COORDINATE TABLE EAST NORTH NO. 69 70 871625.9864 496018.9157 495984.0088 871649.8286 81 870799.0236 495412.6412 82 83 495488.7715 870746.7062 495633.2627 870667.7204 414 871511.2840 496229.5340 871420.0750 415 496184.6190 870698.5810 416 495728.6840 417 495703.2830 870638.2450 95 96 97 98 496199.0185 871525.0118 870841.6659 495402.7875 870856.8273 495504.9223 870905.6219 495551.7219 495699.5643 871122.4568 99 100 101 871318.2747 495814.7232 871332.8445 495813.6408 871359.4419 495842.9387 102 871417.1945 103 495888.6760

GENERAL NOTES:

- 1) THE SUBJECT PROPERTY IS ZONED M-1 AND B-2 PER THE OCTOBER 18, 1993 COMPREHENSIVE ZONING PLAN AND ZONING ORDER ZB-1009M. THE DECISION AND ORDER FOR THE ZB CASE WAS SIGNED ON DEC. 22, 2000. THE ZONING BOUNDARIES SHOWN HEREON ARE FROM RECENT RECORD PLATS OF "TROY HILL CORPORATE CENTER" DATED MARCH 11, 1999 AND FROM THE EXHIBIT SUBMITTED WITH THE ZONING CASE.
- 2) WATER AND SEWER SERVICE TO THESE LOTS WILL BE GRANTED UNDER THE PROVISIONS OF SECTION 18.122.B OF THE HOWARD COUNTY CODE. (44-4134-D Executed August 15, 2003)
- 3) PUBLIC WATER AND SEWAGE ALLOCATION WILL BE GRANTED AT THE TIME OF ISSUANCE OF THE BUILDING PERMIT IF CAPACITY IS AVAILABLE AT THE TIME.
- 4) THIS SUBDIVISION IS EXEMPT FROM THE REQUIREMENTS OF SECTION 16.1200 OF THE HOWARD COUNTY CODE FOR FOREST CONSERVATION BECAUSE THE SITE RECEIVED PRELIMINARY APPROVAL AUGUST 9, 1991 - (P90-23) - SEE SECTION 16.1202(b.)(1)(V.)
- 5) THIS SITE CONTAINS NO WETLAND AREAS.
- 6) A DECLARATION OF COVENANTS AND CONDITIONS, EASEMENTS, AND RESTRICTIONS WAS RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND ON DECEMBER 15, 1997 IN LIBER 4135, FOLIO 92 AND AMENDED ON SEPT. 10, 2001 FOR PARCELS A-21 AND A-22 ONLY IN LIBER 5835, FOLIO 658.
- 7) COUNTY REQUIREMENTS FOR ENTRANCES WILL BE MET AT THE SDP SUBMISSION FOR EACH PARCEL. MAJOR COLLECTOR - 250'
- 8) AREAS SHOWN HEREON ARE MORE OR LESS.
- 9) THERE ARE NO EXISTING BUILDINGS ON PARCELS A-29 AND A-30.

SURVEYOR'S CERTIFICATION

HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT, THAT IT IS A SUBDIVISION OF THE LAND CONVEYED TO TROY HILL CORPORATE CENTER I, LLC BY A DEED DATED MAR. 6, 2001 RECORDED IN LIBER 5378, FOLIO 542 FROM TROY HILL CORPORATE CENTER PROPERTY, 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.

5-21-03 RICHARD A. RADER, PROFESSIONAL LAND SURVEYOR MARYLAND REG. NO. 10106

TABULATION:

TOTAL NUMBER OF PARCELS TO BE RECORDED: 3 TOTAL AREA OF PLAT TO BE RECORDED: 8.3493 AC. ± TOTAL AREA OF OPEN SPACE PARCEL: 2.0915 AC. 1 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 M-1 ZONE: 0.0082 AC.±

TOTAL AREA OF B-2 ZONE: 8.3411 AC.±

APPROVED: For public water and public sewerage system, in conformance with the Master Plan of Water and Sewerage for Howard County.

8-21-03 Howard County Health Officer M. Date

APPROVED: Howard County Department

of Planning and Zoning

Chief, Development Engineering

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 AND A-30. 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.

TREE NOTES

1) A TREE MAINTENANCE EASEMENT, TEN FEET IN WIDTH, RUNNING ALONG THE EDGE OF THE PUBLIC ROAD RIGHT-OF-WAY AS SHOWN ON THESE PLATS OF SUBDIVISION IS RESERVED UPON ALL LOTS FRONTING ON THE SAID PUBLIC ROAD RIGHT-OF-WAY. THIS EASEMENT ALLOWS HOWARD COUNTY THE RIGHT TO ACCESS THE PROPERTY, WHEN NECESSARY, FOR THE SPECIFIC PURPOSE OF INSTALLATION REPAIR AND MAINTENANCE OF COUNTY OWNED TREES LOCATED WITHIN THE BOUNDARIES OF PRIVATE LOTS. NO BUILDING OR STRUCTURE OF ANY KIND SHALL BE LOCATED ON OR OVER THE SAID EASEMENT AREA.

2) TREES PLACED IN THE TREE EASEMENT WITHIN THE SIGHT LINE EASEMENT SHALL BE TRIMMED FROM THE GROUND UP TO A MINIMUM, HEIGHT OF

N496,000

N22'49'44 W 24.78'

N22'49'44"W

T=82.76'

R=810.00'

L=164.96

C = 164.67

EXISTING 20' WIDE PUBLIC SAN. SEWER & UTILITY EASEMENT PLAT 14618

DELTA= 11'40'06"

CD=N28'39'47"W

LEGEND

@ INDICATES BAR SET OR FOUND

BEARING S 07 54'05" W S 51 37' 02" W S 55 25' 53" W S 56 41' 00" W N 34 34'08" W S 55 25 53" W S 56 41'00" W S 50 37' 10" W S 59 24'36" W 29,97 N 76 59'19" W

81.742 50. FT.

u2S08*26'37"W

SONDRE

แง 103.25'

~ N76'59'19"W

43.77

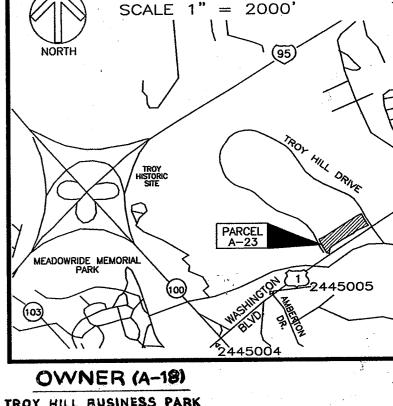
LINE TABLE

TRAFFIC NOTE

THE OWNER OF ANY LOT OR PARCEL AT TROY HILL CORPORATE CENTER SHALL SUBMIT A TRAFFIC ENGINEER'S ESTIMATE OF PEAK HOUR VEHICULAR SITE TRIP GENERATION WITH EACH RE-SUBDIVISION PLAT OR SITE DEVELOPMENT PLAN IT FILES WITH THE COUNTY FOR APPROVAL. THE SUBMISSION OF ANY RE-SUBDIVISION PLAT OR SITE DEVELOPMENT PLAN THAT RESULTS IN A TOTAL AGGREGATE PEAK HOUR PROJECTED TRIP VOLUME FROM TROY HILL OF AT LEAST 1746 VEHICLES PER PEAK HOUR ON A TYPICAL WEEKDAY SHALL REQUIRE THAT THE OWNER OF SUCH PLAN MUST APPLY FOR THE CONSTRUCTION OF THE US ROUTE 1 PHASE III TRAFFIC IMPROVEMENTS AND MUST COMPLETE CONSTRUCTION OF SUCH IMPROVEMENTS WITHIN THREE YEARS AFTER PLAN APPROVAL IN ACCORDANCE WITH THE ADEQUATE PUBLIC FACILITIES AGREEMENT F-91-24.

IF THE PEAK RATE EXCEEDS 1746 VEHICLES PER HOUR, AN UPDATED APFO STUDY SHALL BE SUBMITTED FOR THE INCREASED TRAFFIC CREATED BY THE PROPOSED USE ON EITHER OF THESE NEW PARCELS.

DISTANCE 65.75 29.84 350.29 S24*13'14"E 33.46 23.05 10' TREE MAINTENANCE EASEMENT
AS SHOWN ON PLATS 13839 AND 13841 + CUT FOUND N80'26'E 0.03' FROM COR. 95 N63°46'57"E 101.67



VICINITY MAP

TROY HILL BUSINESS PARK MANAGEMENT ASSOCIATION, INC. 7061 Columbia Gateway Drive Columbia, MD 21046-3403 (410) 290-1488

DELTA=10' 06' 47" T=103.64R = 1171.31L=206.75' CD=\$29'16'38"E C=206.48'

N496,500

EXISTING ACCESS EASEMENT PLAT 13839

S34'20'02"E

NOTE: THIS PLAT IS BASED ON A FIELD RUN MONUMENTED BOUNDARY THAT SUBSTANTIATES THE MONUMENTS AND MARKERS FOUND IN A SURVEY BY LEO W. RADER, SURVEYORS, DATED OCT. 18, 2000. THE COORDINATES USED FOR THE RECORDED PLATS OF "TROY HILL CORPORATE CENTER" ARE BASED ON THE MARYLAND STATE PLANE COORDINATE SYSTEM (NAD27) AS PROJECTED BY HOWARD COUNTY GEODETIC CONTROL STATIONS #2445004 AND #2445005.

OWNER/DEVELOPER (A-29 AND A-30)

TROY HILL CORPORATE CENTER I, LLC C/O MIE Properties, Inc. 5720 Executive Drive Baltimore, MD 21228-1789 (410) 788-0100

PURPOSE NOTE FOR RESUBDIVISION

BALTIMORE WASHINGTON BOULEVARD PURPOSE OF THIS PLAT IS TO SUBDIVIDE PARCEL A-23 AS SHOWN ON PLATS 14617 AND 14618 INTO PARCELS A-29 AND A-30 AND TO APD A PUBLIC WATER AND UTILITY, CROSS PARKING AND SWM ACCESS EASEMENTS.

BAR SET S46*11'44"W TROY HILL BUSINES THE LIGOROUTE AND AND A STATE OF THE STATE OF **OWNERS CERTIFICATE**

PRIVATE CROSS PARKING EASEMENT

S51'37'21"W

73.67

We, Troy Hill Corporate Center Property I, LLC and Troy Hill Business Park Manaagement Associance, 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, 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

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 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

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.

10 day of July, 2003

185.449 50.FT.

4.2513 ACRES *

TROY HILL CORPORATE CENTER PROPERTY I, LLC

RECORDED AS PLAT ON 8/28/03 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND

RESUBDIVISION OF PARCEL A-23 REVISION OF PARCEL A-18

"TROY HILL CORPORATE CENTER" PARCELS A-29 AND A-30 AND A-18

DATE: OCT. 11, 2002

HOWARD COUNTY, MARYLAND AMENDED: JAN. 6, 2003 AMENDED: MAR. 5, 2003

EXISTING ZONING: M-1 AND B-2 ELECTION DISTRICT NO. 1 TAX MAP 37 SHEET 1 OF 1 BLOCK NOS. 11, 12, 17 & 18

> SCALE: 1"=100' DRAWN BY: RAR CHECKED BY: RAR

S-90-05, P-90-23, F-91-24, F-96-136, F98-169

F-03-103

INDICATES PROPOSED EASEMENTS INDICATES EXISTING EASEMENTS REGISTERED PROFESSIONAL SURVEYORS (410) 252-2920

LEO W. RADER

■ INDICATES CONCRETE MONUMENT SET OR FOUND

N34'29'50"W

92.37

38 BELFAST ROAD TIMONIUM, MARYLAND 21093

TROY HILL BUSINESS PARK MANAGEMENT ASSOCIATION, INC