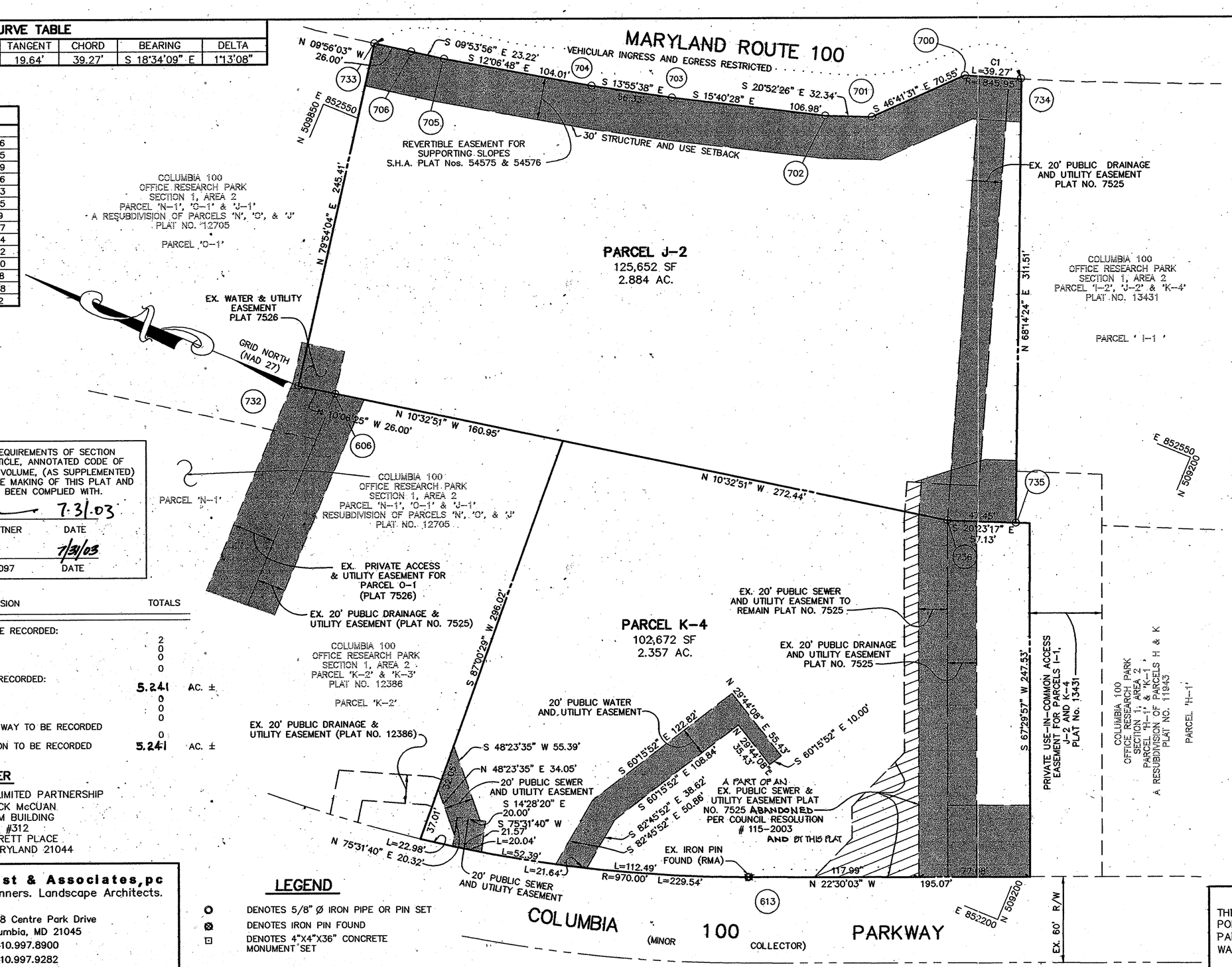
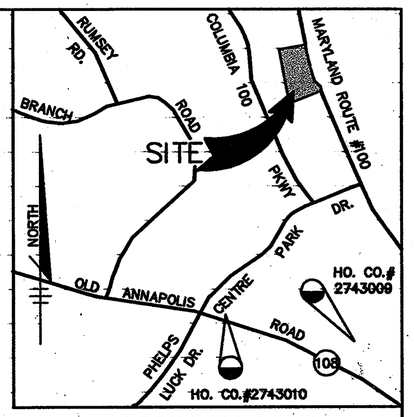
CURVE TABLE

CURVE	LENGTH	RADIUS	TANGENT	CHORD	BEARING	DELTA
C1	39.27'	1845.95'	19.64'	39.27'	S 18°34'09" E	1°13'08"

COORDINATES LIST

POINT	NORTH	EAST
606	509765.005	852365.396
700	509447.168	852738.065
701	509495.558	852686.729
702	509525.775	852675.206
703	509628.777	852646.303
704	509683.451	852632.745
705	509785.145	852610.919
706	509808.021	852606.927
732	509790.599	852360.834
733	509833.631	852602.442
734	509409.943	852750.570
735	509294.460	852461.258
736	509338.938	852444.728
613	509370.885	852161.292





VICINITY MAP

SCALE: 1" = 2000'

GENERAL NOTES

1. ALL COORDINATES SHOWN HEREON ARE BASED ON NAD 27, THE MARYLAND COORDINATE SYSTEM AS PROJECT BY HOWARD COUNTY GEODETIC CONTROL STATIONS NO. 2743009 AND 2743010.
2743009 – N 507,260.691, E 852,630.653
2743010 – N 507,089.137, E 851,923.856
2. SUBJECT PROPERTY IS ZONED P.O.R. AS PER THE 10-18-93 COMPREHENSIVE ZONING PLAN.
3. THIS SUBDIVISION IS SUBJECT TO SECTION 18.122B OF THE HOWARD COUNTY CODE, PUBLIC WATER AND PUBLIC SEWER SERVICE HAS BEEN GRANTED UNDER THE TERMS AND PROVISIONS THEREOF, EFFECTIVE JULY 31, 1987 ON WHICH DATE DEVELOPERS AGREEMENT NO. 24-1588-D WAS FILED AND ACCEPTED.
4. AREAS SHOWN ON THIS PLAT ARE MORE OR LESS, UNLESS SPECIFIED TO BE EXACT.
5. THERE ARE NO WETLANDS OR 100 YEAR FLOODPLAIN LOCATED ON THESE PARCELS.
6. THIS PLAT IS BASED ON A FIELD RUN MONUMENTED BOUNDARY SURVEY PERFORMED PRIOR TO 1982 BY RIEMER – TRACY AND ASSOCIATES, INC.
7. STORMWATER MANAGEMENT IS PROVIDED UNDER F-87-13.
8. SECTION 16.1202 (B) (1) (iii) STATES THAT FINAL PLANS AND MASS GRADING PLANS RECORDED PRIOR TO THE FOREST CONSERVATION ACT, ARE EXEMPT FROM FOREST CONSERVATION REQUIREMENTS. THE MASS GRADING PLAN WAS DONE UNDER GP-86-57.
9. PUBLIC WATER AND SEWAGE ALLOCATION WILL BE GRANTED AT THE TIME OF ISSUANCE OF THE BUILDING PERMIT IF CAPACITY IS AVAILABLE AT THAT TIME.
10. DEVELOPER RESERVES UNTO ITSELF, ITS SUCCESSORS AND ASSIGNS, ALL EASEMENTS SHOWN ON THIS PLAN FOR WATER, SEWER, STORM DRAINAGE AND OTHER PUBLIC UTILITIES, LOCATED IN, ON, OVER AND THROUGH PARCELS, ANY CONVEYANCES OF THE AFORESAID PARCELS SHALL BE SUBJECT TO THE EASEMENTS HEREIN RESERVED, WHETHER OR NOT EXPRESSLY STATED IN THE DEED(S) CONVEYING SAID PARCELS. 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, AND THE RELEASE OF DEVELOPER'S SURETY POSTED WITH SAID AGREEMENT. THE COUNTY SHALL ACCEPT THE EASEMENTS AND RECORD THE DEED(S) OF EASEMENT IN THE LAND RECORDS OF HOWARD COUNTY.
11. ACCESS TO PARCEL J-2 IS OBTAINED VIA PRIVATE USE-IN-COMMON ACCESS EASEMENT OVER PARCELS I-1 AND H-1.
12. RESOLUTION NO. 115-2003, TO TERMINATE PORTION OF A PUBLIC SEWER AND UTILITY EASEMENT, WAS APPROVED BY THE COUNTY COUNCIL ON JULY 30, 2003.

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.

Patrick McCuan 7.31.03
PATRICK McCUAN, GENERAL PARTNER — DATE

7/31/03
THOMAS L. FRAZIER, JR. NO. 21097 — DATE

TOTAL TABULATION THIS SUBMISSION	TOTALS
TOTAL NUMBER OF PARCELS TO BE RECORDED:	
BUILDABLE PARCELS	2
NON-BUILDABLE PARCELS	0
OPEN SPACE	0
PRESERVATION PARCELS	0
TOTAL AREA OF PARCELS TO BE RECORDED:	
BUILDABLE PARCELS	5.241 AC. ±
NON-BUILDABLE PARCELS	0
OPEN SPACE	0
PRESERVATION PARCELS	0
TOTAL AREA OF ROAD RIGHT-OF-WAY TO BE RECORDED INCLUDING WIDENING STRIPS:	0
TOTAL GROSS AREA OF SUBDIVISION TO BE RECORDED	5.241 AC. ±

OWNER

M.J.F. ASSOCIATES LIMITED PARTNERSHIP
c/o PATRICK McCUAN
THE K & M BUILDING
SUITE #312
5550 STERRETT PLACE
COLUMBIA, MARYLAND 21044

Patton Harris Rust & Associates, pc
Engineers. Surveyors. Planners. Landscape Architects.
PHR+A
8818 Centre Park Drive
Columbia, MD 21045
T 410.997.8900
F 410.997.9282

LEGEND

- DENOTES 5/8" Ø IRON PIPE OR PIN SET
- DENOTES IRON PIN FOUND
- DENOTES 4"X4"X36" CONCRETE MONUMENT SET

PURPOSE STATEMENT

THE PURPOSE FOR THIS PLAT IS TO ABANDON A PORTION OF A SEWER AND UTILITY EASEMENT ON PARCELS 'J-2' & 'K-4' AND CREATE A PUBLIC WATER & UTILITY EASEMENT ON PARCEL 'K-4'.

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

Penny Bernstein M.D. 9/9/03
HOWARD COUNTY HEALTH OFFICER — DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING.

9/5/03
CHIEF, DEVELOPMENT ENGINEERING DIVISION — DATE

9/25/03
DIRECTOR — DATE

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS A SUBDIVISION OF PART OF THE LANDS CONVEYED BY PATRICK McCUAN AND JILL B. McCUAN, TRUSTEES, TO M.J.F. ASSOCIATES LIMITED PARTNERSHIP, TRUSTEES (NOW MJF ASSOCIATES, LLLP), BY DEED DATED MAY 10, 1985 AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER 1502 AT FOLIO 184 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 — THOMAS L. FRAZIER JR. — NO. 21097 — PROFESSIONAL LAND SURVEYOR

THOMAS L. FRAZIER JR.
PROFESSIONAL LAND SURVEYOR
MD REGISTRATION NO. 21097

7/31/03
DATE

OWNER'S CERTIFICATE

M.J.F. ASSOCIATES LLLP, BY PATRICK McCUAN GENERAL PARTNER, OWNER 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 OF (OR) RIGHTS-OF-WAY AFFECTING THE PROPERTY ARE INCLUDED IN THIS PLAN OF SUBDIVISION.

WITNESS MY/OUR HANDS THIS 31st DAY OF July 2003.

PURSUANT TO THE FIFTH AMENDMENT TO THE CERTIFICATE OF LIMITED PARTNERSHIP OF MJF ASSOCIATES LIMITED PARTNERSHIP, DATE JULY 7, 1997, THE NAME OF THE PARTNERSHIP IS NOW "MJF ASSOCIATES LLLP".

M.J.F. ASSOCIATES LLLP

Patrick McCuan — 7.31.03
PATRICK McCUAN GENERAL PARTNER — DATE

Chris J Reed — 7.31.03
WITNESS — DATE

RECORDED AS PLAT No. 16209
ON 9-24-03
AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

COLUMBIA 100 OFFICE RESEARCH PARK

SECTION 1, AREA 2
PARCELS J-2 & K-4

A SUBDIVISION ENTITLED "COLUMBIA 100, OFFICE RESEARCH PARK, SECTION 1, AREA 2", AND RECORDED IN THE LAND RECORDS OF HOWARD COUNTY, MARYLAND AS PLAT No.13431.

A REVISION PLAT

F-87-13, F-96-51, F-97-48, F-97-147, F-99-59 & F-87-82

2ND ELECTION DISTRICT HOWARD COUNTY, MARYLAND

TAX MAP NO. 30 PARCEL: P/O 406 ZONED: POR
SCALE: 1" = 50' DATE: 08-04-03 SHEET: 1 OF 1

11872/3-0/SURVEY/WORK AREA/001 PLAT.DWG

F-03-139