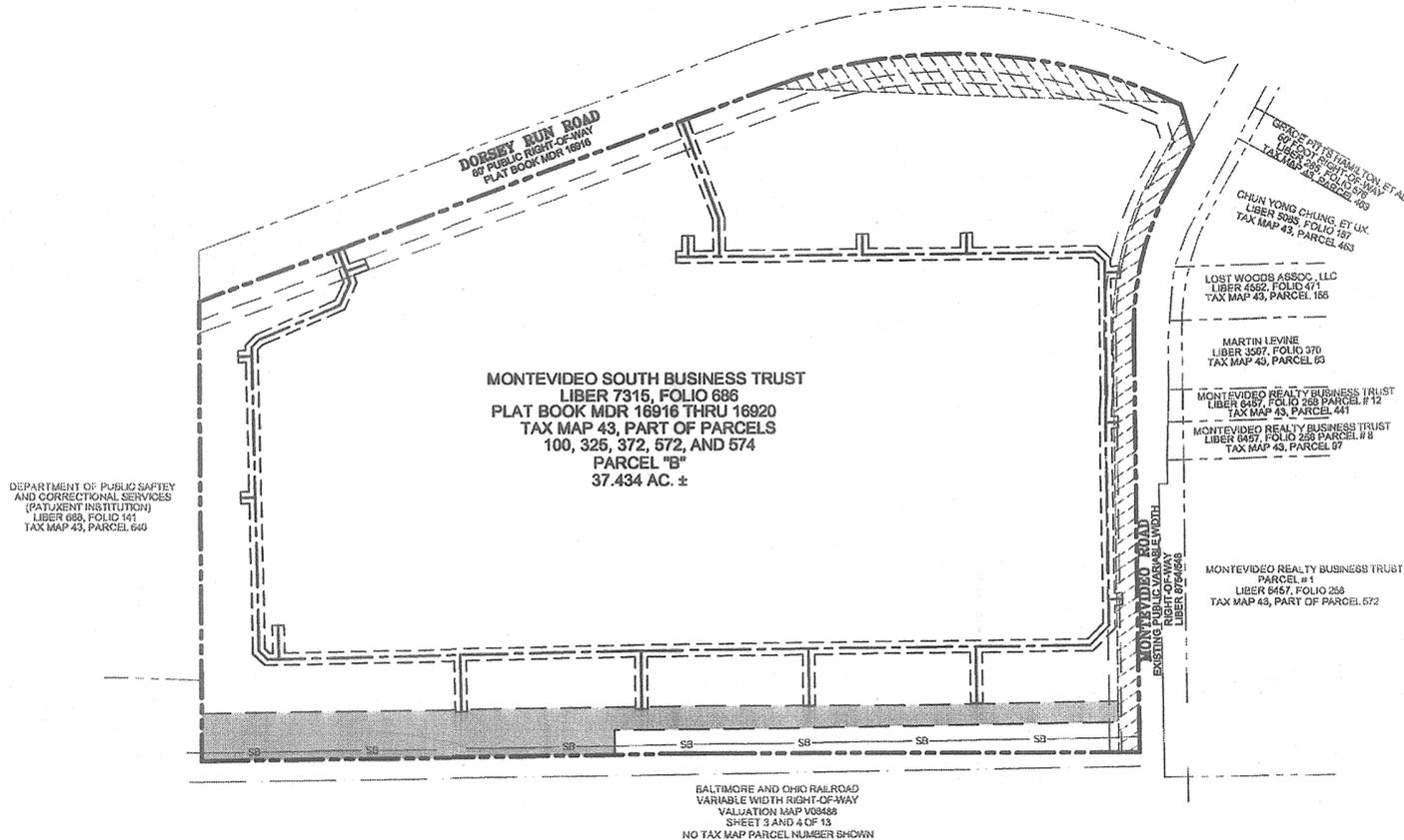
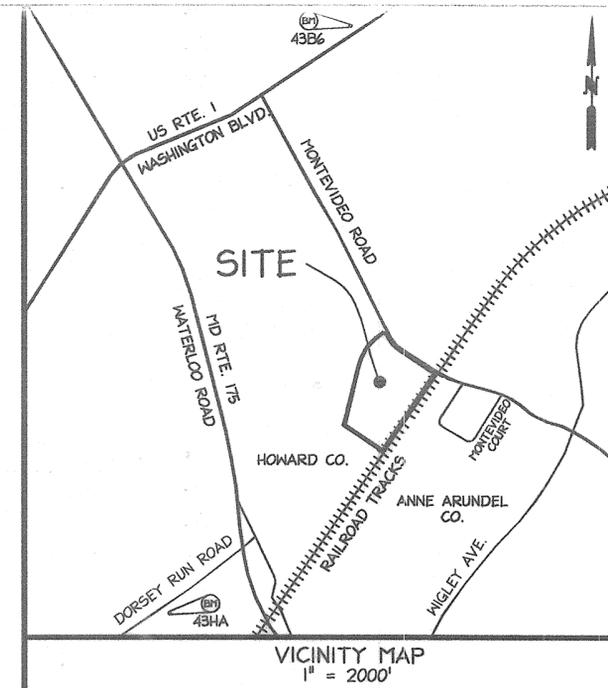
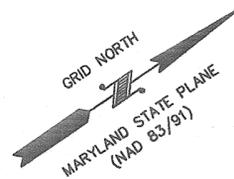


GENERAL NOTES

- 1) THIS PLAT IS BASED UPON FIELD RUN BOUNDARY SURVEY PERFORMED BY THE RBA GROUP ON AND BETWEEN JANUARY 08, AND JUNE 25, 2003
- 2) COORDINATES AND COURSES SHOWN HEREON ARE REFERRED TO THE MARYLAND STATEPLANE COORDINATE SYSTEM, (NAD 83/91), AS PROJECTED BY HOWARD COUNTY GEODETIC CONTROL SURVEY MONUMENT:
NAME NORthing EASTing ELEVATION
43B6 550601.613 1378866.054 210.56
43HA 540761.718 1379837.365 224.90
- 3) THE FOREST CONSERVATION EASEMENT SHOWN ON THESE PLATS HAS BEEN ESTABLISHED TO FULFILL THE REQUIREMENTS OF SDP-04-18, F-04-70, AND SDP-04-164 IN ACCORDANCE WITH SECTION 16.1200 OF THE HOWARD COUNTY CODE. NO CLEARING, GRADING AND CONSTRUCTION IS PERMITTED WITHIN THE FOREST CONSERVATION EASEMENTS SHOWN HEREON. HOWEVER FOREST MANAGEMENT PRACTICES AS DEFINED IN THE DEED OF FOREST CONSERVATION EASEMENT ARE ALLOWED.
- 4) PROPERTY ZONED M2 PER THE COMPREHENSIVE ZONING PLAN DATED 02/02/04.
- 5) THE AREAS SHOWN HEREON INDICATED AS "±", ARE MORE OR LESS.
- 6) FOREST CONSERVATION EASEMENT E IS BEING REVISED TO FOREST CONSERVATION EASEMENT "E-1" WITH A 0.84 AC. REFORESTATION AREA REDUCTION AND A RESULTANT ABANDONMENT FEE OF \$18,295.20 HAS BEEN PAID TO THE HOWARD COUNTY FOREST CONSERVATION FUND.
- 7) WATER AND SEWER SERVICE TO THIS PARCEL WILL BE GRANTED UNDER THE PROVISIONS OF SECTION 16.122.B OF THE HOWARD COUNTY CODE.
- 8) PUBLIC WATER AND SEWAGE ALLOCATION WILL BE GRANTED AT THE TIME OF ISSUANCE OF THE BUILDING PERMIT IF CAPACITY IS AVAILABLE AT THAT TIME.
- 9) THE WAIVER REQUEST WP-02-058 WAS APPROVED ON 11/25/2003. THIS REQUEST WAS TO WAIVE SECTION 16.145 AND SECTION 16.146, WHICH REQUIRE APPROVAL OF SKETCH PLANS AND PRELIMINARY PLANS FOR MAJOR SUBDIVISIONS.



RESERVATION OF FOREST CONSERVATION EASEMENT

DEVELOPER RESERVES UNTO ITSELF, ITS SUCCESSORS AND ASSIGNS, ALL EASEMENTS SHOWN ON THIS PLAN FOR FOREST CONSERVATION (DESIGNATED AS "FOREST CONSERVATION AREA"), 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 WITH A METES AND BOUNDS DESCRIPTION OF THE FOREST CONSERVATION AREA. 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 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.

DEPARTMENT OF PUBLIC SAFETY AND CORRECTIONAL SERVICES (PARJENET INSTITUTION)
LIBER 688, FOLIO 141
TAX MAP 43, PARCEL 660

LEGEND

■	CONCRETE MONUMENT
○	TRACT CORNER
---	BOUNDARY LINE
- - - - -	FOREST CONSERVATION EASEMENT "E-1"
- - - - -	ADJOINING BOUNDARY LINE
- - - - -	PUBLIC GRADING EASEMENT
- - - - -	PUBLIC LINE OF SIGHT EASEMENT
- - - - -	50' BUILDING RESTRICTION LINE
- - - - -	30' FENCE & PARKING SETBACK LINE
SB	STREAM BUFFER
CL	EXISTING STREAM
CL	OF PROPOSED WATER MAIN
- - - - -	PROPOSED 20' WATER LINE EASEMENT
.....	ABANDONED FOREST CONSERVATION EASEMENT

PLAT TABULATIONS
TOTAL NUMBER OF PARCELS BEING RECORDED: 1
TOTAL AREA OF PLAT: 37.434 AC. ±
TOTAL AREA FOREST CONSERVATION EASEMENT: 1.97 AC. ±

christopher consultants
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christopher consultants, ltd.
7172 columbia gateway drive (suite 100) · columbia, md. 21046-2990
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■ DENOTES FOREST CONSERVATION EASEMENT AREA
AREA = 85,889 SQ. FT. OR 1.97 AC. ±



OWNER
MONTEVIDEO SOUTH BUSINESS TRUST
C/O TRAMMELL CROW COMPANY
7315 WISCONSIN AVENUE, SUITE 300
BETHESDA, MARYLAND 20814

SCALE 1"=200'

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING
[Signature] 6/6/05
CHIEF, DEVELOPMENT ENGINEERING DIVISION
[Signature] 6/6/05
DIRECTOR

OWNER'S CERTIFICATE
MONTEVIDEO SOUTH BUSINESS TRUST 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 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 ERRECTED ON OR OVER SAID EASEMENTS AND RIGHTS-OF-WAY.
THE REQUIREMENTS OF 3-108, THE REAL PROPERTY ARTICLE ANNOTED 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.
MONTEVIDEO SOUTH BUSINESS TRUST, a Maryland business trust
By: BALTIMORE LAND HOLDINGS, LLC, a Delaware limited liability company, its Trustee
By: TC Management Development, Inc., a Delaware corporation, its Administrative Member
By: *[Signature]*
Name: Daniel S. Hudson, Jr. Executive Vice President

SURVEYOR'S CERTIFICATE
I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS A SUBDIVISION OF THE PARCELS OF LAND DESCRIBED IN A DEED FROM THE MONTEVIDEO REALTY BUSINESS TRUST TO MONTEVIDEO SOUTH BUSINESS TRUST DATED JUNE 23, 2003 AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY IN LIBER 7315, FOLIO 686.
THE REQUIREMENTS OF 3-108, THE REAL PROPERTY ARTICLE ANNOTED 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.
[Signature] 6-6-05
CYNTHIA B. BOWDEN PROF.L.S.
MD REG. NO. 10786

RECORDED AS PLAT NUMBER 12548 ON 6/24/05
AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND

PURPOSE STATEMENT
"THE PURPOSE OF THIS REVISION PLAT IS TO REVISE FOREST CONSERVATION EASEMENT E TO FOREST CONSERVATION EASEMENT E-1 WITH A 0.84 AC. REFORESTATION AREA REDUCTION AND TO CREATE A 20' PUBLIC WATER AND UTILITY EASEMENT."

REVISION PLAT
PARCEL "B"
DORSEY RUN INDUSTRIAL CENTER
TAX MAP 43 GRID 16, PART OF PARCELS 100, 325, 372, 572, AND 574
ZONE: M-2
1ST ELECTION DISTRICT SHEET 1 OF 3 HOWARD COUNTY, MARYLAND
SDP-04-18 F-04-70 WP-04-058 SDP-03-104 SDR-04-018FC
SCALE 1" = 200' DATE: 03-08-2005 DRAWN BY: TPB/SP CHECKED BY: SP/JPO'C

CURVE TABLE

CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD BEARING	CHORD LENGTH	TANGENT
C1	860.10'	703.44'	48°51'35"	N 38°54'59" E	684.00'	372.73'
C2	498.00'	266.41'	29°37'09"	S 41°40'15" E	253.58'	131.14'

COORDINATE TABLE

POINT	NORTHING	EASTING
1	544802.65	1378304.62
2	544204.17	1377897.55
3	543501.60	1377434.10
4	543934.90	1376790.71
5	544929.28	1377029.19
6	545476.15	1377440.03
7	545455.01	1377508.77
8	545385.58	1377541.94
9	545198.17	1377710.52

DEPARTMENT OF PUBLIC SAFETY
AND CORRECTIONAL SERVICES
(PATUXENT INSTITUTION)
LIBER 888, FOLIO 141
TAX MAP 43, PARCEL 640

PLAT TABULATION THIS SHEET
TOTAL AREA OF PARCEL: 37.434 AC.±
TOTAL AREA FOREST CONSERVATION EASEMENT: 1.97 AC.±



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APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING.
Mark D. ... 6/9/05
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

Dawn ... 6/21/05
DIRECTOR DATE

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

Roberto ... 6/16/05
HOWARD COUNTY HEALTH OFFICER DATE

OWNER'S CERTIFICATE

MONTEVIDEO SOUTH BUSINESS TRUST 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 FLOODPLANS AND OPEN SPACE WHERE APPLICABLE AND FOR GOOD AND OTHER VALUABLE CONSIDERATION, HEREBY GRANTS THE RIGHT AND OPTION TO HOWARD COUNTY TO ACQUIRE FEE SIMPLE TITLE TO THE BEDS OF THE STREETS AND/OR ROADS AND FLOODPLANS, 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 ERRECTED ON OR OVER SAID EASEMENTS AND RIGHTS-OF-WAY.

THE REQUIREMENTS OF 3-108, THE REAL PROPERTY ARTICLE ANNOTED 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.

MONTEVIDEO SOUTH BUSINESS TRUST, a Maryland business trust

By: BALTIMORE LAND HOLDINGS, LLC, a Delaware limited liability company, its Trustee
By: TC Midstate Development, Inc., a Delaware corporation, its Administrative Manager
By: *Daniel S. Hudson*
Name: Daniel S. Hudson Its: Executive Vice President

Matthew ...
WITNESS

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS A SUBDIVISION OF THE PARCELS OF LAND DESCRIBED IN A DEED FROM THE MONTEVIDEO REALTY BUSINESS TRUST TO MONTEVIDEO SOUTH BUSINESS TRUST DATED JUNE 23, 2003 AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY IN LIBER 7315, FOLIO 686.

THE REQUIREMENTS OF 3-108, THE REAL PROPERTY ARTICLE ANNOTED 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.

Cynthia B. Bowden 6-6-05
CYNTHIA B. BOWDEN PROF.L.S. DATE
MD REG. NO. 10786

RECORDED AS PLAT NUMBER 17549 ON, 6/24/05
AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND

PURPOSE STATEMENT

"THE PURPOSE OF THIS REVISION PLAT IS TO REVISE FOREST CONSERVATION EASEMENT E TO FOREST CONSERVATION EASEMENT E-1 WITH A 0.84 AC. REFORESTATION AREA REDUCTION AND TO CREATE A 20' PUBLIC WATER AND UTILITY EASEMENT."

REVISION PLAT
PARCEL "B"
DORSEY RUN INDUSTRIAL CENTER

TAX MAP 43 GRID 16, PART OF PARCELS 100, 325, 372, 572, AND 574
ZONE: M-2
1ST ELECTION DISTRICT SHEET 2 OF 2 HOWARD COUNTY, MARYLAND
SDP-04-18 F-04-70 WP-04-058 SDP-04-164 SDP-04-018FC

SCALE 1" = 100' DATE: 03-08-2005 DRAWN BY: TPB/SP CHECKED BY: SP/JPO'C