

U.S. Equivalent Coordinate Table		Metric Coordinate Table		
POINT	NORTH (feet)	EAST (feet)	NORTH (meters)	EAST (meters)
200	567488.2914	1345491.6916	172970.777193	410106.687799
201	567342.5287	1346063.4024	172926.348511	410280.945801
202	567221.1149	1346894.1187	172869.981638	410351.268078
203	567062.8343	1348211.1786	172841.097567	410325.987084
204	566998.6109	134913.8411	172821.522241	410235.399239
205	567128.3809	134913.8411	172821.076217	410235.399239
206	567257.6936	1345735.8574	172800.490823	410181.109887
207	567192.9605	1345688.8260	172800.760128	410166.774498
208	567229.2322	1345640.2786	172801.510969	410151.972395
209	567292.9989	1345687.3051	172911.239589	410163.310913
210	567444.5304	1345478.1337	172927.560781	410102.553660
211	567128.3809	1346476.3420	172821.522241	410406.809843
212	567123.9789	1346688.3469	172829.734479	410465.330258
213	567208.9821	1346763.3501	172829.643903	410494.290092
214	567361.9871	1346801.7603	172932.279533	410509.997551
215	567211.9597	1346921.3319	172826.594149	410542.443059
216	566983.9722	1346708.3339	172817.080366	410476.911266
217	566825.1005	1346642.7893	172768.636189	410457.541874
218	566877.3203	1346566.2484	172784.292792	410434.213377
219	566942.8479	1346490.7094	172804.525634	410411.199049
220	566792.4310	1346735.3082	172792.068883	410482.765392
221	566792.7840	1346754.8303	172796.629467	410491.693272
222	566739.0956	1346743.6727	172742.421810	410488.292405
223	566743.7443	1346724.2204	172743.838745	410488.292405
224	566841.0612	1346534.7854	172773.501002	410424.683436
225	566906.5889	1346459.2464	172793.473844	410401.599107
226	567015.0531	1346206.5992	172826.533844	410324.579904
227	566937.3915	1345906.6643	172802.862547	410233.171733
228	566785.6650	1345886.3907	172756.616197	410188.032999
229	566573.7063	1344956.5228	172692.011065	409943.568042
230	566581.6596	1344956.5228	172706.630304	409944.140162
231	566824.3743	1345857.9725	172768.414829	410157.370336
232	566976.9821	1345879.4384	172814.911496	410224.873267

The Requirements S-3-108, The Real Property Article, Annotated Code of Maryland, 1988 Replacement Volume, (As Supplemented) As Far As They Relate To The Marking Of This Plat And The Setting Of Markers Have Been Complied With.

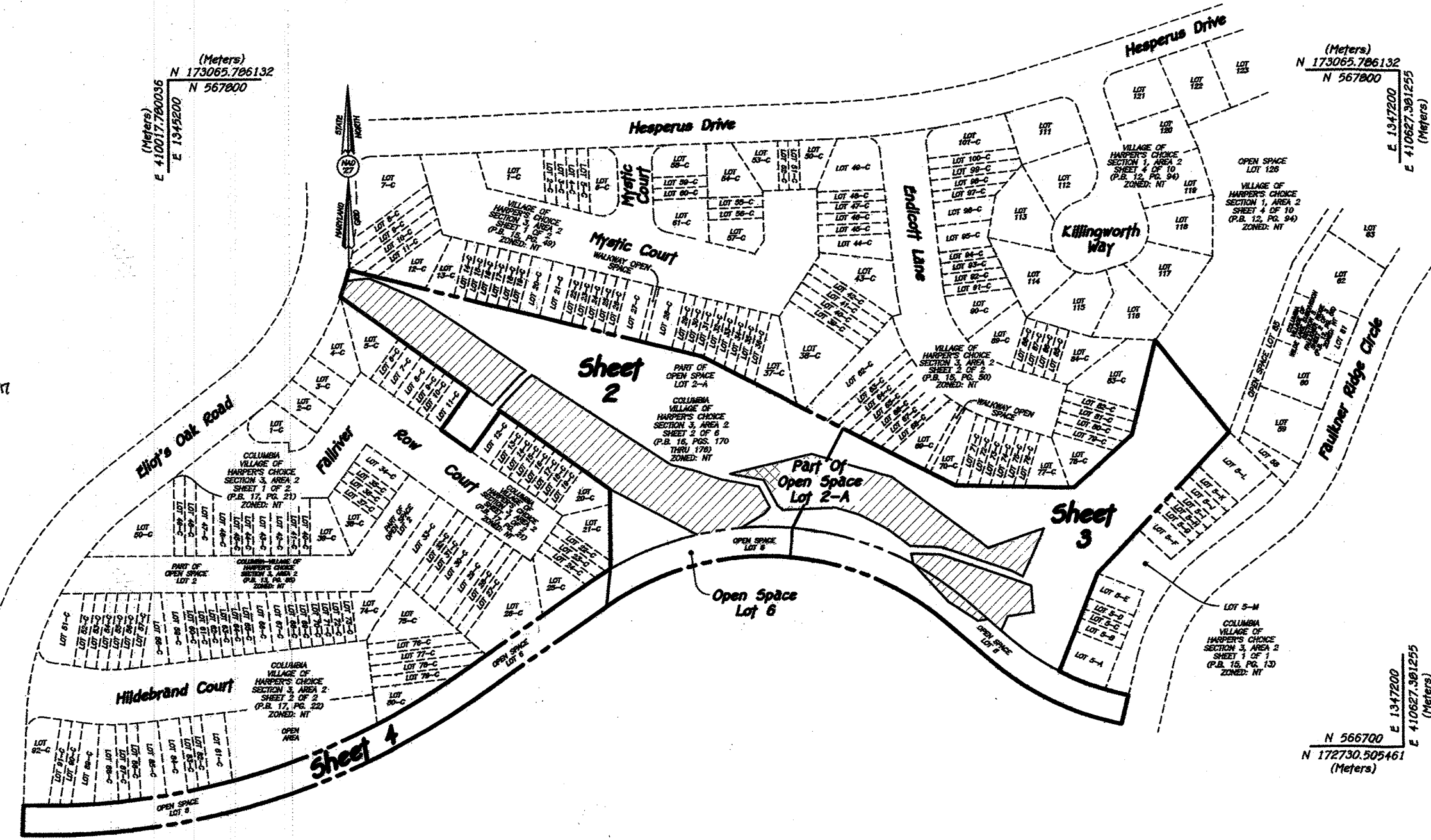
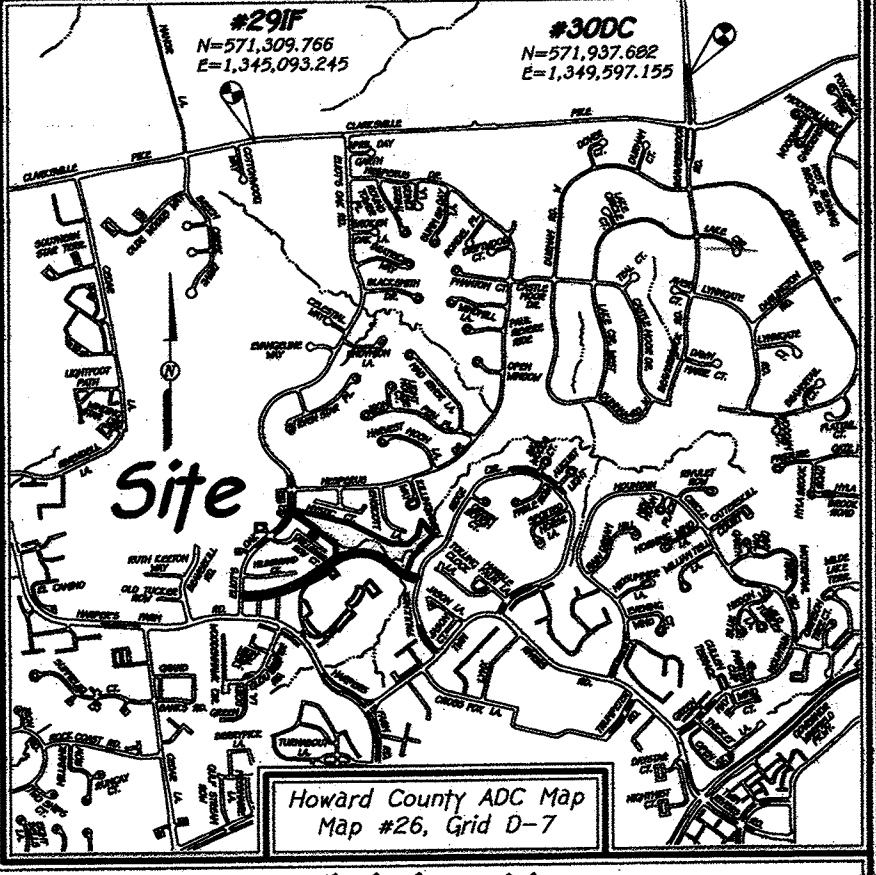
Mark L. Robel 1/08/20  
Date

Mark L. Robel, P.L.S., 4339  
(Professional License No. 10000)

D. McCoy 1-8-2020  
Date

Columbia Association, Inc.  
By: Dennis Mathey, Director Of  
Open Space And Facility Services

**Fisher, Collins & Carter, Inc.**  
Civil Engineering Consultants & Land Surveyors  
Centennial Square Office Park - 10272 Baltimore National Pike  
Ellicott City, Maryland 21042  
(410) 461-2855



**General Notes Continued:**

16. On February 3, 2020 The Director Of Planning And Zoning Approved An Alternative Compliance WP-19-124 of Section 16.155 (a)(1)(i) Which Requires A Site Development Plan For Non-residential Development And For Disturbance Greater Than 5,000 Square Feet.

Approval Is Subject To The Following Conditions:

- The Alternative Compliance Plan Exhibit Shall Serve As The Substitute For A Site Development Plan For Development. No Disturbance Is Permitted Beyond The 16.9-acre Limit Of Disturbance As Shown On The Alternative Compliance Exhibit Unless It Can Be Sufficiently Demonstrated By The Applicant To Be Justified.
- Once The Proposed Project Is Complete, The Limit Of Disturbance Shall Be Restored To Its Previous Condition Through Stabilization And Replanting Of Forest Resources In Accordance With The Alternative Compliance Planning Plan Exhibit.
- The Applicant Shall Obtain All Required Authorizations And Permits From The Maryland Department Of The Environment And U.S. Army Corps Of Engineers For Disturbances Within The Floodplain, Streams, Wetlands And Wetland Buffers. Reference The Applicable MDE Or USACE Permits Numbers On Any Building Or Grading Permits.

- General Notes:**
- Subject Property Zoned NT Per 10/06/13 Comprehensive Zoning Plan.
  - This Plat Creates Perpetual Easement Areas For Stream Restoration And Maintenance On Recorded Plat No. Plat Book 13 At Page 85, Which The Datum Of Those Plats Is NAD '27. Property Corners Were Recovered On The Outline Of These Open Space Lots And On Various Adjacent Properties From The Established Control Utilizing NAD '83/'91 And NAD '88 Datum. A Mosaic Was Prepared From Recorded Plats And Was Spatially-Positioned On A Best Fit Of The Property Corners Found. Thus The Bearing Shown On These Revision Plats Are Now In NAD '83/'91 Datum. The Wording In The Surveyors Certification Is Required By Howard County Department Of Planning And Zoning And Could Be Constructed To Indicate That Corners Were Set And A Boundary Survey Performed. However, A Boundary Survey As Per COMAR 09.13.08.03 Was Not Performed.
  - B.R.L. Denotes Building Restriction Line.
  - Denotes Iron Pin Set Capped "F.C.C. 106".
  - Denotes Iron Pipe Or Iron Bar Found.
  - Denotes Angular Change In Bearing Of Boundary Or Rights-Of-Way.
  - Denotes Concrete Monument Set With Aluminum Plate "F.C.C. 106".
  - Denotes Concrete Monument Or Stone Found.
  - All Areas Are More Or Less (±).
  - Distances Shown Are Based On Surface Measurement And Not Reduced To Nad '83 Grid Measurement.
  - Property Subject To Prior Department Of Planning And Zoning File No's: Plat Book 13 At Page 85, Final Development Plan, Phase 30-A, Second Revision, Plat Book 16 At Page 173 And WP-19-124.
  - There Are No Existing Dwelling(s)/Structure(s) On Open Space Lots 2-A And 6.
  - This Plat Is Exempt From The Requirements Of Section 16.1200 Of The Howard County Code For Forest Conservation Requirements, Because It Is A Revision Plat That Does Not Create Any New Lots In Accordance With Section 16.1202(b)(1)(vii).
  - 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 That Does Not Create Any New Lot Or Parcel Divisions.
  - This Plat Is Subject To Alternative Compliance, WP-19-124 Which The Department Of Planning And Zoning On October 30, 2019 Approved A Request To Allow The Stream, Streambank Buffer, Wetlands, 25' Wetlands Buffer, 100 Year Floodplain And 25% Steep Slope Disturbances As Essential Or Necessary Disturbances In Accordance With Section 16.116(c) Of The Subdivision And Land Development Regulations.
  - A Private Agreement Dated August 28, 2017 States That Ecotone Will Maintain Stream Restoration For 5 Years And Continued By State Highway Administration There After.

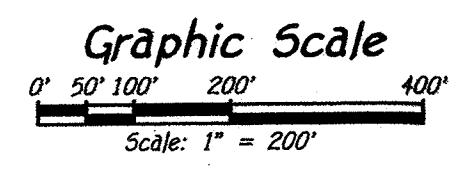
**Area Tabulation This Submission**

TOTAL NUMBER OF BUILDABLE LOTS TO BE RECORDED	0
TOTAL NUMBER OF OPEN SPACE LOTS TO BE RECORDED	2
TOTAL NUMBER OF PARCELS TO BE RECORDED	0
TOTAL NUMBER OF LOTS/PARCELS TO BE RECORDED	2
TOTAL AREA OF BUILDABLE LOTS TO BE RECORDED	0.000 Ac.±
TOTAL AREA OF OPEN SPACE LOTS TO BE RECORDED	8.844 Ac.±
TOTAL AREA OF PARCELS TO BE RECORDED	0.000 Ac.±
TOTAL AREA OF LOTS/PARCELS TO BE RECORDED	8.844 Ac.±
TOTAL AREA OF ROADWAY TO BE RECORDED	0.000 Ac.±
TOTAL AREA TO BE RECORDED	8.844 Ac.±

**Owner**

Columbia Association, Inc.  
6310 Hillside Court  
Suite 100  
Columbia, Maryland 21046

- Legend**
- Existing 15' Storm Sewer Easement (P.B. 15, PG. 13)
  - Existing Drainage Easement (P.B. 15, PG. 49)
  - Existing 20' Storm Drainage Easement (P.B. 13, PG. 85)
  - Existing 20' Drainage & Utility Easement (P.B. 15, PG. 49 & 50)
  - Existing 20' Wide Utility & Drainage Easement (P.B. 12, PG. 85)
  - Existing 20' Public Sanitary Sewer Easement (P.B. 12, PG. 55)
  - Existing 20' Right-Of-Way For A Sewer (L. 495, F. 640 And L. 626, F. 494)
  - Perpetual Easement Area For Stream Restoration And Maintenance



APPROVED: For Public Water And Public Sewerage Systems  
Howard County Health Department

Richard J. Davis 3/27/20  
Howard County Health Officer H.O. Date

APPROVED: Howard County Department Of Planning And Zoning.

Chad Edmund 4/24/20  
Chief, Development Engineering Division Date

D. McCoy 6/10/2020  
Director Date

**Owner's Certificate**

We, Columbia Association, Inc., A Maryland Non-Profit Corporation, By Dennis Mathey, Director Of Open Space And Facility Services, Owners Of The Property Shown And Described Hereon, Hereby Adopt This Plat Of Revision; And In Consideration Of The Approval Of This Plat By The Department Of Planning And Zoning Hereby Establish The Perpetual Easement Areas For Stream Restoration And Maintenance Affecting The Property Shown On This Plat Of Revision.

Witness My/Our Hand/s This 8th Day Of January, 2020.

By: D. McCoy 1-8-2020  
Columbia Association, Inc.  
Dennis Mathey, Director Of  
Open Space And Facility Services

Attest: Mark L. Robel 1-8-2020  
Columbia Association, Inc.  
Albert Edwards, P.E., Assistant Director  
Of Open Space And Facility Services

**Surveyor's Certificate**

I Herby Certify To The Best Of My Knowledge That The Final Plat Shown Hereon Is Correct, That It Was Prepared By Me Or Under My Responsible Charge And That I Am A Duly Licensed Property Line Surveyor Under The Laws Of The State Of Maryland; That It Is Comprised Of (1) Part Of The Lands Conveyed By The Howard Research And Development Corporation To The Columbia Park And Recreation Association (The Columbia Park And Recreation Association Changed Its Name To Columbia Association, Inc. By Articles Of Amendment With Name Change Filed On April 15, 1991) By Deed Dated April 23, 1971 And Recorded Among The Land Records Of Howard County, Maryland In Liber 557 At Folio 377; And (2) Part Of The Lands Conveyed By The Howard Research And Development Corporation To The Columbia Park And Recreation Association, Inc. By Deed Dated September 20, 1971 And Recorded Among The Aforesaid Land Records In Liber 575 At Folio 338; And Being Open Space Lot 2-A And Open Space Lot 6, As Shown On Plats Entitled "Columbia, Village Of Harper's Choice, Section 3, Area 2" Recorded Among The Aforesaid Land Records In Plat Book 16 At Pages 170 Thru 176; And Verification Of Existing Monuments Or Setting New Monuments Was Not Performed Since A Boundary Survey Per COMAR 09.13.06.03 Was Not The Purpose Of This Plat.

Mark L. Robel 1/08/20  
Mark L. Robel, Property Line Surveyor No. 339 Date  
Expiration Date: October 4, 2020

**Purpose Statement**

The Purpose Of This Plat Is To Create Perpetual Easement Areas For Stream Restoration And Maintenance On Part Of Open Space Lot 2-A And Open Space Lot 6, As Shown On A Plat Entitled "Columbia, Village Of Harper's Choice, Section 3, Area 2" Recorded Among The Land Records Of Howard County, Maryland In Plat Book 16 At Pages 170 Thru 176.

RECORDED AS PLAT No. 25437 ON 7/17/20  
AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

**Plat Of Revision**  
**Columbia**  
**Village Of Harper's Choice**  
Section 3, Area 2  
Open Space Lot 2-A And  
Open Space Lot 6

(Being A Revision To Open Space Lot 2-A And Open Space Lot 6, As Shown On A Plat Entitled "Columbia, Village Of Harper's Choice, Section 3, Area 2" Recorded Among The Land Records Of Howard County, Maryland In Plat Book 16 At Pages 170 Thru 176)

Zoned: NT  
Tax Map: 29, Grid: 24, Parcel: 273  
Fifth Election District - Howard County, Maryland  
Date: November 1, 2019 Scale: As Shown Sheet 1 Of 4



The Requirements 3-3-106, The Real Property Article, Annotated Code of Maryland, 1986 Replacement Volume, (As Supplemented) As Far As They Relate To The Making Of This Plat And The Setting Of Markers Have Been Complied With.

*Mark L. Robel* 1/08/20  
 Mark L. Robel, P.E., 4339  
 (Baltimore, Maryland)  
 Date  
 1-8-2020  
 Date

Columbia Association, Inc.  
 Dr. Dennis Matthey, Director Of  
 Open Space And Facility Services

**Curve Data Tabulation**

Proj- Proj	Radius	Arc Length	Delta	Tangent	Bearing & Distance
203-204	500.00'	309.09'	35°29'10"	159.66'	S 77°40'42" W 304.19'
210-200	425.57'	45.45'	06°07'10"	22.75'	N 17°21'47" E 45.45'
226-227	452.00'	316.20'	40°04'52"	164.20'	S 75°28'55" W 309.79'

**Endicott Lane**  
 (Existing R/W varies)  
 (Plat Book 15, page 90)

**PART OF PERPETUAL EASEMENT AREA FOR STREAM RESTORATION AND MAINTENANCE NO. 17**

1	S88°00'55"W	35.05'
2	N48°55'06"W	11.68'
3	N28°13'27"W	46.82'
4	N78°39'34"W	55.26'
5	N77°10'12"E	137.47'
6	S73°31'29"E	27.35'
7	S27°20'44"W	91.67'

PERPETUAL EASEMENT AREA:  
 6,941 SQ. FT. OR 0.159 ACRES ±

SHOWN THUS:

**PART OF PERPETUAL EASEMENT AREA FOR STREAM RESTORATION AND MAINTENANCE NO. 16**

1	N54°00'00"W	220.00'
2	N54°00'00"W	3.64'
3	N43°37'30"E	61.65'
4	N50°42'38"E	16.40'
5	S56°37'55"E	269.16'
6	S76°14'42"E	34.19'
7	S71°26'46"E	51.78'
8	S78°39'34"E	60.91'
9	S28°13'27"E	38.06'
10	S41°55'21"W	14.27'
11	S59°10'22"W	43.50'
12	R=500.00' L=72.39'	
13	CHD=S81°36'24"W, 72.32'	
13	N61°53'03"W	159.45'

PERPETUAL EASEMENT AREA:  
 37,222 SQ. FT. OR 0.854 ACRES ±

SHOWN THUS:

**PERPETUAL EASEMENT AREA FOR STREAM RESTORATION AND MAINTENANCE NO. 15**

1	N81°49'21"E	20.06'
2	N86°14'47"E	18.25'
3	S67°17'09"E	31.31'
4	S66°34'32"E	61.23'
5	S56°38'06"E	83.83'
6	S54°47'01"E	120.38'
7	S50°42'38"W	13.95'
8	S43°53'05"W	64.08'
9	N54°00'00"W	43.97'
10	N54°00'00"W	258.55'
11	R=425.57' L=26.50'	
11	CHD=N18°38'20"E, 26.49'	

PERPETUAL EASEMENT AREA:  
 21,311 SQ. FT. OR 0.489 ACRES ±

SHOWN THUS:

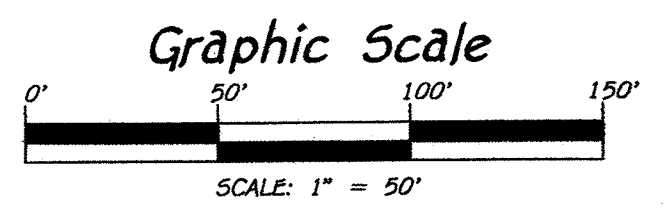
- Legend**
- Existing 15' Storm Sewer Easement (P.B. 15, Pg. 13)
  - Existing Drainage Easement (P.B. 15, Pg. 49)
  - Existing 20' Storm Drainage Easement (P.B. 13, Pg. 85)
  - Existing 20' Drainage & Utility Easement (P.B. 15, Pg. 49 & 50)
  - Existing 20' Wide Utility & Drainage Easement (P.B. 12, Pg. 85)
  - Existing 20' Public Sanitary Sewer Easement (P.B. 12, Pg. 95)
  - Existing 20' Right-Of-Way For A Sewer (L. 495, F. 640 And L. 626, F. 494)
  - Perpetual Easement Area For Stream Restoration And Maintenance

**Area Tabulation This Sheet**

TOTAL NUMBER OF BUILDABLE LOTS TO BE RECORDED	0
TOTAL NUMBER OF OPEN SPACE LOTS TO BE RECORDED	2
TOTAL NUMBER OF PARCELS TO BE RECORDED	2
TOTAL NUMBER OF LOTS/PARCELS TO BE RECORDED	2
TOTAL AREA OF BUILDABLE LOTS TO BE RECORDED	0.000 Ac.±
TOTAL AREA OF OPEN SPACE LOTS TO BE RECORDED	4.091 Ac.±
TOTAL AREA OF PARCELS TO BE RECORDED	0.000 Ac.±
TOTAL AREA OF LOTS/PARCELS TO BE RECORDED	4.091 Ac.±
TOTAL AREA OF ROADWAY TO BE RECORDED	0.000 Ac.±
TOTAL AREA TO BE RECORDED	4.091 Ac.±

**Fisher, Collins & Carter, Inc.**  
 CIVIL Engineering Consultants & Land Surveyors  
 Centennial Square Office Park-10272 Baltimore National Pike  
 Ellicott City, Maryland 21042  
 (410) 461-2955

**Owner**  
 Columbia Association, Inc.  
 6310 Hillside Court  
 Suite 100  
 Columbia, Maryland 21046



APPROVED: For Public Water And Public Sewerage Systems  
 Howard County Health Department

*Richard J. Davis* 1/22/20  
 Richard J. Davis, HCO  
 Date

APPROVED: Howard County Department Of Planning And Zoning.

*Chief, Development Engineering Division* 4-24-20  
 Chief, Development Engineering Division  
 Date

*Director* 1/10/20  
 Director  
 Date

**Owner's Certificate**

We, Columbia Association, Inc., A Maryland Non-Profit Corporation, By Dennis Matthey, Director Of Open Space And Facility Services, Owners Of The Property Shown And Described Hereon, Herby Adopt This Plat Of Revision; And In Consideration Of The Approval Of This Plat By The Department Of Planning And Zoning Herby Establish The Perpetual Easement Areas For Stream Restoration And Maintenance Affecting The Property Shown On This Plat Of Revision.

Witness My/Our Hand/s This 8th Day Of January, 2020.

By: *D. Matthey* 1-8-2020  
 Dennis Matthey, Director Of  
 Open Space And Facility Services

Attest: *Albert Edwards* 1-8-2020  
 Columbia Association, Inc.  
 Albert Edwards, P.E., Assistant Director  
 Of Open Space And Facility Services

**Surveyor's Certificate**

I Herby Certify To The Best Of My Knowledge That The Final Plat Shown Hereon Is Correct, That It Was Prepared By Me Or Under My Responsible Charge And That I Am A Duly Licensed Property Line Surveyor Under The Laws Of The State Of Maryland; That It Is Comprised Of (1) Part Of The Lands Conveyed By The Howard Research And Development Corporation To The Columbia Park And Recreation Association (The Columbia Park And Recreation Association Changed Its Name To Columbia Association, Inc. By Articles Of Amendment With Name Change Filed On April 15, 1991) By Deed Dated April 23, 1971 And Recorded Among The Land Records Of Howard County, Maryland In Liber 557 At Folio 377; And (2) Part Of The Lands Conveyed By The Howard Research And Development Corporation To The Columbia Park And Recreation Association, Inc. By Deed Dated September 20, 1971 And Recorded Among The Aforesaid Land Records In Liber 575 At Folio 338; And Being Open Space Lot 2-A And Open Space Lot 6, As Shown On Plats Entitled "Columbia, Village Of Harper's Choice, Section 3, Area 2" Recorded Among The Aforesaid Land Records In Plat Book 16 At Pages 170 Thru 176; And Verification Of Existing Monuments Or Setting New Monuments Was Not Performed Since A Boundary Survey Per COMAR 09.13.06.03 Was Not The Purpose Of This Plat.

*Mark L. Robel* 1/08/20  
 Mark L. Robel, Property Line Surveyor No. 339  
 Expiration Date: October 4, 2020

RECORDED AS PLAT No. 25438 ON 717170  
 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

**Plat Of Revision**  
**Columbia**  
**Village Of Harper's Choice**  
 Section 3, Area 2  
 Open Space Lot 2-A And  
 Open Space Lot 6

(Being A Revision To Open Space Lot 2-A And Open Space Lot 6, As Shown On A Plat Entitled "Columbia, Village Of Harper's Choice, Section 3, Area 2" Recorded Among The Land Records Of Howard County, Maryland In Plat Book 16 At Pages 170 Thru 176)

Zoned: NT  
 Tax Map: 29, Grid: 24, Parcel: 273  
 Fifth Election District - Howard County, Maryland  
 Date: November 1, 2019 Scale: 1"=50' Sheet 2 Of 4



The Requirements S 3-108, The Real Property Article, Annotated Code of Maryland, 1989 Replacement Volume, (As Supplemented) As Far As They Relate To The Holding Of This Plat And The Setting Of Markers Have Been Complied With.

Mark L. Robel  
 Mark L. Robel, P.L.S. #339  
 (Professional Surveyor)  
 Columbia Association, Inc.  
 Dr. Dennis Matthey, Director of  
 Open Space And Facility Services

1/08/20  
 Date  
 1-8-2020  
 Date

(Meters)  
 N 1728298.145796  
 N 567250  
 E 410892.100984  
 E 1346100

PART OF PERPETUAL EASEMENT AREA FOR STREAM RESTORATION AND MAINTENANCE NO. 17

1	S73°31'29"E	108.17'
2	S53°16'20"E	195.32'
3	N70°43'00"E	95.12'
4	S23°42'37"W	85.62'
5	N64°04'46"W	20.56'
6	N70°46'05"W	121.11'
7	N87°21'43"W	49.83'
8	N52°09'28"W	43.90'
9	N62°22'27"W	54.11'
10	N72°56'43"W	39.98'
11	S88°00'55"W	54.32'
12	N27°20'44"E	91.67'

PERPETUAL EASEMENT AREA:  
 23,007 SQ. FT. OR 0.528 ACRES ±  
 SHOWN THUS:

(Meters)  
 N 566950  
 N 172806.705613  
 (Meters)  
 E 410892.100984  
 E 1346100

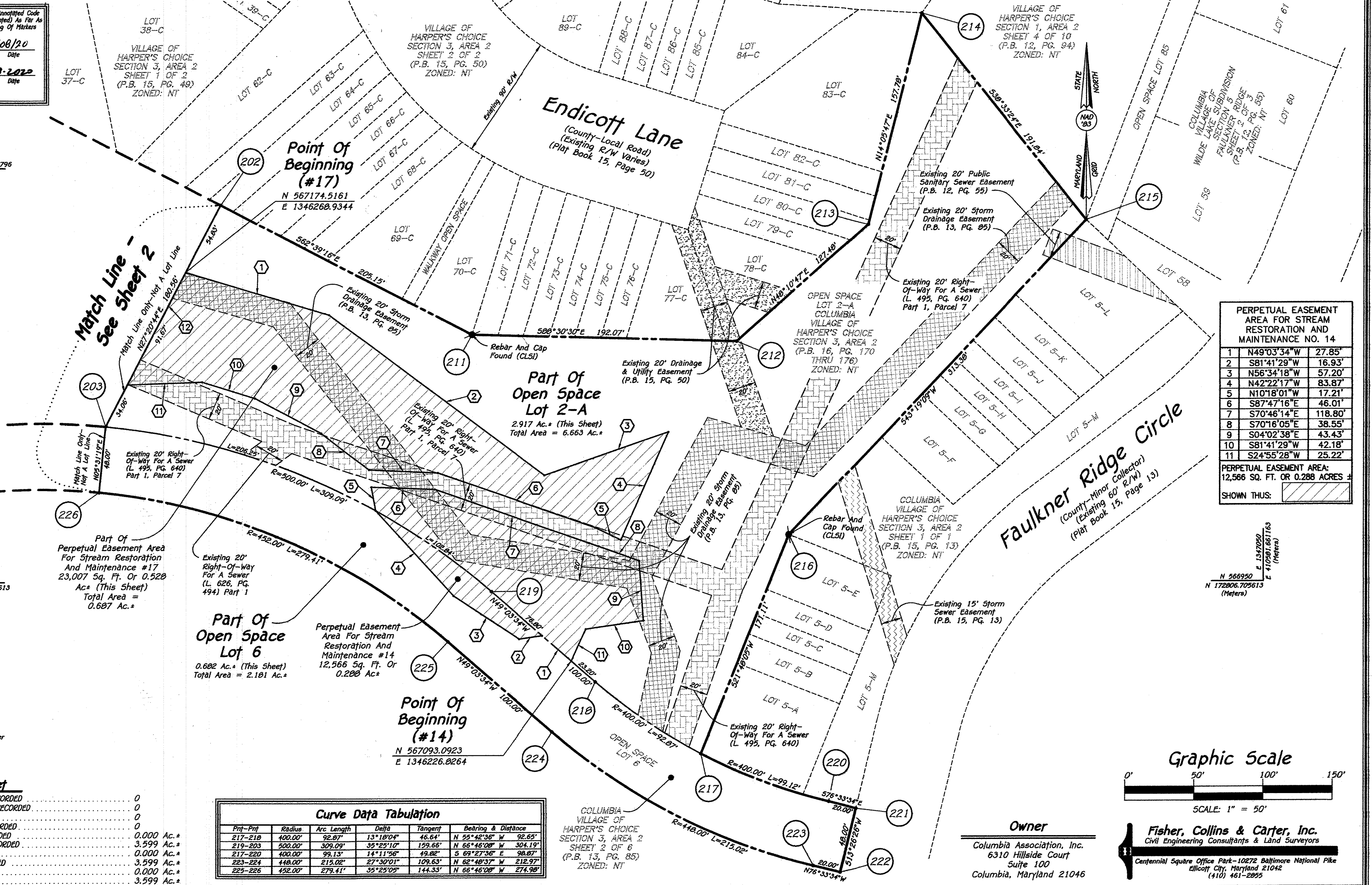
- Legend**
- Existing 15' Storm Sewer Easement (P.B. 15, PG. 13)
  - Existing Drainage Easement (P.B. 15, PG. 49)
  - Existing 20' Storm Drainage Easement (P.B. 13, PG. 85)
  - Existing 20' Drainage & Utility Easement (P.B. 15, PG. 49 & 50)
  - Existing 20' Wide Utility & Drainage Easement (P.B. 12, PG. 85)
  - Existing 20' Public Sanitary Sewer Easement (P.B. 12, PG. 55)
  - Existing 20' Right-Of-Way For A Sewer (L. 495, F. 640 And L. 626, F. 494)
  - Perpetual Easement Area For Stream Restoration And Maintenance

**Area Tabulation This Sheet**

TOTAL NUMBER OF BUILDABLE LOTS TO BE RECORDED	0
TOTAL NUMBER OF OPEN SPACE LOTS TO BE RECORDED	0
TOTAL NUMBER OF PARCELS TO BE RECORDED	0
TOTAL NUMBER OF LOTS/PARCELS TO BE RECORDED	0
TOTAL AREA OF BUILDABLE LOTS TO BE RECORDED	0.000 Ac. ±
TOTAL AREA OF OPEN SPACE LOTS TO BE RECORDED	3.599 Ac. ±
TOTAL AREA OF PARCELS TO BE RECORDED	0.000 Ac. ±
TOTAL AREA OF LOTS/PARCELS TO BE RECORDED	3.599 Ac. ±
TOTAL AREA OF ROADWAY TO BE RECORDED	0.000 Ac. ±
TOTAL AREA TO BE RECORDED	3.599 Ac. ±

**Curve Data Tabulation**

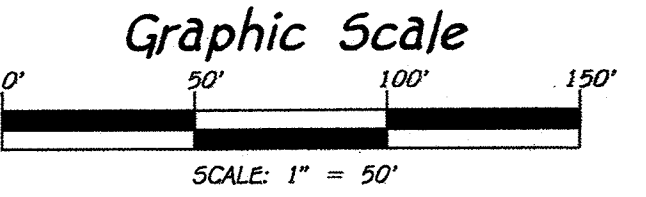
Point-Point	Radius	Arc Length	Delta	Tangent	Bearing & Distance
217-218	400.00'	92.67'	13°18'04"	46.64'	N 55°42'36" W 92.65'
219-220	500.00'	309.09'	35°25'10"	129.66'	N 66°46'08" W 304.19'
221-222	400.00'	99.13'	14°11'56"	49.82'	S 69°27'36" E 98.87'
223-224	440.00'	215.02'	27°30'01"	109.63'	N 62°48'37" W 212.97'
225-226	452.00'	279.41'	35°23'05"	144.33'	N 66°46'08" W 274.98'



PERPETUAL EASEMENT AREA FOR STREAM RESTORATION AND MAINTENANCE NO. 14

1	N49°03'34"W	27.85'
2	S81°41'29"W	16.93'
3	N56°34'18"W	57.20'
4	N42°22'17"W	83.87'
5	N10°18'01"W	17.21'
6	S87°47'16"E	46.01'
7	S70°46'14"E	118.80'
8	S70°16'05"E	38.55'
9	S04°02'38"E	43.43'
10	S81°41'29"W	42.18'
11	S24°55'28"W	25.22'

PERPETUAL EASEMENT AREA:  
 12,566 SQ. FT. OR 0.288 ACRES ±  
 SHOWN THUS:



**Owner**  
 Columbia Association, Inc.  
 6310 Hillside Court  
 Suite 100  
 Columbia, Maryland 21046

**Fisher, Collins & Carter, Inc.**  
 Civil Engineering Consultants & Land Surveyors  
 Centennial Square Office Park-10272 Baltimore National Pike  
 Ellicott City, Maryland 21042  
 (410) 461-2995

APPROVED: For Public Water And Public Sewerage Systems  
 Howard County Health Department

Howard County Health Officer Date: 2/22/20

APPROVED: Howard County Department Of Planning And Zoning.

Chief, Development Engineering Division Date: 4/24/20

Director Date: 6/10/2020

**Owner's Certificate**

We, Columbia Association, Inc., A Maryland Non-Profit Corporation, By Dennis Matthey, Director Of Open Space And Facility Services, Owners Of The Property Shown And Described Hereon, Hereby Adopt This Plat Of Revision; And In Consideration Of The Approval Of This Plat By The Department Of Planning And Zoning Hereby Establish The Perpetual Easement Areas For Stream Restoration And Maintenance Affecting The Property Shown On This Plat Of Revision. Witness My/Our Hand/s This 8th Day Of January, 2020.

By:   
 Columbia Association, Inc.  
 Dennis Matthey, Director Of  
 Open Space And Facility Services

Attest:   
 Columbia Association, Inc.  
 Albert Edwards, P.E., Assistant Director  
 Of Open Space And Facility Services

**Surveyor's Certificate**

I Herby Certify To The Best Of My Knowledge That The Final Plat Shown Hereon Is Correct, That It Was Prepared By Me Or Under My Responsible Charge And That I Am A duly Licensed Property Line Surveyor Under The Laws Of The State Of Maryland; That It Is Comprised Of (1) Part Of The Lands Conveyed By The Howard Research And Development Corporation To The Columbia Park And Recreation Association (The Columbia Park And Recreation Association Changed Its Name To Columbia Association, Inc. By Articles Of Amendment With Name Change Filed On April 15, 1991) By Deed Dated April 23, 1971 And Recorded Among The Land Records Of Howard County, Maryland In Liber 557 At Folio 377; And (2) Part Of The Lands Conveyed By The Howard Research And Development Corporation To The Columbia Park And Recreation Association, Inc. By Deed Dated September 20, 1971 And Recorded Among The Aforesaid Land Records In Liber 575 At Folio 338; And Being Open Space Lot 2-A And Open Space Lot 6, As Shown On Plats Entitled "Columbia, Village Of Harper's Choice, Section 3, Area 2" Recorded Among The Aforesaid Land Records In Plat Book 16 At Pages 170 Thru 176; And Verification Of Existing Monuments Or Setting New Monuments Was Not Performed Since A Boundary Survey Per COMAR 09.13.06.03 Was Not The Purpose Of This Plat.

Mark L. Robel, Property Line Surveyor No. 339 Date: 1/08/20  
 Expiration Date: October 4, 2020

RECORDED AS PLAT No. 25489 ON 7/17/20  
 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

**Plat Of Revision  
 Columbia  
 Village Of Harper's Choice  
 Section 3, Area 2  
 Open Space Lot 2-A And  
 Open Space Lot 6**

(Being A Revision To Open Space Lot 2-A And Open Space Lot 6, As Shown On A Plat Entitled "Columbia, Village Of Harper's Choice, Section 3, Area 2" Recorded Among The Land Records Of Howard County, Maryland In Plat Book 16 At Pages 170 Thru 176)

Zoned: NT  
 Tax Map: 29, Grid: 24, Parcel: 273  
 Fifth Election District - Howard County, Maryland  
 Date: November 1, 2019 Scale: 1"=50' Sheet 3 Of 4

The Requirements S-3-108, The Real Property Article, Annotated Code of Maryland, 1986 Replacement Volume, (As Supplemented) As Far As They Relate To The Making Of This Plat And The Setting Of Markers Have Been Complied With.

Mark L. Robel 1/08/20  
 Mark L. Robel, P.E. 4339  
 (Property Line Surveyor)  
 Columbia Association, Inc.  
 By: Dennis Matthey, Director Of  
 Open Space And Facility Services

(Meters)  
 N 172821.945644  
 N 567000  
 E 402925.339953  
 E 1344900

Eliot's Oak Road  
 (Major Collector)  
 (Existing 60' R/W)  
 (Plat Book 12, Page 85)

(Meters)  
 N 172715.269431  
 N 566650  
 E 402925.339953  
 E 1344900

(Meters)  
 N 172715.269431  
 N 566650  
 E 402925.339953  
 E 1344900

(Meters)  
 N 172715.269431  
 N 566650  
 E 402925.339953  
 E 1344900

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 N 172715.269431  
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 E 1344900

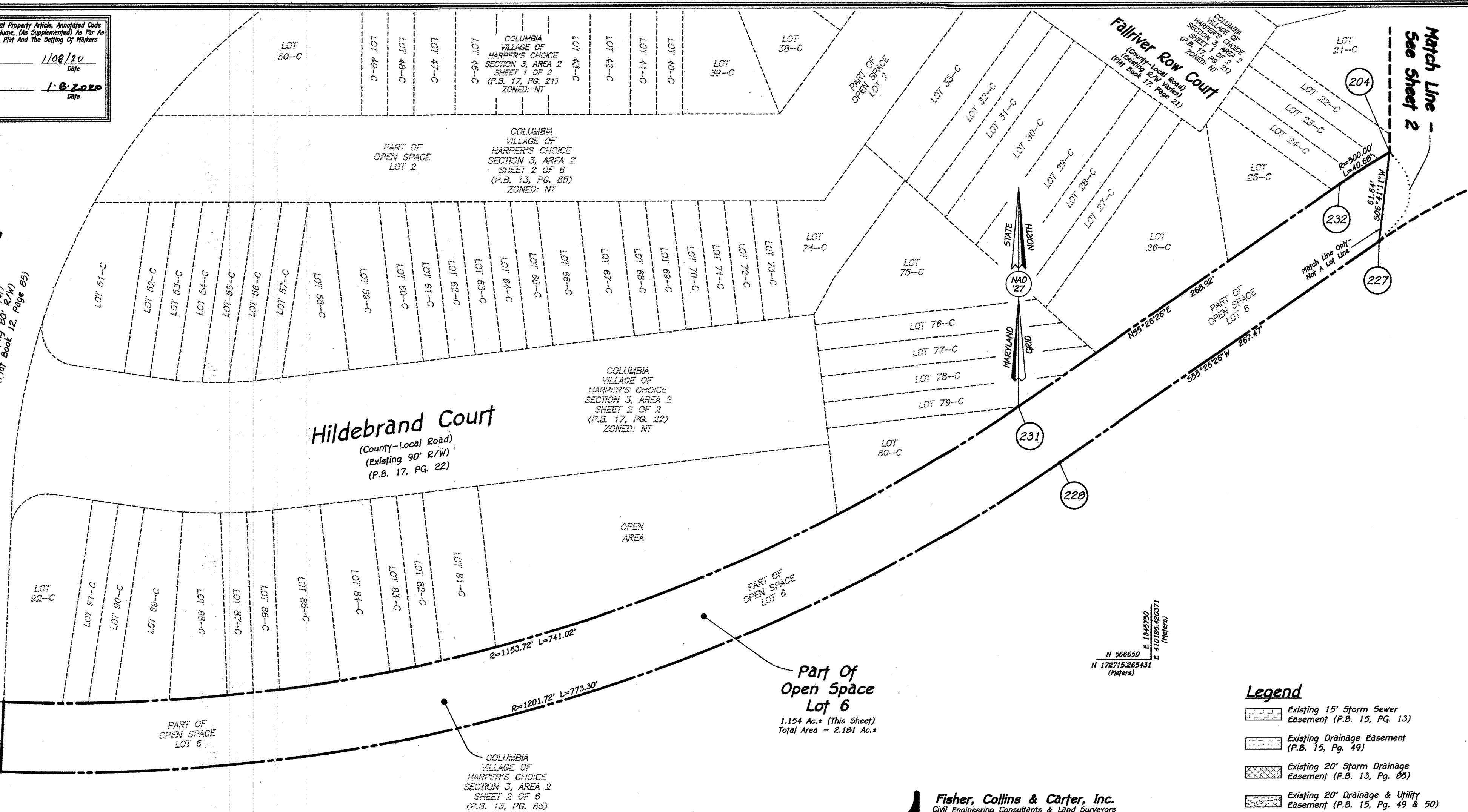
(Meters)  
 N 172715.269431  
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 E 402925.339953  
 E 1344900

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(Meters)  
 N 172715.269431  
 N 566650  
 E 402925.339953  
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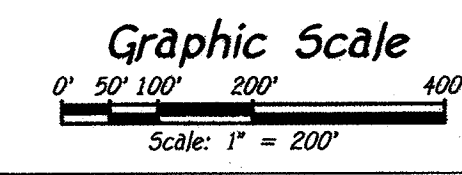
(Meters)  
 N 172715.269431  
 N 566650  
 E 402925.339953  
 E 1344900



**Area Tabulation This Sheet**

TOTAL NUMBER OF BUILDABLE LOTS TO BE RECORDED	0
TOTAL NUMBER OF OPEN SPACE LOTS TO BE RECORDED	0
TOTAL NUMBER OF PARCELS TO BE RECORDED	0
TOTAL NUMBER OF LOTS/PARCELS TO BE RECORDED	0
TOTAL AREA OF BUILDABLE LOTS TO BE RECORDED	0.000 Ac.*
TOTAL AREA OF OPEN SPACE LOTS TO BE RECORDED	1.154 Ac.*
TOTAL AREA OF PARCELS TO BE RECORDED	0.000 Ac.*
TOTAL AREA OF LOTS/PARCELS TO BE RECORDED	1.154 Ac.*
TOTAL AREA OF ROADWAY TO BE RECORDED	0.000 Ac.*
TOTAL AREA TO BE RECORDED	1.154 Ac.*

**Owner**  
 Columbia Association, Inc.  
 6310 Hillside Court  
 Suite 100  
 Columbia, Maryland 21046



**Part Of Open Space Lot 6**  
 1.154 Ac.\* (This Sheet)  
 Total Area = 2.181 Ac.\*

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 Centennial Square Office Park-10272 Baltimore National Pike  
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 (410) 461-2855

**Curve Data Tabulation**

Pnt-Pnt	Radius	Arc Length	Delta	Tangent	Bearing & Distance
229-229	1201.72'	773.30'	36°52'09"	400.57'	S 73°48'23" W 760.02'
230-231	1153.72'	741.02'	36°48'01"	383.80'	N 73°50'27" E 728.35'
232-204	500.00'	40.68'	04°39'42"	20.35'	N 57°46'18" E 40.67'

- Legend**
- Existing 15' Storm Sewer Easement (P.B. 15, Pg. 13)
  - Existing Drainage Easement (P.B. 15, Pg. 49)
  - Existing 20' Storm Drainage Easement (P.B. 13, Pg. 85)
  - Existing 20' Drainage & Utility Easement (P.B. 15, Pg. 49 & 50)
  - Existing 20' Wide Utility & Drainage Easement (P.B. 12, Pg. 85)
  - Existing 20' Public Sanitary Sewer Easement (P.B. 12, Pg. 55)
  - Existing 20' Right-Of-Way For A Sewer (L. 495, F. 640 And L. 626, F. 494)
  - Perpetual Easement Area For Stream Restoration And Maintenance

APPROVED: For Public Water And Public Sewerage Systems  
 Howard County Health Department

*Richard J. Davis* 1/23/20  
 Howard County Health Officer v.o. Date

APPROVED: Howard County Department Of Planning And Zoning.

*Shad Clark* 4/24/20  
 Chief, Development Engineering Division f Date

*[Signature]* 1/8/2020  
 Director Date

**Owner's Certificate**

We, Columbia Association, Inc., A Maryland Non-Profit Corporation, By Dennis Matthey, Director Of Open Space And Facility Services, Owners Of The Property Shown And Described Hereon, Hereby Adopt This Plat Of Revision; And In Consideration Of The Approval Of This Plat By The Department Of Planning And Zoning Hereby Establish The Perpetual Easement Areas For Stream Restoration And Maintenance Affecting The Property Shown On This Plat Of Revision. Witness My/Our Hand/s This 8th Day Of January, 2020.

By: *D. Matthey* 1/8/2020  
 Columbia Association, Inc.  
 Dennis Matthey, Director Of  
 Open Space And Facility Services

Attest: *[Signature]* 1/8/2020  
 Columbia Association, Inc.  
 Albert Edwards, P.E., Assistant Director  
 Of Open Space And Facility Services

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I Herby Certify To The Best Of My Knowledge That The Final Plat Shown Hereon Is Correct, That It Was Prepared By Me Or Under My Responsible Charge And That I Am A Duly Licensed Property Line Surveyor Under The Laws Of The State Of Maryland; That It Is Comprised Of (1) Part Of The Lands Conveyed By The Howard Research And Development Corporation To The Columbia Park And Recreation Association (The Columbia Park And Recreation Association Changed Its Name To Columbia Association, Inc. By Articles Of Amendment With Name Change Filed On April 15, 1991) By Deed Dated April 23, 1971 And Recorded Among The Land Records Of Howard County, Maryland In Liber 557 At Folio 377; And (2) Part Of The Lands Conveyed By The Howard Research And Development Corporation To The Columbia Park And Recreation Association, Inc. By Deed Dated September 20, 1971 And Recorded Among The Aforesaid Land Records In Liber 575 At Folio 338; And Being Open Space Lot 2-A And Open Space Lot 6, As Shown On Plats Entitled "Columbia, Village Of Harper's Choice, Section 3, Area 2" Recorded Among The Aforesaid Land Records In Plat Book 16 At Pages 170 Thru 176; And Verification Of Existing Monuments Or Setting New Monuments Was Not Performed Since A Boundary Survey Per COMAR 09.13.06.03 Was Not The Purpose Of This Plat.

*Mark L. Robel* 1/08/20  
 Mark L. Robel, Property Line Surveyor No. 339 Date  
 Expiration Date: October 4, 2020

RECORDED AS PLAT No. 25440 ON 7/7/20  
 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

**Plat Of Revision**  
**Columbia**  
**Village Of Harper's Choice**  
**Section 3, Area 2**  
**Open Space Lot 2-A And**  
**Open Space Lot 6**

(Being A Revision To Open Space Lot 2-A And Open Space Lot 6, As Shown On A Plat Entitled "Columbia, Village Of Harper's Choice, Section 3, Area 2" Recorded Among The Land Records Of Howard County, Maryland In Plat Book 16 At Pages 170 Thru 176)

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