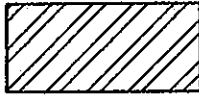
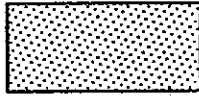

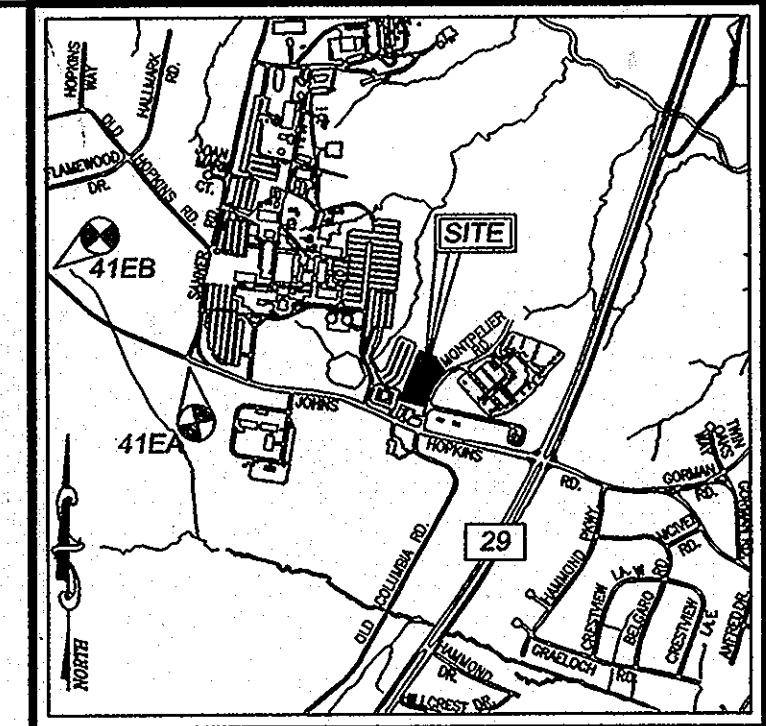


COORDINATE LIST		
NO.	NORTHING	EASTING
109	543951.4400	1342583.7200
110	544523.6801	1342529.3202
111	544462.3726	1342681.9797
112	544302.8077	1342785.9887
200	543992.0139	1342593.8107
201	544015.9256	1342325.4075

**LEGEND**

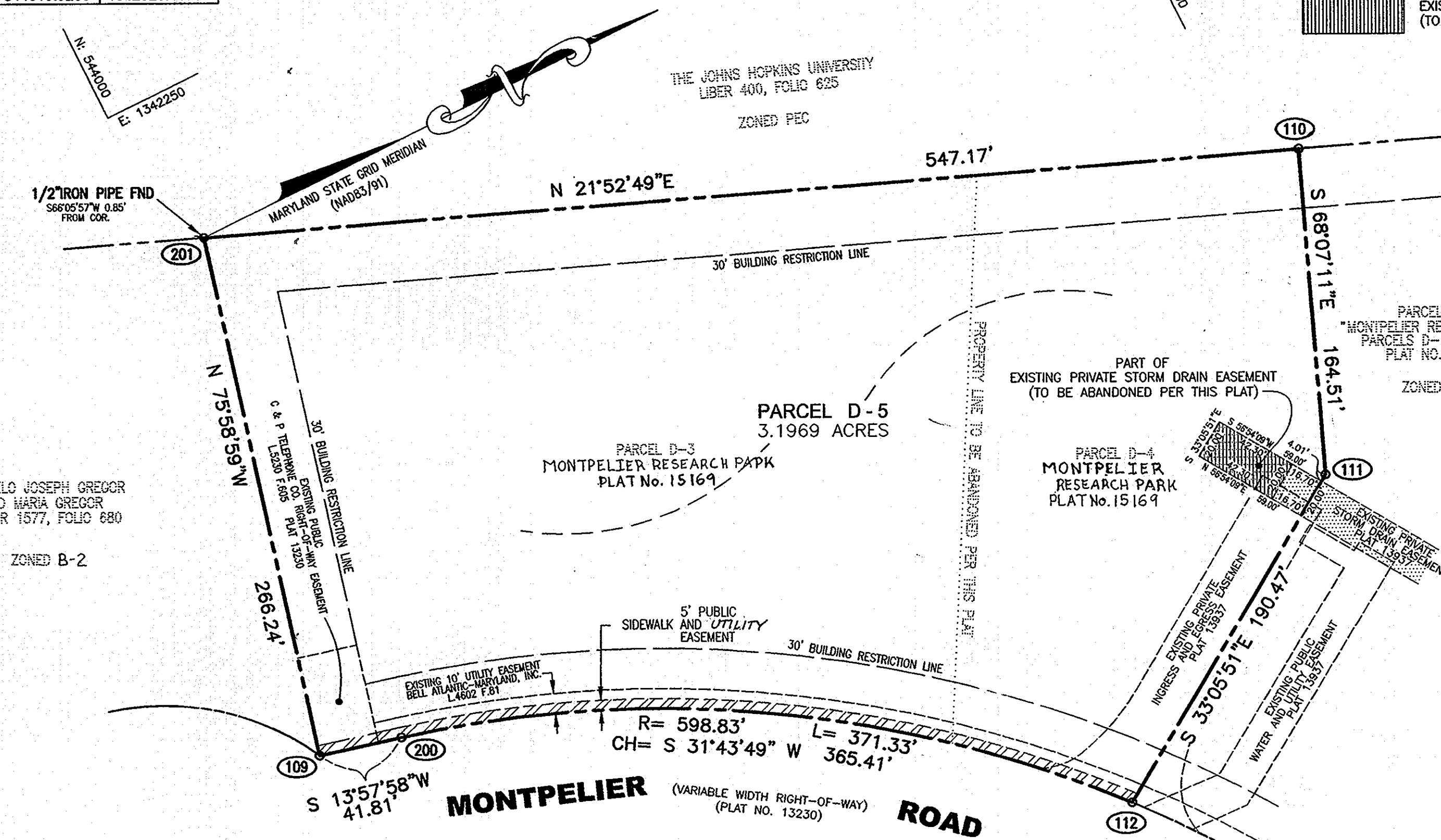
-  5' PUBLIC SIDEWALK AND UTILITY EASEMENT
-  EXISTING PRIVATE STORM DRAIN EASEMENT PLAT 13937
-  PART OF EXISTING PRIVATE STORM DRAIN EASEMENT (TO BE ABANDONED PER THIS PLAT)



**VICINITY MAP**  
SCALE: 1"=2000'  
ADC MAP: 19-B3

**GENERAL NOTES**

- COORDINATES BASED ON NAD '83/91, MARYLAND COORDINATE SYSTEM AS PROJECTED BY HOWARD COUNTY, GEODETIC CONTROL STATION No. 41EA N 544,825.805 E 1,339,217.454 41EB N 546,222.250 E 1,337,778.162
- THIS PLAT IS BASED ON A FIELD RUN BOUNDARY SURVEY PERFORMED BY FREDERICK WARD AND ASSOCIATES, INC. DATED APRIL 2002.
- BRL DENOTES BUILDING RESTRICTION LINE.
- Ø DENOTES REBAR WITH FW44 CAP SET.
- ⊘ DENOTES IRON PIPE OR IRON BAR FOUND.
- ∠ DENOTES ANGULAR CHANGE IN BEARING OF BOUNDARY OR RIGHT-OF-WAY.
- DENOTES STONE OR MONUMENT FOUND.
- AREAS SHOWN HEREON ARE MORE OR LESS.
- THE SUBJECT PROPERTY IS ZONED PEC PER THE 2/02/04 COMPREHENSIVE ZONING PLAN AND PER THE "COMP LITE" ZONING AMENDMENTS EFFECTIVE 7/28/06.
- NO GRADING, REMOVAL OF VEGETATIVE COVER OR TREES, OR PLACEMENT OF NEW STRUCTURES IS PERMITTED WITHIN THE LIMITS OF WETLANDS, STREAMS, OR THEIR BUFFERS AND FOREST CONSERVATION EASEMENT AREA.
- WATER AND SEWER SERVICE TO THESE LOTS WILL BE GRANTED UNDER THE PROVISIONS OF SECTION 18.122B OF THE HOWARD COUNTY CODE.
- PUBLIC WATER AND SEWER ALLOCATION WILL BE GRANTED AT THE TIME OF ISSUANCE OF THE BUILDING PERMIT IF CAPACITY IS AVAILABLE AT THAT TIME.
- THE FOREST CONSERVATION REQUIREMENTS PER SECTION 16.1202 OF THE HOWARD COUNTY CODE: FOREST CONSERVATION ACT, FOR THIS SUBDIVISION HAVE BEEN MET UNDER SDP-98-11, F-98-45 AND SDP-98-137.
- DEVELOPER RESERVES UNTO ITSELF, ITS SUCCESSORS AND ASSIGNS, ALL EASEMENTS SHOWN ON THIS PLAN FOR WATER, SEWER, STORM DRAINAGE, OTHER PUBLIC UTILITIES AND FOREST CONSERVATION (FOREST CONSERVATION AREA), LOCATED IN, ON, OVER AND THROUGH PARCEL D-5, ANY CONVEYANCES OF THE AFORESAID PARCEL D-5 SHALL BE SUBJECT TO THE EASEMENTS HEREIN RESERVED, WHETHER OR NOT EXPRESSLY STATED IN THE DEEDS CONVEYING SAID PARCEL D-5. DEVELOPER SHALL EXECUTE AND DELIVER DEEDS FOR THE EASEMENTS HEREIN RESERVED TO HOWARD COUNTY WITH METES AND BOUNDS 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 EASEMENTS, 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 THE DEED OF EASEMENT IN THE LAND RECORDS OF HOWARD COUNTY.
- THE LANDSCAPING REQUIREMENT SHALL BE EXECUTED WITH THE SITE DEVELOPMENT PLAN, SDP-09-55, FOR PARCEL D-5 IN ACCORDANCE WITH SECTION 16.124 OF THE HOWARD COUNTY CODE AND LANDSCAPE MANUAL.
- A TRAFFIC STUDY WAS PREPARED BY THE TRAFFIC GROUP DATED MARCH 27, 2009.
- THERE IS NO 100 YEAR FLOODPLAIN LOCATED ONSITE.
- THERE ARE NO BURIAL OR CEMETERY SITES LOCATED ON THIS PROPERTY.
- A NOISE STUDY IS NOT REQUIRED FOR THIS PROJECT.
- PREVIOUS DPZ FILE REFERENCES : SFP-98-11, F-98-45, F-99-168, SDP-99-145, SDP-09-055, PLAT 13937, PLAT 14261, PLAT 15169, F-02-89, F-00-094



LASZLO JOSEPH GREGOR AND MARIA GREGOR  
LIBER 1577, FOLIO 680  
ZONED B-2

THE JOHNS HOPKINS UNIVERSITY  
LIBER 400, FOLIO 625  
ZONED PEC

PARCEL D-1  
"MONTPELIER RESEARCH PARK"  
PARCELS D-1 AND D-2  
PLAT NO. 13937  
ZONED PEC

PARCEL D-5  
3.1969 ACRES

PARCEL D-3  
MONTPELIER RESEARCH PARK  
PLAT No. 15169

PARCEL D-4  
MONTPELIER RESEARCH PARK  
PLAT No. 15169

**MONTPELIER ROAD**  
(VARIABLE WIDTH RIGHT-OF-WAY)  
(PLAT NO. 13230)

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.

*Thomas M. Hoffman, Jr.* 9-16-09  
THOMAS M. HOFFMAN, JR. DATE  
PROPERTY LINE SURVEYOR, MARYLAND REG. NO. 267  
FOR HOPKINS HOSPITALITY INVESTORS, LLC DATE 9/14/09  
C/O STAR HOTELS

**AREA TABULATION**

TOTAL NUMBER OF BUILDABLE PARCELS TO BE RECORDED.....	1
TOTAL NUMBER OF NON-BUILDABLE PARCELS TO BE RECORDED.....	0
TOTAL NUMBER OF PARCELS TO BE RECORDED.....	1
TOTAL AREA OF BUILDABLE PARCELS TO BE RECORDED.....	3.1969 AC
TOTAL AREA OF NON-BUILDABLE PARCELS TO BE RECORDED.....	0.0000 AC
TOTAL AREA OF PARCELS TO BE RECORDED.....	3.1969 AC
TOTAL AREA OF ROADWAY TO BE RECORDED.....	0.0000 AC
TOTAL AREA TO BE RECORDED.....	3.1969 AC

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

**OWNER / DEVELOPER**  
HOPKINS HOSPITALITY INVESTORS, LLC  
C/O STAR HOTELS  
10420 LITTLE PATUXENT PARKWAY  
COLUMBIA, MARYLAND 21044  
(301) 596-5400

- THE PURPOSE OF THIS PLAT IS TO:**
- CONSOLIDATE PARCEL D-3 AND PARCEL D-4 INTO PARCEL D-5.
  - ABANDON PART OF EX. PRIVATE STORM DRAIN EASEMENT.
  - ADD 5' PUBLIC SIDEWALK AND UTILITY EASEMENT.

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

*B. J. Jansen for Peter B. Silenman* 10/2/09  
HOWARD COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

*Chad Deussen* 9/29/09  
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE  
*Cindy Howard* 10/2/09  
DIRECTOR DATE

**OWNER'S CERTIFICATE**

I, JOSH PETERS, REPRESENTATIVE FOR HOPKINS HOSPITALITY INVESTORS, LLC, C/O STAR HOTELS, OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON, ADOPT THIS FINAL PLAT 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 OR STREET RIGHTS-OF-WAYS AND 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-WAYS. WITNESS OUR HANDS THIS 14TH DAY OF SEPTEMBER, 2009.

*Josh Peters* 9/14/09  
JOSH PETERS DATE  
FOR HOPKINS HOSPITALITY INVESTORS, LLC  
C/O STAR HOTELS  
*[Signature]* 9/16/09  
WITNESS

**SURVEYOR'S CERTIFICATE**

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS A RESUBDIVISION OF THE LAND CONVEYED FROM HOPKINS ROAD LIMITED PARTNERSHIP TO HOPKINS HOSPITALITY INVESTORS, LLC AND HOPKINS INVESTORS, LLC BY THE TWO FOLLOWING DEEDS RESPECTIVELY :  
1) DEED DATED MARCH 13, 2002 AND RECORDED IN LIBER 6053 AT FOLIO 487 AND  
2) DEED DATED APRIL 25, 2006 AND RECORDED IN LIBER 9972 AT FOLIO 594, BOTH AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.  
I ALSO 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 BOUNDARY SURVEY IS IN ACCORDANCE WITH THE HOWARD COUNTY SUBDIVISION REGULATIONS.

*Thomas M. Hoffman, Jr.* 9-16-09  
THOMAS M. HOFFMAN, JR. DATE  
PROPERTY LINE SURVEYOR, MARYLAND REG. NO. 267

RECORDED AS PLAT No. 20795 ON 10/18/09  
AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

**PLAT OF RESUBDIVISION  
MONTPELIER RESEARCH PARK  
PARCEL D-5**

A RESUBDIVISION OF PARCELS D-3 AND D-4,  
MONTPELIER RESEARCH PARK, PLAT 15169

ZONING: PEC  
TAX MAP 41, GRID 17, PARCEL 124  
FIFTH ELECTION DISTRICT, HOWARD COUNTY, MARYLAND  
SCALE 1"= 50' AUGUST 7, 2009

