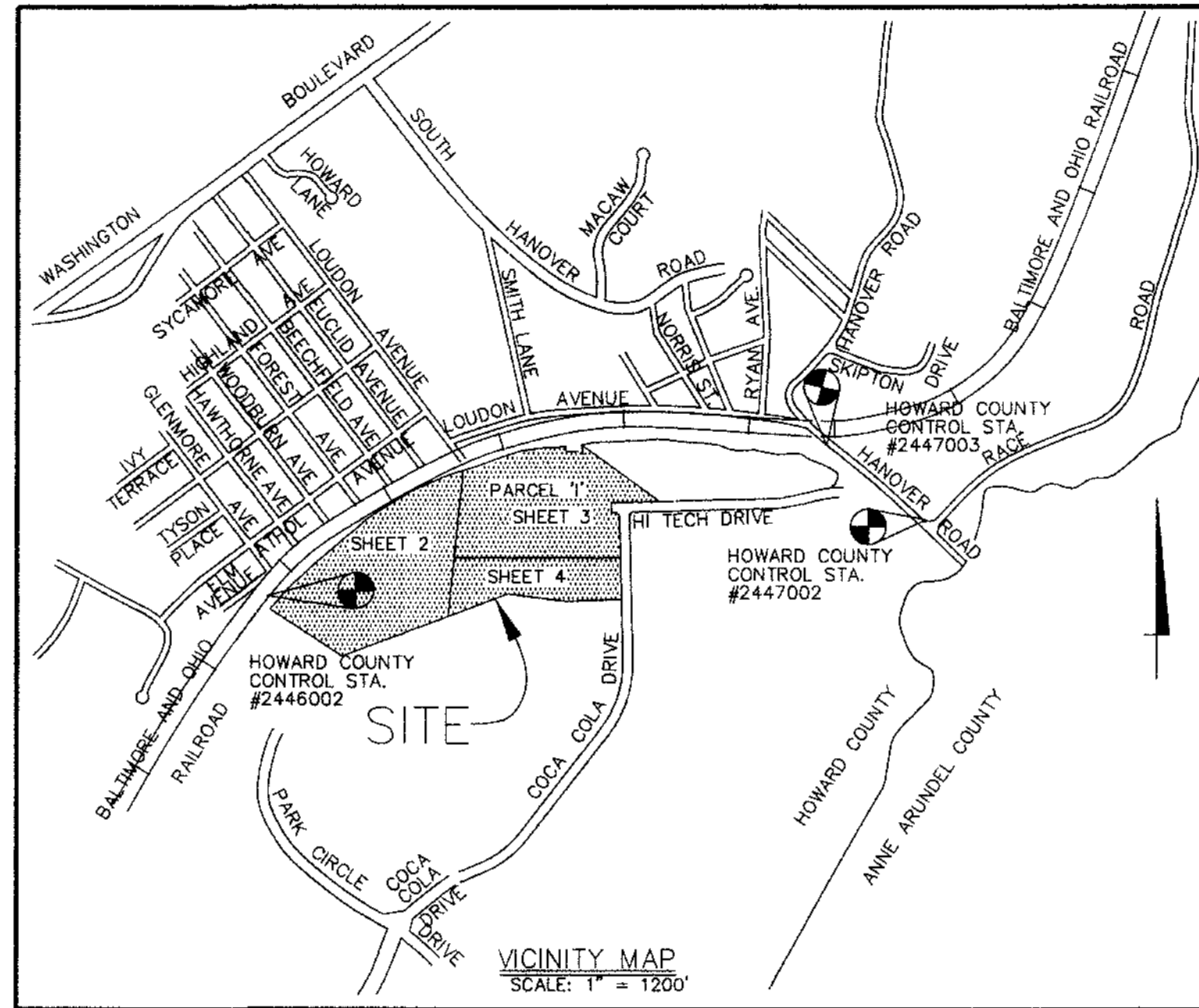


COORDINATE TABLE

PNT	NORTH	EAST	PNT	NORTH	EAST
45	494982.0731	876387.8096	2695	494513.1548	876655.8413
47	493357.7384	874474.1010	2696	494488.7759	876681.4474
157	493677.1096	875316.6841	3149	494148.4752	875363.9258
164	493735.8929	873900.4117	3158	494148.4807	876327.6754
216	493781.3153	873938.5028	4118	493815.4767	873777.2903
217	493863.3204	874006.0618	4119	493898.3598	873865.1710
218	493936.3000	874077.7362	4120	493962.5737	873931.6115
219	493999.9308	874146.5308	4121	494028.8404	874000.6566
220	494067.4632	874218.9075	4122	494100.7330	874076.2208
221	494130.6298	874289.0194	4123	494169.2846	874147.6467
222	494197.8544	874366.9909	4124	494238.8361	874225.3711
223	494261.7192	874439.1339	4125	494300.1249	874298.8706
224	494319.5986	874506.8613	4126	494361.7956	874380.4918
225	494388.7277	874591.4200	4127	494423.1176	874469.6369
226	494453.2161	874657.5801	4128	494474.1571	874545.0967
227	494510.4388	874741.5695	4129	494526.7194	874637.7220
228	494564.0835	874829.0516	4130	494580.6613	874709.7656
229	494614.9904	874910.4661	4131	494633.8171	874788.5022
230	494663.0809	874986.6351	4132	494684.1599	874879.0482
231	494708.6472	875075.9984	4133	494733.9299	874971.3697
232	494752.0437	875168.9909	4134	494777.8071	875042.7846
233	494792.0695	875260.9694	4135	494824.2121	875125.6795
234	494823.7844	875343.5165	4136	494868.5696	875213.4024
235	494826.4813	875352.3437	4137	494920.3926	875313.7059
236	494851.5483	875434.3899	4138	494965.1137	875407.1563
237	494879.7115	875525.1507	4139	494974.9416	875435.1831
238	494912.5474	875619.2354	4140	494999.5939	875505.4861
239	494948.2761	875716.1386	4141	495026.3611	875601.5257
240	494981.9317	875809.9331	4142	495046.1135	875695.8804
243	495011.7542	875899.1191	4143	495061.6158	875792.9503
244	495023.6804	876000.0469	4144	495085.3446	875895.1313
245	495037.8662	876098.0152	4145	495117.4423	875986.6667
334	495059.2988	876380.7249	4146	495136.7436	876083.0532
501	494601.7942	877006.7716	4147	495161.1736	876188.2538
506	495036.5540	876186.7670	4148	495174.5402	876299.9570
569	493817.6854	876697.9278	4149	495184.2829	876381.3761
575	493799.6667	876269.0023	4150	495189.9364	876480.2146
576	493859.9993	875792.9988	4151	495194.2945	876580.4198
590	495008.6613	876349.6609	4152	495198.5476	876685.2336
591	494998.9683	876256.2625	4153	495196.9681	876782.9208
592	495045.1204	876251.4728	4154	495196.2160	876791.8893
660	494148.4752	876689.8017	4155	495188.2770	876886.5570
2692	494592.1490	876613.8900	4156	495176.7783	876986.7997
2694	494512.1731	876615.8534	4157	495174.4856	877085.7731



GENERAL NOTES:

- SUBJECT PROPERTY ZONED M-2 PER 2/02/04 COMPREHENSIVE ZONING PLAN.
- COORDINATES BASED ON NAD '83, MARYLAND COORDINATE SYSTEM AS PROJECTED BY HOWARD COUNTY GEODETIC CONTROL STATIONS No. 2447002, No. 2447003 AND No. 2446002.
  - 2447002 N 494376.0470  
E 879030.1730
  - 2447003 N 494994.5460  
E 878209.6580
  - 2446002 N 493665.7900  
E 873726.1094
- THIS PLAT IS BASED ON FIELD RUN MONUMENTED BOUNDARY SURVEY PERFORMED ON OR ABOUT JULY 10, 1990 BY FISHER, COLLINS AND CARTER, INC.
- DENOTES IRON PIN SET CAPPED.
- DENOTES IRON PIPE OR IRON BAR FOUND.
- DENOTES ANGULAR CHANGE IN BEARING OF BOUNDARY OR RIGHTS-OF-WAY.
- DENOTES CONCRETE MONUMENT SET WITH ALUMINUM PLAT "F.C.C. 106".
- DENOTES STONE OR MONUMENT FOUND.
- DENOTES WETLAND AREAS.
- DENOTES EXISTING CENTERLINE OF STREAM
- 50.0 DENOTES APPROXIMATE ELEVATION OF 100 YEAR FLOOD LEVEL.
- DENOTES LIMITS OF 100 YEAR FLOODPLAIN.
- STORMWATER MANAGEMENT FOR THE ENTIRE SUBDIVISION WAS PROVIDED UNDER F94-24. DETENTION FACILITIES WERE SIZED TO MANAGE ULTIMATE SITE CONDITIONS.
- A TREE MAINTENANCE EASEMENT, TEN FEET IN WIDTH, RUNNING ALONG THE EDGE OF THE PUBLIC ROAD RIGHT-OF-WAY AS SHOWN ON THIS PLAT OF SUBDIVISION IS RESERVED UPON ALL PARCELS FRONTING ON THE SAID PUBLIC ROAD RIGHT-OF-WAY. THIS EASEMENT ALLOWS HOWARD COUNTY THE RIGHT TO ACCESS THE PROPERTY, WHEN NECESSARY, FOR THE SPECIFIC PURPOSE OF INSTALLATION, REPAIR AND MAINTENANCE OF COUNTY-OWNED TREES LOCATED WITHIN THE BOUNDARIES OF PRIVATE PARCELS. NO BUILDING OR STRUCTURE OF ANY KIND SHALL BE LOCATED ON OR OVER THE SAID EASEMENT AREA.
- ALL PARCEL AREAS SHOWN HEREON ARE MORE OR LESS (±).
- PLAT SUBJECT TO PRIOR DEPARTMENT OF PLANNING AND ZONING FILE NOS; S 91-19, P 91-14, F 94-24 AND F-02-164.
- THIS PLAN IS SUBJECT TO WAIVER WP 91-98 DATED MARCH 15, 1991 WHICH APPROVED THE FOLLOWING:
  - SECTION 16.116.C.4 - TO PERMIT REMOVAL OF VEGETATIVE COVER AND/OR GRADING ON SPECIFIC STEEP SLOPES ADJACENT TO A FLOODPLAIN OR WETLAND, AND WITHIN SPECIFIC WETLANDS.
  - SECTION 16.116.C.6 - TO PERMIT REMOVAL OF VEGETATIVE COVER AND/OR GRADING WITHIN THE REQUIRED 25 FOOT WETLAND BUFFERS FOR ROAD CROSSINGS, STORMWATER MANAGEMENT AND SPECIFIC FUTURE DEVELOPMENT AREAS.
- IMPACT TO NONWATER WETLANDS & WATERWAYS WAS APPROVED ON JANUARY 13, 1994 BY MARYLAND DEPARTMENT OF NATURAL RESOURCES WATER RESOURCES ADMINISTRATION TRACKING No. 1991011196 DIVISION No. 93-NT-0858.
- THIS PLAT IS IN COMPLIANCE WITH THE AMENDED FIFTH EDITION OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS
- THE FLOODPLAIN STUDY AND WETLANDS DELINEATION WAS APPROVED UNDER P-91-14 ON OCTOBER 1, 1992.
- THIS PLAT IS EXEMPT FROM PERIMETER LANDSCAPING IN ACCORDANCE WITH SECTION 16.124 OF THE HOWARD COUNTY CODE AND LANDSCAPE MANUAL SINCE IT IS A PLAT OF REVISION
- THIS PLAN IS EXEMPT FROM FOREST CONSERVATION WITH SECTION 16.120(B)(1)(VII) OF THE HOWARD COUNTY CODE AND FOREST CONSERVATION MANUAL SINCE IT IS A RESUBDIVISION THAT DOES NOT CREATE ANY ADDITIONAL LOTS.

TOTAL AREA TABULATION FOR ALL SHEETS

	SHEET 2	SHEET 3	SHEET 4	TOTAL
TOTAL NUMBER OF BUILDABLE PARCELS TO BE RECORDED	45% OF PARCEL 1	39% OF PARCEL 1	16% OF PARCEL 1	1
TOTAL NUMBER OF NON-BUILDABLE PARCELS TO BE RECORDED	0	0	0	0
TOTAL NUMBER OF OPEN SPACE PARCELS TO BE RECORDED	0	0	0	0
TOTAL NUMBER OF PARCELS TO BE RECORDED	1	0	1	2
TOTAL AREA OF BUILDABLE PARCELS TO BE RECORDED	28.658 AC.±	24.927 AC.±	10.692 AC.±	64.277 AC.±
TOTAL AREA OF NON-BUILDABLE PARCELS TO BE RECORDED	0.000 AC.	0.000 AC.	0.000 AC.	0.000 AC.
TOTAL AREA OF OPEN SPACE PARCELS TO BE RECORDED	0.000 AC.	0.000 AC.	0.000 AC.	0.000 AC.
TOTAL AREA OF PARCELS TO BE RECORDED	28.658 AC.±	24.927 AC.±	10.692 AC.±	64.277 AC.±
TOTAL AREA OF ROADWAY TO BE RECORDED	0.000 AC.	0.000 AC.	0.000 AC.	0.000 AC.
TOTAL AREA TO BE RECORDED	28.658 AC.±	24.927 AC.±	10.692 AC.±	64.277 AC.±

RESERVATION OF PUBLIC UTILITY EASEMENTS

THE DEVELOPER RESERVES UNTO ITSELF, ITS SUCCESSORS AND ASSIGNEES, ALL EASEMENTS SHOWN ON THIS PLAN FOR WATER, SEWER, STORM DRAINAGE AND OTHER PUBLIC UTILITIES, LOCATED IN, ON, OVER AND THROUGH PARCELS C AND I. ANY CONVEYANCES OF THE AFORESAID LOTS SHALL BE SUBJECT TO THE EASEMENTS HEREIN RESERVED, WHETHER OR NOT EXPRESSLY STATED IN THE DEED(S) CONVEYING SAID LOT(S). 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.

ROBERT H. VOGEL ENGINEERING, INC.

8407 MAIN STREET  
ELLCOTT CITY, MARYLAND  
21043  
410-461-7666

THIS SUBDIVISION IS SUBJECT TO SECTION 18.122B OF THE HOWARD COUNTY CODE. PUBLIC WATER AND PUBLIC SEWER SERVICE HAS BEEN GRANTED UNDER THE TERMS AND PROVISIONS, THEREOF, EFFECTIVE 11-14-00 ON WHICH DATE DEVELOPER AGREEMENT 14-3342-D WAS FILED AND ACCEPTED.

OWNER & DEVELOPER

CROSSROADS VENTURE LLC  
C/O LINCOLN-PATAPSCO LLC  
101 CONSTITUTION AVENUE, N.W.  
SUITE 600 EAST  
WASHINGTON, D.C. 20001

THE REQUIREMENTS 3-106, 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.

*Mark C. Martin* 3/29/05  
MARK C. MARTIN  
PROFESSIONAL LAND SURVEYOR NO. 10884  
DATE

*J. Paul Price* 3/31/05  
CROSSROADS VENTURE LLC  
BY LINCOLN-PATAPSCO LLC, ITS MANAGING MEMBER  
LINCOLN NON-MEMBER MANAGER, INC., ITS MANAGER  
J. PAUL PRICE, VICE PRESIDENT  
DATE

TOTAL AREA TABULATION

TOTAL NUMBER OF BUILDABLE PARCELS TO BE RECORDED	1
TOTAL NUMBER OF NON-BUILDABLE PARCELS TO BE RECORDED	0
TOTAL NUMBER OF OPEN SPACE PARCELS TO BE RECORDED	0
TOTAL NUMBER OF PARCELS TO BE RECORDED	1
TOTAL AREA OF BUILDABLE PARCELS TO BE RECORDED	64.277 AC.±
TOTAL AREA OF NON-BUILDABLE PARCELS TO BE RECORDED	0.000 AC.
TOTAL AREA OF OPEN SPACE PARCELS TO BE RECORDED	0.000 AC.
TOTAL AREA OF PARCELS TO BE RECORDED	64.277 AC.±
TOTAL AREA OF ROADWAY TO BE RECORDED	0.000 AC.
TOTAL AREA TO BE RECORDED	64.277 AC.±

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

OWNER'S CERTIFICATE

WE, CROSSROADS VENTURE LLC BY LINCOLN-PATAPSCO LLC, ITS MANAGING MEMBER, LINCOLN NON-MEMBER MANAGER, INC., J. PAUL PRICE, VICE PRESIDENT OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY ADOPT THIS PLAN 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 31ST DAY OF MARCH, 2005

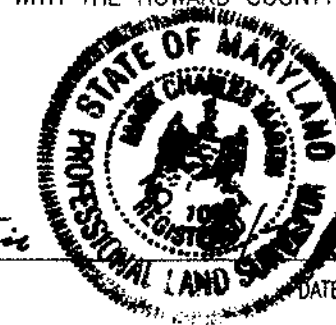
*J. Paul Price*  
CROSSROADS VENTURE LLC  
BY LINCOLN-PATAPSCO LLC, ITS MANAGING MEMBER  
LINCOLN NON-MEMBER MANAGER, INC. ITS MANAGER  
J. PAUL PRICE, VICE PRESIDENT

WITNESS

*Don Bowers*

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN AND DESCRIBED HEREON IS CORRECT; THAT IT IS A SUBDIVISION OF THE LANDS CONVEYED BY PATAPSCO VALLEY DEVELOPMENT CORPORATION TO CROSSROADS VENTURE LLC BY DEED DATED FEBRUARY 28, 2005 AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER 9033 AT FOLIO 003 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, MARYLAND AS SHOWN, IN ACCORDANCE WITH THE ANNOTATED CODE OF MARYLAND AS AMENDED AND MONUMENTATION IS IN ACCORDANCE WITH THE HOWARD COUNTY SUBDIVISION REGULATIONS.



*Mark C. Martin*  
MARK C. MARTIN  
PROFESSIONAL LAND SURVEYOR NO. 10884  
DATE

RECORDED AS PLAT No. 17401 ON 5/13/05  
AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

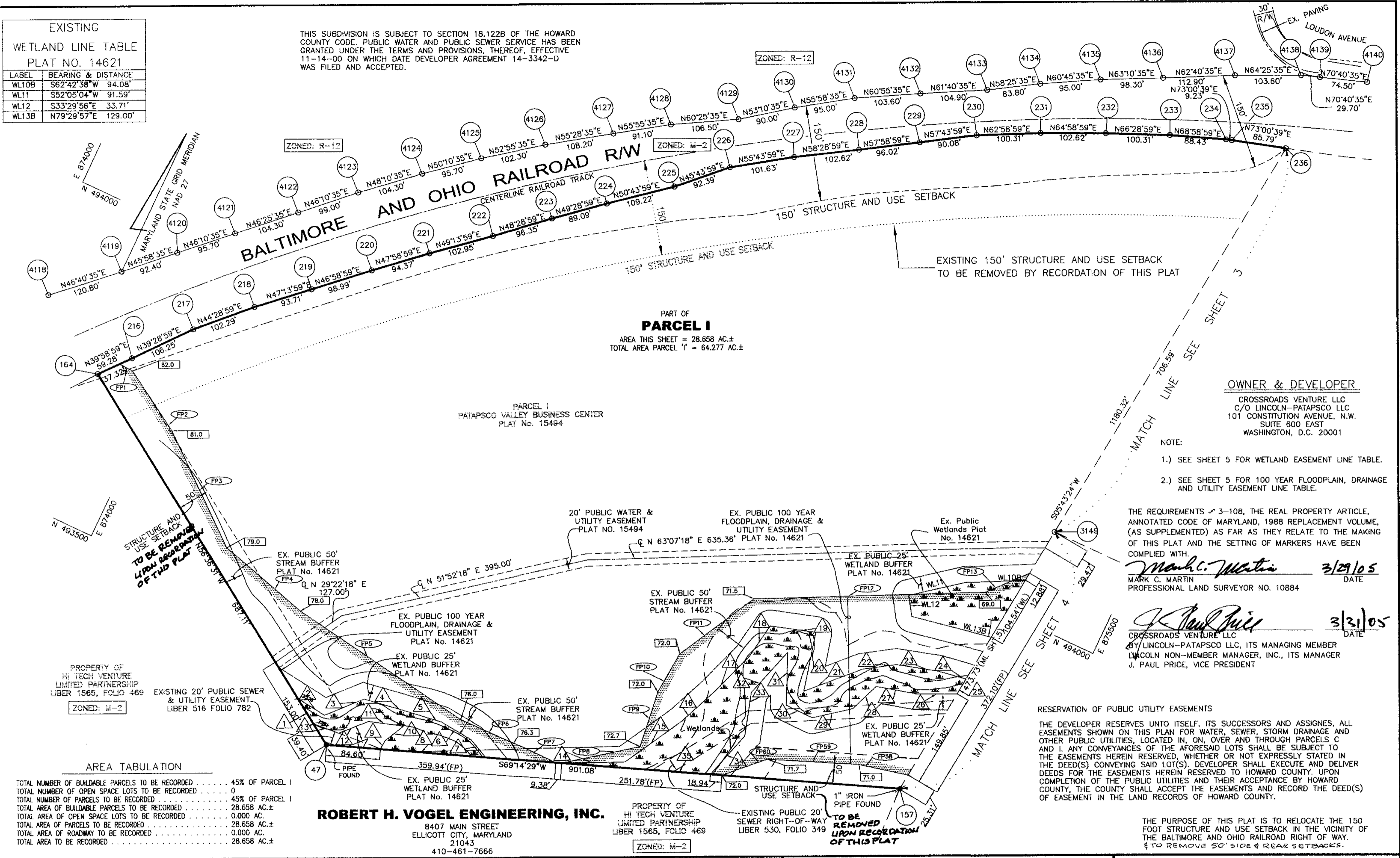
PLAT OF REVISION  
PATAPSCO VALLEY BUSINESS CENTER  
PARCEL I

A REVISION TO PARCEL I SHOWN ON THE PLAT OF PATAPSCO VALLEY BUSINESS CENTER RECORDED AS PLAT NOS. 15493-15500  
ZONING: M-2  
TAX MAP 38 PARCELS 284 AND 285  
FIRST ELECTION DISTRICT, HOWARD COUNTY, MARYLAND  
SCALE 1"= 1200 MARCH 17, 2005  
SHEET 1 OF 5

EXISTING  
WETLAND LINE TABLE  
PLAT NO. 14621

LABEL	BEARING & DISTANCE
WL10B	S62°42'38"W 94.08'
WL11	S52°05'04"W 91.59'
WL12	S33°29'56"E 33.71'
WL13B	N79°29'57"E 129.00'

THIS SUBDIVISION IS SUBJECT TO SECTION 18.122B OF THE HOWARD COUNTY CODE. PUBLIC WATER AND PUBLIC SEWER SERVICE HAS BEEN GRANTED UNDER THE TERMS AND PROVISIONS, THEREOF, EFFECTIVE 11-14-00 ON WHICH DATE DEVELOPER AGREEMENT 14-3342-D WAS FILED AND ACCEPTED.



PART OF  
**PARCEL 1**  
AREA THIS SHEET = 28.658 AC.±  
TOTAL AREA PARCEL 1 = 64.277 AC.±

PARCEL 1  
PATAPSCO VALLEY BUSINESS CENTER  
PLAT No. 15494

OWNER & DEVELOPER  
CROSSROADS VENTURE LLC  
C/O LINCOLN-PATAPSCO LLC  
101 CONSTITUTION AVENUE, N.W.  
SUITE 600 EAST  
WASHINGTON, D.C. 20001

- NOTE:
- 1.) SEE SHEET 5 FOR WETLAND EASEMENT LINE TABLE.
  - 2.) SEE SHEET 5 FOR 100 YEAR FLOODPLAIN, DRAINAGE AND UTILITY EASEMENT LINE TABLE.

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.

*Mark C. Martin* 3/29/05  
MARK C. MARTIN  
PROFESSIONAL LAND SURVEYOR NO. 10884 DATE

*J. Paul Price* 3/31/05  
CROSSROADS VENTURE LLC  
BY LINCOLN-PATAPSCO LLC, ITS MANAGING MEMBER  
LINCOLN NON-MEMBER MANAGER, INC., ITS MANAGER  
J. PAUL PRICE, VICE PRESIDENT DATE

RESERVATION OF PUBLIC UTILITY EASEMENTS  
THE DEVELOPER RESERVES UNTO ITSELF, ITS SUCCESSORS AND ASSIGNEES, ALL EASEMENTS SHOWN ON THIS PLAN FOR WATER, SEWER, STORM DRAINAGE AND OTHER PUBLIC UTILITIES, LOCATED IN, ON, OVER AND THROUGH PARCELS C AND I. ANY CONVEYANCES OF THE AFORESAID LOTS SHALL BE SUBJECT TO THE EASEMENTS HEREIN RESERVED, WHETHER OR NOT EXPRESSLY STATED IN THE DEED(S) CONVEYING SAID LOT(S). 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 PURPOSE OF THIS PLAT IS TO RELOCATE THE 150 FOOT STRUCTURE AND USE SETBACK IN THE VICINITY OF THE BALTIMORE AND OHIO RAILROAD RIGHT OF WAY. \$ TO REMOVE 50' SIDE & REAR SETBACKS.

AREA TABULATION

TOTAL NUMBER OF BUILDABLE PARCELS TO BE RECORDED	45% OF PARCEL 1
TOTAL NUMBER OF OPEN SPACE LOTS TO BE RECORDED	0
TOTAL NUMBER OF PARCELS TO BE RECORDED	45% OF PARCEL 1
TOTAL AREA OF BUILDABLE PARCELS TO BE RECORDED	28.658 AC.±
TOTAL AREA OF OPEN SPACE LOTS TO BE RECORDED	0.000 AC.
TOTAL AREA OF PARCELS TO BE RECORDED	28.658 AC.±
TOTAL AREA OF ROADWAY TO BE RECORDED	0.000 AC.
TOTAL AREA TO BE RECORDED	28.658 AC.±

**ROBERT H. VOGEL ENGINEERING, INC.**  
8407 MAIN STREET  
ELLCOTT CITY, MARYLAND  
21043  
410-461-7666

PROPERTY OF  
HI TECH VENTURE  
LIMITED PARTNERSHIP  
LIBER 1565, FOLIO 469  
ZONED: M-2

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

*Robert J. Wahn* 5/3/05  
HOWARD COUNTY HEALTH OFFICER SFO DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING  
AND ZONING

*Michael J. ...* 4/20/05  
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

*Mark ...* 5/6/05  
DIRECTOR DATE

**OWNER'S CERTIFICATE**

WE, CROSSROADS VENTURE LLC BY LINCOLN-PATAPSCO LLC, ITS MANAGING MEMBER, LINCOLN NON-MEMBER MANAGER, INC., J. PAUL PRICE, VICE PRESIDENT OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY ADOPT THIS PLAN 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 ERECTED ON OR OVER THE SAID EASEMENTS AND RIGHTS-OF-WAYS. WITNESS OUR HANDS THIS 31ST DAY OF MARCH, 2005.

*J. Paul Price*  
CROSSROADS VENTURE LLC  
BY LINCOLN-PATAPSCO LLC, ITS MANAGING MEMBER,  
LINCOLN NON-MEMBER, INC. ITS MANAGER  
J. PAUL PRICE, VICE PRESIDENT

*Don Bowers*  
WITNESS

**SURVEYOR'S CERTIFICATE**

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN AND DESCRIBED HEREON IS CORRECT; THAT IT IS A SUBDIVISION OF THE LANDS CONVEYED BY PATAPSCO VALLEY DEVELOPMENT CORPORATION TO CROSSROADS VENTURE LLC BY DEED DATED FEBRUARY 28, 2005 AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER 9033 AT FOLIO 003 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, MARYLAND AS SHOWN, IN ACCORDANCE WITH THE ANNOTATED CODE OF MARYLAND AS AMENDED AND MONUMENTATION IS IN ACCORDANCE WITH THE HOWARD COUNTY SUBDIVISION REGULATIONS.

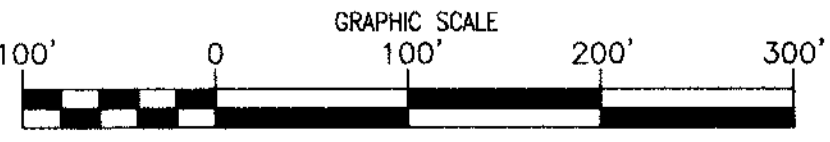
*Mark C. Martin*  
MARK C. MARTIN  
PROFESSIONAL LAND SURVEYOR NO. 10884



RECORDED AS PLAT No. 17402 ON 5/13/05  
AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

**PATAPSCO VALLEY BUSINESS CENTER  
PARCEL 1**

A REVISION TO PARCEL 1 SHOWN ON THE  
PLAT OF PATAPSCO VALLEY BUSINESS CENTER  
RECORDED AS PLAT NOS. 15493-15500  
ZONING: M-2  
TAX MAP 38 PARCELS 284 AND 285  
FIRST ELECTION DISTRICT, HOWARD COUNTY, MARYLAND  
SCALE 1"= 100' MARCH 17, 2005  
SHEET 2 OF 5

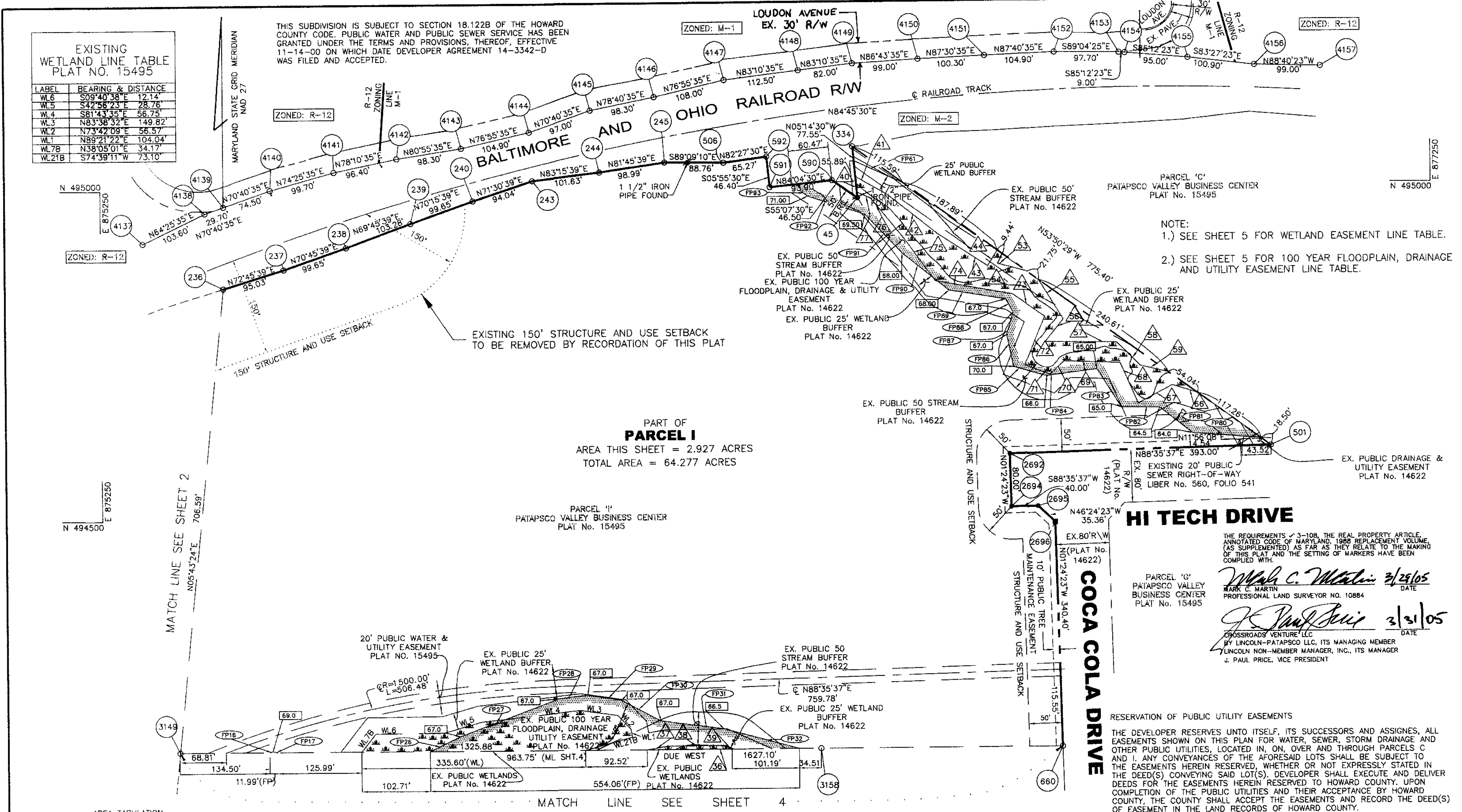




**EXISTING WETLAND LINE TABLE PLAT NO. 15495**

LABEL	BEARING & DISTANCE
WL6	S09°40'38"E 12.14'
WL5	S42°58'23"E 28.78'
WL4	S81°43'35"E 56.75'
WL3	N83°38'32"E 149.82'
WL2	N73°42'09"E 56.57'
WL1	N89°21'22"E 104.04'
WL7B	N38°05'01"E 34.17'
WL21B	S74°39'11"W 73.10'

THIS SUBDIVISION IS SUBJECT TO SECTION 18.122B OF THE HOWARD COUNTY CODE. PUBLIC WATER AND PUBLIC SEWER SERVICE HAS BEEN GRANTED UNDER THE TERMS AND PROVISIONS, THEREOF, EFFECTIVE 11-14-00 ON WHICH DATE DEVELOPER AGREEMENT 14-3342-D WAS FILED AND ACCEPTED.



NOTE:  
 1.) SEE SHEET 5 FOR WETLAND EASEMENT LINE TABLE.  
 2.) SEE SHEET 5 FOR 100 YEAR FLOODPLAIN, DRAINAGE AND UTILITY EASEMENT LINE TABLE.

PART OF  
**PARCEL I**  
 AREA THIS SHEET = 2.927 ACRES  
 TOTAL AREA = 64.277 ACRES

**HI TECH DRIVE**

PARCEL 'G'  
 PATAPSCO VALLEY BUSINESS CENTER  
 PLAT No. 15495

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.

*Mark C. Martin* 3/29/05 DATE  
 MARK C. MARTIN  
 PROFESSIONAL LAND SURVEYOR NO. 10884

*J. Paul Price* 3/31/05 DATE  
 CROSSROADS VENTURE LLC  
 BY LINCOLN-PATAPSCO LLC, ITS MANAGING MEMBER  
 LINCOLN NON-MEMBER MANAGER, INC., ITS MANAGER  
 J. PAUL PRICE, VICE PRESIDENT

RESERVATION OF PUBLIC UTILITY EASEMENTS

THE DEVELOPER RESERVES UNTO ITSELF, ITS SUCCESSORS AND ASSIGNEES, ALL EASEMENTS SHOWN ON THIS PLAN FOR WATER, SEWER, STORM DRAINAGE AND OTHER PUBLIC UTILITIES, LOCATED IN, ON, OVER AND THROUGH PARCELS C AND I. ANY CONVEYANCES OF THE AFORESAID LOTS SHALL BE SUBJECT TO THE EASEMENTS HERIN RESERVED, WHETHER OR NOT EXPRESSLY STATED IN THE DEED(S) CONVEYING SAID LOT(S). DEVELOPER SHALL EXECUTE AND DELIVER DEEDS FOR THE EASEMENTS HERIN 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.

AREA TABULATION

TOTAL NUMBER OF BUILDABLE PARCELS TO BE RECORDED	39% OF PARCEL I
TOTAL NUMBER OF OPEN SPACE PARCELS TO BE RECORDED	0
TOTAL AREA OF BUILDABLE PARCELS TO BE RECORDED	24.927 AC.±
TOTAL AREA OF OPEN SPACE PARCELS TO BE RECORDED	0.000 AC.
TOTAL AREA OF PARCELS TO BE RECORDED	24.927 AC.±
TOTAL AREA OF ROADWAY TO BE RECORDED	0.000 AC.
TOTAL AREA TO BE RECORDED	24.927 AC.±

**ROBERT H. VOGEL ENGINEERING, INC.**

8407 MAIN STREET  
 ELLICOTT CITY, MARYLAND  
 21043  
 410-461-7666

**OWNER & DEVELOPER**

CROSSROADS VENTURE LLC  
 C/O LINCOLN-PATAPSCO LLC  
 101 CONSTITUTION AVENUE, N.W.  
 SUITE 600 EAST  
 WASHINGTON, D.C. 20001

THE PURPOSE OF THIS PLAT IS TO RELOCATE THE 150 FOOT STRUCTURE AND USE SETBACK IN THE VICINITY OF THE BALTIMORE AND OHIO RAILROAD RIGHT OF WAY, & TO REMOVE 50' SIDE & REAR SETBACK.

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

*Robert H. Vogel* 5/3/05 DATE  
 HOWARD COUNTY HEALTH OFFICER SFO

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

*Mark C. Martin* 4/20/05 DATE  
 CHIEF, DEVELOPMENT ENGINEERING DIVISION

*Mark C. Martin* 5/6/05 DATE  
 DIRECTOR

**OWNER'S CERTIFICATE**

WE, CROSSROADS VENTURE LLC BY LINCOLN-PATAPSCO LLC, ITS MANAGING MEMBER, LINCOLN NON-MEMBER MANAGER, INC., J. PAUL PRICE, VICE PRESIDENT OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY ADOPT THIS PLAN 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 ERCTED ON OR OVER THE SAID EASEMENTS AND RIGHTS-OF-WAYS. WITNESS OUR HANDS THIS 31ST DAY OF MARCH, 2005

*J. Paul Price*  
 CROSSROADS VENTURE LLC  
 BY LINCOLN-PATAPSCO LLC, ITS MANAGING MEMBER,  
 LINCOLN NON-MEMBER MANAGER, INC., ITS MANAGER  
 J. PAUL PRICE, VICE PRESIDENT

*Don Brumser*  
 WITNESS

**SURVEYOR'S CERTIFICATE**

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN AND DESCRIBED HEREON IS CORRECT; THAT IT IS A SUBDIVISION OF THE LANDS CONVEYED BY PATAPSCO VALLEY DEVELOPMENT CORPORATION TO CROSSROADS VENTURE LLC BY DEED DATED FEBRUARY 28, 2005 AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER 9033 AT FOLIO 003 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, MARYLAND AS SHOWN, IN ACCORDANCE WITH THE ANNOTATED CODE OF MARYLAND AS AMENDED AND MONUMENTATION IS IN ACCORDANCE WITH THE HOWARD COUNTY SUBDIVISION REGULATIONS.

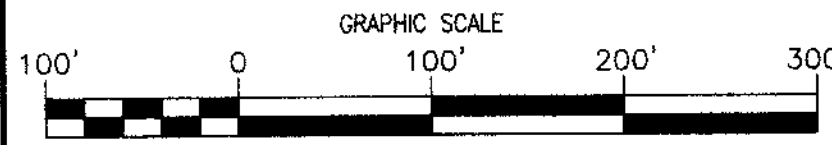
*Mark C. Martin* 5/13/05 DATE  
 MARK C. MARTIN  
 PROFESSIONAL LAND SURVEYOR NO. 10884

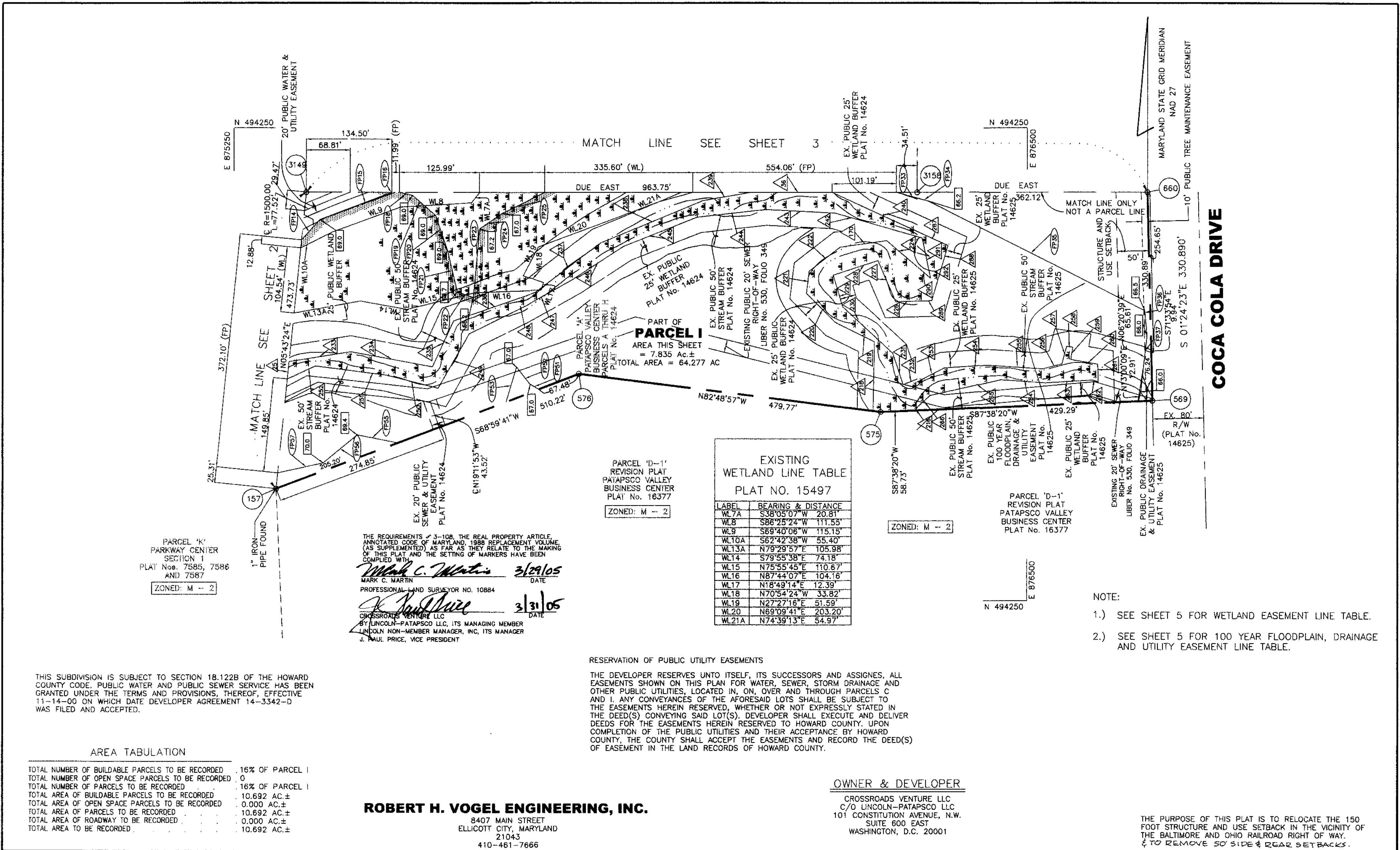
RECORDED AS PLAT No. 17403 ON 5/13/05 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

**PATAPSCO VALLEY BUSINESS CENTER PARCEL I**

A REVISION TO PARCEL I SHOWN ON THE PLAT OF PATAPSCO VALLEY BUSINESS CENTER RECORDED AS PLAT NOS. 15493-15500

ZONING: M-2  
 TAX MAP 38 PARCELS 284 AND 285  
 FIRST ELECTION DISTRICT, HOWARD COUNTY, MARYLAND  
 SCALE 1"= 100' MARCH 17, 2005  
 SHEET 3 OF 5





**EXISTING WETLAND LINE TABLE**  
PLAT NO. 15497

LABEL	BEARING & DISTANCE
WL 7A	S38°05'07" W 20.81'
WL 8	S86°25'24" W 111.53'
WL 9	S89°40'06" W 115.15'
WL 10A	S67°42'38" W 55.40'
WL 13A	N79°29'57" E 105.98'
WL 14	S79°55'38" E 74.18'
WL 15	N75°55'45" E 110.67'
WL 16	N87°44'07" E 104.16'
WL 17	N18°49'14" E 12.39'
WL 18	N70°54'24" W 33.82'
WL 19	N27°27'16" E 51.59'
WL 20	N69°09'41" E 203.20'
WL 21A	N74°39'13" E 54.97'

THE REQUIREMENTS OF 3-10B, 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.

*Mark C. Martin* 3/29/05  
MARK C. MARTIN DATE  
PROFESSIONAL LAND SURVEYOR NO. 10884

*J. Paul Price* 3/31/05  
CROSSROADS VENTURE LLC DATE  
BY LINCOLN-PATAPSCO LLC, ITS MANAGING MEMBER  
LINCOLN NON-MEMBER MANAGER, INC, ITS MANAGER  
J. PAUL PRICE, VICE PRESIDENT

PARCEL 'D-1'  
REVISION PLAT  
PATAPSCO VALLEY  
BUSINESS CENTER  
PLAT NO. 16377  
ZONED: M-2

PARCEL 'D-1'  
REVISION PLAT  
PATAPSCO VALLEY  
BUSINESS CENTER  
PLAT NO. 16377  
ZONED: M-2

- NOTE:
- SEE SHEET 5 FOR WETLAND EASEMENT LINE TABLE.
  - SEE SHEET 5 FOR 100 YEAR FLOODPLAIN, DRAINAGE AND UTILITY EASEMENT LINE TABLE.

THIS SUBDIVISION IS SUBJECT TO SECTION 18.122B OF THE HOWARD COUNTY CODE. PUBLIC WATER AND PUBLIC SEWER SERVICE HAS BEEN GRANTED UNDER THE TERMS AND PROVISIONS, THEREOF, EFFECTIVE 11-14-00 ON WHICH DATE DEVELOPER AGREEMENT 14-3342-D WAS FILED AND ACCEPTED.

**AREA TABULATION**

TOTAL NUMBER OF BUILDABLE PARCELS TO BE RECORDED	16% OF PARCEL I
TOTAL NUMBER OF OPEN SPACE PARCELS TO BE RECORDED	0
TOTAL NUMBER OF PARCELS TO BE RECORDED	16% OF PARCEL I
TOTAL AREA OF BUILDABLE PARCELS TO BE RECORDED	10.692 AC.±
TOTAL AREA OF OPEN SPACE PARCELS TO BE RECORDED	0.000 AC.±
TOTAL AREA OF PARCELS TO BE RECORDED	10.692 AC.±
TOTAL AREA OF ROADWAY TO BE RECORDED	0.000 AC.±
TOTAL AREA TO BE RECORDED	10.692 AC.±

**ROBERT H. VOGEL ENGINEERING, INC.**  
8407 MAIN STREET  
ELLCOTT CITY, MARYLAND  
21043  
410-461-7666

**OWNER & DEVELOPER**  
CROSSROADS VENTURE LLC  
C/O LINCOLN-PATAPSCO LLC  
101 CONSTITUTION AVENUE, N.W.  
SUITE 600 EAST  
WASHINGTON, D.C. 20001

THE PURPOSE OF THIS PLAT IS TO RELOCATE THE 150 FOOT STRUCTURE AND USE SETBACK IN THE VICINITY OF THE BALTIMORE AND OHIO RAILROAD RIGHT OF WAY. & TO REMOVE 50' SIDE & REAR SETBACKS.

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

*Robert J. Waler* 5/3/05  
HOWARD COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING  
AND ZONING

*Mark H. Vogel* 4/20/05  
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

*Mark H. Vogel* 5/14/05  
DIRECTOR DATE

**OWNER'S CERTIFICATE**

WE, CROSSROADS VENTURE LLC BY LINCOLN-PATAPSCO LLC, ITS MANAGING MEMBER, LINCOLN NON-MEMBER MANAGER, INC., J. PAUL PRICE, VICE PRESIDENT OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY ADOPT THIS PLAN 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 31<sup>ST</sup> DAY OF MARCH, 2005

*J. Paul Price*  
CROSSROADS VENTURE LLC  
BY LINCOLN-PATAPSCO LLC, ITS MANAGING MEMBER,  
LINCOLN NON-MEMBER MANAGER, INC, ITS MANAGER  
J. PAUL PRICE, VICE PRESIDENT

*Don Bowser*  
WITNESS

**SURVEYOR'S CERTIFICATE**

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN AND DESCRIBED HEREON IS CORRECT; THAT IT IS A SUBDIVISION OF THE LANDS CONVEYED BY PATAPSCO VALLEY DEVELOPMENT CORPORATION TO CROSSROADS VENTURE LLC BY DEED DATED FEBRUARY 28, 2005 AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER 9033 AT FOLIO 003 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, MARYLAND AS SHOWN, IN ACCORDANCE WITH THE ANNOTATED CODE OF MARYLAND AS AMENDED AND MONUMENTATION IS IN ACCORDANCE WITH THE HOWARD COUNTY SUBDIVISION REGULATIONS.

*Mark C. Martin*  
MARK C. MARTIN  
PROFESSIONAL LAND SURVEYOR NO. 10884

RECORDED AS PLAT NO. 17404 ON 5/13/05  
AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

**PATAPSCO VALLEY BUSINESS CENTER  
PARCEL I**

A REVISION TO PARCEL I SHOWN ON THE  
PLAT OF PATAPSCO VALLEY BUSINESS CENTER  
RECORDED AS PLAT NOS. 15493-15500

ZONING: M-2  
TAX MAP 38 PARCELS 284 AND 285  
FIRST ELECTION DISTRICT, HOWARD COUNTY, MARYLAND  
SCALE 1" = 100' MARCH 17, 2005  
SHEET 4 OF 5

GRAPHIC SCALE  
100' 0 100' 200' 300'



WETLAND LINE TABLE			
LINE	BEARING & DISTANCE	LINE	BEARING & DISTANCE
1	N56°36'31"W 46.79'	77	N66°06'59"W 21.81'
2	S82°34'07"E 49.29'	78	S01°59'20"W 26.32'
3	N42°20'31"E 67.27'	170	N00°59'11"E 92.07'
4	N80°40'16"E 52.89'	216	S46°25'18"W 6.98'
5	N81°46'27"E 73.32'	217	S89°12'42"W 56.03'
6	S84°11'08"E 54.42'	218	N01°05'31"E 109.33'
7	S63°58'19"E 36.05'	219	N63°33'13"W 69.55'
8	S69°14'29"W 165.12'	220	N44°20'48"W 64.50'
9	N02°53'58"E 15.89'	221	N06°50'19"E 35.46'
10	N26°24'33"E 36.51'	222	N51°52'01"E 61.89'
11	S72°34'04"W 55.10'	223	N82°01'23"E 74.27'
12	S42°57'30"W 50.55'	224	S49°17'16"E 65.42'
13	S85°25'24"W 42.16'	225	S00°00'00"E 53.57'
14	N63°15'01"E 92.79'	226	S88°17'57"W 35.30'
15	N28°47'14"E 108.17'	227	N23°03'21"W 71.28'
16	N22°43'02"E 72.14'	228	S71°53'59"W 74.32'
17	N19°23'03"E 76.79'	229	S16°17'05"E 52.35'
18	N08°54'25"E 58.59'	230	S47°03'08"E 108.17'
19	N72°56'17"E 72.15'	231	S18°21'09"E 52.80'
20	S13°41'40"E 94.79'	232	N67°45'16"E 25.24'
21	N44°12'31"E 98.23'	233	N80°47'02"E 98.16'
22	N57°02'11"E 53.95'	234	S79°42'18"E 130.80'
23	N73°50'48"E 65.75'	235	N24°32'11"E 79.79'
24	N80°47'02"E 46.26'	236	N70°33'36"E 136.23'
25	S05°43'24"W 27.66'	237	N52°25'31"E 129.64'
26	S65°08'06"W 64.07'	238	N67°19'48"E 175.20'
27	S75°30'41"W 64.15'	239	N80°30'32"E 77.08'
28	S21°25'13"W 51.13'	240	S65°13'28"E 149.45'
29	S52°15'34"W 65.19'	241	S00°00'00"E 7.98'
30	N89°12'44"W 44.76'	242	N73°48'54"W 136.54'
31	N23°36'09"W 83.54'	243	N87°07'38"W 109.05'
32	S16°51'36"W 85.42'	244	S83°42'47"W 109.21'
33	S16°45'39"E 69.57'	245	S68°05'35"W 124.80'
34	S16°13'41"W 81.49'	246	S56°36'35"W 96.69'
35	S69°14'29"W 227.21'	247	S60°26'17"W 84.35'
36	S90°00'00"W 127.45'	248	S63°31'40"W 99.29'
37	N80°30'32"E 30.76'	249	S29°24'58"W 99.24'
38	N89°38'23"E 84.97'	250	N75°57'30"W 83.04'
39	S65°13'28"E 13.38'	251	N82°39'18"W 113.40'
40	N05°14'30"W 23.76'	252	S65°08'06"W 48.94'
41	S60°08'40"E 52.59'	253	N67°45'16"E 44.51'
42	S51°34'18"E 98.12'	254	N88°08'29"E 69.14'
43	S56°46'37"E 90.42'	255	S85°58'55"E 86.53'
44	N31°46'23"E 42.70'	256	N75°55'36"E 31.70'
45	S31°30'24"E 81.58'	257	N14°41'46"E 28.87'
46	S38°41'04"W 44.31'	258	S81°30'28"E 9.80'
47	S89°06'37"E 107.60'	259	S09°20'36"W 19.56'
48	S44°53'01"E 50.23'	260	S80°08'50"E 43.34'
49	S76°26'25"E 109.42'	261	S01°24'23"E 27.92'
50	N72°33'42"W 51.66'	262	N72°02'48"W 8.84'
51	S61°43'19"W 58.21'	263	S86°36'23"W 74.90'
52	N23°20'36"W 67.72'	264	N85°50'23"W 70.46'
53	N87°46'55"W 84.63'	265	S77°26'55"W 114.60'
54	S45°58'51"W 28.53'	266	S46°25'18"W 26.47'
55	N69°25'35"W 40.75'	267	S39°31'30"W 8.83'
56	N22°16'33"E 80.02'	268	S10°12'39"E 30.23'
57	N54°42'58"W 58.54'	269	N88°37'02"W 246.91'
58	N79°43'18"W 118.32'	270	N10°11'46"E 45.86'
59	N35°52'24"W 78.86'	271	N41°45'43"W 40.83'
60	N39°07'04"W 80.32'	272	N35°32'44"W 77.54'

THIS SUBDIVISION IS SUBJECT TO SECTION 18.122B OF THE HOWARD COUNTY CODE. PUBLIC WATER AND PUBLIC SEWER SERVICE HAS BEEN GRANTED UNDER THE TERMS AND PROVISIONS, THEREOF, EFFECTIVE 11-14-00 ON WHICH DATE DEVELOPER AGREEMENT 14-3342-D WAS FILED AND ACCEPTED.

RESERVATION OF PUBLIC UTILITY EASEMENTS

THE DEVELOPER RESERVES UNTO ITSELF, ITS SUCCESSORS AND ASSIGNEES, ALL EASEMENTS SHOWN ON THIS PLAN FOR WATER, SEWER, STORM DRAINAGE AND OTHER PUBLIC UTILITIES, LOCATED IN, ON, OVER AND THROUGH PARCELS C AND I. ANY CONVEYANCES OF THE AFORESAID LOTS SHALL BE SUBJECT TO THE EASEMENTS HEREIN RESERVED, WHETHER OR NOT EXPRESSLY STATED IN THE DEED(S) CONVEYING SAID LOT(S). 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 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.

*Mark C. Martin* 3/29/05  
 MARK C. MARTIN DATE  
 PROFESSIONAL LAND SURVEYOR NO. 10884

*J. Paul Price* 3/31/05  
 CROSSROADS VENTURE LLC DATE  
 BY LINCOLN-PATAPSCO LLC, ITS MANAGING MEMBER  
 LINCOLN NON-MEMBER MANAGER, INC., ITS MANAGER  
 J. PAUL PRICE, VICE PRESIDENT

100 YEAR FLOODPLAIN, DRAINAGE AND UTILITY EASEMENT			
LINE	BEARING & DISTANCE	LINE	BEARING & DISTANCE
FP1	S87°56'49"E 23.59'	FP33	S74°46'43"E 35.76'
FP2	S58°15'53"E 112.80'	FP34	S74°46'43"E 17.69'
FP3	S50°03'03"E 204.13'	FP35	S62°56'39"E 382.68'
FP4	S74°11'21"E 152.78'	FP36	S05°15'18"E 40.10'
FP5	S80°57'00"E 303.12'	FP37	S06°20'39"W 89.15'
FP6	N89°04'58"E 90.77'	FP40	S49°30'48"W 117.26'
FP7	S89°56'27"E 73.18'	FP51	N61°25'39"W 15.34'
FP8	N52°42'44"E 125.54'	FP52	N37°34'25"W 35.48'
FP9	N07°16'25"W 90.62'	FP53	S16°25'04"W 57.53'
FP10	N04°33'20"E 69.54'	FP54	S51°27'54"W 92.64'
FP11	N28°02'28"E 145.24'	FP55	N78°56'46"W 65.03'
FP12	N63°12'03"E 363.32'	FP56	S50°11'30"W 69.88'
FP13	N41°38'38"E 75.80'	FP57	S77°18'49"W 73.33'
FP14	N41°38'38"E 43.81'	FP58	S77°18'49"W 78.94'
FP15	N69°04'53"E 120.98'	FP59	S68°11'54"W 144.23'
FP16	N69°04'53"E 4.74'	FP60	S44°56'28"W 75.60'
FP17	S77°22'44"E 7.75'	FP75A	S38°53'21"E 7.50'
FP18	S77°22'44"E 20.95'	FP80	N85°33'27"W 118.24'
FP19	S48°49'07"E 48.36'	FP81	N51°34'12"W 62.74'
FP20	S18°29'28"E 59.22'	FP82	N89°15'23"W 57.71'
FP21	S13°08'45"E 67.66'	FP83	N31°46'46"W 69.10'
FP22	S71°00'16"E 26.73'	FP84	S82°49'55"W 76.06'
FP23	N05°09'53"E 109.96'	FP85	N74°24'09"W 51.57'
FP24	N55°02'08"E 42.81'	FP86	N11°43'55"W 49.60'
FP25	N63°50'14"E 75.13'	FP87	N16°10'05"E 35.75'
FP26	N63°50'14"E 50.67'	FP88	N29°01'33"W 22.93'
FP27	N69°12'19"E 157.67'	FP89	N80°33'29"W 86.36'
FP28	N83°12'26"E 44.16'	FP90	N50°54'44"W 90.37'
FP29	S80°51'55"E 51.13'	FP91	N43°24'01"W 80.85'
FP30	S61°56'28"E 67.55'	FP92	N71°49'10"W 90.05'
FP31	S82°14'34"E 94.60'	FP93	N53°12'58"W 29.52'
FP32	S74°46'43"E 117.62'		

ROBERT H. VOGEL ENGINEERING, INC.

8407 MAIN STREET  
 ELLICOTT CITY, MARYLAND  
 21043  
 410-461-7666

OWNER & DEVELOPER

CROSSROADS VENTURE LLC  
 C/O LINCOLN-PATAPSCO LLC  
 101 CONSTITUTION AVENUE, N.W.  
 SUITE 800 EAST  
 WASHINGTON, D.C. 20001

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

OWNER'S CERTIFICATE

WE, CROSSROADS VENTURE LLC BY LINCOLN-PATAPSCO LLC, ITS MANAGING MEMBER, LINCOLN NON-MEMBER MANAGER, INC., J. PAUL PRICE, VICE PRESIDENT OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY ADOPT THIS PLAN 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 31st DAY OF MARCH, 2005

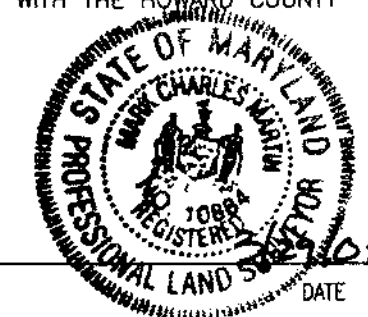
SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN AND DESCRIBED HEREON IS CORRECT; THAT IT IS A SUBDIVISION OF THE LANDS CONVEYED BY PATAPSCO VALLEY DEVELOPMENT CORPORATION TO CROSSROADS VENTURE LLC BY DEED DATED FEBRUARY 28, 2005 AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER 9033 AT FOLIO 003 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, MARYLAND AS SHOWN, IN ACCORDANCE WITH THE ANNOTATED CODE OF MARYLAND AS AMENDED AND MONUMENTATION IS IN ACCORDANCE WITH THE HOWARD COUNTY SUBDIVISION REGULATIONS.

RECORDED AS PLAT No. 17405 ON 5/18/05  
 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

PLAT OF REVISION  
**PATAPSCO VALLEY BUSINESS CENTER  
 PARCEL I**

A REVISION TO PARCEL I SHOWN ON THE  
 PLAT OF PATAPSCO VALLEY BUSINESS CENTER  
 RECORDED AS PLAT NOS. 15493-15500  
 ZONING: M-2  
 TAX MAP 38 PARCELS 284 AND 285  
 FIRST ELECTION DISTRICT, HOWARD COUNTY, MARYLAND  
 SCALE 1"= 1" MARCH 17, 2005  
 SHEET 5 OF 5



*Mark C. Martin*  
 MARK C. MARTIN  
 PROFESSIONAL LAND SURVEYOR NO. 10884

WITNESS

*Don Bowers*

*J. Paul Price*  
 CROSSROADS VENTURE LLC  
 BY LINCOLN-PATAPSCO LLC, ITS MANAGING MEMBER,  
 LINCOLN NON-MEMBER MANAGER, INC., ITS MANAGER  
 J. PAUL PRICE, VICE PRESIDENT

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING  
 AND ZONING

*Mark C. Martin*  
 CHIEF, DEVELOPMENT ENGINEERING DIVISION

DIRECTOR