

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 HAVE BEEN COMPLIED WITH.

*Bryan J. Haynie* 7/29/04  
 BRYAN J. HAYNIE  
 PROFESSIONAL LAND SURVEYOR  
 MARYLAND REGISTRATION No. 21139

*James L. Wilhelm* 8/9/04  
 WILHELM BUSINESS ENTERPRISES, L.L.C.  
 DATE

NOTE:  
 THIS SUBDIVISION IS SUBJECT TO SECTION 18.122B OF THE HOWARD COUNTY CODE. PUBLIC WATER AND/SEWER SERVICE HAS BEEN GRANTED UNDER THE TERMS AND PROVISIONS, THEREOF, EFFECTIVE 9-16-04 ON WHICH DATE DEVELOPER AGREEMENT #24-4211-D WAS FILED AND ACCEPTED.

PRIVATE STORMWATER MANAGEMENT EASEMENT

LINE	BEARING	DISTANCE
L23	S 54°35'53" E	70.17'
L24	S 35°16'56" W	159.19'
L25	S 54°43'04" E	100.00'
L26	S 35°16'56" W	30.00'
L27	N 54°43'04" W	100.00'
L28	S 35°16'56" W	27.75'
L29	N 54°35'53" W	70.62'
L30	N 54°42'59" W	57.04'
L31	N 35°17'01" E	96.38'
L32	N 54°43'04" W	26.47'
L33	N 35°17'01" E	90.00'
L34	S 54°43'04" E	26.47'
L35	N 35°17'01" E	38.50'
L36	S 54°42'59" E	57.04'

PUBLIC WATER AND UTILITY EASEMENT

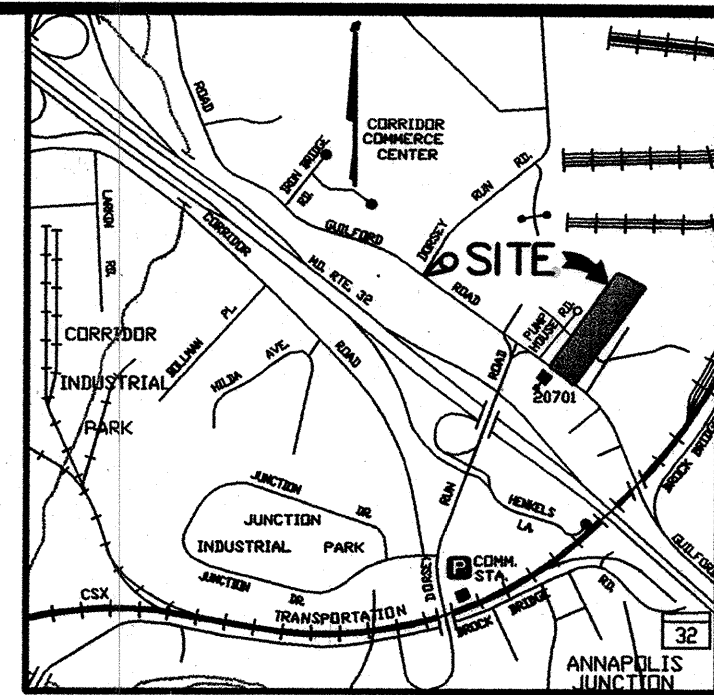
LINE	BEARING	DISTANCE
L37	N 48°24'07" W	11.37'
L38	N 50°35'52" W	23.74'
L39	N 35°17'01" E	82.97'
L40	N 37°16'59" E	143.30'
L41	N 35°17'01" E	47.88'
L42	N 54°42'59" W	7.51'
L43	N 35°17'01" E	20.00'
L44	S 54°42'59" E	7.51'
L45	N 35°17'01" E	229.02'
L46	N 54°42'59" W	8.00'
L47	N 35°17'01" E	20.00'
L48	S 54°42'59" E	8.00'
L49	N 35°17'01" E	274.60'
L50	N 54°43'04" W	65.84'
L51	S 80°16'56" W	20.00'
L52	S 35°16'56" W	58.97'
L53	N 54°43'04" W	20.00'
L54	N 35°16'56" E	67.25'
L55	N 80°16'56" E	36.57'
L56	S 54°43'04" E	74.13'
L57	N 35°17'01" E	252.14'
L58	N 54°42'59" W	10.78'
L59	N 35°17'01" E	20.00'
L60	S 54°42'59" E	30.78'
L61	S 35°17'01" W	64.23'
L62	S 54°42'59" E	10.00'
L63	S 35°17'01" W	329.16'
L64	S 54°42'59" E	10.00'
L65	S 35°17'01" W	20.00'
L66	N 54°42'59" W	10.00'
L67	S 35°17'01" W	614.08'

PRIVATE DRAINAGE AND UTILITY EASEMENT

LINE	BEARING	DISTANCE
L68	N 35°16'56" E	16.93'
L69	N 62°46'43" W	226.38'
L70	N 83°30'54" W	46.05'
L71	N 35°24'07" E	46.78'
L72	S 35°17'01" W	30.30'
L73	N 62°46'43" W	8.03'
L74	S 35°16'56" W	16.16'
L75	N 54°43'04" W	20.00'

COORDINATE TABLE

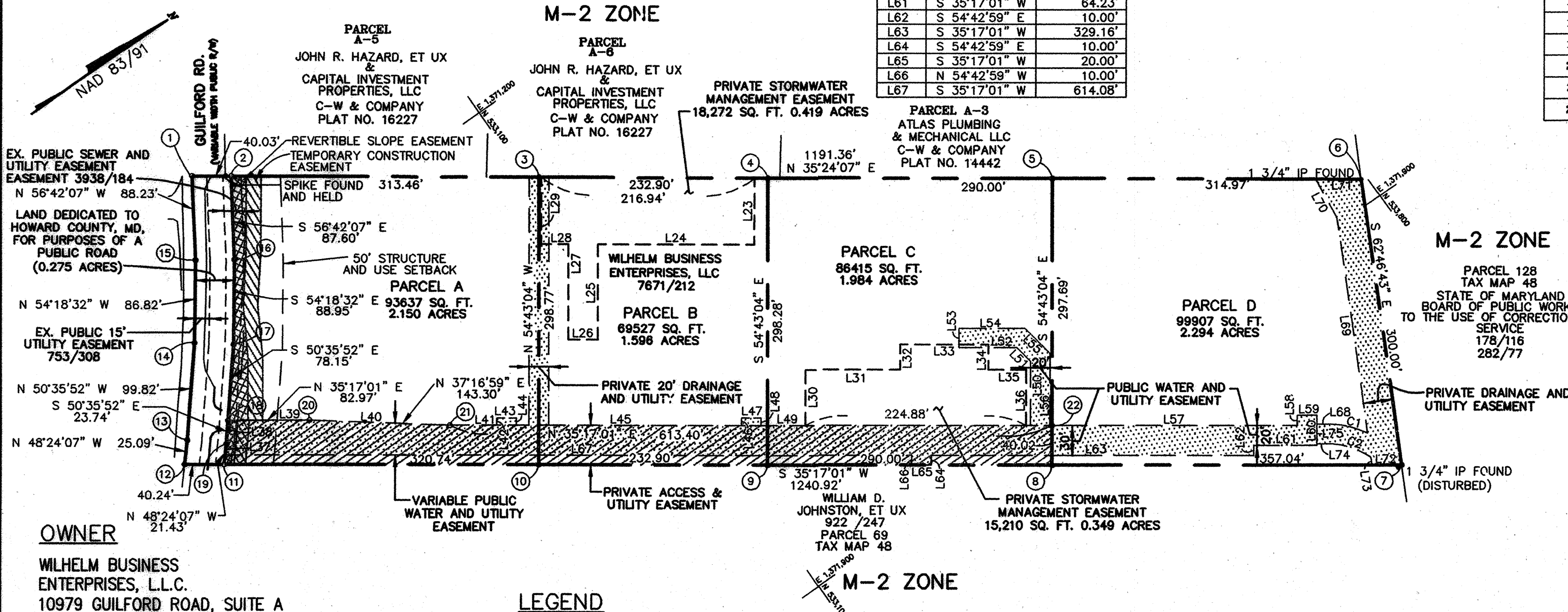
NAME	NORTH	EAST
1	532823.36	1371184.93
2	532855.99	1371208.12
3	533111.50	1371389.71
4	533301.33	1371524.63
5	533537.71	1371692.63
6	533794.45	1371875.09
7	533657.22	1372141.87
8	533365.77	1371935.64
9	533129.04	1371768.13
10	532938.93	1371633.60
11	532677.10	1371448.33
12	532644.25	1371425.08
13	532660.91	1371406.32
14	532724.27	1371329.19
15	532774.92	1371258.67
16	532807.90	1371281.33
17	532755.99	1371353.59
18	532706.40	1371413.96
19	532691.32	1371432.31
20	532774.14	1371461.86
21	532888.16	1371548.67
22	533388.87	1371902.98



VICINITY MAP  
 SCALE: 1"=2000'

BENCH MARK

48G4-HOWARD CO. SURVEY CONTROL, BRASS DISK SET IN TOP OF CONC. MONUMENT S/E COR. OF GUILFORD RD. & DORSEY RUN RD. N 531519.243 E 1371653.850 EL. 206.647 FT.  
 48GB-N 532530.284 E 1370623.784



**OWNER**  
 WILHELM BUSINESS ENTERPRISES, L.L.C.  
 10979 GUILFORD ROAD, SUITE A ANNAPOLIS JUNCTION, MD. 20701  
 443-661-1400

**TABULATION OF FINAL PLAT**  
 TOTAL NO. PARCELS TO BE RECORDED 4  
 TOTAL AREA OF PARCELS BUILDABLE 8.024 Ac  
 NON-BUILDABLE N/A  
 OPEN SPACE N/A  
 PRESERVATION PARCELS N/A  
 TOTAL AREA ROADWAY TO BE RECORDED INCLUDING WIDENING STRIPS 0.275 Ac  
 TOTAL AREA OF SUBDIVISION TO BE RECORDED 8.299 Ac

- LEGEND**
- REVERTIBLE SLOPE EASEMENT
  - TEMPORARY CONSTRUCTION EASEMENT
  - PUBLIC AND PRIVATE UTILITY EASEMENTS
  - STORM WATER MANAGEMENT EASEMENTS
  - PRIVATE ACCESS AND UTILITY EASEMENT

CURVE DATA

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	103.44'	36.23'	36.04'	N 49°29'18" E	20°03'56"
C2	83.44'	41.91'	41.47'	S 54°19'05" W	28°46'39"

NOTE:  
 SHARED VEHICULAR ACCESS AND PARKING EASEMENT AND MAINTENANCE IS GRANTED IN THE ANNAPOLIS JUNCTION BUSINESS PARK DECLARATION OF CONSTRUCTION, OPERATION AND RECIPROCAL EASEMENT AGREEMENT AS RECORDED IN LIBER 0649 FOLIO 583 DATED 09/23/04. THE EASEMENT AGREEMENT ALLOWS FOR A NON-EXCLUSIVE PERPETUAL EASEMENT FOR THE PASSAGE AND PARKING OF VEHICLES OVER AND ACROSS THE PARKING AND DRIVEWAY AREAS OF THE GRANTING OWNER'S PARCELS.

- GENERAL NOTES:**
- COORDINATES ARE BASED ON THE MARYLAND COORDINATE SYSTEM NAD83 (1991) AS PROJECTED BY HOWARD COUNTY GEODETIC CONTROL STATIONS NO. 48G4 AND 48GB
  - ALL AREAS SHOWN ON THIS PLAT ARE MORE OR LESS.
  - THE SUBJECT PROPERTY IS ZONED M-2 PER THE 02/02/04 COMPREHENSIVE ZONING PLAN.
  - THERE ARE NO CEMETERIES WITHIN THE LIMITS OF THIS PLAT.
  - "THE FOREST CONSERVATION OBLIGATIONS FOR THE DEVELOPMENT OF THESE PARCELS WILL BE MET AND PROVIDED WITH THE SITE DEVELOPMENT PLAN FOR PARCELS A-D, SDP-04-098, OR ANY SUBSEQUENT SITE DEVELOPMENT PLAN IF SDP-04-098 DOES NOT OBTAIN APPROVAL."
  - RESERVATION OF PUBLIC UTILITY AND EASEMENT DEVELOPER RESERVES UNTO ITSELF, ITS SUCCESSORS AND ASSIGNS, ALL EASEMENTS SHOWN ON THIS PLAN FOR WATER, SEWER, LOCATED IN, ON, OVER, AND THROUGH LOTS/PARCELS. ANY CONVEYANCES OF THE AFORESAID LOTS/PARCELS SHALL BE SUBJECT TO THE EASEMENTS HEREIN RESERVED, WHETHER OR NOT EXPRESSLY STATED IN THE DEED(S) CONVEYING SAID LOTS/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, THE COUNTY SHALL ACCEPT THE EASEMENTS AND RECORD THE DEED(S) OF EASEMENT IN THE LAND RECORDS OF HOWARD COUNTY. THE DEVELOPERS AGREEMENT FOR WATER AND SEWER WAS EXECUTED ON 9-16-04.
  - PREVIOUS HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING FILE NOS: SDP-80-073, WP-04-073, F-04-107 & SDP-04-098.
  - THERE ARE NO WETLANDS ON SITE THAT WILL REQUIRE 401 AND 404 WETLAND PERMITS FROM THE STATE OF MARYLAND, AS PER FIELD INVESTIGATION BY HUMAN AND RHODE INC.
  - REBAR AND CAPS MARKED THUS □ WILL BE SET IN ACCORDANCE WITH HOWARD COUNTY SUBDIVISION REGULATIONS, SECTION 16.139 (C).
  - THIS PLAT IS BASED UPON A FIELD RUN BOUNDARY SURVEY PERFORMED BY CENTURY ENGINEERING, INC. IN SEPTEMBER, 2003.
  - STORMWATER MANAGEMENT (SWM) SHALL BE PROVIDED ON THIS SITE BY A SWM FACILITY FOR WATER QUALITY AND QUANTITY CONTROL IN ACCORDANCE WITH THE 2000 MARYLAND DEPARTMENT OF THE ENVIRONMENT SWM REGULATIONS. THIS FACILITY IS TO BE PRIVATELY MAINTAINED BY THE OWNERS ASSOCIATION. WATER QUALITY WILL BE PROVIDED BY UNDERGROUND SAND FILTERS AND WATER QUANTITY BY DRY POND. THE STORM WATER MANAGEMENT OBLIGATION FOR THE DEVELOPMENT OF THESE PARCELS WILL BE MET AND PROVIDED WITH THE SITE DEVELOPMENT PLAN FOR PARCELS A-D, SDP-04-098, OR ANY SUBSEQUENT SITE DEVELOPMENT PLAN IF SDP-04-098 DOES NOT OBTAIN APPROVAL.
  - 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 SEWAGE ALLOCATION WILL BE GRANTED AT THE TIME OF ISSUANCE OF THE BUILDING PERMIT IF CAPACITY IS AVAILABLE AT THAT TIME.
  - SUBJECT TO A RIGHT OF WAY TO BALTIMORE GAS AND ELECTRIC COMPANY AS RECORDED IN BOOK 980 AT PAGE 675 AND IN BOOK 382 AT PAGE 635.
  - THIS PLAN IS SUBJECT TO THE AMENDED FIFTH EDITION OF THE SUBDIVISION REGULATIONS.
  - WP-04-073 APPROVED ON 1-6-04 FOR SECTIONS 16.144(a) AND (f) TO NOT BE REQUIRED TO SUBMIT SKETCH AND PRELIMINARY PLANS FOR A MAJOR (NON RESIDENTIAL) SUBDIVISION. CONDITIONS AS FOLLOWS:
    - THE PROPOSED PARCELS SHALL HAVE SHARED VEHICULAR ACCESS AND PARKING AND A SHARED VEHICULAR ACCESS AND PARKING EASEMENT INDICATED ON THE FUTURE FINAL PLAT FOR THE PROPERTY.
    - THE PROPOSED PARKING LOTS AND PARKING LOT ISLANDS SHALL COMPLY WITH THE DESIGN REQUIREMENTS OF THE LANDSCAPING MANUAL.
    - A LOADING/UNLOADING FACILITY THAT COMPLIES WITH THE REQUIREMENTS OF ZONING REGULATIONS SECTION 133.F SHALL BE INDICATED FOR EACH BUILDING ON THE FUTURE SITE DEVELOPMENT PLAN(S) FOR THE PROPOSED PARCELS.
    - COMPLIANCE WITH THE ENGAGED HEALTH DEPARTMENT AND DIVISION OF ENVIRONMENTAL AND COMMUNITY PLANNING COMMENTS IS REQUIRED.

APPROVED: FOR PUBLIC WATER & PUBLIC SEWERAGE SYSTEMS IN CONFORMANCE WITH THE MASTER PLAN OF WATER & SEWERAGE FOR HOWARD COUNTY, MD. HOWARD COUNTY HEALTH DEPARTMENT  
*[Signature]* 10/18/07  
 HOWARD COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING  
*[Signature]* 9/21/04  
 CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

*[Signature]* 10/25/04  
 DIRECTOR DATE

**OWNER'S DEDICATION**

THE ANNAPOLIS JUNCTION BUSINESS PARK, BY WILHELM BUSINESS ENTERPRISES, L.L.C. OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY ADOPTS THIS PLAN OF SUBDIVISION, AND IN CONSIDERATION OF THE APPROVAL OF THIS FINAL PLAT BY THE DEPARTMENT OF PLANNING AND ZONING, ESTABLISHES THE MINIMUM BUILDING RESTRICTION LINES AND GRANTS UNTO HOWARD COUNTY, MARYLAND, ITS SUCCESSORS AND ASSIGNS:

- THE RIGHT TO LAY, CONSTRUCT AND MAINTAIN SEWER, DRAINS, WATER PIPES AND OTHER MUNICIPAL UTILITIES AND SERVICES, IN AND UNDER ALL ROADS AND STREET RIGHTS-OF-WAY AND THE SPECIFIC EASEMENT AREAS SHOWN HEREON;
- THE RIGHT TO REQUIRE DEDICATION FOR PUBLIC USE, THE BEDS OF THE STREETS AND/OR ROADS, 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, FLOODPLAINS, STORM DRAINAGE FACILITIES AND OPEN SPACE WHERE APPLICABLE;
- THE RIGHT TO REQUIRE DEDICATION OF WATERWAYS AND DRAINAGE EASEMENTS FOR THE SPECIFIC PURPOSE OF THEIR CONSTRUCTION, REPAIR AND MAINTENANCE; AND
- THAT NO BUILDING OR SIMILAR STRUCTURE OF ANY KIND SHALL BE ERRECTED ON OR OVER THE SAID EASEMENTS AND RIGHTS-OF-WAY.

BY: *[Signature]* ATTEST: *[Signature]*

**SURVEYOR'S CERTIFICATE**

I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS A SUBDIVISION OF PART OF THE LAND CONVEYED BY KWANG WOO YEE TO WILHELM BUSINESS ENTERPRISES, L.L.C. BY DEED RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MD IN LIBER 7671 FOLIO 212; AND THAT ALL MONUMENTS ARE IN PLACE OR WILL BE IN PLACE PRIOR TO ACCEPTANCE OF THE STREETS IN THE SUBDIVISION BY HOWARD COUNTY, IN ACCORDANCE WITH THE ANNOTATED CODE OF MARYLAND, AS AMENDED.

*[Signature]* 7/29/04  
 BRYAN J. HAYNIE  
 PROFESSIONAL LAND SURVEYOR  
 MARYLAND REGISTRATION No. 21139 DATE

RECORDED AS PLAT No. 17018 ON 11/5/04 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

**ANNAPOLIS JUNCTION BUSINESS PARK**  
 PARCELS A-D

SHEET 1 OF 1  
 6TH ELECTION DISTRICT  
 SCALE: 1"=100'

TAX MAP 48  
 GRID 14 PARCEL 120  
 JUNE, 2004

**CENTURY ENGINEERING, INC.**  
 CONSULTING ENGINEERS, PLANNERS, SURVEYORS  
 32 WEST ROAD  
 TOWSON, MARYLAND 21284  
 (410) 823-8070