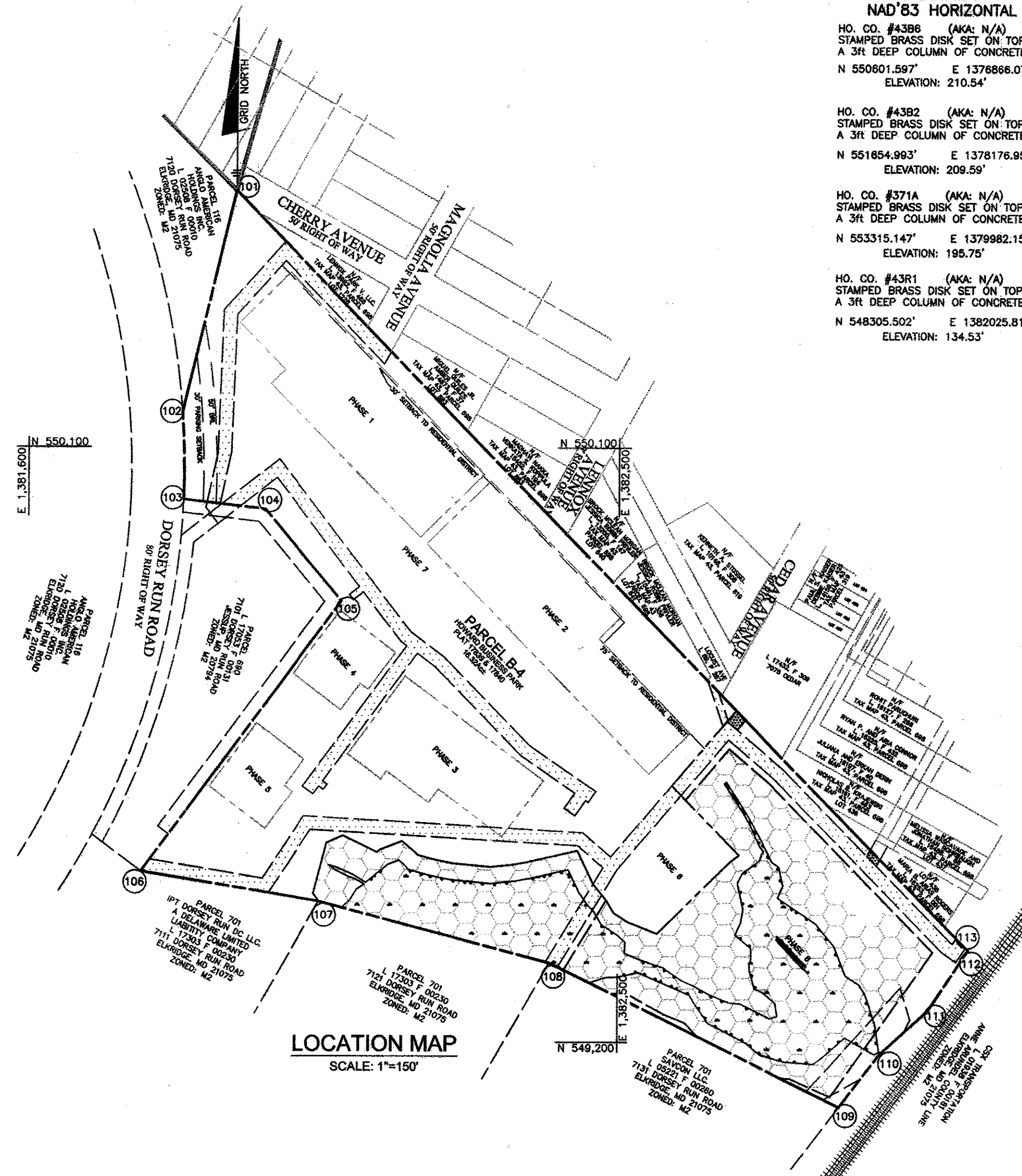


GENERAL NOTES:

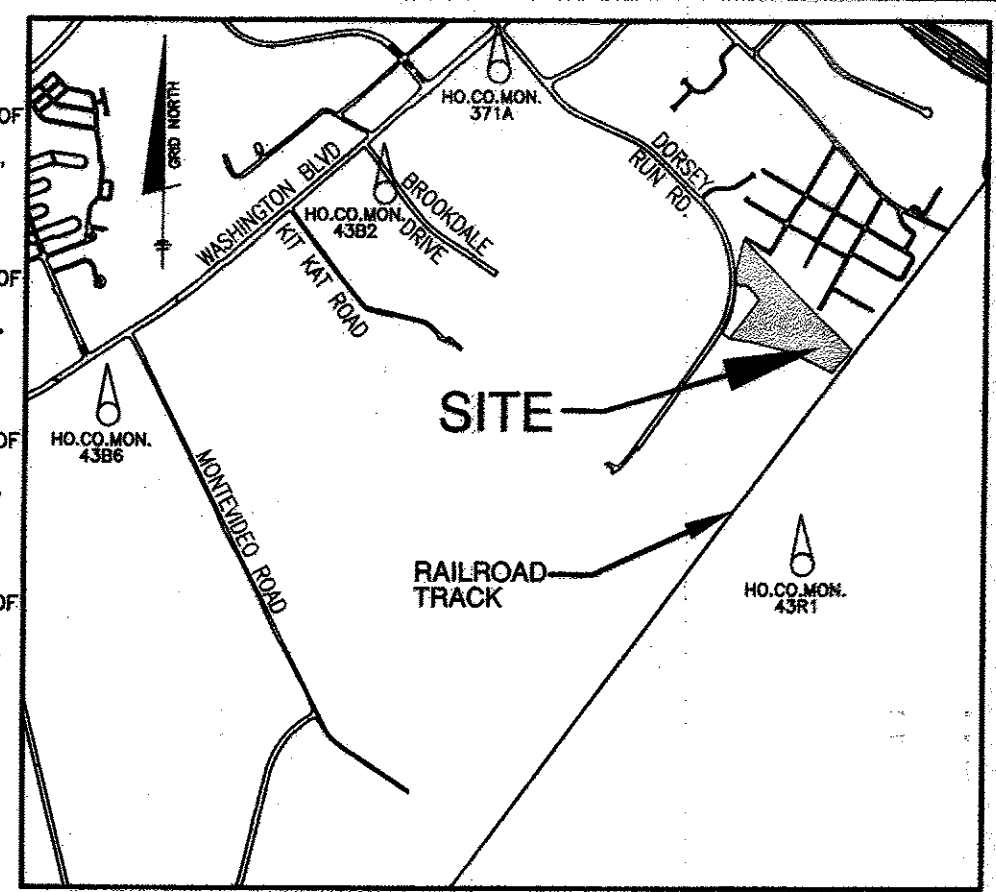
- DENOTES IRON PIPE (IPF) OR REBAR & CAP (RCF) FOUND.
- HORIZONTAL AND VERTICAL DATUMS ARE RELATED TO THE MARYLAND STATE PLANE COORDINATE SYSTEM PROJECTED FROM HOWARD COUNTY CONTROL STATIONS 43B6, 43B2, 371A, AND 43R1.
 NO. 43B6 N 550,601.597' E 1,376,866.071' EL. 210.54'
 NO. 37B2 N 551,654.993' E 1,378,176.951' EL. 209.59'
 NO. 37B1 N 553,315.147' E 1,379,982.153' EL. 195.75'
 NO. 37B8 N 548,305.502' E 1,382,025.818' EL. 134.52'
- SUBJECT PROPERTY ZONED M2, PER THE OCTOBER 6, 2013 HOWARD COUNTY COMPREHENSIVE ZONING PLAN.
- THERE ARE NO HISTORIC FEATURES OR CEMETERIES ON THIS SITE.
- ALL AREAS ON THIS PLAT ARE "MORE OR LESS".
- THIS PLAT IS BASED ON A PREVIOUSLY RECORDED PLAT NO. 17839 AND 18833 FIELD SURVEY OBSERVATIONS PERFORMED BY BENCHMARK ENGINEERING, INC. DATED JANUARY, 2016.
- THE LOTS SHOWN HEREON COMPLY WITH THE MINIMUM OWNERSHIP WIDTH AND LOT AREA AS REQUIRED BY THE MARYLAND STATE DEPARTMENT OF THE ENVIRONMENT.
- UNLESS NOTED AS "PRIVATE", ALL EASEMENTS ARE PUBLIC.
- BRL INDICATES BUILDING RESTRICTION LINE.
- THIS PLAT IS SUBJECT TO THE AMENDED 5TH EDITION OF THE HOWARD COUNTY SUBDIVISION REGULATIONS AND THE AMENDED HOWARD COUNTY ZONING REGULATIONS.
- 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 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 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 EASEMENT AND RECORD THE DEED(S) OF EASEMENT IN THE LAND RECORDS OF HOWARD COUNTY.
- THE FOREST CONSERVATION EASEMENT HAS BEEN ESTABLISHED TO FULFILL THE REQUIREMENTS OF THE SECTION 16-1200 OF THE HOWARD COUNTY CODE AND FOREST CONSERVATION ACT. NO CLEARING, GRADING OR CONSTRUCTION IS PERMITTED WITHIN THE FOREST CONSERVATION EASEMENT; HOWEVER, FOREST MANAGEMENT PRACTICES AS DEFINED IN THE DEED OF FOREST CONSERVATION EASEMENT ARE ALLOWED.
- LANDSCAPING FOR THIS SUBDIVISION WAS PREVIOUSLY ADDRESSED IN ACCORDANCE WITH SECTION 16.124 OF THE HOWARD COUNTY CODE AND THE LANDSCAPE MANUAL.
- FOREST CONSERVATION WAS PREVIOUSLY ADDRESSED UNDER F-06-086 HOWARD BUSINESS PARK, PARCEL B-4.
- BUILDING SETBACKS SHOWN ARE IN ACCORDANCE WITH BA-99-37V WHICH REDUCE THE REQUIRED SETBACK TO A RESIDENTIAL DISTRICT FROM 150' TO 30' AND 75'.
- PREVIOUS HOWARD COUNTY DP2 FILE NO.'S SDP-95-60, F-00-27, F-00-29, WP-00-26, F-01-33, BA-99-37V, F-06-086, PLAT 18833, PLAT 17839-17840.
- 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 BUFFER, FLOODPLAIN AND FOREST CONSERVATION EASEMENT AREAS.
- THERE ARE EXISTING STRUCTURES LOCATED ON PARCEL B-4 TO REMAIN. NO NEW BUILDINGS, EXTENSION OR ADDITIONS TO THE BUILDINGS ARE TO BE CONSTRUCTED AT A DISTANCE LESS THAN THE ZONING REGULATION REQUIREMENTS.



LOCATION MAP
SCALE: 1"=150'

BENCHMARKS
NAD'83 HORIZONTAL

HO. CO. #43B6 (AKA: N/A) STAMPED BRASS DISK SET ON TOP OF A 3ft DEEP COLUMN OF CONCRETE. N 550601.597' E 1376866.071' ELEVATION: 210.54'
HO. CO. #43B2 (AKA: N/A) STAMPED BRASS DISK SET ON TOP OF A 3ft DEEP COLUMN OF CONCRETE. N 551654.993' E 1378176.951' ELEVATION: 209.59'
HO. CO. #371A (AKA: N/A) STAMPED BRASS DISK SET ON TOP OF A 3ft DEEP COLUMN OF CONCRETE. N 553315.147' E 1379982.153' ELEVATION: 195.75'
HO. CO. #43R1 (AKA: N/A) STAMPED BRASS DISK SET ON TOP OF A 3ft DEEP COLUMN OF CONCRETE. N 548305.502' E 1382025.818' ELEVATION: 134.53'



VICINITY MAP
SCALE: 1" = 2000'
ADC MAP: 19
GRID: D4

TOTAL NUMBER OF LOTS AND/OR PARCELS TO BE RECORDED	
BUILDABLE	1
OPEN SPACE	0
BUILDABLE PRESERVATION PARCELS	1
NON-BUILDABLE PRESERVATION PARCELS	0
NON-BUILDABLE BULK PARCELS	0
TOTAL AREA OF LOTS AND/OR PARCELS TO BE RECORDED	
BUILDABLE	16.32 AC.
OPEN SPACE	0.00 AC.
BUILDABLE PRESERVATION PARCELS	16.32 AC.
NON-BUILDABLE PRESERVATION PARCELS	0.00 AC.
NON-BUILDABLE BULK PARCELS	0.00 AC.
TOTAL AREA OF ROADWAY TO BE RECORDED (INCLUDING WIDENING STRIPS)	
	0.00 AC.
TOTAL AREA OF SUBDIVISION TO BE RECORDED	
	16.32 AC.

BENCHMARK ENGINEERING, INC.
ENGINEERS • LAND SURVEYORS • PLANNERS

8480 BALTIMORE NATIONAL PIKE & SUITE 315 A ELICOTT CITY, MARYLAND 21043
(P) 410-465-8105 (F) 410-465-6644
WWW.BEI-CIVILENGINEERING.COM

OWNER:
PHASE 6 & B
HBP 68 LLC
6800 DEERPATH ROAD SUITE 100
ELK RIDGE, MD 21075
410-579-2442

PURPOSE STATEMENT: THE PURPOSE OF THIS REVISION PLAT IS TO ADD TWO PUBLIC SEWER AND UTILITY EASEMENTS TO PARCEL B-4.

RECORDED AS PLAT NO. 24280 ON 8/18/17 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

APPROVED: FOR PUBLIC WATER AND PUBLIC SEWER SYSTEMS, HOWARD COUNTY HEALTH DEPARTMENT
Maureen Rossman 7/31/2017
HOWARD COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING.
Chad 8/7/17
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE
Maureen Rossman 8/10/17
DIRECTOR DATE

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 DATE 1-7-2019 AND I HEREBY CERTIFY 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 HBP 68, LLC. FROM NOROD, LLC. BY DEED DATED JUNE 6, 2013 AND RECORDED IN LIBER 15015 AT FOLIO 001 AND THAT ALL MONUMENTS ARE IN PLACE OR WILL BE IN PLACE PRIOR TO ACCEPTANCE OF THE ROADS BY HOWARD COUNTY, IN ACCORDANCE WITH THE ANNOTATED CODE OF MARYLAND, AS AMENDED.
Donald A. Mason 7-18-17
DONALD A. MASON DATE
REGISTERED PROFESSIONAL LAND SURVEYOR MD REG. NO. 21320
FOR BENCHMARK ENGINEERING, INC. MD REG. NO. 351

OWNER'S CERTIFICATE
"WE HBP 68, LLC., 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 DAY OF August, 2017."
Mark Levy 8/30/17
HBP 68, LLC. DATE
MARK LEVY

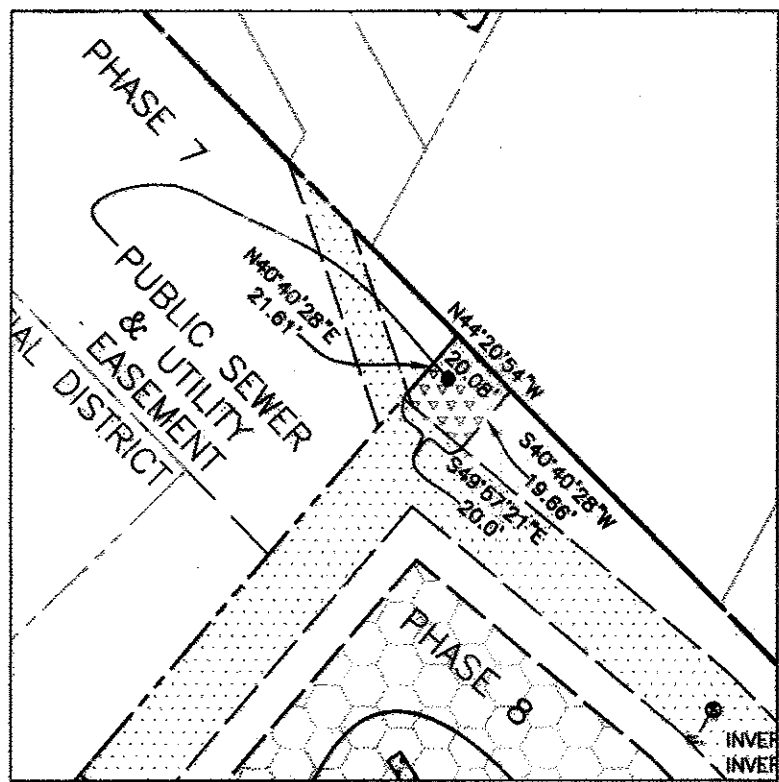
REVISION PLAT HOWARD BUSINESS PARK PARCEL B-4
PREVIOUSLY RECORDED PLAT 17839-17840 AND 18833
1st ELECTION DISTRICT OF HOWARD COUNTY, MARYLAND
TAX MAP: 43 SCALE: AS SHOWN
GRID: 12 DATE: MARCH, 2017
PARCEL: 701 SHEET: 1 OF 2
ZONED: M-2

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 A. Mason 7-18-17
DONALD A. MASON
REGISTERED PROFESSIONAL LAND SURVEYOR
MARYLAND NO. 21320
Mark Levy
HBP 68, LLC.
MARK LEVY

BOUNDARY COORDINATES

POINT #	NORTHING	EASTING
101	550488.1370	1381913.2010
102	550152.7690	1381832.6332
103	550020.7928	1381834.5898
104	550006.0409	1381960.0657
105	549867.3306	1382077.1353
106	549457.7052	1381771.5721
107	549412.3870	1382043.8260
108	549320.0467	1382395.8896
109	549104.1829	1382837.6922
110	549183.9115	1382898.5768
111	549251.2825	1382972.8383
112	549335.8186	1383029.2225
113	549342.2045	1383033.3617



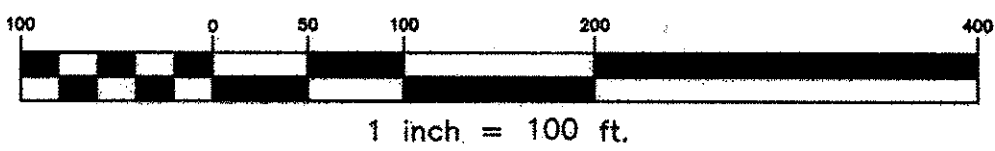
NOTE: PHASES SHOWN ARE PER CONDOMINIUM PHASING PLAT NO. 18833.

TOTAL NUMBER OF LOTS AND/OR PARCELS TO BE RECORDED	
BUILDABLE	1
OPEN SPACE	0
BUILDABLE PRESERVATION PARCELS	1
NON-BUILDABLE PRESERVATION PARCELS	0
NON-BUILDABLE BULK PARCELS	0
TOTAL AREA OF LOTS AND/OR PARCELS TO BE RECORDED	
BUILDABLE	16.32 AC.
OPEN SPACE	0.00 AC.
BUILDABLE PRESERVATION PARCELS	16.32 AC.
NON-BUILDABLE PRESERVATION PARCELS	0.00 AC.
NON-BUILDABLE BULK PARCELS	0.00 AC.
TOTAL AREA OF ROADWAY TO BE RECORDED (INCLUDING WIDENING STRIPS)	0.00 AC.
TOTAL AREA OF SUBDIVISION TO BE RECORDED	16.32 AC.

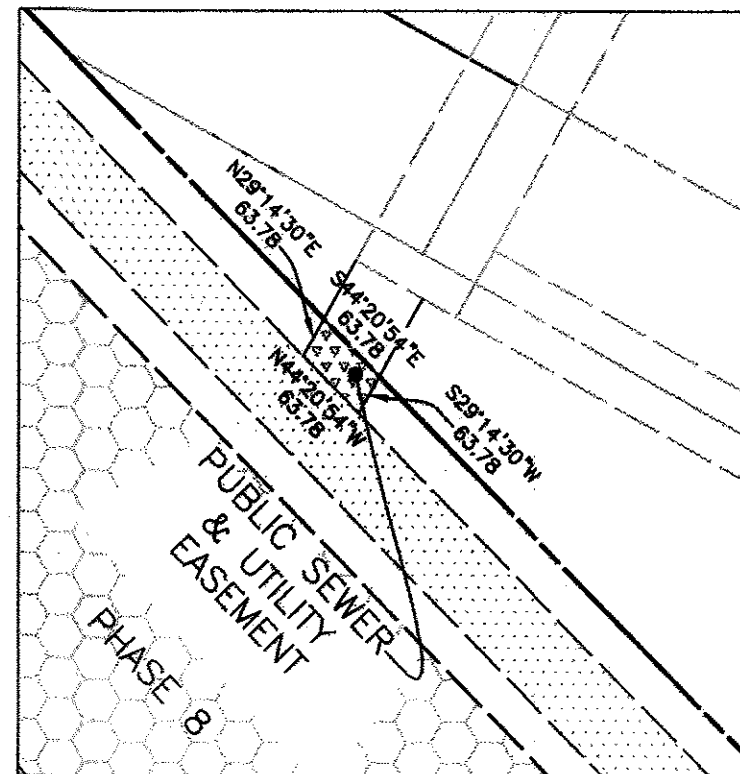
OWNER:
PHASE 6 & 8
HBP 68 LLC
6800 DEERPATH ROAD SUITE 100
ELK RIDGE, MD 21075
410-579-2442

CURVE TABLE

CURVE	RADIUS	ARC LENGTH	DELTA	TANGENT	CHORD DIRECTION	CHORD LENGTH
C35	1185.92'	132.06'	6°22'49"	66.10'	S00°51'00"E	131.99'



BENCHMARK
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WWW.BEI-CIVILENGINEERING.COM



LEGEND

- LIMIT OF SUBMISSION
- [Symbol] EXISTING WETLANDS
- [Symbol] EXISTING FOREST CONSERVATION EASEMENT
- [Symbol] EXISTING EASEMENT
- [Symbol] PUBLIC EASEMENT
- 7.5' BRLL
- BUILDING RESTRICTION LINE
- PIPE OR STEEL MARKER (TO BE SET)
- COORDINATE DESIGNATION
- CONCRETE MONUMENT (TO BE SET)

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 M. Mason 7-12-17
DONALD A. MASON
REGISTERED PROFESSIONAL LAND SURVEYOR
MARYLAND NO. 21320
Mark Levy 6/30/17
HBP 68, LLC
MARK LEVY

PURPOSE STATEMENT: THE PURPOSE OF THIS REVISION PLAT IS TO ADD TWO PUBLIC SEWER AND UTILITY EASEMENTS TO PARCEL B-4.
RECORDED AS PLAT NO. 24281 ON 8/18/17 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

APPROVED: FOR PUBLIC WATER AND PUBLIC SEWER SYSTEMS. HOWARD COUNTY HEALTH DEPARTMENT
Barbara M. Mason 7/3/2017
HOWARD COUNTY HEALTH OFFICER DATE
APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING.
David Mason 8/10/17
DIRECTOR DATE

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 DATE 1-7-2019, AND I HEREBY CERTIFY 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 HBP 68, LLC FROM NOROD, LLC, BY DEED DATED JUNE 6, 2013 AND RECORDED IN LIBER 15015 AT FOLIO 001 AND THAT ALL MONUMENTS ARE IN PLACE OR WILL BE IN PLACE PRIOR TO ACCEPTANCE OF THE ROADS BY HOWARD COUNTY, IN ACCORDANCE WITH THE ANNOTATED CODE OF MARYLAND, § 17-102.
Donald M. Mason 7-12-17
DONALD A. MASON
REGISTERED PROFESSIONAL LAND SURVEYOR, MD REG. NO. 21320
FOR BENCHMARK ENGINEERING, INC. MD REG. NO. 351

OWNER'S CERTIFICATE
"WE HBP 68, LLC, 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 OF 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 DAY OF 6/30/17.
Mark Levy 6/30/17
HBP 68, LLC
MARK LEVY
WITNESS
David Mason 6/30/17
DATE

REVISION PLAT
HOWARD BUSINESS PARK
PARCEL B-4
PREVIOUSLY RECORDED PLAT 17839-17840 AND 18833
1st ELECTION DISTRICT OF HOWARD COUNTY, MARYLAND
TAX MAP: 43
GRID: 12
PARCEL: 701
ZONED: M-2
SCALE: AS SHOWN
DATE: MARCH, 2017
SHEET: 2 OF 2