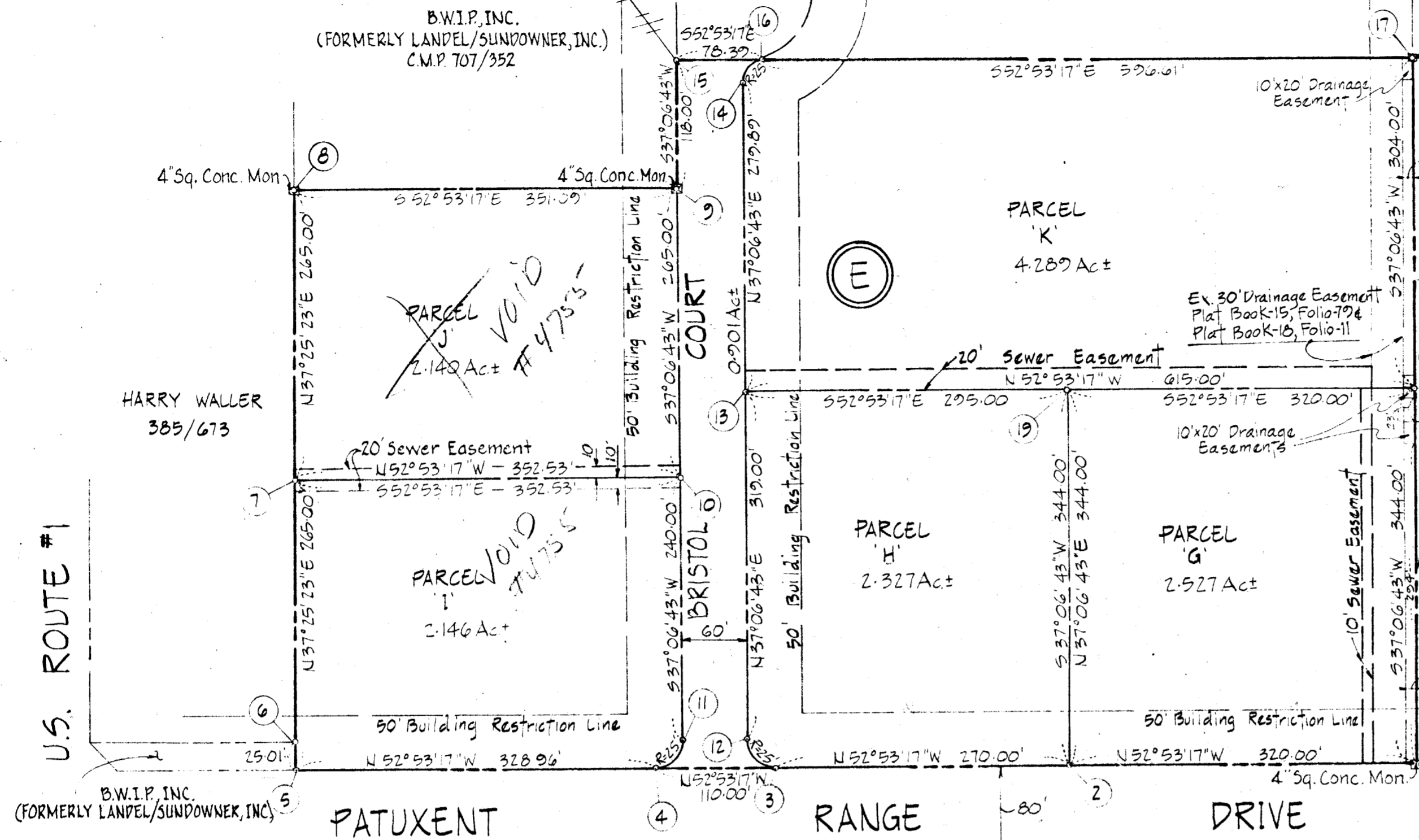
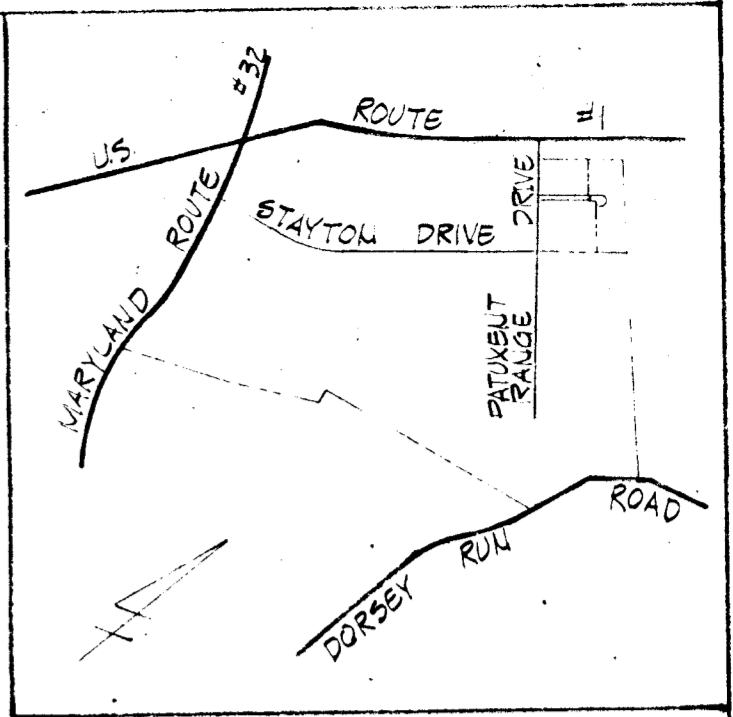


NOTE:
THIS PLAN IS SUBJECT TO EXECUTIVE ORDER NR 72-9 - ESTABLISHMENT OF SUPPLEMENTAL SEWER IN AID-OF- CONSTRUCTION CHARGE

B.W.I.P., INC. (FORMERLY LANDEL/SUNDOWNER, INC.)
C.M.P. 707/352

SECTION ONE
BLOCK 'E'
PARCEL 'C'
PLAT BOOK-18, FOLIO-88
4" Sq. Conc. Mon.
Ex. 20' Utility Easement

NOTE:
COORDINATES ARE BASED UPON PLANE COORDINATES - MARYLAND STATE SYSTEM "BERKEAZIMUTH MARK" 1964
N 477,803.34
E 854,187.53



NOTE:
R/W PATUXENT RANGE DR Recorded on a plat entitled: REVISED SUBDIVISION PLAT PATUXENT RANGE DRIVE & STAYTON DRIVE BALTIMORE ~ WASHINGTON INDUSTRIAL ~ PARK PLAT BOOK-21, FOLIO-94

SECTION ONE
BLOCK 'E'
PARCEL 'B'
PLAT BOOK-18, FOLIO-88

CURVE DATA					
From	To	Δ	RADIUS	L	TAN CHORD
3	12	90°00'00"	25.00'	39.27	25.00' N07°53'17" W 35.36
11	4	90°00'00"	25.00'	39.27	25.00' S82°06'45" W 35.36
4	16	74°40'14"	25.00'	32.58	19.07' U74°26'50"E 30.32

DECLARATION FOR WATER & SEWER:

THIS SUBDIVISION IS SUBJECT TO SECTION 18.122 B OF THE HOWARD COUNTY CODE. PUBLIC WATER AND PUBLIC SEWER SERVICE IS PROVIDED UNDER THE TERMS AND PROVISIONS OF THAT SECTION. THE CAPACITY ALLOCATED TO THIS SUBDIVISION IS DEFINED IN DEVELOPERS AGREEMENT - 2893 P&S&W

COORDINATES		
№	NORTH	EAST
1	479,106.37	856,818.06
2	479,299.45	856,562.87
3	479,462.36	856,347.56
4	479,528.73	856,259.84
5	479,727.22	855,997.50
6	479,747.05	856,012.70
7	479,937.68	856,158.55
8	480,148.14	856,319.59
9	479,936.30	856,599.56
10	479,724.97	856,439.67
11	479,535.58	856,294.86
12	479,497.38	856,342.71
13	479,751.77	856,535.18
14	479,974.97	856,704.06
15	480,030.40	856,670.76
16	479,983.10	856,733.28
17	479,623.12	857,209.05
18	479,380.70	857,025.62
19	479,573.78	856,770.43

WE, B.W.I.P., INC. (FORMERLY LANDEL/SUNDOWNER, INC.) OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON, DO HEREBY GRANT UNTO HOWARD COUNTY, ITS SUCCESSORS AND ASSIGNS, THE RIGHT TO LAY, CONSTRUCT AND MAINTAIN WATER MAINS AND SEWER MAINS AND SERVICE PIPES IN CONNECTION THEREWITH IN AND UNDER THE RIGHT-OF-WAY OF THE ROADS AND STREETS AS SHOWN HEREON.

NOTE:
SUBJECT PROPERTY IS ZONED M-2-ID PER OCTOBER-3 1977 COMPREHENSIVE ZONING PLAN.

ATTEST: *[Signature]* BY: *[Signature]*

OWNER'S CERTIFICATE

WE, B.W.I.P., INC. (FORMERLY LANDEL/SUNDOWNER, INC.) A MARYLAND CORPORATION BY DAVID P. SCHEFFENACKER, PRESIDENT; CHARLOTTE A. WATERS, ASST. SECRETARY, OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY ADOPT THIS PLAN OF SUBDIVISION AND IN CONSIDERATION OF THE APPROVAL OF THIS FINAL PLAT BY THE OFFICE OF PLANNING AND ZONING, ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES AND GRANT UNTO HOWARD CO., 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 SHOWN HEREON; (2) THE RIGHT TO REQUIRE DEDICATION FOR PUBLIC USE THE BEDS OF THE STREETS AND/OR ROADS, AND FLOOD PLAINS AND OPEN SPACE WHERE APPLICABLE AND FOR GOOD AND OTHER VALUABLE CONSIDERATION, HEREBY GRANT THE RIGHT AND OPTION TO HOWARD COUNTY TO ACQUIRE THE FEE SIMPLE TITLE TO THE BEDS OF THE STREET AND/OR ROADS AND FLOOD PLAINS, STORM DRAINAGE FACILITIES AND OPEN SPACE WHERE APPLICABLE; AND (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-WAYS.

WITNESS MY OUR HANDS THIS 26TH DAY OF JAN. 1976

RECORDED PLAT 4546
1-3
180
HOWARD COUNTY, MD

NOTE:
STORM WATER MANAGEMENT FACILITIES ARE REQUIRED ON THE INDIVIDUAL PARCELS. THE AMOUNT OF WATER TO BE RETAINED SHALL BE RUN OFF OF DEVELOPED AREAS BASED ON A 10Y2 FREQUENCY STORM. THE RELEASE FROM THE RETENTION STRUCTURES SHALL BE THE RUN-OFF BEFORE DEVELOPMENT BASED ON A 2Y2 FREQUENCY STORM.
NOTE:
NO BUILDING TO BE PERMITTED UNTIL PUBLIC WORKS AGREEMENT FOR THE DRAINAGE DITCH ALONG PARCEL 'U' IS EXECUTED.

SURVEYOR'S CERTIFICATE

I, HEREBY CERTIFY, THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS A SUBDIVISION OF PART OF THE LAUDS CONVEYED BY LANDEL/LAND #1 UNTO LANDEL/SUNDOWNER, INC. BY CONFIRMATORY DEED DATED DEC. 30, 1974 AND RECORDED AMONG THE LAND RECORDS OF HOWARD CO., MARYLAND IN LIBER CMP 707 AT FOLIO 352 AND THAT ALL MONUMENTS ARE IN PLACE AS SHOWN IN ACCORDANCE WITH THE ANNOTATED CODE OF MARYLAND AS AMENDED.

OWNER & DEVELOPER
B.W.I.P., Inc. (Formerly LANDEL/SUNDOWNER, INC.)
110 WEST RD
TOWSON, MD 21204

ENGINEER
GEORGE W. STEPHENS, JR
& ASSOCIATES, INC
303 ALLEGHENY AVENUE
TOWSON, MD 21204

TABULATIONS THIS SHEET DESIGNATION	ACREAGE
PARCELS	13.429
ROAD RIGHT OF WAY	0.901
TOTAL AREA THIS SHEET	14.330
TOTAL NUMBER OF PARCELS :-	5

APPROVED: PUBLIC WATER AND PUBLIC SEWERAGE SYSTEMS; HOWARD COUNTY HEALTH DEPARTMENT
[Signature] 2-27-80
COUNTY HEALTH DEPARTMENT DATE

APPROVED: HOWARD COUNTY OFFICE OF PLANNING AND ZONING
[Signature] 2-28-80
DIRECTOR DATE

APPROVED: FOR STORM DRAINAGE SYSTEMS AND PUBLIC ROADS. CONDITIONAL APPROVAL FOR PUBLIC SEWERAGE AND WATER, IN ACCORDANCE WITH ABOVE DECLARATION. DEPARTMENT OF PUBLIC WORKS.

[Signature] 2-27-80
DIRECTOR DATE



B.W.I.P., INC.
(FORMERLY LANDEL/SUNDOWNER, INC.)

BY: *[Signature]*
AUTHORIZED AGENT
ATTEST: *[Signature]*
ASST. (SECRETARY)

U.S. REG. NO 5702

SCALE: 1"=100'
ELECT. DIST #6
DATE: 1/20/1977
HOWARD CO., MD
P.N. # 3557

PLAT # 4546

BALTIMORE ~ WASHINGTON
INDUSTRIAL ~ PARK
BLOCK 'E'
PARCELS - G, H, I, J, K