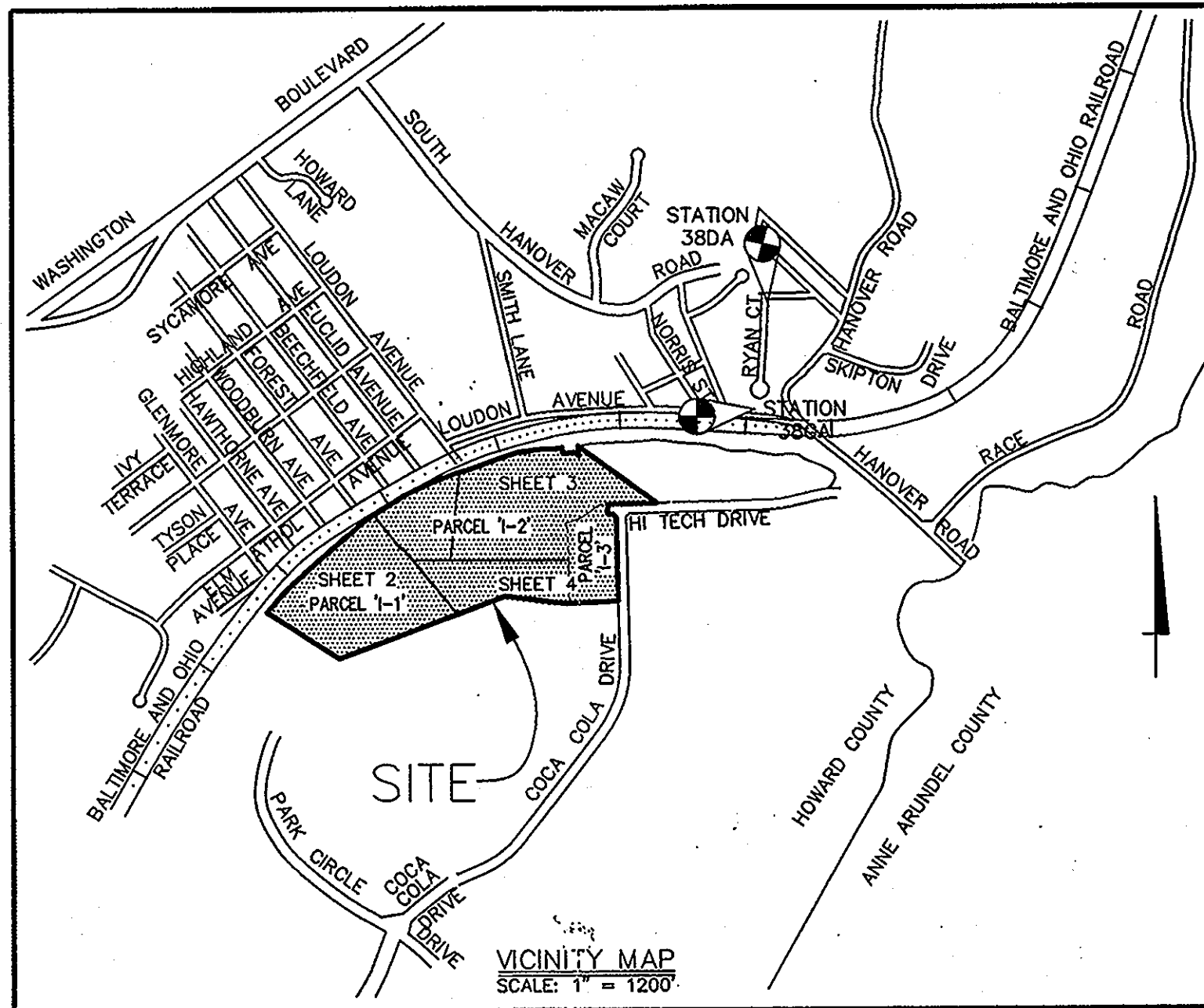


COORDINATE TABLE					
PNT	NORTH	EAST	PNT	NORTH	EAST
45	555,731.15	1,388,806.16	2695	555,262.26	1,389,074.19
47	554,106.85	1,386,892.54	2696	555,237.87	1,389,099.80
157	554,426.22	1,387,735.09	3149	554,897.58	1,387,872.33
164	554,484.99	1,386,318.87	3158	554,897.59	1,388,746.04
216	554,530.41	1,386,356.96	4118	554,564.57	1,386,195.75
217	554,612.41	1,386,424.51	4119	554,647.45	1,386,283.63
218	554,685.39	1,386,496.18	4120	554,711.66	1,386,350.06
219	554,749.02	1,386,564.98	4121	554,777.93	1,386,419.11
220	554,816.55	1,386,637.35	4122	554,849.82	1,386,494.67
221	554,879.72	1,386,707.46	4123	554,918.37	1,386,568.09
222	554,946.94	1,386,785.43	4124	554,987.92	1,386,643.81
223	555,010.80	1,386,857.57	4125	555,049.20	1,386,717.31
224	555,068.68	1,386,925.29	4126	555,110.87	1,386,798.92
225	555,137.81	1,387,009.84	4127	555,172.20	1,386,888.06
226	555,202.30	1,387,076.00	4128	555,223.23	1,386,963.52
227	555,259.52	1,387,159.99	4129	555,275.80	1,387,056.14
228	555,313.16	1,387,247.47	4130	555,329.74	1,387,128.18
229	555,364.07	1,387,328.88	4131	555,382.89	1,387,207.92
230	555,412.16	1,387,405.04	4132	555,433.23	1,387,297.46
231	555,457.72	1,387,494.40	4133	555,483.00	1,387,389.80
232	555,501.12	1,387,587.39	4134	555,526.88	1,387,461.19
233	555,541.14	1,387,679.37	4135	555,573.28	1,387,544.08
234	555,572.86	1,387,761.91	4136	555,617.64	1,387,631.80
235	555,575.56	1,387,770.74	4137	555,669.46	1,387,732.10
236	555,600.62	1,387,852.78	4138	555,714.18	1,387,825.55
237	555,628.79	1,387,943.54	4139	555,724.01	1,387,853.57
238	555,661.62	1,388,037.62	4140	555,748.06	1,387,923.87
239	555,697.35	1,388,134.52	4141	555,775.43	1,388,019.91
240	555,731.01	1,388,228.31	4142	555,795.18	1,388,114.26
243	555,760.83	1,388,317.49	4143	555,810.69	1,388,211.32
244	555,772.76	1,388,418.41	4144	555,834.42	1,388,313.50
245	555,786.94	1,388,516.38	4145	555,866.51	1,388,405.03
334	555,808.38	1,388,799.08	4146	555,885.82	1,388,501.42
501	555,350.90	1,389,425.11	4147	555,910.25	1,388,606.61
506	495036.5540	876186.7670	4148	555,923.61	1,388,718.31
569	554,566.81	1,389,116.29	4149	555,933.36	1,388,799.73
575	554,548.79	1,388,687.38	4150	555,939.01	1,388,898.56
576	554,609.11	1,388,211.39	4151	555,943.37	1,388,998.77
590	555,757.74	1,388,768.02	4152	555,947.62	1,389,103.58
591	555,748.05	1,388,674.62	4153	555,946.05	1,389,201.26
592	555,794.20	1,388,669.83	4154	555,945.29	1,389,210.23
660	554,897.59	1,389,108.16	4155	555,937.36	1,389,304.89
2692	555,341.25	1,389,032.24	4156	555,925.86	1,389,405.13
2694	555,261.27	1,389,034.21	4157	555,923.57	1,389,504.10

GEODETIC CONTROL STATION 38DA  
 N = 556796.2929  
 E = 1390221.4861  
 SF = 0.999965347  
 Conv. = 0°10'21"

GEODETIC CONTROL STATION 38GA  
 N = 555,897.3157  
 E = 1,390,132.1323  
 SF = 0.999965108  
 Conv. = 0°10'20"



GENERAL NOTES:

- SUBJECT PROPERTY ZONED M-2 PER 2/02/04 COMPREHENSIVE ZONING PLAN.
- GRID NORTH AND THE STATE PLANE COORDINATES GIVEN HEREON ARE BASED ON THE NORTH AMERICAN DATUM (NAD), 1983, AND ARE REFERRED TO HOWARD COUNTY CONTROL SURVEY MONUMENTS NUMBER 38DA AND 38GA. AN AVERAGE COMBINED SCALE FACTOR OF 0.99996440 AND AN AVERAGE CONVERGENCE ANGLE OF 00°10'02" SHOULD BE USED FOR THIS SITE. DISTANCES SHOWN ALONG PROPERTY LINES, ETC., ARE PROJECT DISTANCES. TO OBTAIN MARYLAND STATE PLANE DISTANCES, MULTIPLY THE DISTANCE SHOWN BY THE COMBINED SCALE FACTOR.
- THIS PLAT IS BASED ON FIELD RUN MONUMENTED BOUNDARY SURVEY PERFORMED ON OR ABOUT JULY 2007 BY ROBERT H. VOGEL ENGINEERING, INC.
- DENOTES IRON ROD SET CAPPED.
- DENOTES IRON PIPE OR IRON BAR FOUND.
- DENOTES ANGULAR CHANGE IN BEARING OF BOUNDARY OR RIGHTS-OF-WAY.
- DENOTES CONCRETE MONUMENT FOUND WITH ALUMINUM PLATE "F.C.C. 106".
- DENOTES STONE OR MONUMENT FOUND.
- DENOTES WETLAND AREAS.
- DENOTES EXISTING CENTERLINE OF STREAM
- DENOTES APPROXIMATE ELEVATION OF 100 YEAR FLOOD LEVEL.
- DENOTES LIMITS OF 100 YEAR FLOODPLAIN.
- STORMWATER MANAGEMENT FOR THE ENTIRE SUBDIVISION WAS PROVIDED UNDER F94-24. DETENTION FACILITIES WERE SIZED TO MANAGE ULTIMATE SITE CONDITIONS.
- A TREE MAINTENANCE EASEMENT, TEN FEET IN WIDTH, RUNNING ALONG THE EDGE OF THE PUBLIC ROAD RIGHT-OF-WAY AS SHOWN ON THIS PLAT OF SUBDIVISION IS RESERVED UPON ALL PARCELS FRONTING ON THE SAID PUBLIC ROAD RIGHT-OF-WAY. THIS EASEMENT ALLOWS HOWARD COUNTY THE RIGHT TO ACCESS THE PROPERTY, WHEN NECESSARY, FOR THE SPECIFIC PURPOSE OF INSTALLATION, REPAIR AND MAINTENANCE OF COUNTY-OWNED TREES LOCATED WITHIN THE BOUNDARIES OF PRIVATE PARCELS. NO BUILDING OR STRUCTURE OF ANY KIND SHALL BE LOCATED ON OR OVER THE SAID EASEMENT AREA.
- ALL PARCEL AREAS SHOWN HEREON ARE MORE OR LESS (±).
- PLAT SUBJECT TO PRIOR DEPARTMENT OF PLANNING AND ZONING FILE NOS; F 94-24, F-02-164, F-05-149, F-06-230 AND AA-05-015, SDP-05-153
- 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-NI-0858.
- 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.
- THIS RESUBDIVISION PLAT IS EXEMPT FROM COMPLIANCE WITH SECTION 16.124 OF THE HOWARD COUNTY CODE AND LANDSCAPE MANUAL BECAUSE IT DOES NOT PROPOSE ANY DEVELOPMENT AND THE THREE PARCELS WERE LANDSCAPED IN ACCORDANCE WITH APPROVED SDP-05-153.
- THE FOREST CONSERVATION OBLIGATION FOR PARCELS 1-1, 1-2 AND 1-3 WAS MET BY APPROVED SDP-05-153 (THAT WAS FOR DEVELOPMENT OF PARCEL 1 BEFORE THIS RESUBDIVISION) BY PROVIDING AN ONSITE RETENTION FOREST CONSERVATION EASEMENT OF 0.72 AC. AND MAKING A FEE-IN-LIEU PAYMENT OF \$18,295.20 TO THE HOWARD COUNTY FOREST CONSERVATION FUND FOR THE REMAINING OBLIGATION OF 0.84 AC. OR REFORESTATION.
- 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 11-14-00 ON WHICH DATE DEVELOPER AGREEMENT 14-3342-D WAS FILED AND ACCEPTED.
- RESERVATION OF PUBLIC UTILITY EASEMENTS  
 THE 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 PARCEL 1, PLAT 18406-18410. 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.
- THE PROPERTY SHOWN HEREON IS SUBJECT TO THAT CERTAIN DECLARATION OF USE, DATED JUNE 13, 2008, AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER 11257, FOLIO 158
- THE CONDOMINIUM REGIME KNOWN AS PATAPSCO VALLEY BUSINESS CENTER PARCEL 1 LAND CONDOMINIUM (THE CONDOMINIUM), AND FORMERLY COMPRISED OF THE PROPERTY SHOWN HEREON, WAS TERMINATED PURSUANT TO THAT CERTAIN TERMINATION AGREEMENT ENTERED INTO BY AND BETWEEN THE UNDERSIGNED OWNERS, AS THE SOLE UNIT OWNERS THEREUNDER, DATED AS OF EVEN DATE HERewith, AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IMMEDIATELY PRIOR HERETO. PURSUANT TO SAID TERMINATION AGREEMENT, THE OWNER OF FORMER LAND UNIT NO. 2, AS SHOWN AND DESCRIBED ON THAT CERTAIN LAND CONDOMINIUM PLAT FOR THE CONDOMINIUM RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND AS PLAT NO. 19985-19988 (THE CONDOMINIUM PLAT), SHALL REMAIN THE SOLE AND EXCLUSIVE OWNER OF THAT PORTION OF THE PROPERTY HEREBY RE-DESIGNATED AS PARCEL 1-1; THE OWNER OF FORMER LAND UNIT NO. 1 AND LAND UNIT NO. 3, AS SHOWN AND DESCRIBED ON THE CONDOMINIUM PLAT, SHALL REMAIN THE SOLE AND EXCLUSIVE OWNER OF THAT CERTAIN PORTION OF THE PROPERTY HEREBY RE-DESIGNATED AS PARCEL 1-2 AND PARCEL 1-3.
- NO CLEARING, GRADING, DISTURBANCE, CONSTRUCTION OR DUMPING IS PERMITTED WITHIN THE WETLAND LIMITS, WETLAND AND STREAM BUFFERS, FLOOD PLAINS AND FOREST CONSERVATION EASEMENT.
- NOTE #40 FROM SDP-05-153 READS AS FOLLOWS:  
 "REF. AA-05-015, AN ADMINISTRATIVE ADJUSTMENT FROM SECTION NOTE #28 CONTINUES ON SHEET 5 OF 5.

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.

*William D. Barker* 9-11-2008  
 WILLIAM D. BARKER  
 PROFESSIONAL LAND SURVEYOR NO. 10074

*Rob Rhee* 9-17-2008  
 CROSSROADS VENTURE LLC

BY: LINCOLN-CROSSROADS LLC, ITS MANAGING MEMBER  
 BY: LINCOLN NON-MEMBER MANAGER, INC., ITS MANAGER

BY: *Dani S. Nichols*

*Rob Rhee* 10/31/2008  
 RHEES HANOVER, LLC, ROBIN RHEE

BY: *RHEES HANOVER, LLC*

TOTAL AREA TABULATION FOR ALL SHEETS				
	SHEET 2	SHEET 3	SHEET 4	TOTAL
TOTAL NUMBER OF BUILDABLE PARCELS TO BE RECORDED	1.25	0.78	0.97	3
TOTAL NUMBER OF NON-BUILDABLE PARCELS TO BE RECORDED	0	0	0	0
TOTAL NUMBER OF OPEN SPACE PARCELS TO BE RECORDED	0	0	0	0
TOTAL NUMBER OF PARCELS TO BE RECORDED	1.16	0.45	1.39	3
TOTAL AREA OF BUILDABLE PARCELS TO BE RECORDED	26.6694 AC.±	16.7643 AC.±	20.8436 AC.±	64.2773 AC.±
TOTAL AREA OF NON-BUILDABLE PARCELS TO BE RECORDED	0.000 AC.	0.000 AC.	0.000 AC.	0.000 AC.
TOTAL AREA OF OPEN SPACE PARCELS TO BE RECORDED	0.000 AC.	0.000 AC.	0.000 AC.	0.000 AC.
TOTAL AREA OF PARCELS TO BE RECORDED	26.6694 AC.±	16.7643 AC.±	20.8436 AC.±	64.2773 AC.±
TOTAL AREA OF ROADWAY TO BE RECORDED	0.000 AC.	0.000 AC.	0.000 AC.	0.000 AC.
TOTAL AREA TO BE RECORDED	26.6694 AC.±	16.7643 AC.±	20.8436 AC.±	64.2773 AC.±

PARCEL AREA TABULATION	
PARCEL 1-1	20.8099 AC.±
PARCEL 1-2	37.0912 AC.±
PARCEL 1-3	6.3762 AC.±

**OWNER & DEVELOPER**  
 CROSSROADS VENTURE LLC  
 C/O LINCOLN PROPERTY COMPANY  
 101 CONSTITUTION AVENUE, N.W.  
 SUITE 600 EAST  
 WASHINGTON, D.C. 20001

**OWNER**  
 RHEES HANOVER, LLC  
 7461 COCA COLA DRIVE  
 HANOVER, MD 21076

**ROBERT H. VOGEL ENGINEERING, INC.**  
 8407 MAIN STREET  
 ELLICOTT CITY, MARYLAND  
 21043-4897  
 410-461-7666

OWNER'S CERTIFICATE

WE, CROSSROADS VENTURE LLC, BY LINCOLN-CROSSROADS LLC, ITS MANAGING MEMBER, BY LINCOLN NON-MEMBER MANAGER, INC., ITS MANAGER, OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON, AND RHEES HANOVER, LLC, OWNERS OF THE PROPERTY 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 THE SPECIFIC EASEMENT AREAS 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 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 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 ERRECTED ON OR OVER THE SAID EASEMENTS AND RIGHTS-OF-WAY, WITNESS OUR HANDS THIS 17th DAY OF SEPTEMBER, 2008

*William D. Barker*  
 CROSSROADS VENTURE LLC  
 BY: LINCOLN-CROSSROADS LLC, ITS MANAGING MEMBER  
 BY: LINCOLN NON-MEMBER MANAGER, INC., ITS MANAGER

*Rob Rhee*  
 WITNESS

*William D. Barker*  
 WITNESS

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS A SUBDIVISION OF THE LAND CONVEYED BY PATAPSCO VALLEY DEVELOPMENT CORPORATION TO CROSSROADS VENTURE, LLC, BY DEED DATED FEBRUARY 28, 2005 AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER 9033, FOLIO 003, AND THAT IT IS A SUBDIVISION OF THE LAND CONVEYED BY CROSSROADS VENTURE, LLC TO RHEES HANOVER, LLC BY DEED DATED JUNE 20, 2008 AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY MARYLAND IN LIBER 11278, FOLIO 218, 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, MARYLAND, AS SHOWN, IN ACCORDANCE WITH THE ANNOTATED CODE OF MARYLAND, AS AMENDED, AND MONUMENTATION IS IN ACCORDANCE WITH THE HOWARD COUNTY SUBDIVISION REGULATIONS.

*William D. Barker*  
 WILLIAM D. BARKER  
 PROFESSIONAL LAND SURVEYOR NO. 10074  
 DATE 9-11-08

THE PURPOSE OF THIS PLAT IS TO RESUBDIVIDE PARCEL "1" INTO NEW PARCELS 1-1, 1-2, AND 1-3.

RECORDED AS PLAT No. 20445 ON 2/6/09  
 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

PLAT OF RESUBDIVISION  
**PATAPSCO VALLEY BUSINESS CENTER  
 PARCEL 1-1, 1-2 & 1-3**

A RESUBDIVISION OF PARCEL 1 SHOWN ON THE PLAT OF PATAPSCO VALLEY BUSINESS CENTER PARCEL "1"  
 RECORDED AS PLAT NOS. 18406-18410  
 ZONING: M-2  
 TAX MAP 38 PARCELS 284 AND 285  
 FIRST ELECTION DISTRICT, HOWARD COUNTY, MARYLAND  
 SEPTEMBER, 2008

SHEET 1 OF 5

F-08-106





GRID NORTH  
MARYLAND STATE PLANE COORDINATE SYSTEM

AREA TABULATION

TOTAL NUMBER OF BUILDABLE PARCELS TO BE RECORDED	39.0% OF PARCEL 1-2 + PARCEL 1-3
TOTAL NUMBER OF OPEN SPACE PARCELS TO BE RECORDED	0
TOTAL NUMBER OF PARCELS TO BE RECORDED	39.0% OF PARCEL 1-2 + PARCEL 1-3
TOTAL AREA OF OPEN SPACE PARCELS TO BE RECORDED	0 AC.±
TOTAL AREA OF PARCELS TO BE RECORDED	20.8436 AC.±
TOTAL AREA OF ROADWAY TO BE RECORDED	0 AC.±
TOTAL AREA TO BE RECORDED	20.8436 AC.±

N 555,250  
E 1,387,650

MATCH LINE SEE SHEET 3

20' PUBLIC WATER & UTILITY EASEMENT  
PLAY No. 18404

MATCH LINE SEE SHEET 2

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.

*William D. Barker* 9-11-2008  
WILLIAM D. BARKER DATE  
PROFESSIONAL LAND SURVEYOR NO. 10074

*William D. Barker* 9-17-2008  
CROSSROADS VENTURE LLC DATE  
BY: LINCOLN-CROSSROADS LLC, ITS MANAGING MEMBER  
BY: LINCOLN NON-MEMBER MANAGER, INC., ITS MANAGER

*Barri S. Nichols*  
BY: *Barri S. Nichols*  
RHEES HANOVER, LLC ROBIN RHEE DATE

*Robin Rhee* 10/31/2008  
BY: *Robin Rhee*  
RHEES HANOVER, LLC

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

*Howard County Health Officer* 1/22/09  
HOWARD COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

*Chad Edwards* 1-8-9  
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

*Robin Rhee* 1/2/09  
DIRECTOR DATE

OWNER'S CERTIFICATE

WE, CROSSROADS VENTURE LLC, BY LINCOLN-CROSSROADS LLC, ITS MANAGING MEMBER, BY LINCOLN NON-MEMBER MANAGER, INC., ITS MANAGER, OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON, AND RHEES HANOVER, LLC, OWNERS OF THE PROPERTY 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 THE SPECIFIC EASEMENT AREAS 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 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 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 ERRECTED ON OR OVER THE SAID EASEMENTS AND RIGHTS-OF-WAY, WITNESS OUR HANDS THIS 17TH DAY OF SEPTEMBER, 2008

*William D. Barker*  
CROSSROADS VENTURE LLC  
BY: LINCOLN-CROSSROADS LLC, ITS MANAGING MEMBER  
BY: LINCOLN NON-MEMBER MANAGER, INC., ITS MANAGER  
*Robin Rhee*  
RHEES HANOVER, LLC, ROBIN RHEE  
WITNESS  
*Barri S. Nichols*

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS A SUBDIVISION OF THE LAND CONVEYED BY PATAPSCO VALLEY DEVELOPMENT CORPORATION TO CROSSROADS VENTURE, LLC, BY DEED DATED FEBRUARY 28, 2005 AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER 9033, FOLIO 003, AND THAT IT IS A SUBDIVISION OF THE LAND CONVEYED BY CROSSROADS VENTURE, LLC TO RHEES HANOVER, LLC BY DEED DATED JUNE 20, 2008 AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY MARYLAND IN LIBER 11278, FOLIO 218, 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, MARYLAND, AS SHOWN, IN ACCORDANCE WITH THE ANNOTATED CODE OF MARYLAND, AS AMENDED, AND MONUMENTATION IS IN ACCORDANCE WITH THE HOWARD COUNTY SUBDIVISION REGULATIONS.

*William D. Barker*  
WILLIAM D. BARKER DATE  
PROFESSIONAL LAND SURVEYOR NO. 10074 9-11-08

THE PURPOSE OF THIS PLAT IS TO RESUBDIVIDE PARCEL "I" INTO NEW PARCELS 1-1, 1-2, AND 1-3.

RECORDED AS PLAT No. 20448 ON 2/16/09  
AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

PLAT OF RESUBDIVISION  
PATAPSCO VALLEY BUSINESS CENTER  
PARCEL 1-1, 1-2 & 1-3

A RESUBDIVISION OF PARCEL I SHOWN ON THE PLAT OF PATAPSCO VALLEY BUSINESS CENTER PARCEL "I"  
RECORDED AS PLAT NOS. 18406-18410  
ZONING: M-2  
TAX MAP 38 PARCELS 284 AND 285  
FIRST ELECTION DISTRICT, HOWARD COUNTY, MARYLAND  
SEPTEMBER, 2008  
SCALE: 1" = 100'  
SHEET 4 OF 5  
100' 0 100' 200' 300'  
GRAPHIC SCALE  
F-08-186

HI TECH DRIVE

80' R/W  
(PLAT No. 14622)

PARCEL 'G'  
PATAPSCO VALLEY  
BUSINESS CENTER  
PLAT No. 15495

COCA COLA DRIVE

R/W  
(PLAT No. 14625)

OWNER & DEVELOPER  
CROSSROADS VENTURE LLC  
C/O LINCOLN PROPERTY COMPANY  
101 CONSTITUTION AVENUE, N.W.  
SUITE 600 EAST  
WASHINGTON, D.C. 20001

OWNER  
RHEES HANOVER, LLC  
7461 COCA COLA DRIVE  
HANOVER, MD 21076

ROBERT H. VOGEL ENGINEERING, INC.  
8407 MAIN STREET  
ELLCOTT CITY, MARYLAND  
21043-4897  
410-461-7666

LEGEND

- DENOTES IRON ROD SET CAPPED. CAP EMBOSSED "PROP MARK 212047".
- DENOTES IRON PIPE OR IRON BAR FOUND.
- ∠ DENOTES ANGULAR CHANGE IN BEARING OF BOUNDARY OR RIGHTS-OF-WAY.
- DENOTES CONCRETE MONUMENT FOUND WITH ALUMINUM PLATE "F.C.C. 106".
- DENOTES STONE OR MONUMENT FOUND.
- ▨ DENOTES WETLAND AREAS.
- DENOTES EXISTING CENTERLINE OF STREAM
- DENOTES APPROXIMATE ELEVATION OF 100 YEAR FLOOD LEVEL.
- DENOTES LIMITS OF 100 YEAR FLOODPLAIN.
- ▨ 20' PUBLIC WATER & UTILITY EASEMENT PLAT NO. 18404
- ▨ FOREST CONSERVATION EASEMENT PLAT NO. 18404

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CONSENT, SUBORDINATION, AND JOINDER OF TRUSTEES AND BENEFICIARIES

GUARANTY BANK, AS THE BENEFICIARY UNDER THAT CERTAIN INDEMNITY DEED OF TRUST, SECURITY AGREEMENT AND FIXTURE FILING DATED AS OF DECEMBER 30, 2005, AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER 9737, FOLIO 13 (THE "INDEMNITY DEED OF TRUST"), JOINS IN THE EXECUTION OF THIS SUBDIVISION PLAT FOR THE PURPOSES OF CONSENTING TO THE LEGAL OPERATION AND EFFECT OF THE SUBDIVISION PLAT AND SUBORDINATING THE LIEN OF SAID INDEMNITY DEED OF TRUST TO THE SUBDIVISION PLAT.

BENEFICIARY: GUARANTY BANK

*Judi Cook* BY *William D. Barker* V.P. TITLE  
WITNESS

CONSENT, SUBORDINATION, AND JOINDER OF TRUSTEES AND BENEFICIARIES

THE SAEHAN BANK, BENEFICIARY UNDER AND PURSUANT TO A CERTAIN PURCHASE MONEY DEED OF TRUST, DATED AS OF JUNE 27, 2008, RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER 11278, 225 (THE "DEED OF TRUST"), JOINS IN THE EXECUTION OF THIS SUBDIVISION PLAT FOR THE PURPOSES OF CONSENTING TO THE LEGAL OPERATION AND EFFECT OF THE SUBDIVISION PLAT AND SUBORDINATING ALL OF ITS RESPECTIVE RIGHT, TITLE, AND INTEREST UNDER SAID PURCHASE MONEY DEED OF TRUST TO THE SUBDIVISION PLAT AND THE REAL PROPERTY DESCRIBED THEREIN TO THE SUBDIVISION PLAT, AND DIRECTS THE TRUSTEES TO JOIN HEREIN TO SUBJECT AND SUBORDINATE ITS LEGAL INTEREST TO THE TERMS HEREOF.

*[Signature]* TRUSTEE BY: *N.L. [Signature]* V.P. & L.M. TITLE  
WITNESS

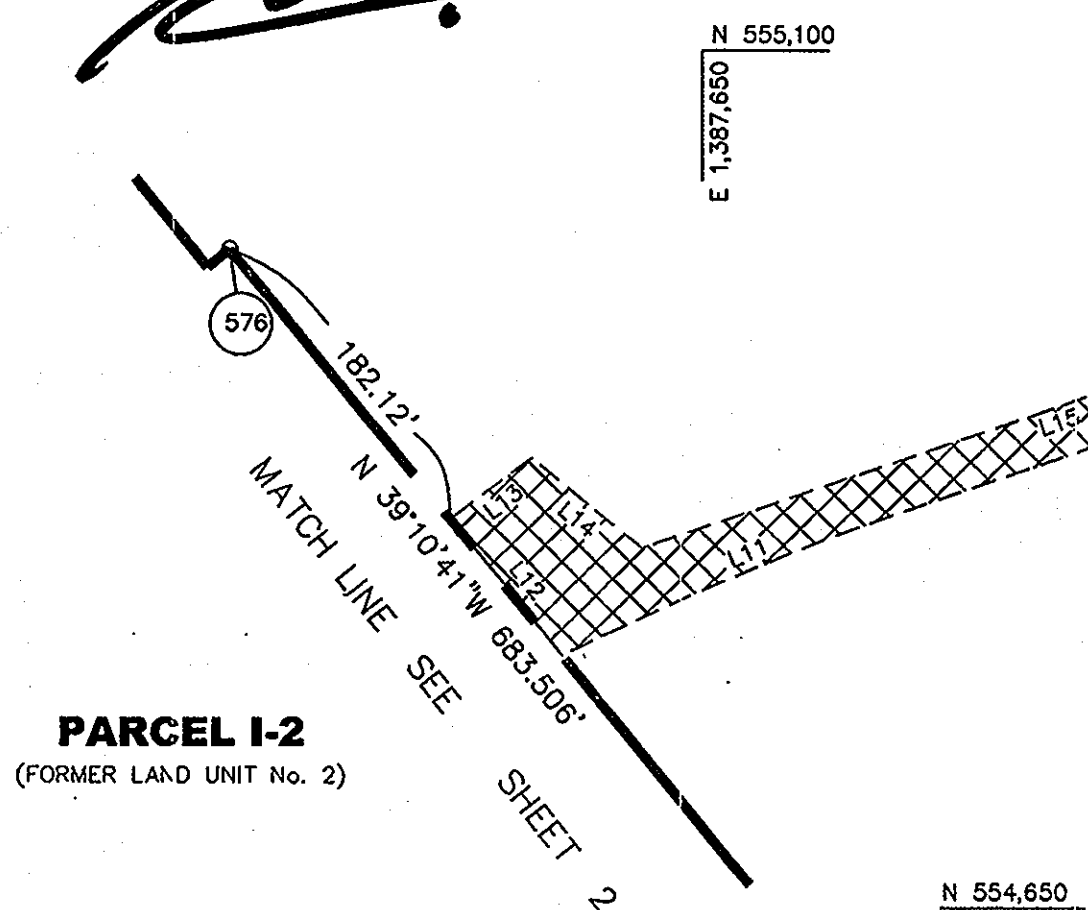
BENEFICIARY: THE SAEHAN BANK

*[Signature]* BY *[Signature]* V.P. & L.M. TITLE  
WITNESS

COURSE	BEARING	DISTANCE	COURSE	BEARING	DISTANCE
L1	S 01°24'26" E	44.000'	L16	RAD: 134.835'	ARC: 20.776'
L2	S 88°20'54" W	13.806'		TAN: 10.409'	CA: 8'49'42"
L3	RAD: 150.000'	ARC: 89.988'	L17	N 79°43'22" E	90.729'
	TAN: 46.394'	CA: 34°22'22"	L18	N 72°18'59" E	132.370'
	CHD: S 71°09'43" W	88.644'	L19	N 73°03'31" E	439.821'
L4	S 53°58'32" W	64.319'	L20	N 16°56'29" W	18.340'
L5	RAD: 301.533'	ARC: 100.021'	L21	N 73°03'31" E	69.319'
	TAN: 50.474'	CA: 19°00'19"	L22	S 16°56'29" E	18.340'
	CHD: S 63°33'21" W	99.563'	L23	N 73°03'31" E	17.324'
L6	S 73°03'31" W	599.239'	L24	RAD: 266.533'	ARC: 80.812'
L7	RAD: 250.000'	ARC: 29.078'		TAN: 40.718'	CA: 17°22'19"
	TAN: 14.556'	CA: 6°39'51"		CHD: N 64°22'22" E	80.503'
	CHD: S 76°23'27" W	29.062'	L25	N 34°18'47" W	18.340'
L8	S 79°43'22" W	430.599'	L26	N 54°07'13" E	43.737'
L9	RAD: 200.003'	ARC: 30.838'	L27	S 36°01'28" E	18.340'
	TAN: 15.449'	CA: 8°50'03"	L28	N 53°58'32" E	18.340'
	CHD: S 75°18'21" W	30.807'	L29	N 36°01'28" E	18.340'
L10	S 70°53'19" W	283.314'	L30	N 53°58'32" E	18.340'
L11	RAD: 1800.000'	ARC: 706.716'	L31	RAD: 93.340'	ARC: 55.996'
	TAN: 103.019'	CA: 75°12'28"		TAN: 28.889'	CA: 34°22'22"
	CHD: S 66°57'35" W	205.556'		CHD: N 71°09'43" E	55.180'
L12	N 39°10'41" W	92.730'			
L13	N 52°40'01" E	43.010'	L32	N 88°16'05" E	34.95'
L14	S 50°20'22" E	74.560'	L33	S 01°39'06" E	18.340'
L15	N 70°53'19" E	451.262'			

PARCEL I-2  
(FORMER LAND UNIT No. 1)

PARCEL I-3  
(FORMER LAND UNIT No. 3)



LEGEND

- DENOTES IRON ROD SET CAPPED. CAP EMBOSSED "PROP MARK 212047".
- DENOTES IRON PIPE OR IRON BAR FOUND.
- ◌ DENOTES ANGULAR CHANGE IN BEARING OF BOUNDARY OR RIGHTS-OF-WAY.
- DENOTES CONCRETE MONUMENT FOUND WITH ALUMINUM PLATE "F.C.C. 106".
- DENOTES STONE OR MONUMENT FOUND.
- DENOTES WETLAND AREAS.
- DENOTES EXISTING CENTERLINE OF STREAM
- DENOTES APPROXIMATE ELEVATION OF 100 YEAR FLOOD LEVEL.
- DENOTES LIMITS OF 100 YEAR FLOODPLAIN.
- ▨ 20' PUBLIC WATER & UTILITY EASEMENT PLAT NO. 18404
- ▩ FOREST CONSERVATION EASEMENT PLAT NO. 18404
- ▧ USE-IN-COMMON ACCESS EASEMENT PLAT NO. 19985-19988

AREA TABULATION

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

GENERAL NOTE #28, CONTINUED FROM SHEET 1 OF 5.

123.D.2.c. OF THE ZONING REGULATIONS TO REDUCE THE 150 FOOT STRUCTURE AND USE SETBACK FROM A RESIDENTIAL DISTRICT TO 120 FEET FOR CAR PARKING, TRAILER STORAGE, DRIVEWAY, AND RETAINING WALLS, AS AUTHORIZED UNDER THE ADMINISTRATIVE ADJUSTMENT PROCEDURE, SECTION 100.F.1.; GRANTED MAY 23, 2005, SUBJECT TO THE FOLLOWING CONDITIONS:

1. THE PETITIONER SHALL COMPLY WITH ALL APPLICABLE FEDERAL, STATE, AND COUNTY LAWS AND REGULATIONS.
2. THE GRANTED ADMINISTRATIVE ADJUSTMENT SHALL APPLY SOLELY TO THE PROPOSED CAR PARKING, TRAILER STORAGE, DRIVEWAY, AND RETAINING WALLS AS DEPICTED ON THE ADMINISTRATIVE ADJUSTMENT PLAN SUBMITTED BY THE PETITIONER AND NOT TO ANY OTHER STRUCTURE, ADDITION, BUILDING OR USE.
3. A BUILDING PERMIT APPLICATION FOR THE DISTRIBUTION CENTER DEVELOPMENT SHALL BE OBTAINED WITHIN TWO YEARS FROM THE DATE OF THIS ORDER AND SUBSTANTIAL CONSTRUCTION SHALL BE COMPLETED WITHIN THREE YEARS. THE PETITIONER SHALL SUBMIT A COPY OF THIS DECISION AND ORDER WITH THE BUILDING PERMIT.
4. THIS DECISION AND ORDER SHALL BE MAINTAINED IN THE OWNERS' PROPERTY RECORDS AND SHALL BE TRANSFERRED TO ANY SUCCEEDING OWNER OF THE PROPERTY.

OWNER & DEVELOPER  
CROSSROADS VENTURE LLC  
C/O LINCOLN PROPERTY COMPANY  
101 CONSTITUTION AVENUE, N.W.  
SUITE 600 EAST  
WASHINGTON, D.C. 20001

OWNER  
RHEES HANOVER, LLC  
7461 COCA COLA DRIVE  
HANOVER, MD 21076

ROBERT H. VOGEL ENGINEERING, INC.  
8407 MAIN STREET  
ELLCOTT CITY, MARYLAND  
21043-4897  
410-461-7666

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.

*William D. Barker* 9-11-2008  
WILLIAM D. BARKER  
PROFESSIONAL LAND SURVEYOR NO. 10074

*[Signature]* 9/18/08  
CROSSROADS VENTURE LLC  
BY: LINCOLN-CROSSROADS LLC, ITS MANAGING MEMBER  
BY: LINCOLN NON-MEMBER MANAGER, INC., ITS MANAGER

BY: *BARI S. NICHOLS*

*[Signature]* 10/31/2008  
RHEES HANOVER, LLC ROBIN RHEE

BY: *RHEES HANOVER, LLC*

OWNER'S CERTIFICATE

WE, CROSSROADS VENTURE LLC, BY LINCOLN-CROSSROADS LLC, ITS MANAGING MEMBER, BY LINCOLN NON-MEMBER MANAGER INC., ITS MANAGER, OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON, AND RHEES HANOVER, LLC, OWNERS OF THE PROPERTY 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 THE SPECIFIC EASEMENT AREAS 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 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 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 ERRECTED ON OR OVER THE SAID EASEMENTS AND RIGHTS-OF-WAY, WITNESS OUR HANDS THIS 17TH DAY OF SEPTEMBER, 2008

*[Signature]*  
CROSSROADS VENTURE LLC  
BY: LINCOLN-CROSSROADS LLC, ITS MANAGING MEMBER  
BY: LINCOLN NON-MEMBER MANAGER, INC., ITS MANAGER

*[Signature]*  
WITNESS

*[Signature]*  
RHEES HANOVER, LLC ROBIN RHEE

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS A SUBDIVISION OF THE LAND CONVEYED BY PATAPSCO VALLEY DEVELOPMENT CORPORATION TO CROSSROADS VENTURE, LLC, BY DEED DATED FEBRUARY 28, 2005 AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER 9033, FOLIO 003, AND THAT IT IS A SUBDIVISION OF THE LAND CONVEYED BY CROSSROADS VENTURE, LLC TO RHEES HANOVER, LLC BY DEED DATED JUNE 20, 2008 AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY MARYLAND IN LIBER 11278, FOLIO 218, 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, MARYLAND, AS SHOWN, IN ACCORDANCE WITH THE ANNOTATED CODE OF MARYLAND, AS AMENDED, AND MONUMENTATION IS IN ACCORDANCE WITH THE HOWARD COUNTY SUBDIVISION REGULATIONS.

*William D. Barker*  
WILLIAM D. BARKER  
PROFESSIONAL LAND SURVEYOR NO. 10074  
DATE 9-11-2008

THE PURPOSE OF THIS PLAT IS TO RESUBDIVIDE PARCEL "1" INTO NEW PARCELS I-1, I-2, AND I-3.

RECORDED AS PLAT No. 20449 ON 2/10/09  
AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

PLAT OF RESUBDIVISION  
PATAPSCO VALLEY BUSINESS CENTER  
PARCEL I-1, I-2 & I-3

A RESUBDIVISION OF PARCEL 1 SHOWN ON THE PLAT OF PATAPSCO VALLEY BUSINESS CENTER PARCEL "1"  
RECORDED AS PLAT NOS. 18406-18410  
ZONING: M-2  
TAX MAP 38 PARCELS 284 AND 285  
FIRST ELECTION DISTRICT, HOWARD COUNTY, MARYLAND

SEPTEMBER, 2008

SCALE: 1" = 100'  
100' 0 100' 200' 300'

GRAPHIC SCALE

SHEET 5 OF 5

04-121 SURV.dwg \RESUB\COMMON\PLT5-83.DWG