

CURVE TABLE

CURVE	LENGTH	RADIUS	TANGENT	CHORD	BEARING	DELTA
C1	39.27'	1845.95'	19.64'	39.27'	S 18°34'09" E	113°08"
C2	229.54'	970.00'	115.31'	229.01'	S 15°43'17" E	13°33'31"
C3	33.90'	188.61'	16.99'	33.85'	N 05°24'04" W	10°17'49"
C4	7.85'	5.00'	5.00'	7.07'	N 55°32'51" W	90°00'00"
C5	78.91'	218.61'	39.89'	78.48'	N 13°39'40" W	20°40'55"

COORDINATE LIST

POINT	NORTH	EAST
606	509765.005	852365.396
613	509370.885	852161.292
700	509447.168	852738.065
701	509495.558	852686.729
702	509525.775	852675.206
703	509628.777	852646.303
704	509683.451	852632.745
705	509785.145	852610.919
706	509808.021	852606.927
732	509790.599	852360.834
733	509833.631	852602.442
734	509409.943	852750.570
735	509294.460	852461.258
750	509591.324	852099.240
751	509190.663	852235.946
752	509285.390	852464.629
753	509606.775	852394.858

I FURTHER CERTIFY THAT 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.

Patrick McCuan 3/15/04
 PATRICK McCUAN, GENERAL PARTNER DATE
Thomas L. Frazier, Jr. 3/15/04
 THOMAS L. FRAZIER, JR. NO. 21097 DATE

TOTAL TABULATION THIS SUBMISSION	TOTALS
TOTAL NUMBER OF PARCELS TO BE RECORDED:	
BUILDABLE PARCELS	2
NON-BUILDABLE PARCELS	0
OPEN SPACE	0
PRESERVATION PARCELS	0
TOTAL AREA OF PARCELS TO BE RECORDED:	
BUILDABLE PARCELS	5.241 AC. ±
NON-BUILDABLE PARCELS	0
OPEN SPACE	0
PRESERVATION PARCELS	0
TOTAL AREA OF ROAD RIGHT-OF-WAY TO BE RECORDED INCLUDING WIDENING STRIPS:	0
TOTAL GROSS AREA OF SUBDIVISION TO BE RECORDED	5.241 AC. ±

OWNER

M.J.F. ASSOCIATES LIMITED PARTNERSHIP
 c/o PATRICK McCUAN
 THE K & M BUILDING
 SUITE #312
 5550 STERRETT PLACE
 COLUMBIA, MARYLAND 21044

Patton Harris Rust & Associates, pc
 Engineers. Surveyors. Planners. Landscape Architects.

PHRA 8818 Centre Park Drive
 Columbia, MD 21045
 T 410.997.8900
 F 410.997.9282

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

Penny Brantley 3-31-04
 HOWARD COUNTY HEALTH OFFICER MR DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING.

William Dammann 3/26/04
 CHIEF, DEVELOPMENT ENGINEERING DIVISION & DATE

Stephen Kelly 4/2/04
 DIRECTOR (ACTING) 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 PATRICK McCUAN AND JILL B. McCUAN, TRUSTEES, TO M.J.F. ASSOCIATES LIMITED PARTNERSHIP, TRUSTEES (NOW MJF ASSOCIATES, LLLP), BY DEED DATED MAY 10, 1985 AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER 1502 AT FOLIO 184 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.



Thomas L. Frazier, Jr. 3/15/04
 THOMAS L. FRAZIER, JR.
 PROFESSIONAL LAND SURVEYOR
 MD REGISTRATION NO. 21097 DATE

OWNER'S CERTIFICATE

M.J.F. ASSOCIATES LLLP, BY PATRICK McCUAN GENERAL PARTNER, OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY ADOPT THIS PLAN OF SUBDIVISION; AND IN CONSIDERATION OF THE APPROVAL OF THIS PLAT BY THE DEPARTMENT OF PLANNING AND ZONING ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES. ALL EASEMENTS OF (OR) RIGHTS-OF-WAY AFFECTING THE PROPERTY ARE INCLUDED IN THIS PLAN OF SUBDIVISION.

WITNESS MY/OUR HANDS THIS 15th DAY OF March 2004.

PURSUANT TO THE FIFTH AMENDMENT TO THE CERTIFICATE OF LIMITED PARTNERSHIP OF MJF ASSOCIATES LIMITED PARTNERSHIP, DATE JULY 7, 1997, THE NAME OF THE PARTNERSHIP IS NOW "MJF ASSOCIATES LLLP".

M.J.F. ASSOCIATES LLLP

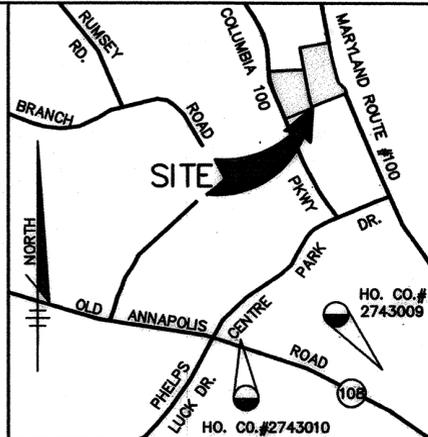
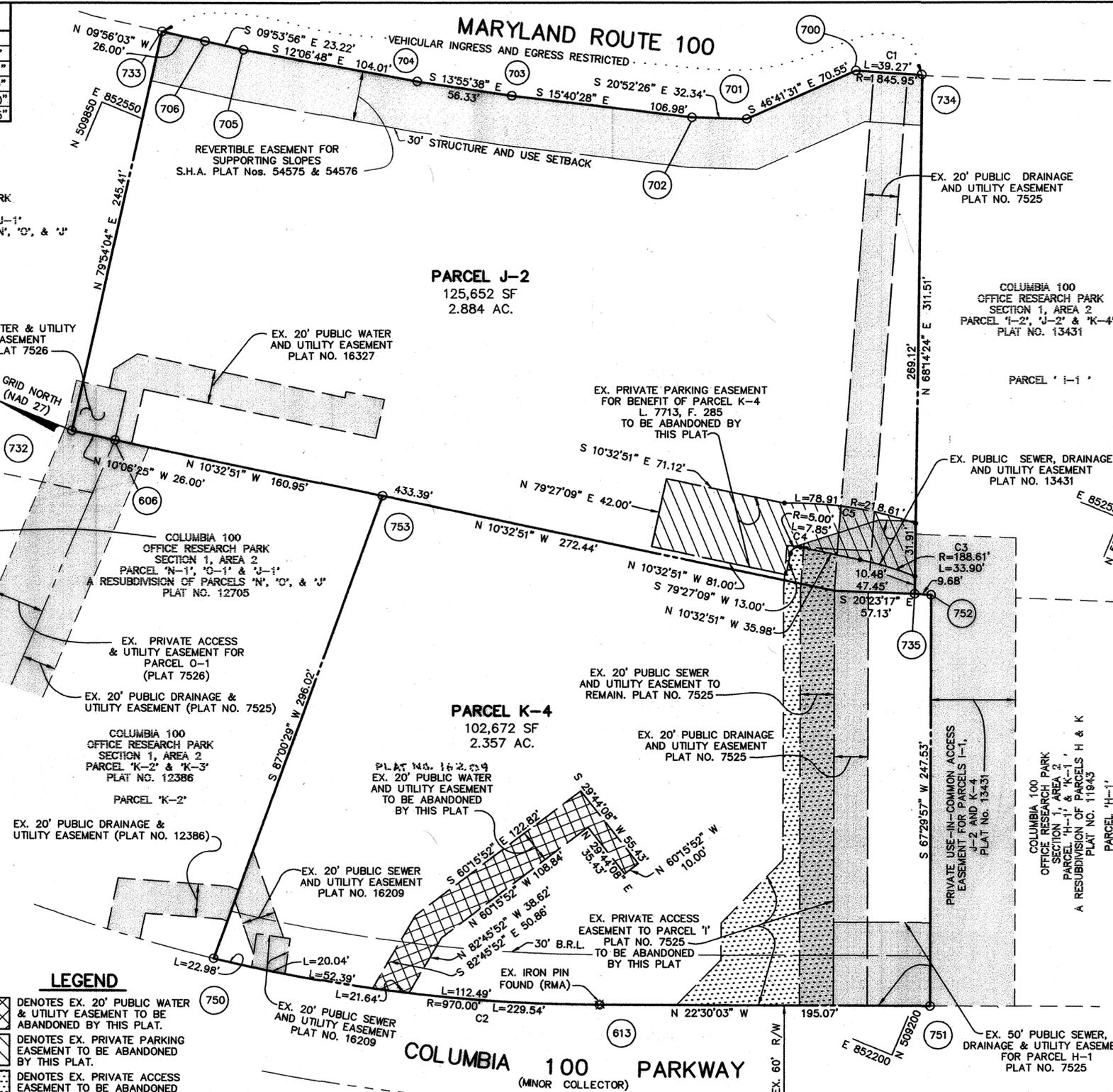
Patrick McCuan 3/15/04
 PATRICK McCUAN GENERAL PARTNER DATE
Christine A. Richards 3-15-04
 WITNESS DATE

PURPOSE STATEMENT

THE PURPOSE FOR THIS PLAT IS TO ABANDON EXISTING 20' PUBLIC WATER AND UTILITY EASEMENT ON PARCEL 'K-4', TO ABANDON EXISTING PRIVATE PARKING EASEMENT FOR BENEFIT OF PARCEL 'K-4' ON PARCEL 'J-2' AND TO ABANDON EXISTING PRIVATE ACCESS EASEMENT ON PARCELS 'K-4' AND 'J-2'.

RECORDED AS PLAT No. 10621
 ON 4/16/04
 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

REVISION PLAT
COLUMBIA 100
OFFICE RESEARCH PARK
 SECTION 1, AREA 2, PARCELS J-2 & K-4
 A SUBDIVISION TITLED "COLUMBIA 100, OFFICE RESEARCH PARK, SECTION 1, AREA 2, PARCEL J-2" AND RECORDED IN THE LAND RECORDS OF HOWARD COUNTY, MARYLAND AS PLAT No. 16327 AND "COLUMBIA 100, OFFICE RESEARCH PARK, SECTION 1, AREA 2, PARCELS J-2 AND K-4, AS RECORDED IN THE AFORESAID LAND RECORDS AS PLAT NO. 16209
 F-87-13, F-96-51, F-97-48, F-97-147, F-99-59, F-87-82, F-03-139 & F-04-63
 2ND ELECTION DISTRICT HOWARD COUNTY, MARYLAND
 TAX MAP NO. 30 PARCEL: P/O 406 ZONED: POR
 SCALE: 1" = 50' DATE: 03-16-04 SHEET: 1 OF 1
 11872/3-1/SURVEY/FINAL/001 PLAT.DWG



VICINITY MAP
 SCALE: 1" = 2000'

GENERAL NOTES

- ALL COORDINATES SHOWN HEREON ARE BASED ON NAD 27, THE MARYLAND COORDINATE SYSTEM AS PROJECT BY HOWARD COUNTY GEODETIC CONTROL STATIONS NO. 2743009 AND 2743010.
- SUBJECT PROPERTY IS ZONED P.O.R. AS PER THE 10-18-93 COMPREHENSIVE ZONING PLAN.
- THIS SUBDIVISION IS SUBJECT TO SECTION 18.122B OF THE HOWARD COUNTY CODE, PUBLIC WATER AND PUBLIC SEWER SERVICE HAS BEEN GRANTED UNDER THE TERMS AND PROVISIONS THEREOF, EFFECTIVE JULY 31, 1987 ON WHICH DATE DEVELOPERS AGREEMENT NO. 24-1588-D WAS FILED AND ACCEPTED.
- AREAS SHOWN ON THIS PLAT ARE MORE OR LESS, UNLESS SPECIFIED TO BE EXACT.
- THERE ARE NO WETLANDS OR 100 YEAR FLOODPLAIN LOCATED ON THESE PARCELS.
- THIS PLAT IS BASED ON A FIELD RUN MONUMENTED BOUNDARY SURVEY PERFORMED PRIOR TO 1982 BY RIEMER - TRACY AND ASSOCIATES, INC.
- STORMWATER MANAGEMENT IS PROVIDED UNDER F-87-13.
- SECTION 16.1202 (B) (1) (iii) STATES THAT FINAL PLANS AND MASS GRADING PLANS RECORDED PRIOR TO THE FOREST CONSERVATION ACT, ARE EXEMPT FROM FOREST CONSERVATION REQUIREMENTS. THE MASS GRADING PLAN WAS DONE UNDER CP-86-57.
- PUBLIC WATER AND SEWAGE ALLOCATION WILL BE GRANTED AT THE TIME OF ISSUANCE OF THE BUILDING PERMIT IF CAPACITY IS AVAILABLE AT THAT TIME.
- DEVELOPER RESERVES UNTO ITSELF, ITS SUCCESSORS AND ASSIGNS, ALL EASEMENTS SHOWN ON THIS PLAN FOR WATER, SEWER, STORM DRAINAGE AND OTHER PUBLIC UTILITIES, LOCATED IN, ON, OVER AND THROUGH PARCELS, ANY CONVEYANCES OF THE AFORESAID PARCELS SHALL BE SUBJECT TO THE EASEMENTS HEREIN RESERVED, WHETHER OR NOT EXPRESSLY STATED IN THE DEED(S) 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, AND THE RELEASE OF DEVELOPER'S SURETY POSTED WITH SAID AGREEMENT. THE COUNTY SHALL ACCEPT THE EASEMENTS AND RECORD THE DEED(S) OF EASEMENT IN THE LAND RECORDS OF HOWARD COUNTY.
- ACCESS TO PARCEL J-2 IS OBTAINED VIA PRIVATE USE-IN-COMMON ACCESS EASEMENT OVER PARCELS I-1 AND H-1.
- THERE ARE NO VISIBLE SIGNS OF ANY BURIAL GROUNDS ON THIS SITE.
- WE ARE ABANDONING THE EXISTING PARKING EASEMENT ON PARCEL J-2 BECAUSE OF A NEW SHARED PARKING AGREEMENT BETWEEN PARCELS J-2 AND K-4 THAT WAS RECORDED ON MARCH 10, 2004 AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER 8138 AT FOLIO 350.