

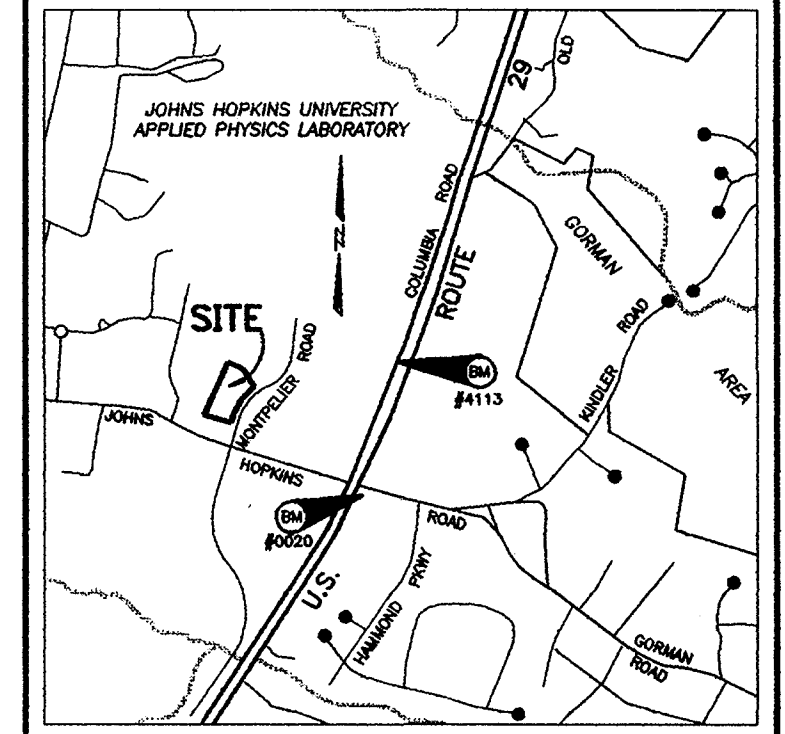
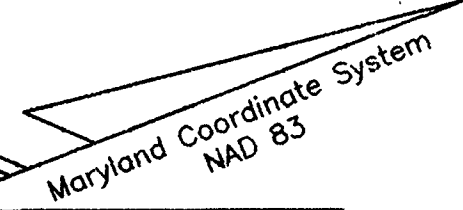
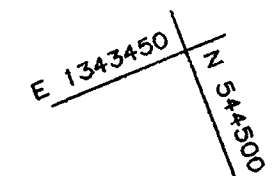
COORDINATES

Point	North	East
HP42	544015.93	1342325.41
HP132	543951.44	1342583.72
LC16	544302.81	1342785.98
LC31	544482.37	1342681.98
LC32	544523.68	1342529.32
RW1	543992.02	1342593.81
RW101	544235.86	1342711.12
SD1	544274.28	1342464.32

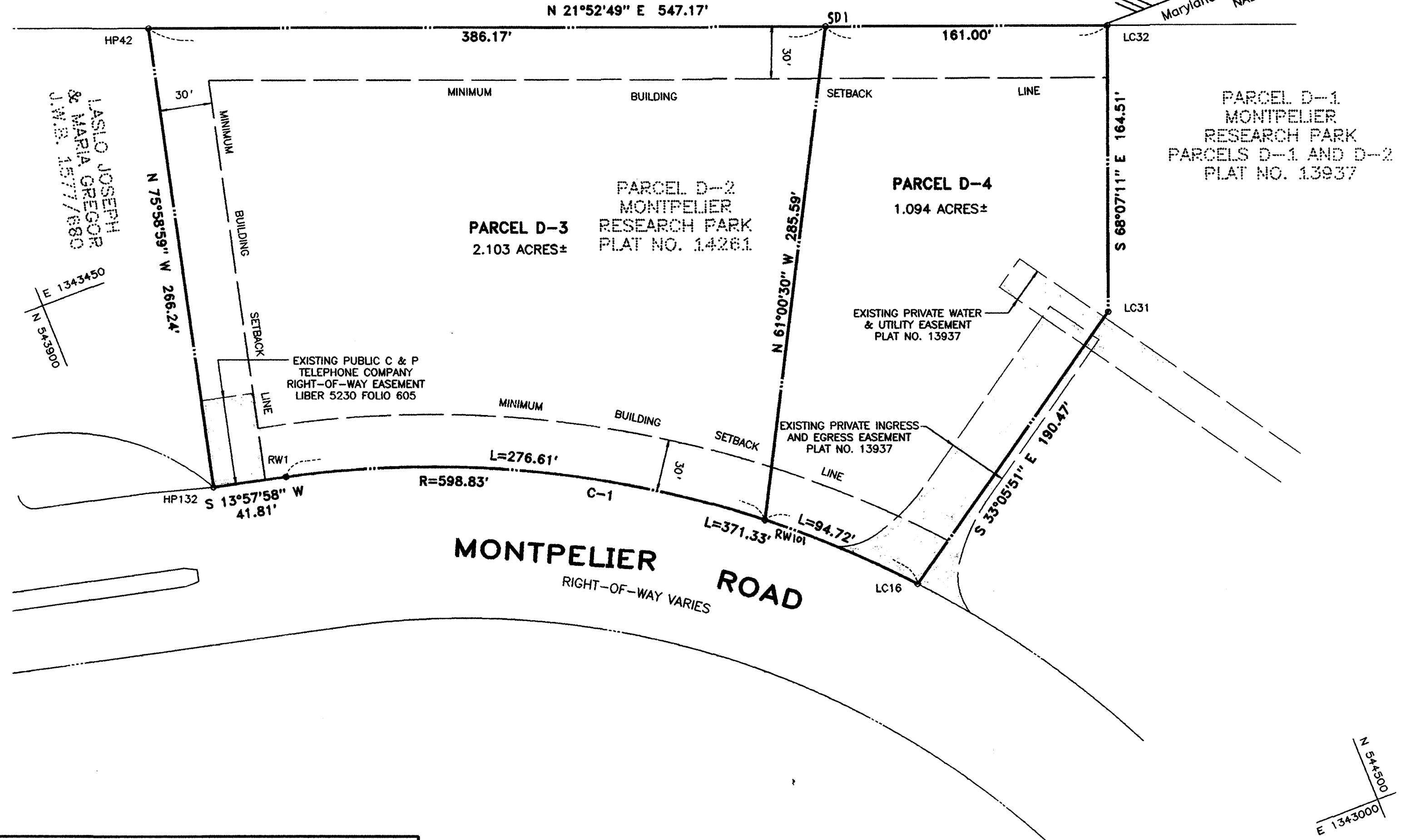
THE JOHNS HOPKINS UNIVERSITY
W.P.C. 400/625

CURVE TABLE

Name	Delta	Radius	Length	Chord Bearing	Distance	Tangent
C-1	35°31'42"	598.83'	371.33'	S 31°43'49" W	365.41'	191.85'



VICINITY MAP
SCALE: 1" = 2000'



GENERAL NOTES

- Coordinates shown hereon are based on Maryland coordinate system, NAD 83, as projected by the following Howard County Geodetic Control Stations:

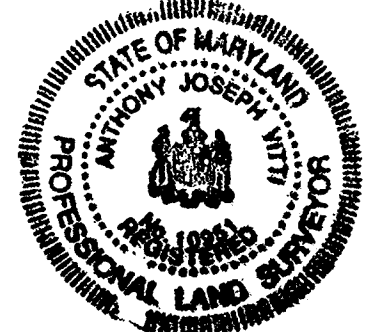
Station	North	East
0020	543170.96	1343822.16
4113	544492.88	1344177.82
41EA	544825.81	1339217.44
41EB	546222.26	1337778.18
- This Plat is based upon a field run monumented boundary survey performed on or about June 25, 1996 by DMW (Daft McCune Walker, Inc.) Areas shown hereon are more or less.
- Subject property zoned Planned Employment Center (PEC) per 10/18/93 Comprehensive Zoning Plan.
- Storm Water Management is to be provided by a regional facility on Parcel F-1 as approved on SDP-98-11.
- There are no wetlands on these parcels.
- 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, WP 91-93, ZB 802 & 767, S86-47, FDP #1, SDP 88-197, SDP 88-88, F 98-45 SDP 99-92, SDP 98-11, and F 99-191.
 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.
- There are no known cemeteries or grave sites on these parcels.
- 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 Parcels D-3 and D-4. Any and all conveyances of aforesaid Parcels shall be subject to the easements herein reserved, whether or not expressly stated in the deed conveying said Parcels. 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.
- Articles of Incorporation for The Montpelier Owners Association #842993 accepted by The State Department of Assessments and Taxation June 24, 1998.
- Denotes red plastic cap stamped "PROP. MARKER DMW C99" Set on a 24" length of 3/4" rebar.
- This subdivision is subject to Section 18.122B of the Howard County Code. Public water and public sewer service have been granted under the terms and provisions thereof, effective on which date Developer Agreement was filed and accepted.
- The Landscaping Requirements for Parcels D-3 and D-4 will be provided with the Site Development Plans.
- The Forest Conservation Easement has been established to fulfill the requirements of Section 18.1200 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.

AREA TABULATION

a. Total Number of Parcels to be recorded	2
Buildable	2
Open Space	0
b. Total Area of Parcels	3.197 Acres±
Buildable	3.197 Acres±
Open Space	0.000 Acres±
c. Total Area of road right-of-way to be recorded including widening strips	0.000 Acres±
d. Total Area of Subdivision to be recorded	3.197 Acres±

OWNER

Hopkins Road Limited Partnership
9030 Red Branch Road, Suite 200
Columbia, MD 21045



FOREST CONSERVATION EASEMENT TABULATION

Total Forest Conservation Area Required	18.100 Acres±
Area for which a fee in lieu was paid	1.200 Acres±
Total Forest Conservation Area to be provided	16.900 Acres±
FCE described in October, 1997	15.339 Acres±
FCE on Plat Nos. 13229-13234	2.805 Acres±
FCE on Plat Nos. 13938-13939	2.823 Acres±
FCE on Plat Nos. 13938-13939 (Abandoned)	2.805 Acres±
FCE on Plat Nos. 14137-14138	0.301 Acres±
FCE on Plat Nos. 14137-14138 (Abandoned)	0.233 Acres±
Total Forest Conservation Area	18.230 Acres±

THE PURPOSE OF THIS PLAT OF RESUBDIVISION IS TO SUBDIVIDE PARCEL D-2 INTO PARCELS D-3 AND D-4.

DMW
Daft • McCune • Walker, Inc.
A Team of Land Planners, Landscape Architects, Engineers, Surveyors & Environmental Professionals
200 East Pennsylvania Avenue
Towson, Maryland 21286
410 296 3333
Fax 296 4705

APPROVED: FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEMS, IN CONFORMANCE WITH THE MASTER PLAN OF WATER AND SEWERAGE FOR HOWARD COUNTY
Denny Bonarson M.D., P.E. 1-10-02
Howard County Health Officer Date

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING
William P. ... 1/10/02
Chief, Development Engineering Division Date

Joseph S. ... 1/17/02
Director Date

OWNER'S DEDICATION

We, Hopkins Road Limited Partnership, a Maryland Limited Partnership, owners of the property shown and described hereon, by Lovell Properties, Inc., General and Managing Partner, 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 21st day of December, 2001
Jackson G. Kochen 12/21/01 Date
 Lovell Properties, Inc.
Richard E. Hayward 12/21/01 Date
 Lovell Properties, Inc.

SURVEYOR'S CERTIFICATE

I hereby certify that the final plat shown hereon is correct, that it is a subdivision of all of the lands conveyed by Hopkins Road Limited Partnership, to Hopkins Road Limited Partnership, by deed dated March 21, 1996 and was recorded among the land records of Howard County, Maryland in Liber 3891 Folio 505, 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.

Anthony J. Vitti 12/21/01 Date
 Anthony J. Vitti
 Professional Land Surveyor No. 10951

RECORDED AS PLAT No. 15169
 ON 1/25/02 IN THE
 LAND RECORDS OF HOWARD COUNTY, MD.

PLAT OF RESUBDIVISION
MONTPELIER RESEARCH PARK
 PARCELS D-3 AND D-4
 (A RESUBDIVISION OF MONTPELIER RESEARCH PARK, PARCEL D-2, PLAT NOS. 14260-14261)
 SHEET 1 OF 1
 ZONING: PEC
 TAX MAP 41 GRID 17 PARCEL 124
 FIFTH ELECTION DISTRICT
 HOWARD COUNTY MARYLAND
 SCALE: 1" = 50' DECEMBER 21, 2001
 DRAWN BY: PSE/RJO COMPUTED BY: PSE CHECKED BY:
 Fr.: /data/94171/94171SF/resub D.L.: <PLAT>