U.S. Equivalent Curve Data Chart Coordinate Table Pnt-Pnt Radius Arc Length Delta Tangent Chord Bearing And Distance 439-441 840.00° 175.93 12°00'00° 88.29° N82°35'37"E 175.61° The Requirements \$3-100. The Real Property Article, Annotated Code Of Maryland, 1988 Replacement Volume, (As Supplemented) As Far As They POINT NORTH EAST 66 493853.0887 877298.8193 443-665 634.00' 229.75' 20°45'47" 116.15' N86°58'30"E 228.50' Relate To The Making Of This Plat And The Setting Of Markers Have 265 493904.4168 876775.8171 Been Complied With. 286 493915.1227 877211.8174 Reservation Of Public Utility Easements 287 493902.6309 877313.9792 366 494170.0397 878306.9426 "Developer Reserves Unto Itself, Its Successors And Assigns, All 367 494170.0369 878292.7049 Easements Shown On This Plan For Water, Sewer, Storm Drainage CSG Patansco, LLC 368 494285.8414 878036.8647 And Other Public Utilities, Located In, On, Over, And Through Parcels By: C. Patrick Creaney, Managing Membe 370 494243.2041 877576.8363 'G-1', 'G-2' And 'G-3'. Any Conveyances Of The Aforesaid Parcels Shall Be Subject To The Easements Herein Reserved. Whether Or Not 372 494171.7120 877408.2161 Expressly Stated In The Deed(s) Conveying Said Parcel(s). Developer 373 494137.1262 077305.7353 Terrell A. Fisher, L.S. •10692 Shall Execute And Deliver Deeds For The Easements Herein Reserved 439 494543.8555 877906.3812 To Howard County. Upon Completion Of The Public Utilities And 878080.5239 494566.4922 Their Acceptance By Howard County. The County Shall Accept The 494618.0225 878296.7196 Easements And Record The Deed(s) Of Easement in The Land 460 494516.3454 876785.8022 Records Of Howard County." 494490.7393 876761.4233 493444.4037 077332.6129 HO. CO. MON. #2446002 553 493456.0922 076706.0230 N 494000 . Match Line See Sheet 2 Motor Line Only. 554 493431.7133 876812.4298 N 494000 665 494630.0799 878524.8967 Existing 20' Public Sewer Right-Of-Way Liber 530, Folio 349-Plat 14625 Match Line Only General Notes Continued: Nota bot line /583°01'44'E (285) 102.92 N00°35'36"E 436.13" 21. This Plat is Exempt From Compliance With The Requirements Of The Forest Conservation Act Per Subdivision Section 16.1202(bXiii), Because This Subdivision Existing Public Stor Water Management Drainage & Utility Easement 517°00'51"W 51.01' Existing 10' Public Tree Maintenance Easement Plat Nos. 17951 & 17952 Had Preliminary Plan (P-91-13 And P-91-14) Approval Prior To December 31, 1992, It Does Not Propose Any Development, And The Approved Site Development Plan. 5DP-07-031. For The Development Of Parcel 'G'. Did Not Exceed The LOD Shown On Plat No. 14625 & Utility Easement 22. Impact To Non-Tidal Wetlands And Waterways Was Approved On January 13, 1994 By Maryland Department Of Natural Resources Water Resources Administration Tracking No. 1991011196 Division No. 93-NT-0858. General Notes: S (66) Ca 23. The Floodplain Study And Wetlands Delineation Was Approved Under P-91-14 On isting 80' R/W) Vat No. 14625) 3. This Plat is Based On Field Run Monumented Boundary Survey Performed On Or About July 10, 1990 By Fisher, Collins & Carter, Inc. 4. B.R.L. Denotes Building Restriction Line. 5. Denotes Iron Pin Set With Cap "F.C.C. 106". PATAPSCO VALLEY BUSINESS CENIER PARCELS 'G' & 'H' PLAT NOS. 17951 & 17952 <u>eaend</u> Utility Easement Plat No. 14625 -Year floodplain. Drainage & Utility Existing Public 100 Year Floodplain, PARKSIDE WAREHOUSE Part Of Drainage & Utility Easement CONDOMINIUMS Parcel 'G-1' RESUBDIVISION OF SUBDIVIDED Drive Existing Public Drainage & UNII: 109 /Total Area 12.404 Ac* (THIRD AMENDMENT Utility Easement PLAT NO. 18433 Existing 20' Public Sewer & Utility Easement TAX MAP 38 TAX PARCEL 287 Existing 20' Public Water ZONED: M-2 & Utility Easement Existing Colonial Pipeline Right-of-way Of Undefined Width अध्यक्ष्य Existing Wetlands Rebar & Cap Previously Set "F.C.C. Management And Specific Future Development Areas. 13. All Parcel Areas Are More Or Less (*). 14. Landscaping Provided Per Approved 5DP-07-031. 15. Previous Department Of Planning And Zoning File Numbers: F-94-24, 5-91-19, P-91-13, P-91-14, WP-91-90, F-02-164, F-05-167 And F-06-084. 16. There Are No Existing Structures Located On Parcels G-1, G-2 And G-3. Existing 20' Private Drainage & Utility Easement 106" Existing 20' Private Revertible (553) Slope Grading Easement Existing 20' Private Revertible Slope Grading Easement Plat No. 14625 520.34 Existing 20' Private 58 Storm Drain & Utility Existing Public Stormwater ∠tasement —— Piat No. 17546 Management, Drainage & Utility Rebar & Cap Existing Private Ingress & Egress By Adjacent Property Of Shallow Run Existing 20' Public Water & Utility Existing 10' Public Tree Previously Set "F.C.C. Maintenance Easement Easement (Plat No. 17951) Existing Public 50' Stream Buffer PATAPSCO VALLEY BUSINESS CENTER PROPERTY OF N 493300 STATE OF MARYLAND DEPARIMENT OF FORESIS ---WB--- Existing Public 25' Wetlands Buffer PARCEL H AND PARKS PLAT NO. 17951 HOWARD COUNTY-TAX MAP 38 TAX PARCEL 287 L. 390, F. 489 Sheet Area Tabulation ANNE ARUNDEL COUNTY--ZONED: M-2 L. 1219, F. 227 Sheet 1 Sheet 2 Totals ZONED: M-2 Total Number Of Buildable Parcels To Be Recorded Total Number Of Open Space Lots To Be Recorded Total Number Of Lots/Parcels To Be Recorded FISHER. COLLINS & CARTER, INC. otal Area Of Buildable Parcels To Be Recorded 5.771 Ac. 16.314 Ac. 22.085 Ac. <u>Owner & Developer</u> Total Area Of Open Space Lots To Be Recorded 0.000 Ac.* 0.000 Ac.* 0.000 Ac.* CSG Patapsco, LLC 5.77i Ac.* 16.314 Ac.* 22.005 Ac.* Total Area Of Lots/Parcels To Be Recorded centennal square office pask – 10272 Balthore national pice ellicott city, Maryland 21042 5024 Campbell Boulevard, Suite D Total Area Of Roadway To Be Recorded 0.000 Ac. 0.000 Ac. 0.000 Ac. White Marsh, Maryland 21236 Total Area To Be Recorded 5.771 Ac.* 16.314 Ac.* 22.005 Ac.* Tel. No. (410) 933-2091 APPROVED: For Public Water And Public Sewerage Systems OWNER'S CERTIFICATE SURVEYOR'S CERTIFICATE Howard County Health Department. CSG Patapsco, LLC, A Maryland Limited Liability Company By C. Patrick Creaney, Managing Member, Owner Of The I Hereby Certify That The Final Plat Shown Hereon To The Best Of My 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

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 7 Day Of April, 2009.

Other Municipal Utilities And Services In And Under All Roads And Street Rights-Of-Way And The Specific Easement Areas

Knowledge 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.

of Man, Terrell A. Fisher, Professional Land Surveyor No. 10692

HO. CO. MON. \$2447003 HI TECH DRIVE Ho. Co. ADC Map Map 17, Grid G-10 Vicinity Map

Scale: 1" = 1200'

1. Subject Property Zoned M-2 Per 2/02/04 Comprehensive Zoning Plan

And The "Comp Lite" Zoning Amendments Effective 7/28/06. 2. Coordinates Based On Nad '27, Maryland Coordinate System As Projected By Howard County Geodetic Control Stations No. 2447002 And No. 2447003. Station No. 2447002 North 494376.0470 East 879030.1730 Station No. 2447003 North 494994.5460 East 878209.6580

Denotes Iron Pipe Or Iron Bar Found.

O Denotes Angular Change in Bearing Of Boundary Or Rights-Of-Way.

Denotes Concrete Monument Set With Cap "F.C.C. 106".

Denotes Concrete Monument Or Stone Found.

Stormwater Management For The Entire Subdivision Was Provided Under F-94-24. Detention Facilities Were Sized To Manage Ultimate Site Conditions.
 No Grading. Removal Of Vegetative Cover Or Trees, Paving And New Structures Shall Be

Permitted Within The Limits Of Wetlands, Stream(s). Or Their Required Buffers, Floodplain And Forest Conservation Easement Areas Except As Noted In The Waiver Cited Below:

12. This Plat is Subject To Waiver WP-91-90 Dated March 15, 1991 Which Approved The Following:

a) Section 16.116.C.4 - To Permit Removal Of Vegetative Cover And/Or Grading On Specific Steep Slopes Adjacent To A Flood Plain Or Wetland And Within Specific Wetlands.

b) Section 16.116.C.6 - To Permit Removal Of Vegetative Cover And/Or Grading Within The Required Twenty Five Foot (25) Wetland Buffers For Road Crossings, Storm Water

17. No Cemeteries Exists On This Site Based On Upon A Visual Site Visit And An

Examination Of The Howard County Cemetery Inventory Map.

18. This Plat Is In Compliance With The Amended Fifth Edition Of The Subdivision And Land
Development Regulations Per Council Bill 45-2003 And The Zoning Regulations As Amended By Council Bill 75-2003. Development Or Construction On These Parcels Must Comply With Setback And Buffer Regulations In Effect At The Time Of Submission Of The Site Development Plan, Waiver Petition Application, Or Building/Grading Permit And Per The Comp-Lite Zoning Regulations Dated July 28, 2006.

19. Water And Sewer Service To These Parcels Will Be Granted Under The Provisions Of Section 18.1228 Of The Howard County Code.

20. Public Water And Sewerage Allocation Will Be Granted At The Time Of Issuance Of The

Building Permit If Capacity Is Available At The Time.

Purpose Statement

The Purpose Of This Plat Is To Resubdivide Parcel 'G', As Shown On Plats Entitled "Plat Of Revision, Patapsco Valley Business Center, Parcels 'G' & 'H'" And Recorded As Plat Nos. 17951 & 17952, Creating New Parcels 'G-1', 'G-2' And 'G-3'.

RECORDED AS PLAT No. 20545 ON 51109 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

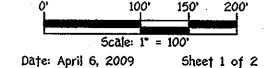
Patapsco Valley Business Center Parcels 'G-1', 'G-2' And 'G-3'

(A Resubdivision Of Parcel 'G', As Shown On Plats Entitled "Plat Of Revision, Patapsco Valley Business Center, Parcels 'G' & 'H'"

And Recorded Among The Land Records Of Howard County,

Maryland As Plat Nos. 17951 & 17952)

Zoned: M-2 Tax Map: 38 Parcel: 285 Grid: 20 First Election District Howard County, Maryland



APPROVED: Howard County Department Of Planning And Zoning

By C. Patrick Creaney, Managing Member

