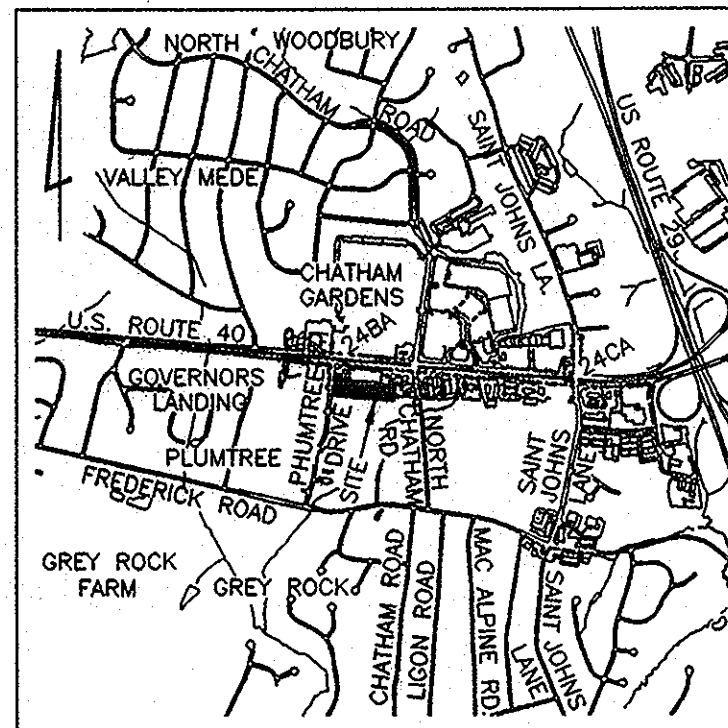


COORDINATE LIST		
POINT	NORTH	EAST
101	586534.86744	1359066.94702
102	586549.94940	1358897.60389
200	586534.63806	1359069.58365
201	586510.73268	1359067.45460
202	586510.28913	1359072.43488
203	586495.07564	1359119.26572
204	586464.88837	1359458.21412
205	586489.78981	1359460.43188
206	586482.82604	1359538.62239
207	586293.60892	1359521.39218
208	586350.74375	1358879.87141

GENERAL NOTES

- SUBJECT PROPERTY ZONED B-2TNC AS PER THE 2/02/04 COMPREHENSIVE ZONING PLAN AND THE COMP LITE ZONING AMENDMENTS EFFECTIVE 7/28/06.
- COORDINATES REFERENCED ARE BASED ON THE NAD 83 MARYLAND COORDINATE SYSTEM AS PROJECTED BY HOWARD COUNTY GEODETIC CONTROL.
STATION 24CA N 586506.1830 E 1381634.3120
STATION 24BA N 586783.2418 E 1359211.6558
- THIS PLAT IS BASED ON A FIELD RUN BOUNDARY SURVEY PERFORMED ON OR ABOUT FEBRUARY 6, 2002 BY MILDENBURG BOENDER & ASSOCIATES, INC.
- BRL DENOTES BUILDING RESTRICTION LINE.
- ⊙ DENOTES IRON PIPE OR IRON BAR FOUND.
- DENOTES ANGULAR CHANGE IN BEARING OF BOUNDARY OR RIGHT-OF-WAY.
- DENOTES CONCRETE MONUMENT FOUND.
- THERE ARE NO STEEP SLOPES ONSITE WITH A CONTIGUOUS AREA OF 20,000 SF OR GREATER.
- ALL AREAS ARE SHOWN MORE OR LESS (±).
- THE SUBDIVISION IS IN THE METROPOLITAN DISTRICT.
- STORMWATER MANAGEMENT QUANTITY ARE NOT REQUIRED FOR REDEVELOPMENT PROJECTS. STORMWATER MANAGEMENT QUALITY IS PROVIDED BY THE PROPOSED SANDFILTER SYSTEM. REV IS PROVIDED IN THE PROPOSED GRAVEL TRENCH. THE PROPOSED STORMWATER FACILITY TO BE PRIVATELY OWNED AND MAINTAINED BY PLUMTREE, LLC.
- THERE ARE NO HISTORIC SITES OR CEMETERIES ON THIS PROPERTY.
- PUBLIC WATER IS AVAILABLE THROUGH CONTRACT 44-4510-D
- PUBLIC SEWER IS AVAILABLE THROUGH CONTRACT 130-S.
- LANDSCAPING FOR THIS PARCEL WILL BE PROVIDED BY THE SITE DEVELOPMENT PLAN REQUIRED FOR ITS DEVELOPMENT.
- THERE ARE NO FLOODPLAINS, WETLANDS, WETLAND BUFFERS, STREAMS OR STREAM BUFFERS LOCATED ON THIS PARCEL.
- THERE ARE NO SPECIMEN TREES, OR OTHER MATURE VEGETATIVE COMMUNITIES LOCATED ON SITE.
- THE EXISTING STRUCTURES ARE TO REMAIN.
- A TRAFFIC STUDY WAS PREPARED BY THE TRAFFIC GROUP DATED MARCH 12, 2007.
- A NOISE STUDY IS NOT REQUIRED FOR THIS PROJECT.
- THIS PLAT OF REVISION THAT IS EXEMPT FROM THE REQUIREMENTS OF THE FOREST CONSERVATION ACT PER SECTION 16.1202(b)(1)(vii) OF THE HOWARD COUNTY CODE BECAUSE IT IS A PLAT OF REVISION/CORRECTION THAT DOES NOT CREATE ANY ADDITIONAL LOTS.
- STORMWATER MANAGEMENT QUANTITY ARE NOT REQUIRED FOR REDEVELOPMENT PROJECTS. STORMWATER MANAGEMENT QUALITY IS PROVIDED BY PROPOSED SANDFILTER SYSTEM. REV IS PROVIDED IN THE PROPOSED GRAVEL TRENCH. THE PROPOSED STORMWATER FACILITY TO BE PRIVATELY OWNED AND MAINTAINED PLUMTREE, LLC.
- THIS PLAN IS SUBJECT TO BA-05-037V, A VARIANCE PETITION, APPROVED MARCH 10, 2006, TO REDUCE THE REQUIRED 30' STRUCTURE AND USE SETBACK TO 9 FEET FOR A SERVICE DRIVE IN A B-2 (BUSINESS: GENERAL) ZONING DISTRICT, FILED PURSUANT TO SECTION 130.B.2 OF THE HOWARD COUNTY ZONING REGULATIONS. TO 13 FEET FOR AN OFFICE BUILDING. IN A B-1 (BUSINESS: LOCAL) ZONING DISTRICT. THE VARIANCE WILL APPLY ONLY TO THE USES, STRUCTURES, OR ADDITIONS TO THE PROPERTY. THE APPLICANT MUST OBTAIN BUILDING PERMIT WITHIN 2 YEARS OF THE DECISION AND ORDER; BY 03-10-08; OR THE VARIANCE IS CONSIDERED NULL AND VOID.
- DEVELOPER RESERVES UNTO ITSELF, ITS SUCCESSORS AND ASSIGNS, ALL EASEMENT SHOWN ON THIS PLAT FOR WATER, SEWER, STORM DRAINAGE, OTHER PUBLIC UTILITIES AND FOREST CONSERVATION (DESIGNATED AS "FOREST CONSERVATION AREA"), LOCATED IN, ON, OVER AND THROUGH LOTS/PARCELS, ANY CONVEYANCES OF THE AFORESAID LOTS/PARCELS SHALL BE SUBJECT TO THE EASEMENTS HEREIN RESERVED, WETHER OR NOT EXPRESSLY STATED IN THE DEED(S) CONVEYING SAID LOTS/PARCELS. DEVELOPER SHALL EXECUTE AND DELIVER DEEDS FOR EASEMENTS HEREIN RESERVED TO HOWARD COUNTY WITH A METES AND BOUND DESCRIPTION OF THE FOREST CONSERVATION AREA, UPON COMPLETION OF THE PUBLIC UTILITIES AND THEIR ACCEPTANCE BY HOWARD COUNTY AND IN THE CASE OF THE FOREST CONSERVATION EASEMENT(S), 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 DEVELOPER'S SURETY POSTED WITH SAID AGREEMENT. THE COUNTY SHALL ACCEPT THE EASEMENTS AND RECORD OF THE DEED(S) OF EASEMENT IN THE LAND RECORDS OF HOWARD COUNTY.



VICINITY MAP
SCALE 1" = 2000'
ADC MAP 12A8

ROBERT H. VOGEL ENGINEERING, INC.
8407 MAIN STREET
ELLCOTT CITY, MARYLAND 21043
410-461-7666

THE REQUIREMENTS OF J-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.

TOTAL NUMBER OF LOTS AND/OR PARCELS TO BE RECORDED 1
TOTAL AREA OF LOTS AND/OR PARCELS 2.63132 ACRES
TOTAL AREA OF ROADWAYS TO BE RECORDED INCLUDING WIDENING STRIPS 0
TOTAL AREA OF SUBDIVISION TO BE RECORDED 2.63132 ACRES

Todd M. Hill 4/02/08
TODD M. HILL DATE
PROFESSIONAL LAND SURVEYOR NO. 21351
William King 4/08/08
WILLIAM KING DATE
PLUMTREE LLC
WILLIAM KING, PRESIDENT

OWNER/DEVELOPER
PLUMTREE LLC
C/O WILLIAM KING
3410 PLUMTREE DRIVE
ELLCOTT CITY, MD. 21042
443-506-1075

THE PURPOSE OF THIS PLAT IS TO CREATE A 20' PUBLIC WATER & UTILITY EASEMENT.

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

B. Wilson for Peter Zeilensen 5/7/2008
HOWARD COUNTY HEALTH OFFICER *SD* DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

William King 4/25/08
CHIEF, DEVELOPMENT ENGINEERING DIVISION J.P. DATE
Meredith King 5/9/08
DIRECTOR *TCM* DATE

OWNER'S CERTIFICATE

WE, PLUMTREE, LLC, BY WILLIAM KING, MEMBER, OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY ADOPT THIS FINAL 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 SHOWN HEREON; 2) THE RIGHT TO REQUIRE DEDICATION FOR PUBLIC USE OF THE BEDS OF THE STREETS AND/OR ROADS, THE FLOOD PLAINS 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 STREET AND/OR ROADS AND FLOOD PLAINS, 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, 4) THAT NO BUILDING OR SIMILAR STRUCTURE OF ANY KIND SHALL BE ERECTED ON OR OVER THE SAID RIGHT-OF-WAYS.

WITNESS OUR HANDS THIS 20TH DAY OF APRIL, 2008.

William King
PLUMTREE, LLC
WILLIAM KING, MEMBER

Megan Brett
WITNESS

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS A SUBDIVISION OF ALL OF THE LANDS CONVEYED BY HOWARD VENTURE, LLC TO PLUMTREE, LLC BY A DEED DATED MAY 1, 2002 AND RECORDED IN LIBER 6173 AT FOLIO 647 AMONG THE LAND RECORDS OF HOWARD COUNTY,

I HEREBY CERTIFY THAT ALL MONUMENTS ARE IN 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 AND THAT THE BOUNDARIES ARE IN ACCORDANCE WITH THE HOWARD COUNTY SUBDIVISION REGULATIONS.

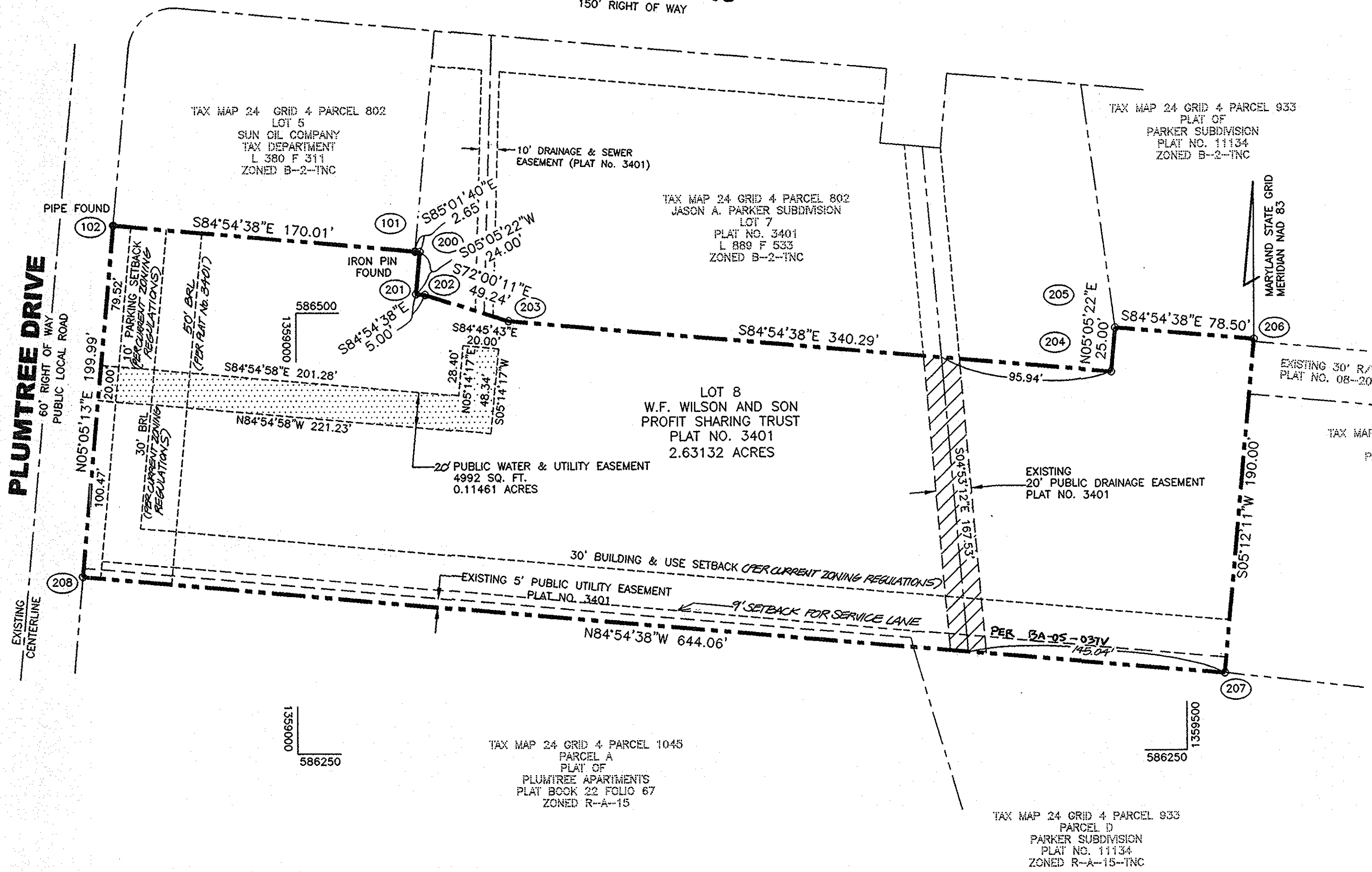
Todd M. Hill 4/02/08
TODD M. HILL DATE
PROFESSIONAL LAND SURVEYOR NO. 21351

RECORDED AS PLAT No. 19918 ON 5/14/08
AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

PLAT OF REVISION
W.F. WILSON AND SON
PROFIT SHARING TRUST

LOT 8, PLAT NO. 3401
TAX MAP 24 BLOCK 4 PARCEL 1115
SECOND ELECTION DISTRICT
HOWARD COUNTY MARYLAND
ZONED: B-2TNC
DPZ REF.: WP-03-156, WP-05-19, WP-06-78,
BA-05-037V, SDP-07-016
SCALE 1" = 50' APRIL 18, 2008
SHEET 1 OF 2
50' 0 50' 100' 150'

U.S. ROUTE 40
150' RIGHT OF WAY



ROBERT H. VOGEL ENGINEERING, INC.
8407 MAIN STREET
ELLCOTT CITY, MARYLAND 21043
410-461-7666

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Todd M. Hill 4/07/08
TODD M. HILL DATE
PROFESSIONAL LAND SURVEYOR NO. 21351
William King 4/08/08
WILLIAM KING DATE
WILLIAM KING, PRESIDENT

OWNER/DEVELOPER
PLUMTREE LLC
C/O WILLIAM KING
3410 PLUMTREE DRIVE
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443-506-1075

THE PURPOSE OF THIS PLAT IS TO CREATE
A 20' PUBLIC WATER & UTILITY EASEMENT

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

B. Nelson for Peter Beilenson 5/7/2008
HOWARD COUNTY HEALTH OFFICER *so* 10/8 DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

William King 4/25/08
CHIEF, DEVELOPMENT ENGINEERING DIVISION J.P. DATE
Mark A. Wright 5/9/08
DIRECTOR DATE

OWNER'S CERTIFICATE

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WITNESS OUR HANDS THIS 08TH DAY OF APRIL, 2008

William King
WILLIAM KING, MEMBER

Megan Brett
WITNESS

SURVEYOR'S CERTIFICATE

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Todd M. Hill 4/07/08
TODD M. HILL DATE
PROFESSIONAL LAND SURVEYOR NO. 21351

RECORDED AS PLAT No. 19919 ON 5/11/08
AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

**PLAT OF REVISION
W.F. WILSON AND SON
PROFIT SHARING TRUST**

LOT 8, PLAT NO. 3401
TAX MAP 24 BLOCK 4 PARCEL 1115
SECOND ELECTION DISTRICT
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ZONED: B-2TNC

DPZ REF.: WP-03-156, WP-05-19, WP-06-78,
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SCALE 1" = 50' APRIL 18, 2008

