

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:
- This Plat is based upon a field run monumented 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.
- Storm water management is to be provided by a regional facility on Parcel 5. 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 86-64, WP 91-93, ZB 802 & 767, SB6-47, 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 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 E-2, E-3, G-3 and F-1. 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.

CURVE TABLE

CURVE	DELTA	RADIUS	LENGTH	BEARING	CHORD	TANGENT
C1	08°58'10"	500.00'	78.27'	S 12°09'29" W	78.19'	39.22'
C2	60°43'48"	59.00'	62.53'	S 45°58'04" W	59.65'	34.57'
C3	22°08'22"	59.00'	22.80'	S 65°15'46" W	22.66'	11.54'
C4	06°39'39"	533.00'	61.96'	N 10°43'23" E	61.93'	31.02'

LINE TABLE

Name	Bearing	Distance
L1	S 16°38'34" W	6.00'
L2	N 73°21'26" W	20.00'
L3	N 16°38'34" E	6.00'
L4	N 73°21'26" W	5.15'

COORDINATES

POINT	NORTH	EAST
LC1	545371.77	1342839.67
LC2	545178.33	1343486.78
LC17	545976.49	1343001.16
LC18	545857.85	1343156.67
LC19	545663.30	1343215.50
LC20	545902.67	1343264.71
LC21	545955.05	1343278.75
LC22	546025.14	1343243.27
LC23	546111.14	1343435.84
LC26	546068.71	1343644.57
LC33	545219.79	1343529.67
LC34	545571.76	1343634.88
LC35	545648.20	1343651.35
LC36	546056.15	1343706.31

Current Ownership:
Montpelier II LLC
c/o Trammell Crow Co
Liber 5115, Folio 710
k/a Parcel E-2
"Montpelier Research Park
Parcels E-2, E-3, F-1 and G-2"
Plat Nos. 14137 and 14138

TABULATION OF FINAL PLAT

a. Total Number of Parcels to be recorded	1
Buildable	1
Reservations	0
Open Space	0
b. Total Area of Parcels	Acres±
Buildable	12.327 Acres±
Reservations	0.000 Acres±
Open Space	0.000 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)	12.327 Acres±
f. Total Area of Subdivision to be recorded (Gross)	12.327 Acres±

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

Dina L. Mottram MD, MPH 8-28-00
Howard County Health Officer Date

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

Chris Williams 8/2/00
Chief, Development Engineering Division Date

James S. Rutter 9/1/00
Director Date

OWNER'S DEDICATION

We, Montpelier II LLC, a Delaware Limited Liability Company, owners of the property shown and described hereon, by Trammell Crow Company, General and Managing Partner, hereby adopt this plat of revision, 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 10th day of July, 2000.

Daniel S. Huson 8-10-00 Date
Executive Vice President

David J. Bl... 8-10-00 Date
Witness

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 Montpelier II LLC, by deed dated June 9, 2000 and recorded among the land records of Howard County, Maryland in Liber 5115 Folio 710, 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 8/14/00 Date
Professional Land Surveyor No. 10951

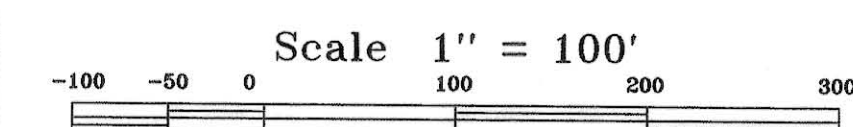
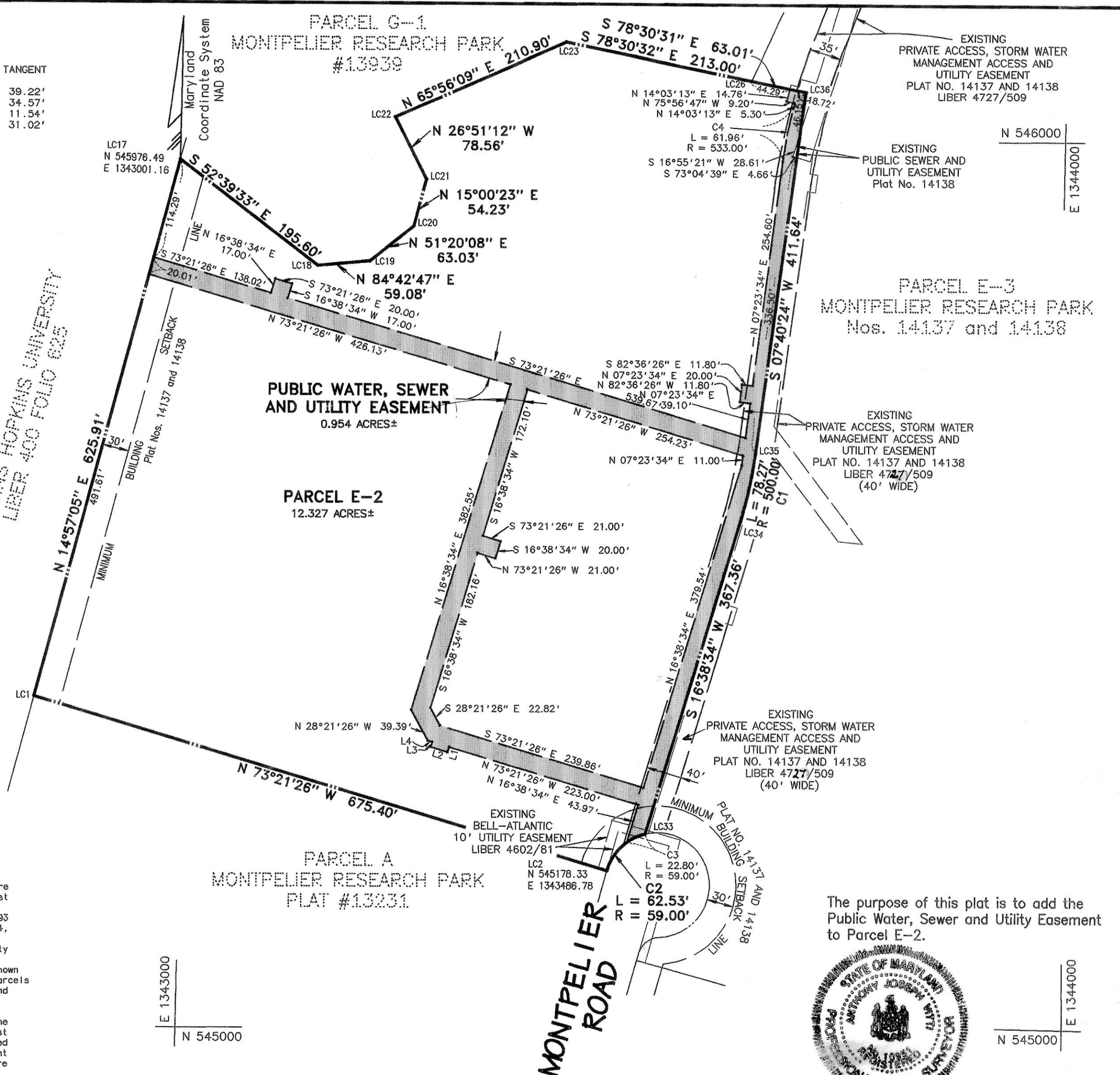
DMW
Daft · McCune · Walker, Inc.

A Team of Land Planners, Landscape Architects, Engineers, Surveyors & Environmental Professionals

200 East Pennsylvania Avenue
Towson, Maryland 21286
410.298.3333
Fax 298.4705

RECORDED AS PLAT No. 14417
ON 9-12-2000 IN THE
LAND RECORDS OF HOWARD COUNTY, MD.

PLAT OF REVISION
MONTPELIER RESEARCH PARK
PARCEL E-2
(A REVISION OF MONTPELIER RESEARCH PARK, PARCELS E-2, E-3, F-1, AND G-3 PLAT #14137-#14138)
SHEET 1 OF 1
ZONING: PEC
TAX MAP 41 GRID 17 PARCEL 124
FIFTH ELECTION DISTRICT
HOWARD COUNTY MARYLAND
SCALE: 1" = 100'
JULY 20, 2000
DRAWN BY: PS COMPUTED BY: PSE/ps CHECKED BY:



THIS SUBDIVISION IS SUBJECT TO SECTION 8.122B OF THE HOWARD COUNTY CODE. PUBLIC WATER AND PUBLIC SEWER SERVICE HAS BEEN GRANTED UNDER THE TERMS AND PROVISIONS, THEREOF, EFFECTIVE MARCH 3, 1998 AND NOVEMBER 9, 1999 ON WHICH DATES DEVELOPER AGREEMENT NOS. 34-3654-D AND 30-3769-D WERE FILED AND ACCEPTED.

The purpose of this plat is to add the Public Water, Sewer and Utility Easement to Parcel E-2.

