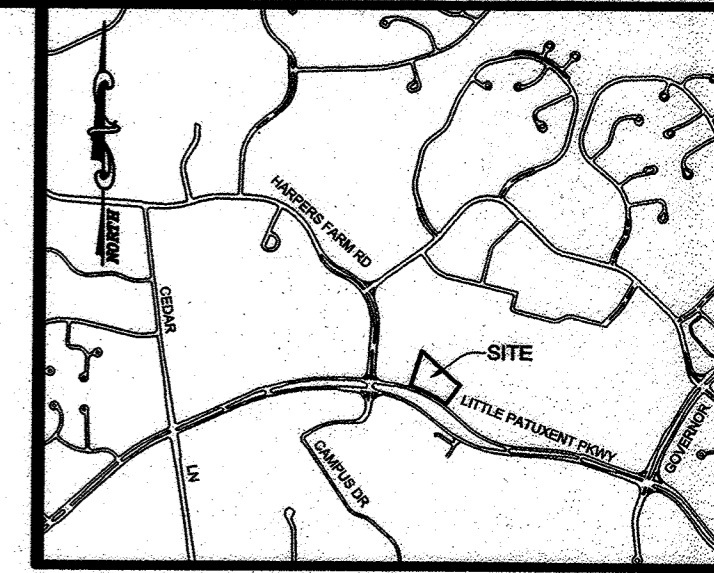
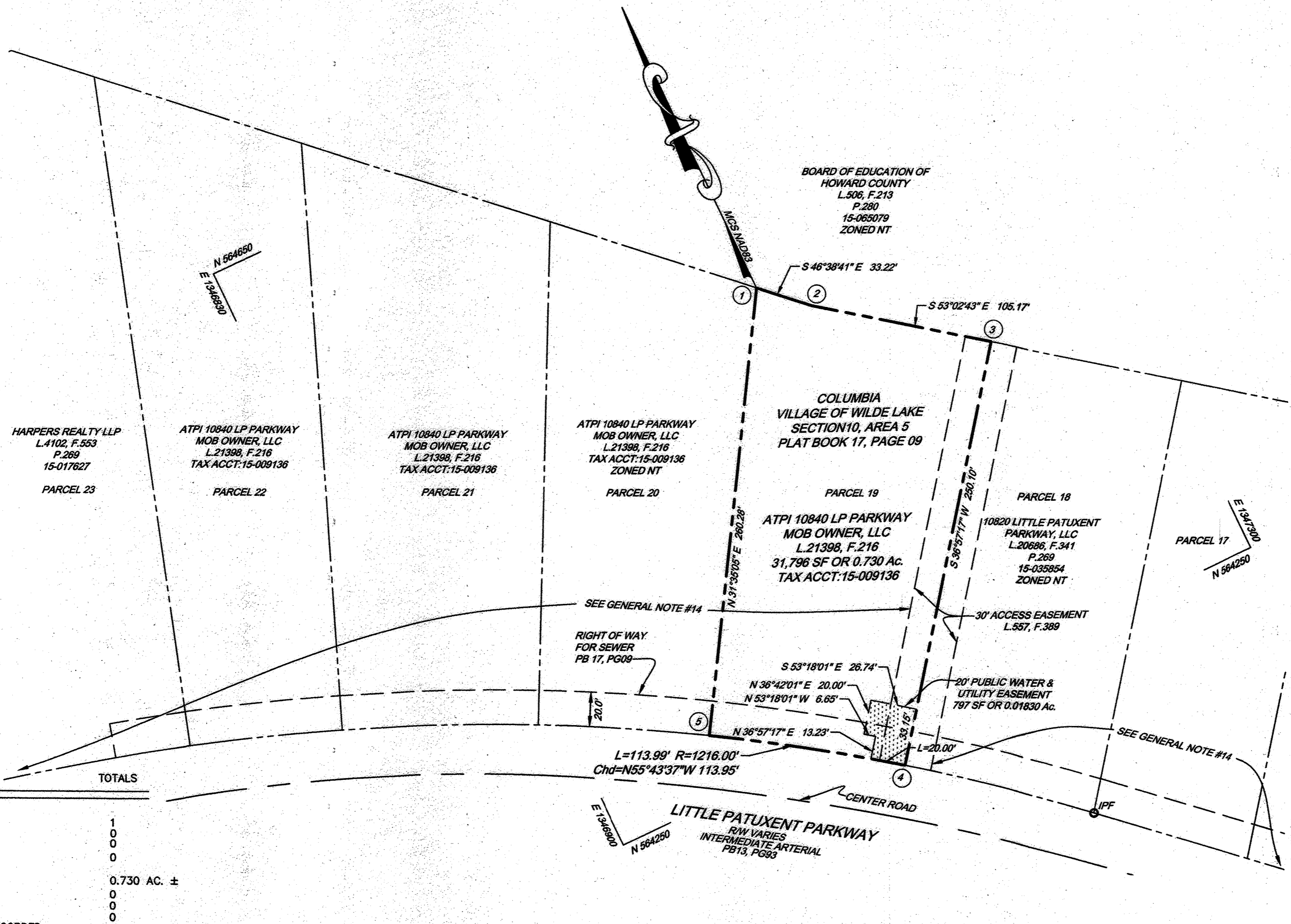


POINT	NORTH	EAST
1	564507.5684	1347108.1933
2	564484.7622	1347132.3480
3	564421.5357	1347216.3905
4	564221.6781	1347066.0344
5	564285.8474	1346971.8712



VICINITY MAP
SCALE: 1" = 2000'



GENERAL NOTES

1. THE PURPOSE OF THIS PLAT IS TO ADD A PUBLIC UTILITY EASEMENT.
2. ALL AREAS SHOWN ON THIS PLAT ARE MORE OR LEES.
3. THIS PLAT IS BASED ON A FIELD RUN MONUMENTED BOUNDARY SURVEY PERFORMED ON OR ABOUT MAY, 2023 BY PENNONI ASSOCIATES.
4. THE SUBJECT PROPERTY IS ZONED NT PER THE OCTOBER 6, 2013 COMPREHENSIVE ZONING PLAN.
5. THERE ARE NO VISIBLE SIGNS OF CEMETERIES WITHIN THE SUBJECT PROPERTY.
6. NO WETLANDS WERE PRESENT ON SITE AS FIELD VERIFIED BY PETER J. STONE, RLA OF PENNONI ASSOCIATES IN JUNE, 2023.
7. THERE ARE NO FLOODPLAIN LIMITS WITHIN THE LIMITS OF THE SUBJECT PROPERTY.
8. THERE ARE EXISTING STRUCTURES LOCATED ON PARCEL 19 TO REMAIN.
9. THE SUBDIVISION SUBJECT TO SECTION 18.122.B OF THE HOWARD COUNTY CODE, PUBLIC WATER AND/OR SEWER SERVICE HAS BEEN PROVIDED BY CONTRACTS 299-W&S RESPECTIVELY.
10. WATER AND SEWER SERVICE TO THIS/ THESE LOT(S) WILL BE GRANTED UNDER THE PROVISIONS OF SECTION 18.122.B OF THE HOWARD COUNTY CODE.
11. THIS PLAT IS EXEMPT FROM THE FOREST CONSERVATION REQUIREMENTS BECAUSE IT IS A REVISION PLAT THAT DOES NOT CREATE ANY NEW LOTS IN ACCORDANCE WITH SECTION 16.1202(b)(1)(vi) OF THE HOWARD COUNTY CODE.
12. 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/PLAT OF CORRECTION THAT DOES NOT CREATE ANY NEW LOTS/PARCEL DIVISIONS.
13. MINIMUM BUILDING SETBACK RESTRICTIONS FROM PROPERTY LINES AND THE PUBLIC RIGHTS-OF-WAY LINES TO BE IN ACCORDANCE WITH FDP-48 CRITERIA.
14. VEHICULAR INGRESS/EGRESS IS RESTRICTED BETWEEN THESE LIMITS; EXCEPT AT POINTS OF ACCESS APPROVED BY THE HOWARD COUNTY PLANNING COMMISSION.
15. PREVIOUS FILE NUMBERS: FDP-48, SDP-85-057 AND SDP-72-040.

TOTAL TABULATION THIS SUBMISSION	TOTALS
TOTAL NUMBER OF LOTS TO BE RECORDED:	
BUILDABLE LOTS	1
NON-BUILDABLE LOTS	0
OPEN SPACE	0
PRESERVATION PARCELS	0
TOTAL AREA OF LOTS TO BE RECORDED:	
BUILDABLE LOTS	0.730 AC. ±
NON-BUILDABLE LOTS	0
OPEN SPACE	0
PRESERVATION PARCELS	0
TOTAL AREA OF ROAD RIGHT-OF-WAY TO BE RECORDED INCLUDING WIDENING STRIPS:	0 AC. ±
TOTAL GROSS AREA OF SUBDIVISION TO BE RECORDED	0 AC. ±

Pennoni 8890 McGaw Road, Suite 100
Columbia, Maryland 21045
(O) 410-997-8900 (F) 410-997-9282

I FURTHER CERTIFY THAT THE REQUIREMENTS OF SECTION 3-108 THE REAL PROPERTY ARTICLE, ANNOTATED CODE OF MARYLAND, 1988 REPLACEMENT VOLUME, (AS SUPPLEMENTED) AS FAR AS THEY RELATE TO THE MAKING OF THIS PLAT AND THE SETTING OF MARKERS HAVE BEEN COMPLIED WITH.

ALEX KOPICKI, CIO 12/6/2023
THOMAS PARK DATE

D. DARRIN KIRK, No. 21543 12/4/23
DATE

PURPOSE STATEMENT
THE PURPOSE OF THIS PLAT IS TO ADD A PUBLIC UTILITY EASEMENT TO PARCEL 19 AS SHOWN ON COLUMBIA, VILLAGE OF WILDE LAKE, SECTION 10, AREA 5 AS SHOWN ON PLAT BOOK 17, PAGE 09.

APPROVED: FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEMS
HOWARD COUNTY HEALTH DEPARTMENT

[Signature] 12/4/23
HOWARD COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING.

[Signature] 12/22/23
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

[Signature] 12/21/24
DIRECTOR DATE

SURVEYOR'S CERTIFICATE

I, HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS ALL THE LANDS CONVEYED BY 10840 LLP PARTNERS, LLC TO ATPI 10840 LP PARKWAY MOB OWNER, LLC, BY DEED DATED DECEMBER 15, 2021 AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER 21398 AT FOLIO 216 AND THAT ALL MONUMENTS ARE IN PLACE OR WILL BE IN PLACE PRIOR TO THE ACCEPTANCE OF THE STREETS IN THE SUBDIVISION BY HOWARD COUNTY AS SHOWN IN ACCORDANCE WITH THE ANNOTATED CODE OF MARYLAND, AS AMENDED.

[Signature] 12/4/23
D. DARRIN KIRK
PROFESSIONAL LAND SURVEYOR
MD REGISTRATION No. 21543
(EXPIRES DECEMBER 21, 2025)

OWNER'S CERTIFICATE

I/WE, THOMAS PARK, OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY ADOPT 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 GRANT 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 AND FLOODPLAINS AND OPEN SPACE WHERE APPLICABLE, AND FOR GOOD AND OTHER VALUABLE CONSIDERATION, HEREBY GRANT THE RIGHT AND OPTION TO HOWARD COUNTY TO ACQUIRE THE FEE SIMPLE TITLE TO THE BEDS OF THE STREETS AND/OR ROADS AND 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.

WITNESS MY/OUR HANDS THIS 6 DAY OF December, 2023.

[Signature] 12/6/2023
ALEX KOPICKI, CIO DATE
THOMAS PARK

[Signature] 12/6/23
WITNESS DATE

RECORDED AS PLAT No. 26654
ON 12-28-24
AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

COLUMBIA VILLAGE OF WILDE LAKE SECTION 10, AREA 5 PARCEL 19

FDP-48, SDP-85-057, SDP-72-040
PLAT BOOK 17, PAGE 09

15th ELECTION DISTRICT HOWARD COUNTY, MARYLAND
GRID NO.06 TAX MAP NO.35 PARCEL:269 ZONED:NT
SCALE: 1" = 50' DATE: 11.29.2023 SHEET: 1 OF 1

MCAAX23001/V/SECURE/MCAAX23001-V-PLAT.DWG