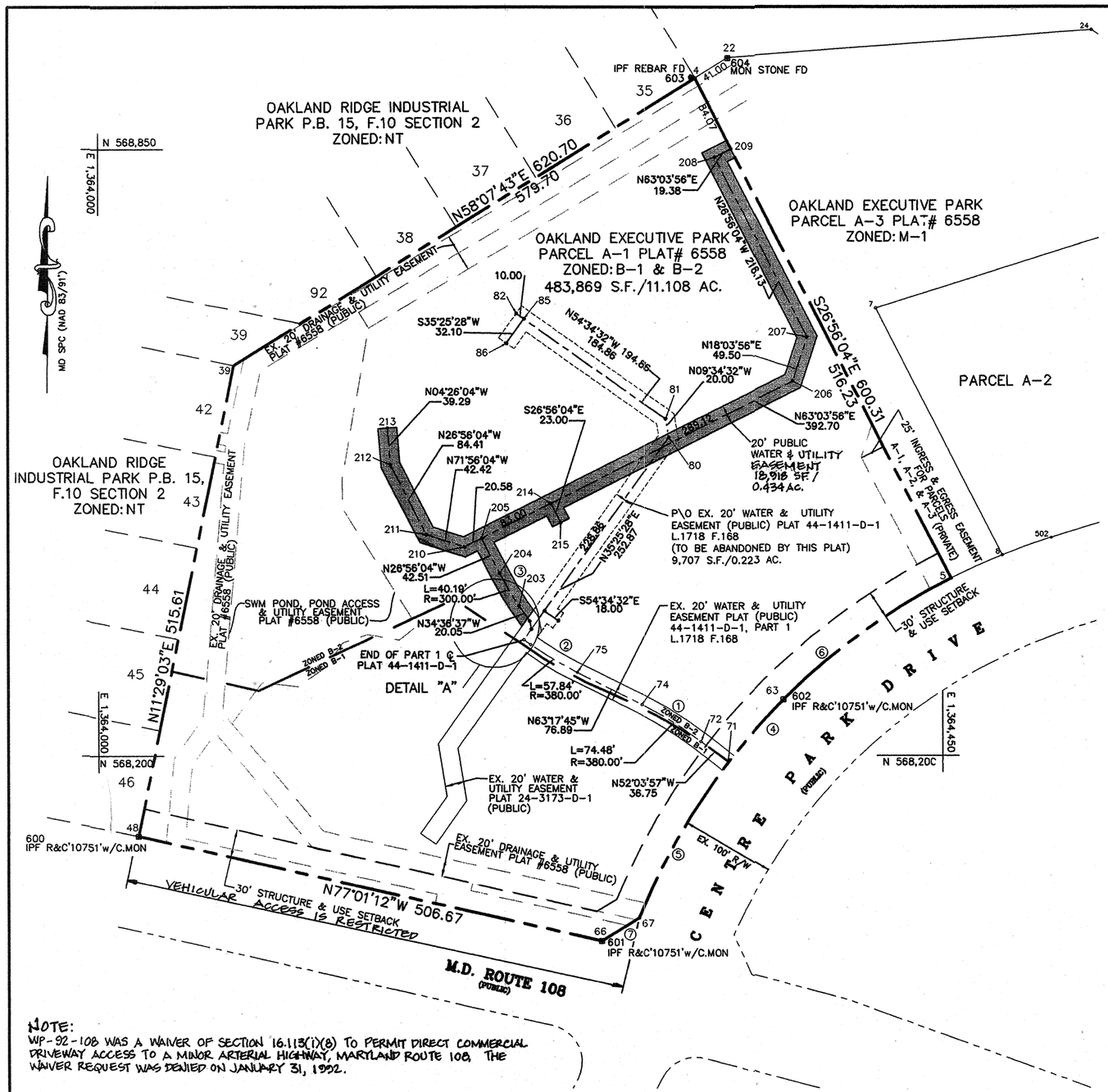
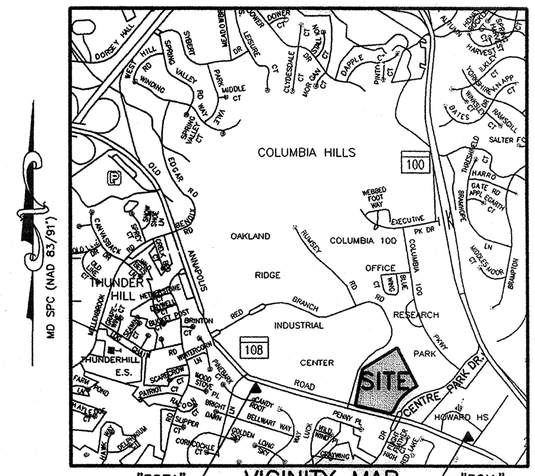


COORDINATES LIST

* PARCEL A-1 OUTLINE			
POINT	4	N 568,925.75,	E 1,364,237.50
POINT	5	N 568,390.56,	E 1,364,509.42
POINT	39	N 568,619.66,	E 1,363,745.20
POINT	48	N 568,114.38,	E 1,363,642.54
POINT	66	N 568,000.57,	E 1,364,136.27
POINT	67	N 568,025.54,	E 1,364,176.19
* C/L OF PART 1;PLAT 44-1411-D-1			
POINT	71	N 568,192.86,	E 1,364,271.33
POINT	72	N 568,215.45,	E 1,364,242.35
POINT	74	N 568,255.21,	E 1,364,179.50
POINT	75	N 538,289.76,	E 1,364,110.82
POINT	77	N 568,319.58,	E 1,364,061.32
POINT	78	N 568,324.76,	E 1,364,054.03
* C/L OF 20' PUBLIC WATER EASEMENT			
POINT	201	N 568,336.16,	E 1,364,062.14
POINT	202	N 568,344.80,	E 1,364,060.28
POINT	203	N 568,361.30,	E 1,364,048.90
POINT	204	N 568,395.81,	E 1,364,028.35
POINT	205	N 568,433.71,	E 1,364,009.09
POINT	206	N 568,602.27,	E 1,364,340.85
POINT	207	N 568,649.33,	E 1,364,356.20
POINT	208	N 568,842.01,	E 1,364,258.30
POINT	209	N 568,850.79,	E 1,364,275.58
POINT	210	N 568,424.39,	E 1,363,990.74
POINT	211	N 568,437.54,	E 1,363,950.42
POINT	212	N 568,512.80,	E 1,363,912.18
POINT	213	N 568,551.97,	E 1,363,909.14
POINT	214	N 568,471.31,	E 1,364,083.09
POINT	215	N 568,450.80,	E 1,364,093.51
* PROPERTY MONUMENTATION FOUND			
POINT	600	N 568,114.10,	E 1,363,642.55
POINT	601	N 568,000.57,	E 1,364,136.27
POINT	602	N 568,260.19,	E 1,364,330.25
POINT	603	N 568,926.54,	E 1,364,233.08
POINT	604	N 568,946.57,	E 1,364,272.15

LEGEND

- PLAT CORNER
- MONUMENT FOUND
- PIPE FOUND
- ADJOINER LINE
- PLAT OUTLINE
- RIGHT OF WAY
- EX. EASEMENT TO BE RELEASED
- ℄ OF EASEMENTS
- EX. EASEMENT TO REMAIN
- NEW EASEMENTS
- ZONING LINE
- SETBACK LINE



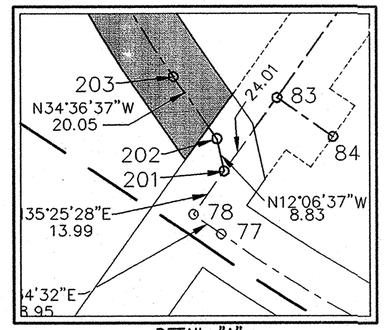
VICINITY MAP
SCALE: 1"=2,000'

GENERAL NOTES

1. THIS PLAT IS BASED UPON A FIELD-RUN BOUNDARY SURVEY PERFORMED BY WHITNEY, BAILEY, COX & MAGNANI, LLC (W.B.C.M.) IN FEBURARY, 2002.
2. COORDINATES AND COURSES SHOWN HEREON ARE REFERRED TO THE MARYLAND STATE PLANE COORDINATE SYSTEM, NAD 83 (1991), AS DETERMINED FROM THE FOLLOWING HOWARD COUNTY CONTROL SURVEY MONUMENTS AS PUBLISHED AS FOLLOWS:

   DISK "30FA"; N 568,621.336 E 1,361,563.982 DISK IN CONC.
   DISK "30IA"; N 567,750.958 E 1,364,842.598 DISK IN CONC.
3. SEE PREVIOUSLY RECORDED PLAT OF OAKLAND EXECUTIVE PARK, RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND, AT PLAT No. CMP 6558 FOR SUBDIVISION NOTES WHICH APPLY TO EXISTING PARCEL A-1.
4. THIS PLAT IS EXEMPT FROM FOREST CONSERVATION FOR A PLAT OF REVISION PER SECT. 16.1202(b)(1)(vii) OF THE HOWARD COUNTY CODE.

NUMBER	RADIUS	LENGTH	DELTA	TANGENT	CHORD BRG	CHORD
1	380.00	74.48	11°13'48"	37.36	N57°40'51"W	74.36
2	380.00	57.84	8°43'13"	28.97	N58°56'08"W	57.78
3	300.00	40.19	7°40'33"	20.13	N30°46'20"W	40.16
4	700.00	505.13	41°20'45"	264.13	S42°23'35"W	494.24
5	700.00	193.09	15°48'17"	97.16	N29°37'21"E	192.48
6	700.00	312.04	25°32'28"	158.66	N50°17'43"E	309.47



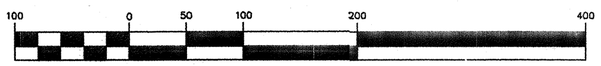
DETAIL "A"
1"=30'

B-1 AND B-2 ZONING
ZB CASE 1006M WAS APPROVED BY THE ZONING BOARD OF HOWARD COUNTY ON FEBRUARY 13, 2001 FOR RECLASSIFICATION OF THE 7.7 ACRES SUBJECT PROPERTY FROM M-1 TO THE B-2 ZONING DISTRICT.

NOTE:
HOWARD COUNTY COUNCIL RESOLUTION #165-2002 WAS APPROVED ON 10/30/02 TO ABANDON PORTION OF THE PREVIOUSLY GRANTED 20' PUBLIC WATER AND UTILITY EASEMENT AS SHOWN HEREON AND IN CONJUNCTION WITH THE APPROVED PUBLIC WATER AND SANITARY SEWER CONTRACT #24-4071-D. AND RECORD PLAT # F-03-057.

NOTE:
WP-92-108 WAS A WAIVER OF SECTION 16.113(i)(8) TO PERMIT DIRECT COMMERCIAL DRIVEWAY ACCESS TO A MINOR ARTERIAL HIGHWAY, MARYLAND ROUTE 108. THE WAIVER REQUEST WAS DENIED ON JANUARY 31, 1992.

GRAPHIC SCALE



(IN FEET)
1 inch = 100 ft.

OWNER/DEVELOPER
COLUMBIA PALACE LIMITED PARTNERSHIP
17 W. PENNSYLVANIA AVE.
TOWSON, MARYLAND 21204-5016
DEED REFERENCE = 1435/257

TABULATION OF FINAL PLAT

		TOTALS	
TOTAL NUMBER OF LOTS AND OR PARCELS		1	
TOTAL AREA OF LOTS AND/OR PARCELS TO BE RECORDED	483,869 S.F.	11.108 AC.	
TOTAL AREA OF ROADWAY DEDICATED TO M.S.H.A.	0	0	
TOTAL AREA OF ROADWAY DEDICATED TO HOWARD COUNTY	0	0	
TOTAL AREA OF SUBDIVISION TO BE RECORDED	483,869 S.F.	11.108 AC.	
TOTAL AREA OF WATER & UTILITY EASEMENT TO BE RELEASED	9,707 S.F.	0.223 AC.	
TOTAL AREA OF PUBLIC WATER EASEMENT TO BE RECORDED	18,918 S.F.	0.434 AC.	

I FURTHER CERTIFY THAT THE REQUIREMENTS OF SECTION 3-108 OF THE REAL PROPERTY ARTICLE, ANNOTATED CODE OF MARYLAND, 1998 REPLACEMENT VOLUME, (AS SUPPLEMENTED) AS FAR AS THEY RELATE TO THE MAKING OF THIS PLAT AND THE SETTING OF THE MARKERS HAVE BEEN COMPLIED WITH.

OWNER or agent — DATE 10/29/02

PROPERTY LINE SURVEYOR — DATE 10/29/02

Consulting Engineers
849 Fairmount Avenue (410) 512-4500
Baltimore, Maryland 21286 (410) 324-4100 (FAX)
WHITNEY, BAILEY, COX & MAGNANI, LLC

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

HOWARD COUNTY HEALTH OFFICER — DATE 11-19-02

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

CHIEF, DEVELOPMENT ENGINEERING DIVISION — DATE 11/1/02

DIRECTOR — DATE 12/18/02

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS A SUBDIVISION OF ALL OF THE LAND CONVEYED BY MJF-2 LIMITED PARTNERSHIP, A MARYLAND LIMITED PARTNERSHIP, TO COLUMBIA PALACE LIMITED PARTNERSHIP, A MARYLAND LIMITED PARTNERSHIP, BY DEED DATED 31 DECEMBER, 1985, AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY IN LIBER 1435, AT FOLIO 257, AND THAT ALL MONUMENTS ARE IN PLACE OR WILL BE IN PLACE PRIOR TO THE ACCEPTANCE OF THE STREETS IN THE SUBDIVISION BY HOWARD COUNTY AS SHOWN, IN ACCORDANCE WITH THE ANNOTATED CODE OF MARYLAND, AS AMENDED.

STATE OF MARYLAND — PHILLIP F. PRICKETT — No. 510 — REGISTERED PROPERTY LINE SURVEYOR

10/29/02 DATE

PROPERTY LINE SURVEYOR NO. 510

OWNER'S CERTIFICATE

THE COLUMBIA PALACE LIMITED PARTNERSHIP, OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY ADOPT THIS PLAN ON 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:

(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 EASEMENTS 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 GRANT THE RIGHT AND OPTION TO HOWARD COUNTY TO ACQUIRE THE FEE SIMPLE TITLE TO THE BEDS OF THE STREET 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;

(4) THAT NO BUILDING OR SIMILAR STRUCTURE OF ANY KIND SHALL BE ERECTED ON OR OVER THE SAID EASEMENTS AND RIGHTS-OF-WAY.

WITNESS MY/OUR HANDS THIS 29 DAY OF October, 2002

OWNER or agent — WITNESS

PURPOSE STATEMENT

THE PURPOSE OF THIS AMENDED PLAT OF PARCEL A-1, OAKLAND EXECUTIVE PARK IS TO ABANDON PORTIONS OF PREVIOUSLY GRANTED 20' PUBLIC WATER AND UTILITY EASEMENTS AND TO ESTABLISH NEW 20' PUBLIC WATER EASEMENTS AS SHOWN HEREON.

RECORDED AS PLAT NUMBER 15237
ON Dec. 24, 2002, AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

AMENDED PARCEL A-1 OAKLAND EXECUTIVE PARK

(PREVIOUSLY RECORDED: PLAT CMP No. 6558)
TAX MAP NO. 30, GRID 1, PARCEL NO. 104
SECOND ELECTION DISTRICT
HOWARD COUNTY, MARYLAND

SCALE: 1" = 100'	DATE: 08/16/02	DRAWN BY: SJD	CHECKED BY: PFP
WBCM P:\2001\01037500\DRAWINGS\07-SITE\RECPLAT.DWG			SHEET 1 OF 1

F-03-57