

COORDINATE TABLE		
1	1352214.21	58831.89
2	1352278.71	588315.10
3	1352347.19	588602.38
4	1353100.29	588534.55
5	1353073.33	588403.60
6	1353250.13	588339.82
7	1353350.04	588335.66
8	1353483.01	588216.06
9	1353602.83	587309.05
10	1352895.03	587372.91
11	1352149.15	587440.20
12	1352305.65	587913.50
13	1352419.90	587903.26
14	1352488.78	588106.93

THE REQUIREMENTS OF SECTION 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 HAVE BEEN COMPLIED WITH.

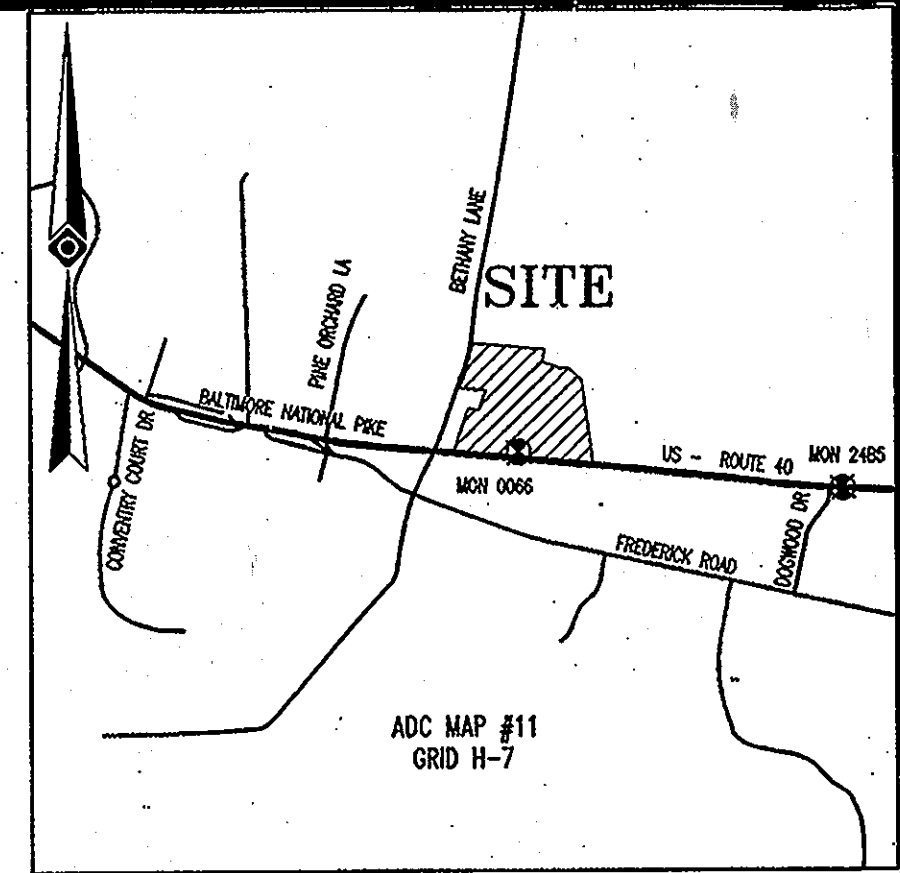
ENCHANTED FOREST, LLC  
 BY: KIMCO INCOME FUND I, L.P., SOLE MEMBER  
 BY: KIMCO INCOME FUND I GP, INC., GENERAL PARTNER

BY: SAWCO 3/8/13  
 VICE PRESIDENT DATE

Robert C. Harr, Jr. 3-5-13  
 ROBERT C. HARR, JR. DATE  
 MARYLAND PROFESSIONAL LAND SURVEYOR NO. 21587  
 EXPIRATION DATE: JANUARY 16, 2015

GENERAL NOTES:

1. THE SUBJECT PROPERTY IS ZONED B-2 PER THE 2/2/04 COMPREHENSIVE ZONING PLAN AND PER THE "COMP LITE" ZONING REGULATION AMENDMENTS EFFECTIVE 7/28/06.
2. COORDINATES ARE BASED ON NAD 83, MARYLAND COORDINATE SYSTEM AS PROJECTED BY HOWARD COUNTY GEODETIC CONTROL STATIONS MON 0066 AND 2485. MON 2485 NORTING 586956.227 EASTING 1356570.80 ELEVATION 390.253 MON 0066 NORTING 587380.453 EASTING 1352603.46 ELEVATION 386.589
3. THIS PLAT IS BASED ON A FIELD RUN MONUMENTED BOUNDARY SURVEY COMPLETED JULY 27, 2007.
4. SEE DEPARTMENT OF PLANNING AND ZONING FILE NOS. S-89-82, WP-89-143, WP-90-54, SDP-90-74, SDP-90-187, ZB-867M, HDC-07-44, SDP-08-040, WP-08-040, WP-08-086, WP-09-110, WP-11-061, WP-12-048 AND WP-13-069.
5. ZB CASE 867M - REQUESTED REZONING OF 10.1 AC. FROM R-20 TO B-2 (PARCEL 564 AND PART OF PARCEL 19) AND 5.18 AC. FROM B-2 TO R-20 (PART OF PARCEL 454) FOR A PARCEL WHOSE TOTAL AREA IS 32.32 AC. WHICH WAS GRANTED APPROVAL ON JUNE 8, 1988 BY THE PLANNING BOARD OF HOWARD COUNTY.
6. WP-89-143 WAS A REQUEST TO WAIVE SECTION 16.120 OF THE HOWARD COUNTY SUBDIVISION REGULATIONS, WHICH REQUIRES SUBMISSION OF A PRELIMINARY PLAN, WAS APPROVED ON SEPT. 19, 1989 AND SECTION 16.113.B.8 WAS TO WAIVE ROAD IMPROVEMENTS TO BETHANY LANE, WAS DENIED ON SEPT. 19, 1989.
7. AREAS SHOWN HEREON ARE "MORE OR LESS".
8. NO BURIAL GROUND OR CEMETERIES EXIST ON SITE.
9. STORM WATER MANAGEMENT FACILITIES WILL BE REQUIRED ON THE PARCELS SHOWN ON THIS PLAT IN ACCORDANCE WITH THE DESIGN MANUALS. PRIOR TO SIGNATURE APPROVAL OF THE SITE DEVELOPMENT PLAN, THE DEVELOPER WILL BE REQUIRED TO EXECUTE A DEVELOPERS AGREEMENT FOR THE CONSTRUCTION OF THE STORM WATER MANAGEMENT FACILITY AND A MAINTENANCE AGREEMENT.
10. NO GRADING, REMOVAL OF VEGETATIVE COVER OR TREES, PAVING AND NEW STRUCTURES SHALL BE PERMITTED WITHIN THE REQUIRED WETLANDS, STREAMS OR THEIR BUFFERS, FOREST CONSERVATION EASEMENT AREAS AND 100 YEAR FLOODPLAIN EXCEPT AS FOLLOWS: WAIVER PETITION WP-09-110 WAS SUBMITTED TO WAIVE SUBSECTIONS 16.116(A)(1), AND 16.116(A)(2)(I) OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS. THE WAIVER WAS APPROVED ON MARCH 5, 2009. WAIVER APPROVAL ALLOWS DISTURBANCE WITHIN WETLAND AND STREAM BUFFERS RELATED TO SITE DEVELOPMENT PLAN SDP-08-040.
11. WP-90-54 WAS A REQUEST TO WAIVE SECTIONS 16.116.A.1 - WAS TO ALLOW THE LOCATION OF A STORMWATER MANAGEMENT FACILITY WITHIN THE 100 YEAR FLOODPLAIN. SECTION 16.116.C.6 WAS TO ALLOW GRADING, CLEARANCE AND FILL WITHIN 25 FEET OF A (MAN-MADE) WETLAND; (AND IN AN ADDENDUM FILED ON JANUARY 25, 1990). SECTION 16.116.C.4.11 WAS TO ALLOW GRADING INTO SLOPES OF 25% OR GREATER ADJACENT TO A FLOODPLAIN OR WETLAND AND WAS APPROVED ON APRIL 30, 1990 AND SECTION 16.113.F.7 WAS TO PERMIT TWO DRIVEWAYS ON PARCEL A (SUBJECT OF THIS PLAN) TO ACCESS U.S. ROUTE 40 AND TWO COMMERCIAL DRIVEWAYS ON PARCEL 68 (NOT PART OF THIS SUBMITTAL). THE WAIVER REQUESTS WERE APPROVED SUBJECT TO CONDITIONS OUTLINED IN A LETTER OF APRIL 30, 1990 FROM MARSHA MCLAUGHLIN TO STONEHEDGE LIMITED PARTNERSHIP EXCEPT THAT THE DRIVEWAY FOR PARCEL 68 (NOT PART OF THIS SUBMITTAL) ONTO FREDERICK ROAD WAS DENIED ON APRIL 30, 1990.
12. WATER AND SEWER SERVICE TO THESE LOTS WILL BE GRANTED UNDER THE PROVISIONS OF SECTION 18.122B OF THE HOWARD COUNTY CODE. PUBLIC WATER AND PUBLIC SEWER ALLOCATION WILL BE GRANTED AT THE TIME OF THE ISSUANCE OF THE BUILDING PERMIT IF CAPACITY IS AVAILABLE AT THAT TIME.
13. THIS PLAT OF REVISION IS EXEMPT FROM FOREST CONSERVATION REQUIREMENTS IN ACCORDANCE WITH SUBSECTION 16.1202(B)(1)(VII) OF THE HOWARD COUNTY CODE.
14. WAIVER PETITION WP-09-110 WAS APPROVED ON MARCH 5, 2009 TO WAIVE SECTIONS 16.116(A)(1), 16.116(A)(2)(I), AND 16.156(G)(2) OF THE HOWARD COUNTY CODE AS IT RELATES TO SITE DEVELOPMENT PLAN SDP-08-040.
15. WAIVER PETITION WP-13-069 WAS APPROVED ON DECEMBER 4, 2012 TO WAIVE SECTIONS 16.156(K), 16.156(I) AND 16.156(M) OF THE HOWARD COUNTY CODE AS IT RELATES TO SITE DEVELOPMENT PLAN SDP-08-040.



VICINITY MAP  
 SCALE: 1"=2,000'

AREA TABULATION CHART

A. TOTAL NUMBER OF LOTS AND OR PARCELS TO BE RECORDED:

Buildable	1
Non-buildable	0
Open Space	0
Preservation parcels	0

B. TOTAL AREA OF LOTS AND/OR PARCELS:  
 PARCEL A: 1,383,161 S.F. OR 31.753 AC.±

C. TOTAL AREA: 31.753 AC.±

**BOHLER ENGINEERING**  
 22630 DAVIS DRIVE, SUITE 200  
 STERLING, VIRGINIA 20164  
 703.904.9400 - 703.904.9197 FAX  
 www.bohlerengineering.com

NEW JERSEY PENNSYLVANIA NEW YORK VIRGINIA MASSACHUSETTS MARYLAND FLORIDA

OWNERS INFORMATION

ENCHANTED FOREST, LLC.  
 3333 NEW HYDE PARK ROAD  
 NEW HYDE PARK, NY 11042-0020  
 CONTACT: GEOFF GLAZER  
 PHONE: (410) 684-2000

PURPOSE NOTE

THE PURPOSE OF THIS PLAT IS TO CREATE A 20 FOOT PUBLIC WATER & UTILITY EASEMENT ON PARCEL A.

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

JP 4/12/13  
 Chief, Development Engineering Division Date

EPMS 5/2/13  
 Director Date

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

BN 4/17/2013  
 Howard County Health Department Date

OWNER'S CERTIFICATE

ENCHANTED FOREST, LLC, A DELAWARE LIMITED LIABILITY COMPANY, OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY ADOPTED THIS PLAN OF SUBDIVISION, AND IN CONSIDERATION OF THE APPROVAL OF THIS FINAL PLAT BY THE DEPARTMENT OF PLANNING AND ZONING, AND GRANT UNTO HOWARD COUNTY, MARYLAND, ITS SUCCESSORS AND ASSIGNS: (1) THE RIGHT TO LAY, CONSTRUCT AND MAINTAIN SEWERS, DRAINS, WATER PIPES AND OTHER MUNICIPAL UTILITIES AND SERVICES, IN AND UNDER ALL ROADS AND STREET RIGHTS-OF-WAY AND THE SPECIFIC EASEMENT SHOWN HEREON. (2) THE RIGHT TO REQUIRE DEDICATION FOR PUBLIC USE THE BEDS OF THE STREETS AND/OR ROADS, AND FLOODPLAINS AND OPEN SPACE WHERE APPLICABLE AND FOR GOOD AND OTHER VALUABLE CONSIDERATION, HEREBY GRANT THE RIGHT AND OPTION TO HOWARD COUNTY TO ACQUIRE THE FEE SIMPLE TITLE TO THE BEDS OF THE STREET AND/OR ROADS AND FLOODPLAINS, STORM DRAINAGE FACILITIES AND OPEN SPACE WHERE APPLICABLE; AND (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 RIGHT-OF-WAYS.

ENCHANTED FOREST, LLC  
 BY: KIMCO INCOME FUND I, L.P., SOLE MEMBER  
 BY: KIMCO INCOME FUND I GP, INC., GENERAL PARTNER

BY: SAWCO 3-8-13  
 VICE PRESIDENT DATE

ATTEST: SW 3-8-13  
 DATE

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS A SUBDIVISION OF ALL OF THE LANDS CONVEYED BY STONEHEDGE, LLC TO ENCHANTED FOREST, LLC BY DEED DATED APRIL 22, 2004 AND RECORDED IN THE LAND RECORDS OF HOWARD COUNTY IN LIBER 8360, FOLIO 654, 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.

Robert C. Harr, Jr.  
 ROBERT C. HARR, JR.  
 MARYLAND PROFESSIONAL LAND SURVEYOR NO. 21587  
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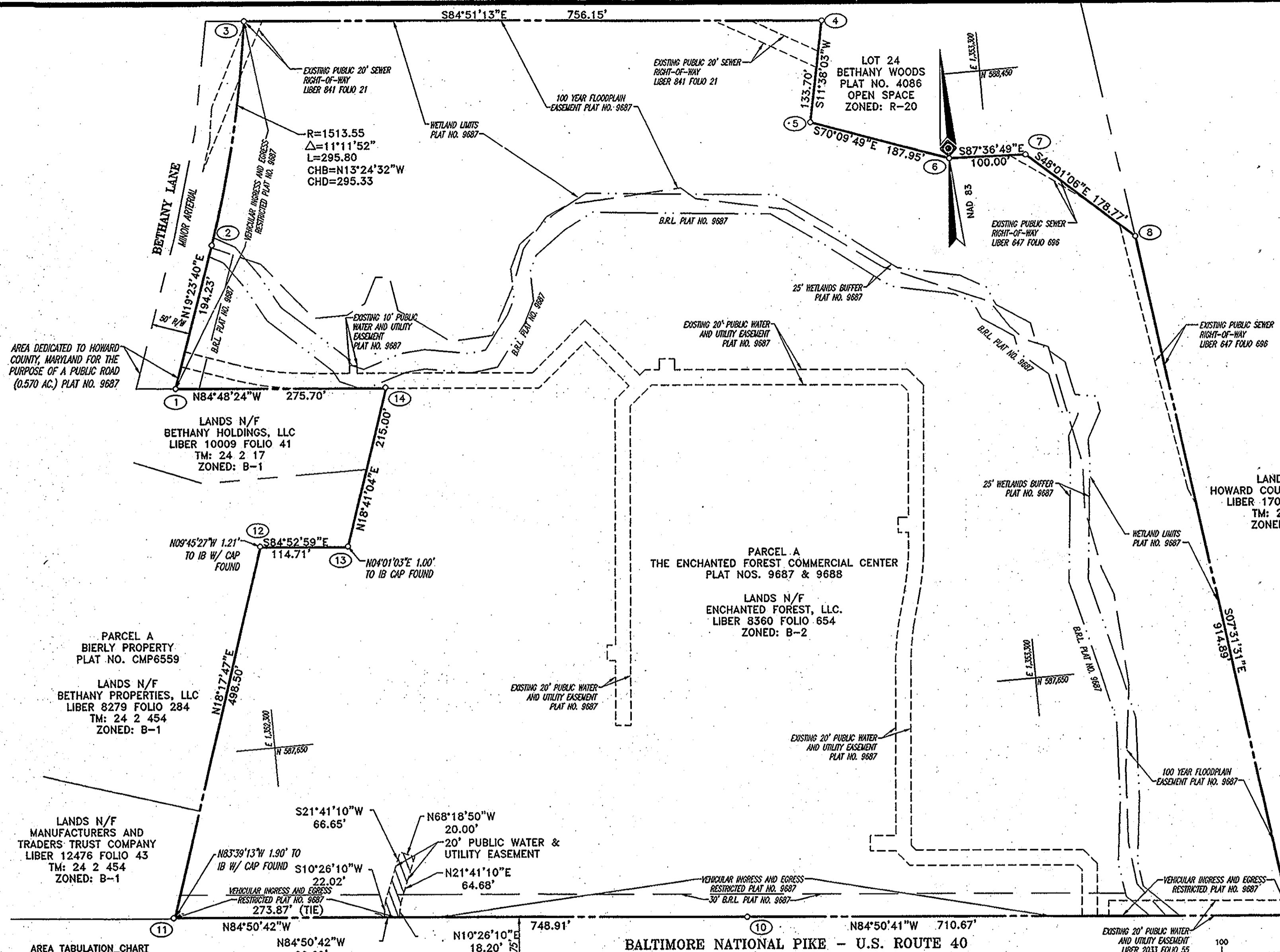
PLAT OF REVISION  
**THE ENCHANTED FOREST COMMERCIAL CENTER**  
 PARCEL A

PLAT NOS. 9687 & 9688  
 TAX MAP 24 GRID 2 PARCEL 454  
 2ND ELECTION DISTRICT HOWARD COUNTY, MARYLAND  
 ZONED: B-2 BUSINESS GENERAL  
 DATE: MARCH 4, 2013 SCALE: N/A

SHEET 1 OF 2 S073201SR-PLT

**LEGEND**

- REBAR WITH CAP SET UNLESS OTHERWISE NOTED
- ▭ BUILDING RESTRICTION LINE
- ▭ PROPOSED 20' PUBLIC WATER AND UTILITY EASEMENT

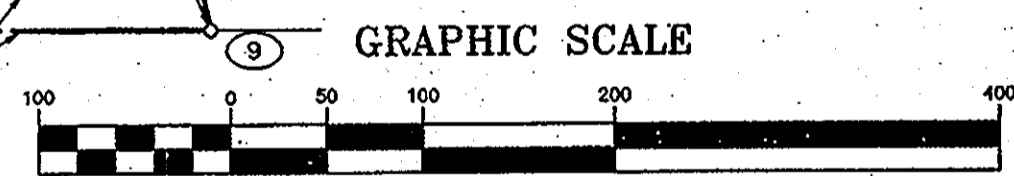


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BY: *SANCO* 3/8/13 DATE  
 VICE PRESIDENT

*Robert C. Harr, Jr.* 3-5-13 DATE  
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*[Signature]* 4/12/13 Date  
 Chief, Development Engineering Division

*[Signature]* 5/02/13 Date  
 Director

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

*[Signature]* 4/17/2013 Date  
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 ROBERT C. HARR, JR.  
 MARYLAND PROFESSIONAL LAND SURVEYOR NO. 21587  
 EXPIRATION DATE: JANUARY 16, 2015

RECORDED AS PLAT NUMBER 22378 ON 6/21/13  
 AMONG THE LAND RECORDS OF HOWARD COUNTY MARYLAND.

**PLAT OF REVISION**

**THE ENCHANTED FOREST COMMERCIAL CENTER**

PARCEL A

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SHEET 2 OF 2 S073201SR-PLT