

COORDINATE TABLE		
①	551211.74	1362337.26
②	551305.63	1362408.39
③	551145.61	1362619.62
④	551011.18	1362517.78
⑤	550976.58	1362512.47
⑥	550981.34	1362436.79

PART OF PARCEL A-27
GATEWAY COMMERCE CENTER
PLAT NOS. 10538-10543

LANDS N/F
SNOWDEN SQUARE RETAIL CENTER
ASSOCIATION, INC.
LIBER 3049 FOLIO 719
TM 42-6-A-27

PARCEL A-23
GATEWAY COMMERCE CENTER
PLAT NOS. 10538-10543

LANDS N/F
DEODES FAMILY LIMITED
PARTNERSHIP
LIBER 10050 FOLIO 203
TM 42-6-513-A23

PARCEL A-36
GATEWAY COMMERCE CENTER
PLAT NO. 10805

LANDS N/F
MORRISON RESTAURANTS INC.
LIBER 3046 FOLIO 141
TM 42-6-513-A36

PARCEL A-22
GATEWAY COMMERCE CENTER
PLAT NOS. 10538-10543

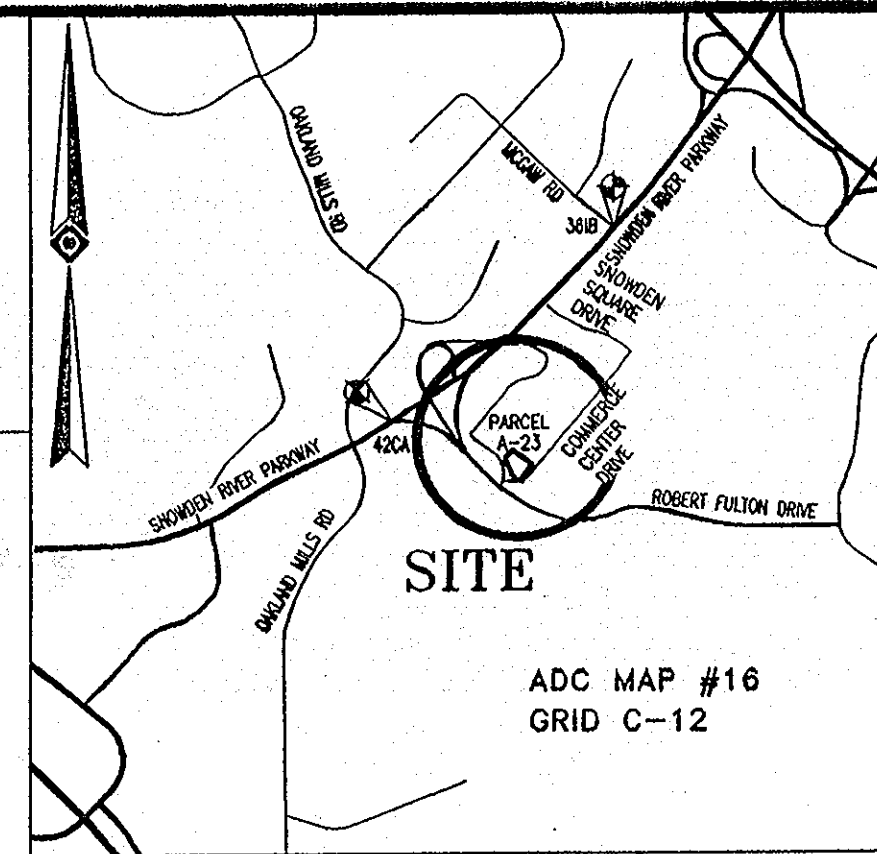
LANDS N/F
BOND VI DELAWARE BUSINESS
TRUST
LIBER 3327 FOLIO 68
TM 42-6-513-A22

PART OF PARCEL A-27
GATEWAY COMMERCE CENTER
PLAT NOS. 10538-10543

LANDS N/F
SNOWDEN SQUARE RETAIL CENTER
ASSOCIATION, INC.
LIBER 3049 FOLIO 719
TM 42-6-513-A27

LEGEND

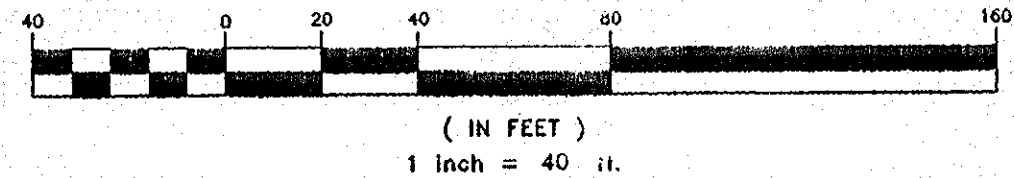
- REBAR WITH CAP SET UNLESS OTHERWISE NOTED
- EX EXISTING



GENERAL NOTES

1. THE SUBJECT PROPERTY IS ZONED B-2 PER THE HOWARD COUNTY COMPREHENSIVE ZONING PLAN DATED 2/2/04.
2. THERE ARE NO WETLANDS, STREAMS OR FLOODPLAIN LOCATED ON THIS PARCEL.
3. WATER AND SEWER SERVICE TO THESE LOTS WILL BE GRANTED UNDER THE PROVISIONS OF SECTION 18.122.B OF THE HOWARD COUNTY CODE. PUBLIC WATER AND SEWER ALLOCATION WILL BE GRANTED AT THE TIME OF THE ISSUANCE OF THE BUILDING PERMIT IF CAPACITY IS AVAILABLE AT THAT TIME.
4. NO NEW BUILDINGS, EXTENSIONS OR ADDITIONS TO THE EXISTING STRUCTURES LOCATED HEREON ARE TO BE CONSTRUCTED AT A DISTANCE LESS THAN CURRENT ZONING REGULATIONS REQUIRE.
5. COORDINATES ARE BASED ON NAD 83, MARYLAND COORDINATE SYSTEM AS PROJECTED BY HOWARD COUNTY GEODETIC CONTROL STATIONS MON 361B & MON 42CA
6. THIS PLAT IS BASED ON A FIELD RUN MONUMENTED BOUNDARY SURVEY COMPLETED 8/29/07 BY BOHLER ENGINEERING.
7. AREA'S SHOWN HEREON ARE "MORE OR LESS".
8. NO BURIAL GROUNDS OR CEMETERIES EXIST ON SITE.
9. DEVELOPER RESERVES UNTO ITSELF, IT SUCCESSORS AND ASSIGNS, ALL EASEMENTS SHOWN ON THIS PLAT FOR WATER, SEWER, STORM DRAINAGE AND OTHER PUBLIC UTILITIES LOCATED IN, OVER AND THROUGH PARCEL G. ANY AND ALL CONVEYANCES OF AFORESAID LOT SHALL BE SUBJECT TO THE EASEMENTS HEREIN RESERVED, WHETHER OR NOT EXPRESSLY STATED IN THE DEED CONVEYING SAID LOT. DEVELOPER SHALL EXECUTE AND DELIVER DEED 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.
10. THIS PLAT IS EXEMPT FROM THE FOREST CONSERVATION REQUIREMENTS BECAUSE IT IS A REVISION PLAT THAT DOES NOT CREATE ANY NEW LOTS IN ACCORDANCE WITH SECTION 16.1202 (b)(i)(vii) OF THE HOWARD COUNTY CODE.
11. RELATED FILE APPLICATIONS: SDP-92-113, SDP-92-49, F-92-1001, F-92-140, 2B-915, S-84-44, S-85-55, F-88-91, F-87-96, F-85-55, VP-84-150, VP-85-34, F-90-175, VP-85-35, VP-86-81, VP-88-17, WP-88-63, WP-90-141, AA-91-15, S-92-10, F-92-15, F-92-57, F-92-136, WP-92-80, WP-92-113, WP-92-171, SDP-08-110.

GRAPHIC SCALE



BOHLER ENGINEERING
22630 DAVIS DRIVE, SUITE 200
STERLING, VIRGINIA 20164
703.904.8400 - 703.904.9797 FAX
www.bohlerengineering.com

NEW JERSEY PENNSYLVANIA NEW YORK VIRGINIA MASSACHUSETTS MARYLAND FLORIDA

AREA TABULATION CHART

A. TOTAL NUMBER OF LOTS AND OR PARCELS TO BE RECORDED:

Buildable	1
Non-buildable	0
Open Space	0
Preservation parcels	0

B. TOTAL AREA OF LOTS AND/OR PARCELS:

PARCEL A-23: 50,086 S.F. OR 1.1498 AC.±

C. TOTAL AREA: 1.1498 AC.±

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

[Signature] 7/14/09
Chief, Development Engineering Division Date

[Signature] 7/29/09
Director Date

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

[Signature] 7/28/2009
Howard County Health Department Date

OWNER'S CERTIFICATE

DEODES FAMILY LIMITED PARTNERSHIP, A MARYLAND LIMITED PARTNERSHIP, OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY ADOPTED 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 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 STREET AND/OR ROADS AND FLOODPLAINS, STORM DRAINAGE FACILITIES AND OPEN SPACE WERE APPLICABLE; AND (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 ERRECTED ON OR OVER THE SAID EASEMENTS AND RIGHT-OF-WAYS.

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 PLAT AND THE SETTING OF MARKERS HAVE BEEN COMPLIED WITH.

WITNESS MY/OUR HAND THIS 1st DAY OF JULY, 2009.

BY: *[Signature]* JOHN N. DEODES, GENERAL AND MANAGING PARTNER
ATTEST: *[Signature]* 7/1/09 DATE

OWNERS INFORMATION

DEODES FAMILY LIMITED PARTNERSHIP
C/O DEODES-MAGAFAN REALTY, INC.
7910 WOODMONT AVENUE, SUITE 410
BETHESDA, MD. 20814-7065
301-986-9500

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT THIS IS THE LANDS CONVEYED FROM O'STEIN BROTHERS LIMITED PARTNERSHIP NO. 1 TO DEODES FAMILY LIMITED PARTNERSHIP BY DEED DATED MAY 9, 2006 AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER 10050 FOLIO 203.

AND THAT ALL MONUMENTS ARE IN PLACE OR WILL BE IN PLACE AND IN ACCORDANCE WITH THE ANNOTATED CODE OF MARYLAND AS AMENDED, AND MONUMENTATION IS IN ACCORDANCE WITH THE HOWARD COUNTY SUBDIVISION REGULATIONS.

[Signature]
KEVIN F. STEINHILBER
MARYLAND PROPERTY SURVEYOR #88

PURPOSE NOTE

THE PURPOSE OF THIS SUBDIVISION IS TO CREATE A 20 FOOT PUBLIC WATER & UTILITY EASEMENT ON PARCEL A-23.

RECORDED AS PLAT NUMBER 20700 ON 8/17/09
AMONG THE LAND RECORDS OF HOWARD COUNTY MARYLAND.

PLAT OF REVISION
PARCEL "A-23"
GATEWAY COMMERCE CENTER

PLAT NO. 10541
TAX MAP 42, GRID 6, PARCEL 513
6TH ELECTION DISTRICT HOWARD COUNTY MARYLAND
DATE: JUNE 24, 2009 SCALE: 1"=40'
SHEET 1 OF 1 S075639SR-PLT