

COORDINATES LIST		
POINT	NORTH	EAST
HP43	545147.0815	1342779.6794
LC1	545371.7619	1342839.6752
LC2	545178.3248	1343486.7820
LC3	544808.5600	1342643.7300
RW2	544388.2478	1342917.7019
RW3	544394.2507	1342930.7581
RW4	544469.5034	1343100.2317
RW5	544791.9964	1343378.8950

CURVE TABLE						
CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
RW3-RW2	550.00'	14.37'	7.19'	14.37'	S 65°18'30" W	1°29'51"
RW5-RW4	500.00'	440.29'	235.57'	426.21'	S 40°49'48" W	50°27'14"

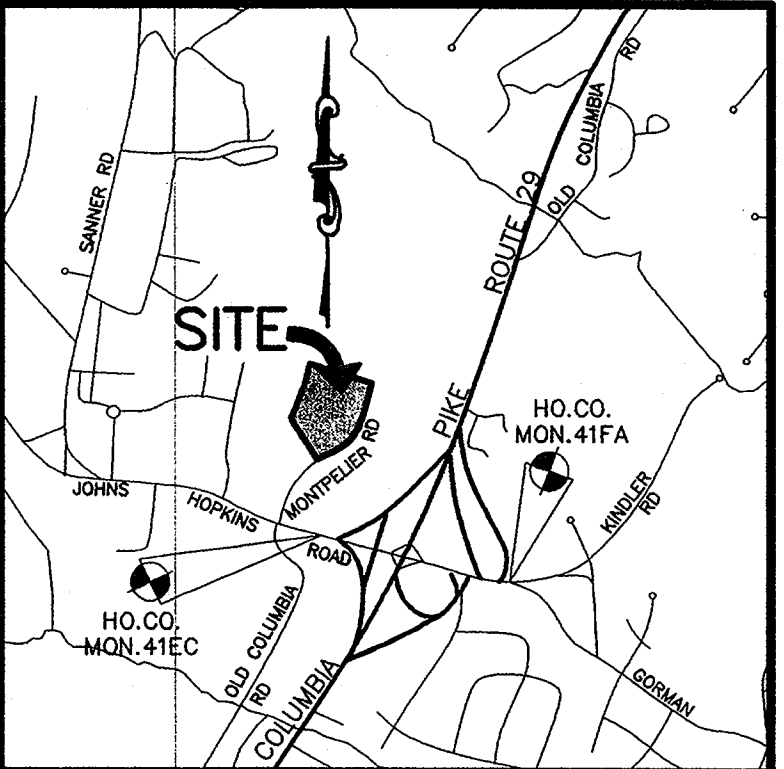
20' PUBLIC WATER & UTILITY EASEMENT CURVE TABLE						
CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
W-C1	310.00'	29.90'	14.96'	29.88'	N 32°09'35" W	5°31'32"
W-C2	290.00'	27.97'	13.99'	27.96'	S 32°09'35" E	5°31'32"

PROPERTY OF
THE JOHNS HOPKINS UNIVERSITY
L. 400, F. 625
PARCEL 289

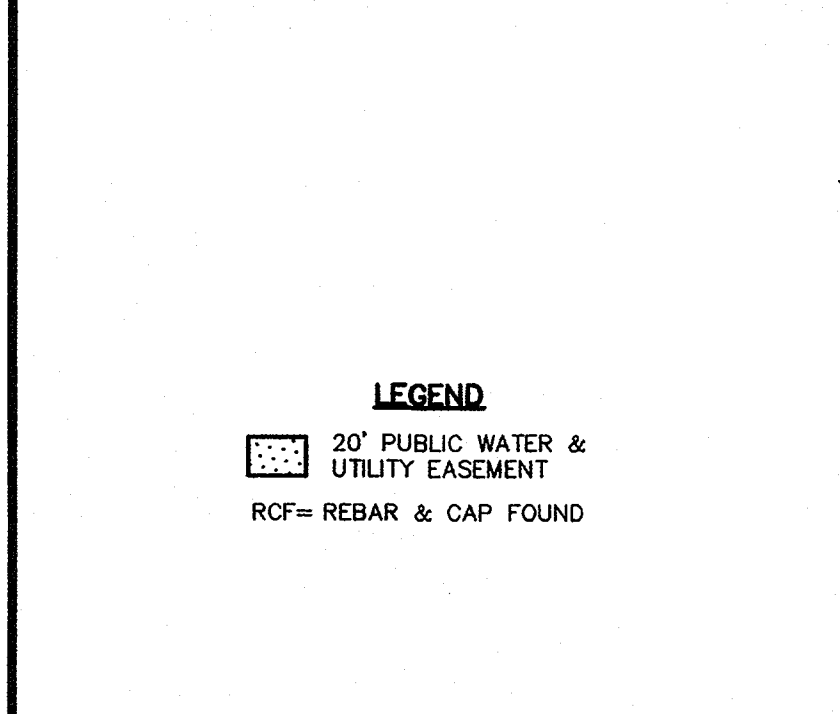
I FURTHER CERTIFY THAT THE REQUIREMENTS OF SECTION 3-108 THE REAL PROPERTY ARTICLE, ANNOTATED CODE OF MARYLAND, 1988 REPLACEMENT VOLUME, (AS SUPPLEMENTED) AS FAR AS THEY RELATE TO THE MAKING OF THIS PLAT AND THE SETTING OF MARKERS HAVE BEEN COMPLIED WITH.

John D. Vaden 5/22/06
JACKSON G. KOCHEN DATE

A. Botterill 5/22/06
ARTHUR M. BOTTERILL, No. 10886 DATE



20' PUBLIC WATER & UTILITY EASEMENT LINE TABLE					
LINE	BEARING	LENGTH	LINE	BEARING	LENGTH
L1	S 34°55'21" E	45.45'	L16	S 60°36'11" W	204.44'
L2	S 29°23'49" E	61.13'	L17	N 74°23'49" W	113.24'
L3	S 74°23'49" E	113.05'	L18	N 74°23'49" W	104.96'
L4	N 15°36'11" E	7.89'	L19	S 60°36'11" W	204.44'
L5	S 74°23'49" E	20.00'	L20	N 74°23'49" W	3.49'
L6	S 15°36'11" W	7.89'	L21	S 15°36'11" W	7.89'
L7	S 74°23'49" E	135.30'	L22	N 74°23'49" W	20.00'
L8	S 29°23'49" E	22.43'	L23	N 15°36'11" E	7.89'
L9	S 15°36'11" W	220.14'	L24	N 74°23'49" W	207.85'
L10	S 74°24'08" E	10.00'	L25	S 60°36'11" W	5.86'
L11	S 15°36'11" W	20.00'	L26	S 15°36'11" W	429.71'
L12	N 74°24'08" W	10.00'	L27	S 29°23'49" E	5.86'
L13	S 15°36'11" W	206.14'	L28	S 74°23'49" E	268.36'
L14	S 60°36'11" W	22.43'	L29	S 29°23'49" E	69.41'
L15	N 74°23'49" W	231.34'	L30	S 34°55'21" E	45.45'



TOTAL TABULATION THIS SUBMISSION	TOTALS
TOTAL NUMBER OF LOTS TO BE RECORDED:	
BUILDABLE PARCELS	1
NON-BUILDABLE PARCELS	0
OPEN SPACE	0
PRESERVATION PARCELS	0
TOTAL AREA OF LOTS TO BE RECORDED:	
BUILDABLE PARCELS	12,006 AC.±
NON-BUILDABLE PARCELS	0
OPEN SPACE	0
PRESERVATION PARCELS	0
TOTAL AREA OF ROAD RIGHT-OF-WAY TO BE RECORDED INCLUDING WIDENING STRIPS:	0
TOTAL GROSS AREA OF SUBDIVISION TO BE RECORDED	12,006 AC.±

GENERAL NOTES

- COORDINATES BASED ON NAD 83, MARYLAND COORDINATE SYSTEM AS PROJECTED BY HOWARD GEODETIC CONTROL STATIONS Nos. 41EC AND 41FA.
- ALL AREAS SHOWN ON THIS PLAT ARE MORE OR LESS.
- THIS PLAT IS BASED ON A FIELD RUN MONUMENTED BOUNDARY SURVEY PERFORMED ON OR ABOUT JANUARY BY PATTON HARRIS RUST & ASSOCIATES, INC. ON DECEMBER 2005.
- THE SUBJECT PROPERTY IS ZONED PEC AS PER 02-02-04 COMPREHENSIVE ZONING PLAN.
- THERE ARE NO CEMETERIES WITHIN THE SUBJECT PROPERTY.
- STORMWATER MANAGEMENT FOR PARCEL A WILL BE HANDLED BY AN OFF-SITE POND ON LOT F1, SEE SDP-98-11. SWM POND TO BE MAINTAINED BY MONTEPELIER OWNERS ASSOCIATION, INC. AT PRESENT, THE POND IS STILL MAINTAINED BY HOPKINS ROAD LIMITED PARTNERSHIP. THIS IS IN ACCORDANCE WITH THE "MAINTENANCE AGREEMENT, SITE DEVELOPMENT, PRIVATE STORM WATER MANAGEMENT FACILITIES" MAINTENANCE AGREEMENT #SDP-98-11, DATED 10/23/97, BY AND BETWEEN HOPKINS ROAD LIMITED PARTNERSHIP AND HOWARD COUNTY, MARYLAND.
- FOREST CONSERVATION OBLIGATIONS FOR THIS PROJECT HAVE BEEN ADDRESSED UNDER SDP-98-11.
- NO WETLANDS WERE PRESENT ON SITE AS FIELD VERIFIED BY PATTON HARRIS RUST & ASSOCIATES, INC. DATED DECEMBER 2005.
- THERE ARE NO FLOODPLAIN LIMITS WITHIN THE LIMITS OF THE SUBJECT PROPERTY.
- THERE ARE NO EXISTING STRUCTURES LOCATED ON PARCEL 'A' TO REMAIN.
- THE SUBDIVISION SUBJECT TO SECTION 18.122.B OF THE HOWARD COUNTY CODE, PUBLIC WATER AND SEWER SERVICE HAS BEEN PROVIDED BY CONTRACTS 44-4383-D AND 34-3654-D RESPECTIVELY.
- DEVELOPER RESERVES UNTO ITSELF, ITS SUCCESSORS AND ASSIGNS, ALL EASEMENTS SHOWN ON THIS PLAN FOR WATER AND OTHER PUBLIC UTILITIES LOCATED IN, ON, OVER AND THROUGH PARCEL 'A', ANY CONVEYANCES OF THE AFORESAID PARCEL SHALL BE SUBJECT TO THE EASEMENTS HEREIN RESERVED, WHETHER OR NOT EXPRESSLY STATED IN THE DEED(S) CONVEYING SAID PARCEL. DEVELOPER SHALL EXECUTE AND DELIVER DEEDS FOR THE EASEMENTS HEREIN RESERVED TO HOWARD COUNTY WITH METES AND BOUNDS DESCRIPTION. UPON COMPLETION OF THE PUBLIC UTILITIES AND THEIR ACCEPTANCE BY HOWARD COUNTY, AND UPON COMPLETION OF THE DEVELOPER'S OBLIGATIONS, INSTALLATION AND MAINTENANCE AGREEMENT EXECUTED BY THE DEVELOPER AND THE COUNTY. THE COUNTY SHALL ACCEPT THE EASEMENTS AND RECORD THE DEED(S) OF EASEMENT IN THE LAND RECORDS OF HOWARD COUNTY.
- MINIMUM BUILDING SETBACK RESTRICTIONS FROM PROPERTY LINES AND THE PUBLIC RIGHT-OF-WAY LINES TO BE IN ACCORDANCE WITH FDP-98-45 CRITERIA.
- SEE DEPARTMENT OF PLANNING & ZONING FILE Nos.: F-98-45, BA-96-31E, PB-190, VP-86-64, WP-91-93, ZB-802 & 767, S-86-47, FDP-#1, SDP-06-097, SDP-88-197, SDP-89-88, WP-97-21 & SDP-98-11.
- ARTICLES OF INCORPORATION FOR THE MONTEPELIER OWNERS ASSOCIATION #642993, ACCEPTED BY THE STATE DEPARTMENT OF ASSESSMENTS AND TAXATION JUNE 24, 1998.

Patton Harris Rust & Associates, pc
Engineers. Surveyors. Planners. Landscape Architects.

PHRA 8818 Centre Park Drive
Columbia, MD 21045
T 410.997.8900
F 410.997.9282

OWNER
HOPKINS ROAD LIMITED PARTNERSHIP
9030 RED BRANCH ROAD, SUITE 200
COLUMBIA, MD 21045-2055

PURPOSE STATEMENT
THE PURPOSE OF THIS PLAT IS ADD A 20' PUBLIC WATER & UTILITY EASEMENT ON PARCEL 'A'.

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

Robert J. Waden 6/1/06
HOWARD COUNTY HEALTH OFFICER MJD DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING.

Stephane 5/22/06
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

James P. Leagle 6/6/06
DIRECTOR DATE

SURVEYOR'S CERTIFICATE

I, HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS ALL THE LANDS CONVEYED BY HOPKINS ROAD LIMITED PARTNERSHIP TO HOPKINS ROAD LIMITED PARTNERSHIP, BY DEED DATED MARCH 21, 1996 AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER 3691 AT FOLIO 505 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 AMENDED.

THIS SURVEY WAS PREPARED BY ME PERSONALLY, OR UNDER MY RESPONSIBLE CHARGE, AND THE SURVEY WORK REFLECTED IN IT ARE IN COMPLIANCE WITH THE REQUIREMENTS SET FORTH IN REGULATION .12 OF CHAPTER 6 OF THE MINIMUM STANDARDS OF PRACTICE OF MARYLAND.

A. Botterill 5/22/06
ARTHUR M. BOTTERILL
PROFESSIONAL LAND SURVEYOR
MD REGISTRATION NO. 10886 DATE



OWNER'S CERTIFICATE

WE, HOPKINS ROAD LIMITED PARTNERSHIP, A MARYLAND LIMITED PARTNERSHIP, BY LOVELL PROPERTIES, INC., GENERAL AND MANAGING PARTNER, OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY ADOPT THIS PLAN OF SUBDIVISION; AND IN CONSIDERATION OF THE APPROVAL OF THIS PLAT BY THE DEPARTMENT OF PLANNING AND ZONING ESTABLISH THE MINIMUM RESTRICTION LINES. ALL EASEMENTS OF (OR) RIGHTS-OF-WAY AFFECTING THE PROPERTY ARE INCLUDED IN THIS PLAN OF SUBDIVISION.

WITNESS MY/OUR HANDS THIS 22 DAY OF MAY, 2006.

HOPKINS ROAD LIMITED PARTNERSHIP
LOVELL PROPERTIES, INC.,
its general partner

John D. Vaden 5/22/06
(SEAL)

RECORDED AS PLAT No. 18340
ON June 9, 2006
AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

REVISION PLAT
MONTEPELIER RESEARCH PARK
PARCEL 'A'

A REVISION OF MONTEPELIER RESEARCH PARK, PARCEL 'A' AS SHOWN PREVIOUSLY RECORDED PLAT No. 13231

F-98-45, BA-96-31E, PB-190, VP-86-64, WP-91-93, ZB-802 & 767, S86-47, FDP-#1, SDP-88-197, FDP-89-88 & WP-97-21

5TH ELECTION DISTRICT HOWARD COUNTY, MARYLAND
GRID NO. 17 TAX MAP NO. 41 PARCEL 124 ZONED: PEC
SCALE: 1" = 100' DATE: 05/22/06 SHEET: 1 OF 1