

| COORDINATE TABLE | | |
|------------------|-----------|------------|
| NO. | NORTHING | EASTING |
| 1 | 560587.88 | 1328453.96 |
| 2 | 560584.28 | 1328364.13 |
| 3 | 560562.81 | 1328361.19 |
| 4 | 560561.30 | 1328234.36 |
| 5 | 560734.07 | 1328199.69 |
| 6 | 560784.91 | 1328426.47 |
| 7 | 560758.81 | 1328472.58 |

- LEGEND**
- DENOTES IRON PIPES FOUND
 - DENOTES STONE MONUMENT FOUND
 - DENOTES PIN W/CAP SET
 - DENOTES CONC. MONUMENT SET



PURPOSE NOTE
THE PURPOSE OF THIS SUBDIVISION IS:

- DEDICATE ROAD WIDENING AREA'S FOR TRANSFER TO HOWARD COUNTY, MARYLAND, FOR ROAD IMPROVEMENTS. LANDS SHOWN HEREON AS DEDICATED FOR A PUBLIC ROAD ARE SUBJECT TO A FEE SIMPLE ACQUISITION. DEED TO BE RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY MARYLAND.
- CREATE ONE PARCEL
- DEDICATE A PUBLIC WATER EASEMENT

AREA TABULATION CHART

A. TOTAL NUMBER OF LOTS AND OR PARCELS TO BE RECORDED:

| | |
|----------------------|---|
| Buildable | 1 |
| Non-buildable | 0 |
| Open Space | 0 |
| Preservation parcels | 0 |

B. TOTAL AREA OF LOTS AND/OR PARCELS:

TM PARCEL 33: 18,509 S.F. OR 0.425 AC.±
 TM PARCEL 93: 28,706 S.F. OR 0.659 AC.±
 PARCEL A: 47,215 S.F. OR 1.084 AC.±

C. TOTAL AREA OF ROADWAY TO BE DEDICATED:

STATE: 0.147 AC.±
 COUNTY: 0.088 AC.± (TM PARCEL 33, 0.080 AC.±)
 (TM PARCEL 93, 0.008 AC.±)

D. TOTAL AREA OF SUBDIVISION: 1.319 AC.±

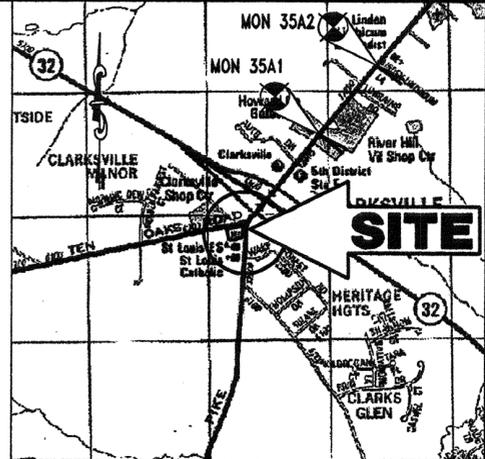
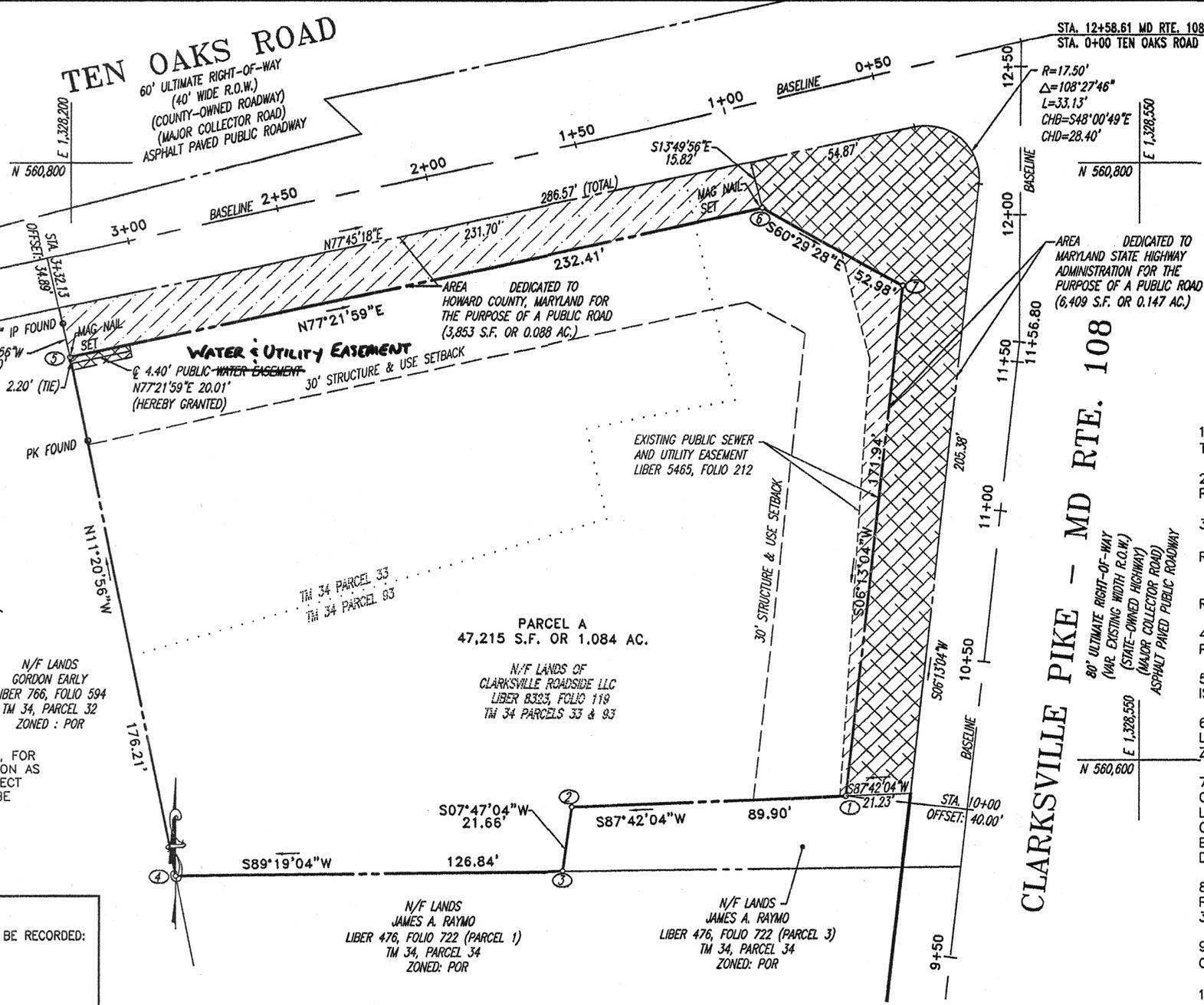
APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

[Signature] 4/13/05
Chief, Development Engineering Division Date

[Signature] 12/9/05
Director Date

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

[Signature] 4/19/05
Howard County Health Department Date



GENERAL NOTES
COPYRIGHT ADC THE MAP PEOPLE PERMIT USE NO. 20694276 SCALE: 1"=2000'

- THE SUBJECT PROPERTY IS ZONED POR (PLANNED OFFICE RESEARCH) PER THE 02/02/04 COMPREHENSIVE ZONING PLAN.
- THERE ARE NO WETLANDS, STREAMS OR FLOODPLAIN LOCATED ON THIS PARCEL.
- ROAD DEDICATION**
"LAND DEDICATED TO HOWARD COUNTY, MARYLAND, FOR PURPOSES OF A PUBLIC ROAD 0.088 ACRES ±.
"LAND DEDICATED TO THE STATE OF MARYLAND FOR PURPOSE OF A PUBLIC ROAD 0.147 ACRES ±.
- WATER AND SEWER SERVICE TO THESE LOTS WILL BE GRANTED UNDER THE PROVISIONS OF SECTION 18.122.B OF THE HOWARD COUNTY CODE.
- PUBLIC WATER AND SEWAGE ALLOCATION WILL BE GRANTED AT THE TIME OF ISSUANCE OF THE BUILDING PERMIT IF CAPACITY IS AVAILABLE AT THAT TIME.
- NO NEW BUILDINGS, EXTENSIONS OR ADDITIONS TO THE EXISTING STRUCTURES LOCATED HEREON ARE TO BE CONSTRUCTED AT A DISTANCE LESS THAN CURRENT ZONING REGULATIONS REQUIRE.
- BECAUSE THIS SUBDIVISION IS FOR REAL ESTATE TRANSFER AND PROPOSES NO CLEARING, GRADING OR DEVELOPMENT, THE FOREST CONSERVATION AND LANDSCAPE REQUIREMENTS OF THE HOWARD COUNTY CODE, FOREST CONSERVATION MANUAL AND LANDSCAPE MANUAL ARE DEFERRED TO, AND SHALL BE MET AND PROVIDED ON THE SITE DEVELOPMENT PLAN THAT IS REQUIRED FOR DEVELOPMENT ON THIS PARCEL.
- COORDINATES ARE BASED ON NAD 83, MARYLAND COORDINATE SYSTEM AS PROJECTED BY HOWARD COUNTY GEODETIC CONTROL STATIONS MON 35A1 & MON 35A2
- THIS PLAT IS BASED ON A FIELD RUN MONUMENTED BOUNDARY SURVEY COMPLETED 10/18/03 BY CONTROL POINT ASSOCIATES.
- AREA'S SHOWN HEREON ARE "MORE OR LESS".
- NO BURIAL GROUNDS OR CEMETERIES EXIST ON SITE.
- BA-05-24 V, TO REDUCE THE 30' USE SETBACK FROM A PUBLIC R.O.W. TO 10' FOR PARKING GRANTED PER DEED DATE OF 10/25/05.

OWNER'S CERTIFICATE

CLARKVILLE ROADSIDE LLC, A MARYLAND LIMITED LIABILITY COMPANY BY ARMOND SPIKELL AUTHORIZED AGENT, OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY ADOPTED THIS PLAN OF SUBDIVISION, AND IN CONSIDERATION OF THE APPROVAL OF THIS FINAL PLAT BY THE DEPARTMENT OF PLANNING AND ZONING, ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES AND GRANT UNTO HOWARD COUNTY, MARYLAND, ITS SUCCESSORS AND ASSIGNS: (1) THE RIGHT TO LAY, CONSTRUCT AND MAINTAIN SEWERS, DRAINS, WATER PIPES AND OTHER MUNICIPAL UTILITIES AND SERVICES, IN AND UNDER ALL ROADS AND STREET RIGHTS-OF-WAY AND THE SPECIFIC EASEMENT 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 GRANT THE RIGHT AND OPTION TO HOWARD COUNTY TO ACQUIRE THE FEE SIMPLE TITLE TO THE BEDS OF THE STREET AND/OR ROADS AND FLOODPLAINS, STORM DRAINAGE FACILITIES AND OPEN SPACE WERE APPLICABLE; AND (3) THE RIGHT TO REQUIRE DEDICATION OF WATERWAYS AND DRAINAGE EASEMENTS FOR THE SPECIFIC PURPOSE OF THEIR CONSTRUCTION, REPAIR AND MAINTENANCE; AND (4) THAT NO BUILDING OR SIMILAR STRUCTURE OF ANY KIND SHALL BE ERECTED ON OR OVER THE SAID EASEMENTS AND RIGHT-OF-WAYS.

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

BY: *[Signature]* 3-30-05 DATE
 ARMOND SPIKELL DATE
 ATTEST: *[Signature]* 3-30-05 DATE
 CLARKVILLE ROADSIDE LLC DATE

OWNERS INFORMATION

CLARKVILLE ROADSIDE LLC
 1850 M ST. NW
 12TH FLOOR
 WASHINGTON DC 20006

BOHLER ENGINEERING, P.C.
 PROFESSIONAL ENGINEERING SERVICES
 22250 DAVIS DRIVE, SUITE 200 STERLING, VIRGINIA, 20154
 (703) 709-9500 FAX: (703) 709-9501 WWW.BEENGINEERS.COM

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT THIS IS A SUBDIVISION OF ALL OF THE LANDS CONVEYED:
 - FROM MOTIVA ENTERPRISES LLC TO CLARKVILLE ROADSIDE LLC BY DEED DATED MARCH 6, 2004, AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER 8323 FOLIO 119 (TM PARCEL 33)
 - FROM MOTIVA ENTERPRISES LLC TO CLARKVILLE ROADSIDE LLC BY DEED DATED MARCH 6, 2004, AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER 8323 FOLIO 119 (TM PARCEL 93)
 - AND THAT ALL MONUMENTS ARE IN PLACE OR WILL BE IN PLACE PRIOR TO THE ACCEPTANCE OF STREETS IN THE SUBDIVISION BY HOWARD COUNTY AS SHOWN IN ACCORDANCE WITH THE ANNOTATED CODE OF MARYLAND AS AMENDED, AND MONUMENTATION IS IN ACCORDANCE WITH THE HOWARD COUNTY SUBDIVISION REGULATIONS.

[Signature] 03/29/05
 KEVIN F. STEINHILBER DATE
 MARYLAND PROPERTY LINE SURVEYOR #88

| No. | REVISION | J.S.F. | DATE |
|-----|-----------------------------|--------|---------|
| 1 | REVISED PER COUNTY COMMENTS | J.S.F. | 2-22-05 |
| No. | DESCRIPTION OF REVISION | BY: | DATE |

RECORDED AS PLAT NUMBER 17871 ON 12-12-05 AMONG THE LAND RECORDS OF HOWARD COUNTY MARYLAND.

BANK OF AMERICA
PARCEL A
 SUBDIVISION OF THE LANDS N/F CLARKVILLE ROADSIDE LLC LIBER 8323 FOLIO 122
 TAX MAP 34, GRID 12, PARCEL(S) 33 & 93
 5TH ELECTION DISTRICT HOWARD COUNTY MARYLAND
 DATE: DECEMBER 8, 2004 SCALE: 1"=30'
 ZONING: PARCEL 33 POR (PLANNED OFFICE RESEARCH)
 PARCEL 93 POR (PLANNED OFFICE RESEARCH)

SHEET 1 OF 1
 S042104PLT