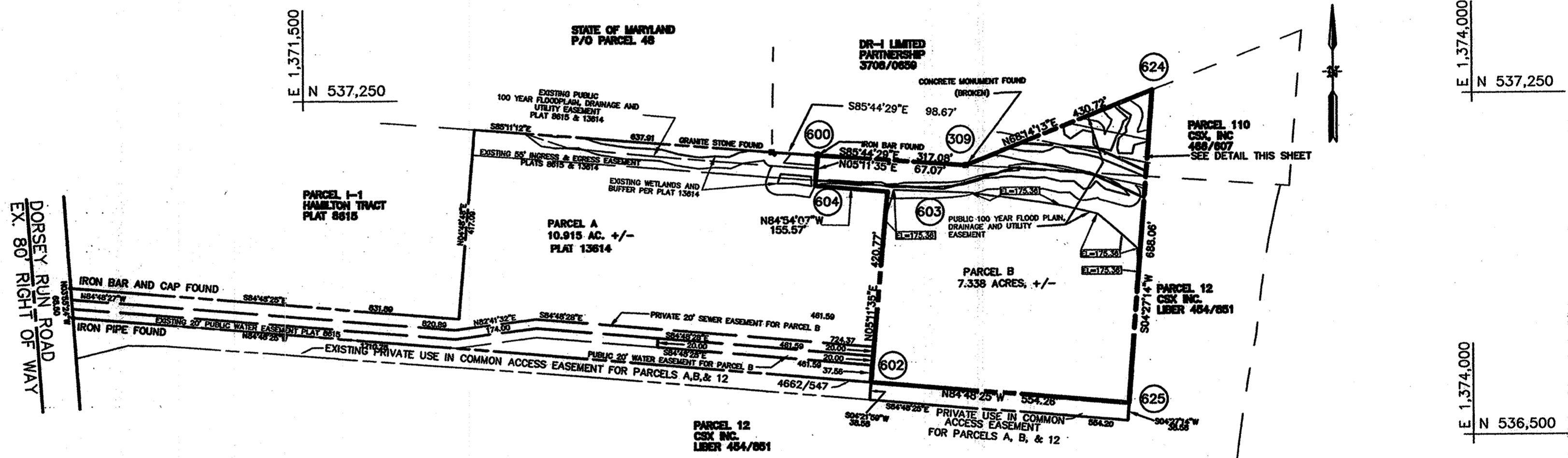
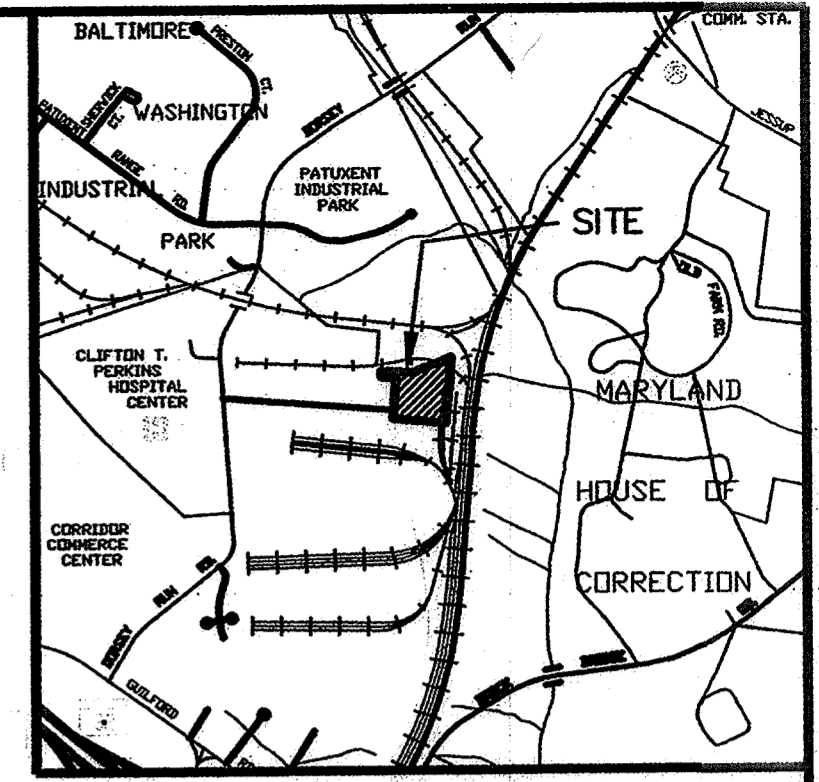


LEGEND

- -CONC. MONE/STONE FOUND
- -IRON PIPE OR IRON BAR FOUND

OWNERS
 CSX TRANSPORTATION, INC.
 C/O CSX REAL PROPERTY, INC.
 301 WEST BAY STREET, SUITE 800
 JACKSONVILLE, FL 32202-5184

OWNERS
 W. DEEMER CLASS & SON, INC.
 C/O LEE ORGANIZATION, INC.
 5906 WILMARY LANE
 BALTIMORE, MD 21210



GREENMAN-PEDERSEN, INC.
 ENGINEERS, ARCHITECTS, PLANNERS, CONSTRUCTION ENGINEERS & INSPECTORS
GPI 10620 GUILFORD ROAD, SUITE 100 JESSUP, MD 20794
 WASH. (301) 470-2772 BALT. (410) 880-3055
 FAX: (301) 490-2649 www.gpinet.com

APPROVED: FOR PUBLIC WATER AND PUBLIC SEWAGE SYSTEMS IN CONFORMANCE WITH THE MASTER PLAN OF WATER AND SEWERAGW FOR HOWARD COUNTY.

Penny Berenstein MPA F.E. 3-6-03
 HOWARD COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING.

Michael B. Davis 3/6/03
 CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

Donna L. K. Leyle 3/10/03
 DIRECTOR DATE

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT. THAT IS A SUBDIVISION OF PART OF THE LANDS CONVEYED BY DORSEY RUN ASSOCIATES LIMITED PARTNERSHIP TO W. DEEMER CLASS & SON BY DEED DATED JUNE 28, 1991 AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER 2371, FOLIO 859, AND PART OF THE LANDS CONVEYED BY O.D. BRUNK & MARY BRUNK, HIS WIFE, AND PEOPLE'S SUPPLY COMPANY, INC TO B&O RAILROAD BY DEED DATED JUNE 2, 1966 AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER 454, FOLIO 581, AND PART OF THE LANDS CONVEYED BY LOUIS J. CARUSILLO & ANNA CARUSILLO, HIS WIFE, TO B&O RAILROAD BY DEED DATED MARCH 31, 1967 AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER 468, FOLIO 607, BY ARTICLES OF MERGER DATED APRIL 30, 1987 AND RECORDED IN LIBER 1698, FOLIO 681, B&O RAILROAD COMPANY TRANSFERRED ITS RIGHTS TO C&O RAILROAD COMPANY, BY ARTICLES OF MERGER, DATED APRIL 30, 1987 AND RECORDED IN LIBER 1938, FOLIO 173, B&O RAILROAD TO C&O RAILROAD BY DEED DATED APRIL 30, 1987 AND RECORDED IN LIBER 1938, FOLIO 173, B&O RAILROAD TO CSX TRANSPORTATION, INC.

Michael B. Davis
 MICHAEL B. DAVIS, MD LIC # 11033

OWNER'S CERTIFICATE

CSX TRANSPORTATION INC., BY CSX REAL PROPERTY, INC., UNDER AUTHORITY OF PROPERTY MANAGEMENT AGREEMENT AND LIMITED POWER OF ATTORNEY DATED AS OF MARCH 01, 1990, BY A.E. GAREY JR., DIRECTOR AND W. DEEMER CLASS & SON, A MARYLAND LIMITED PARTNERSHIP, BY WILLIAM D. CLASS III, PRESIDENT, OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY ADOPT THIS PLAN OF SUBDIVISION, AND IN CONSIDERATION OF THE APPROVAL OF THIS PLAT BY THE DEPARTMENT OF PLANNING AND ZONING, ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES. ALL EASEMENTS OR RIGHTS OF WAY AFFECTING THE PROPERTY ARE INCLUDED IN THIS PLAN OF SUBDIVISION.

WITNESS MY/OUR HANDS THIS 21/24 DAY OF FEBRUARY, 2003.

OWNERS:
 CSX TRANSPORTATION, INC.
 BY: CSX REAL PROPERTY, INC.
A.E. Garey Jr. 2-21-03
 A.E. GAREY JR., DIRECTOR DATE

OWNERS:
 W. DEEMER CLASS & SON
 BY: W. DEEMER CLASS, INC. PARTNERSHIP
William D. Class III 2-24-03
 WILLIAM D. CLASS III, PRESIDENT DATE

RECORDED AS PLAT NUMBER 15849
 ON March 14, 2003 AMONG THE
 LAND RECORDS OF HOWARD COUNTY, MARYLAND.

W. DEEMER CLASS SUBDIVISION

PARCEL A & B
 A REVISION PLAT OF PARCEL A AND SUBDIVISION
 PLAT OF PARCEL B

PART OF THE PROPERTY OWNED BY
 CSX TRANSPORTATION, INC. AND
 W. DEEMER CLASS & SONS, INC.

6TH ELECTION DISTRICT HOWARD COUNTY, MARYLAND
 TAX MAP NO. 48 P/O PARCELS 12 & 110
 BLOCK 8 ZONED: M-2
 SCALE: AS SHOWN DATE: 10/15/02 SHEET 1 OF 2

F-03-88

GENERAL NOTES

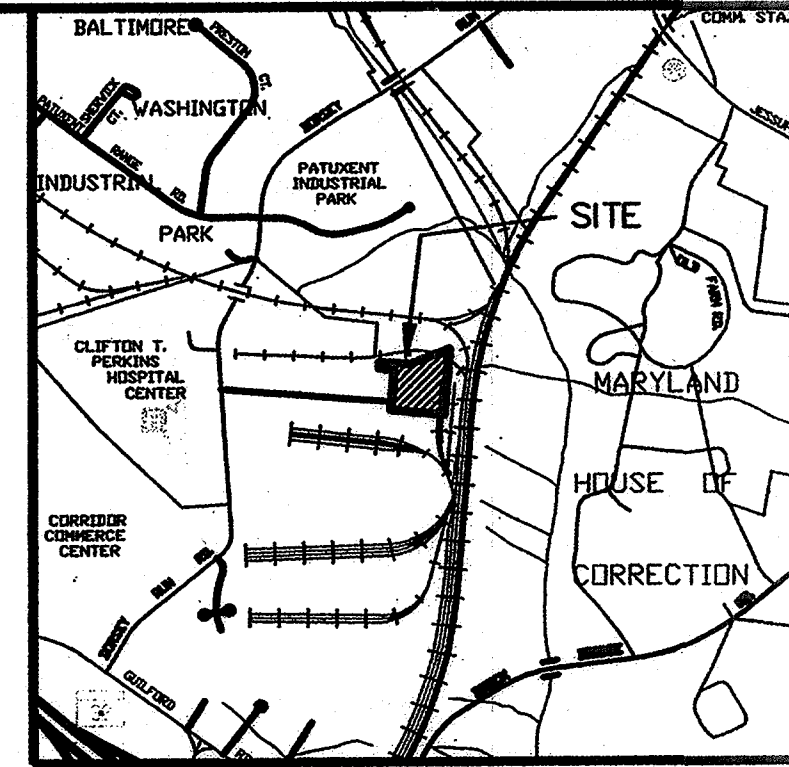
- COORDINATES BASED ON NAD 83/91, MARYLAND COORDINATE SYSTEM, AS PROJECTED BY NGS GEODECTIC CONTROL STATIONS JV6854, JV0854, JV0843.
- ALL DISTANCES ON THESE PLATS ARE NAD 83/91 GRID DISTANCES.
- THIS PLAT IS BASED ON A FIELD RUN MONUMENTED BOUNDARY SURVEY BY GREENMAN PEDERSEN, INC., ON OR ABOUT SEPTEMBER 30, 2002.
- B.R.L. DENOTES BUILDING RESTRICTION LINE.
- SUBJECT PROPERTY IS ZONED M-2, AS PER 10-18-93 COMPREHENSIVE ZONING PLAN.
- THIS SUBDIVISION IS SUBJECT TO SECTION 18.122B OF THE HOWARD COUNTY CODE, PUBLIC WATER HAS BEEN PROVIDED BY CONTRACT 670-W AND 44-1987-D.
- FOR FLAG OR PIPESTEM LOTS, REFUSE COLLECTION, SNOW REMOVAL AND ROAD MAINTENANCE ARE PROVIDED TO THE JUNCTION OF THE FLAG OR PIPESTEM AND ROAD RIGHT OF WAY ONLY AND NOT ONTO THE FLAG OR PIPESTEM DRIVEWAY.
- ALL AREAS ON THESE PLATS ARE MORE OR LESS.
- THE PARCEL SHOWN ON THIS PLAT IS SUBJECT TO THE MIDDLE PATUXENT DRAINAGE AREA SUPPLEMENTAL IN-AID-OF-CONSTRUCTION CHARGE CREATED BY SECTION 20.311B OF THE HOWARD COUNTY CODE.
- PRIVATE UNDERGROUND STORMWATER MANAGEMENT IS PROVIDED FOR PARCEL A. APPROVED UNDER BY SDP-00-98. STORMWATER MANAGEMENT WILL BE PROVIDED FOR PARCEL B AT SITE DEVELOPMENT PLAN STAGE.
- A FOREST CONSERVATION DECLARATION OF INTENT FOR SUBDIVISION FOR REAL ESTATE TRANSACTION HAS BEEN SUBMITTED TO THE DPZ FOR THIS PLAT. ANY NEW DEVELOPMENT ON THESE PARCELS WILL HAVE TO ADDRESS FOREST CONSERVATION REQUIREMENTS AT THE SITE DEVELOPMENT STAGE.
- NO NEW STRUCTURES ARE TO BE BUILT UNLESS THEY CONFORM TO HOWARD COUNTY ZONING AND SUBDIVISION REGULATIONS.
- WATER, SEWER AND ADEQUATE FACILITIES WILL BE ADDRESSED AT SDP.
- WAIVER WP-99-01, TO SECTIONS 16.144 (a) AND (f) TO NOT REQUIRE SKETCH AND PRELIMINARY PLAN SUBMISSIONS FOR A NON RESIDENTIAL SUBDIVISION AND SECTION 16.102(c)(2) TO NOT REQUIRE PLATTING OF THE RESIDUE PORTIONS OF PARCEL 12 AND 110, WAS APPROVED ON AUGUST 6, 1998.
- WAIVER WP-03-42, TO SECTIONS 16.144 (a) AND (f) TO NOT REQUIRE SKETCH AND PRELIMINARY PLAN SUBMISSIONS FOR A NON RESIDENTIAL SUBDIVISION AND SECTION 16.102(c)(2) TO NOT REQUIRE PLATTING OF THE RESIDUE PORTIONS OF PARCEL 12 AND 110, WAS APPROVED ON NOVEMBER 21, 2002, SUBJECT TO THE FOLLOWING CONDITIONS:

- FLOODPLAIN STUDIES AND WETLANDS REPORT SHALL BE SUBMITTED WITH THE FINAL PLAT SUBMISSION FOR PARCEL B.
- THE HEALTH DEPARTMENT COMMENTS OF 11/14/02 SHALL BE RESOLVED PRIOR TO THE FINAL PLAT SUBMISSION FOR PARCEL B.

- 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 A THROUGH B. 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 EASEMENT IN THE LAND RECORDS OF HOWARD COUNTY.
- THIS SUBDIVISION IS SUBJECT TO TERMS AND CONDITIONS OF PREVIOUS SUBMISSIONS (F-77-13, F-89-85, WP-99-01, F-99-03 AND WP-03-42).

WETLANDS LINE TABLE		
LINE	LENGTH	BEARING
L1	9.72	S26°52'58"E
L2	28.68	S55°30'03"E
L3	14.64	S17°43'27"W
L4	13.83	S28°44'06"W
L5	10.15	S05°29'40"E
L6	22.19	S48°17'55"W
L7	21.06	S09°36'10"W
L8	11.81	S17°03'22"E
L9	29.06	S89°08'27"E
L10	18.59	N11°49'50"E
L11	31.54	N76°37'40"E
L12	5.80	N31°36'50"W
L13	35.05	S47°43'55"E
L14	10.99	N54°55'48"E
L15	18.30	N17°27'53"E
L16	18.60	N30°42'04"E
L17	32.91	N21°34'20"E
L18	27.61	S79°00'14"E
L19	12.24	S51°16'54"E
L20	27.45	S02°57'41"E
L21	22.14	S76°42'34"E
L22	32.63	N55°19'40"E
L23	15.55	S54°14'11"E
L24	19.65	S07°48'33"E
L25	29.77	N79°41'52"W
L26	41.64	N86°46'12"W
L27	16.13	S74°36'10"W
L28	11.94	S60°01'53"W
L29	15.71	N83°49'46"W
L30	19.13	N55°54'32"W
L31	32.70	N83°02'04"W
L32	29.18	N75°15'25"W
L33	85.47	N67°02'14"W
L34	26.03	N65°35'02"W
L35	11.90	N83°33'23"W
L36	17.61	N81°16'37"E
L37	20.68	S85°50'04"E
L38	40.01	S85°11'14"E
L39	49.86	S89°18'02"E
L40	12.81	S68°00'59"E
L41	22.79	N88°35'52"E

L42	13.30	N78°55'33"E
L43	91.57	N89°54'00"E
L44	33.53	N85°30'58"E
L45	36.64	N72°32'43"E
L46	27.56	N79°34'05"E
L47	31.64	N82°31'36"E
L48	28.91	N86°08'43"E
L49	7.57	N15°04'29"E
L50	22.24	S85°27'13"W
L51	4.02	N03°02'59"W
L52	29.24	N81°38'19"E
L53	43.03	S89°11'35"E
L54	43.46	S82°43'37"E
L55	61.20	S76°05'32"E
L56	38.05	S71°20'37"E
L57	25.62	S59°56'44"E
L58	18.78	S48°11'05"E
L59	15.75	S36°03'50"E
L60	52.38	S74°26'27"E
L61	26.14	N48°34'06"W
L62	19.06	S42°27'32"W
L63	14.33	S79°19'27"W
L64	26.96	N49°05'52"W
L65	28.92	N89°45'40"W
L66	11.01	N76°04'42"W
L67	25.45	N75°32'51"W
L68	21.77	S85°31'54"W
L69	48.61	S84°54'45"E
L70	13.96	S89°17'39"W
L71	13.97	S83°52'21"W
L72	27.80	S89°21'31"W
L73	17.03	S69°12'30"W
L74	32.21	N75°01'43"E
L75	24.44	S84°05'10"W
L76	45.21	N86°38'23"E
L77	25.91	N86°59'21"W
L78	53.44	N89°00'56"E
L79	29.40	S80°51'43"E
L80	24.37	S86°31'51"E
L81	22.68	S86°58'27"W
L82	38.87	N84°26'27"W
L83	38.27	N89°18'50"W
L84	15.66	S72°29'30"W



VICINITY MAP
1"=2000'

LEGEND

- - CONC. MONE/STONE FOUND
- - IRON PIPE OR IRON BAR FOUND

OWNERS

CSX TRANSPORTATION, INC.
C/O CSX REAL PROPERTY, INC.
301 WEST BAY STREET, SUITE 800
JACKSONVILLE, FL 32202-5184

OWNERS

W. DEEMER CLASS & SON, INC.
C/O LEE ORGANIZATION, INC.
5906 WILMARY LANE
BALTIMORE, MD 21210

COORDINATE TABLE		
309	537132.719	1372500.738
600	537125.392	1372599.136
602	536625.727	1372709.936
603	537044.770	1372748.020
604	537058.594	1372593.065
624	537261.544	1373315.357
625	536575.561	1373261.924

TOTAL NUMBER OF PARCELS TO BE RECORDED	2
BUILDABLE	0
OPEN SPACE	0
TOTAL AREA OF PARCELS TO BE RECORDED	18.253 AC.
BUILDABLE	0.000 AC.
OPEN SPACE	0.000 AC.
RECREATION OPEN SPACE	0.000 AC.
25% OR GREATER STEEP SLOPES	0.000 AC.
TOTAL AREA OF ROAD RIGHT OF WAY INCLUDING WIDENING STRIPS	0.000 AC.
TOTAL AREA THIS SHEET TO BE RECORDED	18.253 AC.

PLANS FOR PUBLIC WATER SYSTEM HAVE BEEN APPROVED BY THE DEPARTMENT OF THE ENVIRONMENT AND THE FACILITY WILL BE AVAILABLE TO ALL LOTS OFFERED BY SALE.

OWNER:
CSX TRANSPORTATION, INC.
BY: A.E. Garey Jr. 2-21-03
A.E. GAREY JR., DIRECTOR DATE

OWNER:
W. DEEMER CLASS & SON
BY: William D. Class III Pres 2-24-03
WILLIAM D. CLASS III, PRESIDENT DATE

I FURTHER CERTIFY THAT 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.

OWNER:
CSX TRANSPORTATION, INC.
BY: A.E. Garey Jr. 2-21-03
A.E. GAREY JR., DIRECTOR DATE

OWNER:
W. DEEMER CLASS & SON
BY: William D. Class III Pres 2-24-03
WILLIAM D. CLASS III, PRESIDENT DATE

PURPOSE STATEMENT

THE PURPOSE OF THIS PLAT IS TO CONVEY 7.338 ACRES, +/- FROM CSX TRANSPORTATION INC. TO W. DEEMER CLASS & SON AND TO ADD PUBLIC WATER & PRIVATE SEWER EASEMENTS TO PARCEL A.

GREENMAN-PEDERSEN, INC.

ENGINEERS, ARCHITECTS, PLANNERS, CONSTRUCTION ENGINEERS & INSPECTORS
10620 GUILFORD ROAD, SUITE 100 JESSUP, MD 20794
WASH. (301) 470-2772 BALT. (410) 880-3055
FAX: (301) 490-2649 www.gpinet.com

APPROVED: Penny Brandon M.D. 3-6-03
HOWARD COUNTY HEALTH OFFICER DATE

APPROVED: [Signature] 2/10/03
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

APPROVED: [Signature] 3/10/03
DIRECTOR DATE

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IS A SUBDIVISION OF PART OF THE LANDS CONVEYED BY DORSEY RUN ASSOCIATES LIMITED PARTNERSHIP TO W. DEEMER CLASS & SON BY DEED DATED JUNE 28, 1991 AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER 2371, FOLIO 659, AND PART OF THE LANDS CONVEYED BY O.D. BRUNK & MARY BRUNK, HIS WIFE, AND PEOPLE'S SUPPLY COMPANY, INC TO B&O RAILROAD BY DEED DATED JUNE 2, 1986 AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER 454, FOLIO 581, AND PART OF THE LANDS CONVEYED BY LOUIS J. CARUSILLO & ANNA CARUSILLO, HIS WIFE, TO B&O RAILROAD BY DEED DATED MARCH 31, 1987 AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER 466, FOLIO 607, BY ARTICLES OF MERGER DATED APRIL 30, 1987 AND RECORDED IN LIBER 1698, FOLIO 681, B&O RAILROAD COMPANY TRANSFERRED ITS RIGHTS TO C&O RAILROAD COMPANY, BY ARTICLES OF MERGER, DATED APRIL 30, 1987 AND RECORDED IN LIBER 1938, FOLIO 173, B&O RAILROAD TO C&O RAILROAD COMPANY BY ARTICLE OF MERGER DATED DECEMBER 16, 1987 AND RECORDED IN LIBER 2388, FOLIO 468, C&O RAILROAD TO CSX TRANSPORTATION, INC.

[Signature]
MICHAEL B. DAVIS, MD LIC # 11033

OWNER'S CERTIFICATE

CSX TRANSPORTATION INC., BY CSX REAL PROPERTY, INC., UNDER AUTHORITY OF PROPERTY MANAGEMENT AGREEMENT AND LIMITED POWER OF ATTORNEY DATED AS OF MARCH 01, 1990, BY A.E. GAREY JR., DIRECTOR AND W. DEEMER CLASS & SON, A MARYLAND LIMITED PARTNERSHIP, BY WILLIAM D. CLASS, III, PRESIDENT, OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY ADOPT THIS PLAN OF SUBDIVISION, AND IN CONSIDERATION OF THE APPROVAL OF THIS PLAT BY THE DEPARTMENT OF PLANNING AND ZONING, ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES. ALL EASEMENTS OR RIGHTS OF WAY AFFECTING THE PROPERTY ARE INCLUDED IN THIS PLAN OF SUBDIVISION.

WITNESS MY/OUR HANDS THIS 21/24 DAY OF FEBRUARY, 2003.

OWNER:
CSX TRANSPORTATION, INC.
BY: A.E. Garey Jr. 2-21-03
A.E. GAREY JR., DIRECTOR DATE

OWNER:
W. DEEMER CLASS & SON
BY: William D. Class III Pres 2-24-03
WILLIAM D. CLASS III, PRESIDENT DATE

RECORDED AS PLAT NUMBER 15850
ON March 14, 2003 AMONG THE
LAND RECORDS OF HOWARD COUNTY, MARYLAND.

W. DEEMER CLASS SUBDIVISION

PARCEL A & B
PARCEL A PREVIOUSLY RECORDED IN PLAT 13614
A REVISION PLAT OF PARCEL A AND SUBDIVISION
PLAT OF PARCEL B

PART OF THE PROPERTY OWNED BY
CSX TRANSPORTATION, INC. AND
W. DEEMER CLASS & SONS, INC.

6TH ELECTION DISTRICT HOWARD COUNTY, MARYLAND
TAX MAP NO. 48 P/O PARCELS 12 & 110
BLOCK 8 ZONED: M-2
SCALE: AS SHOWN DATE: 10/15/02 SHEET 2 OF 2

F-03-88