

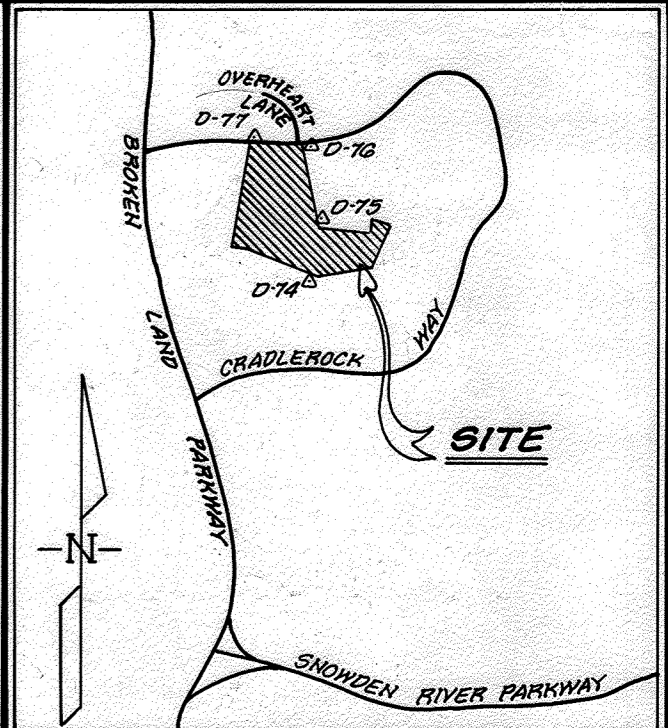
Plans for public water and public sewerage systems have been approved by the Maryland Department of the Environment, and these facilities will be available to all lots offered for sale.

John H. Necker
OWNER

5-15-92
DATE

- The wetlands limits shown in Parcel "A-1" will be filled and the existing stream will be diverted and channeled through a storm drain pipe in accordance with Nationwide Permit No. 36 and Water Quality Certificate No. 91-WQ-0660 as approved per GDP-32-75.
- The general purpose for this plot of resubdivision is to create Parcel "C" and to realign the 60' wide Easement for Ingress & Egress to Parcels "B-1" and "C".
- The 60' wide Easement for Ingress & Egress to serve Parcel "C" is for recordation purposes only for Parcel "C" as an open space use. The rezoning of Parcel "C" for any use other than open space as indicated on FDP-212 will not be permitted access via the 60' wide easement through Parcels "A-1" & "B-1" and alternative public road access must be provided.

MARYLAND STATE GRID SYSTEM
NAD 27 DATUM



VICINITY MAP
SCALE: 1"=200'

COORDINATES		
NO.	NORTH	EAST
955	494,450.012	843,544.151
977	493,936.675	843,657.466
954	493,614.982	843,728.394
1005	493,568.040	844,229.217
953	493,564.019	844,272.111
952	493,721.508	844,297.859
951	493,637.726	844,489.756
901	493,225.942	844,309.971
1004	493,180.905	844,076.769
958	493,115.777	843,739.531
960	493,403.189	842,959.816
961	493,420.996	842,833.000
978	493,898.159	842,907.222
963	494,470.177	842,999.691
966	494,432.986	843,201.778

NOTES

- This plot 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 and 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 WP91-206.
 - concrete monument found. ● iron pipe or rebar found. □ concrete monument set. ○ rebar and cap 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 plan in accordance with the Design Manuals. Prior to signature approval of the site development plan, the developer will be required to execute the developer's agreement for the construction of the stormwater management facility and a maintenance agreement.
- Waiver Petition WP91-206 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. WP91-206 was amended on June 4, 1992 to waive access to Parcel C.

TABULATION

- Total number of Parcels to be recorded = 3.
- 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

CURVE DATA

NO.	RADIUS	Δ	ARC	TAN	CHD BEARING	CHORD
1	1515.00	07°46'37"	205.64	102.98	S79°34'20"E	205.48
2	1040.00	18°58'25"	344.40	173.79	N87°03'11"E	342.83

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

Joseph M. Boyler
COUNTY HEALTH OFFICER
DATE: 5-26-92

APPROVED: HOWARD COUNTY DEPT. OF PLANNING AND ZONING

Mark U. Dwyer
DIRECTOR
DATE: 6/11/92

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

James J. [Signature]
DIRECTOR
DATE: 5/20/92

OWNER'S CERTIFICATE

We, The Howard Research and Development Corporation by Joseph H. Necker, Jr, Vice President, and Arianne H. Monroe, Assistant Secretary, owners of the property shown and described hereon, hereby adopt this plan of resubdivision, 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 22nd day of May 1992 at Columbia, Maryland.

Joseph H. Necker, Jr.
JOSEPH H. NECKER, JR., VICE PRESIDENT
The Howard Research and Development Corp., 10275 Little Patuxent Pkwy., Columbia, MD 21044

Arianne H. Monroe
ARIANNE H. MONROE, ASSISTANT SECRETARY

SURVEYOR'S CERTIFICATE

I hereby certify that the Final Plat shown hereon is correct; that it is a resubdivision of Parcels "A" & "B" as shown on a plat of subdivision entitled "Columbia, Village of Owen Brown, Parcels "A" & "B", Section 1, Area 4", recorded among the Land Records of Howard County, Maryland as Plat No. 10208, and also being 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 said Land Records 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.

May 11, 1992

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

RECORDED AS PLAT NO. 10361
on 6-23-92, 1992
Among the Land Records of Howard County, Maryland

COLUMBIA
VILLAGE OF OWEN BROWN
PARCELS "A-1", "B-1", & "C"
(BEING A RESUBDIVISION OF PARCELS "A" & "B")
(PLAT NO. 10208; FILE NO. F-92-51)
SECTION 1, AREA 4
6TH ELECTION DISTRICT
HOWARD COUNTY, MARYLAND
TAX MAP 36 PARCEL 275
SCALE: 1"=100' MAY, 1992 SHEET 1 of 1
PRECISION SURVEYING & CONSULTING SERVICES
4815 PRINCE GEORGE'S AVENUE SUITE 1
BELTSVILLE, MARYLAND 20705 P-30256
(301) 890-8500 WA 3388