

General Notes

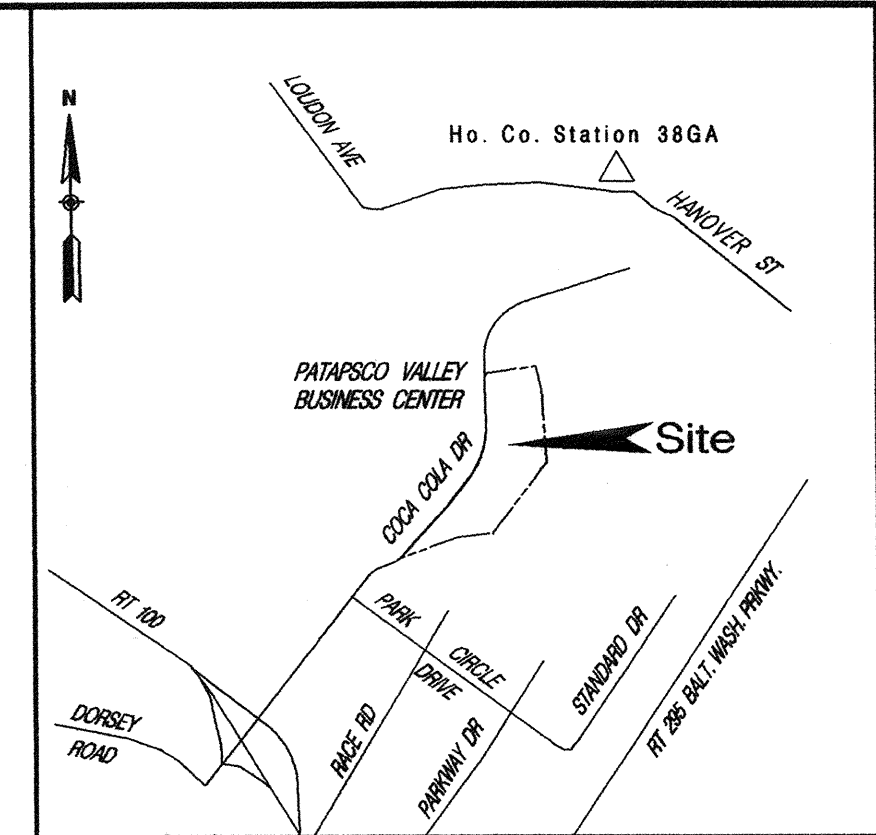
- Coordinates shown hereon are based on Maryland Coordinate System, NAD 83, as projected by Howard County Geodetic Control Stations

Station	North	East
38GA	555897.3157	1390132.1323
38D5	558378.5400	1386524.2000
- This Plat is based upon a field run monumented boundary survey performed on or about July 10, 1990 by Fisher, Collins & Carter, Inc.
- Areas shown hereon are more or less.
- Subject property zoned M-2 per the 2-2-2004 Comprehensive Zoning Plan.
- Stormwater management for Parcel F provided in a regional facility located within Parcel G Patapsco Valley Business Center and shown on Plat No. 15498. Stormwater management approved under F-94-24.
- The Patapsco Valley Business Center is subject to the following waivers and submittals to the Howard County Department of Planning and Zoning: P-91-14, S-91-19, WP-91-98, P-92-18, F-94-24, F-02-164, F-04-67 & SDP 05-091

WP 91-98: 1. Section 16.116(c)(6) to permit removal of vegetative cover and/or grading on steep slopes adjacent to a flood plain or wetland, and within wetlands approved March 15, 1991.

2. Section 16.116(c)(4) to permit the elimination of the required 25 foot wetland buffers for road crossings, stormwater management and future development areas.
- There are no known cemeteries or grave sites on this parcel.
- Developer reserves unto itself, its successors and assigns, all easements shown on this plat for water, sewer, storm drainage, other public utilities and forest conservation (designated as "Forest Conservation Area") located in, over and through Parcel F. Any and all conveyances of the aforesaid Parcel shall be subject to the easements herein reserved, whether or not expressly stated in the deeds conveying said parcel. Developer shall execute and deliver deeds for the easements herein reserved to Howard County with a 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, upon completion of the developer's obligations under the forest conservation installation and maintenance agreement executed by the developer and the County, and 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.
- The purpose of this plat is to establish a public water and utility easement within Parcel F.
- No clearing, grading or construction is permitted within the wetland or stream buffer areas shown hereon, unless, authorized by the Howard County Department of Planning and Zoning.
- Refer to SDP 05-091 for site specific development of Parcel F.
- For wetland limit metes and bounds, 100 year floodplain metes and bounds, and existing public utility easement metes and bounds refer to Plats 14625, 14626, 15498 and 15499.
- This plat complies with the requirements of Section 16.1200 of the Howard County Code for Forest Conservation. Forest Conservation for Parcel F has been addressed as part of the original property subdivision approved per F-94-24
- A Tree Maintenance Easement, 10 feet in width, running along the edge of the Coca Cola Drive Right-of-Way has been reserved per Plats 14625, 14626, 15498, 15499, 14620 and 15493. The 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 boundary of Parcel F. No building or structure of any kind shall be located on or over said easement.
- Wetland limits and buffers from Plats 14625, 14626, 15498 and 15499. There are no wetlands within Parcel F that will be disturbed and require 401 and 404 wetlands permits from the State of Maryland.

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 NOVEMBER 14, 2000 ON WHICH DATE DEVELOPER AGREEMENT NOS. 14-3342-D WAS WAS FILED AND ACCEPTED.



Vicinity Map Scale: 1" = 2000'

Legend

- Property Line
- Wetland Buffer Limit
- 100 Year Floodplain Limit
- Coordinate Point
- Existing Public Easement Area
- Structure and Use Setback Line
- Proposed Public Water and Utility Easement
- Denotes Iron Pipe or Rebar
- Existing Private Reversible Slope Grading Easement

Coordinate Values

Point	North	East
13	553124.7331	1389724.7330
14	552473.8425	1388711.5045
77	553881.7900	1389777.8781
154	552489.0296	1389077.3595
155	552465.3121	1389066.3220
462	554068.7602	1389209.6457
504	553472.2148	1389014.8023
546	552637.6176	1388372.3531
548	552378.4086	1388038.7544
549	552319.9443	1387902.8894
557	554133.5983	1389757.0282
559	554120.6911	1389233.3672
560	554095.0888	1389208.9967

Curve Data

CURVE	DELTA	RADIUS	LENGTH	BEARING	CHORD	TANGENT
504 - 462	39° 00' 01"	940.00'	639.84'	N 18° 05' 17" E	627.56'	332.87'
548 - 546	29° 07' 44"	840.00'	427.05'	N 52° 09' 09" E	422.47'	218.25'

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 PARCELS TO BE RECORDED.....	0
TOTAL NUMBER OF PRESERVATION PARCELS TO BE RECORDED.....	0
TOTAL AREA OF BUILDABLE PARCELS.....	30.3034 ACRES
TOTAL AREA OF NON-BUILDABLE PARCELS.....	0.0000 ACRES
TOTAL AREA OF OPEN SPACE.....	0.0000 ACRES
TOTAL AREA OF PRESERVATION PARCELS.....	0.0000 ACRES
TOTAL AREA OF ROADWAYS TO BE RECORDED.....	0.0000 ACRES
TOTAL AREA OF SUBDIVISION TO BE RECORDED.....	30.3034 ACRES



THE REQUIREMENTS OF SECTION 3-108, THE REAL PROPERTY ARTICLE, ANNOTATED CODE OF MARYLAND, 1986 REPLACEMENT VOLUME, (AS SUPPLEMENTED) AS FAR AS THEY RELATE TO THE MAKING OF THIS PLAT AND THE SETTING OF MARKERS HAVE BEEN COMPLIED WITH.

Douglas W. DuVal 4-20-05
 Date
 Maryland Professional Land Surveyor No. 10764

For MERRITT-PV1, LLC
 By *Robb Merritt* 4-18-05
 Date
 By: Robb Merritt, Vice President

Legal Owner

Merritt - PV1, LLC
 c/o Merritt Properties, LLC
 2066 Lord Baltimore Drive
 Baltimore, Maryland 21244
 Phone 410-298-2600
 Fax 410-298-9644



10540 york road suite m
 hunt valley, maryland 21080
 phone 410-683-7004
 facsimile 410-683-1798
 www.matiswarfield.com

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

Robert J. Weber 5/3/05
 Date
 Howard County Health Officer 360

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

Mark K. Leagle 4/20/05
 Date
 Chief, Development Engineering Division gms

Mark K. Leagle 5/5/05
 Date
 Director

Owner's Dedication

We, Merritt PV1, LLC, a Maryland Limited Liability Company, 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,

- 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 specific easements shown hereon;
- The right to require dedication for public use the beds of the streets and/or roads, and floodplains and open spaces, where applicable and for other 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 floodplains, storm drainage facilities, and open spaces, where applicable;
- The right to require dedication of waterways and drainage easements for the specific purpose of their construction, repair and maintenance; and
- That no building or similar structure of any kind shall be erected on or over the said easements and rights-of-way.

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.

Robb Merritt 4-18-05
 Date
 For Merritt-PV1, LLC - By: Member - Merritt Properties, LLC - By: Robb Merritt, Vice President

Surveyor's Certificate

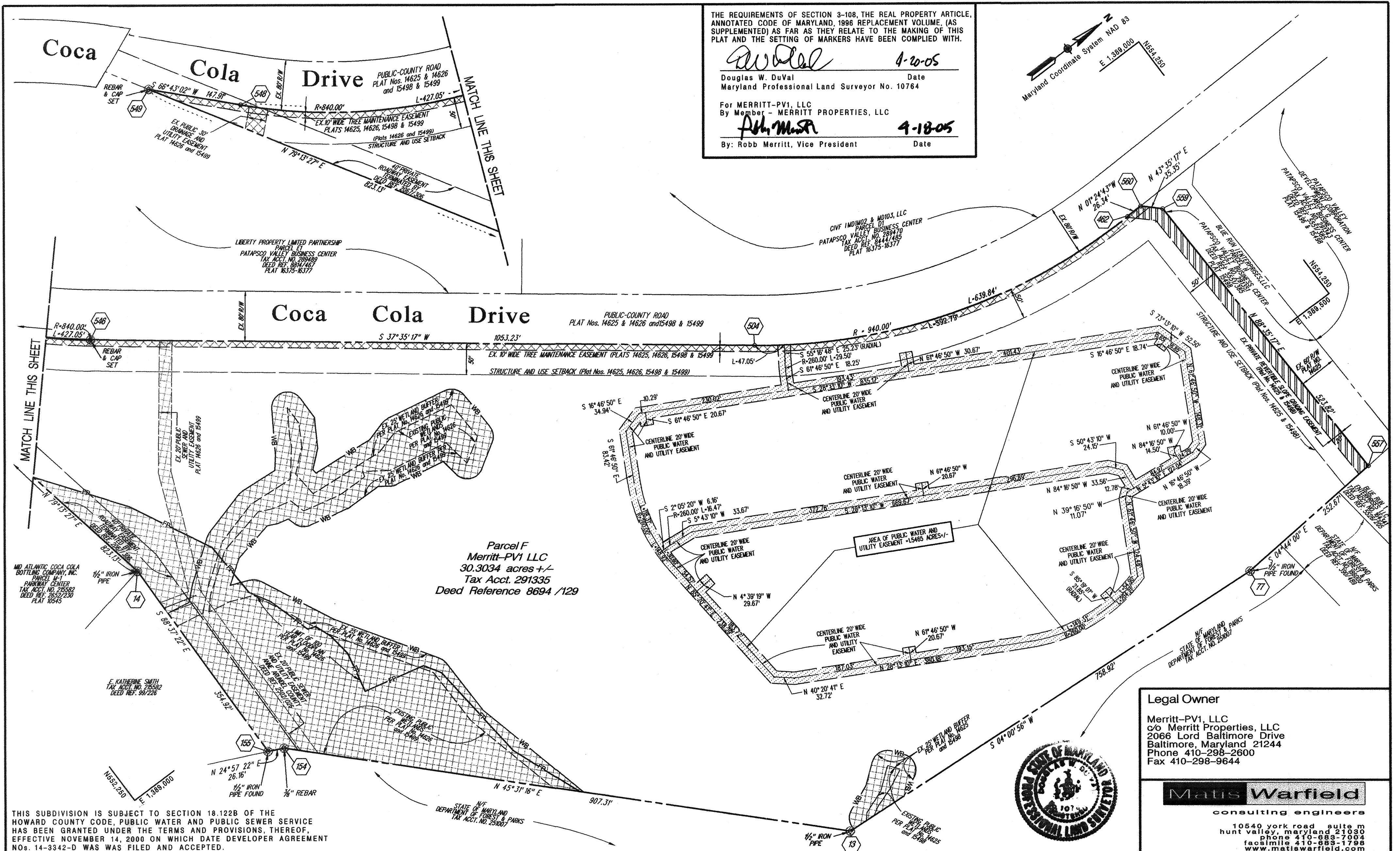
I hereby certify that the final plat shown hereon is correct, that it is an amendment/revision of the lands conveyed by Patapsco Valley Development Corp. to Merritt-PV1, LLC by a deed dated September 30, 2004 and recorded among the Land Records of Howard County, Maryland in Liber 8694 Folio 129, and that all monuments are in place or will be in place prior to acceptance of the streets in the subdivision by Howard County as shown. The requirements of Section 3-108, The Real Property Article, of the 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.

Douglas W. DuVal 4-20-05
 Date
 Maryland Professional Land Surveyor No. 10764

*The purpose of this plat is to establish a 20' Wide Public Water and Utility Easement within Parcel F

Recorded as Plat No. 17406
 on MAY 13, 2005 in the
 Land Records of Howard County, Maryland

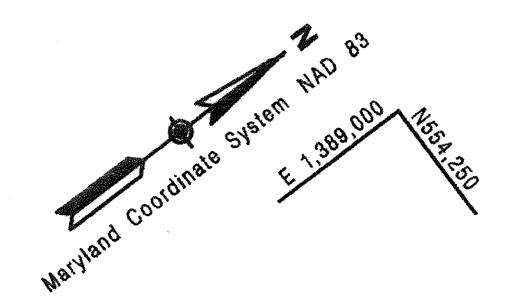
Parcel F
Patapsco Valley Business Center
 A Revision /Amendment* to Parcel F as shown on a Plat of "Patapsco Valley Business Center, Parcels C thru I" Plats 15498 & 15499
 Tax Map 38 Grid 20 Parcel 285
 Zoning: M-2
 First Election District
 Howard County, Maryland
 Scale: 1" = 100'
 April 18, 2005
 F-05-160
 Sheet 1 of 2



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Douglas W. DuVal 4-10-05
 Douglas W. DuVal Date
 Maryland Professional Land Surveyor No. 10764

For MERRITT-PV1, LLC
 By Member - MERRITT PROPERTIES, LLC
Robb Merritt 4-18-05
 By: Robb Merritt, Vice President Date



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

Robert W. Walen 5/3/05
 Howard County Health Officer Date

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

Chris D. ... 4/20/05
 Chief, Development Engineering Division Date

Frank ... 5/5/05
 Director Date

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- (2) The right to require dedication for public use the beds of the streets and/or roads, and floodplains and open spaces, where applicable and for other 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 floodplains, storm drainage facilities, and open spaces, where applicable;
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 For Merritt-PV1, LLC - By: Member - Merritt Properties, LLC - By: Robb Merritt, Vice President Date

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Douglas W. DuVal 4-10-05
 Douglas W. DuVal Date
 Maryland Professional Land Surveyor No. 10764

Legal Owner

Merritt-PV1, LLC
 c/o Merritt Properties, LLC
 2066 Lord Baltimore Drive
 Baltimore, Maryland 21244
 Phone 410-298-2600
 Fax 410-298-9644

Matis Warfield
 consulting engineers

10540 York Road, Suite M
 Hunt Valley, Maryland 21030
 Phone 410-683-7004
 Facsimile 410-683-1798
 www.matiswarfield.com

*The purpose of this plat is to establish a 20' Wide Public Water and Utility Easement within Parcel F

Recorded as Plat No. 17407
 on May 13, 2005 in the
 Land Records of Howard County, Maryland

Parcel F
Patapsco Valley Business Center
 A Revision /Amendment* to Parcel F as shown on a Plat of "Patapsco Valley Business Center, Parcels C thru I" Plats 15498 & 15499
 Tax Map 38 Grid 20 Parcel 285
 Zoning: M-2
 First Election District
 Howard County, Maryland

Scale: 1" = 100'
 April 18, 2005

Sheet 2 of 2