

**GENERAL NOTES**

1. THE SUBJECT PROPERTIES ARE ZONED NT (NEW TOWN EMPLOYMENT CENTER INDUSTRIAL) PER 2/2/04 COMPREHENSIVE ZONING PLAN. THE SUBJECT PROPERTIES ARE ALSO SUBJECT TO THE DEVELOPMENT REGULATIONS CONTAINED IN FINAL DEVELOPMENT PLAN PHASE 117-A-1.

2. COORDINATES BASED ON NAD 83, MARYLAND COORDINATE SYSTEM AS PROJECTED BY HOWARD COUNTY GEODETIC CONTROL STATIONS NO. 361B AND 42CA

- A. 361B N 553348.637 (FEET) E 1364085.26 (FEET)
- B. 42CA N 551695.734 (FEET) E 1362506.43 (FEET)

3. THIS PLAT IS BASED ON FIELD RUN MONUMENTED BOUNDARY SURVEY PERFORMED ON OR ABOUT NOVEMBER 12, 2004 BY CONTROL POINT ASSOCIATES, INC.

- 4. ALL AREAS ON THE PLAT ARE "MORE OR LESS".
- 5. NO BURIAL GROUNDS OR CEMETERIES EXIST ONSITE.

6. THIS PLAT IS EXEMPT FROM COMPLIANCE WITH THE REQUIREMENTS OF THE FOREST CONSERVATION ACT PER SUBDIVISION SECTION 16.1202(B)(1)(VII) BECAUSE IT IS A RESUBDIVISION THAT DOES NOT CREATE ADDITIONAL PARCELS.

7. THERE ARE EXISTING STRUCTURES ON PARCEL D-1 AND K-1 THAT ARE TO REMAIN. NO NEW BUILDINGS, EXTENSIONS OR ADDITIONS TO THE EXISTING STRUCTURES ARE TO BE CONSTRUCTED WITHOUT COMPLIANCE WITH THE REQUIREMENTS OF FDP 117-A-1.

8. SEE DEPARTMENT OF PLANNING AND ZONING FILE NUMBERS F-72-90C, F-73-72C, AND SDP-89-05.

9. STORMWATER MANAGEMENT FOR PARCEL D-1 AND K-1 IS MANAGED BY A REGIONAL COLUMBIA SIELING INDUSTRIAL CENTER, SECTION 1, AREA 1 PLAT BOOK 24, FOLIO 95-97 STORMWATER FACILITY APPROVED UNDER SDR-87-193.

**PURPOSE NOTE**

THE PURPOSE OF THIS SUBDIVISION IS: TO RESUBDIVIDE PARCELS D & K TO CREATE NEW PARCELS D-1 AND K-1, AND TO VACATE TWO EASEMENTS.

**AREA TABULATION CHART**

A. TOTAL NUMBER OF LOTS AND OR PARCELS TO BE RECORDED:

BUILDABLE	2
NON-BUILDABLE	0
OPEN SPACE	0
PRESERVATION PARCELS	0

B. TOTAL AREA OF LOTS AND/OR PARCELS:

PARCEL D-1: 549,071 S.F. OR 12.605 AC.±  
 PARCEL K-1: 177,103 S.F. OR 4.066 AC.±  
 TOTAL: 726,174 S.F. OR 16.671 AC.±

C. TOTAL AREA OF SUBDIVISION: 16.671 AC.±

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

*Michael J. ...* 5/11/05  
 Chief, Development Engineering Division  
*Mark ...* 4/6/05  
 Director

APPROVED: FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEMS IN ACCORDANCE WITH THE MASTER PLAN OF WATER AND SEWERAGE FOR HOWARD COUNTY.

*Robert J. Weber* 6/1/05  
 Howard County Health Department

**CONTROL POINT ASSOCIATES INC.**  
 22530 DAVIES DRIVE, SUITE 200  
 STERLING, VA 20164  
 703.709.9500 - 703.709.9501 FAX

**OWNER'S CERTIFICATE**

WE THE OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY ADOPTED THIS PLAN OF THE 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 AND STREET RIGHT-OF-WAYS AND THE SPECIFIC EASEMENT SHOWN THEREON. (2) THE RIGHT TO REQUIRE DEDICATION FOR PUBLIC USE 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 OF BEDS OF THE STREET AND/OR ROADS AND FLOODPLAINS, STORM DRAINAGE FACILITIES AND OPEN SPACE WERE APPLICABLE; AND (3) THE RIGHT TO REQUIRE DEDICATION OF WATERWAYS AND DRAINAGE EASEMENTS FOR THE SPECIFIC PURPOSE OF THEIR CONSTRUCTION, REPAIR AND MAINTENANCE; AND (4) THAT NO BUILDING OR SIMILAR STRUCTURE OF ANY KIND SHALL BE ERECTED ON OR OVER THE SAID EASEMENTS AND THE RIGHT-OF-WAYS.

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

UNITED STATES POSTAL SERVICE  
*Gloria M. ...* 4/26/05  
 WITNESS DATE

SCIENCE FICTION LLC  
*Kevin F. ...* 4/27/05  
 WITNESS DATE

**OWNERS INFORMATION**

SCIENCE FICTION LLC 6631 BALTIMORE NATIONAL PIKE BALTIMORE, MD 21228	U.S. POSTAL SERVICE PO BOX 1715 BALTIMORE, MD 21203
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**SURVEYOR'S CERTIFICATE**

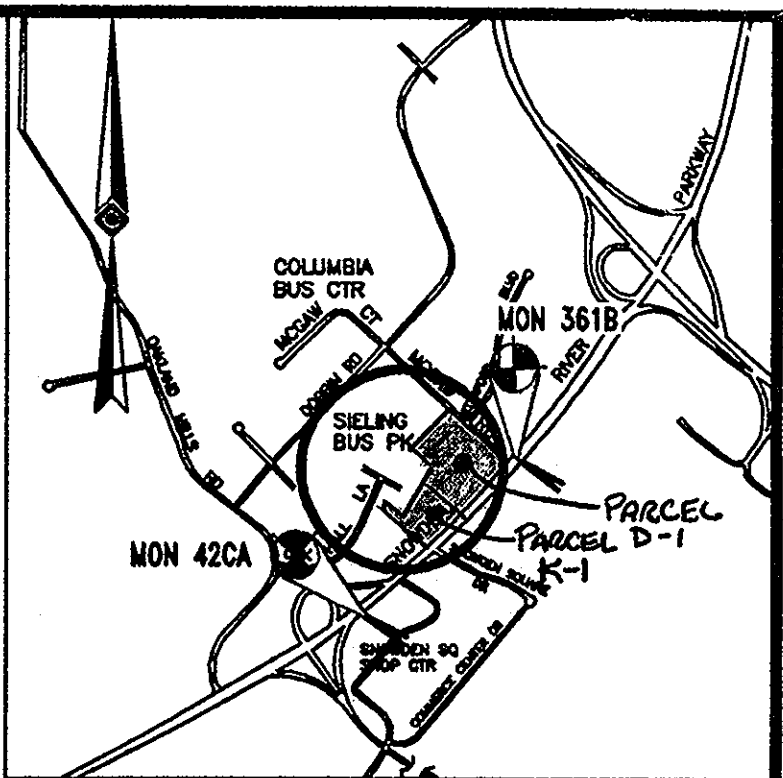
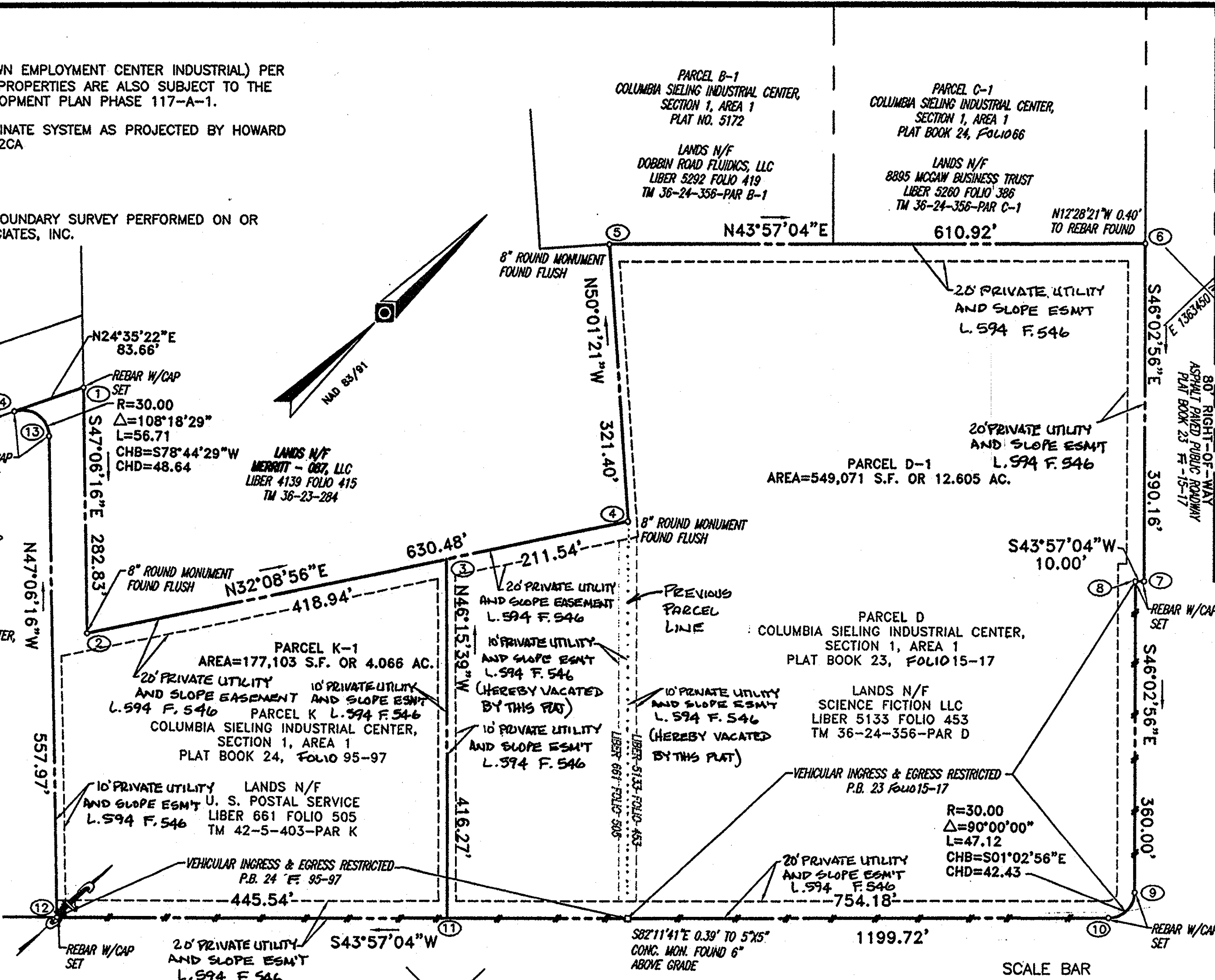
I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT THIS IS A SUBDIVISION OF ALL OF THE LANDS CONVEYED: FROM STATE FARM LIFE INSURANCE COMPANY TO SCIENCE FICTION LLC BY DEED DATED JUNE 23, 2000, AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER 5133 FOLIO 453 (TM PARCEL D) FROM THE HOWARD RESEARCH AND DEVELOPMENT CORPORATION TO U.S. POSTAL SERVICE BY DEED DATED NOVEMBER 20, 1973, AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER 661 FOLIO 505 (TM PARCEL K) AND THAT ALL MONUMENTS ARE IN PLACE OR WILL BE IN PLACE PRIOR TO THE ACCEPTANCE OF STREETS IN THE SUBDIVISION BY HOWARD COUNTY AS SHOWN IN ACCORDANCE WITH THE ANNOTATED CODE OF MARYLAND AS AMENDED, AND MONUMENTATION IS IN ACCORDANCE WITH THE HOWARD COUNTY SUBDIVISION REGULATIONS.

*Kevin F. Steinhilber* 04/25/05  
 DATE  
 MARYLAND PROPERTY LINE SURVEYOR #88

RECORDED AS PLAT NUMBER 17484 ON 6/10/05  
 AMONG THE LAND RECORDS OF HOWARD COUNTY MARYLAND.

**PARCELS D-1 AND K-1**  
 COLUMBIA SIELING INDUSTRIAL CENTER  
 SECTION 1, AREA 1

A RESUBDIVISION OF PARCELS D AND K COLUMBIA SIELING INDUSTRIAL CENTER SECTION 1, AREA 1  
 TAX MAP 36 GRID 24 PARCEL 356  
 TAX MAP 36 GRID 5 PARCEL 403  
 6TH ELECTION DISTRICT HOWARD COUNTY, MD  
 EX. ZONING NT  
 DPZ FILE NOS. F-72-90C AND F-73-72C  
 DEC. 10, 2004 SHEET 1 OF 1 SCALE: 1"=100'



**COORDINATE TABLE**

NO.	NORTHING	EASTING
1	552899.05	1362646.39
2	552706.53	1362853.59
3	553061.24	1363076.52
4	553240.34	1363189.08
5	553446.84	1362942.79
6	553886.66	1363366.80
7	553615.87	1363647.69
8	553608.67	1363640.75
9	553358.82	1363899.92
10	553316.40	1363900.70
11	552773.44	1363377.27
12	552452.68	1363068.04
13	552832.47	1362659.27
14	552822.98	1362611.57

