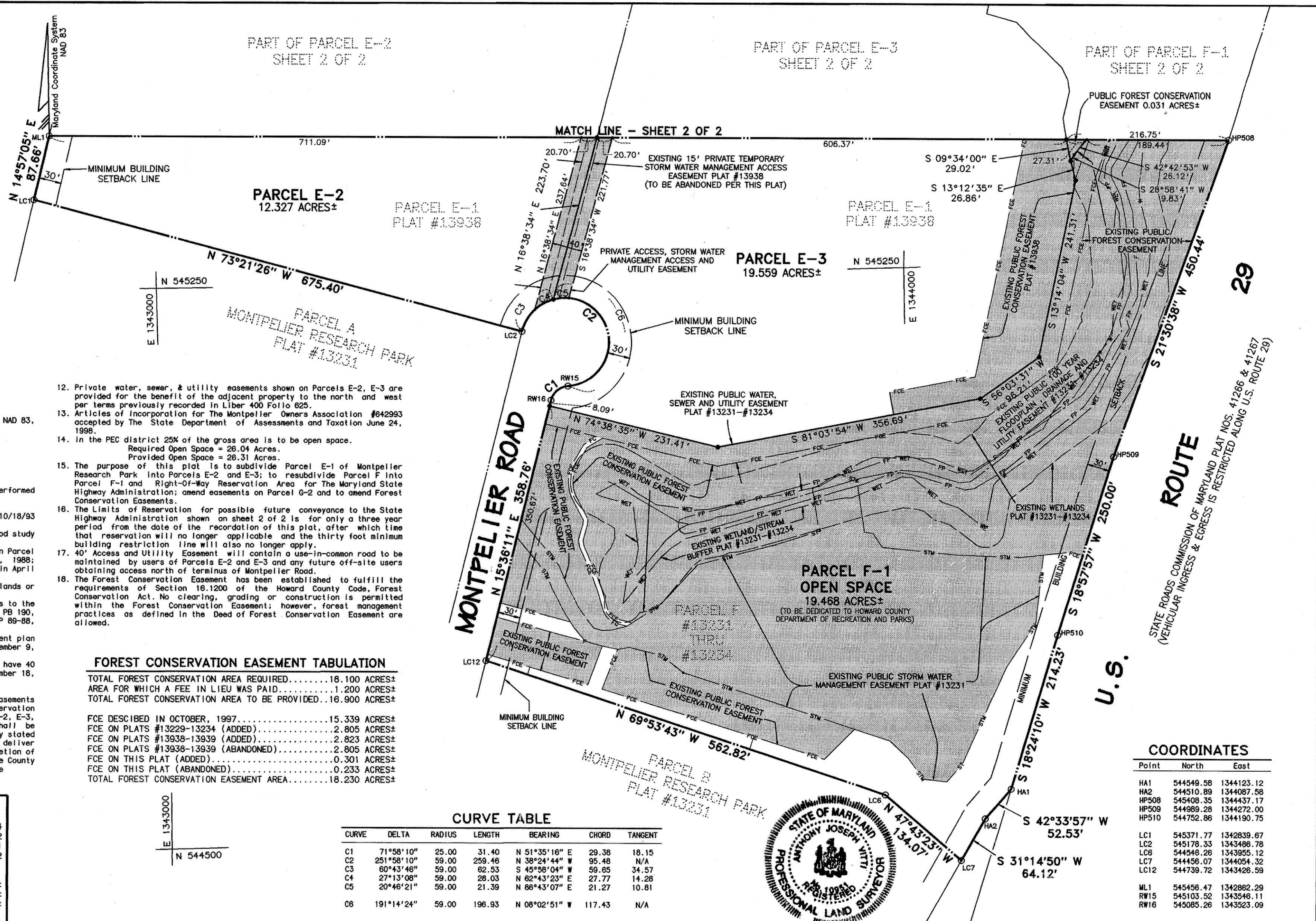


VICINITY MAP
SCALE: 1" = 2000'

GENERAL NOTES

- Coordinates shown hereon are based on Maryland coordinate system, NAD 83, as projected by Howard County Geodetic Control Stations:

Station	North	East
0020	543170.96	1343822.16
4113	544492.88	1344177.82
41EA	544825.81	1339217.44
41EB	546222.28	1337778.18
- This Plat is based upon a field non-mentum boundary survey performed on or about June 25, 1996 by D.M.W. (Daft McCune Walker, Inc.)
- Areas shown hereon are more or less.
- Subject property zoned Planned Employment Center (PEC) per 10/18/93 Comprehensive Zoning Plan.
- 100 year flood plain information shown hereon is based upon a flood study prepared by Daft-McCune-Walker, dated August 1997.
- Storm water management is to be provided by a regional facility on Parcel 7.
- Limits of wetlands were determined by Envirans, January, 1998; Jurisdictional determination re-confirmed by Corps of Engineers in April 1996.
- No clearing, grading or construction is permitted within wetlands or stream buffer.
- This project is subject to the following waivers and submittals to the Howard County Department of Planning and Zoning: BA 98-31E, PB 190, VP 88-84, WP 91-93, ZB 802 & 767, S88-47, FDP #1, SDP 88-197, SDP 89-88, F 98-45, SDP 99-92, F-99-191 and SDP-98-11.
 WP 97-21: Section 18.155(a)(1)(i) requiring a site development plan for a non-residential development approved on September 9, 1996.
 WP 98-37: Section 18.121(e) requiring an open space lot to have 40 feet of frontage on a public road approved on November 18, 1997.
- There are no known cemeteries or grave sites on these parcels.
- Developer reserves unto itself, its successors and assigns, all easements shown on this plat for water, sewer, storm drainage, forest conservation and other public utilities located in, over and through Parcels E-2, E-3, G-3 and F-1. Any and all conveyances of aforesaid Parcels shall be subject to the easements here reserved, whether or not expressly stated in the deed conveying said Parcels. Developer shall execute and deliver deeds for easements herein reserved to Howard County. Upon completion of the public utilities and their acceptance by Howard County, the County shall accept the easement and record the deeds of easement in the Land Records of Howard County.



- Private water, sewer, & utility easements shown on Parcels E-2, E-3 are provided for the benefit of the adjacent property to the north and west per terms previously recorded in Liber 400 Folio 625.
- Articles of Incorporation for The Montpelier Owners Association #642993 accepted by The State Department of Assessments and Taxation June 24, 1998.
- In the PEC district 25% of the gross area is to be open space.
 Required Open Space = 26.04 Acres.
 Provided Open Space = 26.31 Acres.
- The purpose of this plat is to subdivide Parcel E-1 of Montpelier Research Park into Parcels E-2 and E-3; to reabdivide Parcel F into Parcel F-1 and Right-Of-Way Reservation Area for The Maryland State Highway Administration; amend easements on Parcel G-2 and to amend Forest Conservation Easements.
- The Limits of Reservation for possible future conveyance to the State Highway Administration shown on sheet 2 of 2 is for only a three year period from the date of the recordation of this plat, after which time that reservation will no longer be applicable and the thirty foot minimum building restriction line will also no longer apply.
- 40' Access and Utility Easement will contain a use-in-common road to be maintained by users of Parcels E-2 and E-3 and any future off-site users obtaining access north of terminus of Montpelier Road.
- The Forest Conservation Easement has been established to fulfill the requirements of Section 16.1200 of the Howard County Code, Forest Conservation Act. No clearing, grading or construction is permitted within the Forest Conservation Easement; however, forest management practices as defined in the Deed of Forest Conservation Easement are allowed.

FOREST CONSERVATION EASEMENT TABULATION

TOTAL FOREST CONSERVATION AREA REQUIRED.....	18.100 ACRES±
AREA FOR WHICH A FEE IN LIEU WAS PAID.....	1.200 ACRES±
TOTAL FOREST CONSERVATION AREA TO BE PROVIDED.....	16.900 ACRES±

FCE DESCRIBED IN OCTOBER, 1997.....	15.339 ACRES±
FCE ON PLATS #13229-13234 (ADDED).....	2.805 ACRES±
FCE ON PLATS #13938-13939 (ADDED).....	2.823 ACRES±
FCE ON PLATS #13938-13939 (ABANDONED).....	2.805 ACRES±
FCE ON THIS PLAT (ADDED).....	0.301 ACRES±
FCE ON THIS PLAT (ABANDONED).....	0.233 ACRES±
TOTAL FOREST CONSERVATION EASEMENT AREA.....	18.230 ACRES±

TABULATION OF FINAL PLAT

a. Total Number of Parcels to be recorded.....	4
Buildable.....	2
Reservations.....	1
Open Space.....	2
b. Total Area of Parcels.....	Acres±
Buildable.....	31.886 Acres±
Reservations.....	0.189 Acres±
Open Space.....	20.858 Acres±
Total area of 100 year floodplain and 25% or greater steep slopes.....	0.000 Acres±
c. Total Area of road right-of-way to be recorded including widening strips.....	0.000 Acres±
d. Total Area of Forest Conservation Easement.....	0.307 Acres±
e. Total Area of Subdivision to be recorded (Net).....	52.932 Acres±
f. Total Area of Subdivision to be recorded (Gross).....	52.932 Acres±

CURVE TABLE

CURVE	DELTA	RADIUS	LENGTH	BEARING	CHORD	TANGENT
C1	71°58'10"	25.00	31.40	N 51°35'16" E	29.38	18.15
C2	251°58'10"	59.00	259.46	N 38°24'44" W	95.48	N/A
C3	60°43'46"	59.00	62.53	S 45°58'04" W	59.85	34.57
C4	27°13'08"	59.00	28.03	N 62°43'23" E	27.77	14.28
C5	20°46'21"	59.00	21.39	N 86°43'07" E	21.27	10.81
C6	191°14'24"	59.00	196.93	N 08°02'51" W	117.43	N/A

AREA TABULATION (THIS SHEET)

TOTAL NUMBER OF PARCELS TO BE RECORDED.....	3
TOTAL NUMBER OF BUILDABLE PARCELS TO BE RECORDED.....	2
TOTAL AREA OF BUILDABLE PARCELS TO BE RECORDED.....	8.379 ACRES±
TOTAL AREA OF OPEN SPACE.....	9.109 ACRES±
TOTAL AREA OF ROADWAYS TO BE RECORDED.....	0.000 ACRES±
TOTAL AREA OF SUBDIVISION TO BE RECORDED.....	17.488 ACRES±

THIS SUBDIVISION IS SUBJECT TO SECTION 18.122B OF THE HOWARD COUNTY CODE. PUBLIC WATER AND PUBLIC SEWER SERVICE HAVE BEEN GRANTED UNDER THE TERMS AND PROVISIONS THEREOF, EFFECTIVE ON WHICH DATE DEVELOPER AGREEMENT WAS FILED AND ACCEPTED.

APPROVED: FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEMS, IN CONFORMANCE WITH THE MASTER PLAN OF WATER AND SEWERAGE FOR HOWARD COUNTY

Diane Matuynal M.D. / JFM 2/23/00
Howard County Health Officer Date

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

[Signature] 2/15/00
Chief, Development Engineering Division Date

[Signature] 3/3/00
Director Date

OWNER'S DEDICATION

We, Hopkins Road Limited Partnership, a Maryland Limited Partnership, owners of the property shown and described hereon, by Lovell Properties, Inc., General and Managing Partner, 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,

- 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 easements shown hereon;
- The right to require dedication for public use the beds of the streets and/or roads, and floodplains and open spaces, where applicable, and for other good and valuable consideration, hereby grant 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 spaces, where applicable;
- The right to require dedication of waterways and drainage easements for the specific purpose of their construction, repair and maintenance; and
- That no building or similar structure of any kind shall be erected on or over the said easements and rights-of-way.

The requirements of Section 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.

Witness our hands this day of October, 1999.
[Signature] 1-24-00 Date
 Jack P. Kochen, Vice President, Lovell Properties, Inc.
[Signature] 1-24-00 Date
 Candice C. Van Scoy, Assistant Secretary, Lovell Properties, Inc.

SURVEYOR'S CERTIFICATE

I hereby certify that the final plat shown hereon is correct, that it is a subdivision of all of the lands conveyed by Hopkins Road Limited Partnership to Hopkins Road Limited Partnership, by deed dated March 21, 1998 and recorded among the land records of Howard County, Maryland in Liber 3691 Folio 505, and that all monuments are in place or will be in place prior to acceptance of the streets in the subdivision by Howard County as shown. The requirements of Section 3-108, The Real Property Article, of the 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.

[Signature] 1/21/00 Date
 Anthony J. Viti, Professional Land Surveyor No. 10951

DMW
 Daft · McCune · Walker, Inc.
 A Team of Land Planners, Landscape Architects, Engineers, Surveyors & Environmental Professionals
 200 East Pennsylvania Avenue, Towson, Maryland 21286
 410 296 3333
 Fax: 296 4705

RECORDED AS PLAT No. 14197
 ON 3/15/2000 IN THE
 LAND RECORDS OF HOWARD COUNTY, MD.

MONTPELIER RESEARCH PARK

PARCELS E-2, E-3, F-1, AND G-2
 (A RESUBDIVISION OF MONTPELIER RESEARCH PARK, PARCELS E-1 AND G-2 PLAT #13938-#13939) AND MONTPELIER RESEARCH PARK, PARCEL F PLAT #13229-#13234
 SHEET 1 OF 2
 ZONING: PEC
 TAX MAP 41 GRID 17 PARCEL 124 & 125
 FIFTH ELECTION DISTRICT
 HOWARD COUNTY MARYLAND
 SCALE: 1" = 100' JANUARY 20, 2000
 DRAWN BY: PSE COMPUTED BY: PSE CHECKED BY: