

20' PUBLIC WATER & SEWER EASEMENT LINE TABLE

LINE	BEARING	LENGTH
WS1	N 53°46'26" W	7.82'
WS2	S 36°13'34" W	6.00'
WS3	N 53°46'26" W	10.00'
WS4	N 36°13'34" E	6.00'
WS5	N 53°46'26" W	289.18'
WS6	S 36°13'34" W	6.00'
WS7	N 53°46'26" W	10.00'
WS8	N 36°13'34" E	6.00'
WS9	N 53°46'26" W	283.81'
WS10	S 36°13'34" W	6.00'
WS11	N 53°46'26" W	10.00'
WS12	N 36°13'34" E	26.00'
WS13	S 53°46'26" E	611.30'
WS14	S 79°41'52" W	54.08'
WS15	N 53°46'26" W	19.76'
WS16	S 36°13'34" W	14.41'
WS17	N 53°46'26" W	10.00'
WS18	N 36°13'34" E	14.41'
WS19	N 53°46'26" W	366.91'
WS20	S 36°13'34" W	48.00'
WS21	N 53°46'26" W	20.00'
WS22	N 36°13'34" E	68.00'
WS23	S 53°46'26" E	368.75'
WS24	N 36°13'34" E	151.39'
WS25	N 08°45'04" E	16.18'
WS26	S 36°13'34" W	12.08'
WS27	N 53°46'26" W	10.00'
WS28	N 36°13'34" E	17.18'
WS29	N 53°46'26" W	309.18'
WS30	N 36°13'34" E	26.00'
WS31	S 53°46'26" E	10.00'
WS32	S 36°13'34" W	6.00'
WS33	S 53°46'26" E	312.66'
WS34	S 08°45'04" E	5.93'
WS35	S 08°45'04" W	16.18'
WS36	S 75°19'06" E	19.78'
WS37	S 14°40'54" W	10.00'
WS38	N 75°19'06" W	19.78'
WS39	S 36°13'34" W	151.39'
WS40	S 53°46'26" E	19.33'
WS41	N 79°41'52" E	59.78'
WS42	S 55°18'08" E	4.09'

COORDINATES LIST

POINT	NORTH	EAST
3000	553227.7368	1388725.4911
3001	553600.9203	1388240.7906
3002	553974.1047	1387756.0890
3003	554426.1150	1387736.1474
3004	554609.0054	1388212.4620
3005	554549.0058	1388688.4655
3006	554566.6915	1389117.3910
3007	554066.8421	1389129.6628
3008	553521.0836	1388951.3488

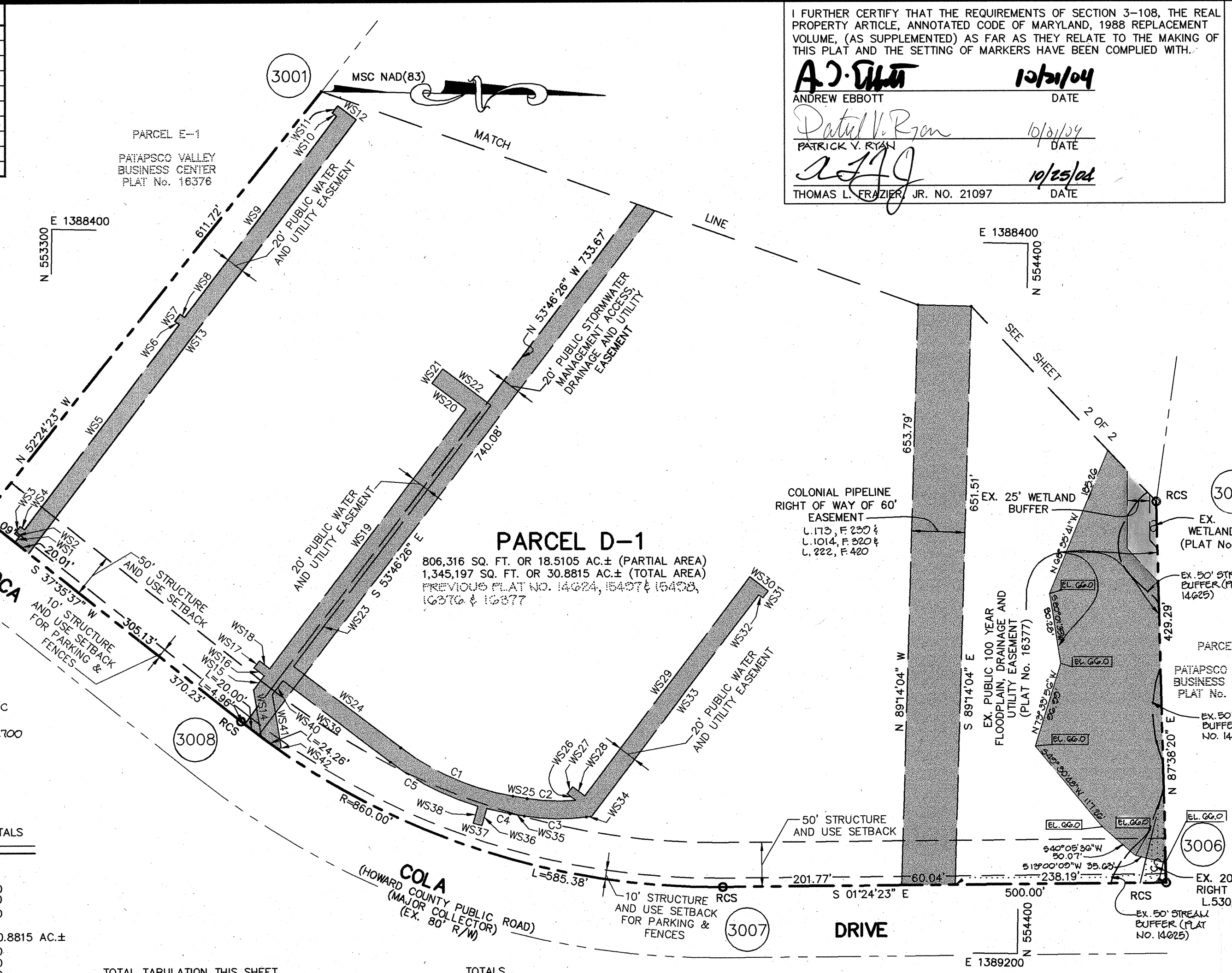
**OWNER**  
 CIVI-14D1102 + 14D1103, LLC  
 c/o CABOT PROPERTIES, INC.  
 ONE BEACON STREET, SUITE 1700  
 BOSTON, MA 02108  
 PH: 617-305-6121

TOTAL TABULATION THIS SUBMISSION	TOTALS
TOTAL NUMBER OF PARCELS TO BE RECORDED:	
BUILDABLE PARCELS	1
NON-BUILDABLE PARCELS	0
OPEN SPACE	0
PRESERVATION PARCELS	0
TOTAL AREA OF PARCELS TO BE RECORDED:	
BUILDABLE PARCELS	30.8815 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	30.8815 AC.±

**Patton Harris Rust & Associates, pc**  
 Engineers. Surveyors. Planners. Landscape Architects.

**PHRA**

8818 Centre Park Drive  
 Columbia, MD 21045  
 T 410.997.8900  
 F 410.997.9282

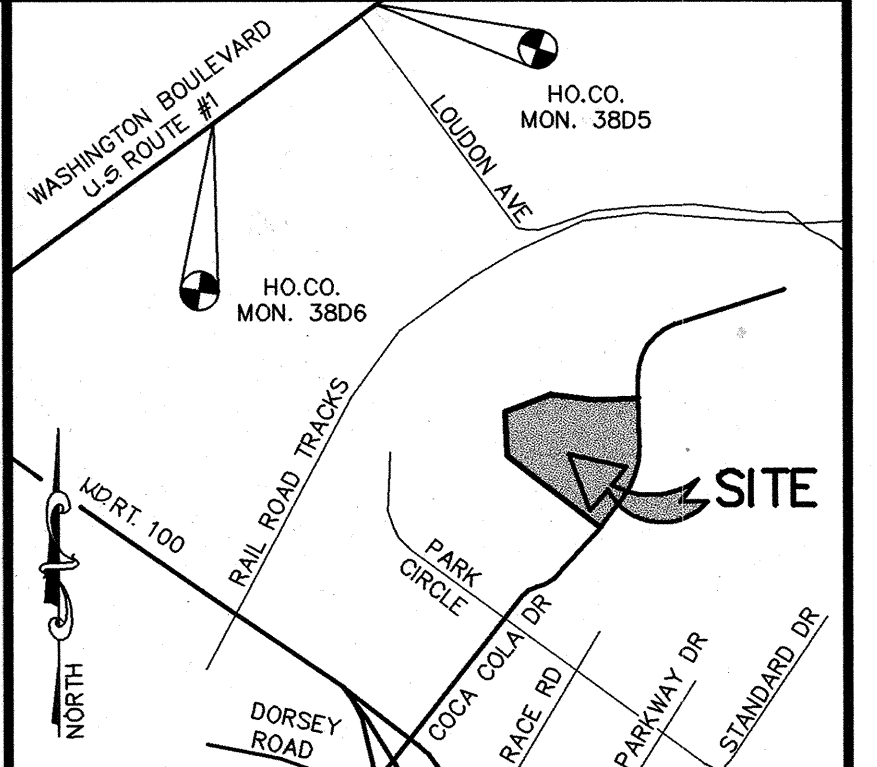


I FURTHER CERTIFY THAT THE REQUIREMENTS OF SECTION 3-108, THE REAL PROPERTY ARTICLE, ANNOTATED CODE OF MARYLAND, 1988 REPLACEMENT VOLUME, (AS SUPPLEMENTED) AS FAR AS THEY RELATE TO THE MAKING OF THIS PLAT AND THE SETTING OF MARKERS HAVE BEEN COMPLIED WITH.

**A. J. EBBOTT** 10/21/04  
 ANDREW EBBOTT DATE

**Patrick V. Ryan** 10/21/04  
 PATRICK V. RYAN DATE

**THOMAS L. FRAZIER, JR.** NO. 21097 10/25/04  
 THOMAS L. FRAZIER, JR. NO. 21097 DATE



**VICINITY MAP**  
 SCALE: 1" = 2000'

**GENERAL NOTES**

- COORDINATES BASED ON NAD 83, MARYLAND COORDINATE SYSTEM AS PROJECTED BY HOWARD GEODETIC CONTROL STATIONS Nos. 38D5 AND 38D6.
- ALL AREAS SHOWN ON THIS PLAT ARE MORE OR LESS.
- THIS PLAT IS BASED ON A FIELD RUN, MONUMENTED BOUNDARY SURVEY PERFORMED IN MARCH 2004 BY PATTON HARRIS RUST & ASSOCIATES, PC.
- THE SUBJECT PROPERTY IS ZONED M-2 AS PER 02-02-04 COMPREHENSIVE ZONING PLAN.
- THERE ARE NO VISIBLE SIGNS OF CEMETERIES WITHIN THE SUBJECT PROPERTY.
- THE STORMWATER QUALITY AND QUANTITY MANAGEMENT IS PROVIDED FOR THIS DEVELOPMENT BY STORMWATER MANAGEMENT FACILITY #1 AND STORMWATER MANAGEMENT FACILITY #4 PROPOSED UNDER F-94-24.
- THIS SUBDIVISION SUBJECT TO SECTION 18.122.B OF THE HOWARD COUNTY CODE, PUBLIC WATER AND/OR SEWER SERVICE HAS BEEN PROVIDED BY CONTRACTS 14-4230-D RESPECTIVELY.
- NO GRADING, REMOVAL OF VEGETATIVE COVER OR TREES, OR PLACEMENT OF NEW STRUCTURES IS PERMITTED WITHIN THE LIMITS OF WETLANDS, STREAM(S), OR THEIR BUFFERS AND FOREST CONSERVATION EASEMENT AREAS.
- PUBLIC WATER AND SEWAGE ALLOCATION WILL BE GRANTED AT THE TIME OF ISSUANCE OF THE BUILDING PERMIT IF CAPACITY IS AVAILABLE AT THAT TIME.
- THERE ARE NO EXISTING DWELLING/STRUCTURE(S) LOCATED ON PARCEL D-1 TO REMAIN AT THIS TIME.

TOTAL TABULATION THIS SHEET	TOTALS
TOTAL NUMBER OF PARCELS TO BE RECORDED:	
BUILDABLE PARCELS	1
NON-BUILDABLE PARCELS	0
OPEN SPACE	0
PRESERVATION PARCELS	0
TOTAL AREA OF PARCELS TO BE RECORDED:	
BUILDABLE PARCELS	18.5105 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	18.5105 AC.±

**CURVE TABLE**

CURVE	DELTA	RADIUS	ARC	TANGENT	BEARING	CHORD
3007-3008	39°00'00"	860.00'	585.38'	304.54'	S 18°05'37" W	574.15'

**LEGEND**  
 ○ REBAR AND CAP SET  
 ⊙ REBAR AND CAP FOUND

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

**Robert J. Weber** 12/30/04  
 HOWARD COUNTY HEALTH OFFICER DATE

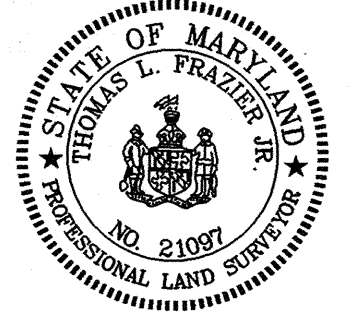
APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING.

**Mark H. Lytle** 1/4/05  
 CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE  
**Mark H. Lytle** 1/4/05  
 DIRECTOR DATE

**SURVEYOR'S CERTIFICATE**

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS A SUBDIVISION OF ALL OF THE LANDS CONVEYED BY PATAPSCO VALLEY DEVELOPMENT CORPORATION, A MARYLAND CORPORATION, TO CIVI-14D1102 & 14D1103, LLC, A DELAWARE LIMITED LIABILITY COMPANY, BY DEED DATED JUNE 15, 2004 AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER 8444 AT FOLIO 485 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.

**THOMAS L. FRAZIER, JR.** 10/25/04  
 PROFESSIONAL LAND SURVEYOR DATE  
 MD REGISTRATION NO. 21097



**OWNER'S CERTIFICATE**

CIVI-14D1102 & 14D1103, LLC, A DELAWARE LIMITED LIABILITY COMPANY, BY CABOT INDUSTRIAL VALUE FUND, L.P., A DELAWARE LIMITED PARTNERSHIP, ITS SOLE MEMBER, BY CABOT INDUSTRIAL VALUE FUND MANAGER, LLC, A MASSACHUSETTS LIMITED LIABILITY COMPANY, ITS GENERAL PARTNER, BY CABOT PROPERTIES, INC., A MASSACHUSETTS CORPORATION, ITS MANAGER, BY ANDREW EBBOTT, EXECUTIVE VICE PRESIDENT AND PATRICK V. RYAN, VICE PRESIDENT, OWNERS 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 RESTRICTION LINES.

WITNESS MY/OURS HAND THIS DAY 21st OF October, 2004.

**A. J. EBBOTT** 10/21/04  
 ANDREW EBBOTT DATE  
 EXECUTIVE VICE PRESIDENT

**Patrick V. Ryan** 10/21/04  
 PATRICK V. RYAN DATE  
 VICE PRESIDENT

**Kendy van Antwerp** 10/21/04  
 WITNESS DATE

**Kendy van Antwerp** 10/21/04  
 WITNESS DATE

**PURPOSE STATEMENT**

THE PURPOSE OF THIS PLAT IS TO ADD 20' PUBLIC WATER & UTILITY EASEMENT, FOREST CONSERVATION EASEMENT, PUBLIC STORM WATER MANAGEMENT, DRAINAGE AND UTILITY EASEMENT, 20' PUBLIC STORM WATER MANAGEMENT EASEMENT, DRAINAGE AND UTILITY EASEMENT AND REVISE THE EXISTING COLONIAL PIPE LINE RIGHT-OF-WAY EASEMENT ON PARCEL 'D-1'.

RECORDED AS PLAT No. \_\_\_\_\_  
 ON \_\_\_\_\_  
 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

**REVISION PLAT**  
**PATAPSCO VALLEY BUSINESS CENTER**  
**PARCEL 'D-1'**

F-94-24, F-02-164 & F-04-067  
 1ST ELECTION DISTRICT HOWARD COUNTY, MARYLAND  
 TAX MAP NO. 38 GRID NO. 20 PARCEL 285 ZONED: M-2  
 SCALE: 1" = 100' DATE: 10-20-04 SHEET: 1 OF 2  
 12845/1-0/SURVEY/FINAL/001PLAT.DWG



STORMWATER MANAGEMENT ACCESS, DRAINAGE AND UTILITY EASEMENT CURVE TABLE

CURVE	DELTA	RADIUS	ARC	TANGENT	BEARING	CHORD
C1	90°00'00"	40.00'	62.83'	40.00'	N 08°46'26" W	56.57'
C2	38°55'30"	40.00'	27.17'	14.14'	N 16°45'49" E	26.66'
C3	23°45'39"	110.00'	45.62'	23.14'	N 09°10'53" E	45.29'
C4	118°14'17"	10.00'	20.64'	16.72'	N 38°03'26" W	17.16'
C5	24°54'58"	60.00'	26.09'	13.26'	N 84°43'05" W	25.89'
C6	55°31'02"	40.00'	38.76'	21.05'	N 44°30'05" W	37.26'
C7	78°49'32"	40.00'	55.03'	32.87'	N 22°40'12" E	50.79'
C8	86°28'58"	10.00'	15.09'	9.40'	N 18°50'29" E	13.70'
C9	86°28'58"	30.00'	45.28'	28.21'	S 18°50'29" W	41.10'
C10	78°49'32"	20.00'	27.52'	16.44'	S 22°40'12" W	25.40'
C11	55°31'02"	20.00'	19.38'	10.53'	S 44°30'05" E	18.63'
C12	24°54'58"	40.00'	17.39'	8.84'	S 84°43'05" E	17.26'
C13	118°14'17"	30.00'	61.91'	50.16'	S 38°03'26" E	51.49'
C14	23°45'39"	90.00'	37.32'	18.93'	S 09°10'53" W	37.06'
C15	38°55'30"	60.00'	40.76'	21.20'	S 16°45'49" W	39.98'
C16	90°00'00"	20.00'	31.42'	20.00'	S 08°46'26" E	28.28'

STORMWATER MANAGEMENT ACCESS, DRAINAGE AND UTILITY EASEMENT LINE TABLE

LINE	BEARING	LENGTH	LINE	BEARING	LENGTH
SWM1	N 53°46'26" W	41.89'	L1	N 03°34'23" W	201.94'
SWM2	N 36°13'34" E	120.38'	L2	N 74°21'37" E	24.55'
SWM3	N 21°03'43" E	26.18'	L3	N 76°39'12" E	55.64'
SWM4	S 82°49'26" W	166.28'	L4	N 76°38'17" E	90.53'
SWM5	N 72°15'36" W	35.52'	L5	N 73°19'39" E	112.72'
SWM6	N 16°44'34" W	25.71'	L6	N 82°52'49" E	42.80'
SWM7	N 62°04'58" E	77.62'	L7	S 23°12'11" E	75.73'
SWM8	N 24°24'00" W	33.20'	L8	S 02°06'00" E	96.93'
SWM9	S 83°33'32" W	195.70'	L9	S 55°29'38" E	42.48'
SWM10	N 21°00'19" W	137.05'	L10	S 06°59'46" E	85.36'
SWM11	S 07°11'03" W	80.00'	L11	S 49°21'20" W	27.78'
SWM12	S 54°28'29" W	80.46'	L12	S 83°55'25" W	75.47'
SWM13	S 88°08'23" W	241.54'	L13	S 60°48'19" W	106.98'
SWM14	S 24°24'00" W	26.72'	L14	S 67°49'09" W	68.41'
SWM15	S 62°04'58" W	77.62'	L15	N 52°24'24" W	163.63'
SWM16	S 16°44'34" E	25.71'			
SWM17	S 72°15'36" E	35.52'			
SWM18	N 82°49'26" E	166.28'			
SWM19	S 21°03'43" W	26.18'			
SWM20	S 36°13'34" W	120.38'			
SWM21	S 53°46'26" E	35.61'			

TOTAL TABULATION THIS SHEET

TOTALS	TOTALS
TOTAL NUMBER OF PARCELS TO BE RECORDED:	
BUILDABLE PARCELS (PARCEL 'D-1' HAS BEEN COUNTED ON SHEET 1 OF 2)	0
NON-BUILDABLE PARCELS	0
OPEN SPACE	0
PRESERVATION PARCELS	0
TOTAL AREA OF PARCELS TO BE RECORDED:	
BUILDABLE PARCELS	12.3710 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	12.3710 AC.±

**Patton Harris Rust & Associates, pc**  
Engineers. Surveyors. Planners. Landscape Architects.

8818 Centre Park Drive  
Columbia, MD 21045  
T 410.997.8900  
F 410.997.9282

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

*Robert J. Weber* 12/30/04  
HOWARD COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING.

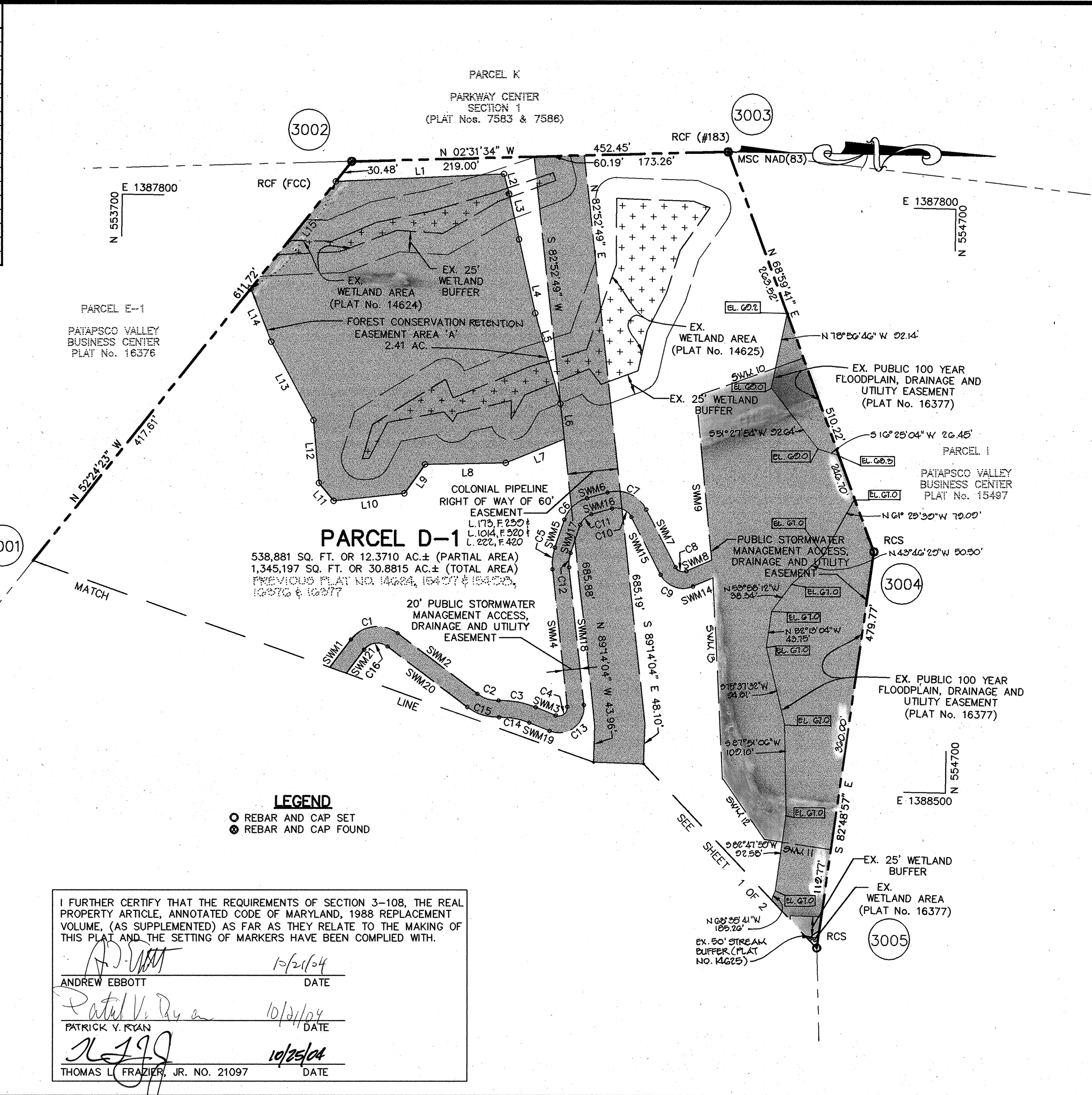
*Thomas L. Frazier, Jr.* 10/25/04  
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

*Joseph K. Laygle* 1/4/05  
DIRECTOR DATE

**SURVEYOR'S CERTIFICATE**

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS A SUBDIVISION OF ALL OF THE LANDS CONVEYED BY PATAPSCO VALLEY DEVELOPMENT CORPORATION, A MARYLAND CORPORATION, TO CIVF I-MD1M02 & MD1M03, LLC, A DELAWARE LIMITED LIABILITY COMPANY, BY DEED DATED JUNE 15, 2004 AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER 8444 AT FOLIO 485 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.

*Thomas L. Frazier, Jr.* 10/25/04  
THOMAS L. FRAZIER, JR.  
PROFESSIONAL LAND SURVEYOR  
MD REGISTRATION NO. 21097



**GENERAL NOTES (CONTINUED)**

11. MINIMUM BUILDING SETBACK RESTRICTIONS FROM PROPERTY LINES AND PUBLIC RIGHT-OF-WAY LINES TO BE IN ACCORDANCE WITH CURRENT ZONING SECTION 123 (M-2).

12. THE FOREST CONSERVATION EASEMENT HAS BEEN ESTABLISHED TO FULFILL THE REQUIREMENTS OF SECTION 16.1200 OF THE HOWARD COUNTY CODE AND FOREST CONSERVATION ACT FOR 50P-05-003. NO CLEARING, GRADING OR CONSTRUCTION IS PERMITTED WITHIN THE FOREST CONSERVATION EASEMENT; HOWEVER, FOREST CONSERVATION MANAGEMENT PRACTICES AS DEFINED IN THE DEED OF FOREST CONSERVATION EASEMENT ARE ALLOWED.

13. DEVELOPER RESERVES UNTO ITSELF, ITS SUCCESSORS AND ASSIGNS, ALL EASEMENTS SHOWN ON THIS PLAN FOR WATER, SEWER, STORM DRAINAGE, OTHER PUBLIC UTILITIES AND FOREST CONSERVATION (DESIGNATED AS "FOREST CONSERVATION AREA"), LOCATED IN, ON, OVER AND THROUGH PARCEL 'D-1.' ANY CONVEYANCES OF THE AFORESAID PARCEL SHALL BE SUBJECT TO THE EASEMENTS HEREIN RESERVED, WHETHER OR NOT EXPRESSLY STATED IN THE DEED(S) CONVEYING SAID PARCEL. DEVELOPER SHALL EXECUTE AND DELIVER DEEDS FOR THE EASEMENTS HEREIN RESERVED TO HOWARD COUNTY WITH METES AND BOUNDS DESCRIPTION OF THE FOREST CONSERVATION AREA. UPON COMPLETION OF THE PUBLIC UTILITIES AND THEIR ACCEPTANCE BY HOWARD COUNTY, AND IN THE CASE OF THE FOREST CONSERVATION EASEMENT(S), UPON COMPLETION OF THE DEVELOPER'S OBLIGATIONS UNDER THE FOREST CONSERVATION INSTALLATION AND MAINTENANCE AGREEMENT EXECUTED BY THE DEVELOPER AND THE 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.

14. SEE DEPARTMENT OF PLANNING AND ZONING FILE Nos. F-94-24, F-02-164 & F-04-067, 50P-05-003.

**OWNER'S CERTIFICATE**

CIVF I-MD1M02 & MD1M03, LLC, A DELAWARE LIMITED LIABILITY COMPANY, BY CABOT INDUSTRIAL VALUE FUND, L.P., A DELAWARE LIMITED PARTNERSHIP, ITS SOLE MEMBER, BY CABOT INDUSTRIAL VALUE FUND MANAGER, LLC, A MASSACHUSETTS LIMITED LIABILITY COMPANY, ITS GENERAL PARTNER, BY CABOT PROPERTIES, INC., A MASSACHUSETTS CORPORATION, ITS MANAGER, BY ANDREW EBBOTT, EXECUTIVE VICE PRESIDENT AND PATRICK V. RYAN, VICE PRESIDENT, OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY ADOPT THIS PLAN OF SUBDIVISION; AND IN CONSIDERATION OF THE APPROVAL OF THIS PLAN BY THE DEPARTMENT OF PLANNING AND ZONING ESTABLISH THE MINIMUM RESTRICTION LINES.

WITNESS MY/OURS HAND THIS DAY 25<sup>th</sup> OF October, 2004.

*Andrew Ebbott* 10/25/04  
ANDREW EBBOTT  
EXECUTIVE VICE PRESIDENT  
DATE

*Patrick V. Ryan* 10/25/04  
PATRICK V. RYAN  
VICE PRESIDENT  
DATE

*Wendy van Antwerp* 10/25/04  
WITNESS  
DATE

*Wendy van Antwerp* 10/25/04  
WITNESS  
DATE

RECORDED AS PLAT No. \_\_\_\_\_  
ON \_\_\_\_\_  
AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

**REVISION PLAT  
PATAPSCO VALLEY  
BUSINESS CENTER  
PARCEL 'D-1'**

F-94-24, F-02-164 & F-04-067  
1ST ELECTION DISTRICT HOWARD COUNTY, MARYLAND  
TAX MAP NO. 38 GRID NO. 20 PARCEL 285 ZONED: M-2  
SCALE: 1" = 100' DATE: 10-20-04 SHEET: 2 OF 2  
12845/1-0/SURVEY/FINAL/001PLAT.DWG

F-05-085