

PLAN  
SCALE: 1" = 100'

LEGEND

- DESIGNATES BOUNDARY COORDINATE (1)
- DESIGNATES CURVE (C2)
- WATER AND UTILITY EASEMENT
- EX. WATER AND UTILITY EASEMENT TO BE ABANDONED

THE SOLE AND ONLY PURPOSES OF THIS PLAT ARE TO RECORD A WATER AND UTILITY EASEMENT ON PARCEL C, BLOCK C OF BALTIMORE WASHINGTON INDUSTRIAL PARK AND ABANDON THE EXISTING WATER AND UTILITY EASEMENT ON THIS PARCEL RECORDED IN L. 11403 AND F. 205 IN ACCORDANCE WITH PLAT 20091-20092.

OWNER:  
8201 ASSOCIATES, LLC  
REPUBLIC NATIONAL  
DISTRIBUTING COMPANY  
8201 STAYTON DRIVE  
JESSUP, MD. 20794  
410-724-3322

ENGINEER:  
BENCHMARK ENGINEERING INC.  
SUITE 418  
8480 BALTIMORE NATIONAL PIKE  
ELLCOTT CITY, MD 21043  
410-456-6105

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.

*Donald A. Mason* 7/16/09  
DONALD A. MASON DATE:  
PROFESSIONAL LAND SURVEYOR MARYLAND REG. No.21320  
FOR BENCHMARK ENGINEERING, INC. MARYLAND REG. No.351

*[Signature]* 7/20/09  
8201 ASSOCIATES, LLC DATE:

APPROVED: FOR PUBLIC WATER AND PUBLIC SEWER SYSTEMS:  
HOWARD COUNTY HEALTH DEPARTMENT

*B. Wilson for Peter Beilensen* 11/3/2009  
HOWARD COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

*[Signature]* 10/2/09  
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

*Kest Sheelwood* 11-05-09  
DIRECTOR DATE

SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY THAT, TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, INFORMATION AND BELIEF, THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS ALL OF THE LAND CONVEYED BY 8201 ASSOCIATES LIMITED PARTNERSHIP TO 8201 ASSOCIATES, LLC BY DEED DATED MAY 7, 2007 AND RECORDED IN THE RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER 10899 FOLIO 349. ALL MONUMENTS ARE IN PLACE OR WILL BE IN PLACE IN ACCORDANCE WITH ANNOTATED CODE OF MARYLAND, AS AMENDED.

*Donald A. Mason* 7/16/09  
DONALD A. MASON DATE:  
PROFESSIONAL LAND SURVEYOR MARYLAND REG. No.21320  
FOR BENCHMARK ENGINEERING, INC. MARYLAND REG. No.351

OWNER'S DEDICATION

8201 ASSOCIATES, LLC, OWNER OF THE PARCEL SHOWN AND DESCRIBED HEREON, HEREBY ADOPT THIS PLAT OF EASEMENT AND IN CONSIDERATION OF THE APPROVAL OF THIS FINAL EASEMENT PLAT BY THE DEPT. 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 AREAS SHOWN HEREON, 2) THE RIGHT TO REQUIRE DEDICATION FOR PUBLIC USE THE BEDS OF THE STREETS AND/OR ROADS, FLOODPLAIN AND OPEN SPACE WHERE APPLICABLE, AND FOR GOOD AND OTHER VALUABLE CONSIDERATION, HEREBY GRANT THE 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 ERRECTED ON OR OVER THE SAID EASEMENTS AND RIGHTS-OF-WAY, WITNESS OUR HANDS THIS 16th DAY OF JULY 2009.

*[Signature]* 7-16-09  
8201 ASSOCIATES, LLC DATE:

*[Signature]* 7-16-09  
WITNESS DATE:

RECORDED AS PLAT 20043  
ON 11/16/09 AMONG THE LAND  
RECORDS OF HOWARD COUNTY, MARYLAND.

REVISION PLAT  
BALTIMORE WASHINGTON INDUSTRIAL PARK  
BLOCK C, PARCEL C  
REPUBLIC NATIONAL DISTRIBUTING CO.  
WAREHOUSE ADDITION

6TH ELECTION DISTRICT OF HOWARD COUNTY, MARYLAND  
TAX MAP No. 48, GRID 1 SCALE: 1" = 100'  
PARCEL NO. 152 DATE: JULY, 2009  
ZONED: M-2 SHEET: 2 OF 2

**GENERAL NOTES:**

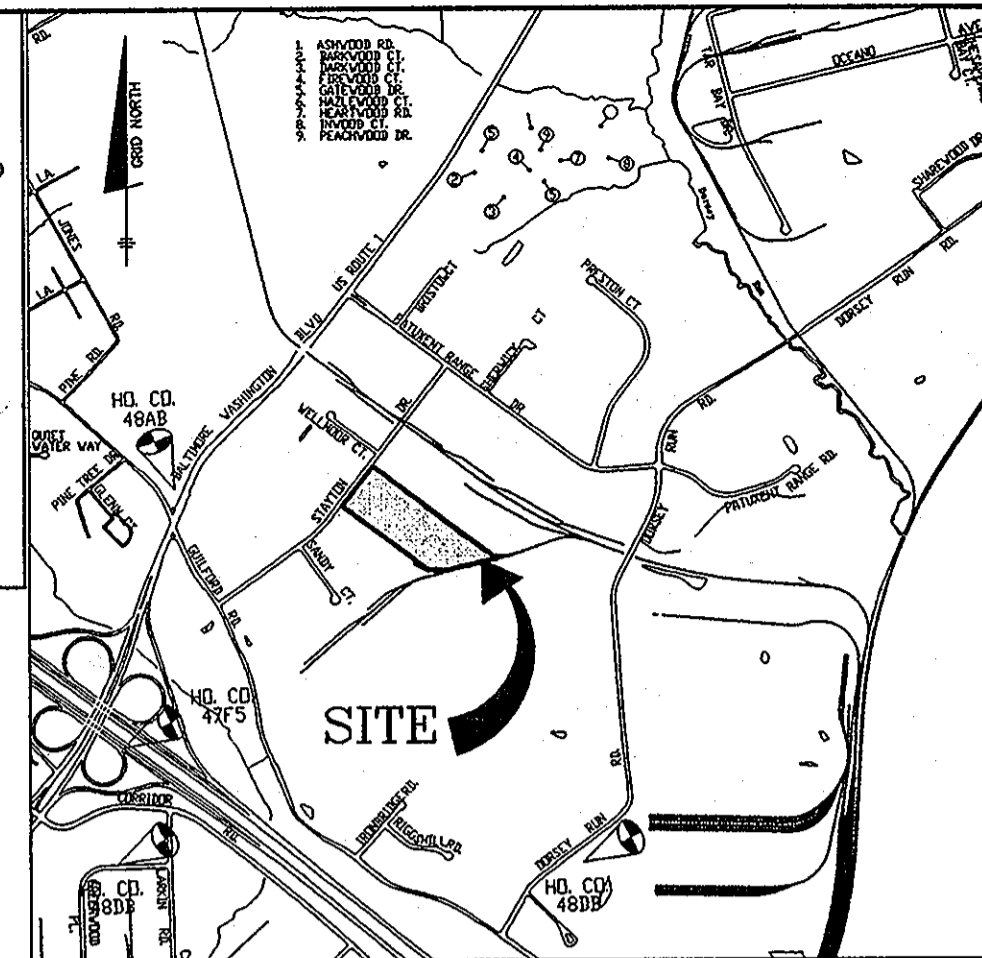
- 1.)  DENOTES 4" X 4" CONCRETE MONUMENT TO BE SET.
- DENOTES 3/8" PIPE OR STEEL MARKER TO BE SET.
- DENOTES STONE OR CONCRETE MONUMENT FOUND.
- DENOTES IRON PIPE (IPF) OR REBAR & CAP (RCF) FOUND
- DENOTES TRAVERS POINT.
- 2.) COORDINATES BASED ON NAD'83, MARYLAND COORDINATE SYSTEM AS PROJECTED BY HOWARD COUNTY GEODETIC CONTROL STATIONS NO.48AB AND NO.47F5.
- 3.) SUBJECT PROPERTY ZONED M-2 PER THE 7-28-06 COMPREHENSIVE ZONING PLAN.
- 4.) WATER AND SEWER IS PUBLIC AND EXISTING TO THIS LOT.
- 5.) STORMWATER MANAGEMENT SHALL BE PROVIDED BY SAND FILTERS AND AN UNDERGROUND STORMWATER MANAGEMENT FACILITY. APPLICABLE HOWARD COUNTY DPZ FILE REFERENCE FOR THIS PROJECT INCLUDE: SDP-07-130, F-09-004.
- 6.) THERE IS NO FLOODPLAIN ON THIS SITE.
- 7.) THERE ARE NO WETLANDS ON THIS SITE.
- 8.) A NOISE STUDY IS NOT REQUIRED FOR THIS PROJECT.
- 9.) TO THE BEST OF OUR KNOWLEDGE, THERE ARE NO BURIAL GROUNDS OR CEMETERIES LOCATED ON THIS SITE.
- 10.) BOUNDARY IS BASED ON A FIELD RUN BOUNDARY SURVEY PERFORMED ON OR ABOUT DECEMBER, 2006 BY BENCHMARK ENGINEERING INC.
- 11.) THIS PROJECT IS LOCATED WITHIN THE METROPOLITAN DISTRICT.
- 12.) THIS SUBDIVISION PLAT IS EXEMPT FROM THE REQUIREMENTS OF SECTION 16.124 OF THE HOWARD COUNTY CODE AND THE LANDSCAPE MANUAL AS IT IS A PLAT WHICH DOES NOT CREATE ADDITIONAL LOTS.
- 13.) THERE IS AN EXISTING BUILDING LOCATED ON PARCEL 'C' TO REMAIN. NO NEW BUILDINGS, EXTENSIONS OR ADDITIONS TO THE EXISTING BUILDING IS TO BE CONSTRUCTED AT A DISTANCE LESS THAN THE ZONING REGULATIONS REQUIRE.
- 14.) **RESERVATION OF PUBLIC UTILITY EASEMENTS**  
DEVELOPER RESERVES UNTO ITSELF, ITS SUCCESSORS AND ASSIGNS, ALL EASEMENTS SHOWN ON THIS PLAT FOR WATER, SEWER, STORM DRAINAGE, OTHER PUBLIC UTILITIES LOCATED IN, ON, OVER AND THROUGH LOTS/PARCELS, ANY CONVEYANCES OF THE AFORESAID LOTS/PARCELS SHALL BE SUBJECT TO THE EASEMENTS HEREIN RESERVED, WHETHER OR NOT EXPRESSLY STATED IN THE DEED(S) CONVEYING SAID LOT(S)/PARCELS. 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.
- 15.) THIS SUBDIVISION PLAT IS EXEMPT FROM THE FOREST CONSERVATION REQUIREMENTS BECAUSE IT IS A PLAT WHICH DOES NOT CREATE ADDITIONAL LOTS OR PARCELS IN ACCORDANCE WITH SECTION 16.1202(b)(1)(vii) OF THE HOWARD COUNTY CODE. FOREST CONSERVATION OBLIGATIONS WILL BE FULFILLED AT THE TIME OF DEVELOPMENT UNDER THE SITE DEVELOPMENT PLAN
- 16.) PREVIOUS APPLICABLE HOWARD COUNTY DPZ FILE REFERENCES FOR THIS PROJECT INCLUDE: F-73-037 PB 24 FOLIO 94, SDP-73-60, SDP-07-130, F-09-004.
- 17.) AREAS STATED ON THIS PLAT ARE MORE OR LESS.
- 18.) THIS PLAT IS BASED IN A FIELD RUN BOUNDARY SURVEY PERFORMED ON OR ABOUT 12/06 BY BENCHMARK ENGINEERING INC.

TRAVERS POINT CHART (NAD '83)		
No.	NORTH	EAST
2	N 538344.9140	E 1368134.7680
3	N 538790.4920	E 1368397.6710
7	N 537711.7950	E 1369457.4290
9	N 537734.4130	E 1368974.5600

SHEET INDEX	
NO.	DESCRIPTION
1	TITLE SHEET
2	PLAN SHEET

**BENCH MARKS NAD '83**

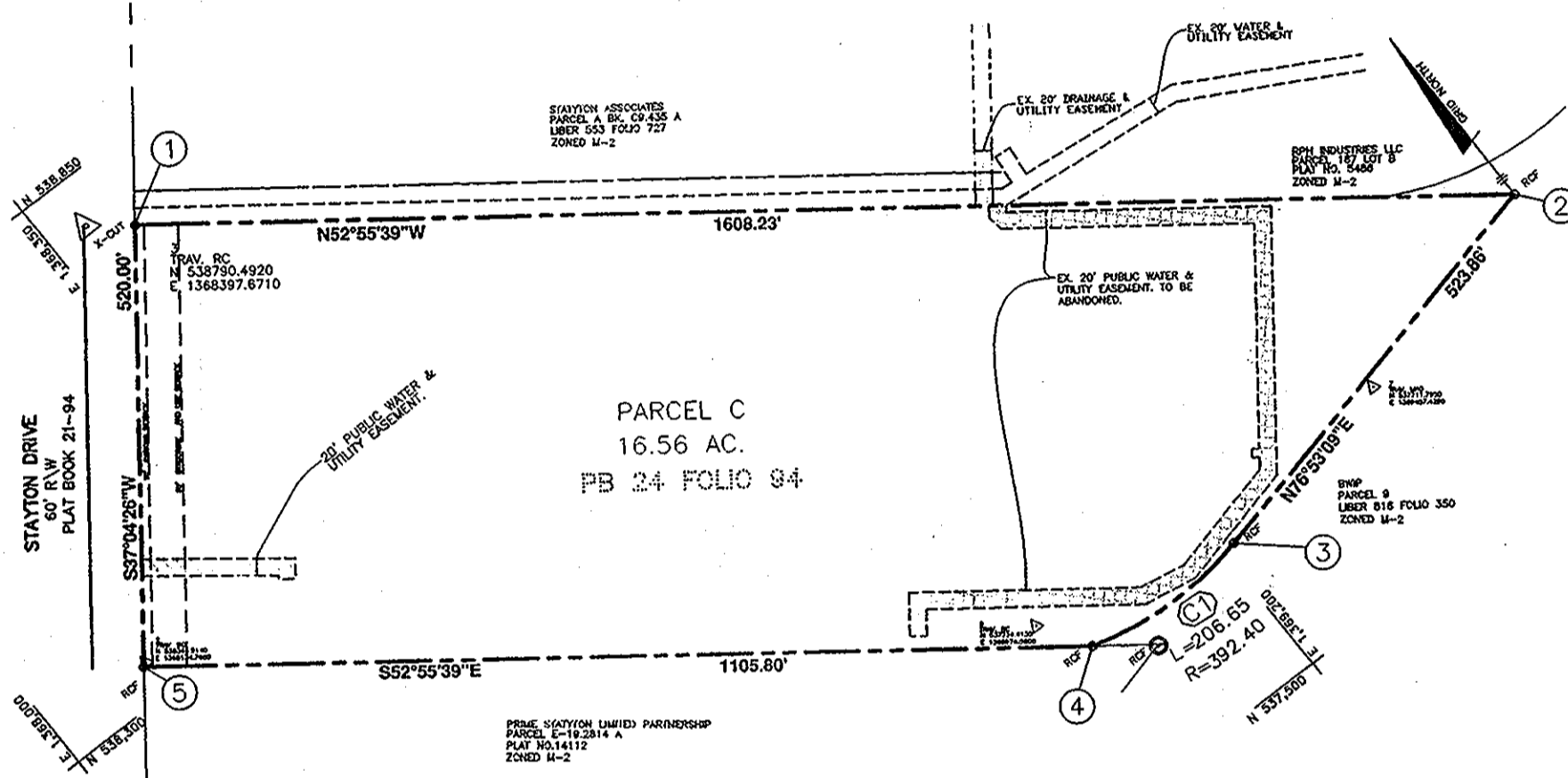
HO. CO. 48AB ELEV. 225.700  
 STAMPED DISC ON CONCRETE MONUMENT  
 LOCATED ON THE SW CORNER OF ROUTE 1 AND  
 GULFORD ROAD.  
 N 538384.453 E 1366415.81  
 HO. CO. 47F5 ELEV. 235.045  
 STAMPED DISC ON CONCRETE MONUMENT  
 LOCATED IN THE ISLE BETWEEN RT. 32 AND  
 SERV. RD. EAST OF RT. 1  
 N 535985.024 E 1365653.51



ADC MAP 20 GRID F-6

**VICINITY MAP**  
SCALE: 1" = 2000'

BOUNDARY COORDINATE CHART (NAD '83)		
BOUNDARY COORDINATES		
No.	NORTH	EAST
1	N 538756.4901	E 1368442.8314
2	N 537787.0110	E 1369725.9970
3	N 537688.1504	E 1369215.7995
4	N 537674.9979	E 1369011.6461
5	N 538341.6030	E 1368129.3530



**PLAN**  
SCALE: 1" = 200'

**TOTAL TABULATION THIS SUBDIVISION**

TOTAL NUMBER OF LOTS AND/OR PARCELS TO BE RECORDED	1
BUILDABLE.....	0
NON-BUILDABLE.....	NA
OPEN SPACE.....	NA
PRESERVATION PARCELS.....	NA
TOTAL AREA OF LOTS AND/OR PARCELS TO BE RECORDED.....	16.56 AC±
BUILDABLE LOTS.....	NA
BUILDABLE PRESERVATION PARCEL.....	NA
NON-BUILDABLE PRESERVATION PARCELS.....	NA
TOTAL AREA OF ROAD RIGHT-OF-WAY TO BE RECORDED	NA
(INCLUDING WIDENING STRIPS).....	NA
TOTAL GROSS AREA OF SUBDIVISION TO BE RECORDED.....	16.56 AC±

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.

*Donald A. Mason* 7/16/09  
 DONALD A. MASON  
 PROFESSIONAL LAND SURVEYOR MARYLAND REG. No.21320  
 FOR BENCHMARK ENGINEERING, INC. MARYLAND REG. No.351  
 DATE: 7/20/09  
 8201 ASSOCIATES, LLC

CURVE DATA TABLE						
CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	392.40'	206.65	105.78'	204.27'	S88°04'44"E	30°10'26"

**LEGEND**

- DESIGNATES BOUNDARY COORDINATE (1)
- DESIGNATES CURVE (C2)
- WATER AND UTILITY EASEMENT (diagonal hatching)
- EX. WATER AND UTILITY EASEMENT TO BE ABANDONED (cross-hatching)

THE SOLE AND ONLY PURPOSES OF THIS PLAT ARE TO RECORD A WATER AND UTILITY EASEMENT ON PARCEL C, BLOCK C OF BALTIMORE WASHINGTON INDUSTRIAL PARK AND ABANDON THE EXISTING WATER AND UTILITY EASEMENT ON THIS PARCEL RECORDED IN L. 11403 AND F. 205 IN ACCORDANCE WITH PLAT 20091-20092.

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 8480 BALTIMORE NATIONAL PIKE  
 ELLICOTT CITY, MD 21043  
 410-456-6105

APPROVED: FOR PUBLIC WATER AND PUBLIC SEWER SYSTEMS:  
 HOWARD COUNTY HEALTH DEPARTMENT

*Brian Peter Bielewicz* 11/3/2009  
 HOWARD COUNTY HEALTH OFFICER  
 DATE: 11/3/2009

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

*John J. P. [Signature]* 10/2/09  
 CHIEF, DEVELOPMENT ENGINEERING DIVISION  
 DATE: 10/2/09

*Jeffrey H. [Signature]* 11-05-09  
 DIRECTOR  
 DATE: 11-05-09

**SURVEYOR'S CERTIFICATION**

I HEREBY CERTIFY THAT, TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, INFORMATION AND BELIEF, THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS ALL OF THE LAND CONVEYED BY 8201 ASSOCIATES LIMITED PARTNERSHIP TO 8201 ASSOCIATES, LLC BY DEED DATED MAY 7, 2007 AND RECORDED IN THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER 10899 FOLIO 349. ALL MONUMENTS ARE IN PLACE OR WILL BE IN PLACE IN ACCORDANCE WITH ANNOTATED CODE OF MARYLAND, AS AMENDED.

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 DONALD A. MASON  
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*[Signature]* 7-16-09  
 8201 ASSOCIATES, LLC DATE: 7-16-09  
 WITNESS *[Signature]* DATE: 7-16-09

RECORDED AS PLAT 20842  
 ON 11/16/09 AMONG THE LAND  
 RECORDS OF HOWARD COUNTY, MARYLAND.

**REVISION PLAT**  
 BALTIMORE WASHINGTON INDUSTRIAL PARK  
 BLOCK C, PARCEL C  
 REPUBLIC NATIONAL DISTRIBUTING CO.  
 WAREHOUSE ADDITION

6TH ELECTION DISTRICT OF HOWARD COUNTY, MARYLAND  
 TAX MAP No. 48, GRID 1 SCALE: AS SHOWN  
 PARCEL NO. 152 DATE: JULY, 2009  
 ZONED: M-2 SHEET: 1 OF 2