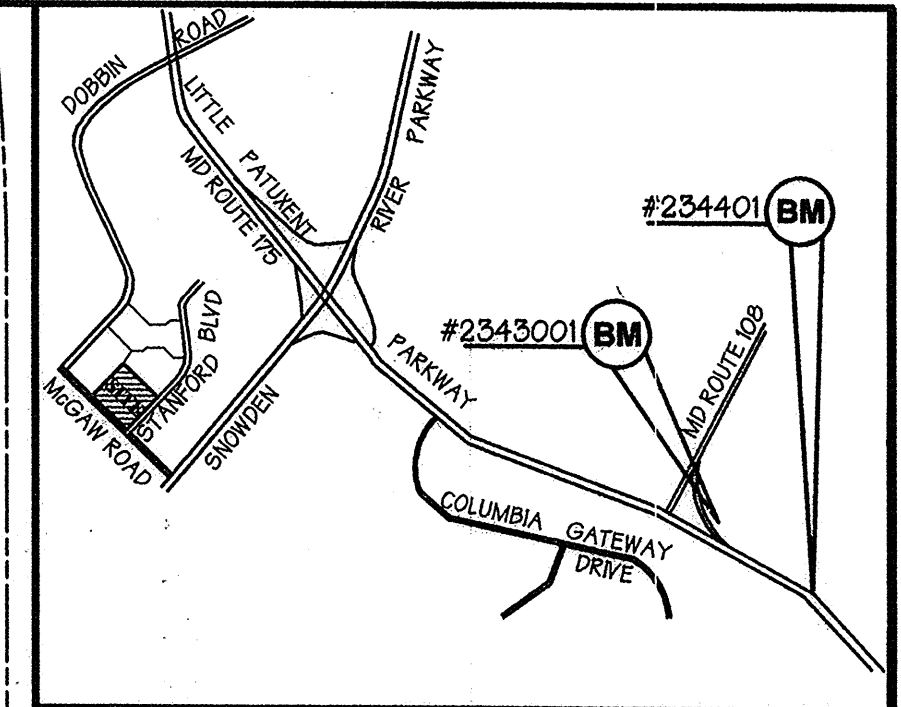


THIS SUBDIVISION IS SUBJECT TO SECTION 18.122B OF THE HOWARD COUNTY CODE. PUBLIC WATER AND PUBLIC SEWER HAS BEEN GRANTED UNDER THE TERMS AND PROVISIONS THEREOF EFFECTIVE 06/02/05 ON WHICH DATE DEVELOPER AGREEMENT NO. 44-4269-D WAS FILED AND ACCEPTED.



VICINITY MAP
SCALE: 1"=2000'

- GENERAL NOTES**
- (1) THE MINIMUM BUILDING RESTRICTION FROM THE PROPERTY LINES AND THE RIGHT-OF-WAY OF ANY PUBLIC ROAD OR STREET TO BE IN ACCORDANCE WITH THE RECORDED FINAL DEVELOPMENT PLAN ENTITLED "COLUMBIA-AMENDED FINAL DEVELOPMENT PLAN PHASE 117A-1" RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND AS PLAT 3054-A-1031.
 - (2) THE SUBJECT PROPERTY IS ZONED NT (EMPLOYMENT CENTER-INDUSTRIAL LAND USE PER FDP 117A-1) PER THE 02/02/04 COMPREHENSIVE ZONING PLAN.
 - (3) STORM WATER MANAGEMENT HAS BEEN PROVIDED TO THIS PARCEL ON SDP 87-193.
 - (4) PUBLIC WATER AND/OR SEWER ALLOCATION FOR THIS DEVELOPMENT IS SUBJECT TO SECTION 18.122B OF THE HOWARD COUNTY CODE. ALLOCATION WILL BE MADE AT THE TIME OF FINAL PLAT APPROVAL, IF CAPACITY IS AVAILABLE AT THAT TIME.
 - (5) REASON FOR RESUBDIVISION: TO CREATE PARCELS A-38, & A-39 FROM EXISTING PARCEL A-24, SHOWN ON A PLAT ENTITLED "COLUMBIA CORPORATE PARK PARCELS A-24 & A-25, A RESUBDIVISION OF PARCEL A-8", DATED OCTOBER 19, 1994, RECORDED AMONG THE PLAT RECORDS OF HOWARD COUNTY, MARYLAND, AS PLAT NO. 11615.
 - (6) NOTE: ALL AREAS ON THIS PLAT ARE MORE OR LESS AND INDICATED +/-.
 - (7) 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-38 & A-39. ANY AND ALL CONVEYANCES OF AFORESAID LOTS SHALL BE SUBJECT TO THE EASEMENTS HEREIN RESERVED, WHETHER OR NOT EXPRESSLY STATED IN THE DEEDS CONVEYING SAID PARCELS. DEVELOPER SHALL EXECUTE AND DELIVER DEEDS FOR THE EASEMENTS RESERVED UNTO HOWARD COUNTY, UPON COMPLETION OF THE PUBLIC UTILITIES AND THEIR ACCEPTANCE BY HOWARD COUNTY. THE COUNTY SHALL ACCEPT THE EASEMENTS AND RECORD THE DEEDS OF EASEMENT IN THE LAND RECORDS OF HOWARD COUNTY.
 - (8) THIS PLAT IS BASED ON A FIELD RUN SURVEY OF THE OVERALL BOUNDARY OF COLUMBIA CORPORATE PARK PERFORMED BY OUR OFFICE IN 1988.
 - (9) THERE ARE EXISTING STRUCTURES LOCATED ON THIS SITE PER THE SITE DEVELOPMENT PLAN SDP 95-58 WHICH ARE TO BE REMOVED.
 - (10) LANDSCAPING FOR PARCELS A-38 & A-39 IS PROVIDED IN ACCORDANCE WITH A CERTIFIED LANDSCAPE PLAN ON FILE WITH SITE DEVELOPMENT PLAN SDP 05-057 IN ACCORDANCE WITH SECTION 16.124 OF THE HOWARD COUNTY CODE AND THE LANDSCAPE MANUAL.
 - (11) EXISTING WATER AND SEWER CONTRACT NUMBERS 24-1667-D & 483-D (W&S) PROPOSED SEWER & WATER CONTRACT NUMBER 44-4269-D.

COORDINATES

NO.	NORTH	EAST
PC1	493754.85	851057.60
PC2	493376.60	851449.96
PC3	493438.08	850752.22
277	493085.03	851168.87
278	493084.12	851119.38

PARCEL A-32
PLAT 14316

CONCRETE MONUMENT SHOWN THUS

IRON PIN & CAP SHOWN THUS

BOUNDARY

BUILDING RESTRICTION LINE

COORDINATES PC1 277

EXISTING PUBLIC WATER & UTILITY EASEMENT TO BE RELEASED BY THIS PLAT

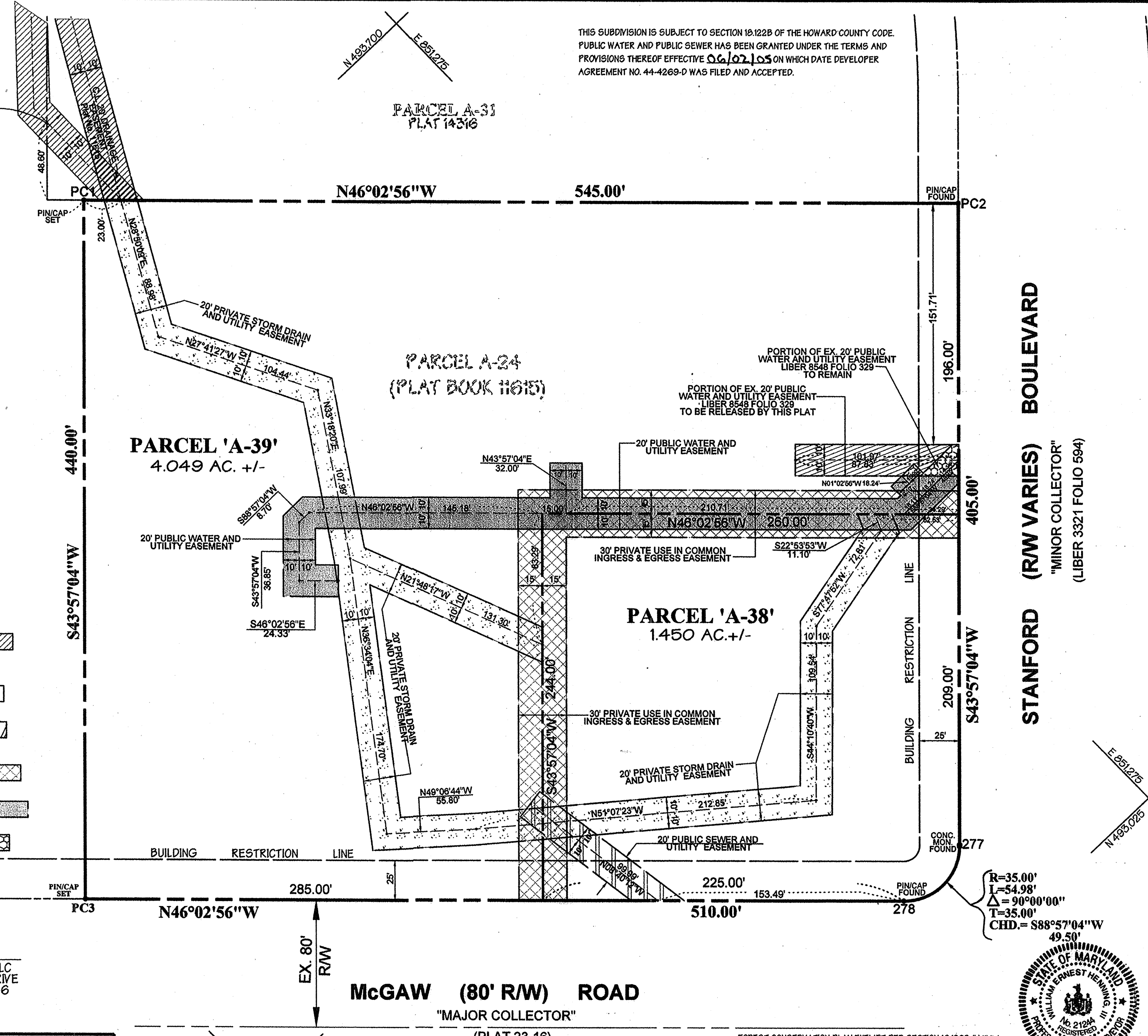
PRIVATE STORM DRAIN AND UTILITY EASEMENT

PUBLIC SEWER AND UTILITY EASEMENT

PRIVATE USE IN COMMON INGRESS AND EGRESS EASEMENT

PUBLIC WATER AND UTILITY EASEMENT

EXISTING PUBLIC WATER & UTILITY EASEMENT TO REMAIN



OWNER
MOR McGAW ACQUISITION, LLC
7061 COLUMBIA GATEWAY DRIVE
COLUMBIA, MARYLAND 21046
410-290-1400

McGAW (80' R/W) ROAD
"MAJOR COLLECTOR"
(PLAT 23-16)

AREA TABULATION CHART:
TOTAL NUMBER OF PARCELS TO BE RECORDED: 2
TOTAL AREA OF PLAT TO BE RECORDED: 5.499 AC. +/-
TOTAL AREA OF PARCELS: 5.499 AC. +/-

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING.
[Signature] 06/21/05
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

[Signature] 6/15/05
DIRECTOR DATE

APPROVED: FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEMS
HOWARD COUNTY HEALTH DEPARTMENT
[Signature] 6/15/05
HOWARD COUNTY HEALTH OFFICER DATE

OWNER'S CERTIFICATE
MOR McGAW ACQUISITION, LLC, A MARYLAND LIMITED LIABILITY COMPANY, 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 OFFICE OF PLANNING AND ZONING, ESTABLISHES 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 AND STREET RIGHT-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 AND FLOODPLAINS AND OPEN SPACE WHERE APPLICABLE, AND FOR GOOD AND OTHER 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 FLOODPLAINS, STORM DRAINAGE FACILITIES AND OPEN SPACE WHERE APPLICABLE; (3) THE RIGHT TO REQUIRE DEDICATION OF WATERWAYS AND DRAINAGE EASEMENTS FOR THE SPECIFIC PURPOSES OF THEIR CONSTRUCTION, REPAIR AND MAINTENANCE; AND (4) THAT NO BUILDING OR SIMILAR STRUCTURE OF ANY KIND SHALL BE ERRECTED ON OR OVER THE SAID EASEMENTS AND RIGHT-OF-WAYS.

[Signature] 5/20/05
MOR McGAW ACQUISITION, LLC BY: COLE SCHNORF DATE

SURVEYOR'S CERTIFICATE
I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT, THAT IT IS A RESUBDIVISION OF THE LANDS WHICH BY DEED DATED MARCH 2, 2005 AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER 3052 FOLIO 622, WAS GRANTED AND CONVEYED BY ARGONAUT HOLDINGS, INC., A DELAWARE CORPORATION TO MOR McGAW ACQUISITION LLC, A MARYLAND LIMITED LIABILITY COMPANY, WHICH IS SHOWN ON A PLAT ENTITLED "COLUMBIA CORPORATE PARK, PARCELS A-24 & A-25, A RESUBDIVISION OF PARCEL A-8" RECORDED AMONG THE PLAT RECORDS OF HOWARD COUNTY, MARYLAND AS PLAT NO. 11615 AND THAT ALL MONUMENTS ARE IN PLACE PRIOR TO ACCEPTANCE OF THE STREETS IN THE SUBDIVISION BY HOWARD COUNTY, MARYLAND AS SHOWN IN ACCORDANCE WITH THE ANNOTATED CODE OF MARYLAND AS AMENDED AND MONUMENTATION IN ACCORDANCE WITH THE HOWARD COUNTY SUBDIVISION REGULATIONS.

THE REQUIREMENTS OF 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.

[Signature] 5/19/05
WILLIAM E. HENNING, III, PROFESSIONAL LAND SURVEYOR REG. NO. 21244 DATE

PURPOSE NOTE FOR SUBDIVISION
TO RESUBDIVIDE PARCEL A-24 AS SHOWN ON PLAT 11615 TO CREATE PARCELS A-38 AND A-39.

RECORDED AS PLAT NUMBER 17529 ON 06-17-05 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND

COLUMBIA CORPORATE PARK PARCELS A-38 AND A-39
A RESUBDIVISION OF PARCEL A-24,
PLAT NO. 11615
F05-056
ZONED NT EC-IND
TAX MAP 36, GRID 24, PARCEL 356
HOWARD COUNTY, MD.
APRIL 27, 2005

SHEET 1 OF 1
6th ELECTION DISTRICT
SCALE: 1" = 50'

GEORGE WILLIAM STEPHENS, JR. AND ASSOCIATES, INC.
CIVIL ENGINEERS & LAND SURVEYORS
1020 CROMWELL BRIDGE ROAD
TOWSON, MARYLAND 21286
(410) 825-8120

