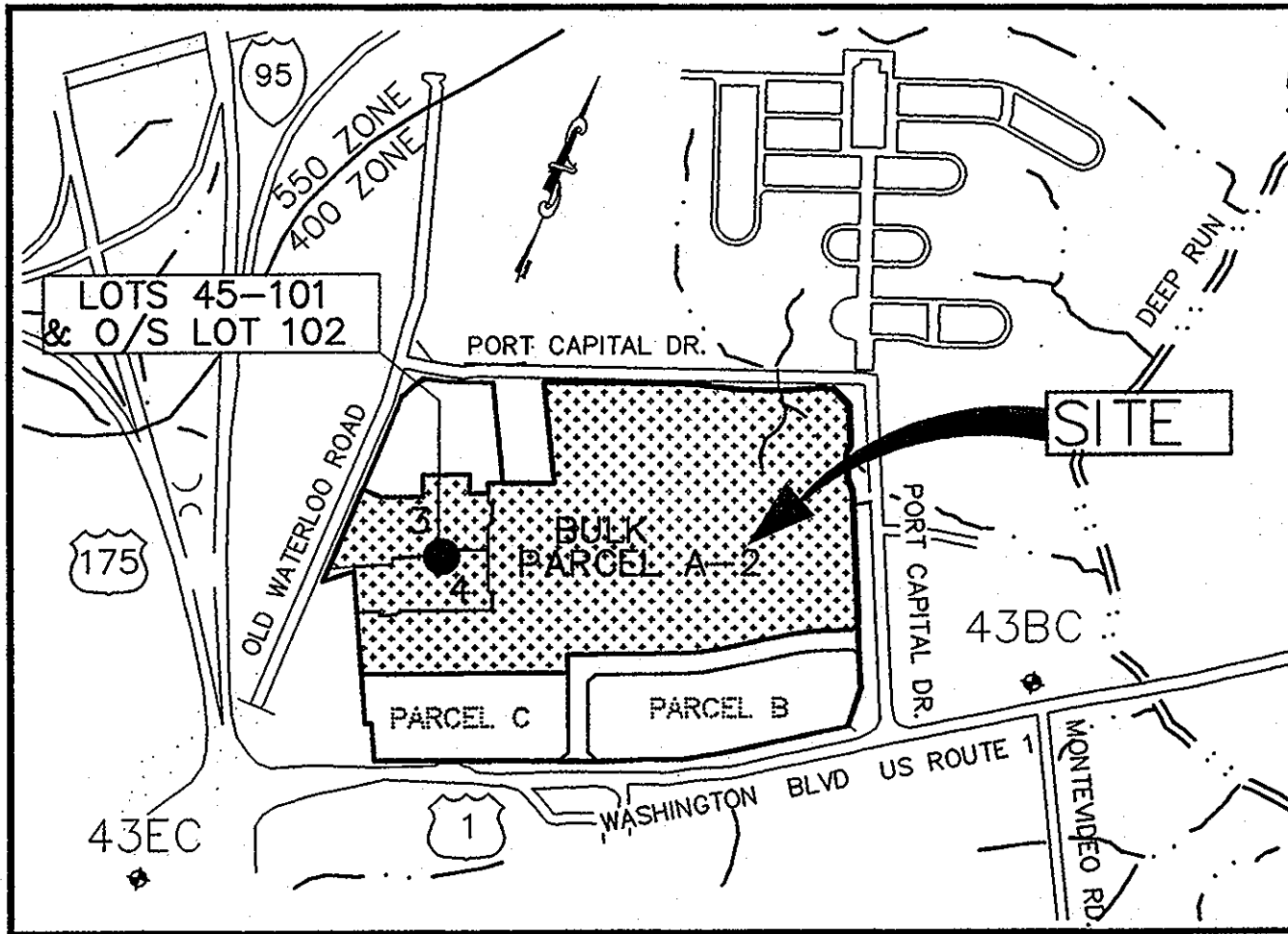


GENERAL NOTES

- TAX MAP: 43, PARCEL: A-1, PLAT: #21463-21466, GRID: 3 & 9
- ZONING: PROPERTY IS ZONED CAC-CLU PER THE 2/2/2004 COMPREHENSIVE ZONING PLAN AND PER THE "COMP LITE" ZONING REGULATION AMENDMENTS EFFECTIVE 7/28/06.
- THIS PLAT IS BASED ON A FIELD RUN MONUMENTED BOUNDARY SURVEY PERFORMED ON OR ABOUT MARCH 2005 BY MILDENBERG, BOENDER & ASSOC, INC. AND IS A RESUBDIVISION OF PREVIOUSLY RECORDED PARCEL A-1, PLAT NO. 21463-21466.
- COORDINATES BASED ON NAD '83 (HORIZONTAL) AND NAVD '88 (VERTICAL) MARYLAND COORDINATE SYSTEM AS PROJECTED BY HOWARD COUNTY GEODETIC CONTROL STATIONS NO. 43EC & 43BC
 STA. No. 43EC N 547,821.272 E 1,372,882.450 ELEV. 220.415
 STA. No. 43BC N 549,592.091 E 1,375,466.620 ELEV. 214.870
- DENOTES AN IRON PIN OR IRON PIPE FOUND.
 ○ DENOTES ANGULAR CHANGE IN BEARING OF BOUNDARY OR RIGHT-OF-WAY.
 BRL DENOTES A BUILDING RESTRICTION LINE.
- SURVEY WORK AND DOCUMENTS ARE TO BE PERFORMED IN CONFORMANCE WITH SUBTITLE 13, BOARD OF PROFESSIONAL LAND SURVEYORS, 09.13.06 STATE OF MARYLAND MINIMUM STANDARDS OF PROFESSIONAL PRACTICE.
- ALL AREAS ARE MORE OR LESS.
- THIS PROPERTY IS IN THE METROPOLITAN DISTRICT.
- NO BURIAL GROUNDS, CEMETERIES, HISTORIC STRUCTURES OR STEEP SLOPES (25% OR GREATER) EXIST ON-SITE.
- NO HISTORIC DISTRICTS ARE ADJACENT TO THIS SITE. SITE IS NOT ADJACENT TO A DESIGNATED SCENIC ROAD.
- DENOTES EXISTING 100-YEAR FLOODPLAIN EASEMENT; DENOTES PRIVATE PEDESTRIAN ACCESS EASEMENT;
 DENOTES EXISTING FOREST CONSERVATION EASEMENT; DENOTES PRIVATE ACCESS EASEMENT;
 DENOTES EXISTING WATER AND SEWER AND UTILITY EASEMENT (PLAT # 21463-21466)
 DENOTES PUBLIC WATER AND SEWER AND UTILITY EASEMENT DENOTES PRIVATE ACCESS EASEMENT;
- WETLANDS STUDY AND FOREST STAND DELINEATION IS BY ECO-SCIENCE PROFESSIONALS, INC. DATED MAY 15, 2007. APPROVED UNDER S-06-010. WETLANDS WERE DELINEATED UNDER F-09-007.
- FLOODPLAIN LIMITS SHOWN PER F-08-13, PREPARED BY MILDENBERG, BOENDER AND ASSOCIATES INC. APPROVED IN JANUARY 2008 UNDER SDP-08-046.
- WP-06-114 WAS APPROVED ON AUGUST 28, 2006 WAIVING SECTION 16.119(f) OF THE SUBDIVISION REGULATIONS. THE APPROVAL WAS SUBJECT TO THE FOLLOWING CONDITION:
 1. THE PROPOSED ROAD AND ACCESS IMPROVEMENTS WILL REQUIRE AN ACCESS PERMIT ISSUED BY THE STATE ENGINEERING ACCESS PERMITS DIVISION. THE DEVELOPER MUST MEET ALL TERMS AND CONDITIONS OF THE ACCESS PERMIT.
- WP-07-052 WAS APPROVED ON MAY 8, 2007 WAIVING SECTION 16.116(c)(1) OF THE SUBDIVISION REGULATIONS. THE APPROVAL WAS SUBJECT TO THE FOLLOWING CONDITIONS:
 1. UNDERGROUND SWM IN THE CURRENT LOCATION OF THE EXISTING SWM POND WILL BE INSTALLED AS NECESSARY. THE UNDERGROUND FACILITY WILL BE DESIGNED AND SUBMITTED FOR REVIEW AT THE PRELIMINARY, FINAL, AND SITE DEVELOPMENT PLAN STAGES.
 2. LIMITS OF DISTURBANCE WILL BE THE MINIMUM NECESSARY TO INSTALL THE IMPROVEMENTS AND SHALL NOT EXCEED THE DISTURBANCE SHOWN ON THE WAIVER PETITION EXHIBIT SUBMITTED ON 4-4-07. DISTURBANCE IS LIMITED AS FOLLOWS:
 AREA 1: 1,600 S.F. OF WETLAND DISTURBANCE AND 7,500 S.F. OF WETLAND BUFFER DISTURBANCE.
 AREA 2: 18,750 S.F. OF WETLAND DISTURBANCE AND 19,500 S.F. OF WETLAND BUFFER DISTURBANCE.
 AREA 3: 30,000 S.F. OF WETLAND DISTURBANCE AND 35,250 S.F. OF WETLAND BUFFER DISTURBANCE AND 62,250 S.F. OF STREAM BUFFER DISTURBANCE.
 3. ALL NECESSARY STATE AND LOCAL PERMITS WILL BE OBTAINED PRIOR TO ANY GRADING AND/OR CONSTRUCTION ACTIVITY.
 4. SUPER SILT FENCING SHALL BE INSTALLED ALONG THE ENTIRE LOD FOR THE SIDEWALK IMPROVEMENTS IN "AREA 1" PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION OR GRADING ACTIVITY AND SHALL REMAIN IN PLACE FOR THE DURATION OF CONSTRUCTION.
 5. THE GREENSPACE/OPEN SPACE AREA IN THE NORTHEASTERN PORTION OF THE SITE SHALL BE INCREASED BY A MINIMUM OF 20,150 SQUARE FEET (THE AREA OF WETLAND AND WETLAND BUFFER DISTURBANCE ALONG U.S. ROUTE 1 THAT IS ABOVE AND BEYOND THE NECESSARY DISTURBANCE FOR ROUTE 1 ROAD IMPROVEMENTS), BUILDING #43, ITS ACCESS AND OTHER IMPERVIOUS AREAS INCLUDING SIDEWALKS SHALL BE RELOCATED AND/OR REDESIGNED TO ALLOW FOR THIS ADDITIONAL GREENSPACE. THIS AREA SHALL BE USED TO ADDRESS A PORTION OF THE SITES FOREST CONSERVATION OBLIGATION.
- WATER AND SEWER SERVICE TO THESE LOTS WAS GRANTED UNDER THE PROVISIONS OF SECTION 18.122.B OF THE HOWARD COUNTY CODE.
- LANDSCAPING FOR LOTS 45-101 AND OPEN SPACE LOT 102 IS PROVIDED IN ACCORDANCE WITH A CERTIFIED LANDSCAPE PLAN UNDER SDP-08-078, IN ACCORDANCE WITH SECTION 16.124 OF THE HOWARD COUNTY CODE AND THE LANDSCAPE MANUAL.
- WP-07-129 WAS APPROVED ON JULY 24, 2007, WAIVING SECTION 16.144(f) REQUIRING PRELIMINARY PLAN SUBMISSION. THE APPROVAL IS SUBJECT TO THE FOLLOWING:
 1. THE ENTIRE PUBLIC ROAD SYSTEM MUST BE DESIGNED WITH THE NEXT SUBMITTED FINAL PLAT AND PLAN FOR THE PROPERTY.
 2. STORMWATER MANAGEMENT MUST BE DESIGNED FOR ALL PUBLIC IMPROVEMENTS WITH THE NEXT SUBMITTED FINAL PLAT AND PLAN FOR THE PROPERTY.
 3. PRELIMINARY WATER AND SEWER PLANS MUST BE SUBMITTED PRIOR TO OR CONCURRENTLY WITH THE NEXT SUBMITTED FINAL PLAT AND PLAN FOR THE PROPERTY.
 ALL OF THESE CONDITIONS HAVE BEEN MET WITH THIS SUBMISSION. ROCKSIDE AVENUE IS THE ONLY PUBLIC ROAD WITHIN THIS PROJECT. STORMWATER MANAGEMENT IS BEING PROVIDED VIA AN UNDERGROUND STORMWATER MANAGEMENT FACILITY. PRELIMINARY WATER AND SEWER HAS BEEN SUBMITTED FOR REVIEW.
- TOPOGRAPHIC INFORMATION IS BASED ON AERIAL RUN TOPOGRAPHY PERFORMED BY WINGS TOPOGRAPHY INC. ON OR ABOUT APRIL 2005, COMPLIMENTED WITH FIELD RUN TOPOGRAPHY PERFORMED BY MILDENBERG, BOENDER AND ASSOC. ON OR ABOUT JUNE 2007 (GP-08-24).
- REQUIREMENTS OF THE FOREST CONSERVATION ACT HAVE BEEN SATISFIED UNDER F-09-007 AND SDP-08-046.
- THERE ARE NO ENVIRONMENTAL FEATURES OR CORRESPONDING BUFFERS WITHIN PROPOSED LOTS 45-101 AND OPEN SPACE LOT 102. THE FOREST CONSERVATION ACT HAS BEEN SATISFIED UNDER F-09-007 AND SDP-08-046.
- DEVELOPER RESERVES UNTO ITSELF, ITS SUCCESSORS AND ASSIGNS, ALL EASEMENTS SHOWN ON THIS PLAT FOR WATER, SEWER, STORM DRAINAGE, AND OTHER PUBLIC UTILITIES AND FOREST CONSERVATION (DESIGNATED AS "FOREST CONSERVATION EASEMENT"), LOCATED IN, ON, OVER AND THROUGH LOTS 45-102 AND BULK PARCEL A-2, ANY CONVEYANCE OF AFORESAID PARCEL SHALL BE SUBJECT TO THE EASEMENTS HEREIN RESERVED, WHETHER OR NOT EXPRESSLY STATED IN THE DEED(S) CONVEYING SAID PARCEL. DEVELOPER SHALL EXECUTE AND DELIVER DEEDS FOR THE EASEMENTS HEREIN RESERVED TO HOWARD COUNTY WITH A METES AND BOUNDS DESCRIPTION OF THE FOREST CONSERVATION EASEMENT. UPON COMPLETION OF THE PUBLIC UTILITIES AND THEIR ACCEPTANCE BY HOWARD COUNTY, AND IN THE CASE OF THE FOREST CONSERVATION EASEMENT, 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 THE DEVELOPER'S SURETY POSTED WITH SAID AGREEMENT, THE COUNTY SHALL ACCEPT THE EASEMENTS AND RECORD THE DEED(S) OF THE EASEMENT IN THE LAND RECORDS OF HOWARD COUNTY.

GENERAL NOTES CONT'D

- WP-08-020 WAS APPROVED ON OCTOBER 3, 2007, WAIVING SECTION 16.155 (APPLICABILITY) WHICH REQUIRED THE SUBMISSION OF SITE DEVELOPMENT PLAN FOR NEW OR EXPANDED NON-RESIDENTIAL DEVELOPMENT AND NON-RESIDENTIAL DEVELOPMENT INCLUDING SINGLE-FAMILY ATTACHED, APARTMENT AND MOBILE HOME RESIDENTIAL DEVELOPMENT. APPROVAL IS SUBJECT TO THE FOLLOWING:
 1. HSCD MUST APPROVE THE ASSOCIATED GRADING PERMIT.
 2. THE APPLICANT AND HIS CONSULTANT MUST SCHEDULE A MEETING WITH ALL APPLICABLE COUNTY AND STATE AGENCIES TO ADDRESS THE COMMENTS FOR F-08-013 ISSUED IN THE DEPARTMENT OF PLANNING AND ZONING'S LETTER DATED SEPTEMBER 27, 2007.
- WP-09-025 WAS APPROVED IN SEPTEMBER 2008, WAIVING SECTION 16.115 (c)(2) AND SECTION 16.116(1) AND (2) WHICH PROHIBITS CLEARING, EXCAVATION, FILLING AND ALTERING DRAINAGE IN A FLOODPLAIN AND GRADING, REMOVAL OF VEGETATIVE COVER IN THE WETLANDS, WETLAND BUFFERS AND STREAM BUFFERS.
- WP-10-140 WAS APPROVED IN MAY 2010, WAIVING SECTION 16.120 (c)(4) WHICH REQUIRES THAT SFA LOTS SHALL HAVE A MINIMUM OF 15' OF FRONTAGE ON A PUBLIC ROAD. APPROVAL IS SUBJECT TO THE FOLLOWING:
 1. APPLICANT MUST COORDINATE WITH DED AND DPW CONCERNING THE PRIVATE/PUBLIC STATUS OF ANY ON-SITE UTILITY LINES. THE APPROPRIATE EASEMENT DESIGNATION MUST BE REFLECTED ON THE FORTHCOMING PLATS AND INCORPORATED ONTO PREVIOUSLY APPROVED PLANS THROUGH THE RED-LINE PROCESS.
 2. THE CONSULTANT SHALL SUBMIT THE RESUBDIVISION PLAT TO CREATE THE FEE-SIMPLE LOTS, DESIGNATE THE HOA OWNERSHIP OF THE OPEN SPACE LOT AND SHOW REQUIRED EASEMENTS.
 3. A HOMEOWNERS ASSOCIATION WILL BE CREATED THAT WILL BE THE RESPONSIBLE PARTY FOR THE MAINTENANCE OF THE PRIVATE ROADS AND STORMWATER CONVEYANCE AND MANAGEMENT FACILITIES. WATER AND SEWER SHALL BE PUBLIC AND MAINTAINED FOR EACH UNIT WITH THE RECORDED PUBLIC EASEMENT.
 4. AFTER THE RESUBDIVISION PLAT IS RECORDED, SDP-08-046 SHALL BE SUBMITTED TO BE RED-LINED.
- NOISE STUDY WAS PREPARED BY MILDENBERG, BOENDER & ASSOCIATES, INC. IN JANUARY 2008. THE 65dBA NOISE CONTOUR LINE DRAWN ON THIS SUBDIVISION PLAN IS ADVISORY AS REQUIRED BY THE HOWARD COUNTY DESIGN MANUAL, CHAPTER 5, REVISED FEBRUARY 1992 AND CANNOT BE CONSIDERED TO EXACTLY LOCATE THE 65dBA NOISE EXPOSURE. THE 65dBA NOISE LINE WAS ESTABLISHED BY HOWARD COUNTY TO ALERT DEVELOPERS, BUILDERS AND FUTURE RESIDENTS THAT AREAS BEYOND THIS THRESHOLD MAY EXCEED GENERALLY ACCEPTED NOISE LEVELS ESTABLISHED BY THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT.
- OPEN SPACE LOT 102 IS OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION AND USES SHALL INCLUDE BUT NOT BE LIMITED TO RECREATIONAL SPACE, PRIVATE ROADS AND SIDEWALKS. RECORDING REFERENCES OF THE ARTICLES OF INCORPORATION AND RESTRICTIONS AS SHOWN HEREON.
- THE ARTICLES OF INCORPORATION FOR THE HOME OWNER'S ASSOCIATION WERE FILED WITH THE MARYLAND STATE DEPARTMENT OF ASSESSMENTS AND TAXATION ON 10-14-08 RECEIPT NO. **D13792033**
- WP-11-017 WAS APPROVED IN AUGUST 27, 2010, WAIVING SECTION 16.156 (g)(2) WHICH ESTABLISHES TIMELINES FOR SUBMISSION OF REVISED PLANS AND SECTION 16.1104(b) WHICH OUTLINES THE PHASING PROCESS AND THE ESTABLISHMENT OF THE PHASING SCHEDULE AND ASSOCIATED MILESTONES. APPROVAL IS SUBJECT TO THE FOLLOWING:
 1. THE DEVELOPER MUST SUBMIT REVISED PLANS IN ASSOCIATION WITH SDP-08-078 FOR THE REMAINING 105 UNITS ON OR BEFORE MAY 14, 2011
 2. THE DEVELOPER MUST SUBMIT THE NEXT PHASE FOR 73 UNITS (DESIGNATED PHASE 3 IN DEPARTMENT OF PLANNING AND ZONING'S LETTER OF MAY 27, 2008) ON OR BEFORE SEPTEMBER 30, 2011.
 3. REVISED PLANS WILL BE SUBMITTED TO ALL SRC AGENCIES FOR REVIEW.
- NO GRADING, REMOVAL OR 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 OTHER THAN THOSE ADDRESSED IN APPROVED WAIVER PETITIONS AND MDE PERMITS.
- THE FOREST CONSERVATION EASEMENT HAS BEEN ESTABLISHED TO FULFILL THE REQUIREMENTS OF SECTION 16.1200 OF THE HOWARD COUNTY CODE AND FOREST CONSERVATION ACT. NO CLEARING, GRADING OR CONSTRUCTION IS PERMITTED WITHIN THE FOREST CONSERVATION EASEMENTS; HOWEVER, FOREST MANAGEMENT PRACTICES AS DEFINED IN THE DEED OF FOREST CONSERVATION EASEMENTS ARE ALLOWED.
- PRIVATE PEDESTRIAN ACCESS EASEMENTS ARE PROVIDED FOR RESIDENT ACCESS TO THE BACK YARDS FOR LOTS WHERE NEAR ACCESS WOULD OTHERWISE BE UNAVAILABLE. THESE EASEMENTS SHALL NOT BE OBSTRUCTED.



VICINITY MAP
 SCALE: 1"=600'
 ADC: 5054,(E-2, E-3)

COORDINATE TABLE					
POINT	NORTHING	EASTING	POINT	NORTHING	EASTING
61	549478.593	1374793.826	90	550078.101	1374097.234
62	549425.497	1374693.670	91	550116.651	1374242.970
63	549286.693	1374484.066	92	550169.249	1374383.446
64	549239.522	1374395.086	93	550213.680	1374473.590
65	549095.666	1374045.123	94	550231.212	1374520.415
66	549040.6784	1374067.3526	95	550200.428	1374588.298
67	548791.1122	1373450.0237	96	550072.730	1374645.685
68	549096.0975	1373301.9100	97	550048.339	1374640.201
69	549356.4924	1373226.6095	98	549975.368	1374672.993
70	549355.3073	1373293.1473	99	549935.910	1374707.170
71	549405.7314	1373417.8767	103	549820.149	1373424.619
72	549472.1957	1373390.4556	111	549544.965	1373642.674
73	549530.0376	1373531.1703	121	549026.130	1373220.725
74	549470.9602	1373555.0533	122	549096.098	1373301.910
75	549493.4296	1373609.8243	125	548539.844	1373595.508
76	549526.3110	1373596.5314	130	548913.157	1374520.207
77	549605.915	1373796.842	132	549051.625	1374738.720
78	549903.959	1373640.849	135	548869.030	1374406.680
79	550000.159	1373889.070	157	549510.328	1374871.028
			158	549542.636	1374883.903

GENERAL NOTES CONT'D

- WP-11-067 WAS APPROVED ON NOVEMBER 23, 2010, WAIVING SECTION 16.120(c)(4) WHICH REQUIRES THAT SINGLE-FAMILY-ATTACHED LOTS HAVE A MINIMUM 15 FOOT FRONTAGE ON A PUBLIC ROAD WHICH MAY BE APPROVED PROVIDED THEY FRONT ON A COMMONLY OWNED AREA CONTAINING A PARKING AREA OR PRIVATE ROAD NOT EXCEEDING 200 FOOT LENGTH. APPROVAL IS SUBJECT TO THE FOLLOWING:
 1. F-11-009 MUST BE RECORDED PRIOR TO FINAL SIGNATURE APPROVAL
 2. A HOMEOWNER'S ASSOCIATION WILL BE CREATED THAT WILL BE THE REPRESENTATIVE PARTY FOR THE MAINTENANCE OF THE PRIVATE ROADS AND STORMWATER CONVEYANCE & MANAGEMENT FACILITIES. WATER & SEWER SHALL BE PUBLIC AND MAINTAINED FOR EACH UNIT WITHIN THE RECORDED PUBLIC EASEMENT.

AREA TABULATION CHART - THIS SHEET

TOTAL NUMBER OF LOTS AND/OR PARCELS TO BE RECORDED	
BUILDABLE	57
OPEN SPACE	1
BUILDABLE PRESERVATION PARCELS	0
NON-BUILDABLE PRESERVATION PARCELS	0
NON-BUILDABLE BULK PARCELS	1
TOTAL AREA OF LOTS AND/OR PARCELS TO BE RECORDED	
BUILDABLE	2.13± AC.
OPEN SPACE	2.15± AC.
BUILDABLE PRESERVATION PARCELS	N/A
NON-BUILDABLE PRESERVATION PARCELS	N/A
NON-BUILDABLE BULK PARCELS	24.27± AC.
TOTAL AREA OF ROADWAY TO BE RECORDED (INCLUDING WIDENING STRIPS)	N/A
TOTAL AREA OF SUBDIVISION TO BE RECORDED	28.55± AC.
HOWARD COUNTY DPZ FILE NOS.	SDP-02-79, WP-02-165 WP-93-44, WP-93-94, WP-94-47, WP-06-114, WP-07-052, S-06-010, WP-07-129, F-09-007, F-08-013 SDP-08-046, SDP-08-078 F-09-053, WP-10-140, F-10-118, WP-11-017, WP-11-067

NOTE: COORDINATES AND GRID TICS SHOWN HEREON ARE BASED ON NAD 83 AND ARE IN U.S. SURVEY FEET; TO CONVERT TO METERS DIVIDE BY 3.28083333.

OWNER:
 ATAPCO HOWARD SQUARE II
 STATUTORY TRUST
 10 E. Baltimore St. Suite 1600
 Baltimore, MD 21202
 (410) 347-7189

BENCHMARK ENGINEERING, INC.
 ENGINEERS • LAND SURVEYORS • PLANNERS

8480 BALTIMORE NATIONAL PIKE & SUITE 418 • ELICOTT CITY, MARYLAND 21043
 (P) 410-485-6105 (F) 410-485-6844
 60 THOMAS JOHNSON DRIVE • FREDERICK, MARYLAND 21702
 (P) 301-371-3505 (F) 301-371-3508
 WWW.BEI-CVLENGINEERING.COM

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 Mason 5-16-11 DATE
 DONALD A. MASON
 REGISTERED PROFESSIONAL LAND SURVEYOR
 MD. REG. NO. 21320
 FOR BENCHMARK ENGINEERING, INC.
 MD. REG. NO. 351

Jeffrey P. McLaughlin 5-3-2011 DATE
 ATAPCO HOWARD SQUARE II STATUTORY TRUST
 Atopco Howard Square Trustee LLC, Its Trustee

PURPOSE OF THIS PLAT IS TO RESUBDIVIDE PARCEL A-1 INTO 57 FEE-SIMPLE LOTS, TO CREATE AN OPEN SPACE LOT, CREATE A 5' ACCESS EASEMENT, A PUBLIC WATER, SEWER AND UTILITY EASEMENT AND A 5' PEDESTRIAN ACCESS EASEMENT.

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

William for Peter Beilenssen 6/22/2011 DATE
 HOWARD COUNTY HEALTH OFFICER

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING.

John R. ... 6/8/11 DATE
 CHIEF, DEVELOPMENT ENGINEERING DIVISION

Robert ... 6/22/11 DATE
 DIRECTOR

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF THAT THE INFORMATION SHOWN HEREON IS CORRECT, THAT IT IS A RESUBDIVISION OF THE LAND CONVEYED BY .95 ACRE PARCEL TO ATAPCO HOWARD SQUARE II STATUTORY TRUST ("TRUST II") ON May 10, 2011 AND RECORDED IN THE LAND RECORDS OF HOWARD COUNTY, MARYLAND AS LIBER 13229 FOLIO 922 AND THAT IT IS THE SAME LAND CONVEYED BY NORMAN GUREVICH AND MARCIA SANDGROUND, TRADING AS JAROSE, A GENERAL PARTNERSHIP TO .95 ACRE PARCEL, LLC ON MARCH 22, 2004 AND RECORDED IN THE LAND RECORDS OF HOWARD COUNTY, MARYLAND AS, AS LIBER 8194 FOLIO 981 AND THE LAND CONVEYED ON FEBRUARY 3, 2006 BY ALADDIN VILLAGE MOBILE HOME PARK, INC. TO HOWARD COUNTY LAND TRUST BY WALTER STONE, TRUSTEE, TO ALADDIN VILLAGE MHC, LLC AS RECORDED IN THE LAND RECORDS OF HOWARD COUNTY AS LIBER 9816 FOLIO 608; THE LAND CONVEYED ON AUGUST 26, 1995 BY SOP M, LIMITED PARTNERSHIP, TO ROUTE 175 ASSOCIATES AS RECORDED IN LIBER 3551 FOLIO 468, AND THAT ALL MONUMENTS ARE IN PLACE OR WILL BE IN PLACE PRIOR TO THE RECORDING OF THIS PLAT AND THAT THE MONUMENTS ARE IN PLACE OR WILL BE IN PLACE PRIOR TO THE RECORDING OF THIS PLAT AND THE STREETS IN THE SUBDIVISION BY HOWARD COUNTY AS SHOWN IN ACCORDANCE WITH THE UNINCORPORATED CODE OF MARYLAND AS AMENDED.

DONALD A. MASON
 PROFESSIONAL LAND SURVEYOR MARYLAND REG. No.21320
 FOR BENCHMARK ENGINEERING, INC. MARYLAND REG. No.351

OWNER'S CERTIFICATE

ATAPCO HOWARD SQUARE II STATUTORY TRUST ("TRUST II"), OWNER OF THE PROPERTY SHOWN HEREON, HEREBY ADOPTS THIS PLAN OF SUBDIVISION, AND IN CONSIDERATION OF APPROVAL OF THIS FINAL PLAT BY THE DEPARTMENT OF PLANNING AND ZONING, ESTABLISHES THE MINIMUM BUILDING RESTRICTION LINES AND GRANTS 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, FLOODPLAINS AND OPEN SPACE WHERE APPLICABLE, AND FOR GOOD AND OTHER VALUABLE CONSIDERATION, HEREBY GRANTS 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 ERRECTED ON OR OVER THE SAID EASEMENTS AND RIGHTS-OF-WAY, WITNESS OUR HANDS THIS 3rd DAY OF May, 2011.

Jeffrey P. McLaughlin 5-3-2011 DATE
 ATAPCO HOWARD SQUARE II STATUTORY TRUST
 Atopco Howard Square Trustee LLC, Its Trustee

RECORDED AS PLAT NO. 21645
 ON 7/8/11 AMONG THE LAND
 RECORDS OF HOWARD COUNTY, MARYLAND.

HOWARD SQUARE

PHASE 1, SECTION 3A
LOTS 45-101 AND OPEN SPACE LOT
102 AND PARCEL A-2
A RESUBDIVISION OF PARCEL A-1

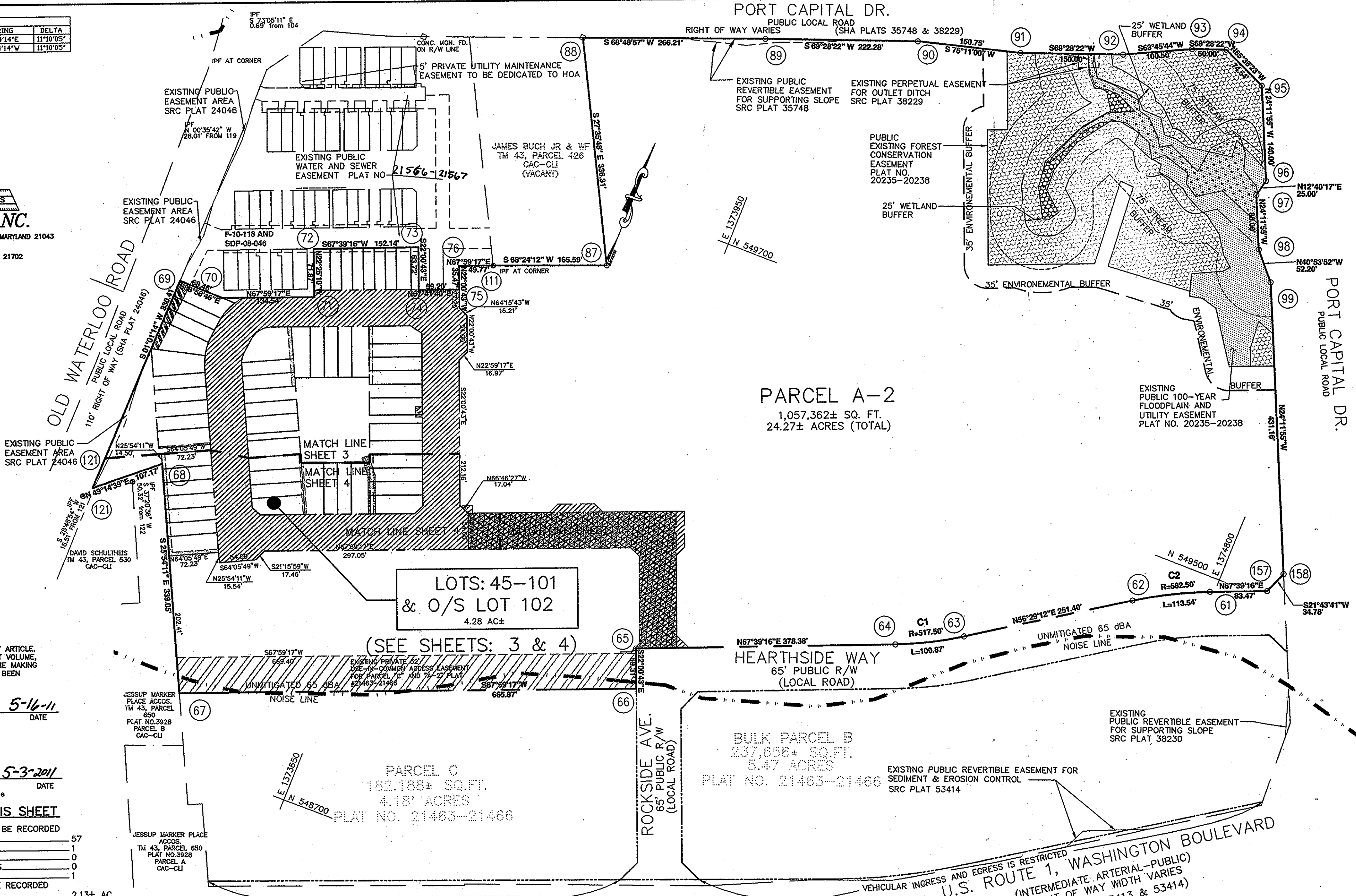
FIRST ELECTION DISTRICT OF HOWARD COUNTY, MARYLAND
 TAX MAP: 43
 GRID: 3 & 9
 TM PARCEL: 657
 ZONED: CAC-CLU
 SCALE: 1" = 600'
 DATE: APRIL, 2011
 SHEET: 1 OF 4

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	517.50'	100.87'	50.60'	100.71'	N62°04'14"E	11°10'05"
C2	582.50'	113.54'	56.95'	113.36'	S62°04'14"W	11°10'05"

OWNER:
Atapco Howard Square II
Statutory Trust
10 E. Baltimore St. Suite 1600
Baltimore, MD 21202
(410) 347-7189

BENCHMARK
ENGINEERS • LAND SURVEYORS • PLANNERS
ENGINEERING, INC.

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60 THOMAS JOHNSON DRIVE FREDERICK, MARYLAND 21702
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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 5-16-11 DATE
DONALD A. MASON
REGISTERED PROFESSIONAL LAND SURVEYOR
MD. REG. NO. 21320
FOR BENCHMARK ENGINEERING, INC.
MD. REG. NO. 351

Jeffrey P. Mc Cormack 5-3-2011 DATE
ATAPCO HOWARD SQUARE II STATUTORY TRUST
By: Atapco Howard Square Trustee LLC, Its Trustee

AREA TABULATION CHART - THIS SHEET

TOTAL NUMBER OF LOTS AND/OR PARCELS TO BE RECORDED	57
BUILDABLE	1
OPEN SPACE	0
BUILDABLE PRESERVATION PARCELS	0
NON-BUILDABLE PRESERVATION PARCELS	0
NON-BUILDABLE BULK PARCELS	1
TOTAL AREA OF LOTS AND/OR PARCELS TO BE RECORDED	
BUILDABLE	2.13± AC.
OPEN SPACE	2.15± AC.
BUILDABLE PRESERVATION PARCELS	N/A
NON-BUILDABLE PRESERVATION PARCELS	N/A
NON-BUILDABLE BULK PARCELS	24.27± AC.
TOTAL AREA OF ROADWAY TO BE RECORDED (INCLUDING WIDENING STRIPS)	N/A
TOTAL AREA OF SUBDIVISION TO BE RECORDED	28.55± AC.

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

Peter Beilenson 6/22/2011 DATE
HOWARD COUNTY HEALTH OFFICER

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING.

John P. ... 6/18/11 DATE
CHIEF, DEVELOPMENT ENGINEERING DIVISION

... 6/27/11 DATE
DIRECTOR

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF THAT THE INFORMATION SHOWN HEREON IS CORRECT, THAT IT IS A RESUBDIVISION OF THE LAND CONVEYED BY .95 ACRE PARCEL, TO ATAPCO HOWARD SQUARE II STATUTORY TRUST ("TRUST II") ON MAY 10, 2011 AND RECORDED IN THE LAND RECORDS OF HOWARD COUNTY, MARYLAND AS LIBER 13219 FOLIO 021 AND THAT IT IS THE SAME LAND CONVEYED BY NORMAN GUREVICH AND MARCIA SANDGROUND, TRADING AS JAROSE, A GENERAL PARTNERSHIP TO .95 ACRE PARCEL, LLC ON MARCH 22, 2004 AND RECORDED IN THE LAND RECORDS OF HOWARD COUNTY, MARYLAND AS, AS LIBER 8194 FOLIO 095 AND THE LAND CONVEYED ON FEBRUARY 3, 2006 BY ALADDIN VILLAGE MOBILE HOME PARK, FIRST HOWARD COUNTY LAND TRUST BY WALTER STONE, TRUSTEE, TO ALADDIN VILLAGE MHC, LLC AS RECORDED IN THE LAND RECORDS OF HOWARD COUNTY AS LIBER 9816 FOLIO 608; THE LAND CONVEYED ON AUGUST 23, 1995 BY SOP M, LIMITED PARTNERSHIP, TO ROUTE 175 ASSOCIATES AS RECORDED IN LIBER 551 FOLIO 468, AND THAT ALL MONUMENTS ARE IN PLACE OR WILL BE IN PLACE PRIOR TO THE SETTING OF THE STREETS IN THE SUBDIVISION BY HOWARD COUNTY AS SHOWN IN ACCORDANCE WITH THE ANNOTATED CODE OF MARYLAND AS AMENDED.

DATE: 5-16-11
DONALD A. MASON
PROFESSIONAL LAND SURVEYOR MARYLAND REG. NO. 21320
FOR BENCHMARK ENGINEERING, INC. MARYLAND REG. NO. 351

OWNER'S CERTIFICATE

ATAPCO HOWARD SQUARE II STATUTORY TRUST ("TRUST II"), OWNER OF THE PROPERTY SHOWN HEREON, HEREBY ADOPTS THIS PLAN OF SUBDIVISION, AND IN CONSIDERATION OF APPROVAL OF THIS FINAL PLAT BY THE DEPARTMENT OF PLANNING AND ZONING, ESTABLISHES THE MINIMUM BUILDING RESTRICTION LINES AND GRANTS 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, FLOODPLAINS AND OPEN SPACE WHERE APPLICABLE, AND FOR GOOD AND OTHER VALUABLE CONSIDERATION, HEREBY GRANTS 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 ERRECTED ON OR OVER THE SAID EASEMENTS AND RIGHTS-OF-WAY, WITNESS OUR HANDS THIS 3rd DAY OF May, 2011.

DATE: 5-3-11
ATAPCO HOWARD SQUARE II STATUTORY TRUST
By: Atapco Howard Square Trustee LLC, Its Trustee

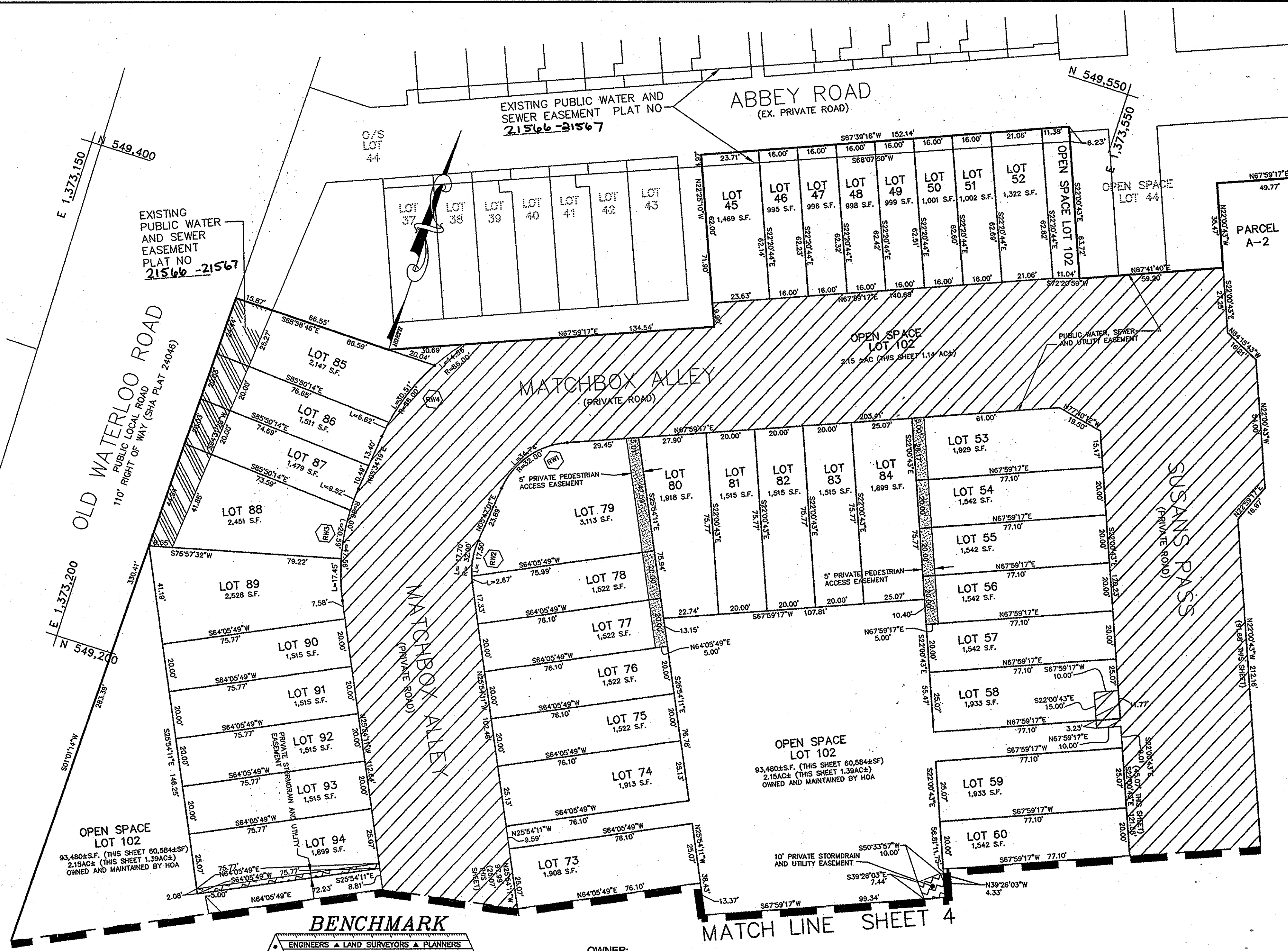
RECORDED AS PLAT NO. 21146 ON 7/8/11 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

HOWARD SQUARE
PHASE 1, SECTION 3A
LOTS 45-101 AND OPEN SPACE LOT 102 AND PARCEL A-2
A RESUBDIVISION OF PARCEL A-1

FIRST ELECTION DISTRICT OF HOWARD COUNTY, MARYLAND
TAX MAP: 43 SCALE: 1" = 100'
GRID: 3 & 9 DATE: APRIL, 2011
TM PARCEL: 657 SHEET: 2 OF 4
ZONED: CAC-CLJ

F-11-009

RIGHT OF WAY CURVE TABLE						
CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
RW1	32.00'	34.74'	19.31'	33.06'	S36°53'09"W	62°12'17"
RW2	32.00'	17.70'	9.08'	17.47'	S10°03'35"E	31°41'12"
RW3	86.00'	47.56'	24.41'	46.96'	S10°03'35"E	31°41'12"
RW4	86.00'	37.13'	18.86'	36.85'	S18°09'12"W	24°44'23"



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 M. Mason 5/16/11 DATE
 DONALD A. MASON
 REGISTERED PROFESSIONAL LAND SURVEYOR
 MD. REG. NO. 21320
 FOR BENCHMARK ENGINEERING, INC.
 MD. REG. NO. 351

Jeffrey P. McCormack 5-3-2011 DATE
 ATAPCO HOWARD SQUARE II STATUTORY TRUST
 By: Atapco Howard Square Trustee LLC, Its Trustee

AREA TABULATION CHART - THIS SHEET

TOTAL NUMBER OF LOTS AND/OR PARCELS TO BE RECORDED	38
BUILDABLE	1
OPEN SPACE	1
BUILDABLE PRESERVATION PARCELS	0
NON-BUILDABLE PRESERVATION PARCELS	0
NON-BUILDABLE BULK PARCELS	1
TOTAL AREA OF LOTS AND/OR PARCELS TO BE RECORDED	
BUILDABLE	1.28± AC.
OPEN SPACE	1.39± AC.
BUILDABLE PRESERVATION PARCELS	N/A
NON-BUILDABLE PRESERVATION PARCELS	N/A
NON-BUILDABLE BULK PARCELS	N/A
TOTAL AREA OF ROADWAY TO BE RECORDED (INCLUDING WIDENING STRIPS)	N/A
TOTAL AREA OF SUBDIVISION TO BE RECORDED	2.67± AC.

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

Barbara Peter Dsilverson 6/22/2011 DATE
 HOWARD COUNTY HEALTH OFFICER

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING.
[Signature] 6/13/11 DATE
 CHIEF, DEVELOPMENT ENGINEERING DIVISION
[Signature] 6/22/11 DATE
 DIRECTOR

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF THAT THE INFORMATION SHOWN HEREON IS CORRECT, THAT IT IS A RESUBDIVISION OF THE LAND CONVEYED BY .95 ACRE PARCEL, TO ATAPCO HOWARD SQUARE II STATUTORY TRUST ("TRUST II") ON MAY 10, 2011 AND RECORDED IN THE LAND RECORDS OF HOWARD COUNTY, MARYLAND AS LIBER 12222 FOLIO 022 AND THAT IT IS THE SAME LAND CONVEYED BY NORMAN GUREVICH AND MARCIA SANDGROUND, TRADING AS JAROSE, A GENERAL PARTNERSHIP TO .95 ACRE PARCEL, LLC ON MARCH 2, 2009, RECORDED IN THE LAND RECORDS OF HOWARD COUNTY, MARYLAND AS LIBER 8194 FOLIO 022 AND THE LAND CONVEYED BY SANDGROUND COUNTY LAND TRUST BY WALTER STONE, TRUSTEE, TO ALADDIN VILLAGE MOBILE HOME PARK, RECORDED IN THE LAND RECORDS OF HOWARD COUNTY AS LIBER 9816 FOLIO 608; THE LAND CONVEYED BY SANDGROUND COUNTY LAND TRUST BY SOP M, LIMITED PARTNERSHIP, TO ROUTE 175 ASSOCIATES AS RECORDED IN LIBER 3468, AND THAT ALL MONUMENTS ARE IN PLACE OR WILL BE IN PLACE PRIOR TO THE SETTING OF THE STREETS IN THE SUBDIVISION BY HOWARD COUNTY AS SHOWN IN ACCORDANCE WITH THE ANNOTATED CODE OF MARYLAND AS AMENDED.

DONALD A. MASON
 PROFESSIONAL LAND SURVEYOR MARYLAND REG. NO. 21320
 FOR BENCHMARK ENGINEERING, INC. MARYLAND REG. NO. 351

OWNER'S CERTIFICATE

ATAPCO HOWARD SQUARE II STATUTORY TRUST ("TRUST II"), OWNER OF THE PROPERTY SHOWN HEREON, HEREBY ADOPTS THIS PLAN OF SUBDIVISION, AND IN CONSIDERATION OF APPROVAL OF THIS FINAL PLAT BY THE DEPARTMENT OF PLANNING AND ZONING, ESTABLISHES THE MINIMUM BUILDING RESTRICTION LINES AND GRANTS 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, FLOODPLAINS AND OPEN SPACE WHERE APPLICABLE, AND FOR GOOD AND OTHER VALUABLE CONSIDERATION, HEREBY GRANTS 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 ERRECTED ON OR OVER THE SAID EASEMENTS AND RIGHTS-OF-WAY, WITNESS OUR HANDS THIS 3rd DAY OF May, 2011.

Jeffrey P. McCormack 5-3-2011 DATE
 ATAPCO HOWARD SQUARE II STATUTORY TRUST
 By: Atapco Howard Square Trustee LLC, Its Trustee

PURPOSE OF THIS PLAT IS TO RESUBDIVIDE PARCEL A-1 INTO 57 FEE-SIMPLE LOTS, TO CREATE AN OPEN SPACE LOT, CREATE A 5' ACCESS EASEMENT, A PUBLIC WATER, SEWER AND UTILITY EASEMENT AND A 5' PEDESTRIAN ACCESS EASEMENT.

RECORDED AS PLAT NO. 21047
 ON 7/18/11 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

HOWARD SQUARE
PHASE 1, SECTION 3A
LOTS 45-101 AND OPEN SPACE LOT 102 AND PARCEL A-2
A RESUBDIVISION OF PARCEL A-1
 FIRST ELECTION DISTRICT OF HOWARD COUNTY, MARYLAND
 TAX MAP: 43
 GRID: 3 & 9
 TM PARCEL: 657
 ZONED: CAC-CL1

SCALE: 1" = 30'
 DATE: APRIL, 2011
 SHEET: 3 OF 4

