

Point	North	East
HP44	546833.90	1343983.42
EA105	545953.22	1344118.01
EA106	545955.88	1344121.41
EA107	545907.10	1344121.37
EA108	545637.63	1344115.18
EA109	545671.15	1344089.27
EA110	545680.35	1344109.70
EA111	545689.00	1344122.05
EA112	545699.09	1344129.23
EA113	545715.30	1344131.62
EA114	545743.50	1344128.75
EA115	545803.35	1344127.79
EA116	545856.87	1344137.19
EA117	546014.94	1344135.83
EA128	546030.39	1344151.69
EA129	546046.00	1344171.39
EA130	546057.32	1344181.20
EA131	546074.58	1344183.10
EA132	546085.59	1344180.81
EA133	546099.80	1344175.47
EA134	546121.47	1344159.26
EA135	546143.55	1344156.34
EA136	546165.53	1344157.33
EA137	546184.73	1344169.57
EA138	546200.00	1344190.13
EA139	546211.47	1344200.78
EA140	546197.89	1344230.72
EA157	545443.57	1344215.70
EA158	545476.46	1344226.46
EA159	545493.82	1344224.46
EA160	545510.35	1344216.31
EA161	545570.97	1344157.93
LC24	548509.96	1343708.77
LC25	548356.18	1343778.17
LC26	546068.71	1343644.57
LC27	546630.59	1344091.92
LC28	546551.63	1344351.16
LC29	546198.36	1344243.71
LC30	546286.89	1344345.81
LC34	545571.76	1343634.88
LC35	545648.20	1343651.35
LC36	546056.15	1343706.31
1595	545414.97	1344220.52
2344	545434.12	1343593.74

Name	Delta	Radius	Length	Bearing	Chord	Tangent
CI	08°58'10"	500.00	78.27	N 12°09'29" E	78.19	39.22

**AREA TABULATION (THIS SHEET)**

TOTAL NUMBER OF PARCELS TO BE RECORDED.....2

TOTAL NUMBER OF BUILDABLE TO BE RECORDED.....2

TOTAL AREA OF BUILDABLE PARCELS TO BE RECORDED.....14.102 ACRES±

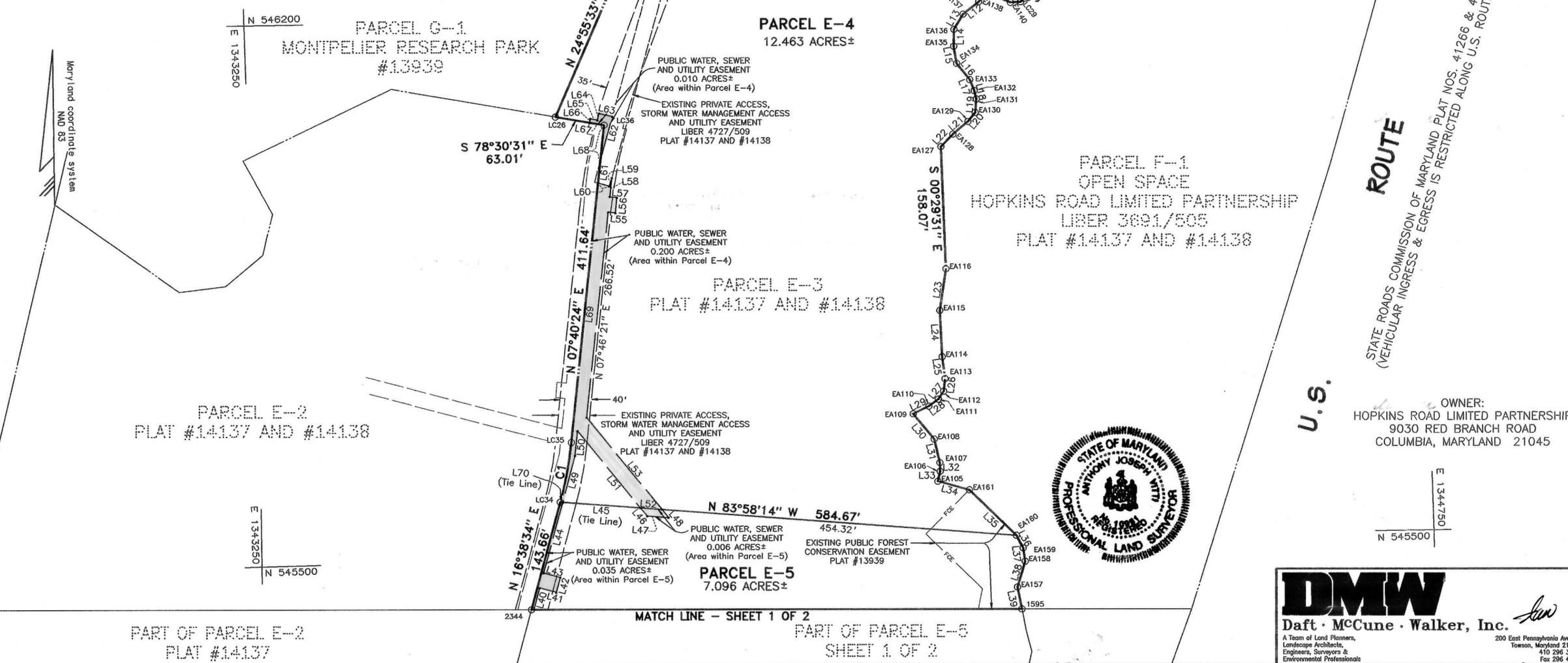
TOTAL AREA OF OPEN SPACE TO BE RECORDED.....0.000 ACRES±

TOTAL AREA OF RESERVATIONS TO BE RECORDED.....0.000 ACRES±

TOTAL AREA OF ROADWAYS TO BE RECORDED.....0.000 ACRES±

TOTAL AREA OF SUBDIVISION TO BE RECORDED.....14.102 ACRES±

Name	Bearing	Distance	Name	Bearing	Distance
L9	S 87°55'55" W	13.00'	L39	S 09°34'00" E	29.01'
L10	N 65°35'24" W	32.88'	L40	N 16°38'34" E	28.81'
L11	S 42°52'00" W	15.65'	L41	S 73°21'26" E	22.00'
L12	S 53°23'16" W	25.61'	L42	N 16°38'34" E	20.00'
L13	S 32°32'01" W	22.77'	L43	N 73°21'26" E	22.00'
L14	S 02°34'26" W	22.00'	L44	N 16°38'34" E	94.62'
L15	S 07°31'18" E	22.28'	L45	S 83°58'14" E	99.83'
L16	S 36°48'21" E	27.08'	L46	S 37°13'39" E	13.73'
L17	S 20°36'48" E	15.18'	L47	S 83°58'14" E	27.46'
L18	S 11°45'25" E	11.24'	L48	N 37°13'39" W	13.73'
L19	S 08°17'36" W	17.37'	L49	N 16°38'34" E	62.23'
L20	S 40°53'26" W	14.98'	L50	N 07°23'34" E	31.98'
L21	S 51°36'23" W	25.13'	L51	S 37°13'39" E	127.85'
L22	S 45°43'48" W	22.14'	L52	S 83°58'14" E	27.46'
L23	S 09°57'45" W	54.34'	L53	N 37°13'39" W	152.68'
L24	S 00°54'58" E	59.86'	L55	S 82°36'26" W	9.21'
L25	S 05°49'14" E	26.35'	L56	N 07°23'34" E	20.00'
L26	S 08°24'29" W	16.39'	L57	S 82°36'26" W	9.07'
L27	S 35°25'17" W	12.58'	L58	N 07°46'21" E	24.75'
L28	S 54°59'27" W	15.07'	L59	S 16°55'21" W	11.31'
L29	S 65°44'42" W	22.41'	L60	N 73°04'39" W	15.34'
L30	S 37°42'02" E	42.36'	L61	N 07°40'24" E	28.99'
L31	S 11°27'39" E	31.15'	L62	N 16°55'21" E	59.04'
L32	S 00°13'29" E	11.22'	L63	N 75°56'47" W	17.58'
L33	S 15°01'59" W	13.11'	L64	S 14°03'13" W	8.70'
L34	S 72°55'53" E	41.76'	L65	N 75°56'47" W	9.20'
L35	S 43°55'23" E	84.18'	L66	S 14°03'13" W	5.24'
L36	S 26°13'58" E	18.43'	L67	S 78°30'31" E	18.72'
L37	S 06°34'20" E	17.47'	L68	S 07°40'24" W	46.15'
L38	S 18°07'11" W	34.60'	L69	S 07°40'24" W	336.50'
L70	S 83°58'14" E	3.05'			



**ROUTE 29**

STATE ROADS COMMISSION OF MARYLAND PLAT NOS. 41266 & 41267  
(VEHICULAR INGRESS & EGRESS IS RESTRICTED ALONG U.S. ROUTE 29)

**U.S.**

OWNER:  
HOPKINS ROAD LIMITED PARTNERSHIP  
9030 RED BRANCH ROAD  
COLUMBIA, MARYLAND 21045

**DMW**  
Daft · McCune · Walker, Inc.

A Team of Land Planners, Landscape Architects, Engineers, Surveyors & Environmental Professionals

200 East Pennsylvania Avenue  
Towson, Maryland 21286  
410.296.3333  
Fax 296.4700

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

*Deane L. Matney* M.D. per 8-24-00  
Howard County Health Officer HR Date

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

*Richard E. Hayward* 8/18/00  
Chief, Development Engineering Division Date

*Joseph S. Smith* 8/30/00  
Director Date

**OWNER'S DEDICATION**

We, Hopkins Road Limited Partnership, a Maryland Limited Partnership, owners of the property shown and described hereon, by Lovell Properties, Inc., General and Managing Partner, hereby adopt this plan of subdivision, and in consideration of the approval of this Final Plat by the Department 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 easements shown hereon;
- (2) The right to require dedication for public use the beds of the streets and/or roads, and floodplains and open spaces, where applicable; and for other good and valuable consideration, hereby grant the right and option to Howard County, to acquire the fee simple title to the beds of the streets and/or roads and floodplains, storm drainage facilities, and open spaces, 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 the said easements and rights-of-way.

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.

Witness our hands this 14<sup>th</sup> day of August, 2000.

*Jordan D. Kocher* V.P. 8/14/00  
Jordan D. Kocher, Vice President, Lovell Properties, Inc. Date

*Richard E. Hayward* 8/14/00  
Richard E. Hayward, Assistant Secretary, Lovell Properties, Inc. Date

**SURVEYOR'S CERTIFICATE**

I hereby certify that the final plat shown hereon is correct, that it is a subdivision of part of the lands conveyed by Hopkins Road Limited Partnership, to Hopkins Road Limited Partnership, by deed dated March 21, 1996 and was recorded among the land records of Howard County, Maryland in Liber 3691 Folio 505, and that all monuments are in place or will be in place prior to acceptance of the streets in the subdivision by Howard County as shown. The requirements of Section 3-108, The Real Property Article, of the 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.

*Anthony J. Vignati* 8/15/00  
Anthony J. Vignati, Professional Surveyor No. 10951 Date

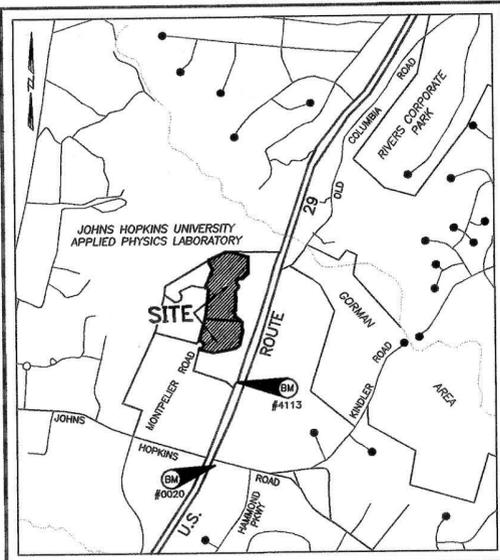
RECORDED AS PLAT No. 1416  
ON September 6, 2000 IN THE  
LAND RECORDS OF HOWARD COUNTY, MD.

**MONTEPELIER RESEARCH PARK**  
**PARCELS E-4 AND E-5**  
(A RESUBDIVISION OF PARCEL E-3 OF "MONTEPELIER RESEARCH PARK, PARCELS E-2, E-3, F-1 AND G-2" PLAT #14137 AND #14138)

SHEET 2 OF 2  
ZONING: PEC  
GRID 17 PARCEL 124  
TAX MAP 41  
FIFTH ELECTION DISTRICT  
HOWARD COUNTY MARYLAND

SCALE: 1" = 100' MAY 12, 2000

DRAWN BY: PSE/ps COMPUTED BY: PSE/ps CHECKED BY:



**VICINITY MAP**  
SCALE: 1" = 2000'  
**GENERAL NOTES**

- Coordinates shown hereon are based on Maryland coordinate system, NAD 83, as projected by Howard County Geodetic Control Stations:
 

Station	North	East
0020	543170.96	1343822.16
4113	544492.88	1344177.82
41EA	544825.81	1339217.44
41EB	546222.26	1337778.18
- This Plat is based upon a field run monumented boundary survey performed on or about June 25, 1998 by D.M.W. (Daft McCune Walker, Inc.)
- Areas shown hereon are more or less.
- Subject property zoned Planned Employment Center (PEC) per 10/18/93 Comprehensive Zoning Plan.
- Stormwater management is to be provided by a regional facility on Parcel G-1, Montpelier Research Park Plat No. 13938.
- This project is subject to the following waivers and submittals to the Howard County Department of Planning and Zoning: BA 96-31E, PB 190, WP 88-84, WP 91-93, ZB 802 & 767, SB6-47, FDP #1, SDP 88-197, SDP 89-88, F 98-45, SDP 99-92, F-99-191, SDP-98-11 and F-00-49.
- WP 97-21: Section 16.155(a)(1)(i) requiring a site development plan for a non-residential development approved on September 9, 1998.
- WP 98-37: Section 16.121(e) requiring an open space lot to have 40 feet of frontage on a public road approved on November 18, 1997.
- WP 00-108: Section 16.120(c)(1) requiring minimum frontage of 60' on an approved public road for commercial/industrial lots/parcels be reduced to zero foot of frontage approved for Parcel E-4 approved June 3, 2000
- There are no known cemeteries or grave sites on these parcels.
- Developer reserves unto itself, its successors and assigns, all easements shown on this plat for water, sewer, storm drainage, forest conservation and other public utilities located in, over and through Parcels E-4 and E-5. Any and all conveyances of aforesaid Parcels shall be subject to the easements herein reserved, whether or not expressly stated in the deed conveying said Parcels. Developer shall execute and deliver deeds for easements herein reserved to Howard County. Upon completion of the public utilities and their acceptance by Howard County, the County shall accept the easement and record the deeds of easement in the Land Records of Howard County.

- Private water, sewer, & utility easements shown on Parcels E-4, E-5 are provided for the benefit of the adjacent property to the north and west per terms previously recorded in Liber 400 Folio 825.
- Articles of Incorporation for The Montpelier Owners Association #642993 accepted by The State Department of Assessments and Taxation June 24, 1998.
- The purpose of this plat is to subdivide Parcel E-3 of Montpelier Research Park into Parcels E-4 and E-5 and provide a public water, sewer and utility easement across Parcels E-4 and E-5.
- The Private Access, Storm Water Management Access and Utility Easement shown hereon will contain a use-in-common road to be maintained by users of Parcels E-2, E-4 and E-5 and Tax Map 41, Grid 11 Parcel 289, their successors and assigns; (Parcel 289 is currently owned by The Johns Hopkins University Applied Physics Laboratory)
- The Forest Conservation Easement has been established (per previous plat # 13938) to fulfill the requirements of Section 16.1200 of the Howard County Code, Forest Conservation Act. No clearing, grading or construction is permitted within the Forest Conservation Easement; however, forest management practices as defined in the Deed of Forest Conservation Easement are allowed.
- Denotes a Concrete Monument
  - Denotes an Iron Pipe or rebar with identification cap
- Forest Conservation obligations for Montpelier Research Park:
  - 1.4 Ac.± of Afforestation/Reforestation Required
  - 10.4 Ac.± of Afforestation/Reforestation on site provided under SDP 98-11
  - 2.8 Ac.± of Afforestation/Reforestation on site provided under F 99-191
- 1.2 Ac.± provided Fee-In-Lieu under SDP 98-11 (\$15,682)

OWNER:  
HOPKINS ROAD LIMITED PARTNERSHIP  
9030 RED BRANCH ROAD  
COLUMBIA, MARYLAND 21045

**CURVE TABLE**

CURVE	DELTA	RADIUS	LENGTH	BEARING	CHORD	TANGENT
C1	71°58'10"	25.00'	31.40'	N 51°35'16" E	29.38'	18.15'
C2	191°14'24"	59.00'	196.93'	N 08°02'51" W	117.43'	N/A
C3	03°19'13"	59.00'	3.42'	N 77°59'33" E	3.42'	1.71'

**AREA TABULATION (THIS SHEET)**

TOTAL NUMBER OF PARCELS TO BE RECORDED.....	1
TOTAL NUMBER OF BUILDABLE PARCELS TO BE RECORDED.....	1
TOTAL AREA OF BUILDABLE PARCELS TO BE RECORDED.....	5.457 ACRES±
TOTAL AREA OF OPEN SPACE.....	0.000 ACRES±
TOTAL AREA OF ROADWAYS TO BE RECORDED.....	0.000 ACRES±
TOTAL AREA OF SUBDIVISION TO BE RECORDED.....	5.457 ACRES±

THIS SUBDIVISION IS SUBJECT TO SECTION 8.122B OF THE HOWARD COUNTY CODE. PUBLIC WATER AND PUBLIC SEWER SERVICE HAS BEEN GRANTED UNDER THE TERMS AND PROVISIONS, THEREOF, EFFECTIVE MARCH 3, 1998 AND NOVEMBER 9, 1999 ON WHICH DATES DEVELOPER AGREEMENT NOS. 34-3654-D AND 30-3789-D WERE FILED AND ACCEPTED.

**OWNER'S DEDICATION**

We, Hopkins Road Limited Partnership, a Maryland Limited Partnership, owners of the property shown and described hereon, by Lovell Properties, Inc., General and Managing Partner, hereby adopt this plan of subdivision, and in consideration of the approval of this Final Plat by the Department of Planning and Zoning, establish the minimum building restriction lines and grant 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 easements shown hereon;
- The right to require dedication for public use the beds of the streets and/or roads, and floodplains and open spaces, where applicable, and for other good and valuable consideration, hereby grant the right and option to Howard County, to acquire the fee simple title to the beds of the streets and/or roads and floodplains, storm drainage facilities, and open spaces, 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 erected on or over the said easements and rights-of-way.

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.

Witness our hands this 14<sup>th</sup> day of August, 2000.

Jackson G. Kochen, Vice President, Lovell Properties, Inc. 8/14/00  
Richard E. Hayward, Assistant Secretary, Lovell Properties, Inc. 8/14/00



**SURVEYOR'S CERTIFICATE**

I hereby certify that the final plat shown hereon is correct, that it is a subdivision of part of the lands conveyed by Hopkins Road Limited Partnership to Hopkins Road Limited Partnership, by deed dated March 21, 1998 and recorded among the land records of Howard County, Maryland in Liber 3691 Folio 505, and that all monuments are in place or will be in place prior to acceptance of the streets in the subdivision by Howard County as shown. The requirements of Section 3-108, The Real Property Article, of the 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.

Anthony J. Vixy, Professional Land Surveyor No. 10951 8/15/00

**TABULATION OF FINAL PLAT**

a. Total Number of Parcels to be recorded.....	2
Buildable.....	2
Reservations.....	0
Open Space.....	0
b. Total Area of Parcels.....	19.559 Acres±
Buildable.....	19.559 Acres±
Reservations.....	0.000 Acres±
Open Space.....	0.000 Acres±
Total area of 100 year floodplain and 25% or greater steep slopes.....	0.000 Acres±
c. Total Area of road right-of-way to be recorded including widening strips.....	0.000 Acres±
d. Total Area of Forest Conservation Easement.....	0.000 Acres±
e. Total Area of Subdivision to be recorded (Net).....	19.559 Acres±
f. Total Area of Subdivision to be recorded (Gross).....	19.559 Acres±

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

Dean L. Matney, MD, Health Officer, Howard County Health Officer 8-24-00

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

Chief, Development Engineering Division 8/18/00

Director 8/30/00



RECORDED AS PLAT No. 14411 ON September 6, 2000 IN THE LAND RECORDS OF HOWARD COUNTY, MD.

**MONTPELIER RESEARCH PARK**  
**PARCELS E-4 AND E-5**  
(A RESUBDIVISION OF PARCEL E-3 OF "MONTPELIER RESEARCH PARK, PARCELS E-2, E-3, F-1 and G-2" PLAT #14137-#14138)

SHEET 1 OF 2  
ZONING: PEC  
TAX MAP 41 GRID 17 PARCEL 124  
FIFTH ELECTION DISTRICT  
HOWARD COUNTY MARYLAND  
SCALE: 1" = 100' MAY 12, 2000

DRAWN BY: PSE/ps COMPUTED BY: PSE/ps CHECKED BY:

F-00-166