



CURVE TABULATION						
CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
1022-1800	260.75'	200.24'	105.35'	195.36'	S 17°00'37" W	44°00'00"
1801-1802	905.00'	278.60'	140.41'	277.50'	S 47°49'45" W	17°38'17"
1802-1803	1,042.00'	8.13'	4.06'	8.13'	N 17°40'03" W	00°26'49"
1803-1804	657.54'	148.06'	74.34'	147.74'	N 11°26'25" W	12°54'04"
1805-1806	16.00'	9.24'	4.75'	9.11'	N 11°33'13" E	33°05'12"

COORDINATE TABLE		
POINT	NORTHING	EASTING
1021	562,619.77	1,351,003.47
1022	562,592.87	1,351,005.82
1800	562,406.06	1,350,948.67
1801	562,390.48	1,350,936.05
1802	562,204.19	1,350,730.38
1803	562,211.93	1,350,727.92
1804	562,356.74	1,350,698.61
1805	562,572.87	1,350,679.74
1806	562,581.80	1,350,681.57
1807	562,591.59	1,350,680.71

PUBLIC WATER & UTILITY EASEMENT LINE TABLE		
LINE	BEARING	LENGTH
W1	N 82°18'43" E	17.45'
W2	N 07°41'17" W	11.46'
W3	N 84°50'50" E	76.14'
W4	N 39°50'50" E	17.69'
W5	N 04°59'23" W	130.15'
W6	N 85°00'37" E	20.00'
W7	S 04°59'23" E	7.50'
W8	N 85°00'37" E	15.83'
W9	S 04°59'23" E	16.00'
W10	S 85°00'37" W	15.83'
W11	S 04°59'23" E	114.90'
W12	S 39°50'50" W	34.23'
W13	S 84°50'50" W	100.84'

**AREA TABULATION CHART - THIS SHEET**

A. TOTAL NUMBER OF LOTS AND/OR PARCELS TO BE RECORDED	
• BUILDABLE	1
• NON-BUILDABLE	0
• OPEN SPACE	0
• PRESERVATION PARCELS	0
B. TOTAL AREA OF LOTS AND/OR PARCELS	
• BUILDABLE	2.0664 AC.
• NON-BUILDABLE	0 AC.
• OPEN SPACE	0 AC.
• PRESERVATION PARCELS	0 AC.
C. TOTAL AREA OF ROADWAY TO BE RECORDED INCLUDING WIDENING STRIPS	
	0 AC.
D. TOTAL AREA OF SUBDIVISION TO BE RECORDED	
	2.0664 AC.

**OWNERS:**  
 THE HOWARD RESEARCH AND DEVELOPMENT CORPORATION  
 C/O THE HOWARD HUGHES CORPORATION  
 10960 GRANTCHESTER WAY, SUITE 110  
 COLUMBIA, MD 21044  
 410-964-4870

**GENERAL NOTES:**

1. THE SUBJECT PROPERTY IS ZONED 'NT' (NEW TOWN) PER THE OCTOBER 6, 2013 COMPREHENSIVE ZONING PLAN. THE PROJECT AREA IS SUBJECT TO THE DOWNTOWN COLUMBIA PLAN - A GENERAL PLAN AMENDMENT EFFECTIVE APRIL 6, 2010.
2. COORDINATES BASED ON NAD '83 MARYLAND COORDINATE SYSTEM AS PROJECTED BY HOWARD COUNTY GEODETIC CONTROL STATION NOS. 36AA & 30GA.
3. THIS PLAT AND THE COORDINATES SHOWN HEREON ARE BASED UPON A FIELD RUN BOUNDARY SURVEY PREPARED BY GUTSCHICK, LITTLE & WEBER, P.A. IN FEBRUARY 2014.
4. SEE PREVIOUS DEPARTMENT OF PLANNING AND ZONING FILE NUMBERS: ECP-15-074, F-15-106, FDP-DC-CRESCENT-1, SDP-15-068, FDP-DC-CRESCENT-1A, SDP-14-073, & SDP-23-035
5. AREAS SHOWN ARE TO BE TAKEN AS MORE OR LESS.
6. THIS PARCEL IS SUBJECT TO SECTION 18.122B OF THE HOWARD COUNTY CODE. PUBLIC SEWER SERVICE HAS BEEN GRANTED UNDER THE TERMS AND PROVISIONS THEREOF EFFECTIVE OCTOBER 6, 2016, ON WHICH DATE THE DEVELOPER'S AGREEMENT NO. 24-4931-D WAS FILED AND ACCEPTED.
7. PUBLIC WATER AND SEWER ALLOCATIONS WILL BE GRANTED AT THE TIME OF ISSUANCE OF BUILDING PERMIT IF CAPACITY IS AVAILABLE AT THAT TIME.
8. THIS PROPERTY IS SUBJECT TO THE CRESCENT NEIGHBORHOOD DESIGN GUIDELINES (NDG), RECORDED IN LIBER 16305 AT FOLIO 415, CRESCENT NEIGHBORHOOD IMPLEMENTATION PLAN, RECORDED IN LIBER 16306 AT FOLIO 1 AND THE CRESCENT NEIGHBORHOOD CONCEPT PLAN (NCP) RECORDED AS PLAT NOS. 23397 THRU 23402 ACCORDANCE WITH FINAL DEVELOPMENT PLAN (FDP-DC-CRESCENT-1), RECORDED AS PLAT NOS. 23403 THRU 23409 AND MERRIMWEATHER-SYMPHONY WOODS DESIGN GUIDELINES (NDG), RECORDED IN LIBER 14407 AT FOLIO 233 AND FINAL DEVELOPMENT PLAN (FDP-DC-MSW-1), RECORDED AS PLAT NOS. 22123 THRU 22127.
9. THIS SITE, WHICH IS SUBJECT TO A DEVELOPMENT RIGHTS AND RESPONSIBILITIES AGREEMENT (L17457 F.265), IS EXEMPT FROM FOREST CONSERVATION REQUIREMENTS OF SECTION 16.1200 OF THE HOWARD COUNTY CODE SECTION IN ACCORDANCE WITH SECTION 16.1202 (B)(1)(IV) (PUD WITH A PDP APPROVED PRIOR TO 12/31/92) WHICH WAS IN PLACE AT THE TIME THE DEVELOPMENT RIGHTS AND RESPONSIBILITIES AGREEMENT WAS RECORDED IN FEBRUARY 2017.
10. THIS PROJECT AREA IS DESIGNATED AS DOWNTOWN MIXED USE AREA AND DOWNTOWN COMMUNITY COMMONS AREA PER FDP-DC-CRESCENT-1 AND FDP-DC-CRESCENT-1A.
11. THIS PLAT IS EXEMPT FROM THE REQUIREMENTS OF SECTION 16.124 OF THE HOWARD COUNTY CODE AND THE LANDSCAPE MANUAL BECAUSE IT IS A REVISION PLAT THAT DOES NOT INCREASE THE NUMBER OF UNITS IN ACCORDANCE WITH SECTION 16.124(A)(3)(III).

**PURPOSE NOTE:** THE SOLE PURPOSE OF THIS PLAT IS TO ESTABLISH THE PUBLIC WATER & UTILITY EASEMENT AS SHOWN HEREON.

APPROVED: FOR PUBLIC WATER & PUBLIC SEWERAGE SYSTEMS IN CONFORMANCE WITH THE MASTER PLAN OF WATER & SEWERAGE FOR HOWARD COUNTY, MD.

*[Signature]* 7/12/23  
 COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

*[Signature]* 7-20-23  
 CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

*[Signature]* 9/25/23  
 DIRECTOR DATE

**OWNER'S DEDICATION**

THE HOWARD RESEARCH AND DEVELOPMENT CORPORATION (FORMERLY KNOWN AS HRD LAND HOLDINGS, INC.), OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY ADOPTS THIS PLAN OF SUBDIVISION, AND IN CONSIDERATION OF THE APPROVAL OF THIS FINAL PLAT BY THE DEPARTMENT OF PLANNING AND ZONING, ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES AND GRANTS UNTO HOWARD COUNTY, MARYLAND, ITS SUCCESSORS AND ASSIGNS: (1) THE RIGHT TO LAY, CONSTRUCT AND MAINTAIN SEWERS, DRAINS, WATER PIPES AND OTHER MUNICIPAL UTILITIES AND SERVICES, IN AND UNDER ALL ROADS AND STREET RIGHTS-OF-WAY AND THE SPECIFIC EASEMENT AREAS SHOWN HEREON; (2) THE RIGHT TO REQUIRE DEDICATION FOR PUBLIC USE, THE BEDS OF THE STREETS AND/OR ROADS, FLOODPLAINS AND OPEN SPACE WHERE APPLICABLE AND FOR GOOD AND OTHER VALUABLE CONSIDERATION, HEREBY GRANTS THE RIGHT AND OPTION TO HOWARD COUNTY TO ACQUIRE THE FEE SIMPLE TITLE TO THE BEDS OF THE STREETS AND/OR ROADS, FLOODPLAINS, STORM DRAINAGE FACILITIES AND OPEN SPACE WHERE APPLICABLE; (3) THE RIGHT TO REQUIRE DEDICATION OF WATERWAYS AND DRAINAGE EASEMENTS FOR THE SPECIFIC PURPOSE OF THEIR CONSTRUCTION, REPAIR AND MAINTENANCE; AND (4) THAT NO BUILDING OR SIMILAR STRUCTURE OF ANY KIND SHALL BE ERRECTED ON OR OVER THE SAID EASEMENTS AND RIGHTS-OF-WAY.

THE REQUIREMENTS OF SECTION 3-108, THE REAL PROPERTY ARTICLE, ANNOTATED CODE OF MARYLAND, 1996 REPLACEMENT VOLUME, (AS SUPPLEMENTED) AS FAR AS THEY RELATE TO THE MAKING OF THIS PLAT AND THE SETTING OF MARKERS, HAVE BEEN COMPLIED WITH.

WITNESS OUR HANDS THIS 22<sup>nd</sup> DAY OF June, 2023

*[Signature]*  
 BY: GREG FITCHETT, VICE PRESIDENT

*[Signature]*  
 WITNESS

**SURVEYOR'S CERTIFICATE**

I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS A REVISION OF PARCEL E AS SHOWN ON A SUBDIVISION PLAT ENTITLED "DOWNTOWN COLUMBIA, CRESCENT NEIGHBORHOOD, PARCELS B THRU H AND NON-BUILDABLE BULK PARCELS J THRU R AND OPEN SPACE LOTS 1 THRU 8 AND MERRIMWEATHER-SYMPHONY WOODS NEIGHBORHOOD, OPEN SPACE LOT 1 AND NON-RESIDENTIAL BULK PARCEL A" AND RECORDED AS PLAT NO. 23997, AND ALSO BEING PART OF THE LAND THAT WAS CONVEYED FROM THE HOWARD RESEARCH AND DEVELOPMENT CORPORATION TO HRD LAND HOLDINGS, INC., BY A DEED DATED DECEMBER 18, 2000 AND RECORDED IN LIBER 5289 AT FOLIO 330, ALL AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND, AND THAT ALL MONUMENTS ARE IN PLACE OR WILL BE IN PLACE PRIOR TO ACCEPTANCE OF THE STREETS IN THE SUBDIVISION BY HOWARD COUNTY, IN ACCORDANCE WITH THE ANNOTATED CODE OF MARYLAND, AS AMENDED.

THE REQUIREMENTS OF SECTION 3-108, THE REAL PROPERTY ARTICLE, ANNOTATED CODE OF MARYLAND, 1996 REPLACEMENT VOLUME, (AS SUPPLEMENTED) AS FAR AS THEY RELATE TO THE MAKING OF THIS PLAT AND THE SETTING OF MARKERS, HAVE BEEN COMPLIED WITH.

*[Signature]* 6/23/2023  
 THOMAS C. O'CONNOR, JR. DATE  
 PROFESSIONAL LAND SURVEYOR  
 MARYLAND REGISTRATION NO. 10954 (EXP. DATE 07/03/2024)



RECORDED AS PLAT NUMBER 26446 ON 10-5-2023 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND

**PLAT OF REVISION  
 DOWNTOWN COLUMBIA  
 CRESCENT NEIGHBORHOOD  
 PARCEL E**

(A REVISION TO PARCEL E "DOWNTOWN COLUMBIA, CRESCENT NEIGHBORHOOD" PER PLAT NO. 23997)

ZONE: NT TM 36, GRID 01, P/O PARCEL 527  
 5th ELECTION DISTRICT HOWARD COUNTY, MARYLAND  
 SCALE: 1"=50' SHEET 1 OF 1 JUNE 2023



3909 NATIONAL DRIVE  
 SUITE 250  
 BURTONSVILLE, MD 20866  
 301-421-4024  
 GLWPA.COM

DRAWN BY: MAB  
 CHECK BY:

F-23-062