

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 | 1337178.18 |
- This Plat is based upon a field run monumented 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 submissions to the Howard County Department of Planning and Zoning BA 96-31E, PB 190, VP 96-64, WP 91-33, ZB 802, & 167, SDP 88-197, SDP 89-88, F-01-57, F 98-45, SDP 99-92, F-99-191, SDP 98-111, SDP 01-19 F-00-49, F-00-166 & SDP 01-19, 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 be reduced to zero feet 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 plan for water, sewer, storm drainage, other public utilities and forest conservation (designated as "Forest Conservation Area") located in, on, over and through the lots/parcels, any conveyances of the aforesaid lots/parcels shall be subject to the easements herein reserved, whether or not expressly stated in the deed(s) conveying said lots/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(s), upon completion of the developer's obligations under the forest conservation installation and maintenance agreement executed by the developer and the County, and the release of the 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.
- Private easements shown on Parcel E-7 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 resubdivide Parcel E-5 recorded as Plat 14471 into two parcels E-6 and E-7.
- 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, E-6 and E-7 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 and 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.

Curve Data

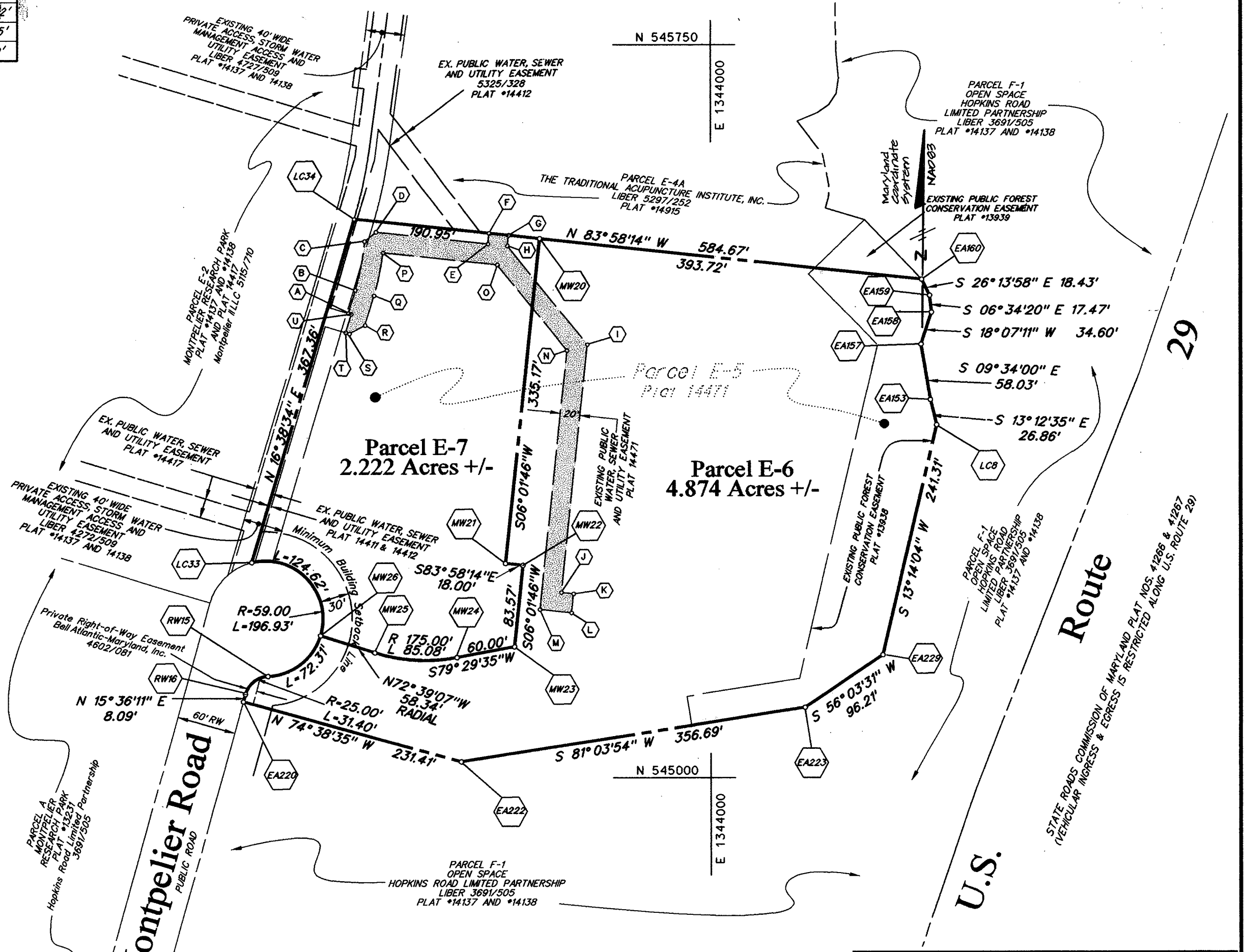
| CURVE | DELTA | RADIUS | LENGTH | BEARING | CHORD | TANGENT |
|-------------|-------------|---------|---------|-----------------|---------|---------|
| RW15 - LC33 | 191°14'24" | 59.00' | 196.93' | N 08°02'51" W | 117.43' | N/A |
| RW15 - MW26 | 70°13'28" | 59.00' | 72.31' | N 52°27'37" E | 67.87' | 41.48' |
| MW26 - LC33 | 121°00'56" | 59.00' | 124.62' | N 43°09'34.6" W | 102.71' | 104.32' |
| RW16 - RW15 | 71°58'10" | 25.00' | 31.40' | N 51°35'16" E | 29.38' | 18.15' |
| MW24 - MW25 | 27°51'18.7" | 175.00' | 85.08' | N 86°34'46" W | 84.24' | 43.40' |

Easement Segments

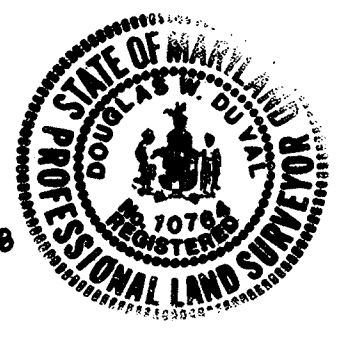
| Segment | Bearing | Distance |
|---------|---------------|----------|
| A-B | N 16°38'34" E | 25.18' |
| B-C | R-250.00' | L-50.53' |
| C-D | N 51°01'46" E | 14.80' |
| D-E | S 83°58'14" E | 115.40' |
| E-F | N 06°01'46" E | 11.00' |
| F-G | S 83°58'14" E | 20.00' |
| G-H | S 06°01'46" W | 10.77' |
| H-I | S 38°58'14" E | 130.14' |
| I-J | S 06°01'46" W | 255.54' |
| J-K | S 83°58'14" E | 12.50' |
| K-L | S 06°01'46" E | 20.00' |
| L-M | N 83°58'14" W | 32.50' |
| M-N | N 06°01'46" E | 267.25' |
| N-O | N 38°58'14" W | 113.25' |
| O-P | N 83°58'14" W | 117.83' |
| P-Q | R-270.00' | L-44.70' |
| Q-R | S 16°38'34" W | 32.43' |
| R-S | S 61°38'34" W | 18.04' |
| S-T | N 73°21'26" W | 4.14' |
| T-U | N 16°38'34" E | 20.00' |
| U-A | N 73°21'26" W | 3.10' |

Coordinate Values

| Point | North | East |
|-------|-------------|--------------|
| RW15 | 545103.5154 | 1343546.1075 |
| RW16 | 545085.2621 | 1343523.0877 |
| EA220 | 545077.4701 | 1343520.9117 |
| EA222 | 545016.1853 | 1343744.0594 |
| EA223 | 545071.5837 | 1344096.4165 |
| EA229 | 545125.3036 | 1344176.2357 |
| LC8 | 545360.1999 | 1344231.4796 |
| EA153 | 545386.3520 | 1344225.3410 |
| EA157 | 545443.5732 | 1344215.6971 |
| EA158 | 545476.4610 | 1344226.4590 |
| EA159 | 545493.8200 | 1344224.4590 |
| EA160 | 545510.3490 | 1344216.3140 |
| LC34 | 545571.7623 | 1343634.8808 |
| LC33 | 545519.7918 | 1343529.6677 |
| A | 545475.3714 | 1343628.9246 |
| B | 545499.5008 | 1343636.1375 |
| C | 545549.0389 | 1343645.6348 |
| D | 545558.3496 | 1343657.1446 |
| E | 545546.2278 | 1343771.9084 |
| F | 545557.1668 | 1343773.0639 |
| G | 545555.0661 | 1343792.9533 |
| H | 545544.3511 | 1343791.8215 |
| J | 545443.1743 | 1343873.6668 |
| K | 545189.0496 | 1343846.8251 |
| L | 545187.7366 | 1343859.2559 |
| M | 545167.8472 | 1343857.1551 |
| N | 545171.2610 | 1343824.8349 |
| O | 545437.0366 | 1343852.9072 |
| P | 545525.0840 | 1343781.6827 |
| Q | 545537.4607 | 1343664.5063 |
| R | 545493.7727 | 1343655.2997 |
| S | 545462.7047 | 1343646.0127 |
| T | 545454.1351 | 1343630.1352 |
| U | 545474.4836 | 1343631.8947 |
| EA34 | 545547.1375 | 1343772.8153 |
| EA35 | 545550.0220 | 1343745.5055 |
| 210 | 545558.0705 | 1343764.5084 |
| 211 | 545560.9551 | 1343737.1986 |
| MW20 | 545551.7050 | 1343824.7738 |
| MW21 | 545218.3923 | 1343789.5678 |
| MW22 | 545216.5017 | 1343807.4682 |
| MW23 | 545133.3897 | 1343798.6895 |
| MW24 | 545122.4492 | 1343739.7004 |
| MW25 | 545127.4756 | 1343655.6071 |
| MW26 | 545144.8700 | 1343599.9246 |



- Denotes a Concrete Monument
- Denotes an Iron Pipe or rebar with identification cap
- This project complies with the requirements of Section 16.1200 of the Howard County Code for Forest Conservation by obligations for Montpelier Research Park as follows:
 - 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)
- Landscaping for Parcels E-6 and E-7 is provided under approved SDP 01-05, and in accordance with Section 16.124 of the Howard County Code and Landscape Manual. Financial Surety for the required landscaping has been posted as part of the Private Developer's Agreement in the amount of \$29,520.00.
- A Deed and Declaration of Easement for private access, sanitary sewer and storm drain and providing maintenance of the same for Parcels E-6 and E-7 has been recorded in Liber 8885 Folio 148.



Area Tabulation

| | |
|---|-------------|
| TOTAL NUMBER OF PARCELS TO BE RECORDED..... | 2 |
| TOTAL NUMBER OF BUILDABLE PARCELS TO BE RECORDED..... | 2 |
| TOTAL AREA OF BUILDABLE PARCELS TO BE RECORDED..... | 7.096 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..... | 7.096 ACRES |

Owner:
 MOR Montpelier, LLC
 7061 Columbia Gateway Drive
 Columbia, Maryland 21046
 1-800-347-2195

Matis Warfield
 consulting engineers
 10540 York Road, Suite 100
 Hunt Valley, Maryland 21038
 phone 410-683-7004
 facsimile 410-683-1798
 www.matiswarfield.com

Reason for Plat Revision:
 To resubdivide Parcel E-5 to create Parcels E-6 and E-7.

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

Dean L. Matagal MD, PE 12-04-01
 Howard County Health Officer Date

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

William Pennington 11/19/01
 Chief, Development Engineering Division Date

Joseph B. Tate 11/11/02
 Director Date

Owner's Dedication

We, MOR Montpelier, LLC, a Maryland Limited Liability 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.

Witness our hands this 12th day of November, 2001.
R. Colfax Schmitt 11/12/01
 R. Colfax Schmitt, Authorized Person
 MOR MONTEPELIER, LLC

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 MOR Montpelier, LLC by a deed dated September 21, 2000 and recorded among the Land Records of Howard County, Maryland in Liber 822, Folio 856 and that all monuments are in place or will be in place prior to a completion of the streets in the subdivision by Howard County as shown in accordance with the Annotated Code of Maryland, as amended. 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 11-12-01
 Douglas W. Duval
 Professional Land Surveyor No. 10764 Date

Recorded as Plat No. 15163
 on 11/12/02 in the
 Land Records of Howard County, Maryland

Montpelier Research Park
Parcels E-6 & E-7

A Resubdivision of Parcel E-5 (F-01-57, Plat 14471)
 Tax Map 41 Grid 17 Parcel 124
 Zoning: PEC
 Fifth Election District
 Howard County, Maryland
 Scale: 1" = 100'
 Sheet 1 of 1
 November 2, 2001