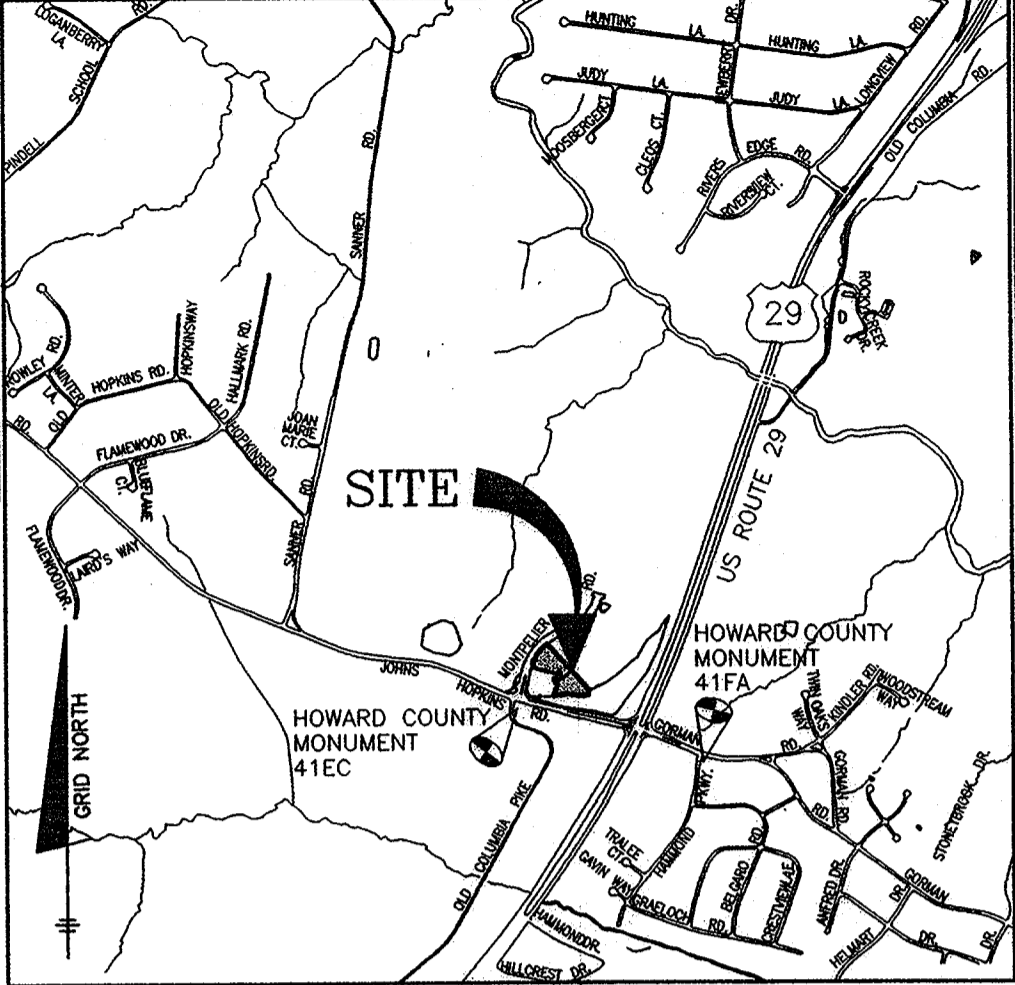
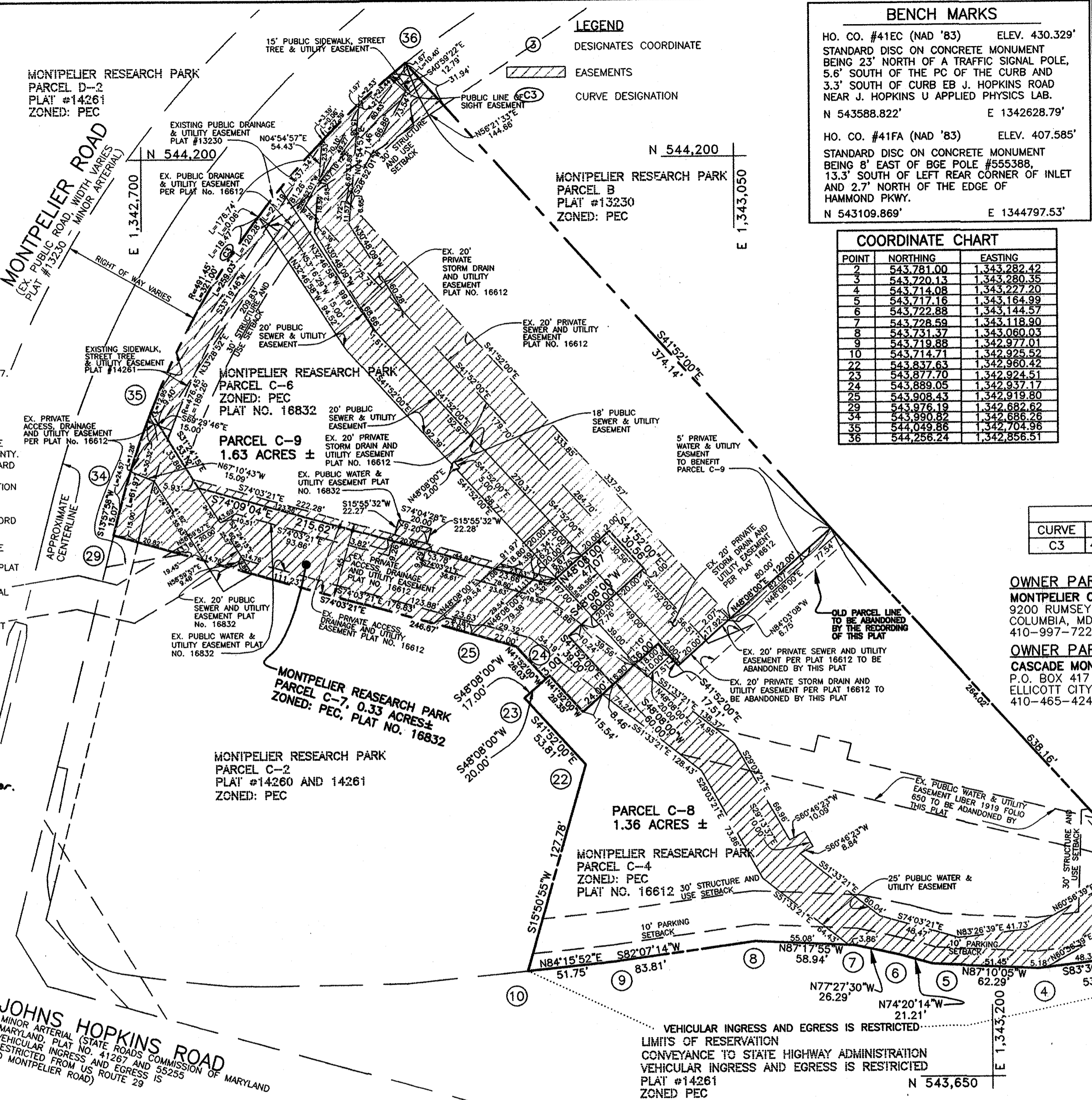


GENERAL NOTES

- DENOTES 4" X 4" X 4" CONCRETE MONUMENT TO BE SET.
DENOTES 3/8" X 30" PIPE OR STEEL MARKER TO BE SET.
DENOTES STONE FOUND.
DENOTES IRON PIPE FOUND.
- COORDINATES SHOWN HEREON ARE BASED ON NAD '83, MARYLAND COORDINATE SYSTEM AS PROJECTED BY HOWARD COUNTY GEODETIC CONTROL STATIONS No. 41EC AND No. 41FA.
- THIS PLAT IS BASED ON A FIELD RUN MONUMENTED BOUNDARY SURVEY PERFORMED ON OR ABOUT JUNE 25, 1996, BY DMW (DAFT MCCUNE WALKER, INC.)
- SUBJECT PROPERTY ZONED PEC PER 2/2/04 COMPREHENSIVE ZONING PLAN.
- BRL INDICATES BUILDING RESTRICTION LINE.
- ALL AREAS ON THIS PLAT ARE "MORE OR LESS".
- THERE ARE NO WETLANDS ON PARCELS C-7, C-8 OR C-9.
- THERE ARE NO KNOWN CEMETERIES OR GRAVE SITES ON PARCELS C-7, C-8 OR C-9.
- THIS PLAN IS SUBJECT TO THE FOLLOWING WAIVERS AND SUBMITTALS TO THE HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING: BA 96-31E, PB 190, VP 86-64, WP-91-93, ZB 802 AND 767, FDP #1, SDP-88-197, SDP-89-88, F-98-45, SDP-99-92, SDP-98-11, F-99-191, F-00-94, S-86-47, SDP-04-012, F-04-31, F-04-146, SDP-05-146, WP-97-21: SECTION 16.155(a)(1) REQUIRING A SITE DEVELOPMENT PLAN FOR A NON-RESIDENTIAL DEVELOPMENT APPROVED ON SEPTEMBER 9, 1998. WP-96-37: SECTION 16.121(e) REQUIRING AN OPEN SPACE LOT TO HAVE 40 FEET OF FRONTAGE ON A PUBLIC ROAD APPROVED ON NOVEMBER 18, 1997.
- THE DEVELOPER RESERVES TO ITSELF, ITS SUCCESSORS AND ASSIGNS, ALL EASEMENTS SHOWN ON THIS PLAT FOR WATER, SEWER, STORM DRAINAGE AND OTHER PUBLIC UTILITIES LOCATED IN, ON, OVER AND THROUGH LOTS/PARCELS, ANY CONVEYANCES OF THE AFORESAID LOTS/PARCELS SHALL BE SUBJECT TO THE EASEMENTS HEREIN RESERVED, WHETHER OR NOT EXPRESSLY STATED IN THE DEED(S) CONVEYING SAID LOT(S)/PARCELS. 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, AND IN THE CASE OF FOREST CONSERVATION EASEMENT(S), UPON COMPLETION OF THE DEVELOPER'S OBLIGATION 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 EASEMENTS IN THE LAND RECORDS OF HOWARD COUNTY.
- THE FOREST CONSERVATION EASEMENTS OF 15.3 ACRES, MORE OR LESS, WERE ESTABLISHED BY SDP-98-011 TO FULFILL THE REQUIREMENTS OF SECTION 16.1200 OF THE HOWARD COUNTY CODE AND FOREST CONSERVATION ACT ON PLAT NUMBERS 13229 THROUGH 13234 PARCELS "E", "F" AND "G".
- STORM WATER MANAGEMENT QUALITY AND QUANTITY IS PROVIDED BY A REGIONAL FACILITY ON PARCEL F-1 AS APPROVED ON SDP-98-011.
- THE ARTICLES OF INCORPORATION FOR THE MONTEPIELER OWNERS ASSOCIATION WERE ACCEPTED ON JUNE 24, 1998 BY THE STATE OF MARYLAND DEPARTMENT OF ASSESSMENT AND TAXATION.
- PARCEL C-7 IS TO SERVE AS PRIVATE ACCESS TO PARCEL C-8.
- ON JUNE 30, 2003, UTILIZING ITS QUICK-TAKE AUTHORITY, THE MARYLAND STATE HIGHWAY ADMINISTRATION ACQUIRED FROM HOPKINS ROAD L.P. THE LAND PREVIOUSLY SHOWN AS RESERVED FOR FUTURE RIGHT-OF-WAY ON PLAT NUMBER 14261.
- WATER AND SEWER SERVICE TO THESE PARCELS WILL BE GRANTED UNDER THE PROVISIONS OF SECTION 18.122.B OF THE HOWARD COUNTY CODE.
- PUBLIC WATER AND SEWAGE ALLOCATIONS WILL BE GRANTED AT THE TIME OF ISSUANCE OF THE BUILDING PERMIT IF CAPACITY IS AVAILABLE AT THAT TIME.
- The Department of Public Works approved the abandonment of a public easement by a 16' wide easement on October 12, 2005 from the Director. 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.



CURVE TABLE

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C3	491.45'	321.00'	166.46'	315.33'	N32°40'42"E	37°25'29"

OWNER PARCEL C-7
MONTEPIELER OWNERS ASSOCIATION INC.
9200 RUMSEY ROAD, SUITE 200
COLUMBIA, MD 21045
410-997-7222

OWNER PARCEL C-6/DEVELOPER
CASCADE MONTEPIELER, LLC
P.O. BOX 417
ELLCOTT CITY, MD 21041
410-465-4244

OWNER PARCEL C-4
CASCADE MONTEPIELER, II, LLC
P.O. BOX 417
ELLCOTT CITY, MD 21041
410-465-4244

DAVID M. HARRIS
REGISTERED PROFESSIONAL LAND SURVEYOR
MD. REGISTRATION NUMBER 10978
FOR BENCHMARK ENGINEERING, INC.
MD. REGISTRATION NUMBER 351

DATE: 03/27/06

SIGNATURE OF OWNER
JAMES R. SCHULTE, MEMBER
CASCADE MONTEPIELER, LLC AND
CASCADE MONTEPIELER, II, LLC

DATE: 3/21/06

TOTAL TABULATION THIS SUBMISSION

TOTAL NUMBER OF BUILDBLE PARCELS TO BE RECORDED	2
TOTAL AREA OF BUILDBLE PARCELS TO BE RECORDED	2.99 Ac.±
TOTAL NUMBER OF NON-BUILDBLE PARCELS TO BE RECORDED	1
TOTAL AREA OF NON-BUILDBLE PARCELS TO BE RECORDED	0.33 Ac.±
TOTAL AREA OF 100-YEAR FLOODPLAIN AND 25% STEEP SLOPES TO BE RECORDED	0.00 Ac.
TOTAL AREA ROAD DEDICATION TO BE RECORDED	0 Ac.
INCLUDING WIDENING STRIPS	0 Ac.
TOTAL GROSS AREA OF SUBDIVISION TO BE RECORDED	3.32 Ac.±

JOHNS HOPKINS ROAD
MINOR ARTERIAL (STATE ROADS COMMISSION OF MARYLAND, PLAT NO. 41267 AND 55255 RESTRICTED FROM US ROUTE 29 TO MONTEPIELER ROAD)

THE SOLE AND ONLY PURPOSES OF THIS PLAT ARE TO MODIFY THE PROPERTY LINE BETWEEN PARCELS C-4 AND C-6, PLAT NUMBERS 16612 AND 16832, CREATING PARCELS C-8 AND C-9; TO ADD A PUBLIC WATER & UTILITY EASEMENT ON PARCEL C-8; TO ADD A PUBLIC SEWER & UTILITY EASEMENT TO PARCELS C-7, C-8 AND C-9; TO ADD A PRIVATE WATER & UTILITY EASEMENT ON PARCEL C-8 TO BENEFIT PARCEL C-9; TO ABANDON A PORTION OF A PRIVATE STORM DRAIN & UTILITY EASEMENT, A PRIVATE SEWER & UTILITY EASEMENT, AND A PORTION OF A PUBLIC WATER & UTILITY EASEMENT RECORDED IN LIBER 1919 AT FOLIO 650 AND PLAT NUMBERS 16612 AND 16832 ON PARCEL C-8.

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

Robert J. Weber
HOWARD COUNTY HEALTH OFFICER
DATE: 4/21/06

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING.

Chief, Development Engineering Division
DATE: 4/11/06

Director
DATE: 4/24/06

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT, TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS ALL OF THE LAND INCLUDED IN A DEED FROM CASCADE MONTEPIELER, LLC, TO CASCADE MONTEPIELER, II, LLC, DATED OCTOBER 7, 2005, AND RECORDED IN THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER 09555 AT FOLIO 282, ALL OF THE LAND INCLUDED IN A DEED FROM HOPKINS ROAD LIMITED PARTNERSHIP TO MONTEPIELER OWNERS ASSOCIATION INCORPORATED DATED SEPTEMBER 13, 2004, AND RECORDED IN THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER 8837 AT FOLIO 478 AND ALL OF THE LAND INCLUDED IN A DEED FROM HOPKINS ROAD LIMITED PARTNERSHIP TO CASCADE MONTEPIELER, LLC, DATED APRIL 1, 2004 AND RECORDED IN THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER 8194 AT FOLIO 315 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 NOW AMENDED.

DAVID M. HARRIS
REGISTERED PROFESSIONAL LAND SURVEYOR
MD. REGISTRATION NUMBER 10978
FOR BENCHMARK ENGINEERING, INC.
MD. REGISTRATION NUMBER 351

DATE: 03/27/06

OWNER'S DEDICATION

WE, JAMES R. SCHULTE, A MEMBER OF CASCADE MONTEPIELER, LLC, OWNER OF PARCEL C-6 AND A MEMBER OF CASCADE MONTEPIELER, II, LLC, OWNER OF PARCEL C-4, AND JACKSON G. KOCHEN, MEMBER OF THE MONTEPIELER OWNERS ASSOCIATION, OWNER OF PARCEL C-7 AS SHOWN HEREON, HEREBY ADOPT THIS PLAN OF SUBDIVISION AND IN CONSIDERATION OF APPROVAL OF THIS RESUBDIVISION PLAT BY THE DEPARTMENT OF PLANNING AND ZONING, ESTABLISH MINIMUM BUILDING RESTRICTION LINES AND GRANT TO 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 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, AND 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 ERRECTED ON OR OVER THE SAID EASEMENTS AND RIGHTS-OF-WAY, WITNESS MY HAND THIS DAY OF MARCH, 2006.

JAMES R. SCHULTE
MEMBER OF CASCADE MONTEPIELER, LLC, OWNER OF PARCEL C-6
MEMBER OF CASCADE MONTEPIELER, II, LLC, OWNER OF PARCEL C-4

DATE: 3/21/06

JACKSON G. KOCHEN
MEMBER OF MONTEPIELER OWNERS ASSOCIATION
OWNER OF PARCEL C-7

DATE: 3/27/06

RECORDED AS PLAT 18213
ON 4/27/06 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

MONTEPIELER RESEARCH PARK
PARCEL C-8 AND C-9

A RESUBDIVISION OF MONTEPIELER RESEARCH PARK, PARCEL C-4 AND C-6, PLAT NO. 16832 AND A REVISION OF PARCEL C-7, PLAT NO. 16832

5th ELECTION DISTRICT OF HOWARD COUNTY, MARYLAND
TAX MAP No. 41
GRID 17
P/O PARCEL No. 124
ZONED: PEC

SCALE: 1" = 50'
DATE: MARCH, 2006
SHEET: 1 OF 1

F-05-172