
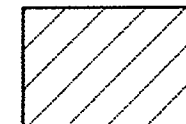
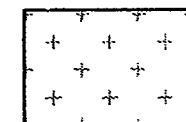
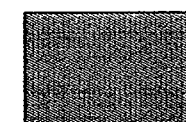
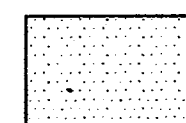
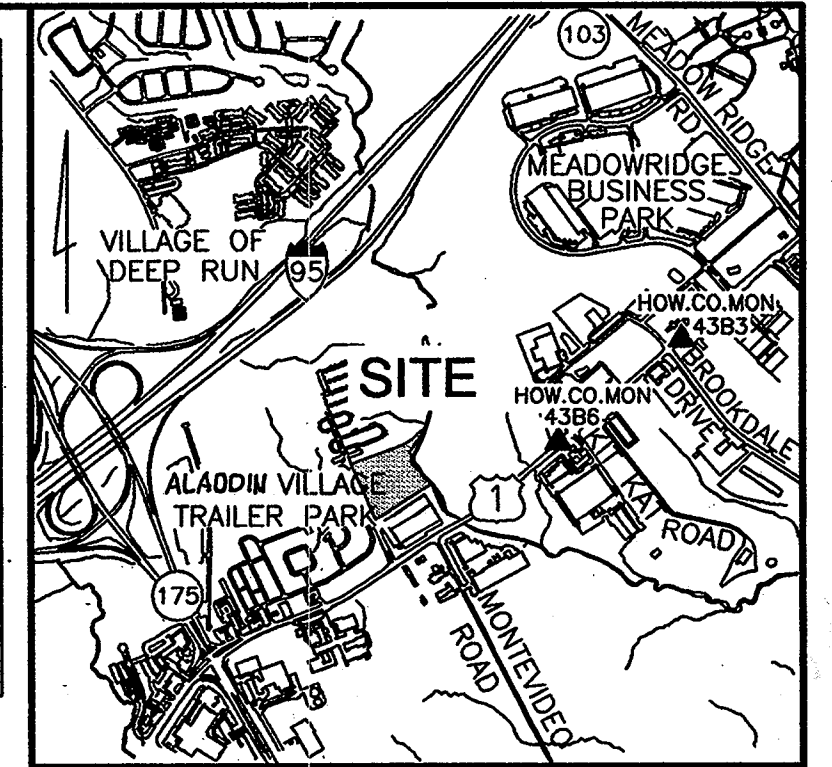
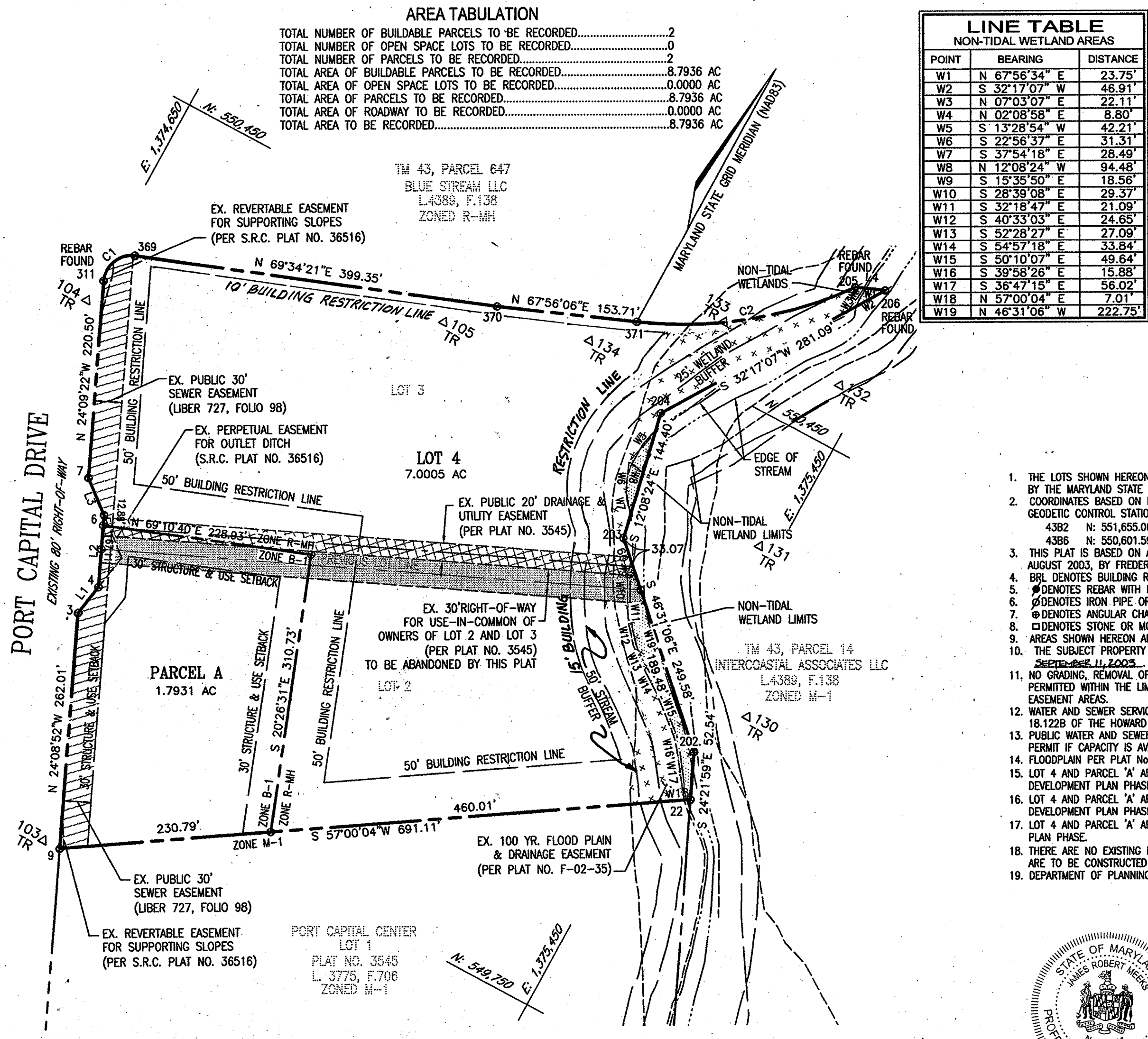


COORDINATE TABLE		
POINT	NORTHING	EASTING
3	549897.3662	1374811.9364
4	549932.9287	1374817.9114
6	550005.9201	1374785.1836
7	550034.2439	1374750.5694
9	549658.2805	1374919.1243
22	550034.6741	1375498.7452
202	550082.5388	1375477.0667
203	550254.2795	1375295.9735
204	550395.4490	1375265.6061
205	550620.7732	1375385.4138
206	550633.0836	1375415.7468
311	550235.4789	1374660.2617
369	550275.8554	1374677.1599
370	550415.2373	1375051.3966
371	550472.9797	1375193.8486

COORDINATE TABLE		
TRAVERSE POINTS		
POINT	NORTHING	EASTING
103	549657.4211	1374898.7801
104	550207.8489	1374654.2695
105	550372.1750	1375008.4905
130	550144.6457	1375509.2497
131	550317.2863	1375430.7976
132	550516.1478	1375422.4884
133	550518.4080	1375277.3760
134	550429.7210	1375158.5418

LINE TABLE		
POINT	BEARING	DISTANCE
L1	N 09°32'14" E	36.06'
L2	N 24°09'02" W	79.99'
L3	N 50°42'27" W	44.73'
-L4	N 67°54'38" E	32.74'

-  EX. PUBLIC 20' DRAINAGE & UTILITY EASEMENT PREVIOUSLY RECORDED PER PLAT NO. 3545
-  EX. PUBLIC 30' SEWER EASEMENT PREVIOUSLY RECORDED PER PLAT NO. 3545
-  EXISTING 100 YEAR FLOOD PLAIN PREVIOUSLY RECORDED PER PLAT NO. 3545
-  EX. PRIVATE 30' RIGHT-OF-WAY FOR USE-IN-COMMON OF OWNERS OF LOTS 2 & 3 PREVIOUSLY RECORDED PER PLAT NO. 3545
-  EXISTING NON-TIDAL WETLAND AREAS



VICINITY MAP
SCALE 1" = 2000'

GENERAL NOTES

- THE LOTS SHOWN HEREON COMPLY WITH THE MINIMUM OWNERSHIP WIDTH AND LOT AREA AS REQUIRED BY THE MARYLAND STATE DEPARTMENT OF ENVIRONMENT.
- COORDINATES BASED ON NAD 83, MARYLAND COORDINATE SYSTEM AS PROJECTED BY HOWARD COUNTY, GEODETIC CONTROL STATION NOS. 4382 AND 4386.
4382 N: 551,655.009' E: 1,378,176.941'
4386 N: 550,601.593' E: 1,376,866.047'
- THIS PLAT IS BASED ON A FIELD RUN MONUMENTED BOUNDARY SURVEY PERFORMED ON OR ABOUT AUGUST 2003, BY FREDERICK WARD ASSOCIATES.
- BRL DENOTES BUILDING RESTRICTION LINE.
- ⊙ DENOTES REBAR WITH FWA4 CAP SET.
- ⊙ DENOTES IRON PIPE OR IRON BAR FOUND.
- ⊙ DENOTES ANGULAR CHANGE IN BEARING OF BOUNDARY OR RIGHT-OF-WAY.
- ⊙ DENOTES STONE OR MONUMENT FOUND.
- AREAS SHOWN HEREON ARE MORE OR LESS.
- THE SUBJECT PROPERTY IS ZONED B-1 & RMH IN ACCORDANCE WITH CASE ZB1022M APPROVED SEPTEMBER 11, 2003.
- NO GRADING, REMOVAL OF VEGETATIVE COVER OR TREES, OR PLACEMENT OF NEW STRUCTURES IS PERMITTED WITHIN THE LIMITS OF WETLANDS, STREAMS, OR THEIR BUFFERS AND FOREST CONSERVATION EASEMENT AREAS.
- WATER AND SEWER SERVICE TO THESE LOTS WILL BE GRANTED UNDER THE PROVISIONS OF SECTION 18.122B OF THE HOWARD COUNTY CODE.
- PUBLIC WATER AND SEWER ALLOCATION WILL BE GRANTED AT THE TIME OF ISSUANCE OF THE BUILDING PERMIT IF CAPACITY IS AVAILABLE AT THAT TIME.
- FLOODPLAIN PER PLAT NO. 3545 TO BE REVIEW DURING THE SITE DEVELOPMENT PLAN PHASE.
- LOT 4 AND PARCEL 'A' ARE SUBJECT TO FOREST CONSERVATION, TO BE ADDRESSED AT THE SITE DEVELOPMENT PLAN PHASE.
- LOT 4 AND PARCEL 'A' ARE SUBJECT TO STORMWATER MANAGEMENT, TO BE ADDRESSED AT THE SITE DEVELOPMENT PLAN PHASE.
- LOT 4 AND PARCEL 'A' ARE SUBJECT TO A TRAFFIC STUDY TO BE ADDRESSED AT THE SITE DEVELOPMENT PLAN PHASE.
- THERE ARE NO EXISTING DWELLINGS/STRUCTURES LOCATED ONSITE. NO NEW DWELLINGS/STRUCTURES ARE TO BE CONSTRUCTED AT A DISTANCE LESS THAN THE ZONING REGULATIONS REQUIRE.
- DEPARTMENT OF PLANNING AND ZONING FILE NUMBERS: F-75-65;



THE REQUIREMENTS § 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 BEEN COMPLIED WITH.

James R. Meeks 9/10/03
JAMES ROBERT MEEKS, LS #10857 DATE

Arnold Sagner - member 9/10/03
REPRESENTATIVE OF DATE
PORT CAPITAL CENTER OF MARYLAND, LLC

OWNER/DEVELOPER
PORT CAPITAL CENTER OF MARYLAND, LLC
C/O ARNOLD SAGNER
P.O. BOX 416
ELLCOTT CITY, MARYLAND 21041-0416

THIS PLAT IS INTENDED TO RECONFIGURE EXISTING LOTS 2 & 3 IN ACCORDANCE WITH THE APPROVED ZONING BOARD CASE NUMBER ZB1022M DATED SEPTEMBER 11, 2003, FOREST CONSERVATION, FLOODPLAIN STUDY, TRAFFIC STUDY, STORMWATER MANAGEMENT AND ALL OTHER SITE RELATED ISSUES WILL BE ADDRESSED AT THE SITE DEVELOPMENT PHASE.

FREDERICK WARD ASSOCIATES
ARCHITECTS | ENGINEERS | PLANNERS | SURVEYORS

7125 Riverwood Drive
Columbia, Maryland 21046-2354
410-720-6900
410-720-6226 fax

REGIONAL OFFICES
Bel Air, Maryland and Warrenton, Virginia
www.frederickward.com

CURVE DATA TABLE						
CURVE NO.	RADIUS	TANGENT	LENGTH	Δ	CHORD LENGTH	CHORD BEARING
C1	30.00'	32.00'	49.06'	93°41'21"	43.77'	N 22°42'36" E
C2	450.00'	125.60'	244.96'	31°11'23"	241.95'	N 52°20'59" E

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

Perry Brewster M.D. 9/29/03
HOWARD COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING
AND ZONING

Arnold Sagner 9/29/03
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

Arnold Sagner 9/29/03
DIRECTOR DATE

OWNER'S CERTIFICATE

WE, PORT CAPITAL CENTER OF MARYLAND, L.L.C., OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON, ADOPT THIS FINAL PLAT 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, 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 OR STREET RIGHTS-OF-WAYS AND THE SPECIFIC EASEMENT AREAS SHOWN HEREON; 2) THE RIGHT TO REQUIRE DEDICATION FOR PUBLIC USE OF THE BEDS OF THE STREETS AND/OR ROADS, THE FLOOD PLAINS AND OPEN SPACE WHERE APPLICABLE AND FOR GOOD AND VALUABLE CONSIDERATION, HEREBY GRANT THE RIGHT AND OPTION TO HOWARD COUNTY TO ACQUIRE THE FEE SIMPLE TITLE TO THE BEDS OF THE STREETS AND/OR ROADS AND FLOOD PLAINS, 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 ERRECTED ON OR OVER THE SAID EASEMENTS AND RIGHTS-OF-WAYS. WITNESS OUR HANDS THIS 11 DAY OF SEPTEMBER, 2003.

Arnold Sagner - member
REPRESENTATIVE OF
PORT CAPITAL CENTER OF MARYLAND, LLC

John S. Sagner
WITNESS

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS A RESUBDIVISION OF THE LAND CONVEYED BY PORT CAPITAL CENTER LLP TO PORT CAPITAL CENTER OF MARYLAND, L.L.C. BY DEED DATED AUGUST 3, 1998 AND RECORDED IN LIBER 4393 AT FOLIO 334 OF THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

I ALSO CERTIFY ALL MONUMENTS ARE IN 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 AND BOUNDARY SURVEY IS IN ACCORDANCE WITH THE HOWARD COUNTY SUBDIVISION REGULATIONS.

James R. Meeks 9/10/03
JAMES ROBERT MEEKS, PROFESSIONAL LAND SURVEYOR #10857 DATE

RECORDED AS PLAT No. 112