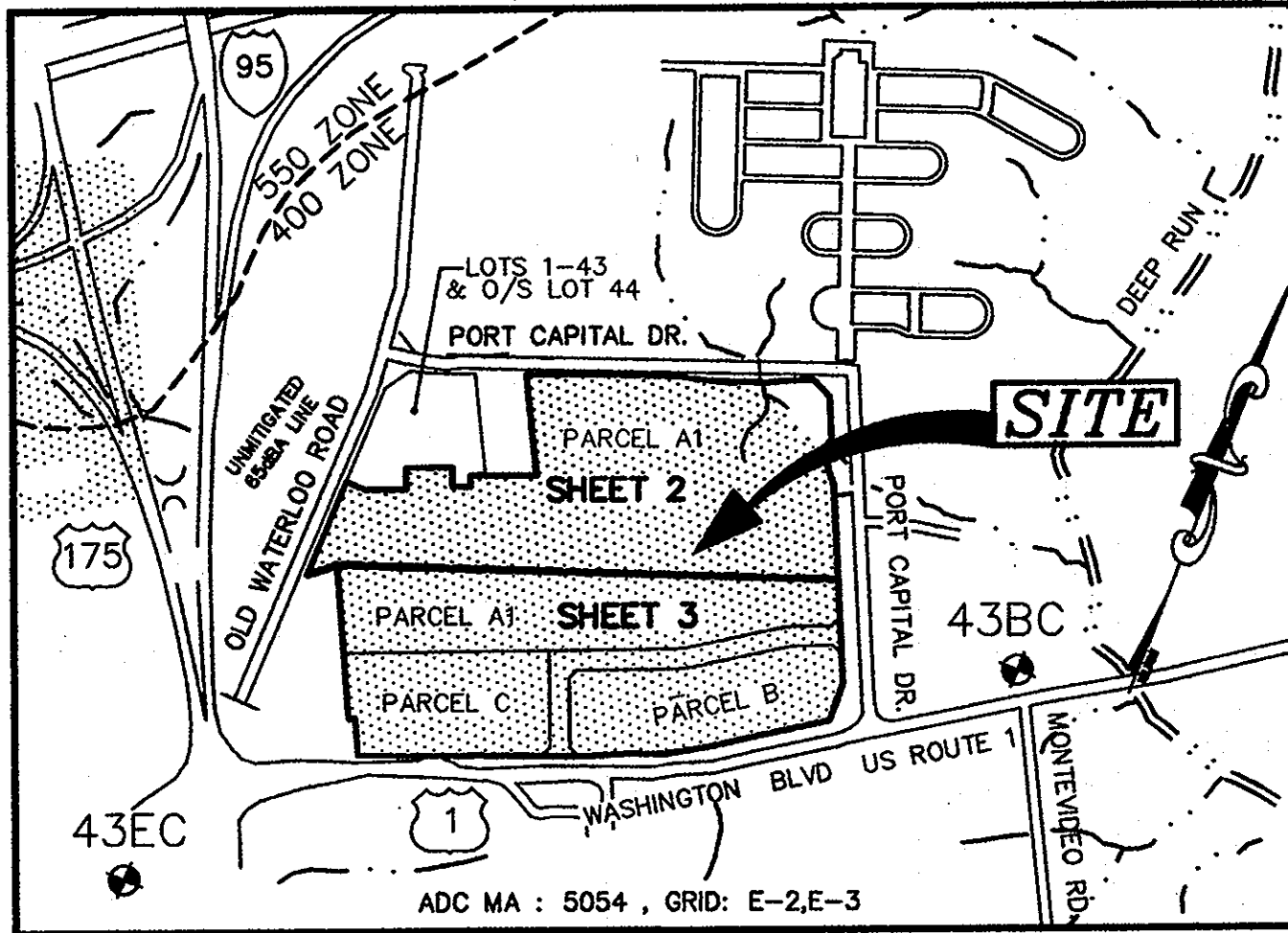


34. THE 65dBA NOISE CONTOUR LINE DRAWN ON THIS PLAN IS ADVISORY AS REQUIRED BY THE HOWARD COUNTY DESIGN MANUAL, CHAPTER 5, REVISED FEBRUARY, 1992 AND CANNOT BE CONSIDERED TO EXACTLY LOCATE THE 65 dBA NOISE EXPOSURE. THE 65 dBA NOISE LINE WAS ESTABLISHED BY HOWARD COUNTY TO ALERT DEVELOPERS, BUILDERS AND FUTURE RESIDENTS THAT AREAS BEYOND THIS THRESHOLD MAY EXCEED GENERALLY ACCEPTED NOISE LEVELS ESTABLISHED BY THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT.
35. ALL EXISTING BUILDINGS TO BE REMOVED.
36. PER SECTION 127.5.D.2 OF THE 2006 ZONING REGULATIONS THE MAXIMUM BUILDING HEIGHT OF PARCELS ABUTTING ROUTE 1 IS 55 FEET. ALL BUILDINGS ON THE SITE WILL BE EQUAL TO OR LESS THAN 55 FEET.
37. PER SECTION 127.5.D.4 OF THE 2006 ZONING REGULATIONS THE FOLLOWING SETBACKS ARE REQUIRED AND ADDED BY:
- A. MINIMUM SETBACKS FROM THE PUBLIC STREET RIGHT-OF-WAY
 - 1. PRINCIPAL STRUCTURES AND AMENITY AREAS 0 FEET
 - 2. ALL OTHER STRUCTURES AND USES 10 FEET
 - B. MINIMUM SETBACKS FROM VICINAL PROPERTIES
 - 1. FROM RESIDENTIAL DISTRICTS:
 - A. NON RESIDENTIAL STRUCTURES AND ASSOCIATED USES 30 FEET.
 - B. STRUCTURES CONTAINING RESIDENCES AND ASSOCIATED USES: 20 FEET.
 - 2. FROM ALL OTHER ZONING DISTRICT: ALL STRUCTURES AND USES: 0 FEET.
 - 3. IF A RESIDENTIAL DISTRICT IS SEPARATED FROM THE CAC DISTRICT BY A PUBLIC STREET RIGHT OF WAY, ONLY THE SETBACK FROM A PUBLIC STREET RIGHT-OF-WAY SHALL APPLY.
 - C. MAXIMUM STRUCTURE SETBACK FROM PUBLIC STREET RIGHT-OF-WAY
 - 1. AS PROVIDED IN THE ROUTE 1 MANUAL THE BUILDING FACADE CLOSEST TO A PUBLIC STREET SHOULD BE NO MORE THAN 10 FEET FROM THE EDGE OF THE PUBLIC STREET RIGHT OF WAY UNLESS TOPOGRAPHY, UTILITIES OR OTHER PHYSICAL CONSTRAINTS MAKE A GREATER SETBACK NECESSARY. THIS 10-FOOT SETBACK MAY BE INCREASED WITHOUT A VARIANCE IN ACCORDANCE WITH THE ROUTE 1 MANUAL.
38. WP-08-020 WAS APPROVED ON OCTOBER 3, 2007 WAIVING SECTION 16.115 (APPLICABILITY) WHICH REQUIRED THE SUBMISSION OF SITE DEVELOPMENT PLAN FOR NEW OR EXPANDED NON-RESIDENTIAL DEVELOPMENT AND NEW RESIDENTIAL DEVELOPMENT INCLUDING SINGLE-FAMILY ATTACHED, APARTMENT AND MOBILE HOMES RESIDENTIAL DEVELOPMENT. APPROVAL IS SUBJECT TO FOLLOWING:
1. HSCD MUST APPROVE THE ASSOCIATED GRADING PERMIT.
 2. THE APPLICANT AND HIS CONSULTANT MUST SCHEDULE A MEETING WITH ALL APPLICABLE COUNTY AND STATE AGENCIES TO ADDRESS THE COMMENTS FOR F-08-013 ISSUED IN THE DEPARTMENT OF PLANNING AND ZONING'S LETTER DATED SEPTEMBER 27, 2007.
39. WP-09-025 WAS APPROVED ON OCTOBER 1, 2008, WAIVING SECTION 16.115(c)(2) AND SECTION 16.116(c)(1) & (2) WHICH PROHIBITS CLEARING, EXCAVATION AND ALTERING DRAINAGE IN FLOODPLAIN AND GRADING, REMOVAL OF VEGETATIVE COVER IN THE WETLANDS, WETLANDS BUFFERS AND STREAM BUFFERS. APPROVAL IS SUBJECT TO THE FOLLOWING CONDITIONS:
1. LIMITS OF DISTURBANCE WILL BE THE MINIMUM NECESSARY TO THE IMPROVEMENTS AND SHALL NOT EXCEED THE DISTURBANCE SHOWN ON THE WAIVER PETITION EXHIBIT. DISTURBANCE IS LIMITED AS FOLLOWS:
 - 350 SQUARE FEET OF FLOOD PLAIN DISTURBANCE
 - 400 SQUARE FEET OF WETLAND DISTURBANCE
 - 1,600 SQUARE FEET OF WETLAND BUFFER DISTURBANCE
 - 5,100 SQUARE FEET OF STREAM BUFFER DISTURBANCE
 2. ALL NECESSARY STATE AND LOCAL PERMITS WILL BE OBTAINED PRIOR TO GRADING AND/OR CONSTRUCTION ACTIVITY.
 3. SUPER SILT FENCE SHALL BE INSTALLED ALONG THE ENTIRE LOD ASSOCIATED WITH THE OUTFALL SO THAT MINIMUM DISTURBANCES TO ENVIRONMENTAL AREAS ARE RESPECTED. THE FENCING SHALL BE INSTALLED PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION OR GRADING ACTIVITY AND SHALL REMAIN IN PLACE FOR THE DURATION OF CONSTRUCTION.
40. WP-11-017 WAS APPROVED ON AUGUST 27, 2010 WAIVING SECTION 16.156(g)(2) WHICH ESTABLISHES A TIMELINE (45 DAYS) FOR THE SUBMISSION OF REVISED PLANS AND 16.1104(B) WHICH OUTLINES THE PHASING PROCESS AND ESTABLISHES THE PHASING SCHEDULE AND ASSOCIATED MILESTONES. APPROVAL IS SUBJECT TO THE FOLLOWING CONDITIONS:
1. THE DEVELOPER MUST SUBMIT REVISED PLANS IN ASSOCIATION WITH SDP-08-078 FOR THE REMAINING 105 UNITS BY MAY 14, 2011.
 2. DEVELOPER MUST SUBMIT THE NEXT PHASE FOR 73 UNITS BY SEPTEMBER 30, 2011.
 3. REVISED PLANS WILL BE SUBMITTED TO ALL SRC AGENCIES FOR REVIEW.
41. USE-IN-COMMON MAINTENANCE AGREEMENT WILL BE RECORDED SIMULTANEOUSLY WITH THE PLAT.

28. DEVELOPER RESERVES UNTO ITSELF, ITS SUCCESSORS AND ASSIGNS, ALL EASEMENTS SHOWN ON THIS PLAT FOR WATER, SEWER, STORM DRAINAGE, AND OTHER PUBLIC UTILITIES AND FOREST CONSERVATION (DESIGNATED AS "FOREST CONSERVATION EASEMENT"). LOCATED IN, ON, OVER AND THROUGH PARCEL A1, B AND PARCEL C, ANY CONVEYANCE OF 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 A METES AND BOUNDS DESCRIPTION OF THE FOREST CONSERVATION EASEMENT. 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 THE RELEASE OF THE DEVELOPER'S SURETY POSTED WITH SAID AGREEMENT, THE COUNTY SHALL ACCEPT THE EASEMENTS AND RECORD THE DEED(S) OF THE EASEMENT IN THE LAND RECORDS OF HOWARD COUNTY.
29. WATER AND SEWER SERVICE TO THESE LOTS WILL BE GRANTED UNDER THE PROVISION OF SECTION 18.122.B OF THE HOWARD COUNTY CODE.
30. PUBLIC WATER AND SEWAGE ALLOCATION WILL BE GRANTED AT THE TIME OF ISSUANCE OF THE BUILDING PERMIT IF CAPACITY IS AVAILABLE AT THAT TIME.
31. EXISTING WATER, SEWER AND UTILITY LINES ON THE SITE TO BE ABANDONED AND REMOVED IN ACCORDANCE WITH A PETITION TO RELEASE A UTILITY EASEMENT PER SECTION 4.201(D), EASEMENTS WERE ABANDONED BY COUNTY COUNCIL RESOLUTION 140-2008 ON AUGUST 12, 2008.
32. LANDSCAPING FOR THE ROAD IMPROVEMENTS IS PROVIDED IN ACCORDANCE WITH A CERTIFIED LANDSCAPE PLAN AND IS INCLUDED WITH THE ROAD CONSTRUCTION PLAN SET IN ACCORDANCE WITH SECTION 16.124 OF THE HOWARD COUNTY CODE AND THE LANDSCAPE MANUAL. PERMITTER LANDSCAPING WILL BE DEFERRED TO SITE DEVELOPMENT STAGE WHEN MORE INFORMATION IS AVAILABLE.
33. FOREST CONSERVATION REQUIREMENTS HAVE BEEN MET UNDER SDP-08-046 AND F-09-007.

GENERAL NOTES

1. TAX MAP: 43, PARCEL: A, GRID: 3 & 9
2. ZONING: PROPERTY IS ZONED CAC-CU PER THE 2/2/2004 COMPREHENSIVE ZONING PLAN AND PER THE "COMP LITE" ZONING REGULATION AMENDMENTS EFFECTIVE 7/28/06.
3. THIS PLAT IS BASED ON A FIELD RUN MONUMENTED BOUNDARY SURVEY PERFORMED ON OR ABOUT MARCH 2005 BY MILDENBERG, BOENDER & ASSOC., INC.
4. COORDINATES BASED ON NAD '83 (HORIZONTAL) AND NAVD '83 (VERTICAL) MARYLAND COORDINATE SYSTEM AS PROJECTED BY HOWARD COUNTY GEODETIC CONTROL STATIONS NO. 43EC & 43BC
 - ◆ STA. No. 43EC N 547,821.272 E 1,372,882.450 ELEV. 220.415
 - ◆ STA. No. 43BC N 549,592.091 E 1,375,486.620 ELEV. 214.870
- DENOTES AN IRON PIN OR IRON PIPE FOUND.
- DENOTES ANGULAR CHANGE IN BEARING OF BOUNDARY OR RIGHT-OF-WAY. BRL DENOTES A BUILDING RESTRICTION LINE.
6. SURVEY WORK AND DOCUMENTS ARE TO BE PERFORMED IN CONFORMANCE WITH SUBTITLE 13, BOARD OF PROFESSIONAL LAND SURVEYORS, 09.13.06 STATE OF MARYLAND MINIMUM STANDARDS OF PROFESSIONAL PRACTICE.
7. ALL AREAS ARE MORE OR LESS.
8. THIS SUBDIVISION IS IN THE METROPOLITAN DISTRICT.
9. NO BURIAL GROUNDS, CEMETERIES, HISTORIC STRUCTURES OR STEEP SLOPES (25% OR GREATER) EXIST ON-SITE.
10. NO HISTORIC DISTRICTS ARE ADJACENT TO THIS SITE. SITE IS NOT ADJACENT TO A DESIGNATED SCENIC ROAD.
11. [Symbol] DENOTES 100-YEAR FLOODPLAIN EASEMENT.
12. [Symbol] DENOTES FOREST CONSERVATION EASEMENT (RETENTION).
13. [Symbol] DENOTES FOREST CONSERVATION EASEMENT (AFFORESTATION).
14. [Symbol] DENOTES WETLANDS.
15. [Symbol] DENOTES LAND DEDICATED TO THE STATE HIGHWAY ADMINISTRATION FOR THE PURPOSE OF A PUBLIC ROAD.
16. WETLANDS STUDY AND FOREST STAND DELINEATION IS BY ECO-SCIENCE PROFESSIONALS, INC. DATED MAY 15, 2007. APPROVED UNDER S-06-010. WETLANDS WERE DELINEATED UNDER F-09-007.
17. FLOODPLAIN LIMITS SHOWN PER F-08-013, PREPARED BY MILDENBERG, BOENDER AND ASSOCIATES INC. APPROVED IN JANUARY 2008 UNDER SDP-08-046.
18. WP-08-114 WAS APPROVED ON AUGUST 28, 2008 WAIVING SECTION 16.119(f) OF THE SUBDIVISION REGULATIONS. THE APPROVAL WAS SUBJECT TO THE FOLLOWING CONDITION:
 1. THE PROPOSED ROAD AND ACCESS IMPROVEMENTS WILL REQUIRE AN ACCESS PERMIT ISSUED BY THE STATE ENGINEERING ACCESS PERMITS DIVISION. THE DEVELOPER MUST MEET ALL TERMS AND CONDITIONS OF THE ACCESS PERMIT.
19. WP-07-052 WAS APPROVED ON MAY 8, 2007 WAIVING SECTION 16.116(c)(1) OF THE SUBDIVISION REGULATIONS. THE APPROVAL WAS SUBJECT TO THE FOLLOWING CONDITIONS:
 1. UNDERGROUND SWM IN THE CURRENT LOCATION OF THE EXISTING SWM POND WILL BE INSTALLED AS NECESSARY. THE UNDERGROUND FACILITY WILL BE DESIGNED AND SUBMITTED FOR REVIEW AT THE PRELIMINARY, FINAL AND SITE DEVELOPMENT PLAN STAGES.
 2. LIMITS OF DISTURBANCE WILL BE THE MINIMUM NECESSARY TO INSTALL THE IMPROVEMENTS AND SHALL NOT EXCEED THE DISTURBANCE SHOWN ON THE WAIVER PETITION EXHIBIT SUBMITTED ON 4-4-07. DISTURBANCE IS LIMITED AS FOLLOWS:
 - AREA 1: 1,600 S.F. OF WETLAND DISTURBANCE AND 7,500 S.F. OF WETLAND BUFFER DISTURBANCE.
 - AREA 2: 18,750 S.F. OF WETLAND DISTURBANCE AND 19,500 S.F. OF WETLAND BUFFER DISTURBANCE.
 - AREA 3: 30,000 S.F. OF WETLAND DISTURBANCE AND 35,250 S.F. OF WETLAND BUFFER DISTURBANCE AND 62,250 S.F. OF STREAM BUFFER DISTURBANCE.
 3. ALL NECESSARY STATE AND LOCAL PERMITS WILL BE OBTAINED PRIOR TO ANY GRADING AND/OR CONSTRUCTION ACTIVITY.
 4. SUPER SILT FENCING SHALL BE INSTALLED ALONG THE ENTIRE LOD FOR THE SIDEWALK IMPROVEMENTS IN "AREA 1" PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION OR GRADING ACTIVITY AND SHALL REMAIN IN PLACE FOR THE DURATION OF CONSTRUCTION.
 5. THE GREENSPACE/OPEN SPACE AREA IN THE NORTHEASTERN PORTION OF THE SITE SHALL BE INCREASED BY A MINIMUM OF 20,150 SQUARE FEET (THE AREA OF WETLAND AND WETLAND BUFFER DISTURBANCE ALONG U.S. ROUTE 1 THAT IS ABOVE AND BEYOND THE NECESSARY DISTURBANCE FOR ROUTE 1 ROAD IMPROVEMENTS), BUILDING #43, ITS ACCESS AND OTHER IMPERVIOUS AREAS INCLUDING SIDEWALKS SHALL BE RELOCATED AND/OR REDESIGNED TO ALLOW FOR THIS ADDITIONAL GREENSPACE. THIS AREA SHALL BE USED TO ADDRESS A PORTION OF THE SITES FOREST CONSERVATION OBLIGATION.
20. STORMWATER MANAGEMENT FOR THESE PARCELS IS PROVIDED VIA PROPOSED UNDERGROUND SWM FACILITY.
21. COMPLIANCE WITH THE HOWARD COUNTY LANDSCAPE MANUAL WILL BE REQUIRED ON THESE PARCELS AT SDP APPLICATION.
22. WP-07-129 WAS APPROVED ON JULY 24, 2007, WAIVING SECTION 16.144(f) REGARDING PRELIMINARY PLAN SUBMISSION. THE APPROVAL IS SUBJECT TO THE FOLLOWING:
 1. THE ENTIRE PUBLIC ROAD SYSTEM MUST BE DESIGNED WITH THE NEXT SUBMITTED FINAL PLAT AND PLAN FOR THE PROPERTY.
 2. STORMWATER MANAGEMENT MUST BE DESIGNED FOR ALL PUBLIC IMPROVEMENTS WITH THE NEXT SUBMITTED FINAL PLAT AND PLAN FOR THE PROPERTY.
 3. PRELIMINARY WATER AND SEWER PLANS MUST BE SUBMITTED PRIOR TO OR CONCURRENTLY WITH THE NEXT SUBMITTED FINAL PLAT AND PLAN FOR THE PROPERTY.
 ALL OF THESE CONDITIONS HAVE BEEN MET WITH THIS SUBMISSION. ROCKSIDE AVENUE IS THE ONLY PUBLIC ROAD WITHIN THIS PROJECT. STORMWATER MANAGEMENT IS BEING PROVIDED VIA AN UNDERGROUND STORMWATER MANAGEMENT FACILITY, PRELIMINARY WATER AND SEWER HAS BEEN SUBMITTED FOR REVIEW.
23. TOPOGRAPHIC INFORMATION IS BASED ON AERIAL RAIN TOPOGRAPHY PERFORMED BY WINGS TOPOGRAPHY, INC. ON OR ABOUT APRIL 2005, COMPLEMENTED WITH FIELD RUN TOPOGRAPHY PERFORMED BY MILDENBERG, BOENDER AND ASSOC. ON OR ABOUT JUNE 2007.
24. NO GRADING, REMOVAL OF VEGETATIVE COVER OR TREES, PAVING AND NEW STRUCTURES SHALL BE PERMITTED WITHIN THE LIMITS OF THE WETLANDS STREAMS, OR THEIR REQUIRED BUFFERS, FLOODPLAIN AND FOREST CONSERVATION EASEMENT AREAS EXCEPT AS PERMITTED UNDER WP-07-052 AND MDE PERMIT 200763797/07-NP-3226.
25. LAND DEDICATED TO HOWARD COUNTY, MARYLAND FOR THE PURPOSES OF A PUBLIC ROAD (1.87 ACRES)
26. LAND DEDICATED TO THE STATE OF MARYLAND FOR THE PURPOSES OF A PUBLIC ROAD (0.21 ACRES)
27. THE FOREST CONSERVATION EASEMENT HAS BEEN ESTABLISHED TO FULFILL THE REQUIREMENTS OF SECTION 16.1200 OF THE HOWARD COUNTY 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 FOREST CONSERVATION EASEMENT ARE ALLOWED.



VICINITY MAP

SCALE: 1"=600'

LEGEND

IPF	●	IRON PIPE FOUND
IRF	●	IRON ROD FOUND
CONC. MON. FD.	□	CONCRETE MONUMENT FOUND
	●	HOWARD COUNTY GEODETIC STATION
FP	○	100 YEAR FLOOD PLAIN EASEMENT
W	■	WETLANDS
SB	■	75' STREAM BUFFER
FCE	■	FOREST CONSERVATION EASEMENT
SHA	■	MARYLAND STATE HIGHWAY ADMINISTRATION
EX	■	EXISTING
ESMT.	■	EASEMENT

COORDINATE TABLE

POINT	NORTHING	EASTING
51	549036.938	1374138.975
52	548069.621	1374152.728
53	548179.403	1374419.799
54	549232.488	1374519.955
55	549371.303	1374729.559
56	549418.474	1374818.539
61	549478.593	1374793.826
62	549425.497	1374693.670
63	549286.693	1374484.066
64	549239.522	1374395.086
65	549095.666	1374045.123
72	548679.726	1373941.538
87	548605.915	1373796.642
88	548903.959	1373640.849
89	550000.159	1373889.070
90	550078.101	1374097.234
91	550116.651	1374242.970
92	550169.249	1374383.446
93	550213.680	1374473.590
94	550231.212	1374520.415
95	550200.428	1374588.298
96	550072.730	1374645.685
97	550048.339	1374840.201
98	549975.368	1374672.993
99	549935.919	1374707.170
103	549820.140	1373424.619

COORDINATE TABLE

110	549201.963	1374862.827
111	549544.965	1373642.674
115	549407.501	1374944.831
116	549343.028	1374973.605
117	549213.035	1374978.483
118	549321.503	1374974.504
121	549026.130	1373220.725
122	549098.098	1373301.910
125	548539.844	1373595.508
128	548677.385	1373941.749
127	548679.493	1373940.933
128	548806.060	1374269.886
129	548869.030	1374406.680
130	548913.157	1374520.207
131	548990.942	1374648.258
132	549051.625	1374738.720
133	549120.142	1374840.870
134	548893.021	1374468.403
135	548869.030	1374406.680
136	548835.009	1374332.770
137	548546.587	1373592.220
138	548547.136	1373593.681
139	548883.389	1374439.497
140	548972.332	1374608.170
141	549218.630	1374979.226
153	548800.885	1374150.432
154	548800.885	1374164.293

COORDINATE TABLE

155	548810.956	1374257.298
156	548824.898	1374224.698
157	549510.328	1374871.028
158	549542.636	1374883.903
159	549437.710	1374931.056
160	549451.008	1374897.685
161	548651.083	1373541.260
162	548641.851	1373522.511
200	549526.311	1373598.531
201	549493.430	1373809.824
202	549570.960	1373555.053
203	549530.038	1373551.170
204	549472.196	1373390.456
205	549405.731	1373417.877
206	549355.307	1373293.173
207	549356.492	1373226.610

NOTE: COORDINATES AND GRID TICS SHOWN HEREON ARE BASED ON NAD 83 AND ARE IN U.S. SURVEY FEET. TO CONVERT TO METERS DIVIDE BY 3.28083333.

THE REQUIREMENTS OF 4-3-108, 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.

Gary E. Lane 11/20/10 DATE
GARY E. LANE, PROP. L.S. MD. NO. 574

Jeffrey P. McCormack 11/30/10 DATE
JEFFREY P. MCCORMACK, VICE PRESIDENT & SECRETARY

AREA TABULATION (TOTAL)

NUMBER OF BUILDABLE LOTS	0
NUMBER OF BULK PARCELS	3
NUMBER OF OPEN SPACE LOTS	0
NUMBER OF LOTS OR PARCELS	3
AREA OF BUILDABLE LOTS	0 AC ±
AREA OF BULK PARCELS	38.21 AC ±
AREA OF OPEN SPACE LOTS	0 AC ±
AREA OF RIGHT-OF-WAY DEDICATION	0.21 AC ±
AREA OF 100 YEAR FLOODPLAIN	0.75 AC ±
AREA OF PROPOSED ROADWAY	1.87 AC ±
TOTAL AREA	40.29AC ±

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

B. W. Johnson 11/12/2011 DATE
HOWARD COUNTY HEALTH OFFICER

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

Jeffrey P. McCormack 11/20/10 DATE
CHIEF, DEVELOPMENT ENGINEERING DIVISION

Kathleen 11/14/11 DATE
DIRECTOR

OWNER'S STATEMENT

I, JEFFREY P. MCCORMACK, VICE PRESIDENT & SECRETARY FOR ATAPCO HOWARD SQUARE TRUSTEE, LLC, TRUSTEE FOR ATAPCO HOWARD SQUARE I BUSINESS TRUST, 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 ROADS AND STREET RIGHTS-OF-WAY AND THE SPECIFIC EASEMENTS 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 GRANTS 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 SPACE WHERE APPLICABLE, 3) THE RIGHT TO REQUIRE DEDICATION OF WATERWAY 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 EASEMENT AND RIGHTS-OF-WAY.

WITNESS MY HAND THIS 30th DAY OF November, 2010.

ATAPCO HOWARD SQUARE I BUSINESS TRUST
BY: ATAPCO HOWARD SQUARE TRUSTEE, LLC, ITS TRUSTEE

Jeffrey P. McCormack
JEFFREY P. MCCORMACK, VICE PRESIDENT & SECRETARY

[Signature]
WITNESS

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS A RESUBDIVISION OF PARCEL 1 (40.29 ACRES) AS SHOWN ON A PLAT OF CONSOLIDATION, PLATS 20381 THRU 20384 AS CONVEYED ON APRIL 18, 2010 BY JOHN DUFFY AND KIRK KURSTIA, SUBSTITUTE TRUSTEES, HAVING BEEN APPOINTED PURSUANT TO DEEDS OF APPOINTMENT OF SUBSTITUTE TRUSTEES DATED FEBRUARY 19, 2010, AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MD IN VOLUMES 12317, FOLIOS 312, 327 AND 341, AND LIBER 12638 FOLIO 178, OF THE STATE OF MARYLAND. THE SURVEY WAS MADE BY ME OR UNDER MY CLOSE PERSONAL SUPERVISION AND TO THE BEST OF MY KNOWLEDGE AND BELIEF THE SAME ACCURATELY REPRESENTS THE ACTUAL BOUNDARIES AND AREAS SHOWN THEREON. I AM A LICENSED PROFESSIONAL SURVEYOR OF MARYLAND AS SHOWN IN ACCORDANCE WITH THE SUBDIVISION ACT OF MARYLAND AS AMENDED.

Gary E. Lane
GARY E. LANE PROP. L.S. MD. NO. 574

[Signature]
DATE

PURPOSE: THE PURPOSE OF THIS PLAT IS TO CREATE BULK PARCELS A1, B & C AND THE RIGHT-OF-WAY FOR ROCKSIDE AVENUE AND HEARTHSDIE WAY.

RECORDED AS PLAT 21463 ON 11/28/11 AMONG THE LAND RECORDS OF HOWARD COUNTY, MD.

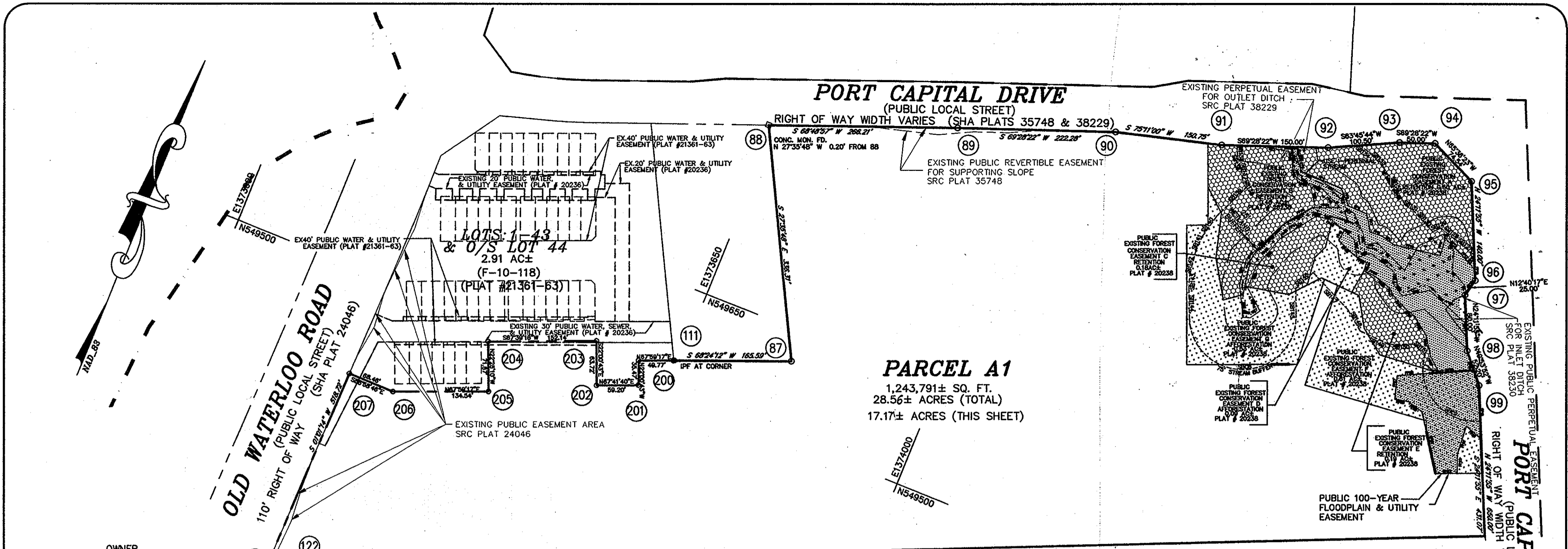
HOWARD SQUARE
PARCELS A1, B AND C
A RESUBDIVISION OF PARCEL 1, PLAT NO. 21361-63 SHEET 1 OF 4

TAX MAP 43 GRIDS 3 & 9 PARCEL A1 SCALE: AS SHOWN

FIRST ELECTION DISTRICT HOWARD COUNTY, MARYLAND EX. ZONING CAC-CU

DATE: NOVEMBER 2010 DPZ FILE NOS. SDP-02-79, WP-02-165 WP-03-44, WP-03-84, WP-04-47 WP-06-114, WP-07-052, S-06-010, WP-07-129, F-09-007, WP-08-25 F-09-007, F-09-053, F-10-116 WP-11-017

MILDENBERG, BOENDER & ASSOC., INC.
Engineers Planners Surveyors
6800 Deerpath Rd., Suite 150, Ellicott City, Maryland 21075
(410) 997-0296 Bulk (410) 997-0298 Fax



PARCEL A1
 1,243,791± SQ. FT.
 28.56± ACRES (TOTAL)
 17.17± ACRES (THIS SHEET)

MATCH LINE SEE SHEET 3 OF 4

OWNER
 ATAPCO HOWARD SQUARE I
 BUSINESS TRUST
 10 EAST BALTIMORE STREET, STE 1600
 BALTIMORE, MD 21202
 (410) 347-7146

THE REQUIREMENTS OF 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.

Gary E. Lane 11/21/10
 GARY E. LANE, PROP. LS, MD NO. 574 DATE

Jeffrey P. McCormack 11/30/10
 JEFFREY P. MCCORMACK, VICE PRESIDENT & SECRETARY DATE

AREA TABULATION (THIS SHEET)

NUMBER OF BUILDABLE LOTS	0
NUMBER OF BULK PARCELS	1
NUMBER OF OPEN SPACE LOTS	0
NUMBER OF LOTS OR PARCELS	1
AREA OF BUILDABLE LOTS	0 AC ±
AREA OF BULK PARCELS	17.17 AC ±
AREA OF RIGHT-OF-WAY DEDICATION	0 AC ±
AREA OF RECREATIONAL OPEN SPACE	0 AC ±
AREA OF 100 YEAR FLOODPLAIN	0.75 AC ±
AREA OF PROPOSED ROADWAY	0 AC ±
TOTAL AREA	17.17 AC ±

LEGEND

IPF	IRON PIPE FOUND
IRF	IRON ROD FOUND
CONC. MON. FD.	CONCRETE MONUMENT FOUND
□	HOWARD COUNTY GEODETIC STATION
FP	100 YEAR FLOOD PLAIN EASEMENT
W	WETLANDS
SB	75' STREAM BUFFER
FCE	FOREST CONSERVATION EASEMENT
SHA	MARYLAND STATE HIGHWAY ADMINISTRATION
EX.	EXISTING
ESMT.	EASEMENT

CURVE TABLE

CURVE	RADIUS	LENGTH	TANGENT	DELTA	CHORD BEARING & DISTANCE
C1	918.93	191.92	96.31	11°57'59"	N62°17'35"E 191.57
C4	317.50	61.89	31.04	11°10'04"	N62°04'14"E 61.79
C5	382.50	74.55	37.40	11°10'04"	N62°04'14"E 74.44
C6	382.50	74.55	37.40	11°10'04"	S62°04'14"W 74.44
C7	317.50	61.89	31.04	11°10'04"	S62°04'14"W 61.79
SBC8	75.00	235.62	INFINITE	180°00'01"	N65°12'17"E 150.00
SBC9	75.00	144.35	107.66	110°16'23"	S60°48'49"E 123.08

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

Brian P. Steiner 11/22/2011
 HOWARD COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

Jeffrey P. McCormack 12/23/10
 CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

Kristen Schaeffer 11/14/11
 DIRECTOR DATE

OWNER'S STATEMENT

I, JEFFREY P. MCCORMACK, VICE PRESIDENT & SECRETARY FOR ATAPCO HOWARD SQUARE I BUSINESS TRUST, 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 ROADS AND STREET RIGHTS-OF-WAY AND THE SPECIFIC EASEMENTS 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 STREETS AND/OR ROADS AND FLOODPLAINS, STORM DRAINAGE FACILITIES AND OPEN SPACE WHERE APPLICABLE, 3) THE RIGHT TO REQUIRE DEDICATION OF WATERWAY 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 EASEMENT AND RIGHTS-OF-WAY.

WITNESS MY HAND THIS 30th DAY OF November, 2010.

ATAPCO HOWARD SQUARE I BUSINESS TRUST
 BY: ATAPCO HOWARD SQUARE TRUSTEE, LLC, ITS TRUSTEE

Jeffrey P. McCormack
 JEFFREY P. MCCORMACK, VICE PRESIDENT & SECRETARY

[Signature]
 WITNESS

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS A RESUBDIVISION OF PARCEL 1 (40.29 ACRES) AS SHOWN ON A PLAT OF CONSOLIDATION, PLATS 20381 THRU 20384, AS CONVEYED ON APRIL 15, 2010 BY JOHN DUFFY AND KIRK KUBISTA, SUBSTITUTE TRUSTEES, HAVING BEEN APPOINTED PURSUANT TO DEEDS OF APPOINTMENT OF SUBSTITUTE TRUSTEES DATED FEBRUARY 19, 2010, AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MD IN LEGS 12317, FOLIOS 312, 327 AND 341, AND LIBER 12838 FOLIO 179, TO ATAPCO HOWARD SQUARE I BUSINESS TRUST, A MARYLAND STATUTORY TRUST, 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.

Gary E. Lane 11/29/10
 GARY E. LANE PROP. L.S. MD NO. 574 DATE

RECORDED AS PLAT 21464 ON 11/28/11 AMONG THE LAND RECORDS OF HOWARD COUNTY, MD.

HOWARD SQUARE
 PARCELS A1, B AND C
 A RESUBDIVISION OF PARCEL 1, PLAT NO. 21361-63 SHEET 2 OF 4

TAX MAP 43
 GRIDS 3 & 9
 PARCEL 1
 SCALE: 1"=100'

FIRST ELECTION DISTRICT
 HOWARD COUNTY, MD
 EX. ZONING CAC-CLJ

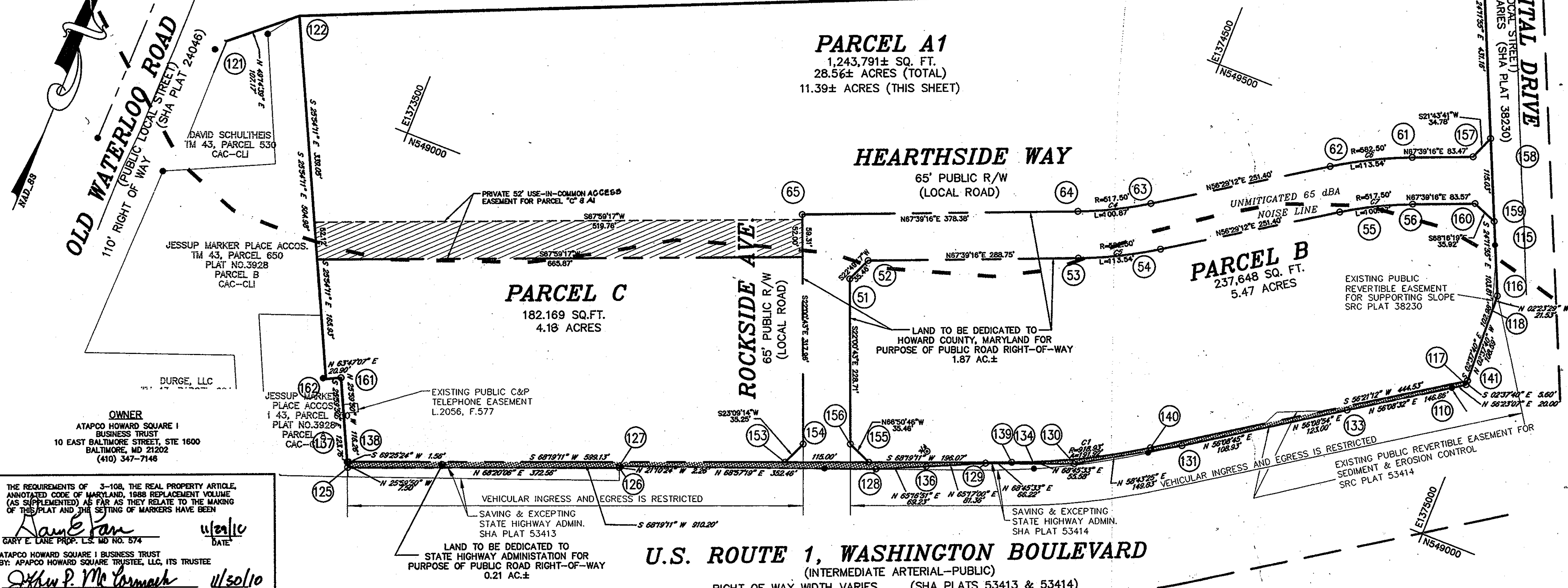
DATE: NOVEMBER 2010
 DPZ FILE NOS. SUP-92-79, WP-92-165
 WP-93-44, WP-93-94, WP-94-47
 WP-06-114, WP-07-052, S-06-010,
 WP-07-129, F-08-007, WP-08-25
 F-09-007, F-09-053, F-10-118
 WP-11-17

MILDENBERG, BOENDER & ASSOC., INC.
 Engineers Planners Surveyors
 6800 Deerpath Rd., Suite 150, Elkridge, Maryland 21075
 (410) 997-0296 Balt. (410) 997-0298 Fax

F-08-013

CURVE TABLE					
CURVE	RADIUS	LENGTH	TANGENT	DELTA	CHORD BEARING & DISTANCE
C1	918.93	191.92	96.31	11°57'59"	N62°17'35"E 191.57
C4	517.50	100.87	50.60	11°10'05"	N62°04'14"E 100.70
C5	582.50	113.54	50.95	11°10'05"	N62°04'14"E 113.36
C6	582.50	113.54	50.95	11°10'05"	S62°04'14"W 113.36
C7	517.50	100.87	50.60	11°10'05"	S62°04'14"W 100.70
SBC8	75.00	235.62	INFINITE	180°00'01"	N65°12'17"E 150.00
SBC9	75.00	144.35	107.66	110°16'23"	S60°48'49"E 123.08

MATCH LINE SEE SHEET 2 OF 4



THE REQUIREMENTS OF 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

Gary E. Lane 11/29/10
GARY E. LANE PROP. L.S. MD NO. 574 DATE

Jeffrey P. McCormack 11/30/10
JEFFREY P. MCCORMACK, VICE PRESIDENT & SECRETARY DATE

AREA TABULATION (THIS SHEET)	
NUMBER OF BUILDABLE LOTS	0
NUMBER OF BULK PARCELS	2
NUMBER OF OPEN SPACE LOTS	0
NUMBER OF LOTS OR PARCELS	2
AREA OF BUILDABLE LOTS	0 AC ±
AREA OF BULK PARCELS	21.04 AC ±
AREA OF RIGHT-OF-WAY DEDICATION	0.21 AC ±
AREA OF RECREATIONAL OPEN SPACE	0 AC ±
AREA OF 100 YEAR FLOODPLAIN	0 AC ±
AREA OF PROPOSED ROADWAY	1.87 AC ±
TOTAL AREA	23.12 AC ±

LEGEND	
IPF ●	IRON PIPE FOUND
IRF ●	IRON ROD FOUND
CONC. MON. FD. □	CONCRETE MONUMENT FOUND
◆	HOWARD COUNTY GEODETIC STATION
FP	100 YEAR FLOOD PLAIN EASEMENT
W	WETLANDS
SB	75' STREAM BUFFER
FCE	FOREST CONSERVATION EASEMENT
SHA	MARYLAND STATE HIGHWAY ADMINISTRATION
EX.	EXISTING
ESMT.	EASEMENT

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

Bruce Peter Brillemann 11/21/2011
HOWARD COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

Jeffrey P. McCormack 12/23/10
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

Kat Shalanda 11/14/11
DIRECTOR DATE

OWNER'S STATEMENT

I, JEFFREY P. MCCORMACK, VICE PRESIDENT & SECRETARY FOR ATAPCO HOWARD SQUARE I BUSINESS TRUST, TRUSTEE FOR ATAPCO HOWARD SQUARE I BUSINESS TRUST, 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 ROADS AND STREET RIGHTS-OF-WAY AND THE SPECIFIC EASEMENTS 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 STREETS AND/OR ROADS AND FLOODPLAINS, STORM DRAINAGE FACILITIES AND OPEN SPACE WHERE APPLICABLE, 3) THE RIGHT TO REQUIRE DEDICATION OF WATERWAY 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 EASEMENT AND RIGHTS-OF-WAY.

WITNESS MY HAND THIS 30th DAY OF November 2010.

ATAPCO HOWARD SQUARE I BUSINESS TRUST
BY: ATAPCO HOWARD SQUARE TRUSTEE, LLC, ITS TRUSTEE

Jeffrey P. McCormack
JEFFREY P. MCCORMACK, VICE PRESIDENT & SECRETARY

[Signature]
WITNESS

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS A RESUBDIVISION OF PARCEL 1 (40.28 ACRES) AS SHOWN ON A PLAT OF CONSOLIDATION, PLATS 20381 THRU 20384 AS CONVEYED ON APRIL 15, 2010 BY JOHN DUFFY AND KIRK KUBISTA, SUBSTITUTE TRUSTEES, HAVING BEEN APPOINTED PURSUANT TO DEEDS OF APPOINTMENT OF SUBSTITUTE TRUSTEES DATED FEBRUARY 19, 2008, RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND, 12317, FOLIOS 312, 327 AND 341, AND LIBER 12638 FOLIO 178. I, GARY E. LANE, A MARYLAND LICENSED SURVEYOR, HAVE BEEN APPOINTED BY THE BOARD OF SURVEYORS OF MARYLAND AS A MARYLAND STATE SURVEYOR, 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.

Gary E. Lane 11/23/10
GARY E. LANE PROP. L.S. MD NO. 574 DATE

RECORDED AS PLAT 21465 ON 11/28/10 AMONG THE LAND RECORDS OF HOWARD COUNTY, MD.

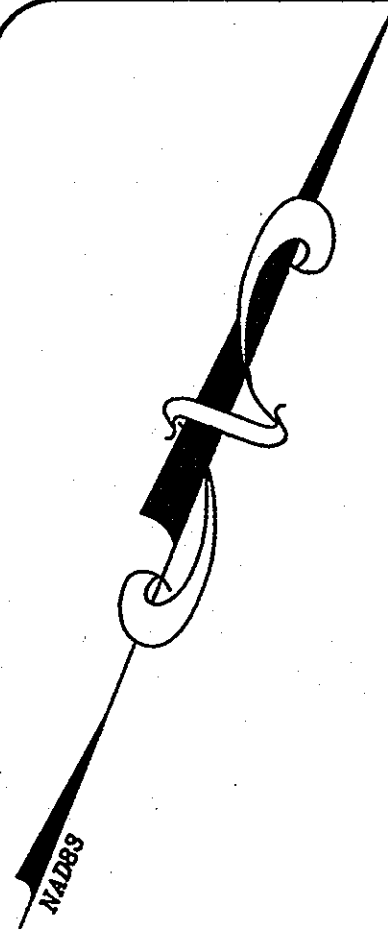
HOWARD SQUARE
PARCELS A1, B AND C
A RESUBDIVISION OF PARCELS 1, PLAT NO. 21361-63 SHEET 3 OF 4

TAX MAP 43
GRIDS 3 & 9
PARCEL: 1
SCALE: 1"=100'

FIRST ELECTION DISTRICT
HOWARD COUNTY, MARYLAND
EX. ZONING CAC-CLJ

DATE: NOVEMBER 2010
DPZ FILE NOS. SDP-92-79, WP-92-165
WP-93-44, WP-93-94, WP-94-47
WP-06-114, WP-07-052, S-06-010,
WP-07-129, F-09-007, WP-09-25
F-09-007, F-09-053, F-10-118
WP-11-17.

MILDENBERG, BOENDER & ASSOC., INC.
Engineers Planners Surveyors
6800 Deerpath Rd., Suite 150, Elkridge, Maryland 21075
(410) 997-0286 Balt. (410) 997-0288 Fax.



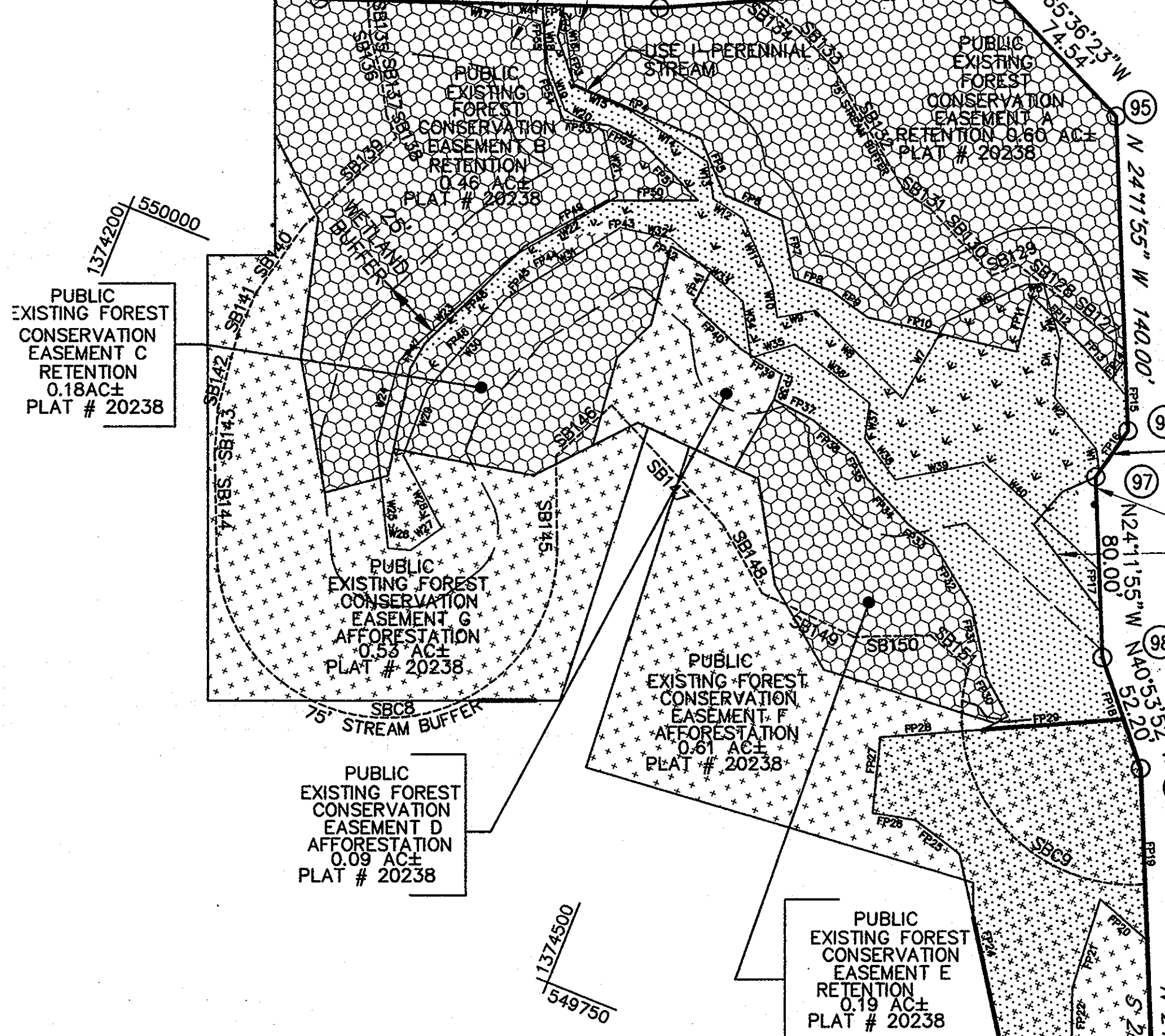
EXISTING PERPETUAL EASEMENT FOR OUTLET DITCH SRC PLAT 38229

PORT CAPITAL DRIVE

(PUBLIC LOCAL STREET)
RIGHT OF WAY WIDTH VARIES (SHA PLATS 35748 & 38229)

S 75°11'00" W 150.75' (91) S 69°28'22" W 150.00' (92) S 63°45'44" W 100.50' (93) S 69°28'22" W 50.00' (94) N 65°36'23" W 74.54' (95)

PORT CAPITAL DRIVE
(PUBLIC LOCAL STREET)
RIGHT OF WAY WIDTH VARIES (SHA PLAT 38230)



FLOODPLAIN LINE TABLE			FLOODPLAIN LINE TABLE		
LINE	BEARING	LENGTH	LINE	BEARING	LENGTH
FP1	S89°24'37"W	9.21	FP30	S49°43'01"E	20.19
FP2	N10°57'49"W	14.10	FP31	S33°53'30"E	31.55
FP3	N41°09'53"W	22.56	FP32	S53°11'30"E	32.08
FP4	N89°01'51"W	60.64	FP33	S73°56'27"E	14.49
FP5	N44°48'07"W	27.03	FP34	S64°03'04"E	27.24
FP6	N88°36'40"W	27.75	FP35	S47°44'48"E	11.23
FP7	N33°51'05"W	26.38	FP36	S72°02'28"E	24.74
FP8	S86°37'24"W	16.96	FP37	S84°21'01"E	19.64
FP9	N75°28'44"W	20.49	FP38	S04°22'59"E	11.94
FP10	S81°01'33"W	67.29	FP39	S80°47'18"E	20.91
FP11	S05°58'42"E	25.55	FP40	S68°15'30"E	29.25
FP12	N67°00'27"W	31.41	FP41	S04°50'24"W	17.20
FP13	N62°26'01"W	19.22	FP42	S81°13'12"E	34.19
FP14	S14°32'12"W	10.56	FP43	N64°44'26"E	28.58
FP15	N24°14'55"W	31.57	FP44	N40°55'35"E	26.98
FP16	N12°36'38"E	25.00	FP45	N18°29'36"E	19.47
FP17	N24°15'34"W	80.00	FP46	N27°23'02"E	50.20
FP18	N40°57'31"W	52.20	FP47	S07°51'09"W	12.70
FP19	N24°15'22"W	76.42	FP48	S23°13'56"W	61.92
FP20	S70°37'12"E	27.62	FP49	S38°52'45"W	41.56
FP21	N04°40'22"W	41.24	FP50	S67°44'27"W	39.92
FP22	N21°15'03"W	27.63	FP51	S65°44'04"E	34.49
FP23	N67°39'40"E	30.52	FP52	S84°39'22"E	17.69
FP24	S34°16'07"E	89.34	FP53	N74°44'18"E	20.01
FP25	S74°27'51"E	24.60	FP54	S41°34'07"E	23.19
FP26	N77°16'52"E	19.03	FP55	S24°31'34"E	28.90
FP27	S16°32'29"E	34.02			
FP28	S63°42'23"W	45.82			
FP29	S39°07'11"W	11.96			

STREAM BUFFER LINE TABLE

LINE	BEARING	LENGTH
SB127	N72°21'41"W	35.05
SB128	N74°05'57"W	24.17
SB129	S45°00'00"W	12.49
SB130	N64°24'46"W	40.48
SB131	N79°02'09"W	13.02
SB132	N52°08'04"W	63.69
SB133	N65°34'36"W	22.46
SB134	N72°42'14"W	21.23
SB135	N25°34'05"W	16.62
SB136	N38°17'30"W	16.62
SB137	S29°55'28"E	18.71
SB138	S46°08'55"E	10.84
SB139	S24°06'49"W	56.73
SB140	S13°17'11"W	35.89
SB141	S02°02'47"W	20.61
SB142	S07°29'26"E	34.10
SB143	S17°54'25"E	19.81
SB144	S23°13'12"E	46.12
SB145	N22°43'38"W	37.46
SB146	N25°34'05"E	33.22
SB147	S64°46'13"E	72.47
SB148	S51°53'43"E	34.90
SB149	S86°36'04"E	44.84
SB150	N66°46'28"E	33.77
SB151	S70°48'31"E	22.35

CURVE TABLE

CURVE	RADIUS	LENGTH	TANGENT	DELTA	CHORD BEARING & DISTANCE
C1	918.93	191.92	96.31	11°57'59"	N62°17'35"E 191.57
C2	3879.00	146.15	73.08	2°09'30"	N00°03'31"W 146.14
C3	633.11	66.81	33.43	6°02'45"	N71°50'19"E 66.77
C4	317.50	61.89	31.04	11°10'04"	N62°04'14"E 61.79
C5	382.50	74.55	37.40	11°10'04"	N62°04'14"E 74.44
C6	382.50	74.55	37.40	11°10'04"	S62°04'14"W 74.44
C7	317.50	61.89	31.04	11°10'04"	S62°04'14"W 61.79
SBC8	75.00	235.62	INFINITE	180°00'01"	N65°12'17"E 150.00
SBC9	75.00	144.35	107.66	110°16'23"	S60°48'49"E 123.08

OWNER

ATAPCO HOWARD SQUARE I BUSINESS TRUST
10 EAST BALTIMORE STREET, STE 1600
BALTIMORE, MD 21202
(410) 347-7146

THE REQUIREMENTS OF §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 DEED AND THE SETTING OF MARKERS HAVE BEEN COMPLIED WITH.

Gary E. Lane 11/29/10
GARY E. LANE, PROP. L.S. MD NO. 574
ATAPCO HOWARD SQUARE I BUSINESS TRUST
BY: ATAPCO HOWARD SQUARE TRUSTEE, LLC, ITS TRUSTEE
Jeffrey P. McCormack 11/30/2010
JEFFREY P. MCCORMACK, VICE PRESIDENT & SECRETARY

LEGEND

- IRON PIPE FOUND
- IRON ROD FOUND
- CONC. MON. FD.
- ◆ HOWARD COUNTY GEODETIC STATION
- FP 100 YEAR FLOOD PLAIN EASEMENT
- W WETLANDS
- SB 75' STREAM BUFFER
- FCE FOREST CONSERVATION EASEMENT
- SHA MARYLAND STATE HIGHWAY ADMINISTRATION
- EX EXISTING
- ESMT. EASEMENT

OWNER'S STATEMENT

I, JEFFREY P. MCCORMACK, VICE PRESIDENT & SECRETARY FOR ATAPCO HOWARD SQUARE TRUSTEE, LLC, TRUSTEE FOR ATAPCO HOWARD SQUARE I BUSINESS TRUST, OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY ADOPT THIS PLAN OF SUBDIVISION, AND IN CONSIDERATION OF THE APPROVAL OF THIS FINAL PLAN 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 EASEMENTS 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 STREETS AND/OR ROADS AND FLOODPLAINS, STORM DRAINAGE FACILITIES AND OPEN SPACE WHERE APPLICABLE, 3) THE RIGHT TO REQUIRE DEDICATION OF WATERWAY 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 EASEMENT AND RIGHTS-OF-WAY.
WITNESS MY HAND THIS 30th DAY OF November, 2010.

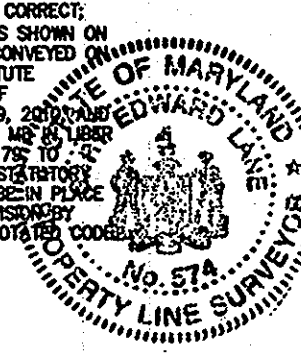
ATAPCO HOWARD SQUARE I BUSINESS TRUST
BY: ATAPCO HOWARD SQUARE TRUSTEE, LLC, ITS TRUSTEE

Jeffrey P. McCormack
JEFFREY P. MCCORMACK, VICE PRESIDENT & SECRETARY

[Signature]
WITNESS

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS A RESUBDIVISION OF PARCEL 1 (40.29 ACRES) AS SHOWN ON A PLAT OF CONSOLIDATION, PLATS 20381 THRU 20384 AS CONVEYED APRIL 15, 2010 BY JOHN DUFFY AND KIRK KUBISTA, SUBSTITUTE TRUSTEES, HAVING BEEN APPOINTED PURSUANT TO DEEDS OF APPOINTMENT OF SUBSTITUTE TRUSTEES DATED FEBRUARY 19, 2010 AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND 12017, FOLIOS 312, 327 AND 341, AND LIBER 12038 FOLIO 178 TO 182. ATAPCO HOWARD SQUARE I BUSINESS TRUST, A MARYLAND SUBSTITUTION TRUST, 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.



Gary E. Lane 11/29/10
GARY E. LANE PROP. L.S. MD NO. 574
DATE

RECORDED AS PLAT 21466 ON 11/29/10 AMONG THE LAND RECORDS OF HOWARD COUNTY, MD.

HOWARD SQUARE

PARCELS A1, B AND C
A RESUBDIVISION OF PARCEL 1, PLAT NO. 21361-63 SHEET 4 OF 4

TAX MAP 43
GRIDS 3 & 9
PARCELS 8,118,460,657
SCALE: 1"=50'
FIRST ELECTION DISTRICT
HOWARD COUNTY, MARYLAND
EX. ZONING CAC-CL1
DATE: NOVEMBER 2010
DEED FILE NOS. SD-92-79, WP-92-165
WP-93-44, WP-93-94, WP-94-47
WP-06-114, WP-07-052, S-06-010,
WP-07-129, F-09-007, WP-09-25
F-09-007, F-09-053, F-10-118
WP-11-17.

MILDENBERG, BOENDER & ASSOC., INC.
Engineers Planners Surveyors
6800 Deerpath Rd., Suite 150, Elkridge, Maryland 21075
(410) 997-0296 Balt. (410) 997-0298 Fax.