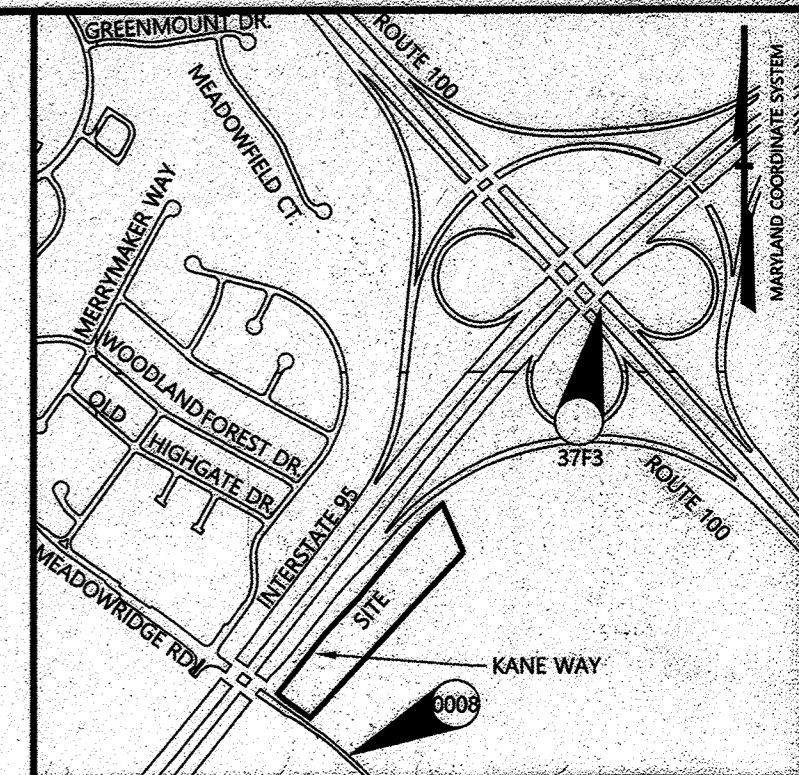


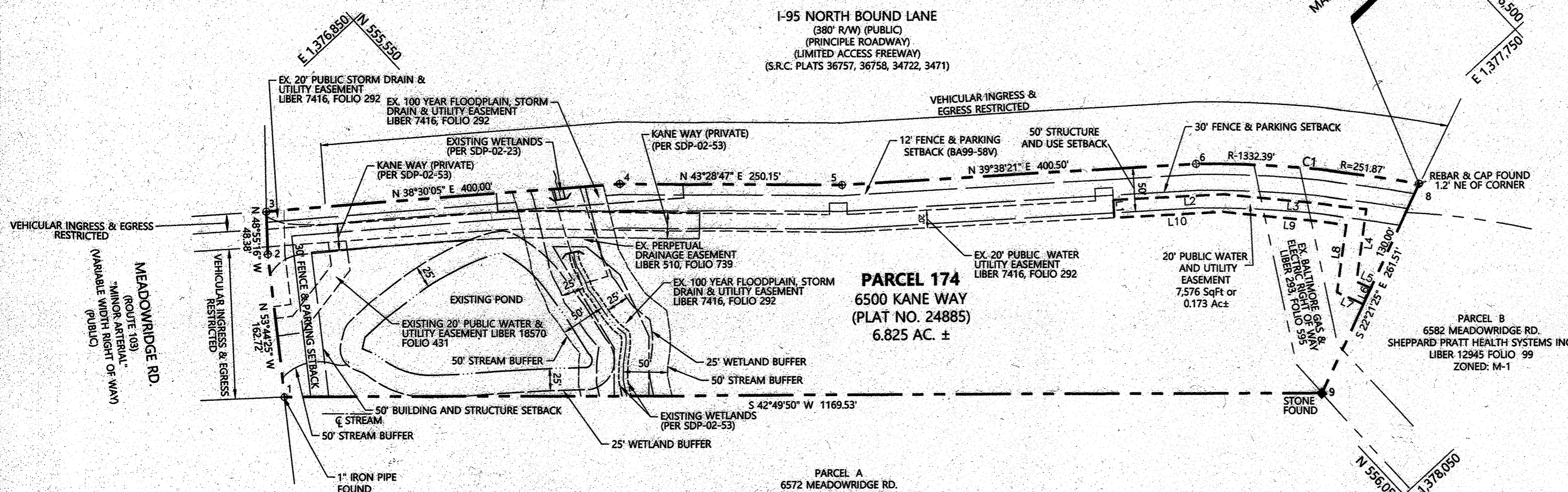
Point	Northing	Easting
1	555202.227	1377108.496
2	555298.467	1376977.288
3	555330.258	1376940.818
4	555643.295	1377189.832
5	555824.808	1377361.960
6	556133.224	1377617.459
8	556301.775	1377804.109
9	556059.922	1377903.580

CURVE	DELTA ANGLE	RADIUS	ARC	CHORD BEARING	LENGTH	TANGENT
C1	10°49'51"	1332.39'	251.87'	N 47°55'01" E	251.49'	126.31'

LINE	BEARING	DISTANCE
L1	N 35°13'43" E	20.56'
L2	N 09°46'10" W	71.72'
L3	N 54°46'10" W	26.56'
L4	N 38°49'55" E	20.04'
L5	S 54°46'10" E	33.59'
L6	S 09°46'10" E	88.28'
L7	S 35°13'55" W	29.21'



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 is an existing structure located on the subject parcel to remain. No new buildings, extensions or additions to the existing structure are to be constructed at a distance less than the zoning regulations requirements.
- There are no gravesites within the parcel boundaries.
- Water and Sewer services to this Parcel 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: SDP-90-062, SDP-90-081, SDP-72-036, SDP-02-53, WP-02-107, BA-99-58V, PLAT NO. 15921, and Public Water and Sewer Contract no. 14-4086-D, 14-5048, F-19-024.
- 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 Parcel 174, any conveyances of the aforesaid parcel 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 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).
- Iron Pipes found are shown as: Stone found shown as:
- Angular changes in boundary of right of way shown as:
- Stormwater Management was previously addressed in accordance with Site Development Plan SDP-02-53.
- Current Deed reference: Liber 17975, Folio 272.
- The Howard County department of Planning and Zoning approved a request for an essential or necessary environmental disturbance in accordance with section 16.116(c) of the Subdivision and Land Development regulations on October 3, 2018. The stream and wetland buffers shown hereon along the Meadowridge Road frontage are consistent with that approval.

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.

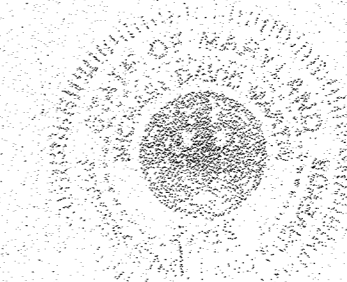
*Michael D. Martin* 3-16-22  
Michael D. Martin, Professional Land Surveyor DATE  
Maryland Registration No. 21234  
Exp. Date: January 19, 2023

*Dr. Harsh K. Trivedi* 9-15-22  
SHEPPARD PRATT HEALTH SYSTEMS, INC. Date  
Dr. Harsh K. Trivedi, President and CEO

	TOTAL
A. TOTAL NUMBER OF LOTS AND/OR PARCELS TO BE RECORDED.....	1
BUILDABLE.....	1
NON BUILDABLE PRESERVATION PARCEL.....	0
BUILDABLE PRESERVATION PARCEL.....	0
B. TOTAL AREA OF LOTS AND/OR PARCELS.....	6.825 AC ±
BUILDABLE.....	6.825 AC ±
NON BUILDABLE PRESERVATION PARCEL.....	0.000 AC ±
BUILDABLE PRESERVATION PARCEL.....	0.000 AC ±
C. TOTAL AREA OF ROADWAY AND HIGHWAY WIDENING TO BE RECORDED.....	0.000 AC ±
D. TOTAL AREA OF SUBDIVISION TO BE RECORDED.....	6.825 AC ±

LINE	BEARING	DISTANCE
L1	N 50°01'55" W	20.00'
L2	N 39°58'05" E	124.57'
L3	N 48°34'13" E	161.10'
L4	S 39°28'03" E	82.96'
L5	N 67°38'35" E	17.62'
L6	S 22°21'25" E	20.00'
L7	S 67°38'35" W	32.38'
L8	N 39°28'03" W	77.04'
L9	S 48°34'13" W	138.90'
L10	S 39°58'05" W	123.06'

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



**PURPOSE NOTE:**  
THE PURPOSE OF THIS PLAT OF REVISION IS TO CREATE ADDITIONAL PUBLIC WATER AND UTILITY EASEMENT IN SUPPORT OF W&S PLAN NO. 14-5048-D

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

*Howard County Health Officer* 5/9/22  
Howard County Health Officer Date

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

*Chief, Development Engineering Division* 5/13/22  
Chief, Development Engineering Division Date

*Director* 5/20/22  
Director Date

**OWNER'S DEDICATION**

We, Sheppard Pratt Properties, LLC, A Maryland Limited Liability Company, 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 15 day of MARCH 2022

*Dr. Harsh K. Trivedi* 9-15-22  
SHEPPARD PRATT PROPERTIES, LLC Date  
Dr. Harsh K. Trivedi, President and CEO

*Witness* 9-15-22  
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 Sheppard Pratt Investment, Inc. a Maryland non-stock, non-profit corporation by Deed Dated December 14, 2017 and recorded in the land records of Howard County, Maryland, in liber 17975 at folio 272 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.

*Michael D. Martin* 9-16-22  
Michael D. Martin, Professional Land Surveyor Date  
Maryland Registration No. 21234 Exp. Date January 19, 2023

RECORDED AS PLAT No. 21099 ON 6-27-22 IN THE LAND RECORDS OF HOWARD COUNTY, MARYLAND

PLAT OF REVISION  
SHEPPARD PRATT PROPERTIES  
A REVISION OF "SHEPPARD PRATT PROPERTIES" PLAT M.D.R. 24885 ZONED: M-1

TAX MAP NO. 37, GRID 16, JANUARY 4, 2022 SCALE 1" = 100'

PARCEL NO. 174, 1ST ELECTION DISTRICT, HOWARD COUNTY MARYLAND

SHEET 1 OF 1