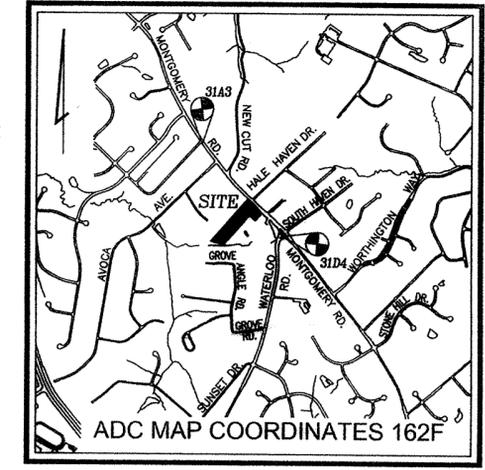


CURVE DATA					
CURVE	ARC	RADIUS	TANGENT	DELTA	CHORD
C1	235.30'	1382.40'	117.93'	09°45'09"	S39°43'22"E 235.02'

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 SETTING OF MARKERS HAVE BEEN COMPLIED WITH.

Mark C. Martin 9/27/06
 MARK C. MARTIN DATE
 PROFESSIONAL LAND SURVEYOR NO. 10884
Kelly Snovell 9/27/06
 TKS LLC DATE
 BY KELLY SNOVELL, PRESIDENT

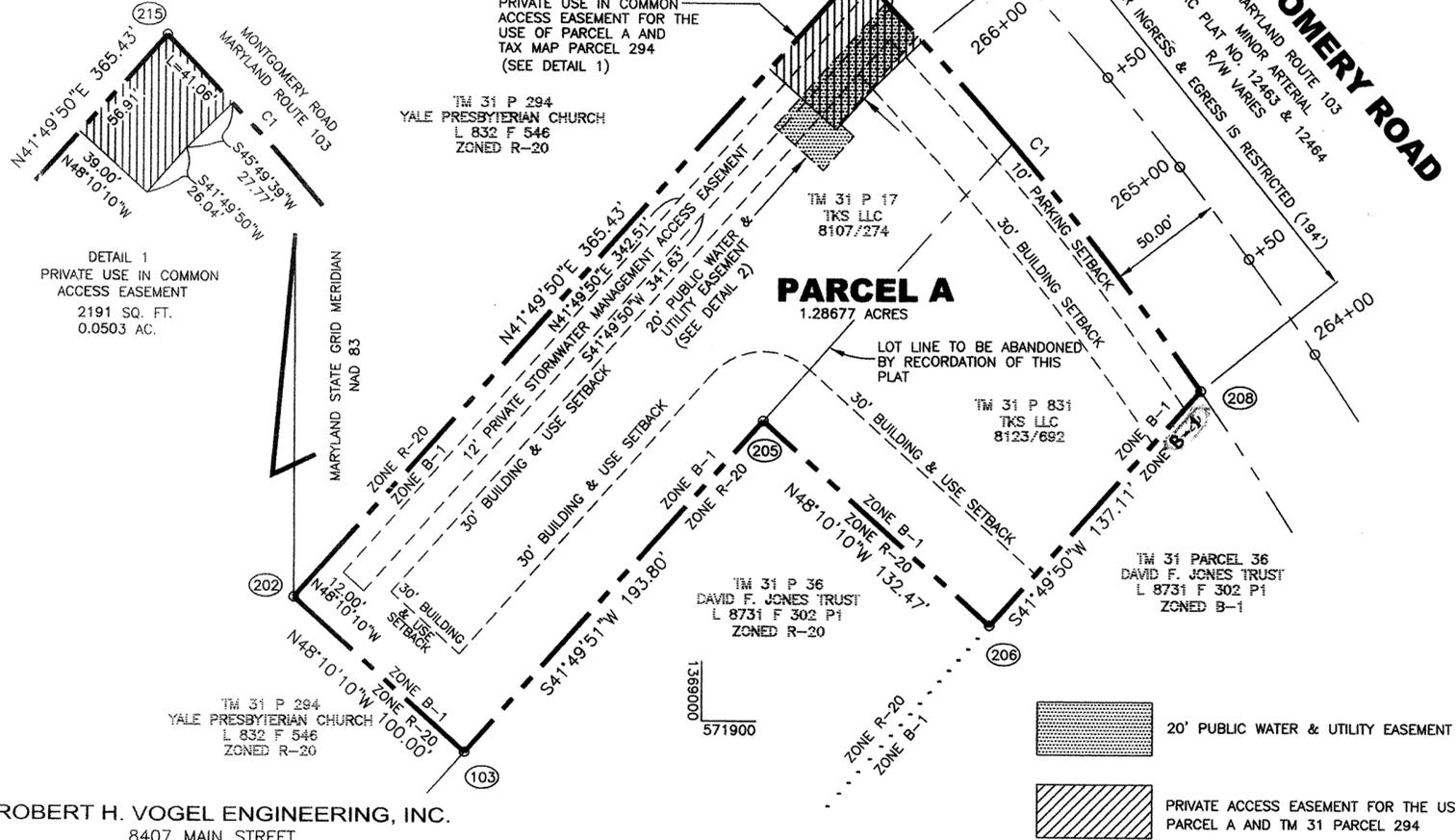
18. DEVELOPER RESERVES UNTO ITSELF, ITS SUCCESSORS AND ASSIGNS, ALL EASEMENTS SHOWN ON THIS PLAN FOR WATER, SEWER, STORM DRAINAGE, OTHER PUBLIC UTILITIES AND FOREST CONSERVATION (DESIGNATED AS FOREST CONSERVATION AREA), LOCATED IN, ON OVER AND THROUGH LOTS/PARCELS, ANY CONVEYANCES OF THE AFORESAID LOTS/PARCELS 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 METS 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 THE DEVELOPER'S SURETY POSTED WITH SAID AGREEMENT. THE COUNTY SHALL ACCEPT THE EASEMENTS AND RECORD THE DEED(S) OF EACH EASEMENT IN THE LAND RECORDS OF HOWARD COUNTY.



COORDINATE LIST		
POINT	NORTH	EAST
103	571885.70305	1368896.94501
202	571952.39594	1368822.43287
205	572030.10896	1369026.19650
206	571941.75875	1369124.90261
208	572043.92371	1369216.34671
215	572224.68889	1369066.15161

GENERAL NOTES

- SUBJECT PROPERTY ZONED B-1 AS PER THE 2/02/04 COMPREHENSIVE ZONING PLAN.
- COORDINATES REFERENCED ARE BASED ON THE NAD 83 MARYLAND COORDINATE SYSTEM AS PROJECTED BY HOWARD COUNTY GEODETIC CONTROL. STATION 31A3 N 573217.8782 E 1368237.7404 STATION 31D4 N 571700.65 E 1369606.36
- THIS PLAT IS BASED ON A FIELD RUN BOUNDARY SURVEY PERFORMED ON OR ABOUT JULY, 2005 BY ROBERT H. VOGEL ENGINEERING, INC.
- DENOTES IRON PIPE OR IRON BAR FOUND.
- DENOTES ANGULAR CHANGE IN BEARING OF BOUNDARY OR RIGHT-OF-WAY.
- DENOTES CONCRETE MONUMENT FOUND.
- THERE ARE NO HISTORIC SITES OR CEMETERIES ON THIS PROPERTY.
- ALL AREAS ARE SHOWN MORE OR LESS (±).
- THE SUBDIVISION IS IN THE METROPOLITAN DISTRICT.
- DRIVEWAYS SHALL BE PROVIDED PRIOR TO RESIDENT OCCUPANCY TO INSURE SAFE ACCESS FOR FIRE AND EMERGENCY VEHICLES PER THE FOLLOWING MINIMUM REQUIREMENTS:
 A) WIDTH - 12 FEET (14 FEET IS SERVING MORE THAN ONE RESIDENCE)
 B) SURFACE - 6 INCHES OF COMPACTED CRUSHER RUN BASE WITH TAR AND CHIP COATING
 C) GEOMETRY - MAXIMUM 15% GRADE, MAXIMUM 10% GRADE CHANGE, AND MINIMUM 45 FOOT TURNING RADIUS
 D) STRUCTURES (CULVERTS/BRIDGES) - MUST SUPPORT 25 GROSS TON LOADING (H25 LOADING)
 E) DRAINAGE ELEMENTS - CAPABLE OF SAFELY PASSING 100 YEAR FLOOD EVENTS WITH NO MORE THAN 1 FOOT DEPTH OVER DRIVEWAY SURFACE
 F) STRUCTURE CLEARANCES - MINIMUM 12 FEET
 G) MAINTENANCE - SUFFICIENT TO INSURE ALL WEATHER USE
- WATER AND SEWER SERVICE TO THESE LOTS WILL BE GRANTED UNDER THE PROVISIONS OF SECTION 18.122B OF THE HOWARD COUNTY CODE. PUBLIC WATER IS AVAILABLE THROUGH CONTRACT 14-3342-D. PUBLIC SEWER IS AVAILABLE THROUGH CONTRACT 181-S.
- THE FOREST CONSERVATION AFFORESTATION OBLIGATION OF 0.21 ACRES FOR THIS PLAN HAS BEEN FULFILLED THROUGH A FEE IN LIEU PAYMENT OF \$4574.00 (9147.6 SF X 0.50) TO THE HOWARD COUNTY FOREST CONSERVATION FUND UNDER SDP-06-24.
- PERIMETER LANDSCAPING FOR THIS PROJECT IS DEFERRED UNTIL SITE DEVELOPMENT PLAN APPROVAL.
- THERE ARE NO FLOODPLAINS LOCATED ON PARCELS 17 & 36A.
- THE WETLAND STUDY FOR THIS PROJECT WAS PREPARED BY ECO-SCIENCE PROFESSIONALS, INC. DATED JULY 29, 2005.
- STORMWATER MANAGEMENT QUANTITY IS PROVIDED IN AN UNDERGROUND DETENTION FACILITY, WHICH PROVIDES CPV. STORMWATER MANAGEMENT QUALITY IS PROVIDED BY THE TWO UNDERGROUND SAND FILTER SYSTEMS, WHICH ALSO PROVIDES THE REV. THE STORMWATER MANAGEMENT FACILITIES ARE TO BE PRIVATELY OWNED AND MAINTAINED BY TKS, INC.
- THIS PLAN IS SUBJECT TO BA-04-45V, A VARIANCE PETITION, APPROVED JUNE 27, 2005, WHICH REDUCED THE REQUIRED 30' STRUCTURE AND USE SETBACK FROM A RESIDENTIAL DISTRICT (1) TO 9 FEET FOR AN ACCESS DRIVE, (2) TO 14 FEET FOR A RETAIL/OFFICE BUILDING, (3) TO 12 FEET FOR PARKING AND A DUMPSTER ENCLOSURE AND (4) TO 13 FEET FOR AN OFFICE BUILDING IN A B-1 (BUSINESS, LOCAL) ZONING DISTRICT. SUBJECT TO THE FOLLOWING CONDITIONS:
 1.) THE PETITIONER WILL INSTALL AND MAINTAIN A TYPE "C" LANDSCAPE BUFFER ALONG THE WESTERN LOT LINE ADJOINING PARCEL 294.
- A USE IN COMMON MAINTENANCE AGREEMENT FOR THE SHARED DRIVEWAY BETWEEN PARCELS A AND 294 SHALL BE RECORDED SIMULTANEOUSLY WITH THE PLAT IN THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.



ROBERT H. VOGEL ENGINEERING, INC.
 8407 MAIN STREET
 ELLICOTT CITY, MARYLAND 21043
 410-461-7666

TOTAL NUMBER OF LOTS AND/OR PARCELS TO BE RECORDED: 1
 TOTAL AREA OF LOTS AND/OR PARCELS: 1.28677 AC.
 TOTAL AREA OF ROADWAYS TO BE RECORDED INCLUDING WIDENING STRIPS: 0 AC.
 TOTAL AREA OF SUBDIVISION TO BE RECORDED: 1.28677 AC.

OWNER/DEVELOPER
 TKS, L.L.C.
 C/O KELLY SNOVELL
 1352 CROWS FOOT ROAD
 MARRIOTTVILLE, MARYLAND
 21104
 410-442-0275

THE PURPOSE OF THIS PLAT IS TO:
 1.) COMBINE TAX MAP 31 PARCELS 17 AND 831
 2.) CREATE THE PUBLIC WATER AND UTILITY EASEMENT
 3.) CREATE THE USE IN COMMON PRIVATE ACCESS EASEMENT.

APPROVED: FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEMS
 HOWARD COUNTY HEALTH DEPARTMENT.

Robert H. Vogel 10/27/06
 HOWARD COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

Mark C. Martin 10/25/06
 CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE
Mark C. Martin 10/30/06

OWNER'S CERTIFICATE

WE, TKS, LLC, BY KELLY SNOVELL, PRESIDENT, OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY ADOPT THIS FINAL 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 OF THE BEDS OF THE STREETS AND/OR ROADS, THE 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 FLOOD PLAINS, 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, 4) THAT NO BUILDING OR SIMILAR STRUCTURE OF ANY KIND SHALL BE ERRECTED ON OR OVER THE SAID RIGHTS-OF-WAY.

WITNESS OUR HANDS THIS 28 DAY OF September, 2006.

Kelly Snovell
 TKS, LLC
 BY: KELLY SNOVELL, PRESIDENT

John
 WITNESS

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT: THAT IT IS A SUBDIVISION OF ALL OF THE LANDS CONVEYED BY KELLY SNOVELL TO TKS, LLC BY DEED DATED FEBRUARY 13, 2004 RECORDED IN LIBER 8107 FOLIO 274 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND AND ALL OF THE LANDS CONVEYED BY DENNIS F. NEBEL TO TKS, LLC BY DEED DATED MARCH 31, 2004 RECORDED IN LIBER 8123 FOLIO 692 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

I HEREBY CERTIFY THAT ALL MONUMENTS ARE IN OR WILL BE IN PLACE PRIOR TO THE ACCEPTANCE OF THE STREETS IN THE SUBDIVISION BY HOWARD COUNTY AS SHOWN, IN ACCORDANCE WITH THE ANNOTATED CODE OF MARYLAND, AS AMENDED AND THAT THE BOUNDARIES OF THE SUBDIVISION ACCORD WITH THE HOWARD COUNTY SUBDIVISION REGULATIONS.

Mark C. Martin
 MARK C. MARTIN
 PROFESSIONAL LAND SURVEYOR

RECORDED AS PLAT No. 18619 ON Oct. 31, 2006
 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

**MONTGOMERY STATION
 PARCEL A**

TAX MAP 31, BLOCK 7, PARCELS 17 & 831
 SECOND ELECTION DISTRICT, HOWARD COUNTY, MARYLAND

DFZ FILE NO. BA-04-45V, SDP-26-024
 SCALE 1"= 50' SEPTEMBER 27, 2006