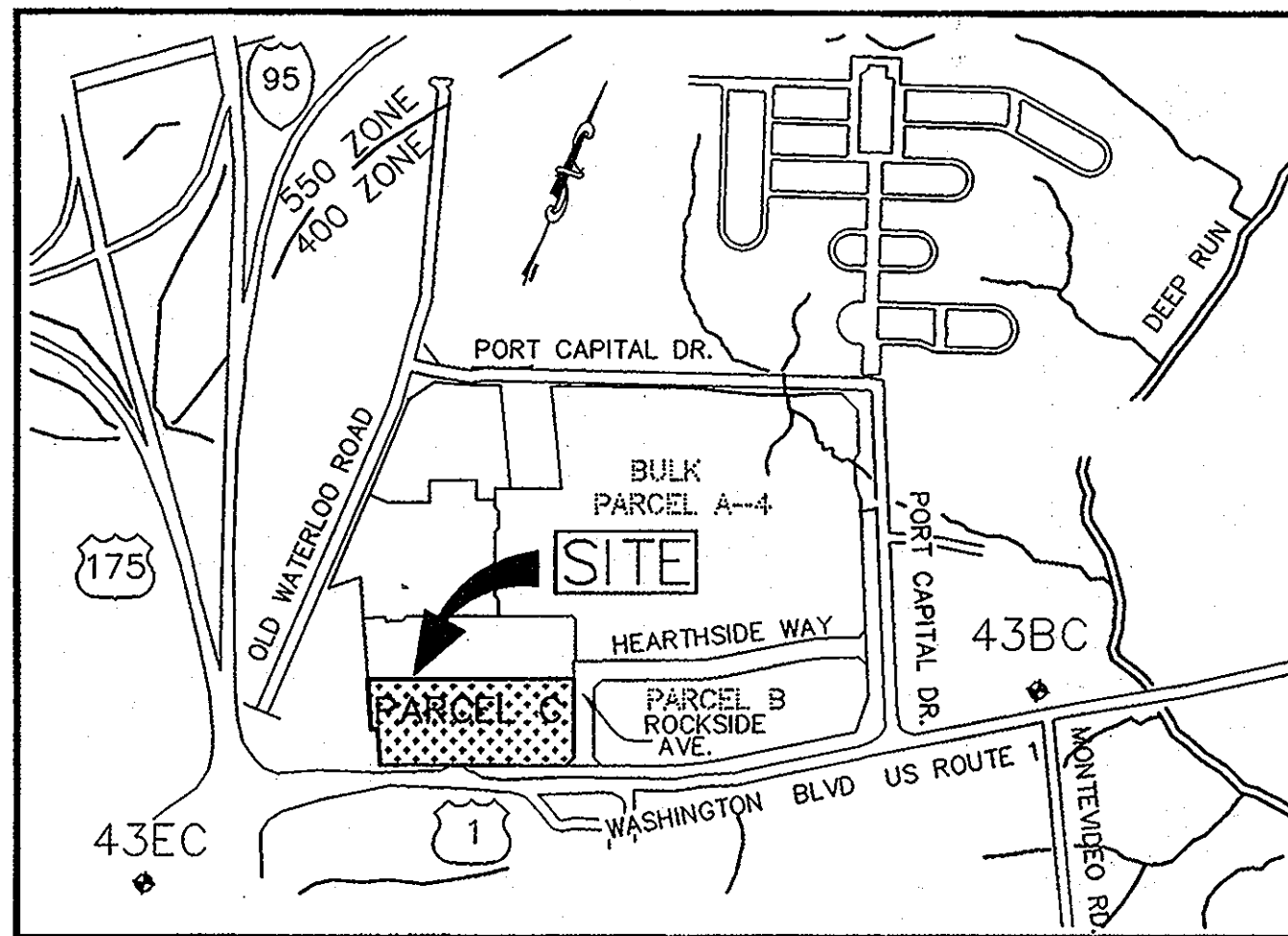
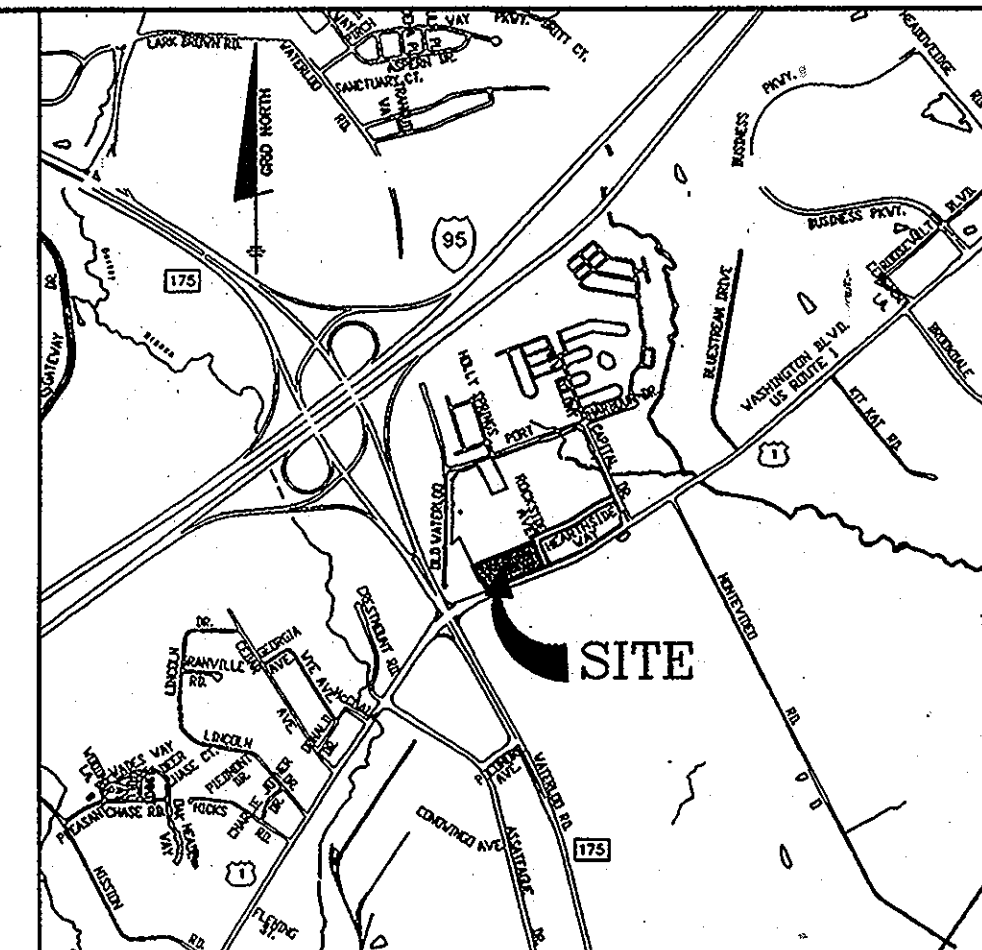


GENERAL NOTES

- TAX MAP: 43, PARCEL: 657, GRID: 9
- ZONING: PROPERTY IS ZONED CAC-CL1 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 REVISION TO PREVIOUSLY RECORDED PARCEL C. PLAT NO. 21465.
- COORDINATES BASED ON NAD '83 (HORIZONTAL) AND NAVD '88 (VERTICAL) MARYLAND COORDINATE SYSTEM AS PROJECTED BY HOWARD COUNTY GEODETIC CONTROL STATIONS NO. 43EC & 43BC. DISTANCES SHOWN ARE BASED ON MARYLAND STATE PLANE ZONE U. S. FOOT.
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.
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.
- 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 CONDITIONS:
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(a)(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 SITE'S FOREST CONSERVATION OBLIGATION.
- WATER AND SEWER SERVICE TO THIS PARCEL WAS GRANTED UNDER THE PROVISIONS OF SECTION 18.122.B OF THE HOWARD COUNTY CODE. PUBLIC WATER AND SEWAGE ALLOCATIONS WILL BE GRANTED AT THE TIME OF ISSUANCE OF THE BUILDING PERMIT.
- LANDSCAPING FOR PARCEL 'C' IS PROVIDED IN ACCORDANCE WITH A CERTIFIED LANDSCAPE PLAN UNDER SDP-12-018, 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.

GENERAL NOTES CONT'D

- 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 PARCEL 'C'. 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 PARCEL 'C', ANY CONVEYANCE OF AFORESAID PARCEL SHALL BE SUBJECT TO THE EASEMENTS HEREBY RESERVED, WHETHER OR NOT EXPRESSLY STATED IN THE DEED(S) CONVEYING SAID PARCEL. DEVELOPER SHALL EXECUTE AND DELIVER DEEDS FOR THE EASEMENTS HEREBY 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.
- NOISE STUDY WAS PREPARED BY MILDENBERG, BOENDER & ASSOCIATES, INC. IN JANUARY 2008. THE 654BA 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 654BA NOISE EXPOSURE. THE 654BA 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.
- 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.



LOCATION PLAN
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.
SCALE: 1"=600'

GENERAL NOTES CONT'D

- PER SECTION 127.5.D.4 OF THE 2006 ZONING REGULATIONS THE FOLLOWING SETBACKS ARE REQUIRED AND ABIDED BY:
A. MINIMUM SETBACKS FROM THE PUBLIC STREET RIGHT-OF-WAY
1. PRINCIPAL STRUCTURES AND AMENITY AREAS 0 FEET
2. ALL OTHER STRUCTURES AND USES 10 FEET
FROM ROUTE 1 (INTERMEDIATE ARTERIAL)
1. PRINCIPAL STRUCTURES 10 FEET
2. ALL OTHER STRUCTURE AND USES (EXCEPT SURF. PARK.) 0 FEET
3. SURFACE PARKING 10 FEET
B. MINIMUM SETBACKS FROM VICINAL PROPERTIES
1. FROM RESIDENTIAL DISTRICTS:
A. NON RESIDENTIAL STRUCTURES AND ASSOCIATED USES 30 FEET
B. STRUCTURES CONTAINING RESIDENCES AND ASSOCIATED USES 20 FEET
2. FROM ALL OTHER ZONING DISTRICT:
ALL STRUCTURES AND USES 0 FEET
3. IF A RESIDENTIAL DISTRICT IS SEPARATED FROM THE CAC DISTRICT BY A PUBLIC STREET RIGHT OF WAY, ONLY THE SETBACKS FROM A PUBLIC STREET RIGHT OF WAY SHALL APPLY.
C. MAXIMUM STRUCTURE SETBACK FROM PUBLIC STREET RIGHT OF WAY
1. AS PROVIDED IN THE ROUTE 1 MANUAL, THE BUILDING FACADE CLOSEST TO A PUBLIC STREET SHOULD BE LOCATED NO MORE THAN 10 FEET FROM THE EDGE OF THE PUBLIC STREET RIGHT OF WAY UNLESS TOPOGRAPHY, UTILITIES OR OTHER PHYSICAL CONSTRAINTS MAKE A GREATER SETBACK NECESSARY. THIS 10-FOOT SETBACK MAY BE INCREASED WITHOUT A VARIANCE IN ACCORDANCE WITH THE ROUTE 1 MANUAL.
- 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.
- 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.
- 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 NONRESIDENTIAL DEVELOPMENT AND NEW 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.

AREA TABULATION CHART

TOTAL NUMBER OF LOTS AND/OR PARCELS TO BE RECORDED	
BUILDABLE	1
OPEN SPACE	0
BUILDABLE PRESERVATION PARCELS	0
NON-BUILDABLE PRESERVATION PARCELS	0
NON-BUILDABLE BULK PARCELS	0
TOTAL AREA OF LOTS AND/OR PARCELS TO BE RECORDED	4.18± AC.
BUILDABLE	4.18± AC.
OPEN SPACE	N/A
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	4.18± AC.
HOWARD COUNTY DPZ FILE NOS.	
SDP-92-079,	
WP-92-165, WP-93-044, WP-93-094,	
WP-94-047, WP-06-114, WP-07-052, S-06-010,	
WP-07-129, WP-08-020, F-08-013, SDP-08-046,	
SDP-08-078, WP-09-025, F-09-007, F-09-053,	
WP-10-140, F-10-118, WP-11-017, WP-11-067,	
F-11-009, F-11-077, WP-11-165, F-11-076,	
F-11-084, SDP-11-043, SDP-11-054, SDP-12-018	

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 7-18-12
DONALD A. MASON
REGISTERED PROFESSIONAL LAND SURVEYOR
MD. REG. NO. 21320
FOR BENCHMARK ENGINEERING, INC.
MD. REG. NO. 351

Jerry R. McLaughlin 7-19-12
ATAPCO HOWARD SQUARE I BUSINESS TRUST
BY: ATAPCO HOWARD SQUARE TRUSTEE LLC, ITS TRUSTEE

BENCHMARK ENGINEERING, INC.
ENGINEERS • LAND SURVEYORS • PLANNERS
8480 BALTIMORE NATIONAL PIKE SUITE 418 • ELIJAH CITY, MARYLAND 21043
(P) 410-465-8105 (F) 410-465-8844
60 THOMAS JOHNSON DRIVE • FREDERICK, MARYLAND 21702
(P) 301-371-3505 (F) 301-371-3506
WWW.BEI-CVLENGINEERING.COM

OWNER:
ATAPCO HOWARD SQUARE I BUSINESS TRUST
10 E. Baltimore St. Suite 1600
Baltimore, MD 21202
(410) 347-7189
Att: David Polonsky

PURPOSE OF THIS PLAT IS TO CREATE A PUBLIC VARIABLE WIDTH SIDEWALK EASEMENT, A PUBLIC 5'x10' BUS PAD EASEMENT AND A PRIVATE 5' VERIZON UTILITY EASEMENT ON PARCEL 'C'.

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

Britten R. Bzilenson 8/19/2012
HOWARD COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING.
Jeffrey P. J.P. 8/2/12
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE
Keith Sheeroduffor 8/22/12
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 REVISION ON PART OF THE LAND CONVEYED BY JOHN J. DUFFY AND KIRK KUBISTA TO ATAPCO HOWARD SQUARE BUSINESS TRUST BY DEED DATED AUGUST 17, 2010 AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND AS LIBER 12638, FOLIO 179, 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 7-18-12
DONALD A. MASON
PROFESSIONAL LAND SURVEYOR MARYLAND REG. NO. 21320
FOR BENCHMARK ENGINEERING, INC. MARYLAND REG. NO. 351

OWNER'S CERTIFICATE
ATAPCO HOWARD SQUARE I BUSINESS TRUST, 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 19th DAY OF July, 2012.

Jerry R. McLaughlin 7-19-12
ATAPCO HOWARD SQUARE I BUSINESS TRUST
BY: ATAPCO HOWARD SQUARE TRUSTEE LLC, ITS TRUSTEE
WITNESS *[Signature]* 7-19-12 DATE

RECORDED AS PLAT NO. 22058
ON 8/24/12 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

PLAT OF REVISION
HOWARD SQUARE PARCEL 'C' PREVIOUS PLAT # 21465
FIRST ELECTION DISTRICT OF HOWARD COUNTY, MARYLAND
TAX MAP: 43
GRID: 9
TM PARCEL: 657
ZONED: CAC-CL1
SCALE: 1" = 50'
DATE: JULY, 2012
SHEET: .1 OF 2

LEGEND

- 62 COORDINATE LABEL
- LIMIT OF SUBMISSION
- PUBLIC VARIABLE WIDTH SIDEWALK AND BUS PAD EASEMENT
- PUBLIC SWM & DRAINAGE EASEMENT
- EXISTING PUBLIC EASEMENT
- PRIVATE UTILITY EASEMENT

LINE CHART		
No.	BEARING	DISTANCE
L1	N21°43'23"W	7.72'
L2	N68°16'37"E	10.00'
L3	S21°43'23"E	6.73'
L4	S68°35'31"W	13.73'

COORDINATE CHART (NAD83)		
No.	NORTH	EAST
66	549040.6784	1374067.3526
67	548791.1122	1373450.0237
68	548641.8515	1373522.5111
69	548651.0831	1373541.2602
70	548546.5874	1373592.2197
71	548547.1360	1373593.6811
72	548768.4717	1374150.4318
73	548800.8851	1374164.2934

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 7-18-12
 DONALD A. MASON
 REGISTERED PROFESSIONAL LAND SURVEYOR
 MD. REG. NO. 21320
 FOR BENCHMARK ENGINEERING, INC.
 MD. REG. NO. 351

Jeffery P. McConneil 7-19-12
 ATAPCO HOWARD SQUARE I BUSINESS TRUST
 By: Atapco Howard Square Trustee LLC, Its Trustee

AREA TABULATION CHART

TOTAL NUMBER OF LOTS AND/OR PARCELS TO BE RECORDED	
BUILDABLE	1
OPEN SPACE	0
BUILDABLE PRESERVATION PARCELS	0
NON-BUILDABLE PRESERVATION PARCELS	0
NON-BUILDABLE BULK PARCELS	0
TOTAL AREA OF LOTS AND/OR PARCELS TO BE RECORDED	
BUILDABLE	4.18± AC.
OPEN SPACE	N/A
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 THIS SHEET TO BE RECORDED	4.18± AC.
HOWARD COUNTY DPZ FILE NOS.	SDP-92-079, WP-92-165, WP-93-044, WP-93-094, WP-94-047, WP-06-114, WP-07-052, S-06-010, WP-07-129, WP-08-020, F-08-013, SDP-09-046, SDP-08-078, WP-09-025, F-09-007, F-09-053, WP-10-140, F-10-118, WP-11-017, WP-11-067, F-11-009, F-11-077, WP-11-165, F-11-076, F-11-084, SDP-11-043, SDP-11-054, SDP-12-018

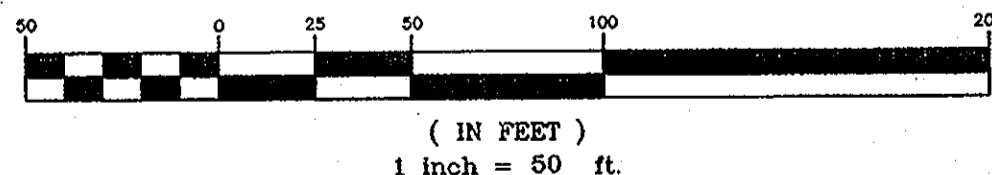
JESSUP MARKET PLACE ACCOS.
 TM 43, PARCEL 650
 PLAT NO. 3928
 PARCEL B
 CAC-CL

JESSUP MARKET PLACE ACCOS.
 TM 43, PARCEL 650
 PLAT NO. 3928
 PARCEL A
 CAC-CL

PARCEL C
 4.18 AC.

U.S. ROUTE 1, WASHINGTON BOULEVARD
 (INTERMEDIATE ARTERIAL-PUBLIC)
 RIGHT OF WAY WIDTH VARIES (SHA PLATS 53413, 53414 & 58801)

GRAPHIC SCALE



ROCKSIDE AVE.
 (PRIVATE ROAD)
 549,250
 1,374,100
 HOWARD SQUARE
 PARCEL A-4

HEARTHSIDE WAY
 65' PUBLIC R/W
 (LOCAL ROAD)
 66

ROCKSIDE AVENUE
 65' PUBLIC R/W
 (LOCAL ROAD)
 67

73

OWNER:
 ATAPCO HOWARD SQUARE I
 BUSINESS TRUST
 10 E. Baltimore St. Suite 1600
 Baltimore, MD 21202
 (410) 347-7189
 Att: David Polansky

BENCHMARK
 ENGINEERS & PLANNERS
ENGINEERING, INC.
 6450 BALTIMORE NATIONAL PIKE SUITE 418 • ELLICOTT CITY, MARYLAND 21043
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 60 THOMAS JOHNSON DRIVE • FREDERICK, MARYLAND 21702
 (P) 301-371-3506 (F) 301-371-3508
 WWW.BE-ONLINEENGINEERING.COM

PURPOSE OF THIS PLAT IS TO CREATE A PUBLIC VARIABLE WIDTH SIDEWALK EASEMENT, A PUBLIC 5'x10' BUS PAD EASEMENT AND A PRIVATE 5' VERIZON UTILITY EASEMENT ON PARCEL 'C'.

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

Brijen for Peter Bieleman 8/17/2012
 HOWARD COUNTY HEALTH OFFICER

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING.
Jeffery P. McConneil 8/19/12
 CHIEF, DEVELOPMENT ENGINEERING DIVISION
Vest Shadrach 8/22/12
 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 REVISION ON PART OF THE LAND CONVEYED BY JOHN J. DUFFY AND KIRK KUBISTA TO ATAPCO HOWARD SQUARE BUSINESS TRUST BY DEED DATED AUGUST 17, 2010 AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND AS LIBER 12638, FOLIO 179, 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 7-19-12
 DONALD A. MASON
 PROFESSIONAL LAND SURVEYOR MARYLAND REG. NO. 21320
 FOR BENCHMARK ENGINEERING, INC. MARYLAND REG. NO. 351

OWNER'S CERTIFICATE
 ATAPCO HOWARD SQUARE I BUSINESS TRUST, 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 19th DAY OF JULY, 2012.

Jeffery P. McConneil 7-19-12
 ATAPCO HOWARD SQUARE I BUSINESS TRUST
 By: Atapco Howard Square Trustee LLC, Its Trustee

RECORDED AS PLAT NO. 22059
 ON 8/22/12 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

PLAT OF REVISION
HOWARD SQUARE
PARCEL 'C'
PREVIOUS PLAT # 21465
 FIRST ELECTION DISTRICT OF HOWARD COUNTY, MARYLAND
 TAX MAP: 43
 GRID: 9
 TM PARCEL: 657
 ZONED: CAC-CL
 SCALE: 1" = 50'
 DATE: JULY, 2012
 SHEET: 2 OF 2