



- GENERAL NOTES:**
- This survey is based on the Chicago Title Insurance Company Commitment number 09-2323 dated November 13, 2009.
  - There is no visible evidence of cemeteries on the subject property.
  - There is no visible evidence of the site used as a solid waste dump, sump, or sanitary landfill.
  - There is no visible evidence of earth moving work, building construction, or building additions within recent months.
  - The location of all features shown hereon, including boundaries, are based on a field run survey performed by NTT Associates, Inc. between 8/04/08 and 8/25/08 and again on 1/06/2010. No orthophotography, photogrammetric mapping, laser scanning or any other similar technology was used.
  - The location of utilities shown hereon are by observed evidence only. Some utilities may not be shown due to the utility being obstructed.
  - The bearings and north arrow shown hereon are based on the plat of "Village of Longreach, Section 1, Area 1, Parcels C-1, C-2, and C-3, Bentana East" recorded as Plat Number 11089.
  - The subject property contains 270 total parking spaces, 9 handicapped spaces 261 regular spaces.
  - The subject property is Zoned NT.
  - The building height and floor area do not exceed the restrictions set per FDP 77A.

- NOTES PERTAINING TO SCHEDULE B PART II**
- Item 2- Liber 296/291 and 296/295 are as shown, thus -----.
  - Liber 468/239 and 942/286 affect subject property not plottable.
  - Item 3- Water and sewer easements in Liber 575/245 are as shown thus -----.
  - Liber 566/305 does not affect the subject property.
  - Item 4- Easements shown on Liber 3050/696 shown thus -----.
  - Item 5- Property subject to covenants in Liber 463/158, 532/181 and 558/388 not plottable.
  - Item 6- Property subject to declaration in Liber 550/324 not plottable.
  - Item 7- Subject to matters of fact on the following plats, 18/60 19/50-52, 19/69, 19/108-109, 21/49 and 22/41 Plats 18/59, 19/68, and 22/40 do not affect the subject property.
  - Item 11- Property subject to agreement and restrictions in Liber 11357/589 not plottable.
  - Item 12- Property subject to agreement and restrictions in Liber 11357/573 and 11357/583 not plottable.
  - Item 15- Subject to matters of fact on Plat 11089.

**SURVEYOR'S CERTIFICATE**

To the Howard County Housing Commission, Chicago Title Insurance Company, Branch Banking and Trust Company, Integrity Company, LLC and to their successors and/or assigns, that:

This is to certify that this map or plat and the survey on which it is based were made in accordance with the Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys, jointly established and adopted by ALTA and NSPS in 2005, and includes items 1, 2, 3, 4, 6, 7a, 8, 9, 10, 11a, 13, 15, 16, and 18 of Table A thereof. Pursuant to the Accuracy Standards as adopted by ALTA and NSPS and in effect on the date of this certification, undersigned further certifies that in my professional opinion, as a land surveyor registered in the state of Maryland, the Relative Positional Accuracy of this survey does not exceed that which is specified therein.

To the best of my knowledge, belief and information, except as shown hereon: There are no encroachments either way across property lines; title lines and lines of actual possession are the same; and the premises shown hereon is in Zone C as identified on the Flood Insurance Rate Map of Howard County, Maryland on Community Panel 240044 0034 B dated December 4, 1986.

Dated \_\_\_\_\_ J. Carl Hudgins PLS#96

CURVE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH	DELTA ANGLE	TANGENT
C1	470.00'	435.83'	S 55°21'06" W	420.38'	53°07'49"	235.00'
C2	25.00'	39.27'	N 53°05'00" W	35.36'	90°00'00"	25.00'
C3	640.00'	402.81'	N 26°06'50" W	396.19'	36°03'41"	208.33'

**WRITTEN DESCRIPTION**

Beginning for the same at a concrete monument found on the northwesterly right-of-way line of Hayshed Lane (60 feet wide), said monument being at the easternmost corner of Parcel C-3 as shown on sheet 2 of 2 of plat entitled "Village of Longreach, Sect. 1, Area 1 PARCELS C-1, C-2, and C-3, Bentana East" dated October 1993 and recorded among the land records of Howard County, Maryland as Plat No. 11089, running thence binding on said right-of-way and binding on the southeasterly outline of said PARCEL C-3 and PARCEL C-2 as shown on said plat, the three following courses, viz:

- South 28 degrees 47 minutes 11 seconds West 298.02 feet to a pin and cap found, and
  - Southwesterly by a tangent curve to the right having a radius of 470.00 feet and a length of 435.83 feet said curve being subtended by a chord bearing of South 55 degrees 21 minutes 06 seconds West 420.38 feet to an iron pipe found, and
  - South 81 degrees 55 minutes 00 seconds West 258.00 feet to a pin and cap set on the cut-off that leads to Tamar Drive, thence across said cut-off
  - Northwesterly by a tangent curve to the right having a radius of 25.00 feet and a length of 39.27 feet said curve being subtended by a chord bearing of North 53 degrees 05 minutes 00 seconds West 35.36 feet to a pin and cap found on the Northeastly right-of-way line of Tamar Drive (80 feet wide), thence binding on said drive and binding on the Southwesterly outline of PARCEL C-2 and PARCEL C-1 as shown on said plat the two following courses,
  - North 08 degrees 05 minutes 00 seconds West 516.08 feet to a pin and cap found, thence
  - Northwesterly by a tangent curve to the left having a radius of 640.00 feet and a length of 402.81 feet said curve being subtended by a chord bearing of North 26 degrees 06 minutes 50 seconds West 396.19 feet to a concrete monument found, thence leaving said drive and binding on the outline of PARCEL C-1 and PARCEL C-3 as shown on said plat the two following courses,
  - North 45 degrees 51 minutes 54 seconds East 73.37 feet to a concrete monument found, and
  - South 67 degrees 24 minutes 19 seconds East 1047.76 feet to the place of beginning.
- Containing 506,695 square feet or 11.632 acres of land more or less.

**RESTRICTIONS AS PER FINAL DEVELOPMENT PLAN PHASE 77 A**

FRONT SETBACK: 40' BUILDING HEIGHT: 40'  
 SIDE SETBACK: 40' FLOOR AREA RESTRICTION: 30%  
 REAR SETBACK: 40'

**NTT Associates, Inc.**  
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**LEGEND**

STORM DRAIN INLET (TYPE E)	☒	WATER VALVE MANHOLE	⊙
STORM DRAIN INLET (TYPE A)	☒	WATER METER	⊙ W/M
YARD INLET	☒	WATER BOX	⊙ W/B
ROOF DRAIN TO SURFACE	☒	GAS VALVE	⊙ G/V
ROOF DRAIN UNDER GROUND	☒	GAS METER	⊙ G/M
WATER OUTFALL	☒	GAS PIPELINE MARKER	⊙ G/P/M
LIGHT POLE	☒	FIBER OPTIC MARKER	⊙ F/O/M
SEWER MANHOLE	☒	CLEAN OUT	⊙ C/O
STORM MANHOLE	☒	FIRE HYDRANT	⊙ F/H
CONCRETE MONUMENT FOUND	☒	FENCE LINE	⊙ F/L
ELECTRIC METER	☒	TELEPHONE CONNECTOR	⊙ T/C
CABLE TV	☒	TRANSFORMER	⊙ T
RADON VENT	☒	VERIZON BOX	⊙ V/B
		HANDICAPPED PARKING	♿

DATE	REVISIONS

**ALTA / ACSM LAND TITLE SURVEY**  
 #7710 - #7760 TAMAR DRIVE  
 #6710 - #6730 HAYSHED ROAD  
 COLUMBIA OUTSTANDING APARTMENTS  
 VILLAGE OF LONGREACH SECTION 1, AREA 1 PARCELS  
 C-1, C-2, AND PARCEL C-3 BENTANA EAST  
 16th ELECTION DISTRICT  
 HOWARD COUNTY, MARYLAND  
 SCALE 1"=50'  
 SHEET 1 OF 1

JAMES CARL HUDGINS  
 MD. PROPERTY LINE  
 SURVEYOR  
 REG. # 96

DRAWN BY: RIK      DRAWING # 09-1932      DATE: 1/06/2010