

COORDINATES LIST		
POINT	NORTH	EAST
66	493853.089	877298.819
366	494170.040	878306.943
367	494170.837	878292.705
368	494285.841	878036.865
370	494243.204	877576.836
372	494171.712	877408.216
373	494137.126	877385.735
439	494543.855	877906.381
441	494566.492	878080.524
443	494618.022	878296.720
460	494516.345	876785.802
461	494490.739	876761.423
551	493444.484	877332.612
553	493456.092	876786.824
554	493431.713	876812.430
557	493384.587	877337.566
559	493371.731	876813.902
560	493346.125	876789.523
665	494630.080	878524.897
3161	493904.413	876775.818
3162	493902.635	877313.980

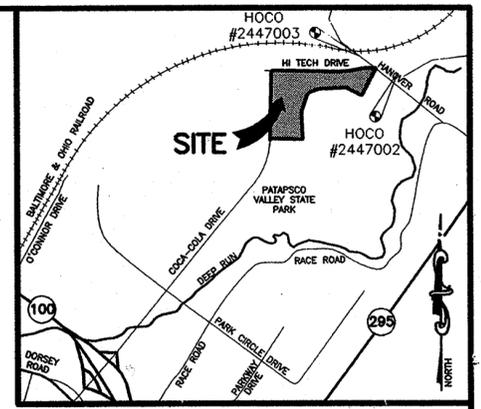
20' PUBLIC SEWER & UTILITY EASEMENT LINE TABLE		
LINE	BEARING	LENGTH
L1	N 50°07'07" W	24.09'
L2	N 06°00'07" E	45.05'
L3	N 06°00'07" W	33.35'
L4	N 49°14'50" W	43.44'
L5	N 40°45'10" E	20.00'
L6	S 49°14'50" E	53.90'
L7	S 06°00'07" W	45.83'
L8	S 06°00'07" W	56.47'

20' PUBLIC WATER & UTILITY EASEMENT LINE TABLE		
LINE	BEARING	LENGTH
W1	N 86°54'49" W	245.49'
W2	N 88°57'34" E	40.29'
W3	N 88°57'34" E	41.40'
W4	N 88°54'44" W	249.99'

20' PUBLIC WATER & UTILITY EASEMENT CURVE TABLE						
CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
WC1	240.00'	50.25'	25.19'	50.19'	N 81°43'15" E	9°55'41"
WC2	310.00'	64.22'	32.22'	64.10'	S 82°41'29" W	11°52'10"
WC3	2009.00'	97.66'	48.84'	97.65'	N 89°58'37" W	2°47'37"
WC4	990.00'	48.27'	24.14'	48.27'	S 89°58'37" E	2°47'37"
WC5	1010.00'	49.25'	24.63'	49.24'	S 89°58'37" E	2°47'37"
WC6	1989.00'	96.69'	48.35'	96.68'	N 89°58'37" W	2°47'37"
WC7	290.00'	60.08'	30.15'	59.97'	S 82°41'29" W	11°52'10"
WC8	310.00'	54.98'	27.26'	54.91'	N 81°46'57" E	10°08'09"

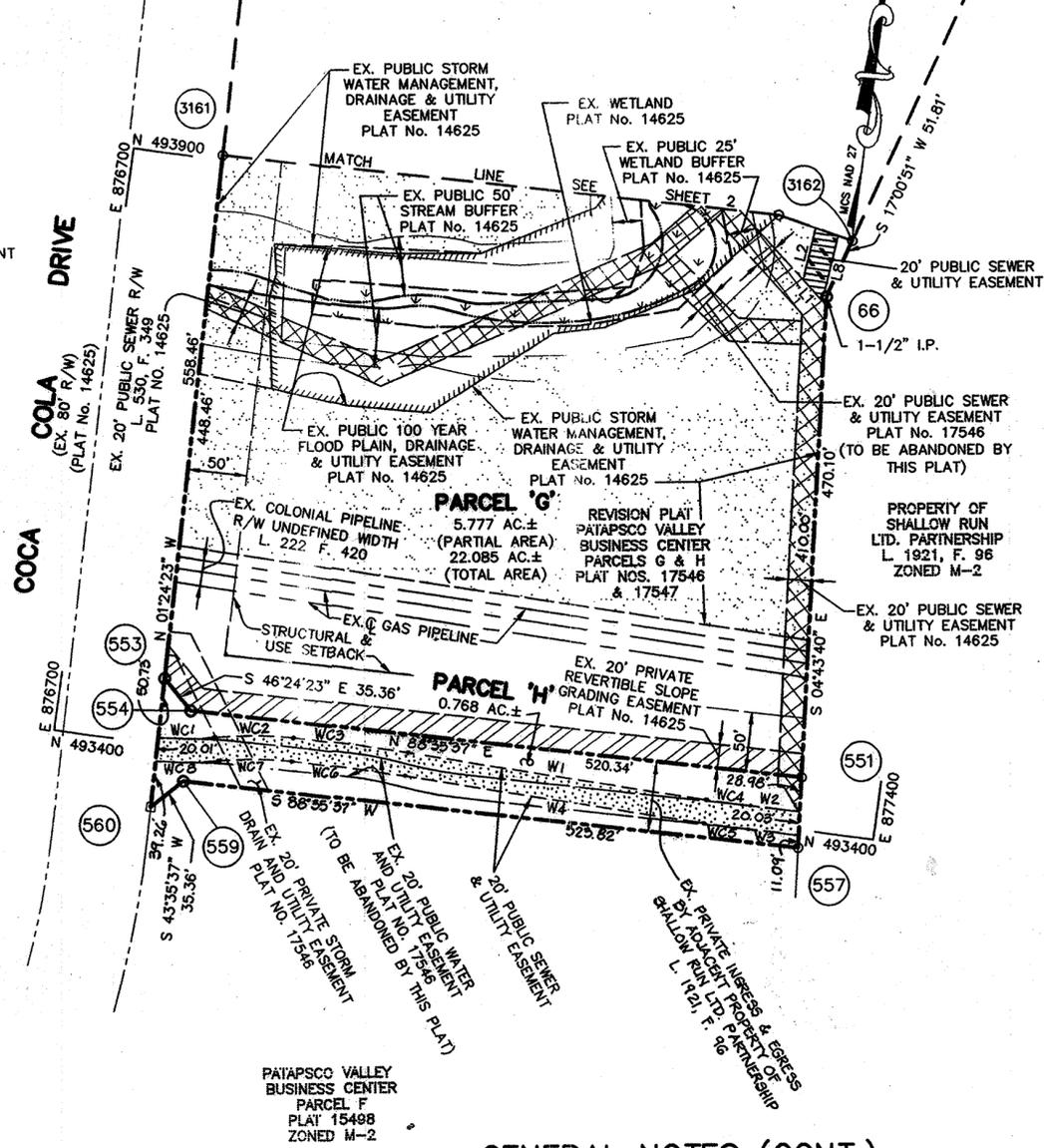
**GENERAL NOTES**

- COORDINATES BASED ON NAD 27, MARYLAND COORDINATE SYSTEM AS PROJECTED BY HOWARD GEODETIC CONTROL STATIONS Nos. 2447003 AND 2447002.
- ALL AREAS SHOWN ON THIS PLAT ARE MORE OR LESS.
- THIS PLAT IS BASED ON A FIELD RUN MONUMENTED BOUNDARY SURVEY PERFORMED ON OR ABOUT JULY 10, 1990 BY FISHER, COLLINS AND CARTER, INC.
- THE SUBJECT PROPERTY IS ZONED M-2 AS PER 02-02-04 COMPREHENSIVE ZONING PLAN.
- THERE ARE NO VISIBLE SIGNS OF CEMETERIES WITHIN THE SUBJECT PROPERTY.
- SEE DEPARTMENT OF PLANNING AND ZONING FILE NOS. F-94-24, S-91-19, P-91-14, W-91-98, SDP-04-023, SDP-05-083, F-02-164, AND F-05-167.
- THERE ARE NO EXISTING STRUCTURES LOCATED ON PARCEL 'H' AND PARCEL 'G'.
- THIS SUBDIVISION SUBJECT TO SECTION 18.122.B OF THE HOWARD COUNTY CODE, PUBLIC WATER AND/OR SEWER SERVICE HAS BEEN GRANTED UNDER THE TERMS AND PROVISIONS, THEREOF, EFFECTIVE 11-14-00 ON WHICH DATE DEVELOPER AGREEMENT 14-3352-D WAS FILED AND ACCEPTED.
- NO GRADING, REMOVAL OF VEGETATIVE COVER OR TREES, OR PLACEMENT OF NEW STRUCTURES IS PERMITTED WITHIN THE LIMITS OF WETLANDS, STREAM(S), OR THEIR BUFFERS AREAS EXCEPT AS NOTED IN THE WAIVER CITED BELOW.
- THIS PLAT IS SUBJECT TO WAIVER WP-91-98 DATED MARCH 15, 1991 WHICH APPROVED THE FOLLOWING:  
 a) SECTION 16.116.C.4 - TO PERMIT REMOVAL OF VEGETATIVE COVER AND/OR GRADING ON SPECIFIC STEEP SLOPES ADJACENT TO A FLOOD PLAIN OR WETLAND AND WITHIN SPECIFIC WETLANDS.  
 b) SECTION 16.116.C.6 - TO PERMIT REMOVAL OF VEGETATIVE COVER AND/OR GRADING WITHIN THE REQUIRED TWENTY FIVE FOOT (25') WETLAND BUFFERS FOR ROAD CROSSINGS, STORM WATER MANAGEMENT AND SPECIFIC FUTURE DEVELOPMENT AREAS.
- DEVELOPER RESERVES UNTO ITSELF, ITS SUCCESSORS AND ASSIGNS, ALL EASEMENTS SHOWN ON THIS PLAN FOR WATER, SEWER, STORM DRAINAGE, OTHER PUBLIC UTILITIES, LOCATED IN, ON, OVER AND THROUGH PARCELS 'G' AND 'H'. ANY CONVEYANCES OF THE 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, UPON COMPLETION OF THE PUBLIC UTILITIES AND THEIR ACCEPTANCE BY HOWARD COUNTY, AND IN THE CASE OF THE FOREST CONSERVATION EASEMENT(S), UPON COMPLETION OF THE DEVELOPER'S OBLIGATIONS 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.
- A TREE MAINTENANCE EASEMENT, TEN FEET (10) IN WIDTH, RUNNING ALONG THE EDGE OF THE PUBLIC ROAD RIGHT-OF-WAY AS SHOWN ON THIS PLAT OF SUBDIVISION IS RESERVED UPON ALL PARCELS FRONTING ON THE SAID PUBLIC ROAD RIGHT-OF-WAY. THIS EASEMENT ALLOWS HOWARD COUNTY THE RIGHT TO ACCESS THE PROPERTY, WHEN NECESSARY, FOR THE SPECIFIC PURPOSE OF INSTALLATION, REPAIR AND MAINTENANCE OF COUNTY-OWNED TREES LOCATED WITHIN THE BOUNDARIES OF PRIVATE PARCELS. NO BUILDING OR STRUCTURE OF ANY KIND SHALL BE LOCATED ON OR OVER THE SAID EASEMENT AREA.



**LEGEND**

- DENOTES IRON PIN SET CAPPED
- DENOTES CONCRETE PLANT SET WITH ALUMINUM PLAT "F.C.C. 106"
- ▨ EX. PUBLIC STORM WATER MANAGEMENT, DRAINAGE & UTILITY EASEMENT
- ▩ EX. 20' PUBLIC SEWER & UTILITY EASEMENT
- ▧ 20' PUBLIC SEWER & UTILITY EASEMENT
- ▦ EX. 20' PUBLIC WATER AND UTILITY EASEMENT
- ▤ EX. PUBLIC 100 YEAR FLOODPLAIN, DRAINAGE & UTILITY EASEMENT
- ▣ EX. WETLAND
- ▢ EX. 20' PRIVATE REVERTIBLE SLOPE GRADING EASEMENT
- 20' PUBLIC WATER & UTILITY EASEMENT



TOTAL TABULATION THIS SHEET	TOTALS
TOTAL NUMBER OF PARCELS TO BE RECORDED:	1
BUILDABLE PARCELS (PARCEL 'G' HAS BEEN COUNTED ON SHEET 2 OF 2)	0
NON-BUILDABLE PARCELS	0
OPEN SPACE	0
PRESERVATION PARCELS	0
TOTAL AREA OF PARCELS TO BE RECORDED:	5.777 AC ±
BUILDABLE PARCELS	0
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	5.777 AC ±
<b>TOTAL TABULATION THIS SUBMISSION</b>	
TOTAL NUMBER OF PARCELS TO BE RECORDED:	1
BUILDABLE PARCELS	0
NON-BUILDABLE PARCELS	0
OPEN SPACE	0
PRESERVATION PARCELS	0
TOTAL AREA OF PARCELS TO BE RECORDED:	22.085 AC ±
BUILDABLE PARCELS	0
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	22.853 AC ±

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.

*John Gudelsky* 10-6-05  
 JOHN GUDELSKY, PRESIDENT  
 PATAPSCO VALLEY DEVELOPMENT CORPORATION

*Jonathan Genn* 10-6-05  
 JONATHAN GENN, SECRETARY  
 PATAPSCO VALLEY DEVELOPMENT CORPORATION

*Arthur M. Botterill* 9-16-05  
 ARTHUR M. BOTTERILL, No. 10886 DATE

**OWNERS**

(PARCEL 'G', OWNER)  
 PATAPSCO VALLEY DEVELOPMENT CORPORATION  
 11900 TECH ROAD  
 SILVER SPRING, MD 20904-1910

(PARCEL 'H', OWNER)  
 BLUE RUN ENTERPRISES, LLC  
 15 W. AYLESBURY ROAD  
 TIMONIUM, MD 21093-4142

**GENERAL NOTES (CONT.)**

- THIS SUBDIVISION PLAT IS EXEMPT FROM THE THE FOREST CONSERVATION REQUIREMENTS OF THE HOWARD COUNTY CODE IN ACCORDANCE WITH SECTION 16.1200.(b).(1)(vii) BECAUSE IT IS A PLAT OF CORRECTION.
- THIS SUBDIVISION PLAT IS EXEMPT FROM THE REQUIREMENTS OF SECTION 16.124 OF THE HOWARD COUNTY CODE AND THE LANDSCAPE MANUAL BECAUSE IT IS A PLAT OF CORRECTION.

**THE PURPOSE STATEMENT**

THE PURPOSE OF THIS PLAT IS TO ADD A NEW 20' PUBLIC SEWER & UTILITY EASEMENT ON PARCEL 'G', TO ABANDON AN EXISTING 20' PUBLIC SEWER & UTILITY EASEMENT ON PARCEL 'G', TO ABANDON AN EXISTING 20' PUBLIC WATER & UTILITY EASEMENT ON PARCEL 'H' AND TO ADD A NEW 20' PUBLIC WATER AND UTILITY EASEMENT ON PARCEL 'H'.

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

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

*Robert J. Wala* 11/16/05  
 HOWARD COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING.

*William J. ...* 1/9/06  
 CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

*Mark ...* 1/10/06  
 DIRECTOR DATE

**SURVEYOR'S CERTIFICATE**

I, HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS ALL THE LANDS CONVEYED BY PATAPSCO VALLEY DEVELOPMENT CORPORATION, A MARYLAND CORPORATION TO BLUE RUN ENTERPRISES, LLC, A MARYLAND LIMITED LIABILITY COMPANY, BY DEED DATED NOVEMBER 30, 2004 AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER 8824 AT FOLIO 667 AND ALL THE LANDS CONVEYED BY PERCONTEE, INC., A MARYLAND CORPORATION TO PATAPSCO VALLEY DEVELOPMENT CORPORATION, A MARYLAND CORPORATION BY DEED DATED JUNE 21, 2001 AND RECORDED IN THE AFORESAID LAND RECORDS IN LIBER 5551 AT FOLIO 385, 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.

*Arthur M. Botterill* 9-16-05  
 ARTHUR M. BOTTERILL  
 PROFESSIONAL LAND SURVEYOR  
 MD REGISTRATION No. 10886

**OWNER'S CERTIFICATE**

WE, PATAPSCO VALLEY DEVELOPMENT CORPORATION, A MARYLAND CORPORATION, BY JOHN GUDELSKY, PRESIDENT AND JONATHAN GENN, SECRETARY, AND BLUE RUN ENTERPRISES, LLC A MARYLAND LIMITED LIABILITY COMPANY, OWNERS 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 RESTRICTION LINES. ALL EASEMENTS OF (OR) RIGHTS-OF-WAY AFFECTING THE PROPERTY ARE INCLUDED IN THIS PLAN OF SUBDIVISION. WITNESS MY/OURS HAND THIS DAY 15th OF September 2005.

*John Gudelsky* 10-6-05 DATE  
 JOHN GUDELSKY, PRESIDENT  
 PATAPSCO VALLEY DEVELOPMENT CORPORATION

*Jonathan Genn* 10-6-2005 DATE  
 JONATHAN GENN, SECRETARY  
 PATAPSCO VALLEY DEVELOPMENT CORPORATION

*Charles ...* 9/15/05 DATE  
 CHARLES ... LANCELOTTA, OPERATING MANAGER  
 BLUE RUN ENTERPRISES, LLC

*WFL* 10-6-2005 DATE  
 WITNESS

*WFL* 10-6-2005 DATE  
 WITNESS

RECORDED AS PLAT No. 17951  
 ON JAN. 18, 2006  
 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

**PLAT OF REVISION**  
**PATAPSCO VALLEY BUSINESS CENTER**  
**PARCELS G & H**

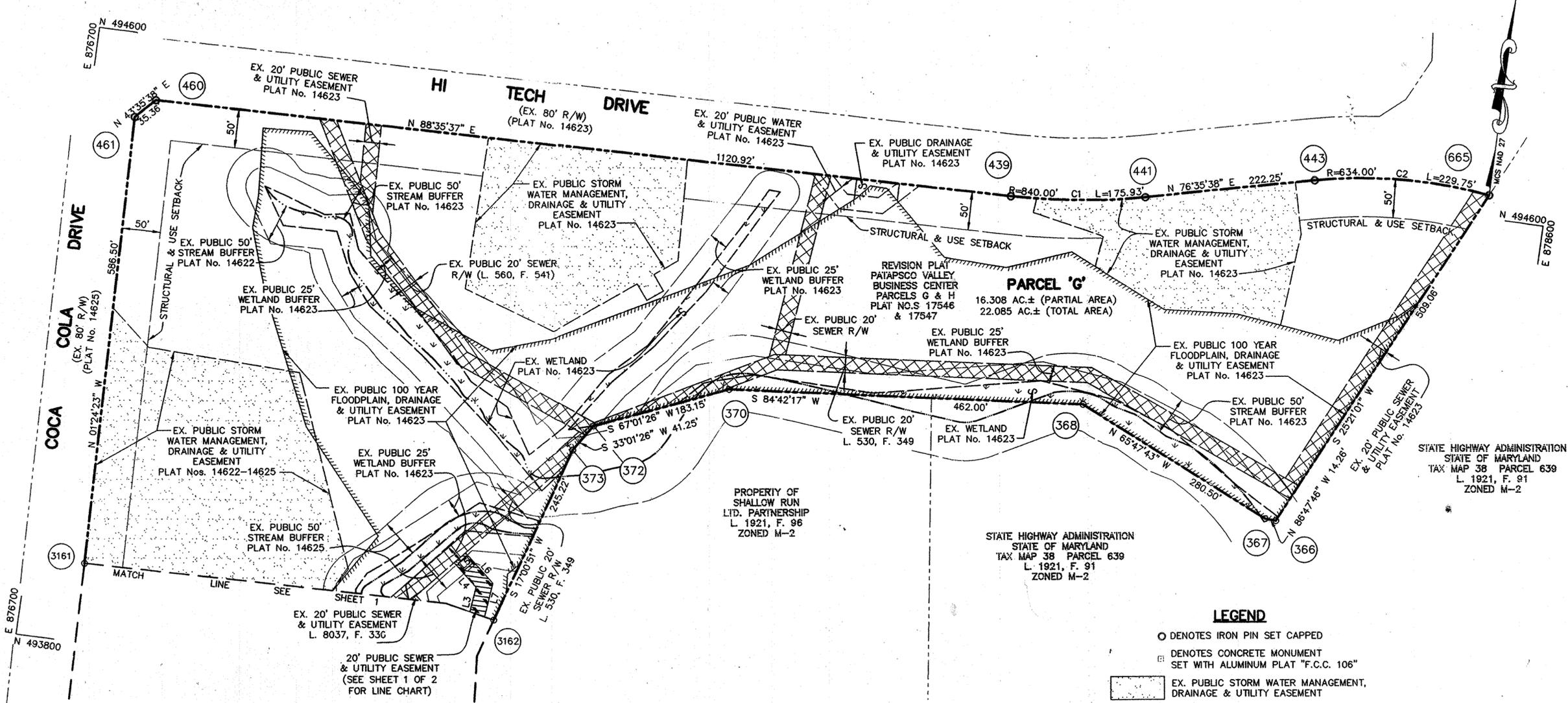
(PREVIOUSLY RECORDED ON PLATS #17546 & 17547)

S-91-19, P-91-14, F-94-24, SDP-04-023, SDP-05-083, F-02-164, AND F-05-167

1ST ELECTION DISTRICT HOWARD COUNTY, MARYLAND  
 GRID No. 20 TAX MAP No. 38 PARCEL 285 ZONED: M-2  
 SCALE: 1" = 100' DATE: 09-16-2005 SHEET: 1 OF 2

13282/1-0/SURVEY/FINAL/001 REV-PLAT.DWG

CURVE TABLE						
CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	840.00'	175.93'	88.29'	175.61'	N 82°35'37" E	12°00'00"
C2	634.00'	229.75'	116.15'	228.50'	N 86°58'30" E	20°45'47"



STATE HIGHWAY ADMINISTRATION  
STATE OF MARYLAND  
TAX MAP 38 PARCEL 639  
L. 1921, F. 91  
ZONED M-2

**LEGEND**

- DENOTES IRON PIN SET CAPPED
- DENOTES CONCRETE MONUMENT SET WITH ALUMINUM PLAT "F.C.C. 106"
- [Pattern] EX. PUBLIC STORM WATER MANAGEMENT, DRAINAGE & UTILITY EASEMENT
- [Pattern] EX. 20' PUBLIC SEWER & UTILITY EASEMENT
- [Pattern] EX. 20' PUBLIC WATER AND UTILITY EASEMENT
- [Pattern] EX. PUBLIC 100 YEAR FLOODPLAIN, DRAINAGE & UTILITY EASEMENT
- [Pattern] EX. WETLAND
- [Pattern] EX. 20' PRIVATE REVERTIBLE SLOPE GRADING EASEMENT
- [Pattern] 20' PUBLIC SEWER AND UTILITY EASEMENT

**OWNERS**

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PATAPSCO VALLEY  
DEVELOPMENT CORPORATION  
11900 TECH ROAD  
SILVER SPRING, MD 20904-1910

(PARCEL 'H', OWNER)  
BLUE RUN I ENTERPRISES, LLC  
15 W. AYLESBURY ROAD  
TIMONIUM, MD 21093-4142

TOTAL TABULATION THIS SHEET	TOTALS
TOTAL NUMBER OF PARCELS TO BE RECORDED:	1
BUILDABLE PARCELS	1
NON-BUILDABLE PARCELS (PARCEL 'H' HAS BEEN COUNTED ON SHEET 1)	0
OPEN SPACE	0
PRESERVATION PARCELS	0
TOTAL AREA OF LOTS TO BE RECORDED:	16.308 AC. ±
BUILDABLE PARCELS	0
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	16.308 AC. ±

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 PLAN AND THE SETTING OF MARKERS HAVE BEEN COMPLIED WITH.

*John Gudelsky* 10-6-05  
JOHN GUDELSKY, PRESIDENT  
PATAPSCO VALLEY DEVELOPMENT CORPORATION  
DATE

*Jonathan Genn* 10-6-05  
JONATHAN GENN, SECRETARY  
PATAPSCO VALLEY DEVELOPMENT CORPORATION  
DATE

*A. Botterill* 9-16-05  
ARTHUR M. BOTTERILL, No. 10886  
DATE

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

**PHRA**

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

*Robert J. Walker* 11/6/05  
HOWARD COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING.

*John P. ...* 1/9/06  
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

*Frank ...* 1/9/06  
DIRECTOR DATE

**SURVEYOR'S CERTIFICATE**

I, HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS ALL THE LANDS CONVEYED BY PATAPSCO VALLEY DEVELOPMENT CORPORATION, A MARYLAND CORPORATION TO BLUE RUN I ENTERPRISES LLC, A MARYLAND LIMITED LIABILITY COMPANY, BY DEED DATED NOVEMBER 30, 2004 AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER 8824 AT FOLIO 667 AND ALL THE LANDS CONVEYED BY PERCONTEE, INC., A MARYLAND CORPORATION TO PATAPSCO VALLEY DEVELOPMENT CORPORATION, A MARYLAND CORPORATION BY DEED DATED JUNE 21, 2001 AND RECORDED IN THE AFORESAID LAND RECORDS IN LIBER 5551 AT FOLIO 385, 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.

*A. Botterill* 9-16-05  
ARTHUR M. BOTTERILL  
PROFESSIONAL LAND SURVEYOR  
MD REGISTRATION No. 10886  
DATE

**OWNER'S CERTIFICATE**

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*John Gudelsky* 10-6-05  
JOHN GUDELSKY, PRESIDENT  
PATAPSCO VALLEY DEVELOPMENT CORPORATION  
DATE

*Jonathan Genn* 10-6-2005  
JONATHAN GENN, SECRETARY  
PATAPSCO VALLEY DEVELOPMENT CORPORATION  
DATE

*Samuel L. Langelotta* 9/15/05  
SAMUEL L. LANGELOTTA, OPERATING MANAGER  
BLUE RUN I ENTERPRISES, LLC  
DATE

*Witness* 10-6-2005  
DATE

*Witness* 10-6-2005  
DATE

*Witness* 9/15/05  
DATE

RECORDED AS PLAT No. 17962  
ON JAN. 18, 2006  
AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

**PLAT OF REVISION  
PATAPSCO VALLEY BUSINESS  
CENTER  
PARCELS G & H**

(PREVIOUSLY RECORDED ON PLATS # 17546 AND 17547)  
S-91-19, P-91-14, F-94-24, SDP-05-083,  
F-02-164, AND F-05-167

1ST ELECTION DISTRICT HOWARD COUNTY, MARYLAND  
GRID No. 20 TAX MAP No. 38 PARCEL 285 ZONED: M-2  
SCALE: 1" = 100' DATE: 09-16-2005 SHEET: 2 OF 2  
13282/1-0/SURVEY/FINAL/002 REV-PLAT.DWG