

TROY HILL CORPORATE CENTER

PARCELS A-26, A-27 & A-28
(RESUBDIVISION OF PARCEL A-14)

GENERAL NOTES

- Coordinates shown hereon are based on Maryland Coordinate System (NAD'83) as monumented by Howard County Geodetic Control Stations 38D5 and 38D6.
- The boundary of this plat is based upon a field-run boundary survey performed by Morris & Ritchie Associates, Inc. in February, 2001.
- The land shown on these plats is zoned M-1 per October 18, 1993 Comprehensive Zoning Plan.
- Areas shown hereon are "more or less".
- No clearing, grading or construction is permitted within the wetlands or required wetland buffers unless appropriate State, Federal and Local permits, certificates or waivers have been acquired to do so.
- A Declaration of Covenants and Conditions, Easements and Restrictions was recorded among the Land Records of Howard County, Maryland on December 15, 1997 in Liber 4135, Folio 092. The Articles of Incorporation were recorded among the Maryland State Department of Assessments and Taxation records in Film No. 4046, Folio 0711.
- The location of the Stream, 50' Stream Buffer, Wetlands, Wetland Buffers, and 100 Year Floodplain were taken from plats of record.
- Certain portions of the Wetlands and Wetland Buffers shown on these plats may be filled and/or impacted in accordance with Corps of Engineers Nationwide Permit CENAB-OP-RP90-00883-3. Maryland Department of the Environment Water Quality Certificate 91-WQC-0326, Maryland Water Resources Administration Waterways Construction Permit 90-WC-0647 and Howard County Waiver Petition File #WP91-189 as extended to November 6, 2002 by State of Maryland Department of Environment Water Management Administration Modification of Authorization Number 199866879/90-WC-0647/91-WQC-0326.
- Preliminary Plan No. P-90-23 was approved on August 9, 1991, (SDP-01-10) Site Development Plan for Parcel A-14 was approved on November 20, 2000.
- Waiver Petition File #WP99-07 waives Sections 16.116(A)(1) & (2) and 16.116(C) allowing disturbance of the wetlands and buffers, subject to (i) Compliance with the Army Corps Permits and Maryland Water Quality Permits, and (ii) Limiting the disturbance to the minimum extent necessary to comply with the approved design.
- Stormwater Management QUANTITY for this parcel is to be performed by expand the design under SDP-98-143, owned by TROY HILL BUSINESS PARK PARTNERSHIP, AND WATER QUALITY FOR THE SITE WILL BE PERFORMED BY BUYERS (PER SDP-01-10).
- A TRAFFIC STUDY FOR ADO REQUIREMENTS WAS PREPARED BY INTEGRATED TRANSPORTATION SOLUTIONS, INC. AND APPROVED ON 09/28/1998, A SUPPLEMENTAL TRAFFIC STUDY, AS REQUESTED BY PLAT # 18038 WAS PREPARED BY THE TRAFFIC GROUP ON 09/01/1999.
- EXISTING WATER IS PUBLIC. CONTRACT NO. -14-3070-D
- EXISTING SEWER IS PUBLIC. CONTRACT NO. -14-3070-D

TRAFFIC NOTE:

The owner of any area in Troy Hill Corporate Center shall submit a Traffic Engineer's Estimate of Peak Hour Vehicular Site Trip Generation with each Site Development Plan it files with the County for approval. The submission of any Site Development Plan that results in a total aggregate peak hour projected trip volume from Troy Hill of more than 1745 vehicles per peak hour on a typical weekday shall require that the owner submitting such plan must apply for the construction of the U.S. Route 1 Phase III Traffic Improvements and must complete construction of such improvements within three years after plan approval in accordance with the Adequate Public Facilities Agreement F-91-24.

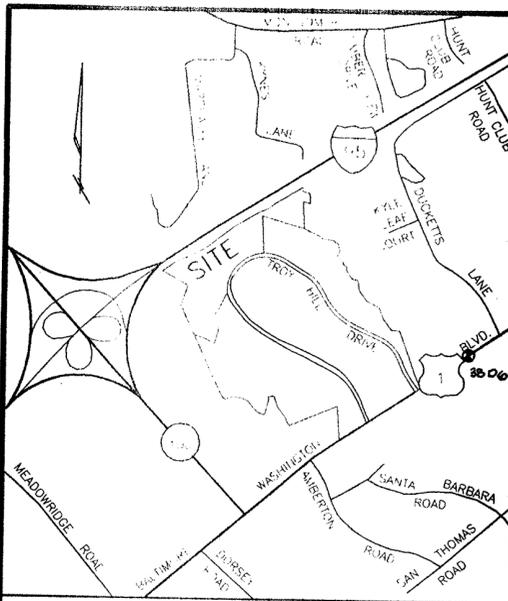
PURPOSE NOTE FOR RESUBDIVISION:

These plats supersede Parcel A-14 as shown on the plats entitled "Parcel A-1, and Parcels A-8 Through A-14 and A-16 Through A-19, Troy Hill Corporate Center, Resubdivision of Parcel A-4 and A-6," Sheets 7, 8 and 9 of 9, and recorded as plats 13844, 13845 and 13846 among the Land Records of Howard County, Maryland insofar as Parcel A-14 has been resubdivided into parcels A-26, A-27 & A-28, various easements have been added, and the outline of the lot has been re-surveyed on NAD'83, all as shown hereon.

DEVELOPER RESERVES UNTO ITSELF, ITS SUCCESSORS AND ASSIGNS, ALL EASEMENTS SHOWN ON THESE PLATS FOR WATER, SEWER, STORM DRAINAGE, AND OTHER PUBLIC UTILITIES LOCATED IN, ON, OVER AND THROUGH PARCELS A-26, A-27 & A-28. ANY AND ALL CONVEYANCES OF THE AFORESAID PARCELS SHALL BE SUBJECT TO THE EASEMENTS HEREIN RESERVED, WHETHER OR NOT EXPRESSLY STATED IN THE DEEDS CONVEYING SAID PARCELS. DEVELOPER SHALL EXECUTE AND DELIVER DEEDS FOR THE EASEMENTS HEREIN RESERVED TO HOWARD COUNTY, UPON COMPLETION OF THE PUBLIC UTILITIES AND THEIR ACCEPTANCE BY HOWARD COUNTY, THE COUNTY SHALL ACCEPT THE EASEMENTS AND RECORD THE DEEDS OF EASEMENT IN THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

THIS SUBDIVISION IS SUBJECT TO SECTION 18.122B OF THE HOWARD COUNTY CODE. PUBLIC WATER AND SEWER SERVICES HAVE BEEN GRANTED UNDER THE TERMS AND PROVISIONS THEREOF, EFFECTIVE APRIL 6, 1999, ON WHICH DATE DEVELOPER AGREEMENT NO. 14-3908-D WAS FILED AND ACCEPTED.

OWNER:
PROLOGIS DEVELOPMENT SERVICES INCORPORATED
2791 PETERSON PLACE
NORCROSS, GA 30071
(770) 246-6681



VICINITY MAP
SCALE 1"=2000'

TREE NOTES:

- A tree maintenance easement, ten feet in width, running along the edge of the public road right of way as shown on these plats of subdivision is reserved upon all parcels fronting on the said public road 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 parcels. No building or structure of any kind shall be located on or over said easement area.
- Trees placed in the tree easement within the sight line easement shall be trimmed from the ground up to a minimum height of seven feet.

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

PROLOGIS DEVELOPMENT SERVICES INCORPORATED

By: Ed Nekritz 3-21-01
Ed Nekritz, Senior Vice President Date

TABULATION OF FINAL PLATS - TOTAL THIS SECTION

- TOTAL NUMBER OF PARCELS TO BE RECORDED: 3
- TOTAL NUMBER OF OPEN SPACE PARCELS TO BE RECORDED: 0
- TOTAL AREA OF PARCELS TO BE RECORDED: 40.340 Ac.
- TOTAL AREA OF ROADWAYS TO BE RECORDED: 0 Ac.
- TOTAL AREA OF SUBDIVISION TO BE RECORDED: 40.340 Ac.

RECORDED AS PLAT No. 14740
ON 4/9/01 IN THE
LAND RECORDS OF HOWARD COUNTY, MD.

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

Dian L. Matulich 4-6-01
HOWARD COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPT. OF PLANNING AND ZONING
[Signature] 4/6/01
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

APPROVED: HOWARD COUNTY DEPT. OF PLANNING AND ZONING
[Signature] 4/9/01
DIRECTOR DATE

OWNER'S DEDICATION

Prologis Development Services Incorporated, a Delaware Corporation, owner of the property shown and described hereon, hereby adopts 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 grants 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 in the specific easement areas shown hereon; (2) the right to require dedication for public use the beds of the streets and/or roads, and 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 and floodplains, storm drainage facilities and open space 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.

PROLOGIS DEVELOPMENT SERVICES INCORPORATED

By: Ed Nekritz 3-21-01
Ed Nekritz, Senior Vice President Date
Andrea Karp 3-21-01
Witness Date

SURVEYOR'S CERTIFICATE

I hereby certify that the information shown on this final plat is correct, that this final plat is a subdivision of the land conveyed to Prologis Development Services Incorporated, a Delaware corporation, from Troy Hill Business Park Partnership, a Maryland general partnership, by a Special Warranty Deed dated October 22, 1999 and recorded among the Land Records of Howard County, Maryland in Liber 4924, Folio 0275. 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.

Edward F. Kelly 3/20/01
Edward F. Kelly
Registered Property Line Surveyor #159



MORRIS & RITCHIE ASSOCIATES, INC.

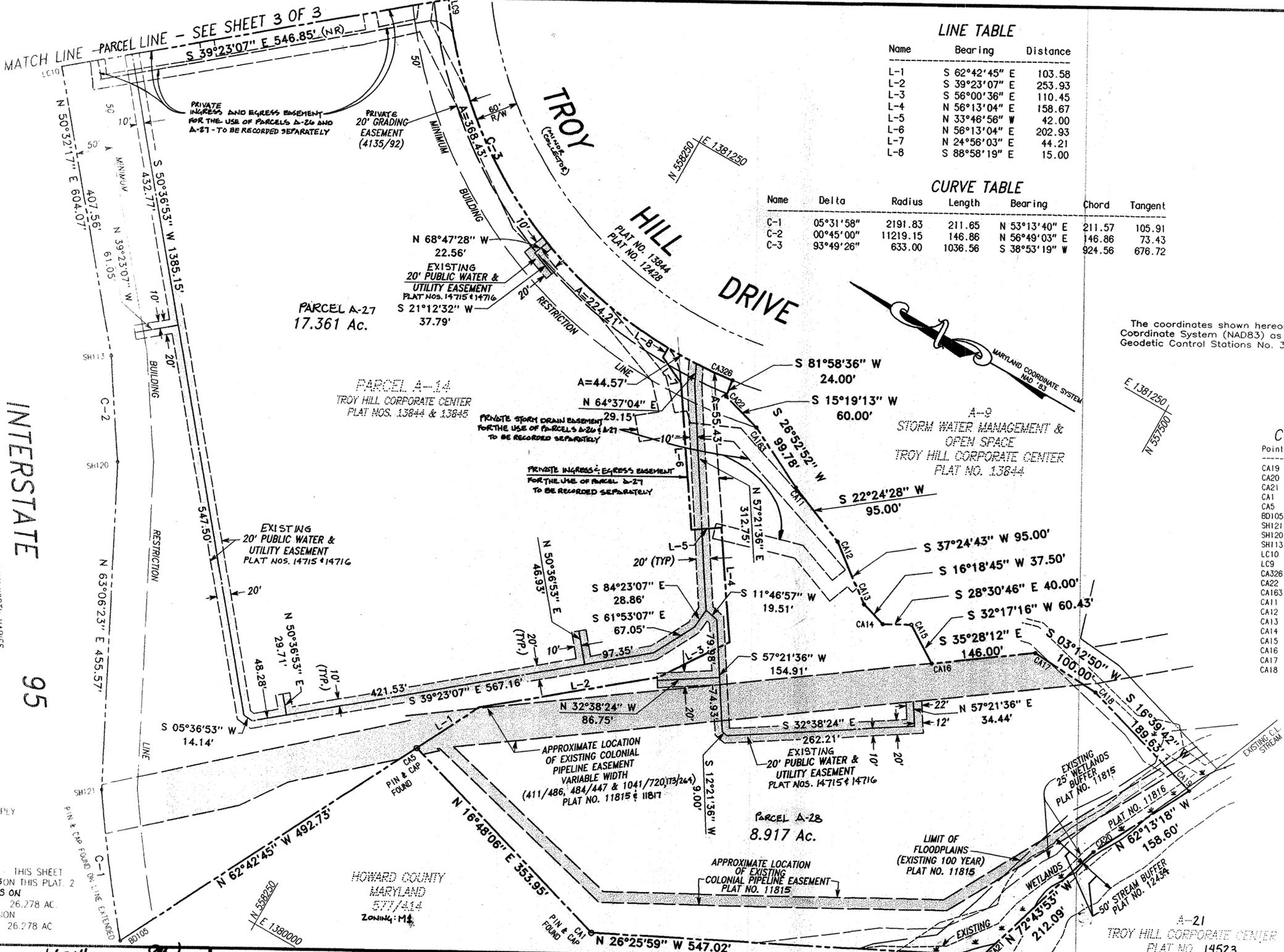
ENGINEERS, PLANNERS, SURVEYORS, AND LANDSCAPE ARCHITECTS

3445-A Box Hill Corporate Center Drive
Abingdon, Maryland 21009
Phone: 410-515-9000
Fax: 410-515-9002

FINAL PLAT - PARCELS A-26, A-27 & A-28
TROY HILL CORPORATE CENTER
RESUBDIVISION OF PARCEL A-14
PLATS 13844, 13845 & 13846
SHEET 1 OF 3
ZONING: M-1

TAX MAP 37 GRID 11 PARCEL 135
FIRST ELECTION DISTRICT - HOWARD COUNTY, MARYLAND
SDP 01-10, S-90-05, P-90-23, F-91-24, F-96-136, WP-96-91

SCALE: N/A. DATE: 3/20/01 DRAWN BY: JWH REVIEW BY: EFK JOB NO: 11354



LINE TABLE

Name	Bearing	Distance
L-1	S 62°42'45" E	103.58
L-2	S 39°23'07" E	253.93
L-3	S 56°00'36" E	110.45
L-4	N 56°13'04" E	158.67
L-5	N 33°46'56" W	42.00
L-6	N 56°13'04" E	202.93
L-7	N 24°56'03" E	44.21
L-8	S 88°58'19" E	15.00

CURVE TABLE

Name	Delta	Radius	Length	Bearing	Chord	Tangent
C-1	05°31'58"	2191.83	211.65	N 53°13'40" E	211.57	105.91
C-2	00°45'00"	11219.15	146.86	N 56°49'03" E	146.86	73.43
C-3	93°49'26"	633.00	1036.56	S 38°53'19" W	924.56	676.72

The coordinates shown hereon are based on the Maryland Coordinate System (NAD83) as projected by Howard County Geodetic Control Stations No. 38D5 and 38D6.

COORDINATE TABLE

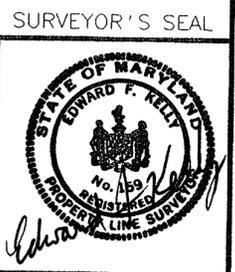
Point	Northing	Easting
CA19	557210.0369	1380808.9249
CA20	557283.9512	1380668.6061
CA21	557346.9098	1380466.0771
CA1	557836.7395	1380222.5724
CA5	558175.5828	1380324.8858
BD105	558401.4781	1379886.9876
SH121	558528.1309	1380056.4600
SH120	558734.2013	1380462.7598
SH113	558814.5777	1380585.6892
LC10	559073.8088	1380900.3233
LC9	558650.9522	1381247.3164
CA326	558046.1719	1380956.5604
CA22	558042.8221	1380962.7954
CA163	557984.9543	1380946.9426
CA11	557895.9594	1380901.8299
CA12	557808.1326	1380885.6185
CA13	557732.6755	1380807.9000
CA14	557696.6851	1380797.3673
CA15	557661.5368	1380816.4615
CA16	557610.4491	1380784.1804
CA17	557491.5441	1380868.9008
CA18	557391.7015	1380863.2944

RIGHT OF WAY WIDTH VARIES
SEE PLAT NOS. 13843 & 13844
35150, 33801, 23005, 23006, 13007

SEE SHEET 1 OF 3 FOR
ADDITIONAL NOTES THAT APPLY
TO THIS SUBDIVISION

- TABULATION OF FINAL PLAT - THIS SHEET
- TOTAL NUMBER OF PARCELS ON THIS PLAT: 2
 - TOTAL AREA OF PARCELS ON THIS PLAT: 26.278 AC.
 - TOTAL AREA OF SUBDIVISION TO BE RECORDED: 26.278 AC.

HOWARD COUNTY
MARYLAND
577/414
ZONING: M-1



RECORDED AS PLAT NO. **1474**
ON **4/9/01** IN THE
LAND RECORDS OF HOWARD COUNTY, MD

APPROVED: FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEMS, IN CONFORMANCE WITH THE MASTER PLAN OF WATER AND SEWERAGE FOR HOWARD COUNTY
Diana L. Metzger 4-6-01
HOWARD COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPT. OF PLANNING AND ZONING
Chad Decker 4/6/01
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

APPROVED: HOWARD COUNTY DEPT. OF PLANNING AND ZONING
James S. Rutter 4/9/01
DIRECTOR DATE

OWNER'S DEDICATION

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PROLOGIS DEVELOPMENT SERVICES INCORPORATED
By: *Ed Nekritz* 3-21-01
Ed Nekritz, Senior Vice President Date
Witness: *Andrea Kamp* 3-21-01
Andrea Kamp Date

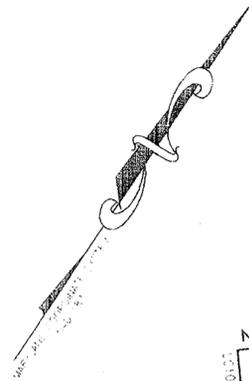
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Edward F. Kelly 3/23/01
Edward F. Kelly Date
Registered Professional Surveyor #159

MRA
MORRIS & RITCHIE ASSOCIATES, INC.
ENGINEERS, ARCHITECTS, PLANNERS, SURVEYORS & LANDSCAPE ARCHITECTS
3445-A Box Hill Corporate Center Drive
Abingdon, Maryland 21009
Phone: 410-515-9000
Fax: 410-515-9002

FINAL PLAT - PARCELS A-26, A-27 & A-28
TROY HILL CORPORATE CENTER
RESUBDIVISION OF PARCEL A-14
PLATS 13844, 13845 & 13846
SHEET 2 OF 3
ZONING: M-1
TAX MAP 37 GRID 11 PARCEL 135
FIRST ELECTION DISTRICT - HOWARD COUNTY, MARYLAND
SDP 01-10, S-90-05, P-90-23, F-91-24, F-96-136, WP-96-91
SCALE: 1"=100' DATE: 3/20/01 DRAWN BY: JWH REVIEW BY: EFK JOB NO: 11354

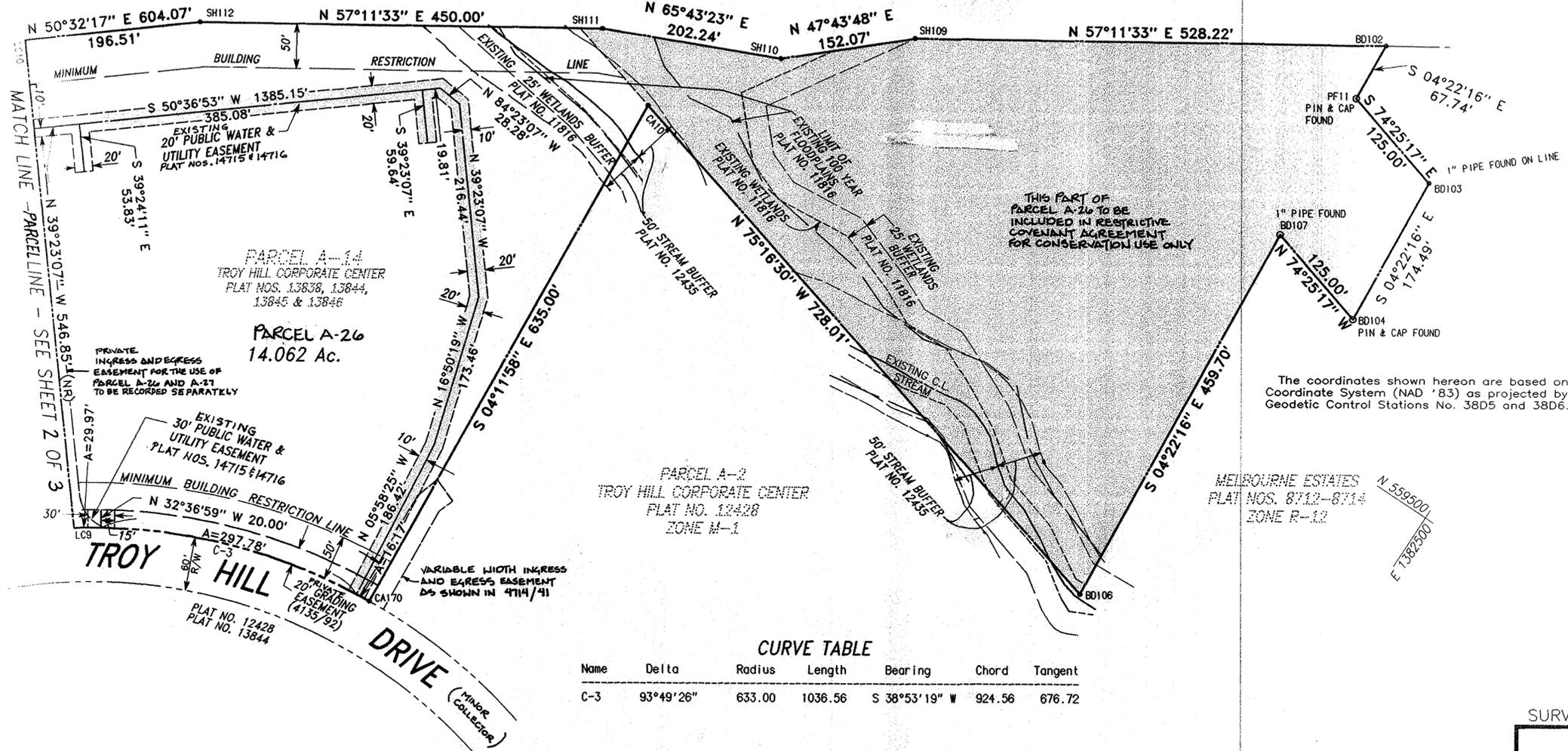


INTERSTATE 95

RIGHT OF WAY WIDTH VARIES
SRC PLAT NOS. 35833 & 35150
36919, 33501, 23005, 23006, 23007

COORDINATE TABLE

Point	Northing	Easting
LC9	558650.9522	1381247.3164
LC10	559073.6086	1380900.3233
SH112	559198.5043	1381052.0385
SH111	559442.3232	1381430.2611
SH110	559525.4724	1381614.6146
SH108	559621.7577	1381727.1433
BD102	559913.9579	1382171.1095
PF11	559846.4149	1382176.2722
BD103	559912.8446	1382296.6800
BD104	559638.6633	1382309.9783
BD107	559672.4353	1382189.5706
BD106	559274.0723	1382224.6066
CA10	559399.1179	1381520.5094
CA170	558769.8239	1381567.0094
LC9	558650.9522	1381247.3164



The coordinates shown hereon are based on the Maryland Coordinate System (NAD '83) as projected by Howard County Geodetic Control Stations No. 38D5 and 38D6.

CURVE TABLE

Name	Delta	Radius	Length	Bearing	Chord	Tangent
C-3	93°49'26"	633.00	1036.56	S 38°53'19" W	924.56	676.72

SURVEYOR'S SEAL



- TABULATION OF FINAL PLAT - THIS SHEET
- TOTAL NUMBER OF PARCELS ON THIS PLAT: 1
 - TOTAL AREA OF PARCELS ON THIS PLAT: 14.062 AC.
 - TOTAL AREA OF SUBDIVISION TO BE RECORDED: 14.062 AC.

SEE SHEET 1 OF 3 FOR ADDITIONAL NOTES THAT APPLY TO THIS SUBDIVISION

RECORDED AS PLAT No. 14742 rw
ON 4/10/01 IN THE
LAND RECORDS OF HOWARD COUNTY, MD.

APPROVED: FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEMS, IN CONFORMANCE WITH THE MASTER PLAN OF WATER AND SEWERAGE FOR HOWARD COUNTY
Rian L. Moten 4-6-01
HOWARD COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPT. OF PLANNING AND ZONING
Ed Nekritz 4/10/01
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

APPROVED: HOWARD COUNTY DEPT. OF PLANNING AND ZONING
James S. Rutter 4/9/01
DIRECTOR DATE

OWNER'S DEDICATION

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PROLOGIS DEVELOPMENT SERVICES INCORPORATED

By: *Ed Nekritz* 3-21-01
Ed Nekritz, Senior Vice President Date

Andrea Kemp 3-21-01
Witness Date

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Edward F. Kelly 3/23/01
Edward F. Kelly Date
Registered Property Line Surveyor #159

MORRIS & RITCHIE ASSOCIATES, INC.

ENGINEERS, ARCHITECTS, PLANNERS, SURVEYORS & LANDSCAPE ARCHITECTS

3445-A Box Hill Corporate Center Drive
Abingdon, Maryland 21009
Phone: 410-515-9000
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FINAL PLAT - PARCELS A-26, A-27 & A-28

TROY HILL CORPORATE CENTER

RESUBDIVISION OF PARCEL A-14
PLATS 13844, 13845 & 13846
SHEET 3 OF 3
ZONING: M-1

TAX MAP 37 GRID 11 PARCEL 135
FIRST ELECTION DISTRICT - HOWARD COUNTY, MARYLAND
SDP 01-10, S-90-05, P-90-23, F-91-24, F-96-136, WP-96-91

SCALE: 1"=100' DATE: 3/20/01 DRAWN BY: JWH REVIEW BY: EFK JOB NO: 11354

F-01-157