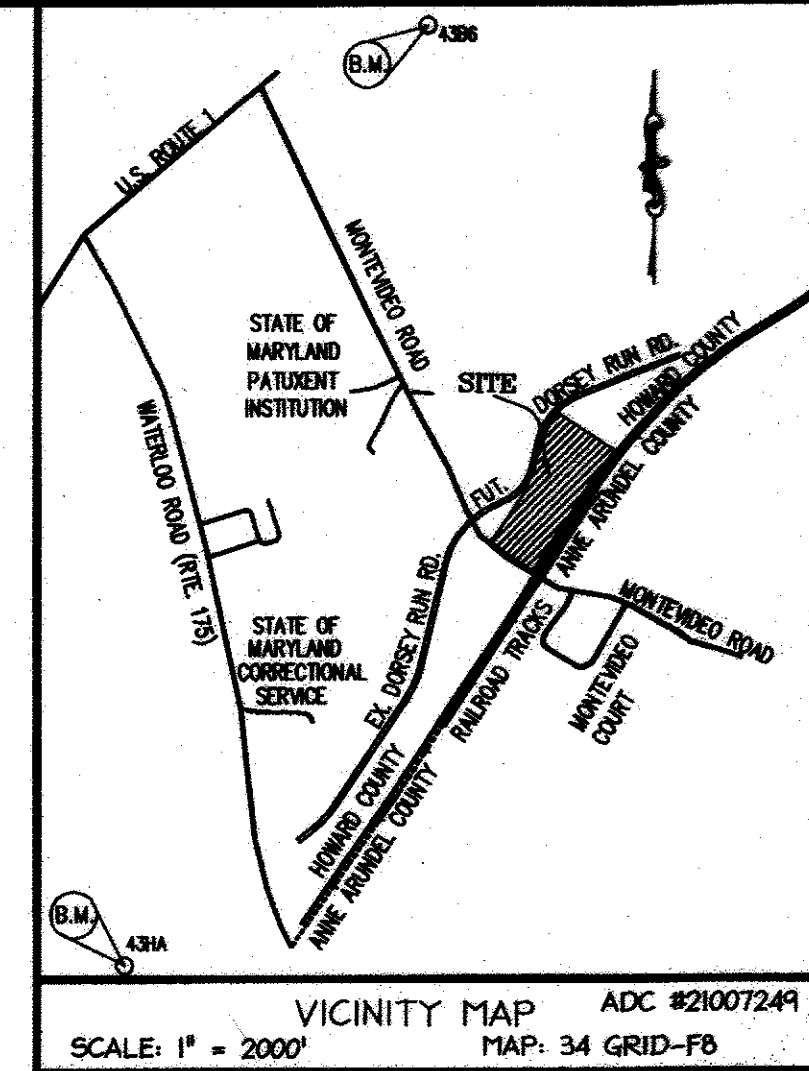
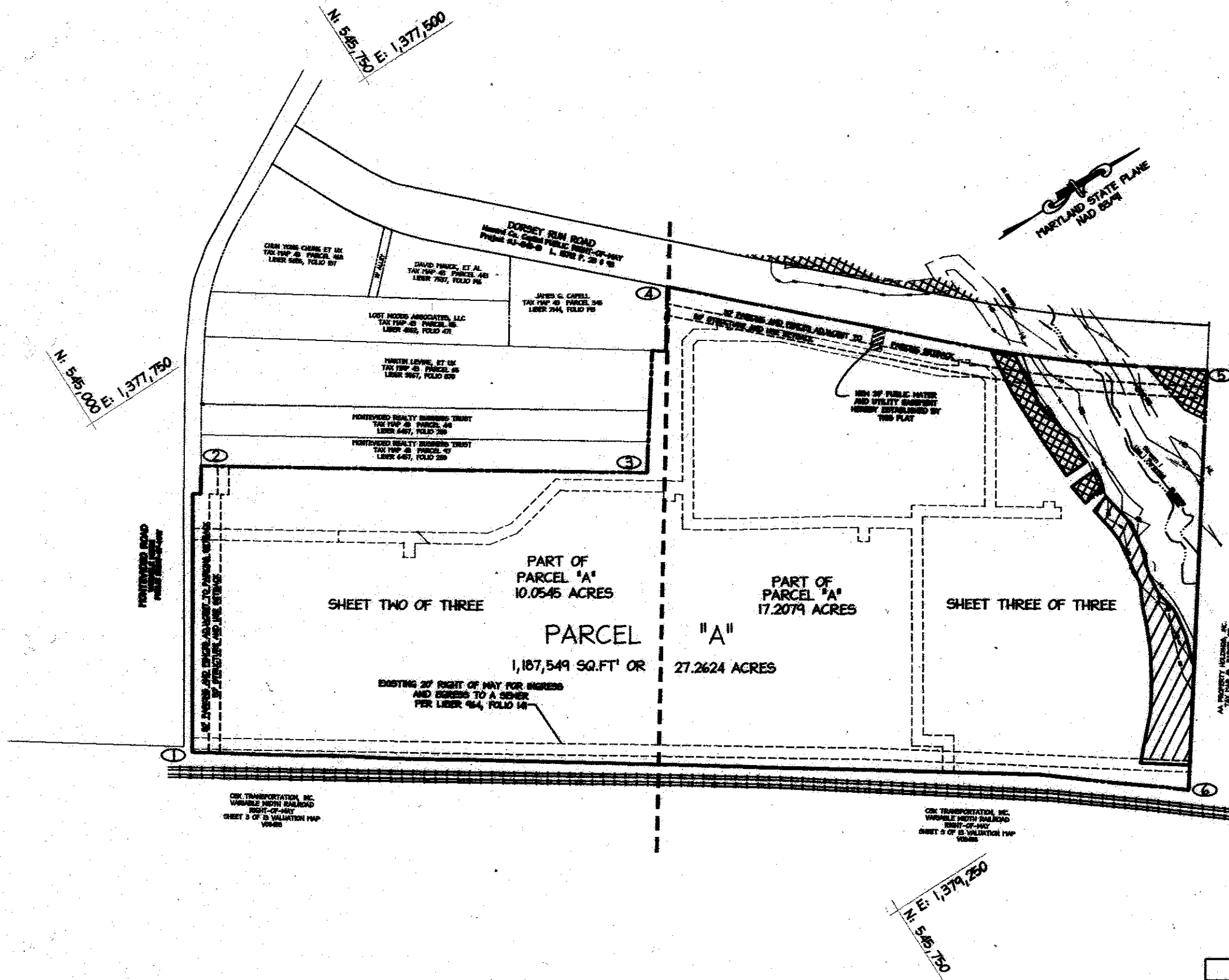


POINT	NORTHING	EASTING
①	544831.242	1378335.405
②	545123.374	1377917.731
③	545792.456	1378355.796
④	546003.716	1378099.251
⑤	546743.488	1378743.197
⑥	546307.592	1379349.795



GENERAL NOTES

- THIS PLAT IS BASED UPON A FIELD RUN BOUNDARY SURVEY PERFORMED BY christopher consultants, ltd ON AND BETWEEN DECEMBER 27, 2002 AND DECEMBER 30, 2004.
- COORDINATES AND COURSES SHOWN HEREON ARE REFERRED TO THE MARYLAND STATE PLANE COORDINATE SYSTEM, (NAD 83/91), AS PROJECTED BY HOWARD COUNTY GEODETIC CONTROL SURVEY MONUMENTS.

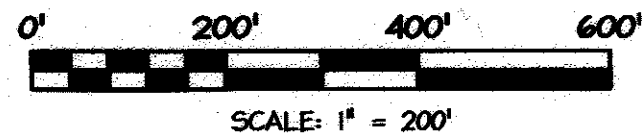
NAME	NORTHING	EASTING	ELEVATION
43HA	540761.72	1378837.37	224.90
43B6	550601.61	1376866.05	210.58
- THE PROPERTY IS ZONED M-2 (MANUFACTURING HEAVY) PER THE COMPREHENSIVE ZONING PLAN DATED OCTOBER 6, 2013.
- AREAS SHOWN HEREON ARE MORE OR LESS.
- NO KNOWN CEMETERIES OR BURIAL GROUNDS WERE OBSERVED ON THIS SITE.
- BY GRAPHIC PLOTTING ONLY, PORTIONS OF THE PROPERTY SHOWN HEREON DO LIE WITHIN A SPECIAL FLOOD HAZARD AREA ZONE "AS" (AREAS WHERE BASE FLOOD ELEVATIONS AND FLOOD HAZARD FACTORS ARE DETERMINED) AND ZONE "C" (AREAS OF MINIMAL FLOODING), AS SHOWN ON NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAP FOR HOWARD COUNTY, MARYLAND, COMMUNITY PANEL NUMBER 240044 0040 B, MAP REVISED DECEMBER 4, 1986.
- THERE ARE EXISTING WETLANDS ON SITE AS DETERMINED BY christopher consultants, ltd. IN A REPORT DATED MAY 13, 2008. THE WETLANDS ONSITE WILL NOT BE DISTURBED.
- PUBLIC WATER AND SEWER PROVIDED IS EXISTING SERVICE.
- THIS SITE IS LOCATED IN THE DEEP RUN, PATAPSCO WATERSHED.
- ALL ADJACENT PROPERTIES ARE NON-RESIDENTIAL USES.
- NO GRADING, REMOVAL OF VEGETATIVE COVER OR TREES, PAVING AND NEW STRUCTURES SHALL BE PERMITTED WITHIN THE LIMITS OF WETLANDS, STREAM(S), OR THEIR REQUIRED BUFFERS, FLOODPLAIN AND FOREST CONSERVATION EASEMENT AREAS, EXCEPT AS APPROVED BY THE DEPARTMENT OF PLANNING AND ZONING.
- FLOODPLAIN AND FUTURE DORSEY RUN ROAD ALIGNMENT FROM NOLAN ENGINEERING PLANS FOR HOWARD COUNTY CAPITAL PROJECT #J4148. FOR FLOODPLAIN METES AND BOUNDS SEE PREVIOUS PLAT NUMBERS 22131-22136.
- FOREST CONSERVATION WAS FULFILLED WITH THE RECORDATION OF F-13-033.
- RELATED HOWARD COUNTY DPZ FILES:
 - SDP-08-116, DORSEY RUN INDUSTRIAL CENTER, SDP-08-116(F)-FOREST CONSERVATION EASEMENT AND PUBLIC UTILITY EASEMENTS 22131-22136.
 - WATER AND SEWER CONTRACT NO. 14-4206-D
- STORMWATER MANAGEMENT FOR THIS SITE WILL BE PROVIDED IN ACCORDANCE WITH SECTION 16.133 OF THE HOWARD COUNTY SUBDIVISION REGULATIONS AND THE 2000 MDE STORMWATER DESIGN MANUAL. WATER QUALITY WILL BE ACHIEVED THROUGH THE USE OF BIORETENTION FACILITIES. PLEASE REFER TO SDP-08-116 FOR SWM PROPOSED FOR THIS SITE.
- THERE ARE NO HIGHLY ERODIBLE SOILS ON THIS SITE.
- THIS PLAT IS EXEMPT FROM LANDSCAPING REQUIREMENTS SINCE NO NEW LOTS ARE CREATED.
- PREVIOUS DPZ FILE NO. F-13-033.

AREA TABULATION CHART

TOTAL NUMBER OF LOTS AND/OR PARCELS TO BE RECORDED	
BUILDABLE	1
NON-BUILDABLE	0
OPEN SPACE	0
PRESERVATION PARCELS	0

TOTAL AREA OF LOTS AND/OR PARCELS	
BUILDABLE	27.2624 AC.
NON-BUILDABLE	0
OPEN SPACE	0
PRESERVATION PARCELS	0

TOTAL AREA OF ROADWAY TO BE RECORDED INCLUDING WIDENING STRIPS	0
TOTAL AREA OF SUBDIVISION TO BE RECORDED	27.2624 AC.



SHEET INDEX	
SHEET	TITLE
1	PLAT COVER SHEET
2	SHEET 2 OF 3
3	SHEET 3 OF 3

LEGEND

○ IPF	IRON PIPE, REBAR FOUND	▨	PORTION OF PUBLIC WATER AND UTILITY EASEMENT HEREBY ABANDONED
---	LIMITS OF MINOR SUBDIVISION PLAT	▨	RETENTION FOREST CONSERVATION EASEMENT CREDITED EASEMENT
---	WETLAND LIMITS	▨	RETENTION FOREST CONSERVATION EASEMENT NON CREDITED EASEMENT
---	25' WETLAND BUFFER		
---	50' STREAM BUFFER		
---	FLOODPLAIN		
---	STREAM		
---	PUBLIC WATER EASEMENT		
---	RAILROAD TRACKS		

OWNER/DEVELOPER

MONTEVIDEO REALTY BUSINESS TRUST
C/O EXETER PROPERTY GROUP
140 W. GERMANTOWN PIKE,
SUITE #150
PLYMOUTH MEETING, PA 19462
CONTACT: JASON A. HONESTY

OWNER'S CERTIFICATE

MONTEVIDEO REALTY BUSINESS TRUST, OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY ADOPT THIS MINOR SUBDIVISION PLAT; AND IN CONSIDERATION OF THE APPROVAL OF THIS MINOR SUBDIVISION PLAT BY THE DEPARTMENT OF PLANNING AND ZONING, ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES AND THE REQUIREMENTS OF 3-108, THE REAL PROPERTY ARTICLE ANNOTED 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.

By: *[Signature]* 6/7/16
Name: Jason A. Honesty, Vice President of Construction & Development DATE
Witness: *[Signature]* 6/7/16
DATE

THE REQUIREMENTS OF 3-108, THE REAL PROPERTY ARTICLE ANNOTED 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. MONUMENTATION OF THE BOUNDARY SURVEY IS IN ACCORDANCE WITH THE HOWARD COUNTY SUBDIVISION REGULATIONS.

[Signature] APRIL 28, 2016
DONALD F. REMMERS
PROFESSIONAL LAND SURVEYOR
MARYLAND REGISTRATION NO. 10888

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON IS CORRECT. THAT THIS IS A MINOR SUBDIVISION PLAT OF THAT PART OF LAND CONVEYED BY DEED DATED DECEMBER 2002 FROM BALTIMORE AIRCOIL COMPANY, INC. RECORDED IN LIBER 6457, ALL OF THAT PARCEL OF LAND CONVEYED BY DEED DATED DECEMBER 2002 TO TRANSPORTATION, INC. RECORDED IN LIBER 8849, FOLIO 488. PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 10888, EXPIRATION DATE MAY 9, 2018.

[Signature] APRIL 28, 2016
DONALD F. REMMERS
PROFESSIONAL LAND SURVEYOR MARYLAND REGISTRATION NO. 10888

RECORDED AS PLAT NUMBER 23946 ON 10/13/16
AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND

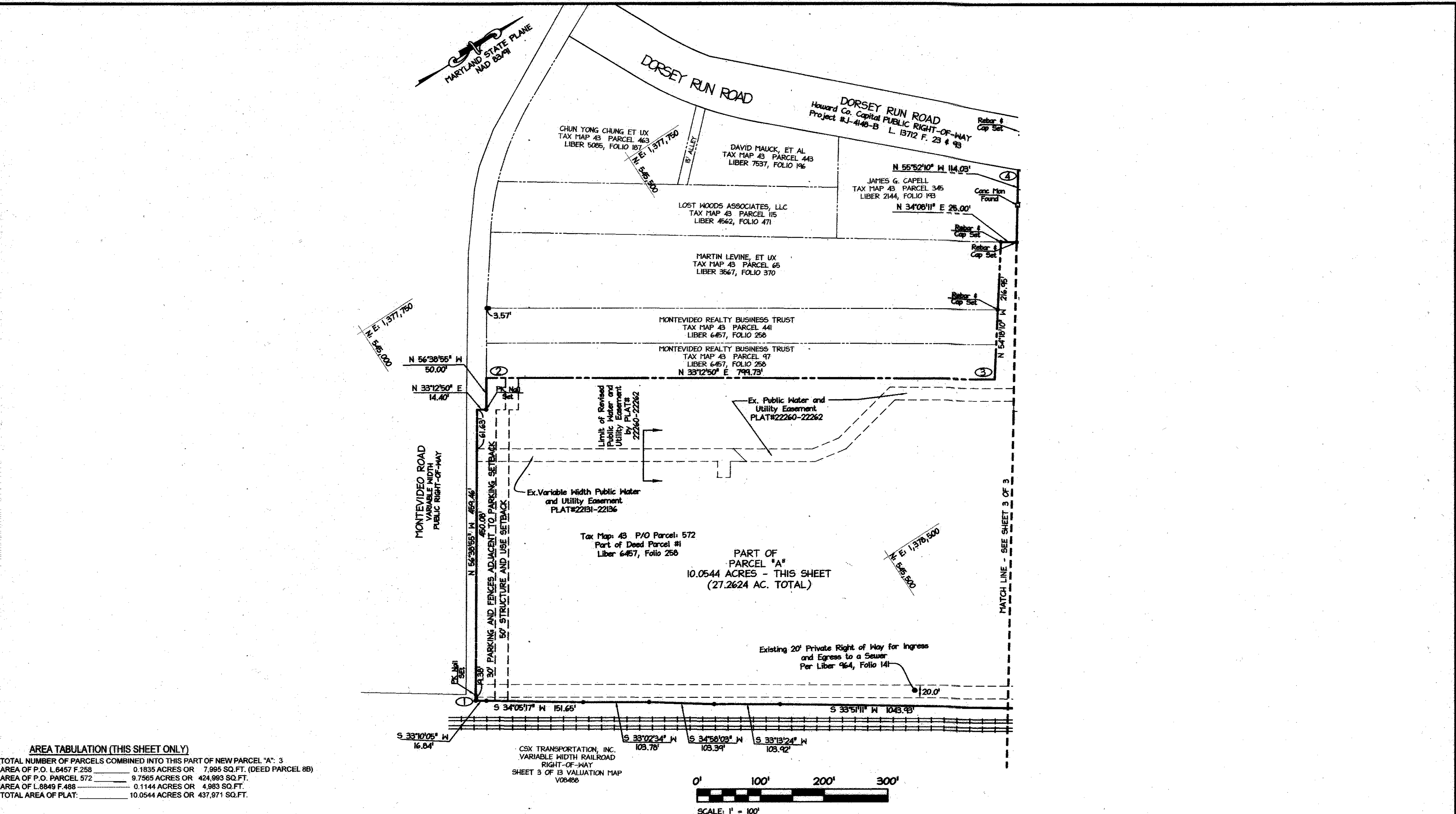
PURPOSE STATEMENT
THE PURPOSE OF THIS SUBDIVISION PLAT OF REVISION IS TO ADD A 20' WIDE PUBLIC WATER & UTILITY EASEMENT TO THE PREVIOUS SUBDIVISION PLAT RECORDED AS PLAT NUMBERS 22260 THROUGH 22262.

**SUBDIVISION PLAT OF REVISION
DORSEY RUN INDUSTRIAL CENTER - NORTHSIDE
PARCEL "A"**

DEED REFERENCES: L. 6457 F. 258 AND L. 8849 F. 488
TAX MAP 43 GRID 18 PARCELS 572, 344 AND 346 ZONE: M-2
181 ELECTION DISTRICT SHEET 1 OF 3 HOWARD COUNTY, MARYLAND

SCALE: 1 inch = 200 feet | DATE: April 28, 2016 | DRAWN BY: DEM | CHECKED BY: D. F. REMMERS
ccf PROJECT # 63067.015.00

christopher consultants
4601 forbes blvd (suite 140) · ianham, md 20706
phone 240.296.1574 · fax 410.872.8693



AREA TABULATION (THIS SHEET ONLY)

TOTAL NUMBER OF PARCELS COMBINED INTO THIS PART OF NEW PARCEL "A": 3
AREA OF P.O. L.6457 F.258 0.1835 ACRES OR 7,995 SQ.FT. (DEED PARCEL 88)
AREA OF P.O. PARCEL 572 9.7565 ACRES OR 424,993 SQ.FT.
AREA OF L.8849 F.488 0.1144 ACRES OR 4,983 SQ.FT.
TOTAL AREA OF PLAT: 10.0544 ACRES OR 437,971 SQ.FT.

LEGEND

--- LIMITS OF PLAT OF EASEMENTS	■ PORTION OF PUBLIC WATER AND UTILITY EASEMENT HEREBY ABANDONED
--- WL --- WETLAND LIMITS	▨ RETENTION FOREST CONSERVATION EASEMENT CREDITED EASEMENT
--- WB --- 25' WETLAND BUFFER	▩ RETENTION FOREST CONSERVATION EASEMENT NON CREDITED EASEMENT
--- SB --- 50' STREAM BUFFER	
--- FP --- FLOODPLAIN	
--- STREAM	
--- EXISTING SEWER EASEMENT	
--- EXISTING INGRESS/EGRESS EASEMENT	
▬▬▬ RAILROAD TRACKS	

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING.

Chad Edelman 10-11-16
CHIEF, DEVELOPMENT ENGINEERING DIVISION JP DATE

Kate Shulman 10-12-16
DIRECTOR NS DATE

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

Richard J. Davis 9/30/16
HOWARD COUNTY HEALTH OFFICER DATE

OWNER/DEVELOPER
MONTEVIDEO REALTY BUSINESS TRUST
C/O EXETER PROPERTY GROUP
140 W. GERMAINTOWN PIKE,
SUITE #150
PLYMOUTH MEETING, PA 19462
CONTACT: JASON A. HONESTY

OWNER'S CERTIFICATE

MONTEVIDEO REALTY BUSINESS TRUST, OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY ADOPT THIS MINOR SUBDIVISION PLAT, AND IN CONSIDERATION OF THE APPROVAL OF THIS MINOR SUBDIVISION PLAT BY THE DEPARTMENT OF PLANNING AND ZONING, ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES AND THE REQUIREMENTS OF 3-108, THE REAL PROPERTY ARTICLE ANNOTED 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.

By: *Jason A. Honesty* 01/16
Name: Jason A. Honesty, Vice President of Construction & Development DATE

Witness: *Joseph Bernier* 01/16
DATE

THE REQUIREMENTS OF 3-108, THE REAL PROPERTY ARTICLE ANNOTED 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. MONUMENTATION OF THE BOUNDARY SURVEY IS IN ACCORDANCE WITH THE HOWARD COUNTY SUBDIVISION REGULATIONS.

Donald F. Remmers APRIL 28, 2016
DONALD F. REMMERS DATE
PROFESSIONAL LAND SURVEYOR
MARYLAND REGISTRATION NO. 10888

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON IS CORRECT, THAT IT IS A MINOR SUBDIVISION PLAT OF THAT PART OF LAND CONVEYED BY DEED DATED NOVEMBER 28, 2002 FROM BALTIMORE AIRCOIL COMPANY, INC. RECORDED IN LIBER 6457, FOLIO 258, BEING ALL OF THAT PARCEL OF LAND CONVEYED BY DEED DATED DECEMBER 28, 2002 FROM CSX TRANSPORTATION, INC. RECORDED IN LIBER 8849, FOLIO 488. PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 10888, EXPIRATION DATE MAY 9, 2018.

Donald F. Remmers APRIL 28, 2016
DONALD F. REMMERS DATE
PROFESSIONAL LAND SURVEYOR MARYLAND REGISTRATION NO. 10888

RECORDED AS PLAT NUMBER 23946 ON 10/13/16
AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND

PURPOSE STATEMENT
THE PURPOSE OF THIS SUBDIVISION PLAT OF REVISION IS TO ADD A 20' WIDE PUBLIC WATER & UTILITY EASEMENT TO THE PREVIOUS SUBDIVISION PLAT RECORDED AS PLAT NUMBERS 22260 THROUGH 22262.

SUBDIVISION PLAT OF REVISION
DORSEY RUN INDUSTRIAL CENTER - NORTHSIDE
PARCEL "A"
DEED REFERENCES: L. 6457 F. 258 AND L. 8849 F. 488
TAX MAP 43 GRID 18 PARCELS 572, 344 AND 346 ZONE: M-2
1st ELECTION DISTRICT SHEET 2 OF 3 HOWARD COUNTY, MARYLAND

SCALE: 1 inch = 100 feet DATE: April 28, 2016 DRAWN BY: DEM CHECKED BY: D. F. REMMERS
cd PROJECT # 03067.015.00

christopher consultants
4601 forbes blvd (suite 140) lanham, md 20706
phone 240.296.1574 fax 410.872.8693

