

WE 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 PLAN AND THE SETTING OF MARKERS HAVE BEEN COMPLIED WITH.

TEN ACRES BUSINESS TRUST
Michael G. Macon Michael E. Silverman
 11/27/2007
 MICHAEL G. MACON, VICE PRESIDENT DATE MICHAEL E. SILVERMAN, SECRETARY DATE
 TEN ACRES BUSINESS TRUST TEN ACRES BUSINESS TRUST

WILLIAM A. JOYCE, P.E.
 REGISTERED PROFESSIONAL LAND SURVEYOR
 MARYLAND REGISTRATION NO. 10874

PLAN

SCALE: 1" = 100'

OWNER

TEN ACRES BUSINESS TRUST
 C/O MACKENZIE, CUSHMAN & WAKEFIELD ALLIANCE
 COMMERCIAL REAL ESTATE SERVICE, LLC
 2328 W. JOPPA ROAD
 SUITE 200
 LUTHERVILLE, MARYLAND 21093
 ATTN: MR. ROBERT J. AUMILLER
 PHONE: 410-821-8585

"A" EXISTING 60' PRIVATE INGRESS & EGRESS RIGHT OF WAY PER PLAT 6074 TO BE ABANDONED BY THIS PLAT

"B" EXISTING 30' PRIVATE SANITARY SEWER LINE EASEMENT LIBER: 697 @ FOLIO: 557 TO BE ABANDONED BY THIS PLAT, AND REESTABLISHED BY: "L" 20' PRIVATE SEWER MAIN & UTILITIES EASEMENT

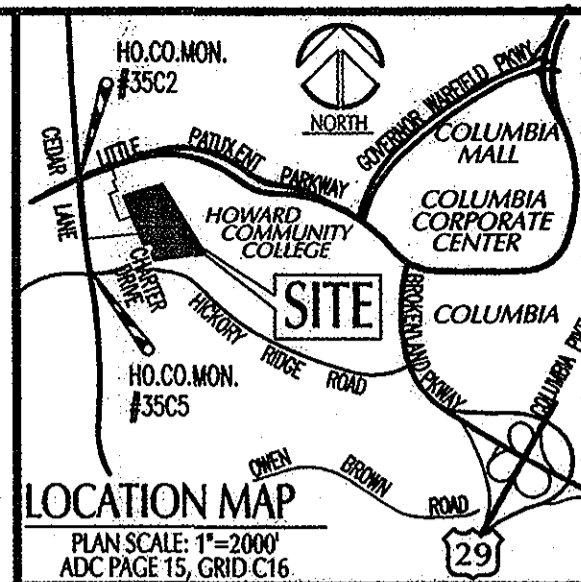
TABULATION THIS SUBMISSION TOTALS

TOTAL NUMBER OF LOTS TO BE RECORDED:	1
TOTAL AREA OF LOTS TO BE RECORDED:	10.04123 AC.
BUILDABLE	0.00000 AC.
OPEN SPACE	0.00000 AC.
TOTAL AREA OF 100 YEAR FLOODPLAIN:	0.00000 AC.
TOTAL AREA OF ROAD RIGHT OF WAY INCLUDING WIDENING STRIPS:	0.00000 AC.
TOTAL GROSS AREA OF SUBDIVISION TO BE RECORDED:	10.04123 AC.

SHADING LEGEND

* EXISTING 60' PRIVATE INGRESS & EGRESS RIGHT OF WAY	"A"
* EXISTING 30' PRIVATE SANITARY SEWER LINE EASEMENT	"B"
EXISTING 30' PUBLIC WATER MAIN, SEWER MAIN & UTILITIES RIGHT OF WAY	"C"
EXISTING 20' PUBLIC WATER MAIN & UTILITIES RIGHT OF WAY	"D"
* EXISTING 20' PRIVATE DRAINAGE & UTILITIES EASEMENT	"E"
* EXISTING 20' PUBLIC DRAINAGE & UTILITIES EASEMENT	"F"
EXISTING 60' PRIVATE PEDESTRIAN AND VEHICULAR ACCESS EASEMENT	"G"
PROPOSED 25' PRIVATE STORM DRAIN & UTILITIES EASEMENT	"H"
PROPOSED 25' & 30' PUBLIC STORM DRAIN & UTILITIES EASEMENT	"I"
PROPOSED 20' PUBLIC WATER MAIN & UTILITIES EASEMENT	"J"
PROPOSED 20' PRIVATE INGRESS & EGRESS EASEMENT	"K"
PROPOSED 20' PRIVATE SEWER MAIN & UTILITIES EASEMENT	"L"
EXISTING 20' PUBLIC SEWERS, DRAINS, WATER PIPES AND UTILITIES RIGHT OF WAY	"M"
EXISTING 20' PUBLIC SEWER MAIN EASEMENT	"N"

*"DENOTES RIGHT OF WAY OR EASEMENT IS TO BE ABANDONED BY THIS PLAT



GENERAL NOTES:

- COORDINATES ARE BASED ON NAD '83, MARYLAND COORDINATE SYSTEM AS PROJECTED BY HOWARD COUNTY GEODETIC STATIONS NUMBERED 35C2 AND 35C5.
- THIS PLAT IS BASED ON A FIELD RUN MONUMENTED BOUNDARY SURVEY PERFORMED BY JOYCE ENGINEERING CORPORATION (JEC) ON OR ABOUT AUGUST, 2006.
- THIS SUBDIVISION IS SUBJECT TO SECTION 18.122B OF THE HOWARD COUNTY CODE. PUBLIC WATER AND SEWER SERVICE HAS BEEN PROVIDED BY CONTRACTS C-371 W&S, 24-1310-D AND 24-4507-D.
- THE SUBJECT PROPERTY IS NOT LOCATED WITHIN A 100-YEAR FLOODPLAIN.
- THERE ARE NO WETLANDS ON THIS SITE PER A WETLAND DETERMINATION MADE BY MCCARTHY AND ASSOCIATES DATED DECEMBER 19, 2006.
- DEVELOPER RESERVES ONTO ITSELF, ITS SUCCESSORS AND ASSIGNS, ALL EASEMENTS SHOWN ON THIS PLAT FOR WATER, SEWER, STORM DRAINAGE AND OTHER PUBLIC UTILITIES LOCATED IN, OVER AND THROUGH PARCEL A-2, ANY AND ALL CONVEYANCES OF AFORESAID LOTS SHALL BE SUBJECT TO THE EASEMENTS HEREIN RESERVED, WHETHER OR NOT EXPRESSLY STATED IN THE DEED(S) CONVEYING SAID LOT. DEVELOPER SHALL EXECUTE AND DELIVER DEEDS FOR THE EASEMENTS HEREIN RESERVED TO HOWARD COUNTY. UPON COMPLETION OF THE PUBLIC UTILITIES AND THEIR ACCEPTANCE BY HOWARD COUNTY, THE COUNTY SHALL ACCEPT THE EASEMENTS AND RECORD THE DEED(S) OF EASEMENT IN THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.
- THE FOREST CONSERVATION REQUIREMENTS FOR THIS SITE ARE EXEMPT IN ACCORDANCE WITH SECTION 16.1202(b)(1)(v) OF THE HOWARD COUNTY CODE FOR A PLANNED UNIT DEVELOPMENT (NEW TOWN) WHICH HAS A PRELIMINARY DEVELOPMENT PLAN APPROVED AND WAS MORE THAN FIFTY PERCENT (50%) DEVELOPED PRIOR TO DECEMBER 31, 1992.
- IN THE NEW TOWN ZONING DISTRICT, THE MINIMUM BUILDING RESTRICTIONS FROM PROPERTY LINES AND PUBLIC ROAD RIGHT OF WAY LINES ARE TO BE ACCORDANCE WITH FDP-PHASE 177-A-1 AND IT WAS RECORDED ON OCTOBER 15, 1992 AS PLAT NOS. 3054A-466 THROUGH 470.
- THE SUBJECT PROPERTY IS ZONED NEW TOWN-EMPLOYMENT CENTER-COMMERCIAL AS PER FEBRUARY 2, 2004 COMPREHENSIVE ZONING PLAN, COMP LITE ZONING PLAN EFFECTIVE JULY 28, 2006 AND FDP-177-A-1.
- A WAIVER (WP-07-120), DATED JUNE 7, 2007 PER ARTICLE V, SEC. 16.155(a)(1)(i), WAS APPROVED FOR THE WAIVER OF AN SDP PRIOR TO THE ISSUANCE OF A ROUGH GRADING PERMIT. THE PURPOSE OF THE REQUEST WAS TO ROUGH GRADE AND PROVIDE A TEMPORARY CONTRACTOR'S TRAILER COMPOUND AND TEMPORARY PARKING LOT FOR ADJOINING HOWARD COUNTY GENERAL HOSPITAL PROJECT ASSOCIATED WITH SDP 07-057.
- THE FOLLOWING DPZ FILES ARE APPLICABLE FOR THIS PROPERTY, P-82-29, F-83-12, F-85-34, FDP-177-A-1, WP-07-120, SDP-07-138 AND F-08-53.

LINE TABLE (L)

LINE	BEARING	LENGTH	LINE	BEARING	LENGTH
L1	S87°11'14"E	23.00	L31	N66°17'51"E	41.35
L2	N27°30'16"W	63.75	L32	N21°17'51"E	50.55
L3	N22°15'58"E	125.78	L33	N23°42'09"W	128.01
L4	N04°11'04"W	67.27	L34	N21°30'07"E	186.11
L5	N11°24'54"W	41.66	L35	N23°29'53"W	121.72
L6	N16°32'05"W	168.09	L36	S66°30'07"W	17.45
L7	N32°55'36"W	35.77	L37	N23°29'53"W	20.00
L8	N38°11'15"E	169.68	L38	N66°30'07"E	37.45
L9	N05°08'47"W	93.35	L39	S23°29'53"E	150.01
L10	N66°09'14"E	21.55	L40	S21°30'07"W	186.07
L11	S33°40'50"E	9.61	L41	S23°42'09"E	20.74
L12	S05°08'47"E	101.75	L42	N66°17'51"E	8.33
L13	S38°11'15"W	161.74	L43	S23°42'09"E	20.00
L14	S32°55'36"E	21.50	L44	S66°17'51"W	8.33
L15	S16°32'05"E	170.97	L45	S23°42'09"E	87.23
L16	S11°37'07"E	46.19	L46	S21°17'51"W	67.12
L17	S04°11'04"E	74.72	L47	S66°17'51"W	49.59
L18	S22°15'58"W	120.05	L48	N23°50'46"W	20.00
L19	S27°30'16"E	66.78	L49	S66°09'14"W	28.00
L20	S87°11'14"E	28.96	L50	N23°50'46"W	603.79
L21	S87°11'14"E	384.24	L51	N66°09'22"E	30.00
L22	S33°40'50"E	68.12	L52	S23°50'46"E	603.82
L23	N73°29'27"E	126.51	L53	S23°50'46"E	378.00
L24	S52°45'10"E	78.93	L54	S66°09'14"W	24.13
L25	S33°40'50"E	15.72	L55	N23°50'46"W	377.22
L26	S81°12'57"W	34.55	L56	N66°09'14"E	24.00
L27	N52°45'10"W	54.23	L57	S23°50'46"E	603.79
L28	S73°37'21"W	128.41	L58	S66°09'14"W	20.00
L29	N33°40'50"W	79.19	L59	N23°50'46"W	603.79
L30	N87°11'14"W	332.36	L60	N66°09'14"E	20.00

COORDINATE SCHEDULE

*1 @ = IRON PIPE OR IRON ROD/CAP

NUMBER	NORTH	EAST
*1	503,095.21	833,128.78
*2	502,288.83	833,666.18
*3	502,263.87	833,504.68
*4	502,341.90	833,503.29
*5	502,337.18	833,483.37
*6	502,260.79	833,484.74
*7	502,201.37	833,100.18
*8	502,205.23	833,098.52
*9	502,261.48	883,073.66
*10	502,289.92	833,079.53
*11	502,385.51	833,016.65
*12	502,362.06	832,963.60
*13	502,914.30	832,719.50

JOYCE ENGINEERING CORPORATION
 CIVIL ENGINEERING LAND SURVEYING LAND PLANNING CONSTRUCTION MANAGEMENT
 10766 BALTIMORE AVENUE - BELTSVILLE, MARYLAND 20705
 TEL: (301) 595-4553 FAX: (301) 595-4650 WEB: www.joyceeng.com
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Drawing name: R:\Land Projects\005022 - Howard County MOB ALTA (Silverman)\dwg\005022RP1.dwg
 Plotted: Nov 27, 2007 - 9:12am

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

Michael J. Joyce 12/01/07
 HOWARD COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING.

William A. Joyce 12/16/07
 CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

Michael G. Macon 1/10/08
 DIRECTOR DATE

OWNER'S CERTIFICATE

WE, TEN ACRES BUSINESS TRUST, A MARYLAND BUSINESS TRUST, BY MICHAEL G. MACON, VICE PRESIDENT, AND MICHAEL E. SILVERMAN, SECRETARY, 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: THE RIGHT TO LAY, CONSTRUCT AND MAINTAIN SEWER, DRAINS, WATER PIPES AND OTHER MUNICIPAL UTILITIES AND SERVICES, IN AND UNDER ALL ROADS AND STREET RIGHTS OF WAYS AND THE SPECIFIC EASEMENT SHOWN HEREON; THAT NO BUILDING OR SIMILAR STRUCTURE OF ANY KIND SHALL BE ERRECTED ON OR OVER THE SAID EASEMENTS AND RIGHT OF WAYS.

WITNESS MY OUR HANDS THIS 27 DAY OF NOVEMBER, 2007

TEN ACRES BUSINESS TRUST

Michael G. Macon Michael E. Silverman
 MICHAEL G. MACON, VICE PRESIDENT MICHAEL E. SILVERMAN, SECRETARY
 TEN ACRES BUSINESS TRUST TEN ACRES BUSINESS TRUST

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS A RE-SUBDIVISION OF ALL OF THE LAND CONVEYED BY HOWARD COUNTY GENERAL HOSPITAL, INC. TO TEN ACRES BUSINESS TRUST, BY DEED DATED JUNE 2, 2006 AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER: 10066, AT FOLIO: 604, THAT IT IS ALSO A RE-SUBDIVISION OF ALL OF PARCEL A-1 AND G-2, AS SHOWN ON A PLAT OF SUBDIVISION ENTITLED "COLUMBIA TOWN CENTER, SECTION 8, AREA 4, PARCELS A-1, G-1, AND G-2", AS RECORDED AMONG THE AFORESAID LAND RECORDS IN PLAT BOOK C.M.P. NO. 6074, AND THAT ALL MONUMENTS ARE IN PLACE OR WILL BE IN PLACE, IN ACCORDANCE WITH THE ANNOTATED CODE OF MARYLAND, AS AMENDED.

William A. Joyce 11.27.07
 WILLIAM A. JOYCE, P.E. DATE
 REGISTERED PROFESSIONAL LAND SURVEYOR
 MARYLAND REGISTRATION NO. 10874

PURPOSE STATEMENT

THE PURPOSE OF THIS PLAT IS: (1) TO ABANDON THE PUBLIC AND PRIVATE EASEMENTS AND RIGHTS OF WAY LABELED "A", "B", "E" AND "F", AND TO ESTABLISH PUBLIC AND PRIVATE EASEMENTS AND RIGHTS OF WAY LABELED "H" THROUGH "K" (SEE LEGEND ABOVE), TO COMBINE PARCELS "A-1" AND "G-2" INTO PARCEL "A-2", AND TO FIX THE BEARING AND DISTANCES ADJACENT TO PARCELS "D" AND "I".

RECORDED AS PLAT NUMBER 19657
 ON 11/09/07 AMONG THE
 LAND RECORDS OF HOWARD COUNTY, MARYLAND

PLAT OF RESUBDIVISION
COLUMBIA TOWN CENTER
 SECTION 8, AREA 4, PARCEL A-2
 A RESUBDIVISION OF PARCELS A-1 AND G-2
 COLUMBIA TOWN CENTER
 SECTION 8, AREA 4, PARCELS A-1, G-1 AND G-2
 AND RECORDED AS PLAT BOOK C.M.P. NO. 6074

5TH ELECTION DISTRICT
 HOWARD COUNTY, MARYLAND

TAX MAP NO. 35 GRID 5 PARCELS NO. 386 ZONED: NT-COMMERCIAL
 SCALE: 1"=100' DATE: 08-24-2007 SHEET 1 OF 1
 COUNTY FILE NO. F-08-53

F-08-53