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Project #: S-6268
Plat #: 30-4582-S-05

DESCRIPTION FOR RELEASE OF SEWER EASEMENT
HOWARD COUNTY, MARYLAND
TO
RHEES HANOVER, LLC

BEING a strip of land, running in, through, over and across the parcel of land described in a conveyance between CROSSROADS VENTURE LLC and RHEES HANOVER, LLC by deed dated June 27, 2008 and recorded among the Land Records of Howard County, Maryland, in Liber 11278, Folio 218.

BEGINNING for the same at a point, said point having a coordinate of North 554,289.64 feet East 1,387,376.31 feet in the Maryland State Reference System NAD' 83/91 as projected by NAD 1983 (CORS) NGS_Station_ID= 32 43 015 and NAD 1983 (CORS) NGS_Station_ID= 35 41 004R, said point being 516.90 feet from the end of the South 69 degrees 14 minutes 29 seconds West 901.08 feet line as shown on MDR plat no. 20446 recorded among the Land Records of Howard County, Maryland and being described by the following six (6) courses, as now surveyed by George A. Wigfield, Dewberry & Davis LLC, on October 7, 2009, referring to the true meridian, viz:

L1) North 32 degrees 40 minutes 57 seconds East for a distance of 176.96 feet to a point;

L2) North 61 degrees 50 minutes 00 seconds East for a distance of 7.83 feet to a point;

L3) North 81 degrees 21 minutes 01 seconds East for a distance of 59.87 feet to a point,

L4) South 61 degrees 50 minutes 00 seconds West for a distance of 59.03 feet to a point;

L5) South 32 degrees 40 minutes 57 seconds West for a distance of 144.79 feet to a point,


L6) Binding on the aforementioned plat line, South 69 degrees 14 minutes 29 seconds West 33.60 feet to the point of beginning. Containing 3,888 square feet or 0.0893 acres of land, more or less.

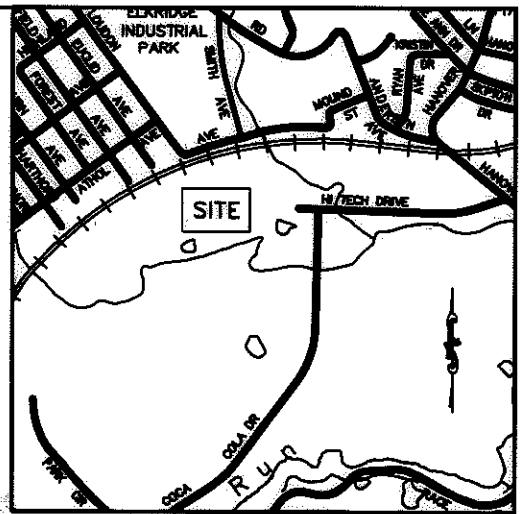
Intended to be recorded herewith as Plat No 30-4582-S-05.

I prepared or responsibly oversaw the preparation of the metes and bounds as set forth in the regulation stated in Chapter 09.13.06.08.12 of the Maryland Minimum Standards for Surveyors.



TRAVERSE TABLE			
POINT	NORTHING	EASTING	DESCRIPTION
109	554436.7011	1387494.4671	R&C
110	554343.5730	1387392.7225	R&C


 EXISTING PUBLIC 20' SEWER
 RIGHT-OF -WAY TO BE
 RELEASED
 3,888 SQ. FT. OR 0.0893 AC.



VICINITY MAP
SCALE: 1" = 2000'

N 554600
E 1387300

N 554600
E 1387500

Maryland Reference System NAD83'

RHEES HANOVER, LLC
LIBER 11278 FOLIO 218

PARCEL I-1 PLAT #20445
(FORMER LAND UNIT No. 2 PLAT #19885)

EXISTING PUBLIC 20' SEWER
RIGHT-OF-WAY
LIBER 530 FOLIO 349

EXISTING PUBLIC 20' SEWER
RIGHT-OF -WAY TO BE
RELEASED
3,888 SQ. FT.
0.0893 AC.

EXISTING PUBLIC 20' SEWER RIGHT-OF -WAY TO BE RELEASED LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 32°40'57" E	176.96'
L2	N 61°50'00" E	7.83'
L3	N 81°21'01" E	59.87'
L4	S 61°50'00" W	59.03'
L5	S 32°40'57" W	144.79'
L6	S 69°14'29" W	33.60'

E 1387300
N 554300

POB
N 554289.6442
E 1387376.3129

KELLOGG-CCP, LLC
LIBER 12353 FOLIO 479

PARCEL "Q"

NOTES:

- Coordinates shown hereon are based in the Maryland State Reference System, NAD83/91 also being Howard County Geodetic Control Stations 38DA AND 38GA.
- This plat is based on a field run boundary survey performed on or about October 2008 by Dewberry & Davis LLC for the purpose of locating the easement on the subject parcel and on the ground by others.
- I prepared or responsibly oversaw the preparation of the metes and bounds as set forth in the regulation stated in Chapter 09.13.06.08.12 of the Maryland Minimum Standards for Surveyors.



Dewberry[®]
Dewberry & Davis LLC
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BALTIMORE, MARYLAND 21244-5800
PHONE: (410) 265-9500 FAX: (410) 265-8875



4/21/11

REVISION

PLAT NO. 30-4582-S-05
PROJECT NO. S-6268

SCALE: 1" = 50'
DATE: APRIL 21, 2011

HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS
RELEASE OF SEWER EASEMENT

RHEES HANOVER, LLC
TAX MAP 38 PARCEL 285
LIBER 11278 FOLIO 218
FIRST ELECTION DISTRICT
HOWARD COUNTY, MARYLAND

APPROVED:
BUREAU OF ENGINEERING
[Signature] DATE 5/11/11
REAL ESTATE SERVICES
DIVISION
[Signature] DATE 5/11/11