

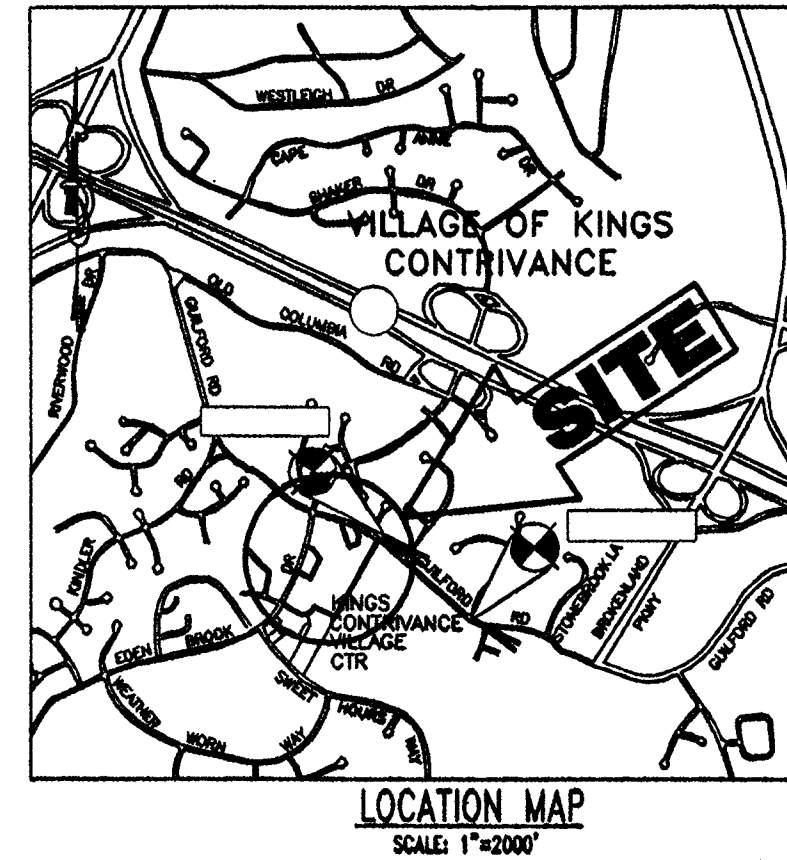
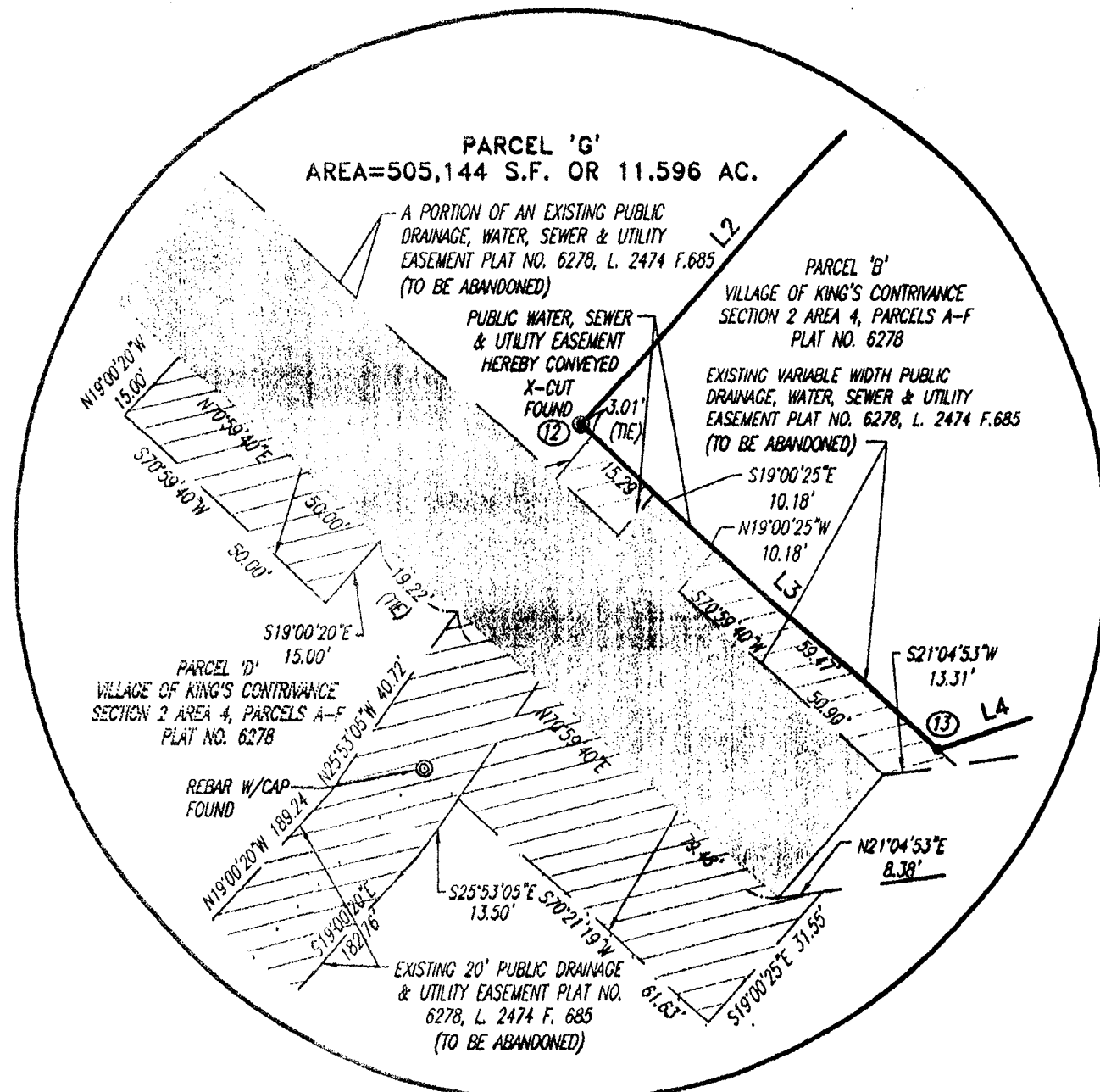
GENERAL NOTES

1. THE SUBJECT PROPERTY IS ZONED NT (NEW TOWN EMPLOYMENT CENTER COMMERCIAL) PER THE HOWARD COUNTY COMPREHENSIVE ZONING PLAN DATED 2/2/04.
2. THERE ARE NO WETLANDS, STREAMS OR FLOODPLAIN LOCATED ON THIS PARCEL.
3. WATER AND SEWER SERVICE TO THESE LOTS WILL BE GRANTED UNDER THE PROVISIONS OF SECTION 18.122.B OF THE HOWARD COUNTY CODE.
4. PUBLIC WATER AND SEWAGE ALLOCATION WILL BE GRANTED AT THE TIME OF ISSUANCE OF THE BUILDING PERMIT IF CAPACITY IS AVAILABLE AT THAT TIME.
5. NO NEW BUILDINGS, EXTENSIONS OR ADDITIONS TO THE EXISTING STRUCTURES LOCATED HEREON ARE TO BE CONSTRUCTED AT A DISTANCE LESS THAN CURRENT ZONING REGULATIONS REQUIRE.
6. THIS CONSOLIDATION IS EXEMPT FROM THE OBLIGATIONS OF THE FOREST CONSERVATION PROGRAM AS THE PROPERTY IS ZONED NT.
7. COORDINATES ARE BASED ON NAD 83, MARYLAND COORDINATE SYSTEM AS PROJECTED BY HOWARD COUNTY GEODETIC CONTROL STATIONS MON 42R1 & MON 42R2
8. THIS PLAT IS BASED ON A FIELD RUN MONUMENTED BOUNDARY SURVEY COMPLETED 1/31/06 BY CONTROL POINT ASSOCIATES.
9. AREA'S SHOWN HEREON ARE "MORE OR LESS".
10. NO BURIAL GROUNDS OR CEMETERIES EXIST ON SITE.
11. LANDSCAPE OBLIGATIONS WILL BE BONDED WITH THE GRADING PERMIT FOR SDP-06-98.
12. A WAIVER (WP-06-117) FROM SECTION 16.144(g) AND (f), NOT TO HAVE A SKETCH PLAN AND A PRELIMINARY PLAN FOR THE PROPOSED SUBDIVISION OF THE SUBJECT PROPERTY HAS BEEN SUBMITTED AND APPROVED.
13. STORMWATER MANAGEMENT FACILITIES WILL BE REQUIRED ON THE PARCELS SHOWN ON THIS PLAT IN ACCORDANCE WITH THE DESIGN MANUALS. PRIOR TO SIGNATURE APPROVAL OF THE SITE DEVELOPMENT PLAN, THE DEVELOPER WILL BE REQUIRED TO EXECUTE THE DEVELOPER'S AGREEMENT FOR THE CONSTRUCTION OF THE STORMWATER MANAGEMENT FACILITY AND A MAINTENANCE AGREEMENT.
14. INGRESS AND EGRESS TO EDEN BROOK DRIVE AND GUILFORD ROAD IS DENIED, EXCEPT THROUGH INGRESS AND EGRESS LOCATIONS SHOWN.
15. RELATED FILE APPLICATIONS: FDP-178-A-11, PART IV
SDP-85-153C
SDP-86-171C
SDP-87-23C
F-85-114, SDP-06-98
16. DEVELOPER RESERVES UNTO ITSELF, IT SUCCESSORS AND ASSIGNS, ALL EASEMENTS SHOWN ON THIS PLAT FOR WATER, SEWER, STORM DRAINAGE AND OTHER PUBLIC UTILITIES LOCATED IN, OVER AND THROUGH PARCEL G. ANY AND ALL CONVEYANCES OF AFORESAID LOT SHALL BE SUBJECT TO THE EASEMENTS HEREIN RESERVED, WHETHER OR NOT EXPRESSLY STATED IN THE DEED CONVEYING SAID LOT. DEVELOPER SHALL EXECUTE AND DELIVER DEED 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.

LEGEND

- DENOTES REBAR W/CAP FOUND, UNLESS OTHERWISE NOTED
- DENOTES REBAR W/CAP SET, UNLESS OTHERWISE NOTED
- ▨ EXISTING PUBLIC DRAINAGE, WATER, SEWER AND UTILITY EASEMENTS TO BE ABANDONED.
- ▩ PUBLIC WATER, SEWER & UTILITY EASEMENT HEREBY CONVEYED

DETAIL
SCALE 1"=30'



PURPOSE NOTE

THE PURPOSE OF THIS SUBDIVISION IS:

1. TO CONSOLIDATE PARCEL 'A' AND PARCEL 'D' INTO ONE BUILDABLE PARCEL.
2. TERMINATE CERTAIN DRAINAGE, WATER, SEWER AND UTILITY EASEMENTS AND CONVEY PUBLIC WATER, SEWER AND UTILITY EASEMENTS. HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS IS NO LONGER RESPONSIBLE FOR MAINTAINING THE STORM DRAINAGE FOR PRIVATE COMMERCIAL SITES.
3. ABANDON PORTIONS OF VARIOUS EASEMENTS.

OWNER'S CERTIFICATE

KVCV, LLC, a Maryland Corporation, owned by Wilbur E. Simmons III (Vice President), owner of the property shown and described hereon, hereby adopted 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 and street rights-of-way and the specific easement shown hereon; (2) the right to require dedication for public use the beds of the streets and/or roads, and 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 street and/or roads and floodplains, storm drainage facilities and open space were applicable; and (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 right-of-ways.

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

Svc BY: *Wilbur E. Simmons III* 11/29/06
WILBUR E. SIMMONS, III DATE
VICE PRESIDENT
KVCV, LLC
BY: K COLUMBIA PROPERTIES, LLC, MANAGING MEMBER
BY: KIMCO RETAIL OPPORTUNITY PORTFOLIO, L.L.C., MEMBER
BY: KIGME, INC., MANAGING MEMBER

ATTEST: *Kevin F. Steinhilber* 11/28/06
DATE

-SEAL-

OWNERS INFORMATION

KVCV, LLC
C/O KIMCO REALTY CORPORATION
3333 NEW HYDE PARK RD, SUITE 100
NEW HYDE PARK, NY 11042-1205



22530 DAVIS DRIVE, SUITE 200
STERLING, VIRGINIA 20154
703.904.9400 - 703.904.9797 FAX 703.904.9599

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT THIS IS A SUBDIVISION OF PART OF THE LANDS CONVEYED:
- FROM RESEARCH AND DEVELOPMENT CORPORATION TO KVCV, LLC BY DEED DATED OCTOBER 16, 1985, AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER 1395 FOLIO 723.
- AND THAT ALL MONUMENTS ARE IN PLACE OR WILL BE IN PLACE PRIOR TO THE ACCEPTANCE OF STREETS IN THE SUBDIVISION BY HOWARD COUNTY AS SHOWN IN ACCORDANCE WITH THE ANNOTATED CODE OF MARYLAND AS AMENDED, AND MONUMENTATION IS IN ACCORDANCE WITH THE HOWARD COUNTY SUBDIVISION REGULATIONS.

Kevin F. Steinhilber 11/21/06
DATE
KEVIN F. STEINHILBER
MARYLAND PROPERTY LINE SURVEYOR #88

VILLAGE OF KING'S CONTRIVANCE SECTION 2, AREA 4 PARCEL G

CONSOLIDATION OF PARCEL A AND PARCEL D
PLAT NO. 6278
TAX MAP 42, GRID 7, PARCEL 482
6TH ELECTION DISTRICT HOWARD COUNTY MARYLAND
DATE: OCT. 18, 2006 SCALE: N/A
SHEET 1 OF 2 S056218PLT

AREA TABULATION CHART

A. TOTAL NUMBER OF LOTS AND/OR PARCELS TO BE RECORDED:

Buildable	1
Non-buildable	0
Open Space	0
Preservation parcels	0

B. TOTAL AREA OF LOTS AND/OR PARCELS:

PARCEL A:	36,074 S.F. OR 0.828 AC.±
PARCEL D:	469,070 S.F. OR 10.768 AC.±
PARCEL G:	505,144 S.F. OR 11.596 AC.±

D. TOTAL AREA OF SUBDIVISION: 11.596 AC.±

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

Shel Edmondson 11/26/06
Chief, Development Engineering, Division Date

James A. Rougle 11/19/07
Director Date

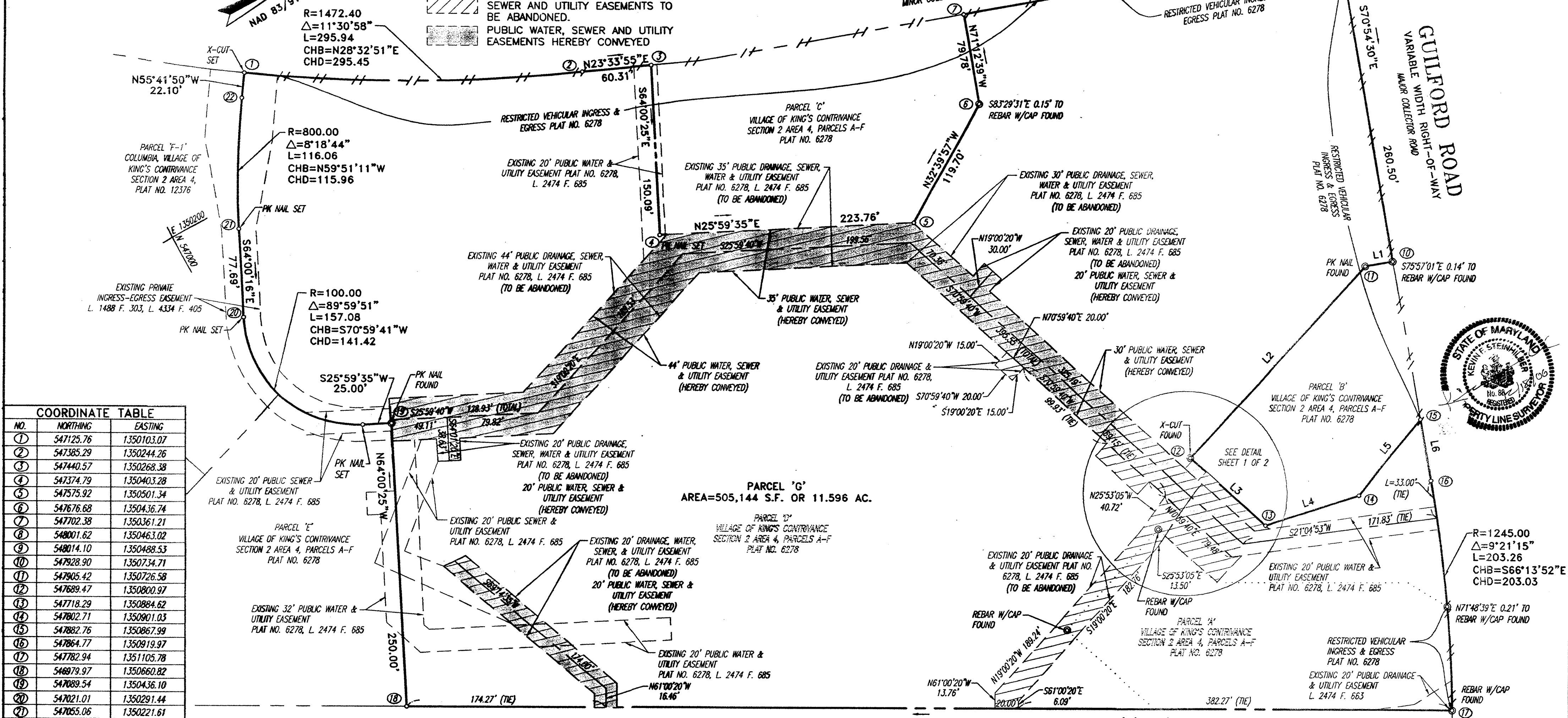
APPROVED: FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEMS IN ACCORDANCE WITH THE MASTER PLAN OF WATER AND SEWERAGE FOR HOWARD COUNTY.

Robert J. Wilbur 11/21/07
Howard County Health Department Date

LINE	BEARING	LENGTH
L1	S19°05'30"W	24.84
L2	S19°00'25"E	228.40
L3	N70°59'35"E	88.48
L4	N10°59'53"E	86.00
L5	N22°25'29"W	86.60
L6	S70°54'30"E	55.00

LEGEND

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- DENOTES REBAR W/CAP SET, UNLESS OTHERWISE NOTED
- EXISTING PUBLIC DRAINAGE, WATER, SEWER AND UTILITY EASEMENTS TO BE ABANDONED.
- PUBLIC WATER, SEWER AND UTILITY EASEMENTS HEREBY CONVEYED



COORDINATE TABLE

NO.	NORTHING	EASTING
1	547125.76	1350103.07
2	547385.29	1350244.26
3	547440.57	1350268.38
4	547374.79	1350403.28
5	547575.92	1350501.34
6	547676.68	1350436.74
7	547702.38	1350361.21
8	548001.62	1350463.02
9	548014.10	1350488.53
10	547928.90	1350734.71
11	547905.42	1350726.58
12	547889.47	1350800.97
13	547718.29	1350884.82
14	547802.71	1350901.03
15	547882.76	1350867.99
16	547864.77	1350919.97
17	547782.94	1351105.78
18	546879.97	1350660.82
19	547089.54	1350436.10
20	547021.01	1350291.44
21	547055.06	1350221.61
22	547113.30	1350121.33

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PARCEL G:	505,144 S.F. OR 11.596 AC.±

D. TOTAL AREA OF SUBDIVISION: 11,596 AC.±

OWNER'S CERTIFICATE

KVCV LIMITED PARTNERSHIP, A MARYLAND CORPORATION BY WILBUR E. SIMMONS III (VICE PRESIDENT), OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY ADOPTED 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 AND STREET RIGHTS-OF-WAY AND THE SPECIFIC EASEMENT SHOWN HEREON. (2) THE RIGHT TO REQUIRE DEDICATION FOR PUBLIC USE THE BEDS OF THE STREETS AND/OR ROADS, AND 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 STREET AND/OR ROADS AND FLOODPLAINS, STORM DRAINAGE FACILITIES AND OPEN SPACE WERE APPLICABLE; AND (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 RIGHT-OF-WAYS.

OWNERS INFORMATION

KVCV, LLC
 C/O KIMCO REALTY CORPORATION
 3333 NEW HYDE PARK RD, SUITE 100
 NEW HYDE PARK, NY 11042-1205

CONTROL POINT ASSOCIATES, INC.
 2280 DAVIS DRIVE, SUITE 200
 SEEBURG, MICHIGAN 49684
 734.904.9400 - 734.904.9797 FAX 908.668.0059 - 908.668.9595 FAX

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT THIS IS A SUBDIVISION OF PART OF THE LANDS CONVEYED:
 - FROM RESEARCH AND DEVELOPMENT CORPORATION TO KVCV, LLC BY DEED DATED OCTOBER 16, 1985, AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER 1395 FOLIO 723.
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Kevin F. Steinhilber
 MARYLAND PROPERTY LINE SURVEYOR #88

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

Theresa Chandra 2/26/06
 Chief, Development Engineering Division Date

Mark H. Coyle 1/9/07
 Director Date

APPROVED: FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEMS IN ACCORDANCE WITH THE MASTER PLAN OF WATER AND SEWERAGE FOR HOWARD COUNTY.

Robert J. Walden 1/8/07
 Howard County Health Department Date

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

WILBUR E. SIMMONS III
 VICE PRESIDENT
 KVCV, LLC
 BY: K COLUMBIA PROPERTIES, LLC, MANAGING MEMBER
 BY: KIMCO RETAIL OPPORTUNITY PORTFOLIO, L.L.C., MEMBER
 BY: KIGME, INC., MANAGING MEMBER

ATTEST: *Carl Kappel* 12/20/06
 DATE

VILLAGE OF KING'S CONTRIVANCE SECTION 2, AREA 4 PARCEL G

CONSOLIDATION OF PARCEL A AND PARCEL D
 PLAT NO. 6278
 TAX MAP 42, GRID 7, PARCEL 482
 6TH ELECTION DISTRICT HOWARD COUNTY MARYLAND
 DATE: OCT. 18, 2006 SCALE: 1"=60'
 SHEET 2 OF 2 S056218PLT

RECORDED AS PLAT NUMBER 18768 ON 1-19-07 AMONG THE LAND RECORDS OF HOWARD COUNTY MARYLAND.

STATE OF MARYLAND
 KEVIN F. STEINHILBER
 No. 88
 PROPERTY LINE SURVEYOR

GRAPHIC SCALE 1"=60'

COUNTY FILE # F-88-209