

**PURPOSE NOTE FOR RESUBDIVISION**

THE PURPOSE OF THIS PLAT IS TO SUBDIVIDE PARCEL A-19 AS SHOWN ON PLATS 13839, 13841, 13842 AND 13843 INTO PARCELS A-23, A-24 AND A-25 AND TO SHOW ADDITIONAL PROPOSED EASEMENTS.

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-23, A-24 AND A-25. 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 THE EASEMENT IN THE LAND RECORDS OF HOWARD COUNTY.

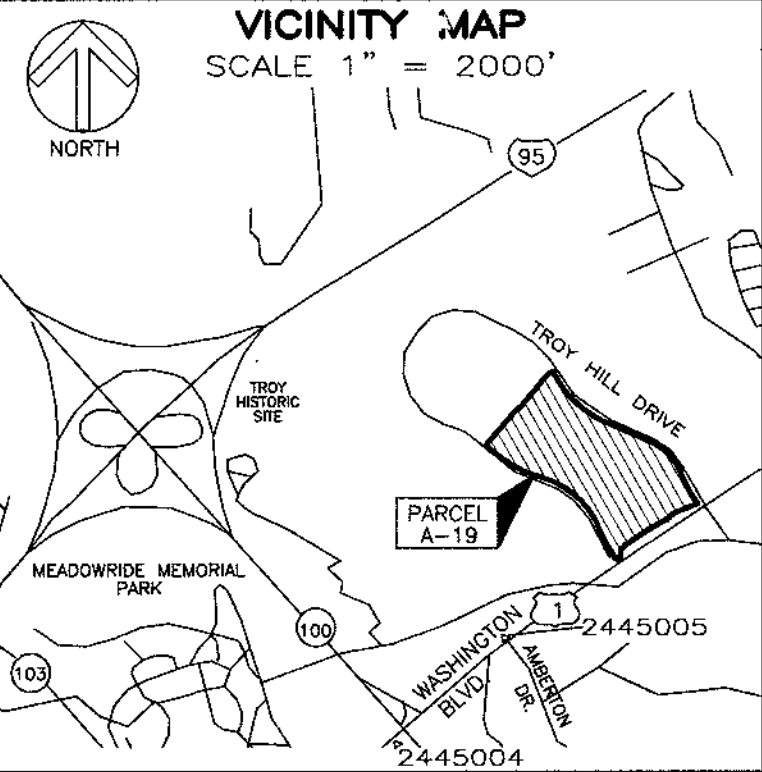
THIS SUBDIVISION IS SUBJECT TO SECTION 18.122B OF THE HOWARD COUNTY CODE. PUBLIC WATER AND/OR SEWER SERVICE HAS BEEN GRANTED UNDER THE TERMS AND PROVISIONS THEREOF, EFFECTIVE \_\_\_\_\_ ON WHICH DATE DEVELOPER AGREEMENT NO. \_\_\_\_\_ WAS FILED AND ACCEPTED.

**TREE NOTES**

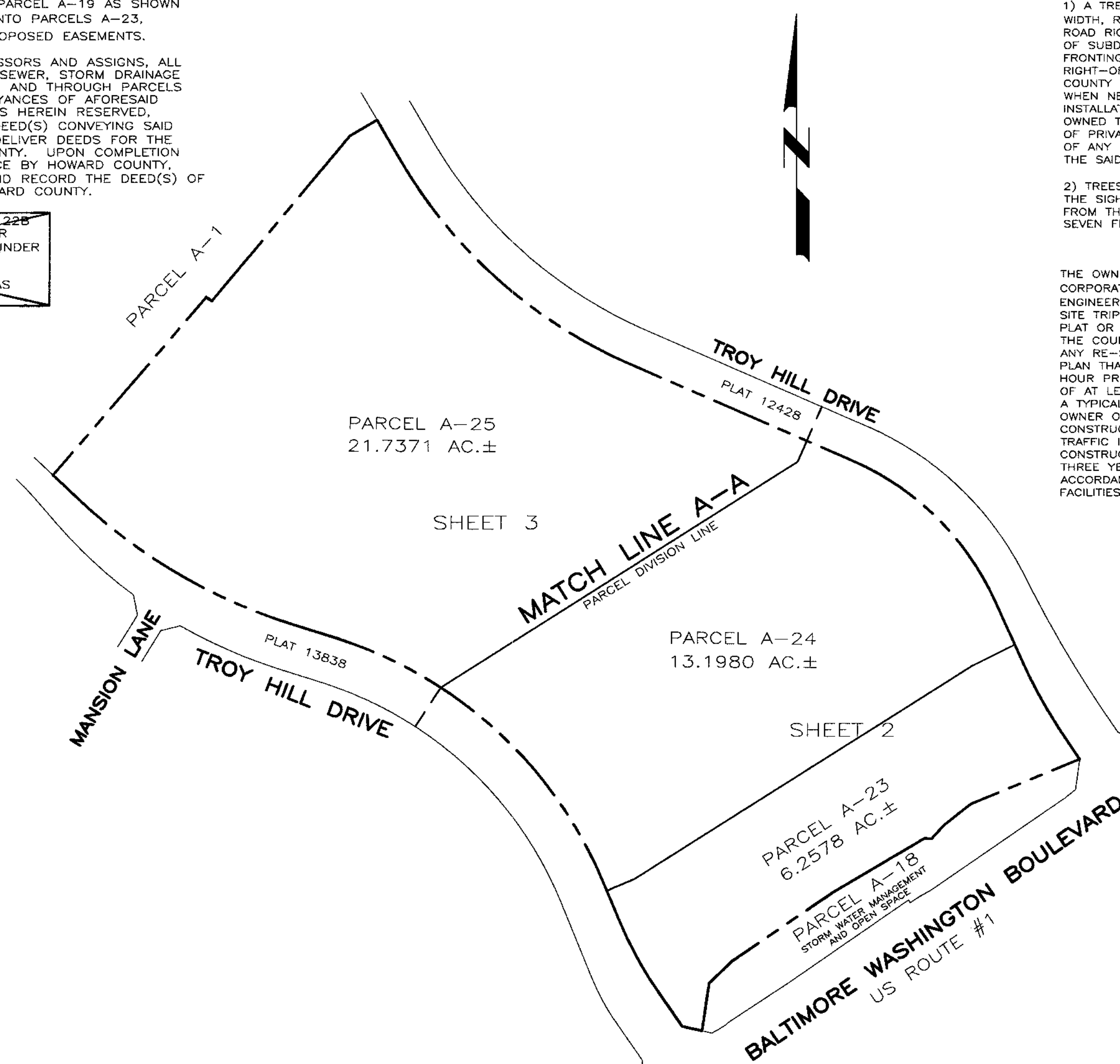
- 1) A TREE MAINTENANCE EASEMENT, TEN FEET IN WIDTH, RUNNING ALONG THE EDGE OF THE PUBLIC ROAD RIGHT-OF-WAY AS SHOWN ON THESE PLATS OF SUBDIVISION IS RESERVED UPON ALL LOTS FRONTING ON THE SAID PUBLIC ROAD RIGHT-OF-WAY. THIS EASEMENT ALLOWS HOWARD COUNTY THE RIGHT TO ACCESS THE PROPERTY, WHEN NECESSARY, FOR THE SPECIFIC PURPOSE OF INSTALLATION REPAIR AND MAINTENANCE OF COUNTY OWNED TREES LOCATED WITHIN THE BOUNDARIES OF PRIVATE LOTS. NO BUILDING OR STRUCTURE OF ANY KIND SHALL BE LOCATED ON OR OVER THE SAID EASEMENT AREA.
- 2) TREES PLACED IN THE TREE EASEMENT WITHIN THE SIGHT LINE EASEMENT SHALL BE TRIMMED FROM THE GROUND UP TO A MINIMUM HEIGHT OF SEVEN FEET.

**TRAFFIC NOTE**

THE OWNER OF ANY LOT OR PARCEL AT TROY HILL CORPORATE CENTER SHALL SUBMIT A TRAFFIC ENGINEER'S ESTIMATE OF PEAK HOUR VEHICULAR SITE TRIP GENERATION WITH EACH RE-SUBDIVISION PLAT OR SITE DEVELOPMENT PLAN IT FILES WITH THE COUNTY FOR APPROVAL. THE SUBMISSION OF ANY RE-SUBDIVISION PLAT OR SITE DEVELOPMENT PLAN THAT RESULTS IN A TOTAL AGGREGATE PEAK HOUR PROJECTED TRIP VOLUME FROM TROY HILL OF AT LEAST 1746 VEHICLES PER PEAK HOUR ON A TYPICAL WEEKDAY SHALL REQUIRE THAT THE OWNER OF SUCH PLAN MUST APPLY FOR THE CONSTRUCTION OF THE US ROUTE 1 PHASE III TRAFFIC IMPROVEMENTS AND MUST COMPLETE CONSTRUCTION OF SUCH IMPROVEMENTS WITHIN THREE YEARS AFTER PLAN APPROVAL IN ACCORDANCE WITH THE ADEQUATE PUBLIC FACILITIES AGREEMENT F-91-24.



NOTE: THIS PLAT IS BASED ON A FIELD RUN MONUMENTED BOUNDARY THAT SUBSTANTIATES THE MONUMENTS AND MARKERS FOUND. THE COORDINATES USED FOR THE RECORDED PLATS OF "TROY HILL CORPORATE CENTER" ARE BASED ON THE MARYLAND STATE PLANE COORDINATE SYSTEM (NAD27) AS PROJECTED BY HOWARD COUNTY GEODETIC CONTROL STATIONS #2445004 AND #2445005.



**GENERAL NOTES:**

- 1) THE SUBJECT PROPERTY IS ZONED M-1 AND B-2 PER THE OCTOBER 18, 1993 COMPREHENSIVE ZONING PLAN AND ZONING ORDER ZB-1009M. The Decision and Order for the ZB case was signed on December 22, 2000.
- 2) WATER AND SEWER SERVICE TO THESE LOTS WILL BE GRANTED UNDER THE PROVISIONS OF SECTION 18.122.B OF THE HOWARD COUNTY CODE.
- 3) PUBLIC WATER AND SEWAGE ALLOCATION WILL BE GRANTED AT THE TIME OF ISSUANCE OF THE BUILDING PERMIT IF CAPACITY IS AVAILABLE AT THE TIME.
- 4) THIS SUBDIVISION IS EXEMPT FROM THE REQUIREMENTS OF SECTION 16.1200 OF THE HOWARD COUNTY CODE FOR FOREST CONSERVATION BECAUSE THE SITE RECEIVED PRELIMINARY APPROVAL AUGUST 9, 1991 - (P90-23) - SEE SECTION 16.1202(b)(1)(v).
- 5) THIS SITE CONTAINS NO WETLAND AREAS.
- 6) 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.
- 7) COUNTY REQUIREMENTS FOR ENTRANCES WILL BE MET AT THE SDP SUBMISSION FOR EACH PARCEL. MAJOR COLLECTOR - 250'
- 8) AREAS SHOWN HEREON ARE MORE OR LESS.
- 9) WP-91-189 - ALLOW FOR FILL OF WETLANDS. IN AREAS OF PROPOSED PARCEL A-25 IN CONJUNCTION WITH COE NATIONWIDE PERMIT CENAB-01-RP90-00883-3, MDE WQC 91-WQC-0326 AND WRA CONSTRUCTION PERMIT 90-WC-0647. THIS WORK HAS ALREADY BEEN COMPLETED PER SDP 98-149.
- 10) A Declaration regarding shared access and parking will be recorded concurrently with this plat, in the Land Records of Howard County.

**TABULATION:**

TOTAL NUMBER OF PARCELS TO BE RECORDED:	3
TOTAL AREA OF PLAT TO BE RECORDED:	41.1929 AC.±
TOTAL AREA OF OPEN SPACE PARCEL:	NONE
TOTAL AREA OF PROPOSED RIGHT-OF-WAY DEDICATION:	NONE
TOTAL AREA OF RIGHT-OF-WAY WIDENING DEDICATION:	NONE
TOTAL AREA OF FLOOD PLAIN DEDICATION:	NONE
TOTAL AREA OF M-1 ZONE:	34.9306 AC.±
TOTAL AREA OF B-2 ZONE:	6.2623 AC.±

NOTE: BY THE RECORDATION OF THIS PLAT PARCEL A-19 IS ELIMINATED IN THIS SUBDIVISION

APPROVED: For public water and public sewerage system, in conformance with the Master Plan of Water and Sewerage for Howard County.

*Diane L. Watson, M.D., P.E.* 1-25-01  
Howard County Health Officer ML Date

APPROVED: Howard County Department of Planning and Zoning  
*Joseph R. Roth* 1/26/01  
Director Date  
*[Signature]* 1/30/01  
Chief, Development Engineering Date

**LEO W. RADER**  
REGISTERED PROFESSIONAL SURVEYORS  
38 BELFAST ROAD  
TIMONIUM, MARYLAND 21093  
(410) 252-2920

**SURVEYOR'S CERTIFICATION**  
I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT, THAT IT IS A SUBDIVISION OF THE LAND CONVEYED TO TROY HILL CORPORATE CENTER PROPERTY, LLC BY A DEED DATED SEPT. 18, 2000, RECORDED IN LIBER 5210, FOLIO 558 FROM TROY HILL BUSINESS PARK PARTNERSHIP. THE REQUIREMENTS OF SEC. 3-10B, 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 THESE MARKERS HAVE BEEN COMPLIED WITH.  
*Richard A. Rader* 01-06-01  
RICHARD A. RADER, PROFESSIONAL LAND SURVEYOR  
MARYLAND REG. NO. 10105 DATE



**DEVELOPER**  
TROY HILL CORPORATE CENTER PROPERTY, LLC  
C/O MIE Properties, Inc.  
5720 Executive Drive  
Baltimore, MD 21228-1789  
(410) 788-0100

**OWNERS CERTIFICATE**  
We, Troy Hill Corporate Center Property, LLC, 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:  
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 easement areas shown hereon;  
2) The right to require dedication for public use, the beds of the streets and/or roads and floodplains and open space where applicable and for good and other valuable consideration hereby grants 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 space where applicable;  
3) The right to require dedication of waterways and drainage easements for the specific purpose of these construction, repair, maintenance and  
4) That no building or similar structure of any kind shall be erected on or over the said easements and right-of-way.  
Witness my hand this 6th day of January 2001  
*Edward J. [Signature]*

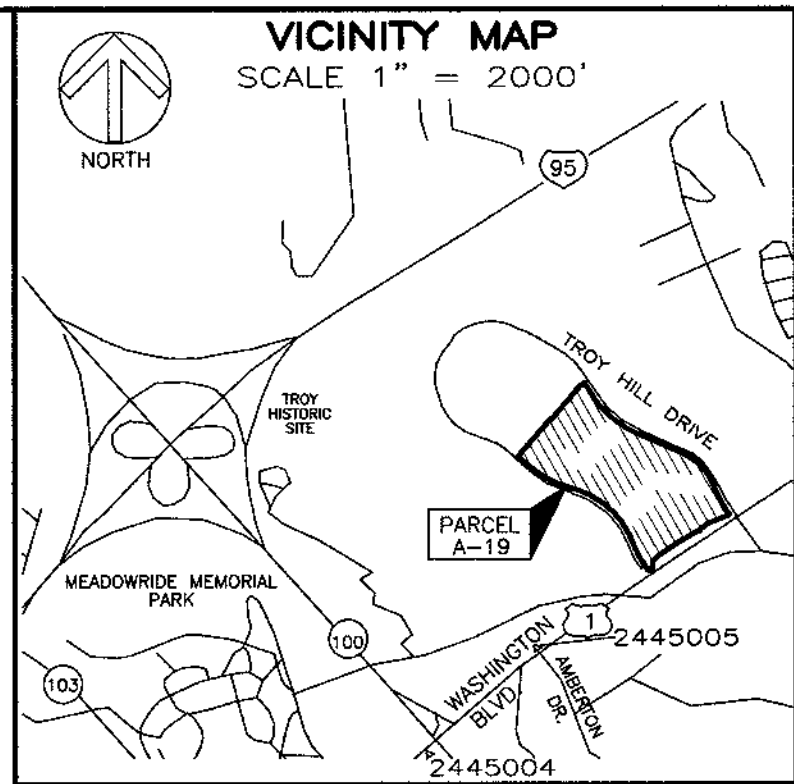
RECORDED AS PLAT 14617 ON 1/30/01  
AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND

RESUBDIVISION OF PARCEL A-19  
**"TROY HILL CORPORATE CENTER"**  
PARCELS A-23, A-24 AND A-25  
HOWARD COUNTY, MARYLAND DATE: JAN. 6, 2001  
ELECTION DISTRICT NO. 1 EXISTING ZONING: M-1 AND B-2  
TAX MAP 37 SHEET 1 OF 3  
BLOCK NOS. 11, 12, 17 & 18  
SCALE: 1"=200'  
DRAWN BY: RAR CHECKED BY: RAR  
WP 91-189  
S-90-05, P-90-23, F-91-24, F-96-136, F98-169

COORDINATE TABLE		
NO.	NORTH	EAST
69	496018.9157	871625.9864
70	495984.0088	871649.8286
81	495412.6412	870799.0236
82	495488.7715	870746.7062
83	495633.2627	870667.7204
84	495726.1219	870628.6307
85	496245.7346	870060.0703
92	496832.9007	870888.8473
93	496624.6846	871164.3694
94	496322.7320	871469.3594
95	496199.0185	871525.0118
96	495402.7875	870841.6659
97	495504.9223	870856.8273
98	495551.7219	870905.6219
99	495699.5643	871122.4568
100	495814.7932	871315.2747
101	495813.6408	871332.8445
102	495842.9387	871359.4419
103	495888.6760	871417.1945

PUBLIC WATER AND UTILITY EASEMENT				
NUMBER	RADIUS	ARC LENGTH	CHORD DIRECTION	CHORD LENGTH
C1	300.00	67.16'	N 60°04'03" W	67.02'
C2	300.00	11.34'	S 52°34'17" E	11.34'

BAR FOUND  
S18°26'W 0.10'  
FROM COR. 92



PUBLIC WATER & UTILITY EASEMENT		
NUMBER	DIRECTION	DISTANCE
E1	N 31°01'18" E	7.96'
E2	N 75°46'02" E	103.01'
E3	S 59°13'51" E	16.37'
E4	S 32°17'24" E	24.67'
E5	S 32°17'24" E	186.19'
E6	S 54°47'25" E	43.10'
E7	S 54°47'25" E	65.30'
E8	N 32°17'26" W	18.00'
E9	S 32°17'24" E	10.16'
E10	S 57°42'36" W	21.15'
E11	N 57°42'34" E	152.31'
E12	N 35°12'35" E	19.07'

PRIV. STORM DRAIN & UTILITY ESM'T.		
NUMBER	DIRECTION	DISTANCE
E13	N 75°45'41" E	28.08'
E14	S 45°33'31" E	26.34'
E15	S 45°33'31" E	186.34'
E16	N 60°54'02" E	219.64'
E17	N 57°42'32" E	87.77'
E18	N 57°42'32" E	235.26'
E19	N 57°42'32" E	127.25'
E20	N 78°33'37" E	126.52'
E21	S 26°36'40" E	45.48'
E22	S 32°17'29" E	102.58'
E23	S 32°17'27" E	28.16'
E24	S 09°43'50" W	75.73'
E25	S 42°14'37" E	105.91'

PUBLIC WATER & UTILITY EASEMENT		
NUMBER	DIRECTION	DISTANCE
E26	S 38°30'41" W	31.62'
E27	N 66°28'50" W	146.61'
E28	S 51°29'10" E	25.69'
E29	S 06°29'18" E	44.15'
E30	S 06°29'18" E	16.40'
E31	S 38°30'35" W	17.34'
E32	S 57°42'35" W	431.97'
E33	N 32°17'23" E	63.72'
E34	S 57°42'41" W	49.80'
E35	S 32°17'23" E	31.19'
E36	S 32°17'23" E	202.38'
E37	S 32°17'23" E	78.96'
E38	N 57°42'39" E	36.23'
E39	N 57°42'39" E	43.29'
E40	N 83°30'19" E	25.45'
E41	S 32°17'32" E	53.99'
E42	N 57°42'29" E	24.54'
E43	N 28°45'37" W	15.08'
E44	N 58°30'12" E	14.83'
E45	N 28°54'45" W	10.11'
E46	N 28°54'45" W	245.42'

PRIV. STORM DRAIN & UTILITY ESM'T.		
NUMBER	DIRECTION	DISTANCE
E46	N 04°37'58" W	22.82'
E47	N 19°42'10" W	13.98'
E48	N 41°38'43" W	120.70'
E49	N 51°02'21" W	130.02'

PRIV. STORM DRAIN & UTILITY ESM'T.		
NUMBER	DIRECTION	DISTANCE
E51	N 69°02'21" W	76.37'
E52	N 28°45'37" W	15.47'
E53	N 28°45'37" W	198.98'
E54	N 28°45'37" W	15.08'

PUBLIC SAN. SEWER & UTILITY ESM'T.		
NUMBER	DIRECTION	DISTANCE
E43	N 58°30'12" E	14.83'
E44	N 28°54'45" W	10.11'
E45	N 28°54'45" W	245.42'



### SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT, THAT IT IS A SUBDIVISION OF THE LAND CONVEYED TO TROY HILL CORPORATE CENTER PROPERTY, LLC BY A DEED DATED SEPT. 18, 2000, RECORDED IN LIBER 5210, FOLIO 558 FROM TROY HILL BUSINESS PARK PARTNERSHIP. THE REQUIREMENTS OF SEC. 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 THESE MARKERS HAVE BEEN COMPLIED WITH.

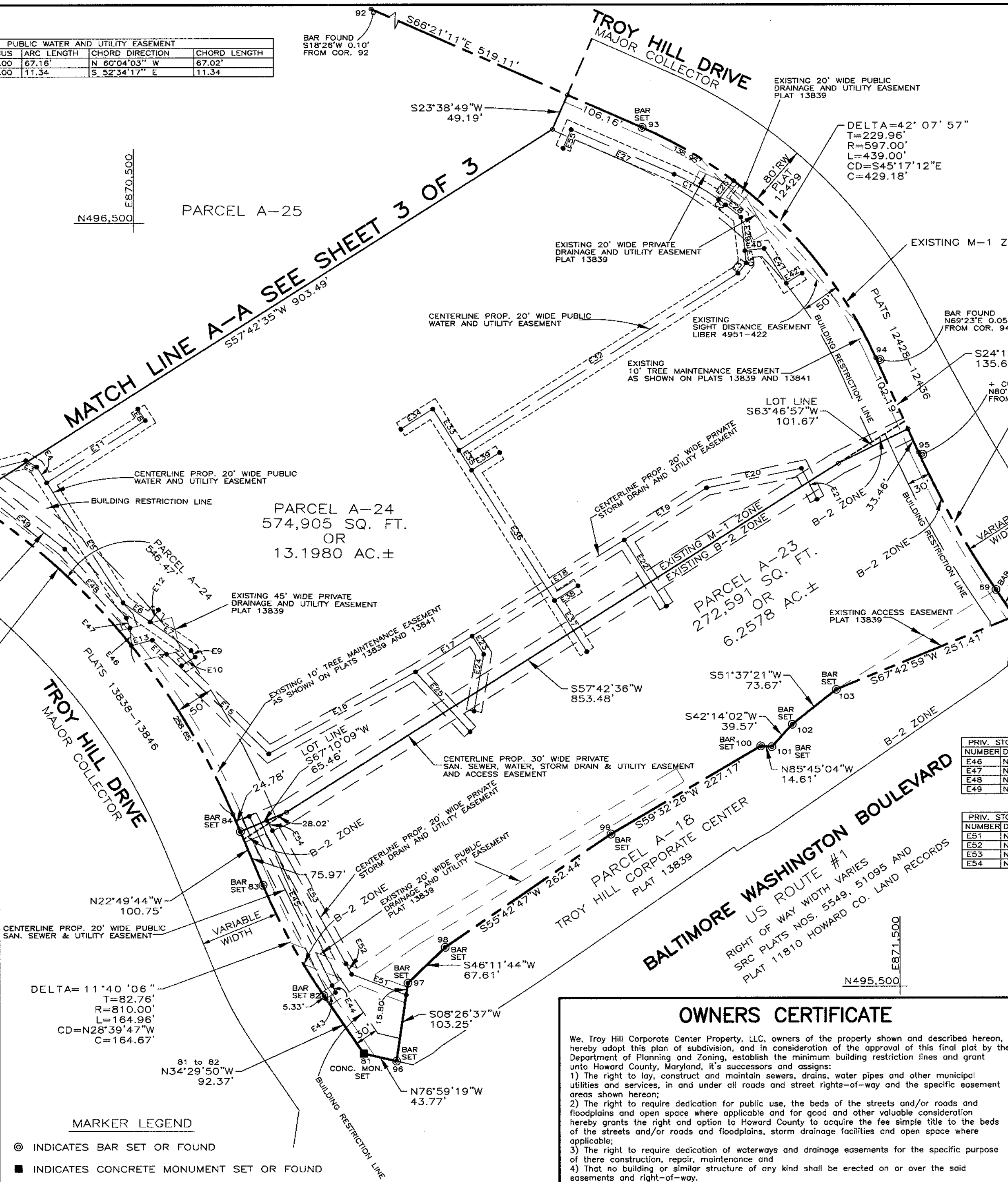
*Richard A. Rader* 01-06-01  
 RICHARD A. RADER, PROFESSIONAL LAND SURVEYOR DATE  
 MARYLAND REG. NO. 10106

**TABULATION:**  
 TOTAL NUMBER OF PARCELS TO BE RECORDED: 2  
 TOTAL AREA OF PLAT TO BE RECORDED: 19.4558 AC.±  
 TOTAL AREA OF OPEN SPACE PARCEL: NONE  
 TOTAL AREA OF PROPOSED RIGHT-OF-WAY DEDICATION: NONE  
 TOTAL AREA OF RIGHT-OF-WAY WIDENING DEDICATION: NONE  
 TOTAL AREA OF FLOOD PLAIN DEDICATION: NONE  
 TOTAL AREA OF M-1 ZONE: 13.1935 AC.±  
 TOTAL AREA OF B-2 ZONE: 6.2623 AC.±

APPROVED: For public water and public sewerage system, in conformance with the Master Plan of Water and Sewerage for Howard County.

*Dion L. Waters, M.D., F.S.* 1-25-01  
 Howard County Health Officer MR Date

APPROVED: Howard County Department of Planning and Zoning  
*Joseph R. Smith* 1/26/01  
 Director Date  
*[Signature]* 1/19/01  
 Chief, Development Engineering Date



**MARKER LEGEND**  
 ⊙ INDICATES BAR SET OR FOUND  
 ■ INDICATES CONCRETE MONUMENT SET OR FOUND

**LEO W. RADER**  
 REGISTERED PROFESSIONAL SURVEYORS  
 38 BELFAST ROAD  
 TIMONIUM, MARYLAND 21093  
 (410) 252-2920

### OWNERS CERTIFICATE

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 2) The right to require dedication for public use, the beds of the streets and/or roads and floodplains and open space where applicable and for good and other valuable consideration hereby grants 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 space where applicable;  
 3) The right to require dedication of waterways and drainage easements for the specific purpose of these construction, repair, maintenance and  
 4) That no building or similar structure of any kind shall be erected on or over the said easements and right-of-way.

Witness my hand this 4th day of January 2001  
*Edward Smith*

**DEVELOPER**  
 TROY HILL CORPORATE CENTER PROPERTY, LLC  
 C/O MIE Properties, Inc.  
 5720 Executive Drive  
 Baltimore, MD 21228-1789  
 (410) 788-0100

RECORDED AS PLAT 14610 ON 1/26/2001  
 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND

RESUBDIVISION OF  
 PARCEL A-19  
**"TROY HILL CORPORATE CENTER"**  
 PARCELS A-23, A-24 AND A-25

HOWARD COUNTY, MARYLAND DATE: JAN. 6, 2001  
 ELECTION DISTRICT NO. 1 EXISTING ZONING: M-1 AND B-2

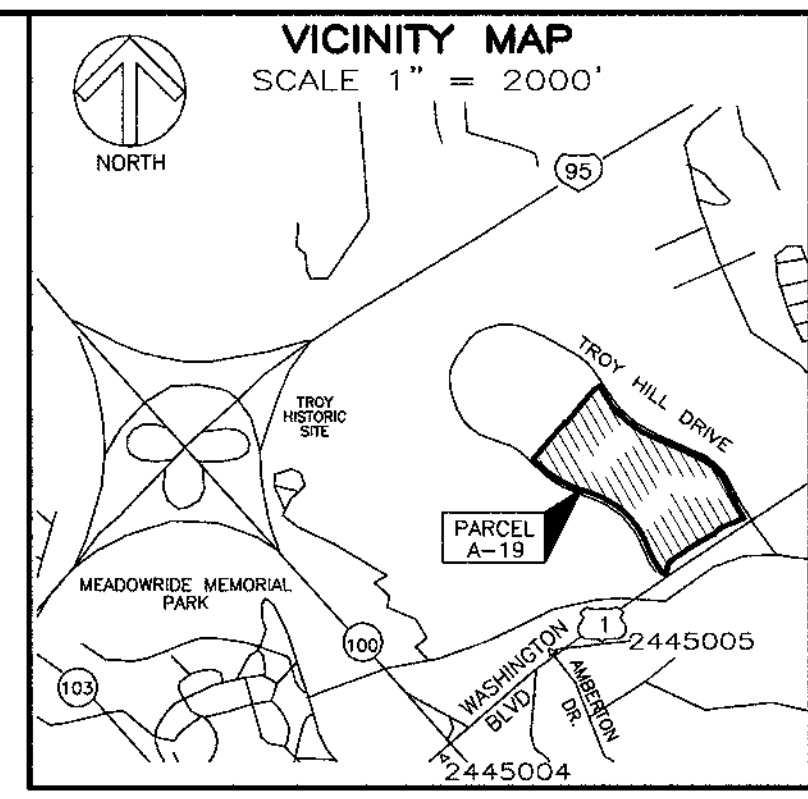
TAX MAP 37 SHEET 2 OF 3  
 BLOCK NOS. 11, 12, 17 & 18

SCALE: 1"=100'  
 DRAWN BY: RAR CHECKED BY: RAR

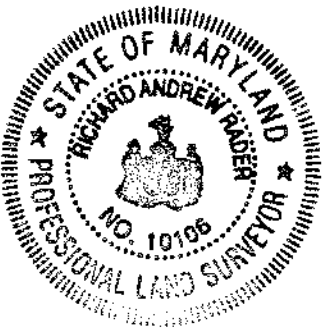
COORDINATE TABLE		
NO.	NORTH	EAST
84	495726.1219	870628.6307
85	496245.7346	870060.0703
86	496276.6418	869963.0965
87	496542.7577	869511.6183
88	496595.7538	869455.4883
91	497268.3427	870199.2571
92	496832.9007	870688.8473
93	496824.8846	871164.3694
339	497354.7787	870148.6524
340	497320.8317	870090.6688
341	496969.0441	869795.5246
342	496977.3708	869783.7149

PUBLIC WATER AND UTILITY EASEMENT				
NUMBER	RADIUS	ARC LENGTH	CHORD DIRECTION	CHORD LENGTH
C6	700.00	65.40	N 28°06'04" E	65.38

PUBLIC WATER AND UTILITY ESM'T		
NUMBER	DIRECTION	DISTANCE
E64	N 30°59'21" E	3.00'
E65	N 21°21'10" W	22.14'
E66	N 66°21'10" W	174.86'
E67	N 21°21'10" W	21.00'
E68	N 10°06'10" W	27.98'
E69	N 39°59'46" E	310.31'
E70	S 60°00'14" E	50.09'
E71	N 39°59'46" E	362.21'
E72	N 79°53'50" E	28.64'
E73	N 79°53'50" E	8.12'
E74	S 10°14'26" E	17.74'
E75	S 88°51'10" E	26.49'
E76	S 66°21'10" E	171.67'
E77	N 68°38'50" E	53.11'
E78	N 47°14'34" E	58.77'



**MARKER LEGEND**  
 ◎ INDICATES BAR SET OR FOUND  
 ■ INDICATES CONCRETE MONUMENT SET OR FOUND



**LEO W. RADER**  
 REGISTERED PROFESSIONAL SURVEYORS  
 38 BELFAST ROAD  
 TIMONIUM, MARYLAND 21093  
 (410) 252-2920

**SURVEYOR'S CERTIFICATION**  
 I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT, THAT IT IS A SUBDIVISION OF THE LAND CONVEYED TO TROY HILL CORPORATE CENTER PROPERTY, LLC BY A DEED DATED SEPT. 18, 2000, RECORDED IN LIBER 5210, FOLIO 558 FROM TROY HILL BUSINESS PARK PARTNERSHIP. THE REQUIREMENTS OF SEC. 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 THESE MARKERS HAVE BEEN COMPLIED WITH.

*Richard A. Rader* 01-17-01  
 RICHARD A. RADER, PROFESSIONAL LAND SURVEYOR DATE  
 MARYLAND REG. NO. 10106

**TABULATION:**  
 TOTAL NUMBER OF PARCELS TO BE RECORDED: 1  
 TOTAL AREA OF PLAT TO BE RECORDED: 21.7371 AC.±  
 TOTAL AREA OF OPEN SPACE PARCEL: NONE  
 TOTAL AREA OF PROPOSED RIGHT-OF-WAY DEDICATION: NONE  
 TOTAL AREA OF RIGHT-OF-WAY WIDENING DEDICATION: NONE  
 TOTAL AREA OF FLOOD PLAIN DEDICATION: NONE  
 TOTAL AREA OF M-1 ZONE: 21.7371 AC.±  
 TOTAL AREA OF B-2 ZONE: 0

APPROVED: For public water and public sewerage system, in conformance with the Master Plan of Water and Sewerage for Howard County.  
*Dore L. Watson, M.D., F.D.* 1-25-01  
 Howard County Health Officer MR Date

APPROVED: Howard County Department of Planning and Zoning  
*Joseph T. Smith* 1/26/01  
 Director Date  
*[Signature]* 1/19/01  
 Chief, Development Engineering CE Date

**OWNERS CERTIFICATE**  
 We, Troy Hill Corporate Center Property, LLC, 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:  
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 3) The right to require dedication of waterways and drainage easements for the specific purpose of these construction, repair, maintenance and  
 4) That no building or similar structure of any kind shall be erected on or over the said easements and right-of-way.

Witness my hand this 17<sup>th</sup> day of January 2001  
*Edward John*

