

**GENERAL NOTES**

- ☐ DENOTES 4" X 4" X 4" CONCRETE MONUMENT TO BE SET.  
 ○ DENOTES 3/8" X 30" PIPE OR STEEL MARKER TO BE SET.  
 ○ DENOTES STONE FOUND.  
 ○ DENOTES IRON PIPE FOUND.
- COORDINATES SHOWN HEREON ARE BASED ON NAD '83, MARYLAND COORDINATE SYSTEM AS PROJECTED BY HOWARD COUNTY GEODETIC CONTROL STATIONS No. 41EC AND No. 41FA.
- THIS PLAT IS BASED ON A FIELD RUN MONUMENTED BOUNDARY SURVEY PERFORMED ON OR ABOUT JUNE 25, 1996, BY DMW (DAFT MCCUNE WALKER, INC.)
- SUBJECT PROPERTY ZONED PEC PER 2/2/04 COMPREHENSIVE ZONING PLAN.
- BRL INDICATES BUILDING RESTRICTION LINE.
- ALL AREAS ON THIS PLAT ARE "MORE OR LESS".
- THERE ARE NO WETLANDS ON PARCELS C-2, C-4, C-6 AND C-7.
- THERE ARE NO KNOWN CEMETERIES OR GRAVE SITES ON PARCELS C-2, C-4, C-6 OR C-7.
- THIS PLAN IS SUBJECT TO THE FOLLOWING WAIVERS AND SUBMITTALS TO THE HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING: BA 96-31E, PB 190, VP 86-64, WP-91-93, ZB 802 AND 767 FDP #1, S77-88-197, SDP-89-88, F-98-45, SDP-99-92, SDP-98-11, F-99-191, F-00-94, S-86-47, SD 04-012, F-04-31
- WP-97-21: SECTION 16.15(o)(1)(i) REQUIRING A SITE DEVELOPMENT PLAN FOR A NON-RESIDENTIAL DEVELOPMENT APPROVED ON SEPTEMBER 9, 1998.  
 WF-96-37: SECTION 16.12(e) REQUIRING AN OPEN SPACE LOT TO HAVE 40 FEET OF FRONTAGE ON A PUBLIC ROAD APPROVED ON NOVEMBER 18, 1997.
- THE DEVELOPER RESERVES UNTO ITSELF, ITS SUCCESSORS AND ASSIGNS, ALL EASEMENTS SHOWN ON THIS PLAT FOR WATER SEWER, STORM DRAINAGE AND OTHER PUBLIC UTILITIES LOCATED IN, ON, OVER AND THROUGH LOTS/PARCELS. ANY CONVEYANCES OF THE AFORESAID LOTS/PARCELS SHALL BE SUBJECT TO THE EASEMENTS HEREIN RESERVED. EITHER OR NOT EXPRESSLY STATED IN THE DEED(S) CONVEYING SAID LOT(S)/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 IN THE CASE OF FOREST CONSERVATION EASEMENT(S), UPON COMPLETION OF THE DEVELOPER'S OBLIGATION UNDER THE FOREST CONSERVATION INSTALLATION AND MAINTENANCE AGREEMENT EXECUTED BY THE DEVELOPER AND THE COUNTY, AND THE RELEASE OF DEVELOPER'S SURETY POSTED WITH SAID AGREEMENT. THE COUNTY SHALL ACCEPT THE EASEMENTS AND RECORD THE DEED(S) OF EASEMENTS IN THE LAND RECORDS OF HOWARD COUNTY.
- THE FOREST CONSERVATION EASEMENTS WERE ESTABLISHED BY SDP-98-011 TO FULFILL THE REQUIREMENTS OF SECTION 16.1200 OF THE HOWARD COUNTY CODE AND FOREST CONSERVATION ACT.
- STORM WATER MANAGEMENT QUALITY AND QUANTITY IS PROVIDED BY A REGIONAL FACILITY ON PARCEL F-1 AS APPROVED ON SDP-98-011.
- THE ARTICLES OF INCORPORATION FOR THE MONTPELIER OWNERS ASSOCIATION WERE ACCEPTED ON JUNE 24, 1998 BY THE STATE OF MARYLAND DEPARTMENT OF ASSESSMENT AND TAXATION.
- THERE ARE NO EXISTING DWELLING/STRUCTURE(S) LOCATED ON PARCELS C-2, C-4, C-6 OR C-7.
- PARCEL C-7 IS TO BE USED AS PRIVATE ACCESS TO PARCELS C-2, C-4, C-6. THERE ARE NO COMMERCIAL USES ON PARCEL C-7, FORMERLY PARCEL C-5.
- ON JUNE 30, 2003, UTILIZING ITS QUICK-TAKE AUTHORITY, THE MARYLAND STATE HIGHWAY ADMINISTRATION ACQUIRED FROM HOPKINS ROAD L.P. THE LAND PREVIOUSLY SHOWN AS RESERVED FOR FUTURE RIGHT-OF-WAY ON PLAT NUMBER 14261.

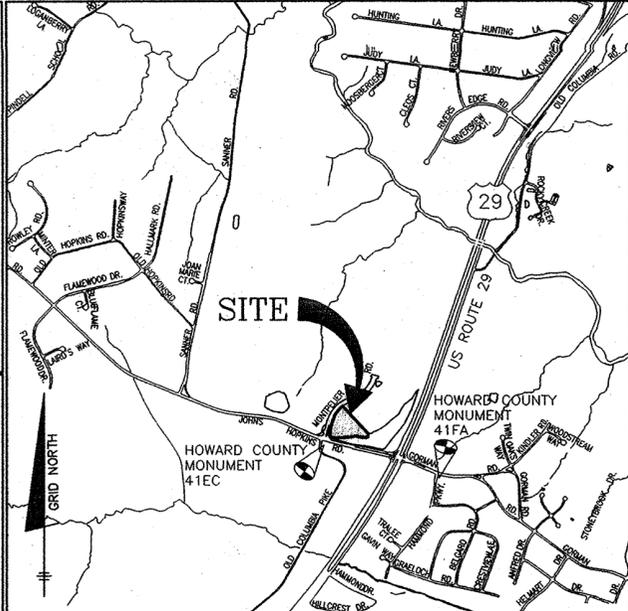
**LEGEND**

- ③ DESIGNATES COORDINATE
- C2 DESIGNATES CURVE
- EASEMENTS

**BENCH MARKS**

HO. CO. #41EC (NAD '83) ELEV. 430.329'  
 STANDARD DISC ON CONCRETE MONUMENT BEING 23' NORTH OF A TRAFFIC SIGNAL POLE, 5.6' SOUTH OF THE PC OF THE CURB AND 3.3' SOUTH OF CURB EB J. HOPKINS ROAD NEAR J. HOPKINS U APPLIED PHYSICS LAB.  
 N 543588.822' E 1342628.79'

HO. CO. #41FA (NAD '83) ELEV. 407.585'  
 STANDARD DISC ON CONCRETE MONUMENT BEING 8' EAST OF BGE POLE #555388, 13.3' SOUTH OF LEFT REAR CORNER OF INLET AND 2.7' NORTH OF THE EDGE OF HAMMOND PKWY.  
 N 543109.869' E 1344797.53'



**VICINITY MAP**

SCALE: 1"=2000'

**BLOWUP**

SCALE: 1"= 20'

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	879.93'	26.19'	13.09'	26.18'	N89°44'12"W	1°42'17"
C2	952.66'	65.16'	32.59'	65.14'	N83°12'06"W	3°55'08"
C3	46.00'	10.46'	5.25'	10.43'	N73°02'09"W	13°01'31"
C4	46.00'	26.78'	13.78'	26.40'	N49°0'55"W	33°21'25"
C5	57.53'	41.32'	21.60'	40.44'	N19°12'51"W	41°09'34"
C6	491.45'	321.00'	166.46'	315.33'	N32°40'42"E	37°25'29"

THE REQUIREMENTS § 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.

*David M. Harris* 06/22/04  
 DAVID M. HARRIS  
 REGISTERED PROFESSIONAL LAND SURVEYOR  
 MD. REGISTRATION NUMBER 10978  
 FOR BENCHMARK ENGINEERING, INC.  
 MD. REGISTRATION NUMBER 351

*John G. Kochen* 6/22/04  
 SIGNATURE OF OWNER  
 JACKSON G. KOCHEN  
 LOVELL PROPERTIES, INC.

**SURVEYOR**  
**BENCHMARK ENGINEERING, INC.**  
 8480 BALTIMORE NATIONAL PIKE, SUITE 418  
 ELLICOTT CITY, MARYLAND 21043  
 410-465-6105

**OWNER PARCELS C-2, C-4 AND C-5**  
**HOPKINS ROAD LIMITED PARTNERSHIP**  
 9200 RUMSEY RD SUITE 200  
 COLUMBIA, MD 21045  
 410-997-7222

**OWNER PARCEL C-3**  
**CASCADE MONTPELIER LLC**  
 10616 BEAVER DAM ROAD  
 COCKEYSVILLE, MD 21030

**COORDINATE CHART**

POINT	NORTHING	EASTING
1	544,256.24	1,342,856.51
2	543,781.00	1,343,282.42
3	543,720.13	1,343,280.35
4	543,714.08	1,343,227.20
5	543,717.16	1,343,164.99
6	543,722.88	1,343,144.57
7	543,728.59	1,343,118.80
8	543,731.37	1,343,099.03
9	543,719.88	1,342,970.03
10	543,707.57	1,342,853.95
11	543,706.72	1,342,776.38
12	543,772.80	1,342,642.04
13	543,837.10	1,342,654.21
14	543,838.55	1,342,648.39
15	543,976.19	1,342,682.62
16	543,990.82	1,342,686.26
17	543,734.61	1,342,655.35
18	543,717.60	1,342,675.54
19	543,714.66	1,342,686.59
20	543,708.84	1,342,750.20
21	543,706.72	1,342,776.38

**TOTAL TABULATION THIS SUBMISSION**

TOTAL NUMBER OF BUILDABLE PARCELS TO BE RECORDED	3
TOTAL AREA OF BUILDABLE PARCELS TO BE RECORDED	4.52 Ac. ±
TOTAL NUMBER OF PRIVATE RIGHT-OF-WAY PARCELS TO BE RECORDED	1
TOTAL AREA OF PRIVATE RIGHT-OF-WAY TO BE RECORDED	0.31 Ac. ±
TOTAL AREA OF 100-YEAR FLOODPLAIN AND 25% STEEP SLOPES TO BE RECORDED	0.00 Ac.
TOTAL AREA ROAD DEDICATION TO BE RECORDED	0 Ac.
INCLUDING WIDENING STRIPS	0 Ac.
TOTAL GROSS AREA OF SUBDIVISION TO BE RECORDED	4.83 Ac. ±

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

*Robert J. Weber* 7/23/04  
 HOWARD COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING.

*David M. Harris* 7/20/04  
 CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

*John G. Kochen* 7/29/04  
 DIRECTOR DATE

**SURVEYOR'S CERTIFICATE**

I HEREBY CERTIFY THAT, TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS PART OF THE LAND INCLUDED IN A DECLARATION OF MERGER AND CONFIRMATORY DEED BY HOPKINS ROAD LIMITED PARTNERSHIP MADE MARCH 21, 1998, AND RECORDED IN THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER 3691 AT FOLIO 505, A PORTION OF WHICH WAS TRANSFERRED TO CASCADE MONTPELIER LLC BY DEED DATED MARCH 30, 2004, AND RECORDED IN THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER B194 AT FOLIO 315 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 NOW AMENDED.

*David M. Harris* 06/22/04  
 DAVID M. HARRIS  
 REGISTERED PROFESSIONAL LAND SURVEYOR  
 MD. REGISTRATION NUMBER 10978  
 FOR BENCHMARK ENGINEERING, INC.  
 MD. REGISTRATION NUMBER 351

**OWNER'S DEDICATION**

WE, HOPKINS ROAD LIMITED PARTNERSHIP, A MARYLAND LIMITED PARTNERSHIP, OWNER OF PARCELS C-2, C-4 AND C-5 OF THE PROPERTY SHOWN HEREON, BY LOVELL PROPERTIES, INC., GENERAL AND MANAGING PARTNER, AND CASCADE MONTPELIER, LLC, OWNER OF PARCEL C-3, HEREBY ADOPT THIS PLAN OF SUBDIVISION AND IN CONSIDERATION OF APPROVAL OF THIS RESUBDIVISION PLAT BY THE DEPARTMENT OF PLANNING AND ZONING, ESTABLISH MINIMUM BUILDING RESTRICTIONS 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 EASEMENT AREAS SHOWN HEREON, (2) THE RIGHT TO REQUIRE DEDICATION FOR PUBLIC USE THE BEDS OF THE STREETS AND/OR ROADS, 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 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, WITNESS OUR HANDS THIS 22nd DAY OF JUNE, 2004.

*Thomas Gaines* 6/22/04  
 THOMAS GAINES, MANAGER  
 CASCADE MONTPELIER, LLC  
 DATE: 6/22/04

*John G. Kochen* 6/22/04  
 JACKSON G. KOCHEN  
 LOVELL PROPERTIES, INC.  
 DATE: 6/22/04

*Richard E. Hayward* 6/22/04  
 RICHARD E. HAYWARD  
 LOVELL PROPERTIES, INC.  
 DATE: 6/22/04

**OWNER'S DEDICATION**

THE SOLE AND ONLY PURPOSES OF THIS PLAT IS TO MODIFY THE PROPERTY LINE BETWEEN PARCELS C-3 AND C-5, PLAT No. 16612, CREATING PARCELS C-6 AND C-7; TO ADD A PUBLIC WATER AND UTILITY EASEMENT ACROSS PARCELS C-2, C-4, C-6 AND C-7; TO ADD A PUBLIC SEWER AND UTILITY EASEMENT ON PARCEL C-7 AND TO EXTINGUISH THE PORTION OF THE PUBLIC WATER AND UTILITY EASEMENT RECORDED IN LIBER 1919 AT FOLIO 650 AND PLAT NUMBER 16612 ON THESE PARCELS.

*John G. Kochen* 6/22/04  
 JACKSON G. KOCHEN  
 LOVELL PROPERTIES, INC.  
 DATE: 6/22/04

*John G. Kochen* 6/22/04  
 JACKSON G. KOCHEN  
 LOVELL PROPERTIES, INC.  
 DATE: 6/22/04

*John G. Kochen* 6/22/04  
 JACKSON G. KOCHEN  
 LOVELL PROPERTIES, INC.  
 DATE: 6/22/04

RECORDED AS PLAT 16832  
 ON Aug 5, 2004 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

**MONTPELIER RESEARCH PARK**  
 PARCELS C-2, C-4, C-6 AND C-7

A RESUBDIVISION OF PARCELS C-3 AND C-5 PLAT No. 16612 CREATING PARCELS C-6 AND C-7 AND A REVISION OF PARCELS C-2 AND C-4 ADDING AND REMOVING EASEMENTS

5th ELECTION DISTRICT OF HOWARD COUNTY, MARYLAND  
 TAX MAP No. 41 SCALE: 1" = 50'  
 GRID 17 DATE: JUNE, 2004  
 P/O PARCEL NO. 124 SHEET: 1 OF 1  
 ZONED: PEC