

Coordinate Values				Easement Segments			
Point	North	East	Point	North	East	Bearing	Distance
LC35	545648.2019	1343651.3489	MW50	545795.2693	1343671.1635	A-B S 82°19'36" E	163.84'
LC34	545571.7623	1343634.8808	MW51	545733.4809	1344129.7688	B-C N 82°40'24" E	63.31'
EA160	545510.3490	1344216.3140	MW52	546251.5599	1343729.5466	C-D N 07°40'24" E	6.02'
EA161	545570.9670	1344157.9330	MW53	546218.5111	1343974.8411	D-E S 82°19'36" E	33.08'
EA105	545583.2249	1344118.0107	MW54	546160.4495	1344030.9225	E-F N 07°40'24" E	20.00'
EA106	545595.8820	1344121.4100				F-G N 82°19'36" W	33.08'
EA107	545607.1000	1344121.3660	A	545942.5155	1343717.3254	G-H N 07°40'24" E	237.11'
EA108	545637.6270	1344115.1770	B	545920.6391	1343879.6965	H-I N 82°19'36" W	20.00'
EA109	545671.1460	1344089.2700	C	545959.0300	1343930.0431	I-J S 07°40'24" W	254.85'
EA110	545680.3530	1344109.2040	D	545965.0007	1343930.8476	J-K S 52°40'24" W	46.75'
EA111	545689.0000	1344122.0490	E	545960.5831	1343963.6356	K-L N 82°19'36" E	155.65'
EA112	545699.0910	1344129.2260	F	545980.4040	1343966.3061	L-A S 07°23'34" W	20.00'
EA113	545715.3010	1344131.6220	G	545984.8216	1343933.5181		
EA114	545743.5040	1344128.7470	H	546219.8129	1343965.1787		
EA115	545803.3530	1344127.7900	I	546222.4834	1343945.3578		
EA116	545856.8730	1344137.1910	J	545969.9106	1343911.3284		
EA127	546014.9350	1344135.8340	K	545941.5659	1343874.1566		
EA128	546030.3910	1344151.6890	L	545962.3492	1343719.8988		
EA129	546045.9990	1344171.3860					
EA130	546057.3190	1344181.2000					
EA131	546074.5840	1344183.1040					
EA132	546085.5870	1344180.8140					
EA133	546099.7970	1344175.4690					
EA134	546121.4660	1344159.2950					
EA135	546143.5520	1344156.3390					
EA136	546165.5310	1344157.3270					
EA137	546184.7270	1344169.5720					
EA138	546200.0030	1344190.1320					
EA139	546211.4750	1344200.7800					
EA140	546197.8860	1344230.7230					
EA141	546198.3551	1344243.7145					
EA142	546286.6857	1344345.8062					
EA143	546551.6316	1344351.1618					
EA144	546630.5854	1344091.9181					
EA145	546633.9003	1343983.4193					
EA146	546509.9553	1343708.7695					
EA147	546356.1709	1343778.1663					
EA148	546068.7060	1343644.5687					
EA149	546056.1538	1343706.3127					

Curve Data						
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 Table		
Point	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-EA126	S 09°57'45" W	54.34'
EA126-EA125	S 00°54'58" E	59.86'
EA125-EA124	S 05°49'14" E	10.08'
EA124-EA123	S 05°49'14" E	18.27'
EA123-EA122	S 08°24'29" W	16.39'
EA122-EA121	S 35°25'17" W	12.38'
EA121-EA120	S 54°59'27" W	15.07'
EA120-EA119	S 65°44'42" W	22.41'
EA119-EA118	S 37°42'02" E	42.36'
EA118-EA117	S 11°27'39" E	31.15'
EA117-EA116	S 00°13'29" E	11.22'
EA116-EA115	S 15°01'59" E	13.11'
EA115-EA114	S 72°55'53" E	41.76'
EA114-EA113	S 43°55'23" E	84.16'

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 monument boundary survey performed on or about June 25, 1996 by DMW, Inc. 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 submittals to the Howard County Department of Planning and Zoning: BA 96-31E, PB 190, VP 86-64, MP 91-93, ZB 802 & 767, S86-47, S86-197, S86-89-88, F 98-45, S86-99-92, F 99-191, S86-98-11, F 00-49, S86-01-05, F 00-166, and S86-01-65, S86-01-151, MP 01-40.
- 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(a)(1)(i) requiring minimum frontage of 60' on an approved public road for commercial/industrial lots/parcels reduced to zero foot of frontage approved for Parcel E-4 approved June 3, 2000
- WP 01-140: Section 16.120(a)(1)(i) requiring minimum frontage of 60' on an approved public road for commercial/industrial lots/parcels reduced to zero foot of frontage approved for Parcel E-4A, E-4B and E-4C approved July 2, 2001
- 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, other public utilities and forest conservation (designated as "Forest Conservation Area") located in, over and through Parcels E-4A, E-4B and E-4C. Any and all conveyances of the aforesaid Parcels shall be subject to the easements herein reserved, whether or not expressly stated in the deeds conveying said parcels. Developer shall execute and deliver deeds for the easements herein reserved to Howard County with a metes and bounds description of the forest conservation area. Upon completion of the public utilities and their acceptance by Howard County, and in the case of the forest conservation easement, upon completion of the developer's obligations under the forest conservation installation and maintenance agreement executed by the developer and the County, and release of developer's surety posted with said agreement, the County shall accept the easements and record the deed(s) of easement in the Land Records of Howard County.
- Existing private access and utility easements shown through Parcels E-4A, E-4B, and E-4C 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 to 1) subdivide Parcel E-4 into 3 Parcels 2) establish a public water sewer and utility easement within Lot E-4B and 3) to withdraw for dedication the 0.2909 acre and 0.0445 acre public water, sewer and utility easements shown on Plat 14597 which were not acquired for public use, and 4) to abandon a 0.0445 acre water, sewer, and utility easement.
- 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-4A, E-4B, E-4C 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.

THE DEVELOPMENT CRITERIA IN MONTPELIER RESEARCH PARK FDP PHASES 1 AND 2 WAS SUPERCEDED BY IMPLEMENTATION OF THE 1993 ZONING REGULATIONS. ALL DEVELOPMENT MUST CONFORM TO THE REQUIREMENTS SPECIFIED FOR THE PEC ZONING DISTRICT. THIS SUBDIVISION IS SUBJECT TO SECTION 16.122B 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 30-3789-D WERE FILED AND ACCEPTED.

Area Tabulation

TOTAL NUMBER OF BUILDABLE PARCELS TO BE RECORDED.....	3
TOTAL NUMBER OF NON-BUILDABLE PARCELS TO BE RECORDED.....	0
TOTAL NUMBER OF OPEN PARCELS TO BE RECORDED.....	0
TOTAL NUMBER OF PRESERVATION PARCELS TO BE RECORDED.....	0
TOTAL AREA OF BUILDABLE PARCELS.....	12.463 ACRES
TOTAL AREA OF NON-BUILDABLE PARCELS.....	0.000 ACRES
TOTAL AREA OF OPEN SPACE.....	0.000 ACRES
TOTAL AREA OF PRESERVATION PARCELS.....	0.000 ACRES
TOTAL AREA OF ROADWAYS TO BE RECORDED.....	0.000 ACRES
TOTAL AREA OF SUBDIVISION TO BE RECORDED.....	12.463 ACRES

APPROVED: FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEMS
HOWARD COUNTY HEALTH DEPARTMENT

Diana F. Mattingly 8-28-01
Howard County Health Officer MR Date

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

William J. DuVal 8/14/01
Chief, Development Engineering Division Date

George S. Ruth 8/31/01
Director Date

Owner's Dedication

We, The 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 JULY 27, 2001
W. Harry Schwarz CFO Date

Surveyor's Certificate

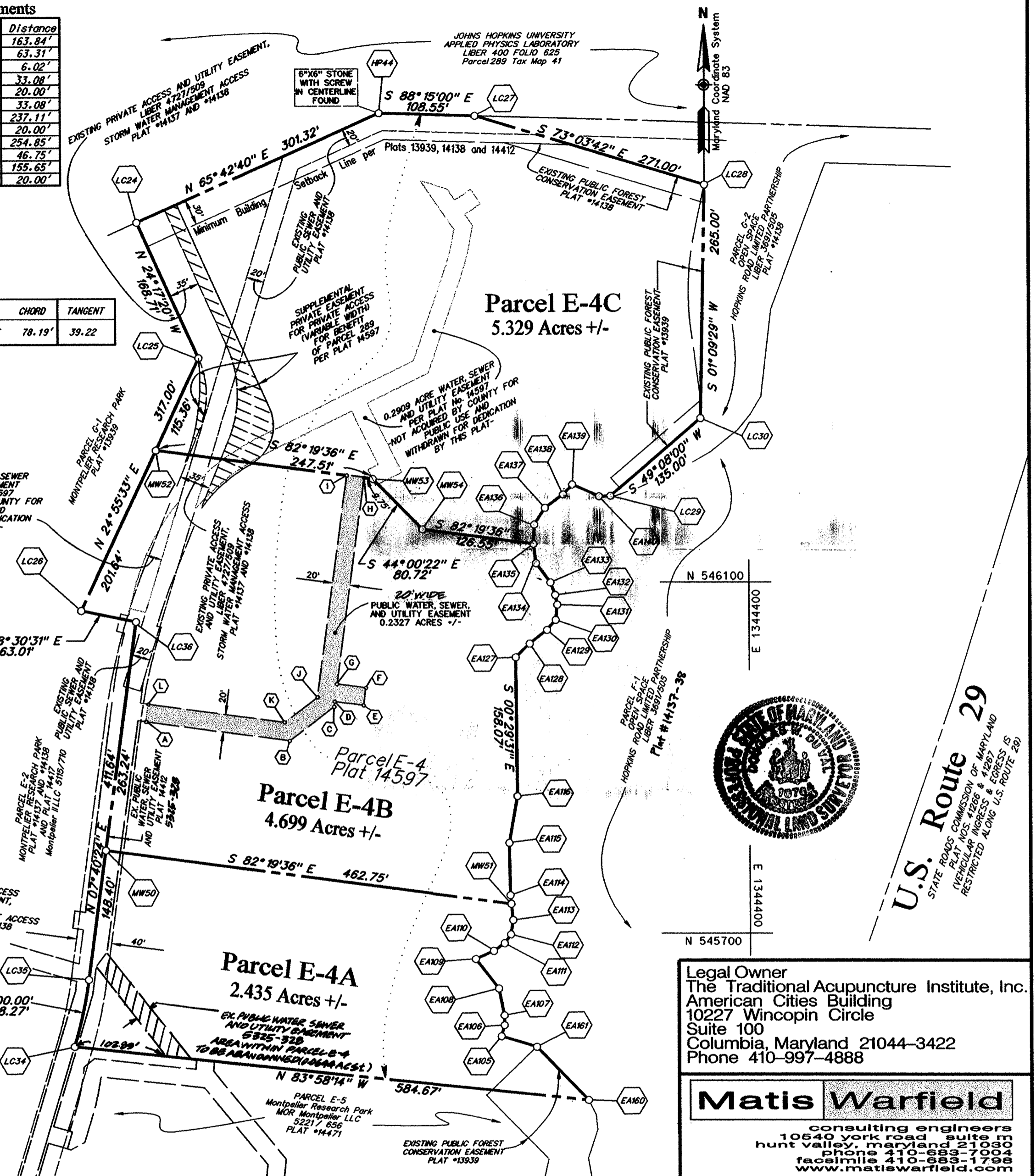
I hereby certify that the final plat shown hereon is correct, that it is a resubdivision of the lands conveyed by Hopkins Road Limited Partnership to The Traditional Acupuncture Institute, Inc. by a deed dated December 14, 2000 and recorded among the Land Records of Howard County, Maryland in Liber 5297 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 7-27-01
Douglas W. DuVal Professional Land Surveyor No. 10764 Date

Recorded as Plat No. 14915
on August 31, 2001 in the
Land Records of Howard County, Maryland

Montpelier Research Park
Parcels E-4A, E-4B, & E-4C
A Resubdivision to Parcel E-4 as shown on a Plat of "Montpelier Research Park, Parcel E-4" Plat 14597
Tax Map 41 Grid 17 Parcel 124
Zoning: PEC
Fifth Election District
Howard County, Maryland
Scale: 1" = 100'
Sheet 1 of 1
July 27, 2001

F-01-65



U.S. Route 29
STATE ROADS COMMISSION OF MARYLAND
PLAT #H157-38
RESTRICTED ALONG U.S. ROUTE 29

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