

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	546222.26	1337778.18
- This Plat is based upon a field run monumented boundary survey performed on or about June 25, 1996.
- Areas shown hereon are more or less.
- Subject property zoned Planned Employment Center (PEC) per 10/18/93 Comprehensive Zoning Plan.
- Stormwater management is to be provided by a regional facility on Parcel G-1, Montpelier Research Park Plat No. 13939.
- This project is subject to the following waivers and submissions to the Howard County Department of Planning and Zoning: BA 96-31E, PB 190, VP 86-64, WP 31-33, ZB 802 & 761, S86-47, FDP 91, SDP 88-191, SDP 89-28, F 98-45, SDP 99-92, F 99-191, SDP 98-111, F 00-49, SDP 01-05 and F 00-166, 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; WP 00-108: Section 16.120(c)(1) requiring minimum frontage of 60' on an approved public road for commercial/industrial lots/parcels to be reduced to zero foot of frontage approved for Parcel E-4 approved June 3, 2000.
- There are no known cemeteries or grave sites on this parcel.
- 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 Parcel E-4. Any and all conveyances of aforesaid Parcel shall be subject to the easements herein reserved, whether or not expressly stated in the deed conveying said Parcel. 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 Parcel E-4 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.
- The purpose of this plat is 1) to provide a Public Water, Sewer and Utility Easement within Parcel E-4, 2) to abandon an Existing Public Water, Sewer and Utility Easement at the southwest end of Parcel E-4, and 3) to provide Supplemental Easement for private access to Parcel 289.
- The Private Access, Storm Water Management Access and Utility Easement shown hereon will contain a use-in-common road to be maintained by users of Parcels E-2, E-4 and E-5 and Tax Map 41, Grid 11 Parcel 289, their successors and assigns (Parcel 289 is currently owned by the Johns Hopkins University Applied Physics Laboratory).
- The Forest Conservation Easement has been established (per previous plat # 13938) 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.
- Denotes a Concrete Monument
- Denotes an Iron Pipe or rebar with Identification cap
- Forest Conservation obligations for Montpelier Research Park: 14.4 Ac. ± of Afforestation/Reforestation Required 10.4 Ac. ± of Afforestation/Reforestation on site provided under SDP 98-11 2.8 Ac. ± of Afforestation/Reforestation on site provided under F 99-191 1.2 Ac. ± provided Fee-In-Lieu under SDP 98-11 (\$15,682)

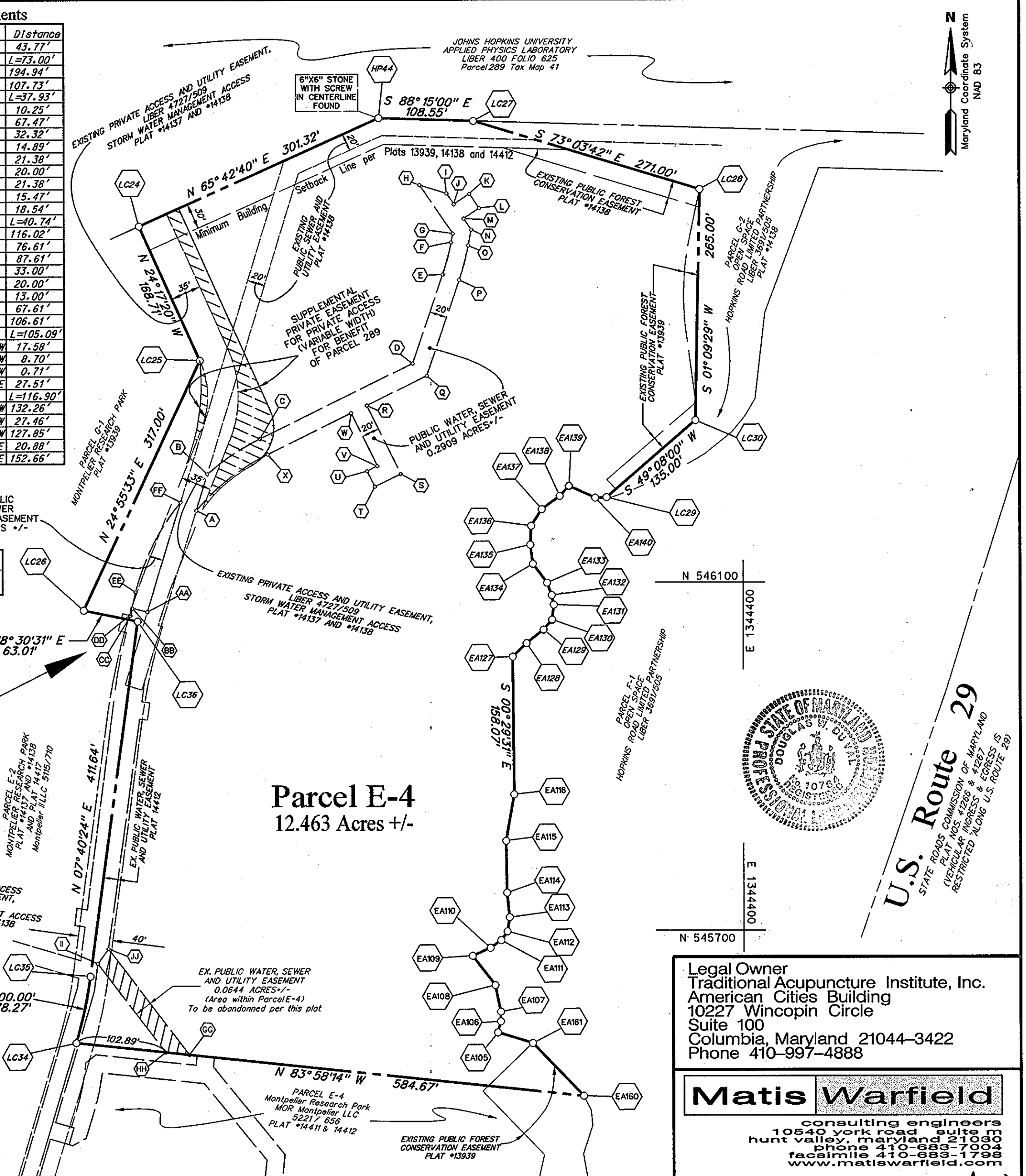
Coordinate Values					Easement Segments		
Point	North	East	Point	North	East	Bearing	Distance
LC35	545648.2019	1343651.3489	A	546183.8291	1343773.8166	A-B	N 16°55'21" E 43.77'
LC34	545571.7623	1343634.8808	B	546225.7040	1343786.5571	B-C	R=270.00' L=73.00'
EA160	545510.3490	1344216.3140	C	546266.3250	1343846.9427	C-D	N 63°49'01" E 194.94'
EA161	545570.9670	1344157.9330	D	546352.3410	1344021.8817	D-E	N 18°49'01" E 107.73'
EA105	545583.2249	1344118.0107	E	546454.3152	1344056.6304	E-F	R=270.00' L=37.93'
EA106	545595.8820	1344121.4100	F	546490.9600	1344066.3071	F-G	N 10°46'04" E 10.25'
EA107	545607.1000	1344121.3660	G	546501.0336	1344068.2228	G-H	N 34°13'56" W 67.47'
EA108	545637.6270	1344115.1770	H	546556.8145	1344030.2683	H-I	S 72°27'36" E 32.32'
EA109	545671.1460	1344089.2700	I	546547.0737	1344061.0869	I-J	S 34°13'56" E 14.89'
EA110	545680.3530	1344109.7040	J	546534.7619	1344069.4641	J-K	N 55°46'04" E 21.38'
EA111	545689.0000	1344122.0490	K	546546.7863	1344087.1362	K-L	S 34°13'56" E 20.00'
EA112	545699.0910	1344129.2260	L	546530.2510	1344098.3871	L-M	S 55°46'04" W 21.38'
EA113	545715.3010	1344131.6220	M	546518.2266	1344080.7150	M-N	S 34°13'56" E 15.47'
EA114	545743.5040	1344128.7470	N	546505.4355	1344089.4184	N-O	N 10°46'04" W 18.54'
EA115	545803.3530	1344127.7900	O	546487.2235	1344085.9549	O-P	R=290.00' L=40.74'
EA116	545856.6270	1344137.1910	P	546447.8642	1344075.5614	P-Q	S 18°49'01" W 116.02'
EA127	546014.9350	1344135.8340	Q	546338.0485	1344038.1407	Q-R	S 63°49'01" W 76.61'
EA128	546030.3910	1344151.6890	R	546304.2433	1343969.3878	R-S	S 26°10'59" E 87.61'
EA129	546045.9990	1344171.3860	S	546225.6250	1344008.0437	S-T	S 63°49'01" W 33.00'
EA130	546057.3190	1344181.2000	T	546211.0641	1343978.4298	T-U	N 26°10'59" W 20.00'
EA131	546074.5840	1344183.1040	U	546229.0119	1343969.6050	U-V	N 63°49'01" E 13.00'
EA132	546085.5870	1344180.8140	V	546234.7480	1343981.2711	V-W	N 26°10'59" W 67.61'
EA133	546099.7970	1344175.4690	W	546295.4186	1343951.4400	W-X	S 63°49'01" W 106.61'
EA134	546121.4660	1344159.2950	X	546248.3772	1343855.7675	X-A	R=250.00' L=105.09'
EA135	546143.5520	1344156.3390	AA	546066.9026	1343717.3364	AA-BB	N 75°56'47" W 17.58'
EA136	546165.5310	1344157.3270	BB	546071.1724	1343700.2793	BB-CC	S 14°03'13" W 8.70'
EA137	546184.7270	1344169.5720	CC	546062.7328	1343698.1667	CC-DD	N 75°56'47" W 0.71'
EA138	546200.0030	1344190.1320	DD	546062.9052	1343697.4780	DD-EE	N 14°03'13" E 27.51'
EA139	546211.4750	1344200.7800	EE	546089.5932	1343704.1585	EE-FF	R=270.00' L=116.90'
EA140	546197.8860	1344230.7230	FF	546193.4334	1343755.8336	FF-AA	S 16°55'21" W 132.26'
LC29	546198.3551	1344243.7145	GG	545558.0705	1343764.5084	GG-HH	N 83°58'14" W 27.46'
LC30	546286.6857	1344345.8062	HH	545560.9551	1343737.1986	HH-II	N 37°13'39" W 127.85'
LC28	546551.6316	1344351.1618	II	545662.7555	1343659.8509	II-JJ	N 36°05'42" E 20.88'
LC27	546630.5854	1344091.9181	JJ	545679.6259	1343672.1508	JJ-GG	S 37°13'39" E 152.66'

CURVE	DELTA	RADIUS	LENGTH	BEARING	CHORD	TANGENT
LC34 - LC35	08°58'10"	500.00'	78.27'	N 12°09'29" E	78.19'	39.22'

LINE	Bearing	Distance
LC29-EA140	S 87°55'55" W	13.00'
EA140-EA139	N 65°35'24" W	32.88'
EA139-EA138	S 42°52'00" W	15.65'
EA138-EA137	S 53°23'16" W	25.61'
EA137-EA136	S 32°32'01" W	22.77'
EA136-EA135	S 02°34'26" W	22.00'
EA135-EA134	S 07°31'16" E	22.28'
EA134-EA133	S 36°48'21" E	27.06'
EA133-EA132	S 20°36'48" E	15.18'
EA132-EA131	S 11°45'25" E	11.24'
EA131-EA130	S 06°17'36" W	17.37'
EA130-EA129	S 40°55'26" W	14.98'
EA129-EA128	S 51°36'23" W	25.13'
EA128-EA127	S 45°43'48" W	22.14'
EA127-EA115	S 09°57'45" W	54.34'
EA115-EA114	S 00°54'58" E	59.86'
EA114-EA113	S 05°49'14" E	28.35'
EA113-EA112	S 08°24'29" W	16.39'
EA112-EA111	S 35°25'17" W	12.38'
EA111-EA110	S 54°59'27" W	15.07'
EA110-EA109	S 65°44'42" W	22.41'
EA109-EA108	S 37°42'02" E	42.36'
EA108-EA107	S 11°27'39" E	31.15'
EA107-EA106	S 00°13'29" E	11.22'
EA106-EA105	S 15°01'59" W	13.11'
EA105-EA161	S 72°55'53" E	41.76'
EA161-EA160	S 43°55'23" E	84.16'

Area Tabulation

TOTAL NUMBER OF PARCELS TO BE RECORDED.....	1
TOTAL NUMBER OF BUILDABLE PARCELS TO BE RECORDED.....	1
TOTAL AREA OF BUILDABLE PARCELS TO BE RECORDED.....	12.463 ACRES
TOTAL AREA OF OPEN SPACE.....	0.000 ACRES
TOTAL AREA OF RESERVATIONS TO BE RECORDED.....	0.000 ACRES
TOTAL AREA OF ROADWAYS TO BE RECORDED.....	0.000 ACRES
TOTAL AREA OF SUBDIVISION TO BE RECORDED.....	12.463 ACRES



Legal Owner
Traditional Acupuncture Institute, Inc.
American Cities Building
10227 Wincopin Circle
Suite 100
Columbia, Maryland 21044-3422
Phone 410-997-4888

Matis Warfield
consulting engineers
10540 York Road Suite 100
hunt valley maryland 21080
phone 410-889-7004
facsimile 410-889-1798
www.matiswarfield.com

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

Dennis M. Matusz 10-25-00
Howard County Health Officer MR Date

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

W. Harry Schwarz 10/19/00
Chief, Development Engineering Division Date

Joseph S. Rutter 1/3/00
Director Date

Owner's Dedication

We, Traditional Acupuncture Institute, Inc. a Maryland Corporation, owners 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,

- 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.

W. Harry Schwarz 10-10-2000
W. Harry Schwarz, CFO Date

Surveyor's Certificate

I hereby certify that the final plat shown hereon is correct, that it is an amendment/revision to the subdivision of the lands conveyed by Hopkins Road Limited Partnership to Traditional Acupuncture Institute, Inc. by a deed dated December 14, 2000 and recorded among the Land Records of Howard County Maryland in Liber 5297 Folio 252, 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.

Douglas W. DuVal 10-12-2000
Douglas W. DuVal Professional Land Surveyor No. 10764 Date

Recorded as Plat No. 14597 on 10/28/01 in the Land Records of Howard County, Maryland

Montpelier Research Park Parcel E-4

An Amendment/Revision to Parcel E-4 as shown on a Plat of "Montpelier Research Park, Parcels E-4 and E-5" Plat 14412
Tax Map 41 Grid 17 Parcel 124
Zoning: PEC
Fifth Election District
Howard County, Maryland
Scale: 1" = 100'
Sheet 1 of 1

October 10, 2000