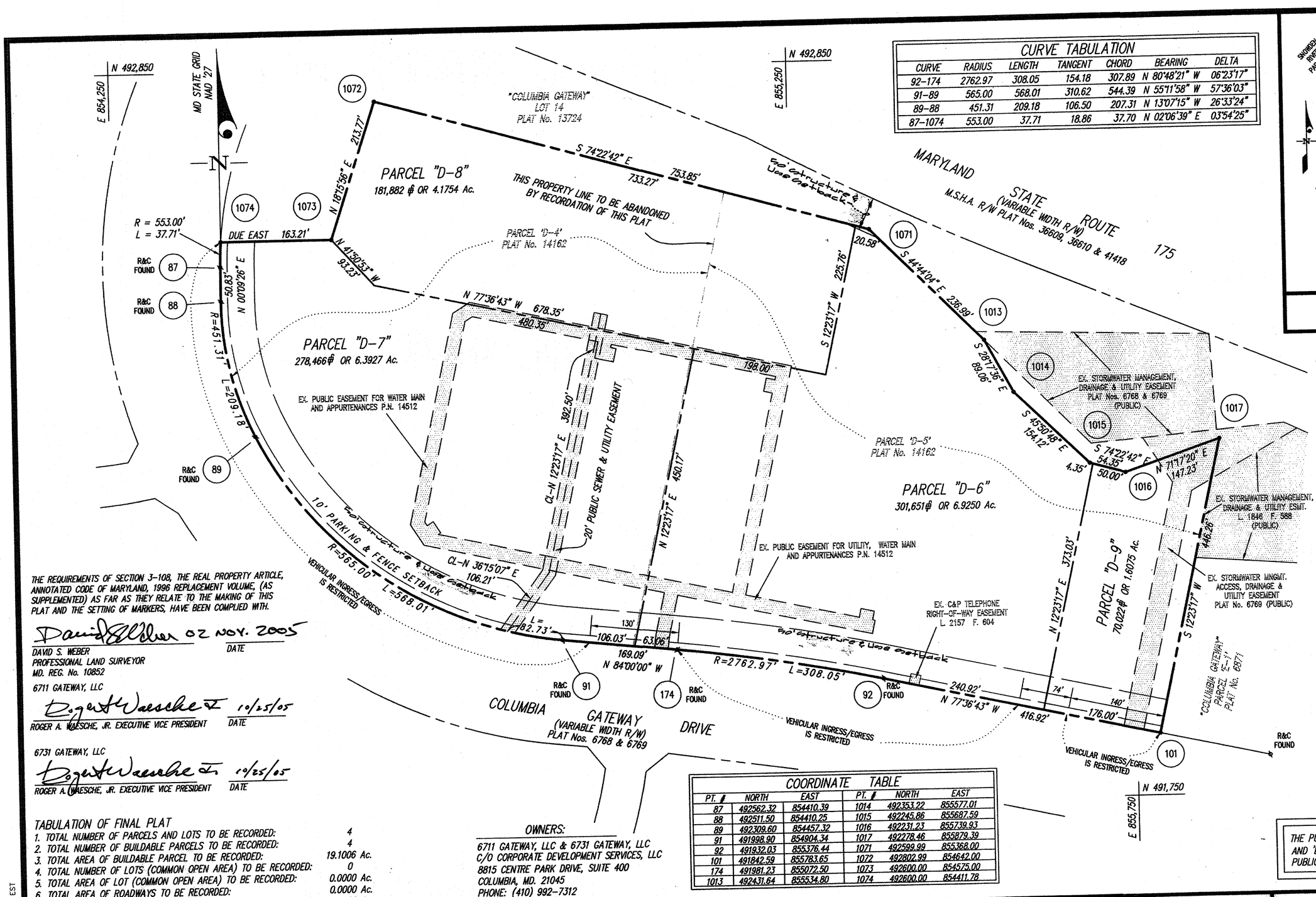
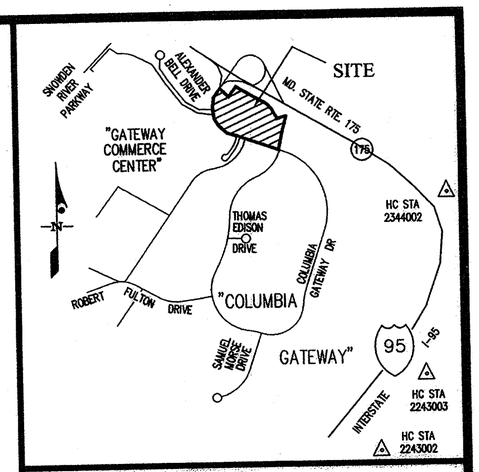


CURVE TABULATION						
CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
92-174	2762.97	308.05	154.18	307.89	N 80°48'21" W	06°23'17"
91-89	565.00	568.01	310.62	544.39	N 55°11'58" W	57°36'03"
89-88	451.31	209.18	106.50	207.31	N 13°07'15" W	26°33'24"
87-1074	553.00	37.71	18.86	37.70	N 02°06'39" E	03°54'25"



VICINITY MAP
1"=2000'

GENERAL NOTES

1. 4"x4"x36" CONCRETE MONUMENTS SHOWN THUS: □
2. IRON PINS SHOWN THUS: Ø
3. THIS PLAT AND THE COORDINATES SHOWN HEREON, ARE BASED UPON A FIELD RUN BOUNDARY SURVEY PERFORMED BY GUTSCHICK, LITTLE & WEBER, P.A. IN NOVEMBER, 1998.
4. PROPERTY IS ZONED 'M-1' PER THE 2-2-04 COMPREHENSIVE ZONING PLAN.
5. SEE DEPARTMENT OF PLANNING & ZONING FILE NUMBERS: S-84-44, F-85-63, P-86-22, F-86-127, F-86-17, F-87-1, F-99-103 & F-00-127.
6. THE "ESTABLISHMENT OF MINIMUM BUILDING RESTRICTION LINES" IN THE OWNER'S DEDICATION, REFERS TO THE PURPOSES OF MEETING ZONING REQUIREMENTS, NOT FOR THE PURPOSE OF CREATING A RESTRICTION OF TITLE OR COVENANT.
7. COORDINATES BASED ON NAD '27 MARYLAND COORDINATE SYSTEM AS PROJECTED BY HOWARD COUNTY GEODETIC CONTROL STATIONS Nos. 2243002 & 2243003.
8. AREAS SHOWN ARE TO BE TAKEN AS MORE OR LESS.
9. THIS SUBDIVISION IS SUBJECT TO SECTION 18.122B OF THE HOWARD COUNTY CODE. THE DEVELOPER'S AGREEMENT FOR WATER AND SEWER WAS POSTED WITH SDP-05-134.
10. STORMWATER MANAGEMENT IS PROVIDED BY AN EXISTING FACILITY ON LOT 14 (SEE FILE No. F-87-11).
11. THIS SUBDIVISION PASSED THE APFO ROADS TEST ON MARCH 19, 1999.
12. THIS PARCEL IS EXEMPT FROM THE FOREST CONSERVATION ORDINANCE IN ACCORDANCE WITH SECTION 16.1202(b)(1)(v) (PLANNED BUSINESS PARK).
13. IN ACCORDANCE TO SECTION 16.120(c)(1) MINIMUM ROAD FRONTAGE IS PROVIDED WITH A SHARED ACCESS AND PARKING AGREEMENT RECORDED IN LIBER 9422 AT FOLIO 566.
14. LANDSCAPING WILL BE COORDINATED WITH THE PLANTING UNDER SDP-01-26, PHASE 2 WITH AN ADDITIONAL SURETY AMOUNT OF $900.00 PAID WITH THE DEVELOPER'S AGREEMENT.

THE PURPOSE OF THIS PLAT IS TO RESUBDIVIDE PARCELS 'D-4' AND 'D-5' INTO 4 BUILDABLE PARCELS AND TO CREATE A 20' PUBLIC SEWER & UTILITY EASEMENT.

THE REQUIREMENTS OF SECTION 3-108, THE REAL PROPERTY ARTICLE, ANNOTATED CODE OF MARYLAND, 1996 REPLACEMENT VOLUME, (AS SUPPLEMENTED) AS FAR AS THEY RELATE TO THE MAKING OF THIS PLAT AND THE SETTING OF MARKERS, HAVE BEEN COMPLIED WITH.

David S. Weber 02 NOV. 2005
DAVID S. WEBER — DATE
PROFESSIONAL LAND SURVEYOR
MD. REG. No. 10852

6711 GATEWAY, LLC
Roger A. Waesche Jr. 10/25/05
ROGER A. WAESCHE, JR. EXECUTIVE VICE PRESIDENT — DATE

6731 GATEWAY, LLC
Roger A. Waesche Jr. 10/25/05
ROGER A. WAESCHE, JR. EXECUTIVE VICE PRESIDENT — DATE

TABULATION OF FINAL PLAT

1. TOTAL NUMBER OF PARCELS AND LOTS TO BE RECORDED:	4
2. TOTAL NUMBER OF BUILDABLE PARCELS TO BE RECORDED:	4
3. TOTAL AREA OF BUILDABLE PARCEL TO BE RECORDED:	19.1006 Ac.
4. TOTAL NUMBER OF LOTS (COMMON OPEN AREA) TO BE RECORDED:	0
5. TOTAL AREA OF LOT (COMMON OPEN AREA) TO BE RECORDED:	0.0000 Ac.
6. TOTAL AREA OF ROADWAYS TO BE RECORDED:	0.0000 Ac.
7. TOTAL AREA OF SUBDIVISION TO BE RECORDED:	19.1006 Ac.

OWNERS:

6711 GATEWAY, LLC & 6731 GATEWAY, LLC
C/O CORPORATE DEVELOPMENT SERVICES, LLC
8815 CENTRE PARK DRIVE, SUITE 400
COLUMBIA, MD. 21045
PHONE: (410) 992-7312

COORDINATE TABLE					
PT. #	NORTH	EAST	PT. #	NORTH	EAST
87	492562.32	854410.39	1014	492353.22	855577.01
88	492511.50	854410.25	1015	492245.86	855687.59
89	492309.60	854457.32	1016	492231.23	855739.93
91	491998.90	854904.34	1017	492278.46	855879.39
92	491932.03	855376.44	1071	492599.99	855368.00
101	491842.59	855783.65	1072	492802.99	854642.00
174	491981.23	855072.50	1073	492600.00	854575.00
1013	492431.64	855534.80	1074	492600.00	854411.78

APPROVED: FOR PUBLIC WATER & PUBLIC SEWERAGE SYSTEMS IN CONFORMANCE WITH THE MASTER PLAN OF WATER & SEWERAGE FOR HOWARD COUNTY, MD.

Robert J. Weber 3/3/06
COUNTY HEALTH OFFICER — DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

MK 2/27/06
CHIEF, DEVELOPMENT ENGINEERING DIVISION — DATE

3/6/06
DIRECTOR — DATE

OWNER'S DEDICATION

6711 GATEWAY, LLC, A MARYLAND LIMITED LIABILITY COMPANY, BY CORPORATE OFFICE PROPERTIES, L.P., SOLE MEMBER AND CORPORATE OFFICE PROPERTIES TRUST, ITS GENERAL PARTNER, BY ROGER A WAESCHE, JR., EXECUTIVE VICE PRESIDENT AND 6731 GATEWAY, LLC, A MARYLAND LIMITED LIABILITY COMPANY, BY BY CORPORATE OFFICE PROPERTIES, L.P., SOLE MEMBER AND CORPORATE OFFICE PROPERTIES TRUST, ITS GENERAL PARTNER, BY ROGER A WAESCHE, JR., EXECUTIVE VICE PRESIDENT, OWNERS 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; (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 RIGHTS-OF-WAY AND THE SPECIFIC EASEMENT AREAS SHOWN HEREON; (2) 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; (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 RIGHTS-OF-WAY.

WITNESS OUR HANDS THIS 26 DAY OF OCTOBER 2005

6711 GATEWAY, LLC, A MARYLAND LIMITED LIABILITY COMPANY
BY: CORPORATE OFFICE PROPERTIES, L.P., SOLE MEMBER
BY: CORPORATE OFFICE PROPERTIES TRUST, ITS GENERAL PARTNERSHIP
BY: Roger A Waesche Jr.
ROGER A. WAESCHE, JR. EXECUTIVE VICE PRESIDENT
ATTEST: [signature]

6731 GATEWAY, LLC, A MARYLAND LIMITED LIABILITY COMPANY
BY: CORPORATE OFFICE PROPERTIES, L.P., SOLE MEMBER
BY: CORPORATE OFFICE PROPERTIES TRUST, ITS GENERAL PARTNERSHIP
BY: Roger A Waesche Jr.
ROGER A. WAESCHE, JR. EXECUTIVE VICE PRESIDENT
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 RESUBDIVISION OF ALL THE LAND CONVEYED BY THE HOWARD RESEARCH AND DEVELOPMENT CORPORATION, A MARYLAND CORPORATION, TO 6731 GATEWAY, LLC, A MARYLAND LIMITED LIABILITY COMPANY, BY A DEED DATED MARCH 29, 2000 AND RECORDED IN LIBER 5053 AT FOLIO 190 AND TO 6711 GATEWAY, LLC, A MARYLAND LIMITED LIABILITY COMPANY, BY A DEED DATED SEPTEMBER 26, 2000 AND RECORDED IN LIBER 5222 AT FOLIO 32; AND BEING A RESUBDIVISION OF PARCELS 'D-4' AND 'D-5' AS SHOWN ON A PLAT OF SUBDIVISION ENTITLED "COLUMBIA GATEWAY, PARCELS 'D-4' & 'D-5', ..." AND RECORDED AS PLAT No. 14162, ALL AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND; 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.

STATE OF MARYLAND — DAVID SAMUEL WEBER — No. 10852 — REGISTERED PROFESSIONAL LAND SURVEYOR

David S. Weber
DAVID S. WEBER
PROFESSIONAL LAND SURVEYOR
MARYLAND REGISTRATION NO. 10852
02 NOV. 2005
DATE

RECORDED AS PLAT NUMBER 18153 ON 3/15/06, AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND

COLUMBIA GATEWAY
PARCELS 'D-6' THRU 'D-9'
A RESUBDIVISION OF COLUMBIA GATEWAY, PARCELS 'D-4' AND 'D-5', PLAT No. 14162

SHEET 1 OF 1
6th ELECTION DISTRICT
SCALE: 1"=100'
P/O P. 671, TAX MAP 37, GRID 19
HOWARD COUNTY, MARYLAND
OCTOBER 2005

GLW GUTSCHICK LITTLE & WEBER, P.A.
CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS
3909 NATIONAL DRIVE – SUITE 250 – BURTONSVILLE OFFICE PARK
BURTONSVILLE, MARYLAND 20866
TEL: 301-421-4024 BALT: 410-880-1820 DC/VA: 301-989-2524 FAX: 301-421-4186

DRAWN BY: PWC CHECK BY: TBY

F-05-158

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