

CURVE DATA TABLE

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	701.02	162.19'	81.46'	161.83'	S47°39'10"E	13°15'22"

BOUNDARY COORDINATES

NO.	NORTHING	EASTING
1	N 552636.8784	E 1378320.3931
2	N 552486.5110	E 1378452.2630
3	N 552412.4882	E 1378367.8570
4	N 552414.8648	E 1378332.6578
5	N 552425.5669	E 1378323.3464
6	N 552534.5780	E 1378203.7430

TRAVERSE POINT CHART (NAD '83)

No.	NORTH	EAST
7	N 552330.2011	E 1378342.9925
12	N 552706.9554	E 1378757.3200
13	N 552570.3334	E 1378164.4560
14	N 552303.9611	E 1378373.8919

LEGEND

- ③ DESIGNATES COORDINATE
- ⊙ DESIGNATES CURVE
- ▨ EASEMENTS

ENGINEER
BENCHMARK
ENGINEERING, INC.
8480 BALT. NAT. PIKE
SUITE 418
ELLCOTT CITY, MD 21043
410-465-6105

OWNER
INNERVATE I LLC
8015 C DORSEY RUN ROAD
JESSUP, MD 20794
410-799-9415

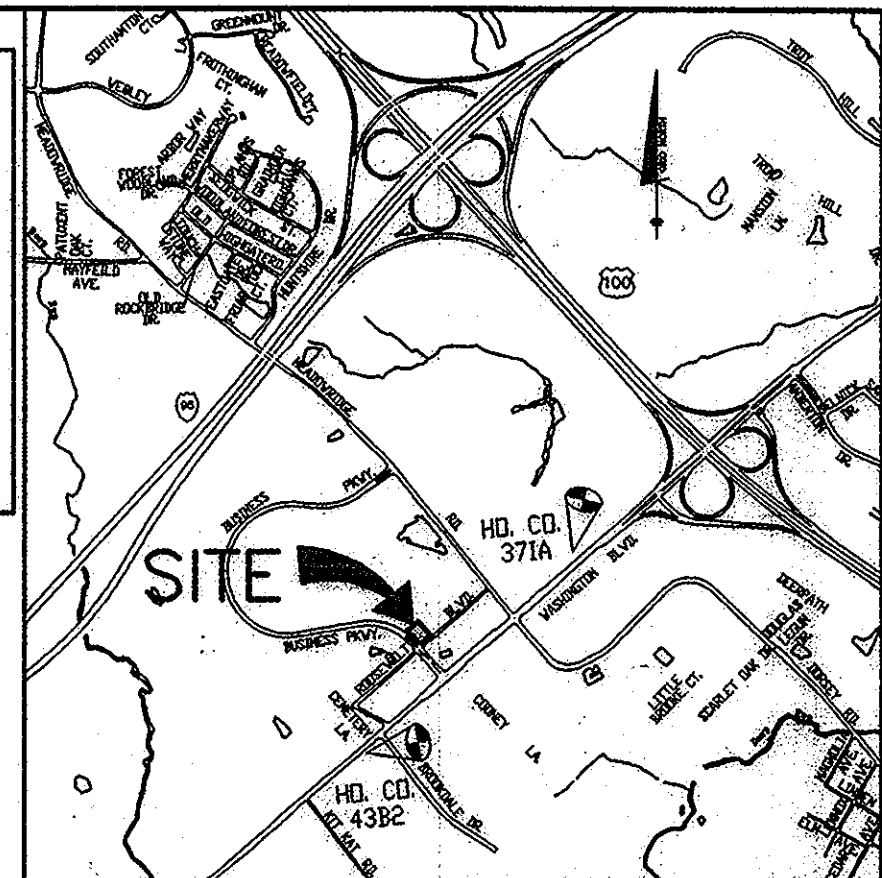
TOTAL TABULATION THIS SUBDIVISION

TOTAL NUMBER OF LOTS AND/OR PARCELS TO BE RECORDED	
BUILDABLE.....	1
NON-BUILDABLE.....	0
OPEN SPACE.....	0
PRESERVATION PARCELS.....	0
TOTAL AREA OF LOTS AND/OR PARCELS TO BE RECORDED	
BUILDABLE.....	0.62± AC.
NON-BUILDABLE.....	0
OPEN SPACE.....	0
PRESERVATION PARCELS.....	0
TOTAL AREA OF ROAD RIGHT-OF-WAY TO BE RECORDED (INCLUDING WIDENING STRIPS)	0.02 AC.
TOTAL GROSS AREA OF SUBDIVISION TO BE RECORDED	0.64± AC.

BENCH MARKS NAD '83

HO. CO. 371A ELEV. 195.050
STAMPED DISC ON CONCRETE MONUMENT
ROUTE 1 BY MEADOWRIDGE MEMORIAL PARK
N 553,315.151 E 1,379,982.11

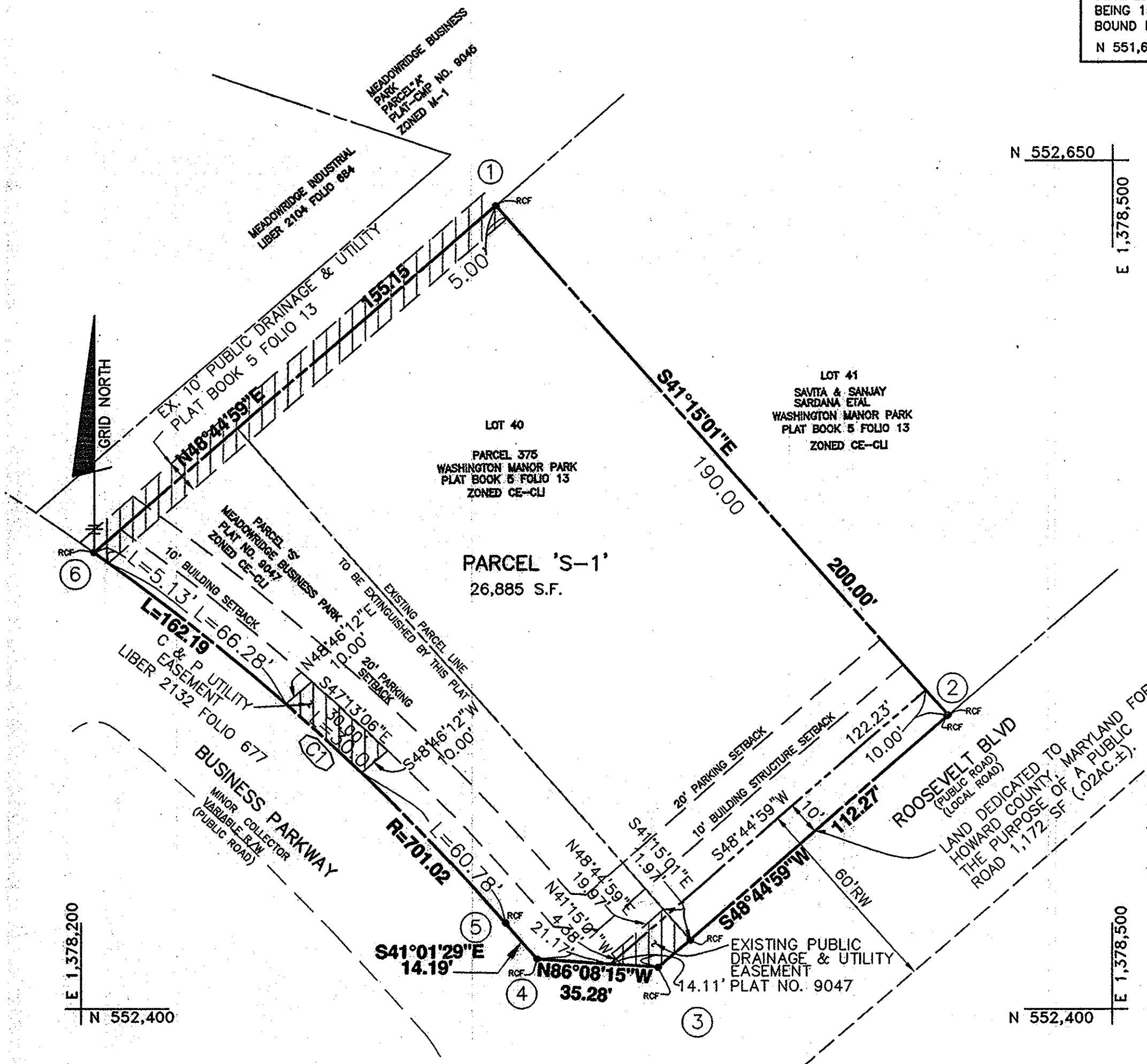
HO. CO. 43B2 ELEV. 209.601
STAMPED DISC ON CONCRETE MONUMENT
BEING 15.55' FROM A C&P M.H. IN THE NORTH
BOUND LANE OF ROUTE 1
N 551,654.993 E 1,378,176.951



ADC MAP 17 A12
VICINITY MAP
SCALE: 1"=2000'

NOTES:

- ③ DENOTES 4" X 4" CONCRETE MONUMENT TO BE SET.
⊙ DENOTES 3/8" PIPE OR STEEL MARKER TO BE SET.
□ DENOTES STONE OR CONCRETE MONUMENT FOUND.
● DENOTES IRON PIPE (IPF) OR REBAR & CAP (RCF) FOUND.
△ TRVERSE POINTS.
- COORDINATES SHOWN HEREON ARE BASED ON THE NAD '83 MARYLAND COORDINATE SYSTEM AS PROJECTED FROM HO.CO. CONTROL STATION 371A AND 43B2.
- THIS PLAT IS BASED ON A FIELD RUN BOUNDARY SURVEY PERFORMED BY BENCHMARK ENGINEERING, INC. ON OR ABOUT JANUARY, 2007.
- SUBJECT PROPERTY IS ZONED "CE-CL1" PER THE COMPREHENSIVE ZONING PLAN DATED 7/28/06.
- TO THE BEST OF OUR KNOWLEDGE THERE ARE NO CEMETERY LOCATIONS ON-SITE.
- THERE ARE NO WETLANDS, WETLANDS BUFFERS, STREAMS, STREAM BUFFERS, 100-YR. FLOODPLAIN LOCATED ON-SITE.
- ALL AREAS ON THIS PLAT ARE "MORE OR LESS".
- UNLESS OTHERWISE NOTED AS "PRIVATE", ALL EASEMENTS ARE "PUBLIC".
- STORM WATER MANAGEMENT FACILITIES WILL BE REQUIRED ON THE PARCEL 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 STORM WATER MANAGEMENT FACILITY AND A MAINTENANCE AGREEMENT.
- THIS PARCEL IS WITHIN THE ROUTE 1 CORRIDOR BOUNDARY AND IS SUBJECT TO THE DEVELOPMENT REQUIREMENTS AND GUIDELINES OF THE ROUTE 1 MANUAL.
- THIS PLAN CONFORMS TO THE AMENDED FIFTH EDITION OF THE SUBDIVISION REGULATIONS PER COUNCIL BILL NO. 45-2003. DEVELOPMENT OR CONSTRUCTION ON THIS PARCEL MUST COMPLY WITH SETBACK AND BUFFER REGULATIONS IN EFFECT AT THE TIME OF SUBMISSION OF THE SITE DEVELOPMENT PLAN, WAIVER PETITION APPLICATION, OR BUILDING PERMIT.
- WATER AND SEWER SERVICE TO THESE LOTS WILL BE GRANTED UNDER THE PROVISIONS OF SECTION 18.122.B OF HOWARD COUNTY CODE. PUBLIC WATER AND PUBLIC SEWER ALLOCATION WILL BE GRANTED AT THE TIME OF THE ISSUANCE OF THE BUILDING PERMIT IF CAPACITY IS AVAILABLE AT THAT TIME.
- RESERVATION OF PUBLIC UTILITY EASEMENTS
DEVELOPER RESERVES UNTO ITSELF, ITS SUCCESSORS AND ASSIGNS, ALL EASEMENTS SHOWN ON THIS PLAN FOR WATER, SEWER, STORM DRAINAGE, 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 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.
- THIS SUBDIVISION PLAT IS EXEMPT FROM THE FOREST CONSERVATION REQUIREMENTS BECAUSE IT IS A PLAT WHICH DOES NOT CREATE ADDITIONAL LOTS OR PARCELS IN ACCORDANCE WITH SECTION 16.1202(b)(1)(vii) OF THE HOWARD COUNTY CODE.
- PREVIOUS APPLICABLE HOWARD COUNTY DPZ FILE REFERENCES FOR THIS PROJECT INCLUDE:
F-89-163
- NO HISTORIC STRUCTURES OR CEMETERIES EXIST ON THIS PROPERTY.
- A LANDSCAPE PLAN IS NOT REQUIRED WITH THIS FINAL PLAN PER SECTION 16.124(o)(3)(ii) OF THE HOWARD COUNTY SUBDIVISION AND LAND DEVELOPMENT REGULATIONS BECAUSE THIS PLAT DOES NOT CREATE ADDITIONAL LOTS. A LANDSCAPE PLAN WILL BE SUBMITTED WITH THE SITE DEVELOPMENT PLAN FOR THIS LOT.



PLAN
SCALE: 1" = 30'

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

[Signature] 12/1/07
HOWARD COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

[Signature] 12/1/07
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

[Signature] 1/3/08
DIRECTOR DATE

SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY THAT, TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, INFORMATION AND BELIEF, THAT THE FINAL PLAT SHOWN HEREON IS CORRECT, THAT IT IS A RESUBDIVISION OF ALL OF THE LAND CONVEYED BY MEADOWRIDGE PARCEL 'S' LLC TO INNERVATE I LLC, BY DEED DATED DECEMBER 5, 2007 AND RECORDED IN THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER 11014, FOLIO 068 AND THAT ALL MONUMENTS ARE IN PLACE OR WILL BE IN PLACE PRIOR TO THE ACCEPTANCES OF THE STREETS IN THE SUBDIVISION BY HOWARD COUNTY AS SHOWN, IN ACCORDANCE WITH ANNOTATED CODE OF MARYLAND, AS AMENDED.

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.

[Signature] 12/27/07
DONALD A. MASON
PROFESSIONAL LAND SURVEYOR MARYLAND REG. NO. 21320
FOR BENCHMARK ENGINEERING, INC. MARYLAND REG. NO. 351

OWNER'S DEDICATION

INNERVATE I LLC, BY TODD ARTERBURN, OWNER 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 DEPT. 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 AREAS SHOWN HEREON, (2) THE RIGHT TO REQUIRE DEDICATION FOR PUBLIC USE OF THE BEDS OF THE STREETS AND/OR ROADS, FLOODPLAIN AND OPEN SPACE WHERE APPLICABLE, AND FOR GOOD AND OTHER VALUABLE CONSIDERATION, HEREBY GRANTS THE RIGHT AND THE 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 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 OUR HANDS THIS 5th DAY OF DEC, 2007.

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.

[Signature]
TODD ARTERBURN
INNERVATE I LLC

[Signature]
WITNESS

THE PURPOSE OF THIS PLAT IS TO COMBINE WASHINGTON MANOR PARK, LOT 40 AND MEADOWRIDGE BUSINESS PARK, PARCEL 'S' INTO MEADOWRIDGE BUSINESS PARK, PARCEL 'S-1' AND TO PROVIDE ADDITIONAL ROAD DEDICATION ALONG ROOSEVELT BLVD.

RECORDED AS PLAT 19051
ON 11/10/08 AMONG THE LAND
RECORDS OF HOWARD COUNTY, MARYLAND.

**MEADOWRIDGE BUSINESS PARK
PARCEL 'S-1'**

A RESUBDIVISION OF WASHINGTON MANOR PARK
LOT 40 AND
MEADOWRIDGE RIDGE BUSINESS PARK
PARCEL 'S'

1st ELECTION DISTRICT OF HOWARD COUNTY, MARYLAND
TAX MAP No. 43 GRID No. 4 SCALE: AS SHOWN
PARCELS: 362 AND 375 DATE: JUNE, 2007
ZONED: CE-CL1 SHEET: 1 OF 1