

VICINITY MAP  
SCALE: 1"=2000'

PLANS FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEMS HAVE BEEN APPROVED BY THE MARYLAND DEPARTMENT OF THE ENVIRONMENT AND FACILITIES WILL BE AVAILABLE TO ALL LOTS OFFERED FOR SALE.

TRAFFALGAR HOUSE PROPERTY, INC.  
*David S. Weber* 4/22/96  
DATE

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.

*David S. Weber* 4/22/96  
DATE

TRAFFALGAR HOUSE PROPERTY, INC.  
*David S. Weber* 4/22/96  
DATE

\* - AND FIELD VERIFIED BY GUTSCHICK, LITTLE & WEBER, P.A. ON APRIL 17, 1996.

GENERAL NOTES

- IRON PINS SHOWN THUS:  $\emptyset$
- 4"x4"x36" CONCRETE MONUMENTS SHOWN THUS:  $\square$
- THIS PLAT AND THE COORDINATES SHOWN HEREON, ARE BASED UPON A FIELD RUN BOUNDARY SURVEY PREPARED BY CLARK, FINEROCK & SACKETT, INC., DATED OCTOBER 31, 1993. (X\*)
- PROPERTY IS ZONED 'NEW TOWN' PER THE 10-18-93 COMPREHENSIVE ZONING PLAN.
- SEE DEPARTMENT OF PLANNING & ZONING FILE NUMBERS: S-93-16, FDP-216; F-90-53; F-95-25; SDP-95-40; P-94-16 & WP-95-193 (A).
- THE 'ESTABLISHMENT OF MINIMUM BUILDING RESTRICTION LINES' IN THE OWNER'S DEDICATION, REFERS TO THE PURPOSES OF MEETING ZONING REQUIREMENTS, NOT FOR THE PURPOSE OF CREATING A RESTRICTION OF TITLE OR COVENANT.
- COORDINATES BASED ON NAD '83 MARYLAND COORDINATE SYSTEM AS PROJECTED BY HOWARD COUNTY GEODETIC CONTROL STATION Nos. 361A AND No. 37DR.
- AREAS SHOWN ARE TO BE TAKEN AS MORE OR LESS.
- THIS SUBDIVISION IS SUBJECT TO SECTION 18.122B OF THE HOWARD COUNTY CODE. PUBLIC SEWER SERVICE HAS BEEN GRANTED UNDER THE TERMS AND PROVISIONS THEREOF EFFECTIVE MAY 10, 1996 ON WHICH DATE DEVELOPER'S AGREEMENT No. 24-3484-0 WAS FILED AND ACCEPTED.
- A TREE MAINTENANCE EASEMENT, VARIABLE IN WIDTH, RUNNING ALONG THE EDGE OF THE PUBLIC RIGHT-OF-WAY AS SHOWN ON THIS PLAT OF SUBDIVISION IS RESERVED UPON ALL LOTS FRONTING ON THE SAID PUBLIC RIGHT-OF-WAY. THIS EASEMENT ALLOWS HOWARD COUNTY THE RIGHT TO ACCESS THE PROPERTY, WHEN NECESSARY, FOR THE SPECIFIC PURPOSE OF INSTALLATION, REPAIR AND MAINTENANCE OF COUNTY-OWNED TREES LOCATED WITHIN THE BOUNDARIES OF PRIVATE LOTS. NO BUILDINGS OR STRUCTURE OF ANY KIND SHALL BE LOCATED ON OR OVER THE SAID EASEMENT AREA.
- MINIMUM BUILDING RESTRICTION SETBACKS FROM PROPERTY LINES AND PUBLIC ROAD RIGHTS-OF-WAYS ARE TO BE IN ACCORDANCE WITH THE RECORDED FINAL DEVELOPMENT PLAN CRITERIA PHASE 216, RECORDED AS PLAT No. 3054-A, SHEETS 1463 THRU 1468.
- STORMWATER MANAGEMENT FOR THIS PROJECT IS TO BE PUBLIC AND WILL BE PROVIDED BY AN EXISTING FACILITY (F-95-25).
- 341.1 - DENOTES 100 YEAR FLOODPLAIN ELEVATION

TABULATION OF FINAL PLAT

1. TOTAL NUMBER OF BUILDABLE LOTS TO BE RECORDED:	67
2. TOTAL AREA OF BUILDABLE LOTS TO BE RECORDED:	2,7856 AC.
3. TOTAL NUMBER OF OPEN SPACE LOTS TO BE RECORDED:	1
4. TOTAL AREA OF OPEN SPACE LOTS TO BE RECORDED:	2,1883 AC.
5. TOTAL AREA OF ROADWAY TO BE RECORDED:	0,9259 AC.
6. TOTAL AREA OF SUBDIVISION TO BE RECORDED:	5,8998 AC.

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

*Source M. Boyd* 5/10/96  
DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

*William D. ...* 5/14/96  
DATE

*James ...* 5/16/96  
DATE

OWNER'S DEDICATION

TRAFFALGAR HOUSE PROPERTY, INC., BY DAVID L. CARNEY, ATTORNEY-IN-FACT, OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY ADOPTS THIS PLAN OF RESUBDIVISION, AND IN CONSIDERATION OF APPROVAL OF THIS FINAL PLAT BY THE DEPARTMENT OF PLANNING AND ZONING, ESTABLISHES THE MINIMUM BUILDING RESTRICTION LINES AND GRANTS UNTO HOWARD COUNTY, MARYLAND, ITS SUCCESSORS AND ASSIGNS:

- 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;
- 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;
- THE RIGHT TO REQUIRE DEDICATION OF WATERWAYS AND DRAINAGE EASEMENTS FOR THE SPECIFIC PURPOSE OF THEIR CONSTRUCTION, REPAIR AND MAINTENANCE; AND
- THAT NO BUILDING OR SIMILAR STRUCTURE OF ANY KIND SHALL BE ERRECTED ON OR OVER THE SAID EASEMENTS AND RIGHTS-OF-WAY.

WITNESS OUR HANDS THIS 9<sup>TH</sup> DAY OF APRIL, 1996

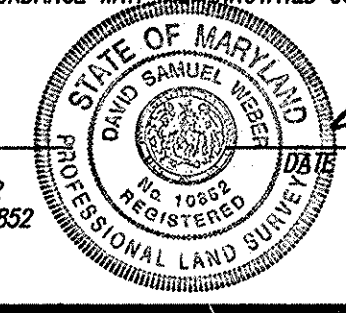
TRAFFALGAR HOUSE PROPERTY, INC.

BY: *David L. Carney* ATTEST: *Mark ...*

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 RESUBDIVISION OF PART OF THE LAND CONVEYED BY THE HOWARD RESEARCH AND DEVELOPMENT CORPORATION, A MARYLAND CORPORATION, TO TRAFFALGAR HOUSE PROPERTY, INC., A DELAWARE CORPORATION, BY DEED DATED JANUARY 4, 1996 AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER 3636 AT FOLIO 486; AND BEING A RESUBDIVISION OF PARCEL 'C' AS SHOWN ON A PLAT OF SUBDIVISION ENTITLED, 'COLUMBIA, LOTS 1 THRU 205 AND PARCELS A,B,C,D,E & F, VILLAGE OF LONGREACH, SECTION 4 AREA 2, SHEET 2 OF 9' AND RECORDED AMONG SAID LAND RECORDS AS PLAT No. 11595; 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.

*David S. Weber*  
DAVID S. WEBER  
REGISTERED LAND SURVEYOR  
MARYLAND REGISTRATION NO. 10852



RECORDED AS PLAT NUMBER 12175 ON 5/22/96, AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND

COLUMBIA  
VILLAGE OF LONGREACH  
SECTION 4 AREA 2  
LOTS 'C-1' THRU 'C-68'  
A RESUBDIVISION OF PARCEL 'C' AS SHOWN ON PLAT No. 11595

SHEET 1 OF 1 TAX MAP 37, GRID 13, P/O PARCEL 255  
6th ELECTION DISTRICT HOWARD COUNTY, MARYLAND  
SCALE: 1"=50' DECEMBER 1995

GUTSCHICK LITTLE & WEBER, P.A.  
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