

**COORDINATE TABLE**

PNT	NORTH	EAST	PNT	NORTH	EAST
334	495059.2980	076380.7249	701	494931.5073	076193.9746
336	495060.3495	076392.1768	702	494879.7433	076324.7156
337	495079.2254	076489.3606	703	494861.6187	076361.8887
338	495081.7854	076583.6673	704	494839.8767	076369.0656
339	495086.7972	076683.5664	705	494798.5430	076351.6944
340	495090.2149	076781.8470	706	494767.5781	076349.1516
341	495093.4701	076844.1320	707	494734.7541	076356.9752
342	495095.3818	076880.7121	708	494707.4400	076338.0715
343	495106.2300	076978.4519	4149	495184.2829	076381.3761
345	495097.6319	077078.4028	4150	495189.9364	076480.2146
346	495084.0859	077177.1379	4151	495194.2945	076580.4198
347	495074.7373	077277.6842	4152	495198.5476	076685.2336
348	495069.3039	077371.5771	4153	495196.9681	076782.9208
349	495057.4571	077467.2061	4154	495196.2160	076791.8893
350	495023.9027	077560.3463	4155	495188.2770	076886.5570
351	495014.2457	077610.9125	4156	495176.7783	076986.7997
352	495013.1804	077657.4303	4157	495174.4856	077085.7731
353	495017.1113	077760.3152	4158	495170.6887	077183.5805
354	495011.7108	077784.4688	4159	495169.7578	077182.6578
355	494995.4371	077857.2516	4160	495160.6239	077281.2356
356	494979.0860	077953.8881	4161	495146.2569	077379.7939
357	494989.2344	078061.3198	4162	495129.7522	077483.4887
438	494623.8314	077904.4178	4163	495129.4033	077585.0881
440	494644.3123	078061.9754	4164	495126.3882	077653.3215
442	494695.8426	078278.1711	4165	495110.8887	077681.6597
501	494601.7942	077006.7716	4166	495097.2782	077776.3869
680	494940.8049	078197.6558	4167	495089.0153	077833.8963
700	494984.1846	078124.0344	4168	495059.7662	078118.9806

**CURVE DATA TABULATION**

No. - No.	RADIUS	ARC	DELTA	TANGENT	CHORD BEARING & DISTANCE
440-438	760.00'	159.17'	12°00'00"	79.88'	S82°35'37"W 158.88'
700-701	165.00'	88.62'	30°46'23"	45.41'	S53°00'50"E 87.56'
702-703	270.00'	41.40'	08°47'05"	20.74'	S64°00'26"E 41.36'
705-706	50.00'	31.59'	36°12'06"	16.34'	S04°41'40"W 31.07'
708-442	714.00'	61.03'	04°53'51"	30.53'	S79°02'33"W 61.01'

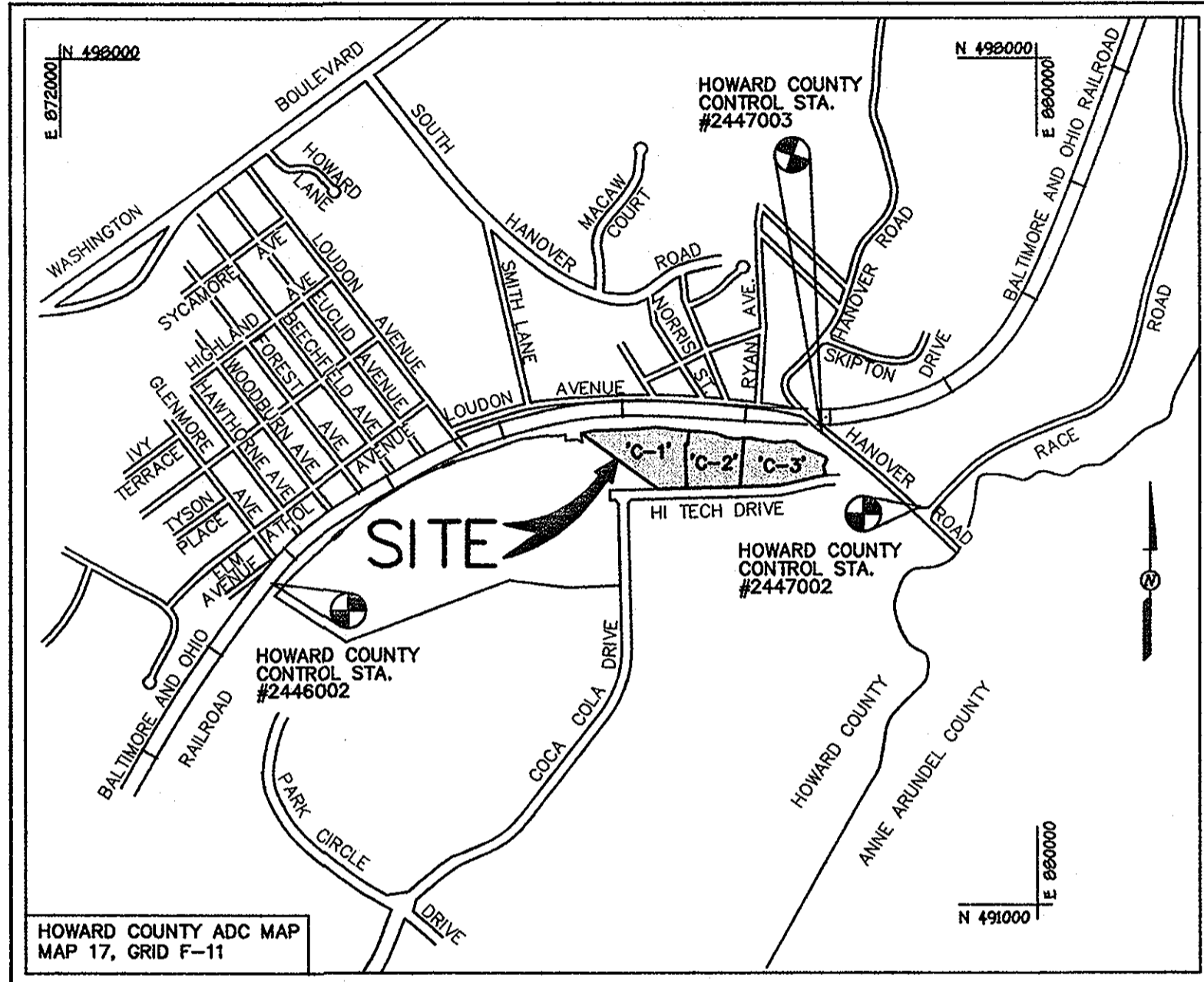
**GENERAL NOTES:**

- SUBJECT PROPERTY ZONED M-2 PER THE 2/02/04 COMPREHENSIVE ZONING PLAN AND THE COMP-LITE ZONING AMENDMENTS DATED 07-28-06.
- COORDINATES BASED ON NAD '27, MARYLAND COORDINATE SYSTEM AS PROJECTED BY HOWARD COUNTY GEODETIC CONTROL STATIONS No. 2447003 AND No. 2446002.
  - 2447003 N 494994.5460  
E 078209.6580  
N 493665.7900
  - 2446002 E 073726.1094
- THIS PLAT IS BASED ON FIELD RUN MONUMENTED BOUNDARY SURVEY PERFORMED ON OR ABOUT JULY 10, 1990 BY FISHER, COLLINS AND CARTER, INC.
- DENOTES IRON PIN SET CAPPED.
- DENOTES IRON PIPE OR IRON BAR FOUND.
- DENOTES ANGULAR CHANGE IN BEARING OF BOUNDARY OR RIGHTS-OF-WAY.
- DENOTES CONCRETE MONUMENT SET WITH ALUMINUM PLAT "F.C.C. 106".
- DENOTES STONE OR MONUMENT FOUND.
- DENOTES WETLAND AREAS.
- DENOTES EXISTING CENTERLINE OF STREAM
- 50.0 DENOTES APPROXIMATE ELEVATION OF 100 YEAR FLOOD LEVEL.
- DENOTES LIMITS OF 100 YEAR FLOODPLAIN.
- STORMWATER MANAGEMENT FOR THE ENTIRE SUBDIVISION WAS PROVIDED UNDER F-94-24. DETENTION FACILITIES WERE SIZED TO MANAGE ULTIMATE SITE CONDITIONS. EXISTING STRUCTURES ON PARCELS C-1, C-2 AND C-3 TO REMAIN. NO NEW BUILDINGS, EXTENSIONS OR ADDITIONS TO THE EXISTING STRUCTURES ARE TO BE CONSTRUCTED AT A DISTANCE LESS THAN THE ZONING REGULATION REQUIREMENTS.
- ALL PARCEL AREAS SHOWN HEREON ARE MORE OR LESS (±).
- PLAT SUBJECT TO PRIOR DEPARTMENT OF PLANNING AND ZONING FILE Nos: 5 91-19, WP-91-98, P 91-14, F-94-24, F-02-164, F-06-127, F-07-144 AND SDP-07-028.
- THIS PLAN IS SUBJECT TO WAIVER WP-91-98 DATED MARCH 15, 1991 WHICH APPROVED THE FOLLOWING:
  - SECTION 16.116.C.4 - TO PERMIT REMOVAL OF VEGETATIVE COVER AND/OR GRADING ON SPECIFIC STEEP SLOPES ADJACENT TO A FLOODPLAIN OR WETLAND, AND WITHIN SPECIFIC WETLANDS.
  - SECTION 16.116.C.6 - TO PERMIT REMOVAL OF VEGETATIVE COVER AND/OR GRADING WITHIN THE REQUIRED 25 FOOT WETLAND BUFFERS FOR ROAD CROSSINGS, STORMWATER MANAGEMENT AND SPECIFIC FUTURE DEVELOPMENT AREAS.
- IMPACT TO NONTIDAL WETLANDS & WATERWAYS WAS APPROVED ON JANUARY 13, 1994 BY MARYLAND DEPARTMENT OF NATURAL RESOURCES WATER RESOURCES ADMINISTRATION TRACKING No. 199101196 DIVISION No. 93-NT-0258.
- THIS PLAT IS IN COMPLIANCE WITH THE AMENDED FIFTH EDITION OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS.
- THE FLOODPLAIN STUDY AND WETLANDS DELINEATION WAS APPROVED UNDER P-91-14 ON OCTOBER 1, 1992.
- FINANCIAL SURETY FOR THE REQUIRED LANDSCAPING HAS BEEN POSTED AS PART OF THE DPW DEVELOPERS AGREEMENT FOR SDP-07-028 IN THE AMOUNT OF \$29,070.00.
- THIS PLAN IS EXEMPT FROM COMPLIANCE WITH THE REQUIREMENTS OF THE FOREST CONSERVATION ACT PER SUBDIVISION SECTION 16.1202 (b)(ii)(ii) BECAUSE THIS SUBDIVISION HAD PRELIMINARY PLANS (P 91-13 AND P 91-14) APPROVED PRIOR TO DECEMBER 31, 1992 AND THE SITE DEVELOPMENT PLAN, SDP-07-028 DOES NOT EXCEED THE LIMIT OF DISTURBANCE SHOWN ON P 91-13 OR P 91-14.

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.

*C. Patrick Creaney* 4/11/08  
C. PATRICK CREANEY, MANAGING MEMBER DATE  
CSG PATAPSCO, LLC

*Terrell A. Fisher* 4/15/08  
TERRELL A. FISHER, L.S. \*10692 DATE



**VICINITY MAP**  
SCALE: 1" = 1200'

**LEGEND**

- PRIVATE DRAINAGE & UTILITY EASEMENT
- PRIVATE INGRESS, EGRESS & ACCESS EASEMENT
- EXISTING PUBLIC 100 YEAR FLOODPLAIN, DRAINAGE & UTILITY EASEMENT
- EXISTING PUBLIC DRAINAGE & UTILITY EASEMENT
- EXISTING 20' PUBLIC SEWER & UTILITY EASEMENT
- EXISTING 20' PUBLIC WATER & UTILITY EASEMENT
- EXISTING WETLANDS

**OWNER & DEVELOPER**

CSG PATAPSCO, LLC  
5024 CAMPBELL BOULEVARD, SUITE D  
WHITE MARSH, MARYLAND 21236  
TEL. NO. (410) 933-2091

The Purpose Of This Plat Is To Resubdivide Parcel 'C', Creating Parcels 'C-1', 'C-2' And 'C-3', To Add A Private Drainage And Utility Easement And To Add A Private Ingress, Egress & Access Easement.

**Reservation Of Public Utility Easements**

\*Developer Reserves Unto Itself, Its Successors And Assigns, All Easements Shown On This Plan For Water, Sewer, Storm Drainage And Other Public Utilities, Located In, On, Over, And Through Parcels 'C-1', 'C-2' And 'C-3'. Any Conveyances Of The Aforesaid Parcels Shall Be Subject To The Easements Herein Reserved, Whether Or Not Expressly Stated In The Deed(s) Conveying Said Parcel(s). 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.\*

This subdivision is subject to Section 18.122B of the Howard County Code. Public water and public sewer service HAS BEEN GRANTED under the terms and provisions, THEREOF, EFFECTIVE MARCH 12, 2007, ON WHICH DATE DEVELOPER AGREEMENT J4-4423-D was FILED AND ACCEPTED.

**FISHER, COLLINS & CARTER, INC.**  
CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS  
CENTENNIAL SQUARE OFFICE PARK - 15772 BALTIMORE NATIONAL PIKE  
ELLICOTT CITY, MARYLAND 21042  
(410) 461 - 2955

**TOTAL AREA TABULATION**

TOTAL NUMBER OF BUILDABLE PARCELS TO BE RECORDED	3
TOTAL NUMBER OF OPEN SPACE PARCELS TO BE RECORDED	0
TOTAL NUMBER OF PARCELS TO BE RECORDED	3
TOTAL AREA OF BUILDABLE PARCELS TO BE RECORDED	15.641 AC.*
TOTAL AREA OF OPEN SPACE PARCELS TO BE RECORDED	0.000 AC.
TOTAL AREA OF PARCELS TO BE RECORDED	15.641 AC.*
TOTAL AREA OF ROADWAY TO BE RECORDED	0.000 AC.*
TOTAL AREA TO BE RECORDED	15.641 AC.*

APPROVED: For Public Water And Public Sewerage Systems In Conformance With The Master Plan Of Water And Sewerage For Howard County.

*B. Dylon for Pster Zsilensson* 6/16/08  
Howard County Health Officer Date

APPROVED: Howard County Department Of Planning And Zoning.

*Alvin Dammann* 5/20/08  
Chief, Development Engineering Division Date

*March M. Ayala* 4/15/08  
Director Date

**OWNER'S CERTIFICATE**

CSG Patapasco LLC, A Maryland Limited Liability Company By C. Patrick Creaney, Managing Member, 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 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, Urains, 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 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 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 The Said Easements And Rights-Of-Way. Witness My Hand This 14th Day Of April, 2008.

*C. Patrick Creaney*  
CSG Patapasco, LLC  
By C. Patrick Creaney, Managing Member

*Terrell A. Fisher*  
Witness

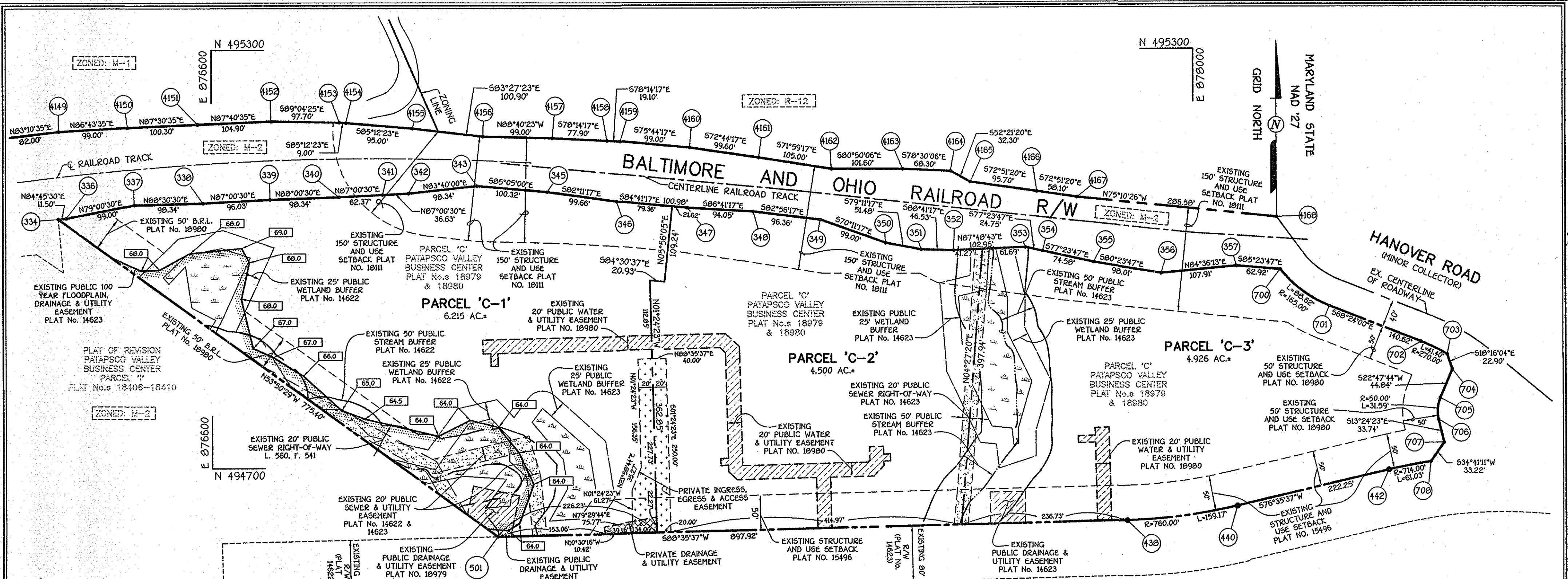
**SURVEYOR'S CERTIFICATE**

I Hereby Certify That The Final Plat Shown Hereon Is Correct; That It Is A Subdivision Of Part Of The Lands Conveyed By Patapasco Valley Development Corporation To CSG Patapasco, LLC By Deed Dated November 3, 2006 And Recorded Among The Land Records Of Howard County, Maryland In Liber No. 10356 At Folio 270, And That All Monuments Are In Place Or Will Be In Place Prior To Acceptance Of The Streets In The Subdivision By Howard County, Maryland As Shown, In Accordance With The Annotated Code Of Maryland, As Amended, And Monumentation Is In Accordance With The Howard County Subdivision Regulations.

*Terrell A. Fisher* 4/15/08  
Terrell A. Fisher, Professional Land Surveyor No. 10692 Date

RECORDED AS PLAT No. 20000 ON June 20, 2008 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

**PATAPSCO VALLEY BUSINESS CENTER**  
PARCELS C-1, C-2 & C-3  
(A Resubdivision Of Parcel C "Patapasco Valley Business Center", Plat Nos. 18979 & 18980)  
Zoning: M-2  
Tax Map No. 38 Grid 20  
Parcel No. 285  
First Election District  
Howard County, Maryland  
Scale: As Shown  
Date: February 14, 2008  
Sheet 1 of 2



This subdivision is subject to Section 10.122B of the Howard County Code. Public water and public sewer service HAS BEEN GRANTED under the terms and provisions, THEREOF, EFFECTIVE MARCH 12, 2007 ON WHICH DATE DEVELOPER AGREEMENT 14-4423-D was FILED AND ACCEPTED.

**AREA TABULATION**

TOTAL NUMBER OF BUILDABLE PARCELS TO BE RECORDED	3
TOTAL NUMBER OF OPEN SPACE PARCELS TO BE RECORDED	0
TOTAL NUMBER OF PARCELS TO BE RECORDED	3
TOTAL AREA OF BUILDABLE PARCELS TO BE RECORDED	15.641 AC.*
TOTAL AREA OF OPEN SPACE PARCELS TO BE RECORDED	0.000 AC.
TOTAL AREA OF PARCELS TO BE RECORDED	15.641 AC.*
TOTAL AREA OF ROADWAY TO BE RECORDED	0.000 AC.*
TOTAL AREA TO BE RECORDED	15.641 AC.*

THE REQUIREMENTS 3-100, 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.

*C. Patrick Creaney* 4/16/08  
 C. PATRICK CREANEY, MANAGING MEMBER  
 CSG PATAPSCO, LLC  
 DATE

*Terrell A. Fisher* 4/15/08  
 TERRELL A. FISHER, L.S. \*10692  
 DATE

**LEGEND**

- PRIVATE DRAINAGE & UTILITY EASEMENT
- PRIVATE INGRESS, EGRESS & ACCESS EASEMENT
- EXISTING PUBLIC 100 YEAR FLOODPLAIN, DRAINAGE & UTILITY EASEMENT
- EXISTING PUBLIC DRAINAGE & UTILITY EASEMENT
- EXISTING 20' PUBLIC SEWER & UTILITY EASEMENT
- EXISTING 20' PUBLIC WATER & UTILITY EASEMENT
- EXISTING WETLANDS

**Reservation Of Public Utility Easements**

"Developer Reserves unto itself, its Successors and Assigns, All Easements Shown On This Plan For Water, Sewer, Storm Drainage And Other Public Utilities, Located In, On, Over, And Through Parcels 'C-1', 'C-2' And 'C-3'. Any Conveyances Of The Aforesaid Parcels Shall be Subject To The Easements Herein Reserved, Whether Or Not Expressly Stated In The Deeds Conveying Said Parcel(s). 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 Deeds Of Easement In The Land Records Of Howard County."

**FISHER, COLLINS & CARTER, INC.**  
 CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS  
 CENTENNIAL SQUARE OFFICE PARK - 10272 BALTIMORE NATIONAL PIKE  
 ELKROTT CITY, MARYLAND 21042  
 (410) 461 - 2855

**OWNER & DEVELOPER**  
 CSG PATAPSCO, LLC  
 5024 CAMPBELL BOULEVARD, SUITE D  
 WHITE MARSH, MARYLAND 21236  
 TEL. NO. (410) 933-2091

APPROVED: For Public Water And Public Sewerage Systems In Conformance With The Master Plan Of Water And Sewerage For Howard County.

*B. Niyon for Peter Szilowen* 6/16/08  
 Howard County Health Officer 50 Date 7/20/08

APPROVED: Howard County Department Of Planning And Zoning

*W. H. Williams* 5/20/08  
 Chief, Development Engineering Division Date

*Markus K. Lytle* 6/16/08  
 Director Date

**OWNER'S CERTIFICATE**

CSG Patapsco LLC, A Maryland Limited Liability Company by C. Patrick Creaney, Managing Member, 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 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 Easement Areas 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 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 The Said Easements And Rights-Of-Way. Witness My Hand This 16th Day Of April, 2008.

*C. Patrick Creaney*  
 CSG Patapsco, LLC  
 By C. Patrick Creaney, Managing Member

*Terrell A. Fisher*  
 Witness

**SURVEYOR'S CERTIFICATE**

I Herby Certify That The Final Plat Shown Hereon Is Correct; That It Is A Subdivision Of Part Of The Lands Conveyed By Patapsco Valley Development Corporation To CSG Patapsco, LLC By Deed Dated November 3, 2006 And Recorded Among The Land Records Of Howard County, Maryland In Liber No. 10356 At Folio 270, And That All Monuments Are In Place Or Will Be In Place Prior To Acceptance Of The Streets In The Subdivision By Howard County, Maryland As Shown, In Accordance With The Annotated Code Of Maryland, As Amended, And Monumentation Is In Accordance With The Howard County Subdivision Regulations.

*Terrell A. Fisher* 4/15/08  
 Terrell A. Fisher, Professional Land Surveyor No. 10692 Date

RECORDED AS PLAT No. 20001 ON June 20, 2008 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

**PATAPSCO VALLEY BUSINESS CENTER**  
 PARCELS C-1, C-2 & C-3  
 (A Resubdivision Of Parcel C "Patapsco Valley Business Center", Plat Nos. 18979 & 18980)

Zoning: M-2  
 Tax Map No. 38 Grid 20  
 Parcel No. 205  
 First Election District  
 Howard County, Maryland

Scale: 1" = 100'  
 Date: February 14, 2008  
 Sheet 2 of 2