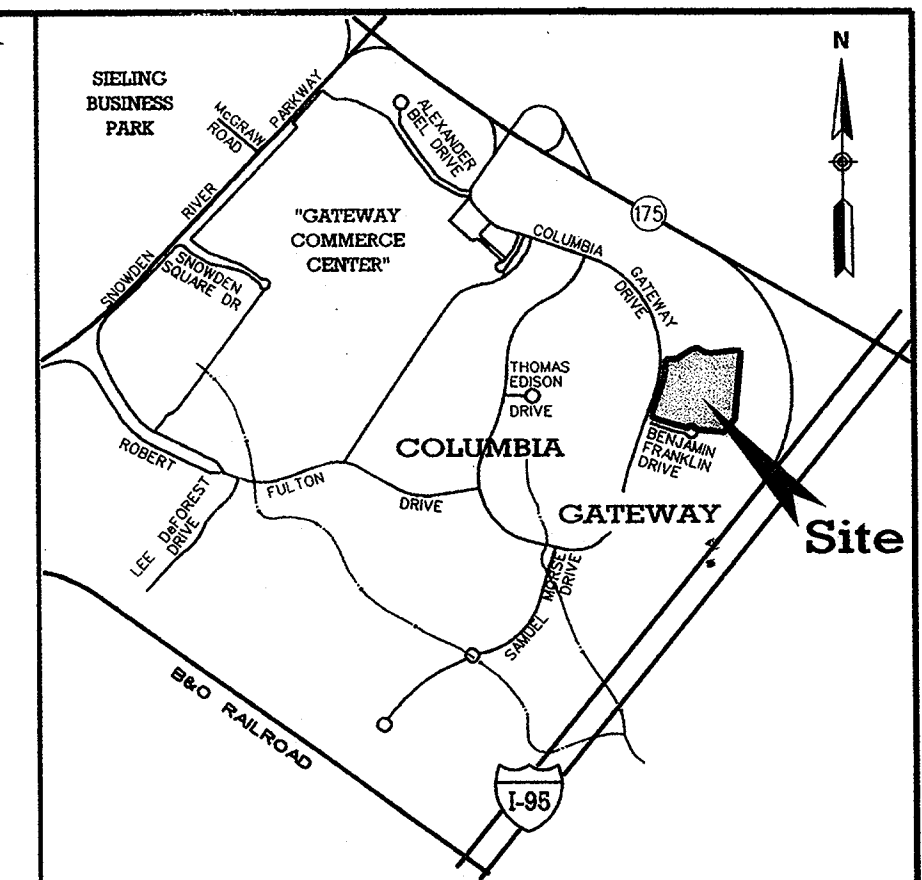
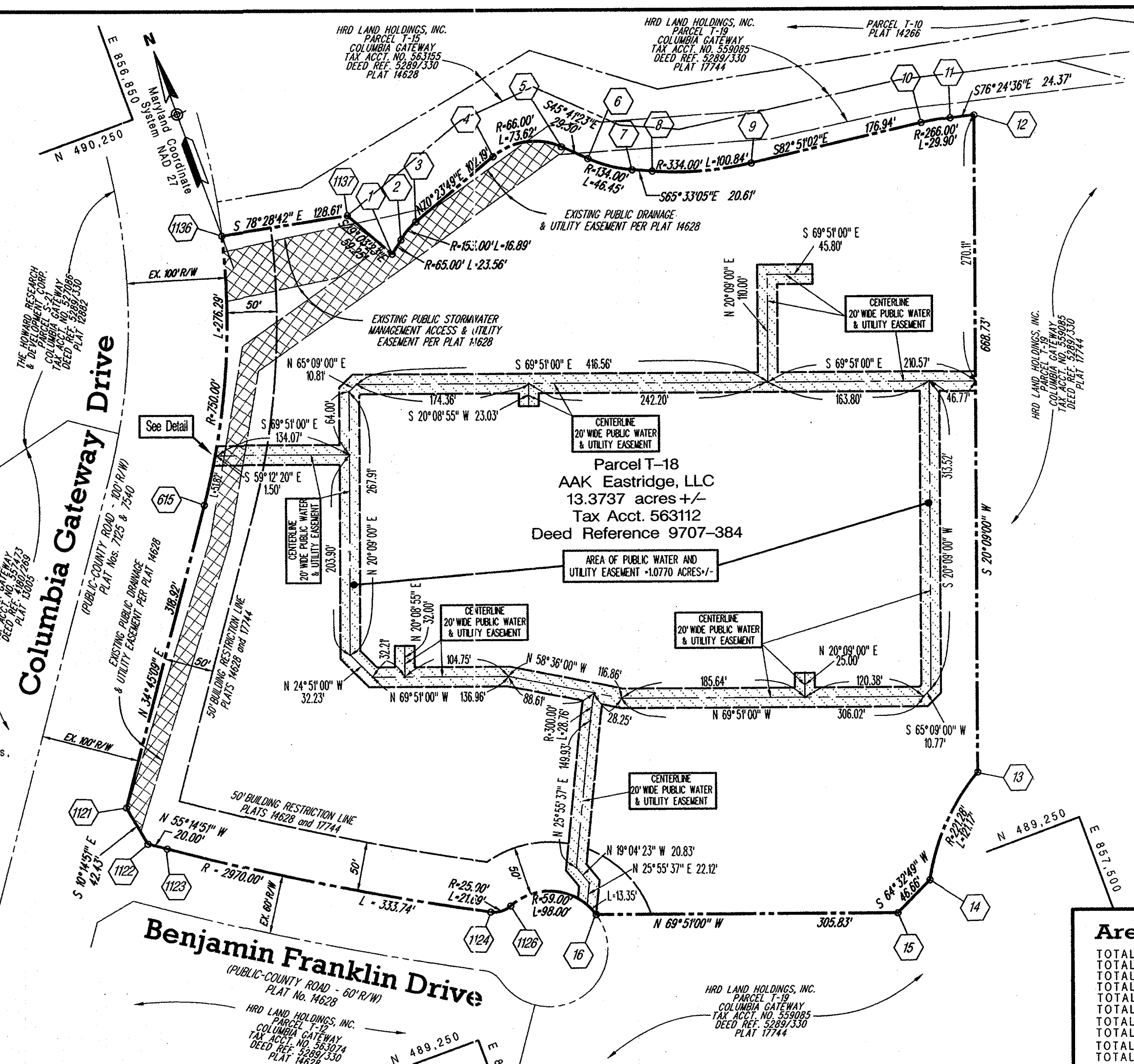


General Notes

- The system of bearings and coordinates shown on this plat and is based upon a field run monumented boundary survey performed by Gutshick, Littel & Weber, P.A. in November 1998 and based on the Maryland Coordinate System, NAD 27, as projected by the following Howard County Geodetic Control Stations:

Station	North	East
2243002	485647.100	854376.884
2243003	487448.365	856755.255
- Areas shown hereon are more or less.
- This plat is subject to the Amended 5th Edition of the Subdivision and Land Development Regulations.
- Subject property zoned M-1 per the 2-2-2004 Comprehensive Zoning Plan.
- Columbia Gateway is subject to the following waivers and submittals to the Howard County Department of Planning and Zoning: P-86-22, S-84-44, S-85-28, WP-88-47, VP-84-150, VP-85-34, VP-85-35, VP-86-61, VP-86-73, VP-86-119, F-85-63, F-86-17, F-86-127, F-86-182, F-87-63, F-87-125, F-99-81, F-99-91, F-00-132, F-06-51 & WP-00-98.
- Stormwater management for Parcel T-18 provided in a pond system located on adjacent Parcel T-10 Columbia Gateway and shown on Plat No. 14266. Stormwater management approved under F-00-132.
- 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 T-18. 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.
- Refer to SDP 06-083 for site specific development of Parcel T-18.
- See Plat 14628 for metes and bounds details of and existing 20' & 30' Public Drainage & Utility Easements and existing 50' Public Stormwater Management Access and Utility Easement.
- This plat is exempt from the requirements of Section 16.1200 of the Howard County Code for Forest Conservation because it is a planned business park of at least 75 acres in size that received preliminary plan approval prior to 12-31-92 in accordance with section 16.1202(b)(1)(v) of the Howard County Code.
- There are no wetlands within Parcel T-18.
- This subdivision is subject to Section 18.122B of the Howard County Code. Public Water and Sewer Service has been granted under the terms and provisions thereof, effective October 13, 1987 on which date, Developer Agreement No. 24-1629-D was filed and accepted.
- The establishment of "Minimum Building Restriction Lines" in the Owners' Dedication, refers to purposes of meeting Zoning Requirements and is not for the purpose of creating a covenant or restriction of title.



Vicinity Map Scale: 1" = 2000'

Legend

- Property Line
- Coordinate Point
- Existing Public Easement Area
- Structure and Use Setback Line
- Proposed Public Water and Utility Easement



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	13.3737 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	13.3737 ACRES

Curve Data

CURVE	DELTA	RADIUS	LENGTH	BEARING	CHORD	TANGENT
615-1136	21° 06' 24"	750.00'	276.29'	N 24° 11' 57" E	274.73'	139.73'
1123-1124	06° 26' 18"	2970.00'	333.74'	N 58° 28' 00" W	333.57'	167.05'
1124-1126	49° 42' 47"	25.00'	21.69'	N 86° 32' 33" W	21.02'	11.58'
1-2	06° 19' 37"	153.00'	16.89'	N 52° 47' 46" E	16.89'	8.46'
2-3	20° 46' 51"	65.00'	23.56'	N 60° 00' 54" E	23.43'	11.91'
4-5	63° 54' 48"	66.00'	73.62'	S 77° 38' 47" E	69.86'	41.17'
6-7	19° 51' 42"	134.00'	46.45'	S 55° 37' 14" E	46.22'	23.46'
8-9	17° 17' 57"	334.00'	100.84'	S 74° 12' 04" E	100.46'	50.81'
10-11	06° 26' 26"	266.00'	29.90'	S 79° 37' 49" E	29.89'	14.97'
13-14	31° 22' 27"	221.28'	121.17'	S 44° 18' 47" W	119.66'	62.15'
16-1126	95° 09' 46"	59.00'	98.00'	S 63° 49' 04" E	87.11'	64.57'

Coordinate Values

Point	North	East	Point	North	East
615	489858.1465	856781.2262	5	490072.5028	857246.8843
1121	489596.1154	856599.4317	6	490052.0363	857267.8495
1122	489554.3657	856606.9794	7	490025.9376	857305.9951
1123	489542.9651	856623.4119	8	490017.4062	857324.7602
1124	489368.5117	856907.7228	9	489990.0545	857421.4258
1126	489367.2442	856928.7019	10	489968.0327	857596.9925
1136	490108.7311	856893.8390	11	489962.6533	857626.3899
1137	490083.0436	857019.8542	12	489956.9281	857650.0730
1	490031.2475	857048.6318	13	489329.1327	857419.7111
2	490041.4580	857062.0817	14	489243.5104	857336.1179
3	490053.1665	857082.3737	15	489223.4566	857293.9853
4	490087.4501	857178.6371	16	489328.8080	857006.8756

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 5-2-06
 Date
 Maryland Professional Land Surveyor No. 10764

For AAK EASTRIDGE, LLC
 By Member - ABRAMS DEVELOPMENT GROUP
J. Michael Abrams 4-28-06
 Date
 By: J. Michael Abrams, Managing Member

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

Robert W. Wain 5/22/06
 Date
 Howard County Health Officer

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

Mark A. Laugel 5/21/06
 Date
 Chief, Development Engineering Division MK

Mark A. Laugel 5/21/06
 Date
 Director

Owner's Dedication

We, AAK Eastridge, 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.

4-20-06
 Date
 For AAK Eastridge, LLC - By: Member - Abrams Development Group - By: J. Michael Abrams, Managing Member

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 The Howard Research and Development Corporation to AAK Eastridge, LLC by a deed dated December 15, 2005 and recorded among the Land Records of Howard County, Maryland in Liber 9707 Folio 384, 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 5-2-06
 Date
 Maryland Professional Land Surveyor No. 10764

Legal Owner

AAK Eastridge, LLC.
 J. Michael Abrams, Managing Member
 Abrams Development Group
 5850 Waterloo Road, Suite 230
 Columbia, Maryland 21045
 Phone 410-461-4340
 Fax 410-461-5709

Matis Warfield
 consulting engineers

10540 York Road, Suite M
 Hunt Valley, Maryland 21030
 phone 410-683-7904
 facsimile 410-683-7798
 www.matiswarfield.com

The purpose of this plat is to add a 20' Wide Public Water and Utility Easement over the existing public water line

Recorded as Plat No. 18339
 on June 9, 2006 in the
 Land Records of Howard County, Maryland

**Plat of Revision*
 Parcel T-18
 Columbia Gateway**

Previously recorded as Plat 17744
 Tax Map 43 Grid 1 Parcel 671

Zoning: M-1
 Sixth Election District
 Howard County, Maryland

Scale: 1" = 100'
 March 1, 2006

Sheet 1 of 1