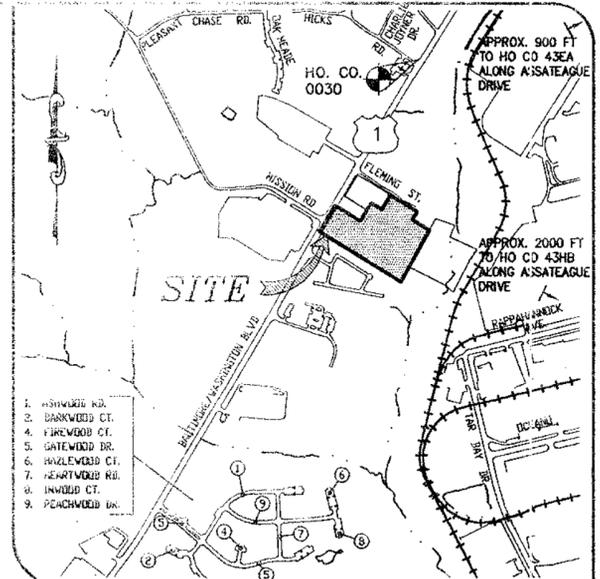


COORDINATE LIST		
NO.	NORTH	EAST
1	544,469.791	1,370,804.626
2	544,508.383	1,370,741.571
3	544,724.895	1,370,870.048
4	544,685.607	1,370,933.641
5	544,593.804	1,371,082.238
6	544,743.668	1,371,172.971
7	544,689.684	1,371,262.581
8	544,795.899	1,371,326.568
9	544,816.488	1,371,321.460
10	544,682.320	1,371,544.169
11	544,661.731	1,371,549.277
12	544,606.056	1,371,515.736
13	544,519.822	1,371,658.879
14	544,309.779	1,371,541.972
15	544,092.864	1,371,420.483

FOREST CONSERVATION EASEMENTS			
LINE	BEARING & DISTANCE	LINE	BEARING & DISTANCE
F1	S38°43'25"E 31.04'	F16	S75°56'41"W 23.07'
F2	S38°19'29"E 36.25'	F17	N87°43'14"W 87.31'
F3	S47°45'34"E 41.42'	F18	N75°23'15"W 48.80'
F4	S59°51'17"E 54.60'	F19	N60°38'02"W 27.18'
F5	S70°58'46"E 25.96'	F20	N48°52'45"W 27.89'
F6	N87°24'52"E 18.23'	F21	N64°02'53"W 17.74'
F7	S74°00'54"E 15.06'	F22	N51°33'13"W 16.58'
F8	N77°16'09"E 27.41'	F23	N44°17'12"W 58.42'
F9	N88°06'07"E 19.30'	F24	N31°33'23"W 13.90'
F10	S86°29'11"E 11.99'	F25	N60°46'41"W 117.07'
F11	S26°15'51"W 43.71'	F26	S30°47'27"W 68.71'
F12	N78°45'11"E 62.98'	F27	S58°56'02"E 11.68'
F13	S02°34'56"E 58.79'	F28	N31°03'58"E 41.89'
F14	N70°13'35"W 31.76'	F29	N33°38'23"E 106.38'
F15	S87°10'49"W 64.11'		

EASEMENT LINE TABLE			
LINE	BEARING & DISTANCE	LINE	BEARING & DISTANCE
L1	S59°11'14"E 196.90'	L11	S75°48'46"W 27.75'
L2	N30°48'46"E 188.70'	L12	S30°48'46"W 177.50'
L3	N75°48'46"E 44.32'	L13	S59°11'14"E 8.50'
L4	S59°11'14"E 97.75'	L14	S30°48'46"W 2.91'
L5	N30°48'46"E 3.65'	L15	S59°11'14"E 419.30'
L6	S59°11'14"E 10.00'	L16	S14°11'14"E 69.49'
L7	N30°48'46"E 3.65'	L17	N75°48'46"E 8.79'
L8	S59°11'14"E 9.96'	L18	S14°11'14"E 10.00'
L9	S30°48'46"W 20.00'	L19	S75°48'46"W 8.79'
L10	N59°11'14"W 109.42'	L20	S14°11'14"E 12.92'
L11	S75°48'46"W 27.75'	L21	S59°11'14"E 10.85'
L12	S30°48'46"W 177.50'	L22	N59°11'14"W 19.68'
L13	S59°11'14"E 8.50'	L23	N14°11'14"W 92.41'
L14	S30°48'46"W 2.91'	L24	N59°11'14"W 636.44'
L15	S59°11'14"E 419.30'		

CURVE TABLE					
CURVE	RADIUS	LENGTH	TANGENT	DELTA	CHORD
C1	15.00'	23.56'	15.00'	90°00'00"	N13°56'02"W 21.21'
C2	15.00'	23.56'	15.00'	90°00'00"	S13°56'02"E 21.21'



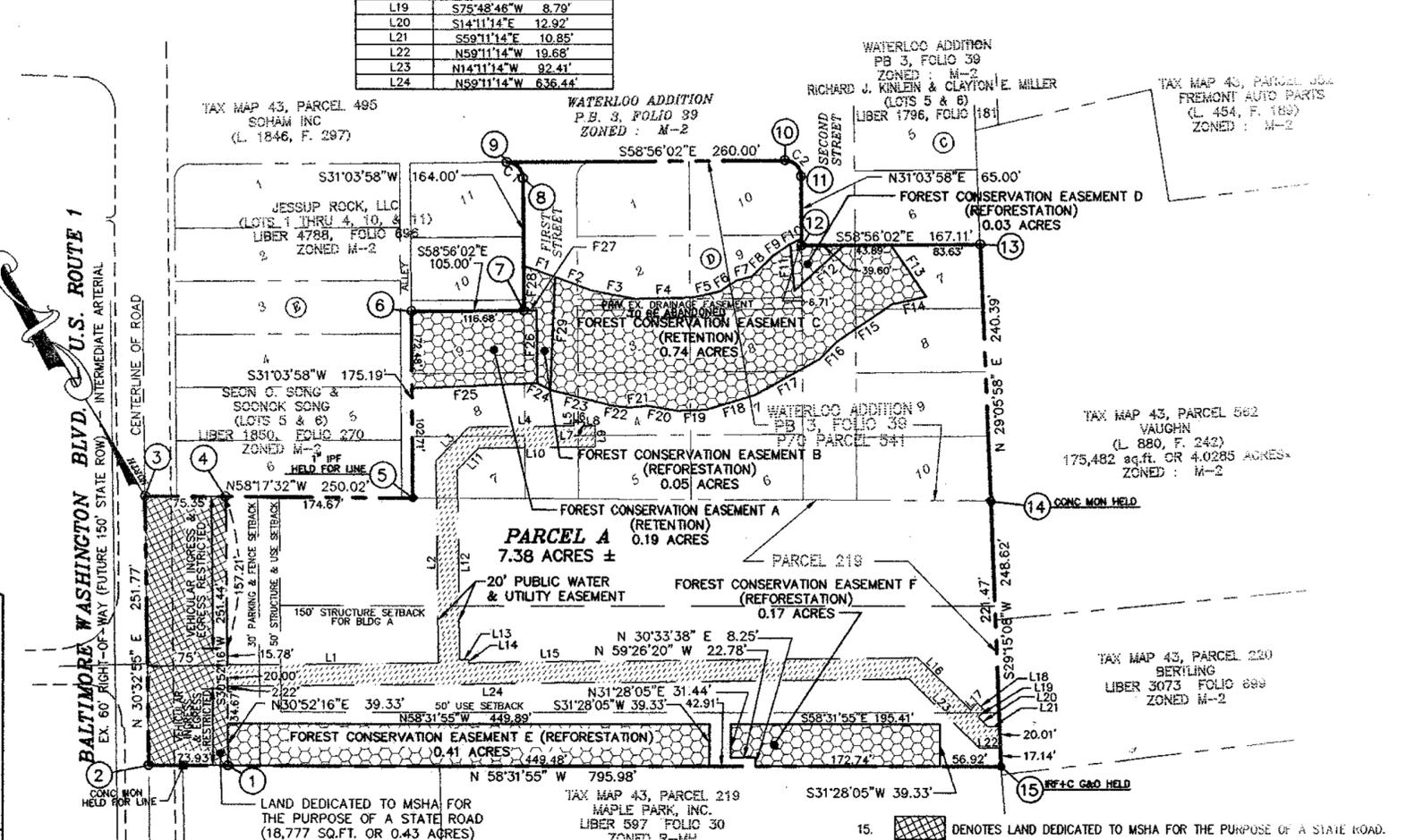
VICINITY MAP
SCALE: 1"=1000'

GENERAL NOTES:

- SUBJECT PROPERTY ZONED M-2 PER THE 10/18/93 COMPREHENSIVE ZONING PLAN.
- HORIZONTAL AND VERTICAL DATUMS BASED ON (NAD'83) MARYLAND STATE COORDINATE SYSTEM AS PROJECTED BY HOWARD COUNTY GEODETIC CONTROL STATIONS:

STA. No. 0030	N 545,924.889	ELEV. 217.50
STA. No. 43EA	E 1,371,561.666	ELEV. 242.88
STA. No. 43HB	E 1,373,621.745	ELEV. 252.31
	N 543,166.776	E 1,374,425.020
- THIS PLAT IS BASED ON A FIELD RUN MONUMENTED BOUNDARY SURVEY PERFORMED ON OR ABOUT MAY 1999 BY MILDENBERG, BOENDER & ASSOCIATES, INC.
- DENOTES AN IRON PIPE FOUND.
■ DENOTES AN ANGULAR BREAK.
○ DENOTES AN ANGULAR BREAK.
- THE FOREST CONSERVATION EASEMENTS HAVE BEEN ESTABLISHED TO FULFILL A PORTION OF THE REQUIREMENTS FOR SDP-02-06, ROUTE ONE BUSINESS PARK, WITH RESPECT TO SECTION 16.1200 OF THE HOWARD COUNTY 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.
- THE FOREST CONSERVATION REQUIREMENTS PER SECTION 16.1202 OF THE HOWARD COUNTY CODE FOR FOREST CONSERVATION HAVE BEEN MET UNDER SDP-02-06 BY RETENTION OF 0.93 ACRES OF FOREST, REFORESTATION OF 0.66 ACRES, AND PAYMENT OF A FEE-IN-LIEU OF REFORESTATION FOR 0.64 ACRES (27,878.4 SQ. FT.) IN THE AMOUNT OF \$13,939.20. FINANCIAL SURETY FOR THE ON-SITE RETENTION (0.93 ACRES OR 40,510.8 SQ. FT. IN THE AMOUNT OF \$8,102.16) AND REFORESTATION (0.54 ACRES OR 23,522.4 SQ. FT. IN THE AMOUNT OF \$11,761.20) HAS BEEN POSTED AS PART OF THE DEVELOPERS AGREEMENT FOR SDP-02-06 IN THE AMOUNT OF \$19,863.36. FOREST CONSERVATION CREDIT FOR 5,200 SQ. FT. (IF LANDSCAPING HAS BEEN TAKEN FOR 13 SHADE TREES AS SHOWN ON FOREST CONSERVATION PLAN UNDER SDP-02-06. THESE TREES ARE TO BE PLANTED AS PART OF THE LANDSCAPING REQUIREMENTS.

OWNER/DEVELOPER
JESSUP ROCK, LLC
C/O ROCK REALTY, INC.
25 MAIN STREET
REISTERTOWN, MARYLAND 21136
(410) 526-4030



THE REQUIREMENTS OF 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.

John E. Mildenberg 4/18/02
DATE
Mark Levy 4/21/02
DATE

JOHN E. MILDENBERG, SURVEYOR
MARK LEVY, JESSUP ROCK, LLC, OWNER

AREA TABULATION (THIS SHEET)

NUMBER OF BUILDABLE LOTS	0
NUMBER OF BULK PARCELS	1
NUMBER OF OPEN SPACE LOTS	0
NUMBER OF LOTS OR PARCELS	1
AREA OF BUILDABLE LOTS	0 AC
AREA OF BULK PARCELS	7.38 AC ±
AREA OF OPEN SPACE LOTS	0 AC
AREA OF RECREATIONAL OPEN SPACE	0 AC
AREA OF 100 YEAR FLOODPLAIN	0 AC
AREA OF ROADWAY	0.43 AC ±
AREA	7.81 AC ±

25. ON MAY 10, 2001 UNDER BA-00-05V, A VARIANCE TO SECTION 123.D.2.c HAS BEEN GRANTED TO REDUCE THE REQUIRED STRUCTURE AND USE SETBACK FROM RESIDENTIAL DISTRICTS FROM 150' TO 50' FOR THE PARKING AREAS AND FROM 150' TO 120' FOR BUILDING B. THIS VARIANCE ALSO REQUIRED A 6-FOOT LANDSCAPED BERM TO BUFFER BETWEEN THE PARKING AND THE ADJACENT MOBILE HOME PARK.

26. THERE IS AN EXISTING PERPETUAL PARKING, ACCESS, AND USE EASEMENT FOR BUILDINGS A & B ACROSS PARCEL 219 AND PARCEL 541, BLOCK C, LOTS 8 THRU 10, BLOCK D, LOTS 4 THRU 7, AND BLOCK E, LOTS 7 AND 8 (NOW KNOWN AS PARCEL A), RECORDED AMONG THE LAND RECORDS AT LIBER 6126, FOLIO 339. THIS RECORD ALSO ALLOWS ACCESS TO ROUTE ONE ACROSS PARCEL A FOR PARCEL 220.

27. DEVELOPER RESERVES UNTO ITSELF, ITS SUCCESSORS AND ASSIGNS, ALL EASEMENTS SHOWN ON THIS PLAT FOR WATER, SEWER, STORM DRAINAGE, AND OTHER PUBLIC UTILITIES AND FOREST CONSERVATION (DESIGNATED AS "FOREST CONSERVATION EASEMENT"), LOCATED IN, ON, OVER AND THROUGH PARCEL A, ANY CONVEYANCE OF AFORESAID PARCEL SHALL BE SUBJECT TO THE EASEMENTS HEREIN RESERVED, WHETHER OR NOT EXPRESSLY STATED IN THE DEED(S) CONVEYING SAID PARCEL. DEVELOPER SHALL EXECUTE AND DELIVER DEEDS FOR THE EASEMENTS HEREIN RESERVED TO HOWARD COUNTY WITH A METES AND BOUNDS DESCRIPTION OF THE FOREST CONSERVATION EASEMENT. UPON COMPLETION OF THE PUBLIC UTILITIES AND THEIR ACCEPTANCE BY HOWARD COUNTY, AND IN THE CASE OF THE FOREST CONSERVATION EASEMENT, UPON COMPLETION OF THE DEVELOPER'S OBLIGATIONS UNDER THE FOREST CONSERVATION INSTALLATION AND MAINTENANCE AGREEMENT EXECUTED BY THE DEVELOPER AND THE COUNTY, AND THE RELEASE OF THE DEVELOPER'S SURETY POSTED WITH SAID AGREEMENT, THE COUNTY SHALL ACCEPT THE EASEMENTS AND RECORD THE DEED(S) OF THE EASEMENT IN THE LAND RECORDS OF HOWARD COUNTY.

28. THE PURPOSE OF THIS PLAT IS TO ADD FOREST CONSERVATION EASEMENTS, TO ADD A PUBLIC WATER & UTILITY EASEMENT, TO DEDICATE ROAD RIGHT-OF-WAY TO SHA TO CONSOLIDATE LOTS, TO ABANDON PORTIONS OF PAPER STREETS FIRST AND SECOND ST. AND TO ABANDON EX. PRIVATE DRAINAGE EASEMENT.

15. [Symbol] DENOTES LAND DEDICATED TO MSHA FOR THE PURPOSE OF A STATE ROAD.
16. [Symbol] DENOTES A PUBLIC WATER & UTILITY EASEMENT.
17. [Symbol] DENOTES A FOREST CONSERVATION EASEMENT (RETENTION & REFORESTATION).
18. STORMWATER MANAGEMENT QUANTITY CONTROL IS TO BE PROVIDED PER SDP-02-06 VIA AN UNDERGROUND FACILITY. WATER QUALITY WILL BE PROVIDED VIA UNDERGROUND INFILTRATION. FACILITIES ARE TO BE PRIVATELY OWNED & MAINTAINED.
19. WATER AND SEWER SERVICE TO THIS SITE WILL BE GRANTED UNDER THE PROVISIONS OF SECTION 18.122.B OF THE HOWARD COUNTY CODE.
20. PUBLIC WATER AND SEWAGE ALLOCATION IS TO BE GIVEN UPON APPROVAL OF THE CONSTRUCTION PLANS FOR THE SERVICE EXTENSIONS.
21. LANDSCAPING FOR THIS SITE IS PROVIDED IN ACCORDANCE WITH A CERTIFIED LANDSCAPE PLAN ON FILE WITH SDP-02-06 IN ACCORDANCE WITH SECTION 16.1204 OF THE HOWARD COUNTY CODE AND THE LANDSCAPE MANUAL. FINANCIAL SURETY FOR THE REQUIRED LANDSCAPING HAS BEEN POSTED AS PART OF THE DPW DEVELOPERS AGREEMENT WITH SDP-02-06 FOR THE REQUIRED LANDSCAPE PLANTINGS (54 SHADE TREES, 42 EVERGREENS, & 9 SHRUBS) IN THE AMOUNT OF \$22,620.00.
22. TRAFFIC IMPACT ANALYSIS PREPARED BY THE TRAFFIC GROUP ON JUNE 13, 2001, PER MSHA REQUIREMENTS, 15-FOOT ACCELERATION/DECELERATION LANES ARE REQUIRED ALONG THE PROPERTY FRONTAGE ON US ROUTE 1.

APPROVED: FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEMS
HOWARD COUNTY HEALTH DEPARTMENT

James Brantner 6/12/02
DATE
HOWARD COUNTY HEALTH OFFICER

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

Mark Levy 8/7/02
DATE
DIRECTOR

OWNER'S STATEMENT

JESSUP ROCK, LLC, OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON, 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 RIGHT-OF-WAYS 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 SPACE WHERE APPLICABLE, AND FOR GOOD AND OTHER 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, FLOODPLAINS, STORM DRAINAGE FACILITIES AND OPEN SPACE WHERE APPLICABLE, 3) THE RIGHT TO REQUIRE DEDICATION OF WATERWAY 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 ERRECTED ON OR OVER THE SAID EASEMENT AND RIGHTS-OF-WAY.

WITNESS MY HAND THIS 21ST DAY OF APRIL, 2002,

Mark Levy
MARK LEVY
JESSUP ROCK, LLC

Judy O'Jain
WITNESS

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT, THAT IT IS A SUBDIVISION OF THE LAND CONVEYED BY RENTAL TOOLS & EQUIPMENT CO., INC. TO JESSUP ROCK, LLC BY DEED DATED JUNE 9, 1999, AND RECORDED AMONG THE LAND RECORDS FOR HOWARD COUNTY IN LIBER 4788, FOLIO 0666, AND THAT ALL MONUMENTS ARE IN PLACE OR WILL BE IN PLACE PRIOR TO THE ACCEPTANCE OF THE STREETS IN THE SUBDIVISION BY HOWARD COUNTY AS SHOWN IN ACCORDANCE WITH THE ANNOTATED CODE OF MARYLAND AS AMENDED, AND THE BOUNDARY SURVEY IS IN ACCORDANCE WITH THE HOWARD COUNTY SUBDIVISION REGULATIONS.

John E. Mildenberg 4/18/02
DATE
JOHN E. MILDENBERG, S.S. 10718

RECORDED AS PLAT 15332 ON 8-9-02 AMONG THE LAND RECORDS OF HOWARD COUNTY, MD.

**ROUTE ONE BUSINESS PARK
PARCEL A**

SHEET 1 OF 1

TAX MAP 43
PARCEL NO. 219 & P/G 541
BLOCK 14

SIXTH ELECTION DISTRICT
HOWARD COUNTY, MARYLAND
EX. ZONING M-2

SCALE: 1" = 100'
DATE: APR 2002
DPZ FILE NOS.
BA-00-05V; SDF-02-06

**MILDENBERG,
BOENDER & ASSOC., INC.**
Engineers Planners Surveyors
5072 Dunsey Hall Drive, Suite 202, Ellicott City, Maryland 21042
(410) 997-6226 D.F. (410) 997-6521 Fax: (410) 997-6298 Fax

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