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[www.timmons.com](http://www.timmons.com)

May 17, 2024

Anne Arundel County  
 Office of Planning and Zoning  
 2664 Riva Road  
 Annapolis, MD 21401

**Re: YEL – Annapolis Junction Business Park – Request for a Variance to Ordinance Section 18-3-303, 18-3-308 & 18-3-309**

Tax Map 0013, Grid 0020, P.0195 (Lots 9RR, 8RR, 13R, 14R)  
 8201, 8211, 8231, 8223, 8225, 8241, 8251 Dorsey Run Road, Annapolis Junction, MD

To Whom it may concern:

On behalf of our Client, please see the following Variance request to Anne Arundel County Code Sections 18-3-303.C, 18-3-308 & 18-3-309 as it relates to the total square footage and height for directional signage for business complexes and Industrial districts for the following lots:

Legal Description	Address	Tax #
8RRR	8201 Dorsey Run Road	400090221373
9RR	8211 Dorsey Run Road (Primary Address)	400090221374
12R	8231 Dorsey Run Road	400090221377
13R	8241 Dorsey Run Road	400090221378
14R	8251 Dorsey Run Road	400090221379
N/A	8223 Dorsey Run Road	N/A
N/A	8225 Dorsey Run Road	N/A

**Project Introduction:**

The proposed directional signage is intended to accompany the Site Development Plan (SDP) C-2023-0026-00-NC and forth coming grading and building permit which is to permit and construct one (1) three story data center building (approximately 171,726 SF), with administration office space (approximately 34,320 SF), and associated site circulation and extension of the secured perimeter infrastructure on Lots 9RR, 13RR, and 14R of the Annapolis Junction Business Park. In addition to these improvements, an onsite substation is being planned in parallel to service the site and any future builds (the Developer will bulk grade the substation pad while BGE will construct and operate the electrical equipment within the substation). The proposed vehicular site access is from Dorsey Run Road and will utilize the secured vehicular control point at Lot 9RR, constructed under Grading Permit G02018716 and Building Permit B02390726. All improvements are located outside of the critical area and there are no environmental permits associated with the above noted applications.

**Variance Request:**

The current Anne Arundel County Code specifies the following as it relates to directional signage:

18-3-303.C - Location. A sign shall be located within the lot lines of the use to which it refers, except that a directional sign may be located within a County right-of-way to the extent permitted by § [18-3-305](#) and § [18-3-306](#).

18-3-308-c – Directional Signs. “A business complex may have directional signs as necessary. Each sign may not exceed six square feet in area or a height of five feet”

18-3-309-d – Directional Signs. “An establishment may have directional signs as necessary. Each sign may not exceed six square feet in area or a height of five feet”

This Variance is being requested to allow for a directional sign to provide way finding to a destination on an adjacent parcel as well as to increase the maximum directional sign area to 24.5 square feet and to increase the height for directional signage to 7’ as defined by Article 18-3-304.

**Justification:**

The above Variance is being requested to allow for directional signs that exceed the current requirements of Article 18-308-c and 18-3-309-d to meet the Clients Corporate signage standards, which are used across all Client Data Center campuses. Maintaining these standards will allow for Client employees and users visiting the site to efficiently navigate through the proposed secured campus to the intended destination. It should be noted that the development noted within the project intro (above) is the second of multiple planned future buildings that will make up the campus. The complex is also subject to end user security requirements, which makes it imperative that all users are able to navigate the site in an efficient manner. The directional signage will direct users to specific buildings, visitor areas, vehicle entry, onsite utility infrastructure, as well as any restricted areas of the site. Due to the anticipated future buildings and to meet the Clients signage standards, the sign panel is required to exceed the minimum six square feet and five feet in height. It should also be considered that the intended vehicular traffic navigating the campus will include personal vehicles, as well as large tractor trailers. Therefore, the larger sign panels will be more easily viewed from the operator of a tractor trailer. Lastly, as the campus is built out in the future, the larger directional signage will offer better visibility for Fire and Rescue to navigate the site from the vehicle entry point, thus resulting in faster response times. In addition to the variance requesting the increased direction signage height and area, it is requested to allow signage to be placed on the subject parcels to direct users around the data center site to the existing Anne Arundel County sanitary sewer pump station located at 8241 Dorsey Run Road (Tax # 400090221376). Access is proposed to be relocated in accordance with SDP C2023-0026-00-NC and as coordinated with Anne Arundel County Department of Utilities. The signage will allow for faster response times in the event that immediate access is required at the pump station for operational or maintenance purposes.

As illustrated in the attached exhibits, the proposed signs are placed greater than 75’ from the existing Right-of-Way of Dorsey Run Road. Furthermore, seven of the eleven signs proposed with the above noted application will be within the secured perimeter of the proposed campus, which will provide additional screening of the signs from any public viewshed.

The Client fully understands the intent and purpose of the County code and is committed to being good stewards of the community, however the proposed Variance is requested to meet the required security requirements for a restricted access campus and wayfinding standards which are applied across all Client campuses.

We appreciate your consideration regarding this request. If you should have any questions related to this proposed Variance, please feel free to contact me.

Respectfully Submitted,



Luke Fetcho, PE, LEED AP  
Senior Project Manager







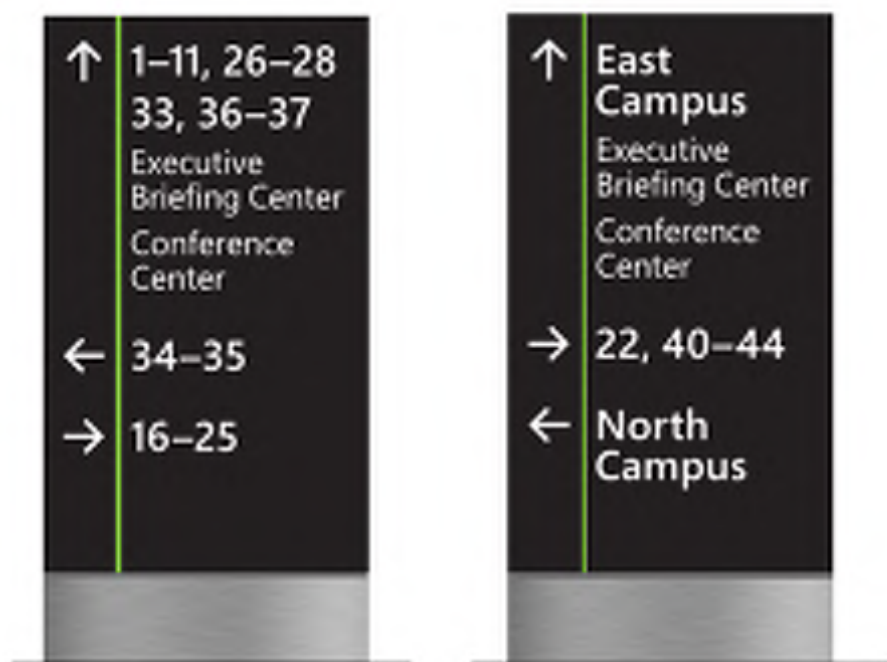


## SV-1

### Primary Vehicular Directional

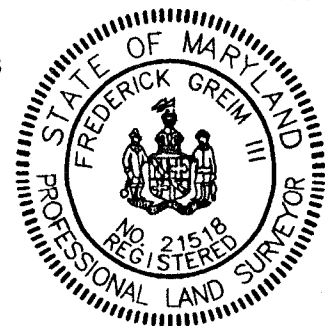
Primary vehicular directional monument signs provide direction to Microsoft buildings and facilities along approach streets within a Microsoft site and help link neighborhoods or building groups together. They are intended to be the first directional signs a user encounters when entering a site. SV-1 are designed to accommodate primary directional information and are sized to carry the largest quantity of message lines. Orient the sign toward approaching traffic and in advance of major intersections.

- Fabricated aluminum sign cabinet, painted "graphite" with brushed stainless steel base and end returns.
- Reflective white vinyl lettering and arrows, non-illuminated.
- Single or double-sided.
- Site or building addresses should ONLY be used if required by local fire authorities or other agencies, who may also have regulations for copy heights that should be followed.





FREDERICK GREIM III  
PROFESSIONAL LAND SURVEYOR #21518  
EXPIRATION DATE: JULY 13, 2015  
BAY ENGINEERING INC.  
190 ADMIRAL COCHRANE DRIVE  
SUITE 175  
ANNAPOLIS, MD 21401  
PHONE: 410-897-9290



*Frederick Greim III*  
2-14-14

**OWNER'S DEDICATION**

THE UNDERSIGNED, BEING ALL OWNERS OF THE PROPERTY SHOWN AND DESCRIBED ON THIS RECORD PLAT WITH THE EXCEPTION OF LIENHOLDERS, ADOPTS THIS RECORD PLAT; ESTABLISHES THE BUILDING RESTRICTION LINES AND DEDICATES ALL PUBLIC ROADS, WIDENING STRIPS, FLOODPLAINS, EASEMENTS, AND RIGHTS-OF-WAY TO PUBLIC USE; SUCH LANDS BEING DEEDED TO ANNE ARUNDEL COUNTY, MARYLAND OR TO THE STATE, AS MAY BE APPROPRIATE PRIOR TO OR CONTEMPORANEOUS WITH THE RECORDATION OF THIS PLAT.

TO THE BEST OF OUR KNOWLEDGE, INFORMATION, AND BELIEF, THE REQUIREMENTS OF THE REAL PROPERTY ARTICLE 3-108 OF THE STATE CODE, CONCERNING THE MAKING OF PLATS AND SETTING OF MARKERS, HAVE BEEN SATISFIED. THERE ARE NO SUITS, ACTIONS AT LAW, LEASES, LIENS, MORTGAGES, TRUSTS EASEMENTS, OR RIGHTS-OF-WAY AFFECTING THE PROPERTY INCLUDED IN THIS RECORD PLAT OTHER THAN THE FOLLOWING:

MORTGAGES AND/OR DEEDS OF TRUST: INDEMNITY DEED OF TRUST, ASSIGNMENT OF LEASES AND RENTS, AND SECURITY AGREEMENT DATED JULY 8, 2004, AND RECORDED AMONG THE LAND RECORDS OF ANNE ARUNDEL COUNTY, MARYLAND IN LIBER 15135, FOLIO 461, FROM KONTERRA LIMITED PARTNERSHIP TO PAUL A. STUART AND BARRY C. GREENBERG, TRUSTEES FOR THE BENEFIT OF MERCANTILE-SAFE DEPOSIT & TRUST COMPANY, WHICH SECURES A DEBT IN THE ORIGINAL PRINCIPAL AMOUNT OF \$18,750,000.00; AND DEED OF APPOINTMENT OF SUBSTITUTE TRUSTEES AND FIRST AMENDMENT TO INDEMNITY DEED OF TRUST, ASSIGNMENT OF LEASES AND RENTS AND SECURITY AGREEMENT DATED JANUARY 19, 2010, BUT IS EFFECTIVE AS OF NOVEMBER 7, 2009, AND RECORDED IN LIBER 22019, FOLIO 038, BY KONTERRA LIMITED PARTNERSHIP TO PATRICIA G. WOODS AND PATRICK G. TEHAN, AS TRUSTEES, AND PNC BANK, NATIONAL ASSOCIATION, A NATIONAL BANKING ASSOCIATION (SUCCESSOR-BY-MERGER TO MERCANTILE-SAFE DEPOSIT AND TRUST COMPANY) AS LENDER.

RIGHT OF ACCESS FOR THE CONSTRUCTION, OPERATION AND MAINTENANCE OF GAS AND ELECTRIC UTILITY FACILITIES, AND TO TRIM OR CUT DOWN AND REMOVE TREES AS SET FORTH IN DEED, DATED AUGUST 29, 1967, AND RECORDED AMONG THE LAND RECORDS OF ANNE ARUNDEL COUNTY, MARYLAND IN LIBER 2116 FOLIO 405.

DECLARATION OF COVENANTS CONDITIONS AND RESTRICTIONS ANNAPOLIS JUNCTION BUSINESS PARK DATED NOVEMBER 23, 2004, AND RECORDED AMONG THE LAND RECORDS OF ANNE ARUNDEL COUNTY, MARYLAND IN LIBER 1634, FOLIO 580.

DEED OF EASEMENT AND AGREEMENT DATED JANUARY 10, 2005 AND RECORDED AMONG THE LAND RECORDS OF ANNE ARUNDEL COUNTY, MARYLAND IN LIBER 15864 FOLIO 55.

DECLARATION OF EASEMENT AND MAINTENANCE AGREEMENT DATED OCTOBER 13, 2004 AND RECORDED AMONG THE LAND RECORDS OF ANNE ARUNDEL COUNTY, MARYLAND IN LIBER 15485 FOLIO 346, RERECORDED IN LIBER 24073 FOLIO 221 AND AMENDED DECEMBER 7, 2010 AND RECORDED IN LIBER 22955 FOLIO 417.

DEED OF EASEMENT AND AGREEMENT DATED MAY 17, 2005 AND RECORDED AMONG THE LAND RECORDS OF ANNE ARUNDEL COUNTY, MARYLAND IN LIBER 16366 FOLIO 351.

RIGHT-OF-WAY AGREEMENT DATED NOVEMBER 28, 2007 AND RECORDED AMONG THE LAND RECORDS OF ANNE ARUNDEL COUNTY, MARYLAND IN LIBER 19872 FOLIO 143.

RIGHT-OF-WAY AGREEMENT DATED MARCH 6, 2008 AND RECORDED AMONG THE LAND RECORDS OF ANNE ARUNDEL COUNTY, MARYLAND IN LIBER 20311 FOLIO 163.

ALL OWNERS OF THE PROPERTY HAVE AFFIXED THEIR SIGNATURES AND SEALS ON THIS RECORD PLAT.

LOT 8RR, 9, 10, 13 & 14R  
KONTERRA LIMITED PARTNERSHIP  
BY: GOULD PROPERTY COMPANY, ITS GENERAL PARTNER

*Caleb Gould* 2/12/14 DATE  
WITNESS *[Signature]* 2/12/14 DATE  
CALEB GOULD (VICE PRESIDENT) FOR GOULD PROPERTY COMPANY ITS GENERAL PARTNER

**SURVEYOR'S CERTIFICATE**

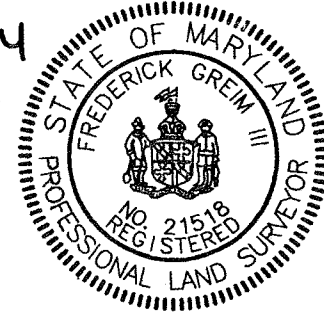
I CERTIFY THAT THIS RECORD PLAT IS CORRECT; THAT IT REPRESENTS A SURVEY OF THE PROPERTY BY THE SURVEYOR AND THAT IT IS A SUBDIVISION OF PART OF THE LANDS CONVEYED BY:

BA ASSOCIATES LIMITED PARTNERSHIP TO KONTERRA LIMITED PARTNERSHIP BY DEED DATED APRIL 15, 1987 AND RECORDED AMONG THE LAND RECORDS OF ANNE ARUNDEL COUNTY, MARYLAND IN LIBER 4372, FOLIO 340. (8RR, 9, 10, 13 & 14R)

THE REQUIREMENTS OF SECTION 3-108, OF THE REAL PROPERTY ARTICLE ANNOTATED CODE OF MARYLAND AS FAR AS THEY RELATE TO THE MAKING OF PLATS AND SETTING OF MARKERS HAVE BEEN SATISFIED.

*Frederick Greim III* 2-14-14 DATE

FREDERICK GREIM III  
PROFESSIONAL LAND SURVEYOR #21518  
EXPIRATION DATE: JULY 13, 2015  
BAY ENGINEERING INC.  
190 ADMIRAL COCHRANE DRIVE  
SUITE 175  
ANNAPOLIS, MD 21401  
PHONE: 410-897-9290



**Bay Engineering Inc.**  
Engineers, Planners and Surveyors  
190 Admiral Cochrane Drive, Suite 175  
Annapolis, Maryland 21401  
410.897.9290  
410.897.9295 fax  
email: info@bayengineering.com  
www.bayengineering.com

RECORDED IN BOOK

PAGE

PLAT NO.

**PUBLIC SEWER PUMPING STATION ACCESS AND PRIVATE SWMP ACCESS EASEMENT STATEMENT**

THE 20' WIDE PUBLIC SEWER PUMPING STATION ACCESS AND PRIVATE SWMP ACCESS EASEMENT SHOWN HEREON IS INTENDED TO PROVIDE ACCESS TO AND FROM LOTS 11 AND 16. SEE DECLARATION OF RIGHT OF WAY AND MAINTENANCE AGREEMENT RECORDED AMONG THE LAND RECORDS OF ANNE ARUNDEL COUNTY, MARYLAND IN LIBER 27111, FOLIO 184 and L. 27253F. 32-2

**PRIVATE ACCESS AND UTILITY EASEMENT STATEMENT**

THE VARIABLE WIDTH PRIVATE ACCESS AND UTILITY EASEMENT SHOWN HEREON IS INTENDED TO PROVIDE ACCESS AND UTILITIES TO AND FROM LOT 8RR. THE OWNERS OF THESE LOTS ARE RESPONSIBLE FOR MAINTENANCE OF THE ACCESS EASEMENT AND ARE NOT ELIGIBLE TO RECEIVE COUNTY SERVICES PROVIDED TO LOT OWNERS ABUTTING COUNTY ROADS. SEE DECLARATION OF RIGHT OF WAY AND MAINTENANCE AGREEMENT RECORDED AMONG THE LAND RECORDS OF ANNE ARUNDEL COUNTY, MARYLAND IN LIBER 27039, FOLIO 51

**NEW FOREST CONSERVATION PROPERTY**

THE NEW FOREST CONSERVATION PROPERTY IS SHOWN THUSLY [Symbol] ON THESE PLATS. PER THE REQUIREMENTS OF THE COUNTY TREE BILL, 71-94 (ARTICLE 17, TITLE 3 OF THE ANNE ARUNDEL COUNTY CODE) WITH A DEED OF EASEMENT AND AGREEMENT (NEW FOREST CONSERVATION PROPERTY) DATED 2-20-14 RECORDED AMONG THE LAND RECORDS OF ANNE ARUNDEL COUNTY, MARYLAND IN LIBER 27253, FOLIO 340 THERE SHALL BE NO CLEARING, TRIMMING, DUMPING, STORAGE, OR STRUCTURE WITHIN THE NEW FOREST CONSERVATION PROPERTY AREAS, EXCEPT IN ACCORDANCE WITH THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS.

**FOREST CONSERVATION PROPERTY TABULATION**

EXISTING FOREST CONSERVATION PROPERTY TO BE ABANDONED AND RELOCATED WITH THIS PLAT	86,151 SQ.FT. OR 1.978 AC.
NEW FOREST CONSERVATION PROPERTY WITH THIS PLAT	86,151 SQ.FT. OR 1.978 AC.

**ALLOCATION NOTE**

THIS SUBDIVISION PLAT IS SUBJECT TO THE REQUIREMENTS OF ARTICLE 13, TITLE 5 OF THE ANNE ARUNDEL COUNTY CODE AS IT RELATES TO THE ALLOCATION OF WATER AND WASTEWATER CAPACITY. FAILURE TO COMPLY WITH THE PROVISIONS OF THIS LAW MAY CAUSE THIS SUBDIVISION PLAT TO BECOME VOID OR CAUSE THE PROPERTIES SHOWN HEREON TO BE SUBJECT TO A LIEN FOR UNPAID CHARGES.

**PUBLIC WORKS AGREEMENT AND DEED OF EASEMENT**

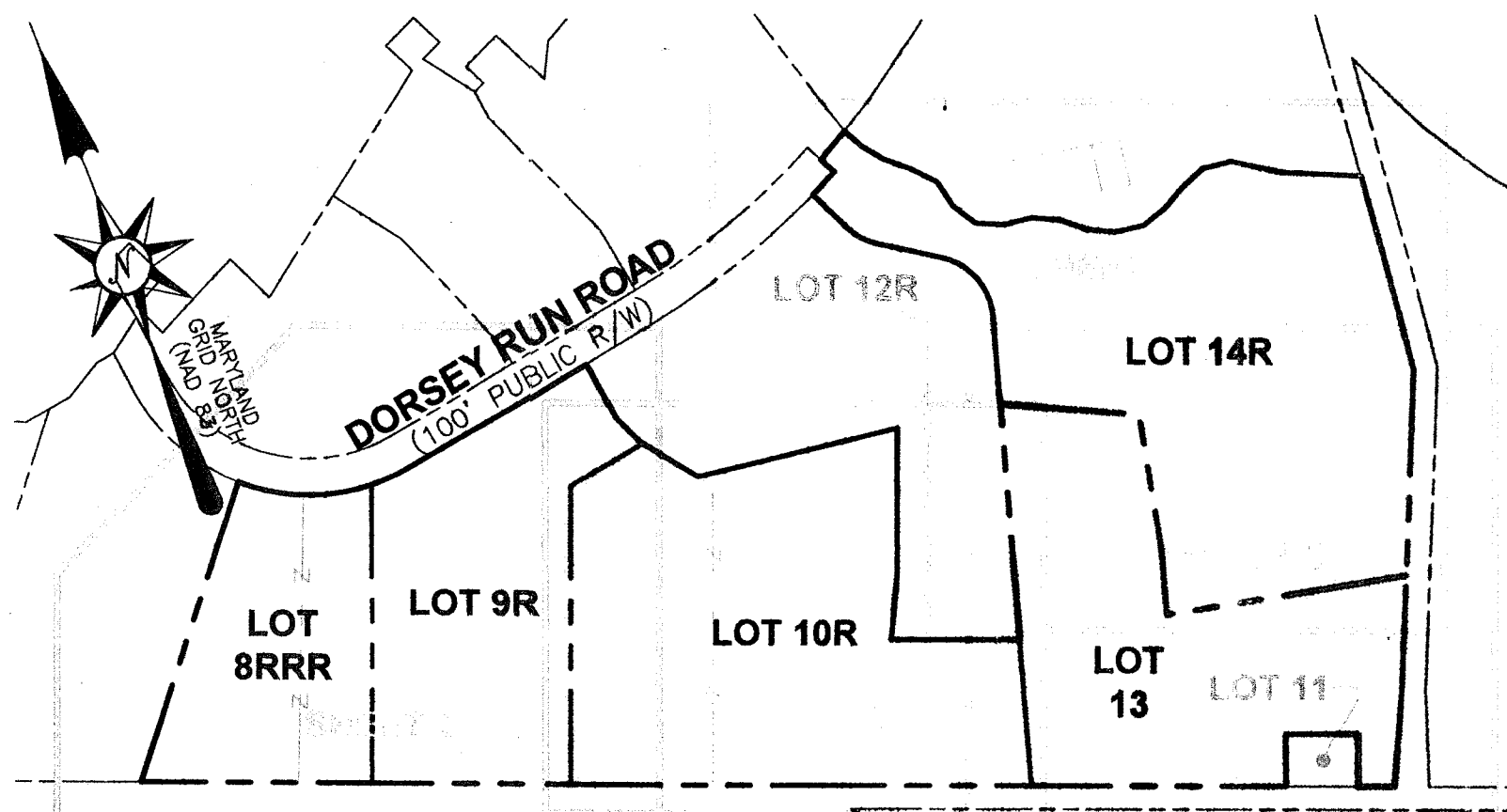
PUBLIC WORKS AGREEMENT AND DEED OF EASEMENT RECORDED AMONG THE LAND RECORDS OF ANNE ARUNDEL COUNTY, MARYLAND, PRIOR TO THIS PLAT UNDER PUBLIC WORKS AGREEMENT #14-027-X DEED OF EASEMENT RECORDED IN LIBER 27203 FOLIO 327

**PREVIOUSLY RECORDED PLAT NOTE**

THIS SITE WAS PREVIOUSLY RECORDED UNDER (SUB. #2004-011, PROJECT #2006-0130) IN PLAT BOOK 286 PAGES 44-50, PLAT BOOK 287 PAGES 1-14, PLAT #14870-14890 AND (SUB. #2004-011, PROJECT #2011-0089 00NF) IN PLAT BOOK 315 PAGES 34-35, PLAT #16310-16311 AND IS SUBJECT TO ALL PREVIOUS PLAT NOTES.

**MODIFICATIONS**

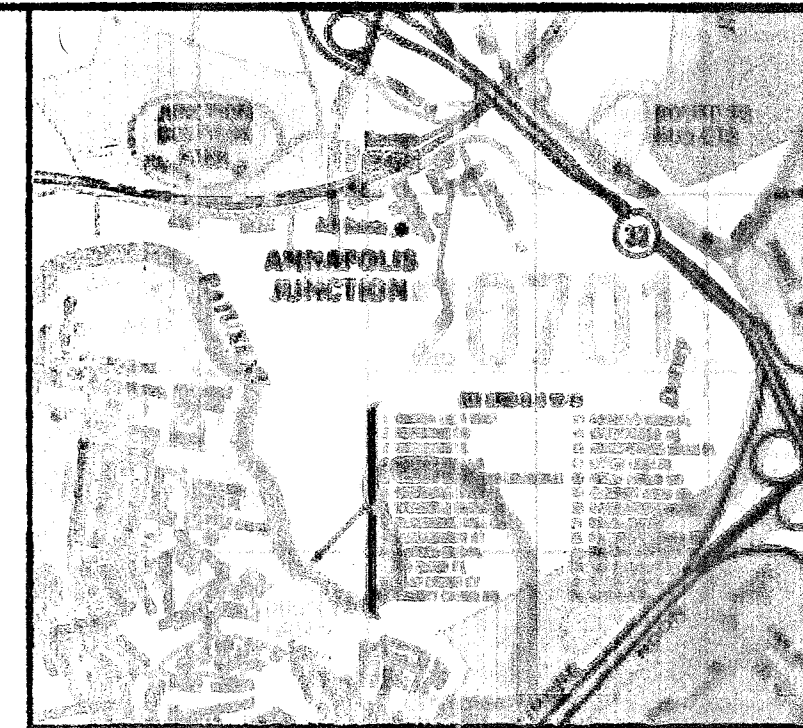
MODIFICATION #13176A - MODIFICATION TO ARTICLE 17-4-201, SITE DEVELOPMENT PLANS, TO WAIVE THE SITE DEVELOPMENT PLAN PROCESS AND PROCEED DIRECTLY TO THE GRADING PERMIT PROCESS WAS APPROVED BY THE OFFICE OF PLANNING AND ZONING IN A LETTER DATED JANUARY 15, 2014.



**KEY MAP**

SCALE: 1"=500'

APPROVED: ANNE ARUNDEL COUNTY, MARYLAND  
OFFICE OF PLANNING AND ZONING  
*[Signature]* 4-2-14  
LARRY R. TOM, OFFICER DATE  
PLANNING AND ZONING, AND ALSO FOR  
DIRECTOR, ENVIRONMENTAL HEALTH  
ANNE ARUNDEL COUNTY DEPARTMENT OF HEALTH  
(PUBLIC SYSTEMS AVAILABLE)



COPYRIGHT ADC THE MAP PEOPLE PERMITTED USE NO. 21097504

**VICINITY MAP**  
SCALE 1"=2,000'

**GENERAL NOTES**

- \*\*\*1. THE PURPOSE OF THIS RESUBDIVISION PLAT IS AS FOLLOWS:  
A. RECONFIGURE LOT 8RR AND 9.  
B. RELOCATE THE FOREST CONSERVATION PROPERTY LOCATED ON LOT 9 TO LOTS 13 & 14R.  
C. ESTABLISH A NEW PUBLIC 20' WIDE SEWER PUMPING STATION ACCESS AND PRIVATE S.W.M.P. ACCESS EASEMENT ACROSS LOTS 13 & 14R. FOR THE BENEFIT OF LOTS 11 AND 16.
- 2. THE COORDINATES AND BEARINGS SHOWN HEREON ARE REFERRED TO THE MARYLAND STATE PLANE COORDINATE SYSTEM (NAD 83) AS EXTENDED BY GPS OBSERVATIONS, AS BASED ON ANNE ARUNDEL COUNTY MONUMENT 2057. N 531004.863 E 1372123.887
- 3. THE PROPERTY SHOWN HEREON LIES IN FLOOD ZONE X, FLOOD ZONE X 0.2% FLOOD CHANCE AND FLOOD ZONE A, AS DELINEATED ON THE FIRM FLOOD INSURANCE MAP #24003C0106E DATED OCTOBER 16, 2012 FOR SAID COUNTY AND DISTRIBUTED BY THE FEDERAL EMERGENCY MANAGEMENT FACILITY.
- 4. EXISTING CONSERVATION PROPERTY FOR LOT 8RR HAS BEEN ABANDONED PER DEED OF ABANDONMENT AND RELEASE OF DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS DATED 1/28/14, 2014 RECORDED AMONG THE LAND RECORDS OF ANNE ARUNDEL COUNTY, MARYLAND IN LIBER 27203, FOLIO 327.
- 5. THE DRIVEWAY LOCATION ONTO DORSEY RUN ROAD FOR LOT 8RRR AND THE ACCESS EASEMENT AS SHOWN HEREON ON LOT 9R IS INTENDED TO BE TEMPORARY AND WILL BE REVISED WITH THE FUTURE REMAINING LOT DEVELOPMENT.

**REFORESTATION NOTE**

ALL REFORESTATION REQUIREMENTS WILL BE PROCESSED WITH THE BUILDING PERMIT FOR THE SITE DEVELOPMENT OF LOT 8R. REFORESTATION PLANTING REQUIREMENTS WILL BE PROVIDED WITH THE GRADING PERMIT. COPIES OF THE REFORESTATION AGREEMENT DATED 11/5/2004, PLANTING PLAN, AND COMPLETION BOND IN THE AMOUNT OF \$ 250,000 IS ON FILE WITH THE OFFICE OF PLANNING AND ZONING.

**AREA TABULATIONS**

LOT	AREA SQ. FT.	AREA AC.
8RRR	412,217	9.463
9R	565,116	12.973
10R	472,479	22.325
13R	733,452	16.838
14R	1,100,426	25.262

**ZONING**

W2	(LIGHT INDUSTRIAL DISTRICT)
W3	(HEAVY INDUSTRIAL DISTRICT)

PLAT 1 OF 6  
\*\*\*AMENDED PLAT OF  
ANNAPOLIS JUNCTION BUSINESS PARK  
LOTS 8RR, 9, 10, 13 & 14R  
PLAT BOOK 286, PAGES 44-50, PLAT BOOK 287, PAGES 1-14  
& PLAT BOOK 315, PAGES 34-35  
SUB. #2004-011 PROJECT #2013-0102 00 NF  
TAX MAP 13 ~ GRID 20 ~ PARCEL 195  
FEBRUARY, 2014  
ZIP CODE: 20701 - DATUM NAD83  
DRAWN BY: MFP  
FOURTH DISTRICT ~ A.A. CO. MARYLAND

P244 784

MSA C2081-5348-1





**LEGEND**

PROPERTY LINE	
EXISTING EASEMENT	
EXISTING FOREST CONSERVATION PROPERTY TO BE ABANDONED AND RELOCATED	
NEW FOREST CONSERVATION PROPERTY	
NON-TIDAL WETLANDS	
NON-TIDAL WETLANDS BUFFER	
VARIABLE WIDTH PRIVATE ACCESS AND UTILITY EASEMENT	
VARIABLE WIDTH PUBLIC UTILITY EASEMENT	

**CURVE TABLE**

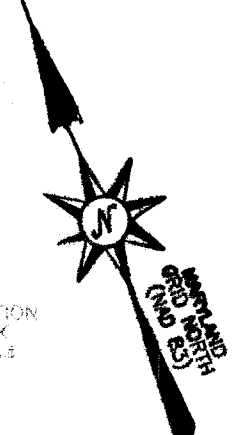
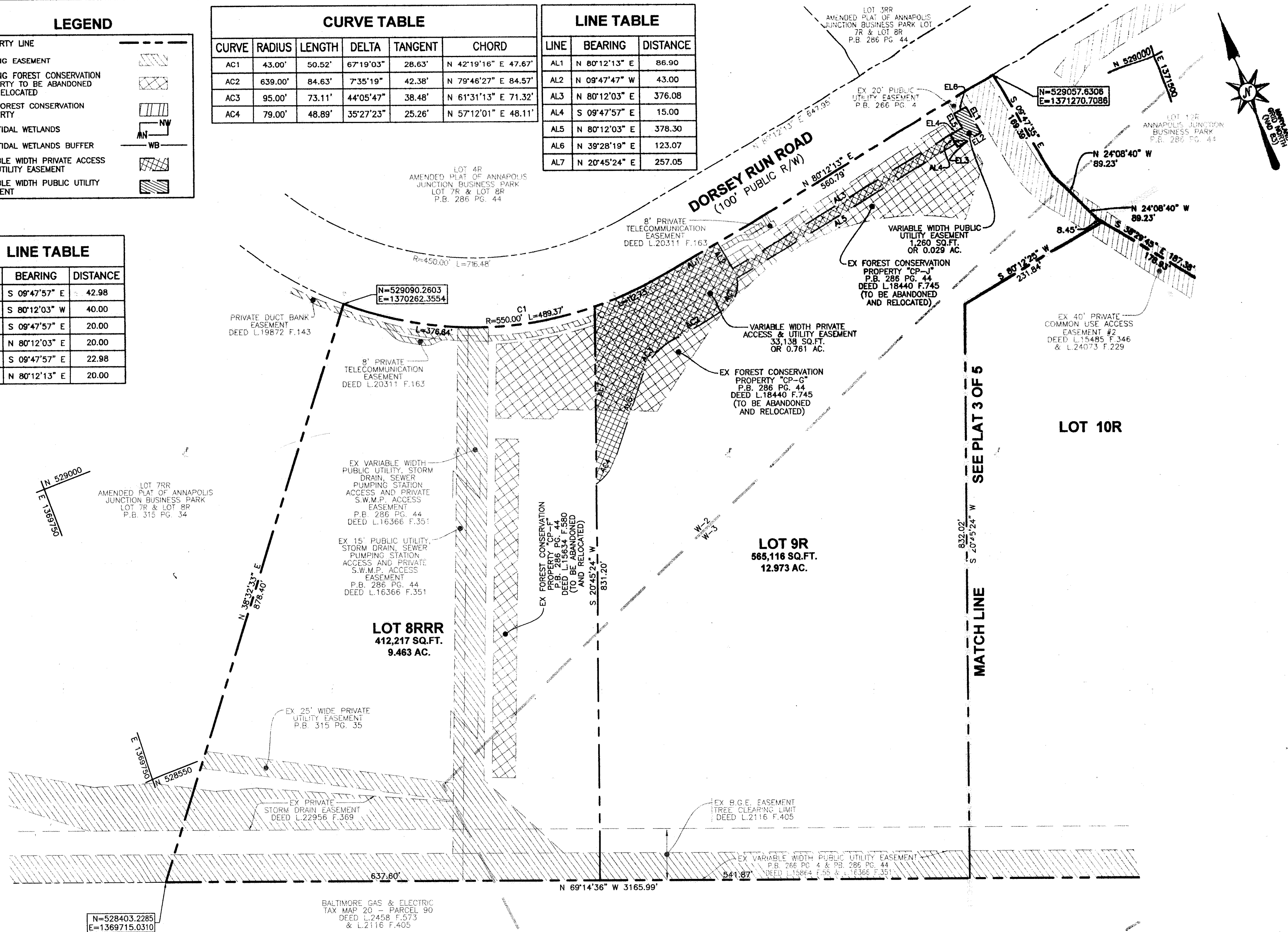
CURVE	RADIUS	LENGTH	DELTA	TANGENT	CHORD
AC1	43.00'	50.52'	67°19'03"	28.63'	N 42°19'16" E 47.67'
AC2	639.00'	84.63'	7°35'19"	42.38'	N 79°46'27" E 84.57'
AC3	95.00'	73.11'	44°05'47"	38.48'	N 61°31'13" E 71.32'
AC4	79.00'	48.89'	35°27'23"	25.26'	N 57°12'01" E 48.11'

**LINE TABLE**

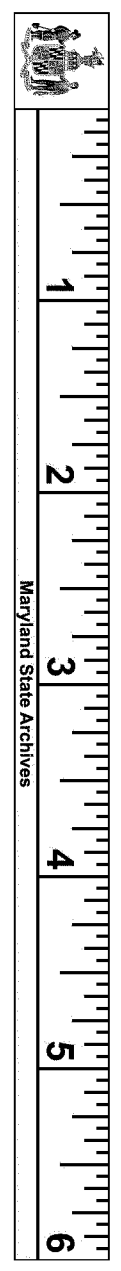
LINE	BEARING	DISTANCE
AL1	N 80°12'13" E	86.90
AL2	N 09°47'47" W	43.00
AL3	N 80°12'03" E	376.08
AL4	S 09°47'57" E	15.00
AL5	N 80°12'03" E	378.30
AL6	N 39°28'19" E	123.07
AL7	N 20°45'24" E	257.05

**LINE TABLE**

LINE	BEARING	DISTANCE
EL1	S 09°47'57" E	42.98
EL2	S 80°12'03" W	40.00
EL3	S 09°47'57" E	20.00
EL4	N 80°12'03" E	20.00
EL5	S 09°47'57" E	22.98
EL6	N 80°12'13" E	20.00



REC'D  
 CIRCUIT COURT A.A. COUNTY  
 2014 APR 11 P 2:20



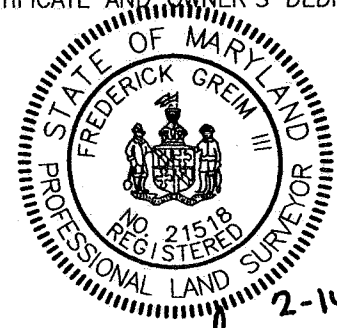
05101810  
 PLAT 13-4511 KONTERRA A&P LOT 8 SURVEY SUBDIVISION PLAT 13-4511-AMENDED PLAT.DWG

WE ASSENT TO THIS PLAN OF SUBDIVISION  
 KONTERRA LIMITED PARTNERSHIP  
 BY: GOULD PROPERTY COMPANY  
 (GENERAL PARTNER)

SEE PLAT 1 OF 5 FOR SURVEYOR'S  
 CERTIFICATE AND OWNER'S DEDICATION

CALIB GOULD DATE 2/18/14  
 (VICE PRESIDENT)

FREDERICK GREIM III DATE 2-14-14  
 PROF. LAND SURVEYOR #21518  
 EXPIRATION DATE: JULY 13, 2015



APPROVED: ANNE ARUNDEL COUNTY, MARYLAND  
 OFFICE OF PLANNING AND ZONING

LARRY R. TOM, OFFICER DATE 4-7-14  
 PLANNING AND ZONING, AND ALSO FOR  
 DIRECTOR, ENVIRONMENTAL HEALTH  
 ANNE ARUNDEL COUNTY DEPARTMENT OF HEALTH  
 (PUBLIC SYSTEMS AVAILABLE)

PLAT 2 OF 5  
 \*\*\*AMENDED PLAT OF  
 ANNAPOLIS JUNCTION BUSINESS PARK  
 LOTS 8RR, 9, 10, 13 & 14R  
 PLAT BOOK 286, PAGES 44-50, PLAT BOOK 287, PAGES 1-14  
 & PLAT BOOK 315, PAGES 34-35  
 SUB. #2004-011 PROJECT #2013-0102 00 NF  
 TAX MAP 13 ~ GRID 20 ~ PARCEL 195  
 GRAPHIC SCALE 1"=100'  
 100 0 100 200 300

FEBRUARY, 2014  
 ZIP CODE: 20701 - DATUM NAD83  
 DRAWN BY: MFP  
 FOURTH DISTRICT ~ A.A. CO. MARYLAND

**Bay Engineering Inc.**  
 Engineers, Planners and Surveyors  
 190 Admiral Cochrane Drive, Suite 175  
 Annapolis, Maryland 21401  
 410.897.9290  
 410.897.9295 fax  
 email: info@bayengineering.com  
 www.bayengineering.com

RECORDED IN BOOK PAGE PLAT NO.

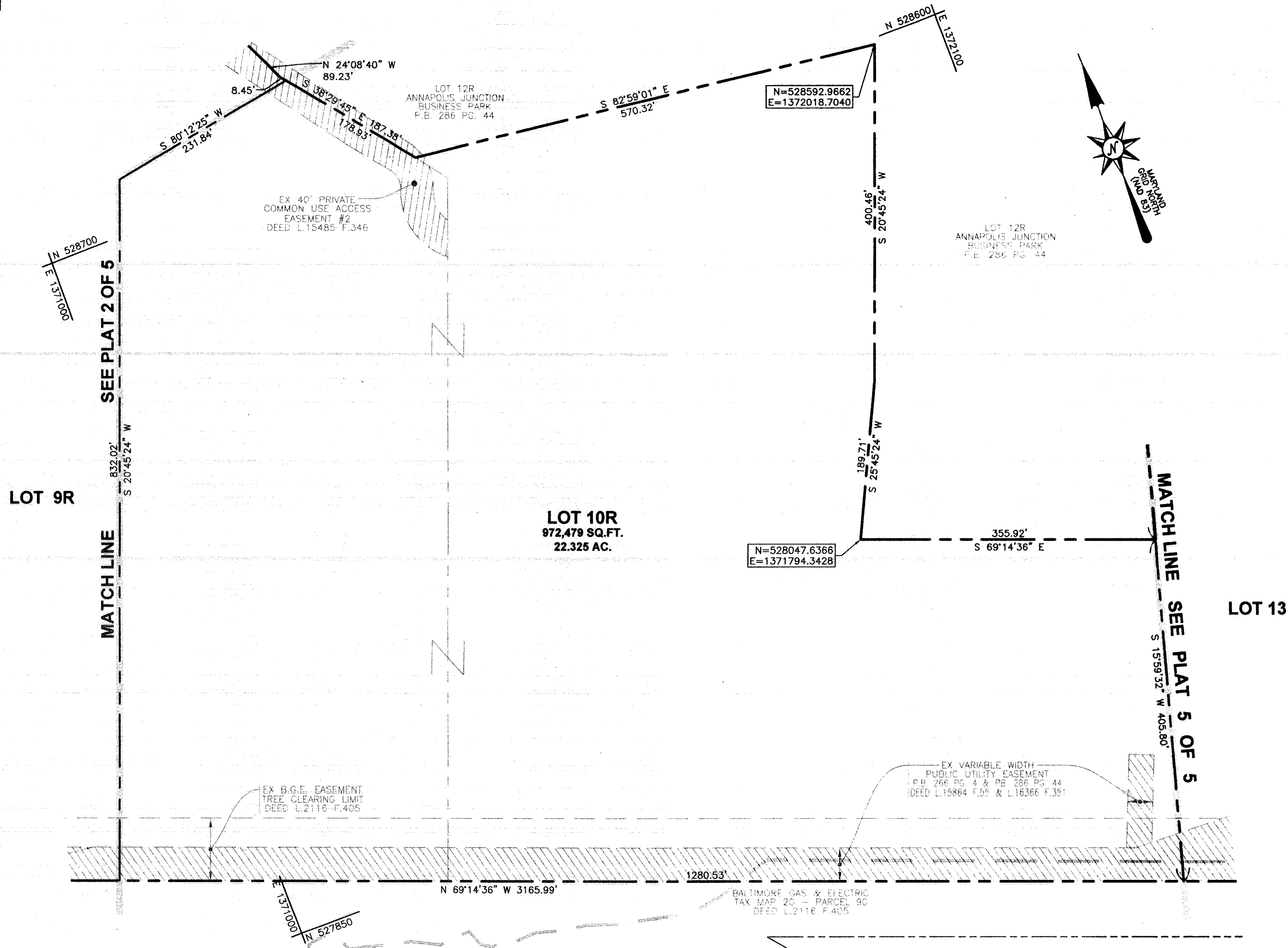
P244785

MSA C2081-5348-2

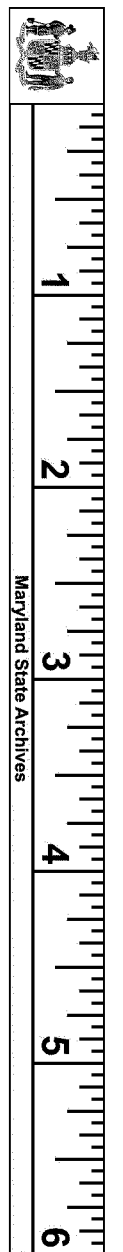


LEGEND

PROPERTY LINE	---
EXISTING EASEMENT	
EXISTING FOREST CONSERVATION PROPERTY TO BE ABANDONED AND RELOCATED	
NEW FOREST CONSERVATION PROPERTY	
NON-TIDAL WETLANDS	
NON-TIDAL WETLANDS BUFFER	



RECEIVED FOR RECORD  
CIRCUIT COURT, A.A. CO. MD  
2014 APR 17 P 2:20

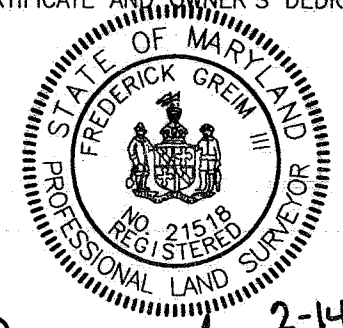


WE ASSENT TO THIS PLAN OF SUBDIVISION  
KONTERRA LIMITED PARTNERSHIP  
BY: GOULD PROPERTY COMPANY  
(GENERAL PARTNER)

SEE PLAT 1 OF 5 FOR SURVEYOR'S  
CERTIFICATE AND OWNER'S DEDICATION

*Calab Gould* 2/10/14  
CALEB GOULD (VICE PRESIDENT) DATE

*Frederick Greim III* 2-14-14  
FREDERICK GREIM III DATE  
PROF. LAND SURVEYOR #21518  
EXPIRATION DATE: JULY 13, 2015



APPROVED: ANNE ARUNDEL COUNTY, MARYLAND  
OFFICE OF PLANNING AND ZONING

*Larry R. Tom* 4-2-14  
LARRY R. TOM, OFFICER DATE  
PLANNING AND ZONING, AND ALSO FOR  
DIRECTOR, ENVIRONMENTAL HEALTH  
ANNE ARUNDEL COUNTY DEPARTMENT OF HEALTH  
(PUBLIC SYSTEMS AVAILABLE)

PLAT 3 OF 5  
\*\*\*AMENDED PLAT OF  
ANNAPOLIS JUNCTION BUSINESS PARK  
LOTS 8RR, 9, 10, 13 & 14R  
PLAT BOOK 286, PAGES 44-50, PLAT BOOK 287, PAGES 1-14  
& PLAT BOOK 315, PAGES 34-35  
SUB. #2004-011 PROJECT #2013-0102 00 NF  
TAX MAP 13 ~ GRID 20 ~ PARCEL 195  
GRAPHIC SCALE 1"=100'

FEBRUARY, 2014  
ZIP CODE: 20701 - DATUM NAD83  
DRAWN BY: MFP  
FOURTH DISTRICT ~ A.A. CO. MARYLAND

**Bay Engineering Inc.**  
Engineers, Planners and Surveyors  
190 Admiral Cochrane Drive, Suite 175  
Annapolis, Maryland 21401  
410.897.9290  
410.897.9295 fax  
email: info@bayengineering.com  
www.bayengineering.com

RECORDED IN BOOK PAGE PLAT NO.

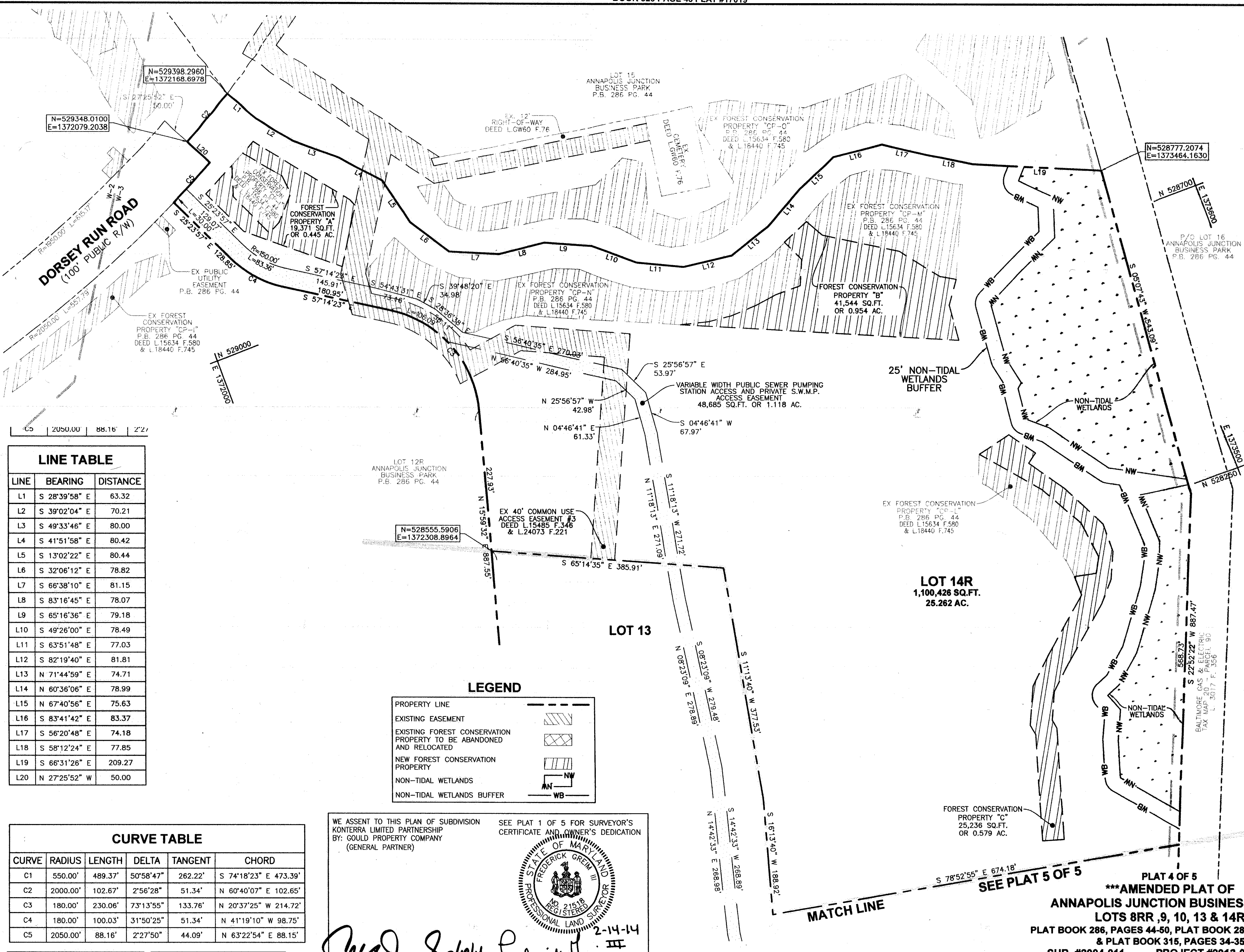
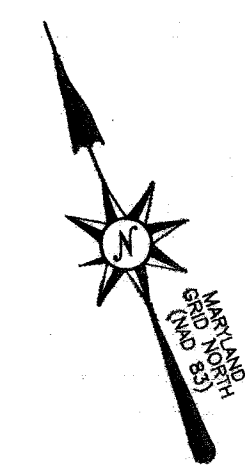
P244 T86

MSA C0081-5348-3

EA13-4511 KONTERRA AUBP LOT 8A SURVEY SUBDIVISION PLAT 13-4511-AMENDED PLAT.DWG

ANNE ARUNDEL COUNTY CIRCUIT COURT Subdivision Plats (County Copy), AA Plat 17016-17020; Plat Book 329, pp. 40-44, MSA\_C2081\_5348. Date available 2014/04/17. Printed 05/21/2024.





CS 2050.00 88.16' 2'2"

LINE	BEARING	DISTANCE
L1	S 28°39'58" E	63.32
L2	S 39°02'04" E	70.21
L3	S 49°33'46" E	80.00
L4	S 41°51'58" E	80.42
L5	S 13°02'22" E	80.44
L6	S 32°06'12" E	78.82
L7	S 66°38'10" E	81.15
L8	S 83°16'45" E	78.07
L9	S 65°16'36" E	79.18
L10	S 49°26'00" E	78.49
L11	S 63°51'48" E	77.03
L12	S 82°19'40" E	81.81
L13	N 71°44'59" E	74.71
L14	N 60°36'06" E	78.99
L15	N 67°40'56" E	75.63
L16	S 83°41'42" E	83.37
L17	S 56°20'48" E	74.18
L18	S 58°12'24" E	77.85
L19	S 66°31'26" E	209.27
L20	N 27°25'52" W	50.00

CURVE	RADIUS	LENGTH	DELTA	TANGENT	CHORD
C1	550.00'	489.37'	50°58'47"	262.22'	S 74°18'23" E 473.39'
C2	2000.00'	102.67'	2°56'28"	51.34'	N 60°40'07" E 102.65'
C3	180.00'	230.06'	73°13'55"	133.76'	N 20°37'25" W 214.72'
C4	180.00'	100.03'	31°50'25"	51.34'	N 41°19'10" W 98.75'
C5	2050.00'	88.16'	2°27'50"	44.09'	N 63°22'54" E 88.15'

**LEGEND**

- PROPERTY LINE
- EXISTING EASEMENT
- EXISTING FOREST CONSERVATION PROPERTY TO BE ABANDONED AND RELOCATED
- NEW FOREST CONSERVATION PROPERTY
- NON-TIDAL WETLANDS
- NON-TIDAL WETLANDS BUFFER

WE ASSENT TO THIS PLAN OF SUBDIVISION  
KONTERRA LIMITED PARTNERSHIP  
BY: GOULD PROPERTY COMPANY  
(GENERAL PARTNER)

SEE PLAT 1 OF 5 FOR SURVEYOR'S  
CERTIFICATE AND OWNER'S DEDICATION

**FREDERICK GREIM III**  
REGISTERED PROFESSIONAL LAND SURVEYOR  
NO. 21518  
2-14-14

**CALEB GOULD**  
(VICE PRESIDENT)  
DATE 2/19/14

**FREDERICK GREIM III**  
PROF. LAND SURVEYOR #21518  
EXPIRATION DATE: JULY 13, 2015

APPROVED ANNE ARUNDEL COUNTY, MARYLAND  
OFFICE OF PLANNING AND ZONING

**LARRY R. TOM**  
DIRECTOR, ENVIRONMENTAL HEALTH  
ANNE ARUNDEL COUNTY DEPARTMENT OF HEALTH  
(PUBLIC SYSTEMS AVAILABLE)

DATE 4-2-14

100 0 100 200 300

FEBRUARY, 2014  
ZIP CODE: 20701 - DATUM NAD83  
DRAWN BY: MFP  
FOURTH DISTRICT ~ A.A. CO. MARYLAND

**Bay Engineering Inc.**  
Engineers, Planners and Surveyors  
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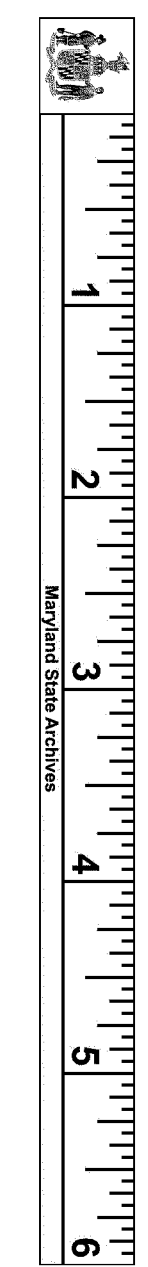
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MSA C2081-5348-4

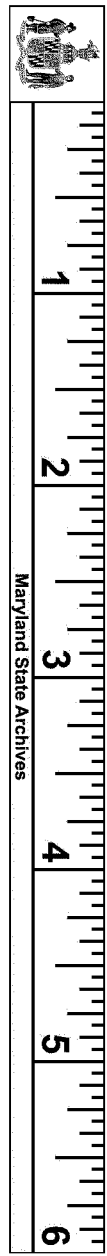
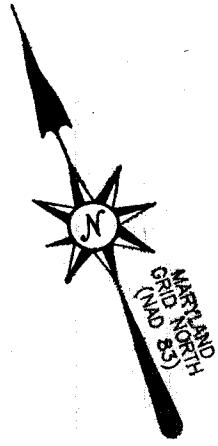
ANNE ARUNDEL COUNTY CIRCUIT COURT Subdivision Plats (County Copy), AA Plat 17016-17020; Plat Book 329, pp. 40-44, MSA\_C2081\_5348. Date available 2014/04/17. Printed 05/21/2024.

RECEIVED FOR RECORD  
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2:20

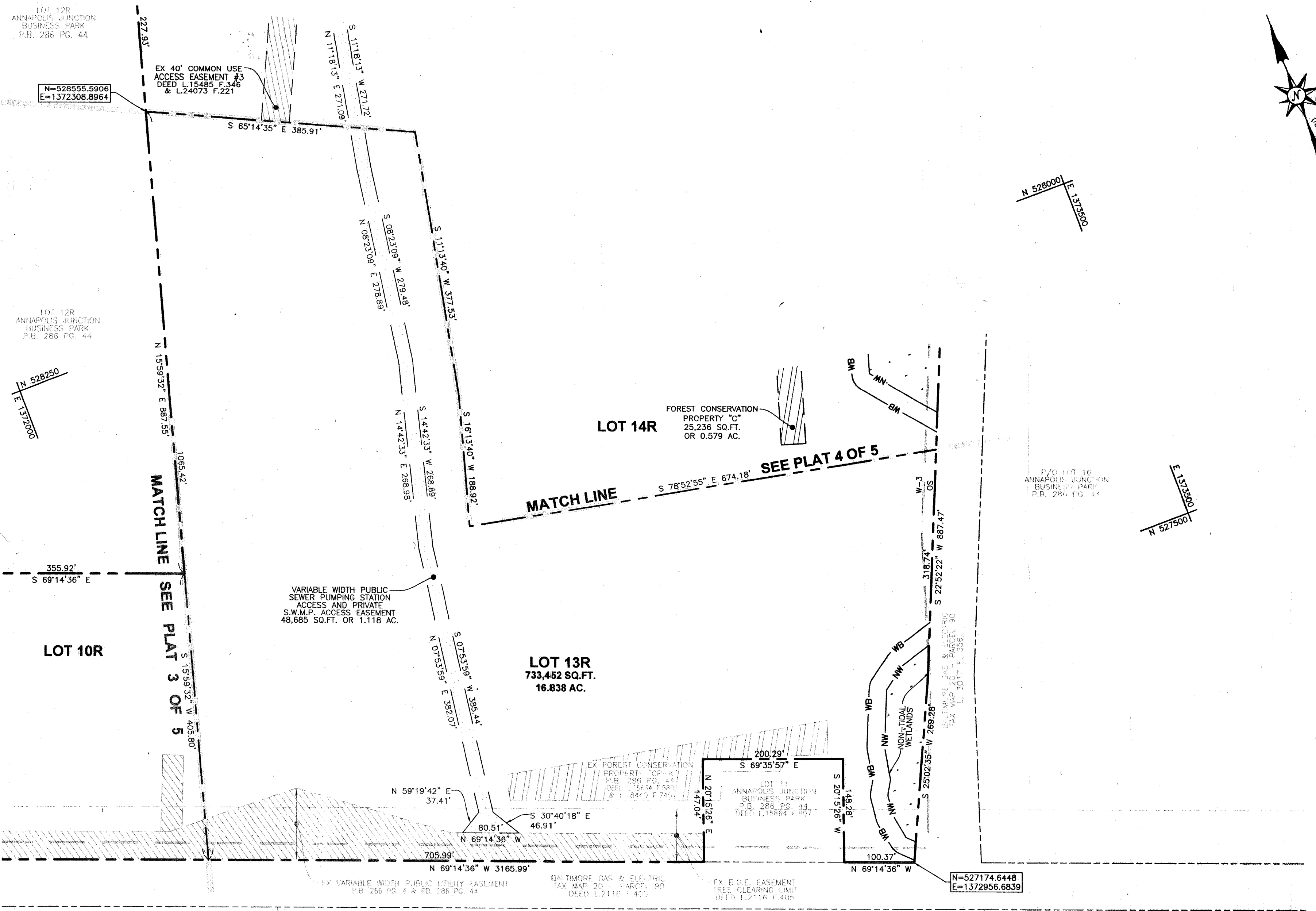


05131982B  
F:\13-4611 KONTERRA AWP LOT 8 SURVEY SUBDIVISION PLAT 13-4611-AMENDED PLATTING





RECEIVED FOR CIRCUIT COURT A.A. COUNTY  
20th APR 17 P 2:21



**LEGEND**

PROPERTY LINE	---
EXISTING EASEMENT	---
EXISTING FOREST CONSERVATION PROPERTY TO BE ABANDONED AND RELOCATED	---
NEW FOREST CONSERVATION PROPERTY	---
NON-TIDAL WETLANDS	---
NON-TIDAL WETLANDS BUFFER	---

WE ASSENT TO THIS PLAN OF SUBDIVISION  
KONTERRA LIMITED PARTNERSHIP  
BY: GOULD PROPERTY COMPANY  
(GENERAL PARTNER)

SEE PLAT 1 OF 5 FOR SURVEYOR'S  
CERTIFICATE AND OWNER'S DEDICATION

**FREDERICK GREIM III**  
PROFESSIONAL LAND SURVEYOR  
NO. 21518 REGISTERED  
2-14-14

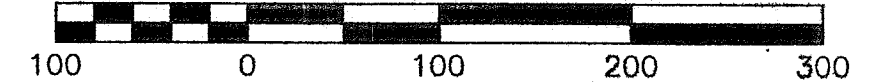
**Caleb Gould**  
CALEB GOULD  
(VICE PRESIDENT) DATE 2/18/14

**Frederick Greim III**  
FREDERICK GREIM III DATE 2-14-14  
PROF. LAND SURVEYOR #21518  
EXPIRATION DATE: JULY 13, 2015

APPROVED: ANNE ARUNDEL COUNTY, MARYLAND  
OFFICE OF PLANNING AND ZONING

**Larry R. Tom**  
LARRY R. TOM, OFFICER DATE 4-2-14  
PLANNING AND ZONING, AND ALSO FOR  
DIRECTOR, ENVIRONMENTAL HEALTH  
ANNE ARUNDEL COUNTY DEPARTMENT OF HEALTH  
(PUBLIC SYSTEMS AVAILABLE)

**PLAT 5 OF 5**  
\*\*\*AMENDED PLAT OF  
**ANNAPOLIS JUNCTION BUSINESS PARK**  
LOTS 8RR, 9, 10, 13 & 14R  
PLAT BOOK 286, PAGES 44-50, PLAT BOOK 287, PAGES 1-14  
& PLAT BOOK 315, PAGES 34-35  
SUB. #2004-011 PROJECT #2013-0102 00 NF  
TAX MAP 13 ~ GRID 20 ~ PARCEL 195  
GRAPHIC SCALE 1"=100'



FEBRUARY, 2014  
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RECORDED IN BOOK PAGE PLAT NO.

P244788

MSA C2081-5348-5

PLAT 5 OF 5  
ANNAPOLIS JUNCTION BUSINESS PARK  
SUB. #2004-011 PROJECT #2013-0102 00 NF  
TAX MAP 13 ~ GRID 20 ~ PARCEL 195  
GRAPHIC SCALE 1"=100'





SURVEYOR:  
**Erick R. Quintanilla** 12/24/2020  
 ERICK R. QUINTANILLA  
 PROFESSIONAL LAND SURVEYOR  
 LICENSE NO. 21408, EXP. DATE: JUNE 15, 2021  
 VOGEL ENGINEERING + TIMMONS GROUP  
 3300 NORTH RIDGE ROAD, SUITE 110  
 ELLICOTT CITY, MD 21043

**OWNER'S DEDICATION**

THE UNDERSIGNED, BEING ALL OWNERS OF THE PROPERTY SHOWN AND DESCRIBED ON THIS RECORD PLAT, ADOPTS THIS RECORD PLAT; ESTABLISHES THE BUILDING RESTRICTION LINES AND DEDICATES ALL PUBLIC ROADS, WIDENING STRIPS, FLOODPLAINS, PUBLIC EASEMENTS, AND PUBLIC RIGHTS-OF-WAY TO PUBLIC USE; SUCH LANDS BEING DEEDED TO ANNE ARUNDEL COUNTY, MARYLAND OR TO THE STATE, AS MAY BE APPROPRIATE, PRIOR TO OR CONTEMPORANEOUS WITH THE RECORDATION OF THIS PLAT.

TO THE BEST OF OUR KNOWLEDGE, INFORMATION, AND BELIEF, THE REQUIREMENTS OF § 3-108 OF THE REAL PROPERTY ARTICLE OF THE STATE CODE, CONCERNING THE MAKING OF PLATS AND SETTING OF MARKERS, HAVE BEEN SATISFIED. THERE ARE NO SUITS, ACTIONS AT LAW, LEASES, LIENS, MORTGAGES, TRUSTS, EASEMENTS, OR RIGHTS-OF-WAY AFFECTING THE PROPERTY INCLUDED IN THIS RECORD PLAT OTHER THAN THE FOLLOWING:

RIGHT OF ACCESS FOR THE CONSTRUCTION, OPERATION AND MAINTENANCE OF GAS AND ELECTRIC UTILITY FACILITIES, AND TO TRIM OR CUT DOWN AND REMOVE TREES AS SET FORTH IN DEED, DATED AUGUST 29, 1967, AND RECORDED AMONG THE LAND RECORDS OF ANNE ARUNDEL COUNTY, MARYLAND IN LIBER 2116 FOLIO 405.

DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS ANNAPOLIS JUNCTION BUSINESS PARK DATED NOVEMBER 23, 2004, AND RECORDED AMONG THE LAND RECORDS OF ANNE ARUNDEL COUNTY, MARYLAND IN LIBER 15634, FOLIO 580; FIRST AMENDMENT TO DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS DATED SEPTEMBER 15, 2006, AND RECORDED ON NOVEMBER 3, 2006 IN LIBER 18440, FOLIO 745; AS AFFECTED BY DEED OF ABANDONMENT AND PARTIAL RELEASE OF DECLARATION DATED JANUARY 28, 2011, AND RECORDED ON FEBRUARY 15, 2011 IN LIBER 23211, FOLIO 325; AS FURTHER AFFECTED BY DEED OF ABANDONMENT AND PARTIAL RELEASE OF DECLARATION DATED MARCH 20, 2014, AND RECORDED APRIL 17, 2014, IN LIBER 27203, FOLIO 354.

DEED OF EASEMENT AND AGREEMENT DATED JANUARY 10, 2005 AND RECORDED AMONG THE LAND RECORDS OF ANNE ARUNDEL COUNTY, MARYLAND IN LIBER 15864 FOLIO 55.

DECLARATION OF EASEMENT AND MAINTENANCE AGREEMENT DATED OCTOBER 13, 2004 AND RECORDED AMONG THE LAND RECORDS OF ANNE ARUNDEL COUNTY, MARYLAND IN LIBER 15485 FOLIO 346, RECORDED IN LIBER 24073 FOLIO 221 AND AMENDED DECEMBER 7, 2010 AND RECORDED IN LIBER 22955 FOLIO 417.

DEED OF EASEMENT AND AGREEMENT DATED MAY 17, 2005 AND RECORDED AMONG THE LAND RECORDS OF ANNE ARUNDEL COUNTY, MARYLAND IN LIBER 16366 FOLIO 351.

RIGHT-OF-WAY AGREEMENT DATED NOVEMBER 28, 2007 AND RECORDED AMONG THE LAND RECORDS OF ANNE ARUNDEL COUNTY, MARYLAND IN LIBER 19872 FOLIO 143.

RIGHT-OF-WAY AGREEMENT DATED MARCH 6, 2008 AND RECORDED AMONG THE LAND RECORDS OF ANNE ARUNDEL COUNTY, MARYLAND IN LIBER 20311 FOLIO 163.

DECLARATION OF RIGHT-OF-WAY AND MAINTENANCE AGREEMENT DATED APRIL 4, 2014 MADE BY KONTERRA LIMITED PARTNERSHIP AND RECORDED APRIL 7, 2014 IN LIBER 27171, FOLIO 184.

RECIPROCAL UTILITIES EASEMENT DATED JUNE 25, 2020 AND RECORDED AMONG THE LAND RECORDS OF ANNE ARUNDEL COUNTY, MARYLAND IN LIBER 35120 FOLIO 455.

PRIVATE STORM DRAIN EASEMENT AGREEMENT DATED DECEMBER 6TH, 2010 AND RECORDED AMONG THE LAND RECORDS OF ANNE ARUNDEL COUNTY, MARYLAND IN LIBER 22956 FOLIO 369.

ALL OWNERS OF THE PROPERTY HAVE AFFIXED THEIR SIGNATURES AND SEALS ON THIS RECORD PLAT. I (WE) ASSENT TO AND DO HEREBY JOIN IN THIS RECORD PLAT.

LOT 8RRR, 9R, 10R, 12R & 13R  
 MICROSOFT CORPORATION  
 [Signature] 01/05/2021  
 BEN ORNDORFF  
 ASSISTANT SECRETARY

[Signature] 01/05/2021  
 WITNESS

**SURVEYOR'S CERTIFICATE**

I HEREBY CERTIFY THAT THE RECORD PLAT IS CORRECT; THAT IT REPRESENTS A SURVEY OF THE PROPERTY BY THE SURVEYOR AND THAT IT IS A SUBDIVISION OF PART OF THE LANDS CONVEYED BY:

ANNAPOLIS JUNCTION HOLDINGS, LP TO MICROSOFT CORPORATION BY DEED DATED JUNE 25, 2020 AND RECORDED AMONG THE LAND RECORDS OF ANNE ARUNDEL COUNTY, MARYLAND IN LIBER 35120 AT FOLIO 647. (9R, 10R, 12R & 13R); AND

AJ LOT 8 LLC TO MICROSOFT CORPORATION BY DEED DATED JUNE 25, 2020 AND RECORDED AMONG THE LAND RECORDS OF ANNE ARUNDEL COUNTY, MARYLAND IN LIBER 35120 AT FOLIO 629. (8RRR)

THE REQUIREMENTS § 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.

BOOK: 372  
 PAGE: 23  
 PLAT NO.: 19149  
 ERICK R. QUINTANILLA  
 PROFESSIONAL LAND SURVEYOR  
 LICENSE NO. 21408, EXP. DATE: JUNE 15, 2021  
 DATE: 12/24/2020

**NOTICE TO TITLE EXAMINERS**

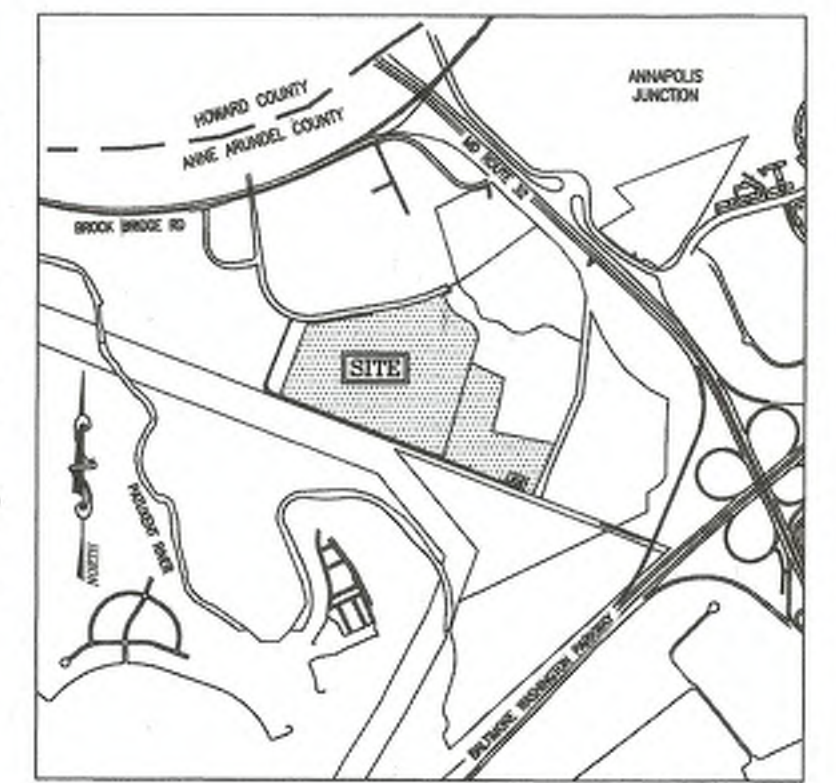
THIS PLAT HAS BEEN APPROVED FOR RECORDING ONLY AND SHALL BECOME NULL AND VOID UNLESS A PUBLIC WORKS AGREEMENT HAS BEEN EXECUTED AND DELIVERED SIMULTANEOUSLY WITH THE APPROVAL OF THIS PLAT OR NO LATER THAN TWELVE MONTHS AFTER THIS PLAT HAS BEEN RECORDED.

**PRIVATE ACCESS EASEMENT STATEMENT**

THE VARIABLE WIDTH PRIVATE ACCESS EASEMENT SHOWN HEREON IS INTENDED TO PROVIDE ACCESS TO AND FROM LOT 8RR. SEE DECLARATION OF RIGHT OF WAY AND MAINTENANCE AGREEMENT RECORDED AMONG THE LAND RECORDS OF ANNE ARUNDEL COUNTY IN LIBER 35903 FOLIO 392.

**PREVIOUSLY RECORDED PLAT NOTE**

THIS SITE WAS PREVIOUSLY RECORDED UNDER (SUB. #2004-011, PROJECT #2004-029) IN PLAT BOOK 286 PAGES 4-24, PLAT #13830-13850, (SUB. #2004-011, PROJECT #2006-0041) IN PLAT BOOK 280, PAGES 34-41, PLAT #14560-14567, (SUB. #2004-011, PROJECT #2008-0130) IN PLAT BOOK 286 PAGES 44-50, PLAT BOOK 287 PAGES 1-14, PLAT #16310-16311 AND (SUB. #2004-011, PROJECT #2013-0102 00 NF) IN PLAT BOOK 329 PAGES 40-44, PLAT #17016-17020 AND IS SUBJECT TO ALL PREVIOUS PLAT NOTES.



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

**GENERAL NOTES**

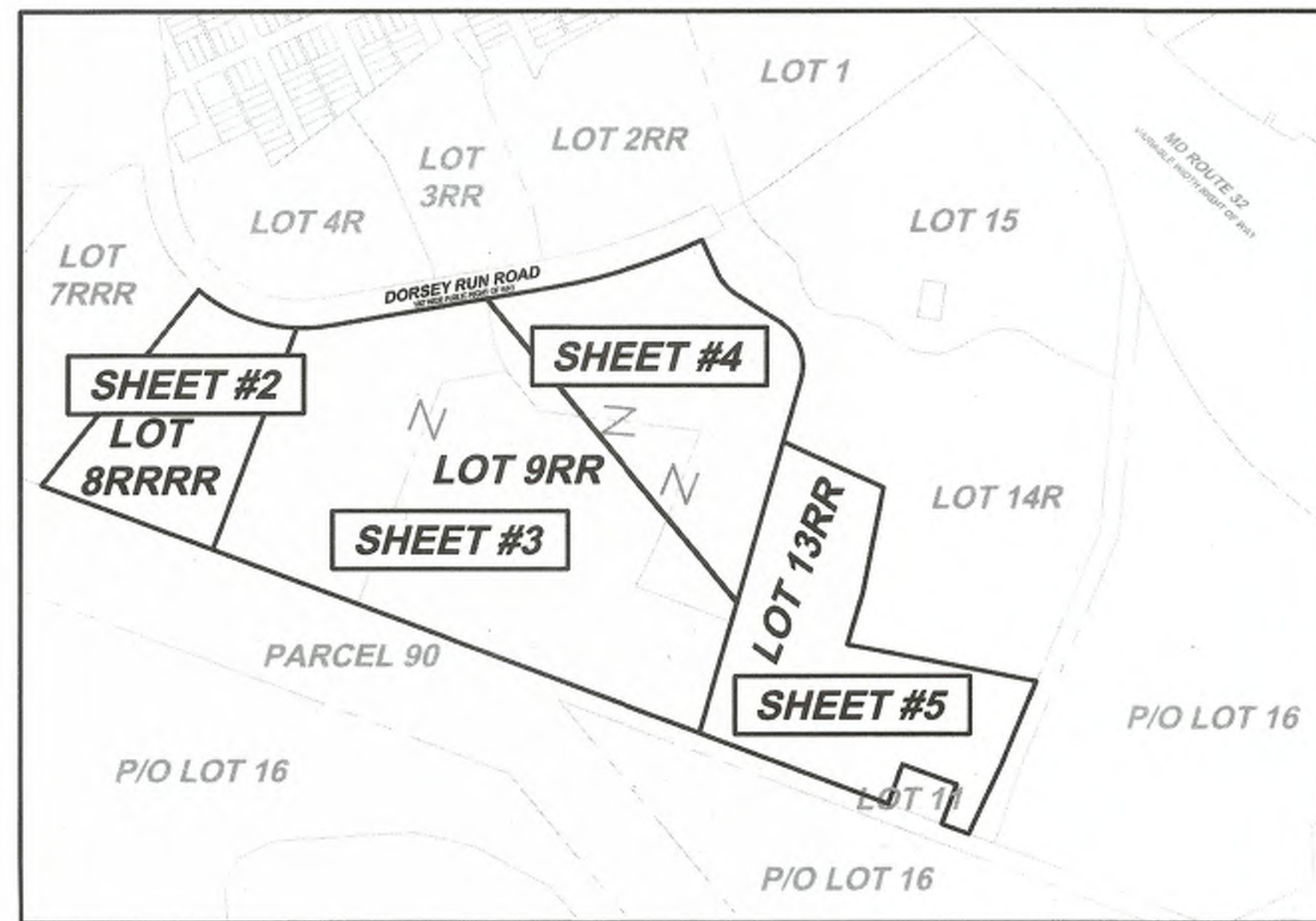
- THE PURPOSE OF THIS RESUBDIVISION PLAT IS AS FOLLOWS:
  - CONSOLIDATE LOT 9R, 10R AND 12R INTO ONE LOT 9RR.
  - ABANDON A VARIABLE WIDTH PUBLIC UTILITY, SEWER PUMPING STATION ACCESS & PRIVATE S.W.M.P. ACCESS EASEMENTS OVER 9RR AND REPLACE WITH A PUBLIC UTILITY EASEMENT.
  - ABANDON A VARIABLE WIDTH PUBLIC UTILITY, SEWER PUMPING STATION ACCESS & PRIVATE S.W.M.P. ACCESS EASEMENTS OVER 13RR AND REPLACE WITH A PUBLIC UTILITY EASEMENT AND A PUBLIC UTILITY & SEWER PUMPING STATION ACCESS EASEMENT.
  - ABANDON A VARIABLE WIDTH PUBLIC UTILITY EASEMENT AND A 20' PUBLIC UTILITY EASEMENT OVER LOT 9RR.
  - CREATE A VARIABLE WIDTH PUBLIC UTILITY EASEMENT OVER 9RR AND 13RR & A VARIABLE WIDTH PRIVATE ACCESS EASEMENT OVER 9RR.
  - CREATE A RECIPROCAL PARKING EASEMENT OVER LOT 8RRR.
- THE COORDINATES AND BEARINGS SHOWN HEREON ARE REFERRED TO THE MARYLAND STATE PLANE COORDINATE SYSTEM (MAD 83/2011) AS EXTENDED BY GPS OBSERVATIONS. AS BASED ON ANNE ARUNDEL COUNTY MONUMENT 2057, N: 531004.863 E: 1372123.887
- THE PROPERTY SHOWN HEREON LIES PARTIALLY WITHIN FLOOD ZONE X, FLOOD ZONE X 0.2% FLOOD CHANCE AND FLOOD ZONE A AS DELINEATED ON THE FIRM FLOOD INSURANCE MAP #240Q3C0106E DATED OCTOBER 16, 2012 FOR SAID COUNTY AND DISTRIBUTED BY THE FEDERAL EMERGENCY MANAGEMENT FACILITY.

**BICYCLE, PEDESTRIAN AND TRANSIT IMPROVEMENTS NOTE**

PER ARTICLE 17-6-113(a)(1), A FEE-IN-LIEU PROVIDING BICYCLE, PEDESTRIAN, AND TRANSIT IMPROVEMENTS INTENDED TO MEET THE REQUIREMENTS OF 17-6-113(b), IN THE AMOUNT OF \$42,146.60 WAS PAID ON 11/10/20 BY RECEIPT NUMBER 14332494.

**PARKING EASEMENT AGREEMENT**

PARKING EASEMENT AGREEMENT RECORDED AMONG THE LAND RECORDS OF ANNE ARUNDEL COUNTY, MARYLAND IN LIBER 35903 FOLIO 392.



**KEY MAP**  
 SCALE: 1"=500'

**AREA TABULATION**

EXISTING LOTS	
LOT 8RRR	9.463 AC
LOT 9R	12.973 AC
LOT 10R	22.325 AC
LOT 12R	16.355 AC
LOT 13R	16.838 AC
<b>TOTAL AREA</b>	<b>77.954 AC</b>

**AREA TABULATION**

PROPOSED LOTS	
LOT 8RRR	9.463 AC
LOT 9RR	51.653 AC
LOT 13RR	16.838 AC
<b>TOTAL AREA</b>	<b>77.954 AC</b>

**OWNER / DEVELOPER**

MICROSOFT CORPORATION  
 ONE MICROSOFT WAY  
 REDMOND, WA 98052

**ZONING**

W2 (LIGHT INDUSTRIAL DISTRICT)

GRAPHIC SCALE 1"=100'



PLAT 1 OF 5

**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

WE ASSENT TO THIS PLAN OF SUBDIVISION  
 MICROSOFT CORPORATION  
 [Signature] 12/24/2020  
 BEN ORNDORFF  
 ASSISTANT SECRETARY

SEE PLAT 1 OF 5 FOR SURVEYOR'S CERTIFICATE AND OWNER'S DEDICATION  
  
 ERICK R. QUINTANILLA  
 PROFESSIONAL LAND SURVEYOR  
 LICENSE NO. 21408, EXP. DATE: JUNE 15, 2021

ANNE ARUNDEL COUNTY OFFICE OF PLANNING AND ZONING APPROVED:  
 [Signature] 1/19/2021  
 STEVE KAIL-ZIEGLER, PLANNING AND ZONING OFFICER DATE  
 OFFICE OF PLANNING AND ZONING AND FOR THE DIRECTOR, ENVIRONMENTAL HEALTH, ANNE ARUNDEL COUNTY DEPARTMENT OF HEALTH. (PUBLIC SYSTEMS AVAILABLE)

AMENDED PLAT OF  
**ANNAPOLIS JUNCTION BUSINESS PARK**  
 LOTS 8RRR, 9R, 10R, 12R & 13R  
 PREVIOUSLY RECORDED IN  
 PLAT BOOK 286, PAGES 44-50, PLAT BOOK 287, PAGES 1-14,  
 PLAT BOOK 329, PAGES 40-44  
 SUBDIVISION No. 2004-011 PROJECT No. P2020-0041-00 NF  
 TAX MAP No. 13 BLK 20 PARCEL No. 195  
**DECEMBER, 2020**  
 ZIP CODE 20701 - DATUM NAD83(2011)  
 DRAWN BY: AR  
 4TH ELECTION DISTRICT, ANNE ARUNDEL COUNTY, MARYLAND

SAVED: 12/21/2020 PLOTTED: December 21, 2020 FILE PATH: S:\020\0200-RELOT\SURVEY\RECORD PLAT\MERGED PLAT - CONSOLIDATION LOT 8RRR\0200100-REV1.dwg

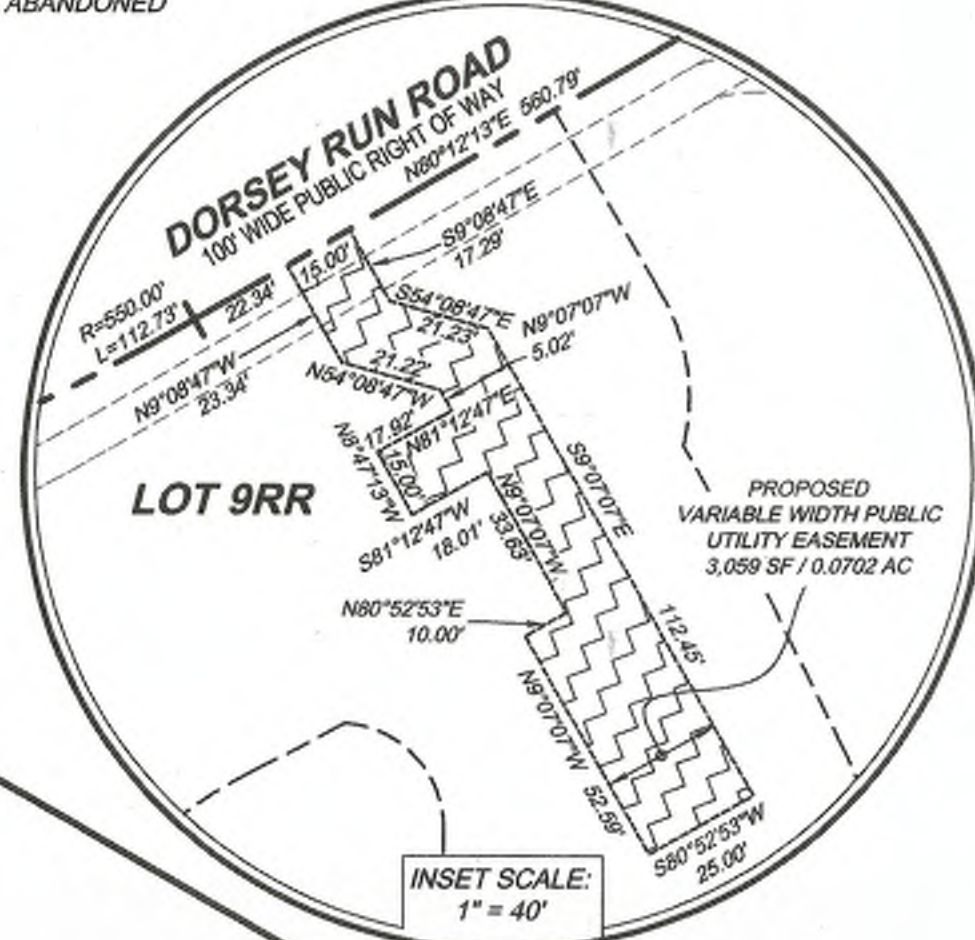
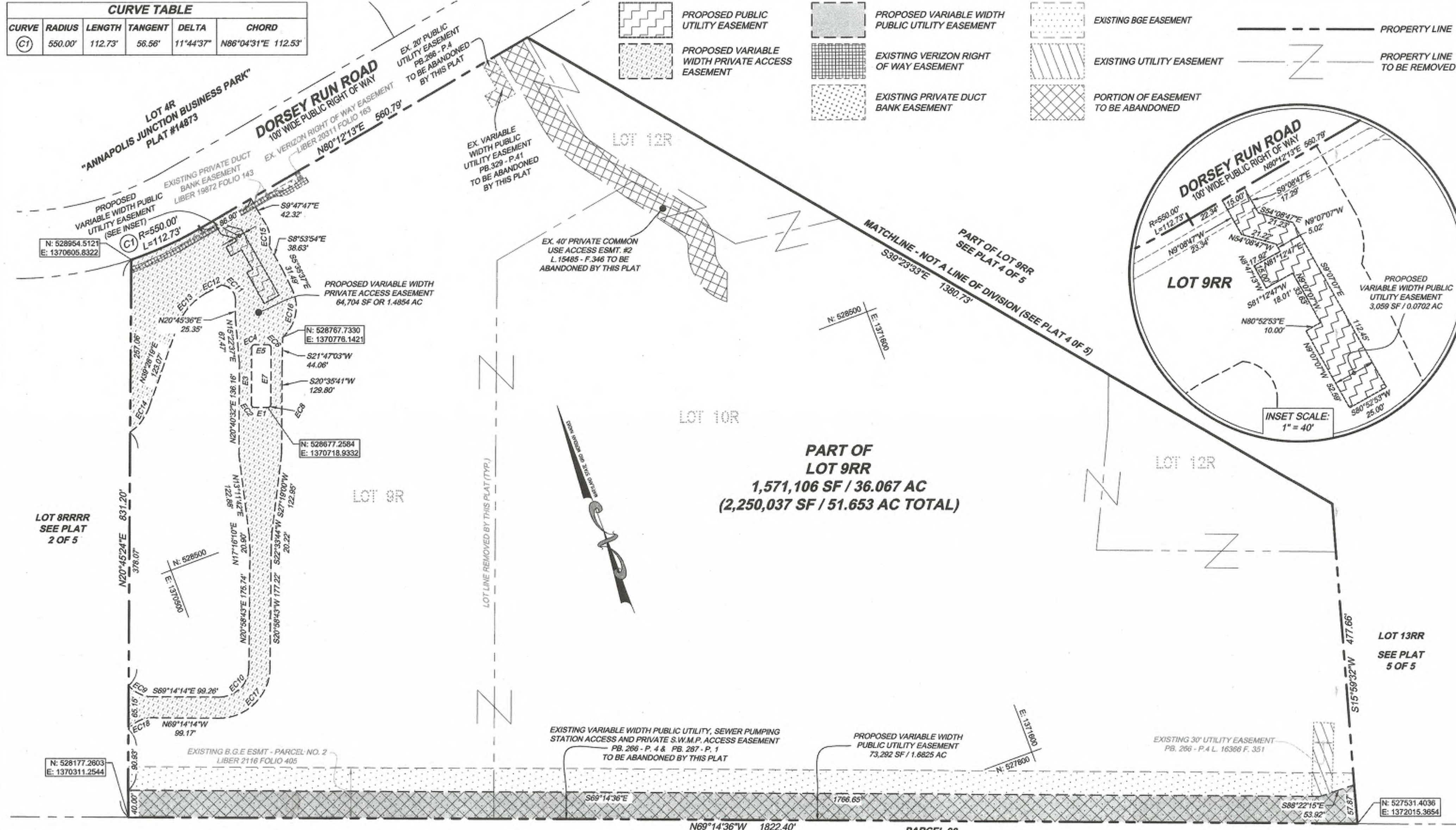






CURVE TABLE					
CURVE	RADIUS	LENGTH	TANGENT	DELTA	CHORD
(C1)	550.00'	112.73'	56.56'	11°44'37"	N86°04'31"E 112.53'

PROPOSED PUBLIC UTILITY EASEMENT  
 PROPOSED VARIABLE WIDTH PRIVATE ACCESS EASEMENT  
 PROPOSED VARIABLE WIDTH PUBLIC UTILITY EASEMENT  
 EXISTING VERIZON RIGHT OF WAY EASEMENT  
 EXISTING PRIVATE DUCT BANK EASEMENT  
 EXISTING BGE EASEMENT  
 EXISTING UTILITY EASEMENT  
 PORTION OF EASEMENT TO BE ABANDONED  
 PROPERTY LINE TO BE REMOVED



**PROPOSED VARIABLE WIDTH PRIVATE ACCESS EASEMENT LINE AND CURVE TABLE**

E1	N 69°14'24" W	20.00'	EC2	R=4.33	L=6.80'	EC9	R=44.33	L=39.90'	EC13	R=95.00	L=73.11'	EC17	R=75.84	L=118.55'
E3	N 20°43'39" E	85.00'	EC4	R=4.33	L=6.80'	EC10	R=44.50	L=69.56'	EC14	R=79.00	L=48.88'	EC18	R=44.33	L=40.22'
E5	S 69°14'24" E	20.00'	EC6	R=4.33	L=6.80'	EC11	R=22.42	L=34.49'	EC15	R=43.00	L=35.11'			
E7	S 20°43'39" W	85.00'	EC8	R=4.33	L=6.80'	EC12	R=639.00	L=22.16'	EC16	R=60.67	L=80.31'			

PARCEL 90  
 N/F PROPERTY OF  
 BALTIMORE GAS & ELECTRIC COMPANY  
 L. 2116 / F.405 & L. 2526 / F. 674

BOOK: 372  
 PAGE: 25  
 PLAT No.: 19151

**OWNER / DEVELOPER**  
 MICROSOFT CORPORATION  
 ONE MICROSOFT WAY  
 REDMOND, WA 98052

P/O LOT 16  
 "ANNAPOLIS JUNCTION BUSINESS PARK"  
 PB. 286 - P. 44

GRAPHIC SCALE 1"=100'  
 0 100' 200'  
 PLAT 3 OF 5

**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

WE ASSENT TO THIS PLAN OF SUBDIVISION  
 MICROSOFT CORPORATION  
  
**BEN ORNDORFF**  
 ASSISTANT SECRETARY  
 DATE: 12/30/2020

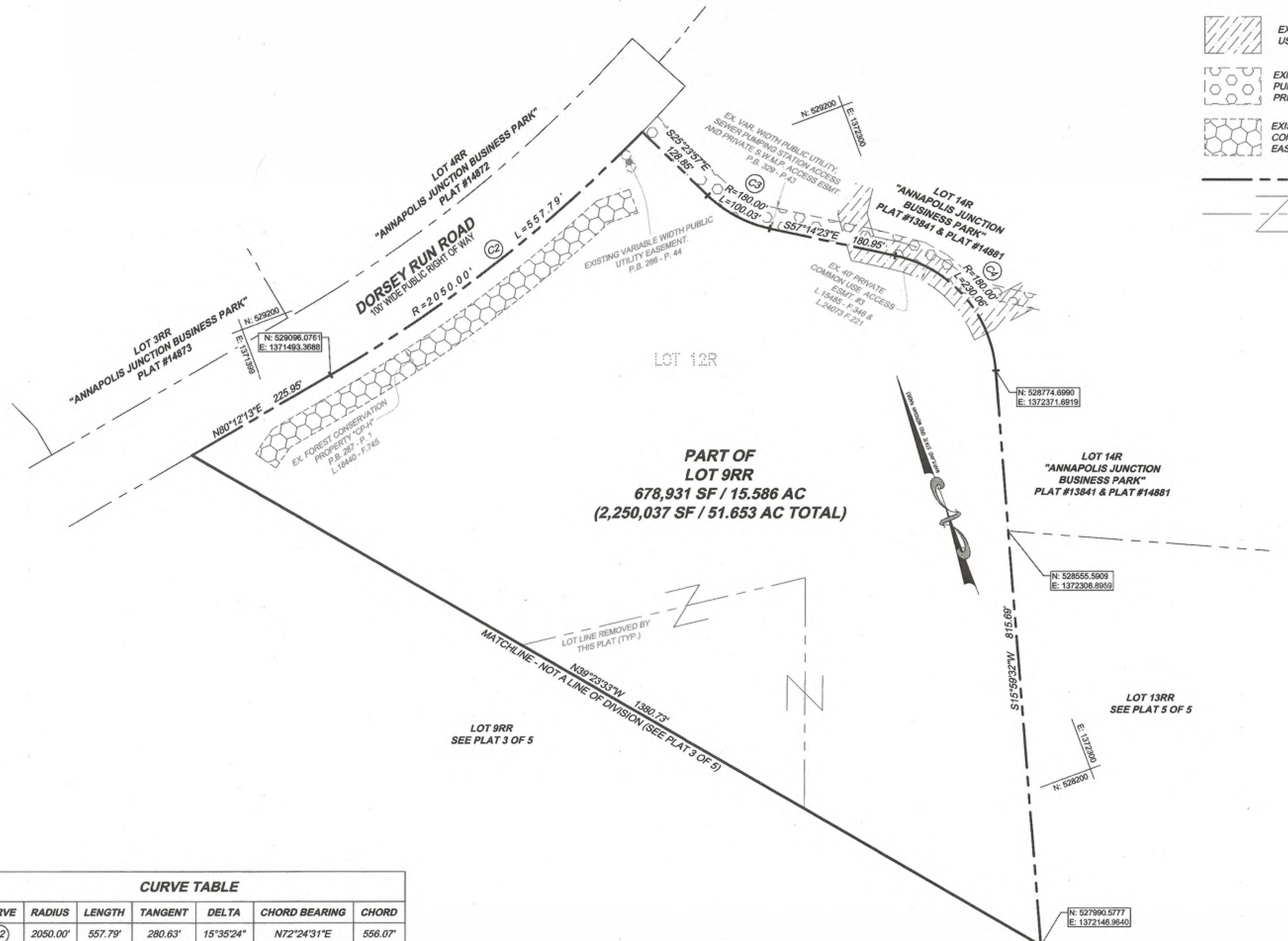
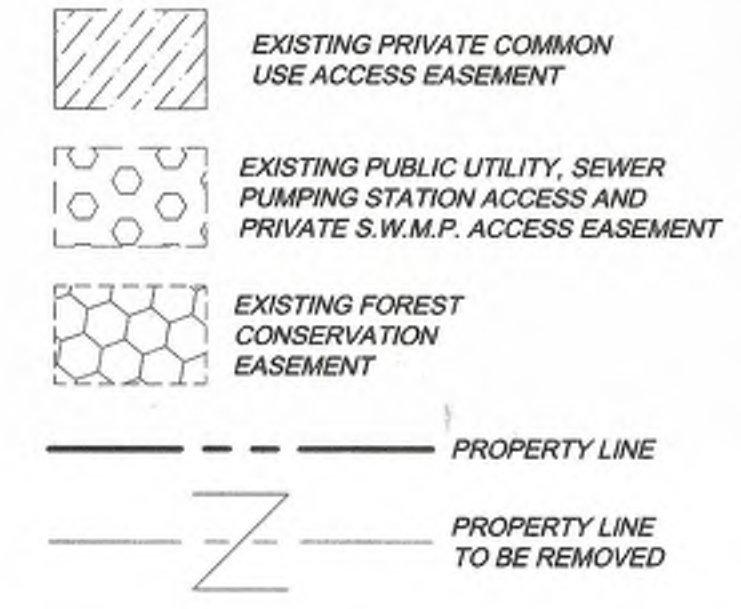
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**ERICK R. QUINTANILLA**  
 PROFESSIONAL LAND SURVEYOR  
 LICENSE No. 21408, EXP. DATE: JUNE 15, 2021  
 DATE: 12/30/2020

ANNE ARUNDEL COUNTY OFFICE OF PLANNING AND ZONING  
 APPROVED:  
  
**STEVE KAI-ZIEGLER**, PLANNING AND ZONING OFFICER  
 DATE: 1/19/2020  
 OFFICE OF PLANNING AND ZONING AND FOR THE DIRECTOR,  
 ENVIRONMENTAL HEALTH, ANNE ARUNDEL COUNTY DEPARTMENT  
 OF HEALTH. (PUBLIC SYSTEMS AVAILABLE)

AMENDED PLAT OF  
**ANNAPOLIS JUNCTION BUSINESS PARK**  
 LOTS 8RRR, 9R, 10R, 12R & 13R  
 PREVIOUSLY RECORDED IN  
 PLAT BOOK 286, PAGES 44-50, PLAT BOOK 287, PAGES 1-14,  
 PLAT BOOK 329, PAGES 40-44  
 SUBDIVISION No. 2004-011 PROJECT No. P2020-0041-00 NF  
 TAX MAP No. 13 BLK: 20 PARCEL No. 195  
**DECEMBER, 2020**  
 ZIP CODE 20701 - DATUM NAD83(2011)  
 DRAWN BY: AR  
 4TH ELECTION DISTRICT, ANNE ARUNDEL COUNTY, MARYLAND

SALES: 12/15/2020 PLOTTED: December 21, 2020 FILE NAME: S:\105\65800-RELOT SURVEY\RECORDED PLANS\MARKED PLAT - CONSOLIDATION LOT 9RR, 10R, 12R, 13RR, 14R, 15R, 16R, 17R, 18R, 19R, 20R, 21R, 22R, 23R, 24R, 25R, 26R, 27R, 28R, 29R, 30R, 31R, 32R, 33R, 34R, 35R, 36R, 37R, 38R, 39R, 40R, 41R, 42R, 43R, 44R, 45R, 46R, 47R, 48R, 49R, 50R, 51R, 52R, 53R, 54R, 55R, 56R, 57R, 58R, 59R, 60R, 61R, 62R, 63R, 64R, 65R, 66R, 67R, 68R, 69R, 70R, 71R, 72R, 73R, 74R, 75R, 76R, 77R, 78R, 79R, 80R, 81R, 82R, 83R, 84R, 85R, 86R, 87R, 88R, 89R, 90R, 91R, 92R, 93R, 94R, 95R, 96R, 97R, 98R, 99R, 100R

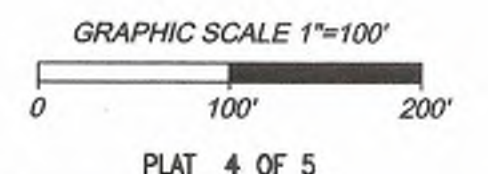




CURVE TABLE						
CURVE	RADIUS	LENGTH	TANGENT	DELTA	CHORD BEARING	CHORD
C2	2050.00'	557.79'	280.63'	15°35'24"	N72°24'31"E	556.07'
C3	180.00'	100.03'	51.34'	31°50'25"	S41°19'10"E	98.75'
C4	180.00'	230.06'	133.76'	73°13'55"	S20°37'25"E	214.72'

BOOK: 372  
PAGE: 26  
PLAT NO: 19152

**OWNER / DEVELOPER**  
MICROSOFT CORPORATION  
ONE MICROSOFT WAY  
REDMOND, WA 98052



SAVER: 12/15/2020 PLOTTED: December 21, 2020  
 FILE PATH: S:\05\4508-RELO\SURVEY\RECORD PLATS\ARRANGED PLAT - CONSOLIDATION LOT 9RR, 4508A104-RR14-000A.DWG

**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

WE ASSENT TO THIS PLAN OF SUBDIVISION  
MICROSOFT CORPORATION

*[Signature]*  
BEN ORNDORFF  
ASSISTANT SECRETARY

DATE: 12/20/2020

SEE PLAT 1 OF 5 FOR SURVEYOR'S CERTIFICATE AND OWNER'S DEDICATION

*[Signature]*  
ERICK R. QUINTANILLA  
PROFESSIONAL LAND SURVEYOR  
LICENSE NO. 21408, EXP. DATE: JUNE 15, 2021

DATE: 12/21/2020

ANNE ARUNDEL COUNTY OFFICE OF PLANNING AND ZONING  
APPROVED:

*[Signature]* 1/19/2021  
STEVE KAI-ZIEGLER, PLANNING AND ZONING OFFICER DATE

OFFICE OF PLANNING AND ZONING AND FOR THE DIRECTOR,  
ENVIRONMENTAL HEALTH, ANNE ARUNDEL COUNTY DEPARTMENT  
OF HEALTH. (PUBLIC SYSTEMS AVAILABLE)

AMENDED PLAT OF  
**ANNAPOLIS JUNCTION BUSINESS PARK**  
LOTS 8RRR, 9R, 10R, 12R & 13R  
PREVIOUSLY RECORDED IN  
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