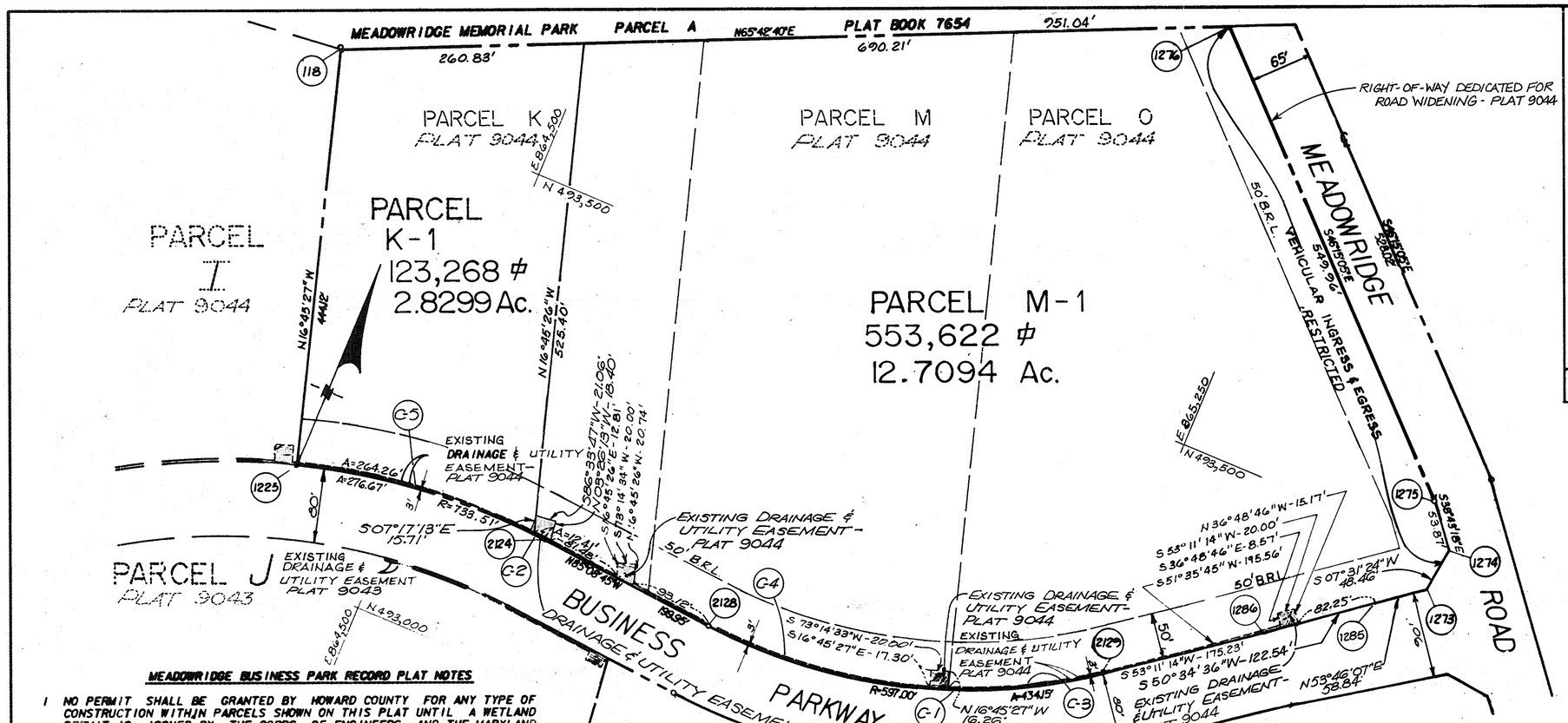

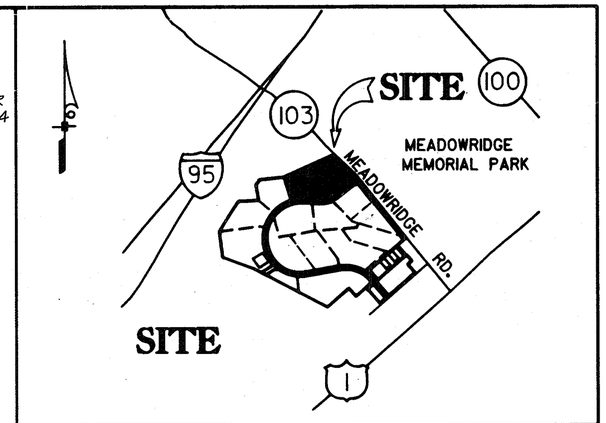

VICINITY MAP
SCALE: 1" = 2000'

CURVE DATA					
Nº.	RADIUS	ARC	DELTA	TANGENT	CHORD
C-1	597.00	434.15	41°40'01"	227.18	S74°01'15"W-424.65'
C-2	733.51	276.67	21°36'42"	140.00	S84°02'55"W-275.04'
C-3	594.00	167.08	16°06'57"	84.09	S61°14'42"W-166.53'
C-4	594.00	244.87	23°37'10"	124.20	S83°02'40"W-243.14'
C-5	736.51	261.46	20°20'24"	132.12	S83°24'45"W-260.09'

MEADOWRIDGE BUSINESS PARK RECORD PLAT NOTES

1 NO PERMIT SHALL BE GRANTED BY HOWARD COUNTY FOR ANY TYPE OF CONSTRUCTION WITHIN PARCELS SHOWN ON THIS PLAT UNTIL A WETLAND PERMIT IS ISSUED BY THE CORPS OF ENGINEERS AND THE MARYLAND DEPARTMENT OF THE ENVIRONMENT OR UNTIL A CERTIFICATE IS SUBMITTED BY THE ENGINEER STATING THAT NO CONSTRUCTION WILL BE ALLOWED WITHIN THE DELINEATED WETLAND AREA.

2. THE SUBDIVISION IS SUBJECT TO SECTION 18.122B OF THE HOWARD COUNTY CODE. PUBLIC WATER AND/OR SEWER SERVICE HAS BEEN GRANTED UNDER THE TERMS AND PROVISIONS, THEREOF, EFFECTIVE ON WHICH DATE DEVELOPER AGREEMENT 14-1946-D WAS FILED AND ACCEPTED.

3 COORDINATES SHOWN HEREON ARE BASED ON THE MARYLAND STATE GRID AS PROJECTED BY H.C.G.C. STA. 2444007 AND 2444008

4 MAINTENANCE OF ALL STORM DRAINS AND/OR DRAINAGE EASEMENTS SHOWN HEREON ARE THE RESPONSIBILITY OF THE PROPERTY OWNER, ITS SUCCESSORS AND ASSIGNS.

5 THE SUBJECT PROPERTY IS ZONED M-1 AS PER THE 8-2-85 COMPREHENSIVE ZONING PLAN.

6 DEPT. OF PLANNING AND ZONING FILES S-89-04, P-89-15, S-88-03, S-86-11, P-87-44, VP-86-46, GP-86-46, GP-89-14, GP-89-20, F-89-163.

7. STORMWATER MANAGEMENT FOR PARCEL K-1 AND ONE THIRD OF PARCEL M-1 IS INCLUDED IN THE FACILITY LOCATED ON PARCEL P. A STORMWATER MANAGEMENT FACILITY WILL BE REQUIRED FOR THE REMAINDER OF PARCEL M-1 IN ACCORDANCE WITH THE HOWARD COUNTY DESIGN MANUALS. PRIOR TO SIGNATURE OF THE SITE DEVELOPMENT PLANS FOR EACH PARCEL REQUIRING STORMWATER MANAGEMENT, THE DEVELOPER WILL BE REQUIRED TO EXECUTE THE DEVELOPERS AGREEMENT FOR THE CONSTRUCTION OF THE STORMWATER MANAGEMENT FACILITY AND A MAINTENANCE AGREEMENT.

PURPOSE OF RESUBDIVISION: TO CREATE PARCELS K-1 AND M-1 FROM PARCELS K, M, AND O.

TABLE OF COORDINATES		
118	493540.93	864252.62
1225	493115.68	864380.67
1273	493461.22	865544.56
1274	493509.25	865550.90
1275	493551.84	865516.76
1276	493932.13	865119.48
1285	493418.89	865486.79
1286	493349.18	865401.99
2124	493144.19	864654.22
2128	493127.27	864853.46
2129	493244.18	865261.70

Plans for public water and public sewerage systems have been approved by the Department of Health and Mental Hygiene and these facilities will be available to all parcels offered for sale.

Frederick W. Glassberg — 1/24/90
Frederick W. Glassberg, General Partner — Date

AREA TABULATION SHEET	
1. TOTAL NUMBER OF PARCELS TO BE RECORDED	2
2. TOTAL AREA OF PARCELS TO BE RECORDED	15.5393 Ac.
3. TOTAL AREA OF ROADWAYS TO BE RECORDED	0
4. TOTAL AREA OF SUBDIVISION TO BE RECORDED	15.5393 Ac.

APPROVED: FOR PUBLIC WATER & SEWER SYSTEMS HOWARD COUNTY HEALTH DEPARTMENT

COUNTY HEALTH OFFICER — 2-8-90 DATE

APPROVED: HOWARD COUNTY DEPT. OF PLANNING AND ZONING

DIRECTOR — 2.20.90 DATE

APPROVED: FOR PUBLIC SEWERAGE, WATER, STORM DRAINAGE SYSTEMS & PUBLIC ROADS HOWARD COUNTY DEPT. OF PUBLIC WORKS

DIRECTOR — 2/6/90 DATE

OWNER'S DEDICATION

WE, MEADOWRIDGE INDUSTRIAL PARTNERSHIP, OWNER 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 RIGHT-OF-WAYS AND THE SPECIFIC EASEMENTS SHOWN HEREON, (2) THE RIGHT TO REQUIRE DEDICATION FOR PUBLIC USE, THE BEDS OF THE STREETS AND FOR 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 STREET AND/OR ROADS AND FLOODPLAINS, STORM DRAINAGE FACILITIES AND OPEN SPACE WHERE APPLICABLE AND (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 RIGHT-OF-WAYS.

WITNESS OUR HANDS THIS 24 DAY OF January 1990

Frederick W. Glassberg
FREDERICK W. GLASSBERG GENERAL PARTNER

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS A SUBDIVISION OF PART OF THE LANDS CONVEYED BY MEADOWRIDGE INCORPORATED TO MEADOWRIDGE INDUSTRIAL PARTNERSHIP BY DEED DATED DECEMBER 16, 1985, AND RECORDED IN THE LAND RECORDS OF HOWARD COUNTY IN LIBER 1419, FOLIO 500 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 AMENDED.

DATE: 1/24/90 — William G. Elam
WILLIAM G. ELAM
PROFESSIONAL LAND SURVEYOR
MARYLAND NO. 10800

STATE OF MARYLAND — WILLIAM G. ELAM — No. 10800 — REGISTERED PROFESSIONAL LAND SURVEYOR

RECORDED AS PLAT 9179 ON 2-22-, 1990 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND

REVISION PLAT

MEADOWRIDGE BUSINESS PARK

PARCELS K-1 AND M-1: A RESUBDIVISION OF PARCELS K, M, AND O MEADOWRIDGE BUSINESS PARK SHEET 4 OF 7 RECORD PLAT 9044

1st. ELECTION DISTRICT HOWARD CO., MARYLAND

SCALE: 1" = 100' TAX MAP 37

GREENHORNE & O'MARA INC.
113 WEST ROAD, SUITE 208
BALTIMORE, MARYLAND 21204
(301) 296-4100

F-90-103

B-1053-P