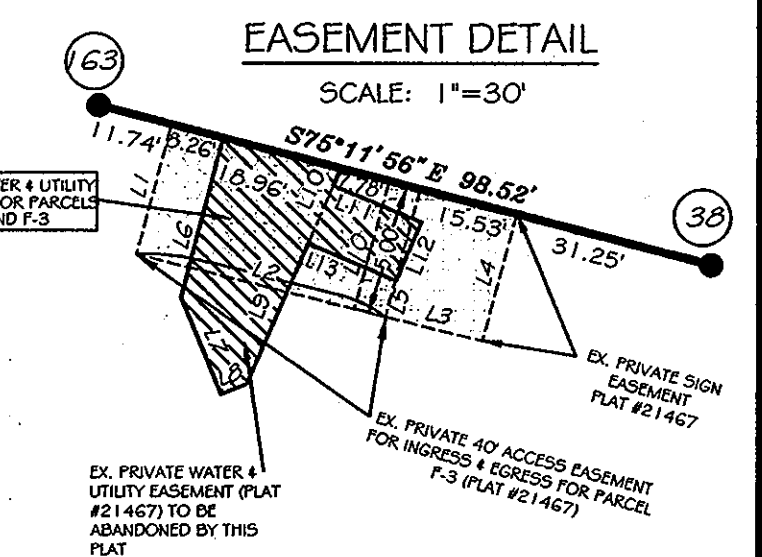
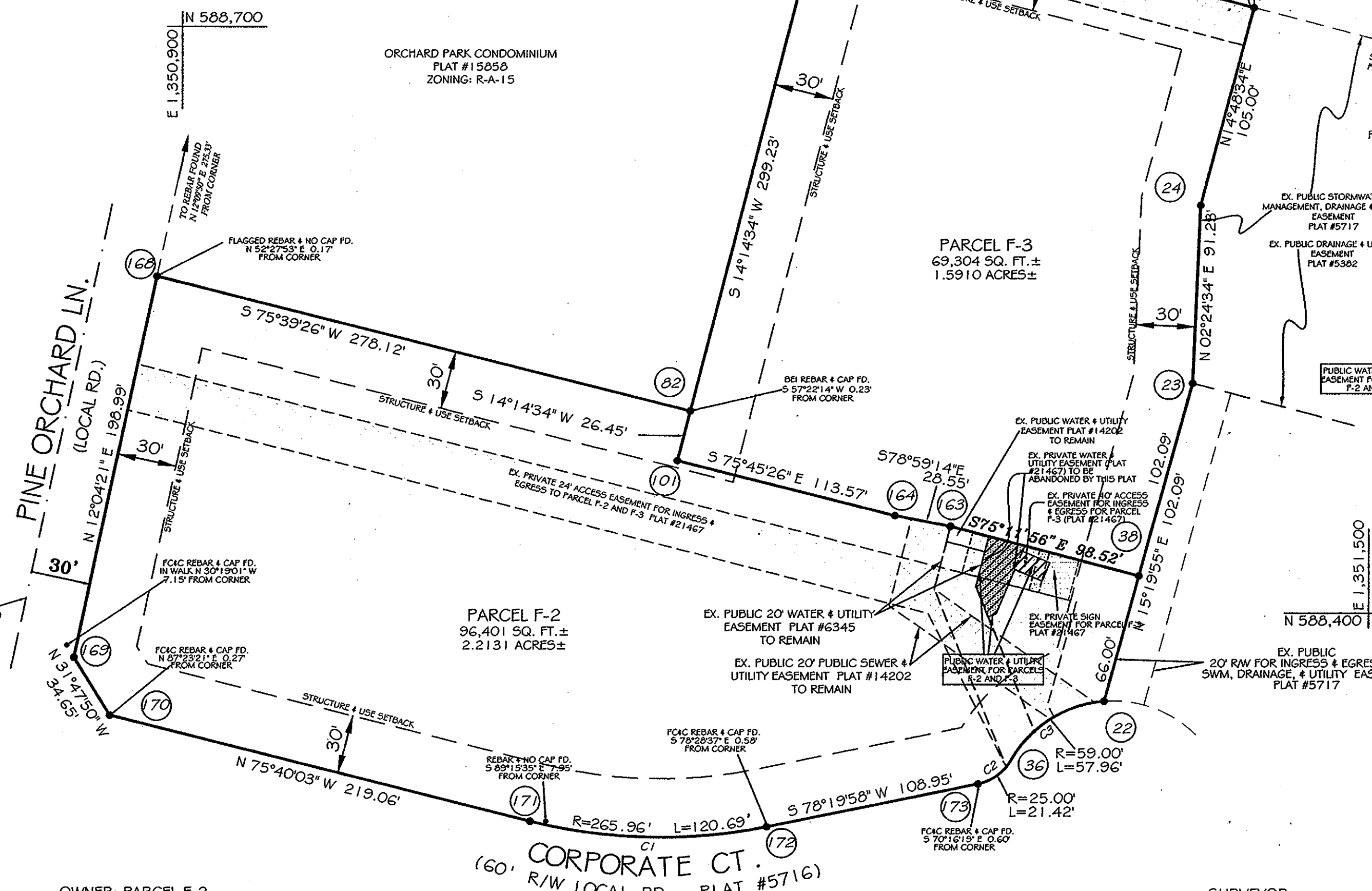
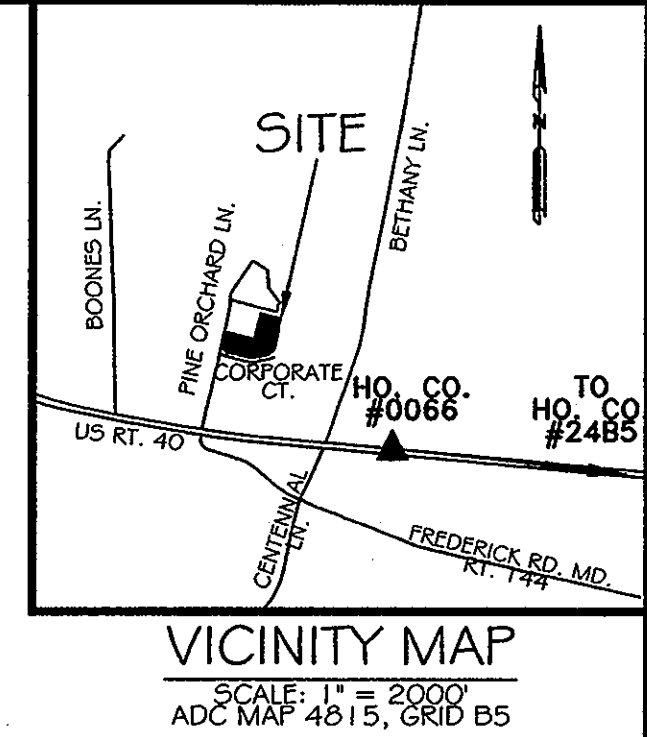


- NOTES:**
- COORDINATES BASED ON NAD 83 MARYLAND COORDINATE SYSTEM AS PROJECTED BY HOWARD COUNTY GEODETIC CONTROL STATIONS 0066 & 2485.
 - SUBJECT PROPERTY IS ZONED 'B-1' PER THE 3/5/2005 COMPREHENSIVE ZONING PLAN.
 - THE REQUIREMENTS OF SUBSECTION 3-108, THE REAL PROPERTY ARTICLE, ANNOTATED CODE OF MARYLAND, 1986 REPLACEMENT VOLUME (AS SUPPLEMENTED) AS FAR AS THEY RELATE TO THE MAKING OF THIS PLAT AND THE SETTING OF THE MARKERS HAVE BEEN COMPLIED WITH.
 - THIS PLAT IS BASED ON A FIELD RUN BOUNDARY SURVEY PERFORMED BY SHANBERGER & LANE IN SEPTEMBER, 2009.
 - THE AREAS SHOWN HEREON ARE NOT EXACT BUT ARE ROUNDED TO THE NEAREST 1 SQUARE FOOT AND THE NEAREST 0.0001 ACRE.
 - THERE ARE NO KNOWN CEMETERIES, BURIAL GROUNDS OR HISTORIC SITES AND STRUCTURES ON THIS SITE.
 - THERE ARE NO FLOODPLAINS OR FOREST CONSERVATION EASEMENT AREAS ON THIS SITE.
 - 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 (DESIGNATED AS FOREST CONSERVATION AREA) 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 LOTS/PARCELS. DEVELOPER SHALL EXECUTE AND DELIVER DEEDS FOR THE EASEMENTS HEREIN RESERVED TO HOWARD COUNTY WITH A 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 AREA, UPON COMPLETION OF THE DEVELOPER'S OBLIGATIONS UNDER THE FOREST CONSERVATION EASEMENT(S), UPON 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(S) OF EASEMENT IN THE LAND RECORDS OF HOWARD COUNTY.
 - THIS PLAT IS EXEMPT FROM THE REQUIREMENTS OF SECTION 16.124 OF THE HOWARD COUNTY CODE AND THE LANDSCAPE MANUAL BECAUSE IT IS A REVISION PLAT THAT DOES NOT CREATE ANY NEW LOTS OR PARCEL DIVISIONS.
 - THIS PLAT IS EXEMPT FROM THE FOREST CONSERVATION REQUIREMENTS BECAUSE IT IS A PLAT OF REVISION THAT DOES NOT CREATE ANY NEW LOTS IN ACCORDANCE WITH SECTION 16.120(b)(1)(iv) OF THE HOWARD COUNTY CODE.
 - THE PROPERTY SHOWN ON THIS PLAT IS ALSO SHOWN ON CONDOMINIUM PLAT #5 6939-6945 AND #5 20747-20750.
 - PREVIOUS COUNTY FILES: F-00-17, F-83-65, F-83-118, F-85-158, VP-81-81, VP-83-43, VP-83-48, WP-00-15, SDF-85-221, SDF-86-237, AA CASE NO. 10-001, ECP-11-015, F-11-010, SDF- 11-029.
 - SITE IS SERVED BY PUBLIC WATER (CONTRACTS #24-1135-D AND #24-1404-D).
 - SITE IS SERVED BY PUBLIC SEWER (CONTRACT #24-1404-D AND #24-1135-D).
 - STORMWATER MANAGEMENT IS PROVIDED FOR THIS SITE UNDER PARCEL "U", PINE ORCHARD PARK, F-83-65, FOR 2-YR. & 10-YR. QUANTITIES. THERE IS AN EXISTING OFF-SITE SWM FACILITY THAT PROVIDES QUANTITY MANAGEMENT. STORMWATER QUALITY MANAGEMENT WILL BE PROVIDED THROUGH ON-SITE BIORETENTION TO BE PRIVATELY OWNED AND MAINTAINED.
 - THERE IS NO FLOODPLAIN ON THIS SITE.
 - THERE ARE NO WETLANDS OR STREAMS ON THIS SITE PER REPORT BY ECO-SCIENCE PROFESSIONALS, INC., DATED FEB. 16, 2009.
 - NO TRAFFIC STUDY IS REQUIRED FOR THIS PROJECT.
 - ON MARCH 17, 2010, AA CASE NO. 10-001 APPROVED A REQUEST FOR AN ADMINISTRATIVE ADJUSTMENT FROM SECTION 11.8.D.2.B. OF THE ZONING REGULATIONS TO REDUCE THE 30-FOOT STRUCTURE AND USE SETBACK FROM A RESIDENTIAL DISTRICT TO UP TO 24 FEET FOR A PARKING LOT, TRASH DUMPSTER, AND PROPANE TANK, SUBJECT TO THE FOLLOWING CONDITIONS:
 - THE PETITIONER SHALL COMPLY WITH ALL APPLICABLE FEDERAL, STATE, AND COUNTY LAWS AND REGULATIONS.
 - THE GRANTED ADMINISTRATIVE ADJUSTMENT SHALL APPLY SOLELY TO THE PROPOSED PARKING LOT, TRASH DUMPSTER, AND PROPANE TANKS AS DEPICTED ON THE ADMINISTRATIVE ADJUSTMENT PLAN SUBMITTED BY THE PETITIONER AND NOT TO ANY OTHER STRUCTURE, ADDITION, BUILDING, OR USE.
 - THIS DECISION AND ORDER SHALL BE MAINTAINED IN THE OWNER'S PROPERTY RECORDS AND SHALL BE TRANSFERRED TO ANY SUCCEEDING OWNER OF THE PROPERTY.

POINT #	NORTHING	EASTING
15	588709.850	1351441.447
22	588355.081	1351366.328
23	588517.189	1351410.774
24	588608.338	1351414.609
36	588325.085	1351319.446
38	588418.731	1351383.777
82	588502.809	1351156.742
94	588767.328	1351224.047
101	588477.294	1351150.427
163	588443.898	1351288.530
164	588449.352	1351260.506
168	588571.829	1350887.484
169	588377.240	1350845.865
170	588347.790	1350864.123
171	588293.562	1351076.365
172	588290.780	1351195.989
173	588312.813	1351302.688

CURVE	RADIUS	LENGTH	DELTA	TANGENT	CHORD BEARING	LENGTH
C1	265.95'	120.69'	26°00'03"	61.40'	N 88°40'04"W	119.66'
C2	25.00'	21.42'	49°05'26"	11.42'	S 53°47'05"W	20.77'
C3	59.00'	57.96'	56°16'51"	31.56'	N 57°23'18"E	55.66'



LINE	BEARING	DISTANCE
L1	N 14°50'23" E	21.66'
L2	N 75°40'42" W	40.00'
L3	N 75°40'42" W	20.53'
L4	S 14°50'23" W	20.80'
L5	S 14°50'23" W	20.93'
L6	N 14°19'06" E	26.07'
L7	N 68°01'36" E	4.34'
L8	N 22°00'07" W	16.61'
L9	N 23°01'36" E	24.17'
L10	S 23°01'36" W	2.98'
L11	N 66°58'24" W	14.88'
L12	N 23°01'36" E	10.00'
L13	S 66°58'24" E	14.88'

TABULATION OF FINAL PLAT

TOTAL NUMBER OF LOTS TO BE RECORDED	2
BUILDABLE	2
OPEN SPACE	0
TOTAL AREA OF LOTS TO BE RECORDED	3.8041 AC.
BUILDABLE	3.8041 AC.
OPEN SPACE	0.000 AC.
RECREATION OPEN SPACE	0.000 AC.
25% OR GREATER STEEP SLOPES	0.000 AC.
TOTAL AREA OF 100 YEAR FLOODPLAIN AND TOTAL AREA OF ROAD RIGHT-OF-WAY INCLUDING WIDENING STRIPS	0.000 AC.
TOTAL AREA OF THIS SUBMISSION TO BE RECORDED	3.8041 AC.

OWNER: PARCEL F-2
CORPORATE COURT CONDO. ASSN., INC.
3205 CORPORATE COURT
ELLCOTT CITY, MD 21042
(410)-952-0621

OWNER: PARCEL F-3
K-2 PROPERTIES, LLC
3239 CORPORATE CT. #A
ELLCOTT CITY, MD 21042
(410)-818-0900

SURVEYOR
SHANBERGER & LANE
8726 TOWN & COUNTRY BLVD.
SUITE 201
ELLCOTT CITY, MD 21043
(410)-461-9563

THE PURPOSE OF THIS PLAT IS TO CREATE A PUBLIC WATER & UTILITY EASEMENT ACROSS PART OF PARCEL F-2 FOR THE USE OF PARCELS F-2 AND F-3, AND TO ABANDON AN EXISTING PRIVATE WATER & UTILITY EASEMENT FOR PARCEL F-3, PLAT #21467.

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

Peter Bieleman 5/22/12
HOWARD COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

Scott Shanaberger 5/2/12
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

Pat Collins 5/31/12
DIRECTOR DATE

OWNERS CERTIFICATE

WE, K2 PROPERTIES LLC, AND WE, THE COUNCIL OF UNIT OWNERS OF CORPORATE COURT CONDO. ASSN., INC., OWNERS OF THE PROPERTIES SHOWN AND DESCRIBED HEREON, HEREBY ADOPT THIS PLAN OF SUBDIVISION; AND IN CONSIDERATION OF THE APPROVAL OF THIS PLAT BY THE DEPARTMENT OF PLANNING AND ZONING ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES. ALL EASEMENTS OF [OR] RIGHTS-OF-WAY AFFECTING THE PROPERTY ARE INCLUDED IN THIS PLAN OF SUBDIVISION. WITNESS OUR HANDS THIS 4th DAY OF DECEMBER, 2010.

[Signature] 12/1/11
K-2 PROPERTIES, LLC
BY JIM B. KIM, AUTHORIZED AGENT DATE

[Signature] 12/1/11
WITNESS DATE

[Signature] 12/14/11
COUNCIL OF UNIT OWNERS OF CORPORATE COURT CONDO ASSN., INC., BY PAT COLLINS, PRESIDENT DATE

[Signature] 12/14/11
WITNESS DATE

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS A CORRECTION PLAT OF ALL OF THE LAND CONVEYED BY ALL HAMEDANI T/A HAMEDANI & ASSOCIATES AND CORPORATE COURT CONDO. ASSN., INC. TO K2 PROPERTIES, LLC, BY DEED DATED JULY 29, 2009 AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MD. IN LIBER 11984 AT FOLIO 003, AND OF PART OF THE LAND SHOWN ON A PLAT ENTITLED PINE ORCHARD PROFESSIONAL AND RETAIL COMPLEX CONDOMINIUM, A CONDOMINIUM REGIME ESTABLISHED PURSUANT TO THE DECLARATION, BYLAWS, AND CONDOMINIUM PLATS RECORDED IN LIBER 1529, FOLIO 1, AND IN LIBER 1539, FOLIO 23, AND IN CONDOMINIUM PLATS NUMBER 6939 - 6945; AND THAT ALL MONUMENTS ARE IN PLACE OR WILL BE 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.

[Signature] 11/30/11
G. SCOTT SHANBERGER
PROFESSIONAL L.S. #10849 DATE

RECORDED AS PLAT NUMBER 21952 ON 12/21/12 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND

REVISION PLAT
PINE ORCHARD PARK
PARCELS F-2 & F-3
(AS SHOWN ON PLAT NO. 21467)
SHEET 1 OF 1
TAX MAP 24, GRID 1, P/O PARCEL 10
2ND ELECTION DISTRICT
HOWARD COUNTY, MD
ZONED: B-1
DATE: 11/9/2011 SCALE: 1"=50'

0 50 100 150