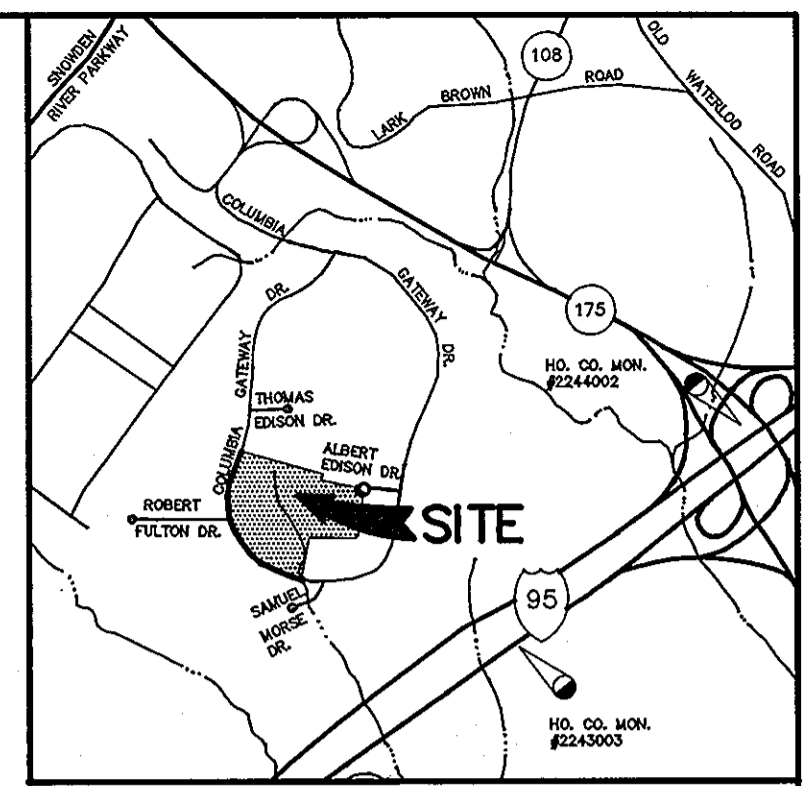


COORDINATE LIST		
NO.	NORTH	EAST
1	488764.030	854992.080
2	488764.030	854992.080
3	487816.960	854440.600
4	487895.990	854282.520
5	488493.470	853917.680
6	488619.920	853928.410
7	488544.059	854402.958
8	488988.458	854694.920
9	488184.650	854654.700
10	488022.920	855110.510
2000	488041.770	855117.190
2001	488427.646	855322.330
2002	488510.639	855296.642
2003	488707.244	854959.013
2020	488035.083	855136.039

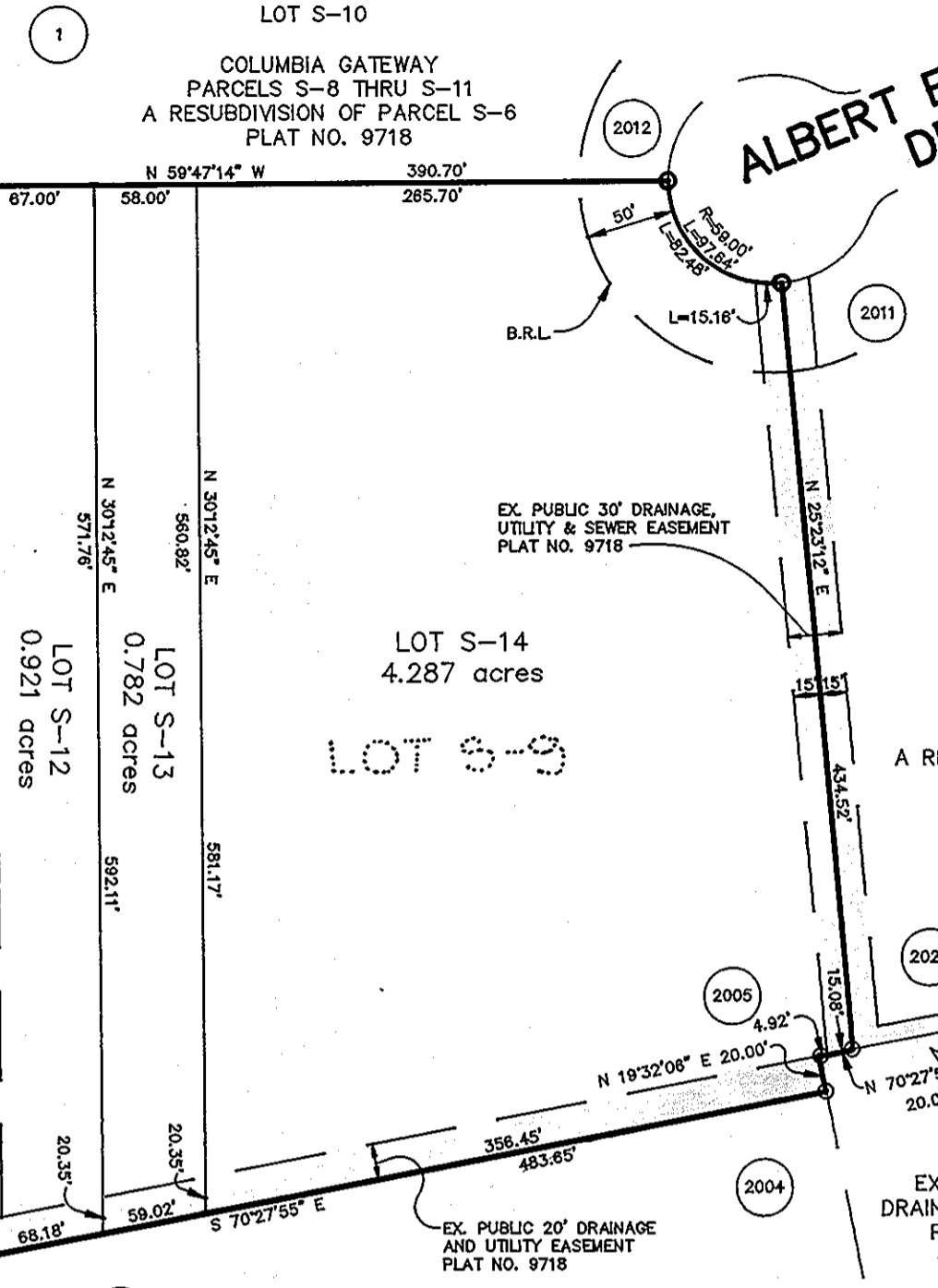
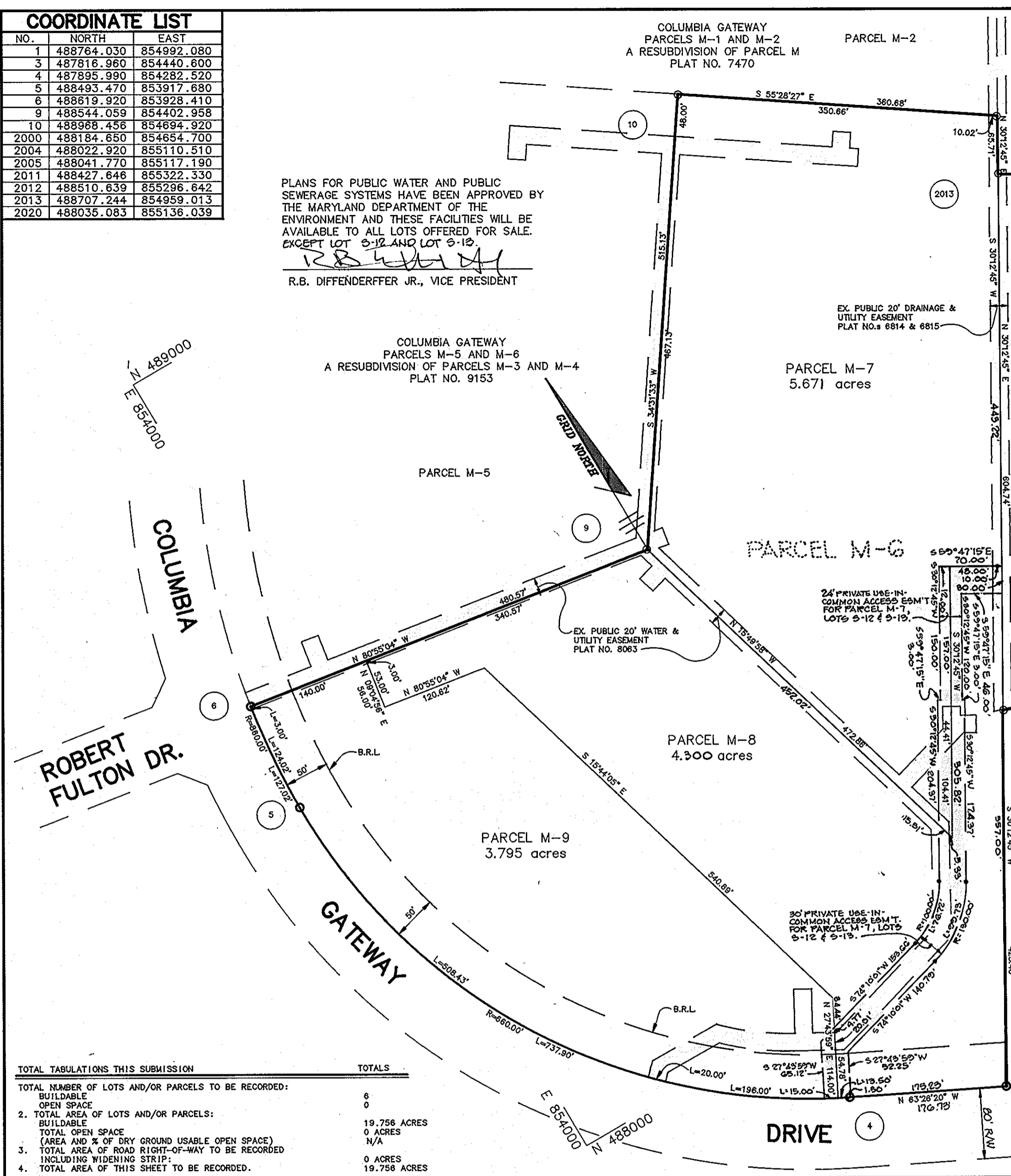
CURVE DATA						
CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
4 - 5	860.00'	737.80'	412.88'	700.08'	S 31°24'34" E	64°03'31"
5 - 6	860.00'	124.02'	69.65'	102.00'	N 04°51'01" E	08°27'45"
2012 - 2011	59.00'	97.84'	64.19'	88.85'	S 17°11'54" E	94°49'33"

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 EXCEPT LOT S-12 AND LOT S-13.

R.B. Diffenderffer Jr.
R.B. DIFFENDERFFER JR., VICE PRESIDENT



PURPOSE STATEMENT
THE PURPOSE OF THIS PLAT IS TO RESUBDIVIDE PARCEL M-6 INTO M-7, M-8 & M-9 AND LOT S-12 INTO S-12, S-13 & S-14 IN ORDER TO PROVIDE ADDITIONAL PARKING.



GENERAL NOTES

- VP-92-87 WAS A WAIVER REQUEST TO WAIVE SECTION 16.115(b)(2) OF THE HOWARD COUNTY SUBDIVISION REGULATION TO ALLOW CREATION OF LOTS S-12, S-13 AND M-7 WITHOUT PUBLIC ROAD FRONTAGE WAS APPROVED BY LETTER DATED NOVEMBER 7, 1991.
- COORDINATES ARE BASED ON NAD 27, MARYLAND COORDINATE SYSTEM AS PROJECTED BY HOWARD COUNTY GEODETIC CONTROL STATIONS NO. S 2243002, 2243003 & 2344002.
- SUBJECT PROPERTY ZONED M-1 PER THE 8-2-85 COMPREHENSIVE ZONING PLAN.
- THIS SUBDIVISION IS SUBJECT TO SECTION 18.122B OF THE HOWARD COUNTY CODE, PUBLIC WATER AND PUBLIC SEWER SERVICE HAS BEEN GRANTED UNDER THE TERMS AND PROVISIONS THEREOF, EFFECTIVE 7/2/86 ON WHICH DATE DEVELOPERS AGREEMENT NO. 24-1440-D WAS FILED AND ACCEPTED.
- B.R.L. - DENOTES BUILDING RESTRICTION LINE.
- SEE DEPARTMENT OF PLANNING & ZONING FILE NO. S VP-84-150, VP-85-35, S-84-44, F-85-63, P-86-22, VP-86-61, VP-86-73, F-86-17, S-85-28, F-86-182, F-87-63, F-87-125, F-90-138, VP-85-34 & F-89-49.
- ALL AREAS SHOWN ON THIS PLAT ARE MORE OR LESS.
- THERE ARE NO VISUAL SIGNS OF WETLANDS WITHIN THE LIMITS OF THE RESUBDIVISION.
- LOTS S-12 AND S-13 ARE FOR PARKING ONLY. LOTS S-12, S-13 AND M-7 DO NOT HAVE PUBLIC FRONTAGE. HOWEVER, USE 10'-COMMON EASEMENTS FOR INGRESS AND EGRESS ARE HEREBY ESTABLISHED.

PLAN
SCALE: 1"=100'

LEGEND
 □ DENOTES 4"x4"x36" CONCRETE MONUMENT
 ○ DENOTES 1/2" Ø PIPE OR IRON PIN SET

TOTAL TABULATIONS THIS SUBMISSION	TOTALS
TOTAL NUMBER OF LOTS AND/OR PARCELS TO BE RECORDED:	6
BUILDABLE	0
OPEN SPACE	0
2. TOTAL AREA OF LOTS AND/OR PARCELS:	19.756 ACRES
BUILDABLE	0 ACRES
TOTAL OPEN SPACE (AREA AND % OF DRY GROUND USABLE OPEN SPACE)	N/A
3. TOTAL AREA OF ROAD RIGHT-OF-WAY TO BE RECORDED INCLUDING WIDENING STRIP:	0 ACRES
4. TOTAL AREA OF THIS SHEET TO BE RECORDED:	19.756 ACRES

OWNERS
THREE PONDS M LIMITED PARTNERSHIP
AND HOWARD RESEARCH AND DEVELOPMENT CORPORATION
c/o SOUTH CHARLES REALTY CORPORATION
25 SOUTH CHARLES STREET
SUITE # 1300
BALTIMORE, MARYLAND 21201

ENGINEER
RIEMER MUEGGE & ASSOCIATES, INC.
8818 CENTRE PARK DRIVE
SUITE #200
COLUMBIA, MARYLAND 21045
(410) 997-8900

APPROVED FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEMS IN CONFORMANCE WITH THE MASTER PLAN OF WATER AND SEWERAGE FOR HOWARD COUNTY, MARYLAND.

Howard County Health Officer 11-13-91
DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING.

Director 11/14/91
DATE

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

Director 11/13/91
DATE

SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS A SUBDIVISION OF PART OF THE LANDS CONVEYED BY HOWARD RESEARCH AND DEVELOPMENT CORP. TO HOWARD RESEARCH AND DEVELOPMENT LAND COMPANY BY DATED OCTOBER 6, 1986 AND RECORDED IN THE LAND RECORDS OF HOWARD COUNTY, MARYLAND 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 4, 1990, AND ALL OF THE LANDS CONVEYED BY DAVID H. FISHMAN AND CHARLES E. BRODSKY, SUBSTITUTE TRUSTEES TO THREE PONDS M LIMITED PARTNERSHIP, A MARYLAND LIMITED PARTNERSHIP BY DEED DATED OCTOBER 17, 1991 AND RECORDED IN THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER 2411, FOLIO 649, 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.

Arthur E. Muegge 11-6-91
ARTHUR E. MUEGGE, #10751 DATE

OWNER'S CERTIFICATION

WE HOWARD RESEARCH AND DEVELOPMENT CORPORATION, BY JOSEPH H. NECKER, JR., VICE PRESIDENT, AND BRUCE I. ROTHCHILD, ASSISTANT SECRETARY AND THREE PONDS M LIMITED PARTNERSHIP, BY THREE PONDS M CORPORATION, GENERAL PARTNER, R.B. DIFFENDERFFER JR., VICE PRESIDENT 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 RIGHT-OF-WAYS 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 RIGHT-OF-WAYS.

WITNESS MY/OUR HANDS THIS 6 DAY OF Nov. 1991.

HOWARD RESEARCH AND DEVELOPMENT CORP.
Joseph H. Necker, Jr. V.P.
Bruce I. Rothchild
JOSEPH H. NECKER, JR., V.P.
BRUCE I. ROTHCHILD, ASSISTANT SECRETARY

THREE PONDS M LIMITED PARTNERSHIP
R.B. Diffenderffer Jr.
THREE PONDS M CORPORATION, G.P.
R.B. DIFFENDERFFER JR., VICE PRESIDENT

RECORDED AS PLAT NUMBER 10131
ON NOVEMBER 14, 1991 AMONG THE
LAND RECORDS OF HOWARD COUNTY, MARYLAND.

COLUMBIA GATEWAY
LOTS S-12 THRU S-14 AND
PARCELS M-7 THRU M-9
A RESUBDIVISION OF LOT S-9 AS SHOWN
ON PLAT NO. 9718 AND A RESUBDIVISION OF
PARCELS M-6 AS SHOWN ON PLAT NO. 9153

6TH ELECTION DISTRICT HOWARD COUNTY, MARYLAND
TAX MAP No. 43 PARCEL 587 ZONING: M-1
SCALE: AS SHOWN DATE: 11/6/91 SHEET 1 OF 1