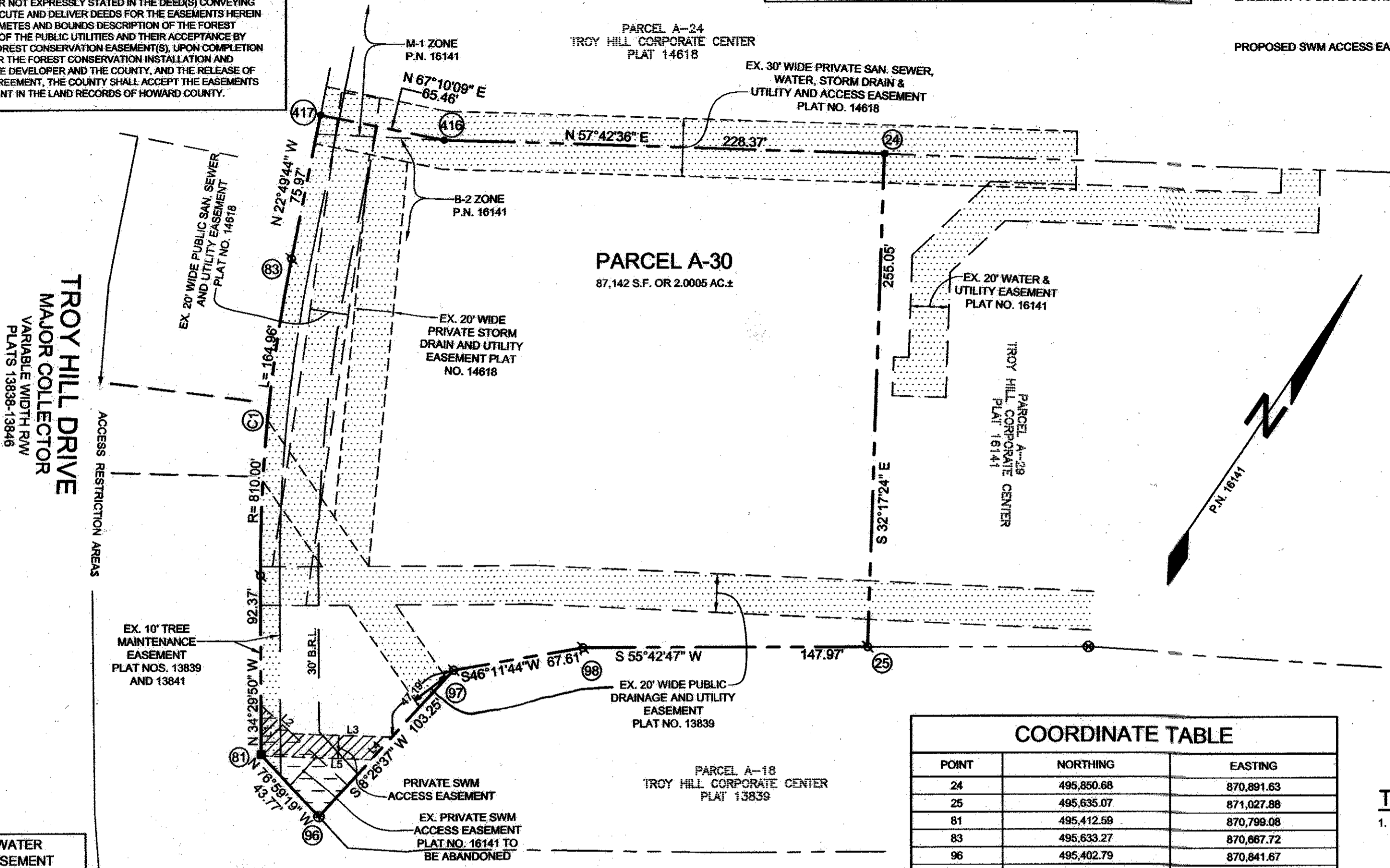
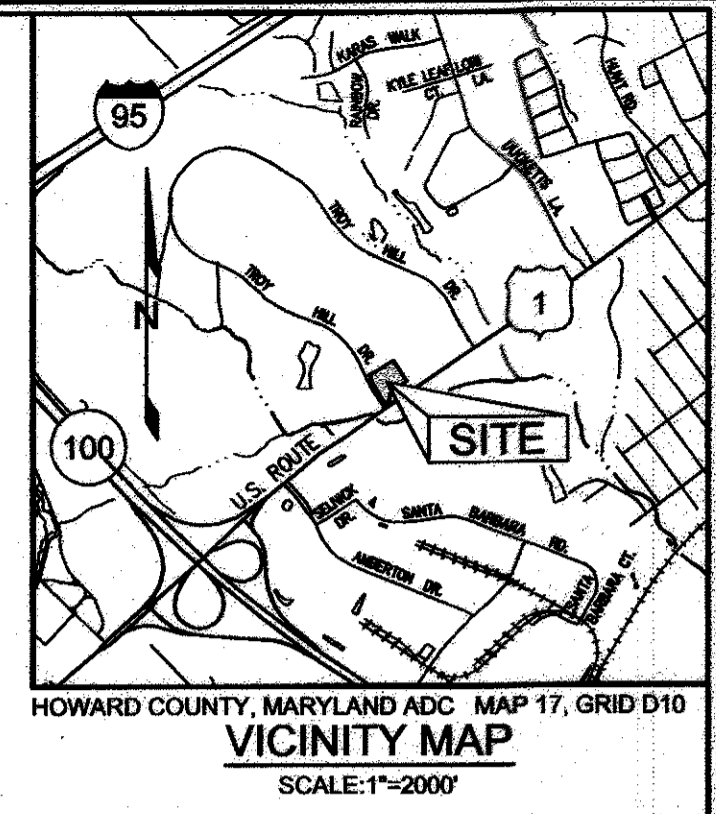
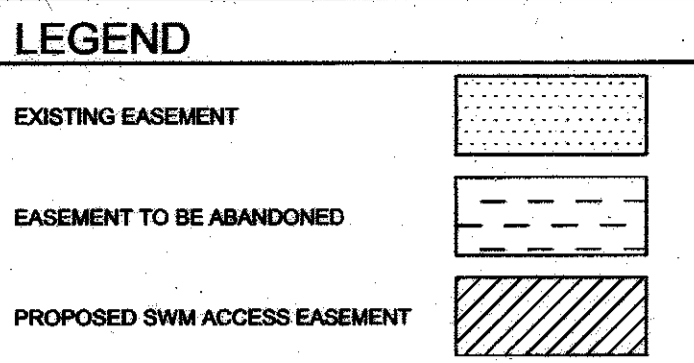


RESERVATION OF PUBLIC UTILITY AND FOREST CONSERVATION EASEMENTS

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 LOT(S)/PARCELS, ANY CONVEYANCES OF THE AFORESAID LOT(S)/PARCELS SHALL BE SUBJECT TO EASEMENTS HEREBY RESERVED, WHETHER OR NOT EXPRESSLY STATED IN THE DEED(S) CONVEYING SAID LOT(S)/PARCELS. DEVELOPER SHALL EXECUTE AND DELIVER DEEDS FOR THE EASEMENTS HEREBY RESERVED TO HOWARD COUNTY WITH A 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 EASEMENT(S), UPON COMPLETION OF THE DEVELOPER'S OBLIGATION 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.

CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD BEARING	CHORD LENGTH
C1	164.96'	810.00'	11°40'06"	82.76'	N28°39'47"W	164.87'



LINE TABLE FOR STORMWATER MANAGEMENT ACCESS EASEMENT

LINE	LENGTH	BEARING
L1	25.75	N34°29'50"W
L2	21.92	S81°33'22"E
L3	51.74	S57°41'24"W
L4	15.84	S08°26'37"W
L5	56.43	S57°41'24"W

COORDINATE TABLE

POINT	NORTHING	EASTING
24	495,850.68	870,891.63
25	495,635.07	871,027.88
81	495,412.59	870,799.08
83	495,633.27	870,867.72
96	495,402.79	870,841.67
97	495,504.92	870,856.83
98	495,551.71	870,905.62
416	495,728.68	870,698.58
417	495,703.28	870,638.25

- GENERAL NOTES**
- THE SUBJECT PROPERTY IS ZONED M-1 AND B-2 PER THE OCTOBER 6, 2013 COMPREHENSIVE ZONING PLAN AND ZONING ORDER ZB-1009M. THE DECISION AND ORDER FOR THE ZB CASE WAS SIGNED ON DEC. 22, 2000. THE ZONING BOUNDARIES SHOWN HEREON ARE FROM RECENT RECORD PLATS OF "TROY HILL CORPORATE CENTER" DATED MARCH 11, 1999 AND AUGUST 28, 2003.
 - DENOTES NAIL FOUND.
⊗ DENOTES REBAR AND CAP FOUND.
⊗ DENOTES REBAR AND CAP SET.
■ DENOTES CONCRETE MONUMENT OR STONE FOUND.
□ DENOTES CONCRETE MONUMENT SET.
 - THIS PLAT IS BASED ON A FIELD RUN MONUMENTED BOUNDARY SURVEY PERFORMED BY ADCOCK & ASSOCIATES, LLC. ON OR ABOUT APRIL, 2011.
 - PUBLIC WATER AND SEWAGE ALLOCATION WILL BE GRANTED AT THE TIME OF ISSUANCE OF THE BUILDING PERMIT IF CAPACITY IS AVAILABLE AT THE TIME.
 - THE PARCEL IS EXEMPT FROM THE FOREST CONSERVATION REQUIREMENTS IN ACCORDANCE WITH SECTION 16.1202(b)(1)(v) OF THE HOWARD COUNTY CODE FOR A PLANNED BUSINESS PARK OF AT LEAST 75 ACRES THAT RECEIVED PRELIMINARY PLAN APPROVAL PRIOR TO DECEMBER 31, 1992.
 - THIS SITE CONTAINS NO WETLAND AREAS.
 - A DECLARATION OF COVENANTS AND CONDITIONS, EASEMENT, AND RESTRICTIONS WAS RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND ON DECEMBER 15, 1997 IN LIBER 4135, FOLIO 92 AND AMENDED ON SEPT. 10, 2001 FOR PARCELS A-21 AND A-22 ONLY IN LIBER 5835, FOLIO 658.
 - COUNTY REQUIREMENTS FOR ENTRANCES WILL BE MET AT THE SDP SUBMISSION FOR EACH PARCEL MAJOR COLLECTOR - 250'
 - AREAS SHOWN HEREON ARE MORE OR LESS.
 - THERE ARE NO EXISTING BUILDING ON PARCEL A-30.
 - DEVELOPER RESERVES UNTO ITSELF, ITS SUCCESSORS AND ASSIGNS, ALL EASEMENTS SHOWN ON THIS PLAT FOR WATER, SEWER, STORM DRAINAGE AND OTHER PUBLIC UTILITIES LOCATED IN, OVER, AND THROUGH PARCEL A-30. ANY AND ALL CONVEYANCES OF AFORESAID PARCELS SHALL BE SUBJECT TO THE EASEMENTS HEREBY RESERVED, WHETHER OR NOT EXPRESSLY STATED IN THE DEED(S) CONVEYING SAID EASEMENTS HEREBY RESERVED TO HOWARD COUNTY. UPON COMPLETION OF THE PUBLIC UTILITIES AND THEIR ACCEPTANCE BY HOWARD COUNTY, THE COUNTY SHALL ACCEPT THE EASEMENTS AND RECORD THE DEED(S) OF THE EASEMENTS IN THE LAND RECORDS OF HOWARD COUNTY.
 - WATER AND SEWER SERVICE TO THIS PARCEL WILL BE GRANTED UNDER THE PROVISIONS OF SECTION 18.122B OF THE HOWARD COUNTY CODE (44-4134-D EXECUTED AUGUST 16, 2003).

- TREE NOTES**
- A TREE MAINTENANCE EASEMENT, TEN FEET IN WIDTH, RUNNING ALONG THE EDGE OF THE PUBLIC ROAD RIGHT-OF-WAY AS SHOWN ON THIS PLAT IS RESERVED UPON ALL LOTS FRONTING ON THE SAID PUBLIC ROAD RIGHT-OF-WAY. THIS EASEMENT ALLOWS HOWARD COUNTY THE RIGHT TO ACCESS THE PROPERTY, WHEN NECESSARY, FOR THE SPECIFIC PURPOSE OF INSTALLATION REPAIR AND MAINTENANCE OF COUNTY OWNED TREES LOCATED WITHIN THE BOUNDARIES OF PRIVATE LOTS. NO BUILDING OR STRUCTURE OF ANY KIND SHALL BE LOCATED ON OR OVER THE SAID EASEMENT AREA.
 - TREES PLACED IN THE TREE EASEMENT WITHIN THE SIGHT LINE EASEMENT SHALL BE TRIMMED FROM THE GROUND UP TO A MINIMUM HEIGHT OF SEVEN FEET.

**U.S. ROUTE #1
BALTIMORE WASHINGTON BOULEVARD
PRINCIPAL ARTERIAL
VARIABLE WIDTH RW
S.R.C. PLATS 5549, 51095 & 11810**

TRAFFIC NOTE

THE OWNER OF ANY LOT OR PARCEL AT TROY HILL CORPORATE CENTER SHALL SUBMIT A TRAFFIC ENGINEER'S ESTIMATE OF PEAK HOUR VEHICULAR SITE TRIP GENERATION WITH EACH RE-SUBDIVISION PLAT OR SITE DEVELOPMENT PLAN IT FILES WITH COUNTY FOR APPROVAL. THE SUBMISSION OF ANY RE-SUBDIVISION PLAT OR SITE DEVELOPMENT PLAN THAT RESULTS IN A TOTAL AGGREGATE PEAK HOUR PROJECTED TRIP VOLUME FROM TROY HILL OF AT LEAST 1746 VEHICLES PER PEAK HOUR ON A TYPICAL WEEKDAY SHALL REQUIRE THAT THE OWNER OF SUCH PLAN MUST APPLY FOR THE CONSTRUCTION OF THE US ROUTE 1 PHASE III TRAFFIC IMPROVEMENTS AND MUST COMPLETE CONSTRUCTION OF SUCH IMPROVEMENTS WITHIN THREE YEARS AFTER PLAN APPROVAL IN ACCORDANCE WITH THE ADEQUATE PUBLIC FACILITIES AGREEMENT F-19-24. IF THE PEAK RATE EXCEEDS 1746 VEHICLES PER HOUR, AN UPDATED APFO STUDY SHALL BE SUBMITTED FOR THE INCREASED TRAFFIC CREATED BY THE PROPOSED USE OF THIS PARCEL.

OWNER/DEVELOPER
TROY HILL SQUARE, LLC.
C/O MR. SERGIO ACLE
10132 BALTIMORE NATIONAL PIKE
ELlicOTT CITY, MD 21042

Adcock & Associates · LLC
Engineers · Surveyors · Planners
3300 North Ridge Road, Suite 160
Ellicott City, Maryland 21043
Phone: 443.325.7682 Fax: 443.325.7685
Email: info@saaland.com

- AREA TABULATION CHART**
- TOTAL NUMBER OF LOTS AND/OR PARCELS TO BE RECORDED: 1
 - TOTAL AREA OF PLAT TO BE RECORDED: 2.0005 AC ±
 - TOTAL AREA OF OPEN SPACE PARCEL: NONE
 - TOTAL AREA OF PROPOSED RIGHT-OF-WAY DEDICATION: NONE
 - TOTAL AREA OF RIGHT-OF-WAY WIDENING DEDICATION: NONE
 - TOTAL AREA OF FLOOD PLAIN DEDICATION: NONE
 - TOTAL AREA OF M-1 ZONE: 0.0082 AC ±
 - TOTAL AREA OF B-2 ZONE: 1.9923 AC ±

THE REQUIREMENTS § 3-106, THE REAL PROPERTY ARTICLE, ANNOTATED CODE OF MARYLAND, 1999 REPLACEMENT VOLUME, (AS SUPPLEMENTED) AS FAR AS THEY RELATE TO THE MAKING OF THIS PLAT AND THE SETTING OF MARKERS HAVE BEEN COMPLIED WITH.

Michael D. Adcock 9/29/16
MICHAEL D. ADCOCK, PROFESSIONAL LAND SURVEYOR DATE

Sergio Acle 9/29/16
SERGIO ACLE, TROY HILL SQUARE, LLC. DATE

HOWARD COUNTY HEALTH DEPARTMENT
APPROVED: FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEMS
Bridget Maura Rossman 10/25/2016
HOWARD COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING
Chad Chandonson 10-27-16
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE
Kurt Steinhilber 11-2-16
DIRECTOR DATE

OWNER'S STATEMENT

TROY HILL SQUARE, LLC. OWNER 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 ROAD 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 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 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 SAID EASEMENTS AND RIGHTS-OF-WAY.

WITNESS MY HAND THIS 29 DAY OF SEPT., 2016.

Sergio Acle 9/29/16 DATE
SERGIO ACLE, TROY HILL SQUARE, LLC. DATE

Michael D. Adcock 9/29/16 DATE
MICHAEL D. ADCOCK, PROFESSIONAL LAND SURVEYOR DATE

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS A SUBDIVISION OF ALL THE LANDS CONVEYED BY TROY HILL CORPORATE CENTER I, LLC, A MARYLAND LIMITED LIABILITY COMPANY BY DEED DATED DECEMBER 29, 2006 AND RECORDED IN THE LAND RECORDS OF HOWARD COUNTY IN LIBER 10724 AT FOLIO 851, AND THAT ALL MONUMENTS ARE IN PLACE OR WILL BE IN PLACE PRIOR TO THE COMMENCEMENT OF THE SUBDIVISION BY HOWARD COUNTY AS SHOWN, IN ACCORDANCE WITH THE ANNOTATED CODE OF MARYLAND, AS AMENDED. I FURTHER CERTIFY THAT THIS PLAN WAS PREPARED BY ME OR UNDER MY RESPONSIBLE CHARGE AND THAT I AM A LICENSED PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MARYLAND, AND THAT THIS PLAT IS IN COMPLIANCE WITH REQUIREMENTS SET FORTH IN THE CODE OF PUBLIC PLANS AND TITLES 9, SUBTITLE 13, CHAPTER 06, REGULATION 12.

Michael D. Adcock 9/27/2016
MICHAEL D. ADCOCK, PROFESSIONAL LAND SURVEYOR
MD. REG. NO. 21257, EXPIRATION DATE: 06-16-2017 DATE

RECORDED AS PLAT NUMBER 23957
ON 10/10/16 IN THE LAND RECORDS OF
HOWARD COUNTY, MARYLAND

THE PURPOSE OF THIS PLAN IS TO ABANDON THE EXISTING PRIVATE STORMWATER MANAGEMENT ACCESS EASEMENT AND CREATE A NEW STORMWATER MANAGEMENT ACCESS EASEMENT RELOCATED AS SHOWN.

REVISION PLAT
TROY HILL CORPORATE CENTER
PARCEL A-30

TAX MAP 37 GRID 11 PARCEL 135
1ST ELECTION DISTRICT
HOWARD COUNTY, MARYLAND
ZONED: M-1 AND B-2

PREVIOUS WP 91-189, S-90-05, P-90-23, F-01-77,
F-91-24, F-96-136, F-98-168, F-03-103, P.N. 16141
SCALE: 1"=50'

DATE: SEPTEMBER, 2016 DRAWN BY: JTT