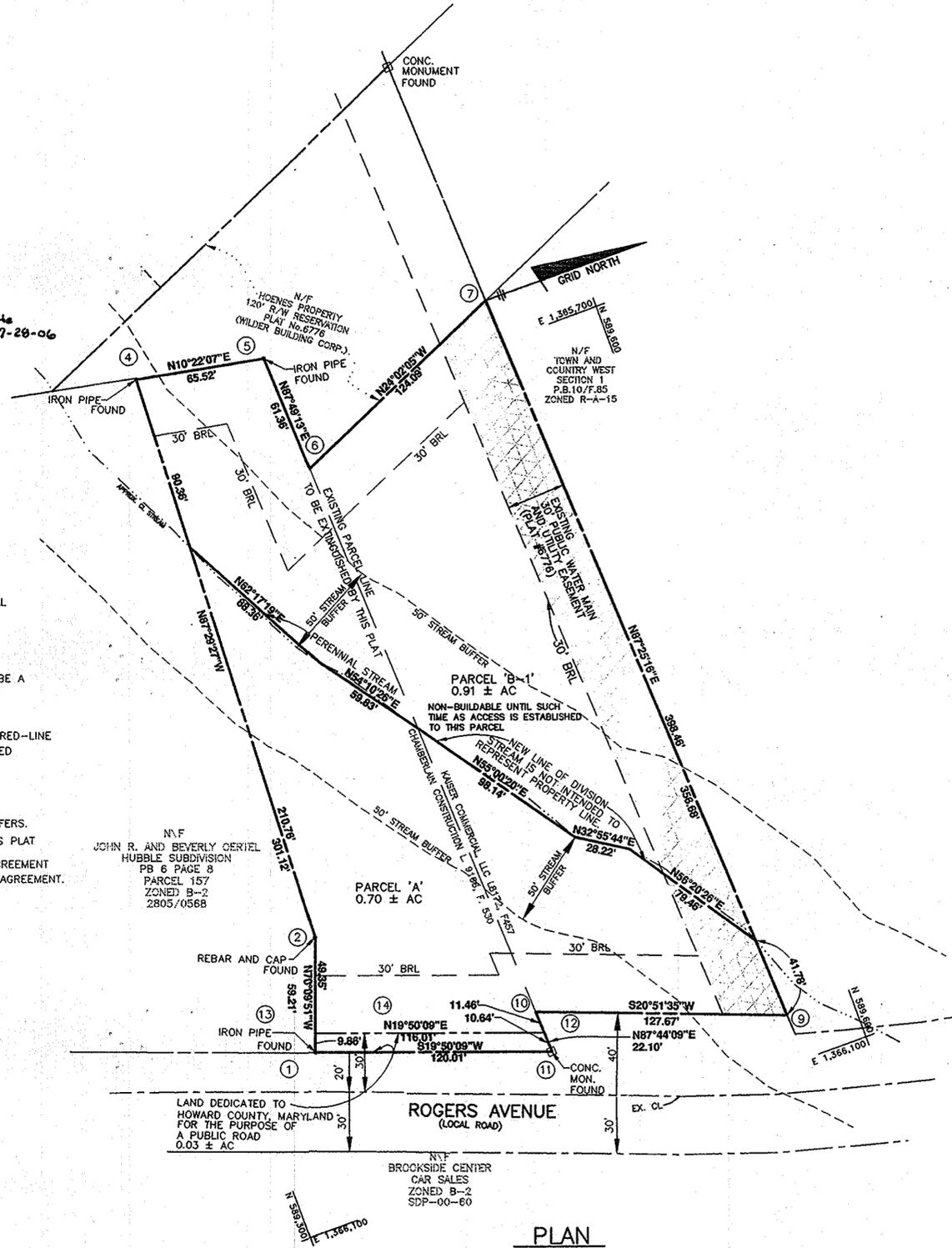


GENERAL NOTES

- ☐ 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. 24C2 AND No. 18G1
- THIS PLAT IS BASED ON A FIELD RUN MONUMENTED BOUNDARY SURVEY PERFORMED ON OR ABOUT JULY, 2005 BY BENCHMARK ENGINEERING, INC
- SUBJECT PROPERTY ZONED B-2 PER 2/2/04 COMPREHENSIVE ZONING PLAN AND COMPLETE ZONING AMENDMENTS EFFECTIVE 7-28-06
- BRL INDICATES BUILDING RESTRICTION LINE.
- ALL AREAS ON THIS PLAT ARE "MORE OR LESS".
- THERE ARE NO KNOWN CEMETERIES OR GRAVE SITES ON THESE PARCELS
- WATER AND SEWER SERVICE TO THESE LOTS WILL BE GRANTED UNDER THE PROVISIONS OF SECTION 18.122.B OF THE HOWARD COUNTY CODE. PUBLIC WATER AND PUBLIC SEWER ALLOCATION WILL BE GRANTED AT THE TIME OF THE ISSUANCE OF THE BUILDING PERMIT IF CAPACITY IS AVAILABLE AT THE TIME.
- THERE IS AN EXISTING STRUCTURE LOCATED ON PARCEL 'A' TO REMAIN. NO NEW BUILDINGS, EXTENSIONS OR ADDITIONS TO THE EXISTING STRUCTURE ARE TO BE CONSTRUCTED AT A DISTANCE LESS THAN THE ZONING REGULATIONS REQUIRE.
- THIS SUBDIVISION IS EXEMPT FROM THE REQUIREMENTS OF SECTION 16.1200 OF THE HOWARD COUNTY CODE FOR FOREST CONSERVATION BECAUSE IT IS A RESUBDIVISION THAT CREATES NO ADDITIONAL LOTS.
- THIS SUBDIVISION IS EXEMPT FROM THE REQUIREMENTS OF PROVIDING A LANDSCAPE PLAN BECAUSE IT IS A RESUBDIVISION THAT CREATES NO ADDITIONAL LOTS.
- WAIVER PETITION WP-06-019 WAS REVIEWED AND APPROVED BY THE DIRECTOR OF PLANNING AND ZONING ON APRIL 24, 2006 TO WAIVE SECTIONS 16.119.(A)(8) AND 16.120.C.1 TO ALLOW FOR THE CREATION OF A COMMERCIAL, INDUSTRIAL OR APARTMENT LOT WITH LESS THAN 60' OF FRONTAGE ON AN APPROVED PUBLIC ROAD. APPROVAL IS SUBJECT TO THE FOLLOWING CONDITIONS:

 - 1.) TO BE CONSISTENT WITH THE AMENDED WAIVER EXHIBIT DATED 4/10/06, PENDING F-06-047 MUST BE MODIFIED TO ELIMINATE ALL PROPOSED ACCESS FOR PARCEL B-1 ONTO ROGERS AVENUE. AS SHOWN ON THIS PLAT OF RESUBDIVISION, PARCEL B-1 WILL BE A LAND LOCKED PARCEL WITH NO IMMEDIATE PROVISION FOR ACCESS.
 - 2.) IF ACREAGE AND ACCESS IS ACQUIRED BY THE DEVELOPER THROUGH THE ADJOINING PROPERTY FOR PARCEL B-1 AND IS REZONED, THEN A PLAT OF REVISION WILL BE NECESSARY FOR KAISER FARM, PLAT 15771 TO ESTABLISH THE ACCESS EASEMENT AND A RED-LINE REVISION FOR KAISER FARM, SDP-02-105 FOR PHASE 3 DEVELOPMENT MUST BE SUBMITTED FOR REVIEW AND APPROVAL.
 - 3.) COMPLIANCE WITH THE COMMENTS GENERATED FOR F-06-047 BY THE SRC AGENCIES.
- NO GRADING, REMOVAL OF VEGETATIVE COVER OR TREES, PAVING AND NEW STRUCTURES SHALL BE PERMITTED WITHIN THE LIMITS OF WETLANDS, STREAMS OR THEIR REQUIRED BUFFERS.
- STORMWATER MANAGEMENT FACILITIES WILL BE REQUIRED ON THE PARCELS SHOWN ON THIS PLAT IN ACCORDANCE WITH THE DESIGN MANUALS. PRIOR TO SIGNATURE APPROVAL OF THE SITE DEVELOPMENT PLAN, THE DEVELOPER WILL BE REQUIRED TO EXECUTE THE DEVELOPERS AGREEMENT FOR THE CONSTRUCTION OF THE STORMWATER MANAGEMENT FACILITY AND A MAINTENANCE AGREEMENT.



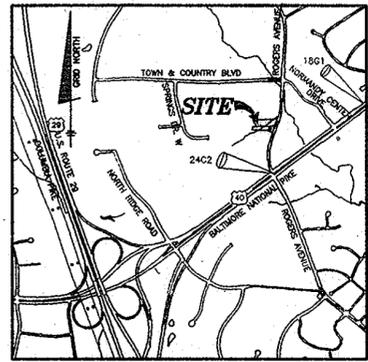
TOTAL TABULATION THIS SUBMISSION

TOTAL NUMBER OF BUILDABLE PARCELS TO BE RECORDED	2
TOTAL AREA OF BUILDABLE PARCELS TO BE RECORDED	1.61± Ac.
TOTAL AREA OF 100-YEAR FLOODPLAIN AND 25% STEEP SLOPES TO BE RECORDED	0.00 Ac.
TOTAL AREA ROAD DEDICATION TO BE RECORDED INCLUDING WIDENING STRIPS	0.03± Ac.
TOTAL GROSS AREA OF SUBDIVISION TO BE RECORDED	1.64± Ac.

PLAN
SCALE: 1" = 50'

BENCH MARKS

HO. CO. #24C2 (NAD '83)	ELEV. 354.089
STANDARD DISC ON CONCRETE MONUMENT BEING 80.4' NORTH-EAST OF STORMDRAIN GRATE 7.7' SOUTH-WEST FROM GAS COVERS, 8' SOUTH EAST FROM P.C. EDGE MACADAM RT40	
N 588648.325	E 1366038.16
HO. CO. #18G1 (NAD '83)	ELEV. 407.826
STANDARD DISC ON CONCRETE MONUMENT BEING 2.8 NORTH OF SHOULDER WEST BOUND ROUTE 40	
N 589984.961	E 1367750.25



VICINITY MAP
SCALE: 1" = 2000'

COORDINATE CHART

POINT	NORTHING	EASTING
1	589335.0200	1366011.7411
2	589355.1132	1365956.0395
4	589368.2954	1365659.2082
5	589432.7470	1365697.0007
6	589435.0809	1365728.3181
7	589548.4078	1365677.7793
9	589566.3368	1366075.8345
10	589447.0363	1366030.3743
11	589447.9096	1366052.4638
12	589447.4892	1366041.8295
13	589338.3660	1366002.4654

OWNER PARCEL 681
KAISER COMMERCIAL, LLC
PO BOX 417
ELLICOTT CITY, MD 21042

OWNER PARCEL 436
CHAMBERLAIN CONSTRUCTION, LLC
3138 ROGERS AVENUE
ELLICOTT CITY, MD 21043

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

THE PURPOSE OF THIS PLAT IS TO REVISE THE COMMON LOT LINE BETWEEN PARCEL 436 AND 681 TO ALLOW FOR PARCEL 'A' TO BE LOCATED ON THE SOUTH SIDE OF THE CHANNEL RUNNING THROUGH THE SITE.

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

Robert J. Wilson 12/6/06
HOWARD COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING.

Stephan Jalón 12/11/06
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE
Frank D. Coyle 12/11/06
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 ALL OF THE LAND CONVEYED BY WILLIAM R. HOPKIN TO CHAMBERLAIN CONSTRUCTION, INC BY DEED DATED MAY 11, 2005, AND RECORDED IN THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER 9166 AT FOLIO 530 AND ALL OF THE LAND CONVEYED BY KAISER FARM, LLC TO KAISER COMMERCIAL, LLC BY DEED DATED MARCH 12, 2004 AND RECORDED IN THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER 8172 AT FOLIO 457 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.

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.

Stephan Jalón 12/16/06
STEPHAN JALÓN
PROFESSIONAL LAND SURVEYOR MARYLAND REG. No.10726
FOR BENCHMARK ENGINEERING, INC. MARYLAND REG. No.351

OWNER'S DEDICATION

WE, CHAMBERLAIN CONSTRUCTION, LLC AND KAISER COMMERCIAL, LLC, OWNERS OF THE PROPERTY SHOWN HEREON, 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 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 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 ERRECTED ON OR OVER THE SAID EASEMENTS AND RIGHTS-OF-WAY, WITNESS MY HAND THIS 12TH DAY OF OCTOBER, 2006.

CHAMBERLAIN CONSTRUCTION, LLC. DATE: 10/14/06
KAISER COMMERCIAL, LLC DATE: 10/14/06
WITNESS: *James R. Moxley III* DATE: 10/14/06
WITNESS: *Donald Mason* DATE: 10/14/06

RECORDED AS PLAT 18699 ON 12/15/06 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

HUBBLE / KAISER PARCELS 'A' AND 'B-1'

A RESUBDIVISION OF THE HUBBLE'S SUBDIVISION RECORDED IN PB. 6 AT PAGE 8 AND PARCEL 'B' OF THE HOENES PROPERTY RECORDED AS PLAT NO. 6776

2ND ELECTION DISTRICT OF HOWARD COUNTY, MARYLAND
TAX MAP No. 17 SCALE: 1" = 50'
GRID 24 DATE: SEPTEMBER, 2006
P/O PARCEL Nos. 436 & 681 SHEET: 1 OF 1
ZONED: B-2