

VICINITY MAP  
SCALE: 1" = 1000'  
ADC MAP 34, BLOCK F4

GENERAL NOTES:

- Coordinates are based on Maryland Coordinated System - NAD83 (1991) as projected by Howard County Geodetic Control Stations No. HARWOOD and U25.
- This Plat is based upon a field run monumented boundary survey performed on or about December 2017 by Daft-McCune-Walker, Inc.
- All areas shown on this plat are more or less.
- The subject property is zoned M-1 per the 10/06/13 Zoning Regulations.
- There are no existing structures located on this property.
- There are no gravesites within the project boundaries. Subject to the requirements of section 16.1300 of the Howard County Code Gravesites are located on the Adjacent property Parcel B1 owned by SCI Funeral Services of Maryland, Inc. Meadowridge Memorial Park.
- Water and Sewer services to Parcels 'A' & 'B' will be granted under the provisions of Section 18.122B of the Howard County Code. Public water and sewage allocation will be granted at the time of issuance of the building permit if capacity is available at that time.
- Previous related file numbers: F06-09, F-10-013, F-11-029, SDP 08-082, WP05-084, WP08-084, WP09-212, WP11-131, ECP-17-064 and Public Water and Sewer Contract no. 14-4576-D, F-18-106, SDP-18-033 and F-18-106.
- Reservation of Public Utility and Forest Conservation Easements: Developer reserves unto itself, its successors and assigns, all easements shown on this plan for storm drainage, other public utilities and forest conservation (designated as "Forest Conservation Easements"), located in, on, over and through Parcels "A" & "B", any conveyances of the aforesaid 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. 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 obligations under the forest conservation installation and maintenance agreement executed by the developer and the County, and the release of the 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.
- This Plat of Revision is exempt from forest conservation per Section 16.1202(B)(1)(vi).
- The Forest Conservation requirement for Parcels 'A' and 'B' were addressed under SDP-08-082 and F-18-106.
- The Forest Conservation Easements have been established to fulfill the requirements of 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.
- Grading, removal of vegetative cover and trees, paving and new structures shall not be permitted within wetlands, stream or their required buffer and 100year floodplain except as approval by DPZ per WP05-84 & Wp09-212.
- Iron Pipes found are shown as: ♂ Stone found shown as: ■
- Angular changes in boundary of right of way shown as: ⚡
- Related MDE permit/corps. of engineers tracking No. 200860826/08-NT-3066.
- Stormwater Management is Designed in accordance with Site Development Plans: SDP-08-082 and SDP-18-033.
- The original wetland delineation for this site was prepared by Eco-Science Professionals on or about February 27, 2009. MDE / Corps of Engineers permit tracking #200860826/08-NT-3066. Letter of authorization to disturb wetlands issued 03/22/2011. For metes and bounds of the wetland areas see plats nos 22381 thru 22389 (F-10-013). a revised wetland delineation pertaining to the northern wetland area as previously shown on plat 22386 was performed by DMW on August 16, 2017. The result of the revised delineation is shown on sheet 4 of this plat set.
- This plan is exempt from Howard County Landscaping requirements since it is a Plat of Revision. Landscaping for parcels "A" and "B" were addressed under F-10-13/SDP-08-082
- Financial surety for the required landscaping has been posted as part of the DPW developers agreement in the amount of of \$100,740.00 for shade trees, evergreen trees and shrubs. The surety was addressed under SDP-08-082.
- There is 100 year floodplain on site. A floodplain study was prepared by George William Stephens Jr. & Associates inc. In 2008. The floodplain study was approved by Development Engineering Division on November 2009 during the review of SDP-08-082.
- For Metes, Bounds, Bearing and Distance information for all easements shown to "BE ABANDONED/REMOVED" please see file #'s F-10-013 (Plat Nos 22381 thru 22389).

The requirements Section 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 setting of markers have been complied with.

*Michael D. Martin* 4-25-17  
Michael D. Martin, Professional Land Surveyor DATE  
Maryland Registration No. 21234  
Exp. Date: January 19, 2021

*Dr. Harsh K. Trivedi* 3/30/2019  
SHEPPARD PRATT HEALTH SYSTEMS, INC. Date  
Dr. Harsh K. Trivedi, President and CEO



OWNER/DEVELOPER:  
SHEPPARD PRATT HEALTH SYSTEMS INC.  
6501 NORTH CHARLES STREET  
BALTIMORE, MD. 21204  
PHONE #: 410-938-3242

AREA TABULATION OF FINAL PLAT	TOTAL	SHEET 2	SHEET 3	SHEET 4	SHEET 5	SHEET 6	SHEET 7
A. TOTAL NUMBER OF LOTS AND/OR PARCELS TO BE RECORDED.....	2	p/o 1	p/o 1	p/o 1	p/o 1	p/o 1	p/o 1
BUILDABLE .....	2	p/o 1	p/o 1	p/o 1	p/o 1	p/o 1	p/o 1
NON BUILDABLE .....	0	0	0	0	0	0	0
PRESERVATION PARCELS .....	0	0	0	0	0	0	0
OPEN SPACE .....	0	0	0	0	0	0	0
B. TOTAL AREA OF LOTS AND/OR PARCELS .....	39.117 AC±	7.335 AC±	6.226 AC±	9.402 AC±	5.120 AC±	4.142 AC±	6.862 AC±
BUILDABLE .....	39.117 AC±	7.335 AC±	6.226 AC±	9.402 AC±	5.120 AC±	4.142 AC±	6.862 AC±
NON BUILDABLE .....	0.000 AC±	0.000 AC±	0.000 AC±	0.000 AC±	0.000 AC±	0.000 AC±	0.000 AC±
PRESERVATION PARCELS .....	0.000 AC±	0.000 AC±	0.000 AC±	0.000 AC±	0.000 AC±	0.000 AC±	0.000 AC±
OPEN SPACE .....	0.000 AC±	0.000 AC±	0.000 AC±	0.000 AC±	0.000 AC±	0.000 AC±	0.000 AC±
C. TOTAL AREA OF ROADWAY TO BE RECORDED INCLUDING WIDENING STRIPS ..	0.000 AC±	0.000 AC±	0.000 AC±	0.000 AC±	0.000 AC±	0.000 AC±	0.000 AC±
D. TOTAL AREA OF SUBDIVISION TO BE RECORDED .....	39.117 AC±	7.335 AC±	6.226 AC±	9.402 AC±	5.120 AC±	4.172 AC±	6.862 AC±

THE PURPOSE OF THIS THIRD PLAT OF REVISION IS TO ABANDON A PORTION OF THE EXISTING 20' PUBLIC WATER AND UTILITY EASEMENT AND TO ABANDON THE EXISTING PRIVATE STORMWATER MANAGEMENT EASEMENTS 1, 2 AND 3 AND TO ADD 20' PUBLIC WATER AND UTILITY EASEMENTS AND A 20' PUBLIC SEWER AND UTILITY EASEMENT AS SHOWN ON PLAT NUMBERS 24679 THROUGH 24685 (F-18-106)

501 FAIRMOUNT AVENUE SUITE 300 TOWSON, MD 21286  
P: 410 296 3333 F: 410 296 4705 WWW.DMW.COM

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

*Manu Rossman* 4/10/2019  
Howard County Health Officer Date

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

*Chief, Development Engineering Division* 2-8-21 Date  
*Director* 2/17/21 Date

**OWNER'S DEDICATION**

We, Sheppard Pratt Health System, Inc, A Maryland Corporation, Owner of the property shown 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 easements shown hereon;

(2) The right to require dedication for public use the beds of the streets and/or roads, and floodplains and open spaces, where applicable, and for other good and 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 spaces, 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 our hands this 20<sup>th</sup> day of March 2019

*Dr. Harsh K. Trivedi* 3/30/2019 Date  
SHEPPARD PRATT HEALTH SYSTEM, INC. Date  
Dr. Harsh K. Trivedi, President and CEO

*Michael D. Martin* 4-25-17 Date  
Michael D. Martin, Professional Land Surveyor Date  
Maryland Registration No. 21234 Exp. Date January 19, 2021

**SURVEYOR'S CERTIFICATE**

I hereby certify, to the best of my knowledge, information and belief, that the final plat shown hereon is correct; that it is a Plat of Revision of the land conveyed by Meadowridge Rock, LLC a Maryland Limited Liability Company by Deeds Dated November 1, 2010 and recorded in the land records of Howard County, Maryland, in liber 12945 at folio 93 and liber 12945, folio 99 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 now amended.

RECORDED AS PLAT No. 25083 ON 3-18-21 IN THE LAND RECORDS OF HOWARD COUNTY, MARYLAND

PLAT OF REVISION  
**CORRIDOR 95 BUSINESS PARK PARCELS "A" AND "B"**

A REVISION OF "CORRIDOR 95 BUSINESS PARK PARCELS "A" AND "B"  
PLAT NUMBERS 24679 THRU 24685  
ZONED: M-1

TAX MAP NO. 37, GRID 17, 18, 23 & 24, PARCEL NO. P/O 179 AND P/O 134  
MARCH 18, 2019, 1ST ELECTION DISTRICT HOWARD COUNTY MARYLAND  
SCALE 1" = 50'

GRAPHIC SCALE  
50 0 50 100

SHEET 1 OF 7

The requirements Section 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 setting of markers have been complied with.

*Michael D. Martin* 4-15-19  
 Michael D. Martin, Professional Land Surveyor DATE  
 Maryland Registration No. 21234  
 Exp. Date: January 19, 2021

*Dr. Harsh K. Trivedi* 3/20/2019  
 SHEPPARD PRATT HEALTH SYSTEMS, INC. DATE  
 Dr. Harsh K. Trivedi, President and CEO

PARCEL 174  
 SHEPPARD PRATT PROPERTIES LLC  
 17975-272  
 ZONE M-1

CURVE	DELTA ANGLE	RADIUS	ARC	CHORD BEARING	LENGTH	TANGENT
C23	21°06'28"	25.00'	9.21'	N 89°20'39" W	9.16'	4.66'
C24	45°57'04"	25.00'	20.05'	S 78°14'03" W	19.52'	10.60'

Point	Northing	Easting
BC1	555202.075	1377108.355
BC18	555246.098	1377946.348
BC19	555154.167	1377925.477
BC20	555104.597	1377868.596
BC21	555081.033	1377857.396
BC22	555018.681	1377911.144
BC23	554894.526	1377705.484
BC24	554959.692	1377533.089
BC25	554896.574	1377466.735
BC26	554906.576	1377456.168
BC27	555058.010	1377295.206
BC28	555113.822	1377228.585

**LEGEND**

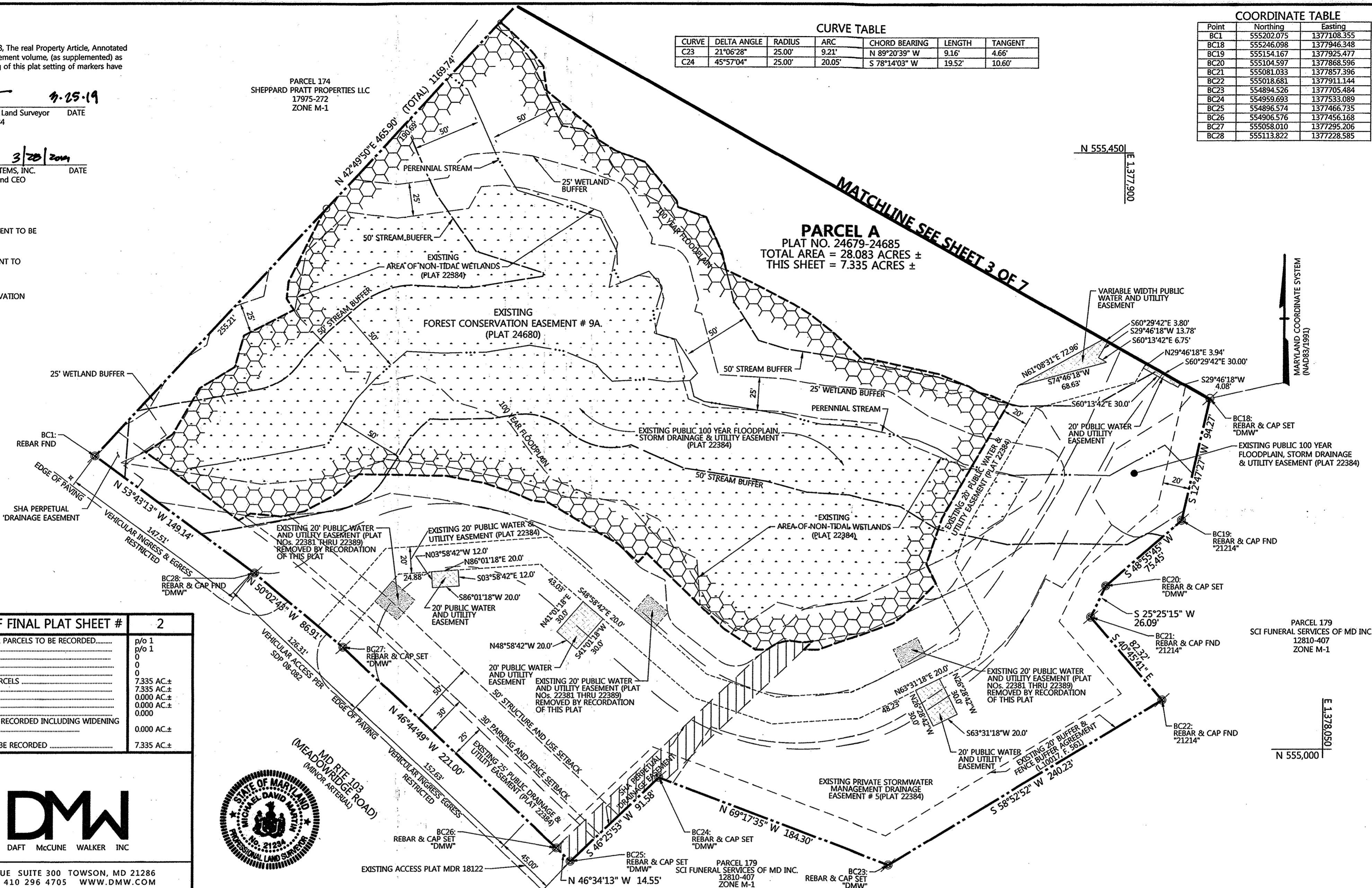
EXISTING EASEMENT TO BE ABANDONED

PUBLIC EASEMENT TO BE CREATED

FOREST CONSERVATION EASEMENT

**PARCEL A**  
 PLAT NO. 24679-24685  
 TOTAL AREA = 28.083 ACRES ±  
 THIS SHEET = 7.335 ACRES ±

MATCHLINE SEE SHEET 3 OF 7



AREA TABULATION OF FINAL PLAT SHEET # 2	
A. TOTAL NUMBER OF LOTS AND/OR PARCELS TO BE RECORDED	p/o 1
BUILDABLE	p/o 1
NON BUILDABLE	0
PRESERVATION PARCELS	0
OPEN SPACE	0
B. TOTAL AREA OF LOTS AND/OR PARCELS	7.335 AC. ±
BUILDABLE	7.335 AC. ±
NON BUILDABLE	0.000 AC. ±
PRESERVATION PARCELS	0.000 AC. ±
OPEN SPACE	0.000
C. TOTAL AREA OF ROADWAY TO BE RECORDED INCLUDING WIDENING STRIPS	0.000 AC. ±
D. TOTAL AREA OF SUBDIVISION TO BE RECORDED	7.335 AC. ±

**DMW**  
 DAFT McCUNE WALKER INC

501 FAIRMOUNT AVENUE SUITE 300 TOWSON, MD 21286  
 P: 410 296 3333 F: 410 296 4705 WWW.DMW.COM



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

*BD Wilson for Maana Rossman* 4/10/2019  
 Howard County Health Officer Date

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

*Chief, Development Engineering Division* 2-9-21  
 Chief, Development Engineering Division Date

*Director* 2/17/19  
 Director Date

**OWNER'S DEDICATION**

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- 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 easements shown hereon;
- The right to require dedication for public use the beds of the streets and/or roads, and floodplains and open spaces, where applicable, and for other good and 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 spaces, where applicable;
- The right to require dedication of waterways and drainage easements for the specific purpose of their construction, repair and maintenance; and
- That no building or similar structure of any kind shall be erected on or over the said easements and rights-of-way.

Witness our hands this 20 day of MARCH 2019

*Dr. Harsh K. Trivedi* 3/20/2019  
 SHEPPARD PRATT HEALTH SYSTEM, INC. Date  
 Dr. Harsh K. Trivedi, President and CEO

*Michael D. Martin* 3/20/2019  
 Witness Date

**SURVEYOR'S CERTIFICATE**

I hereby certify, to the best of my knowledge, information and belief, that the final plat shown hereon is correct; that it is a Plat of Revision of the land conveyed by Meadowridge Rock, LLC a Maryland Limited Liability Company by Deeds Dated November 1, 2010 and recorded in the land records of Howard County, Maryland, in liber 12945 at folio 93 and liber 12945, folio 99 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 now amended.

I also 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. 21234, expiration date January 19, 2021.

*Michael D. Martin* 4-25-19  
 Michael D. Martin, Professional Land Surveyor Date  
 Maryland Registration No. 21234

RECORDED AS PLAT No. 251084 ON 3-18-21 IN THE LAND RECORDS OF HOWARD COUNTY, MARYLAND

**PLAT OF REVISION**  
**CORRIDOR 95 BUSINESS PARK**  
**PARCELS "A" AND "B"**

A REVISION OF "CORRIDOR 95 BUSINESS PARK PARCELS "A" AND "B" PLAT NUMBERS 24679 THRU 24685 ZONED: M-1

TAX MAP NO. 37, GRID 17, 18, 23 & 24 MARCH 18, 2019 SCALE 1" = 50'

PARCEL NO. P/O 179 AND P/O 134 1ST ELECTION DISTRICT HOWARD COUNTY MARYLAND

GRAPHIC SCALE  
 50 0 50 100

SHEET 2 OF 7

PARCEL 174  
SHEPPARD PRATT PROPERTIES LLC  
17975-272  
ZONE M-1

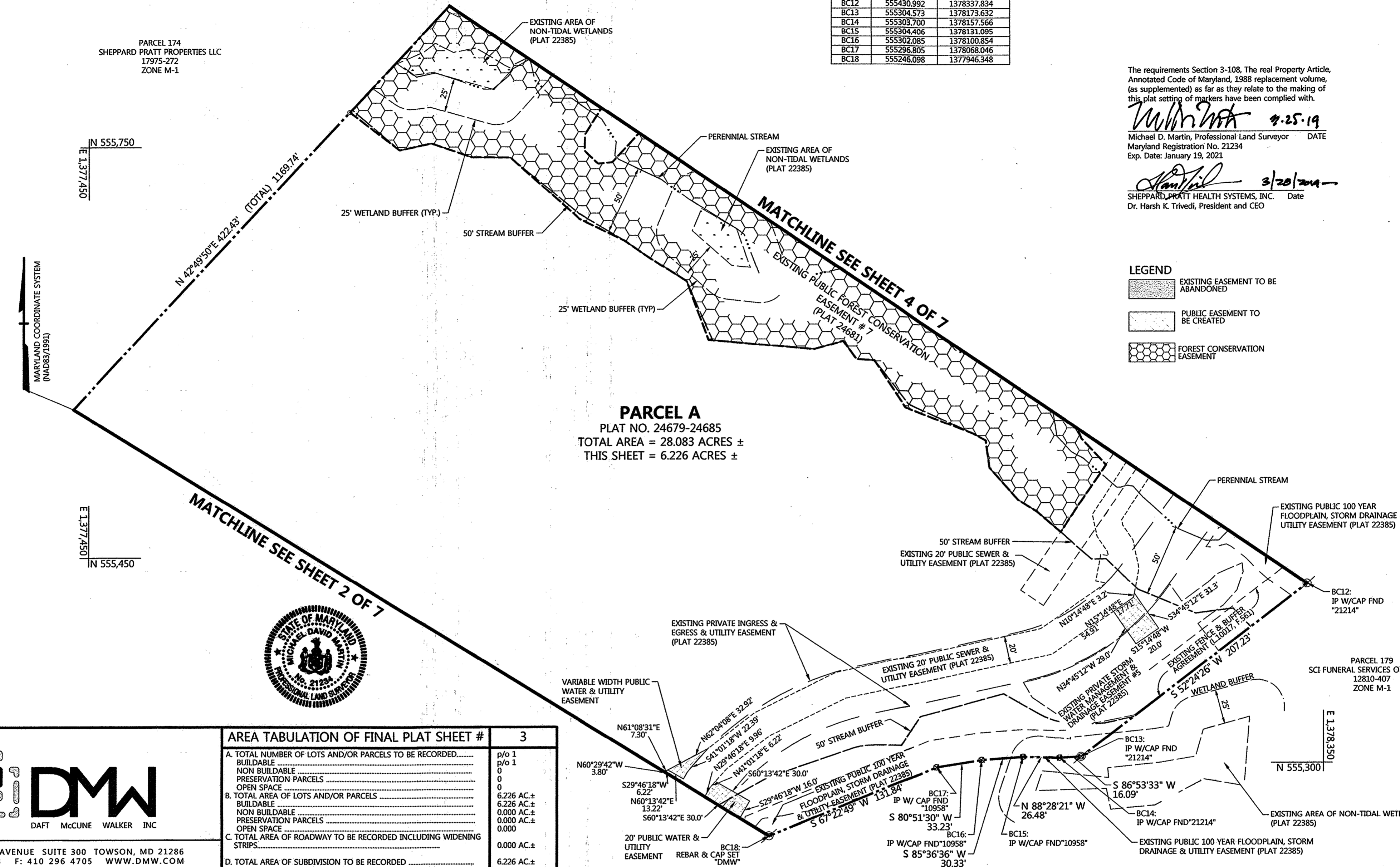
Point	Northing	Easting
BC12	555430.992	1378337.834
BC13	555304.573	1378173.632
BC14	555303.700	1378157.566
BC15	555304.406	1378131.095
BC16	555302.085	1378100.854
BC17	555296.805	1378068.046
BC18	555246.098	1377946.348

The requirements Section 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 setting of markers have been complied with.

*Michael D. Martin* 3-25-19  
Michael D. Martin, Professional Land Surveyor DATE  
Maryland Registration No. 21234  
Exp. Date: January 19, 2021

*Dr. Harsh K. Trivedi* 3/20/2019  
SHEPPARD PRATT HEALTH SYSTEMS, INC. Date  
Dr. Harsh K. Trivedi, President and CEO

LEGEND	
	EXISTING EASEMENT TO BE ABANDONED
	PUBLIC EASEMENT TO BE CREATED
	FOREST CONSERVATION EASEMENT



**PARCEL A**  
PLAT NO. 24679-24685  
TOTAL AREA = 28.083 ACRES ±  
THIS SHEET = 6.226 ACRES ±



AREA TABULATION OF FINAL PLAT SHEET #	3
A. TOTAL NUMBER OF LOTS AND/OR PARCELS TO BE RECORDED.....	p/o 1
BUILDABLE .....	p/o 1
NON-BUILDABLE .....	0
PRESERVATION PARCELS .....	0
OPEN SPACE .....	0
B. TOTAL AREA OF LOTS AND/OR PARCELS .....	6.226 AC.±
BUILDABLE .....	6.226 AC.±
NON-BUILDABLE .....	0.000 AC.±
PRESERVATION PARCELS .....	0.000 AC.±
OPEN SPACE .....	0.000
C. TOTAL AREA OF ROADWAY TO BE RECORDED INCLUDING WIDENING STRIPS .....	0.000 AC.±
D. TOTAL AREA OF SUBDIVISION TO BE RECORDED .....	6.226 AC.±



501 FAIRMOUNT AVENUE SUITE 300 TOWSON, MD 21286  
P: 410 296 3333 F: 410 296 4705 WWW.DMW.COM

**OWNER'S DEDICATION**

We, Sheppard Pratt Health System, Inc, A Maryland Corporation, Owner of the property shown 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 easements shown hereon;  
(2) The right to require dedication for public use the beds of the streets and/or roads, and floodplains and open spaces, where applicable, and for other good and 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 spaces, 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 our hands this 20 day of MARCH 2019

*Dr. Harsh K. Trivedi* 3/20/2019  
SHEPPARD PRATT HEALTH SYSTEM, INC. Date  
Dr. Harsh K. Trivedi, President and CEO

*Michael D. Martin* 3/20/2019  
Witness Date

**SURVEYOR'S CERTIFICATE**

I hereby certify, to the best of my knowledge, information and belief, that the final plat shown hereon is correct; that it is a Plat of Revision of the land conveyed by Meadowridge Rock, LLC a Maryland Limited Liability Company by Deeds Dated November 1, 2010 and recorded in the land records of Howard County, Maryland, in liber 12945 at folio 93 and liber 12945, folio 99 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 now amended.

I also 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. 21234, expiration date January 19, 2021.

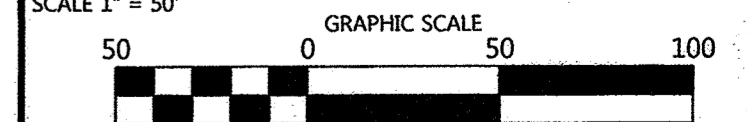
*Michael D. Martin* 3-25-19  
Michael D. Martin, Professional Land Surveyor Date  
Maryland Registration No. 21234

RECORDED AS PLAT No. 25485 ON 3-18-21 IN THE LAND RECORDS OF HOWARD COUNTY, MARYLAND

**PLAT OF REVISION  
CORRIDOR 95 BUSINESS PARK  
PARCELS "A" AND "B"**

A REVISION OF "CORRIDOR 95 BUSINESS PARK PARCELS "A" AND "B"  
PLAT NUMBERS 24679 THRU 24685  
ZONED: M-1

TAX MAP NO. 37, GRID 17, 18, 23 & 24  
MARCH 18, 2019  
SCALE 1" = 50'



SHEET 3 OF 7

MATCHLINE SEE SHEET 6 OF 7

PARCEL B  
PLAT NO. 22381-22389

N 556,050

E 1,378,800

S 89°07'07"E 673.80' (TOTAL) 1221.43' (PARCEL A)

PARCEL 174  
SHEPPARD PRATT PROPERTIES LLC  
17975-272  
ZONE M-1

N 42°49'50"E 281.40' (TOTAL) 1189.74'

EXISTING 20' PUBLIC WATER, UTILITY AND ACCESS EASEMENT (PLAT 24682)

EXISTING 20' PUBLIC WATER, UTILITY AND ACCESS EASEMENT (PLAT 24682)

EXISTING 20' PUBLIC WATER, UTILITY AND ACCESS EASEMENT (PLAT 24682)

**PARCEL A**  
PLAT NO. 24679-24685  
TOTAL AREA = 28.083 ACRES ±  
THIS SHEET = 9.402 ACRES ±

**LEGEND**  
[Pattern] EXISTING EASEMENT TO BE ABANDONED  
[Pattern] PUBLIC EASEMENT TO BE CREATED  
[Pattern] FOREST CONSERVATION EASEMENT

MARYLAND COORDINATE SYSTEM (MAD83/1991)

AREA OF NON-TIDAL WETLANDS (PLAT 24682)  
EXISTING PUBLIC FOREST CONSERVATION EASEMENT # 8A. (PLAT 24682)

**COORDINATE TABLE**

Point	Northing	Easting
BC2	556059.922	1377903.580
BC8	555560.857	1378673.742
BC9	555544.653	1378597.904
BC10	555535.413	1378538.316
BC11	555509.857	1378483.699
BC12	555430.992	1378337.834

The requirements Section 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 setting of markers have been complied with.

*Michael D. Martin* 4.25.19  
DATE

Michael D. Martin, Professional Land Surveyor  
Maryland Registration No. 21234  
Exp. Date: January 19, 2021

*Dr. Harsh K. Trivedi* 3/20/2019  
DATE

SHEPPARD PRATT HEALTH SYSTEMS, INC.  
Dr. Harsh K. Trivedi, President and CEO

MATCHLINE SEE SHEET 3 OF 7

MATCHLINE SEE SHEET 5 OF 7



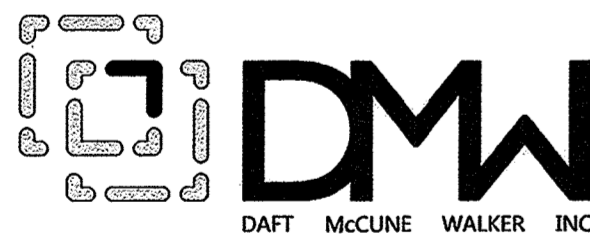
E 1,378,050  
N 555,450

**CURVE TABLE**

CURVE	DELTA ANGLE	RADIUS	ARC	CHORD BEARING	LENGTH	TANGENT
C6	28°14'35"	25.00'	12.32'	S 29°45'56" E	12.20'	6.29'
C7	55°23'27"	25.00'	24.17'	S 12°03'04" W	23.24'	13.12'

**AREA TABULATION OF FINAL PLAT SHEET # 4**

A. TOTAL NUMBER OF LOTS AND/OR PARCELS TO BE RECORDED.....	p/o 1
BUILDABLE.....	p/o 1
NON BUILDABLE.....	0
PRESERVATION PARCELS.....	0
OPEN SPACE.....	0
B. TOTAL AREA OF LOTS AND/OR PARCELS.....	9.402 AC.±
BUILDABLE.....	9.402 AC.±
NON BUILDABLE.....	0.000 AC.±
PRESERVATION PARCELS.....	0.000 AC.±
OPEN SPACE.....	0.000
C. TOTAL AREA OF ROADWAY TO BE RECORDED INCLUDING WIDENING STRIPS.....	0.000 AC.±
D. TOTAL AREA OF SUBDIVISION TO BE RECORDED.....	9.402 AC.±



501 FAIRMOUNT AVENUE SUITE 300 TOWSON, MD 21286  
P: 410 296 3333 F: 410 296 4705 WWW.DMW.COM

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

*Maureen Reasman* 4/10/2019  
Howard County Health Officer Date

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

*Chief, Development Engineering Division* 2.8.21  
Date

*Director* 2/17/21  
Date

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*Dr. Harsh K. Trivedi* 3/20/2019  
SHEPPARD PRATT HEALTH SYSTEM, INC.  
Dr. Harsh K. Trivedi, President and CEO Date

*Witness* 3/20/2019  
Date

**SURVEYOR'S CERTIFICATE**

I hereby certify, to the best of my knowledge, information and belief, that the final plat shown hereon is correct; that it is a Plat of Revision of the land conveyed by Meadowridge Rock, LLC a Maryland Limited Liability Company by Deeds Dated November 1, 2010 and recorded in the land records of Howard County, Maryland, in liber 12945 at folio 93 and liber 12945, folio 99 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 now amended.

I also 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. 21234, expiration date January 19, 2021.

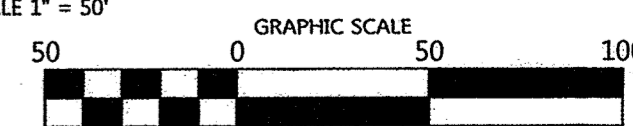
*Michael D. Martin* 4.25.19  
Michael D. Martin, Professional Land Surveyor Date  
Maryland Registration No. 21234

RECORDED AS PLAT No. 25684 ON 3-18-21 IN THE LAND RECORDS OF HOWARD COUNTY, MARYLAND

**PLAT OF REVISION  
CORRIDOR 95 BUSINESS PARK  
PARCELS "A" AND "B"**

A REVISION OF "CORRIDOR 95 BUSINESS PARK PARCELS "A" AND "B"  
PLAT NUMBERS 24679 THRU 24685  
ZONED: M-1

TAX MAP NO. 37, GRID 17, 18, 23 & 24  
MARCH 18, 2019  
SCALE 1" = 50'



SHEET 4 OF 7

PARCEL B  
PLAT NO. 24679-24685


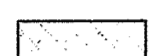
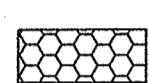
MATCHLINE SHEET 7 OF 7

S 89°07'07"E 547.62' (TOTAL) 1221.43' (PARCEL A)

N 556,050  
E 1,378,500

N 556,050  
E 1,379,400

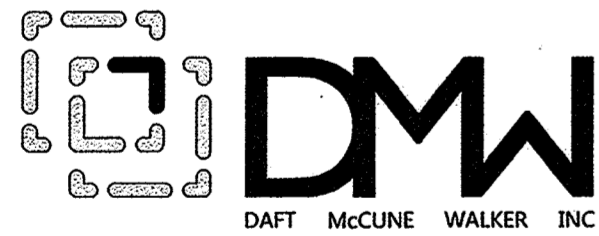
LEGEND

-  EXISTING EASEMENT TO BE ABANDONED
-  PUBLIC EASEMENT TO BE CREATED
-  FOREST CONSERVATION EASEMENT

COORDINATE TABLE

Point	Northing	Easting
BC3	556041.134	1379124.866
BC4	555569.971	1379118.179
BC5	555579.202	1379075.762
BC6	555576.234	1378839.901
BC7	555568.635	1378768.293

AREA TABULATION OF FINAL PLAT SHEET #	5
A. TOTAL NUMBER OF LOTS AND/OR PARCELS TO BE RECORDED.....	p/o 1
BUILDABLE.....	p/o 1
NON BUILDABLE.....	0
PRESERVATION PARCELS.....	0
OPEN SPACE.....	0
B. TOTAL AREA OF LOTS AND/OR PARCELS.....	5.120 AC.±
BUILDABLE.....	5.120 AC.±
NON BUILDABLE.....	0.000 AC.±
PRESERVATION PARCELS.....	0.000 AC.±
OPEN SPACE.....	0.000
C. TOTAL AREA OF ROADWAY TO BE RECORDED INCLUDING WIDENING STRIPS.....	0.000 AC.±
D. TOTAL AREA OF SUBDIVISION TO BE RECORDED.....	5.120 AC.±



501 FAIRMOUNT AVENUE SUITE 300 TOWSON, MD 21286  
P: 410 296 3333 F: 410 296 4705 WWW.DMW.COM

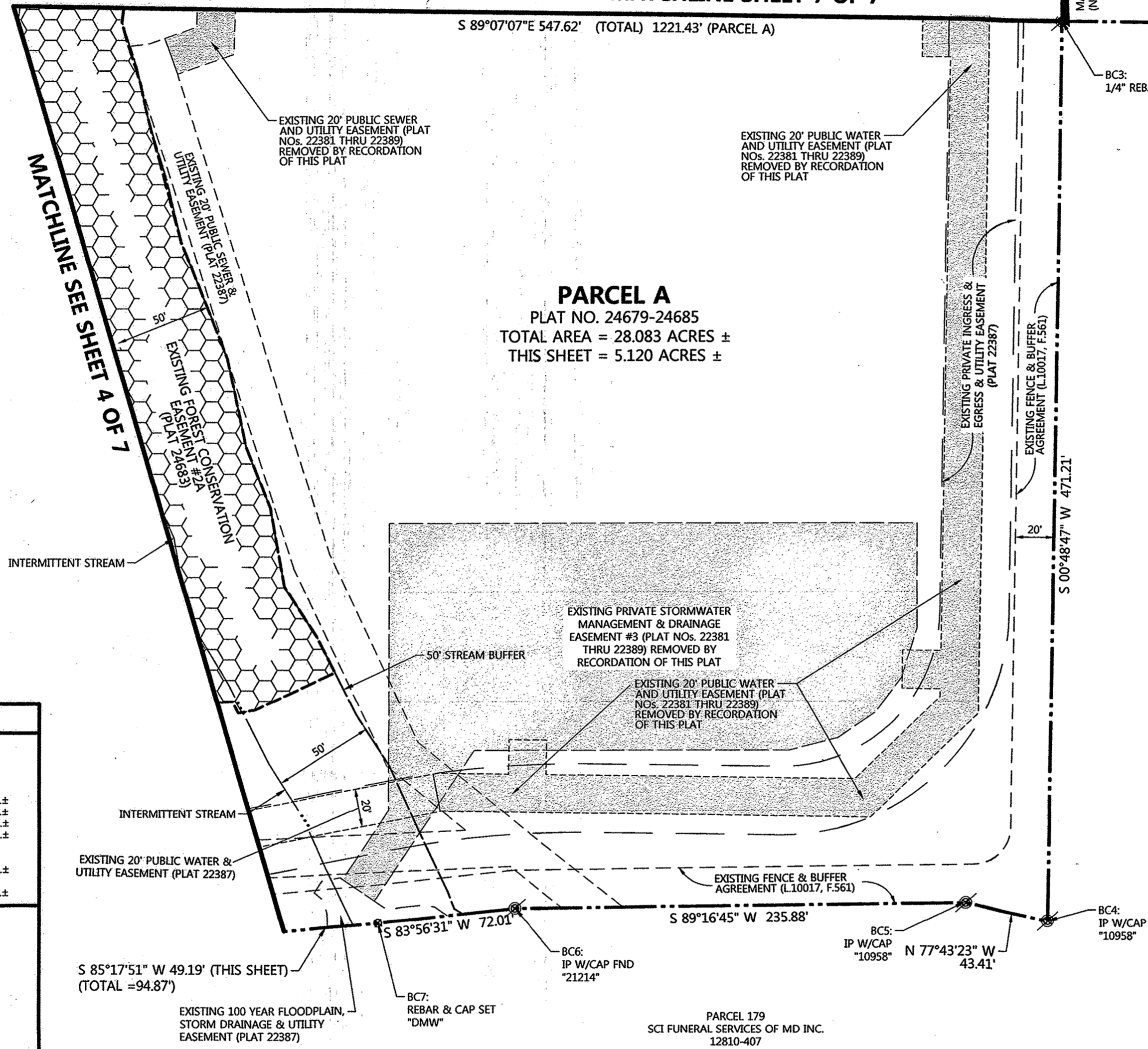
APPROVED: FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEMS, IN HOWARD COUNTY HEALTH DEPARTMENT

*Maura Rossman* 4/10/2019  
Howard County Health Officer Date

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

*Chad Clark* 2-8-21  
Chief, Development Engineering Division Date

*Dir* 2/17/21  
Director Date



PARCEL 179  
SCI FUNERAL SERVICES OF MD INC.  
12810-407  
ZONE M-1

The requirements Section 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 setting of markers have been complied with.

*Michael D. Martin* 4-25-19  
Michael D. Martin, Professional Land Surveyor DATE  
Maryland Registration No. 21234  
Exp. Date: January 19, 2021

*Dr. Harsh K. Trivedi* 3/20/2019  
SHEPPARD PRATT HEALTH SYSTEMS, INC. Date  
Dr. Harsh K. Trivedi, President and CEO



OWNER'S DEDICATION

We, Sheppard Pratt Health System, Inc, A Maryland Corporation, Owner of the property shown 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 easements shown hereon;
- (2) The right to require dedication for public use the beds of the streets and/or roads, and floodplains and open spaces, where applicable, and for other good and 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 spaces, 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 our hands this 20 day of MARCH 2019

*Dr. Harsh K. Trivedi* 3/20/2019  
SHEPPARD PRATT HEALTH SYSTEM, INC.  
Dr. Harsh K. Trivedi, President and CEO Date

*TO* 3/20/2019  
Witness Date

SURVEYOR'S CERTIFICATE

I hereby certify, to the best of my knowledge, information and belief, that the final plat shown hereon is correct; that it is a Plat of Revision of the land conveyed by Meadowridge Rock, LLC a Maryland Limited Liability Company by Deeds Dated November 1, 2010 and recorded in the land records of Howard County, Maryland, in liber 12945 at folio 93 and liber 12945, folio 99 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 now amended.

I also 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. 21234, expiration date January 19, 2021.

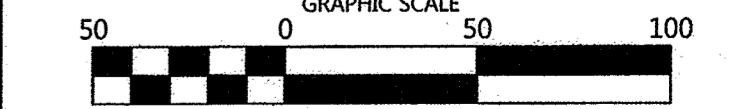
*Michael D. Martin* 4-25-19  
Michael D. Martin, Professional Land Surveyor Date  
Maryland Registration No. 21234

RECORDED AS PLAT No. 251687 ON 3-18-21 IN THE LAND RECORDS OF HOWARD COUNTY, MARYLAND

PLAT OF REVISION  
CORRIDOR 95 BUSINESS PARK  
PARCELS "A" AND "B"

A REVISION OF "CORRIDOR 95 BUSINESS PARK PARCELS "A" AND "B"  
PLAT NUMBERS 24679 THRU 24685  
ZONED: M-1

TAX MAP NO. 37 GRID 17, 18, 23 & 24 MARCH 18, 2019 SCALE 1" = 50'  
PARCEL NO. P/O 179 AND P/O 134 1ST ELECTION DISTRICT HOWARD COUNTY MARYLAND


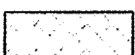



SHEET 5 OF 7

CURVE TABLE

CURVE	DELTA ANGLE	RADIUS	ARC	CHORD BEARING	LENGTH	TANGENT
C1	13°04'04"	56.00'	12.77'	N 49°11'46" W	12.74'	6.41'
C2	66°47'46"	15.00'	17.49'	N 00°03'28" W	16.51'	9.89'
C16	64°14'26"	23.50'	26.35'	S 81°49'25" W	24.99'	14.75'
C17	37°46'39"	56.00'	36.92'	N 36°58'15" W	36.26'	19.16'
C18	9°54'57"	1232.39'	213.28'	N 74°06'46" E	213.02'	106.91'

LEGEND

-  EXISTING EASEMENT TO BE ABANDONED
-  PUBLIC EASEMENT TO BE CREATED
-  FOREST CONSERVATION EASEMENT

N 556,500  
E 1,377,900

N 556,500  
E 1,378,650

PARCEL 134  
STATE ROADS COMMISSION OF MARYLAND  
SRC PLATS 34708 - 34711 & PLATS 45705 - 57324  
**RAMP "F"**  
MARYLAND ROUTE 100  
S.R.C. PLAT NO. 57324

VEHICULAR INGRESS & EGRESS  
RESTRICTED  
S.R.C. PLAT NO. 57324

PERPETUAL DISCHARGE EASEMENT TO BE DONATED TO THE STATE HIGHWAY ADMINISTRATION (PLAT 24684)

EXISTING FOREST CONSERVATION EASEMENT #3A (PLAT 24684)

EXISTING PRIVATE STORMWATER MANAGEMENT & DRAINAGE EASEMENT #1 (PLAT NOS. 22381 THRU 22389) REMOVED BY RECORDATION OF THIS PLAT

**PARCEL B**  
PLAT NO. 24679-24685  
TOTAL AREA = 11.034 ACRES ±  
THIS SHEET = 4.172 ACRES ±

PARCEL 174  
SHEPPARD PRATT PROPERTIES LLC  
17975-272  
ZONE M-1

The requirements Section 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 setting of markers have been complied with.

*Michael D. Martin* 4-25-19  
Michael D. Martin, Professional Land Surveyor DATE  
Maryland Registration No. 21234

*Dr. Harsh K. Trivedi* 3/20/2019  
SHEPPARD PRATT HEALTH SYSTEMS, INC. Date  
Dr. Harsh K. Trivedi, President and CEO

PERPETUAL DISCHARGE EASEMENT TO BE DONATED TO THE STATE HIGHWAY ADMINISTRATION (PLAT 24684)

BC36:  
REBAR & CAP FND  
"DMW"

BC2:  
STONE FND

EXISTING 20' PUBLIC WATER, UTILITY AND ACCESS EASEMENT (PLAT 24682)

EXISTING BALTIMORE GAS & ELECTRIC COMPANY- 50' RIGHT OF WAY DEED OF RIGHT OF WAY LIBER R.H.M. 294 FOLIO 334

EXISTING FOREST CONSERVATION EASEMENT #3B (PLAT 24684)

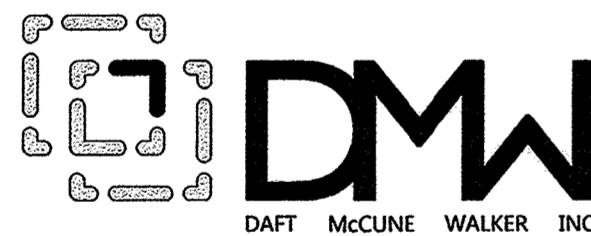
S 89°07'07"E 673.80' (TOTAL) 1510.64' (PARCEL B)

MATCHLINE SEE SHEET 4 OF 7 S 89°07'07"E 673.80' (TOTAL) 1221.43' (PARCEL A)

PARCEL A  
PLAT NO. 24679-24685

COORDINATE TABLE

Point	Northing	Easting
BC2	556059.922	1377903.580
BC36	556206.366	1377843.349



501 FAIRMOUNT AVENUE SUITE 300 TOWSON, MD 21286  
P: 410 296 3333 F: 410 296 4705 WWW.DMW.COM

AREA TABULATION OF FINAL PLAT SHEET #	6
A. TOTAL NUMBER OF LOTS AND/OR PARCELS TO BE RECORDED.....	p/o 1
BUILDABLE .....	p/o 1
NON-BUILDABLE .....	0
PRESERVATION PARCELS .....	0
OPEN SPACE .....	0
B. TOTAL AREA OF LOTS AND/OR PARCELS .....	4.172 AC.±
BUILDABLE .....	4.172 AC.±
NON-BUILDABLE .....	0.000 AC.±
PRESERVATION PARCELS .....	0.000 AC.±
OPEN SPACE .....	0.000
C. TOTAL AREA OF ROADWAY TO BE RECORDED INCLUDING WIDENING STRIPS .....	0.000 AC.±
D. TOTAL AREA OF SUBDIVISION TO BE RECORDED .....	4.172 AC.±

OWNER'S DEDICATION

We, Sheppard Pratt Health System, Inc, A Maryland Corporation, Owner of the property shown 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 easements shown hereon;  
 (2) The right to require dedication for public use the beds of the streets and/or roads, and floodplains and open spaces, where applicable, and for other good and 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 spaces, 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 our hands this 20 day of MARCH 2019

*Dr. Harsh K. Trivedi* 3/20/2019  
SHEPPARD PRATT HEALTH SYSTEM, INC. Date  
Dr. Harsh K. Trivedi, President and CEO

*Michael D. Martin* 3/20/2019  
Witness Date

SURVEYOR'S CERTIFICATE

I hereby certify, to the best of my knowledge, information and belief, that the final plat shown hereon is correct; that it is a Plat of Revision of the land conveyed by Meadowridge Rock, LLC a Maryland Limited Liability Company by Deeds Dated November 1, 2010 and recorded in the land records of Howard County, Maryland, in liber 12945 at folio 93 and liber 12945, folio 99 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 now amended.

I also 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. 21234, expiration date January 19, 2021.

*Michael D. Martin* 4-25-19  
Michael D. Martin, Professional Land Surveyor Date  
Maryland Registration No. 21234

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

*Paula M. Rossman* 4/10/2019  
Howard County Health Officer Date

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

*Dr. Harsh K. Trivedi* 2-8-21  
Chief, Development Engineering Division Date

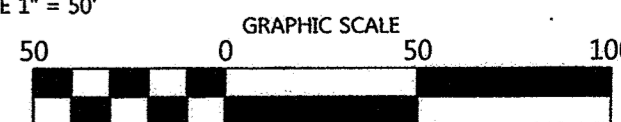
*Michael D. Martin* 2/17/21  
Director Date

RECORDED AS PLAT No. 25488 ON 3-18-21 IN THE LAND RECORDS OF HOWARD COUNTY, MARYLAND

PLAT OF REVISION  
**CORRIDOR 95 BUSINESS PARK**  
PARCELS "A" AND "B"

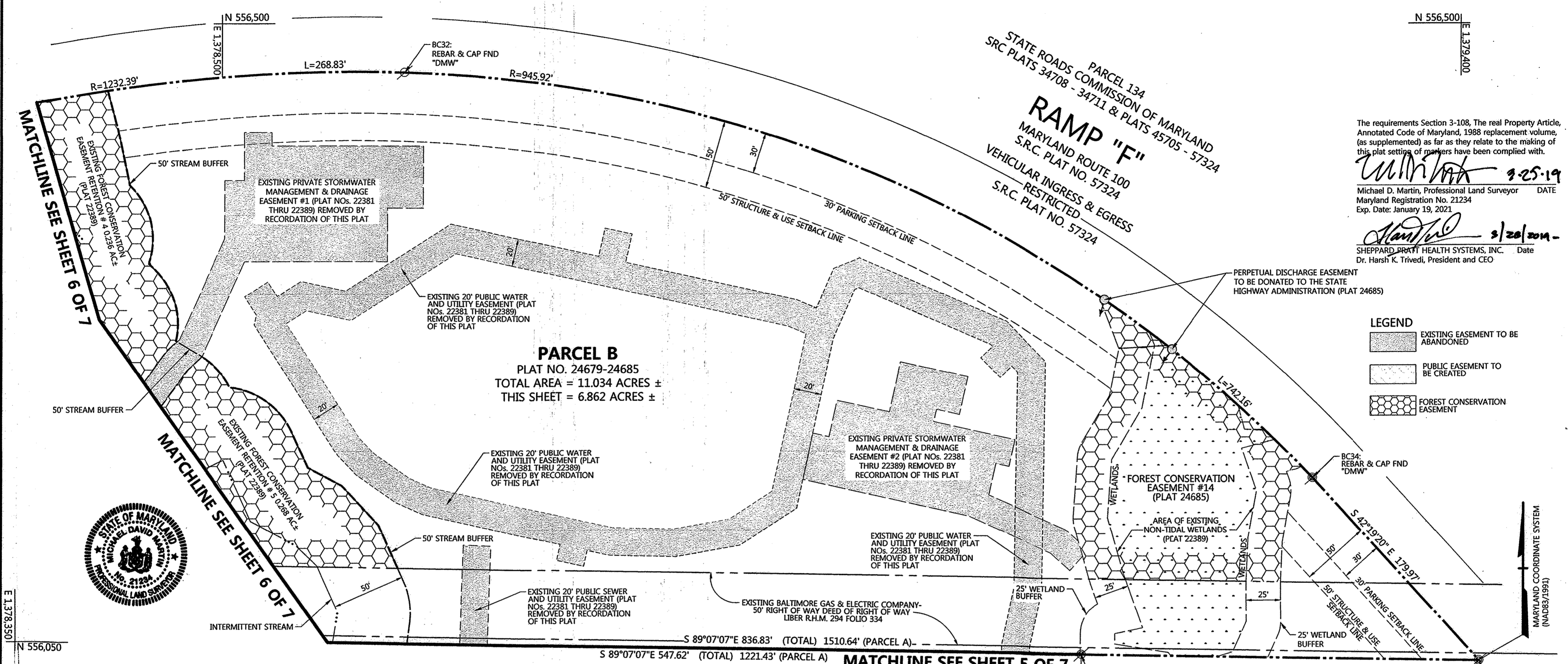
A REVISION OF "CORRIDOR 95 BUSINESS PARK PARCELS "A" AND "B"  
PLAT NUMBERS 24679 THRU 24685  
ZONED: M-1

TAX MAP NO. 37, GRID 17, 18, 23 & 24 PARCEL NO. P/O 179 AND P/O 134  
MARCH 18, 2019 1ST ELECTION DISTRICT  
SCALE 1" = 50' HOWARD COUNTY MARYLAND



SHEET 6 OF 7

CURVE	DELTA ANGLE	RADIUS	ARC	CHORD BEARING	LENGTH	TANGENT
C10	13°57'17"	25.00'	6.09'	S 67°55'15" W	6.07'	3.06'
C11	29°39'30"	25.00'	12.94'	S 04°39'23" E	12.80'	6.62'
C12	19°46'57"	25.00'	8.63'	N 06°02'20" W	8.59'	4.36'
C13	26°36'19"	25.00'	11.61'	N 17°09'18" E	11.50'	5.91'
C14	12°11'16"	25.00'	5.32'	N 14°58'32" W	5.31'	2.67'
C15	11°39'51"	945.92'	192.57'	S 49°59'40" E	192.24'	96.62'



The requirements Section 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 setting of markers have been complied with.

*Michael D. Martin* 9-25-19  
 Michael D. Martin, Professional Land Surveyor DATE  
 Maryland Registration No. 21234  
 Exp. Date: January 19, 2021

*Dr. Harsh K. Trivedi* 3/20/2019  
 SHEPPARD PRATT HEALTH SYSTEMS, INC. Date  
 Dr. Harsh K. Trivedi, President and CEO

**LEGEND**

	EXISTING EASEMENT TO BE ABANDONED
	PUBLIC EASEMENT TO BE CREATED
	FOREST CONSERVATION EASEMENT



AREA TABULATION OF FINAL PLAT SHEET #		7
<b>A. TOTAL NUMBER OF LOTS AND/OR PARCELS TO BE RECORDED.....</b>		
BUILDABLE	p/o 1	0
NON BUILDABLE	p/o 1	0
PRESERVATION PARCELS		0
OPEN SPACE		0
<b>B. TOTAL AREA OF LOTS AND/OR PARCELS.....</b>		
BUILDABLE	6.862 AC.±	
NON BUILDABLE	6.862 AC.±	
PRESERVATION PARCELS	0.000 AC.±	
OPEN SPACE	0.000	
<b>C. TOTAL AREA OF ROADWAY TO BE RECORDED INCLUDING WIDENING STRIPS.....</b>		
	0.000 AC.±	
<b>D. TOTAL AREA OF SUBDIVISION TO BE RECORDED.....</b>		
	6.862 AC.±	

**COORDINATE TABLE**

Point	Northing	Easting
BC3	556041.134	1379124.866
BC32	556464.458	1378632.363
BC34	556169.749	1379292.868
BC35	556036.685	1379414.042

**DMW**  
 DAFT McCUNE WALKER INC  
 501 FAIRMOUNT AVENUE SUITE 300 TOWSON, MD 21286  
 P: 410 296 3333 F: 410 296 4705 WWW.DMW.COM

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

*Mauro Rossman* 4/10/2019  
 Howard County Health Officer Date

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

*Chief, Development Engineering Division* 2-2-21  
 Chief, Development Engineering Division Date

*Director* 2/17/21  
 Director Date

**OWNER'S DEDICATION**

We, Sheppard Pratt Health System, Inc, A Maryland Corporation, Owner of the property shown 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,

- 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 easements shown hereon;
- The right to require dedication for public use of the beds of the streets and/or roads, and floodplains and open spaces, where applicable, and for other good and 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 spaces, where applicable;
- The right to require dedication of waterways and drainage easements for the specific purpose of their construction, repair and maintenance; and
- That no building or similar structure of any kind shall be erected on or over the said easements and rights-of-way.

Witness our hands this 20 day of MARCH 2019

*Dr. Harsh K. Trivedi* 3/20/2019  
 SHEPPARD PRATT HEALTH SYSTEM, INC. Date  
 Dr. Harsh K. Trivedi, President and CEO

*Witness* 3/20/2019  
 Witness Date

**SURVEYOR'S CERTIFICATE**

I hereby certify, to the best of my knowledge, information and belief, that the final plat shown hereon is correct; that it is a Plat of Revision of the land conveyed by Meadowridge Rock, LLC a Maryland Limited Liability Company by Deeds Dated November 1, 2010 and recorded in the land records of Howard County, Maryland, in liber 12945 at folio 93 and liber 12945, folio 99 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 now amended.

I also 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. 21234, expiration date January 19, 2021.

*Michael D. Martin* 9-25-19  
 Michael D. Martin, Professional Land Surveyor Date  
 Maryland Registration No. 21234

RECORDED AS PLAT No. 25489 ON 3-18-21 IN THE LAND RECORDS OF HOWARD COUNTY, MARYLAND

**PLAT OF REVISION**  
**CORRIDOR 95 BUSINESS PARK**  
**PARCELS "A" AND "B"**

A REVISION OF "CORRIDOR 95 BUSINESS PARK PARCELS "A" AND "B" PLAT NUMBERS 24679 THRU 24685 ZONED: M-1

TAX MAP NO. 37, GRID 17, 18, 23 & 24, MARCH 18, 2019 SCALE 1" = 50'

PARCEL NO. P/O 179 AND P/O 134 1ST ELECTION DISTRICT HOWARD COUNTY MARYLAND

GRAPHIC SCALE  
 50 0 50 100

SHEET 7 OF 7