

Coordinate Table

POINT	NORTH (feet)	EAST (feet)
8	10334.7743	10576.4800
9	10198.4500	10544.6100
100	10177.0516	10636.1420
101	9982.3026	10590.6134
102	10043.3337	10329.5525
103	10374.4069	10406.9510

The Requirements 5-3-108, The Real Property Article, Annotated Code of Maryland, 1989 Replacement Volume, (As Supplemented) As Far As They Relate To The Making Of This Plat And The Setting Of Markers Have Been Complied With.

Mark Z. Robel 1/17/18
 Mark L. Robel, P.L.S., 4339
 (Property Line Surveyor)
 Date

Paul W. Keibel 1/17/18
 Paul W. Keibel, P.L.S., 4339
 (Property Line Surveyor)
 Date

Howard Pro Investments, LLC
 By: Kwang Bag Lee, General Partner

Owner/Developer

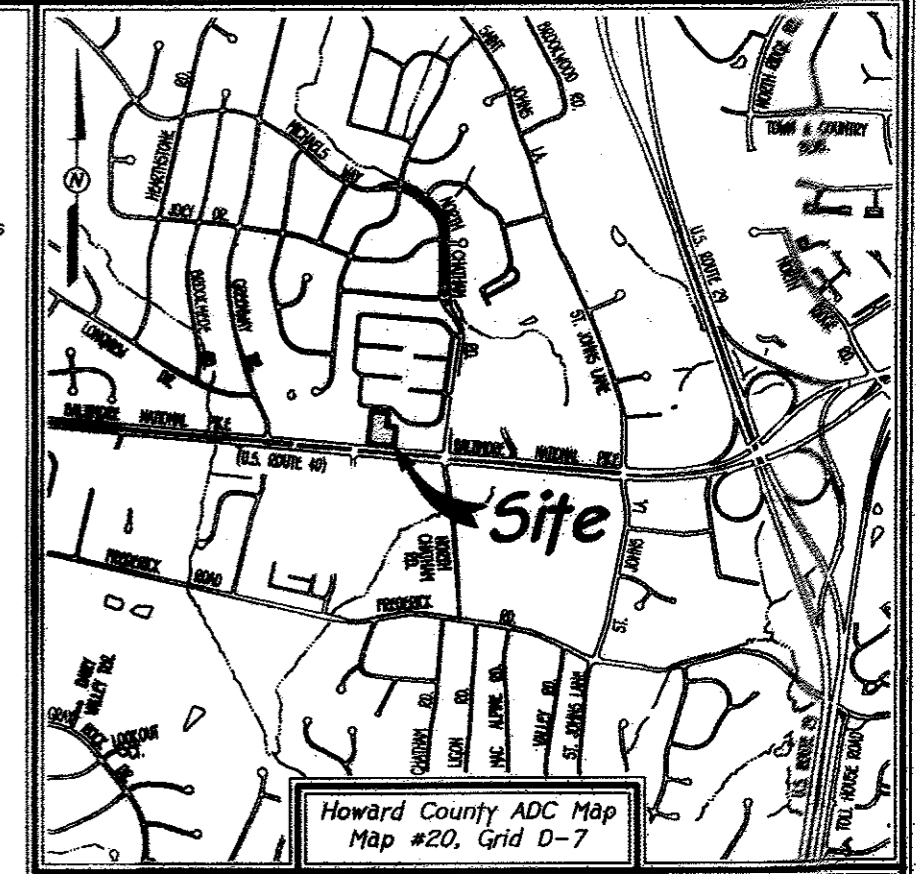
Maryland Pro Investments, LLC
 9380 Baltimore National Pike
 Suite 114
 Ellicott City, Maryland 21042
 Attn: Mr. Kwang Bag Lee
 Ph# 410-997-7823

Fisher, Collins & Carter, Inc.

Civil Engineering Consultants & Land Surveyors
 Centennial Square Office Park-10272 Baltimore National Pike
 Ellicott City, Maryland 21042
 (410) 461-2855

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 Lot 5. Any Conveyances Of The Aforesaid Lot Shall Be Subject To The Easements Herein Reserved, Whether Or Not Expressly Stated In The Deed(s) Conveying Said Lot. Developer Shall Execute And Deliver Deeds For The Easements Herein 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 Easement In The Land Records Of Howard County."

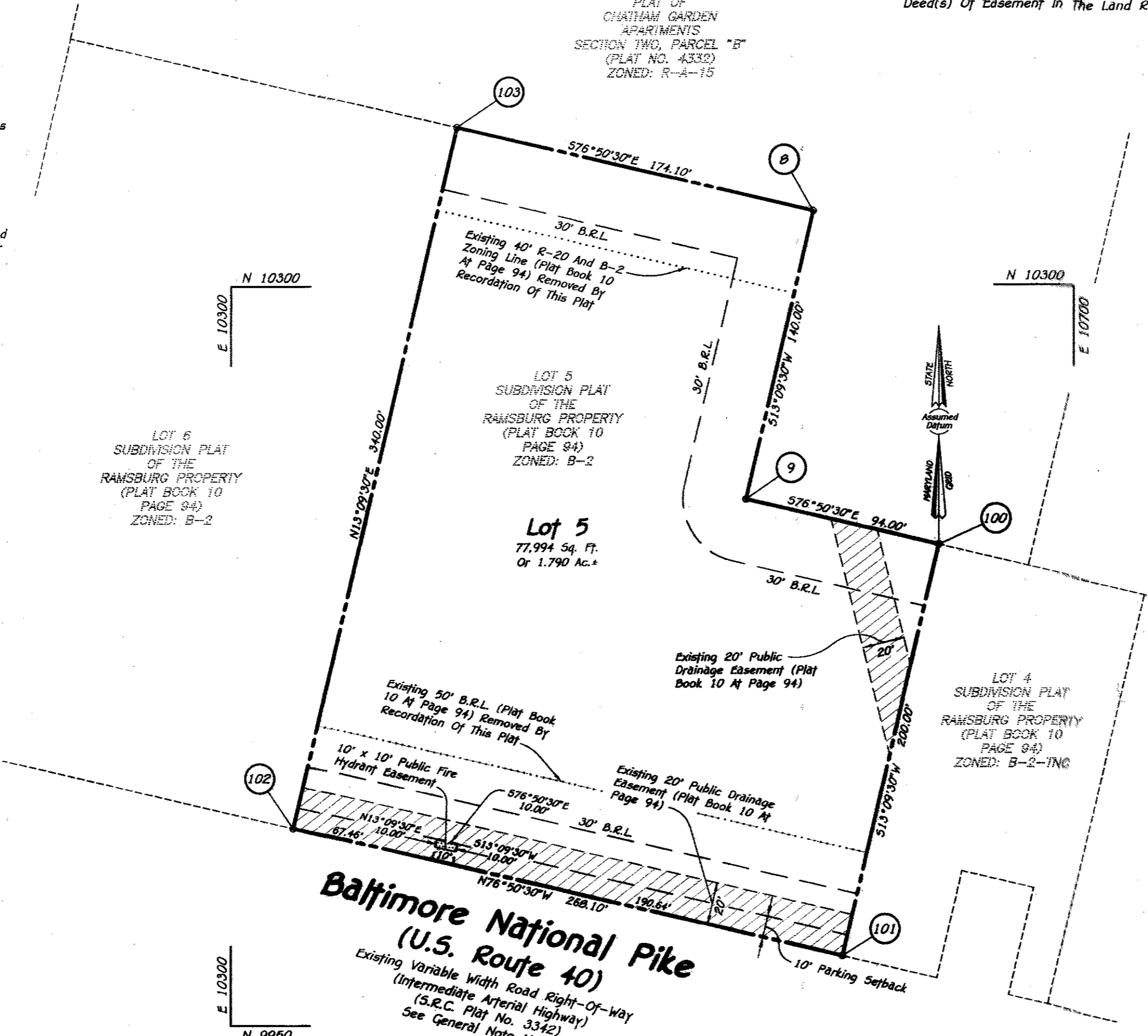


Vicinity Map

Scale: 1"=2,000'

General Notes Continued:

- This Property Is Located Within The Metropolitan District And Is Served By Public Water And Sewer.
- No Historic Structures Exist Within The Limits Of This Plat Submission.
- This Plat Is Subject To WP-16-078 Which On October 24, 2018 The Planning Director Approved A Request For An Alternative Compliance Of Section 16.155(a)(1) Of The Subdivision And Land Development Regulations Which States That A Site Development Plan Is Required For Non-Residential Development. Approval Is Subject To The Following Conditions:
 - The Alternative Compliance Plan Exhibit Shall Serve As The Substitute For A Site Development Plan. The Exhibit Shall Be Submitted As An Original Mylar And Receive Signature Approval From The Department Of Planning And Zoning Prior To Applying For Permits. Changes Shall Be Made To The Plan Exhibit Per The Attached Comments From The Division Of Land Development. The Original Mylar Shall Be Submitted Within 60-Days Of This Letter (On Or Before December 23, 2018). All Improvements Shown On The Exhibit Must Be Constructed Per The Plan Exhibit.
 - Compliance With The Development Engineering Division Comments Dated October 12, 2016 (See Attached).
 - Compliance With All Applicable County And State Regulations And Obtain All Necessary Permits From The Department Of Inspections, Licenses And Permits.
 - The Department Of Planning And Zoning Is Recognizing The Existing Building As Non-Conforming Because It Does Not Meet The Building Setback Established By Plat Book 10, Page 94. The Department Of Planning And Zoning Is Also Recognizing The Asphalt Parking Lot And Parking Spaces As Non-Conforming Uses Because They Are Currently Within The Parking Use Setbacks Established By Section 115.0 Of The Howard County Zoning Regulations. No Expansion Of The Existing Building Or Parking Surface, Or Further Parking Space Encroachment Is Permitted Within The Setbacks. Only Improvements That Bring The Site In Further Compliance With The Current Regulations Are Permitted.
- Vehicular Ingress And Egress Is Restricted Along State Highway Administration Right-Of-Way For Baltimore National Pike (U.S. Route 40). Specific Vehicular Access Locations Along U.S. Route 40 Will Be Determined By The Maryland State Highway Administration.



CHATHAM GARDEN APARTMENTS SECTION ONE, PARCEL "A-1" (PLAT NO. 3878) ZONED: R-A-15-TNC

General Notes:

- Subject Property Zoned B-2 Per 10/06/13 Comprehensive Zoning Plan.
- Coordinates Based On Assumed Datum. Per Plat Entitled "Subdivision Plat Of The Ramsburg Property" Recorded Among The Land Records Of Howard County, Maryland In Plat Book 10 At Page 94.
- This Plat And The Boundary Shown Hereon Is Based On A Plat Entitled "Subdivision Plat Of The Ramsburg Property" Recorded Among The Land Records Of Howard County, Maryland In Plat Book 10 At Page 94.
- B.R.L. Denotes Building Restriction Line
- Denotes Iron Pin Set Capped "F.C.C. 106".
- Denotes Iron Pipe Or Iron Bar Found.
- Denotes Angular Change In Bearing Of Boundary Or Rights-Of-Way.
- Denotes Concrete Monument Set With Aluminum Plate "F.C.C. 106".
- Denotes Concrete Monument Or Stone Found.
- All Areas Are More Or Less (±).
- Distances Shown Are Based On Surface Measurement And Not Reduced To Nad '83 Grid Measurement.
- Property Subject To Prior Department Of Planning And Zoning File No's: WP-16-078 And P.B. 10, Page 94.
- No Cemeteries Exist On The Subject Property Based On Visual Observation Or Listed In Available Howard County Cemetery Inventory Map.
- There Are Existing Buildings On Lot 5 To Remain. No New Buildings, Extensions Or Additions To The Existing Buildings Are To Be Constructed At A Distance Less Than The Zoning Regulation Requirements.
- There Are No Forest Stands Existing On-Site.
- Site Is Not Adjacent To A Scenic Road.
- 100 Year Floodplain, Wetlands, Stream(s) And/Or Their Buffers, And Steep Slopes Do Not Exist On-Site.
- This Plat Is Exempt From Forest Conservation With Section 16.1202(b)(1)(vii) Of The Howard County Code And Forest Conservation Manual Since It Is A Plat Of Revision That Does Not Create Any New Lot/Parcel Divisions.
- This Plan Is Subject To The Amended Fifth Edition Of The Subdivision And Land Development Regulations. Development Or Construction On These Lots Must Comply With Setback And Buffer Regulations In Effect At The Time Of Submission Of The Site Development Plan, Waiver Petition Application Or Building/Grading Permit.
- This Plan Is Exempt From Perimeter Landscaping In Accordance With Section 16.124 Of The Howard County Code And Landscape Manual, Since It Is A Plat Of Revision That Does Not Create Any New Lot/Parcel Divisions.

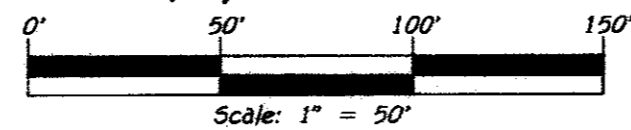
Legend

- Existing 20' Public Drainage Easement (P.B. 10, Pg. 94)
- Existing 40' R-20 And B-2 Zoning Line (P.B. 10, Pg. 94) Removed By Recordation Of This Plat
- Existing 50' B.R.L. (P.B. 10, Pg. 94) Removed By Recordation Of This Plat
- 10' x 10' Public Fire Hydrant Easement

Area Tabulation This Submission

TOTAL NUMBER OF BUILDABLE LOTS TO BE RECORDED	1
TOTAL NUMBER OF OPEN SPACE LOTS TO BE RECORDED	0
TOTAL NUMBER OF PARCELS TO BE RECORDED	0
TOTAL NUMBER OF LOTS/PARCELS TO BE RECORDED	1
TOTAL AREA OF BUILDABLE LOTS TO BE RECORDED	1.790 Ac.±
TOTAL AREA OF OPEN SPACE LOTS TO BE RECORDED	0.000 Ac.±
TOTAL AREA OF PARCELS TO BE RECORDED	0.000 Ac.±
TOTAL AREA OF LOTS/PARCELS TO BE RECORDED	1.790 Ac.±
TOTAL AREA OF ROADWAY TO BE RECORDED	0.000 Ac.±
TOTAL AREA TO BE RECORDED	1.790 Ac.±

Graphic Scale



This Subdivision Is Subject To Section 18.1228 Of The Howard County Code. Public Water Service Has Been Granted Under The Terms And Provisions, Thereof, Effective 4/18/17. On Which Date Developer Agreement 44-988-D Was Filed And Accepted.

APPROVED: For Public Water And Public Sewerage Systems
 Howard County Health Department

Wifian for Maureen Resman 1/29/2018
 Howard County Health Officer *WR* Date

APPROVED: Howard County Department Of Planning And Zoning

Chief, Development Engineering Division 2-6-18
 Date

J. Marshall for KS 2-13-18
 Director *JS* Date

Owner's Certificate

Maryland Pro Investments, LLC, By Kwang Bag Lee, General Partner, 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 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 Erected On Or Over The Said Easements And Rights-Of-Way. Witness My Hand This 17th Day Of January, 2018.

Kwang Bag Lee
 Maryland Pro Investments, LLC
 By: Kwang Bag Lee, General Partner

Paul W. Keibel
 Witness

Surveyor's Certificate

I Hereby Certify To The Best Of My Knowledge That The Final Plat Shown Hereon Is Correct, That It Was Prepared By Me Or Under My Responsible Charge And That I Am A Duly Licensed Property Line Surveyor Under The Laws Of The State Of Maryland; That It Is All Of The Lands Conveyed By F&J Properties, Inc., FT, LLC, JJJK, LLC, 9380 Doctor, LLC And 9380 Baltimore National Pike, LLC To Maryland Pro Investments, LLC By Deed Dated July 21, 2006 And Recorded Among The Land Records Of Howard County, Maryland In Liber 10143 At Folio 591; And Being Lot 5, As Shown On A Plat Entitled "Subdivision Plat Of The Ramsburg Property" Recorded Among The Aforesaid Land Records In Plat Book 10 At Page 94; All Monuments Are In Place In Accordance With The Annotated Code Of Maryland, As Amended.

Mark Z. Robel 1/17/18
 Mark L. Robel, Property Line Surveyor No. 339 Date
 Expiration Date: October 4, 2018



Purpose Statement

The Purpose Of This Plat Is (1) To Create A 10' X 10' Public Fire Hydrant Easement; (2) Remove Recorded 50' B.R.L.; (3) Remove R-20 And B-2 Zoning Line; (4) Identify New B.R.L.'s In Accordance With Current Zoning Regulations; And (5) Add 10' Parking Setback On Lot 5, As Shown On A Plat Entitled "Subdivision Plat Of The Ramsburg Property" Recorded Among The Land Records Of Howard County, Maryland In Plat Book 10 At Page 94.

RECORDED AS PLAT No. 24565 ON 2/15/18
 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

**Revision Plat
 Ramsburg Property
 Lot 5**

(Being A Revision To Lot 5, As Shown On A Plat Entitled "Subdivision Plat Of The Ramsburg Property" Recorded Among The Land Records Of Howard County, Maryland In Plat Book 10 At Page 94)

Zoned: B-2
 Tax Map: 24, Parcel: 996, Grid: 4
 Second Election District - Howard County, Maryland
 Date: January 5, 2018 Scale: As Shown Sheet 1 Of 1