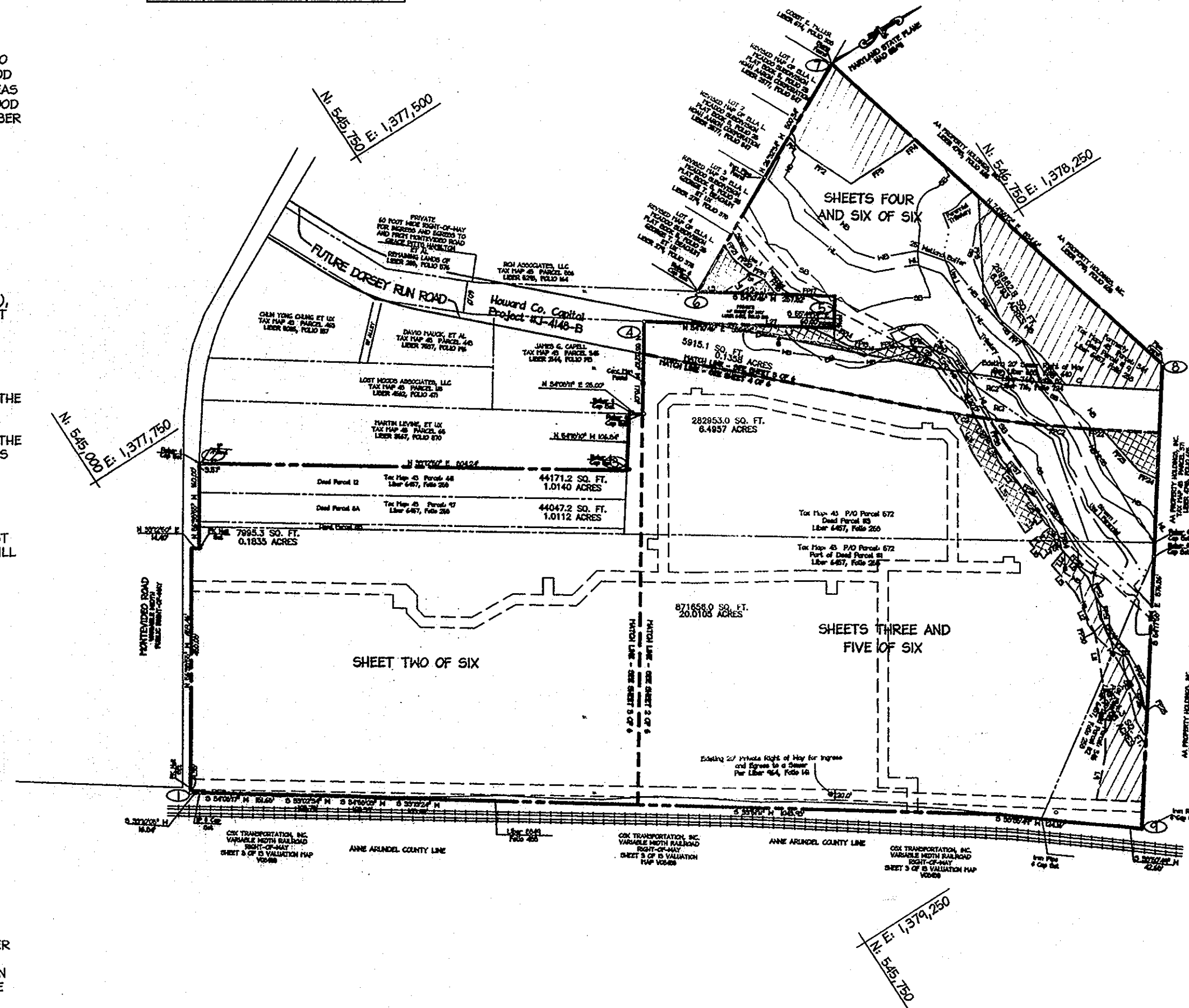


GENERAL NOTES

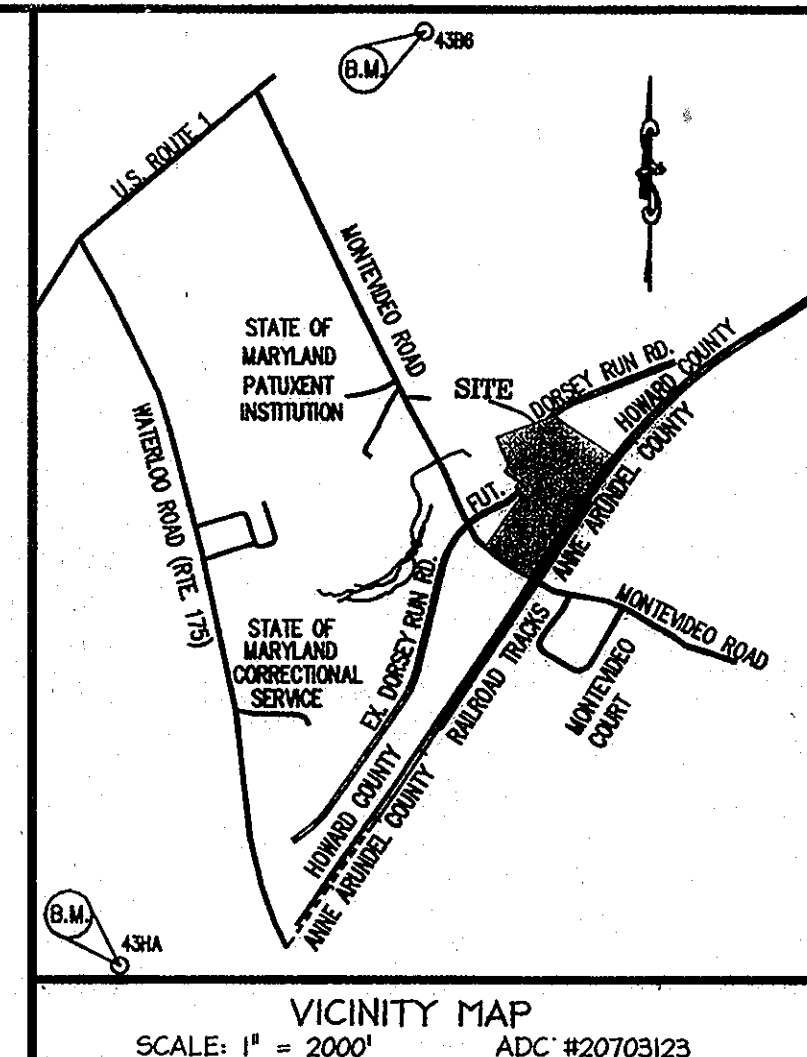
- THIS PLAT IS BASED UPON A FIELD RUN BOUNDARY SURVEY PERFORMED BY christopher consultants, ltd ON AND BETWEEN DECEMBER 27, 2002 AND DECEMBER 30, 2004.
- COORDINATES AND COURSES SHOWN HEREON ARE REFERRED TO THE MARYLAND STATE PLANE COORDINATE SYSTEM, (NAD 83/91), AS PROJECTED BY HOWARD COUNTY GEODETIC CONTROL SURVEY MONUMENTS:

NAME	NORTHING	EASTING	ELEVATION
43HA	540761.72	1373837.37	224.90
43B6	550601.61	1376866.05	210.56
- THE PROPERTY IS ZONED M-2 (MANUFACTURING HEAVY) PER THE COMPREHENSIVE ZONING PLAN DATED 02-02-2004 AND THE COMP LITE ZONING REGULATION AMENDMENTS EFFECTIVE JULY 28, 2006.
- AREAS SHOWN HEREON ARE MORE OR LESS.
- NO KNOWN CEMETARIES OR BURIAL GROUNDS WERE OBSERVED ON THIS SITE.
- BY GRAPHIC PLOTTING ONLY, PORTIONS OF THE PROPERTY SHOWN HEREON DO LIE WITHIN A SPECIAL FLOOD HAZARD AREA ZONE "A3" (AREAS WHERE BASE FLOOD ELEVATIONS AND FLOOD HAZARD FACTORS ARE DETERMINED) AND ZONE "C" (AREAS OF MINIMAL FLOODING), AS SHOWN ON NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAP FOR HOWARD COUNTY, MARYLAND, COMMUNITY PANEL NUMBER 240044 0040 B, MAP REVISED DECEMBER 4, 1986.
- THERE ARE EXISTING WETLANDS ON SITE AS DETERMINED BY christopher consultants, ltd. IN A REPORT DATED MAY 13, 2008.
- PUBLIC WATER AND SEWER PROVIDED IS EXISTING SERVICE.
- THIS SITE IS LOCATED IN THE DEEP RUN, PATAPSCO WATERSHED.
- ALL ADJACENT PROPERTIES ARE NON-RESIDENTIAL USES.
- NO GRADING, REMOVAL OF VEGETATIVE COVER OR TREES, PAVING AND NEW STRUCTURES SHALL BE PERMITTED WITHIN THE LIMITS OF WETLANDS, STREAM(S), OR THEIR REQUIRED BUFFERS, FLOODPLAIN AND FOREST CONSERVATION EASEMENT AREAS, EXCEPT AS APPROVED BY THE DEPARTMENT OF PLANNING AND ZONING.
- FLOODPLAIN AND FUTURE DORSEY RUN ROAD ALIGNMENT FROM NOLAN ENGINEERING PLANS FOR HOWARD COUNTY CAPITAL PROJECT #4745.
- THE FOREST CONSERVATION EASEMENT HAS BEEN ESTABLISHED TO FULFILL THE REQUIREMENTS OF SECTION 16.1200 OF THE HOWARD COUNTY CODE AND FOREST CONSERVATION ACT FOR SDP-08-116, DORSEY RUN INDUSTRIAL CENTER. NO CLEARING, GRADING, MOWING, DUMPING OR CONSTRUCTION IS PERMITTED WITHIN THE FOREST CONSERVATION EASEMENT; HOWEVER, FOREST MANAGEMENT PRACTICES AS DEFINED IN THE DEED OF FOREST CONSERVATION EASEMENT ARE ALLOWED.
- NINE ON-SITE RETENTION FOREST CONSERVATION EASEMENTS TOTALING 3.13 ACRES HAVE BEEN PROVIDED ON THIS SITE AS SHOWN ON THIS PLAT FOR SDP-08-116, DORSEY RUN INDUSTRIAL CENTER. OF THE 3.13 ACRES OF ON-SITE RETENTION, 2.47 ACRES ARE LOCATED IN A CREDITED ON-SITE RETENTION FOREST CONSERVATION EASEMENT. THE REMAINING 0.66 ACRES OF FOREST RETENTION WILL REMAIN IN A NON-CREDITED EASEMENT. NO SURETY IS REQUIRED SINCE THE OBLIGATION IS MET WITH RETENTION OF EXISTING FOREST.
- RELATED HOWARD COUNTY DPZ FILES:
SDP-08-116, DORSEY RUN INDUSTRIAL CENTER
WATER AND SEWER CONTRACT NO. 14-4206-D

COORDINATE TABLE		
POINT	NORTHING	EASTING
①	544831.242	1378335.405
②	545183.850	1377825.846
③	545856.702	1378266.379
④	546037.930	1378048.775
⑤	546367.835	1378200.279
⑥	546154.545	1378055.439
⑦	546602.146	1377831.856
⑧	546819.282	1378637.722
⑨	546307.592	1379349.795



OWNER/DEVELOPER
 MONTEVIDEO REALTY BUSINESS TRUST
 C/O EXETER PROPERTY GROUP
 140 W. GERMANTOWN PIKE,
 SUITE #150
 PLYMOUTH MEETING, PA 19462



AREA TABULATION

CURRENT ZONING: M-2		
TOTAL NUMBER OF PARCELS:	7	
AREA OF PARCEL 441	1.0140 ACRES OR	44,171 SQ.FT.
AREA OF PARCEL 47	1.0112 ACRES OR	44,047 SQ.FT.
AREA OF P.O. L.6457 F.258	0.1835 ACRES OR	7,996 SQ.FT.
AREA OF PARCEL 572	26.2656 ACRES OR	1,144,132 SQ.FT.
AREA OF PARCEL 344	6.8363 ACRES OR	297,788 SQ.FT.
AREA OF PARCEL 346	1.1173 ACRES OR	48,668 SQ.FT.
AREA OF L.8849 F.488	0.2948 ACRES OR	13,036 SQ.FT.
TOTAL AREA OF PLAT:	36.7272 ACRES OR	1,549,837 SQ.FT.

AREA OF FLOOD PLAIN, UTILITY AND DRAINAGE EASEMENT:		
FLOOD PLAIN AREA 1:	3.4531 ACRES OR	150,419 SQ.FT.
FLOOD PLAIN AREA 2:	1.7357 ACRES OR	75,605 SQ.FT.
TOTAL:	5.1888 ACRES OR	226,024 SQ.FT.

CREDITED AREA OF FOREST CONSERVATION EASEMENT:		
FOREST CON EASEMENT AREA 1:	0.6314 ACRES OR	27,504 SQ.FT.
FOREST CON EASEMENT AREA 2:	1.2302 ACRES OR	53,584 SQ.FT.
FOREST CON EASEMENT AREA 4:	0.6150 ACRES OR	26,788 SQ.FT.
TOTAL FOREST CON EASEMENT AREA:	2.48 ACRES OR	107,881 SQ.FT.

NON-CREDITED AREA OF FOREST CONSERVATION EASEMENT:		
FOREST CON EASEMENT AREA 3:	0.1265 ACRES OR	5,467 SQ.FT.
FOREST CON EASEMENT AREA 5:	0.0267 ACRES OR	1,194 SQ.FT.
FOREST CON EASEMENT AREA 6:	0.2152 ACRES OR	9,372 SQ.FT.
FOREST CON EASEMENT AREA 7:	0.1666 ACRES OR	7,268 SQ.FT.
FOREST CON EASEMENT AREA 8:	0.0219 ACRES OR	953 SQ.FT.
FOREST CON EASEMENT AREA 9:	0.0450 ACRES OR	1,941 SQ.FT.
TOTAL FOREST CON EASEMENT AREA:	0.66 ACRES OR	28,788 SQ.FT.

LEGEND

- LIMITS OF PLAT OF EASEMENTS
- WL --- WETLAND LIMITS
- WB --- 25' WETLAND BUFFER
- SB --- 50' STREAM BUFFER
- FP --- FLOODPLAIN
- STREAM
- EXISTING SEWER EASEMENT
- EXISTING INGRESS/EGRESS EASEMENT
- ===== RAILROAD TRACKS
- [Hatched Box] PUBLIC FOREST CONSERVATION EASEMENT CREDITED EASEMENT
- [Cross-hatched Box] PUBLIC FOREST CONSERVATION EASEMENT NON CREDITED EASEMENT

RESERVATION OF PUBLIC UTILITY AND FOREST CONSERVATION EASEMENTS

DEVELOPER RESERVES UNTO ITSELF, ITS SUCCESSORS AND ASSIGNS, ALL EASEMENTS SHOWN ON THIS PLAN FOR WATER, SEWER, STORM DRAINAGE, OTHER PUBLIC UTILITIES AND FOREST CONSERVATION (DESIGNATED AS "FOREST CONSERVATION AREA"), LOCATED IN, ON, OVER AND THROUGH LOTS/PARCELS, ANY CONVEYANCES OF THE AFORESAID LOTS/PARCELS SHALL BE SUBJECT TO THE EASEMENTS HEREIN RESERVED, WHETHER OR NOT EXPRESSLY STATED IN THE DEED(S) CONVEYING SAID LOTS/PARCELS. DEVELOPER SHALL EXECUTE AND DELIVER DEEDS FOR THE EASEMENTS HEREIN RESERVED TO HOWARD COUNTY WITH A METES AND BOUNDS DESCRIPTION OF THE FOREST CONSERVATION AREA. UPON COMPLETION OF THE PUBLIC UTILITIES AND THEIR ACCEPTANCE BY HOWARD COUNTY, AND IN THE CASE OF THE FOREST CONSERVATION EASEMENT(S), UPON COMPLETION OF THE DEVELOPER'S OBLIGATIONS UNDER THE FOREST CONSERVATION INSTALLATION AND MAINTENANCE AGREEMENT EXECUTED BY THE DEVELOPER AND THE COUNTY, AND THE RELEASE OF 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.

OWNER'S CERTIFICATE

MONTEVIDEO REALTY BUSINESS TRUST, OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY ADOPT THIS PLAT OF EASEMENTS; AND IN CONSIDERATION OF THE APPROVAL OF THIS PLAT OF EASEMENTS 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 IN THE SPECIFIC EASEMENT AREAS SHOWN HEREON; (2) THE RIGHT TO REQUIRE DEDICATION FOR PUBLIC USE THE BEDS OF THE STREETS AND/OR ROADS, AND FLOODPLAINS AND OPEN SPACE WHERE APPLICABLE AND FOR GOOD AND OTHER VALUABLE CONSIDERATION, HEREBY GRANTS THE RIGHT AND OPTION TO HOWARD COUNTY TO ACQUIRE FEE SIMPLE TITLE TO THE BEDS OF THE STREETS AND/OR ROADS AND FLOODPLAINS, 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; AND (4) THAT NO BUILDING OR SIMILAR STRUCTURE OF ANY KIND SHALL BE ERRECTED ON OR OVER SAID EASEMENTS AND RIGHTS-OF-WAY.

By: *[Signature]* DATE: 8/1/12
 Witness: *[Signature]* DATE: 8-1-12

THE REQUIREMENTS OF 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 GETTING OF MARKERS, HAVE BEEN COMPLIED WITH. MONUMENTATION OF THE BOUNDARY SURVEY IS IN ACCORDANCE WITH THE HOWARD COUNTY SUBDIVISION REGULATIONS.

Donald F. Remmers MAY 22, 2012 DATE
 DONALD F. REMMERS PROFESSIONAL LAND SURVEYOR MARYLAND REGISTRATION NO. 10888

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE PLAT OF EASEMENTS SHOWN HEREON IS CORRECT; THAT IT IS A PLAT OF EASEMENT OF THAT PARCEL OF LAND CONVEYED BY DEED DATED SEPTEMBER 26, 2002 FROM BALTIMORE AIRCOIL COMPANY, INC. RECORDED IN LIBER 6457, FOLIO 258; ALSO BEING ALL OF THAT PARCEL OF LAND CONVEYED BY DEED DATED DECEMBER 1, 2004 FROM CSX TRANSPORTATION, INC. RECORDED IN LIBER 8849, FOLIO 488. PROFESSIONAL CERTIFICATION. I HEREBY CERTIFY THAT THIS DOCUMENT WAS PREPARED BY ME OR UNDER MY RESPONSIBLE CHARGE, AND THAT I AM A DULY LICENSED PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 10888, EXPIRATION DATE MAY 9, 2014.

Donald F. Remmers MAY 22, 2012 DATE
 DONALD F. REMMERS PROFESSIONAL LAND SURVEYOR MARYLAND REGISTRATION NO. 10888

christopher consultants
 engineering · surveying · land planning
 christopher consultants, ltd.
 7172 columbia gateway drive (suite 100) · columbia, md. 21046-2990
 410.872.8690 metro 301.881.0148 · fax 410.872.8693
 cel PROJECT # 036708.01

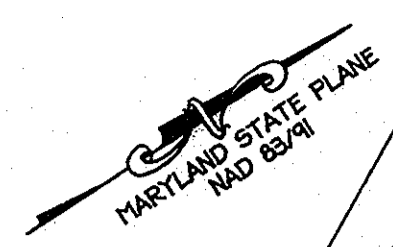
APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING.
 CHIEF, DEVELOPMENT ENGINEERING DIVISION: *[Signature]* DATE: 10/27/12
 DIRECTOR: *[Signature]* DATE: 10/22/12

PURPOSE STATEMENT
 THE PURPOSE OF THIS PLAT IS TO CREATE NINE RETENTION FOREST CONSERVATION EASEMENTS, THREE PUBLIC UTILITY EASEMENTS AND DELINEATE THE LIMITS OF FLOODPLAINS, WETLANDS, STREAMS AND THEIR ASSOCIATED BUFFERS FOR SDP-08-116, DORSEY RUN INDUSTRIAL CENTER

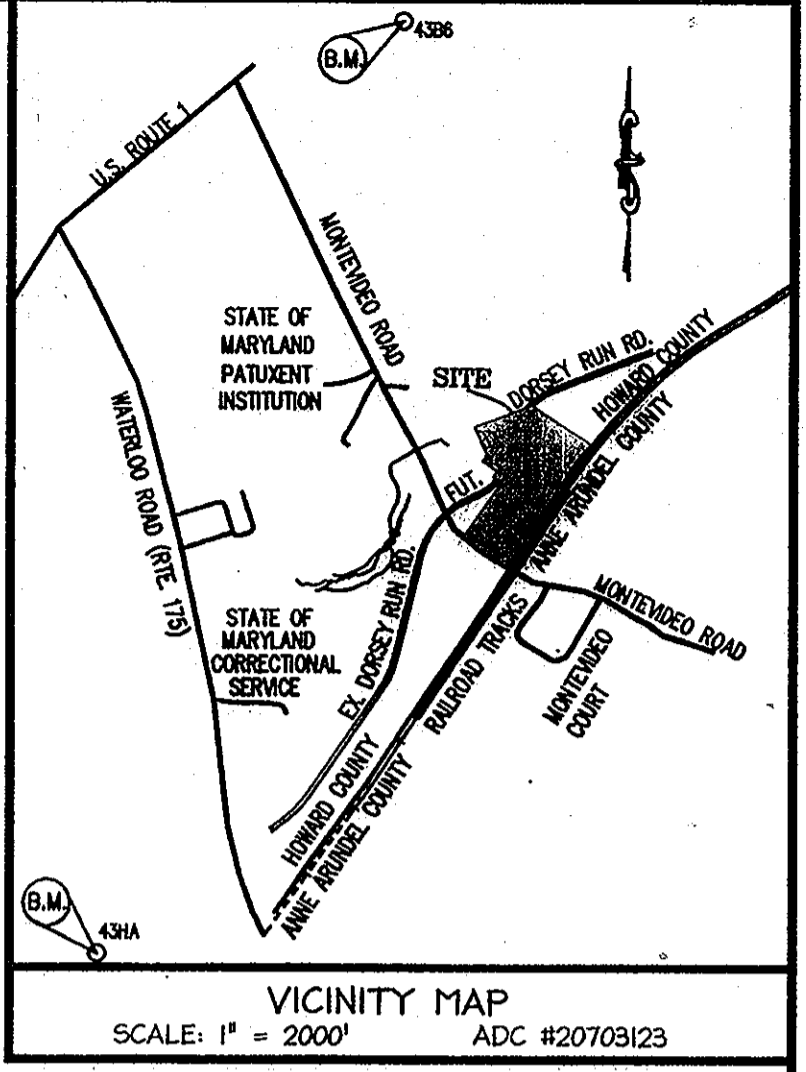
RECORDED AS PLAT NUMBER 0212 ON 10/27/12 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND

PLAT OF FOREST CONSERVATION AND PUBLIC UTILITY EASEMENTS
DORSEY RUN INDUSTRIAL CENTER
 SITE "C"
 TAX MAP: 43 GRID: 18 PARCELS: 97, 344, 346, 441 & PART OF 572 ZONE: M-2
 1ST ELECTION DISTRICT SHEET 1 OF 6 HOWARD COUNTY, MARYLAND

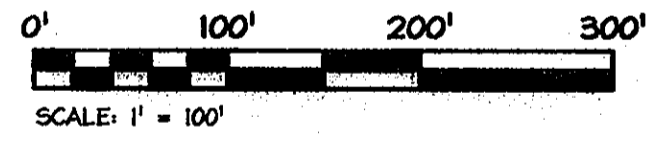
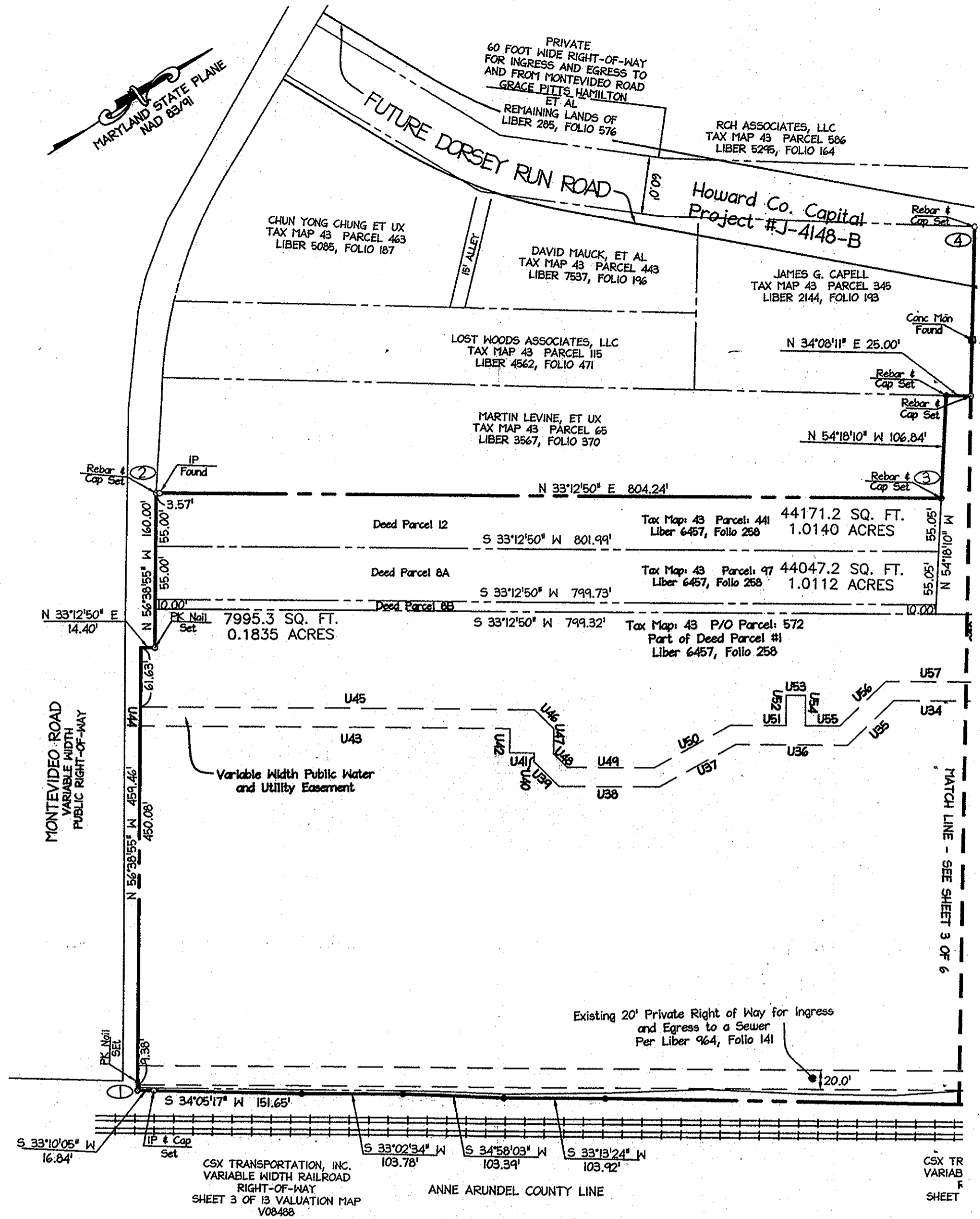
SCALE 1" = 200' DATE: 06-27-2012 DRAWN BY: D. MINES CHECKED BY: D. REMMERS



LINE	BEARING	DISTANCE
U34	S 33°17'10" W	177.06'
U35	S 11°42'50" E	66.07'
U36	S 33°11'45" W	114.78'
U37	S 03°11'45" W	89.68'
U38	S 33°11'45" W	102.40'
U39	S 78°11'45" W	36.47'
U40	N 56°48'15" W	9.14'
U41	S 33°11'45" W	25.00'
U42	N 56°48'15" W	25.00'
U43	S 33°11'45" W	379.16'
U44	N 56°38'55" W	20.00'
U45	N 33°11'45" E	404.10'
U46	N 78°11'45" E	28.28'
U47	S 56°48'15" E	25.86'
U48	N 78°11'45" E	19.90'
U49	N 33°11'45" E	88.76'
U50	N 03°11'45" E	89.68'
U51	N 33°11'45" E	56.65'
U52	N 56°48'15" W	31.65'
U53	N 33°17'10" E	20.00'
U54	S 56°48'15" E	31.62'
U55	N 33°11'45" E	35.23'
U56	N 11°42'50" W	66.07'
U57	N 33°17'10" E	114.63'



OWNER/DEVELOPER
 MONTEVIDEO REALTY BUSINESS TRUST
 C/O EXETER PROPERTY GROUP
 140 W. GERMANTOWN PIKE,
 SUITE #150
 PLYMOUTH MEETING, PA 19462



- LEGEND**
- LIMITS OF PLAT OF EASEMENTS
 - WL --- WETLAND LIMITS
 - WB --- 25' WETLAND BUFFER
 - SB --- 50' STREAM BUFFER
 - FP --- FLOODPLAIN
 - STREAM
 - EXISTING SEWER EASEMENT
 - EXISTING INGRESS/EGRESS EASEMENT
 - ||||| RAILROAD TRACKS
 - [Diagonal Hatching] PUBLIC FOREST CONSERVATION EASEMENT CREDITED EASEMENT
 - [Cross-hatching] PUBLIC FOREST CONSERVATION EASEMENT NON CREDITED EASEMENT

SEE SHEET ONE OF SIX FOR GENERAL NOTES, COORDINATE AND AREA TABULATION CHARTS.

christopher consultants
 engineering · surveying · land planning
 christopher consultants, ltd.
 7172 columbia gateway drive (suite 100) · columbia, md. 21046-2990
 410.872.8690 metro 301.881.0148 · fax 410.872.8693
 ccl PROJECT # 036708.01

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING.
 [Signature] 10/17/12
 CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE
 [Signature] 10/22/12
 DIRECTOR DATE

OWNER'S CERTIFICATE
 MONTEVIDEO REALTY BUSINESS TRUST, OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY ADOPT THIS PLAT OF EASEMENTS; AND IN CONSIDERATION OF THE APPROVAL OF THIS PLAT OF EASEMENTS 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 IN THE SPECIFIC EASEMENT AREAS SHOWN HEREON; (2) THE RIGHT TO REQUIRE DEDICATION FOR PUBLIC USE THE BEDS OF THE STREETS AND/OR ROADS, AND FLOODPLAINS AND OPEN SPACE WHERE APPLICABLE AND FOR GOOD AND OTHER VALUABLE CONSIDERATION, HEREBY GRANTS THE RIGHT AND OPTION TO HOWARD COUNTY TO ACQUIRE FEE SIMPLE TITLE TO THE BEDS OF THE STREETS AND/OR ROADS AND FLOODPLAINS, 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; AND (4) THAT NO BUILDING OR SIMILAR STRUCTURE OF ANY KIND SHALL BE ERRECTED ON OR OVER SAID EASEMENTS AND RIGHTS-OF-WAY.

By: [Signature] 8/1/12 DATE
 Name: [Signature] DATE
 Witness: [Signature] DATE

THE REQUIREMENTS OF 3-108, THE REAL PROPERTY ARTICLE ANNOTED CODE OF MARYLAND, 1988 REPLACEMENT VOLUME (AS SUPPLEMENTED), AS FAR AS THEY RELATE TO THE MAKING OF THIS PLAT AND THE SETTING OF MARKERS THEREON, HAVE BEEN COMPLIED WITH. MONUMENTATION OF THE BOUNDARY SURVEY IS IN ACCORDANCE WITH THE HOWARD COUNTY SUBDIVISION REGULATIONS.

[Signature] MAY 22, 2012 DATE
 DONALD F. REMMERS
 PROFESSIONAL LAND SURVEYOR
 MARYLAND REGISTRATION NO. 10888

SURVEYOR'S CERTIFICATE
 I HEREBY CERTIFY THAT THE PLAT OF EASEMENTS SHOWN HEREON IS CORRECT; THAT IT IS A PLAT OF EASEMENT OF THAT PARCEL OF LAND CONVEYED BY DEED DATED SEPTEMBER 26, 2002 FROM BALTIMORE AIRCOIL COMPANY, INC. RECORDED IN LIBER 6457, FOLIO 258; ALSO BEING ALL OF THAT PARCEL OF LAND CONVEYED BY DEED DATED DECEMBER 1, 2004 FROM CSX TRANSPORTATION, INC. RECORDED IN LIBER 8849, FOLIO 488. PROFESSIONAL CERTIFICATION. I HEREBY CERTIFY THAT THIS DOCUMENT WAS PREPARED BY ME OR UNDER MY RESPONSIBLE CHARGE, AND THAT I AM A DULY LICENSED PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 10888, EXPIRATION DATE MAY 9, 2014.

[Signature] MAY 22, 2012 DATE
 DONALD F. REMMERS
 PROFESSIONAL LAND SURVEYOR
 MARYLAND REGISTRATION NO. 10888

PURPOSE STATEMENT
 THE PURPOSE OF THIS PLAT IS TO CREATE NINE ONSITE RETENTION FOREST CONSERVATION EASEMENTS, THREE PUBLIC UTILITY EASEMENTS AND DELINEATE THE LIMITS OF FLOODPLAINS, WETLANDS, STREAMS AND THEIR ASSOCIATED BUFFERS FOR SDP-08-116, DORSEY RUN INDUSTRIAL CENTER

RECORDED AS PLAT NUMBER 22/32 ON 10/26/12
 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND

PLAT OF FOREST CONSERVATION AND PUBLIC UTILITY EASEMENTS
DORSEY RUN INDUSTRIAL CENTER
 SITE "C"
 TAX MAP 43, GRID: 18 PARCELS: 97, 344, 346, 441 & PART OF 572 ZONE: M-2
 1ST ELECTION DISTRICT SHEET 2 OF 6 HOWARD COUNTY, MARYLAND
 SCALE 1" = 100' DATE: 06-27-2012 DRAWN BY: D. MINES CHECKED BY: D. REMMERS
 GDD OR JIC (FC)

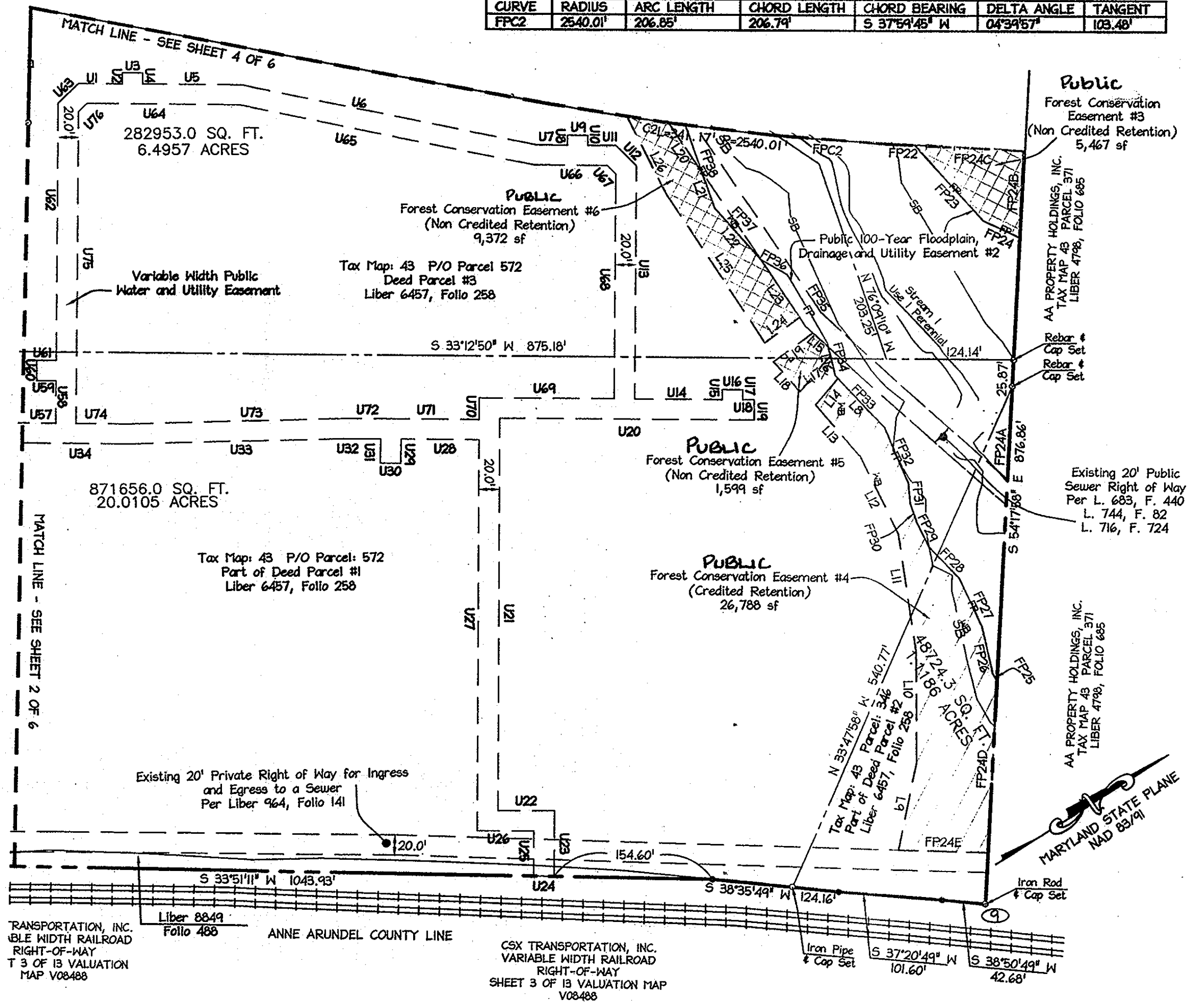
MDB-260

LINE	BEARING	DISTANCE
U1	N 33°11'45" E	42.64'
U2	N 56°33'02" W	11.04'
U3	N 33°26'58" E	20.00'
U4	S 56°33'02" E	10.95'
U5	N 33°11'45" E	96.91'
U6	N 44°26'45" E	248.52'
U7	N 33°11'45" E	30.39'
U8	N 56°40'15" W	9.83'
U9	N 33°11'45" E	20.00'
U10	S 56°40'15" W	9.83'
U11	N 33°11'45" E	27.55'
U12	N 78°11'45" E	28.28'
U13	S 56°40'15" W	224.80'
U14	N 33°11'45" E	85.61'
U15	N 56°40'15" W	10.00'
U16	N 33°11'45" E	20.00'
U17	S 56°40'15" W	10.00'
U18	N 33°11'45" E	11.28'
U19	S 56°47'53" E	20.01'
U20	S 33°12'07" W	248.47'
U21	S 56°42'20" E	388.26'
U22	N 33°03'40" E	55.02'
U23	S 56°56'20" E	65.34'
U24	S 33°51'11" W	20.00'
U25	N 56°56'20" W	45.06'
U26	S 33°03'40" W	55.02'
U27	N 56°56'20" W	386.74'
U28	S 33°17'00" W	76.05'
U29	S 56°42'50" E	24.23'
U30	S 33°17'10" W	20.00'
U31	N 56°42'50" W	24.23'
U32	S 32°54'44" W	35.18'
U33	S 31°12'37" W	211.98'
U34	S 33°17'10" W	177.06'
U35	N 33°17'10" E	114.63'
U36	N 56°48'15" W	41.82'
U37	S 33°11'45" W	19.00'
U38	N 56°48'15" W	20.00'
U39	S 33°11'45" E	19.00'
U40	N 44°26'45" E	248.52'
U41	N 33°11'45" E	71.62'
U42	N 78°11'45" E	11.72'
U43	S 56°48'15" E	221.23'
U44	S 33°03'40" W	151.62'
U45	S 56°56'20" E	21.48'
U46	S 33°17'10" W	85.97'
U47	S 33°03'40" W	45.25'
U48	S 31°12'48" W	212.27'
U49	S 33°17'10" W	50.33'
U50	N 56°48'26" W	307.53'
U51	N 11°56'20" W	11.66'

CURVE TABLES

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE	TANGENT
C2	2540.01'	41.07'	41.07'	N 41°04'51" E	00°55'35"	20.54'

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE	TANGENT
FPC2	2540.01'	206.85'	206.79'	S 37°54'48" W	04°39'57"	103.48'



PUBLIC FOREST CONSERVATION EASEMENT #3 (CREDITED RETENTION)

LINE	BEARING	DISTANCE
FP24C	N 35°34'47" E	107.45'
FP24B	S 54°17'58" E	87.24'
FP24	S 58°00'47" W	39.15'
FP23	S 81°07'47" W	101.50'

AREA = 5,467 SQ.FT. OR 0.1255 AC.

PUBLIC FOREST CONSERVATION EASEMENT #4

LINE	BEARING	DISTANCE
L8	N 78°23'17" E	66.42'
FP23	S 74°53'07" E	60.42'
FP31	S 62°27'21" E	20.45'
FP20	S 75°31'57" E	21.10'
FP29	S 83°33'27" E	26.71'
FP28	N 78°57'41" E	42.54'
FP27	S 82°06'07" E	52.59'
FP26	S 70°04'23" E	46.84'
FP25	S 86°08'03" E	8.61'
FP24D	S 54°17'58" E	169.78'
FP24E	S 34°34'05" W	87.67'
L9	N 45°46'22" W	88.67'
L10	N 57°23'46" W	108.65'
L11	N 65°42'42" W	117.36'
L12	N 82°37'32" W	85.18'
L13	S 82°14'05" W	68.64'
L14	N 16°59'01" W	34.07'

AREA = 26,788 SQ.FT. OR 0.6150 AC.

PUBLIC FOREST CONSERVATION EASEMENT #5 (NON CREDITED)

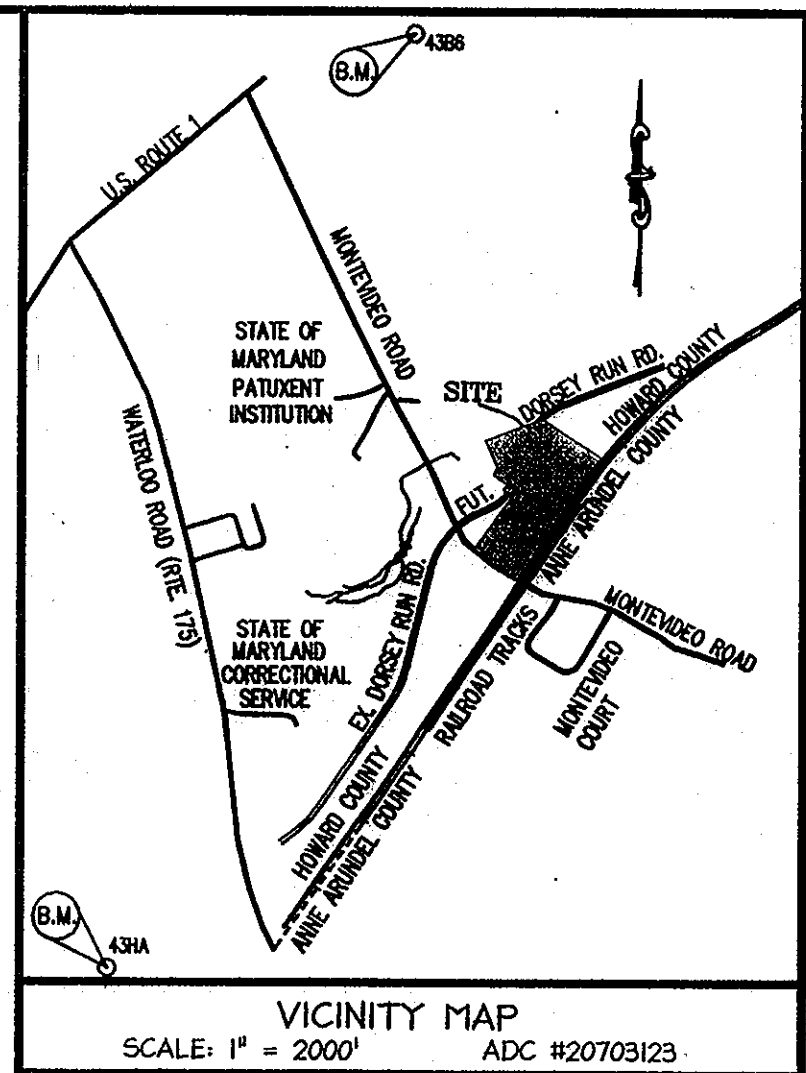
LINE	BEARING	DISTANCE
L15	N 74°49'03" E	20.38'
L16	S 70°47'01" E	8.50'
L17	S 16°59'01" E	46.05'
L18	S 81°28'11" W	39.08'
L19	N 03°05'45" W	47.39'

AREA = 1,599 SQ.FT. OR 0.0367 AC.

PUBLIC FOREST CONSERVATION EASEMENT #6 (NON CREDITED)

LINE	BEARING	DISTANCE
L20	N 87°10'54" E	58.75'
L21	S 76°18'45" E	38.08'
L22	N 81°03'52" E	68.51'
L23	N 84°10'54" E	67.91'
L24	S 03°05'45" E	42.08'
L25	S 87°24'40" W	173.87'
L26	N 83°52'30" W	87.26'

AREA = 9,372 SQ.FT. OR 0.2152 AC.



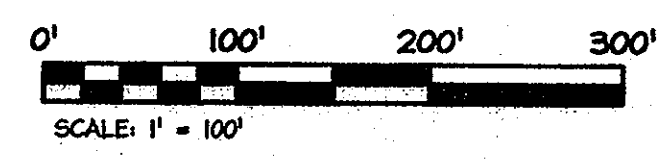
FLOODPLAIN, DRAINAGE AND UTILITY EASEMENT #2

LINE	BEARING	DISTANCE	ELEVATION
FP22	N 35°34'47" E	18.22'	140.65'
FP23	N 81°07'47" E	101.50'	136.26'
FP24	S 58°00'47" E	39.15'	135.76'
FP24A	S 54°17'58" E	488.23'	X
FP25	N 86°08'03" W	8.61'	136.26'
FP26	N 70°04'23" W	46.84'	136.80'
FP27	N 82°06'07" W	52.59'	134.37'
FP28	S 78°57'41" W	42.54'	134.96'
FP29	S 83°33'27" W	26.71'	135.04'
FP30	N 75°31'57" W	21.10'	X
FP31	S 62°27'21" W	20.45'	133.50'
FP32	N 74°53'07" W	60.42'	133.51'
FP33	S 74°53'17" W	70.36'	133.96'
FP34	N 70°47'01" W	32.42'	136.42'
FP35	N 87°31'11" W	77.94'	134.78'
FP36	S 62°04'42" W	24.27'	134.91'
FP37	S 81°10'32" W	68.51'	135.56'
FP38	N 76°18'45" W	87.44'	135.32'

AREA = 75,605 SQ.FT. OR 1.7357 ACRES

OWNER/DEVELOPER
 MONTEVIDEO REALTY BUSINESS TRUST
 C/O EXETER PROPERTY GROUP
 140 W. GERMANTOWN PIKE,
 SUITE #150
 PLYMOUTH MEETING, PA 19462

- LEGEND**
- LIMITS OF PLAT OF EASEMENTS
 - ML --- WETLAND LIMITS
 - WB --- 25' WETLAND BUFFER
 - SB --- 50' STREAM BUFFER
 - FP --- FLOODPLAIN
 - STREAM
 - EXISTING SEWER EASEMENT
 - EXISTING INGRESS/EGRESS EASEMENT
 - RAILROAD TRACKS
 - PUBLIC FOREST CONSERVATION EASEMENT CREDITED EASEMENT
 - PUBLIC FOREST CONSERVATION EASEMENT NON CREDITED EASEMENT
- SEE SHEET ONE OF SIX FOR GENERAL NOTES, COORDINATE AND AREA TABULATION CHARTS.



THE PURPOSE OF THIS PLAN IS TO SHOW THE FOREST CONSERVATION AND UTILITY EASEMENTS.

OWNER'S CERTIFICATE

MONTEVIDEO REALTY BUSINESS TRUST, OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY ADOPT THIS PLAT OF EASEMENTS; AND IN CONSIDERATION OF THE APPROVAL OF THIS PLAT OF EASEMENTS 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 IN THE SPECIFIC EASEMENT AREAS SHOWN HEREON; (2) THE RIGHT TO REQUIRE DEDICATION FOR PUBLIC USE THE BEDS OF THE STREETS AND/OR ROADS, AND FLOODPLAINS AND OPEN SPACE WHERE APPLICABLE AND FOR GOOD AND OTHER VALUABLE CONSIDERATION, HEREBY GRANTS THE RIGHT AND OPTION TO HOWARD COUNTY TO ACQUIRE FEE SIMPLE TITLE TO THE BEDS OF THE STREETS AND/OR ROADS AND FLOODPLAINS; 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; AND (4) THAT NO BUILDING OR SIMILAR STRUCTURE OF ANY KIND SHALL BE ERRECTED ON OR OVER SAID EASEMENTS AND RIGHTS-OF-WAY.

By: Donald F. Remmers DATE: 8/1/12

Witness: [Signature] DATE: 8-1-12

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE PLAT OF EASEMENTS SHOWN HEREON IS CORRECT; THAT IT IS A PLAT OF EASEMENT OF THAT PARCEL OF LAND CONVEYED BY DEED DATED SEPTEMBER 26, 2002 FROM BALTIMORE AIRCOIL COMPANY, INC. RECORDED IN LIBER 6457, FOLIO 258; ALSO BEING ALL OF THAT PARCEL OF LAND CONVEYED BY DEED DATED DECEMBER 1, 2004 FROM CSX TRANSPORTATION, INC. RECORDED IN LIBER 8849, FOLIO 488. PROFESSIONAL CERTIFICATION. I HEREBY CERTIFY THAT THIS DOCUMENT WAS PREPARED BY ME OR UNDER MY RESPONSIBLE CHARGE, AND THAT I AM A DULY LICENSED PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 10888, EXPIRATION DATE MAY 9, 2014.

By: Donald F. Remmers DATE: MAY 22, 2012

DONALD F. REMMERS
 PROFESSIONAL LAND SURVEYOR
 MARYLAND REGISTRATION NO. 10888

christopher consultants
 engineering · surveying · land planning
 christopher consultants, ltd.
 7172 columbia gateway drive (suite 100) · columbia, md. 21046-2990
 410.872.8690 metro 301.881.0148 · fax 410.872.8693
 cat PROJECT # 036708.01

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING.

By: [Signature] DATE: 10/12/12
 CHIEF, DEVELOPMENT ENGINEERING DIVISION

By: [Signature] DATE: 10/22/12
 DIRECTOR

PURPOSE STATEMENT

THE PURPOSE OF THIS PLAT IS TO CREATE NINE ONSITE RETENTION FOREST CONSERVATION EASEMENTS, THREE PUBLIC UTILITY EASEMENTS AND DELINEATE THE LIMITS OF FLOODPLAINS, WETLANDS, STREAMS AND THEIR ASSOCIATED BUFFERS FOR SDP-08-116, DORSEY RUN INDUSTRIAL CENTER

RECORDED AS PLAT NUMBER 22133 ON 10/26/12
 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND

PLAT OF FOREST CONSERVATION AND PUBLIC UTILITY EASEMENTS
DORSEY RUN INDUSTRIAL CENTER
 SITE "C"

TAX MAP: 43 GRID: 18 PARCELS: 97, 344, 346, 441 & PART OF 572 ZONE: M-2
 1ST ELECTION DISTRICT SHEET 3 OF 6 HOWARD COUNTY, MARYLAND

SCALE 1" = 100' DATE: 06-27-2012 DRAWN BY: D. MINES CHECKED BY: D. REMMERS

CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE	TANGENT
CI	2460.01'	54.84'	54.84'	S 36°18'06" W	01°16'38"	27.42'
CA	2460.01'	42.34'	42.34'	S 42°51'56" W	00°59'10"	21.17'

ROAD CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE	TANGENT
RC1	2640.01'	341.17'	340.91'	S 39°30'39" W	07°41'45"	170.84'
RC2	2460.01'	330.42'	330.17'	S 39°30'39" W	07°41'45"	165.46'

PUBLIC FOREST CONSERVATION EASEMENT #1 (CREDITED RETENTION)

LINE	BEARING	DISTANCE
FP4B	N 26°32'34" W	160.66'
FP4A	N 74°55'12" E	210.30'
FP4	S 06°34'15" E	34.02'
FP3	S 01°07'18" E	113.98'
FP2	S 66°40'09" W	116.42'
FP1	N 81°27'44" E	30.83'

AREA = 27,504 SQ.FT. OR 0.6314 AC.

PUBLIC FOREST CONSERVATION EASEMENT #2 (CREDITED RETENTION)

LINE	BEARING	DISTANCE
FP8C	N 74°55'12" E	464.19'
FP8B	S 54°17'58" E	49.88'
FP8A	S 35°34'47" W	125.72'
CI	CURVE TABLE	
FP8	S 83°11'34" W	70.10'
FP7	S 73°53'46" W	104.74'
FP6	N 88°13'31" E	57.38'
FP5	N 84°50'32" W	179.69'

AREA = 53,589 SQ.FT. OR 1.2302 AC.

PUBLIC FOREST CONSERVATION EASEMENT #7 (RETENTION)

LINE	BEARING	DISTANCE
L27	N 34°10'46" E	184.52'
FP14	N 58°49'57" E	79.24'
FP13	N 41°50'53" E	46.71'
FP12	N 25°10'32" E	60.45'
L26	N 54°25'51" E	72.12'
L29	N 84°10'39" E	11.59'
CA	CURVE TABLE	
L29A	S 43°21'31" W	402.46'

AREA = 7,258 SQ.FT. OR 0.1666 AC.

PUBLIC FOREST CONSERVATION EASEMENT #8 (RETENTION)

LINE	BEARING	DISTANCE
L1	S 34°10'46" W	64.48'
L2	N 03°41'12" E	54.05'
FP18	N 84°19'21" E	35.73'

AREA = 953 SQ.FT. OR 0.0219 AC.

PUBLIC FOREST CONSERVATION EASEMENT #9 (RETENTION)

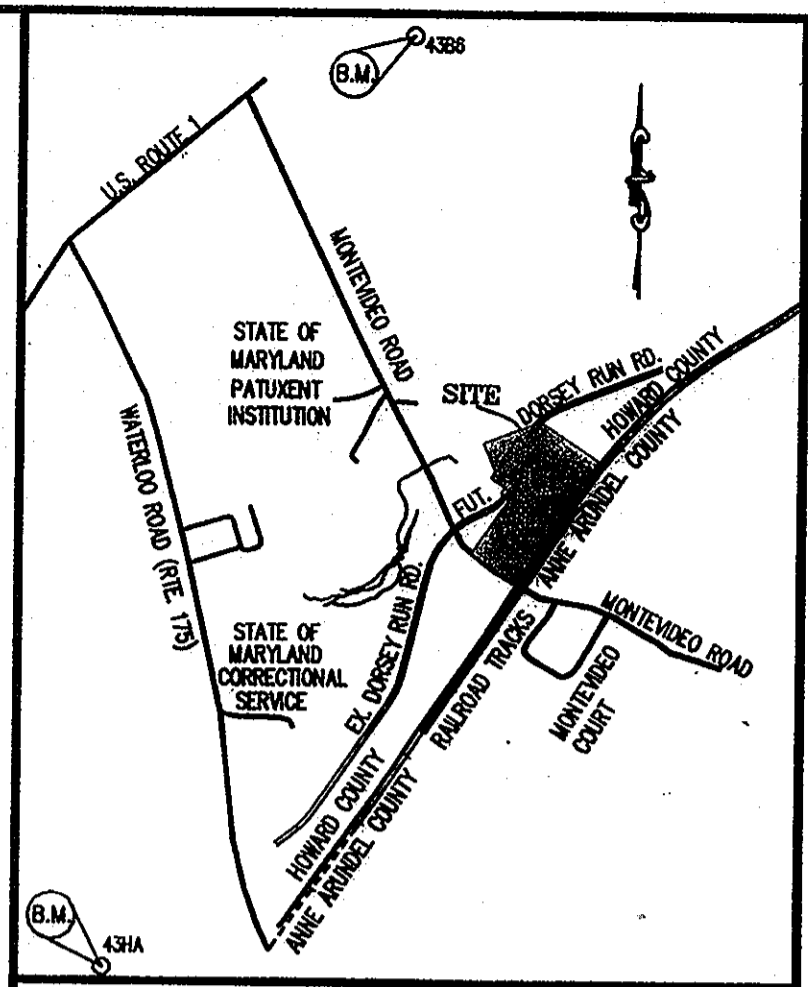
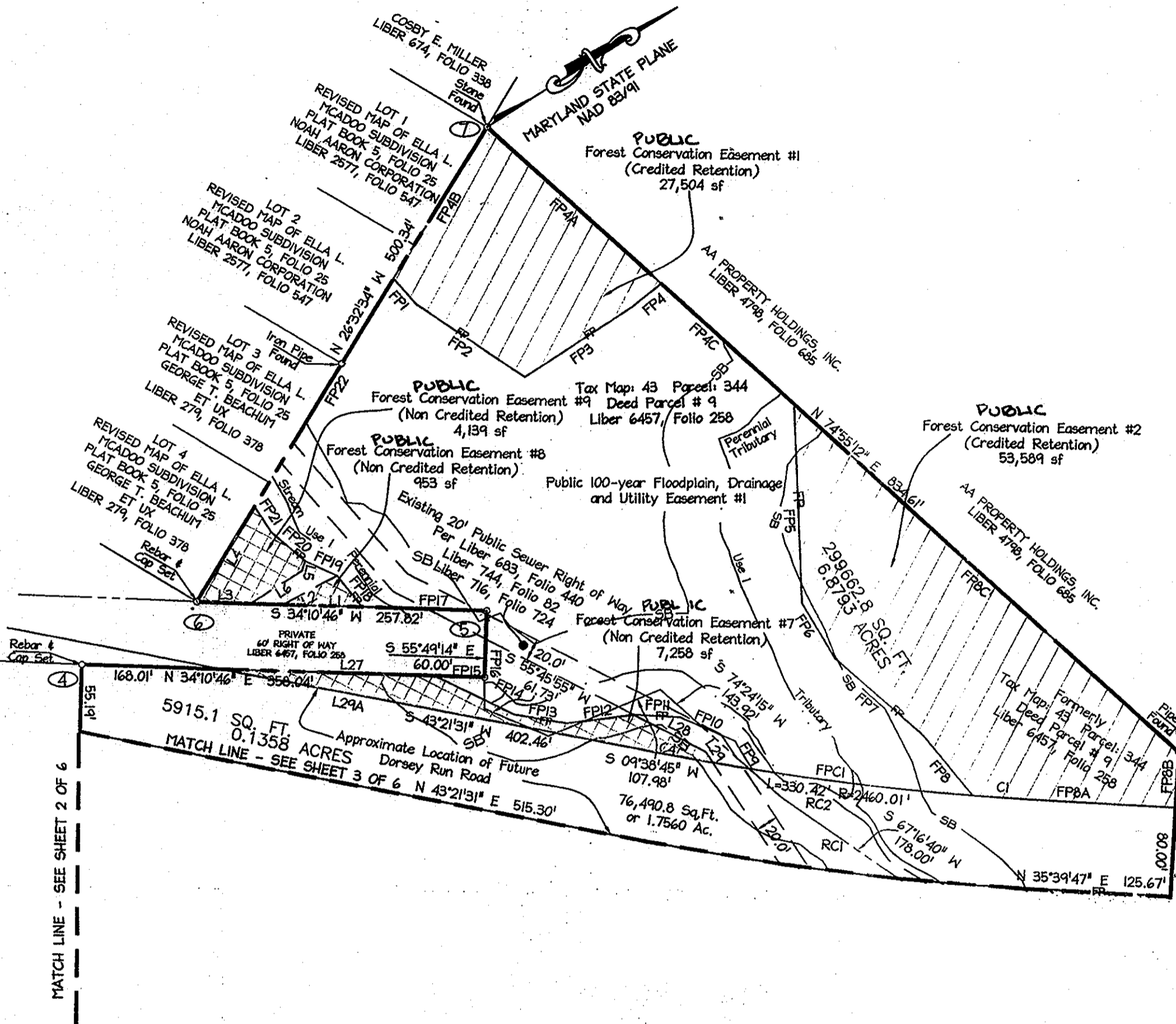
LINE	BEARING	DISTANCE
L3	S 34°10'46" W	48.08'
L4	N 26°32'34" W	100.08'
FP21	N 84°48'45" E	27.62'
FP20	N 73°04'36" E	34.39'
L5	S 43°26'51" E	8.56'
L6	S 00°32'50" E	55.05'

AREA = 4,139 SQ.FT. OR 0.095 AC.

FLOODPLAIN, DRAINAGE AND UTILITY EASEMENT #1

LINE	BEARING	DISTANCE	ELEVATION
FP1	N 81°27'44" E	30.83'	141.04'
FP2	N 66°40'09" E	116.42'	140.83'
FP3	N 01°07'18" W	113.98'	139.65'
FP4	N 06°34'15" E	34.02'	139.74'
FP4C	N 74°55'12" E	160.11'	X
FP5	S 84°50'32" E	179.69'	136.91'
FP6	S 88°13'31" E	57.38'	136.69'
FP7	N 73°53'46" E	104.74'	136.70'
FP8	N 83°11'34" E	70.10'	136.24'
FP1C	CURVE TABLE		X
FP9	N 88°06'22" W	29.28'	135.54'
FP10	S 55°56'01" W	53.63'	134.91'
FP11	S 35°26'15" W	40.98'	136.84'
FP12	S 25°10'32" W	60.45'	137.40'
FP13	S 41°50'53" W	46.71'	138.63'
FP14	S 58°49'57" W	79.24'	138.30'
FP15	N 34°10'46" E	44.33'	138.83'
FP16	N 58°49'14" W	60.00'	137.33'
FP17	S 34°10'46" W	110.84'	137.08'
FP18	S 84°19'21" W	31.42'	140.14'
FP19	S 57°13'03" W	35.73'	139.09'
FP20	S 73°04'36" W	34.39'	139.90'
FP21	S 84°48'45" W	27.62'	139.81'
FP22	N 26°32'34" W	229.65'	X

AREA = 150,419 SQ.FT. OR 3.4531 ACRES

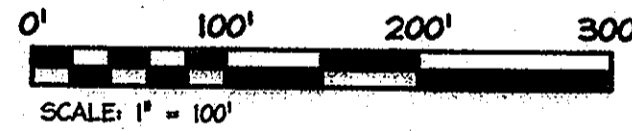


VICINITY MAP
SCALE: 1" = 2000' ADC #20703123

OWNER/DEVELOPER
MONTEVIDEO REALTY BUSINESS TRUST
C/O EXETER PROPERTY GROUP
140 W. GERMANTOWN PIKE,
SUITE #150
PLYMOUTH MEETING, PA 19462

- LEGEND**
- LIMITS OF PLAT OF EASEMENTS
 - WL --- WETLAND LIMITS
 - WB --- 25' WETLAND BUFFER
 - SB --- 50' STREAM BUFFER
 - FP --- FLOODPLAIN
 - STREAM
 - EXISTING SEWER EASEMENT
 - EXISTING INGRESS/EGRESS EASEMENT
 - ||||| RAILROAD TRACKS
 - PUBLIC FOREST CONSERVATION EASEMENT CREDITED EASEMENT
 - PUBLIC FOREST CONSERVATION EASEMENT NON CREDITED EASEMENT

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE	TANGENT
FPC1	2460.01'	198.13'	198.08'	S 39°14'51" W	04°36'53"	99.12'



christopher consultants
engineering · surveying · land planning
christopher consultants, ltd.
7172 columbia gateway drive (suite 100) · columbia, md. 21046-2990
410.872.8690 metro 301.881.0148 · fax 410.872.8693

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING.

CHIEF, DEVELOPMENT ENGINEERING DIVISION: *[Signature]* 10/12/12 DATE

DIRECTOR: *[Signature]* 10/22/12 DATE

OWNER'S CERTIFICATE

MONTEVIDEO REALTY BUSINESS TRUST, OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY ADOPT THIS PLAT OF EASEMENTS; AND IN CONSIDERATION OF THE APPROVAL OF THIS PLAT OF EASEMENTS 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 IN THE SPECIFIC EASEMENT AREAS SHOWN HEREON; (2) THE RIGHT TO REQUIRE DEDICATION FOR PUBLIC USE THE BEDS OF THE STREETS AND/OR ROADS, AND FLOODPLAINS AND OPEN SPACE WHERE APPLICABLE AND FOR GOOD AND OTHER VALUABLE CONSIDERATION, HEREBY GRANTS THE RIGHT AND OPTION TO HOWARD COUNTY TO ACQUIRE FEE SIMPLE TITLE TO THE BEDS OF THE STREETS AND/OR ROADS AND FLOODPLAINS, 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; AND (4) THAT NO BUILDING OR SIMILAR STRUCTURE OF ANY KIND SHALL BE ERRECTED ON OR OVER SAID EASEMENTS AND RIGHTS-OF-WAY.

By: *[Signature]* 8/1/12 DATE

Witness: *[Signature]* 8-1-12 DATE

THE REQUIREMENTS OF 3-108, THE REAL PROPERTY ARTICLE ANNOTED 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. MONUMENTATION OF THE BOUNDARY SURVEY IS IN ACCORDANCE WITH THE HOWARD COUNTY SUBDIVISION REGULATIONS.

[Signature] MAY 22, 2012 DATE
DONALD F. REMMERS
PROFESSIONAL LAND SURVEYOR
MARYLAND REGISTRATION NO. 10888

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE PLAT OF EASEMENTS SHOWN HEREON IS CORRECT; THAT IT IS A PLAT OF EASEMENT OF THAT PARCEL OF LAND CONVEYED BY DEED DATED SEPTEMBER 26, 2002 FROM BALTIMORE AIRCOIL COMPANY, INC. RECORDED IN LIBER 6457, FOLIO 258; ALSO BEING ALL OF THAT PARCEL OF LAND CONVEYED BY DEED DATED DECEMBER 1, 2004 FROM CSX TRANSPORTATION, INC. RECORDED IN LIBER 8849, FOLIO 488. PROFESSIONAL CERTIFICATION. I HEREBY CERTIFY THAT THIS DOCUMENT WAS PREPARED BY ME OR UNDER MY RESPONSIBLE CHARGE, AND THAT I AM A DULY LICENSED PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 10888, EXPIRATION DATE MAY 9, 2014.

[Signature] MAY 22, 2012 DATE
DONALD F. REMMERS
PROFESSIONAL LAND SURVEYOR
MARYLAND REGISTRATION NO. 10888

THE PURPOSE OF THIS PLAN IS TO SHOW THE FOREST CONSERVATION AND UTILITY EASEMENTS.

SEE SHEET ONE OF SIX FOR GENERAL NOTES, COORDINATE AND AREA TABULATION CHARTS.

PURPOSE STATEMENT

THE PURPOSE OF THIS PLAT IS TO CREATE NINE ONSITE RETENTION FOREST CONSERVATION EASEMENTS, THREE PUBLIC UTILITY EASEMENTS AND DELINEATE THE LIMITS OF FLOODPLAINS, WETLANDS, STREAMS AND THEIR ASSOCIATED BUFFERS FOR SDP-08-116, DORSEY RUN INDUSTRIAL CENTER

RECORDED AS PLAT NUMBER 22134 ON 10/26/12 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND

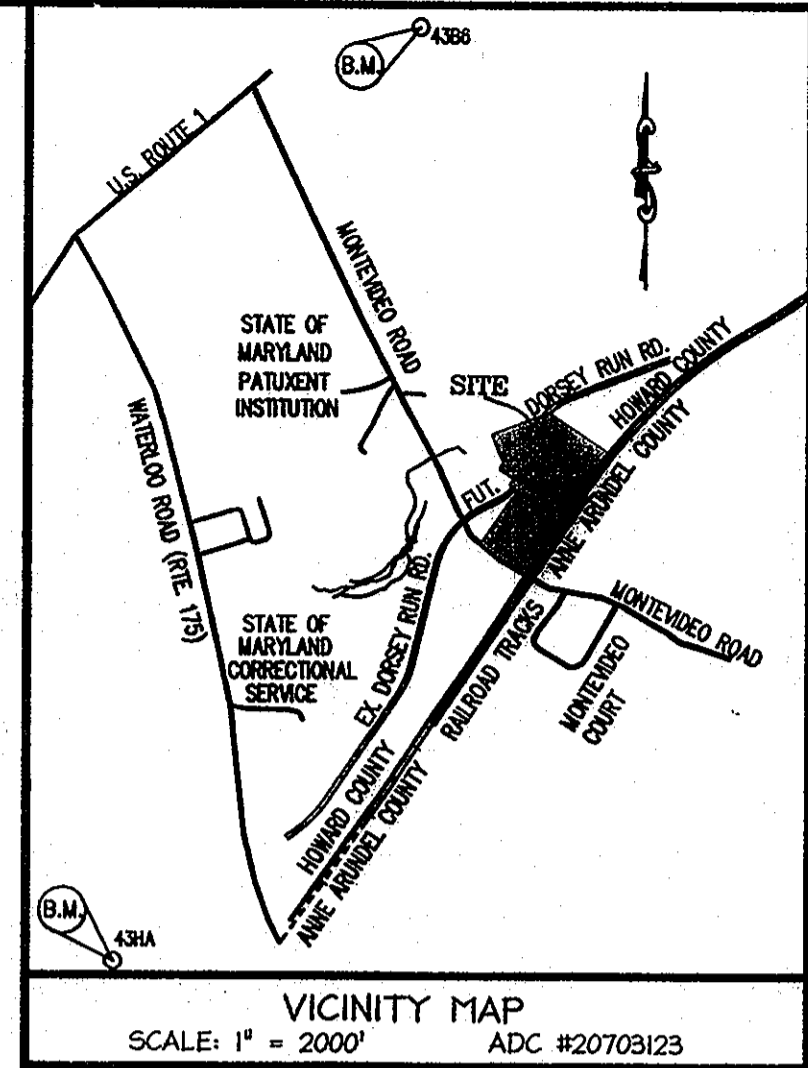
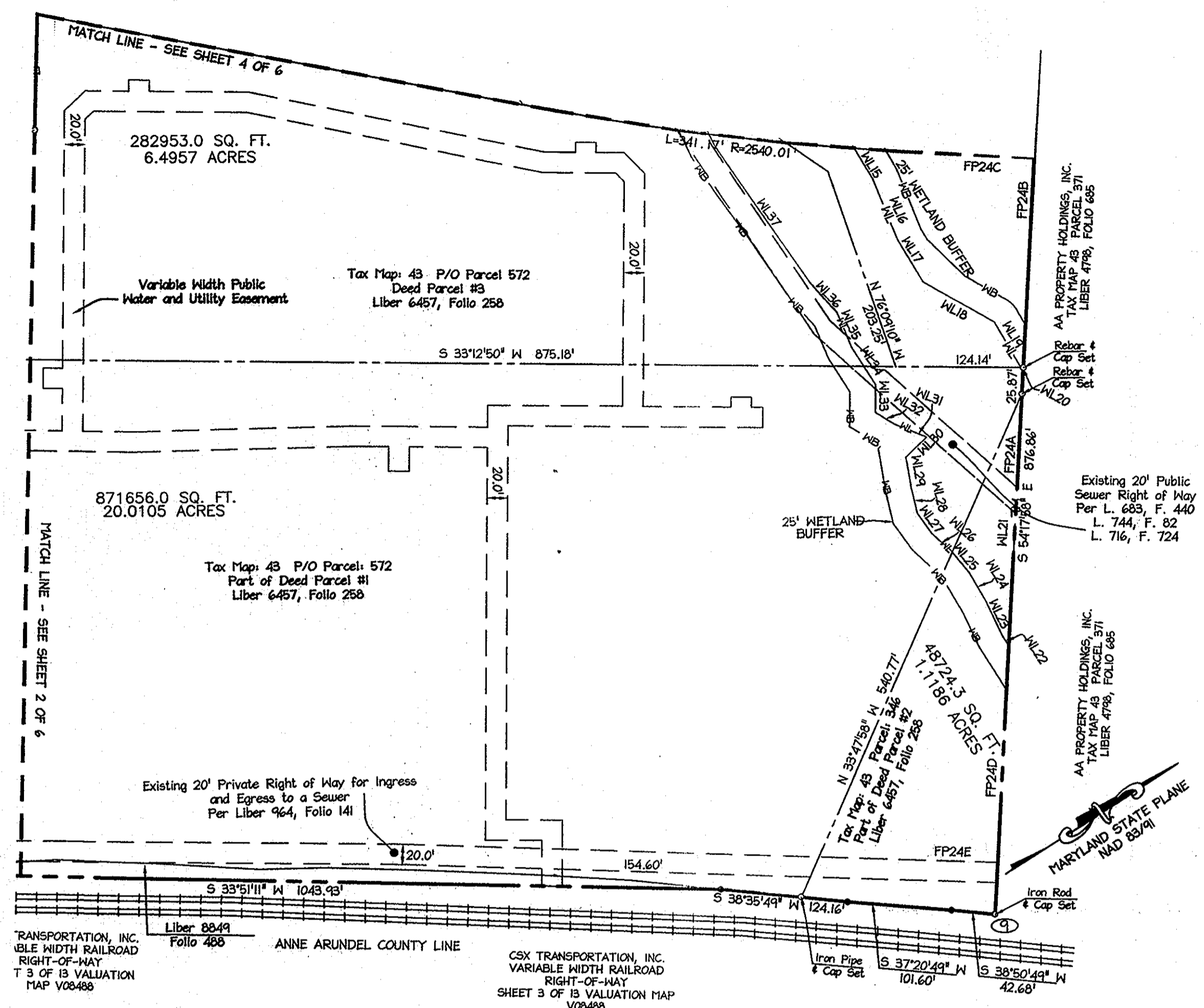
PLAT OF FOREST CONSERVATION AND PUBLIC UTILITY EASEMENTS
DORSEY RUN INDUSTRIAL CENTER
SITE "C"

TAX MAP: 43 GRID: 18 PARCELS: 97, 344, 346, 441 & PART OF 572 ZONE: M-2
1ST ELECTION DISTRICT SHEET 4 OF 6 HOWARD COUNTY, MARYLAND

SCALE 1" = 100' DATE: 06-27-2012 DRAWN BY: D. MINES CHECKED BY: D. REMMERS

MDB-260

LINE	BEARING	DISTANCE
WL5	S 88°07'12" E	35.54'
WL6	S 79°08'28" E	65.19'
WL7	S 88°01'13" E	47.75'
WL8	N 62°36'11" E	60.05'
WL9	S 87°24'35" E	51.40'
WL20	N 61°53'00" E	2.74'
WL21	S 54°17'58" E	274.28'
WL22	N 89°39'05" W	11.96'
WL23	N 82°21'16" W	37.74'
WL24	N 87°24'22" W	31.99'
WL25	S 83°40'58" W	27.79'
WL26	S 75°30'13" W	25.88'
WL27	S 87°40'58" W	24.55'
WL28	N 70°15'42" W	26.31'
WL29	N 67°04'47" W	30.37'
WL30	N 11°39'12" W	28.15'
WL31	S 55°25'54" W	33.62'
WL32	S 63°51'32" W	21.97'
WL33	N 56°40'59" W	27.47'
WL34	N 89°31'32" W	43.55'
WL35	N 79°16'53" W	37.15'
WL36	S 81°05'12" W	39.57'
WL37	S 88°14'58" W	164.48'



VICINITY MAP
SCALE: 1" = 2000' ADC #20703123

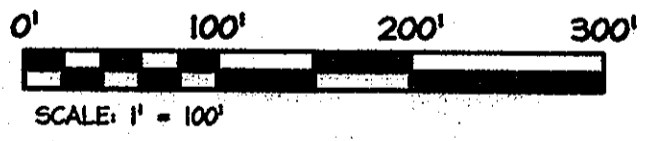
OWNER/DEVELOPER
MONTEVIDEO REALTY BUSINESS TRUST
C/O EXETER PROPERTY GROUP
140 W. GERMANTOWN PIKE,
SUITE #150
PLYMOUTH MEETING, PA 19462

LEGEND

- LIMITS OF PLAT OF EASEMENTS
- WL --- WETLAND LIMITS
- WB --- 25' WETLAND BUFFER
- SB --- 50' STREAM BUFFER
- FP --- FLOODPLAIN
- STREAM
- EXISTING SEWER EASEMENT
- EXISTING INGRESS/EGRESS EASEMENT
- ||||| RAILROAD TRACKS
- Public Forest Conservation Easement CREDITED EASEMENT
- Public Forest Conservation Easement NON CREDITED EASEMENT

SEE SHEET ONE OF SIX FOR GENERAL NOTES, COORDINATE AND AREA TABULATION CHARTS.

THE PURPOSE OF THIS PLAN IS TO DELINEATE THE WETLANDS AND ASSOCIATED BUFFERS.



OWNER'S CERTIFICATE

MONTEVIDEO REALTY BUSINESS TRUST, OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY ADOPT THIS PLAT OF EASEMENTS; AND IN CONSIDERATION OF THE APPROVAL OF THIS PLAT OF EASEMENTS 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 IN THE SPECIFIC EASEMENT AREAS SHOWN HEREON; (2) THE RIGHT TO REQUIRE DEDICATION FOR PUBLIC USE THE BEDS OF THE STREETS AND/OR ROADS, AND FLOODPLAINS AND OPEN SPACE WHERE APPLICABLE AND FOR GOOD AND OTHER VALUABLE CONSIDERATION, HEREBY GRANTS THE RIGHT AND OPTION TO HOWARD COUNTY TO ACQUIRE FEE SIMPLE TITLE TO THE BEDS OF THE STREETS AND/OR ROADS AND FLOODPLAINS; 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; AND (4) THAT NO BUILDING OR SIMILAR STRUCTURE OF ANY KIND SHALL BE ERRECTED ON OR OVER SAID EASEMENTS AND RIGHTS-OF-WAY.

By: *[Signature]* 8/1/12 DATE
Name: *[Signature]* DATE
Witness: *[Signature]* DATE

THE REQUIREMENTS OF 3-108, THE REAL PROPERTY ARTICLE ANNOTED 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. MONUMENTATION OF THE BOUNDARY SURVEY WITH THE HOWARD COUNTY SUBDIVISION REGULATIONS.

[Signature] MAY 22, 2012 DATE
DONALD F. REMMERS
PROFESSIONAL LAND SURVEYOR
MARYLAND REGISTRATION NO. 10888

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE PLAT OF EASEMENTS SHOWN HEREON IS CORRECT; THAT IT IS A PLAT OF EASEMENT OF THAT PARCEL OF LAND CONVEYED BY DEED DATED SEPTEMBER 26, 2002 FROM BALTIMORE AIRCOIL COMPANY, INC. RECORDED IN LIBER 6457, FOLIO 258; ALSO BEING ALL OF THAT PARCEL OF LAND CONVEYED BY DEED DATED DECEMBER 1, 2004 FROM CSX TRANSPORTATION, INC. RECORDED IN LIBER 8849, FOLIO 488. PROFESSIONAL CERTIFICATION. I HEREBY CERTIFY THAT THIS DOCUMENT WAS PREPARED BY ME OR UNDER MY RESPONSIBLE CHARGE, AND THAT I AM A DULY LICENSED PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 10888, EXPIRATION DATE MAY 9, 2014.

[Signature] MAY 22, 2012 DATE
DONALD F. REMMERS
PROFESSIONAL LAND SURVEYOR
MARYLAND REGISTRATION NO. 10888

PURPOSE STATEMENT

THE PURPOSE OF THIS PLAT IS TO CREATE NINE ONSITE RETENTION FOREST CONSERVATION EASEMENTS, THREE PUBLIC UTILITY EASEMENTS AND DELINEATE THE LIMITS OF FLOODPLAINS, WETLANDS, STREAMS AND THEIR ASSOCIATED BUFFERS FOR SDP-08-116, DORSEY RUN INDUSTRIAL CENTER

RECORDED AS PLAT NUMBER 22135 ON 10/24/12
AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND

PLAT OF FOREST CONSERVATION AND PUBLIC UTILITY EASEMENTS
DORSEY RUN INDUSTRIAL CENTER
SITE "C"

TAX MAP: 43 GRID: 18 PARCELS: 97, 344, 346, 441 & PART OF 572 ZONE: M-2
1ST ELECTION DISTRICT SHEET 5 OF 6 HOWARD COUNTY, MARYLAND

SCALE 1" = 100' DATE: 06-27-2012 DRAWN BY: D. MINES CHECKED BY: D. REMMERS

christopher consultants
engineering · surveying · land planning
christopher consultants, ltd.
7172 columbia gateway drive (suite 100) · columbia, md. 21046-2990
410.872.8690 metro 301.881.0148 · fax 410.872.8693
cel PROJECT # 036706.01

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING.

[Signature] 10/2/12 DATE
CHIEF, DEVELOPMENT ENGINEERING DIVISION

[Signature] 10/22/12 DATE
DIRECTOR

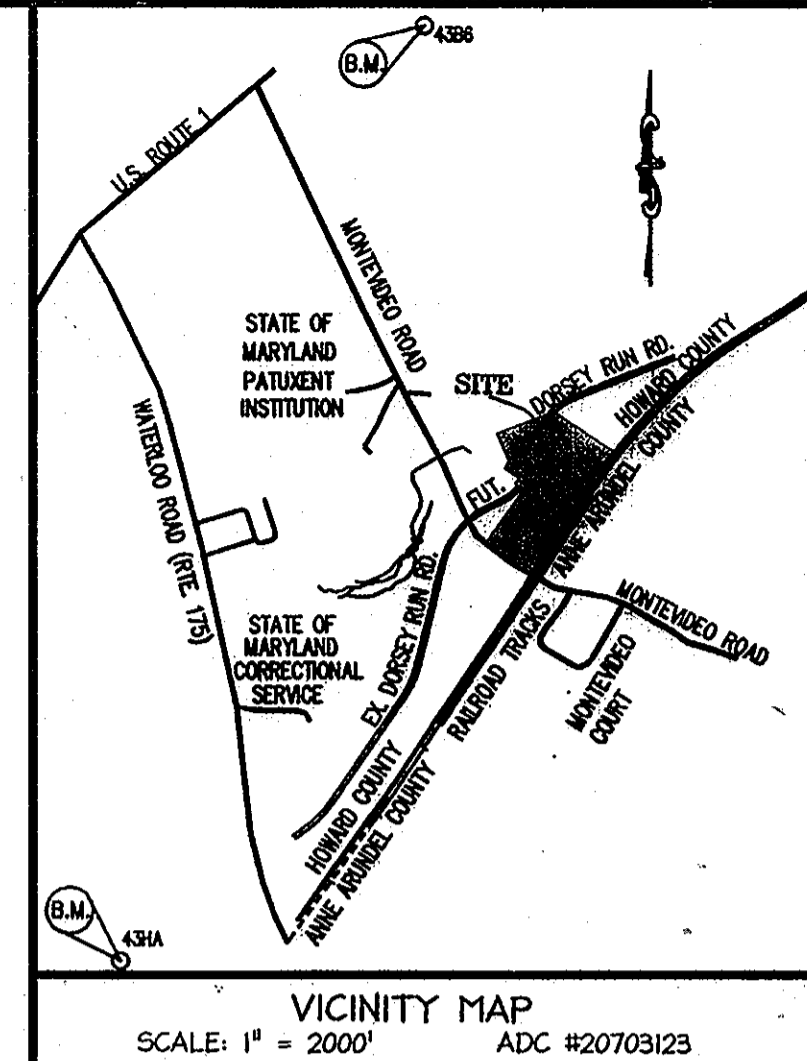
MDB-260

SDP-08-116 (FE)

LINE	BEARING	DISTANCE
WL1	S 85°55'21" E	5.98'
WL2	S 29°40'17" E	47.48'
WL3	N 79°14'35" E	52.45'
WL4	S 75°01'30" E	39.24'
WL5	N 70°24'48" E	68.95'
WL6	N 73°10'58" E	60.60'
WL7	N 47°03'34" E	52.43'
WL8	N 22°11'52" E	79.66'
WL9	N 51°23'44" E	51.17'
WL10	N 84°46'57" E	83.70'
WL11	N 80°30'38" E	62.53'
WL12	N 72°18'41" E	63.47'
WL13	S 88°24'21" E	54.51'
WL14	N 84°23'57" E	65.65'
WL15	S 88°07'12" E	51.90'
WL16	N 82°18'46" W	102.08'
WL17	S 86°53'09" W	46.21'
WL18	S 76°04'44" W	85.67'
WL19	S 24°51'52" W	28.39'
WL20	S 09°10'54" W	35.34'
WL21	S 88°26'06" E	28.53'
WL22	S 24°32'41" W	27.64'
WL23	S 30°50'54" W	48.80'
WL24	S 37°19'25" W	14.79'
WL25	S 43°00'17" W	66.38'
WL26	S 37°27'17" W	32.55'
WL27	S 41°08'06" W	45.13'
WL28	S 37°02'56" W	24.08'
WL29	S 18°57'04" W	10.50'
WL30	N 49°17'28" W	11.27'
WL31	N 42°32'23" E	47.38'
WL32	N 23°38'30" E	17.58'
WL33	N 41°22'28" W	4.42'
WL34	N 79°03'25" W	11.15'
WL35	N 34°10'46" E	89.82'
WL36	N 55°49'14" W	60.00'
WL37	S 34°10'46" W	257.82'
WL38	N 26°32'34" W	300.42'

ROAD CURVE TABLE

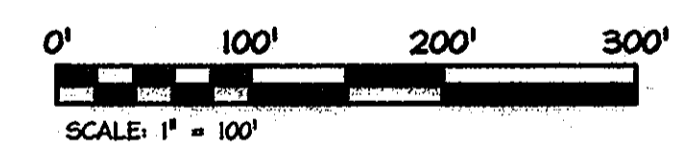
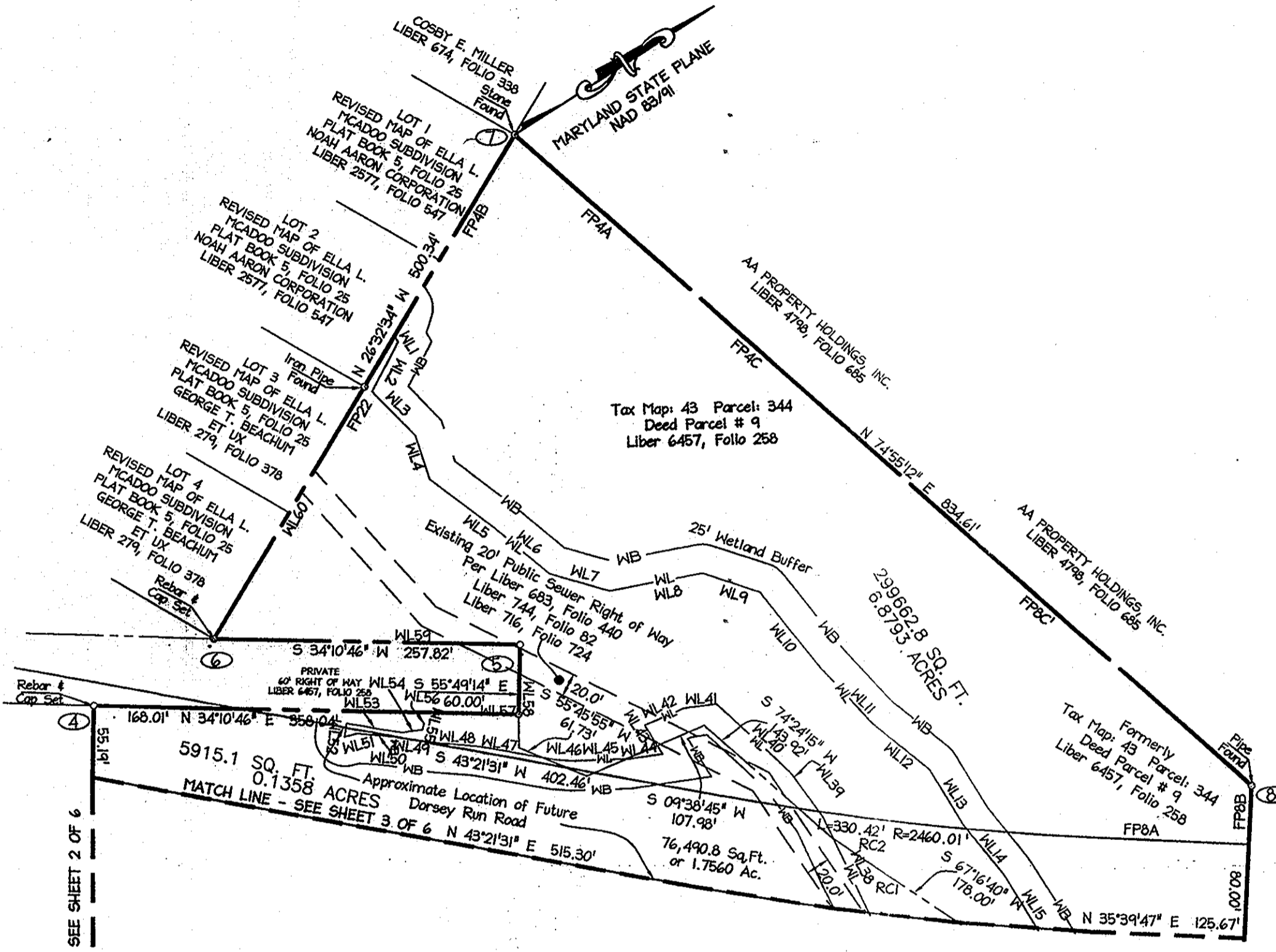
CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE	TANGENT
RC1	2540.01'	341.17'	340.91'	S 39°30'39" W	07°41'45"	170.84'
RC2	2460.01'	330.42'	330.17'	S 39°30'39" W	07°41'45"	165.46'



VICINITY MAP
SCALE: 1" = 2000' ADC #20703123

OWNER/DEVELOPER
MONTEVIDEO REALTY BUSINESS TRUST
C/O EXETER PROPERTY GROUP
140 W. GERMANTOWN PIKE,
SUITE #150
PLYMOUTH MEETING, PA 19462

- LEGEND
- LIMITS OF PLAT OF EASEMENTS
 - WL --- WETLAND LIMITS
 - WB --- 25' WETLAND BUFFER
 - SB --- 50' STREAM BUFFER
 - FP --- FLOODPLAIN
 - --- STREAM
 - --- EXISTING SEWER EASEMENT
 - --- EXISTING INGRESS/EGRESS EASEMENT
 - ||||| RAILROAD TRACKS



christopher consultants
engineering · surveying · land planning
christopher consultants, ltd.
7172 columbia gateway drive (suite 100) · columbia, md. 21046-2990
410.872.8690 metro 301.881.0148 · fax 410.872.8693
cc PROJECT # 036708.01

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING.

CHIEF, DEVELOPMENT ENGINEERING DIVISION: *[Signature]* 10/17/12 DATE

DIRECTOR: *[Signature]* 10/23/12 DATE

OWNER'S CERTIFICATE

MONTEVIDEO REALTY BUSINESS TRUST, OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY ADOPT THIS PLAT OF EASEMENTS; AND IN CONSIDERATION OF THE APPROVAL OF THIS PLAT OF EASEMENTS 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 IN THE SPECIFIC EASEMENT AREAS SHOWN HEREON; (2) THE RIGHT TO REQUIRE DEDICATION FOR PUBLIC USE THE BEDS OF THE STREETS AND/OR ROADS, AND FLOODPLAINS AND OPEN SPACE WHERE APPLICABLE AND FOR GOOD AND OTHER VALUABLE CONSIDERATION, HEREBY GRANTS THE RIGHT AND OPTION TO HOWARD COUNTY TO ACQUIRE FEE SIMPLE TITLE TO THE BEDS OF THE STREETS AND/OR ROADS AND FLOODPLAINS; 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; AND (4) THAT NO BUILDING OR SIMILAR STRUCTURE OF ANY KIND SHALL BE ERECTED ON OR OVER SAID EASEMENTS AND RIGHTS-OF-WAY.

By: *[Signature]* 5/1/12 DATE

Witness: *[Signature]* 5-1-12 DATE

THE REQUIREMENTS OF 3-108, THE REAL PROPERTY ARTICLE ANNOTED 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. MONUMENTATION OF THE BOUNDARY SURVEY CONFORMS WITH THE HOWARD COUNTY SUBDIVISION REGULATIONS.

[Signature] MAY 22, 2012 DATE
DONALD F. REMMERS
PROFESSIONAL LAND SURVEYOR
MARYLAND REGISTRATION NO. 10888

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE PLAT OF EASEMENTS SHOWN HEREON IS CORRECT; THAT IT IS A PLAT OF EASEMENT OF THAT PARCEL OF LAND CONVEYED BY DEED DATED SEPTEMBER 26, 2002 FROM BALTIMORE AIRCOIL COMPANY, INC. RECORDED IN LIBER 6457, FOLIO 258; ALSO BEING ALL OF THAT PARCEL OF LAND CONVEYED BY DEED DATED DECEMBER 1, 2004 FROM CSX TRANSPORTATION, INC. RECORDED IN LIBER 8849, FOLIO 488. PROFESSIONAL CERTIFICATION. I HEREBY CERTIFY THAT THIS DOCUMENT WAS PREPARED BY ME OR UNDER MY RESPONSIBLE CHARGE, AND THAT I AM A DULY LICENSED PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 10888, EXPIRATION DATE MAY 9, 2014.

[Signature] MAY 22, 2012 DATE
DONALD F. REMMERS
PROFESSIONAL LAND SURVEYOR
MARYLAND REGISTRATION NO. 10888

THE PURPOSE OF THIS PLAN IS TO DELINEATE THE WETLANDS AND ASSOCIATED BUFFERS.

SEE SHEET ONE OF SIX FOR GENERAL NOTES, COORDINATE AND AREA TABULATION CHARTS.

PURPOSE STATEMENT
THE PURPOSE OF THIS PLAT IS TO CREATE NINE ONSITE RETENTION FOREST CONSERVATION EASEMENTS, THREE PUBLIC UTILITY EASEMENTS AND DELINEATE THE LIMITS OF FLOODPLAINS, WETLANDS, STREAMS AND THEIR ASSOCIATED BUFFERS FOR SDP-08-116, DORSEY RUN INDUSTRIAL CENTER

RECORDED AS PLAT NUMBER 22134 ON 10/26/12
AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND

PLAT OF FOREST CONSERVATION AND PUBLIC UTILITY EASEMENTS
DORSEY RUN INDUSTRIAL CENTER
SITE "C"

TAX MAP: 43 GRID: 18 PARCELS: 97, 344, 346, 441 & PART OF 572 ZONE: M-2
1ST ELECTION DISTRICT SHEET 6 OF 6 HOWARD COUNTY, MARYLAND

SCALE 1" = 100' DATE: 06-27-2012 DRAWN BY: D. MINES CHECKED BY: D. REMMERS

MDB-260