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 G AND H. 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.

GENERAL NOTES

1. THE COORDINATES AND BEARINGS SHOWN HEREON ARE REFERRED TO THE NAD83 HORIZONTAL DATUM AS EXTENDED FROM THE HOWARD COUNTY CONTROL SURVEY SYSTEM, USING STATION NO. 0031 (N 612408.142–E 1292800.708) FOR POSITION AND BEARING S18°58'13"W TO STATION NO. 07CA FOR AZIMUTH.

2. DEED REFERENCE:
LIBER 4467 FOLIO 590
OWNER: LISBON PLAZA, LLC

3. THIS SITE IS SERVICED BY PRIVATE ON–SITE STORM DRAINS, WATER AND SEPTIC SYSTEMS.

4. AREAS ARE MORE OR LESS, UNLESS THE AREA IS MEANT TO BE TAKEN FOR EXACT.

5. THIS PLAT IS BASED ON A FIELD RUN MONUMENTED BOUNDARY SURVEY PERFORMED ON OR ABOUT MARCH 15, 2001 BY RICHARD A. RADER OF LEO W. RADER, SURVEYORS.

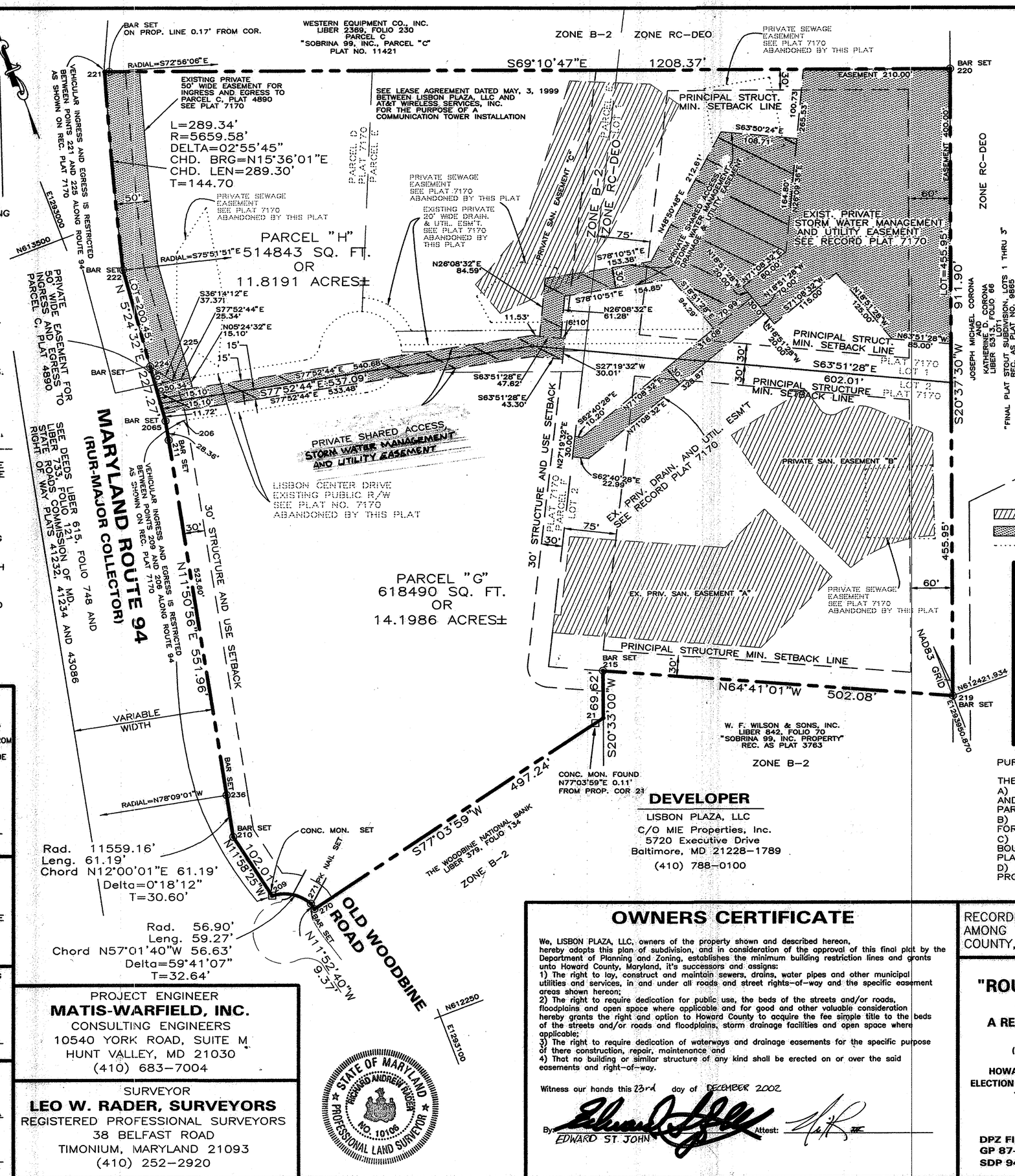
6. THE PROPERTY IS ZONED B–2 AND RC–DEO PER THE 10–18–1993 COMPREHENSIVE ZONING PLAN AMENDED ON 7–12–2001.

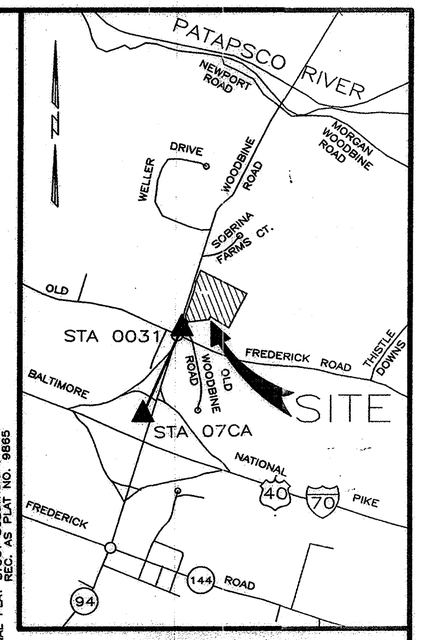
7. THE LISBON CENTER DRIVE PUBLIC R/W HAS BEEN ABANDONED BY COUNTY RESOLUTION 15-2003 DATED 2/03/03

8. SEE THE BOARD OF APPEALS CASE (B.A. CASE) #96–02E FOR A SPECIAL EXCEPTION TO OPERATE A GASOLINE SERVICE STATION AND CONVENIENCE STORE IN A B–2 ZONING DISTRICT.

9. THIS PROJECT IS EXEMPT FROM THE REQUIREMENTS OF SECTION 16.1200 OF THE HOWARD COUNTY CODE FOR FOREST CONSERVATION BECAUSE THE SUBDIVISION WAS APPROVED PRIOR TO DECEMBER 31, 1992 AND NO EXISTING FOREST IS AFFECTED BY THIS SUBMITTAL.

10. STORM WATER QUANTITY/QUALITY MANAGEMENT FOR BOTH PARCELS IS PRIVATE AND PROVIDED IN THE EXISTING INFILTRATION BASIN, REFERENCE F 87–64 AND GP 87–66. QUALITY MANAGEMENT FOR PARCEL "H" IS PRIVATE AND IS PROVIDED IN THE PROPOSED SAND FILTER, REFERENCE SDP 02–96.





VICINITY MAP

SCALE: 1" = 2000'

LEGEND

- ◎ INDICATES BAR SET WITH CAP 1825
- □ INDICATES CONC. MON. FOUND OR SET
- INDICATES PRIVATE SAN. EASEMENTS
- INDICATES EX. ESM'TS. TO BE RETAINED
- INDICATES LINES TO BE ABANDONED

TABLE OF COORDINATES

Point	Northing	Easting
210	612599.926	1292917.345
236	612659.783	1292930.068
211	613172.227	1293037.578
224	613281.648	1293051.130
222	613426.241	1293064.825
221	613704.886	1293142.626
220	613275.387	1294272.087
219	612421.934	1293950.870
215	612636.631	1293497.010
21	612571.441	1293472.571
270	612460.148	1292987.945
271	612469.315	1292986.017
209	612500.135	1292938.508
2065	613199.983	1293043.402
206	613191.445	1293067.153
225	613251.505	1293073.220

PURPOSE NOTE FOR SUBDIVISION

THE PURPOSE OF THIS PLAT IS TO:
A) RESUBDIVIDE LOTS 1, 2, PARCELS D, E AND F AS SHOWN ON PLAT 7170 INTO PARCELS G AND H
B) TO ABANDON THE PUBLIC ROAD R/W FOR LISBON CENTER DRIVE.
C) TO CORRECT THE STATE HIGHWAY BOUNDARY OF ROUTE 94 AS SHOWN ON PLAT 7170
D) SHOW ADDITIONAL EXISTING AND PROPOSED EASEMENTS

SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT, THAT IT IS A SUBDIVISION OF THE LAND CONVEYED TO LISBON PLAZA, LLC, BY A DEED DATED SEPT. 24, 1998, RECORDED IN LIBER 4467, FOLIO 590, WHICH WAS CONVEYED FROM LISBON SHOPPING PLAZA LIMITED PARTNERSHIP TO LISBON PLAZA, LLC.
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 Rader 1-14-03
RICHARD A. RADER, PROFESSIONAL LAND SURVEYOR MARYLAND REG. NO. 10106 DATE

TABULATION:
TOTAL NUMBER OF PARCELS TO BE RECORDED: 2
TOTAL AREA OF PLAT TO BE RECORDED: 26.0177 AC.±
TOTAL AREA OF PARCELS: 26.0177 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 RC–DEO ZONE: 10.7876 AC.±
TOTAL AREA OF B–2 ZONE: 15.2301 AC.±

APPROVED: For private water and private sewerage systems

Penny Dorsaneo MDpw F.S. 3-13-03
Howard County Health Officer JAB Date

APPROVED: Howard County Department of Planning and Zoning

Marsha S. McLaughlin 3/10/03
Director Date

3/7/03
Chief, Development Engineering Date

PROJECT ENGINEER
MATIS-WARFIELD, INC.
CONSULTING ENGINEERS
10540 YORK ROAD, SUITE M
HUNT VALLEY, MD 21030
(410) 683–7004

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

STATE OF MARYLAND
RICHARD ANDREW RADER
NO. 10106
PROFESSIONAL LAND SURVEYOR

DEVELOPER

LISBON PLAZA, LLC
C/O MIE Properties, Inc.
5720 Executive Drive
Baltimore, MD 21228–1789
(410) 788–0100

OWNERS CERTIFICATE

We, LISBON PLAZA, LLC, owners 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, it's 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, 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 there 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 our hands this 23rd day of DECEMBER 2002

By: EDWARD ST. JOHN Attest:

RECORDED AS PLAT 15857 ON Mar. 21, 2003 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND

SHEET 1 OF 1

"ROUTE 94 BUSINESS CENTER"

PARCELS G AND H,

A RESUBDIVISION OF PARCELS D, E AND F AND LOTS 1 AND 2

(PREVIOUSLY RECORDED ON PLAT NO. 7170)

HOWARD COUNTY, MARYLAND DATE: JULY 27, 2002
ELECTION DISTRICT NO. 4 EXISTING ZONING: RC-DEO AND B-2
TAX MAP 2, GRID 24, PARCEL 82

SCALE: 1" = 100'

DRAWN BY: RAR CHECKED BY: RAR
DPZ FILE REFERENCES:
GP 87-66, F 87-64, SDP 87-194, SDP 88-173, SDP 94-22, SDP 97-161, SDP 01-08, SDP 02-96

F-02-132