

NOTES

- 1.) DENOTES 4" X 4" CONCRETE MONUMENT TO BE SET.
 ○ DENOTES 3/8" PIPE OR STEEL MARKER TO BE SET.
 □ DENOTES STONE OR CONCRETE MONUMENT FOUND.
 ● DENOTES IRON PIPE (IPF) OR REBAR & CAP (RCF) FOUND
 △ DENOTES TRAVERSE POINT.
- 2.) COORDINATES BASED ON NAD'83, MARYLAND COORDINATE SYSTEM AS PROJECTED BY HOWARD COUNTY GEODETIC CONTROL STATIONS NO.43BB AND NO.43BC.
- 3.) THE SUBJECT PROPERTY IS ZONED B-1 PER THE 10-06-2013 COMPREHENSIVE ZONING PLAN.
- 4.) ALL AREAS ON THIS PLAT ARE "MORE OR LESS".
- 5.) THIS PROJECT IS LOCATED WITHIN THE METROPOLITAN DISTRICT.
- 6.) BOUNDARY IS BASED ON A FIELD RUN BOUNDARY SURVEY PERFORMED ON OR ABOUT FEBRUARY 28, 2007 BY BENCHMARK ENGINEERING INC. AND PREVIOUSLY RECORDED PLAT NO. 20994.
- 7.) **RESERVATION OF PUBLIC UTILITY EASEMENTS**
 DEVELOPER RESERVES UNTO ITSELF, ITS SUCCESSORS AND ASSIGNS, ALL EASEMENTS SHOWN ON THIS PLAN FOR WATER, SEWER, STORM DRAINAGE AND OTHER PUBLIC UTILITIES LOCATED IN, ON, OVER AND THROUGH LOTS/PARCELS. ANY CONVEYANCES OF THE AFORESAID LOT/PARCELS SHALL BE SUBJECT TO THE EASEMENTS HEREIN RESERVED, WHETHER OR NOT EXPRESSLY STATED IN THE DEED(S) CONVEYING SAID LOT(S) PARCELS. DEVELOPER SHALL EXECUTE AND DELIVER DEEDS FOR THE EASEMENTS HEREIN RESERVED TO HOWARD COUNTY.
- 8.) TO THE BEST OF OUR KNOWLEDGE, THERE ARE NO BURIAL GROUNDS OR CEMETERIES OR HISTORIC STRUCTURES LOCATED ON THIS SITE.
- 9.) WATER AND SEWER SERVICE TO THE LOT WILL BE GRANTED UNDER THE PROVISIONS OF SECTION 18.122.B 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.
- 10.) THERE ARE NO WETLANDS, WETLANDS BUFFERS ON-SITE.
- 11.) THERE IS NO 100-YR. FLOODPLAIN ON THIS SITE.
- 12.) THIS PLAN IS IN CONFORMANCE WITH THE AMENDED FIFTH EDITION OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS.
- 13.) THIS PLAN IS EXEMPT FROM FOREST CONSERVATION OBLIGATIONS AND LANDSCAPE REQUIREMENTS SINCE IT IS A PLAT OF REVISION AND DOES NOT CREATE ANY NEW LOTS.

TRAVERSE POINT CHART (NAD '83)

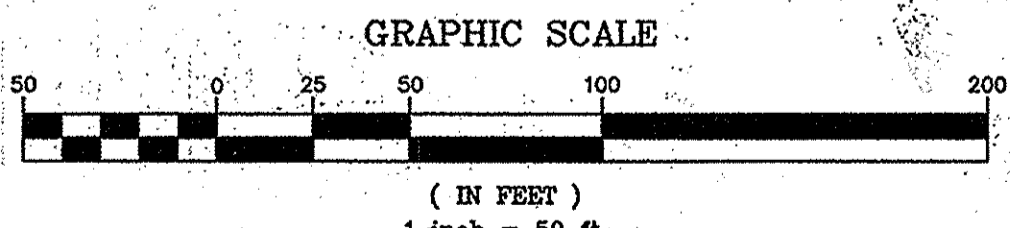
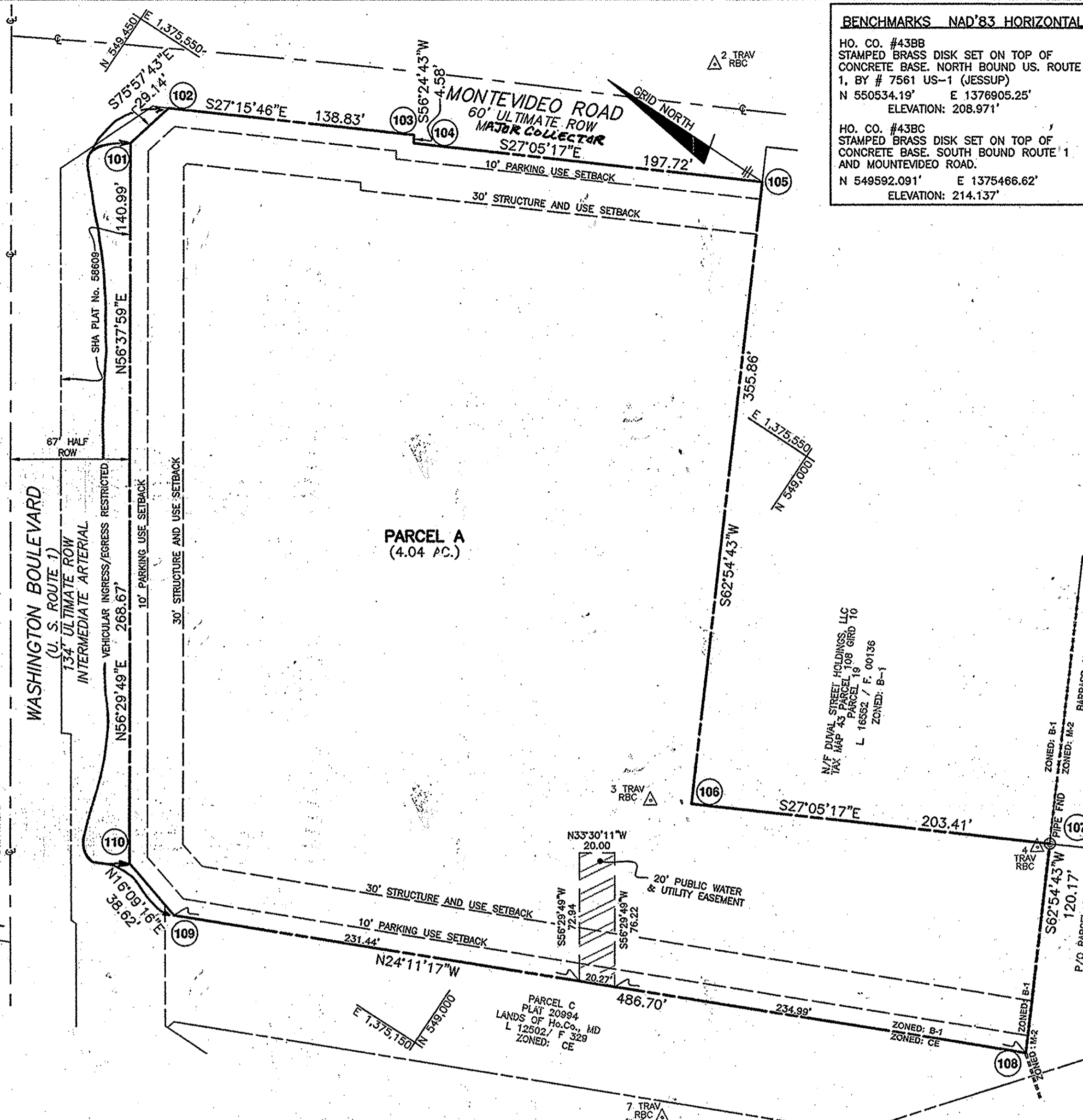
No.	NORTH	EAST	DESC.
2	549165.924	1375706.837	TRAV. RBC
3	548965.157	1375338.380	TRAV. RBC
4	548768.615	1375436.692	TRAV. RBC
7	548859.963	1375191.617	TRAV. RBC

BOUNDARY COORDINATES

POINT #	NORTHING	EASTING
101	549416.0733	1375488.2484
102	549409.0055	1375516.5156
103	549285.5949	1375580.1111
104	549283.0624	1375576.2977
105	549107.0295	1375666.3317
106	548944.9858	1375349.5065
107	548763.8881	1375442.1310
108	548709.1665	1375335.1401
109	549153.1362	1375135.7246
110	549190.2300	1375146.4694

AREA TABULATION CHART

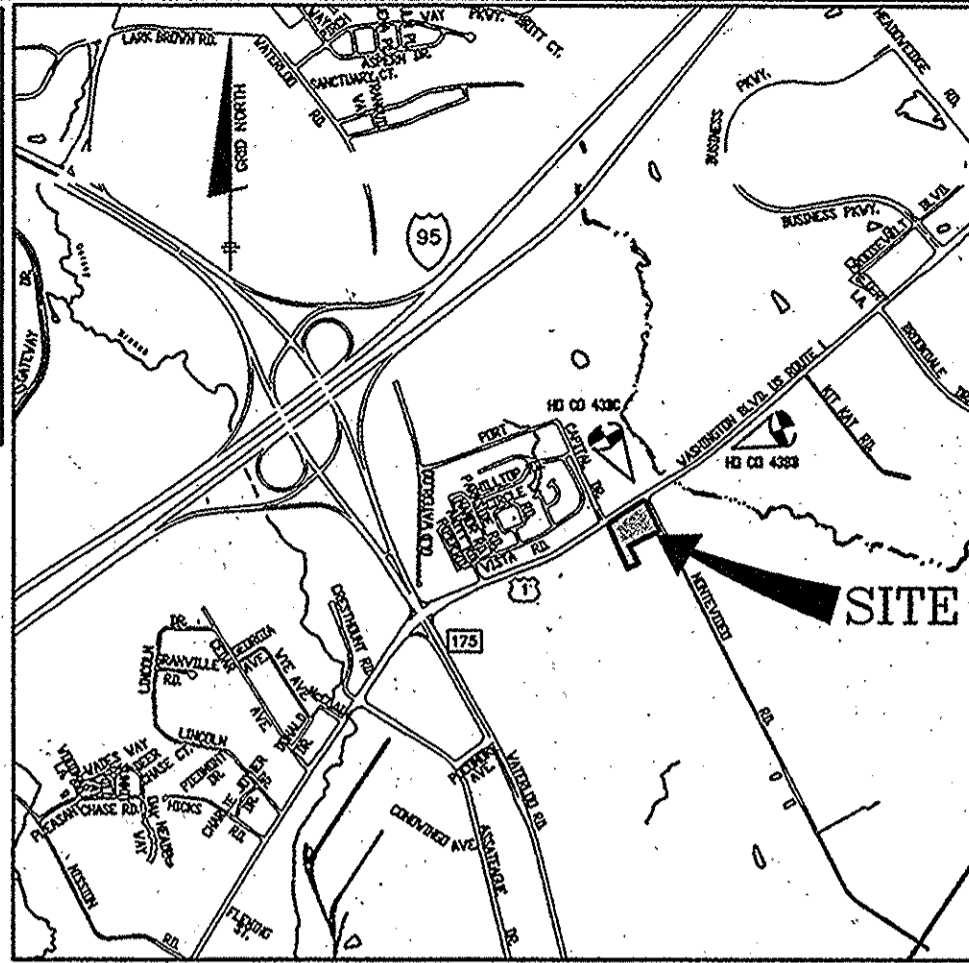
TOTAL NUMBER OF LOTS AND/OR PARCELS TO BE RECORDED.....	1
BUILDABLE.....	0
OPEN SPACE.....	1
BUILDABLE PRESERVATION PARCELS.....	0
NON-BUILDABLE PRESERVATION PARCELS.....	0
NON-BUILDABLE BULK PARCELS.....	0
TOTAL AREA OF LOTS AND/OR PARCELS TO BE RECORDED.....	4.04± AC.
BUILDABLE.....	N/A
OPEN SPACE.....	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).....	0
TOTAL AREA OF SUBDIVISION TO BE RECORDED.....	4.04± AC.



BENCHMARK NAD'83 HORIZONTAL

HO. CO. #43BB
 STAMPED BRASS DISK SET ON TOP OF CONCRETE BASE. NORTH BOUND US. ROUTE 1, BY # 7561 US-1 (JESSUP)
 N 550534.19' E 1376905.25'
 ELEVATION: 208.971'

HO. CO. #43BC
 STAMPED BRASS DISK SET ON TOP OF CONCRETE BASE. SOUTH BOUND ROUTE 1 AND MONTEVIDEO ROAD.
 N 549592.091' E 1375466.62'
 ELEVATION: 214.137'



ADC MAP 20 GRID 13-K
VICINITY MAP
 SCALE: 1"=2000'

LEGEND

COORDINATES (121)

PUBLIC WATER MAINTENANCE AND UTILITY EASEMENT

BENCHMARK ENGINEERING, INC.
 ENGINEERS • LAND SURVEYORS • PLANNERS

8480 BALTIMORE NATIONAL PIKE SUITE 315
 ELLICOTT CITY, MARYLAND 21043
 phone: 410-465-6105 • fax: 410-465-6644
 www.bei-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 Mason 1-8-16 DATE
 DONALD A. MASON
 REGISTERED PROFESSIONAL LAND SURVEYOR
 MD. REG. NO. 21320
 FOR BENCHMARK ENGINEERING, INC.
 MD. REG. NO. 351

Mark Levy 1/13/16 DATE
 MIT-MONTEVIDEO L.L.C. AGENT
MARK LEVY

THE PURPOSE OF THIS PLAT OF REVISION IS TO REVISE THE STRUCTURE AND USE SETBACKS PER THE CURRENT B-1 ZONING AND TO ADD A 20' PUBLIC WATER & UTILITY EASEMENT.

OWNER:
 MIT-MONTEVIDEO L.L.C.
 6800 DEERPATH ROAD STE. 100
 ELKBRIDGE, MARYLAND 21075
 410-579-2442

ENGINEER:
 BENCHMARK ENGINEERING INC.
 8480 BALTIMORE NATIONAL PIKE,
 SUITE 315
 ELLICOTT CITY, MD 21043
 410-465-6105

RECORDED AS PLAT NO. 23695
 ON 3/4/16 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

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

William for Maura Rossmay 2/9/2016 DATE
 HOWARD COUNTY HEALTH OFFICER

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING.

Chad Edmonson 2-26-16 DATE
 CHIEF, DEVELOPMENT ENGINEERING DIVISION

Kurt Schuchman 3-01-16 DATE
 DIRECTOR

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THIS DOCUMENT WAS PREPARED BY ME 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 1-7-2017 AND THAT TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF THAT THE INFORMATION SHOWN HEREON IS CORRECT, THAT IT IS ALL OF THE LAND ACQUIRED BY MIT-MONTEVIDEO L.L.C. FROM MONTEVIDEO ROCK, LLC. BY DEED DATED JUNE 24, 2011 AND RECORDED IN LIBER 13309 AT FOLIO 437, THAT ALL MONUMENTS ARE IN PLACE OR WILL BE IN PLACE PRIOR TO ACCEPTANCE OF THE ROAD BY HOWARD COUNTY, IN ACCORDANCE WITH THE ANNOTATED CODE OF MARYLAND, AS AMENDED.

Donald Mason 1-8-16 DATE
 DONALD A. MASON
 PROFESSIONAL LAND SURVEYOR MARYLAND REG. NO. 21320
 FOR BENCHMARK ENGINEERING, INC. MARYLAND REG. NO. 351

OWNER'S CERTIFICATE

"MIT-MONTEVIDEO L.L.C., 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 13TH DAY OF January, 2016."

Mark Levy 1/13/16 DATE
 MIT-MONTEVIDEO L.L.C. AGENT

Clayton 1/13/16 DATE
 WITNESS

REVISION PLAT MONTEVIDEO CROSSING

PARCEL A

PREVIOUSLY RECORDED AS PLAT No. 20994 (F-10-047)

FIRST ELECTION DISTRICT OF HOWARD COUNTY, MARYLAND

TAX MAP: 43
 GRID: 10
 PARCEL: 16
 ZONED: B-1

SCALE: AS SHOWN
 DATE: DECEMBER, 2015
 SHEET: 1 OF 1