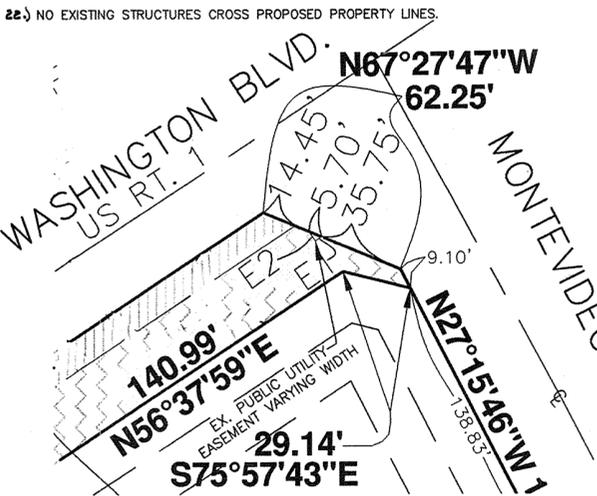
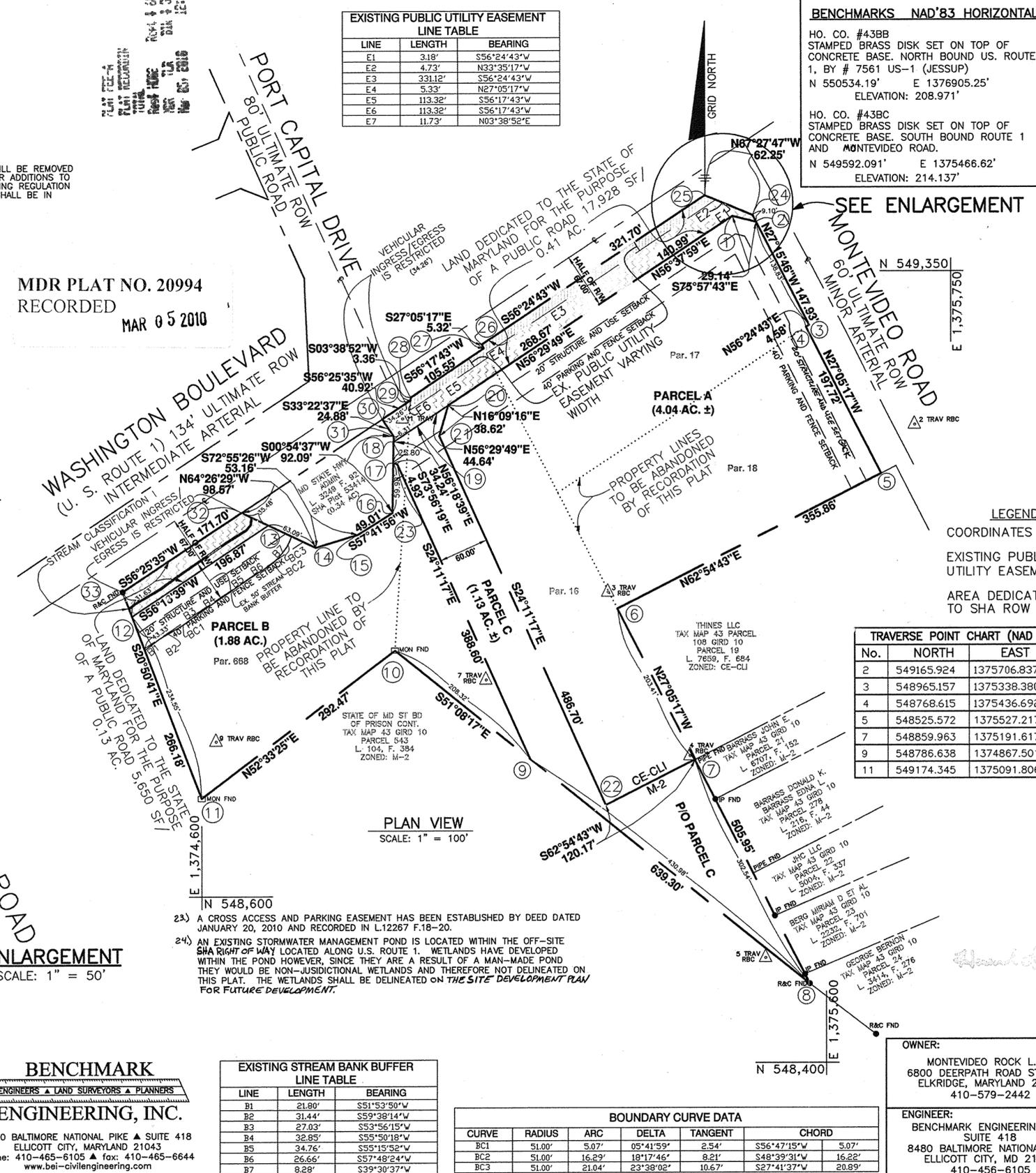


- NOTES:
- 1.) DENOTES 4" X 4" CONCRETE MONUMENT TO BE SET.
 DENOTES 3/8" PIPE OR STEEL MARKER TO BE SET.
 DENOTES STONE OR CONCRETE MONUMENT FOUND.
 DENOTES IRON PIPE (IPF) OR REBAR & CAP (RCF) FOUND.
 DENOTES TRAVERSE POINT.
 - 2.) COORDINATES BASED ON NAD'83, MARYLAND COORDINATE SYSTEM AS PROJECTED BY HOWARD COUNTY GEODETIC CONTROL STATIONS NO.43BB AND NO.43BC.
 - 3.) THE SUBJECT PROPERTY IS ZONED CE-CL1/M-2 PER THE 2-2-04 COMPREHENSIVE ZONING PLAN AND THE COMP LITE ZONING AMENDMENTS EFFECTIVE 7-28-06.
 - 4.) TO THE BEST OF OUR KNOWLEDGE, THERE ARE NO BURIAL GROUNDS OR CEMETERIES OR HISTORIC STRUCTURES LOCATED ON THIS SITE.
 - 5.) ALL AREAS ON THIS PLAT ARE "MORE OR LESS".
 - 6.) THIS PROJECT IS LOCATED WITHIN THE METROPOLITAN DISTRICT.
 - 7.) THE EXISTING COMMERCIAL BUILDINGS LOCATED ON THE PROPERTY ARE TO REMAIN BUT WILL BE REMOVED PRIOR TO FUTURE SITE DEVELOPMENT PLAN APPROVAL. NO NEW BUILDINGS, EXTENSIONS OR ADDITIONS TO THE EXISTING STRUCTURES ARE TO BE CONSTRUCTED AT A DISTANCE LESS THAN THE ZONING REGULATION REQUIRE. NO SINGLE FAMILY DWELLINGS ARE LOCATED ON THIS SITE. PERMITTED USES SHALL BE IN COMPLIANCE WITH THE ZONING REGULATIONS FOR THE APPLICABLE ZONING CLASSIFICATION.
 - 8.) THE LOTS SHOWN HEREON COMPLY WITH THE MINIMUM OWNERSHIP WIDTH AND LOT REQUIRED BY AREA AS THE MARYLAND STATE DEPARTMENT OF THE ENVIRONMENT.
 - 9.) BOUNDARY IS BASED ON A FIELD RUN BOUNDARY SURVEY PERFORMED ON OR ABOUT FEBRUARY 28, 2007 BY BENCHMARK ENGINEERING INC.
 - 10.) A NOISE STUDY IS NOT REQUIRED FOR THIS RESUBDIVISION.
 - 11.) 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 THAT TIME.
 - 12.) THERE ARE NO WETLANDS, WETLANDS BUFFERS ON-SITE.
 - 13.) THERE IS NO 100-YR. FLOODPLAIN ON THIS SITE.
 - 14.) THE PROJECT IS IN CONFORMANCE WITH THE LATEST HOWARD COUNTY STANDARDS UNLESS WAIVERS HAVE BEEN APPROVED.
 - 15.) TRAFFIC STUDY IS NOT REQUIRED FOR THIS SUBDIVISION.
 - 16.) RESERVATION OF PUBLIC UTILITY EASEMENTS
 DEVELOPER RESERVES UNTO ITSELF, ITS SUCCESSORS AND ASSIGNS, ALL EASEMENTS SHOWN ON THIS PLAN FOR WATER, SEWER, STORM DRAINAGE AND OTHER PUBLIC UTILITIES LOCATED IN, ON, OVER AND THROUGH LOTS/PARCELS, ANY CONVEYANCES OF THE AFORESAID LOT/PARCELS SHALL BE SUBJECT TO THE EASEMENTS HEREIN RESERVED, WHETHER 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.
 - 17.) PARCEL C IS INCLUDED FOR FUTURE DEDICATION TO THE RIGHT-OF-WAY FOR RELOCATED MONTEVIDEO ROAD.
 - 18.) STORMWATER MANAGEMENT SHALL BE ADDRESSED AT SITE DEVELOPMENT PLAN SUBMISSION.
 - 19.) THIS SUBDIVISION IS EXEMPT FROM THE REQUIREMENTS OF SECTION 16.1200 OF THE HOWARD COUNTY CODE FOR FOREST CONSERVATION PER SECTION 16.1202(b)(1)(iv) OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATION, AS THIS SUBDIVISION DOES NOT CREATE ANY ADDITIONAL LOTS.
 - 20.) THIS SUBDIVISION ASSUMES A 67' FUTURE DEDICATION FROM THE CENTERLINE OF US RT. 1 WITH AN ULTIMATE WIDTH OF 134'.
 - 21.) THIS PLAN IS EXEMPT FROM PERIMETER LANDSCAPING SINCE IT IS A SUBDIVISION PLAN TO ONLY RECONFIGURE LOT LINES AND DOES NOT ADD ANY NEW LOTS OR ROADWAYS.



AREA TABULATION CHART

TOTAL NUMBER OF LOTS AND/OR PARCELS TO BE RECORDED	3
BUILDABLE	3
OPEN SPACE	0
BUILDABLE PRESERVATION PARCELS	0
NON-BUILDABLE PRESERVATION PARCELS	0
NON-BUILDABLE BULK PARCELS	0
TOTAL AREA OF LOTS AND/OR PARCELS TO BE RECORDED	7.05± AC.
BUILDABLE	N/A
OPEN SPACE	N/A
BUILDABLE PRESERVATION PARCELS	N/A
NON-BUILDABLE PRESERVATION PARCELS	N/A
NON-BUILDABLE BULK PARCELS	N/A
TOTAL AREA OF ROADWAY TO BE RECORDED (INCLUDING WIDENING STRIPS)	0.54± AC.
TOTAL AREA OF SUBDIVISION TO BE RECORDED	7.59± AC.



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

Richardson for Peter B. Silberman 2/25/10
 HOWARD COUNTY HEALTH OFFICER

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING.

Keith Stenlund 2/12/10
 CHIEF, DEVELOPMENT ENGINEERING DIVISION

Keith Stenlund 3/21/10
 DIRECTOR

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF THAT THE INFORMATION SHOWN HEREON IS CORRECT, THAT IT IS ALL OF THE LAND ACQUIRED BY MONTEVIDEO ROCK LLC. FROM LANDLORD 27, LLC. BY DEED DATED MAY 30, 2008 AND RECORDED IN LIBER 11236 AT FOLIO 364 AND W. RICHARD SMITH AND MARLYN SMITH, TRUSTEES OF THE SMITH LIVING TRUST DATED FEBRUARY 4, 2004 BY DEED DATED JUNE 2, 2008, AND RECORDED IN LIBER 11250 LIBER 287 AND THAT ALL MONUMENTS ARE IN PLACE OR WILL BE IN PLACE PRIOR TO ACCEPTANCE OF THE ROADS BY HOWARD COUNTY, IN ACCORDANCE WITH THE ANNOTATED CODE OF MARYLAND, AS AMENDED.

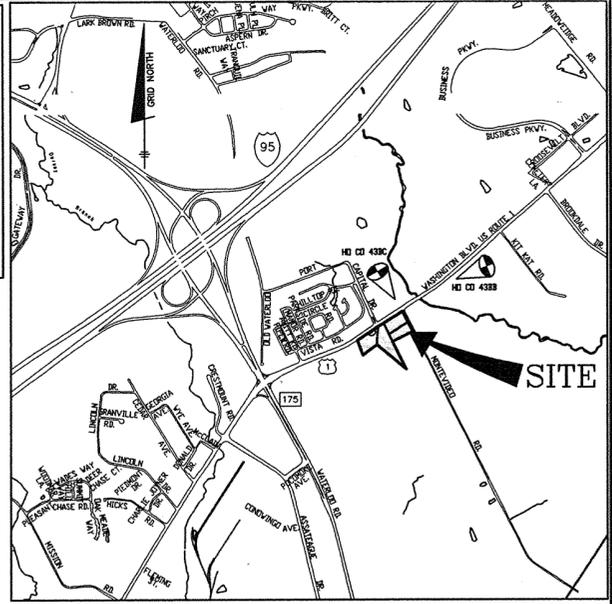
Donald Mason 1-21-10
 DONALD A. MASON
 PROFESSIONAL LAND SURVEYOR MARYLAND REG. NO. 21320
 FOR BENCHMARK ENGINEERING, INC. MARYLAND REG. NO. 351

OWNER'S CERTIFICATE

"MONTEVIDEO ROCK L.L.C., OWNER OF THE PROPERTY SHOWN HEREON, HEREBY ADOPTS THIS PLAN OF SUBDIVISION, AND IN CONSIDERATION OF 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 OF 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 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 OUR HANDS THIS 21ST DAY OF JANUARY, 2010."

Jamarcus 1/21/10
 MONTEVIDEO ROCK L.L.C., OWNER
 PATRICK McCUAN

Christine Richards
 WITNESS



ADC MAP 20 GRID 13-K
VICINITY MAP
 SCALE: 1" = 2000'

COORDINATE CHART (NAD '83)

BOUNDARY COORDINATES					
No.	NORTH	EAST	No.	NORTH	EAST
1	549416.0733	1375488.2484	18	549146.5976	1375080.7570
2	549409.0055	1375516.5156	19	549165.5916	1375109.2491
3	549285.5949	1375580.1111	20	549190.2300	1375146.4694
4	549283.0624	1375576.2977	21	549153.1362	1375135.7246
5	549107.0295	1375666.3317	22	548709.1665	1375335.1401
6	548944.9858	1375349.5065	23	549119.4376	1375085.0862
7	548763.8881	1375442.1310	24	549417.0927	137512.3482
8	548494.5371	1375579.8936	25	549440.9522	1375454.8511
9	548764.9534	1375244.3079	26	549262.9827	1375186.8635
10	548895.6640	1375082.0967	27	549258.2436	1375189.2873
11	548717.8504	1374849.8877	28	549199.6712	1375101.4772
12	548937.0505	1374766.4257	29	549196.3166	1375101.2634
13	549046.2529	1374930.2349	30	549173.6876	1375067.1698
14	549019.0333	1374987.1520	31	549152.9110	1375080.8574
15	549034.6433	1375037.9685	32	549061.5598	1374898.2277
16	549060.8326	1375079.3943	33	548966.6085	1374755.1713
17	549120.8020	1375080.3472			

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.

Donald Mason 1-21-10
 DONALD A. MASON
 REGISTERED PROFESSIONAL LAND SURVEYOR
 MD. REG. NO. 21320
 FOR BENCHMARK ENGINEERING, INC.
 MD. REG. NO. 351

Jamarcus 1/21/10
 MONTEVIDEO ROCK LLC, OWNER
 PATRICK McCUAN

THE SOLE PURPOSE OF THIS PLAT IS THE SUBDIVISION OF PARCELS 16, 17, 18 AND 668 INTO PARCELS A, B & C AND ASSOCIATED RIGHT-OF-WAY DEDICATION FOR U.S. ROUTE 1.

RECORDED AS PLAT NO. _____
 ON _____ AMONG THE LAND
 RECORDS OF HOWARD COUNTY, MARYLAND.

MONTEVIDEO CROSSING
 PARCELS A, B & C;
 A SUBDIVISION OF PARCELS
 16, 17, 18 AND 668

FIRST ELECTION DISTRICT OF HOWARD COUNTY, MARYLAND
 TAX MAP: 43
 GRID: 10
 PARCELS: 16, 17, 18 AND 668
 ZONED: CE-CL1/M-2

SCALE: AS SHOWN
 DATE: JANUARY, 2010
 SHEET: 1 OF 1