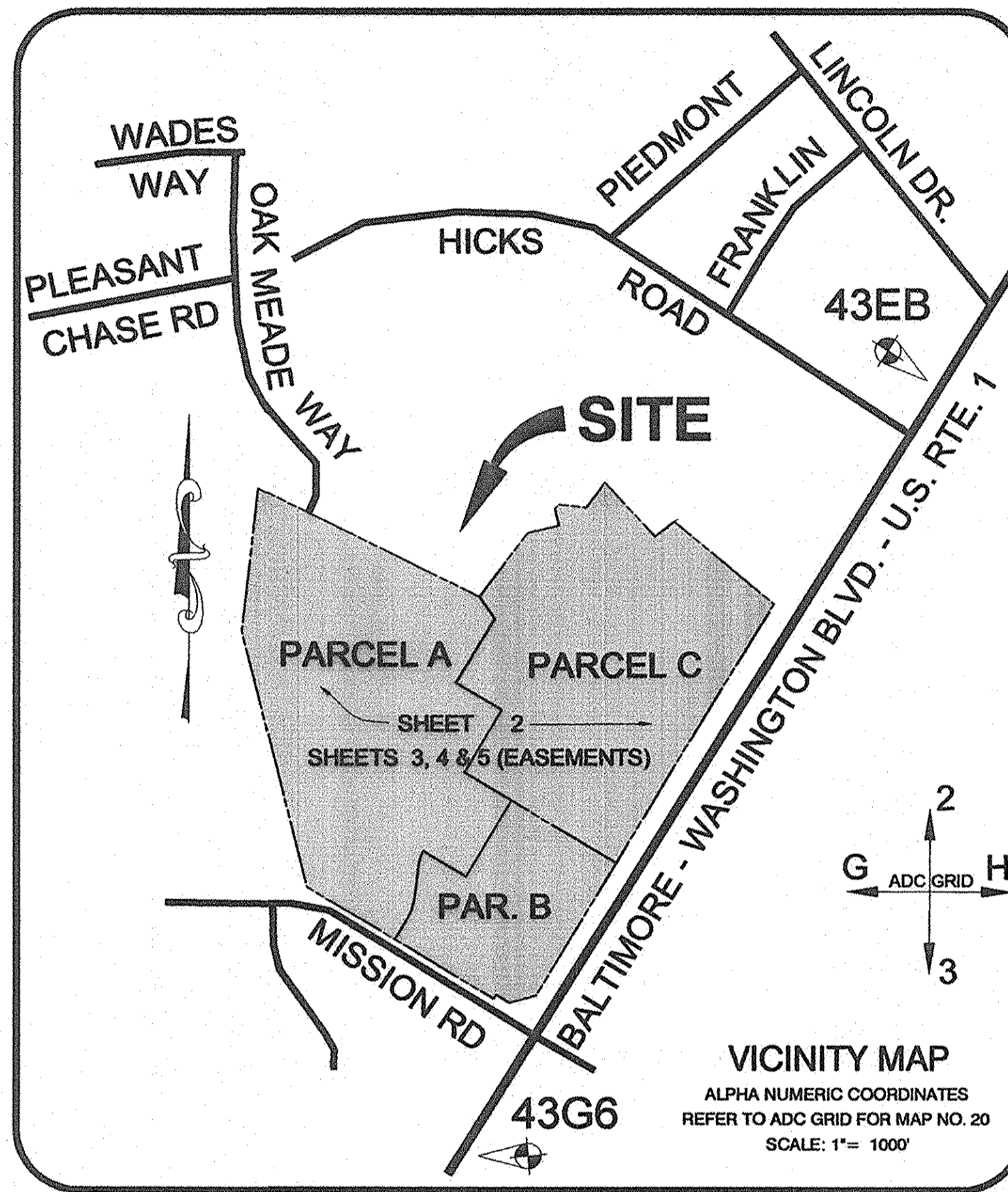


GENERAL NOTES:

- 12) THIS PROPERTY IS LOCATED IN THE METROPOLITAN DISTRICT. PUBLIC SEWER AND WATER (CONTR. NO. 24-4402-D) WILL BE PROVIDED FOR ALL PARCELS. THIS SUBDIVISION IS SUBJECT TO SECTION 18.122.B OF THE HOWARD COUNTY CODE. PUBLIC WATER & SEWER SERVICE HAS BEEN GRANTED UNDER THE TERMS AND PROVISIONS, THEREOF, EFFECTIVE March 20, 2008 ON WHICH DATE DEVELOPER AGREEMENT # 24-4462-D WAS FILED AND ACCEPTED.
- 13) PRIVATE COMMON USE EASEMENTS ARE DESIGNATED THUS:
- 14) PUBLIC SEWER AND UTILITY EASEMENTS, AND PUBLIC WATER AND UTILITY EASEMENTS ARE DESIGNATED THUS:
- 15) "BRL" DENOTES MINIMUM BUILDING RESTRICTION LINE.
- 16) THIS PLAT IS BASED ON A FIELD RUN BOUNDARY SURVEY BY DEWBERRY & DAVIS LLC, DATED AUGUST 20, 2004.
- 17) THE AREAS OF ALL PARCELS, DEDICATIONS, RESERVATIONS AND EASEMENTS, SHOWN ON THIS PLAT, HAVE BEEN ROUNDED TO THE NEAREST SQUARE FOOT, TO PROVIDE A MORE OR LESS AREA.
- 18) STORMWATER MANAGEMENT PROVIDED ON-SITE BY UNDERGROUND DETENTION AND GROUND WATER RECHARGE. THE AGREEMENT FOR STORMWATER MANAGEMENT SHALL BE EXECUTED WITH THE SITE DEVELOPMENT PLAN. THIS SITE MEETS THE REQUIREMENTS FOR REDEVELOPMENT.
- 19) 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, LOCATED IN, OVER, AND THROUGH PARCELS A, B AND C, OR PORTIONS THEREOF, AND SHOWN ON THIS PLAT. ANY AND ALL CONVEYANCES OF AFORESAID PARCELS SHALL BE SUBJECT TO THE EASEMENTS HEREIN RESERVED, WHETHER OR NOT EXPRESSLY STATED IN THE DEED(S) CONVEYING SAID LOT(S). DEVELOPER SHALL EXECUTE AND DELIVER A DEED(S) 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 A FOREST CONSERVATION EASEMENT(S), UPON COMPLETION OF DEVELOPER'S OBLIGATION UNDER THE FOREST CONSERVATION INSTALLATION AND MAINTENANCE AGREEMENT EXECUTED BY THE DEVELOPER AND THE COUNTY, AND THE RELEASE OF THE 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.
- 20) THE 65DBA NOISE CONTOUR LINE DRAWN ON THE PLAT IS ADVISORY AS REQUIRED BY THE HOWARD COUNTY DESIGN MANUAL, CHAPTER 5, REVISED FEBRUARY 1992, AND CANNOT BE CONSIDERED TO EXACTLY LOCATE THE 65DBA NOISE EXPOSURE.
- 21) THE TOTAL AREA DEDICATED TO HOWARD CO. FOR THE PURPOSE OF A PUBLIC ROAD IS 0.2589 ACRES +/- THE TOTAL AREA DEDICATED TO STATE HIGHWAY ADMINISTRATION OF THE STATE OF MARYLAND FOR THE PURPOSE OF A PUBLIC ROAD IS 0.6684 ACRES +/- TOTAL DEDICATED AREA = 0.9253 AC
- 22) STORMWATER MANAGEMENT (SWM) FOR THE PROPERTY CONTAINED HEREIN IS PROVIDED BY PRIVATE ONSITE STRUCTURES TO BE MAINTAINED BY THE HOMEOWNER'S ASSOCIATION. SEE SHEET 5 OF 5 FOR THE LOCATION OF STORMWATER MANAGEMENT STRUCTURE AREAS.
- 23) THIS FINAL PLAN IS SUBMITTED IN ACCORDANCE WITH CONDITIONS AND APPROVALS FROM PRELIMINARY EQUIVALENT SKETCH PLAN SP-06-18, APPROVED ON NOVEMBER 22, 2006.
- 24) THE PROPERTY CONTAINS 0.09 AC. OF 15%-25% SLOPE AND 0.44 AC OF 25% OR GREATER SLOPES. THESE SLOPED AREAS WILL BE REMOVED BY VIRTUE OF GRADING FOR THE DEVELOPMENT.
- 25) THE MINIMUM BUILDING RESTRICTION LINE ALONG U.S. ROUTE NO. 1 IS ZERO (0) FEET, AND A MAXIMUM OF 66.5 FEET.
- 26) THE PROPERTY IS SUBJECT TO A "BLANKET" BALTIMORE GAS AND ELECTRIC CO. RIGHT-OF-WAY AGREEMENT RECORDED IN LIBER 10663 AT FOLIO 410.
- 27) THE AREAS SHOWN ON THESE PLATS ARE "MORE OR LESS".
- 28) A WAIVER TO DESIGN MANUAL VOLUME 1, SECTION 5.2.7.D.1(B), TO ALLOW ACCESS POINTS TO SWM FACILITIES WITHIN TRAVEL LANES; AND TO SECTION 5.2.7.D.1(G), TO ALLOW THE SWM FACILITIES TO BE CONSTRUCTED OF DIFFERING MATERIALS WAS APPROVED ON SEPTEMBER 20, 2006.
- 29) PURSUANT TO SECTION 4.201 OF THE HOWARD COUNTY CODE, TWO 30 FOOT WATER, SEWER, AND UTILITY EASEMENTS (LIBER 2248 AT FOLIO 2263 AND LIBER 2263 AT FOLIO 250) WERE TERMINATED BY COUNTY COUNCIL RESOLUTIONS CR 134-2007 AND CR-135-2007 ON DECEMBER 3, 2007.
- 30) A RIGHT OF ENTRY AGREEMENT FOR THE PURPOSE OF ESTABLISHING ADEQUATE SIGHT DISTANCE ALONG MISSION ROAD FOR THE PROPOSED PRIVATE COMMON USE EASEMENT ON PARCEL A WAS ESTABLISHED ON THE ADJACENT PARCEL 518 AND WAS RECORDED IN LIBER 11088 AT FOLIO 724.
- 31) A "DECLARATION OF COMMON USES EASEMENT, STORM WATER MANAGEMENT EASEMENT AND MAINTENANCE AGREEMENT" (THE "DECLARATION") BY THE OWNER FOR THE BENEFIT OF PARCELS A, B AND C, TO ENSURE ADEQUATE ACCESS TO THE AREAS MARKED, "PRIVATE STORMWATER MANAGEMENT EASEMENT" FOR REPAIRS AND MAINTENANCE OF THE PRIVATE STORM DRAINS, STORMWATER MANAGEMENT FACILITIES, AND PAVEMENT BY THE HOME OWNERS ASSOCIATION WAS ESTABLISHED AS PART OF THE DEVELOPER'S AGREEMENTS. THE DECLARATION CONTAINS A RIGHT BY THE OWNERS OF PARCELS A, B, AND C TO ACCESS, FOR MAINTENANCE AND REPAIR, BOTH THE AREAS MARKED "PRIVATE STORMWATER MANAGEMENT EASEMENT", AND THE STORM DRAIN LINES SERVICING SUCH EASEMENT AREAS, BY GENERAL DESCRIPTION, AS APPROVED BY THE DIRECTOR OF THE DEPARTMENT OF PLANNING AND ZONING.



GENERAL NOTES:

- 1) THE SUBJECT PROPERTY IS ZONED "CAC-CL1" PER THE 2/2/04 COMPREHENSIVE ZONING PLAN AND THE "COMP LITE" ZONING AMENDMENTS EFFECTIVE 7/23/06.
TAX MAP: NO. 43
TAX PARCELS: 214,521,446,447 & 525
ELECT. DIST. NO. 6
ADDRESS: #8110, 8112, 8126, 8142 & 8170 WASHINGTON, BLVD.
- 2) THE COORDINATE DATUM FOR THIS SUBDIVISION IS BASED ON THE 1983 ADJUSTMENT OF THE NORTH AMERICAN DATUM FOR THE MARYLAND STATE GRID SYSTEM, AS PROJECTED FROM HOWARD COUNTY GEODETIC CONTROL STATION NOS. 43EB AND 43G6, LOCATED APPROXIMATELY HEREON BY THE SYMBOL: THE COORDINATE VALUES AND GRID TICK VALUES SHOWN, MAY BE CONVERTED TO METERS BY DIVIDING EACH VALUE BY 3.28083333. THE PUBLISHED VALUES OF THE INDICATED GEODETIC CONTROL MONUMENTS ARE AS FOLLOWS:

43EB (FEET) N 545,963.65 E 1,371,573.84 ELEV.: 216.31
(METERS) N 166,410.0533 E 418,056.5414 ELEV.: 65.9316

43G6 (FEET) N 544,117.6345 E 1,370,550.8523 ELEV.: 219.476
(METERS) N 165,847.3562 E 417,744.7353 ELEV.: 66.8902
- 3) DENOTES IRON PIPE FOUND. DENOTES IRON PIPE W/CAP SET.
- 4) DENOTES FOREST CONSERVATION EASEMENT PER REQUIREMENTS OF SECTION 16.1200 OF THE HOWARD CO. CODE AND FOREST CONSERVATION ACT. NO CLEARING, GRADING OR CONSTRUCTION IS PERMITTED WITHIN THE FOREST CONSERVATION EASEMENT; HOWEVER, FOREST MANAGEMENT PRACTICES AS DEFINED IN THE DEED OF CONSERVATION EASEMENTS ARE ALLOWED. THIS SITE REQUIRES 5.14 ACRES OF REFORESTATION, PROVIDED BY 0.45 AC ON-SITE REFORESTATION AND 4.69 AC OFF-SITE REFORESTATION. THE OFF-SITE AREA IS CONTAINED ON A PLAT ENTITLED "TALLEY PROPERTY, PARCEL 2" (2.22 AC), AND ON A PLAT ENTITLED "E. ALEXANDER ADAMS AND MARION HARLESS PROPERTY, LOT 2" (2.47 AC) SURETY FOR OFF-SITE REFORESTATION ON THE TALLEY PROPERTY, PARCEL 2 IN THE AMOUNT OF \$48,351.60 (98,703.20 SQUARE FEET x \$0.50/SQUARE FOOT), SURETY FOR THE OFF-SITE REFORESTATION ON E. ALEXANDER ADAMS AND MARION HARLESS PROPERTY, LOT 2 IN THE AMOUNT OF \$53,796.50 (107,593 SQUARE FEET x \$0.50/SQUARE FOOT), SURETY FOR THE ON-SITE REFORESTATION IN THE AMOUNT OF \$9,801.00 (19,602 SQUARE FEET x \$0.50/SQUARE FOOT) AND SURETY FOR THE ON-SITE RETENTION IN THE AMOUNT OF \$1,306.80 (6,534 SQUARE FEET x \$0.20/SQUARE FOOT) WILL BE POSTED WITH THE DEPARTMENT OF PUBLIC WORKS AS PART OF THE DEVELOPERS AGREEMENT. ON-SITE RETENTION OF 0.15 ACRES PLUS 0.10 ACRES OF FORESTED FLOODPLAIN IS INCLUDED IN THE 0.70 ACRE FOREST CONSERVATION EASEMENT.
- 5) LANDSCAPING FOR PARCELS A, B, & C WILL BE PROVIDED IN ACCORDANCE WITH A CERTIFIED LANDSCAPE PLAN, INCLUDED WITH SITE DEVELOPMENT PLANS SDP-07-104 AND SDP-07-113, IN ACCORDANCE WITH SECTION 16.124 OF THE HOWARD COUNTY CODE AND LANDSCAPE MANUAL. LANDSCAPE SURETY WILL BE PROVIDED AS PART OF THE DEVELOPERS AGREEMENT.
- 6) THERE ARE NO BURIAL/CEMETERY GROUNDS ON THIS PROPERTY.
- 7) THIS PROPERTY IS LISTED IN HOWARD CO. HISTORIC SITES INVENTORY AS HO-827. PURSUANT TO PLAN REVIEW BY THE HISTORIC DISTRICT COMMISSION ON MAY 3, 2007, THE EXISTING LOG CABIN BUILDING ON THE SITE WILL BE DEMOLISHED.
- 8) THERE ARE WETLANDS ON THIS SITE WHICH ARE SHOWN PER STUDY BY MCCARTHY & ASSOCIATES, FEBRUARY 2006. WETLAND PERMIT #20076033307-NT-3012.
- 9) 100-YEAR FLOOD PLAIN IS INDICATED THUS: THE 25' BUFFER (SEE SHEET 4 OF 5) AROUND THE WETLANDS IS INDICATED THUS:
- 10) THIS SITE IS IMPACTED BY A PERENNIAL STREAM LYING NORTH OF THE PROPERTY. THE 75-FOOT STREAM BUFFER IS SHOWN CROSSING THE PROPERTY THUS:
- 11) WAIVER PETITION WP-06-096 WAS APPROVED BY THE PLANNING DIRECTOR ON AUGUST 9, 2006 REQUESTING TO WAIVE SUBDIVISION & LAND REGULATION SECTION 16.116(a)(1) TO ALLOW GRADING, REMOVAL OF VEGETATIVE COVER AND TREES AND TO ALLOW PAVING WITHIN 25 FEET OF A WETLAND FOR THE PURPOSE OF THE PRIMARY SITE ENTRANCE FROM MISSION ROAD; AND SECTION 16.116(a)(2)(ii), TO ALLOW GRADING, REMOVAL OF VEGETATIVE COVER WITHIN 75 FEET OF A PERENNIAL STREAM FOR THE PURPOSE OF REMOVING EXISTING WATER AND SEWER MAINS, PAVING AND DEBRIS, TO REGRADE AND RESTORE AN AREA OUTSIDE OF THE EXISTING TREETLINE, AND TO PROVIDE A DECELERATION LANE OF US ROUTE 1. THIS WAIVER WAS ALSO GRANTED TO ALLOW CONSTRUCTION OF AN 18' WIDE PRIVATE ROAD AND A RETAINING WALL AROUND THE BUILDING ON PARCEL C. THIS 18' WIDE ROAD IS LOCATED ALONG THE NORTH SIDE OF PARCEL C BETWEEN THE PROPOSED APARTMENT BUILDING AND THE FOREST CONSERVATION EASEMENT. SECTION 16.116(a)(1) TO ALLOW AN ACCESS POINT ONTO A RESTRICTED ACCESS ROAD (US ROUTE 1) WHEN ALTERNATIVE ACCESS IS AVAILABLE FROM A LOWER CLASSIFICATION ROAD (MISSION ROAD). THE ACCESS POINT FROM ROUTE 1 IS A RIGHT TURN ONLY INTO THE SITE. EXIT FROM THE SITE ONTO US ROUTE 1 WILL NOT BE ALLOWED.
APPROVAL IS SUBJECT TO THE FOLLOWING CONDITIONS:

1. FOLLOWING THE REMOVAL OF THE PUBLIC UTILITIES AND PAVEMENT FROM THE ENVIRONMENTAL BUFFERS LYING ALONG THE NORTHEASTERN EDGE OF THE SITE, THE APPLICANT SHALL REFOREST THE AREA BETWEEN THE PRIVATE ROAD/RETAINING WALL AND THE EXISTING FOREST. THIS REFORESTATION SHALL BE DONE TO THE MAXIMUM EXTENT POSSIBLE (BASED ON AVAILABLE SPACE) BUT SHALL NOT BE LESS THAN THE 0.17 ACRES IDENTIFIED ON THE APPLICANT'S EXHIBIT DATED 6/22/06.
2. PER SCD COMMENTS DATED 4/20/08:
a. MOVE RETAINING WALL/FOOTER EDGE TO NO CLOSER THAN 10' FROM BUFFER EDGE.
b. SHOW STREAM FROM PLEASANT CHASE POND OUTFALL.
3. THE APPLICANT SHALL ACQUIRE AN ACCESS PERMIT FROM SHA FOR THE ACCESS FROM ROUTE 1.

AREA TABULATION CHART

1) TOTAL NUMBER OF BUILDABLE LOTS TO BE RECORDED:	3
TOTAL AREA OF BUILDABLE LOTS TO BE RECORDED:	15.7002 ACRES +/-
2) TOTAL NUMBER OF BUILDABLE PRESERVATION PARCELS TO BE RECORDED:	NONE
TOTAL AREA OF BUILDABLE PRESERVATION PARCELS TO BE RECORDED:	0 ACRES +/-
3) TOTAL NUMBER OF NON-BUILDABLE PRESERVATION PARCELS TO BE RECORDED:	NONE
TOTAL AREA OF NON-BUILDABLE PRESERVATION PARCELS TO BE RECORDED:	0 ACRES +/-
4) TOTAL AREA OF ROAD DEDICATION TO BE RECORDED:	0.9253 ACRES +/- (0.2589 AC COUNTY, 0.6684 AC STATE).
5) TOTAL AREA OF SUBDIVISION TO BE RECORDED:	16.6255 ACRES

THE REQUIREMENTS OF SECTION 3-108, THE REAL PROPERTY ARTICLE, ANNOTATED CODE OF MARYLAND, 1996 REPLACEMENT VOLUME (AS SUPPLEMENTED) AS FAR AS THEY RELATE TO THE MAKING OF THIS PLAT AND SETTING OF MARKERS HAVE BEEN COMPLIED WITH.

ERIC V. DAY
PROF. LAND SURVEYOR NO. 10771

BY MISSION ROAD INVESTORS LLC

DATE: 3/6/08

BY: SCOTT C. REED, MANAGER

OWNER/DEVELOPER
MISSION ROAD INVESTORS LLC
25 CORPORATE DR STE 210
BURLINGTON MA 01803-4245

Dewberry
203 Perry Parkway, Suite 1
Gaithersburg, MD 20877-2169
(301) 948-8300 Fax: (301) 258-7607

THE PURPOSE OF THIS PLAT IS TO RE-SUBDIVIDE FIVE (5) EXISTING PROPERTIES INTO THREE (3) BUILDABLE PARCELS, AND TO IDENTIFY RIGHT-OF-WAY DEDICATION, PROPOSED EASEMENTS FOR WATER, SEWER, BALTIMORE GAS & ELECTRIC, INGRESS & EGRESS & UTILITIES, STORMWATER MANAGEMENT, FLOODPLAIN, WETLANDS AND ASSOCIATED BUFFERS, AND CREATE AN ON-SITE FOREST CONSERVATION EASEMENT.

APPROVED: FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEMS IN CONFORMANCE WITH THE MASTER PLAN OF WATER & SEWERAGE FOR HOWARD COUNTY, MD.

HOWARD COUNTY HEALTH OFFICER *[Signature]* DATE: 3/14/08

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

CHIEF, DEVELOPMENT ENGINEERING DIVISION *[Signature]* DATE: 4/3/08

DIRECTOR *[Signature]* DATE: 4/10/08

OWNER'S CERTIFICATE

We, Mission Road Investors, LLC, 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: (1) the right to lay, construct and maintain sewers, drains, water pipes and other Municipal Utilities and Services in and under all road and street rights-of-way and the specific easement areas shown hereon; (2) The right to require dedication for public use, the beds of streets and/or roads and floodplains, storm drainage facilities and open space, where applicable, and for good and other valuable consideration, hereby grant the right and option to Howard Co. to acquire the fee simple title to the beds of the streets and/or floodplains, 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 erected on or over said easements and rights-of-way.

MISSION ROAD INVESTORS, LLC

By: *[Signature]* DATE: 03/06/2008
Scott C. Reed, Manager

Witness: *[Signature]*

I hereby certify that the final plat shown hereon is correct; that it is a subdivision of the following five (5) tracts of land conveyed to Mission Road Investors, LLC by five (5) deeds, all dated January 9, 2007, recorded among Land Records of Howard County, MD in Liber 10462 at Folios 244, 244, 249, 252, and 260, 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.

Eric V. Day
Professional Land Surveyor
Maryland License No. 10771

DATE: 03/06/2008

RECORDED AS PLAT NO. 19854 ON 4-11-08
AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND

SHEET 1 OF 5
SUBDIVISION RECORD PLAT
MISSION PLACE

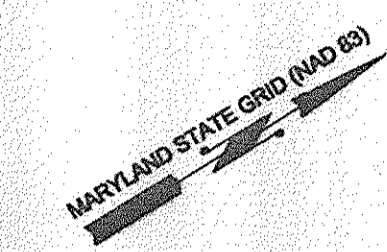
BUILDABLE PARCELS A, B AND C

A RESUBDIVISION OF
TAX MAP 43, GRID 14, PARCELS 214, 521, 446, 447 AND 525

6TH ELECTION DISTRICT
HOWARD COUNTY, MARYLAND
ZONING: CAC-CL1

SCALE: 1"=100' DATE: MARCH, 2008
DPZ FILE NOS.: SP-06-018, ZB 1048M, WP-06-096, AA-06-016 & SDP-07-101

COORDINATE TABLE - NAD 83			COORDINATE TABLE - NAD 83		
Point	Northing	Easting	Point	Northing	Easting
20	544886.53	1370311.74	5046	545085.60	1371014.21
21	545380.38	1370189.14	5047	544671.18	1370701.70
1100	545716.46	1370209.49	5048	544670.27	1370784.80
1126	545428.40	1370176.90	5049	544797.87	1370860.71
1563	545549.16	1370830.94	5054	545485.76	1371275.02
1564	545634.37	1370766.86	5056	545358.59	1371197.37
5026	544683.20	1370896.99	5904	545490.55	1370658.23
5028	544854.41	1370730.11	6004	545684.55	1370822.62
5032	530187.13	1396045.40	6005	545693.14	1370829.09
5033	528817.08	1400941.32	6022	545687.17	1370887.16
5039	545128.67	1371031.65	6023	545738.44	1370925.71
5040	545128.84	1371058.54	6033	545628.59	1371029.28
5045	545074.57	1371028.11	6034	545657.10	1371068.89



PARCEL 570
PARROTT MATERIAL COMPANY
L. 416 F. 298
LOT 1, UNRECORDED SUB.
ZONING: RSC

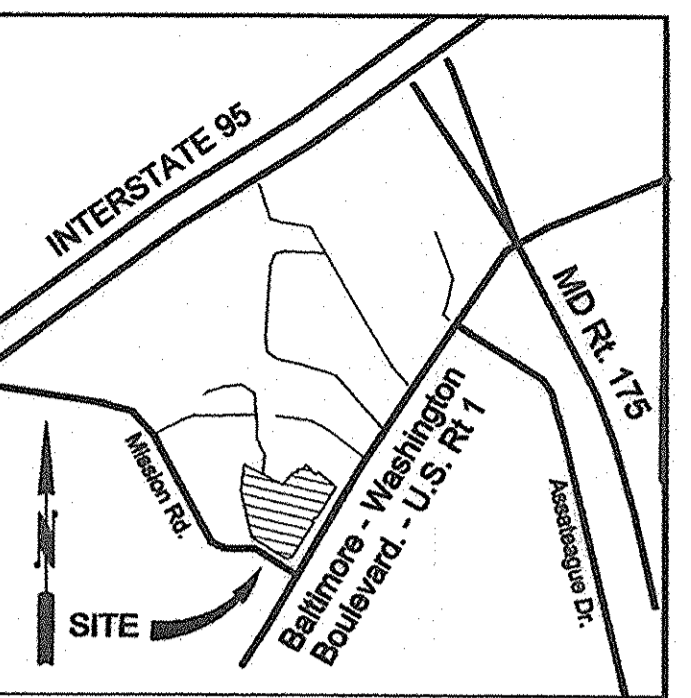
PARCEL A
311,762 SQ.FT.
OR 7.1571 AC.

PARCEL B
85,387 SQ.FT. OR
1.9602 AC.

PARCEL C
286,751 SQ.FT. OR
6.5829 AC.

TABLE OF COURSES - COMMON USE EASEMENT					
#	Bearing	Distance	#	Bearing	Distance
L1	Rad: 29.00° Chd: N 41°29'52" E	Arc: 24.62' 23.88'	L17	Rad: 29.00° Chd: N 88°11'44" E	Arc: 3.14' 3.14'
L2	Rad: 83.89° Chd: N 11°39'35" E	Arc: 18.19' 16.16'	L18	Rad: 29143.53° Chd: S 30°56'53" W	Arc: 24.58' 24.58'
L3	Rad: 06°08'23" E	92.82'	L19	Rad: 51.00° Chd: N 73°47'03" W	Arc: 8.42' 8.42'
L4	Rad: 24.00° Chd: N 14°07'52" W	Arc: 37.70' 33.94'	L20	Rad: 24.00° Chd: S 70°54'31" W	Arc: 33.54' 30.88'
L5	Rad: 24.00° Chd: N 59°07'52" W	Arc: 37.70' 89.74'	L21	Rad: 24.00° Chd: S 75°52'08" W	Arc: 33.54' 180.56'
L6	Rad: 24.00° Chd: N 37°03'59" E	Arc: 37.70' 156.04'	L22	Rad: 60.00° Chd: S 75°52'08" W	Arc: 94.26' 84.85'
L7	Rad: 24.00° Chd: N 37°03'59" E	Arc: 37.70' 156.04'	L23	Rad: 60.00° Chd: N 69°07'52" W	Arc: 94.26' 233.57'
L8	Rad: 24.00° Chd: N 37°03'59" E	Arc: 37.70' 156.04'	L24	Rad: 24.00° Chd: S 75°52'08" W	Arc: 33.54' 33.94'
L9	Rad: 24.00° Chd: N 37°03'59" E	Arc: 37.70' 156.04'	L25	Rad: 24.00° Chd: S 30°52'08" W	Arc: 33.54' 132.79'
L10	Rad: 24.00° Chd: S 80°47'50" E	Arc: 37.70' 79.88'	L26	Rad: 24.00° Chd: S 08°08'23" W	Arc: 33.54' 34.20'
L11	Rad: 24.00° Chd: S 59°07'52" E	Arc: 37.70' 165.61'	L27	Rad: 24.00° Chd: S 23°16'00" E	Arc: 23.31' 22.40'
L12	Rad: 24.00° Chd: S 59°07'52" E	Arc: 37.70' 165.61'	L28	Rad: 24.00° Chd: S 37°33'22" W	Arc: 21.34' 21.34'
L13	Rad: 24.00° Chd: S 20°34'54" E	Arc: 84.94' 81.07'	L29	Rad: 24.00° Chd: S 17°10'38" W	Arc: 34.16' 34.04'
L14	Rad: 24.00° Chd: S 59°07'52" E	Arc: 37.70' 165.61'	L30	Rad: 24.00° Chd: S 17°10'38" W	Arc: 34.16' 34.04'
L15	Rad: 24.00° Chd: S 30°52'08" W	Arc: 33.54' 268.25'			
L16	Rad: 17.00° Chd: S 28°54'55" E	Arc: 35.48' 29.36'			

CURVE DATA TABLE						
Curve	Radius	Tangent	Length	Delta	Chord	Chord Bearing
C1	29,113.53'	134.22'	268.44'	0°31'42"	268.44'	S 31°08'34" W
C2	35,045.00'	74.24'	148.47'	0°14'34"	148.47'	S 30°44'51" W
C3	530.00'	105.10'	207.52'	22°28'01"	208.19'	S 67°42'32" E
C4	35,075.00'	70.01'	140.02'	0°13'43"	140.02'	N 30°45'17" E
C5	29,143.53'	136.84'	273.67'	0°32'17"	273.67'	N 31°08'17" E
C6	127.00'	29.94'	58.81'	26°31'56"	58.29'	N 19°24'21" E
C7	74.00'	16.24'	31.97'	24°45'07"	31.72'	N 16°30'56" E



VICINITY MAP
SCALE: 1"=2000'

AREA DONATED TO THE MARYLAND STATE HIGHWAY ADMINISTRATION

Course	Bearing	Distance
1	S 31°24'25" W	149.00'
2	Rad: 29113.53° Chd: S 31°08'34" W	Arc: 268.44' 268.44'
3	S 89°39'15" W	26.89'
4	S 27°48'11" W	37.39'
5	S 29°30'35" E	24.16'
6	S 30°52'08" W	322.37'
7	Rad: 35045.00° Chd: S 30°44'51" W	Arc: 148.47' 148.47'
8	S 73°49'43" W	56.94'
9	N 59°26'59" W	32.99'
10	N 30°31'05" E	12.79'
11	S 58°29'31" E	12.10'
12	N 68°52'24" E	48.32'
13	Rad: 35075.00° Chd: N 30°45'17" E	Arc: 140.02' 140.02'
14	N 30°52'08" E	380.65'
15	Rad: 29143.53° Chd: N 31°08'17" E	Arc: 273.67' 273.67'
16	N 31°24'25" E	153.39'
17	S 50°16'00" E	30.32'

FEE SIMPLE AREA = 29,027 SQ. FT.
OR 0.6664 ACRES +/-
SHOWN THUS: [Symbol]

GENERAL SITE DATA
ZONING: CAC-CL1
TAX MAP: NO. 43
TAX PARCELS: 214,521,446,447 & 525
ELECT. DIST. NO. 6
ADDRESS: #8110, 8112, 8128, 8142 & 8170 WASHINGTON, BLVD.

OWNER/DEVELOPER
MISSION ROAD INVESTORS LLC
25 CORPORATE DR STE 210
BURLINGTON MA 01803-4245

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 SETTING OF MARKERS HAVE BEEN COMPLIED WITH.

ERIC V. DAY
PROF. LAND SURVEYOR NO. 10771
DATE 3/14/08
FOR MISSION ROAD INVESTORS, LLC

AREA TABULATION CHART

- | | |
|-----------------------------------------------------------------------|------------------------------------------------------|
| 1) TOTAL NUMBER OF BUILDABLE LOTS TO BE RECORDED: | 3 |
| TOTAL AREA OF BUILDABLE LOTS TO BE RECORDED: | 15.7002 ACRES +/- |
| 2) TOTAL NUMBER OF BUILDABLE PRESERVATION PARCELS TO BE RECORDED: | NONE |
| TOTAL AREA OF BUILDABLE PRESERVATION PARCELS TO BE RECORDED: | 0 ACRES +/- |
| 3) TOTAL NUMBER OF NON-BUILDABLE PRESERVATION PARCELS TO BE RECORDED: | NONE |
| TOTAL AREA OF NON-BUILDABLE PRESERVATION PARCELS TO BE RECORDED: | 0 ACRES +/- |
| 4) TOTAL AREA OF ROAD DEDICATION TO BE RECORDED: | 0.9253 ACRES +/- (0.2589 AC COUNTY, 0.6664 AC STATE) |
| 5) TOTAL AREA OF SUBDIVISION TO BE RECORDED: | 16.6255 ACRES |

APPROVED: FOR PUBLIC WATER AND PRIVATE SEWERAGE SYSTEMS IN CONFORMANCE WITH THE MASTER PLAN OF WATER & SEWERAGE FOR HOWARD COUNTY, MD.

HOWARD COUNTY HEALTH OFFICER: [Signature] DATE: 3/14/08

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

CHIEF, DEVELOPMENT ENGINEERING DIVISION: [Signature] DATE: 4/3/08

DIRECTOR: [Signature] DATE: 4/10/08

OWNERS CERTIFICATE

We, Mission Road Investors, LLC, 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; (1) the right to lay, construct and maintain sewers, drains, water pipes and other Municipal Utilities and Services in and under all road and street rights-of-way and the specific easement areas shown hereon; (2) The right to require dedication for public use, the beds of streets and/or roads and floodplains, storm drainage facilities and open space, where applicable, and for good and other valuable consideration, hereby grant the right and option to Howard Co. to acquire the fee simple title to the beds of the streets and/or floodplains, 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 erected on or over said easements and rights-of-way.

MISSION ROAD INVESTORS, LLC
Scott C. Reed, Manager
03/06/2008
Date

Witness: [Signature]

SURVEYOR'S CERTIFICATE

I hereby certify that the final plat shown hereon is correct; that it is a subdivision of the following five (5) tracts of land conveyed to Mission Road Investors, LLC by five (5) deeds, all dated January 9, 2007, recorded among Land Records of Howard County, MD in Liber 10462 at Folios 244, 244, 249, 252, and 260, 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.

Eric V. Day
Professional Land Surveyor
Maryland License No. 10771
03/06/2008
Date

RECORDED AS PLAT NO. 19855 ON 4-11-08
AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND

SHEET 2 OF 5
SUBDIVISION RECORD PLAT
MISSION PLACE
BUILDABLE PARCELS A, B AND C

A RESUBDIVISION OF
TAX MAP 43, GRID 14, PARCELS 214, 521, 446, 447 AND 525

6TH ELECTION DISTRICT
HOWARD COUNTY, MARYLAND
ZONING: CAC-CL1

SCALE: 1"=100' DATE: MARCH, 2008
DPZ FILE NOS.: SP-06-018, ZB 1048M, WP-06-086, AA-06-016 & SDP-07-101

203 Perry Parkway, Suite 1
Gaithersburg, MD 20877-2169
(301) 948-8300 Fax: (301) 258-7607

COORDINATE TABLE - NAD 83

Point	Northing	Easting
20	544886.63	1370311.74
21	545380.38	1370189.14
1100	545716.46	1370209.49
1126	545428.40	1370176.90
1563	545649.16	1370830.94
1564	545634.37	1370786.86
5026	544683.20	1370896.99
5028	544654.41	1370730.11
5032	530167.13	1396045.40
5033	528817.08	1400941.32
5039	545128.87	1371031.65
5040	545128.84	1371058.54
5045	545074.57	1371026.11

CURVE DATA TABLE

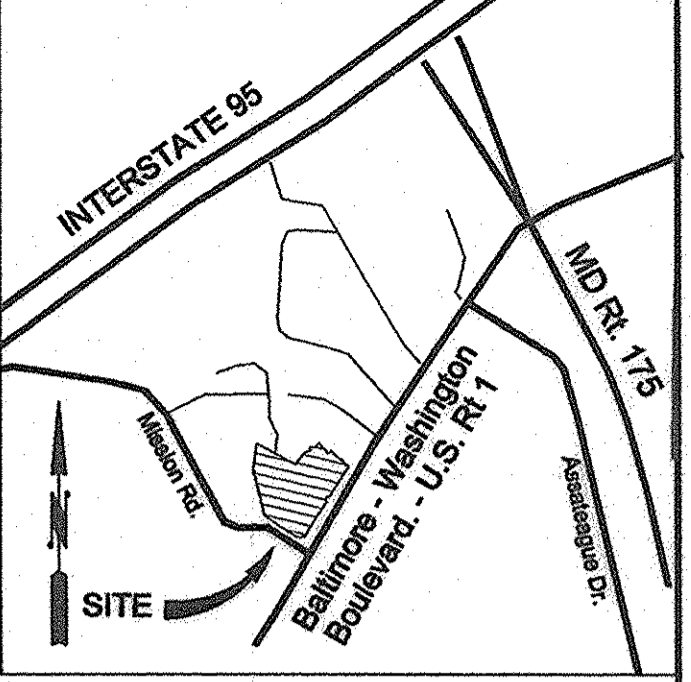
Curve	Radius	Tangent	Length	Delta	Chord	Chord Bearing
C1	29,113.53'	134.22'	268.44'	0°31'42"	268.44'	S 31°08'34" W
C2	35,045.00'	74.24'	148.47'	0°14'34"	148.47'	S 30°44'51" W
C3	530.00'	105.10'	207.52'	22°28'01"	208.19'	S 67°42'32" E
C4	35,075.00'	70.01'	140.02'	0°13'43"	140.02'	N 30°45'17" E
C5	29,143.53'	136.84'	273.67'	0°32'17"	273.67'	N 31°08'17" E
C6	127.00'	29.84'	58.81'	26°31'56"	58.28'	N 18°24'21" E
C7	74.00'	18.24'	31.97'	24°45'07"	31.72'	N 18°30'56" E

PUBLIC WATER, SEWER AND UTILITY EASEMENT

Course	Bearing	Distance	Course	Bearing	Distance
S27	S 59°07'52" E	9.67'	S57	N 30°52'08" E	3.17'
S28	N 30°52'08" E	78.23'	S58	S 59°07'52" E	10.00'
S29	N 71°43'17" E	38.06'	S59	S 30°52'08" W	3.17'
S30	S 63°16'41" E	60.54'	S60	S 59°07'52" E	28.29'
S31	S 71°43'17" W	28.29'	S61	S 30°52'08" W	30.00'
S32	N 63°16'43" W	32.26'	S62	N 59°07'52" W	223.57'
S33	S 71°43'17" W	22.32'	S63	N 30°52'08" E	10.00'
S34	S 30°52'08" W	118.87'	S64	N 59°07'52" W	130.00'
S35	S 14°07'52" E	31.88'	S65	S 30°52'08" W	169.55'
S36	S 69°07'52" E	384.68'	S66	S 08°22'08" W	130.27'
S37	N 30°52'08" E	139.20'	S67	N 59°07'52" W	136.07'
S38	N 37°03'59" E	31.89'	S68	N 14°07'52" W	46.94'
S39	N 62°56'01" W	8.67'	S69	N 30°52'08" E	301.47'
S40	N 37°03'59" E	10.00'	S70	S 59°07'52" E	215.00'
S41	S 62°56'01" E	8.67'	S71	S 30°52'08" W	24.25'
S42	N 37°03'59" E	111.33'	S72	N 59°07'52" W	5.70'
S43	N 61°29'01" E	124.34'	S73	S 30°52'08" W	10.00'
S44	N 63°56'08" E	77.31'	S74	S 59°07'52" E	5.70'
S45	N 26°03'52" W	8.10'	S75	S 30°52'08" W	258.32'
S46	N 63°56'08" E	10.00'	S76	S 08°22'08" W	45.55'
S47	S 26°03'52" E	8.10'	S77	S 30°52'08" W	21.63'
S48	N 63°56'08" E	4.93'	S78	R=530.00' A=20.00'	
S49	S 26°03'52" E	20.00'	S79	CHD=N 59°22'26" W	20.00'
S50	S 63°56'08" W	69.35'	S80	N 30°52'08" E	102.00'
S51	S 61°29'01" W	144.14'	S81	S 59°07'52" E	20.00'
S52	S 37°03'59" W	145.51'	S82	S 30°52'08" W	43.18'
S53	S 30°52'08" W	138.11'	S83	S 59°07'52" E	13.33'
S54	S 59°07'52" E	111.74'	S84	S 30°52'08" W	10.00'
S55	S 30°52'08" W	119.05'	S85	S 30°52'08" W	49.74'
S56	S 59°07'52" E	315.28'	S86	N 56°29'31" W	20.02'

COORDINATE TABLE - NAD 83

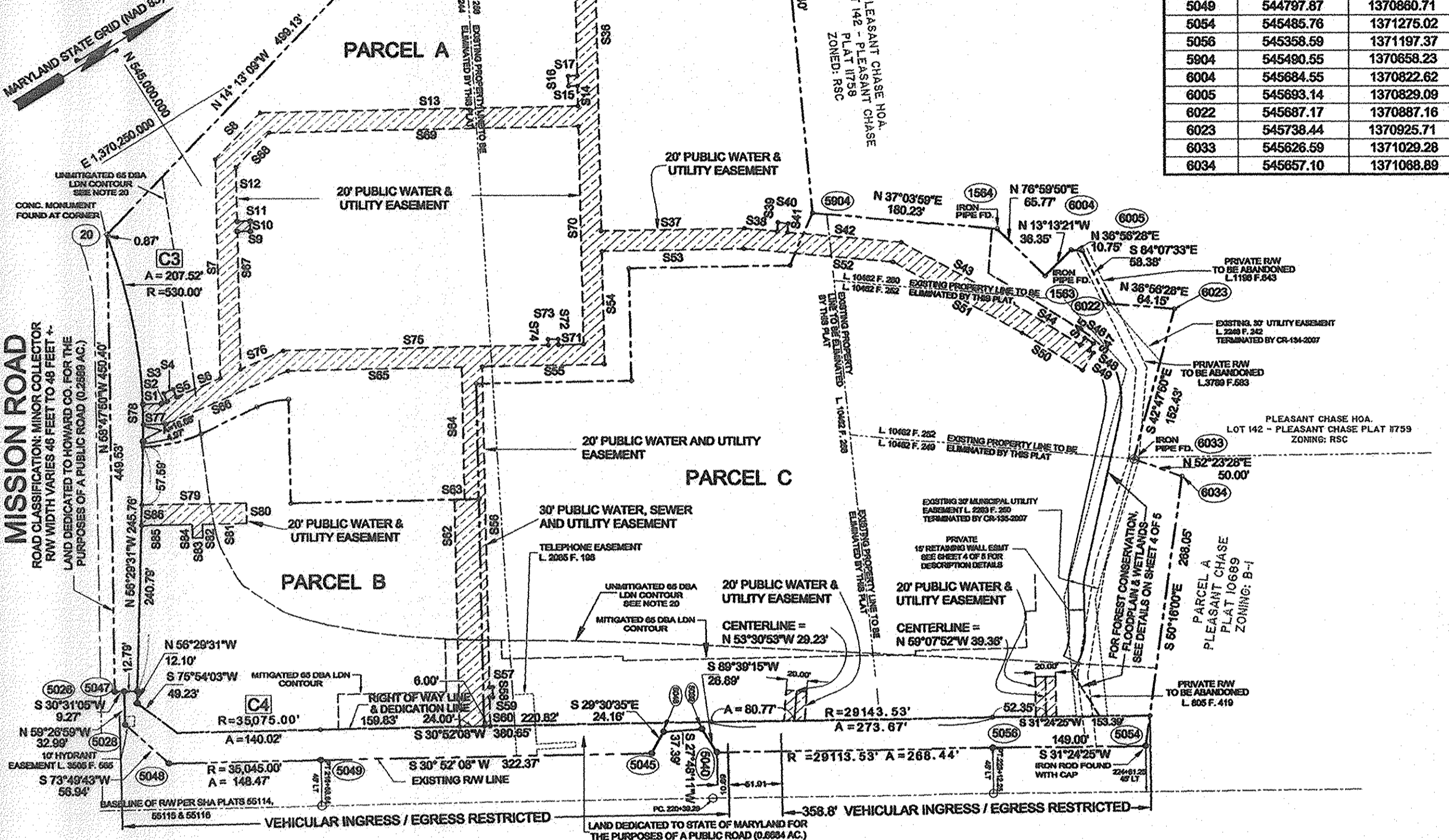
Point	Northing	Easting
5046	545095.60	1371014.21
5047	544671.18	1370701.70
5048	544670.27	1370784.80
5049	544797.87	1370860.71
5054	545485.76	1371275.02
5056	545358.59	1371197.37
5004	545490.55	1370658.23
6004	545684.55	1370622.62
6005	545693.14	1370829.09
6022	545687.17	1370887.16
6023	545738.44	1370925.71
6033	545626.59	1371029.28
6034	545657.10	1371088.89



VICINITY MAP
SCALE: 1"=2000'

PUBLIC WATER, SEWER AND UTILITY EASEMENT

Course	Bearing	Distance
S1	N 30°52'08" E	17.74'
S2	N 08°22'08" E	6.41'
S3	N 81°37'52" W	8.39'
S4	N 08°22'08" E	10.00'
S5	S 81°37'52" E	8.39'
S6	N 08°22'08" E	46.67'
S7	N 59°07'52" W	215.81'
S8	N 14°07'52" W	63.50'
S9	N 30°52'08" E	12.67'
S10	N 59°07'52" W	10.00'
S11	N 30°52'08" E	12.67'
S12	N 59°07'52" W	56.17'
S13	N 30°52'08" E	309.75'
S14	N 59°07'52" W	20.00'
S15	S 30°52'08" W	8.67'
S16	N 59°07'52" W	10.00'
S17	N 30°52'08" E	8.67'
S18	N 59°07'52" W	239.70'
S19	N 14°07'52" W	19.54'
S20	S 75°52'08" W	27.67'
S21	N 08°22'13" E	21.38'
S22	N 75°52'08" E	20.16'
S23	N 14°07'52" W	8.90'
S24	N 30°52'08" E	46.37'
S25	N 59°07'52" W	9.67'
S26	N 30°52'08" E	10.00'



WASHINGTON BOULEVARD - U.S. ROUTE NO. 1
SEE SHA PLAT NOS. 55114, 55115, & 55116 - RIGHT-OF-WAY WIDTH VARIES - ROAD CLASSIFICATION: INTERMEDIATE ARTERIAL

AREA TABULATION CHART

1) TOTAL NUMBER OF BUILDABLE LOTS TO BE RECORDED:	3
TOTAL AREA OF BUILDABLE LOTS TO BE RECORDED:	15.7002 ACRES +/-
2) TOTAL NUMBER OF BUILDABLE PRESERVATION PARCELS TO BE RECORDED:	NONE
TOTAL AREA OF BUILDABLE PRESERVATION PARCELS TO BE RECORDED:	0 ACRES +/-
3) TOTAL NUMBER OF NON-BUILDABLE PRESERVATION PARCELS TO BE RECORDED:	NONE
TOTAL AREA OF NON-BUILDABLE PRESERVATION PARCELS TO BE RECORDED:	0 ACRES +/-
4) TOTAL AREA OF ROAD DEDICATION TO BE RECORDED:	0.9253 ACRES +/- (0.2589 AC COUNTY, 0.6664 AC STATE)
5) TOTAL AREA OF SUBDIVISION TO BE RECORDED:	16.6255 ACRES

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 SETTING OF MARKERS HAVE BEEN COMPLIED WITH.

Eric V. Day
ERIC V. DAY
PROF. LAND SURVEYOR NO. 10771
DATE: 3/16/08
FOR MISSION ROAD INVESTORS, LLC

GENERAL SITE DATA
ZONING: CAC-CL1
TAX MAP: NO. 43
TAX PARCELS: 214, 521, 446, 447 & 525
ELECT. DIST. NO. 6
ADDRESS: #8110, 8112, 8126, 8142 & 8170 WASHINGTON, BLVD.

OWNER/DEVELOPER
MISSION ROAD INVESTORS LLC
25 CORPORATE DR STE 210
BURLINGTON MA 01803-4245

Dewberry
203 Perry Parkway, Suite 1
Gaithersburg, MD 20877-2169
(301) 948-8300 Fax: (301) 258-7607

APPROVED: FOR PUBLIC WATER AND PRIVATE SEWERAGE SYSTEMS IN CONFORMANCE WITH THE MASTER PLAN OF WATER & SEWERAGE FOR HOWARD COUNTY, MD.

Richard J. Davis
HOWARD COUNTY HEALTH OFFICER 50 DATE: 3/14/08

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

Mark L. Leyle
CHIEF, DEVELOPMENT ENGINEERING DIVISION CE DATE: 4/3/08

Mark L. Leyle
DIRECTOR DATE: 4/10/08

OWNER'S CERTIFICATE

We, Mission Road Investors, LLC, owners of the property shown and described herein, 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; (1) the right to lay, construct and maintain sewers, drains, water pipes and other Municipal Utilities and Services in and under all road and street rights-of-way and the specific easement areas shown hereon; (2) The right to require dedication for public use, the beds of streets and/or roads and floodplains, storm drainage facilities and open space, where applicable, and for good and other valuable consideration, hereby grant the right and option to Howard Co. to acquire the fee simple title to the beds of the streets and/or floodplains, 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 erected on or over said easements and rights-of-way.

Scott C. Reed
MISSION ROAD INVESTORS, LLC
Scott C. Reed, Manager 03/06/2008 Date

Witness
Witness 03/06/2008 Date

SURVEYOR'S CERTIFICATE

I hereby certify that the final plat shown hereon is correct; that it is a subdivision of the following five (5) tracts of land conveyed to Mission Road Investors, LLC by five (5) deeds, all dated January 9, 2007, recorded among Land Records of Howard County, MD in Liber 10462 at Folios 244, 244, 249, 252, and 260, 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.

Eric V. Day
Eric V. Day
Professional Land Surveyor
Maryland License No. 10771
03/06/2008 Date

RECORDED AS PLAT NO. 19856 ON 4-11-08
AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND

SHEET 3 OF 5
SUBDIVISION RECORD PLAT
MISSION PLACE

BUILDABLE PARCELS A, B AND C

A RESUBDIVISION OF
TAX MAP 43, GRID 14, PARCELS 214, 521, 446, 447 AND 525

6TH ELECTION DISTRICT
HOWARD COUNTY, MARYLAND
ZONING: CAC-CL1

SCALE: 1"=100' DATE: MARCH, 2008
DPZ FILE NOS.: SP-06-018, ZB 1048M, WP-06-096, AA-06-016 & SDP-07-101

COUNTY FILE #F-07-156

FOREST CONSERVATION EASEMENT		
Course	Bearing	Distance
FC1	S 31°24'25" W	15.90'
FC2	N 89°18'44" W	51.01'
FC3	Rad: 61.00'	Arc: 41.24'
	Chd: N 39°45'44" W	40.46'
FC4	N 59°07'52" W	50.96'
FC5	N 45°31'47" W	164.18'
FC6	Rad: 81.00'	Arc: 99.72'
	Chd: N 80°47'50" W	93.54'
FC7	S 63°56'08" W	107.52'
FC8	N 53°20'05" W	44.41'
FC9	N 37°03'59" E	5.29'

WETLAND PERIMETER		
Course	Bearing	Distance
W1	S 83°17'42" W	10.33'
W2	N 44°25'57" W	20.94'
W3	N 60°33'51" W	19.90'
W4	N 63°17'16" W	19.03'
W5	N 03°00'00" W	15.49'
W6	N 38°34'59" W	9.01'
W7	S 50°16'00" E	85.40'
W8	S 84°49'19" W	37.73'
W9	N 12°35'20" E	21.25'
W10	N 26°23'33" W	18.06'
W11	S 78°16'46" W	10.78'
W12	N 17°46'43" W	16.47'
W13	S 50°16'00" E	73.54'

FLOODPLAIN PERIMETER		
Course	Bearing	Distance
F1	S 31°24'25" W	33.44'
F2	N 23°58'46" W	26.17'
F3	N 63°04'59" W	69.08'
F4	N 32°16'17" W	30.51'
F5	N 41°39'40" W	28.46'
F6	N 17°40'28" W	30.35'
F7	N 34°57'52" W	25.74'
F8	S 50°16'00" E	193.53'

LEGEND

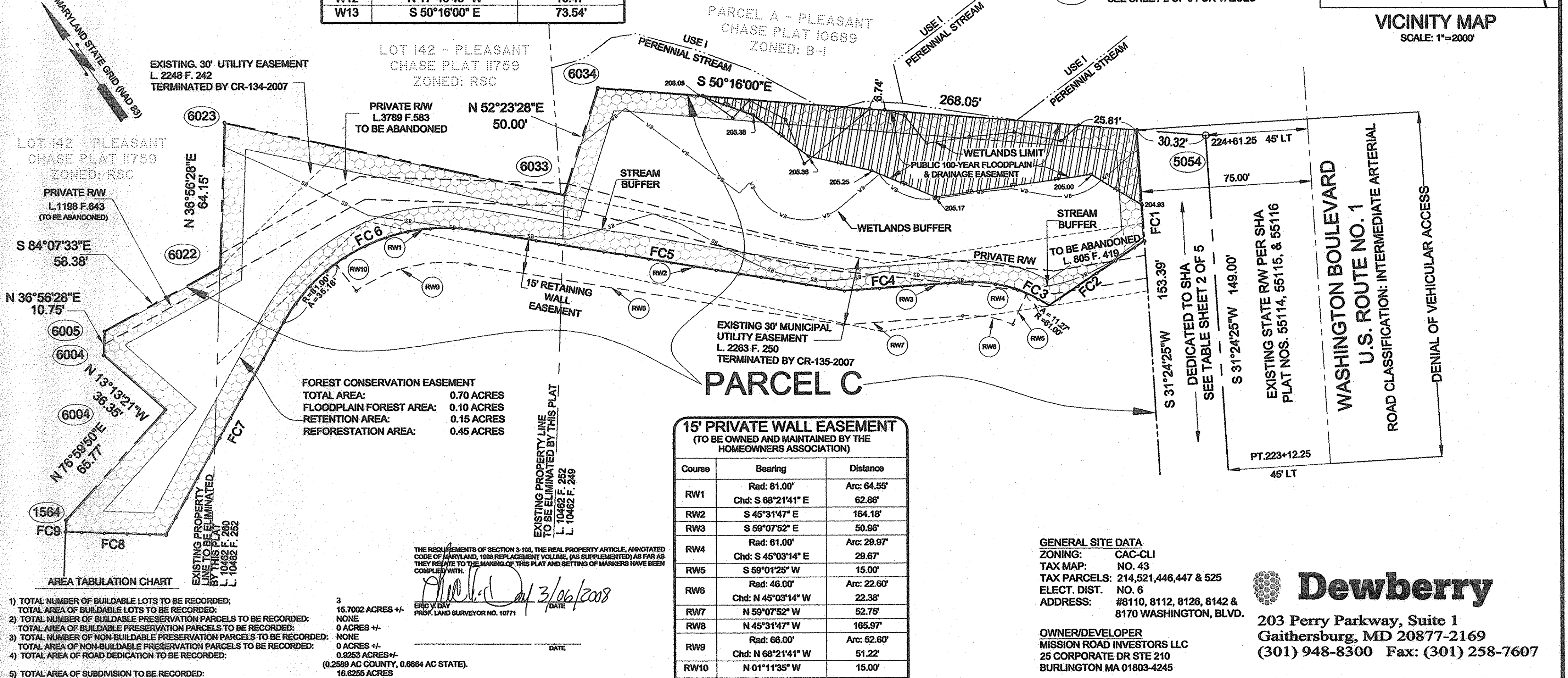
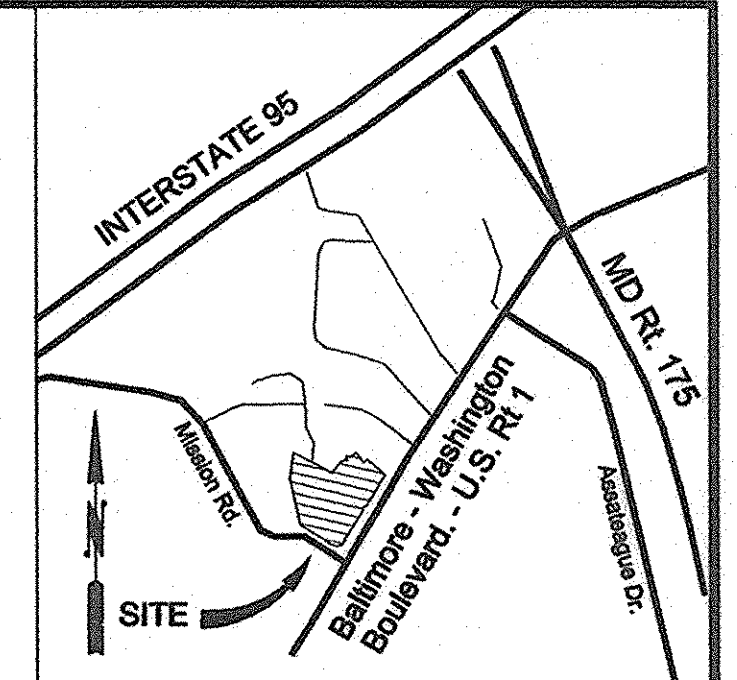
100-YEAR FLOODPLAIN

25-FOOT WETLANDS BUFFER

75-FOOT STREAM BUFFER (STREAM IS LOCATED OFFSITE)

FOREST CONSERVATION EASEMENT

6023 PROPERTY CORNER COORDINATE LABEL SEE SHEET 2 OF 5 FOR VALUES



APPROVED: FOR PUBLIC WATER AND PRIVATE SEWERAGE SYSTEMS IN CONFORMANCE WITH THE MASTER PLAN OF WATER & SEWERAGE FOR HOWARD COUNTY, MD.

Michael J. Davis 3/14/08
HOWARD COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

[Signature] 4/3/08
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

Mark P. Layell 4/10/08
DIRECTOR DATE

OWNER'S CERTIFICATE

We, Mission Road Investors, LLC, 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; (1) the right to lay, construct and maintain sewers, drains, water pipes and other Municipal Utilities and Services in and under all road and street rights-of-way and the specific easement areas shown hereon; (2) The right to require dedication for public use, the beds of streets and/or roads and floodplains, storm drainage facilities and open space, where applicable, and for good and other valuable consideration, hereby grant the right and option to Howard Co. to acquire the fee simple title to the beds of the streets and/or floodplains, 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 erected on or over said easements and rights-of-way.

[Signature] 03/08/2008
Mission Road Investors, LLC Date

[Signature] 03/08/2008
Scott C. Reed, Manager Date

[Signature]
Witness

SURVEYOR'S CERTIFICATE

I hereby certify that the final plat shown hereon is correct; that it is a subdivision of the following five (5) tracts of land conveyed to Mission Road Investors, LLC by five (5) deeds, all dated January 9, 2007, recorded among Land Records of Howard County, MD in Liber 10462 at Folios 244, 244, 249, 252, and 260, 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.

[Signature] 03/08/2008
Eric V. Day Professional Land Surveyor Date
Maryland License No. 10771

RECORDED AS PLAT NO. 19857 ON 4-11-08 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND

SHEET 4 OF 5 SUBDIVISION RECORD PLAT MISSION PLACE

BUILDABLE PARCELS A, B AND C

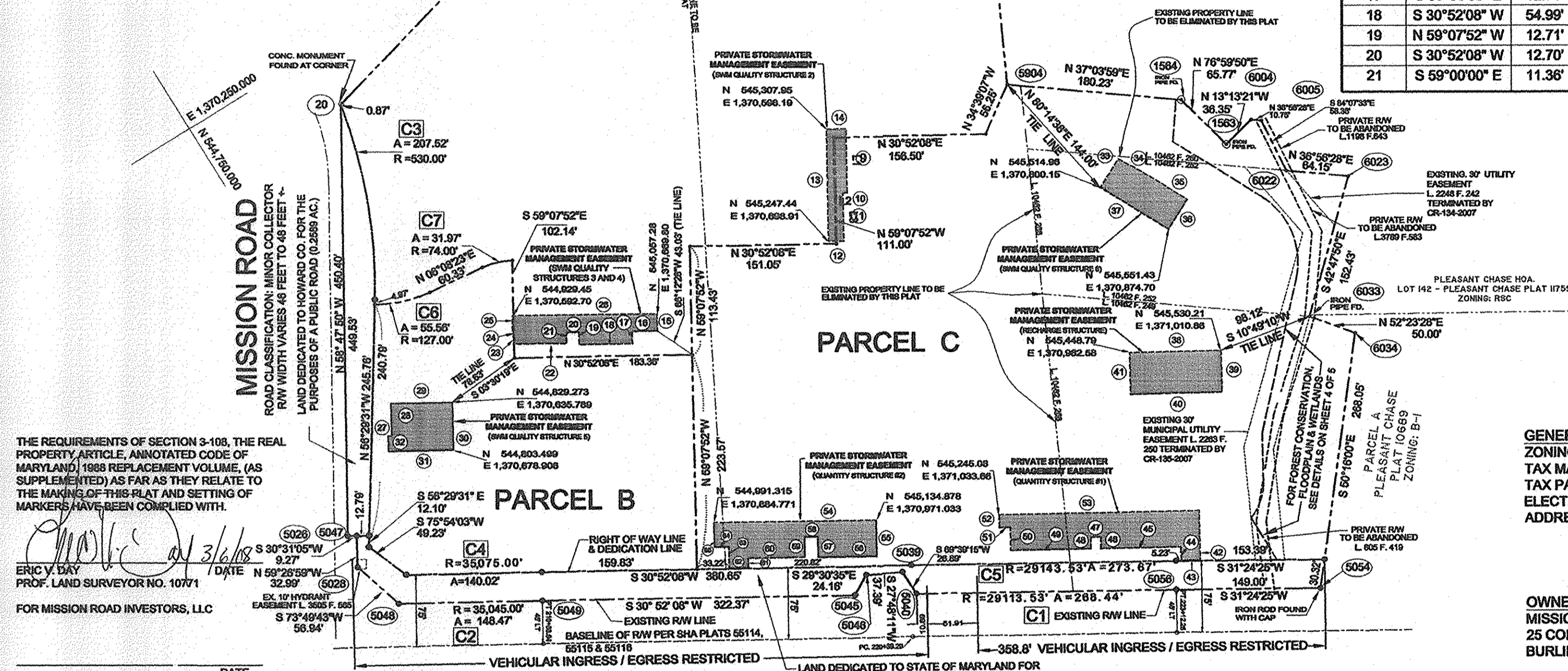
A RESUBDIVISION OF
TAX MAP 43, GRID 14, PARCELS 214, 521, 446, 447 AND 525

6TH ELECTION DISTRICT
HOWARD COUNTY, MARYLAND
ZONING: CAC-CL1

SCALE: 1"= 30' DATE: MARCH, 2008
DPZ FILE NOS.: SP-06-018, ZB 1048M, WP-06-086, AA-06-016 & SDP-07-101

Curve	Radius	Tangent	Length	Delta	Chord	Chord Bearing
C1	29,113.53'	134.22'	268.44'	0°31'42"	268.44'	S 31°08'34" W
C2	35,045.00'	74.24'	148.47'	0°14'34"	148.47'	S 30°44'51" W
C3	530.00'	105.10'	207.52'	22°28'01"	208.19'	S 67°42'32" E
C4	95,075.00'	70.01'	140.02'	0°13'43"	140.02'	N 30°45'17" E
C5	28,143.53'	136.84'	273.67'	0°32'17"	273.67'	N 31°08'17" E
C6	127.00'	29.94'	58.81'	28°31'56"	59.29'	N 19°24'21" E
C7	74.00'	16.24'	31.97'	24°45'07"	31.72'	N 18°30'59" E

Point	Northing	Easting	Point	Northing	Easting
20	544898.53	1370311.74	5046	545085.60	1371014.21
21	545380.38	1370189.14	5047	544871.18	1370701.70
1100	545716.48	1370289.49	5048	544670.27	1370784.80
1126	545426.40	1370176.90	5049	544787.87	1370860.71
1553	545049.16	1370830.94	5054	545485.76	1371275.02
1584	545634.37	1370768.86	5056	545358.59	1371197.37
5026	544663.20	1370968.89	5904	545490.55	1370853.23
5028	544654.41	1370730.11	6004	545894.55	1370822.62
5032	530187.13	1386045.40	6005	545893.14	1370829.09
5033	528817.08	1400941.32	6022	545687.17	1370887.16
6039	545128.87	1371031.65	6023	545738.44	1370925.71
5040	545128.84	1371058.54	6033	545628.59	1371029.28
5045	545074.57	1371028.11	6034	545667.10	1371068.69



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 SETTING OF MARKERS HAVE BEEN COMPLIED WITH.

ERIC V. DAY
PROF. LAND SURVEYOR NO. 10771
DATE 3/14/08
FOR MISSION ROAD INVESTORS, LLC

1) TOTAL NUMBER OF BUILDABLE LOTS TO BE RECORDED:	3
TOTAL AREA OF BUILDABLE LOTS TO BE RECORDED:	15.7002 ACRES +/-
2) TOTAL NUMBER OF BUILDABLE PRESERVATION PARCELS TO BE RECORDED:	NONE
TOTAL AREA OF BUILDABLE PRESERVATION PARCELS TO BE RECORDED:	0 ACRES +/-
3) TOTAL NUMBER OF NON-BUILDABLE PRESERVATION PARCELS TO BE RECORDED:	NONE
TOTAL AREA OF NON-BUILDABLE PRESERVATION PARCELS TO BE RECORDED:	0 ACRES +/-
4) TOTAL AREA OF ROAD DEDICATION TO BE RECORDED:	0.9253 ACRES +/- (0.2589 AC COUNTY, 0.6684 AC STATE)
5) TOTAL AREA OF SUBDIVISION TO BE RECORDED:	16.6255 ACRES

APPROVED: FOR PUBLIC WATER AND PRIVATE SEWERAGE SYSTEMS IN CONFORMANCE WITH THE MASTER PLAN OF WATER & SEWERAGE FOR HOWARD COUNTY, MD.

Michael J. Davis
HOWARD COUNTY HEALTH OFFICER
DATE 3/14/08

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

Chief, Development Engineering Division
DATE 4/2/08
Director
DATE 4/10/08

OWNER'S CERTIFICATE

We, Mission Road Investors, LLC, 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; (1) the right to lay, construct and maintain sewers, drains, water pipes and other Municipal Utilities and Services in and under all road and street rights-of-way and the specific easement areas shown hereon; (2) The right to require dedication for public use, the beds of streets and/or roads and floodplains, storm drainage facilities and open space, where applicable, and for good and other valuable consideration, hereby grant the right and option to Howard Co. to acquire the fee simple title to the beds of the streets and/or floodplains, 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 erected on or over said easements and rights-of-way.

Mission Road Investors, LLC
Scott C. Reed, Manager
Date 03/06/2008
Witness

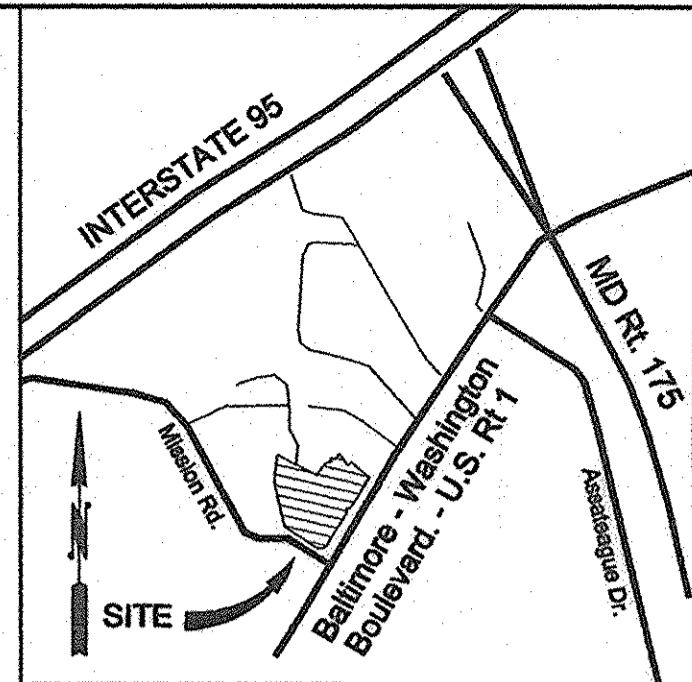
SURVEYOR'S CERTIFICATE

I hereby certify that the final plat shown hereon is correct; that it is a subdivision of the following five (5) tracts of land conveyed to Mission Road Investors, LLC by five (5) deeds, all dated January 9, 2007, recorded among Land Records of Howard County, MD in Liber 10462 at Folios 244, 244, 249, 252, and 260, 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.

Eric V. Day
Professional Land Surveyor
Maryland License No. 10771
Date 03/06/2008

Course	Bearing	Distance
1	S 59°07'52" E	40.00'
2	N 30°52'08" E	3.50'
3	S 59°07'52" E	20.00'
4	S 30°52'08" W	20.00'
5	N 59°07'52" W	20.00'
6	N 30°52'08" E	3.50'
7	N 59°07'52" W	40.00'
8	N 30°52'08" E	13.00'
9	S 59°00'00" E	67.50'
10	S 31°00'00" W	4.24'
11	S 59°00'00" E	50.00'
12	S 31°00'00" W	16.00'
13	N 59°00'00" W	117.50'
14	N 31°00'00" E	20.24'
15	S 59°07'52" E	18.50'
16	S 30°52'08" W	26.02'
17	S 59°00'00" E	12.71'
18	S 30°52'08" W	54.99'
19	N 59°07'52" W	12.71'
20	S 30°52'08" W	12.70'
21	S 59°00'00" E	11.36'

Course	Bearing	Distance
22	S 31°33'46" W	54.84'
23	N 58°26'14" W	11.27'
24	S 31°33'46" W	1.05'
25	N 58°26'14" W	18.50'
26	N 31°05'47" E	149.28'
27	N 31°00'00" E	3.68'
28	N 59°04'49" W	34.19'
29	N 30°52'08" E	63.50'
30	S 59°07'52" E	50.23'
31	S 30°54'44" W	62.12'
32	N 59°00'00" W	16.00'
33	N 28°03'52" W	35.10'
34	N 59°55'25" E	26.70'
35	N 63°56'08" E	56.36'
36	S 26°03'52" E	36.96'
37	S 63°56'08" W	83.00'
38	N 30°40'04" E	94.66'
39	S 59°27'18" E	43.50'
40	S 30°40'04" W	94.75'
41	N 59°19'56" W	43.50'
42	S 59°07'52" E	52.52'



VICINITY MAP
SCALE: 1"=2000'

Course	Bearing	Distance
43	S 31°24'25" W	20.00'
44	N 59°07'52" W	14.33'
45	S 30°52'08" W	82.55'
46	N 59°07'52" W	12.00'
47	S 30°52'08" W	10.00'
48	S 59°07'52" E	12.00'
49	S 30°52'08" W	83.04'
50	N 59°07'52" W	24.00'
51	S 30°52'08" W	11.35'
52	N 59°07'52" W	14.00'
53	N 30°52'08" E	206.94'
54	N 31°00'00" E	167.49'
55	S 59°00'00" E	38.00'
56	S 31°00'00" W	60.63'
57	N 59°00'00" W	21.00'
58	S 31°00'00" W	13.67'
59	S 59°00'00" E	21.00'
60	S 31°00'00" W	58.45'
61	S 59°07'52" E	10.52'
62	S 30°52'08" W	20.00'
63	N 59°07'52" W	22.56'
64	S 31°00'00" W	14.70'
65	N 59°00'00" W	26.00'

GENERAL SITE DATA
ZONING: CAC-CL1
TAX MAP: NO. 43
TAX PARCELS: 214,521,446,447 & 525
ELECT. DIST. NO. 6
ADDRESS: #8110, 8112, 8126, 8142 & 8170 WASHINGTON, BLVD.

OWNER/DEVELOPER
MISSION ROAD INVESTORS LLC
25 CORPORATE DR STE 210
BURLINGTON MA 01803-4245

Dewberry
203 Perry Parkway, Suite 1
Gaithersburg, MD 20877-2169
(301) 948-8300 Fax: (301) 258-7607

RECORDED AS PLAT NO. 19858 ON 4-11-08
AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND

SHEET 5 OF 5
SUBDIVISION RECORD PLAT
MISSION PLACE
BUILDABLE PARCELS A, B AND C
A RESUBDIVISION OF
TAX MAP 43, GRID 14, PARCELS 214, 521, 446, 447 AND 525
6TH ELECTION DISTRICT
HOWARD COUNTY, MARYLAND
ZONING: CAC-CL1
SCALE: 1"=100' DATE: MARCH, 2008
DPZ FILE NOS.: SP-06-018, ZB 1048M, WP-06-096, AA-06-016 & SDP-07-101