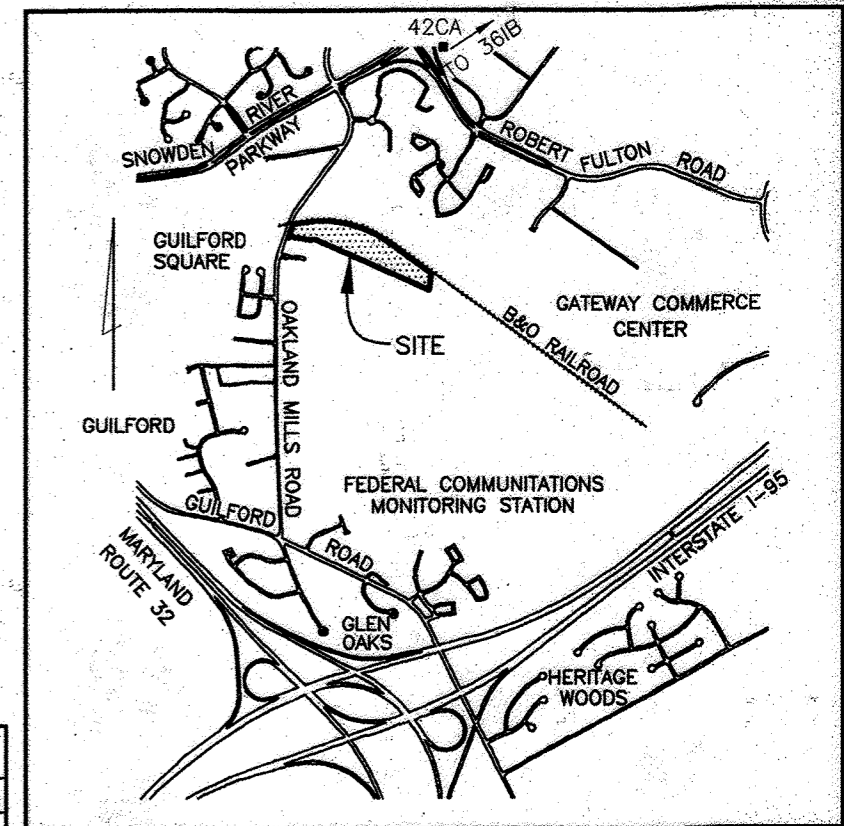


CURVE	ARC	RADIUS	TANGENT	DELTA	CHORD
C1	211.38'	640.00'	106.66'	18°55'28"	N80°33'35"W 210.43'
C2	47.12'	30.00'	30.00'	90°00'14"	S63°54'45"W 42.42'
C3	37.48'	778.51'	18.74'	02°45'31"	N20°18'21"E 37.48'
C4	1169.28'	1412.69'	620.47'	47°25'25"	S77°40'57"E 1136.19'

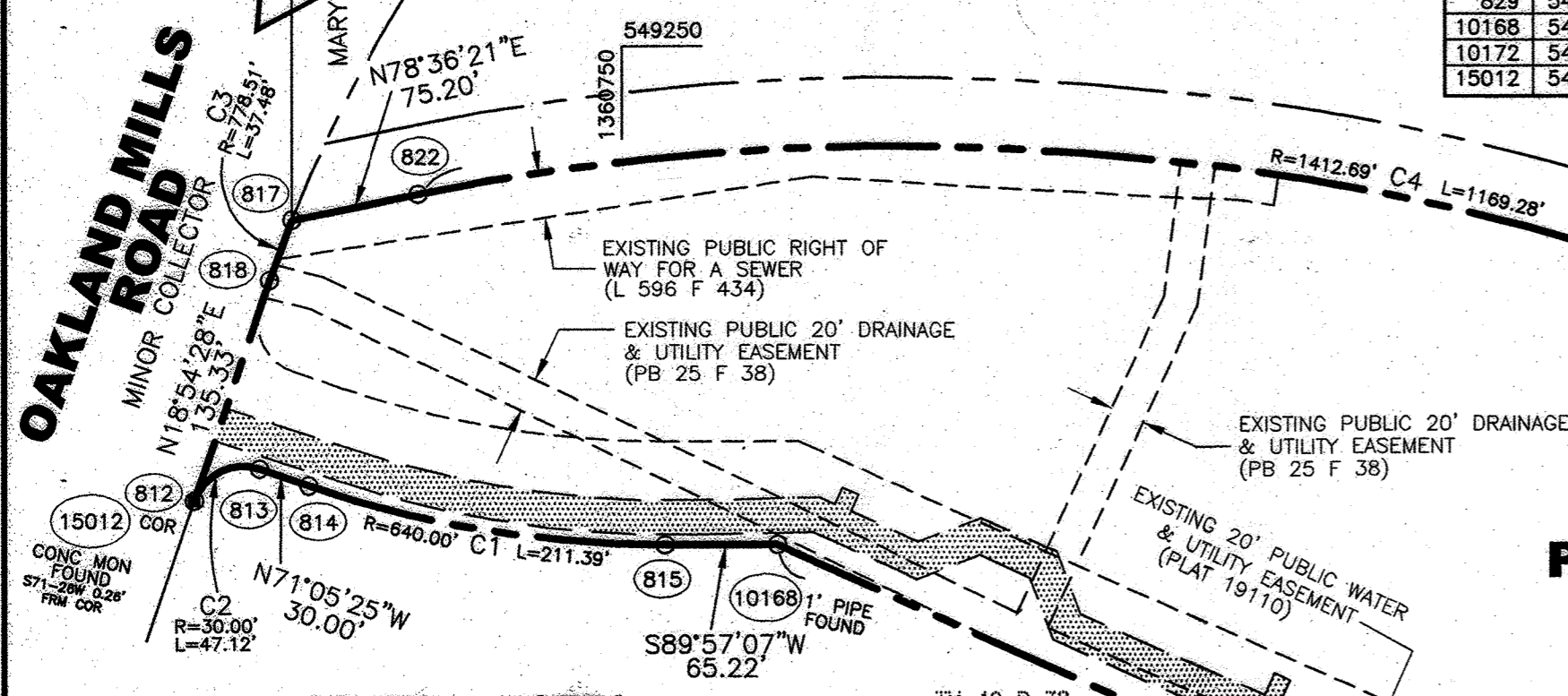
NO.	NORTH	EAST
812	548986.2019	1360501.0803
813	549004.8562	1360539.1796
814	548995.1336	1360567.5616
815	548960.6189	1360775.1417
817	549149.3748	1360557.9362
818	549114.2268	1360544.9325
822	549164.2312	1360631.6569
823	548915.6147	1361737.5090
824	548921.8483	1361741.6880
827	548322.8897	1362269.0142
829	548506.2414	1362300.3647
10168	548960.6357	1360840.3617
10172	548469.2314	1361941.1855
15012	548986.1195	1360500.8351

- EXISTING 20' PUBLIC WATER & UTILITY EASEMENT (PLAT 19110)
- PUBLIC WATER & UTILITY EASEMENT
- EXISTING WETLANDS (PLAT 19110) TO BE ABANDONED BY THIS PLAT
- EXISTING WETLANDS



LINE	BEARING	DISTANCE
L1	N65°56'39"W	15.00'
L2	N24°06'31"E	21.15'
L3	S65°53'29"E	15.00'
L4	S24°06'31"W	21.14'
L5	N69°06'36"E	20.49'
L6	S65°53'24"E	151.32'
L7	S09°42'10"W	14.96'
L8	N65°53'24"W	169.53'

WETLAND	BEARING	DISTANCE
W1	N65°26'57"W	28.35'
W2	N14°08'52"E	10.01'
W3	S66°05'35"E	29.01'
W4	N61°23'10"E	18.75'
W5	S22°39'56"E	13.95'
W6	S76°52'43"W	25.69'



PARCEL A-2
12.17776 ACRES

GENERAL NOTES

- COORDINATES BASED ON NAD '83/91, MARYLAND COORDINATE SYSTEM AS PROJECTED BY HOWARD COUNTY, GEODETIC CONTROL STATION NO. 42CA AND 361B
42CA N 551695.734 E 1362506.43
361B N 563348.652 E 1364085.211
- THIS PLAT IS BASED ON A FIELD RUN BOUNDARY SURVEY PERFORMED BY ROBERT VOGEL ENGINEERING, INC. MAY, 2016.
- BRL DENOTES BUILDING RESTRICTION LINE.
- DENOTES REBAR WITH CAP SET.
- DENOTES IRON PIPE OR IRON BAR FOUND.
- DENOTES ANGULAR CHANGE IN BEARING OF BOUNDARY OR RIGHT-OF-WAY.
- DENOTES STONE OR MONUMENT FOUND.
- AREAS SHOWN HEREON ARE MORE OR LESS.
- THE SUBJECT PROPERTY IS ZONED HT PER THE 2/02/2004 COMPREHENSIVE ZONING PLAN, FDP-142-A-II, ET, NC-IND.
- NO SPRINKLING, REMOVAL OF VEGETATIVE COVER OR TREES, OR DEVELOPMENT IS PERMITTED WITHIN THE LIMITS OF WETLANDS, STREAMS, OR THEIR BUFFERS.
- WETLANDS DELINEATED BY ENVIRONMENTAL SYSTEMS ANALYSIS, INC. AUGUST 2, 2002, AND BY ECO-SCIENCE PROFESSIONAL, INC. DATED FEBRUARY 10, 2005.
- IN ACCORDANCE WITH SECTION 16.1202(b)(1)(ii) OF THE COUNTY CODE, THIS IS A CORRECTION PLAT (PLAT OF REVISION), AND THEREFORE IS EXEMPT FROM THE REQUIREMENT OF THE FOREST CONSERVATION ACT. FOREST CONSERVATION FOR THE DEVELOPMENT ACTIVITY RELATED TO SDP-21-052 SHALL BE PROVIDED WITH THAT SDP.
- STORMWATER MANAGEMENT QUALITY IS PROVIDED BY THE TWO PROPOSED UNDERGROUND SAND FILTER SYSTEMS AND ONE BIORETENTION FACILITY. THE PROPOSED STORM WATER MANAGEMENT FACILITIES ARE TO BE PRIVATELY OWNED AND MAINTAINED BY STONEWOOD BUSINESS CENTER AND IN ACCORDANCE WITH SDP-05-105.
- RELATED SDP-05-105 IS SUBJECT TO WAIVER PETITION WP-05-120, APPROVED MARCH 7, 2006 TO SECTIONS:
A) 16.116(a)(1) TO PERMIT CLEARING, GRADING AND DEVELOPMENT WITHIN 25 FEET OF A WETLAND.
B) 16.116(a)(2)(i) TO PERMIT CLEARING, GRADING AND DEVELOPMENT WITHIN 50 FEET OF AN INTERMITTENT STREAM IN A NON-RESIDENTIAL ZONING DISTRICT.
C) 16.144(A) AND (D) AND 16.144(F) AND (I) TO NOT REQUIRE THE SUBMISSION AND APPROVAL OF SKETCH AND PRELIMINARY PLANS FOR THE SUBMISSION OF NON-RESIDENTIALLY ZONED-PART OF TM PARCEL 50.
D) 16.102(c)(2) TO NOT REQUIRE THE PLANTING OF THE RESIDUE OF TM PARCEL 50.
- PB 370 APPROVED MAY 11, 2006 GRANTED APPROVAL OF THE COMPREHENSIVE SKETCH PLAN AND FINAL DEVELOPMENT PLAN PHASE 142-A-II CRITERIA SUBJECT TO:
(i) THE PETITIONER SHALL COMPLY WITH ALL SUBDIVISION REVIEW COMMITTEE COMMENTS, WHICH REQUIRE MINOR CRITERIA SECTION NUMBER UPDATES AND THE DELETION OF OBSOLETE ZONING DESIGNATIONS THAT NO LONGER EXIST.
- AN ALTERNATIVE COMPLIANCE PETITION (WP-22-105) WAS APPROVED ON MAY 20, 2022 WITH RESPECT TO SECTIONS 16.116(a)(1) AND 16.116(a)(2)(i) OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS TO GRADE WITHIN A WETLAND, THE WETLAND BUFFER AND AN INTERMITTENT STREAM BUFFER AND SECTION 16.1209(b)(1) OF THE COUNTY CODE IN REGARDS TO THE REQUIRED 75-FOOT MINIMUM FOREST WIDTH FROM THE BANKS OF A PERENNIAL AND INTERMITTENT STREAM.
- AN ALTERNATIVE COMPLIANCE PETITION (WP-23-031) WAS APPROVED ON OCTOBER 12, 2022 WITH RESPECT TO SECTION 16.1205(c)(3) OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS, WHICH REQUIRES THE RETENTION OF STATE CHAMPION TREES, TREES 75% OF THE DIAMETER OF STATE CHAMPION TREES, AND TREES 30 INCHES IN DIAMETER OR LARGER.

RESERVATION OF PUBLIC UTILITY EASEMENTS
THE 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 PARCEL A-2 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 PARCEL. 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.

TOTAL AREA TABULATION

TOTAL NUMBER OF LOTS AND/OR PARCELS TO BE RECORDED	1
TOTAL AREA OF LOTS AND/OR PARCELS	12.17776 AC.
TOTAL AREA OF ROADWAYS TO BE RECORDED, INCLUDING WIDENING STRIPS	0.00 AC.
TOTAL AREA OF SUBDIVISION TO BE RECORDED	12.17776 AC.

OWNER & DEVELOPER
J 2 J LLC
6685 SANTA BARBARA CT, SUITE E
ELK RIDGE MD 21075
C/O ROBERT HARTSON
(443) 459-5080

VOGEL ENGINEERING
TIMMONS GROUP
3300 NORTH RIDGE ROAD, SUITE 110, ELLICOTT CITY, MD 21043
P: 410.461.7666 F: 410.461.8961 www.timmons.com

THE PURPOSE OF THIS PLAT IS TO:
(1) ABANDON PREVIOUS EXISTING WETLANDS, WETLAND BUFFER, AND STREAM DESIGNATION (PLAT 19110) IN ACCORDANCE WITH WP-22-105 APPROVED 5/31/22 PER MDE PERMIT NO. 14-NF-0088/201460310
(2) TO ADD EXISTING WETLANDS
(3) AND TO ADD PUBLIC WATER & UTILITY EASEMENT NO. 1 (0.0073 AC) AND PUBLIC WATER & UTILITY EASEMENT NO. 2 (0.0534 AC) (TOTALING 0.0607 AC) (SDP-21-052)

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

Robert Hartson 5/9/23
HOWARD COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

Chad Clark 5-17-23
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE
Robert Hartson 5/30/23
DIRECTOR DATE

OWNER'S CERTIFICATE

WE, J 2 J, LLC, 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 OR STREET RIGHTS-OF-WAYS 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, THE FLOOD PLAINS AND OPEN SPACE WHERE APPLICABLE AND FOR 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 FLOOD PLAINS, 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; 4) THAT NO BUILDING OR SIMILAR STRUCTURE OF ANY KIND SHALL BE ERRECTED ON OR OVER THE SAID EASEMENTS AND RIGHTS-OF-WAYS. WITNESS OUR HANDS THIS 12TH DAY OF APRIL, 2023.

Robert Hartson
J 2 J, LLC
ROBERT HARTSON
WITNESS
Robert Hartson

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT THAT IT IS A SUBDIVISION OF ALL OF THE LANDS CONVEYED BY GUILFORD I LIMITED PARTNERSHIP TO J 2 J, LLC BY THE TWO FOLLOWING DEEDS:
(1) DATED MAY 12, 2016 AND RECORDED IN LIBER 16885 FOLIO 227 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND AND
(2) DATED MAY 12, 2016 AND RECORDED IN LIBER 16896 FOLIO 71 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND
I FURTHER CERTIFY THAT ALL MONUMENTS ARE IN PLACE OR WILL BE IN PLACE PRIOR TO THE ACCEPTANCE OF THE STREETS IN THE SUBDIVISION BY HOWARD COUNTY, MARYLAND AS SHOWN, IN ACCORDANCE WITH THE ANNOTATED CODE OF MARYLAND AS AMENDED, AND BOUNDARY SURVEY IS IN ACCORDANCE WITH THE HOWARD COUNTY SUBDIVISION REGULATIONS.

Thomas M Hoffman, Jr. 4/12/23
THOMAS M HOFFMAN, JR. DATE
MD. REG. PROPERTY LINE SURVEYOR NO. 267
EXPIRATION/RENEWAL DATE JULY 28, 2024



RECORDED AS PLAT No. 26341 ON 10/2/23
AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

PARCEL A-2, E.G.U. SUBDIVISION SECTION 2 / AREA 6

A REVISION OF PARCEL A-2 AS SHOWN ON PLAT OF "PARCEL A-2, E.G.U. SUBDIVISION, SECTION 2 / AREA 6" RECORDED AS PLAT 19110 ON MAY 10, 2007

ZONING: NT
(EMPLOYMENT CENTER - INDUSTRIAL, FDP-142-A-II)
WP-05-120, SDP-05-105, BA-743-C, ZB-918M, F-73-85C, F-74-19C
SDP-74-21C, SDP-75-110C, SDP-21-052, FDP-142-A-1,
WP-05-120, WP-22-105, WP-23-031, PB 370
TAX MAP 42, BLOCK 11, PARCELS 402 AND 528
SIXTH ELECTION DISTRICT, HOWARD COUNTY, MARYLAND
SCALE 1" = 100 MARCH 2023
SHEET 1 OF 1