

VICINITY MAP
SCALE: 1" = 2000'

COORDINATES

Point	North	East
HA1	544549.58	1344123.12
HA2	544510.89	1344087.58
HA3	544389.07	1344013.67
HA4	544374.57	1343993.56
HA5	544360.06	1343969.90
HA6	544312.64	1343914.55
HA7	544290.50	1343890.31
HA8	544276.86	1343880.02
HA9	544249.23	1343861.75
HA10	544217.89	1343846.01
HA11	544159.46	1343812.50
HA12	544114.98	1343789.43
HA13	544073.48	1343733.83
HA14	544041.11	1343696.87
HA15	543928.60	1343570.71
HA16	543897.90	1343525.87
HA17	543849.31	1343457.50
HA18	543828.83	1343417.75
HA19	543815.71	1343375.47
HA20	543786.92	1343334.22
HP42	544015.93	1342325.41
HP128	543760.47	1342428.78
HP129	543784.51	1342499.08
HP130	543667.29	1342517.18
HP132	543951.44	1342583.72
HP511	544212.06	1344010.82
HP512	544035.72	1343927.06
HP513	543961.57	1343890.36
HP514	543872.77	1343826.04
HP515	543855.97	1343855.33
HP516	543555.55	1343589.01
HP517	543527.92	1343561.51
HP518	543511.85	1343526.47
HP519	543528.72	1343426.81
HP520	543551.54	1343340.22
HP521	543585.50	1343080.84
HP522	543604.06	1343006.82
HP523	543658.70	1342814.16
HP524	543706.48	1342645.84
LC1	543743.93	1342577.23
LC2	543741.37	1342587.50
LC4	544256.24	1342856.51
LC5	543781.00	1343282.42
LC16	544302.81	1342785.38
LC31	544462.37	1342681.98
LC32	544523.68	1342529.32
LC39	543918.33	1342620.66
LC40	543925.00	1342624.20
LC41	543923.11	1342630.91
LC42	543915.35	1342630.73
RW1	543992.02	1342593.81
RW12	543990.83	1342686.26
RW13	543737.84	1342623.34
RW14	543707.55	1342641.57
RW17	543742.49	1342501.08
RW18	543780.71	1342531.37
RW19	543779.07	1342538.68
RW20	543790.35	1342532.24
RW21	543799.37	1342534.50
RW22	543807.46	1342502.30
RW23	543844.54	1342511.52
RW24	543836.89	1342544.15
RW25	543845.95	1342546.28
RW26	543852.54	1342557.06
RW27	543914.74	1342572.53

CURVE TABLE

Name	Delta	Radius	Length	Bearing	Chord	Tangent
C1	41°09'34"	57.53'	41.32'	N 19°12'51" W	40.44'	21.60'
C2	33°21'25"	46.00'	26.78'	N 49°50'55" W	26.40'	13.78'
C3	35°31'42"	598.83'	371.33'	S 31°43'49" W	365.41'	191.85'
C4	37°25'29"	491.45'	321.00'	N 32°40'42" E	315.33'	166.46'
C5	02°45'59"	1713.76'	82.75'	S 26°19'50" W	82.74'	41.38'
C6	04°36'45"	1382.39'	109.68'	S 35°55'05" W	109.65'	54.87'
C7	48°44'18"	130.00'	110.58'	N 38°20'06" E	107.28'	58.89'
C8	89°12'58"	9.00'	14.01'	S 58°34'27" W	12.64'	8.88'
C9	92°25'16"	9.00'	14.52'	S 29°42'03" E	12.99'	9.39'
C10	160°01'40"	5.29'	16.63'	N 76°02'01" W	10.58'	---
C11	10°23'54"	109.00'	19.78'	S 21°42'34" W	19.75'	9.92'
C12	13°01'31"	46.00'	10.48'	N 73°02'09" W	10.43'	5.25'
C13	03°55'08"	952.86'	65.16'	N 83°12'06" W	65.14'	32.59'
C14	01°42'17"	879.93'	26.19'	N 89°44'12" W	26.18'	13.09'
C15	22°45'33"	476.45'	189.28'	S 25°20'44" E	188.01'	95.89'
C16	22°45'33"	491.45'	195.21'	N 25°20'44" E	193.93'	98.91'

GENERAL NOTES

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

Station	North	East
0020	543170.96	1343822.16
4113	544492.88	1344177.82
41EA	544825.81	1339217.44
41EB	546222.26	1337778.18
- This Plat is based upon a field run monumented boundary survey performed on or about June 25, 1996 by DMW (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.
- Storm water management is to be provided by a regional facility on Parcel F-1 as approved on SDP 98-11.
- There are no wetlands on these parcels.
- This project is subject to the following waivers and submittals to the Howard County Department of Planning and Zoning: BA 96-31E, PB 190, VP 86-64, WP 91-93, ZB 802 & 767, S86-47, FDP #1, SDP 88-197, SDP 89-88, F 98-45 SDP 99-92, SDP 98-11, and F 99-191, WP 97-21: Section 16.155(a)(1)(i) requiring a site development plan for a non-residential development approved on September 9, 1996.
 WP 98-37: Section 16.121(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 D-2, C-1, H, I and J. Any and all conveyances of aforesaid Parcels shall be subject to the easements herein 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.
- Articles of Incorporation for The Montpelier Owners Association #642993 accepted by The State Department of Assessments and Taxation June 24, 1998.
- The purpose of this plat is to subdivide Montpelier Road into Parcels H, I and J, subtract area from the Reservation Area For Future State Highway Administration and add it to Parcel C to create Parcel C-1 and to abandon the public sewer and utility easement on Parcel D-2.
- 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 from the Limits Of Reservation For Possible Future Conveyance To The State Highway Administration will also no longer apply.
- denotes red plastic cap stamped "PROP. MARKER DMW C99" set on a 24" length of 3/4" rebar.

LINE TABLE

Name	Bearing	Distance
L3	N 13°57'58" E	103.78'
L4	S 76°02'01" E	6.00'
L5	S 10°43'09" W	65.44'
L6	N 89°24'37" E	77.57'
L7	N 84°15'52" E	123.68'
L8	N 82°07'14" E	83.81'
L9	S 87°17'55" E	58.94'
L10	S 77°27'30" E	26.29'
L11	S 74°20'14" E	21.21'
L12	S 87°10'05" E	62.29'
L13	N 83°30'39" E	53.49'
L14	N 01°58'50" E	80.91'
L15	S 53°16'29" W	15.00'
L16	S 13°57'58" W	247.45'
L17	S 42°28'58" E	71.84'
L18	N 74°09'05" W	45.46'
L19	N 13°58'58" E	10.03'
L20	S 71°41'15" E	10.60'
L21	S 13°57'09" W	10.03'
L22	N 71°41'15" W	10.61'

TABULATION OF FINAL PLAT

a. Total Number of Parcels to be recorded	5
Buildable	2
Reservations	1
Open Space	3
b. Total Area of Parcels	8.247 Acres±
Buildable	8.032 Acres±
Reservations	6.856 Acres±
Open Space	0.215 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	0.000 Acres±
e. Total Area of Subdivision to be recorded (Net)	15.103 Acres±
f. Total Area of Subdivision to be recorded (Gross)	15.103 Acres±

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

Dina M. Hester 5/25/00
Howard County Health Officer Date

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

William J. ... 5/11/00
Chief, Development Engineering Division Date

Joseph ... 6/2/00
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 May, 2000.
Jordan D. Kochen 2-May-00 Date
 Vice President
 Lovell Properties, Inc.
Richard E. Hayward 5/2/00 Date
 Assistant Secretary
 Lovell Properties, Inc.

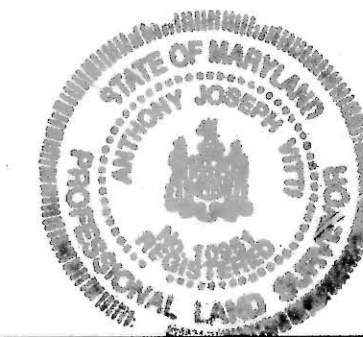
SURVEYOR'S CERTIFICATE

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, 1996 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.

Anthony J. Viti 5/2/00
Professional Land Surveyor No. 10951 Date

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.

PLANS FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEMS HAVE BEEN APPROVED BY THE DEPARTMENT OF THE ENVIRONMENT, AND THESE FACILITIES WILL BE AVAILABLE TO ALL LOTS OFFERED FOR SALE.



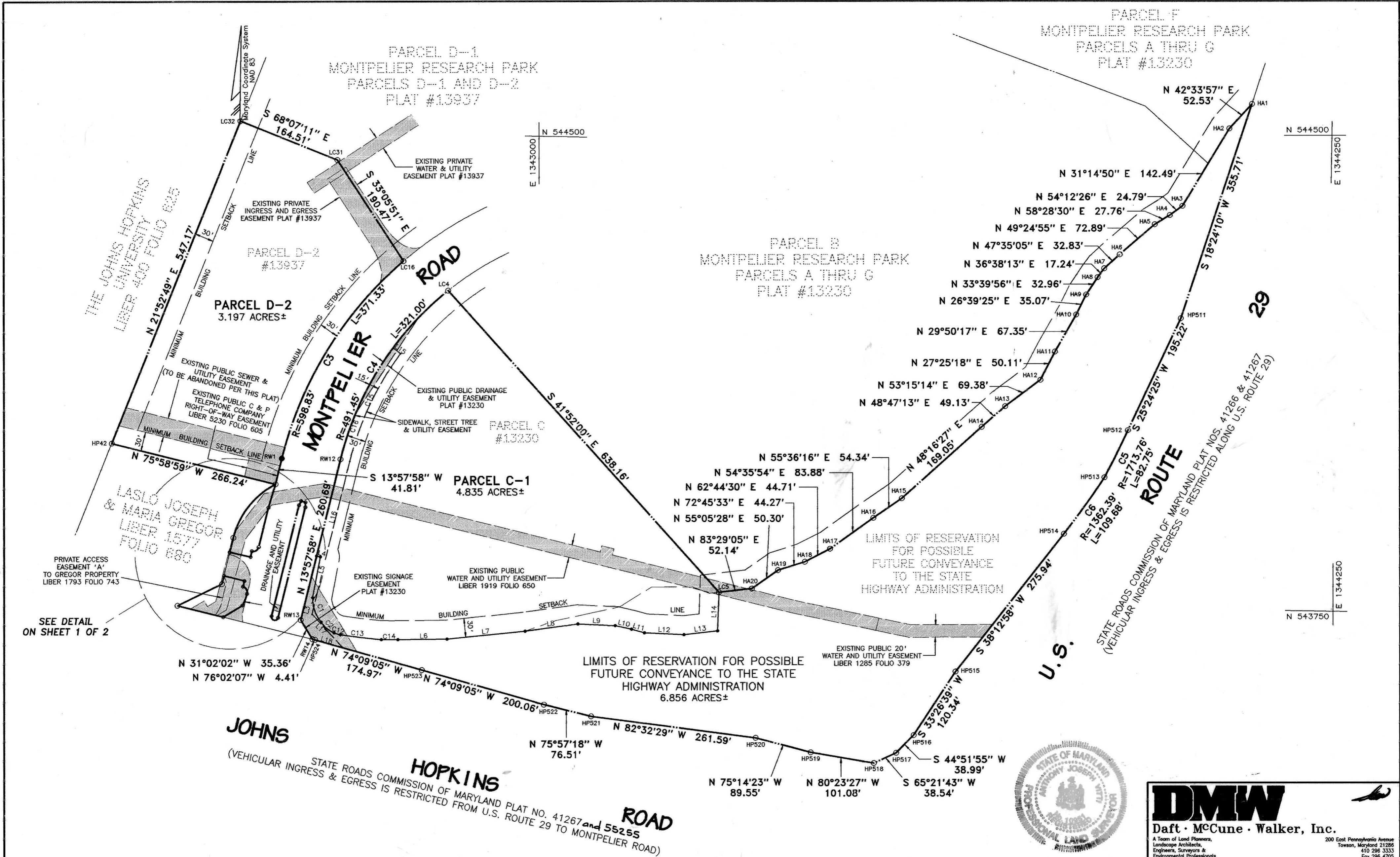
DMW
Daft · McCune · Walker, Inc.
A Team of Land Planners, Landscape Architects, Engineers, Surveyors & Environmental Professionals
200 East Pennsylvania Avenue
Towson, Maryland 21286
410 296 3333
Fax 296 4705

RECORDED AS PLAT No. LR-00
ON JUNE 9 2000 IN THE
LAND RECORDS OF HOWARD COUNTY, MD.

MONTPELIER RESEARCH PARK
PARCELS D-2, C-1, I, H AND J
(A RESUBDIVISION OF MONTPELIER RESEARCH PARK, PARCEL C, FUTURE RESERVATION AREA AND MONTPELIER ROAD PLAT #13229-#13234)

SHEET 1 OF 2
ZONING: PEC
TAX MAP 41 GRID 17 PARCEL 124 & 125
FIFTH ELECTION DISTRICT
HOWARD COUNTY MARYLAND

SCALE: AS SHOWN APRIL 27, 2000
DRAWN BY: PSE COMPUTED BY: PSE CHECKED BY:



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

Dina M. Matusz 5/24/00
 Howard County Health Officer Date

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

Chris Pannunzi 5/11/00
 Chief, Development Engineering Division Date

Joseph R. Butler 6/2/00
 Director Date

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- (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 easements shown hereon;
- (2) 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;
- (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 erected on or over the said easements and rights-of-way.

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Jackson G. Kochen 2-May-00 Date
 Vice President
 Lovell Properties, Inc.

Richard E. Hayward 5/2/00 Date
 Assistant Secretary
 Lovell Properties, Inc.

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Anthony J. Vitti 5/2/00 Date
 Professional Surveyor No. 10951

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 Daft · McCune · Walker, Inc.
 A Team of Land Planners, Landscape Architects, Engineers, Surveyors & Environmental Professionals
 200 East Pennsylvania Avenue
 Towson, Maryland 21286
 410 286 3333
 Fax 296 4705

RECORDED AS PLAT No. 19261
 ON JUNE 7, 2000 IN THE
 LAND RECORDS OF HOWARD COUNTY, MD.

MONTPELIER RESEARCH PARK
PARCELS D-2, C-1, I, H, AND J
 (A RESUBDIVISION OF MONTPELIER RESEARCH PARK, PARCEL C, FUTURE RESERVATION AREA AND MONTPELIER ROAD PLAT #13229-#13234)

SHEET 2 OF 2
 ZONING: PEC
 TAX MAP 41 GRID 17 PARCEL 124 & 125
 FIFTH ELECTION DISTRICT
 HOWARD COUNTY MARYLAND
 SCALE: 1" = 100' APRIL 27, 2000

DRAWN BY: PSE COMPUTED BY: PSE CHECKED BY:
 Fn.: /data/94171/94171.8/SHEET2 D.L.: *PLAT*