

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 PARCEL D-1. ANY AND ALL CONVEYANCES OF AFORESAID PARCEL 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 AMONG THE LAND RECORDS OF HOWARD COUNTY.

THIS SUBDIVISION IS SUBJECT TO SECTION 18.122B OF THE HOWARD COUNTY CODE. PUBLIC WATER SERVICE HAS BEEN GRANTED UNDER THE TERMS AND PROVISIONS THEREOF EFFECTIVE 7/24/2000, ON WHICH DATE DEVELOPER AGREEMENT NO. 44-3931-D WAS FILED AND ACCEPTED. PUBLIC SEWER SERVICE HAS BEEN GRANTED UNDER THE TERMS AND PROVISIONS THEREOF EFFECTIVE 7/24/2000, ON WHICH DATE DEVELOPER AGREEMENT NO. 20-3861-D WAS FILED AND ACCEPTED.

REFERENCE PLAT:  
MAP 48 PARCEL 163:

PARCEL D AND PARCEL E SHOWN ON A PLAT ENTITLED "BALTIMORE - WASHINGTON INDUSTRIAL PARK BLOCK-B PARCELS D AND E" DATED OCTOBER 11, 1976 AND RECORDED AS PLAT NUMBER 3635 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

- LEGEND**
- IRON PIN AND GWS CAP SET
  - POINT OF CURVATURE
  - ⊙ HOWARD COUNTY CONTROL MONUMENT
  - TRACT BOUNDARY
  - OLD LOT LINE
  - BUILDING RESTRICTION LINE
  - PUBLIC EASEMENT LINE
  - PRIVATE EASEMENT LINE
  - BD100 COORDINATE NUMBER
  - C1 CURVE NUMBER
  - [Hatched Box] DENOTES PRIVATE USE IN COMMON ACCESS AND UTILITY EASEMENT AREA = 18,750 SQ. FT. OR 0.43 AC. +/-
  - [Diagonal Lines] DENOTES PRIVATE STORM DRAIN AND UTILITY EASEMENT AREA = 16,600 SQ. FT. OR 0.38 AC. +/-
  - [Cross-hatched Box] DENOTES PUBLIC WATER AND UTILITY EASEMENT AREA = 13,869 SQ. FT. OR 0.32 AC. +/-
  - [Grid-hatched Box] DENOTES PUBLIC SEWER AND UTILITY EASEMENT AREA = 12,500 SQ. FT. OR 0.29 AC. +/-

**GEORGE WILLIAM STEPHENS, JR. AND ASSOCIATES, INC.**  
CIVIL ENGINEERS & LAND SURVEYORS  
1020 CROMWELL BRIDGE ROAD  
TOWSON, MARYLAND 21286 (410)-825-8120

**TABULATION:**  
TOTAL NUMBER OF PARCELS TO BE RECORDED: 1  
TOTAL AREA OF PLAT TO BE RECORDED: 9.992 AC. +/-  
TOTAL AREA OF PARCEL: 9.992 AC. +/-  
TOTAL AREA OF OPEN SPACE: 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 REFORESTATION: NONE AC. +/-

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING.

*[Signature]* 11/01/01  
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

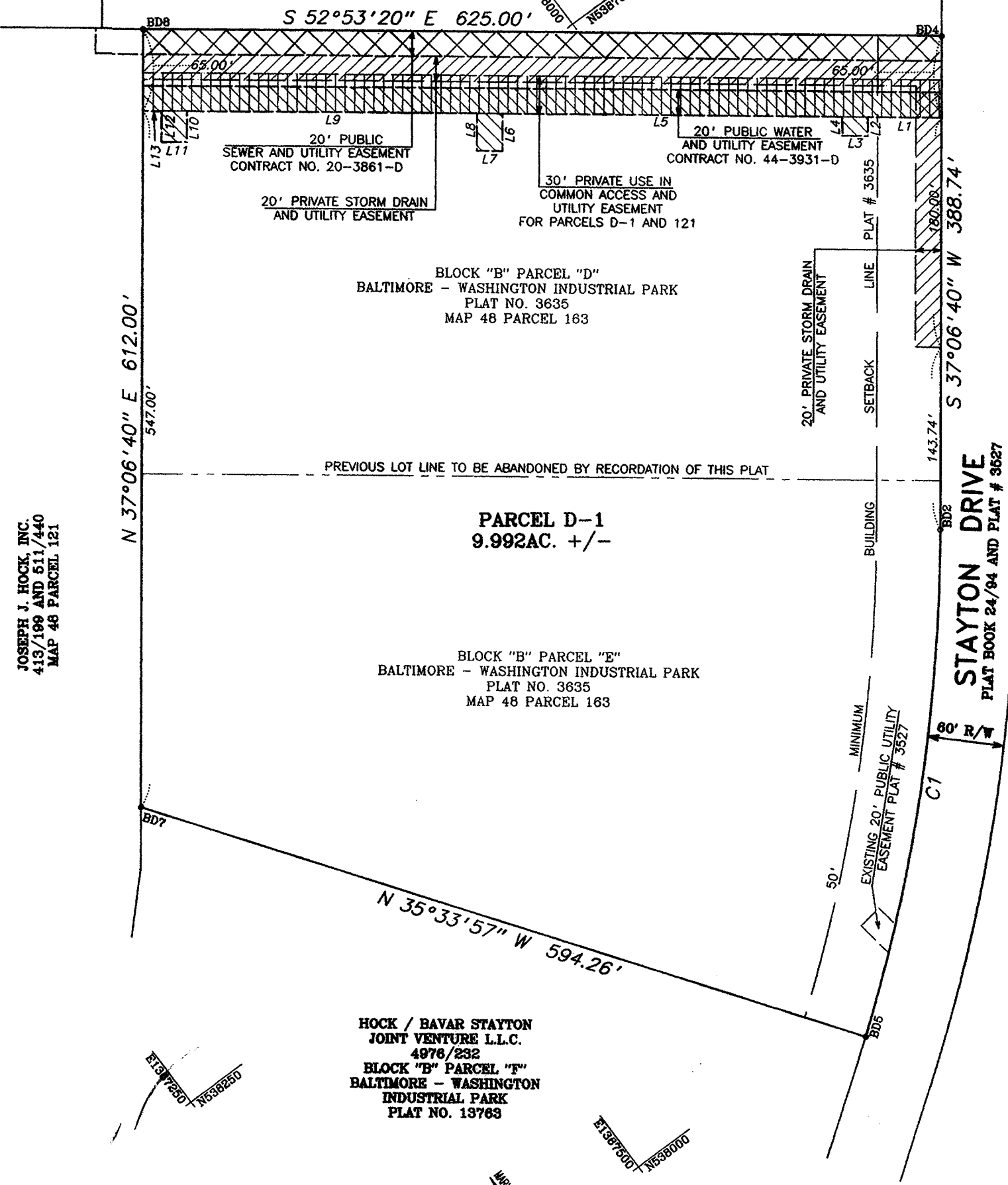
*[Signature]* 7/27/01  
DIRECTOR DATE

APPROVED: FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEM.  
HOWARD COUNTY HEALTH DEPARTMENT

*[Signature]* 1-8-01  
HOWARD COUNTY HEALTH OFFICER DATE

JAYARR ASSOC.  
3519/709  
BALTIMORE - WASHINGTON INDUSTRIAL PARK  
BLOCK "B" PARCEL "A"  
PLAT BOOK 22/12

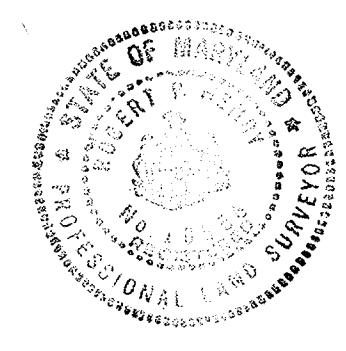
REALTY ASSOCIATION FUND V L.P.  
4914/4  
BALTIMORE - WASHINGTON INDUSTRIAL PARK  
BLOCK "B" PARCEL "C"  
PLAT BOOK 23/48



**OWNER/DEVELOPER**  
HOCK/BAVAR STAYTON II, LLC  
1766 GREENSPRING DRIVE SUITE 408  
TIMONUM, MARYLAND 21093  
410-560-0300

**SURVEYOR'S CERTIFICATION**  
I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT, THAT IT IS A SUBDIVISION OF PART OF THE LANDS CONVEYED TO HOCK/BAVAR STAYTON II, LLC FROM JOSEPH J. HOCK, INC., BY DEED DATED FEBRUARY 8, 2001, RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER 5403 FOLIO 622. THE REQUIREMENTS SECTION 3 - 10B, THE REAL PROPERTY ARTICLE, ANNOTED 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.

*[Signature]* 12/6/2000  
ROBERT P. HENRY, PROFESSIONAL LAND SURVEYOR  
MARYLAND REG. NO. 10856  
OWNER: JOSEPH J. HOCK, INC.  
BY: *[Signature]*  
NAME: CLEAVELAND D. MILLER  
TITLE: AUTHORIZED AGENT



**CURVE TABLE**

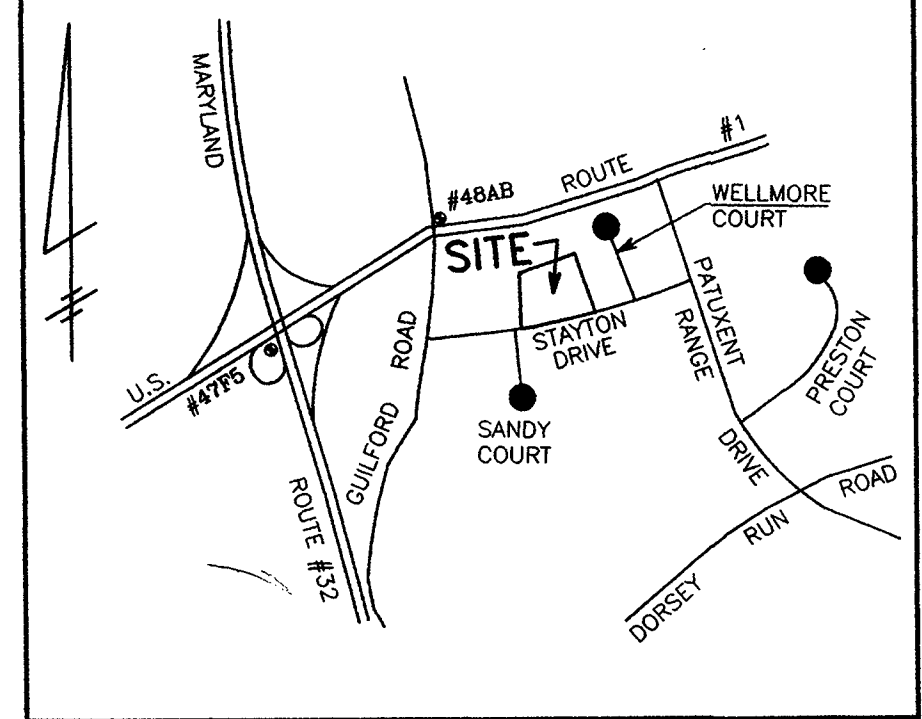
Name	Delta	Radius	Length	Bearing	Chord	Tangent
C1	16°24'27"	1416.82	405.73	S 45°18'54" W	404.34	204.26

**COORDINATE TABLE**

BD2	538260.5656	1367992.0205
BD4	538570.5740	1368226.5732
BD5	537976.2281	1367704.5399
BD7	538459.6271	1367358.8983
BD8	538947.6763	1367728.1569

**EASEMENT LINE TABLE**

Name	Bearing	Distance
L1	N 52°53'20" W	57.74
L2	S 37°06'40" W	14.86
L3	N 52°53'20" W	20.00
L4	N 37°06'40" E	14.86
L5	N 52°53'20" W	265.90
L6	S 37°06'40" W	29.44
L7	N 52°53'20" W	20.00
L8	N 37°06'40" E	29.44
L9	N 52°53'20" W	226.75
L10	S 37°06'40" W	24.15
L11	N 52°53'20" W	20.00
L12	N 37°06'40" E	24.15
L13	N 52°53'20" W	14.61



**VICINITY MAP**  
SCALE: 1" = 2000'  
COORDINATES BASED ON NAD 1983/91, AS PROJECTED BY HOWARD COUNTY GEODETIC CONTROL STATIONS #47F5 AND #48AB

- GENERAL NOTES**
- SUBJECT PROPERTY IS ZONED M-2 PER OCTOBER 18, 1993 COMPREHENSIVE ZONING PLAN.
  - THERE ARE NO WETLANDS OR 100 YEAR FLOODPLAIN LOCATED ON THE PROPERTY SHOWN HEREON.
  - THIS PLAT IS BASED ON A FIELD RUN SURVEY PERFORMED ON AND BETWEEN SEPTEMBER 30, 1999 AND OCTOBER 26, 1999 BY ROBERT P. HENRY, PROFESSIONAL LAND SURVEYOR (MARYLAND REG. NO. 10856) OF GEORGE WILLIAM STEPHENS, JR. AND ASSOCIATES, INC.
  - WATER AND/OR SEWER SERVICE TO THIS PARCEL WILL BE GRANTED UNDER THE PROVISIONS OF SECTION 18.122B OF THE HOWARD COUNTY CODE. PUBLIC WATER AND PUBLIC SEWER ALLOCATION WILL BE GRANTED AT THE TIME OF THE ISSUANCE OF THE BUILDING PERMIT IF CAPACITY IS AVAILABLE AT THAT TIME.
  - STORMWATER MANAGEMENT FACILITIES WILL BE REQUIRED ON THIS PARCEL SHOWN ON THIS PLAT IN ACCORDANCE WITH THE DESIGN MANUALS. PRIOR TO SIGNATURE APPROVAL OF THE SITE DEVELOPMENT PLAN, THE DEVELOPER WILL BE REQUIRED TO EXECUTE THE DEVELOPERS AGREEMENT FOR THE CONSTRUCTION OF THE STORMWATER MANAGEMENT FACILITY AND THE MAINTENANCE AGREEMENT. SAID STORMWATER MANAGEMENT FACILITIES SHALL BE OWNED AND MAINTAINED BY THE PROPERTY OWNERS ASSOCIATION.
  - AREAS SHOWN HEREON INDICATED WITH "+/-" ARE MORE OR LESS.
  - THE MAINTENANCE AGREEMENT FOR THE USE-IN-COMMON ACCESS EASEMENT HAS BEEN RECORDED IN THE LAND RECORDS OFFICE OF HOWARD COUNTY, MARYLAND AS LIBER 5381 FOLIO 341.
  - THIS PLAT IS EXEMPT FROM THE REQUIREMENTS OF THE FOREST CONSERVATION MANUAL PER SECTION 16.1202(b)(1)(vii) OF THE HOWARD COUNTY CODE SINCE IT IS A PLAT OF RESUBDIVISION AND CREATES NO NEW LOTS.
  - THERE ARE NO EXISTING STRUCTURES LOCATED ON EITHER PARCELS D OR E.

**PURPOSE NOTE FOR RESUBDIVISION**  
THE PURPOSE OF THIS PLAT IS TO REMOVE THE LOT LINE BETWEEN PARCELS D AND E TO CREATE NEW PARCEL D-1. TO ADD A USE-IN-COMMON ACCESS AND UTILITY EASEMENT TO PARCEL D FOR WATER AND SEWER SERVICE TO PARCEL D-1. TO ADD A PUBLIC SEWER AND UTILITY EASEMENT TO PARCEL D-1. TO ADD A STORMWATER MANAGEMENT FACILITY TO PARCEL D-1. TO ADD A PUBLIC WATER AND UTILITY EASEMENT TO PARCEL D-1. TO ADD A PUBLIC SEWER AND UTILITY EASEMENT TO PARCEL D-1.

RECORDED AS PLAT 14898 ON 8-9-01 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

**BALTIMORE WASHINGTON INDUSTRIAL PARK  
BLOCK "B", PARCEL D-1  
LAND OF JOSEPH J. HOCK, INC.**

A RESUBDIVISION OF  
BALTIMORE WASHINGTON INDUSTRIAL PARK  
BLOCK "B", PARCELS D AND E  
(Plat #3635)

HOWARD COUNTY, MARYLAND DATE: DECEMBER 06, 2000  
ELECTION DISTRICT NO. 6 EXISTING ZONING: M-2  
TAX MAP 48 PARCEL 163 SHEET 1 OF 1

SCALE: 1" = 100'  
DRAWN BY: J.P.O'C. CHECKED BY: R.P.H.

F-77-90 SDP-01-054

F01-100

**OWNER'S DEDICATION**

HOCK/BAVAR STAYTON II, LLC, ORGANIZED AND EXISTING UNDER THE LAWS OF MARYLAND, OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY ADOPTS THIS PLAN OF SUBDIVISION, AND IN CONSIDERATION OF THE APPROVAL OF THIS FINAL PLAT BY THE DEPARTMENT OF PLANNING AND ZONING, ESTABLISHES THE MINIMUM BUILDING RESTRICTION LINES AND GRANTS 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 IN 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 THEIR CONSTRUCTION, REPAIR AND MAINTENANCE; AND (4) THAT NO BUILDING OR SIMILAR STRUCTURE OF ANY KIND SHALL BE ERRECTED ON OR OVER THE SAID EASEMENTS AND RIGHTS-OF-WAY.

WITNESS MY/OUR HANDS THIS 27th DAY OF December 2000.  
BY: HOCK/BAVAR STAYTON II, LLC  
BY: CLEAVELAND D. MILLER, AUTHORIZED AGENT  
WITNESS: *[Signature]*  
BY: *[Signature]*  
NAME: CLEAVELAND D. MILLER  
TITLE: AUTHORIZED AGENT