

I FURTHER CERTIFY THAT THE REQUIREMENTS OF SECTION 3-106, THE REAL PROPERTY ARTICLE, ANNOTATED CODE OF MARYLAND, 1988 REPLACEMENT VOLUME, (AS SUPPLEMENTED) AS FAR AS THEY RELATE TO THE MAKING OF THIS PLAT AND THE SETTING OF MARKERS HAVE BEEN COMPLIED WITH.

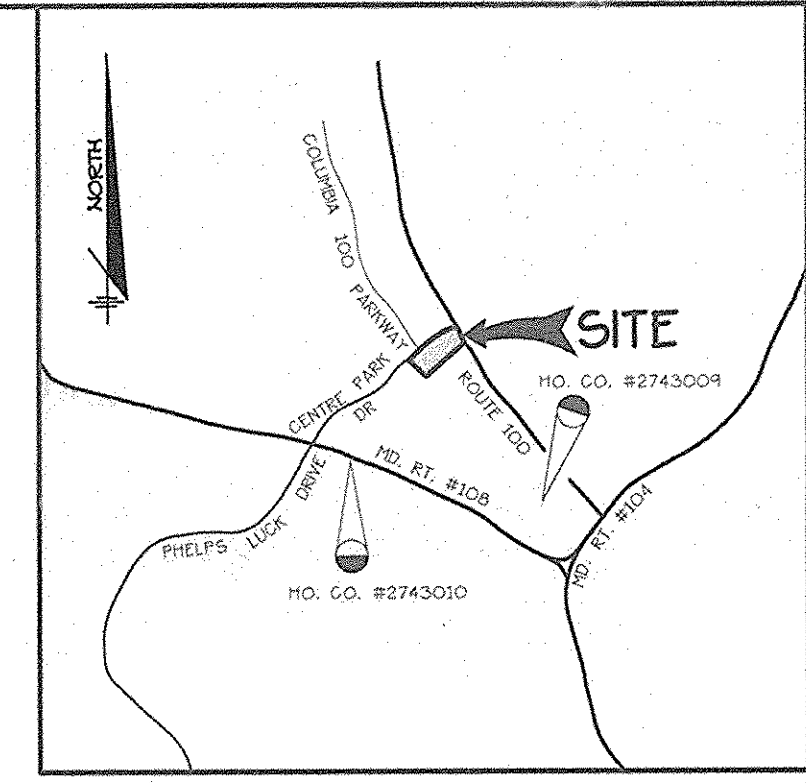
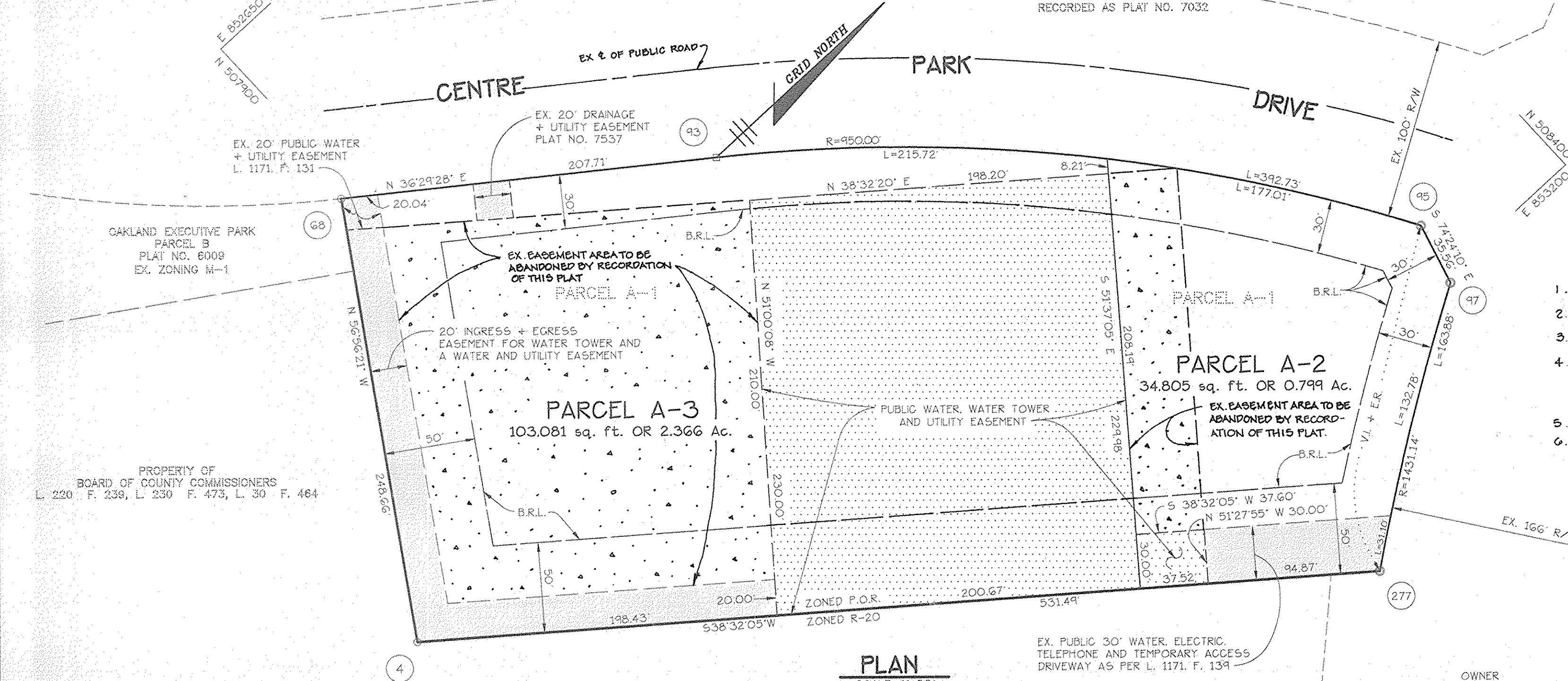
M.J.F. ASSOCIATES LIMITED PARTNERSHIP  
*Patrick McCuan* 7/14/95  
 PATRICK McCUAN GENERAL PARTNER DATE  
*Arthur E. Muegge* 6-28-95  
 ARTHUR E. MUEGGE #10751 DATE

COORDINATE LIST		
NO.	NORTH	EAST
4	507756.909	852964.080
68	507892.559	852755.681
93	508059.548	852879.207
95	508318.773	853170.503
97	508309.211	853204.752
227	508172.657	853295.193

CURVE DATA						
CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
93-95	950.00'	392.73'	199.21'	389.94'	N 48°20'03" E	23°41'09"
97-277	1431.14'	163.88'	82.03'	163.79'	S 33°30'39" E	06°33'39"

PLANS FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEMS HAVE BEEN APPROVED BY THE DEPARTMENT OF THE ENVIRONMENT AND THESE FACILITIES WILL BE AVAILABLE TO ALL PARCELS OFFERED FOR SALE.

*Patrick McCuan*  
 OWNER



**VICINITY MAP**  
 SCALE: 1"=2000'

**GENERAL NOTES**

- COORDINATES SHOWN HEREON ARE BASED ON HOWARD COUNTY STATION NUMBERS 2743009 AND 2743010.
- PROPERTY IS ZONED P.O.R. AS PER THE 10-18-93 COMPREHENSIVE ZONING PLAN.
- SUBJECT TO VP-86-20, VP-86-54, VP-86-54A1, VP-86-62A1, ZB-821M, F-88-73, COUNTY RESOLUTION NO. 202 + F-87-10.
- THIS SUBDIVISION IS SUBJECT TO SECTION 18.122B OF THE HOWARD COUNTY CODE, PUBLIC WATER AND PUBLIC SEWER SERVICE HAS BEEN GRANTED UNDER THE TERMS AND PROVISIONS THEREOF EFFECTIVE 11-28-86, ON WHICH DATE DEVELOPER AGREEMENT 24-1561-D WAS FILED AND ACCEPTED.
- B.R.L. DENOTES BUILDING RESTRICTION LINE.
- HOWARD COUNTY MAY GRANT AN EASEMENT TO M.J.F. ASSOCIATES LIMITED PARTNERSHIP, ACROSS THE FRONT OF THE WATER TOWER EASEMENT BETWEEN CENTRE PARK DRIVE RIGHT-OF-WAY AND THE EXISTING FENCE.

TOTAL TABULATIONS THIS SUBMISSION	TOTALS
1. TOTAL NUMBER OF PARCELS TO BE RECORDED: BULDABLE OPEN SPACE	2 0
2. TOTAL AREA OF PARCELS TO BE RECORDED: BULDABLE TOTAL OPEN SPACE AREA OF RECREATION OPEN SPACE TOTAL AREA OF 100 YEAR FLOODPLAIN AND 25% OR GREATER STEEP SLOPES.	3.165 Ac. 0.000 Ac. 0.000 Ac. 0.000 Ac.
3. TOTAL AREA OF ROAD RIGHT-OF-WAY TO BE RECORDED INCLUDING WIDENING STRIPS:	0.000 Ac.
4. TOTAL GROSS AREA OF SUBDIVISION TO BE RECORDED:	3.165 Ac.

**PLAN**  
 SCALE: 1"=50'

PROPERTY OF  
 BOARD OF COUNTY COMMISSIONERS  
 L. 220 F. 239, L. 230 F. 473, L. 30 F. 464

OWNER  
 M.J.F. ASSOCIATES LIMITED PARTNERSHIP  
 c/o PATRICK McCUAN, G.P.  
 K+M LAKE FRONT NORTH BUILDING  
 5550 STERRETT PLACE  
 SUITE 312  
 COLUMBIA, MARYLAND 21044  
 (410) 730-9091  
 ENGINEER  
 RIEMER MUEGGE + ASSOCIATES, INC.  
 8818 CENTRE PARK DRIVE  
 SUITE #200  
 COLUMBIA, MARYLAND 21045  
 (410) 997-8900

**LEGEND**

- - DENOTES 4' X 4' X 36" CONCRETE MONUMENT
- - DENOTES 5/8" PIPE OR IRON PIN SET
- B.R.L. - BUILDING RESTRICTION LINE
- V.I. + E.R. - VEHICULAR INGRESS + EGRESS RESTRICTED
- EX. EASEMENT AREA TO BE ABANDONED BY RECORDATION OF THIS PLAT.

**PURPOSE STATEMENT**

THE PURPOSE OF THIS PLAT IS TO REMOVE 55,759 sq. ft. OF THE EXISTING WATER TOWER EASEMENT FROM PARCEL 'A-1' AS PER COUNTY RESOLUTION NO. 202 WHICH WAS APPROVED ON JANUARY 7, 1991 AND TO RESUBDIVIDE PARCEL 'A-1' INTO PARCELS 'A-2' AND 'A-3' AND TO CREATE A NEW 20' INGRESS + EGRESS EASEMENT FOR WATER TOWER AND A WATER AND UTILITY EASEMENT.

APPROVED: FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEMS IN CONFORMANCE WITH THE MASTER PLAN OF WATER AND SEWERAGE FOR HOWARD COUNTY, MARYLAND.

*Joyce M. Boyd Anderson* 7/28/95  
 HOWARD COUNTY HEALTH OFFICE DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING.

*John D. ...* 7/28/95  
 CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

*James ...* 8/3/95  
 DIRECTOR DATE

**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 PATRICK McCUAN AND JILL McCUAN, TRUSTEES, TO M.J.F. ASSOCIATES LIMITED PARTNERSHIP, TRUSTEES, BY DEED DATED MAY 10, 1985 AND RECORDED IN THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER 1502 AT FOLIO 184, 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.

*Arthur E. Muegge* 6-28-95  
 ARTHUR E. MUEGGE #10751 DATE

**OWNER'S CERTIFICATE**

WE, M.J.F. ASSOCIATES LIMITED PARTNERSHIP, BY PATRICK McCUAN GENERAL PARTNER, OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY ADOPT THIS PLAN OF SUBDIVISION; AND IN CONSIDERATION OF THE APPROVAL OF THIS PLAT BY THE DEPARTMENT OF PLANNING AND ZONING ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES, ALL EASEMENTS OF RIGHTS-OF-WAY AFFECTING THE PROPERTY ARE INCLUDED IN THIS PLAN OF SUBDIVISION.

WITNESS MY/OUR HANDS THIS 14<sup>th</sup> DAY OF July 1995.

*Patrick McCuan*  
 PATRICK McCUAN, GENERAL PARTNER

*Christine A. Richards*  
 ATTEST

RECORDED AS PLAT NUMBER 11832  
 ON AUGUST 9, 1995 AMONG THE  
 LAND RECORDS OF HOWARD COUNTY, MARYLAND.

**REVISION PLAT**  
**COLUMBIA 100**  
**OFFICE RESEARCH PARK**  
 SECTION 1, AREA 1  
 PARCELS A-2 AND A-3  
 A RESUBDIVISION OF PARCEL A-1  
 AS SHOWN ON PLAT NO. 7537  
 F-87-10 + F-88-73  
 SECOND ELECTION DISTRICT HOWARD COUNTY, MARYLAND  
 TAX MAP NO. 30 PARCEL: 406 ZONING: POR  
 SCALE: AS SHOWN DATE: 7-14-95 SHEET 1 OF 1  
 (CM:/PROJECT/SURVEY2/104801/PLAT3.DWG)

F-96-05