



- GENERAL NOTES**
- 4"x4"x36" CONCRETE MONUMENTS SHOWN THUS: □
 - IRON PINS SHOWN THUS: ○
 - THIS PLAT AND THE COORDINATES SHOWN HEREON, ARE BASED UPON A FIELD RUN BOUNDARY SURVEY PERFORMED BY GUTSCHICK, LITTLE & WEBER, P.A., IN MAY, 2007.
 - PROPERTY IS ZONED "NT-EMPLOYMENT CENTER-INDUSTRIAL" PER THE 2/4/04 COMPREHENSIVE ZONING PLAN AND THE COMP LITE ZONING REGULATION AMENDMENTS EFFECTIVE 7/28/06.
 - SEE DEPARTMENT OF PLANNING & ZONING FILE NUMBERS: F-72-90C, F-73-29C, SDP-89-05, SDP-81-31, F-05-124, SDP-07-131 & FDP-PHASE 117-A-II.
 - COORDINATES BASED ON NAD '83, MARYLAND COORDINATE SYSTEM AS PROJECTED BY HOWARD COUNTY GEODETIC CONTROL STATIONS NOS. 361B AND 42CA.
 - AREAS SHOWN ARE TO BE TAKEN AS MORE OR LESS.
 - THIS SUBDIVISION IS SUBJECT TO SECTION 18.122B OF THE HOWARD COUNTY CODE. PUBLIC sewer service and public water service is provided under contract # 2A-4904-D and the Developer's Agreement will be posted under SDP-07-121.
 - THIS RESUBDIVISION PLAT IS EXEMPT FROM THE REQUIREMENTS OF THE FOREST CONSERVATION ACT IN ACCORDANCE WITH SECTION 16.1202(b)(1)(iv) OF THE HOWARD COUNTY CODE FOR A PLANNED UNIT DEVELOPMENT (PUD) WHICH HAS PRELIMINARY DEVELOPMENT PLAN APPROVAL AND WAS MORE THAN 50% DEVELOPED PRIOR TO DECEMBER 31, 1992.
 - THERE IS AN EXISTING BUILDING ON PARCEL C-2 THAT IS TO REMAIN. NO NEW BUILDINGS, EXTENSIONS OR ADDITIONS TO THE EXISTING BUILDING ARE TO BE CONSTRUCTED AT A DISTANCE LESS THAN THE ZONING REGULATION REQUIREMENTS, THAT THE EXISTING STRUCTURE LOCATED ON PARCEL "D-2" IS TO BE REMOVED PER SDP-07-131.
 - STORMWATER MANAGEMENT FOR PARCELS C-2 AND D-2 IS MANAGED BY A REGIONAL STORMWATER FACILITY APPROVED UNDER SDP-87-193. PARCEL D-2 WILL ALSO HAVE A PRIVATE STORMWATER MANAGEMENT FACILITY (DRY POND AND UNDERGROUND MANIFOLD) ONSITE.
 - MINIMUM BUILDING SETBACK RESTRICTIONS FROM PROPERTY LINES AND THE PUBLIC RIGHT OF WAY LINES TO BE IN ACCORDANCE WITH FDP-PHASE 117-A-II, CRITERIA RECORDED AS PLAT NOS. 19417 THRU 19423.
 - RESERVATION OF PUBLIC UTILITY EASEMENTS, DEVELOPER RESERVES UNTO ITSELF, ITS SUCCESSORS AND ASSIGNS, ALL EASEMENTS SHOWN ON THIS PLAN FOR WATER, 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 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, 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.
 - THERE ARE NO WETLANDS, FLOODPLAIN, STREAMS OR BUFFERS LOCATED WITHIN THE SUBJECT PARCELS.

COORDINATE TABLE

POINT	NORTHING	EASTING
1001	553630.25	1363119.60
1002	554161.74	1362568.29
1004	554217.77	1362623.59
1005	554395.91	1362795.33
1007	554396.69	1362837.75
1009	553615.88	1363647.69
1010	553608.68	1363640.75
1012	552773.44	1363377.27
1013	553061.24	1363076.51
1014	553935.54	1363316.10
1015	553866.51	1363347.36
1016	553342.39	1363891.03
1017	553307.04	1363891.68
1018	553876.13	1363356.65
1019	553925.01	1363305.95
1701	553446.84	1362942.79
1703	553240.35	1363189.08
1704	553358.82	1363899.92
1711	553316.40	1363900.70

NOTE # 3 LINE TABLE

LINE	BEARING	LENGTH
L1	S 01°02'56" E	21.92'
L2	N 46°02'56" W	33.50'
L3	N 43°57'04" E	15.50'
L4	S 46°02'56" E	18.00'

CURVE TABULATION

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
1002-1004	3,340.00'	78.74'	39.37'	78.74'	N 44°37'32" E	121°02"
1005-1007	30.00'	47.12'	30.00'	42.43'	N 88°57'04" E	90°00'00"
1704-1711	30.00'	47.12'	30.00'	42.43'	S 01°02'56" E	90°00'00"

THE REQUIREMENTS OF SECTION 3-108, THE REAL PROPERTY ARTICLE, ANNOTATED CODE OF MARYLAND, 1996 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 S. Weber 08 MAY 2008
 DAVID S. WEBER
 PROFESSIONAL LAND SURVEYOR
 MD. REG. NO. 10852
 SCIENCE FICTION LLC

Stanford D. Hess 4/24/08
 STANFORD D. HESS, MEMBER
 8895 MCGAW BUSINESS TRUST

David I. Bavar 4/25/08
 DAVID I. BAVAR, PRESIDENT

TABULATION OF FINAL PLAT - THIS SHEET

- TOTAL NUMBER OF LOTS AND PARCELS TO BE RECORDED: 2
- TOTAL NUMBER OF BUILDABLE PARCEL TO BE RECORDED: 2
- TOTAL AREA OF BUILDABLE PARCEL TO BE RECORDED: 18.4167 AC.
- TOTAL AREA OF ROADWAYS TO BE RECORDED: 0.4383 AC.
- TOTAL AREA OF SUBDIVISION TO BE RECORDED: 18.8550 AC.

OWNERS:

SCIENCE FICTION LLC C/O ANTIWERPEN AUTOMOTIVE GROUP 6631 BALTIMORE NATIONAL PIKE BALTIMORE, MD 21244 (OLD PARCEL D-1)	8895 MCGAW BUSINESS TRUST 1966 GREENSPRING DRIVE, SUITE 508 TIMONIUM, MD 21083 (OLD PARCEL C-1)
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LEGEND:
 CL - CENTERLINE

APPROVED: FOR PUBLIC WATER & PUBLIC SEWERAGE SYSTEMS IN CONFORMANCE WITH THE MASTER PLAN OF WATER & SEWERAGE FOR HOWARD COUNTY, MD.

Richard J. Davis 6/23/08
 COUNTY HEALTH OFFICER

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

Michael J. Leight 6/25/08
 DIRECTOR

OWNER'S DEDICATION

SCIENCE FICTION LLC, A MARYLAND LIMITED LIABILITY COMPANY, BY STANFORD D. HESS, MEMBER, AND 8895 MCGAW BUSINESS TRUST, A MARYLAND BUSINESS TRUST, BY DAVID I. BAVAR, PRESIDENT, OWNERS 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, ESTABLISHES 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 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 GRANTS THE RIGHT AND OPTION TO HOWARD COUNTY TO ACQUIRE THE FEE SIMPLE TITLE TO THE BEDS OF THE STREETS AND/OR ROADS, 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 OUR HANDS THIS 24 DAY OF APRIL, 2008

SCIENCE FICTION LLC
 BY: **Stanford D. Hess**
 STANFORD D. HESS, MEMBER

8895 MCGAW BUSINESS TRUST
 BY: **David I. Bavar**
 DAVID I. BAVAR, PRESIDENT

ATTEST: **Nathan J. Party**

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS A RESUBDIVISION OF ALL OF THE LAND CONVEYED BY ROUSE COMMERCIAL PROPERTIES, INC. TO 8895 MCGAW BUSINESS TRUST, BY A DEED DATED NOVEMBER 15, 2000 AND RECORDED IN LIBER 5260 AT FOLIO 386, BY STATE FARM LIFE INSURANCE COMPANY TO SCIENCE FICTION LLC, BY A DEED DATED JUNE 23, 2000 AND RECORDED IN LIBER 5133 AT FOLIO 453 AND BY UNITED STATES POSTAL SERVICE TO SCIENCE FICTION LLC, BY A DEED DATED JULY 22, 2005 AND RECORDED IN LIBER 9349 AT FOLIO 86; ALSO BEING A RESUBDIVISION OF PARCEL C-1 AS SHOWN ON A PLAT OF SUBDIVISION ENTITLED "COLUMBIA, SIELING INDUSTRIAL CENTER, SECTION 1 AREA 1, PARCELS B-1 C-1" AND RECORDED IN PLAT BOOK 24 AT FOLIO 66 AND PARCEL D-1 AS SHOWN ON A PLAT OF RESUBDIVISION ENTITLED "PARCELS D-1 AND K-1, COLUMBIA SIELING INDUSTRIAL CENTER, SECTION 1 AREA 1" AND RECORDED AS PLAT NO. 17484 AND ALL AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND; AND THAT ALL MONUMENTS ARE IN PLACE OR WILL BE IN PLACE PRIOR TO ACCEPTANCE OF THE STREETS IN THE SUBDIVISION BY HOWARD COUNTY, IN ACCORDANCE WITH THE ANNOTATED CODE OF MARYLAND, AS AMENDED AND MONUMENTATION IS OR WILL BE IN ACCORDANCE WITH THE HOWARD COUNTY SUBDIVISION REGULATIONS.

David S. Weber 08 MAY 2008
 DAVID S. WEBER
 PROFESSIONAL LAND SURVEYOR
 MARYLAND REGISTRATION NO. 10852

RECORDED AS PLAT NUMBER **20012** ON **6/27/08** AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND

COLUMBIA SIELING INDUSTRIAL CENTER SECTION 1 AREA 1 PARCELS C-2 AND D-2
 (A RESUBDIVISION OF COLUMBIA, SIELING INDUSTRIAL CENTER, SECTION 1 AREA 1, PARCEL C-1, PLAT BOOK 24 FOLIO 66 AND PARCEL D-1, PLAT NO. 17484)

TM 36, GRID 23 & 24, PARCEL 356
 HOWARD COUNTY, MARYLAND

6TH ELECTION DISTRICT
 SCALE: 1"=100'
 SHEET 1 OF 1
 APRIL 2008

GLW GUTSCHICK LITTLE & WEBER, P.A.
 CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS
 3909 NATIONAL DRIVE - SUITE 250 - BURTONSVILLE OFFICE PARK
 BURTONSVILLE, MARYLAND 20886
 TEL: 301-421-4024 FAX: 410-580-1820 DC/VA: 301-989-2524 FAX: 301-421-4186
 DRAWN BY: **pwo** CHECK BY: **SJM**
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