

CURVE	RADIUS	ARC LENGTH	TANGENT	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	700.00'	294.95'	149.70'	24°08'32"	N 62°11'28" E	292.78'
C2	5280.00'	136.71'	68.36'	1°29'01"	N 49°22'42" E	136.71'
C3	5320.00'	137.75'	68.88'	1°29'01"	N 49°22'42" E	137.74'
C4	740.00'	213.16'	107.32'	18°30'15"	N 58°22'20" E	212.42'
C5	5240.00'	135.67'	67.84'	1°29'01"	S 49°22'42" W	135.67'
C6	660.00'	140.00'	70.26'	12°09'13"	S 56°11'48" W	139.74'
C7	197.21'	44.96'	22.58'	13°03'46"	S 66°15'54" W	44.86'
C8	5240.00'	18.08'	9.04'	0°11'52"	N 48°44'07" E	18.08'
C10	1205.92'	146.77'	73.48'	6°58'25"	S 37°59'26" W	146.68'
C11	1185.92'	53.19'	26.60'	2°34'12"	N 35°47'26" E	53.19'

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 SETTING OF MARKERS HAVE BEEN COMPLIED WITH.

Matthew A. Tilmes 5/19/2016

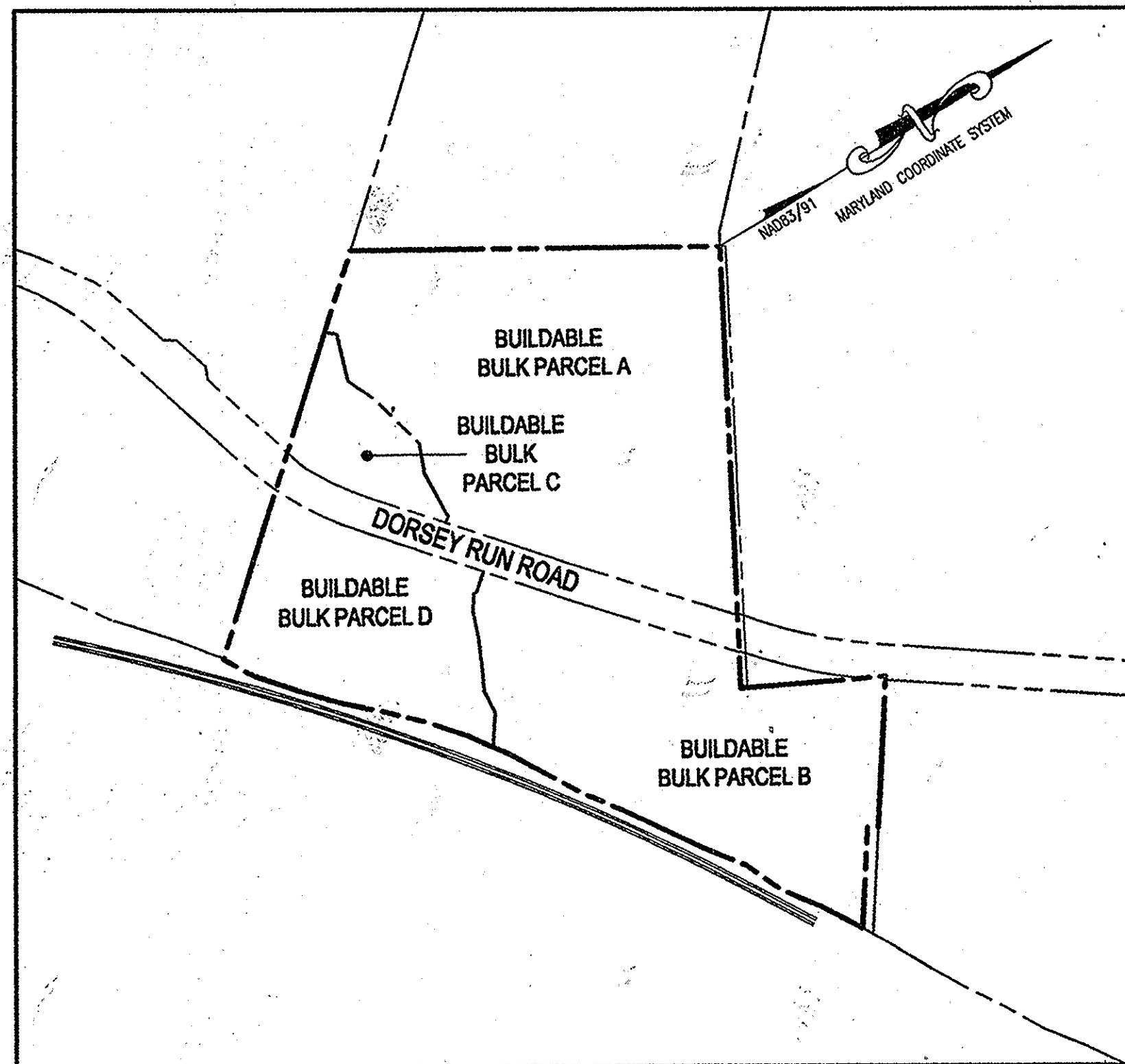
URS CORPORATION
MATTHEW A. TILMES, PROFESSIONAL LAND SURVEYOR No. 21156

James M. Irvin 5/20/16

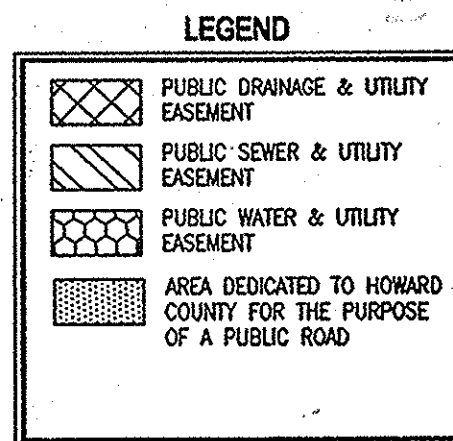
HOWARD COUNTY, MARYLAND
BY: JAMES M. IRVIN, DIRECTOR OF PUBLIC WORKS

LINE	BEARING	DISTANCE
L1	N 61°01'10" W	8.68'
L2	N 64°59'20" W	95.43'
L3	N 40°44'14" E	28.06'
L4	S 71°09'05" E	113.71'
L5	N 66°25'56" E	77.06'
L6	N 76°35'52" E	141.84'
L7	S 67°25'45" E	71.10'
L8	S 86°23'51" E	114.83'
L9	S 39°46'10" E	15.19'
L10	N 72°47'31" W	71.76'
L11	N 48°39'27" W	44.84'
L12	N 45°44'24" W	43.11'
L13	N 20°39'59" W	50.08'
L14	N 31°26'35" W	35.46'
L15	S 75°24'13" W	33.54'
L16	N 57°48'27" W	130.17'
L17	N 35°58'44" E	66.16'
L18	S 88°26'59" E	68.77'
L19	N 41°13'53" W	39.84'
L20	N 54°31'54" E	345.23'
L21	S 39°56'15" E	5.05'
L22	N 50°03'45" E	202.88'
L23	N 50°47'18" E	284.35'
L24	S 43°22'09" E	44.98'
L25	S 48°38'11" W	1.93'
L26	S 61°18'45" W	10.35'
L27	S 59°33'45" W	99.00'
L28	S 54°48'45" W	99.00'
L29	S 67°18'45" W	97.70'
L30	S 54°03'45" W	105.60'
L31	S 57°33'45" W	105.60'
L32	S 56°48'45" W	99.00'
L33	S 55°18'45" W	97.70'

LINE	BEARING	DISTANCE
L34	S 60°03'45" W	100.30'
L35	S 60°48'45" W	94.40'
L36	S 55°48'45" W	40.71'
L37	N 54°44'58" W	79.22'
L38	N 85°10'09" W	56.39'
L39	N 63°09'18" W	50.37'
L40	N 65°31'58" W	70.78'
L41	N 69°49'01" W	63.29'
L42	N 55°09'53" W	39.72'
L43	N 01°52'53" W	6.76'
L44	N 39°52'48" W	50.00'
L45	S 55°48'45" W	63.59'
L46	S 50°03'45" W	101.00'
L47	S 45°48'45" W	102.00'
L48	S 43°18'45" W	97.00'
L49	S 47°48'45" W	103.00'
L50	S 50°13'33" W	106.26'
L51	S 59°21'50" W	80.73'
L52	S 43°22'09" E	69.41'
L53	S 46°37'09" E	20.00'
L54	N 43°22'09" W	70.14'
L55	N 49°38'11" E	4.73'
L56	S 55°36'32" E	20.00'
L57	N 27°00'04" E	94.00'
L58	S 55°36'32" E	8.20'
L59	N 27°00'04" E	53.62'
L60	N 43°22'09" W	25.65'
L61	S 50°47'18" W	265.63'
L62	S 50°03'45" W	202.76'
L63	S 39°56'15" E	5.05'
L64	S 54°31'54" W	317.60'
L65	S 25°33'13" E	18.59'
L66	S 75°24'13" W	24.37'



KEY SHEET
1"=300'



AREA TABLE

TOTAL NUMBER OF BUILDABLE LOTS TO BE RECORDED	0
TOTAL NUMBER OF OPEN SPACE LOTS TO BE RECORDED	0
TOTAL NUMBER OF BUILDABLE BULK PARCELS TO BE RECORDED	4
TOTAL NUMBER OF LOTS/PARCELS TO BE RECORDED	0
TOTAL AREA OF BUILDABLE LOTS TO BE RECORDED	00.000 Ac.±
TOTAL AREA OF OPEN SPACE LOTS TO BE RECORDED	29.755 Ac.±
TOTAL AREA OF BUILDABLE BULK PARCELS TO BE RECORDED	00.000 Ac.±
TOTAL AREA OF LOTS/PARCELS TO BE RECORDED	2.060 Ac.±
TOTAL AREA OF ROADWAY TO BE RECORDED	31.815 Ac.±
TOTAL AREA TO BE RECORDED	



4 NORTH PARK DRIVE, SUITE 300
HUNT VALLEY, MD 21030
PHONE: 410-785-7220, FAX: 410-785-6818

OWNER

HOWARD COUNTY, MARYLAND
3430 COURT HOUSE DRIVE
ELLCOTT CITY, MARYLAND 21043
410-313-2330



THE PURPOSE OF THIS PLAT IS TO CONSOLIDATE PARCEL 51, LOTS 267, 268, 269, 270, 271, 272, 273, 274, THE "DEPOT SITE", A PORTION OF "LENNOX AVENUE" AND A PORTION OF "OAK AVENUE" AS SHOWN ON A PLAT ENTITLED, "LENNOX PARK" RECORDED AS PLAT No. 89/289 INTO BUILDABLE BULK PARCELS, ESTABLISH MINIMUM BUILDING SETBACK LINES, CREATE DRAINAGE & UTILITY EASEMENTS, SEWER & UTILITY EASEMENTS, AND WATER & UTILITY EASEMENTS AS SHOWN HEREON. THIS PLAT IS PART OF CAPITAL PROJECTS W-8292 DORSEY RUN ROAD WATER AND SEWER EXTENSIONS AND J-4148 B DORSEY RUN ROAD EXTENSIONS.

RECORDED AS PLAT No. 33793 ON 6/3/16
AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

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

William M. Rossman 5/25/2016
HOWARD COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

Chad Anderson 5-27-16
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

Kent Sheppard 5-31-16
DIRECTOR DATE

OWNER'S CERTIFICATE

HOWARD COUNTY, MARYLAND, OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY ADOPT THIS PLAN 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 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 AND FLOOD PLAINS 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 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/OR RIGHTS-OF-WAY. WITNESS MY HAND THIS 20th DAY OF MAY, 2016

James M. Irvin
HOWARD COUNTY, MARYLAND
BY: JAMES M. IRVIN, DIRECTOR OF PUBLIC WORKS

Matthew A. Tilmes
WITNESS

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS A SUBDIVISION OF ALL THE LANDS CONVEYED BY MEARS PROPERTIES LLC et al. TO HOWARD COUNTY, MARYLAND BY DEED DATED NOVEMBER 13, 2013 AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER WAR 15346, AT FOLIO 104 AND BY DEED DATED NOVEMBER 9, 2015 AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER WAR 16539, AT FOLIO 386, 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. I FURTHER 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. 21156 EXPIRATION DATE 01/27/2017.

Matthew A. Tilmes 5/19/2016
URS CORPORATION
MATTHEW A. TILMES, PROFESSIONAL LAND SURVEYOR No. 21156 DATE

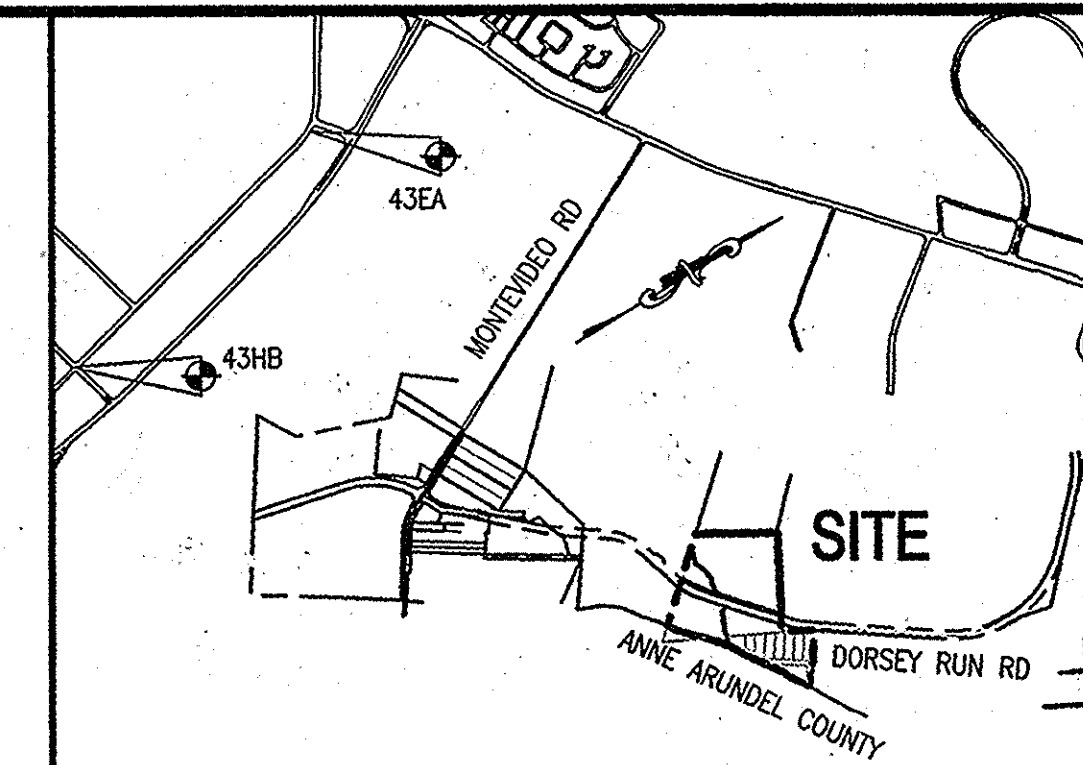
SUBDIVISION PLAT

MEARS PROPERTY
BULK PARCELS A-D

ZONED M-2
TAX MAP: 43 GRID: 11 PARCEL: 51, LOTS 267-274 & DEPOT SITE
FIRST ELECTION DISTRICT
HOWARD COUNTY, MARYLAND



SCALE: 1"=300'
DATE: MAY 19, 2016 SHEET: 1 OF 3



VICINITY MAP
1"=2000'

GENERAL NOTES

- SUBJECT PROPERTY IS ZONED M-2 PER THE 10/06/2013 COMPREHENSIVE ZONING PLAN.
- COORDINATES SHOWN HEREON ARE BASED ON THE MARYLAND COORDINATE SYSTEM NAD83/91 AS PROJECTED BY HOWARD COUNTY GEODETIC CONTROL STATIONS 43EA & 43HB.
43EA N 546,597.000 E 1,373,621.745 ELEV. 242.198 (NAVD88)
43HB N 543,166.776 E 1,374,425.020 ELEV. 251.619 (NAVD88) SCALE FACTOR: 0.99996275
- THIS PLAT IS BASED ON A FIELD RUN MONUMENTED BOUNDARY SURVEY PERFORMED BY URS CORPORATION DURING DECEMBER 2013 AND JANUARY 2014.
- B.R.L. DENOTES STRUCTURE AND USE SETBACK LINE
- DENOTES IRON PIN SET WITH PROP COR CORP 21108 CAP
- DENOTES IRON PIPE OR IRON PIN FOUND
- DENOTES ANGULAR CHANGE IN BEARING OF BOUNDARY OR RIGHT-OF-WAY
- DENOTES CONCRETE MONUMENT SET WITH PROP COR CORP 21108 CAP
- DENOTES CONCRETE MONUMENT OR STONE FOUND
- NO GRADING, REMOVAL OF VEGETATIVE COVER OR TREES, PAVING AND NEW STRUCTURES SHALL BE PERMITTED WITHIN THE LIMITS OF WETLANDS, STREAMS, OR THEIR REQUIRED BUFFERS, FLOODPLAIN AND FOREST CONSERVATION EASEMENT AREAS.
- ALL LOT AREAS ARE MORE OR LESS. (±)
- RESERVATION OF PUBLIC UTILITY AND FOREST CONSERVATION EASEMENTS; 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 LOT(S)/PARCELS. DEVELOPER SHALL EXECUTE AND DELIVER DEEDS FOR THE EASEMENTS HEREIN RESERVED TO HOWARD COUNTY, AND IN THE CASE OF THE FOREST CONSERVATION EASEMENT(S), 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(S) OF EASEMENT IN THE LAND RECORDS OF HOWARD COUNTY.
- LANDSCAPING FOR PARCELS A-D WILL BE PROVIDED UPON DEVELOPMENT OF EACH PARCEL.
- THIS PLAT IS EXEMPT FROM THE FOREST CONSERVATION REQUIREMENTS BECAUSE IT IS A REVISION PLAT THAT DOES NOT CREATE ANY NEW BUILDABLE LOTS IN ACCORDANCE WITH SECTION 16.1202(b)(1)(vi) OF THE HOWARD COUNTY CODE.
- THE VARIABLE WIDTH PUBLIC SEWER & UTILITY EASEMENT SHOWN HEREON IS TO INSURE THAT A FUTURE PURCHASER WILL HAVE ACCESS TO CONSTRUCT THE UTILITY IN THE FUTURE.
- PLAT SUBJECT TO WP-16-124 WHICH PLANNING DIRECTOR ON MAY 3, 2016 APPROVED TO WAIVE SECTION 16.115(d) FLOODPLAIN LIMITS SHALL BE CLEARLY DEFINED AND DELINEATED ON FINAL PLATS AND SITE DEVELOPMENT PLANS AND SECTION 16.116(a)(4) WETLANDS, STREAMS, AND THE REQUIRED BUFFERS FOR WETLANDS AND STREAMS SHALL BE DELINEATED ON FINAL PLANS AND SITE DEVELOPMENT PLANS SUBJECT TO:
1. THE REGULATORY REQUIREMENTS TEMPORARILY WAIVED FOR DELINEATION OF ENVIRONMENTAL FEATURES AND BUFFERS WITH APPROVAL OF THIS WAIVER PETITION SHALL BE ENFORCED AND DELINEATED ON A FINAL SUBDIVISION PLAT AND SITE DEVELOPMENT PLAN TO BE SUBMITTED BY THE DEVELOPER FOR EACH OF THE FOUR PARCELS AT THE TIME OF DEVELOPMENT.

PARCEL 371
AA PROPERTY HOLDINGS, INC.
L. 4798 F.685
ZONED: M-2

BALTIMORE WASHINGTON AUTO
EXCHANGE
VEHICLE AUCTION FACILITY AND
STORAGE LOTS
PLAT Nos. 14488-14493

PARCEL 50
AA PROPERTY HOLDINGS, INC.
L. 4408 F.484
ZONED: M-2

PLAT OF FOREST CONSERVATION
EASEMENT
AA PROPERTY HOLDINGS, INC.
PLAT No. 13928

COORDINATE TABLE		
Point	Northing	Easting
344	547386.6024	1379656.8595
349	547318.0684	1379716.9231
383	547490.8541	1379846.5004
384	547429.4630	1379897.7949
385	547800.7120	1380217.3492
386	547739.3208	1380268.6437
391	548066.2202	1380521.5539
392	548024.9779	1380595.7728
427	547725.6133	1379909.1007
447	547622.9442	1380129.3601
70020	547757.9064	1379331.4463
70069	548484.3395	1379769.1138
71033	547607.1316	1379463.5865
71040	547609.1634	1379888.0971

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 SETTING OF MARKERS HAVE BEEN COMPLIED WITH.

Matthew A. Tilmes 5/19/2016

URS CORPORATION
MATTHEW A. TILMES, PROFESSIONAL LAND SURVEYOR No. 21156

James M. Irvin

HOWARD COUNTY, MARYLAND
BY: JAMES M. IRVIN, DIRECTOR OF PUBLIC WORKS

BUILDABLE BULK PARCEL C
1.681 Ac.±

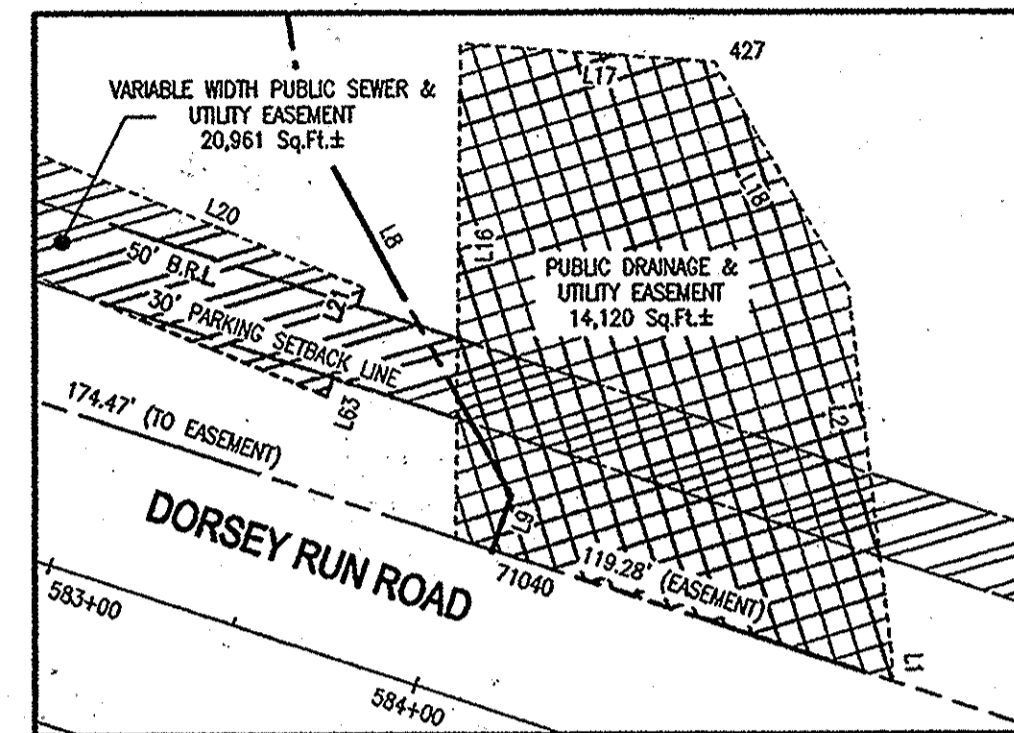
BUILDABLE BULK PARCEL A
13.478 Ac.±

EXISTING 30' ROADWAY
AS SHOWN ON PLAT OF SUBDIVISION OF
J.C. COONEY'S FARM
HBN 122/600 AND REFERENCED IN DEED
HBN 123/21 (SECOND PARCEL)

AREA OF DESCRIPTION OVERLAP
SEE 6233/247 (PARCEL 1) AND
2508/10 (PARCEL 2)
TO BE QUIT CLAIMED TO PARCEL 116

PARCEL 116
ANGLO AMERICAN PROP HOLDINGS, INC.
L. 2508 F.10
ZONED: M-2

BALTIMORE WASHINGTON AUTO EXCHANGE, INC
PLAT Nos. 10212-10216



LEGEND	
	PUBLIC DRAINAGE & UTILITY EASEMENT
	PUBLIC SEWER & UTILITY EASEMENT
	PUBLIC WATER & UTILITY EASEMENT
	AREA DEDICATED TO HOWARD COUNTY FOR THE PURPOSE OF A PUBLIC ROAD

AREA TABLE

TOTAL NUMBER OF BUILDABLE LOTS TO BE RECORDED	0
TOTAL NUMBER OF OPEN SPACE LOTS TO BE RECORDED	0
TOTAL NUMBER OF BUILDABLE BULK PARCELS TO BE RECORDED	2
TOTAL NUMBER OF LOTS/PARCELS TO BE RECORDED	0
TOTAL AREA OF BUILDABLE LOTS TO BE RECORDED	00.000 Ac.±
TOTAL AREA OF OPEN SPACE LOTS TO BE RECORDED	00.000 Ac.±
TOTAL AREA OF BUILDABLE BULK PARCELS TO BE RECORDED	15.139 Ac.±
TOTAL AREA OF LOTS/PARCELS TO BE RECORDED	00.000 Ac.±
TOTAL AREA OF ROADWAY TO BE RECORDED	2.054 Ac.±
TOTAL AREA TO BE RECORDED	17.193 Ac.±



4 NORTH PARK DRIVE, SUITE 300
HUNT VALLEY, MD 21030
PHONE: 410-785-7220, FAX: 410-785-6818

OWNER

HOWARD COUNTY, MARYLAND
3430 COURT HOUSE DRIVE
ELLICOTT CITY, MARYLAND 21043
410-313-2330



RECORDED AS PLAT No. 23794 ON 6/3/16
AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

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

William for Maureen Rossman 5/25/2016
HOWARD COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

Chad Edelman 5-27-16
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

Kent Stelwagen 5-31-16
DIRECTOR DATE

OWNER'S CERTIFICATE

HOWARD COUNTY, MARYLAND, OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY ADOPT THIS PLAN 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 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 AND FLOOD PLAINS 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 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/OR RIGHTS-OF-WAY. WITNESS MY HAND THIS 20th DAY OF MAY, 2016

James M. Irvin
HOWARD COUNTY, MARYLAND
BY: JAMES M. IRVIN, DIRECTOR OF PUBLIC WORKS

Sam P. Lewis
WITNESS

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS A SUBDIVISION OF ALL THE LANDS CONVEYED BY MEARS PROPERTIES LLC et al. TO HOWARD COUNTY, MARYLAND BY DEED DATED NOVEMBER 13, 2013 AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER WAR 15346, AT FOLIO 104 AND BY DEED DATED NOVEMBER 9, 2015 AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER WAR 16539, AT FOLIO 386, 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. I FURTHER 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. 21156 EXPIRATION DATE 01/27/2017.

Matthew A. Tilmes 5/19/2016
URS CORPORATION
MATTHEW A. TILMES, PROFESSIONAL LAND SURVEYOR No. 21156 DATE

SUBDIVISION PLAT

MEARS PROPERTY
BULK PARCELS A-D

ZONED M-2
TAX MAP: 43 GRID: 11 PARCEL: 51, LOTS 267-274 & DEPOT SITE
FIRST ELECTION DISTRICT
HOWARD COUNTY, MARYLAND



SCALE: 1"=100'
DATE: MAY 19, 2016 SHEET: 2 OF 3

PARCEL 756
HOWARD COUNTY, MARYLAND
L 15586 F.372
ZONED: M-2

COORDINATE TABLE		
Point	Northing	Easting
386	547739.3208	1380268.6437
447	547622.9442	1380129.3601
470	548149.7449	1380751.3135
471	548233.4988	1380793.9903
474	548265.3470	1380841.6008
476	548276.6438	1380825.0967
756	548082.0375	1381109.4069
757	548061.4075	1381095.2859
758	547927.9893	1381290.2034
70022	547010.2193	1379986.7239
70048	548281.2730	1380818.3337
70070	547985.1510	1380667.4447
70091	547430.7569	1380483.9005
71014	547024.1729	1379974.4949
71030	547822.4764	1380396.0495

PARCEL 116
ANGLO AMERICAN PROP HOLDINGS,
INC.
L.2508 F.10
ZONED: M-2

BALTIMORE WASHINGTON AUTO
EXCHANGE
PLAT Nos. 10212-10216

DORSEY RUN ROAD
MAJOR COLLECTOR - PUBLIC 80' RIGHT OF WAY
PLAT Nos. 10212-10216 & 14169-14171
L.2746 F.70

PARCEL 701
US PROPERTIES, INC.
L.4831 F.41
ZONED: M-2

PARCEL A-1
HOWARD BUSINESS PARK
PLAT Nos. 14169-14171

LENNOX AVENUE
TO BE EXTINGUISHED BY THIS PLAT

LOT LINE TO BE EXTINGUISHED BY THIS PLAT

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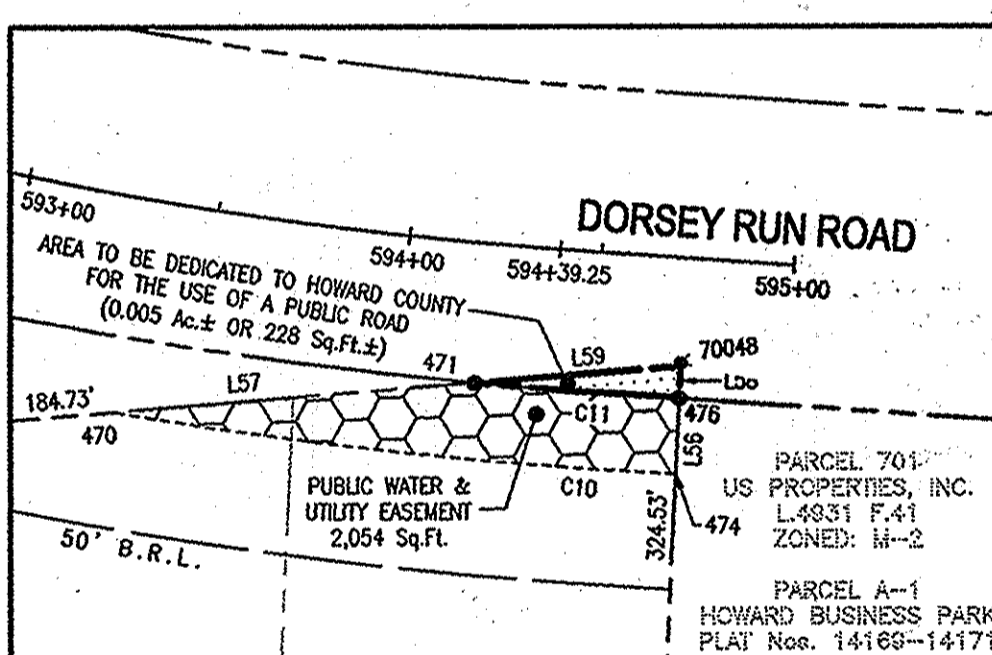
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REBAR W/P&J CAP FOUND
1" IRON PIPE FOUND 0.05' WEST
IRON PIPE FOUND 0.34' EAST
STONE MARKED "R" FOUND (BELOW GROUND ABOUT 1') HELD
N 546876.9196
E 1380103.5487



AREA TABLE	
TOTAL NUMBER OF BUILDABLE LOTS TO BE RECORDED	0
TOTAL NUMBER OF OPEN SPACE LOTS TO BE RECORDED	0
TOTAL NUMBER OF BUILDABLE BULK PARCELS TO BE RECORDED	2
TOTAL NUMBER OF LOTS/PARCELS TO BE RECORDED	0
TOTAL AREA OF BUILDABLE LOTS TO BE RECORDED	00.000 Ac±
TOTAL AREA OF OPEN SPACE LOTS TO BE RECORDED	00.000 Ac±
TOTAL AREA OF BUILDABLE BULK PARCELS TO BE RECORDED	14.616 Ac±
TOTAL AREA OF LOTS/PARCELS TO BE RECORDED	00.000 Ac±
TOTAL AREA OF ROADWAY TO BE RECORDED	0.006 Ac±
TOTAL AREA TO BE RECORDED	14.622 Ac±

URS
4 NORTH PARK DRIVE, SUITE 300
HUNT VALLEY, MD 21030
PHONE: 410-785-7220, FAX: 410-785-6818

OWNER
HOWARD COUNTY, MARYLAND
3430 COURT HOUSE DRIVE
ELLCOTT CITY, MARYLAND 21043
410-313-2330

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 SETTING OF MARKERS HAVE BEEN COMPLIED WITH.
Matthew A. Tilmes 5/19/2016
URS CORPORATION
MATTHEW A. TILMES, PROFESSIONAL LAND SURVEYOR No. 21156
James M. Irvin
HOWARD COUNTY, MARYLAND
BY: JAMES M. IRVIN, DIRECTOR OF PUBLIC WORKS



LEGEND	
	PUBLIC DRAINAGE & UTILITY EASEMENT
	PUBLIC SEWER & UTILITY EASEMENT
	PUBLIC WATER & UTILITY EASEMENT
	AREA DEDICATED TO HOWARD COUNTY FOR THE PURPOSE OF A PUBLIC ROAD

APPROVED: FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEMS,
HOWARD COUNTY HEALTH DEPARTMENT
Pauline for Maureen Roseman 5/25/2016
HOWARD COUNTY HEALTH OFFICER DATE
APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING
David Adams 5-27-16
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE
Kurt Schaefer 5-31-16
DIRECTOR DATE

OWNER'S CERTIFICATE
HOWARD COUNTY, MARYLAND, OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY ADOPT THIS PLAN 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 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 AND FLOOD PLAINS 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 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/OR RIGHTS-OF-WAY. WITNESS MY HAND THIS 20th DAY OF MAY, 2016
James M. Irvin
HOWARD COUNTY, MARYLAND
BY: JAMES M. IRVIN, DIRECTOR OF PUBLIC WORKS

SURVEYOR'S CERTIFICATE
I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS A SUBDIVISION OF ALL THE LANDS CONVEYED BY MEARS PROPERTIES LLC et.al. TO HOWARD COUNTY, MARYLAND BY DEED DATED NOVEMBER 13, 2013 AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER WAR 15346, AT FOLIO 104 AND BY DEED DATED NOVEMBER 9, 2015 AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER WAR 16539, AT FOLIO 386, 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. I FURTHER 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. 21156 EXPIRATION DATE 01/27/2017.
Matthew A. Tilmes 5/19/2016
DATE
URS CORPORATION
MATTHEW A. TILMES, PROFESSIONAL LAND SURVEYOR No. 21156

SUBDIVISION PLAT
MEARS PROPERTY
BULK PARCELS A-D
ZONED M-2
TAX MAP: 43 GRID: 11 PARCEL: 51, LOTS 267-274 & DEPOT SITE
FIRST ELECTION DISTRICT
HOWARD COUNTY, MARYLAND
0 100 200 300
SCALE: 1"=100'
DATE: MAY 19, 2016 SHEET: 3 OF 3
F-16-105