

Plans for public water and public sewerage systems have been approved by the Maryland Department of the Environment, and these facilities will be available to all lots offered for sale.

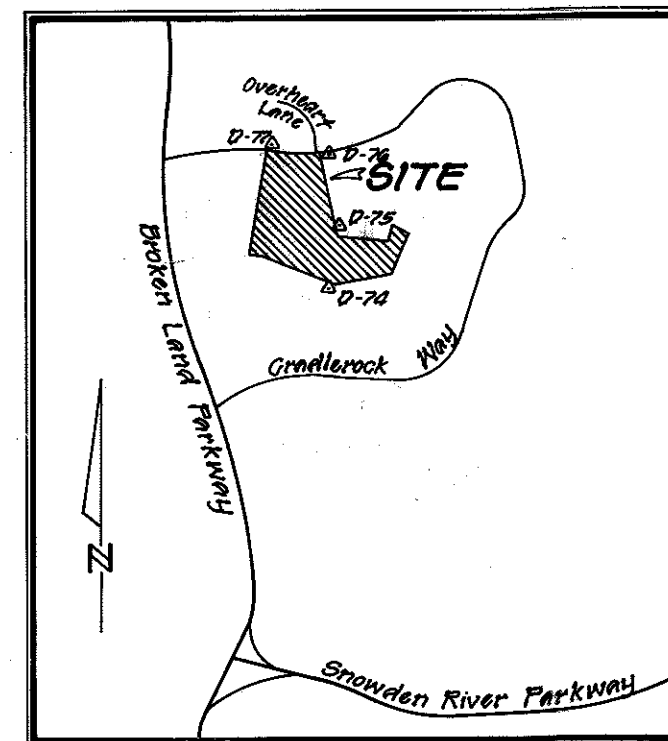
Owner: JHNKJ date: 9/23/91

NOTE: THE WETLAND LIMITS SHOWN IN PARCEL "A" WILL BE FILLED AND THE EXISTING STREAM WILL BE DIVERTED AND CHANNELLED THROUGH A STORM DRAIN PIPE IN ACCORDANCE WITH NATIONWIDE PERMIT NO. 36 AND WATER QUALITY CERTIFICATE NO. 91-WQ-0660 AS APPROVED PER SDP-92-75

MARYLAND STATE GRID SYSTEM.

NAD 27 Datum

IRVIN P. DASHER ET UX
L. 309 F. 480, L. 482 F. 510, L. 198 F. 553



VICINITY MAP

Scale: 1" = 2000'

NO.	NORTH	EAST
1	494,450.612	843,544.131
2	493,614.982	843,728.394
3	493,564.019	844,272.111
4	493,721.508	844,297.859
5	493,637.720	844,480.756
6	493,225.942	844,300.971
7	493,113.777	843,730.531
8	493,403.189	842,950.810
9	493,420.996	842,832.000
10	494,470.177	842,939.691
11	494,432.986	843,201.778

NOTES

- This plat and the coordinates shown hereon are based upon Howard County Geodetic Control which is based upon the Maryland State Plane Coordinate System, Howard County Monuments No. D-74, D-75, D-76 and D-77.
- Minimum building setback restrictions from property lines and the right-of-way of any public road or street are to be in accordance with the recorded Final Development Plan Criteria Phase 212 recorded as Plat No. 3054A-1223 & 1224.
- Subject property is zoned New-Town according to Comprehensive Zoning Plan of August 2, 1985.
- Water and sewer service to these lots will be granted under the provisions of Section 18.122B of the Howard County Code. Public water and public sewer allocation will be granted at the time of the issuance of the building permit if capacity is available at that time.
- No clearing, grading, or construction is permitted within the wetland buffer, except as approved by the Department of Planning and Zoning per WP 91-206.
 - concrete monument found. ● iron pipe or rebar found. □ concrete monument set.
- Boundary survey was performed by Precision Surveying and Consulting Services on April 3, 1991.
- Subject to restrictions, covenants and agreements per deed; agreement and declaration, recorded in L. WHH 463, F. 158.
- Subject to a right-of-way granted to Baltimore Gas and Electric Company, recorded in L. 468, F. 158.
- Stormwater management facilities will be required on the parcels shown on this plat in accordance with the Design Manuals. Prior to signature approval of the site development plan, the developer will be required to execute the developers agreement for the construction of the stormwater management facility and a maintenance agreement.
- Waiver Petition WP 91-206 was granted on July 30, 1991, waiving strict compliance to Sections 16.119, 16.120, 16.117(e) and 16.116(c), with respect to submission of a sketch and preliminary plan of subdivision, access to open space from a public street, and grading within wetlands.

CURVE DATA

NO.	RADIUS	Δ	ARC	TAN	CR. BEARING	CHD.
1	1515.00	7°46'37"	205.64	102.35	S 79°34'20"E	205.48
2	1040.00	18°58'25"	344.40	173.79	N 87°03'11" E	342.83

TABULATION

- Total number of Buildable Parcels to be recorded = 2
- Total area of the parcels (Buildable and open space area) = 26.84 Acres.
- Total area of Road Right of Way = 0
- Total area of Subdivision to be recorded = 26.84 Acres.

WP 91-206

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

Joseph M. Galloway 2-5-92
COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPT. OF PLANNING AND ZONING

James S. Rutter 2/6/92
DIRECTOR DATE

APPROVED: FOR PUBLIC WATER AND PUBLIC SEWERAGE STORM DRAINAGE SYSTEMS AND PUBLIC ROADS. HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS.

James S. Rutter 2/3/92
DIRECTOR DATE

OWNER'S CERTIFICATE

We, The Howard Research and Development Corporation by Joseph H. Necker, Jr., Vice-President, and Arienne H. Monroe, assistant secretary, 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 Dept. 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, 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 erected on or over said easements and rights-of-way.

Witness our hands this 23rd day of Sept., 1991.

Joseph H. Necker, Jr. Vice President
The Howard Research and Development Corp., 10275 Little Patuxent Pkwy., Columbia, Md. 21044

Arienne H. Monroe assistant secretary

SURVEYOR'S CERTIFICATE

I hereby certify that the Final Plat shown hereon is correct; that it is a subdivision of part of the lands conveyed by The Howard Research and Development Corporation to The Howard Research and Development Land Company by deed dated October 6, 1986 and recorded October 6, 1986 among the Land Records of Howard County in Liber 1535, Folio 193; The Howard Research and Development Land Company having thereafter changed its name to The Howard Research and Development Corporation by articles of amendment recorded June 1, 1990; 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.

September 6, 1991

Richard A. Holmes, Jr.
RICHARD A. HOLMES, JR.
Registered Property Line Surveyor
Md. No. 171

RECORDED AS PLAT NO. 10208
on Feb 11, 1992

Among the Land Records of Howard County, Maryland

COLUMBIA

VILLAGE OF OWEN BROWN

PARCELS "A" & "B"

SECTION I, AREA 4

6TH ELECTION DISTRICT

HOWARD COUNTY, MARYLAND

TAX MAP 30 PARCEL 275

Scale: 1"=100' April, 1991 Sheet 1 of 1

PRECISION SURVEYING & CONSULTING SERVICES

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