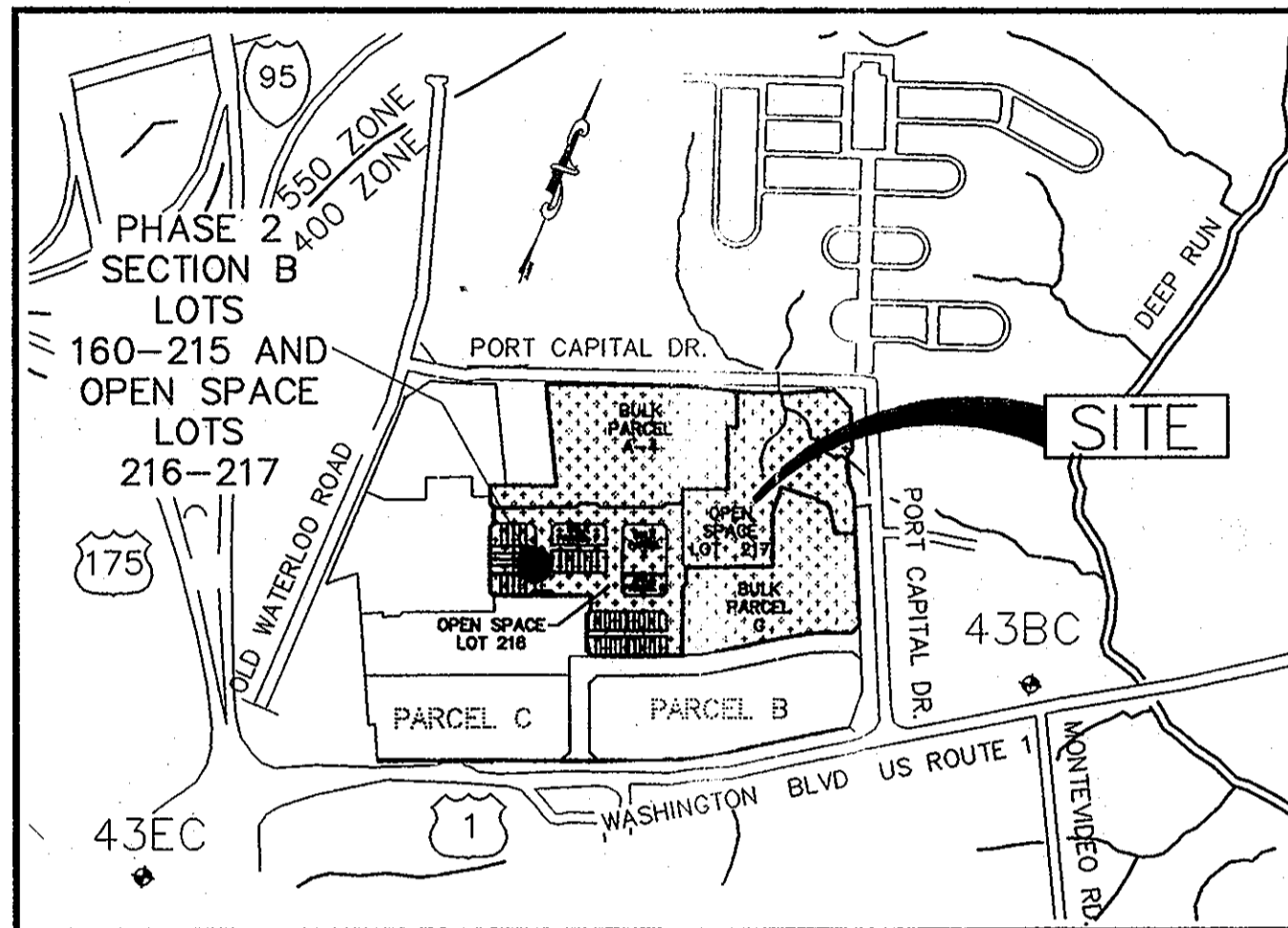


**GENERAL NOTES**

- TAX MAP: 43, PARCEL: A-3, 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-3, PLAT NO. 21781-21784.
- 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 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.
- 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 160-215 AND OPEN SPACE LOT 216 AND 217 IS PROVIDED IN ACCORDANCE WITH A CERTIFIED LANDSCAPE PLAN UNDER SDP-11-054, 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(j) 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, COMPLEMENTED 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 160-215 AND OPEN SPACE LOT 216. LOT 217 CONTAINS FLOODPLAIN, STREAM, WETLANDS, FOREST CONSERVATION AND ASSOCIATED BUFFERS. 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 160-215, OPEN SPACE LOT 216-217 AND BULK PARCELS D THROUGH G AND A-4, 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.
- DRIVEWAYS SHALL BE PROVIDED PRIOR TO RESIDENTIAL OCCUPANCY TO ENSURE SAFE ACCESS FOR FIRE AND EMERGENCY VEHICLES PER THE FOLLOWING MINIMUM REQUIREMENTS:  
 A) WIDTH - 12 FEET (16 FEET SERVING MORE THAN ONE RESIDENT).  
 B) SURFACE - 6 INCHES OF COMPACTED CRUSHER RUN BASE WITH TAR AND CHIP COATING (1.5" MIN).  
 C) GEOMETRY - MAX. 15% GRADE, MAX. 10% GRADE CHANGE AND MIN. OF 45 FOOT TURNING RADIUS.  
 D) STRUCTURES (CULVERT/BRIDGES) - CAPABLE OF SUPPORTING 25 GROSS TONS (H25 LOADING).  
 E) DRAINAGE ELEMENTS - CAPABLE OF SAFELY PASSING 100 YEAR FLOOD PLAIN WITH NO MORE THAN 1 FOOT OF DEPTH OVER DRIVEWAY SURFACE.  
 F) STRUCTURE CLEARANCES - MINIMUM 12 INCHES  
 G) MAINTENANCE - SUFFICIENT TO ENSURE ALL WEATHER USE.



**VICINITY MAP**

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

- NOISE STUDY WAS PREPARED BY MILDENBERG, BOENDER & ASSOCIATES, INC. IN JANUARY 2008. THE 650BA 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 650BA NOISE EXPOSURE. THE 650BA 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 216 AND 217 ARE 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 10/14/2012; RECEIPT NO. D13793039
- 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 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 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.

**COORDINATE TABLE**

POINT	NORTHING	EASTING	POINT	NORTHING	EASTING
59	549124.9415	1374116.3419	94	550231.2123	1374520.4152
61	549478.593	1374793.826	95	550200.4281	1374588.2984
62	549425.497	1374693.670	96	550072.7299	1374645.6846
63	549286.693	1374484.066	97	550048.3388	1374640.2007
64	549239.522	1374395.086	98	549975.3684	1374702.9928
75	549468.1627	1373609.8243	99	549935.9104	1374707.1698
76	549526.3110	1373596.5314	111	549544.965	1373642.674
77	549461.1228	1373634.6419	157	549510.328	1374871.028
78	549411.0590	1373654.8811	158	549542.636	1374883.903
79	549395.4362	1373648.2534	302	549236.5037	1373853.4530
80	549198.7451	1373727.7693	303	549252.2192	1373860.0432
81	549192.0247	1373743.4296	304	549272.4584	1373910.1070
87	549605.915	1373796.642	305	549265.7380	1373925.7673
88	549903.959	1373640.849	306	549310.1189	1374035.5482
89	550000.159	1373889.070	307	549260.1479	1374055.7499
90	550078.101	1374097.234	308	549244.5250	1374049.1222
91	550116.651	1374242.970	309	549134.5127	1374093.5967
92	550169.2493	1374383.4458			
93	550213.6797	1374473.5899			

**GENERAL NOTES CONT'D**

- PRIVATE PEDESTRIAN ACCESS EASEMENTS ARE PROVIDED FOR RESIDENT ACCESS TO THE BACK YARDS FOR LOTS WHERE ACCESS WOULD OTHERWISE BE UNAVAILABLE. THESE EASEMENTS SHALL NOT BE OBSTRUCTED.
- A WAIVER PETITION (WP-11-165) WAS APPROVED ON JUNE 8, 2011 TO SECTION 16.120(C)(4) TO ALLOW FOR PRIVATE ROADS SUBJECT TO THE FOLLOWING:  
 1. A HOME OWNER'S ASSOCIATION FOR EACH PHASE OF THE HOWARD SQUARE PROJECT 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 WITHIN A RECORDED PUBLIC EASEMENT.
- THE SETBACK FOR BULK PARCEL A-4 FROM PORT CAPITAL DRIVE FOR STRUCTURE AND USES (EXCEPT PARKING) IS 0 FEET.

**RIGHT OF WAY CURVE TABLE**

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
RW1	517.50'	100.87'	50.60'	100.71'	N62°04'14"E	11°10'05"
RW2	582.50'	113.54'	56.95'	113.36'	S62°04'14"W	11°10'05"

**AREA TABULATION CHART**

TOTAL NUMBER OF LOTS AND/OR PARCELS TO BE RECORDED	
BUILDABLE	56
OPEN SPACE	2
BUILDABLE PRESERVATION PARCELS	0
NON-BUILDABLE PRESERVATION PARCELS	0
BULK PARCELS	5
TOTAL AREA OF LOTS AND/OR PARCELS TO BE RECORDED	
BUILDABLE	1.77± AC.
OPEN SPACE	7.72± AC.
BUILDABLE PRESERVATION PARCELS	N/A
NON-BUILDABLE PRESERVATION PARCELS	N/A
BULK PARCELS	10.98± AC.
TOTAL AREA OF ROADWAY TO BE RECORDED (INCLUDING WIDENING STRIPS)	N/A
TOTAL AREA OF SUBDIVISION TO BE RECORDED	20.47± AC.
HOWARD COUNTY DPZ FILE NOS.	SDP-92-79, WP-92-165 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, F-11-009, F-11-076, F-11-077, SDP-11-043, SDP-11-054, WP-11-165.

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 & ELLICOTT CITY, MARYLAND 21043  
 (P) 410-485-8105 (F) 410-485-6844  
 60 THOMAS JOHNSON DRIVE FREDERICK, MARYLAND 21702  
 (P) 301-371-3505 (F) 301-371-3506  
 WWW.BE-CIVILENGINEERING.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 A. Mason* 8-30-12  
 DONALD A. MASON  
 REGISTERED PROFESSIONAL LAND SURVEYOR  
 MD. REG. NO. 21320  
 FOR BENCHMARK ENGINEERING, INC.  
 MD. REG. NO. 351

*Jerry P. McCormack* 9-5-12  
 JERRY P. MCCORMACK  
 ATAPCO HOWARD SQUARE II STATUTORY TRUST  
 By: Atapco Howard Square Trustee LLC, Its Trustee

PURPOSE OF THIS PLAT IS TO RESUBDIVIDE PARCEL A-3 INTO 56 FEE-SIMPLE LOTS, TO CREATE TWO OPEN SPACE LOTS, CREATE PUBLIC UTILITY EASEMENTS IN THE OPEN SPACE LOTS AND BULK PARCELS D-G & A-4 AND CREATE PRIVATE PEDESTRIAN ACCESS EASEMENTS

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

*B. Wilson for Maura Eastman* 10/11/2012  
 HOWARD COUNTY HEALTH OFFICER

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING.

*Jeff S. ...* 9/26/12  
 CHIEF, DEVELOPMENT ENGINEERING DIVISION

*Neil ...* 10/15/12  
 DIRECTOR

**SURVEYOR'S CERTIFICATE**

I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED BY ME OR UNDER MY RESPONSIBLE CHARGE, AND THAT I AM A DULY LICENSED PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 21320, EXPIRATION DATE 1/7/2013, AND THAT IT IS A RESUBDIVISION OF PART OF THE LAND CONVEYED BY ATAPCO HOWARD SQUARE II BUSINESS TRUST TO ATAPCO HOWARD SQUARE II STATUTORY TRUST BY DEED DATED MAY 10, 2011 AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND AS LIBER 12289, PLAT 022, AND THAT ALL MONUMENTS ARE IN PLACE OR WILL BE IN PLACE PRIOR TO THE ACCEPTANCE OF THESE DEEDS IN THE SUBDIVISION BY HOWARD COUNTY AS SHOWN IN ACCORDANCE WITH THE ANNOTATED CODE OF MARYLAND.

*Donald A. Mason* 8-30-12  
 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 ERCTED ON OR OVER THE SAID EASEMENTS AND RIGHTS-OF-WAY, WITNESS OUR HANDS THIS 5th DAY OF SEPTEMBER, 2012.

*Jerry P. McCormack* 9-5-12  
 ATAPCO HOWARD SQUARE II STATUTORY TRUST  
 By: Atapco Howard Square Trustee LLC, Its Trustee

RECORDED AS PLAT NO. 22106  
 ON 10/11/12 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

**HOWARD SQUARE**  
 PHASE 2, SECTION B  
 LOTS 160-215 AND OPEN SPACE LOTS 216 & 217  
 AND BULK PARCELS D THROUGH G & A-4  
 A RESUBDIVISION OF BULK PARCEL A-3

FIRST ELECTION DISTRICT OF HOWARD COUNTY, MARYLAND  
 TAX MAP: 43 GRID: 3 & 9 DATE: SEPTEMBER, 2012 SHEET: 1 OF 5  
 TM PARCEL: PARCEL 657 (A-3)  
 ZONED: CAC-CLU

**F-11-084**

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:**  
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 WWW.BEI-CIVLENGINEERING.COM

- LEGEND**
- EXISTING PUBLIC 100-YEAR FLOODPLAIN & UTILITY EASEMENT PLAT NO. 20235-20238
  - EXISTING PUBLIC FOREST CONSERVATION EASEMENT PLAT NO. 20235-20238
  - EXISTING PUBLIC WATER EASEMENT PLAT NO. 21648
  - PUBLIC WATER, SEWER & UTILITY EASEMENT
  - 5' PRIVATE PEDESTRIAN ACCESS EASEMENT
  - 10' PRIVATE STORMDRAIN & UTILITY EASEMENT
  - LIMIT OF WETLANDS

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* 8-30-12 DATE  
 DONALD A. MASON  
 REGISTERED PROFESSIONAL LAND SURVEYOR  
 MD. REG. NO. 21320  
 FOR BENCHMARK ENGINEERING, INC.  
 MD. REG. NO. 351

*Jeffrey P. McCormack* 9-5-12 DATE  
 JEFFREY P. MCCORMACK  
 ATAPCO HOWARD SQUARE II STATUTORY TRUST  
 By: Atapco Howard Square Trustee LLC, its Trustee

**AREA TABULATION CHART**

TOTAL NUMBER OF LOTS AND/OR PARCELS TO BE RECORDED	56
BUILDABLE	2
OPEN SPACE	0
BUILDABLE PRESERVATION PARCELS	0
NON-BUILDABLE PRESERVATION PARCELS	0
BULK PARCELS	5
TOTAL AREA OF LOTS AND/OR PARCELS TO BE RECORDED	
BUILDABLE	1.77± AC.
OPEN SPACE	7.72± AC.
BUILDABLE PRESERVATION PARCELS	N/A
NON-BUILDABLE PRESERVATION PARCELS	N/A
BULK PARCELS	10.98± AC.
TOTAL AREA OF ROADWAY TO BE RECORDED (INCLUDING WIDENING STRIPS)	N/A
TOTAL AREA OF SUBDIVISION TO BE RECORDED	20.47± AC.

JESSUP MARKER PLACE ACCOS. TM 43, PARCEL 650 PLAT NO. 3928 PARCEL A CAC-CLJ

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

*Walter M. Rossman* 10/11/2012 DATE  
 HOWARD COUNTY HEALTH OFFICER

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING.

*Jeffrey P. McCormack* 9/15/12 DATE  
 CHIEF, DEVELOPMENT ENGINEERING DIVISION  
*Walter M. Rossman* 10/15/12 DATE  
 DIRECTOR

**SURVEYOR'S CERTIFICATE**

I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED BY ME OR UNDER MY RESPONSIBLE CHARGE, AND THAT I AM A DULY LICENSED PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 21320, EXPIRATION DATE 1/7/2013, AND THAT IT IS A RESUBDIVISION OF PART OF THE LAND CONVEYED BY ATAPCO HOWARD SQUARE II BUSINESS TRUST TO ATAPCO HOWARD SQUARE II STATUTORY TRUST BY DEED DATED MAY 10, 2011 AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND AS LIBER 13229 FOLIO 022, AND THAT ALL MONUMENTS ARE IN PLACE 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.

*Donald A. Mason* 8-30-12 DATE  
 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 OF 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 ERECTED ON OR OVER THE SAID EASEMENTS AND RIGHTS-OF-WAY, WITNESS OUR HANDS THIS 5th DAY OF SEPTEMBER, 2012.


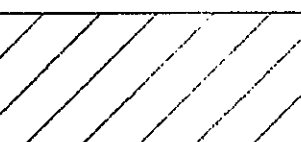
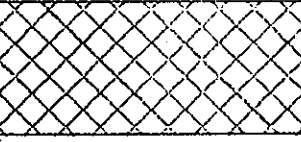
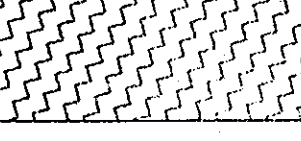
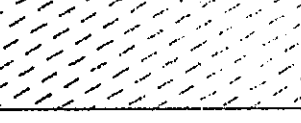
*Jeffrey P. McCormack* 9-5-12 DATE  
 ATAPCO HOWARD SQUARE II STATUTORY TRUST  
 By: Atapco Howard Square Trustee LLC, its Trustee

RECORDED AS PLAT NO. 22107 ON 10/11/12 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

**HOWARD SQUARE**  
 PHASE 2, SECTION B  
 LOTS 160-215 AND OPEN SPACE LOTS 216 & 217  
 AND BULK PARCELS D THROUGH G & A-4  
 A RESUBDIVISION OF BULK PARCEL A-3

FIRST ELECTION DISTRICT OF HOWARD COUNTY, MARYLAND  
 TAX MAP: 43  
 GRID: 3 & 9  
 TM PARCEL: PARCEL 657 (A-3)  
 ZONED: CAC-CLJ  
 SCALE: 1" = 100'  
 DATE: SEPTEMBER, 2012  
 SHEET: 2 OF 5

**LEGEND**

-  LIMIT OF SUBMISSION
-  PUBLIC WATER, SEWER & UTILITY EASEMENT
-  5' PRIVATE PEDESTRIAN ACCESS EASEMENT
-  10' PRIVATE STORMDRAIN & UTILITY EASEMENT
-  PRIVATE ACCESS, STORMWATER MANAGEMENT, DRAINAGE & UTILITY EASEMENT

**AREA TABULATION CHART - THIS SHEET**

TOTAL NUMBER OF LOTS AND/OR PARCELS TO BE RECORDED	
BUILDABLE	28
OPEN SPACE	P.O. 216
BUILDABLE PRESERVATION PARCELS	0
NON-BUILDABLE PRESERVATION PARCELS	0
BULK PARCELS	1
TOTAL AREA OF LOTS AND/OR PARCELS TO BE RECORDED	
BUILDABLE	1.04± AC.
OPEN SPACE	1.15± AC.
BUILDABLE PRESERVATION PARCELS	N/A
NON-BUILDABLE PRESERVATION PARCELS	N/A
BULK PARCELS	0.28±
TOTAL AREA OF ROADWAY TO BE RECORDED (INCLUDING WIDENING STRIPS)	N/A
TOTAL AREA OF SUBDIVISION TO BE RECORDED	2.47± 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* 8-30-12 DATE

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

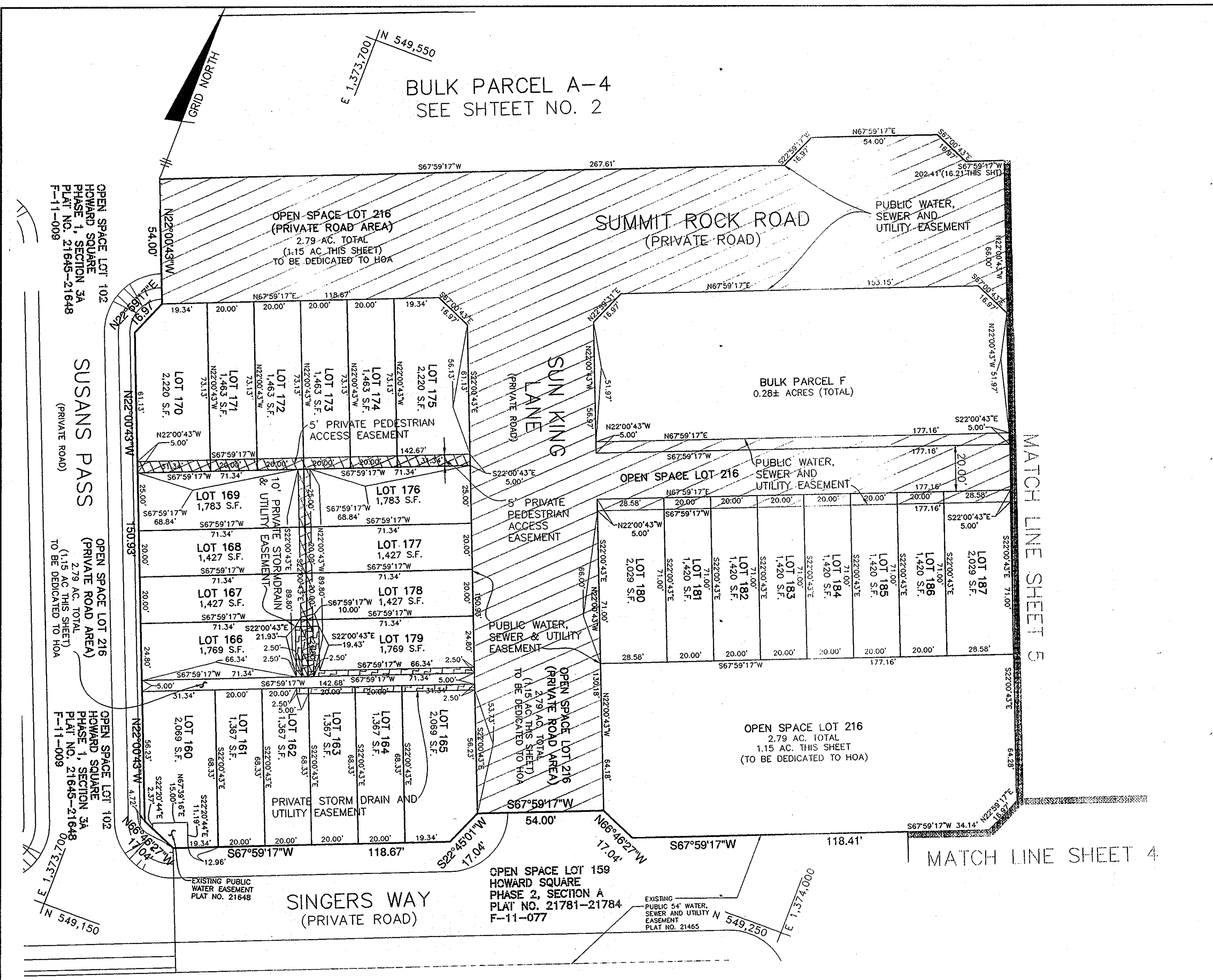
*Atapco Howard Square II Statutory Trust* 9-5-12 DATE  
By: Atapco Howard Square Trustee LLC, its Trustee

**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 • ELLICOTT CITY, MARYLAND 21043  
(P) 410-485-8105 (F) 410-485-8844  
60 THOMAS JOHNSON DRIVE • FREDERICK, MARYLAND 21702  
(P) 301-371-3505 (F) 301-371-3506  
WWW.BE-CMLENGINEERING.COM

PURPOSE OF THIS PLAT IS TO RESUBDIVIDE PARCEL A-3 INTO 56 FEE-SIMPLE LOTS, TO CREATE TWO OPEN SPACE LOTS, CREATE PUBLIC UTILITY EASEMENTS IN THE OPEN SPACE LOTS AND BULK PARCELS D-G & A-4 AND CREATE PRIVATE PEDESTRIAN ACCESS EASEMENT



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

*Maureen Rossman* 10/11/2012 DATE  
HOWARD COUNTY HEALTH OFFICER

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING  
AND ZONING.

*J.P.* 9/16/12 DATE  
CHIEF, DEVELOPMENT ENGINEERING DIVISION

*Kat Shalinski* 10/15/12 DATE  
DIRECTOR

**SURVEYOR'S CERTIFICATE**

I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED BY ME OR UNDER MY RESPONSIBLE CHARGE, AND THAT I AM A DULY LICENSED PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 21320, EXPIRATION DATE 1/7/2013, AND THAT IT IS A RESUBDIVISION OF PART OF THE LAND CONVEYED BY ATAPCO HOWARD SQUARE II BUSINESS TRUST TO ATAPCO HOWARD SQUARE II STATUTORY TRUST BY DEED DATED MAY 10, 2011 AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND AS LIBER 19229, FOLIO 022, AND THAT ALL MONUMENTS ARE IN PLACE OR WILL BE IN PLACE PRIOR TO THE ACCEPTANCE OF THIS PLAT IN THE SUBDIVISION BY HOWARD COUNTY AS SHOWN IN ACCORDANCE WITH THE ANNOTATED CODE OF MARYLAND AS AMENDED.

*Donald A. Mason* 8-30-12 DATE  
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 5<sup>TH</sup> DAY OF SEPTEMBER, 2012.

*Sybil P. McLaughlin* 9-5-12 DATE  
ATAPCO HOWARD SQUARE II STATUTORY TRUST  
By: Atapco Howard Square Trustee LLC, its Trustee

*[Signature]* WITNESS  
DATE

RECORDED AS PLAT NO. 22108  
ON 10/11/12 AMONG THE LAND  
RECORDS OF HOWARD COUNTY, MARYLAND.

**HOWARD SQUARE  
PHASE 2, SECTION B**  
LOTS 160-215 AND OPEN SPACE LOTS 216 & 217  
AND BULK PARCELS D THROUGH G & A-4  
A RESUBDIVISION OF BULK PARCEL A-3

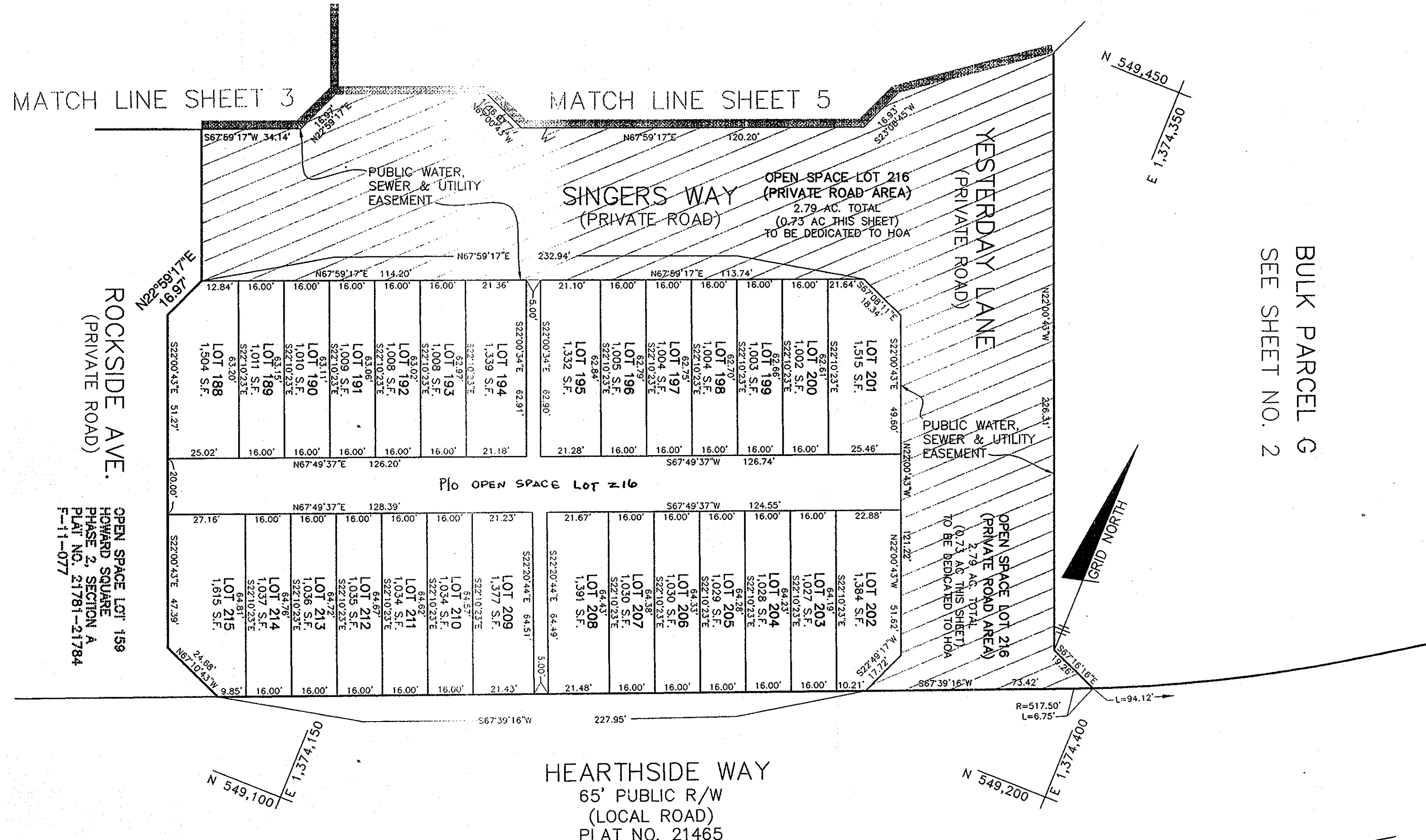
FIRST ELECTION DISTRICT OF HOWARD COUNTY, MARYLAND  
TAX MAP: 43 SCALE: 1" = 30'  
GRID: 3 & 9 DATE: SEPTEMBER, 2012  
TM PARCEL: PARCEL 657 (A-3) SHEET: 3 OF 5  
ZONED: CAC-CL1

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.**

6480 BALTIMORE NATIONAL PIKE SUITE 418 A ELLICOTT CITY, MARYLAND 21043  
(P) 410-465-8105 (F) 410-465-8844  
60 THOMAS JOHNSON DRIVE A FREDERICK, MARYLAND 21702  
(P) 301-371-3505 (F) 301-371-3506  
WWW.BEI-CIVLENGINEERING.COM



BULK PARCEL G  
SEE SHEET NO. 2

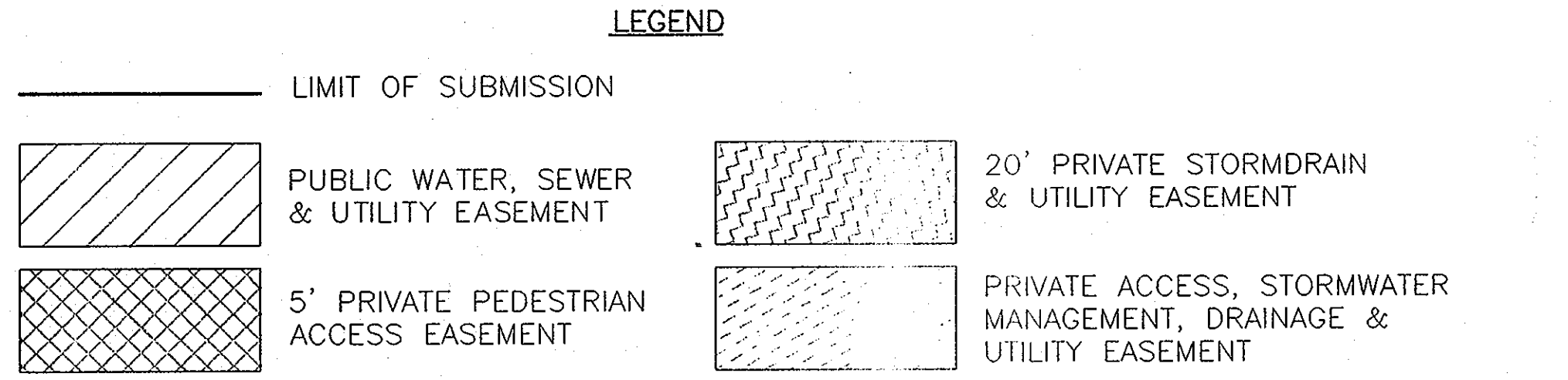
THE REQUIREMENTS § 3-108, THE REAL PROPERTY ARTICLE, ANNOTATED CODE OF MARYLAND, 1988 REPLACEMENT VOLUME, (AS SUPPLEMENTED) AS FAR AS THEY RELATE TO THE MAKING OF THIS PLAT AND THE SETTING OF MARKERS HAVE BEEN COMPLIED WITH.

*Donald A. Mason* 8-30-12  
DONALD A. MASON  
REGISTERED PROFESSIONAL LAND SURVEYOR  
MD. REG. NO. 21320  
FOR BENCHMARK ENGINEERING, INC.  
MD. REG. NO. 351

*John P. McBrumley* 9-5-12  
BY: Atapco Howard Square II Statutory Trust  
Atapco Howard Square Trustee LLC, its Trustee

**AREA TABULATION CHART - THIS SHEET**

TOTAL NUMBER OF LOTS AND/OR PARCELS TO BE RECORDED	
BUILDABLE	28
OPEN SPACE	P.O. 216
BUILDABLE PRESERVATION PARCELS	0
NON-BUILDABLE PRESERVATION PARCELS	0
BULK PARCELS	0
TOTAL AREA OF LOTS AND/OR PARCELS TO BE RECORDED	
BUILDABLE	0.73± AC.
OPEN SPACE	0.73± AC.
BUILDABLE PRESERVATION PARCELS	N/A
NON-BUILDABLE PRESERVATION PARCELS	N/A
BULK PARCELS	N/A
TOTAL AREA OF ROADWAY TO BE RECORDED (INCLUDING WIDENING STRIPS)	N/A
TOTAL AREA OF SUBDIVISION TO BE RECORDED	1.46± AC.



PURPOSE OF THIS PLAT IS TO RESUBDIVIDE PARCEL A-3 INTO 56 FEE-SIMPLE LOTS, TO CREATE TWO OPEN SPACE LOTS, CREATE PUBLIC UTILITY EASEMENTS IN THE OPEN SPACE LOTS AND BULK PARCELS D-G & A-4 AND CREATE PRIVATE PEDESTRIAN ACCESS EASEMENT

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

*B. Wilson for Maureen Roseman* 10/11/2012  
HOWARD COUNTY HEALTH OFFICER

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING.  
9/2/12 DATE  
*Kat Sheehy* J.P. DATE  
DIRECTOR

**SURVEYOR'S CERTIFICATE**

I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED BY ME OR UNDER MY RESPONSIBLE CHARGE, AND THAT I AM A DULY LICENSED PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 21320, EXPIRATION DATE 1/7/2013, AND THAT IT IS A RESUBDIVISION OF PART OF THE LAND CONVEYED BY ATAPCO HOWARD SQUARE I BUSINESS TRUST TO ATAPCO HOWARD SQUARE II STATUTORY TRUST BY DEED DATED MAY 10, 2011 AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND AS LIBER 18277-5010 022, AND THAT ALL MONUMENTS ARE IN PLACE OR WILL BE IN PLACE PRIOR TO THE ACCEPTANCE OF THIS PLAT IN THE SUBDIVISION BY HOWARD COUNTY AS SHOWN IN ACCORDANCE WITH THE ANNOTATED CODE OF MARYLAND AS AMENDED.

*Donald A. Mason* 8-30-12  
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 5th DAY OF SEPTEMBER, 2012.

*John P. McBrumley* 9-5-12  
ATAPCO HOWARD SQUARE II STATUTORY TRUST  
BY: Atapco Howard Square Trustee LLC, its Trustee

RECORDED AS PLAT NO. 22109  
ON 10/19/12 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

**HOWARD SQUARE**  
PHASE 2, SECTION B  
LOTS 160-215 AND OPEN SPACE LOTS 216 & 217 AND BULK PARCELS D THROUGH G & A-4 A RESUBDIVISION OF BULK PARCEL A-3

FIRST ELECTION DISTRICT OF HOWARD COUNTY, MARYLAND  
TAX MAP: 43 SCALE: 1" = 30'  
GRID: 3 & 9 DATE: SEPTEMBER, 2012  
TM PARCEL: PARCEL 657 (A-3) SHEET: 4 OF 5  
ZONED: CAC-CL1

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

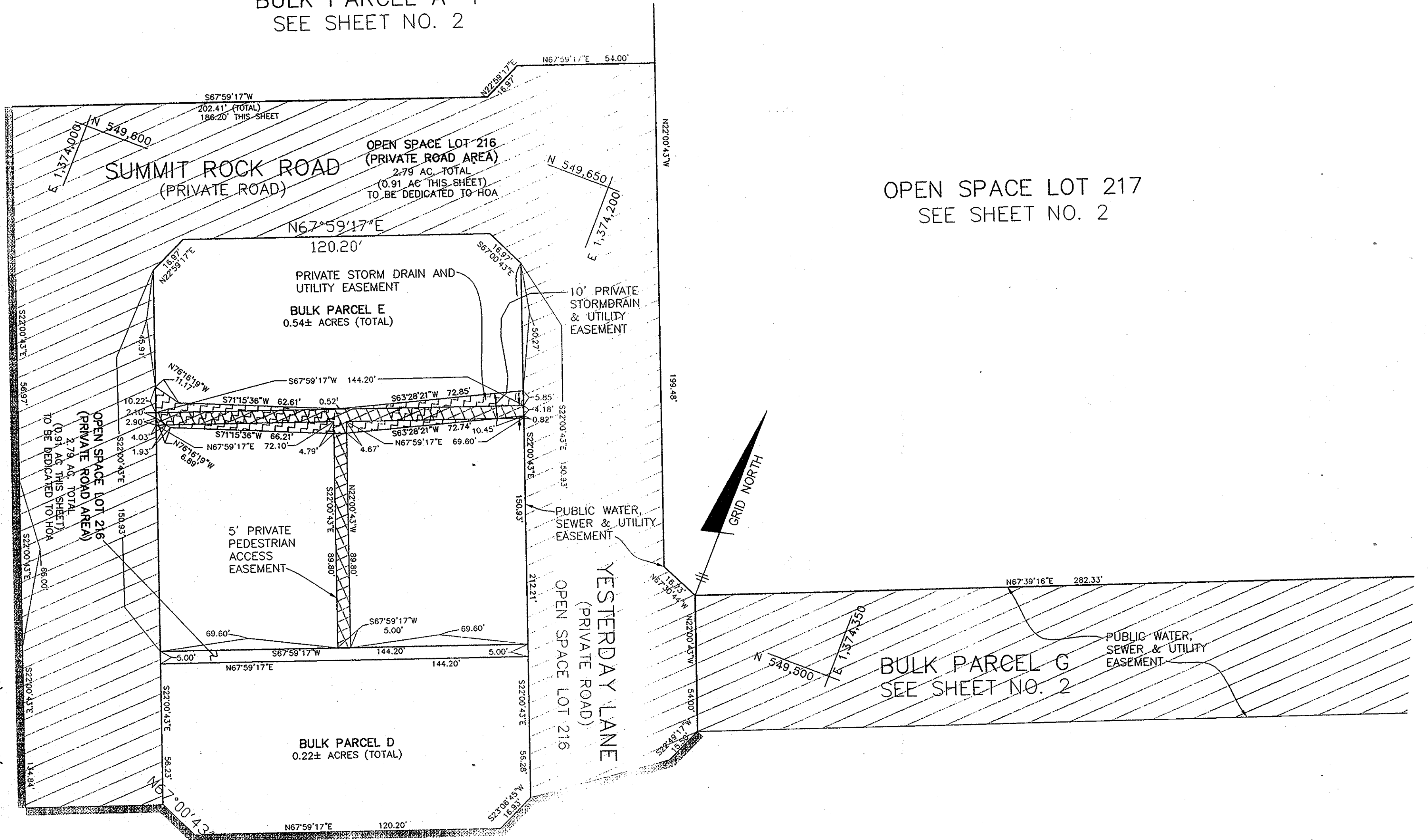
BULK PARCEL A-4  
SEE SHEET NO. 2

**BENCHMARK**

ENGINEERS LAND SURVEYORS PLANNERS  
**ENGINEERING, INC.**

8480 BALTIMORE NATIONAL PIKE SUITE 418 ELLICOTT CITY, MARYLAND 21043  
(P) 410-485-8105 (F) 410-485-8844  
60 THOMAS JOHNSON DRIVE FREDERICK, MARYLAND 21702  
(P) 301-371-3505 (F) 301-371-3508  
WWW.BEI-CIVILENGINEERING.COM

MATCH LINE SHEET 3



OPEN SPACE LOT 217  
SEE SHEET NO. 2

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* 8-30-12  
DONALD A. MASON DATE  
REGISTERED PROFESSIONAL LAND SURVEYOR

MD. REG. NO. 21320  
FOR BENCHMARK ENGINEERING, INC.  
MD. REG. NO. 351

*Jeffrey P. McCormack* 9-5-12  
ATAPCO HOWARD SQUARE II STATUTORY TRUST DATE  
By Atapco Howard Square Trustee LLC, its Trustee

MATCH LINE SHEET 4

AREA TABULATION CHART - THIS SHEET

TOTAL NUMBER OF LOTS AND/OR PARCELS TO BE RECORDED	
BUILDABLE	0
OPEN SPACE	P.O. 216
BUILDABLE PRESERVATION PARCELS	0
NON-BUILDABLE PRESERVATION PARCELS	0
BULK PARCELS	2
TOTAL AREA OF LOTS AND/OR PARCELS TO BE RECORDED	
BUILDABLE	N/A
OPEN SPACE	0.91± AC.
BUILDABLE PRESERVATION PARCELS	N/A
NON-BUILDABLE PRESERVATION PARCELS	N/A
BULK PARCELS	0.76± AC.
TOTAL AREA OF ROADWAY TO BE RECORDED (INCLUDING WIDENING STRIPS)	N/A
TOTAL AREA OF SUBDIVISION TO BE RECORDED	1.67± AC.

LEGEND

	LIMIT OF SUBMISSION		20' PRIVATE STORMDRAIN & UTILITY EASEMENT
	PUBLIC WATER, SEWER & UTILITY EASEMENT		PRIVATE ACCESS, STORMWATER MANAGEMENT, DRAINAGE & UTILITY EASEMENT
	5' PRIVATE PEDESTRIAN ACCESS EASEMENT		

PURPOSE OF THIS PLAT IS TO RESUBDIVIDE PARCEL A-3 INTO 56 FEE-SIMPLE LOTS, TO CREATE TWO OPEN SPACE LOTS, CREATE PUBLIC UTILITY EASEMENTS IN THE OPEN SPACE LOTS AND BULK PARCELS D-G & A-4 AND CREATE PRIVATE PEDESTRIAN ACCESS EASEMENT

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

*Bridgette Mauna Rossman* 10/11/2012  
HOWARD COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING.

*Jeffrey P. McCormack* 9/5/12  
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE  
*West Steinhilber* 10/15/12  
DIRECTOR DATE

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED BY ME OR UNDER MY RESPONSIBLE CHARGE, AND THAT I AM A DULY LICENSED PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 21320, EXPIRATION DATE 1/7/2013, AND THAT IT IS A RESUBDIVISION OF PART OF THE LAND CONVEYED BY ATAPCO HOWARD SQUARE I BUSINESS TRUST TO ATAPCO HOWARD SQUARE II STATUTORY TRUST DATED MAY 10, 2011 AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND AS LOTS 216 & 217 AND BULK PARCELS D, E, F, G & A-4 AND THAT ALL MONUMENTS ARE IN PLACE 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, § 3-108, AS AMENDED.



*Donald A. Mason* 8-30-12  
DONALD A. MASON DATE  
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 5<sup>TH</sup> DAY OF SEPTEMBER, 2012.

*Jeffrey P. McCormack* 9-5-12  
ATAPCO HOWARD SQUARE II STATUTORY TRUST DATE  
By Atapco Howard Square Trustee LLC, its Trustee  
WITNESS *Jeffrey P. McCormack* 9-5-12 DATE

RECORDED AS PLAT NO. 22110  
ON 10/11/12 AMONG THE LAND  
RECORDS OF HOWARD COUNTY, MARYLAND.

**HOWARD SQUARE**  
PHASE 2, SECTION B  
LOTS 160-215 AND OPEN SPACE LOTS 216 & 217  
AND BULK PARCELS D THROUGH G & A-4  
A RESUBDIVISION OF BULK PARCEL A-3

FIRST ELECTION DISTRICT OF HOWARD COUNTY, MARYLAND  
TAX MAP: 43 SCALE: 1" = 30'  
GRID: 3 & 9 DATE: SEPTEMBER, 2012  
TM PARCEL: PARCEL 657 (A-3)  
ZONED: CAC-CL1 SHEET: 5 OF 5

F-11-084