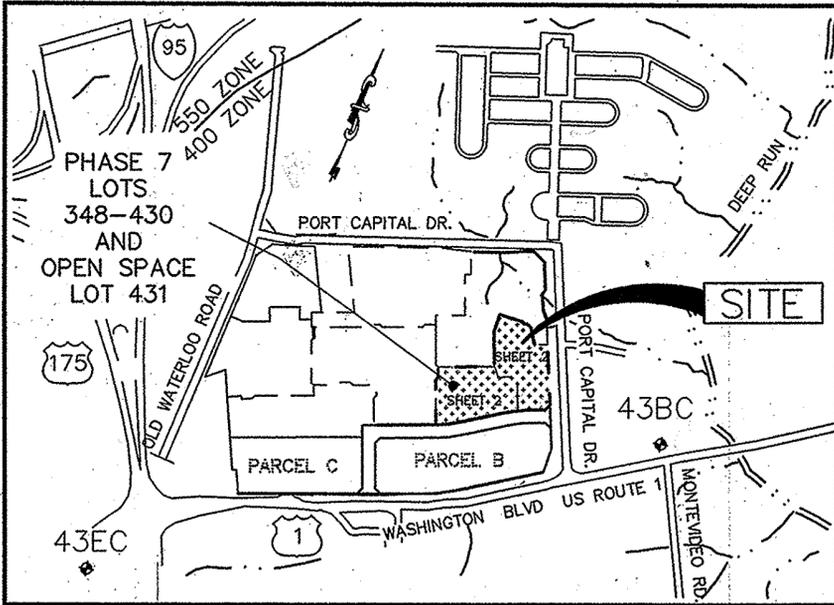


**GENERAL NOTES**

- TAX MAP: 43, PARCEL: 657(G), GRID: 3 & 9
- ZONING: PROPERTY IS ZONED CAC-CL PER THE OCTOBER 6, 2013 HOWARD COUNTY COMPREHENSIVE ZONING PLAN.
- THIS PLAT IS BASED ON A FIELD RUN MONUMENTED BOUNDARY SURVEY PERFORMED ON OR ABOUT MARCH 2005 BY MILDENBERG, BOENDER & ASSOC, INC. AND IS A RESUBDIVISION OF PREVIOUSLY RECORDED BULK PARCEL G, F-11-084 PLAT NO. 22106-22110.
- COORDINATES BASED ON NAD '83 (HORIZONTAL) AND NAVD '88 (VERTICAL) MARYLAND COORDINATE SYSTEM AS PROJECTED BY HOWARD COUNTY GEODETIC CONTROL STATIONS NO. 43EC & 43BC  
 STA. No. 43EC N 547,821.272 E 1,372,882.450 ELEV. 220.415  
 STA. No. 43BC N 549,592.091 E 1,375,466.620 ELEV. 214.870
- DENOTES AN IRON PIN OR IRON PIPE FOUND.  
 ○ DENOTES ANGULAR CHANGE IN BEARING OF BOUNDARY OR RIGHT-OF-WAY.  
 BRL DENOTES A BUILDING RESTRICTION LINE.
- SURVEY WORK AND DOCUMENTS ARE TO BE PERFORMED IN CONFORMANCE WITH SUBTITLE 13, BOARD OF PROFESSIONAL LAND SURVEYORS, 09.13.06 STATE OF MARYLAND MINIMUM STANDARDS OF PROFESSIONAL PRACTICE.
- ALL AREAS ARE MORE OR LESS.
- THIS PROPERTY IS IN THE METROPOLITAN DISTRICT.
- NO BURIAL GROUNDS, CEMETERIES, HISTORIC STRUCTURES OR STEEP SLOPES (25% OR GREATER) EXIST ON-SITE.
- NO HISTORIC DISTRICTS ARE ADJACENT TO THIS SITE. SITE IS NOT ADJACENT TO A DESIGNATED SCENIC ROAD.
- WETLANDS STUDY AND FOREST STAND DELINEATION IS BY ECO-SCIENCE PROFESSIONALS, INC. DATED MAY 15, 2007. APPROVED UNDER S-06-010. WETLANDS WERE DELINEATED UNDER F-09-007.
- FLOODPLAIN LIMITS SHOWN PER F-08-13, PREPARED BY MILDENBERG, BOENDER AND ASSOCIATES INC, APPROVED IN JANUARY 2008 UNDER SDP-08-046.
- WP-06-114 WAS APPROVED ON AUGUST 28, 2006 WAIVING SECTION 16.119(f) OF THE SUBDIVISION REGULATIONS. THE APPROVAL WAS SUBJECT TO THE FOLLOWING CONDITION:  
 1. THE PROPOSED ROAD AND ACCESS IMPROVEMENTS WILL REQUIRE AN ACCESS PERMIT ISSUED BY THE STATE ENGINEERING ACCESS PERMITS DIVISION. THE DEVELOPER MUST MEET ALL TERMS AND CONDITIONS OF THE ACCESS PERMIT.
- WP-07-052 WAS APPROVED ON MAY 8, 2007 WAIVING SECTION 16.116(a)(1) OF THE SUBDIVISION REGULATIONS. THE APPROVAL WAS SUBJECT TO THE FOLLOWING CONDITIONS:  
 1. UNDERGROUND SWM IN THE CURRENT LOCATION OF THE EXISTING SWM POND WILL BE INSTALLED AS NECESSARY. THE UNDERGROUND FACILITY WILL BE DESIGNED AND SUBMITTED FOR REVIEW AT THE PRELIMINARY, FINAL, AND SITE DEVELOPMENT PLAN STAGES.  
 2. LIMITS OF DISTURBANCE WILL BE THE MINIMUM NECESSARY TO INSTALL THE IMPROVEMENTS AND SHALL NOT EXCEED THE DISTURBANCE SHOWN ON THE WAIVER PETITION EXHIBIT SUBMITTED ON 4-4-07. DISTURBANCE IS LIMITED AS FOLLOWS:  
 AREA 1: 1,600 S.F. OF WETLAND DISTURBANCE AND 7,500 S.F. OF WETLAND BUFFER DISTURBANCE.  
 AREA 2: 18,750 S.F. OF WETLAND DISTURBANCE AND 19,500 S.F. OF WETLAND BUFFER DISTURBANCE.  
 AREA 3: 30,000 S.F. OF WETLAND DISTURBANCE AND 35,250 S.F. OF WETLAND BUFFER DISTURBANCE AND 62,250 S.F. OF STREAM BUFFER DISTURBANCE.  
 3. ALL NECESSARY STATE AND LOCAL PERMITS WILL BE OBTAINED PRIOR TO ANY GRADING AND/OR CONSTRUCTION ACTIVITY.  
 4. SUPER SILT FENCING SHALL BE INSTALLED ALONG THE ENTIRE LOD FOR THE SIDEWALK IMPROVEMENTS IN "AREA 1" PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION OR GRADING ACTIVITY AND SHALL REMAIN IN PLACE FOR THE DURATION OF CONSTRUCTION.  
 5. THE GREENSPACE/OPEN SPACE AREA IN THE NORTHEASTERN PORTION OF THE SITE SHALL BE INCREASED BY A MINIMUM OF 20,150 SQUARE FEET (THE AREA OF WETLAND AND WETLAND BUFFER DISTURBANCE ALONG U.S. ROUTE 1 THAT IS ABOVE AND BEYOND THE NECESSARY DISTURBANCE FOR ROUTE 1 ROAD IMPROVEMENTS), BUILDING #43, ITS ACCESS AND OTHER IMPROVEMENTS INCLUDING SIDEWALKS SHALL BE RELOCATED AND/OR REDESIGNED TO ALLOW FOR THIS ADDITIONAL GREENSPACE. THIS AREA SHALL BE USED TO ADDRESS A PORTION OF THE SITES FOREST CONSERVATION OBLIGATION.
- WATER AND SEWER SERVICE TO THESE LOTS WAS GRANTED UNDER THE PROVISIONS OF SECTION 18.122.B OF THE HOWARD COUNTY CODE.
- LANDSCAPING FOR LOTS 348-430 AND OPEN SPACE LOT 431 IS PROVIDED IN ACCORDANCE WITH A CERTIFIED LANDSCAPE PLAN UNDER SDP-15-036, IN ACCORDANCE WITH SECTION 18.124 OF THE HOWARD COUNTY CODE AND THE LANDSCAPE MANUAL.
- WP-07-129 WAS APPROVED ON JULY 24, 2007, WAIVING SECTION 16.144(f) REQUIRING PRELIMINARY PLAN SUBMISSION. THE APPROVAL IS SUBJECT TO THE FOLLOWING:  
 1. THE ENTIRE PUBLIC ROAD SYSTEM MUST BE DESIGNED WITH THE NEXT SUBMITTED FINAL PLAT AND PLAN FOR THE PROPERTY.  
 2. STORMWATER MANAGEMENT MUST BE DESIGNED FOR ALL PUBLIC IMPROVEMENTS WITH THE NEXT SUBMITTED FINAL PLAT AND PLAN FOR THE PROPERTY.  
 3. PRELIMINARY WATER AND SEWER PLANS MUST BE SUBMITTED PRIOR TO OR CONCURRENTLY WITH THE NEXT SUBMITTED FINAL PLAT AND PLAN FOR THE PROPERTY.  
 ALL OF THESE CONDITIONS HAVE BEEN MET WITH THIS SUBMISSION. ROCKSIDE AVENUE IS THE ONLY PUBLIC ROAD WITHIN THIS PROJECT. STORMWATER MANAGEMENT IS BEING PROVIDED VIA AN UNDERGROUND STORMWATER MANAGEMENT FACILITY, PRELIMINARY WATER AND SEWER HAS BEEN SUBMITTED FOR REVIEW.
- TOPOGRAPHIC INFORMATION IS BASED ON AERIAL TOPOGRAPHY PERFORMED BY WINGS TOPOGRAPHY INC. ON OR ABOUT APRIL 2005. COMPLIMENTED WITH FIELD RUN TOPOGRAPHY PERFORMED BY MILDENBERG, BOENDER AND ASSOC. ON OR ABOUT JUNE 2007 (GP-08-24).
- REQUIREMENTS OF THE FOREST CONSERVATION ACT HAVE BEEN SATISFIED UNDER F-09-007 AND SDP-08-046.
- THERE ARE NO ENVIRONMENTAL FEATURES OR CORRESPONDING BUFFERS WITHIN PROPOSED LOTS 348-430 AND OPEN SPACE LOT 430. THE FOREST CONSERVATION ACT HAS BEEN SATISFIED UNDER F-09-007 AND SDP-08-046.
- DEVELOPER RESERVES UNTO ITSELF, ITS SUCCESSORS AND ASSIGNS, ALL EASEMENTS SHOWN ON THIS PLAT FOR WATER, SEWER, STORM DRAINAGE, AND OTHER PUBLIC UTILITIES AND FOREST CONSERVATION (DESIGNATED AS "FOREST CONSERVATION EASEMENT"), LOCATED IN, ON, OVER AND THROUGH LOTS 348-430, OPEN SPACE LOT 431. ANY CONVEYANCE OF 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 WITH A METES AND BOUNDS DESCRIPTION OF THE FOREST CONSERVATION EASEMENT. UPON COMPLETION OF THE PUBLIC UTILITIES AND THEIR ACCEPTANCE BY HOWARD COUNTY, AND IN THE CASE OF THE FOREST CONSERVATION EASEMENT, 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 THE DEVELOPER'S SURETY POSTED WITH SAID AGREEMENT. THE COUNTY SHALL ACCEPT THE EASEMENTS AND RECORD THE DEED(S) OF THE EASEMENT IN THE LAND RECORDS OF HOWARD COUNTY.
- WP-08-020 WAS APPROVED ON OCTOBER 3, 2007, WAIVING SECTION 16.155 (APPLICABILITY) WHICH REQUIRED THE SUBMISSION OF SITE DEVELOPMENT PLAN FOR NEW OR EXPANDED NON-RESIDENTIAL DEVELOPMENT AND NON-RESIDENTIAL DEVELOPMENT INCLUDING SINGLE-FAMILY ATTACHED, APARTMENT AND MOBILE HOME RESIDENTIAL DEVELOPMENT. APPROVAL IS SUBJECT TO THE FOLLOWING:  
 1. HSCD MUST APPROVE THE ASSOCIATED GRADING PERMIT.  
 2. THE APPLICANT AND HIS CONSULTANT MUST SCHEDULE A MEETING WITH ALL APPLICABLE COUNTY AND STATE AGENCIES TO ADDRESS THE COMMENTS FOR F-08-013 ISSUED IN THE DEPARTMENT OF PLANNING AND ZONING'S LETTER DATED SEPTEMBER 27, 2007.

**GENERAL NOTES CONT'D**

- WP-09-025 WAS APPROVED IN SEPTEMBER 2008, WAIVING SECTION 16.115 (c)(2) AND SECTION 16.116(1) AND (2) WHICH PROHIBITS CLEARING, EXCAVATION, FILLING AND ALTERING DRAINAGE IN A FLOODPLAIN AND GRADING, REMOVAL OF VEGETATIVE COVER IN THE WETLANDS, WETLAND BUFFERS AND STREAM BUFFERS.
- DRIVEWAYS SHALL BE PROVIDED PRIOR TO RESIDENTIAL OCCUPANCY TO ENSURE SAFE ACCESS FOR FIRE AND EMERGENCY VEHICLES PER THE FOLLOWING MINIMUM REQUIREMENTS:  
 A) WIDTH - 12 FEET (16 FEET SERVING MORE THAN ONE RESIDENT).  
 B) SURFACE - 6 INCHES OF COMPACTED CRUSHER RUN BASE WITH TAR AND CHIP COATING (1.5" MIN).  
 C) GEOMETRY - MAX. 15% GRADE, MAX. 10% GRADE CHANGE AND MIN. OF 45 FOOT TURNING RADIUS.  
 D) STRUCTURES (CULVERTS/BRIDGES) - CAPABLE OF SUPPORTING 25 GROSS TONS (H25 LOADING).  
 E) DRAINAGE ELEMENTS - CAPABLE OF SAFELY PASSING 100 YEAR FLOOD PLAIN WITH NO MORE THAN 1 FOOT OF DEPTH OVER DRIVEWAY SURFACE.  
 F) STRUCTURE CLEARANCES - MINIMUM 12 INCHES  
 G) MAINTENANCE - SUFFICIENT TO ENSURE ALL WEATHER USE.
- NOISE STUDY WAS PREPARED BY MILDENBERG, BOENDER & ASSOCIATES, INC. IN JANUARY 2008. THE 65dBA NOISE CONTOUR LINE DRAWN ON THIS SUBDIVISION PLAN IS ADVISORY AS REQUIRED BY THE HOWARD COUNTY DESIGN MANUAL, CHAPTER 5, REVISED FEBRUARY 1992 AND CANNOT BE CONSIDERED TO EXACTLY LOCATE THE 65dBA NOISE EXPOSURE. THE 65dBA NOISE LINE WAS ESTABLISHED BY HOWARD COUNTY TO ALERT DEVELOPERS, BUILDERS AND FUTURE RESIDENTS THAT AREAS BEYOND THIS THRESHOLD MAY EXCEED GENERALLY ACCEPTED NOISE LEVELS ESTABLISHED BY THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT.



NOTE: COORDINATES AND GRID TICS SHOWN HEREON ARE BASED ON NAD 83 AND ARE IN U.S. SURVEY FEET, TO CONVERT TO METERS DIVIDE BY 3.28083333.

**VICINITY MAP**  
 SCALE: 1"=600'  
 ADC: 34,(D-6, D-7)

- OPEN SPACE LOT 431 IS OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION AND USES SHALL INCLUDE BUT NOT BE LIMITED TO RECREATIONAL SPACE, PRIVATE ROADS AND SIDEWALKS. RECORDING REFERENCES OF THE ARTICLES OF INCORPORATION AND RESTRICTIONS AS SHOWN HEREON.
- THE ARTICLES OF INCORPORATION FOR THE HOME OWNER'S ASSOCIATION WERE FILED WITH THE MARYLAND STATE DEPARTMENT OF ASSESSMENTS AND TAXATION ON 10/14/2012; RECEIPT NO. D13793039
- WP-11-017 WAS APPROVED IN AUGUST 27, 2010, WAIVING SECTION 16.156 (g)(2) WHICH ESTABLISHES TIMELINES FOR SUBMISSION OF REVISED PLANS AND SECTION 16.1104(b) WHICH OUTLINES THE PHASING PROCESS AND THE ESTABLISHMENT OF THE PHASING SCHEDULE AND ASSOCIATED MILESTONES. APPROVAL IS SUBJECT TO THE FOLLOWING:  
 1. THE DEVELOPER MUST SUBMIT REVISED PLANS IN ASSOCIATION WITH SDP-08-078 FOR THE REMAINING 105 UNITS ON OR BEFORE MAY 14, 2011  
 2. THE DEVELOPER MUST SUBMIT THE NEXT PHASE FOR 73 UNITS (DESIGNATED PHASE 3 IN DEPARTMENT OF PLANNING AND ZONING'S LETTER OF MAY 27, 2008) ON OR BEFORE SEPTEMBER 30, 2011.  
 3. REVISED PLANS WILL BE SUBMITTED TO ALL SRC AGENCIES FOR REVIEW.
- NO GRADING, REMOVAL OF VEGETATIVE COVER OR TREES, PAVING AND NEW STRUCTURES SHALL BE PERMITTED WITHIN THE LIMITS OF WETLANDS, STREAM(S), OR THEIR REQUIRED BUFFERS, FLOODPLAIN AND FOREST CONSERVATION EASEMENT AREAS OTHER THAN THOSE ADDRESSED IN APPROVED WAIVER PETITIONS AND MDE PERMITS.
- THE FOREST CONSERVATION EASEMENT HAS BEEN ESTABLISHED TO FULFILL THE REQUIREMENTS OF SECTION 16.1200 OF THE HOWARD COUNTY CODE AND FOREST CONSERVATION ACT. NO CLEARING, GRADING OR CONSTRUCTION IS PERMITTED WITHIN THE FOREST CONSERVATION EASEMENTS; HOWEVER, FOREST MANAGEMENT PRACTICES AS DEFINED IN THE DEED OF FOREST CONSERVATION EASEMENTS ARE ALLOWED.
- PRIVATE PEDESTRIAN ACCESS EASEMENTS ARE PROVIDED FOR RESIDENT ACCESS TO THE BACK YARDS FOR LOTS WHERE ACCESS WOULD OTHERWISE BE UNAVAILABLE. THESE EASEMENTS SHALL NOT BE OBSTRUCTED.
- A WAIVER PETITION (WP-11-165) WAS APPROVED ON JUNE 8, 2011 TO SECTION 16.120(C)(4) TO ALLOW FOR PRIVATE ROADS SUBJECT TO THE FOLLOWING:  
 1. A HOME OWNER'S ASSOCIATION FOR EACH PHASE OF THE HOWARD SQUARE PROJECT WILL BE CREATED THAT WILL BE THE RESPONSIBLE PARTY FOR THE MAINTENANCE OF THE PRIVATE ROADS AND STORMWATER CONVEYANCE AND MANAGEMENT FACILITIES. WATER AND SEWER SHALL BE PUBLIC AND MAINTAINED FOR EACH UNIT WITHIN A RECORDED PUBLIC EASEMENT.
- THE SETBACK FOR BULK PARCEL G FROM PORT CAPITAL DRIVE FOR STRUCTURE AND USES (EXCEPT PARKING) IS 0 FEET.

**GENERAL NOTES CONT'D**

34. PER THE PLANNING DIRECTOR, BASED ON 1,006 TOTAL PROJECT UNITS PROPOSED, 70 S.F. OF REQUIRED COMMERCIAL EQUATES TO 70,420 S.F. NO COMMERCIAL FOOTAGE HAS YET BEEN CONSTRUCTED UNDER THE "HOWARD SQUARE" PROJECT. THE 60% MAXIMUM THRESHOLD LIMIT OF RESIDENTIAL UNITS HAS ALREADY BEEN MET (AT PHASE 6 SDP-14-043). BASED ON THE CURRENT CAC CODE REQUIREMENTS, THE COUNTY CANNOT ALLOW THE ISSUANCE OF ANY BUILDING PERMIT OR ANY TYPE OF CONSTRUCTION RELATED TO PHASE 7 (83 TOWNHOMES) OR THE 283 APARTMENTS UNDER PHASE 8-9 (PARCEL-B SDP-16-087) UNTIL BUILDING PERMITS HAVE BEEN OBTAINED AND CONSTRUCTION OF THE ACTUAL FOUNDATION HAS BEGUN ON THE ENTIRE 70,420 S.F. OF REQUIRED COMMERCIAL (OR THE APPLICANT PROCESSES A REDLINE REVISION TO MODIFY THIS NOTE AND THE COMMERCIAL CONSTRUCTION REQUIREMENTS BASED ON THE APPROVAL OF ZRA-156 TO ALLOW A FEE-IN-LIEU PAYMENT CONTRIBUTION). GRADING PERMITS MAY BE OBTAINED FOR INITIAL GRADING OF THE 83 TOWNHOMES, BUT NOT BUILDING PERMITS.

**COORDINATE TABLE**

POINT	NORTHING	EASTING
61	549478.593	1374793.826
62	549425.497	1374693.670
63	549286.693	1374484.066
64	549239.522	1374395.086
401	549249.572	1374383.552
402	549446.698	1374303.860
403	549460.988	1374309.873
404	549511.052	1374289.633
405	549618.390	1374550.758
406	549778.495	1374484.945
407	549871.889	1374477.980
408	549880.441	1374602.889
409	549873.292	1374605.003
410	549877.463	1374623.574
411	549870.848	1374647.267
412	549796.962	1374697.492
413	549821.913	1374758.399

**AREA TABULATION CHART**

TOTAL NUMBER OF LOTS AND/OR PARCELS TO BE RECORDED	
BUILDABLE	83
OPEN SPACE	1
BUILDABLE PRESERVATION PARCELS	0
NON-BUILDABLE PRESERVATION PARCELS	0
BULK PARCELS	0
TOTAL AREA OF LOTS AND/OR PARCELS TO BE RECORDED	
BUILDABLE	3.19± AC.
OPEN SPACE	1.28± AC.
BUILDABLE PRESERVATION PARCELS	N/A
NON-BUILDABLE PRESERVATION PARCELS	N/A
BULK PARCELS	N/A
TOTAL AREA OF ROADWAY TO BE RECORDED (INCLUDING WIDENING STRIPS)	N/A
TOTAL AREA OF SUBDIVISION TO BE RECORDED	4.47± AC.
HOWARD COUNTY DPZ FILE NOS.	

SDP-92-79, WP-92-165 WP-93-44, WP-93-94, WP-94-47, WP-06-114, WP-07-052, S-06-010, WP-07-129, F-09-007, F-08-013 SDP-08-046, SDP-08-078 F-09-053, WP-10-140, F-10-118, WP-11-017, WP-11-087, F-11-009, F-11-076, F-11-077, SDP-11-043, SDP-11-054, WP-11-165, F-11-084, F-13-023, F-13-118, F-14-077, SDP-14-043, SDP-15-036

**BENCHMARK ENGINEERING, INC.**  
 ENGINEERS • LAND SURVEYORS • PLANNERS  
 3480 BALTIMORE NATIONAL PIKE SUITE 315 A ELLICOTT CITY, MARYLAND 21043  
 (P) 410-485-8105 (F) 301-371-3505  
 (F) 410-485-8844  
 WWW.BEM-ENGINEERING.COM

**OWNER:**  
 ATAPCO HOWARD SQUARE II STATUTORY TRUST  
 1 SOUTH ST SUITE 2800  
 BALTIMORE, MD 21202  
 (410) 347-7189

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 M Mason* 3-7-16  
 DONALD A. MASON  
 REGISTERED PROFESSIONAL LAND SURVEYOR  
 MD. REG. NO. 21320  
 FOR BENCHMARK ENGINEERING, INC.  
 MD. REG. NO. 351

*Jeffrey P. McCornack* 3-7-2016  
 ATAPCO HOWARD SQUARE II STATUTORY TRUST  
 By: *Jeffrey P. McCornack*  
 Atapco Howard Square Trustee LLC, Trustee

PURPOSE OF THIS PLAT IS TO SUBDIVIDE BULK PARCEL G INTO 83 FEE-SIMPLE LOTS, TO CREATE ONE OPEN SPACE LOT, CREATE PUBLIC & PRIVATE UTILITY EASEMENTS, AND CREATE PRIVATE PEDESTRIAN ACCESS EASEMENTS

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

*William M. Mason* 3/14/2016  
 HOWARD COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING.

*Chad Edwards* 3-17-16  
 CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

*Kathleen H. Mason* 3-18-16  
 DIRECTOR DATE

**SURVEYOR'S CERTIFICATE**  
 I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED BY ME OR UNDER MY RESPONSIBLE CHARGE, AND THAT I AM A DULY LICENSED PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 21320, EXPIRATION DATE 1/7/2017, AND THAT IT IS A RESUBDIVISION OF PART OF THE LAND CONVEYED BY ATAPCO HOWARD SQUARE II BUSINESS TRUST TO ATAPCO HOWARD SQUARE II STATUTORY TRUST BY DEED DATED MAY 10, 2011 AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND AS LIBER 13229 FOLIO 022, AND THAT ALL MONUMENTS ARE IN PLACE OR WILL BE IN PLACE PRIOR TO THE ACCEPTANCE OF THE STRIPS IN THE SUBDIVISION BY HOWARD COUNTY AS SHOWN IN ACCORDANCE WITH THE ANNOTATED CODE OF MARYLAND AS AMENDED.

*Donald M Mason* 3-7-16  
 DONALD A. MASON  
 PROFESSIONAL LAND SURVEYOR MARYLAND REG. NO. 21320  
 FOR BENCHMARK ENGINEERING, INC. MARYLAND REG. NO. 351

**OWNER'S CERTIFICATE**  
 ATAPCO HOWARD SQUARE II STATUTORY TRUST ("TRUST II"), 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 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 24th DAY OF MARCH, 2016.

*Jeffrey P. McCornack* 3-7-2016  
 ATAPCO HOWARD SQUARE II STATUTORY TRUST  
 By: *Jeffrey P. McCornack*  
 Atapco Howard Square Trustee LLC, Trustee

*[Signature]* 3-7-16  
 WITNESS DATE

RECORDED AS PLAT NO. 23717  
 ON 3/18/16 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

**HOWARD SQUARE PHASE 7**  
 LOTS 348 - 430 AND OPEN SPACE LOT 431  
 A RESUBDIVISION OF BULK PARCEL G  
 PER F-11-084 PLAT NOS. 22106 - 22110  
 FIRST ELECTION DISTRICT OF HOWARD COUNTY, MARYLAND

TAX MAP: 43  
 GRID: 3 & 9  
 PARCEL: 657 (G)  
 ZONED: CAC-CL

SCALE: 1" = 600'  
 DATE: MARCH, 2016  
 SHEET: 1 OF 4

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	517.50'	100.87'	50.60'	100.71'	N62°04'14"E	11°10'05"
C2	582.50'	113.54'	56.95'	113.36'	S62°04'14"W	11°10'05"

OWNER:  
ATAPCO HOWARD SQUARE II  
STATUTORY TRUST  
1 SOUTH ST SUITE 2800  
BALTIMORE, MD 21202  
(410) 347-7189

**BENCHMARK**

ENGINEERS • LAND SURVEYORS • PLANNERS  
**ENGINEERING, INC.**

8460 BALTIMORE NATIONAL PIKE SUITE 315 • ELICOTT CITY, MARYLAND 21043  
(P) 410-465-6105 (F) 410-465-6444  
(F) 410-465-6444  
WWW.BEI-CVLENGINEERING.COM

**LEGEND**

- (64) COORDINATE LABEL
- LIMIT OF SUBMISSION
- PUBLIC WATER, SEWER & UTILITY EASEMENT
- PRIVATE ACCESS & UTILITY EASEMENT
- PRIVATE DRAINAGE & UTILITY EASEMENT
- PRIVATE ENTRANCE MONUMENT EASEMENT

OLD WATERLOO ROAD  
110' RIGHT OF WAY (SHA PLAT 24046)

PORT CAPITAL DR.  
PUBLIC LOCAL ROAD RIGHT OF WAY VARIES (SHA PLATS 35748 & 38229)

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 A. Mason* 3-7-16 DATE  
DONALD A. MASON  
REGISTERED PROFESSIONAL LAND SURVEYOR  
MD. REG. NO. 21320  
FOR BENCHMARK ENGINEERING, INC.  
MD. REG. NO. 351

*Jeffrey P. McCormack* 3-7-2016 DATE  
ATAPCO HOWARD SQUARE II STATUTORY TRUST  
By: *Jeffrey P. McCormack*  
Atapco Howard Square Trustee LLC, Trustee

**AREA TABULATION CHART**

TOTAL NUMBER OF LOTS AND/OR PARCELS TO BE RECORDED	
BUILDABLE	83
OPEN SPACE	1
BUILDABLE PRESERVATION PARCELS	0
NON-BUILDABLE PRESERVATION PARCELS	0
BULK PARCELS	0
TOTAL AREA OF LOTS AND/OR PARCELS TO BE RECORDED	
BUILDABLE	3.19± AC.
OPEN SPACE	1.28± AC.
BUILDABLE PRESERVATION PARCELS	N/A
NON-BUILDABLE PRESERVATION PARCELS	N/A
BULK PARCELS	N/A
TOTAL AREA OF ROADWAY TO BE RECORDED (INCLUDING WIDENING STRIPS)	N/A
TOTAL AREA OF SUBDIVISION TO BE RECORDED	4.47± AC.

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

*Madison for Maura Roseman* 3/14/2016 DATE  
HOWARD COUNTY HEALTH OFFICER

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING.

*Phil Edinger* 3-17-16 DATE  
CHIEF, DEVELOPMENT ENGINEERING DIVISION  
*Katherine L. Hoff* 3-18-16 DATE  
DIRECTOR

**SURVEYOR'S CERTIFICATE**

I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED BY ME OR UNDER MY RESPONSIBLE CHARGE, AND THAT I AM A DULY LICENSED PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 21320, EXPIRATION DATE 1/7/2017, AND THAT IT IS A RESUBDIVISION OF PART OF THE LAND CONVEYED BY ATAPCO HOWARD SQUARE I BUSINESS TRUST TO ATAPCO HOWARD SQUARE II STATUTORY TRUST BY DEED DATED MAY 10, 2011 AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND AS LIBER 13229 FOLIO 022, 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 AMENDED.



*Donald A. Mason* 3-7-16 DATE  
DONALD A. MASON  
PROFESSIONAL LAND SURVEYOR MARYLAND REG. NO. 21320  
FOR BENCHMARK ENGINEERING, INC. MARYLAND REG. NO. 351

**OWNER'S CERTIFICATE**

ATAPCO HOWARD SQUARE II STATUTORY TRUST ("TRUST II"), 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 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 7th DAY OF MARCH, 2016.

*Jeffrey P. McCormack* 3-7-2016 DATE  
ATAPCO HOWARD SQUARE II STATUTORY TRUST  
By: *Jeffrey P. McCormack*  
Atapco Howard Square Trustee LLC, Trustee

*[Signature]* 3-7-16 DATE  
WITNESS

RECORDED AS PLAT NO. 23718  
ON 3/18/16 AMONG THE LAND  
RECORDS OF HOWARD COUNTY, MARYLAND.

**HOWARD SQUARE  
PHASE 7**

LOTS 348 - 430 AND OPEN SPACE LOT 431  
A RESUBDIVISION OF BULK PARCEL G  
PER F-11-084 PLAT NOS. 22106 - 22110  
FIRST ELECTION DISTRICT OF HOWARD COUNTY, MARYLAND

TAX MAP: 43  
GRID: 3 & 9  
PARCEL: 657 (G)  
ZONED: CAC-CL1  
SCALE: 1" = 100'  
DATE: MARCH, 2016  
SHEET: 2 OF 4

F-15-062

**LEGEND**

64 COORDINATE LABEL

LIMIT OF SUBMISSION

30' PUBLIC WATER, SEWER, & UTILITY EASEMENT

PRIVATE ACCESS & UTILITY EASEMENT

PRIVATE DRAINAGE & UTILITY EASEMENT

PRIVATE ENTRANCE MONUMENT EASEMENT

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 M. Mason* 3-7-16 DATE

DONALD A. MASON REGISTERED PROFESSIONAL LAND SURVEYOR MD. REG. NO. 21320 FOR BENCHMARK ENGINEERING, INC. MD. REG. NO. 351

*Jeffrey P. McCormack* 3-7-2016 DATE

ATAPCO HOWARD SQUARE II STATUTORY TRUST BY *Jeffrey P. McCormack* Atapco Howard Square Trustee LLC, Trustee

**BENCHMARK ENGINEERING, INC.**  
ENGINEERS • LAND SURVEYORS • PLANNERS

8480 BALTIMORE NATIONAL PIKE SUITE 315 & ELLICOTT CITY, MARYLAND 21043  
(P) 410-465-6105 (F) 301-371-3505  
(F) 410-465-6644  
WWW.BE-ENGINEERING.COM

**AREA TABULATION CHART - THIS SHEET**

TOTAL NUMBER OF LOTS AND/OR PARCELS TO BE RECORDED	
BUILDABLE	48
OPEN SPACE	P.O. LOT 431
BUILDABLE PRESERVATION PARCELS	0
NON-BUILDABLE PRESERVATION PARCELS	0
BULK PARCELS	0
TOTAL AREA OF LOTS AND/OR PARCELS TO BE RECORDED	
BUILDABLE	1.74± AC.
OPEN SPACE	0.55± AC.
BUILDABLE PRESERVATION PARCELS	N/A
NON-BUILDABLE PRESERVATION PARCELS	N/A
BULK PARCELS	N/A
TOTAL AREA OF ROADWAY TO BE RECORDED (INCLUDING WIDENING STRIPS)	N/A
TOTAL AREA OF SUBDIVISION TO BE RECORDED	2.29± AC.

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

*Walter for Mauna Roseman* 3/14/2016 DATE  
HOWARD COUNTY HEALTH OFFICER

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING.

*Chad Edelman* 3-17-16 DATE  
CHIEF, DEVELOPMENT ENGINEERING DIVISION

*Ketzel* 3-18-16 DATE  
DIRECTOR

**SURVEYOR'S CERTIFICATE**

I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED BY ME OR UNDER MY RESPONSIBLE CHARGE, AND THAT I AM A DULY LICENSED PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 21320, EXPIRATION DATE 1/7/2017, AND THAT IT IS A RESUBDIVISION OF PART OF THE LAND CONVEYED BY ATAPCO HOWARD SQUARE I BUSINESS TRUST TO ATAPCO HOWARD SQUARE II STATUTORY TRUST BY DEED DATED MAY 10, 2011 AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND AS LIBER 13229 FOLIO 022, 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 *Atapco Howard Square II* PLAT NO. 22107, THE ANNOTATED CODE OF MARYLAND AS AMENDED.



*Donald M. Mason* 3-7-16 DATE  
DONALD A. MASON PROFESSIONAL LAND SURVEYOR MARYLAND REG. NO. 21320 FOR BENCHMARK ENGINEERING, INC. MARYLAND REG. NO. 351

**OWNER'S CERTIFICATE**

ATAPCO HOWARD SQUARE II STATUTORY TRUST ("TRUST"), 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 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 7th DAY OF *March*, 2016.

*Jeffrey P. McCormack* 3-7-2016 DATE  
ATAPCO HOWARD SQUARE II STATUTORY TRUST BY *Jeffrey P. McCormack* Atapco Howard Square Trustee LLC, Trustee

*Donald M. Mason* 3-7-16 DATE  
WITNESS

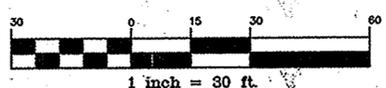
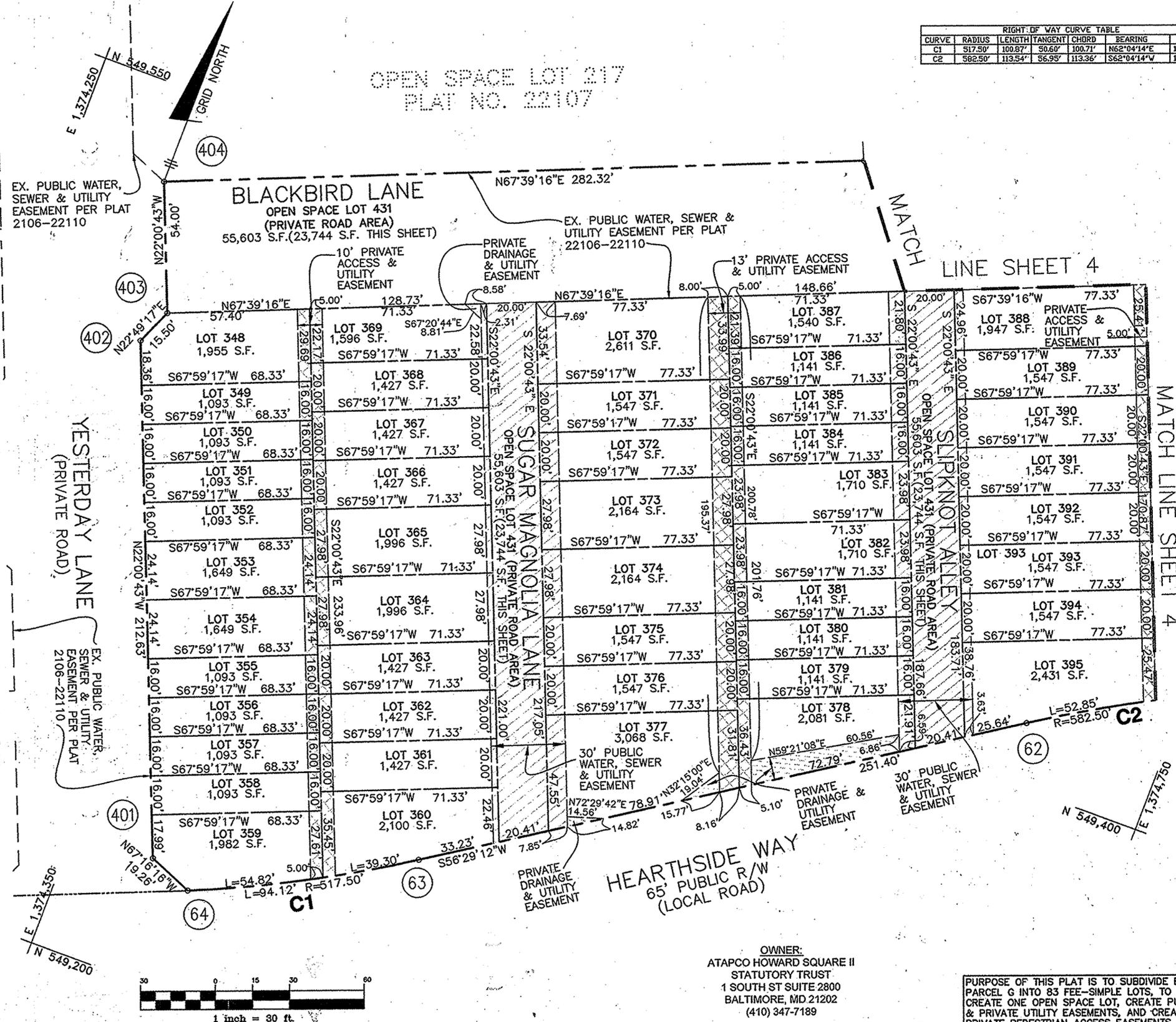
RECORDED AS PLAT NO. *23719* ON *3/18/16* AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

**HOWARD SQUARE PHASE 7**

LOTS 348 - 430 AND OPEN SPACE LOT 431  
A RESUBDIVISION OF BULK PARCEL G PER F-11-084 PLAT NOS. 22106 - 22110 FIRST ELECTION DISTRICT OF HOWARD COUNTY, MARYLAND

TAX MAP: 43 SCALE: 1" = 30'  
GRID: 3 & 9 DATE: MARCH, 2016  
PARCEL: 657 (G) SHEET: 3 OF 4  
ZONED: CAC-CL1

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	517.50'	100.00'	30.60'	100.71'	N62°04'14"E	11°10'05"
C2	562.50'	113.54'	56.95'	113.36'	S62°04'14"W	11°10'05"



**LEGEND**

(64) COORDINATE LABEL

--- LIMIT OF SUBMISSION

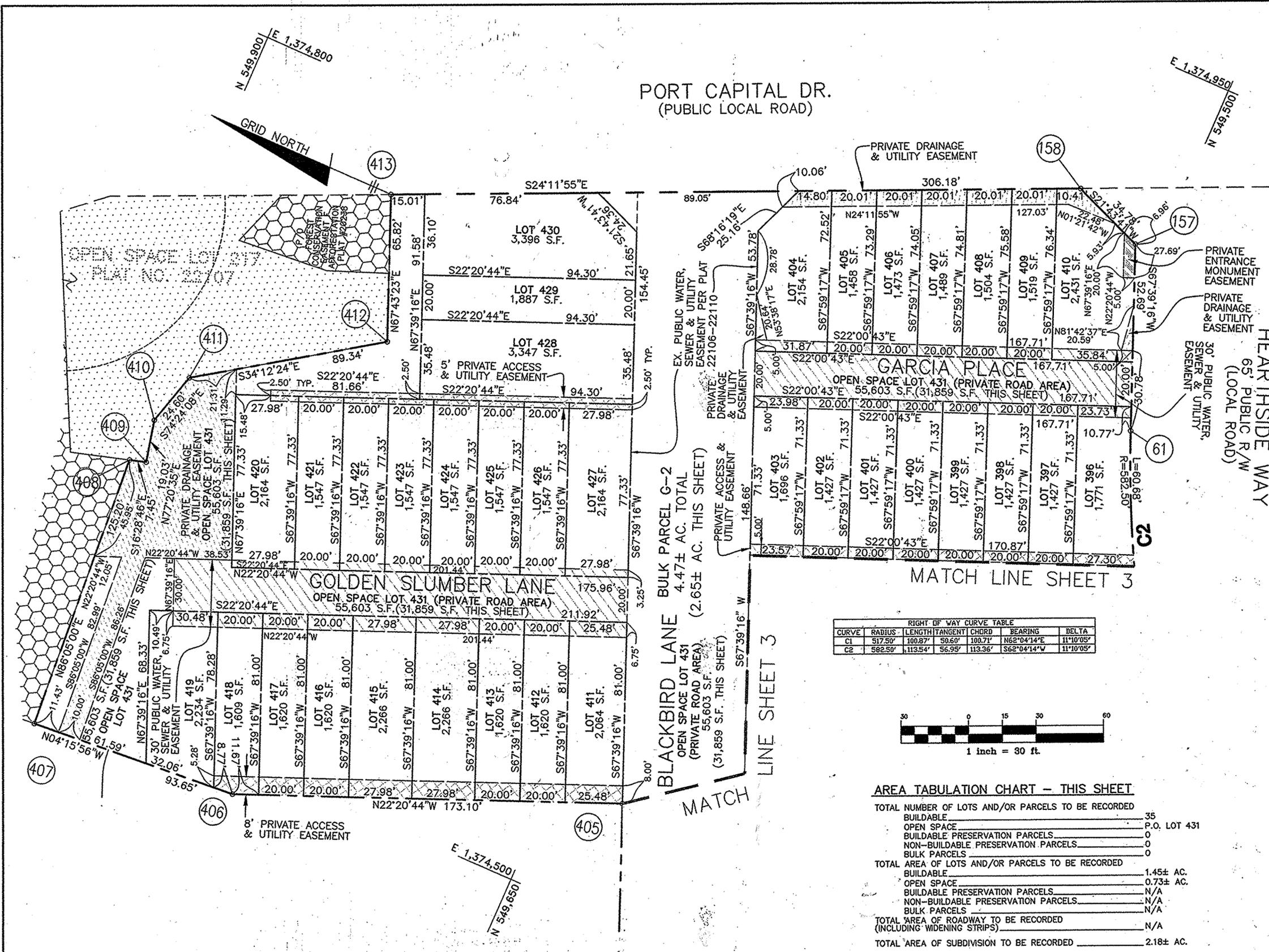
30' PUBLIC WATER, SEWER, & UTILITY EASEMENT

PRIVATE ACCESS & UTILITY EASEMENT

PRIVATE DRAINAGE & UTILITY EASEMENT

PRIVATE ENTRANCE MONUMENT EASEMENT

PORT CAPITAL DR.  
(PUBLIC LOCAL ROAD)



HEARTHSIDE WAY  
65' PUBLIC R/W  
(LOCAL ROAD)

THE REQUIREMENTS § 3-108, THE REAL PROPERTY ARTICLE, ANNOTATED CODE OF MARYLAND, 1989 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 A. Mason* 3-7-16 DATE

DONALD A. MASON  
REGISTERED PROFESSIONAL LAND SURVEYOR  
MD. REG. NO. 21320  
FOR BENCHMARK ENGINEERING, INC.  
MD. REG. NO. 351

*Jeffrey P. McCormack* 3-7-2016 DATE  
ATAPCO HOWARD SQUARE II STATUTORY TRUST  
By: *Jeffrey P. McCormack*  
Atapco Howard Square Trustee LLC, Trustee

OWNER:  
ATAPCO HOWARD SQUARE II  
STATUTORY TRUST  
1 SOUTH ST SUITE 2800  
BALTIMORE, MD 21202  
(410) 347-7189

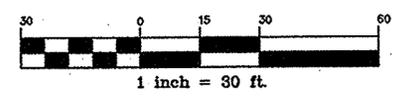
**BENCHMARK**  
ENGINEERS • LAND SURVEYORS • PLANNERS  
**ENGINEERING, INC.**

8480 BALTIMORE NATIONAL PIKE SUITE 315 A ELLICOTT CITY, MARYLAND 21043  
(P) 410-465-6105 (F) 301-371-3505  
(F) 410-465-8644  
WWW.BEI-CIVILENGINEERING.COM

PURPOSE OF THIS PLAT IS TO SUBDIVIDE BULK PARCEL G INTO 83 FEE-SIMPLE LOTS, TO CREATE ONE OPEN SPACE LOT, CREATE PUBLIC & PRIVATE UTILITY EASEMENTS, AND CREATE PRIVATE PEDESTRIAN ACCESS EASEMENTS

RIGHT OF WAY CURVE TABLE

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	517.50'	100.87'	50.60'	100.71'	N62°04'14"E	11°10'05"
C2	582.50'	113.54'	56.95'	113.36'	S62°04'14"W	11°10'05"



**AREA TABULATION CHART - THIS SHEET**

TOTAL NUMBER OF LOTS AND/OR PARCELS TO BE RECORDED	
BUILDABLE	35
OPEN SPACE	P.O. LOT 431
BUILDABLE PRESERVATION PARCELS	0
NON-BUILDABLE PRESERVATION PARCELS	0
BULK PARCELS	0
TOTAL AREA OF LOTS AND/OR PARCELS TO BE RECORDED	
BUILDABLE	1.45± AC.
OPEN SPACE	0.73± AC.
BUILDABLE PRESERVATION PARCELS	N/A
NON-BUILDABLE PRESERVATION PARCELS	N/A
BULK PARCELS	N/A
TOTAL AREA OF ROADWAY TO BE RECORDED (INCLUDING WIDENING STRIPS)	N/A
TOTAL AREA OF SUBDIVISION TO BE RECORDED	2.18± AC.

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

*Maureen Roseman* 3/14/2016 DATE  
HOWARD COUNTY HEALTH OFFICER

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING.

*Chad Elshuler* 3-17-16 DATE  
CHIEF, DEVELOPMENT ENGINEERING DIVISION

*Keith Seidenfeld* 3-18-16 DATE  
DIRECTOR

**SURVEYOR'S CERTIFICATE**  
I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED BY ME OR UNDER MY RESPONSIBLE CHARGE, AND THAT I AM A DULY LICENSED PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 21320, EXPIRATION DATE 1/7/2017, AND THAT IT IS A RESUBDIVISION OF PART OF THE LAND CONVEYED BY ATAPCO HOWARD SQUARE I BUSINESS TRUST TO ATAPCO HOWARD SQUARE II STATUTORY TRUST BY DEED DATED MAY 10, 2011 AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND AS LIBER 13229 FOLIO 022 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 AMENDED.

*Donald A. Mason* 3-7-16 DATE  
DONALD A. MASON  
PROFESSIONAL LAND SURVEYOR MARYLAND REG. NO. 21320  
FOR BENCHMARK ENGINEERING, INC. MARYLAND REG. NO. 351



**OWNER'S CERTIFICATE**  
ATAPCO HOWARD SQUARE II STATUTORY TRUST ("TRUST II"), 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 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 7th DAY OF MARCH, 2016.

*Jeffrey P. McCormack* 3-7-2016 DATE  
ATAPCO HOWARD SQUARE II STATUTORY TRUST  
By: *Jeffrey P. McCormack*  
Atapco Howard Square Trustee LLC, Trustee

*Jeffrey P. McCormack* 3-7-16 DATE  
WITNESS

RECORDED AS PLAT NO. 23720  
ON 3/18/16 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

**HOWARD SQUARE**  
PHASE 7  
LOTS 348 - 430 AND OPEN SPACE LOT 431  
A RESUBDIVISION OF BULK PARCEL G  
PER F-11-084 PLAT NOS. 22106 - 22110  
FIRST ELECTION DISTRICT OF HOWARD COUNTY, MARYLAND

TAX MAP: 43  
GRID: 3 & 9  
PARCEL: 657 (G)  
ZONED: CAC-CL1

SCALE: 1" = 30'  
DATE: MARCH, 2016  
SHEET: 4 OF 4