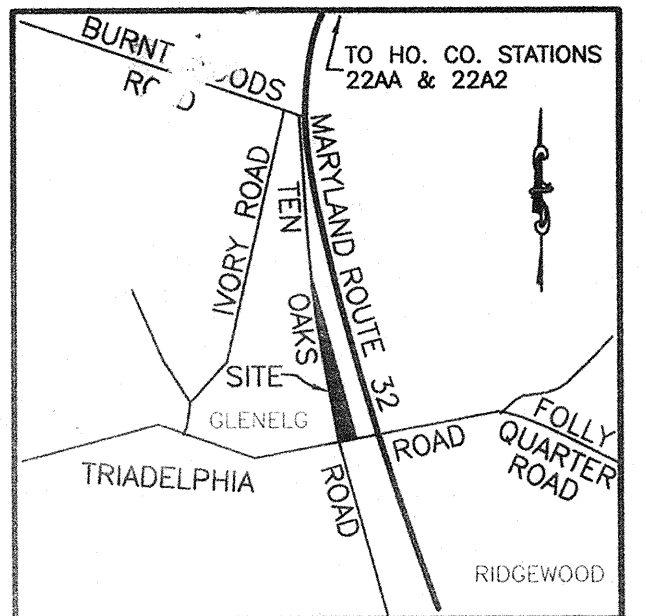


CURVE DATA TABLE						
CURVE	RADIUS	ARC	DELTA	TANGENT	CHORD	
C1	2839.79'	431.22'	08°42'01"	216.03'	N10°35'04"W	430.81'
C2	2839.79'	90.49'	01°49'33"	45.25'	N07°08'48"W	90.49'
C3	2839.79'	340.53'	06°52'29"	170.57'	N11°29'50"W	340.53'
C4	439.26'	77.05'	10°03'00"	38.62'	S78°32'04"W	76.95'

COORDINATE TABLE		
POINT	NORTH	EAST
1	581784.67860	1316418.93110
2	581779.17060	1316370.13840
3	581763.87460	1316294.72400
4	581789.12260	1316254.12710
5	582212.60220	1316174.99490
6	583485.34970	1316035.96290

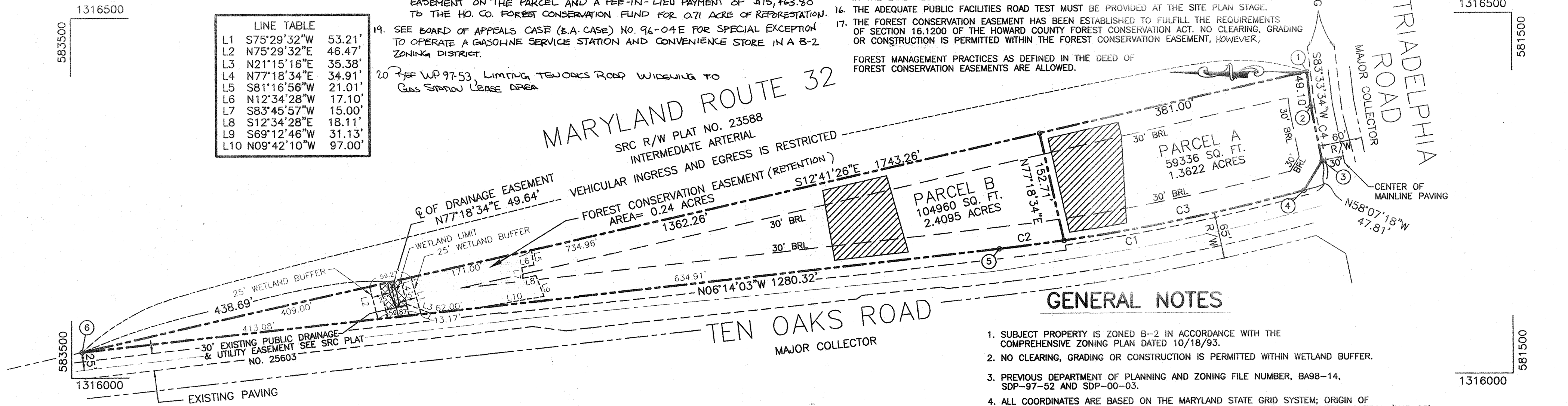
GENERAL NOTES (CONTINUED)



GENERAL NOTES (CONTINUED)

18. THE FOREST CONSERVATION OBLIGATION:
 - A. FOR PARCEL A PER SDP-97-52 OF 0.7 ACRE OF REFORESTATION WAS MET BY A FEE-IN-LIEU PAYMENT OF \$9,147.60 TO THE HO. CO. FOREST CONSERVATION FUND.
 - B. FOR PARCEL B PER THE FOREST CONSERVATION PLAN FOR THIS SUBDIVISION PLAT WAS MET BY THE CREATION OF A 0.24 ACRE RETENTION FOREST CONSERVATION EASEMENT ON THE PARCEL AND A FEE-IN-LIEU PAYMENT OF \$15,463.80 TO THE HO. CO. FOREST CONSERVATION FUND FOR 0.71 ACRE OF REFORESTATION.
19. SEE BOARD OF APPEALS CASE (B.A. CASE) NO. 96-04E FOR SPECIAL EXCEPTION TO OPERATE A GASOLINE SERVICE STATION AND CONVENIENCE STORE IN A B-2 ZONING DISTRICT.
20. REF. WP 97-53, LIMITING TEN OAKS ROAD WIDENING TO GAS STATION LEASE AREA.

LINE TABLE		
L1	S75°29'32"W	53.21'
L2	N75°29'32"E	46.47'
L3	N21°15'16"E	35.38'
L4	N77°18'34"E	34.91'
L5	S81°16'56"W	21.01'
L6	N12°34'28"W	17.10'
L7	S83°45'57"W	15.00'
L8	S12°34'28"E	18.11'
L9	S69°12'46"W	31.13'
L10	N09°42'10"W	97.00'



GENERAL NOTES

1. SUBJECT PROPERTY IS ZONED B-2 IN ACCORDANCE WITH THE COMPREHENSIVE ZONING PLAN DATED 10/18/93.
2. NO CLEARING, GRADING OR CONSTRUCTION IS PERMITTED WITHIN WETLAND BUFFER.
3. PREVIOUS DEPARTMENT OF PLANNING AND ZONING FILE NUMBER, BA98-14, SDP-97-52 AND SDP-00-03.
4. ALL COORDINATES ARE BASED ON THE MARYLAND STATE GRID SYSTEM; ORIGIN OF THE COORDINATE VALUES ARE FROM HOWARD COUNTY, MARYLAND GEODETIC CONTROL (NAD 83) STATIONS NO. 22AA N 587502.6351 E 1317897.8040 22A2 N 585988.4309 E 1316283.7360
5. THIS PLAT IS BASED ON A FIELD BOUNDARY SURVEY PERFORMED ON OR ABOUT AUGUST 17, 1998 BY VOGEL & ASSOCIATES, INC.
6. ALL AREAS LISTED ARE MORE OR LESS.
7. ● DENOTES IRON PIN W/CAP SET
8. ⚡ DENOTES IRON PIPE OR IRON BAR FOUND.
9. ○ DENOTES ANGULAR CHANGE IN BEARING OF BOUNDARY OR RIGHTS-OF-WAY.
10. □ DENOTES STONE OR MONUMENT.
11. EXISTING BUILDING PER SDP-97-52 (CONVENIENCE STORE/GAS STATION) ON PARCEL A IS TO REMAIN.
12. DEED REFERENCE LIBER 3842 FOLIO 421.
13. ROAD IMPROVEMENTS ALONG TEN OAKS ROAD MUST BE PROVIDED AT SITE PLAN STAGE.

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 HAVE BEEN COMPLIED WITH.

Joseph Jay Woolldridge 04/09/02
 JOSEPH JAY WOOLDRIDGE DATE
 PROFESSIONAL LAND SURVEYOR NO. 11027

John M. Kemp 4-12-02
 CLOVERLAND FARMS DAIRY, INCORPORATED DATE
 JOHN KEMP, VICE PRESIDENT



□ FOREST CONSERVATION EASEMENT

▨ DESIGNATES A 10000 SQUARE FOOT SEWAGE DISPOSAL AREA AS REQUIRED BY THE MARYLAND STATE DEPARTMENT OF THE ENVIRONMENT SUBDIVISION REGULATIONS (COMAR 26.04.03). IMPROVEMENTS OF ANY NATURE IN THIS AREA ARE RESTRICTED UNLESS PUBLIC SEWAGE BECOMES AVAILABLE. THESE EASEMENTS SHALL BECOME NULL AND VOID UPON CONNECTION TO A PUBLIC SEWAGE SYSTEM. THE COUNTY HEALTH OFFICER SHALL HAVE THE AUTHORITY TO GRANT VARIANCES FOR ENCROACHMENTS INTO THE PRIVATE SEWAGE EASEMENT, RECORDED OF A MODIFIED SEWAGE EASEMENT SHALL NOT BE NECESSARY.

AREA TABULATION

TOTAL NUMBER OF BUILDABLE PARCELS TO BE RECORDED:	2
TOTAL NUMBER OF OPEN SPACE PARCELS TO BE RECORDED:	0
TOTAL NUMBER OF PARCELS TO BE RECORDED:	2
TOTAL AREA OF BUILDABLE PARCELS TO BE RECORDED:	3.7717 AC.
TOTAL AREA OF OPEN SPACE REQUIRED:	0
TOTAL AREA OF OPEN SPACE LOTS TO BE RECORDED:	0
TOTAL AREA OF PARCELS TO BE RECORDED:	3.7717 AC.
TOTAL AREA OF ROADWAY TO BE RECORDED:	0
TOTAL AREA TO BE RECORDED:	3.7717 AC.

FREDERICK WARD ASSOCIATES, INC.

ENGINEERS 7125 Riverwood Drive Columbia, Maryland 21046-2354
 ARCHITECTS Phone: 410-290-9550 Fax: 410-720-6226
 SURVEYORS Bel Air, Maryland Columbia, Maryland Warrenton, Virginia

OWNER CLOVERLAND FARMS DAIRY, INC. 3611 ROLAND AVENUE BALTIMORE, MARYLAND 21211 410-669-2222

DEVELOPER TRIANGLE HOWARD CORPORATION 4281 MONTGOMERY ROAD ELLICOTT CITY, MARYLAND 21043 410-461-5856

THE PURPOSE OF THIS PLAT IS TO SUBDIVIDE THIS SITE INTO TWO PARCELS.

APPROVED: FOR PRIVATE WATER AND PRIVATE SEWERAGE SYSTEMS IN CONFORMANCE WITH THE MASTER PLAN FOR HOWARD COUNTY.

[Signature] 8/15/02
 HOWARD COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

[Signature] 7/26/02
 CHIEF, DEVELOPMENT ENGINEERING DIVISION MRS DATE

[Signature] 8/12/02
 DIRECTOR DATE

OWNER'S CERTIFICATE

CLOVERLAND FARMS DAIRY, INCORPORATED, BY JOHN KEMP, VICE PRESIDENT OWNER 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 DEPARTMENT OF PLANNING AND ZONING, ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES AND GRANT 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 SHOWN HEREON; (2) THE RIGHT TO REQUIRE DEDICATION FOR PUBLIC USE THE BEDS OF THE STREETS AND/OR ROADS, AND FLOODPLAINS 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 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 RIGHT OF WAYS.

WITNESS OUR HANDS THIS 12TH DAY OF April, 2004

John M. Kemp 4-12-02
 CLOVERLAND FARMS DAIRY, INCORPORATED
 JOHN KEMP, VICE PRESIDENT

[Signature]
 WITNESS

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS A SUBDIVISION OF THE LANDS CONVEYED BY THE HOWARD HUNT PROPERTIES, INCORPORATED TO CLOVERLAND FARMS DAIRY, INCORPORATED BY DEED DATED OCTOBER 15, 1996 AND RECORDED IN THE LAND RECORD OF HOWARD COUNTY IN LIBER 3842 FOLIO 421 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. MONUMENT OF THE BOUNDARY SURVEY IS IN ACCORDANCE WITH THE HOWARD COUNTY SUBDIVISION REGULATIONS.

Joseph Jay Woolldridge 04/09/02
 JOSEPH JAY WOOLDRIDGE DATE
 REGISTERED PROFESSIONAL LAND SURVEYOR NO. 11027

RECORDED AS PLAT NO. 15543 ON 8-14-02 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

TRIANGLE HOWARD
 PARCELS A & B

TAX MAP NO 22, BLOCK 8, PARCEL NO. 55
 THIRD ELECTION DISTRICT
 HOWARD COUNTY, MARYLAND
 DATE: JANUARY 27, 2000

