

VICINITY MAP

Scale: 1" = 2000'

The purpose of this Plat of Revision is to provide Public Water and Utility Easements on Parcels A-10, A-11 and A-12.

PLAT OF REVISION

TROY HILL CORPORATE CENTER

PARCELS A-10, A-11 AND A-12

GENERAL NOTES

- Coordinates shown hereon are based on Maryland Coordinate System - NAD 27, as projected by Howard County Geodetic Control Stations 2445004 and 244505.
- This Plat is based upon a ALTA survey performed by Daft-McCune-Walker, Inc. in August 1999.
- Areas shown hereon are more or less.
- Subject property zoned M-1 per October 18, 1993 Comprehensive Zoning Plan.
- A declaration of covenants and conditions, easements and restrictions was recorded among the Land Records of Howard County, Maryland on December 15, 1997 in Liber 4135, Folio 92. The Articles of Incorporation were recorded among the Maryland State Department of Assessments and Taxation in Liber 4046, Folio 0711.
- No access permitted along U.S. Rte. 1 except for the two Troy Hill Drive entrances.
- No clearing, grading or construction is permitted within wetlands, flood plain areas or required wetland buffers, unless appropriate State, Federal and Local permits, certificates or waivers have been acquired to do so.
- Public water and/or sewer allocation for this development is subject to Section 18.122B of the Howard County code. Allocation will be made at the time of Final Plat approval, if capacity is available at that time.
- Final Plat F00-103 recorded as plat#s 14499 to 14502 was recorded on 10-27-00. The previously recorded drainage and utility easement located on Parcel A-11 (plat#s 13640+13642) was abandoned at that time with recording of F00-103.
- County requirements for entrances will be met at the SDP submission for each parcel.
 - Minor collector - 110'
 - Major collector - 250'
- Previous Howard County File No.s: S-90-05, P-90-23, F-91-24, F-96-136, WP-96-91, WP-99-07, F-98-169, F-00-103, F-00-130.
- Developer reserves unto itself, its successors and assigns, all easements shown on this plat for water, sewer, storm drainage and other Public utilities located in, over and through parcels A-10 through A-12. Any and all conveyances of aforesaid parcels shall be subject to the easements herein reserved, whether or not expressly stated in the deed(s) conveying said parcel(s). Developer shall execute and deliver deeds for the easements herein reserved to Howard County. Upon completion of the Public utilities and their acceptance by Howard County, the County shall accept the easements and record the deed(s) of easement in the Land Records of Howard County.
- This subdivision is subject to Section 18.122B of the Howard County Code. Public water and/or sewer service has been granted under the terms and provisions thereof, effective 10-26-00, on which date Developer Agreements No. 44-3914-D was filed and accepted.
- The stream and 50' stream buffer shown hereon were field located by others.
- This plan is exempt from Forest Conservation and Landscaping obligations since the preliminary plan, P 90-23, was approved on 8-19-91 and prior to the enactment of these requirements and is only a plat of revision to add easement areas to the plat. Street tree requirements shall be in accordance with the approved road construction drawings F-98-169, F00-103 and F-00-130 for this site.

COORDINATE TABLE

No.	North	West
31	496181.36	869932.73
34	496150.46	870029.70
36	495425.35	870654.40
40	495678.08	870540.29
41	496272.63	869727.09
42	495511.09	870608.20
44	496338.85	869627.06
45	496295.75	869635.47
46	496262.61	869685.52
284	495350.80	870705.62
287	495247.02	870506.85
BD2	495308.23	869600.06
BD53	495498.79	870493.06
BD156	495591.47	869435.17
BD158	495543.49	869453.37
BD160	495479.87	869477.68
BD162	495431.28	869499.92
BD164	495401.34	869530.38
BD166	495363.33	869552.15
BD169	495263.13	869635.11
BD171	495210.34	869651.25
BD173	495175.62	869663.84
BD175	495136.55	869700.97
BD386	495263.12	869425.40
CL91	49545.35	869416.97
LC1	495311.47	870083.46
LC2	495355.96	870064.42
LC3	495420.26	870137.87
LC4	495455.50	870153.33
LC5	495493.10	870151.81
LC6	495536.45	870132.24
LC7	495558.63	870105.36
LC8	495669.59	870104.34
LC9	495838.92	870191.80
LC10	495912.45	870208.88
LC11	496068.63	870145.43
LC12	496105.44	870141.70
LC13	495279.13	870012.75
LC14	495379.57	869971.48
LC15	495422.36	869865.92
LC16	495506.33	869849.15
LC17	495567.15	869894.92
LC18	495633.58	869928.63
LC19	495704.50	869937.72
LC20	495811.82	869865.11
LC21	495858.50	869886.69
LC22	495985.42	869963.43
LC23	496026.12	869959.46
LC24	496103.49	869971.78
LC25	495820.47	869414.65
LC26	495883.12	869364.90
LC27	496196.19	869644.15
LC28	496227.90	869593.22
LC30	496521.85	869132.53
LC31	496425.43	869129.85
LC32	496131.34	869213.00
LC33	496123.95	869173.69
LC35	495930.12	869327.59
RW30	496720.56	869164.04

TABULATION OF FINAL PLAT

a. Total Number of Lots/Parcels to be recorded	3
Buildable	3
Open Space	0
Credited	0
Non-credited	0
b. Total area of Lots	21.120 Ac. ±
Buildable	21.120 Ac. ±
Open Space	0.000 Ac. ±
Credited	0.000 Ac. ±
Non-credited	0.000 Ac. ±
Total area of 100 year floodplain and 25% or greater steep slopes	1.775 Ac. ±
c. Total Area of road right-of-way to be recorded including widening strips	0.000 Ac. ±
d. Total Area of Subdivision to be recorded	21.120 Ac. ±

OWNER

TROY HILL BUSINESS PARK PARTNERSHIP
7165 COLUMBIA GATEWAY DRIVE
COLUMBIA, MARYLAND 21046

OWNER'S DEDICATION

We, Troy Hill Business Park Partnership, a Maryland General Partnership by DPA Holding Corporation, Inc., Metropolitan Life Insurance Company, AEW Real Estate Advisors, Inc. by J. Christopher Meyer, V.P., owners of the property shown and described hereon, 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 6th day of October 2000.

Troy Hill Business Park Partnership
By: DPA Holding Corporation, in General Partners, By: Metropolitan Life Insurance Company, in General Partners, By: AEW Real Estate Advisors, Inc.

J. Christopher Meyer, Vice President 10/6/00 Date

Heidi Deschamps 10/6/00 Date

SURVEYOR'S CERTIFICATE

I hereby certify that the final plat shown hereon is correct, that it is a subdivision of part of the lands conveyed by Troy Hill Business Park Partnership to Troy Hill Business Park Partnership, by deed dated March 11, 1988 and recorded in the Land Records of Howard County, Maryland, in Liber 1795 Folio 347; 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.

Patrick A. Simou 10/9/00 Date
Professional Land Surveyor No. 10914

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

Howard County Health Officer 11-02-00 Date

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

Chief, Development Engineering Division 10/31/00 Date

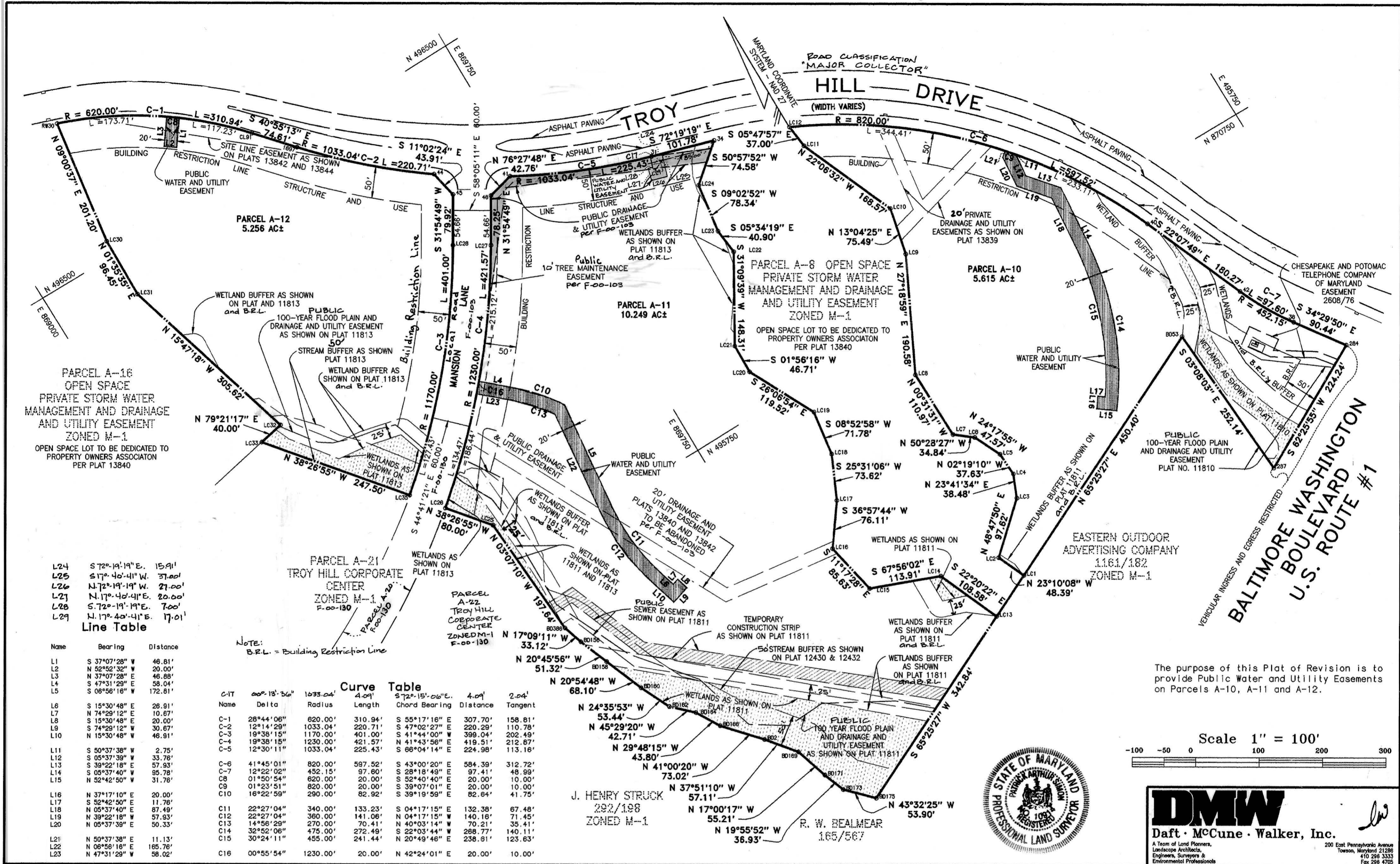
Director 11/6/00 Date



DMW
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 286 3905

RECORDED AS PLAT No. 14517
ON 11/8/00 IN THE
LAND RECORDS OF HOWARD COUNTY, MD.

PLAT OF REVISION
TROY HILL
CORPORATE CENTER
PARCELS A-10, A-11 AND A-12
(A PLAT OF REVISION OF PARCELS A-10, A-11 AND A-12 AS RECORDED ON THE PLATS ENTITLED "TROY HILL CORPORATE CENTER RESUBDIVISION OF PARCEL A-4 AND A-6" AS RECORDED ON PLAT NOS. 13838 THROUGH 13846)
SHEET 1 OF 2 ZONING: M-1
TAX MAP 37 GRID 11 PARCEL 135
FIRST ELECTION DISTRICT
HOWARD COUNTY MARYLAND
SCALE: 1" = 100' AUGUST 22, 2000



Line Table

Name	Bearing	Distance
L24	S 72°19'19" E	15.91'
L25	S 17°40'41" W	37.00'
L26	N 72°19'19" W	27.00'
L27	N 17°40'41" E	20.00'
L28	S 72°19'19" E	7.00'
L29	N 17°40'41" E	17.01'

Curve Table

Name	Bearing	Distance	Delta	Radius	Chord	Chord Bearing	Distance	Tangent
C-1	28°44'06"	620.00'	310.94'	S 55°17'16" E	307.70'	158.81'		
C-2	12°14'29"	1033.04'	220.71'	S 47°02'27" E	220.29'	110.78'		
C-3	19°38'15"	1170.00'	401.00'	S 41°44'00" W	399.04'	202.49'		
C-4	19°38'15"	1230.00'	421.57'	N 41°43'56" E	419.51'	212.87'		
C-5	12°30'11"	1033.04'	225.43'	S 66°04'14" E	224.98'	113.16'		
C-6	41°45'01"	820.00'	597.52'	S 43°00'20" E	584.39'	312.72'		
C-7	12°22'02"	452.15'	97.60'	S 28°18'49" E	97.41'	48.99'		
C-8	01°50'54"	620.00'	20.00'	S 52°40'40" E	20.00'	10.00'		
C-9	01°23'51"	620.00'	20.00'	S 39°07'01" E	20.00'	10.00'		
C-10	16°22'59"	290.00'	82.92'	S 39°19'59" E	82.84'	41.75'		
C-11	22°27'04"	340.00'	133.23'	S 04°17'15" E	132.38'	67.48'		
C-12	22°27'04"	360.00'	141.06'	N 04°17'15" W	140.18'	71.45'		
C-13	14°56'29"	270.00'	70.41'	N 40°03'14" W	70.21'	35.41'		
C-14	32°52'06"	475.00'	272.49'	S 22°03'44" W	268.77'	140.11'		
C-15	30°24'11"	455.00'	241.44'	N 20°49'46" E	238.81'	123.63'		
C-16	00°55'54"	1230.00'	20.00'	N 42°24'01" E	20.00'	10.00'		

NOTE: B.R.L. = Building Restriction Line

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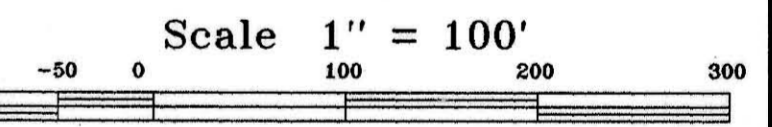
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 Heidi Deschamps

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Patrick A. Simon 10/9/00
 Patrick A. Simon
 Professional Land Surveyor No. 10914



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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
 410 298 3333
 Fax 298 4705

APPROVED: FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEMS, IN CONFORMANCE WITH THE MASTER PLAN OF WATER AND SEWERAGE FOR HOWARD COUNTY
 Diana J. Matlock, M.D., F.C.C.P.
 Howard County Health Officer 11-2-00

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

Chief, Development Engineering Division 10/31/00
 Director 11/6/00

RECORDED AS PLAT No. 14518
 ON 11/8/00 IN THE
 LAND RECORDS OF HOWARD COUNTY, MD.
PLAT OF REVISION
TROY HILL
CORPORATE CENTER
PARCELS A-10, A-11 AND A-12
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