

VICINITY MAP
Scale: 1" = 2000'

- SUMMARY OF AMENDMENTS**
- PHASE 187A: REVISED GUILFORD ROAD E/W ON SHEET 4. ELIMINATED IRON BRIDGE ROAD ON SHEET 6. ELIMINATED OLD GUILFORD ROAD CUL-DE-SAC BULB ON SHEET 7 AND ADJUSTED ACREAGE TABULATION ON SHEET 2. ADDED NOTE UNDER SECTION 6C-2 PROVIDING ACCESS TO PARCELS THROUGH COMMON AREAS RATHER THAN PUBLIC ROAD FRONTAGE.
 - PHASE 187A-I: REVISED PROPERTY LINE BETWEEN PARCEL F AND OPEN SPACE LOT #6 ON SHEET 8 AND ADJUSTED ACREAGE TABULATION ON SHEET 2 ACCORDINGLY.
 - PHASE 187 A-II: Revises sheets 1, 2, 3, & 5 of 8. Purpose is to add telecommunications language under permitted uses and change section references in criteria to the current zoning regulations.
 - PHASE 187-A-III: AMENDS SHEET 2 OF 8. PURPOSE IS TO INCLUDE M-1 DISTRICTS USES IN PERMITTED USES IN PARAGRAPH 7D.

FORMERLY
VILLAGE OF KINGS CONTRIVANCE
SECTION 5 AREA 3
PHASE 160 PART III

LOCATION PLAN
Scale: 1" = 400'

THIS PLAN IS INTENDED TO SUPERSEDE FINAL DEVELOPMENT PLAN PHASE 187-A-II RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY ON DEC. 23, 1997 AS PLAT NO. 3054-A-1667.

RIVERS CORPORATE PARK
SECTION 2 AREA 1
PETITIONER
THE HOWARD RESEARCH AND DEVELOPMENT CORPORATION
COLUMBIA, MARYLAND 21044

187-A-II	12-23-97	3054-A-1667 THRU 1674
187A-I	8-29-95	3054-A-78 THRU 759
187A	10-22-92	3054-A-57 THRU 4-15
187	3-8-91	3054-A-346 THRU 347
PHASE III	DATE	PLAT
AMENDMENT	RECORDED	

PREPARED AS TO SHEETS 1 TO 8
IN ACCORDANCE WITH THE ZONING REGULATIONS
OF HOWARD COUNTY
ADOPTED OCT. 18, 1993



BOARD OF COUNTY COMMISSIONERS CASE B.C.C. 412 RESOLUTION APPROVED 8/10/65
 AMENDED B.C.C. CASE 507 RESOLUTION APPROVED 11/4/68
 AMENDED Z.B. CASE 606 RESOLUTION APPROVED 11/22/72
 AMENDED Z.B. CASE 664 RESOLUTION APPROVED 1/7/74
 AMENDED Z.B. CASE 693 RESOLUTION APPROVED 12/20/76
 AMENDED Z.B. CASE 817 RESOLUTION APPROVED 9/9/86
 AMENDED Z.B. CASE 918 RESOLUTION APPROVED 3/17/92
 AMENDED Z.B. CASE 939 RESOLUTION APPROVED 1/19/92
 AMENDED Z.B. CASE 969 RESOLUTION APPROVED 10/23/95

HOWARD COUNTY PLANNING BOARD
 H.C.P.B. EXECUTIVE SECRETARY DATE H.C.P.B. CHAIRMAN DATE

COLUMBIA PLAT 16471
AMENDED 1/9/04
FINAL DEVELOPMENT PLAN PHASE 187-A-III
6th ELECTION DISTRICT HOWARD COUNTY, MARYLAND
SHEET 1 OF 8

SIGNATURE

FINAL DEVELOPMENT PLAN CRITERIA
PHASE 187-A-III

The Area included within this Final Development Plan Phase is Applicable to Section 2, Area 1, of the Rivers Corporate Park.

1. PUBLIC STREET AND ROADS - Section 125-C-3-b(1):
To be shown on subdivision plats, if required by the Howard County Dept. of Planning and Zoning.
2. PUBLIC RIGHTS-OF-WAY - Section 125-C-3-b
 - 2A To be shown on subdivision plats, if required by the Howard County Dept. of Planning and Zoning.
 - 2B Vehicular ingress and egress to proposed Guilford Road will be permitted only at points of access approved by the Howard County Dept. of Planning and Zoning.
3. MAJOR UTILITY RIGHTS-OF-WAY - Section 125-C-3-b:
To be shown on subdivision plats, if required by the Howard County Dept. of Planning and Zoning.
4. DRAINAGE FACILITIES - Section 125-C-3-b:
To be shown on subdivision plats, if required by the Howard County Dept. of Planning and Zoning.
5. RECREATIONAL, SCHOOL, PARK AND OTHER COMMUNITY USES - Section 125-C-3-c:
To be shown on the Final Development Plan, if required by the Howard County Planning Board.

6. PERMITTED GENERAL LOCATIONS OF BUILDINGS AND STRUCTURES - Section 125-C-3-d:
The term "structure", as used in this Final Development Plan Phase, shall include but not be limited to:

cornices and eaves	porches
roof or building overhangs	bay windows
chimneys	privacy walls or screens
	all parts of any buildings, dwelling, or accessory buildings

All setback areas shall be clear of any protrusions, extension, or construction of any type, and where any land use is adjacent to a principal and intermediate divided arterial highway, no structure shall be located within 50' of the right-of-way line thereof; except, however, that structures may be constructed at any location within such setback areas if such construction is in accordance with a site development plan approved by the Howard County Planning Board.

The term "structure" does not include the following upon which no restriction as to location is imposed:

walks	trellises
shrubby	excavations or fill
trees	fencing under 6' in height
ornamental landscaping	retaining walls under 3' in height
	similar minor structures

Determination of the specific character of "similar minor structures" and setbacks applicable thereto will be made by the Howard County Dept. of Planning and Zoning.

Fences or walls, if located within setback areas adjacent to a public street, road, or highway upon which construction of structures is prohibited, shall not exceed 3' in height if solid or closed nor 5' in height if open, except in accordance with a site development plan approved by the Howard County Planning Board.

6C-2 EMPLOYMENT CENTER LAND USE AREAS - INDUSTRIAL
No structure shall be located within twenty-five (25) feet of the right-of-way of any public street, road, or highway. Any building or structure exceeding twenty (20) feet in height, measured from the highest adjoining ground elevation along the front of the structure, shall be set back an additional one foot for each additional foot of building height in excess of twenty (20) feet. No parking lot shall be located within twenty-five (25) feet of the right-of-way of any public street, road, or highway. No structure shall be erected within one hundred (100) feet of any boundary line of any residential district. Except as restricted by this Paragraph 6C-2, buildings and other structures may be located at any location within industrial land use areas if such construction is in accordance with a site development plan approved by the Howard County Planning Board. No

parking shall be located within ten (10) feet of any lot line except as may be shown on a site development plan approved by the Howard County Planning Board. All structures must be developed in accordance with a site development plan approved by the Howard County Planning Board.

Adadequate planting and landscaping must be provided, as required by the Howard County Planning Board at the time a site development plan is submitted for approval, whenever employment center industrial areas are situated within one hundred (100) feet of a residential land use area.

Division of Industrial Land Use Areas into individual lots to be owned, leased, mortgaged or otherwise conveyed individually, without immediate direct access to a public road is expressly permitted on condition that there shall be provided at all times one or more areas adjoining such lots, for use in common by the owners, lessees, mortgagees and others having an interest in such lots, which areas shall provide vehicular and pedestrian access to such lots across parking and other common areas.

6D OPEN SPACE LAND USE AREAS
No structure within Open Space Land Use Areas shall be located within thirty (30) feet of the right-of-way of any public street, road, or highway; or within twenty-five (25) feet of any property line; except, however, that structures may be constructed at any location upon lots devoted to Open Space Land Use provided such construction is in accordance with a site development plan approved by the Howard County Planning Board. All structures must be developed in accordance with a site development plan approved by the Howard County Planning Board.

7. PERMITTED USES - Section 125-C-3-d:

7D EMPLOYMENT CENTER LAND USE - INDUSTRIAL LAND USE AREAS
ALL USES PERMITTED IN INDUSTRIAL DISTRICTS OR INDUSTRIAL LAND USE ZONES ARE PERMITTED INCLUDING ALL USES PERMITTED IN M-1 DISTRICTS (EXCEPT HOWEVER, THE USES ONLY PERMITTED IN M-2 DISTRICTS ARE PROHIBITED) INCLUDING, BUT NOT LIMITED TO, THOSE LISTED BELOW. COMMERCIAL USES ANCILLARY TO OR COMPATIBLE WITH THE PERMITTED INDUSTRIAL USES AND PLANNED AS AN INTEGRAL PART OF THE PREDOMINANTLY INDUSTRIAL AREA ARE PERMITTED AS APPROVED BY THE HOWARD COUNTY PLANNING BOARD.

- a. Banks, savings and loan associations, investment companies, credit bureaus, brokers and similar financial institutions.
- b. Blueprinting, printing, duplicating or engraving services.
- c. Bowling alleys, tennis barns and clubs, roller skating and ice skating rinks, commercial gymnasiums, dance halls, athletic centers, indoor swimming, miniature golf and similar uses.
- d. Building cleaning, painting, roofing, exterminating and similar establishments.
- e. Clothing and apparel manufacture.
- f. Food and drink production, processing, packaging and distribution for dairy products, food products, bakery products, non-alcoholic beverages, spices, ice and meats, excluding slaughtering.
- g. Full-service laundry and/or dry cleaning establishments.
- h. Furniture and appliance repairs.
- i. General light manufacturing, including photographic equipment, precision instruments, ceramic products, electrical equipment, musical instruments, optical equipment, medical supplies, toys, novelties, wrought iron products, sporting goods, rubber and metal stamps.
- j. Government buildings facilities and uses, including public schools and colleges.
- k. Home goods and furniture manufacture, including brooms, brushes, holiday decorations, jewelry, silverware, stationery, television sets, radios, household appliances and leather goods, excluding tanning.
- l. Hotels, motels and conference centers.
- m. Manufacture, compounding, assembling or treatment of articles or merchandise from the following previously prepared materials: bone, canvas, cellophane, cloth, cork, feathers, felt, fiber, fur, glass, hair, horn, leather, paper, pipe, plastics, precious or semi-precious metals or stones, sheet metal (excluding large stampings such as motor vehicle fenders and bodies), shells, textiles, tobacco, wax, wire, wood and yarns.
- n. Offices, professional and business.
- o. Printing, lithography, bookbinding or publishing plants.
- p. Parks, swimming pools, playgrounds, tennis courts, basketball courts and similar recreation facilities.
- q. Research laboratories.
- r. Restaurants and beverage establishments, including those serving beer, wine and liquor for consumption on premises only.
- s. Taxidermy.
- t. Temporary fairs and carnivals sponsored by charitable, social, civic or educational organizations for a period of time not exceeding sixteen (16) days per event in any calendar year, provided that all equipment, banners, stands and other materials and equipment shall be completely removed from the premises within five (5) days of the closing of such temporary fairs and carnivals.
- u. Warehouses, provided that all loading and unloading shall be done entirely on private property and that no part of any vehicle shall extend into a street while loading or unloading.

- v. Wholesale building materials, supplies, and installation contractors with storage yards for lumber, bricks, cement blocks, construction equipment, plumbing and electrical supplies.
- w. Private business colleges and universities, trade schools and similar commercially operated schools.
- x. Personal service establishments such as barber shops, beauty shops, opticians, photographers, tailors, day care center.

y. Installation, operation, and maintenance of telecommunications equipment and transmissions facilities, including, but not limited to a local and long distance switch, node, customer collocation and related equipment, together with general office use, in buildings on Parcel A.

7E-1 OPEN SPACE LAND USE AREAS
Lots 1 through 12 are to be used for all open space land uses including, but not limited to, pedestrian and bicycle pathways. These lots may be used for drainage and utility easements if necessary, provided that such easements are shown on the subdivision plat if required by the Howard County Dept. of Planning and Zoning.

8. HEIGHT LIMITATIONS - Section 125-C-3-d(5):

8D INDUSTRIAL LAND USE AREAS
No structure shall constructed within the area encompassed by this Final Development Plan Phase exceeding 50 feet in height from the highest adjoining ground elevation along the front of the structure except, however, that structure and be constructed to any height provided such construction is in accordance with a site development plan approved by the Howard County Planning Board.

8E OPEN SPACE LAND USE AREAS
No height limitation is imposed upon structures constructed within Open Space Land Use Areas provided improvements thereon are constructed in accordance with a site development plan approved by the Howard County Planning Board.

9. PARKING REQUIREMENTS - Section 125-C-3-d(9):

9D INDUSTRIAL LAND USE AREAS
Parking requirements for uses permitted under this Final Development Plan Criteria shall be as follows:

- a. Five (5) parking spaces shall be provided for each 1,000 square feet of net leasable area devoted to commercial retail sales uses including restaurants.
- b. Two (2) parking spaces shall be provided for each 1,000 square feet of net leasable area contained within any building or buildings constructed upon land encompassed by this Final Development Plan Phase which are devoted to office uses.
- c. One parking space for each two employees shall be provided for all sites devoted to industrial uses.

THIS PLAN IS INTENDED TO SUPERSEDE FINAL DEVELOPMENT PLAN PHASE 187-A-II RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY ON DEC. 23, 1997 AS PLAT NO. 3054-A-1668.

FORMERLY
VILLAGE OF KINGS CONTRIVANCE
SECTION 3 AREA 3
PHASE 169 PART II

RIVERS CORPORATE PARK
SECTION 2 AREA 1
PETITIONER
THE HOWARD RESEARCH AND DEVELOPMENT CORPORATION
COLUMBIA, MARYLAND 21044

COLUMBIA

PAT 16472
1/9/04

AMENDED FINAL DEVELOPMENT PLAN PHASE 187-A-III
6th ELECTION DISTRICT HOWARD COUNTY, MARYLAND
SCALE: 1" = 100'
SHEET 2 OF 8

9E OPEN SPACE LAND USE AREAS
 No parking requirements are imposed upon any of the land within this Final Development Plan Phase devoted to open space uses. In the the event structures are proposed for construction on any portion of such land parking requirements therefore may be imposed by the Howard County Planning Board at the time a site development plan is submitted for approval. Any open space land use areas as may be required for parking purposes by the Howard County Planning Board shall be deducted from the credited open space land use tabulations and denoted as non-credited in accordance with Section 125-A-6 of the Howard County Zoning Regulations.

10. SETBACK PROVISIONS - Section 125-C-3-d(9):

10A GENERALLY:

- a. Setbacks shall conform to the requirements of Section 6 above.
- b. No other setback restrictions are imposed upon land within this Final Development Plan Phase.

11. MINIMUM LOT SIZES - Section 125-C-3-d(9):
 As shown on subdivision plat in accordance with minimum lot sizes as may be required by the Howard County Planning Board.

12. COVERAGE REQUIREMENTS - Section 125-C-3-d(9):

12D INDUSTRIAL LAND USE AREAS
 In no event shall more than 50 percent of the land included within any lot within this Final Development Plan Phase be covered by buildings or other major structures, except in accordance with a site development plan approved by the Howard County Planning Board. No coverage limitation is imposed upon the area used for sidewalks, paved parking areas, trees and shrubbery and similar minor structures.

12E OPEN SPACE LAND USES
 No more than ten percent (10%) of the land within this Final Development Plan Phase devoted to Open Space Land Uses shall be covered by buildings or major structures except in accordance with a site development plan as approved by the Howard County Planning Board.

TABULATION OF LAND USE

LAND USE	ACRES
EMPLOYMENT CENTER	61.971
INDUSTRIAL ROADWAY 75'24'	
OPEN SPACE CREDITED	20.303
NON-CREDITED	2.788
TOTAL	85.062

FORMERLY
 VILLAGE OF KING'S CONTRIVANCE
 SECTION 3 AREA 3
 PHASE 169 PART II

RIVERS CORPORATE PARK

SECTION 2 AREA 1

PETITIONER

THE HOWARD RESEARCH AND DEVELOPMENT CORPORATION

COLUMBIA, MARYLAND 21044

COLUMBIA

Plat 16473
 1/9/04

AMENDED

FINAL DEVELOPMENT PLAN PHASE 187-A-III
 6th ELECTION DISTRICT HOWARD COUNTY, MARYLAND
 SCALE: 1" = 100' SHEET 3 OF 8

THIS PLAN IS INTENDED TO SUPERSEDE FINAL DEVELOPMENT PLAN PHASE 187-A-II RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY ON DEC. 23, 1997 AS PLAT NO. 3054-A-1669.

VILLAGE OF KINGS CONTRIVANCE
SECTION 2 AREA 3
Plat # 30544-329

E. BROKEN LAUD PARKWAY

RIVERS CORPORATE PARK
SECTION 2 AREA 1
SHEET 5 OF 8

95-32 CORPORATION
1026/329

EMPLOYMENT CENTER
INDUSTRIAL
0.595 ACRES

EMPLOYMENT CENTER
INDUSTRIAL
2.314 ACRES

R-12
HOWARD
RESEARCH AND
DEVELOPMENT
CORPORATION
1080/758

BALTIMORE GAS AND ELECTRIC COMPANY
151/407

VILLAGE OF KINGS CONTRIVANCE
SECTION 3 AREA 2
Plat # 30544-325
PHASE 169 PART II

BALTIMORE GAS AND
ELECTRIC COMPANY
145/8, 144/499, 144/11, 145/365 AND 144/109

BALTIMORE GAS AND
ELECTRIC COMPANY
145/8, 144/499, 144/11, 145/365 AND 144/109

FORMERLY
VILLAGE OF KINGS CONTRIVANCE
SECTION 3 AREA 3
PHASE 169 PART III

THIS PLAN IS INTENDED TO SUPERSEDE FINAL DEVELOPMENT
PLAN PHASE 187-A-II RECORDED AMONG THE LAND RECORDS OF
HOWARD COUNTY ON DEC. 23, 1997 AS PLAT NO. 3054-A-1670.

RIVERS CORPORATE PARK

SECTION 2 AREA 1

PETITIONER

THE HOWARD RESEARCH AND DEVELOPMENT CORPORATION
COLUMBIA, MARYLAND 21044

COLUMBIA

AMENDED FINAL DEVELOPMENT PLAN PHASE 187-A-III
6th ELECTION DISTRICT HOWARD COUNTY, MARYLAND
SCALE: 1" = 100'

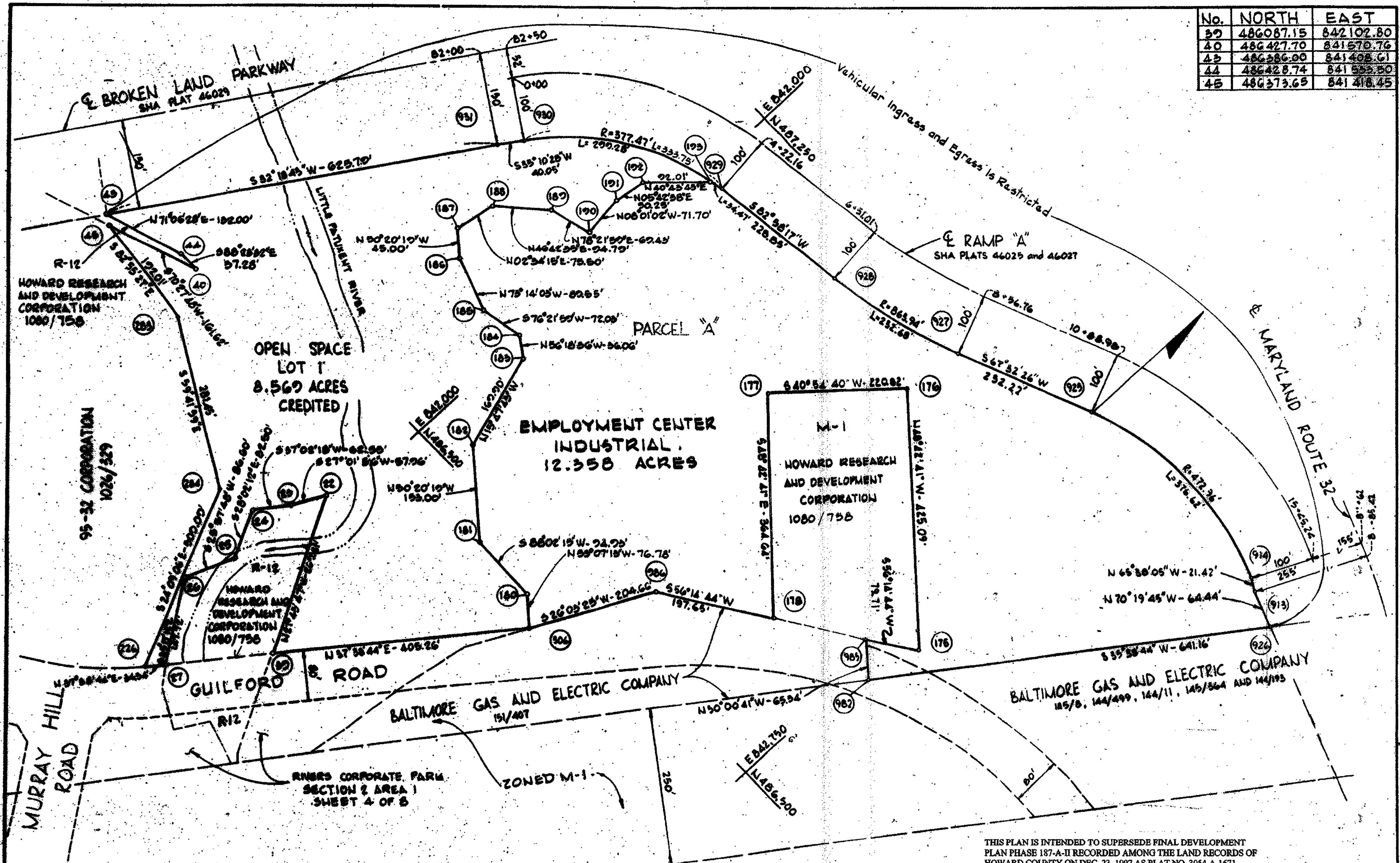
PLAT 16474
11/104

SHEET 4 OF 8

No.	NORTH	EAST
226	481971.18	841971.47
27	481971.18	841971.47
28	481971.18	841971.47
29	481971.18	841971.47
30	481971.18	841971.47
31	481971.18	841971.47
32	481971.18	841971.47
33	481971.18	841971.47
34	481971.18	841971.47
35	481971.18	841971.47
36	481971.18	841971.47
37	481971.18	841971.47
38	481971.18	841971.47
39	481971.18	841971.47
40	481971.18	841971.47

No.	NORTH	EAST	No.	NORTH	EAST
95	485725.21	841971.18	105	485725.21	841971.18
106	485725.21	841971.18	116	485725.21	841971.18
127	485725.21	841971.18	137	485725.21	841971.18
148	485725.21	841971.18	158	485725.21	841971.18
169	485725.21	841971.18	179	485725.21	841971.18
190	485725.21	841971.18	200	485725.21	841971.18
211	485725.21	841971.18	221	485725.21	841971.18
232	485725.21	841971.18	242	485725.21	841971.18
253	485725.21	841971.18	263	485725.21	841971.18
274	485725.21	841971.18	284	485725.21	841971.18
295	485725.21	841971.18	305	485725.21	841971.18
316	485725.21	841971.18	326	485725.21	841971.18
337	485725.21	841971.18	347	485725.21	841971.18
358	485725.21	841971.18	368	485725.21	841971.18
379	485725.21	841971.18	389	485725.21	841971.18
400	485725.21	841971.18	410	485725.21	841971.18

No.	NORTH	EAST
39	486087.15	842102.80
40	486427.70	841570.76
43	486286.00	841408.61
44	486428.74	841583.50
45	486373.65	841418.45



No.	NORTH	EAST	No.	NORTH	EAST	No.	NORTH	EAST
224	486732.47	841778.47	225	487183.25	841952.02	180	486454.11	842288.70
225	486732.47	841778.47	226	487183.25	841952.02	181	486450.86	842194.03
226	486732.47	841778.47	227	487183.25	841952.02	182	486548.51	842076.25
227	486732.47	841778.47	228	487183.25	841952.02	183	486732.00	842000.00
228	486732.47	841778.47	229	487183.25	841952.02	184	486715.02	841930.00
229	486732.47	841778.47	230	487183.25	841952.02	185	486740.85	841844.26
230	486732.47	841778.47	231	487183.25	841952.02	186	486769.57	841802.61
231	486732.47	841778.47	232	487183.25	841952.02	187	486845.00	841815.00
232	486732.47	841778.47	233	487183.25	841952.02	188	486909.99	841882.00
233	486732.47	841778.47	234	487183.25	841952.02	189	486924.00	841950.00
234	486732.47	841778.47	235	487183.25	841952.02	190	486924.00	841950.00
235	486732.47	841778.47	236	487183.25	841952.02	191	486924.00	841940.00
236	486732.47	841778.47	237	487183.25	841952.02	192	487044.99	841945.00
237	486732.47	841778.47	238	487183.25	841952.02	193	487114.72	842005.03
238	486732.47	841778.47	239	487183.25	841952.02	194	487114.72	842005.03
239	486732.47	841778.47	240	487183.25	841952.02	195	487112.00	842030.00

FORMERLY
VILLAGE OF KINGS CONTRIVANCE
SECTION 3 AREA 3
PHASE 100 PART III

THIS PLAN IS INTENDED TO SUPERSEDE FINAL DEVELOPMENT PLAN PHASE 187-A-II RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY ON DEC. 23, 1997 AS PLAT NO. 3054-A-1671.

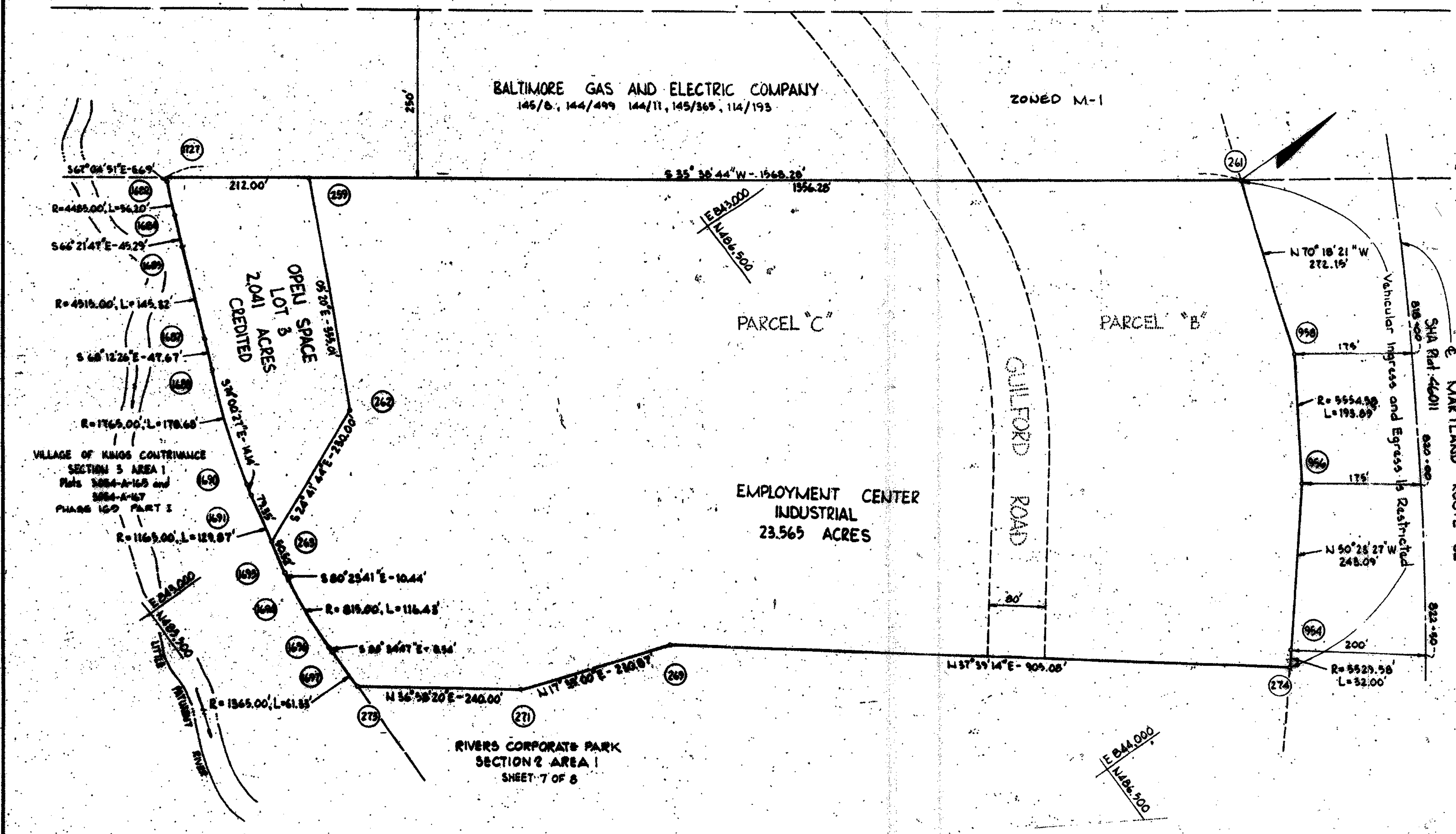
RIVERS CORPORATE PARK
SECTION 2 AREA 1
PETITIONER AND OWNER
THE HOWARD RESEARCH AND DEVELOPMENT CORPORATION
COLUMBIA, MARYLAND 21044

COLUMBIA PLAT 1475
11/9/04

AMENDED
FINAL DEVELOPMENT PLAN PHASE 187-A-III
6th ELECTION DISTRICT HOWARD COUNTY, MARYLAND
SCALE: 1" = 100'
SHEET 5 OF 8

BALTIMORE GAS AND ELECTRIC COMPANY
145/8, 144/499 144/11, 145/365, 114/193

ZONED M-1



FORMERLY
VILLAGE OF KINGS CONTRIVANCE
SECTION 3 AREA 1
PHASE 160 PART III

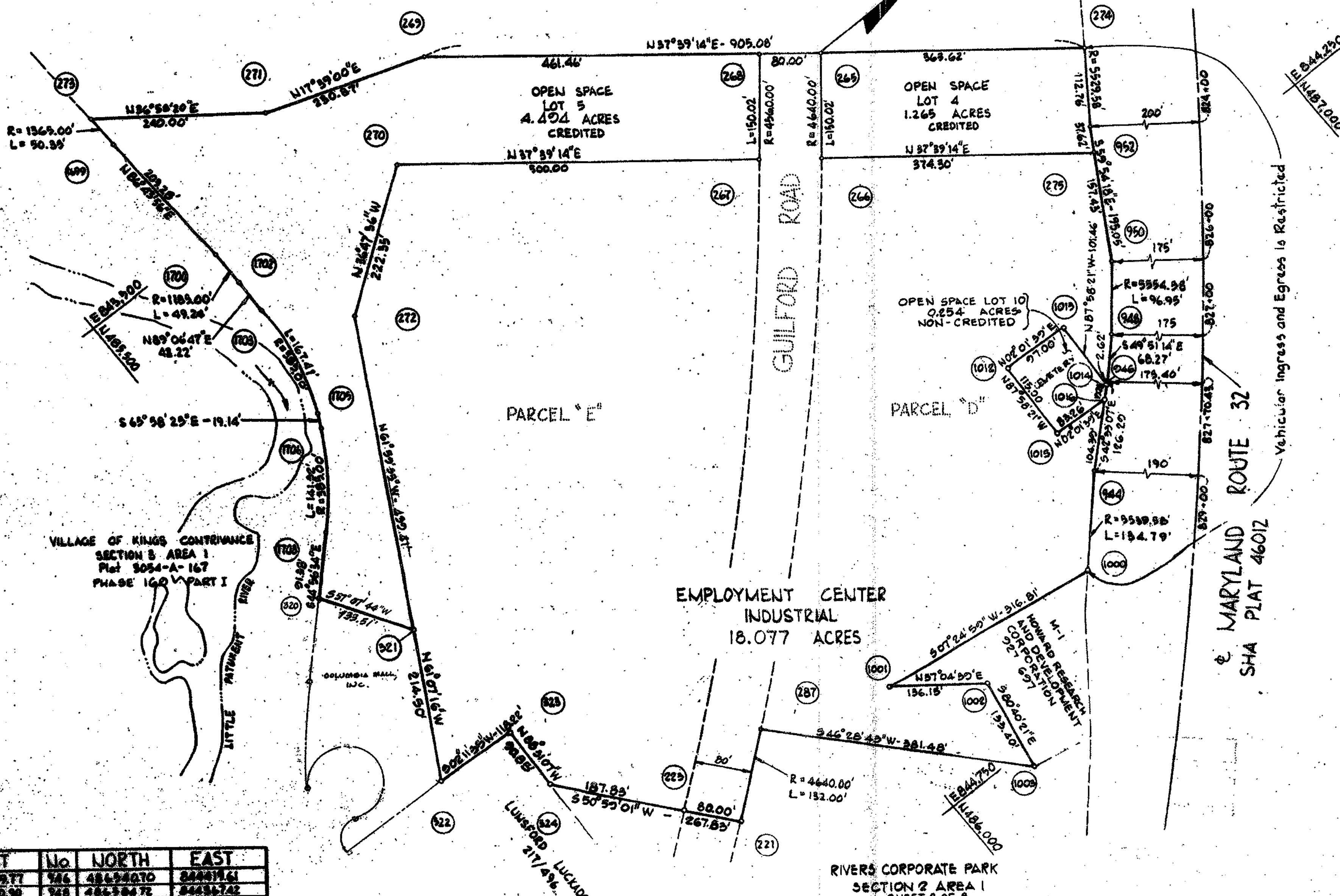
No.	NORTH	EAST	No.	NORTH	EAST
250	486073.63	843686.44	1684	485876.98	842539.76
261	487175.88	843386.84	1685	485858.82	842581.25
262	485919.00	842923.00	1687	485802.71	842715.29
263	485704.04	843019.09	1688	485765.01	842759.55
269	486093.00	843479.00	1689	485727.18	842928.93
277	485875.00	843409.00	1691	485728.28	842942.15
279	485681.36	843264.66	1693	485694.93	843068.71
274	484809.56	844031.90	1694	485692.79	843079.00
954	486827.57	844009.73	1696	485681.61	843194.79
956	486982.95	843818.45	1697	485681.40	843205.38
958	487084.18	843655.07	1727	485901.40	842482.89
1682	485999.19	842488.13			

THIS PLAN IS INTENDED TO SUPERSEDE FINAL DEVELOPMENT PLAN PHASE 187-A-II RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY ON DEC. 23, 1997 AS PLAT NO. 3054-A-1672.

RIVERS CORPORATE PARK
SECTION 2 AREA 1
PETITIONER
THE HOWARD RESEARCH AND DEVELOPMENT CORPORATION
COLUMBIA, MARYLAND 21044

AMENDED
FINAL DEVELOPMENT PLAN PHASE 187-A-III
6th ELECTION DISTRICT HOWARD COUNTY, MARYLAND
SCALE: 1" = 100'
SHEET 6 OF 8

RIVERS CORPORATE PARK
SECTION 2 AREA 1
SHEET 6 OF 8



No.	NORTH	EAST	No.	NORTH	EAST
269	485921.68	843809.77	946	486540.70	844319.61
270	485969.04	843850.90	948	486586.72	844367.42
271	485975.00	843895.21	950	486629.69	844392.09
272	485991.55	843934.00	952	486743.48	844123.27
273	485981.26	843964.66	954	486799.20	844334.97
274	486005.56	844001.90	956	486895.15	844525.90
275	486024.42	844055.82	958	486996.91	844573.11
276	486066.85	844100.66	960	487097.66	844621.32
277			962	487199.37	844670.04
278			964	487301.02	844719.22
279			966	487402.71	844768.44
280			968	487504.42	844817.66
281			970	487606.13	844866.88
282			972	487707.84	844916.10
283			974	487809.55	844965.32
284			976	487911.26	845014.54
285			978	488012.97	845063.76
286			980	488114.68	845112.98
287			982	488216.39	845162.20
288			984	488318.10	845211.42
289			986	488419.81	845260.64
290			988	488521.52	845309.86
291			990	488623.23	845359.08
292			992	488724.94	845408.30
293			994	488826.65	845457.52
294			996	488928.36	845506.74
295			998	489030.07	845555.96
296			1000	489131.78	845605.18
297			1002	489233.49	845654.40
298			1004	489335.20	845703.62
299			1006	489436.91	845752.84
300			1008	489538.62	845802.06
301			1010	489640.33	845851.28
302			1012	489742.04	845900.50
303			1014	489843.75	845949.72
304			1016	489945.46	846000.00
305			1018	490047.17	846049.22
306			1020	490148.88	846098.44
307			1022	490250.59	846147.66
308			1024	490352.30	846196.88
309			1026	490454.01	846246.10
310			1028	490555.72	846295.32
311			1030	490657.43	846344.54
312			1032	490759.14	846393.76
313			1034	490860.85	846442.98
314			1036	490962.56	846492.20
315			1038	491064.27	846541.42
316			1040	491165.98	846590.64
317			1042	491267.69	846639.86
318			1044	491369.40	846689.08
319			1046	491471.11	846738.30
320			1048	491572.82	846787.52
321			1050	491674.53	846836.74
322			1052	491776.24	846885.96
323			1054	491877.95	846935.18
324			1056	491979.66	846984.40

No.	NORTH	EAST
1000	486356.69	844604.45
1001	486042.52	844568.56
1002	486151.15	844645.64
1003	486129.52	844777.28
1012	486445.42	844316.55
1013	486542.30	844319.98
1014	486538.77	844421.38
1015	486741.35	844481.48
1016	486524.57	844434.42

THIS PLAN IS INTENDED TO SUPERSEDE FINAL DEVELOPMENT PLAN PHASE 187-A-II RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY ON DEC. 23, 1997 AS PLAT NO. 3054-A-1073.

FORMERLY
VILLAGE OF KINGS CONTRIVANCE
SECTION 3 AREA 3
PHASE 100 PART III

RIVERS CORPORATE PARK
SECTION 2 AREA 1
PETITIONER
THE HOWARD RESEARCH AND DEVELOPMENT CORPORATION
COLUMBIA, MARYLAND 21044
AMENDED
COLUMBIA
FINAL DEVELOPMENT PLAN PHASE 187-A-III
6TH ELECTION DISTRICT HOWARD COUNTY, MARYLAND
SCALE: 1" = 100'
PLAT 16477
119109
SHEET 7 OF 8

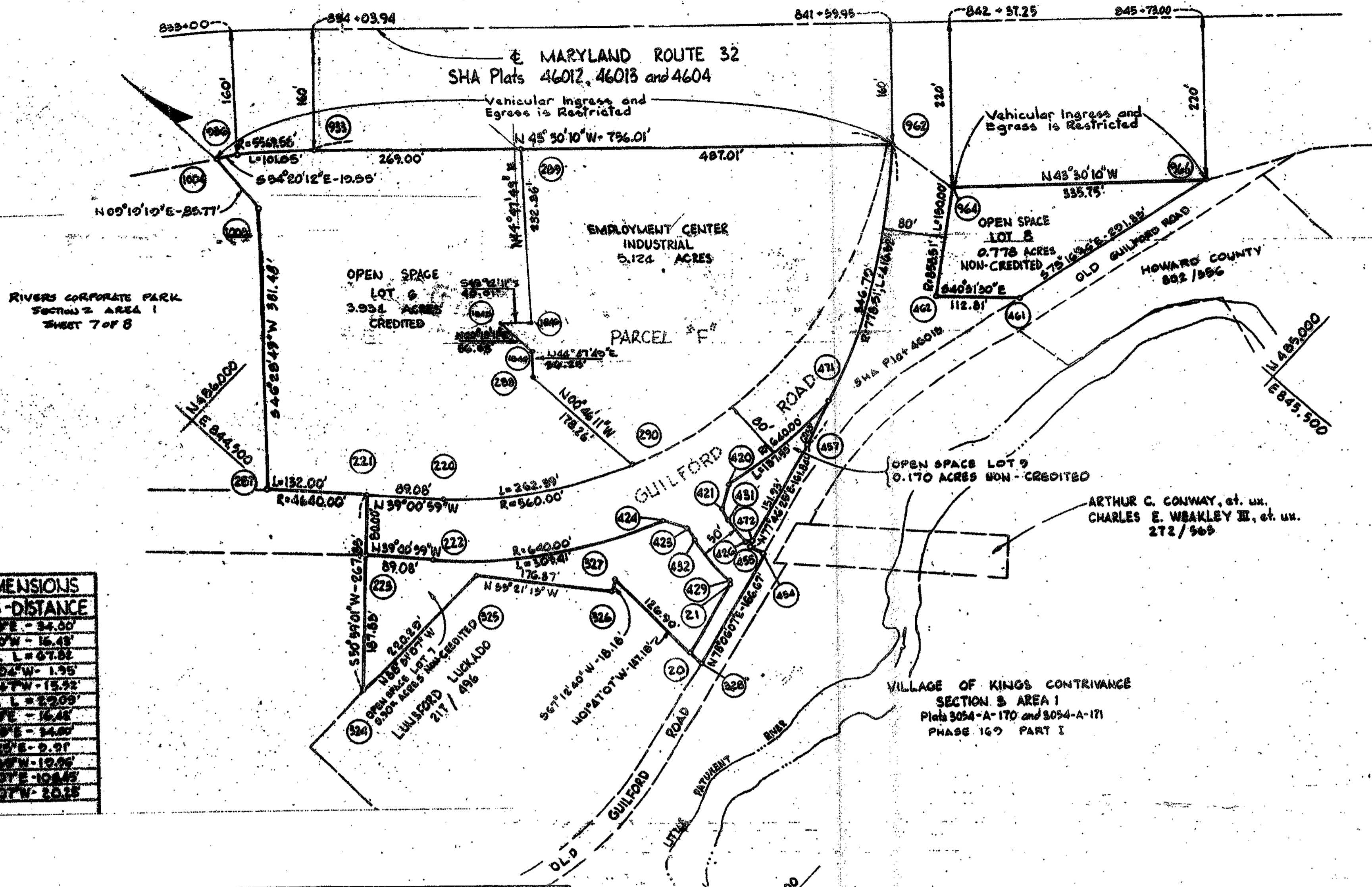


TABLE OF DIMENSIONS

LINE	BEARING-DISTANCE
422-423	S89°52'00"E - 34.00'
423-424	S89°52'00"W - 16.43'
424-425	S89°52'00"W - 07.82'
425-426	S89°52'00"W - 1.95'
426-427	N89°07'47"W - 15.92'
427-428	E89°07'47"W - 15.92'
428-429	N89°07'47"W - 16.43'
429-430	N89°07'47"W - 16.43'
430-431	N89°07'47"W - 16.43'
431-432	N89°07'47"W - 16.43'
432-433	N89°07'47"W - 16.43'
433-434	N89°07'47"W - 16.43'
434-435	N89°07'47"W - 16.43'
435-436	N89°07'47"W - 16.43'
436-437	N89°07'47"W - 16.43'
437-438	N89°07'47"W - 16.43'
438-439	N89°07'47"W - 16.43'
439-440	N89°07'47"W - 16.43'
440-441	N89°07'47"W - 16.43'
441-442	N89°07'47"W - 16.43'
442-443	N89°07'47"W - 16.43'
443-444	N89°07'47"W - 16.43'
444-445	N89°07'47"W - 16.43'
445-446	N89°07'47"W - 16.43'
446-447	N89°07'47"W - 16.43'
447-448	N89°07'47"W - 16.43'
448-449	N89°07'47"W - 16.43'
449-450	N89°07'47"W - 16.43'
450-451	N89°07'47"W - 16.43'
451-452	N89°07'47"W - 16.43'
452-453	N89°07'47"W - 16.43'
453-454	N89°07'47"W - 16.43'
454-455	N89°07'47"W - 16.43'
455-456	N89°07'47"W - 16.43'
456-457	N89°07'47"W - 16.43'
457-458	N89°07'47"W - 16.43'
458-459	N89°07'47"W - 16.43'
459-460	N89°07'47"W - 16.43'
460-461	N89°07'47"W - 16.43'
461-462	N89°07'47"W - 16.43'
462-463	N89°07'47"W - 16.43'
463-464	N89°07'47"W - 16.43'
464-465	N89°07'47"W - 16.43'
465-466	N89°07'47"W - 16.43'
466-467	N89°07'47"W - 16.43'
467-468	N89°07'47"W - 16.43'
468-469	N89°07'47"W - 16.43'
469-470	N89°07'47"W - 16.43'
470-471	N89°07'47"W - 16.43'
471-472	N89°07'47"W - 16.43'
472-473	N89°07'47"W - 16.43'
473-474	N89°07'47"W - 16.43'
474-475	N89°07'47"W - 16.43'
475-476	N89°07'47"W - 16.43'
476-477	N89°07'47"W - 16.43'
477-478	N89°07'47"W - 16.43'
478-479	N89°07'47"W - 16.43'
479-480	N89°07'47"W - 16.43'
480-481	N89°07'47"W - 16.43'
481-482	N89°07'47"W - 16.43'
482-483	N89°07'47"W - 16.43'
483-484	N89°07'47"W - 16.43'
484-485	N89°07'47"W - 16.43'
485-486	N89°07'47"W - 16.43'
486-487	N89°07'47"W - 16.43'
487-488	N89°07'47"W - 16.43'
488-489	N89°07'47"W - 16.43'
489-490	N89°07'47"W - 16.43'
490-491	N89°07'47"W - 16.43'
491-492	N89°07'47"W - 16.43'
492-493	N89°07'47"W - 16.43'
493-494	N89°07'47"W - 16.43'
494-495	N89°07'47"W - 16.43'
495-496	N89°07'47"W - 16.43'
496-497	N89°07'47"W - 16.43'
497-498	N89°07'47"W - 16.43'
498-499	N89°07'47"W - 16.43'
499-500	N89°07'47"W - 16.43'

No.	NORTH	EAST	No.	NORTH	EAST	No.	NORTH	EAST
220	485496.25	844441.29	936	486208.76	844807.06	1844	485761.73	844870.54
221	485765.46	844595.21	1003	486127.52	844777.26	1845	485798.31	844870.34
222	485445.20	844578.13	1004	486214.16	844791.17	1846	485770.12	844898.73
223	485715.10	844528.05	935	486188.11	844877.27			
225	485500.00	845105.81	962	485581.75	845397.70			
			964	485484.38	845407.39			
287	485844.83	844500.66	454	485537.72	844872.01			
			455	485557.22	844874.70			
			457	485521.50	845032.26			
			471	485409.24	845100.16			
			472	485559.92	844884.48			
420	485429.61	844914.42	461	485515.00	845226.27			
421	485413.57	844884.49	289	485716.00	844845.00			
422	485410.30	844851.33	289	485935.00	845062.45			
423	485417.88	844857.16	290	485937.76	844847.40			
424	485460.98	844823.40	290	485937.76	844847.40			
426	485342.68	844872.92	422	485400.75	845282.07			
			966	485240.85	845638.52			
429	485347.53	844822.60	324	485576.88	844977.11			
			325	485591.16	844597.39			
451	485598.04	844879.11	326	485448.42	844674.58			
80	485523.52	844715.23	327	485450.46	844711.34			
21	485545.30	844821.41	328	485543.33	844715.22			

THIS PLAN IS INTENDED TO SUPERSEDE FINAL DEVELOPMENT PLAN PHASE 187-A-II RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY ON DEC. 23, 1997 AS PLAT NO. 3054-A-1674.

FORMERLY
VILLAGE OF KINGS CONTRIVANCE
SECTION 3 AREA 3
PHASE 1G PART III

RIVERS CORPORATE PARK
SECTION 2 AREA 1
PETITIONER
THE HOWARD RESEARCH AND DEVELOPMENT CORPORATION
COLUMBIA, MARYLAND 21044

COLUMBIA Plat 16478
11/104
AMENDED
FINAL DEVELOPMENT PLAN PHASE 187-A-III
6th ELECTION DISTRICT HOWARD COUNTY, MARYLAND
SCALE: 1" = 100'
SHEET 8 OF 8