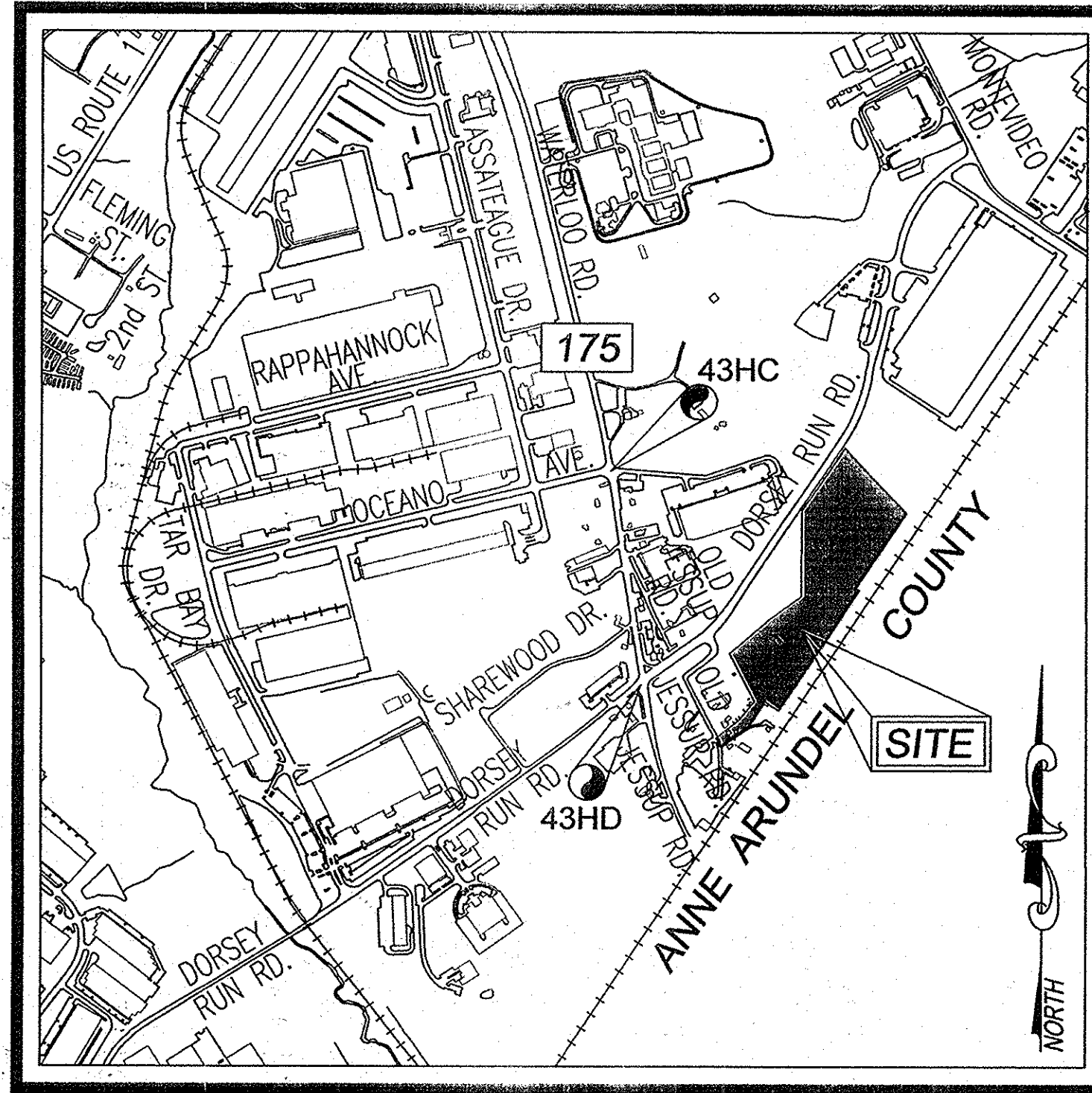


**GENERAL NOTES**

- COORDINATES BASED ON NAD '83/91, MARYLAND COORDINATE SYSTEM AS PROJECTED BY HOWARD COUNTY, GEODETIC CONTROL STATION No. 48AA AND 43HA  
43HC N 543,386.164 E 1,374,935.838  
43HD N 541,936.971 E 1,375,215.787
- THIS PLAT IS BASED ON A FIELD RUN BOUNDARY SURVEY PERFORMED BY ROBERT H. VOGEL ENGINEERING, INC. ON OR ABOUT JANUARY 2008, WHICH HAS BEEN PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT.
- BRL DENOTES BUILDING RESTRICTION LINE.
- ⊙ DENOTES REBAR WITH FWA4 CAP SET.
- ⊘ DENOTES IRON PIPE OR IRON BAR FOUND.
- ⊙ DENOTES ANGULAR CHANGE IN BEARING OF BOUNDARY OR RIGHT-OF-WAY.
- DENOTES STONE OR MONUMENT FOUND.
- AREAS SHOWN HEREON ARE MORE OR LESS.
- THE SUBJECT PROPERTY IS ZONED M-2 PER THE 02/02/2004 COMPREHENSIVE ZONING PLAN.
- THERE IS NO DEDICATION TO HOWARD COUNTY OR THE STATE OF MARYLAND FOR PUBLIC ROAD PURPOSES IN CONJUNCTION WITH THIS PLAT.
- NO GRADING, REMOVAL OF VEGETATIVE COVER OR TREES, DEVELOPMENT, OR PLACEMENT OF NEW STRUCTURES ARE PERMITTED WITHIN THE LIMITS OF WETLANDS, STREAMS, THEIR BUFFERS, FOREST CONSERVATION EASEMENTS OR FLOODPLAIN EASEMENT, EXCEPT AS APPROVED BY THE DEPARTMENT OF PLANNING AND ZONING. SEE WP-09-087 AND GENERAL NOTES 20 AND 21.
- WATER AND SEWER SERVICE TO THIS PARCEL WILL BE GRANTED UNDER THE PROVISIONS OF SECTION 18.122B OF THE HOWARD COUNTY CODE.
- PUBLIC WATER AND SEWER ALLOCATION WILL BE GRANTED AT THE TIME OF ISSUANCE OF THE BUILDING PERMIT IF CAPACITY IS AVAILABLE AT THAT TIME.
- PUBLIC WATER IS AVAILABLE ALONG OLD JESSUP ROAD (12" WATER CONTRACT #792-W). PUBLIC SEWER IS AVAILABLE ALONG OLD JESSUP ROAD (8" SEWER CONTRACT #612-S).
- THE FOREST CONSERVATION REQUIREMENTS PER SECTION 16.1202 OF THE HOWARD COUNTY CODE FOR THIS PARCEL HAVE BEEN MET BY SDP-09-021. SEE GENERAL NOTE 19 FOR DETAILS. FOREST RETENTION OF 6.0558 ACRES LOCATED ON FOREST CONSERVATION EASEMENTS 1 & 2. THIS PLAT IS EXEMPT FROM COMPLIANCE WITH THE FOREST CONSERVATION REQUIREMENTS PER SECTION 16.1202(b)(1)(vii) BECAUSE THIS IS A PLAT OF REVISION WHICH DOES NOT CREATE ADDITIONAL LOTS.
- 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 (FOREST CONSERVATION AREA), LOCATED IN, ON, OVER AND THROUGH JESSUP PARK PARCEL B, ANY CONVEYANCES OF THE AFORESAID PARCEL B SHALL BE SUBJECT TO THE EASEMENTS HEREIN RESERVED, WHETHER OR NOT EXPRESSLY STATED IN THE DEEDS CONVEYING SAID PARCEL B. DEVELOPER SHALL EXECUTE AND DELIVER DEEDS FOR THE EASEMENTS HEREIN RESERVED TO HOWARD COUNTY WITH 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 EASEMENTS, 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 DEVELOPER'S SURETY POSTED WITH SAID AGREEMENT, THE COUNTY SHALL ACCEPT THE EASEMENTS AND RECORD THE DEED OF EASEMENT IN THE LAND RECORDS OF HOWARD COUNTY.



**VICINITY MAP**

SCALE: 1"=1000'  
ADC MAP 41 E-2

**GENERAL NOTES (CONT'D)**

- LANDSCAPING FOR THIS PARCEL WILL BE PROVIDED IN ACCORDANCE WITH SUBDIVISION SECTION 16.124 AND THE LANDSCAPE MANUAL PER THE APPROVED LANDSCAPE PLAN THAT IS A PART OF SDP-09-021.
- THE FOREST CONSERVATION EASEMENTS HAVE BEEN ESTABLISHED TO FULFILL THE REQUIREMENTS OF SECTION 16.1200 OF THE HOWARD COUNTY FOREST CONSERVATION ACT.
- THE FOREST CONSERVATION OBLIGATIONS FOR THIS PARCEL HAS BEEN MET BY SDP-09-021, BY PROVIDING 0.98 AC. OF RETENTION IN TWO ONSITE FOREST CONSERVATION EASEMENTS AND BY A FEE-IN-LIEU PAYMENT OF \$217,255.50 MADE TO THE HOWARD COUNTY FOREST CONSERVATION FUND FOR THE OUTSTANDING 6.65 AC. OF REFORESTATION (6.65AC. = 289,674.00 SQ. FT. X \$0.75 = \$217,255.50).
- REFERENCE WP-09-087 APPROVED MARCH 18, 2009 TO WAIVE SECTION 16.116(o)(1) OF THE HOWARD COUNTY SUBDIVISION AND LAND DEVELOPMENT REGULATIONS TO PERMIT CLEARING, GRADING, FILL AND DEVELOPMENT WITHIN THE 25' WETLAND BUFFERS.
- REFERENCE MDE PERMIT NUMBER 200565252/05-NT-0275.
- REFERENCE WP-13-108 APPROVED FEBRUARY 12, 2013 TO WAIVE SECTION 16.156(o)(1)(i) AND 16.156(o)(2) OF THE HOWARD COUNTY SUBDIVISION AND LAND DEVELOPMENT REGULATIONS AS THEY PERTAIN TO SDP-02-021 TO ALLOW BUILDING PERMIT APPLICATION DEADLINES TO BE EXTENDED WHILE MAINTAINING THE PLAN AS ACTIVE. APPLICATION IS SUBJECT TO THE FOLLOWING CONDITIONS:
  - THE PETITIONER SHALL APPLY TO THE DEPARTMENT OF INSPECTIONS, LICENSES AND PERMITS FOR BUILDING PERMITS TO INITIATE CONSTRUCTION AUTHORIZED BY SDP-09-024 ON OR BEFORE DECEMBER 16, 2013.
  - THE PETITIONER SHALL APPLY TO THE DEPARTMENT OF INSPECTIONS, LICENSES AND PERMITS FOR BUILDING PERMITS FOR ALL CONSTRUCTION AUTHORIZED BY SDP-09-024 ON OR BEFORE DECEMBER 16, 2014.

THE REQUIREMENTS OF § 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.

*Thomas M. Hoffman, Jr.* 4-12-13  
THOMAS M. HOFFMAN, JR. DATE  
PROPERTY LINE SURVEYOR, MARYLAND REG. NO. 267

*William T. Wheeler* 6/3/13  
WILLIAM T. WHEELER, TRUSTEE, DATE

**AREA TABULATION**

TOTAL NUMBER OF BUILDABLE PARCELS TO BE RECORDED.....	1
TOTAL NUMBER OF NON-BUILDABLE PARCELS TO BE RECORDED.....	0
TOTAL NUMBER OF PARCELS TO BE RECORDED.....	1
TOTAL AREA OF BUILDABLE PARCELS TO BE RECORDED.....	19.8095 AC
TOTAL AREA OF NON-BUILDABLE PARCELS TO BE RECORDED.....	0.0000 AC
TOTAL AREA OF PARCELS TO BE RECORDED.....	19.8095 AC
TOTAL AREA OF ROADWAY TO BE RECORDED.....	0.0000 AC
TOTAL AREA TO BE RECORDED.....	19.8095 AC

**ROBERT H. VOGEL ENGINEERING, INC.**  
8407 MAIN STREET  
ELLICOTT CITY, MARYLAND  
21043-4897  
410-461-7666

**OWNER & DEVELOPER**  
WILLIAM T. WHEELER, TRUSTEE  
850 E. GUDE DRIVE, SUITE A  
ROCKVILLE, MD 20850-1387  
301-252-7444

**PURPOSE:**

- THE PURPOSE OF THIS PLAT IS TO:
- ABANDON PART OF EXISTING PUBLIC DRAINAGE EASEMENT (L 10578 F 609, PLAT 21049) AND ALL OF EXISTING 20' WIDE PUBLIC WATER & UTILITY EASEMENT (PLAT 21049)
  - CREATE 20' PUBLIC WATER & UTILITY EASEMENT

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

*B. Wilson for Meura Rossman* 7/30/2013  
HOWARD COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

*William T. Wheeler* 7/16/13  
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

*Keat Sheehy* 8/01/13  
DIRECTOR DATE

**OWNER'S CERTIFICATE**

WILLIAM T. WHEELER, TRUSTEE, OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON, ADOPT THIS FINAL PLAT OF SUBDIVISION, AND IN CONSIDERATION OF THE APPROVAL OF THIS FINAL PLAT BY THE DEPARTMENT OF PLANNING AND ZONING, ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES 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 OR STREET RIGHTS-OF-WAYS 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, THE FLOOD PLAINS AND OPEN SPACE WHERE APPLICABLE AND FOR GOOD AND VALUABLE CONSIDERATION, HEREBY GRANT THE RIGHT AND OPTION TO HOWARD COUNTY TO ACQUIRE THE FEE SIMPLE TITLE TO THE BEDS OF THE STREETS AND/OR ROADS AND FLOOD PLAINS, 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; 4) THAT NO BUILDING OR SIMILAR STRUCTURE OF ANY KIND SHALL BE ERECTED ON OR OVER THE SAID EASEMENTS AND RIGHTS-OF-WAYS.

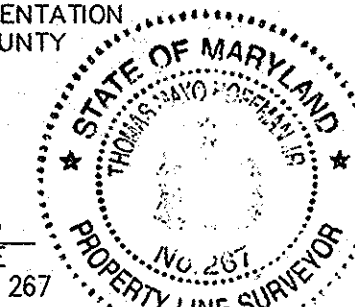
WITNESS OUR HANDS THIS 3rd DAY OF June, 2013.

*William T. Wheeler*  
WILLIAM T. WHEELER  
*Thomas M. Hoffman, Jr.*  
WITNESS

**SURVEYOR'S CERTIFICATE**

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS A SUBDIVISION OF A PORTION OF THE LAND CONVEYED BY JAC E. KNUST, FRANK HARMAN, STEVEN F. COHEN, DAVID COHEN AND ALVIN SHAPIRO TO WILLIAM T. WHEELER, TRUSTEE, ACCORDING TO THE DEED DATED DECEMBER 22, 1987 AND RECORDED IN LIBER 1765, FOLIO 262 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND, 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 AND IN ACCORDANCE WITH THE ANNOTATED CODE OF MARYLAND, AS AMENDED, AND MONUMENTATION IS IN ACCORDANCE WITH THE HOWARD COUNTY SUBDIVISION REGULATIONS.

*Thomas M. Hoffman, Jr.* 4-12-13  
THOMAS M. HOFFMAN, JR. DATE  
PROPERTY LINE SURVEYOR, MARYLAND REG. NO. 267



RECORDED AS PLAT No. 22484 ON 8/2/13  
AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

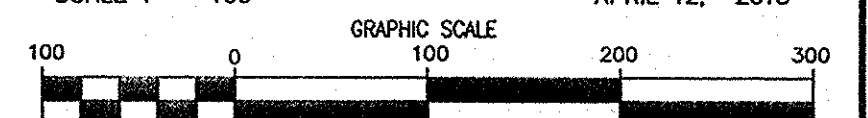
**PLAT OF REVISION  
JESSUP PARK  
PARCEL B**

A REVISION OF PARCEL B, JESSUP PARK  
RECORDED AS PLATS 21047-21050

DPZ REFERENCES: PLAT 10825-10826, PLAT 10778,  
SDP-09-021, WP-09-087, F-92-104,  
CAP. PROJ. #J-4148-C

ZONED M-2

TAX MAP No. 43 BLK: 22 PARCEL No. 109-B  
FIRST-ELECTION DISTRICT, HOWARD COUNTY, MARYLAND  
SCALE 1" = 100' APRIL 12, 2013



SHEET 1 OF 2

CURVE TABLE					
CURVE	ARC	RADIUS	DELTA	CHORD	LENGTH
C1	164.47'	573.00'	16°26'44"	N39°17'46"E	163.90'
C2	77.56'	380.00'	11°41'39"	N20°52'53"W	77.42'

COORDINATE TABLE		
POINT	NORTHING	EASTING
120	541391.1645	1375761.6801
121	541463.5040	1375734.6833
122	541575.3558	1375876.7679
123	541702.1981	1375990.5725
127	543048.3922	1376307.9767
128	543496.5388	1376604.5008
129	543031.8115	1377037.2277
130	542500.0987	1376684.0630
131	542483.5004	1376709.0527
132	541636.4884	1376146.4659
133	541701.1987	1376050.0808
134	541520.6332	1375940.9076
203	542445.0984	1376305.8294
299	542039.8738	1375805.2075
300	542273.1505	1376073.6743

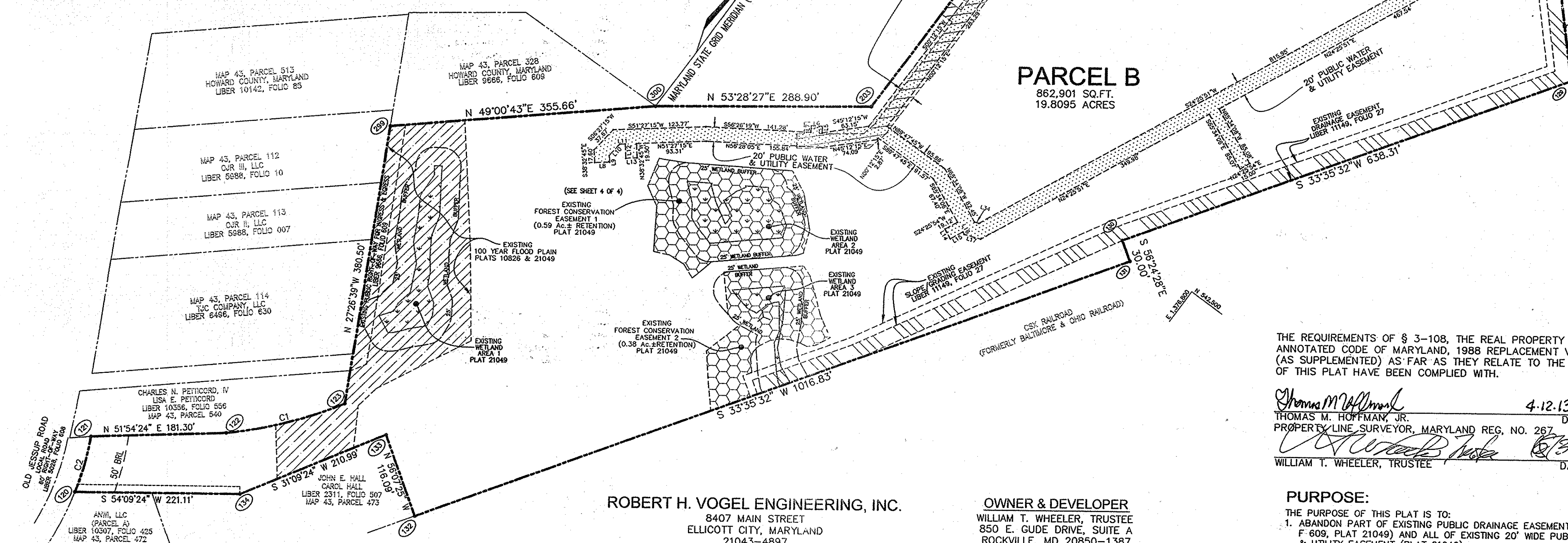
**AREA TABULATION**

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20' PUBLIC WATER & UTILITY EASEMENT LINE TABLE	
POINT	NORTHING
L1	N 33°29'28" E 24.74'
L2	N 33°29'28" E 20.00'
L3	S 11°21'14" E 14.77'
L4	S 11°08'46" W 33.01'
L5	N 33°32'45" W 8.84'
L6	S 56°27'15" W 15.00'
L7	S 33°32'45" E 8.97'
L8	N 51°27'15" E 20.00'
L9	N 38°32'45" W 9.32'
L10	N 06°27'15" E 21.10'
L11	N 51°27'15" E 7.18'
L12	S 38°32'45" E 19.50'
L13	N 51°27'15" E 15.00'
L14	S 65°34'06" E 15.00'
L15	N 24°25'54" E 19.12'
L16	S 65°34'06" E 4.03'
L17	N 69°25'54" E 22.74'
L18	S 78°38'46" W 1.51'
L19	N 11°21'14" W 4.59'
L20	N 11°08'46" E 15.42'
L21	S 78°51'14" E 38.86'
L22	N 11°08'46" E 15.00'
L23	N 78°51'14" W 38.86'
L24	N 11°08'46" E 8.53'
L25	N 11°21'14" W 2.44'
L26	N 78°38'46" E 9.79'
L27	S 67°36'14" E 10.13'
L28	N 22°23'46" E 15.00'
L29	N 67°36'14" W 10.13'
L30	S 46°55'54" W 10.40'
L31	S 43°04'06" E 15.00'
L32	N 46°55'54" E 10.40'
L33	S 20°34'06" E 11.23'
L34	S 69°25'54" W 6.17'

**LEGEND**

- EXISTING WETLANDS AREA
- EXISTING FOREST CONSERVATION EASEMENT RETENTION AREA
- EXISTING 100 YEAR FLOOD PLAIN PLAT NO. 10826
- EXISTING DRAINAGE EASEMENT LIBER 1578, FOLIO 609.
- EXISTING DRAINAGE EASEMENT LIBER 11149, FOLIO 27
- EXISTING 20' WIDE PUBLIC WATER & UTILITY EASEMENT TO BE ABANDONED BY THIS PLAT
- EXISTING PUBLIC DRAINAGE EASEMENT LIBER 1578, FOLIO 609 TO BE ABANDONED BY THIS PLAT
- 20' PUBLIC WATER & UTILITY EASEMENT



THE REQUIREMENTS OF § 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.

Thomas M. Hoffman, Jr. 4-12-13  
 THOMAS M. HOFFMAN, JR. DATE  
 PROPERTY LINE SURVEYOR, MARYLAND REG. NO. 267  
 William T. Wheeler, Trustee 8/13/13  
 WILLIAM T. WHEELER, TRUSTEE DATE

**ROBERT H. VOGEL ENGINEERING, INC.**  
 8407 MAIN STREET  
 ELLICOTT CITY, MARYLAND  
 21043-4897  
 410-461-7666

**OWNER & DEVELOPER**  
 WILLIAM T. WHEELER, TRUSTEE  
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 2. CREATE 20' PUBLIC WATER & UTILITY EASEMENT

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

Approved: *Maura Roseman* 7/30/2013  
 HOWARD COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

*William T. Wheeler* 7/16/13  
 CHIEF, DEVELOPMENT ENGINEERING DIVISION, DATE  
*Ket Sheehy* 8/16/13  
 DIRECTOR DATE

**OWNER'S CERTIFICATE**  
 WILLIAM T. WHEELER, TRUSTEE, OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON, ADOPT THIS FINAL PLAT OF SUBDIVISION, AND IN CONSIDERATION OF THE APPROVAL OF THIS FINAL PLAT BY THE DEPARTMENT OF PLANNING AND ZONING, ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES 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 OR STREET RIGHTS-OF-WAYS 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, THE FLOOD PLAINS AND OPEN SPACE WHERE APPLICABLE AND FOR GOOD AND VALUABLE CONSIDERATION, HEREBY GRANT THE RIGHT AND OPTION TO HOWARD COUNTY TO ACQUIRE THE FEE SIMPLE TITLE TO THE BEDS OF THE STREETS AND/OR ROADS AND FLOOD PLAINS, 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; 4) THAT NO BUILDING OR SIMILAR STRUCTURE OF ANY KIND SHALL BE ERECTED ON OR OVER THE SAID EASEMENTS AND RIGHTS-OF-WAYS.

WITNESS OUR HANDS THIS 2nd DAY OF June, 2013.  
 WILLIAM T. WHEELER  
 M. Wheeler  
 WITNESS

**SURVEYOR'S CERTIFICATE**  
 I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS A SUBDIVISION OF A PORTION OF THE LAND CONVEYED BY JAC E. KNUST, FRANK HARMAN, STEVEN F. COHEN, DAVID COHEN AND ALVIN SHAPIRO TO WILLIAM T. WHEELER, TRUSTEE, ACCORDING TO THE DEED DATED DECEMBER 22, 1987 AND RECORDED IN LIBER 1765, FOLIO 262 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND, 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 AND IN ACCORDANCE WITH THE ANNOTATED CODE OF MARYLAND, AS AMENDED, AND MONUMENTATION IS IN ACCORDANCE WITH THE HOWARD COUNTY SUBDIVISION REGULATIONS.

*Thomas M. Hoffman, Jr.* 4-12-13  
 THOMAS M. HOFFMAN, JR. DATE  
 PROPERTY LINE SURVEYOR, MARYLAND REG. NO. 267

RECORDED AS PLAT No. 22485 ON 8/2/13  
 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

PLAT OF REVISION  
**JESSUP PARK**  
 PARCEL B  
 A REVISION OF PARCEL B, JESSUP PARK RECORDED AS PLATS 21047-21050

DPZ REFERENCES : PLAT 10825-10826, PLAT 10778, SDP-09-021, WP-09-087, F-92-104, CAP. PROJ. #J-4148-C

ZONED M-2  
 TAX MAP No. 43, BLK: 22 PARCEL No. 109-B  
 FIRST ELECTION DISTRICT, HOWARD COUNTY, MARYLAND  
 SCALE 1" = 100' APRIL 12, 2013

100 0 100 200 300  
 GRAPHIC SCALE

SHEET 2 OF 2  
 F-13-117

