

VICINITY MAP
SCALE: 1" = 2000'

COORDINATES

Point	North	East
HP132	543951.44	1342583.72
HP42	544015.93	1342325.41
LC3	544808.56	1342643.73
RW1	543992.02	1342593.81
RW2	544388.25	1342917.70

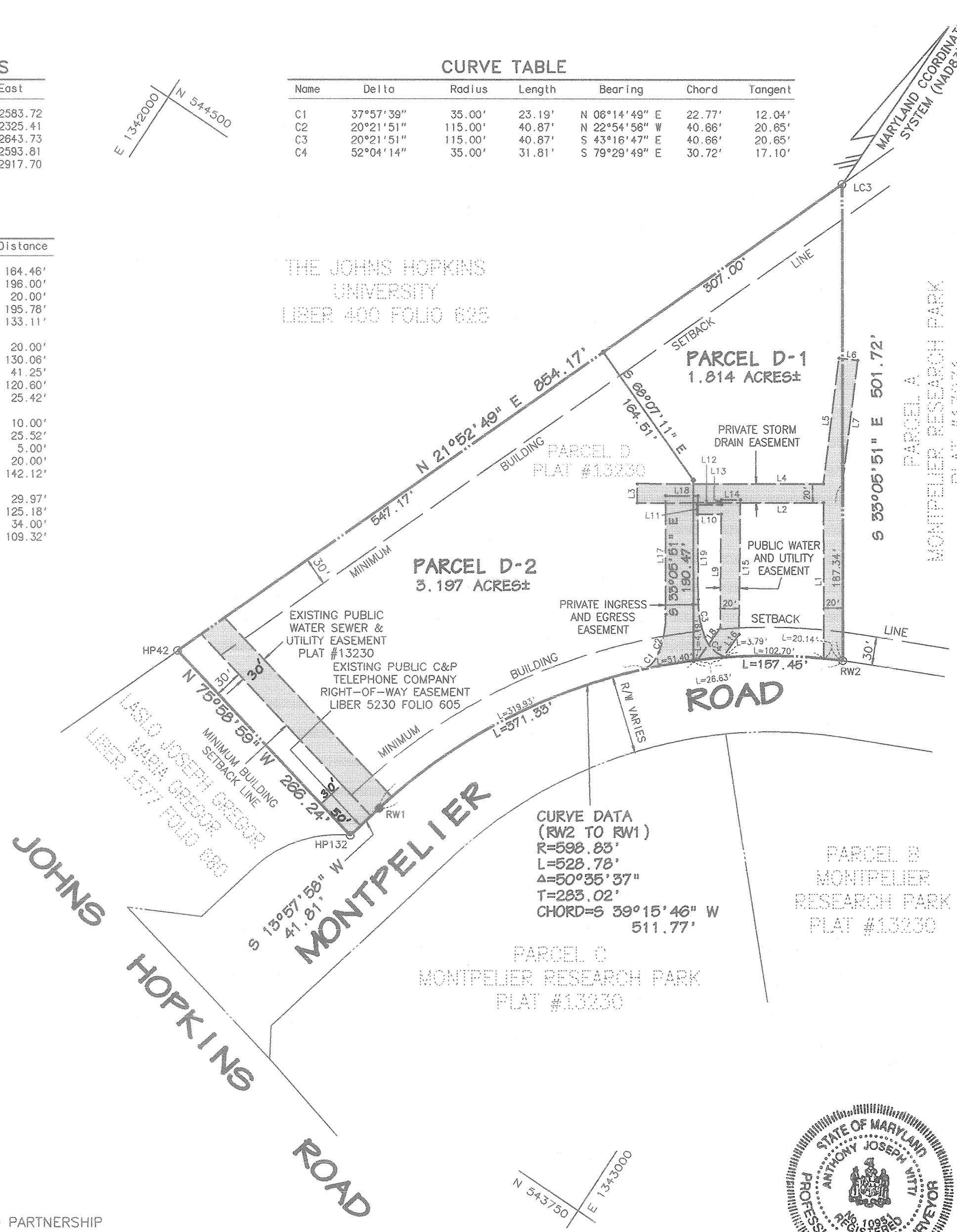
LINE TABLE

Name	Bearing	Distance
L1	N 33°05'51" W	164.46'
L2	S 56°54'08" W	196.00'
L3	N 33°05'51" W	20.00'
L4	N 56°54'08" E	195.78'
L5	N 25°57'28" W	133.11'
L6	N 64°02'32" E	20.00'
L7	S 25°57'28" W	130.06'
L8	N 02°29'54" E	41.25'
L9	N 32°30'06" W	120.60'
L10	S 56°54'08" W	25.42'
L11	N 33°05'51" W	10.00'
L12	N 56°54'08" E	25.52'
L13	N 32°30'06" W	5.00'
L14	N 56°54'08" E	20.00'
L15	S 32°30'06" E	142.12'
L16	S 02°29'54" W	29.97'
L17	N 33°05'51" W	125.18'
L18	N 56°54'08" E	34.00'
L19	S 33°05'51" E	109.32'

CURVE TABLE

Name	Delta	Radius	Length	Bearing	Chord	Tangent
C1	37°57'39"	35.00'	23.19'	N 06°14'49" E	22.77'	12.04'
C2	20°21'51"	115.00'	40.87'	N 22°54'58" W	40.66'	20.85'
C3	20°21'51"	115.00'	40.87'	S 43°16'47" E	40.66'	20.85'
C4	52°04'14"	35.00'	31.81'	S 79°29'49" E	30.72'	17.10'

THE JOHNS HOPKINS UNIVERSITY
LIBER 400 FOLIO 625



GENERAL NOTES

- Coordinates shown hereon are based on Maryland coordinate system, NAD 83, as projected by Howard County Geodetic Control Stations:

Station	North	East
0020	543170.96	1343822.16
4113	544492.88	1344177.82
41EA	544825.81	1339217.44
41EB	546222.26	1337778.18
- This Plat is based upon a field run monumented boundary survey performed on or about June 25, 1996 by D.M.W. (Daft McCune Walker, Inc.)
- Areas shown hereon are more or less.
- Subject property zoned Planned Employment Center (PEC) per 10/18/93 Comprehensive Zoning Plan.
- Stormwater management is to be provided by a regional facility on Parcel F as approved on SDP 98-11.
- This project is subject to the following waivers and submittals to the Howard County Department of Planning and Zoning: SDP 98-11, ZB 802 & 767, S86-47, F 98-45, SDP 99-145.
- There are no known cemeteries or grave sites on these parcels.
- By virtue of this plat, the Express Condition set forth at page 652 of the deed dated October 20, 1988, and recorded in Liber 1919, Folio 650, between Howard County, Maryland and Hopkins Road Limited Partnership, requiring a subdivision plat for Montpelier Research Park be approved by the Howard County Office of Planning and Zoning and recorded among the Land Records of Howard County, Maryland within 10 years of the date of the aforesaid Deed, has been satisfied. Therefore Howard County has no right to re-enter and repossess the property which is the subject of said Deed, and such property shall not revert or re-vest in Howard County.
- Developer reserves unto itself, its successors and assigns, all easements shown on this plat for water, sewer, storm drainage, forest conservation and other public utilities located in, over and through Parcels D-1 through D-2. Any and all conveyances of aforesaid Parcels shall be subject to the easements herein reserved, whether or not expressly stated in the deed conveying said Parcels. Developer shall execute and deliver deeds for easements herein reserved to Howard County. Upon completion of the public utilities and their acceptance by Howard County, the County shall accept the easement and record the deeds of easement in the Land Records of Howard County.
- Articles of Incorporation for The Montpelier Owners Association #642993 accepted by The State Department of Assessments and Taxation June 24, 1998.
- Forest Conservation for these parcels has been provided by F-98-45
- Limits of wetlands were determined by Envirens, January, 1988; jurisdictional determination re-confirmed by Corps Of Engineers in April of 1998. There wetlands are located on Parcels D-1 and D-2.
- No clearing, grading or construction is permitted within wetlands or stream buffer.
- The purpose of this plat is to subdivide Parcel D of Montpelier Research Park into Parcels D-1 and D-2.
- An Ingress and egress easement will be recorded concurrently with the plat.
- All landscaping requirements will be addressed during review of site development plan(s).
- denotes red plastic cap stamped "PROP. MARKER DMW C99" set on a 24" length of 3/4" rebar.

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 LOTS OFFERED FOR SALE.

Howard L. Resneck
8/18/99
Date

THIS SUBDIVISION IS SUBJECT TO SECTION 18.122B OF THE HOWARD COUNTY CODE. PUBLIC WATER AND PUBLIC SEWER SERVICE HAVE BEEN GRANTED UNDER THE TERMS AND PROVISIONS THEREOF, EFFECTIVE ON WHICH DATE DEVELOPER AGREEMENT 34-3654-D WAS FILED AND ACCEPTED.

TABULATION OF FINAL PLAT

a. Total Number of Parcels to be recorded	2
Buildable	2
Reservations	0
Open Space	0
b. Total area of Parcels	5.011 Acres±
Buildable	5.011 Acres±
Reservations	0.000 Acres±
Open Space	0.000 Acres±
Total area of 100 year floodplain and 25% or greater steep slopes	0.000 Acres±
c. Total Area of road right-of-way to be recorded including widening strips	0.000 Acres±
d. Total Area of Subdivision to be recorded (Net)	5.011 Acres±
e. Total Area of Subdivision to be recorded (Gross)	5.011 Acres±

OWNER:
HOPKINS ROAD LIMITED PARTNERSHIP
9030 RED BRANCH ROAD SUITE 200
COLUMBIA, MARYLAND 21045

OWNER'S DEDICATION

We, Hopkins Road Limited Partnership, a Maryland Limited Partnership, owners of the property shown and described hereon, by Lovell Properties, Inc., General and Managing Partner, 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 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.

The requirements of 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 and the setting of markers have been complied with.

Witness our hands this 29 day of June, 1999.

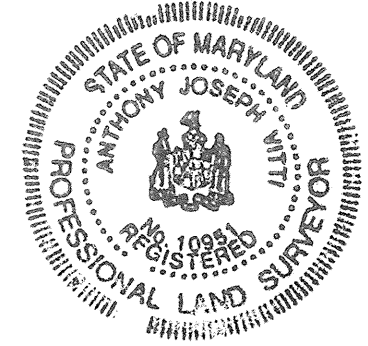
Jackson G. Kochen 6/29/99
Vice President
Lovell Properties, Inc.

Candice C. Van Scoy 6/29/99
Assistant Secretary
Lovell Properties, Inc.

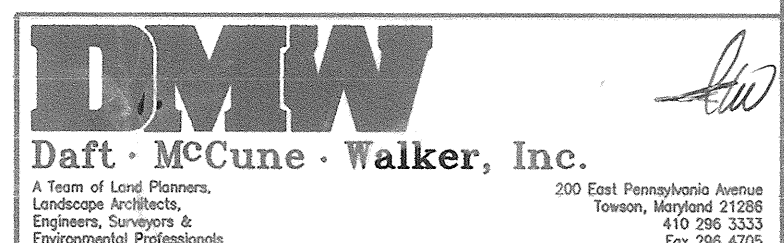
SURVEYOR'S CERTIFICATE

I hereby certify that the final plat shown hereon is correct, that it is a subdivision of all of the lands conveyed by Hopkins Road Limited Partnership to Hopkins Road Limited Partnership, by deed dated March 21, 1998 and recorded among the land records of Howard County, Maryland in Liber 3691 Folio 505, and that all monuments are in place or will be in place prior to acceptance of the streets in the subdivision by Howard County as shown. The requirements of Section 3-108, The Real Property Article, of the 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.

Anthony J. Viti 6/28/99
Professional Land Surveyor No. 10951



Purpose Note: The purpose of this plat is to resubdivide Parcel D, Montpelier Research Park, into new parcels D-1 and D-2.



RECORDED AS PLAT No. 13937
ON 9/23/99 IN THE
LAND RECORDS OF HOWARD COUNTY, MD.

MONTPELIER RESEARCH PARK
PARCELS D-1 AND D-2
(A RESUBDIVISION OF MONTPELIER RESEARCH PARK, PARCEL D PLAT #13230)

ZONING: PEC

TAX MAP 41 PARCEL 124
FIFTH ELECTION DISTRICT
HOWARD COUNTY MARYLAND
SCALE: 1" = 100' JUNE 28, 1999
DRAWN BY: PSE COMPUTED BY: PSE CHECKED BY: PLS