

COORDINATE TABLE ①-⑥

NO.	NORTHING	EASTING
1	560821.46	1328282.64
2	561108.00	1327979.77
3	561300.72	1328100.72
4	561040.80	1328407.47
5	560983.70	1328332.70
6	560857.17	1328447.31

PRIVATE INGRESS/EGRESS EASEMENT ①-⑥

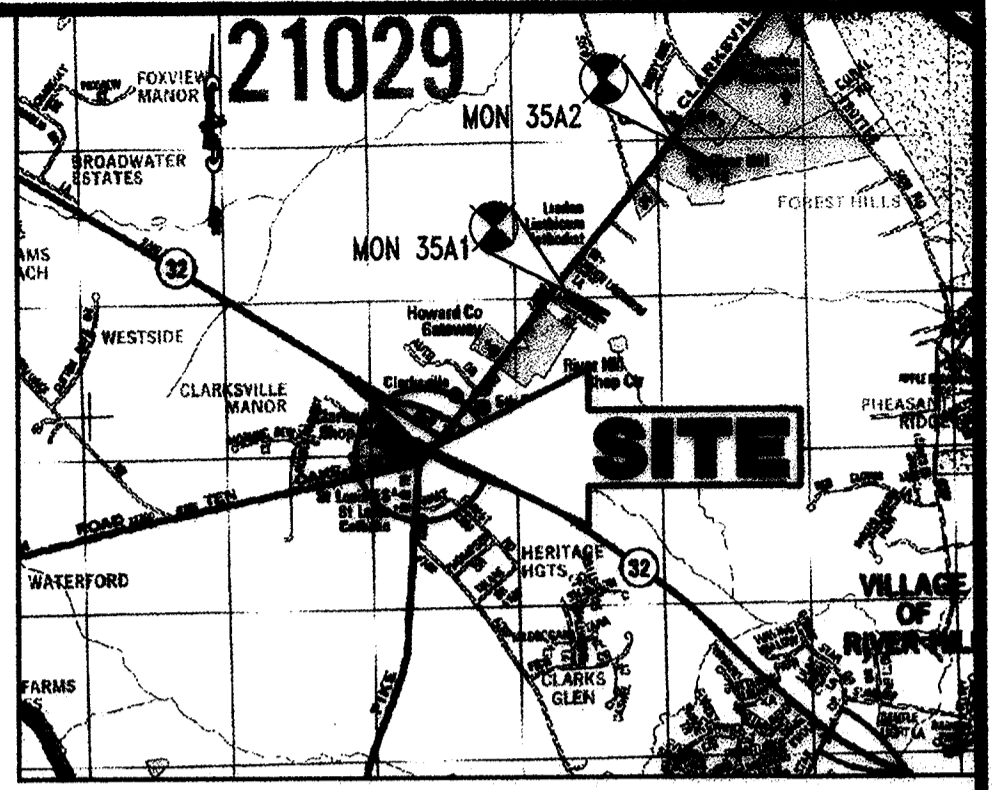
LINES		CURVES					
LTR.	BEARING	DISTANCE	LTR. RADIUS	ARC LENGTH	DELTA	CHD. BRG.	CHD. DIST.
A	S42°10'18"E	24.30	C	76.00	3.82	02°52'53"	N34°38'10"W 3.82
B	S56°48'16"W	61.09					
D	N33°11'44"E	20.18					
E	N56°48'16"E	57.40					

AREA = 1,423 S.F. OR 0.03 AC.±

PRIVATE INGRESS/EGRESS EASEMENT P-X

LINES		CURVES					
LTR.	BEARING	DISTANCE	LTR. RADIUS	ARC LENGTH	DELTA	CHD. BRG.	CHD. DIST.
Q	N52°43'42"E	49.71	P	10.00	8.47	48°30'39"	N57°27'03"W 8.22
S	S33°11'44"E	56.59	R	40.00	44.39	63°35'21"	S01°24'03"E 42.15
U	S77°45'45"W	77.63	T	76.00	63.62	47°57'48"	S57°10'38"E 61.78
X	S33°11'44"E	85.20	V	38.97	22.00	32°20'59"	N24°31'38"E 21.71
W			W	20.00	14.50	41°32'55"	N12°25'17"E 14.19

AREA = 3,973 S.F. OR 0.09 AC.±



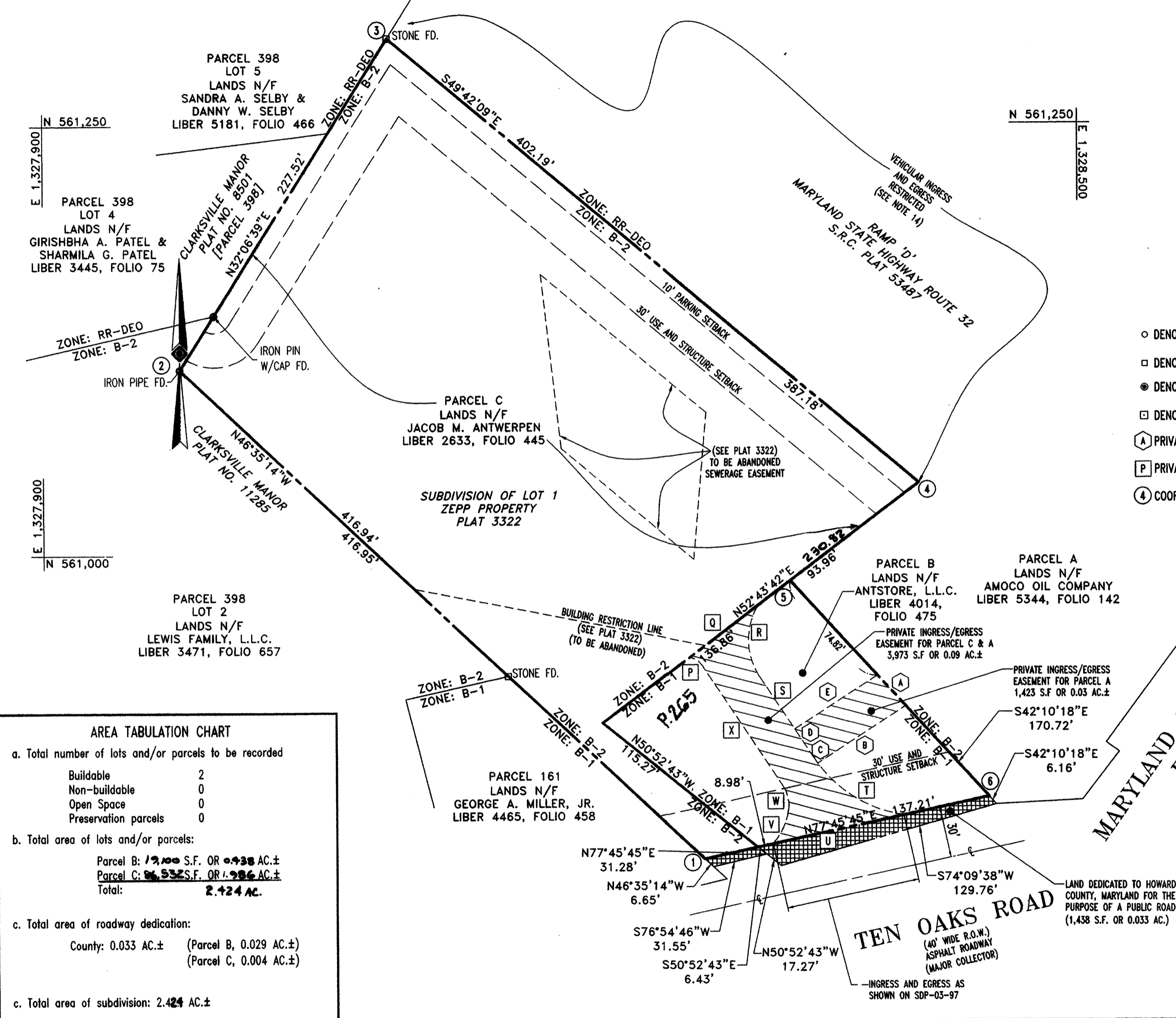
LOCATION MAP
 COPYRIGHT ADC THE MAP PEOPLE
 PERMIT USE NO. 20694276
 SCALE: 1"=2000'

PURPOSE NOTE

- THE PURPOSE OF THIS SUBDIVISION IS:
- DELETION OF BUILDING RESTRICTION LINE AND SEWERAGE EASEMENT AS SHOWN ON THE SUBDIVISION OF LOT 1, ZEPP PROPERTY, RECORD PLAT #3322, CREATION OF PRIVATE INGRESS/EGRESS EASEMENT TO PROVIDE ACCESS TO TEN OAKS ROAD FOR ADJACENT PARCEL A.
 - 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.

LEGEND

- DENOTES IRON PIPES FOUND
- DENOTES STONE MONUMENT FOUND
- DENOTES PIN W/CAP SET
- ⊠ DENOTES CONC. MONUMENT SET
- Ⓐ PRIVATE INGRESS/EGRESS EASEMENT
- Ⓟ PRIVATE INGRESS/EGRESS EASEMENT
- ④ COORDINATES



- GENERAL NOTES**
- THE SUBJECT PROPERTY IS ZONED B-2 AND B-1 PER THE 1993 COMPREHENSIVE ZONING PLAN.
 - IT IS CERTIFIED THAT THERE ARE NO WETLANDS, STREAMS, OR FLOODPLAINS ON THE SUBJECT SITE.
 - ROAD DEDICATION**
 COUNTY ROAD
 LAND DEDICATED TO HOWARD COUNTY, MARYLAND, FOR PURPOSES OF A PUBLIC ROAD 1,449 SF. OR 0.033 AC.±
 - 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 SEWERAGE 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 DWELLING(S) LOCATED HEREON ARE TO BE CONSTRUCTED AT A DISTANCE LESS THAN CURRENT ZONING REGULATIONS REQUIRE.
 - RESERVATION OF PUBLIC UTILITY EASEMENTS**
 DEVELOPER RESERVES UNTO ITSELF, ITS SUCCESSORS AND ASSIGNS, ALL EASEMENTS SHOWN ON THIS PLAN FOR WATER, SEWER, STORM DRAINAGE, OTHER PUBLIC UTILITIES, 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 LOT(S)/PARCELS. THE COUNTY SHALL ACCEPT THE EASEMENTS AND RECORD THE DEED(S) OF EASEMENT IN THE LAND RECORDS OF HOWARD COUNTY.
 - LANDSCAPING FOR PARCEL C (FORMERLY LOT 1, ZEPP PROPERTY) IS PROVIDED IN ACCORDANCE WITH A CERTIFIED LANDSCAPE PLAN ON FILE WITH SDP-03-97, IN ACCORDANCE WITH SECTION 16.124 OF THE HOWARD COUNTY CODE AND LANDSCAPE MANUAL. LANDSCAPING FOR PARCEL B (FORMERLY PARCEL 265) WILL BE ADDRESSED WITH A FUTURE SITE DEVELOPMENT PLAN FOR THAT PARCEL.
 - THIS PLAT COMPLIES WITH THE REQUIREMENTS OF SECTION 16.1200 OF THE HOWARD COUNTY CODE FOR FOREST CONSERVATION BY A FEE IN LIEU PAYMENT MADE TO THE HOWARD COUNTY FOREST CONSERVATION PROGRAM IN THE AMOUNT OF \$7,840.80 TO MEET THE 0.36 ACRE OBLIGATION. THIS FEE HAS BEEN ADDRESSED WITH SDP-03-97.
 - 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 12/18/00 BY CONTROL POINT ASSOCIATES
 - AREA'S SHOWN HEREON ARE "MORE OR LESS".
 - A WAIVER (WP-03-131) FROM SECTION 16.144(c) AND (i), NOT TO HAVE A SKETCH PLAN AND A PRELIMINARY PLAN FOR THE PROPOSED SUBDIVISION OF THE SUBJECT PROPERTY WAS APPROVED 6/10/03, SUBJECT TO PROVIDING THE CROSS EASEMENT FROM PARCEL 'A' OVERPARCEL '265' TO TEN OAKS ROAD.
 - NO INGRESS OR EGRESS IS PERMITTED TO MARYLAND STATE HIGHWAY ROUTE 32.
 - INGRESS AND EGRESS TO TEN OAKS ROAD AND MARYLAND STATE HIGHWAY ROUTE 108 IS RESTRICTED, EXCEPT THROUGH PRIVATE INGRESS AND EGRESS EASEMENTS SHOWN HEREON.
 - STORMWATER MANAGEMENT FACILITIES WILL BE REQUIRED ON THE PARCELS SHOWN ON THIS PLAT IN ACCORDANCE WITH THE DESIGN MANUALS. PRIOR TO SIGNATURE APPROVAL OF THE SITE DEVELOPMENT PLAN, THE DEVELOPER WILL BE REQUIRED TO EXECUTE THE DEVELOPER'S AGREEMENT FOR THE CONSTRUCTION OF THE STORMWATER MANAGEMENT FACILITY AND A MAINTENANCE AGREEMENT.
 - RELATED FILE APPLICATIONS: F-76-01, SDP-03-97, WP-03-131

AREA TABULATION CHART

a. Total number of lots and/or parcels to be recorded

Buildable	2
Non-buildable	0
Open Space	0
Preservation parcels	0

b. Total area of lots and/or parcels:

Parcel B: 17,100 S.F. OR 0.388 AC.±
Parcel C: 26,532 S.F. OR 0.606 AC.±
Total: 2,424 AC.±

c. Total area of roadway dedication:

County: 0.033 AC.± (Parcel B, 0.029 AC.±)
(Parcel C, 0.004 AC.±)

d. Total area of subdivision: 2.424 AC.±

OWNERS INFORMATION

PARCEL B ANTSTORE L.L.C. P.O. BOX 144 CLARKSVILLE, MD 21029 ATTN: JACOB ANTWERPEN PHONE: (410) 747-3333	PARCEL C JACOB M. ANTWERPEN P.O. BOX 144 CLARKSVILLE, MD 21029 ATTN: JACOB ANTWERPEN PHONE: (410) 747-3333
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CONTROL POINT ASSOCIATES, INC.
 810 GLENEAGLES COURT, SUITE 300
 TOWSON, MD 21286
 410.494.9445 - 410.821.9335 FAX

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

John P. Williams 12/4/03
 Chief, Development Engineering Division

John A. Antwerpen
 Director

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

Debra J. Brown 12-8-03
 Howard County Health Department

OWNER'S CERTIFICATE

WE THE OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY ADOPTED THIS PLAN OF THE 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 RIGHT-OF-WAYS AND THE SPECIFIC EASEMENT SHOWN THEREON. (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 OF BEDS OF THE STREET AND/OR ROADS AND FLOODPLAINS, STORM DRAINAGE FACILITIES AND OPEN SPACE WERE APPLICABLE; AND (3) THE RIGHT OF THE 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 THE 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

Jacob M. Antwerpen 9/29/03
 JACOB M. ANTWERPEN

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 JACOB M. ANTWERPEN

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 JOHN C. DAVIS AND PATRICIA A. DAVIS TO ANTSTORE, L.L.C. BY DEED DATED JULY 8, 1997, AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER 4014 FOLIO 475, PARCEL B (FORMERLY 265)
- FROM JACOB M. ANTWERPEN AND FORTUNA I. ANTWERPEN TO JACOB M. ANTWERPEN BY DEED DATED AUGUST 14, 1992, AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER 2633 FOLIO 445 (FORMERLY LOT 1, ZEPP PROPERTY).

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 IN ACCORDANCE WITH THE HOWARD COUNTY SUBDIVISION REGULATIONS.

Kevin F. Steinhilber 09/29/03
 KEVIN STEINHILBER
 MARYLAND PROPERTY LINE SURVEYOR #88

RECORDED AS PLAT NUMBER 16419 ON 12/19/03
 AMONG THE LAND RECORDS OF HOWARD COUNTY MARYLAND.

ANTWERPEN AUTOMOTIVE

TAX MAP 34, PARCEL(S) B & C
 A RESUBDIVISION OF LOT 1, ZEPP PROPERTY (RECORD PLAT #3322)
 AND A SUBDIVISION OF PARCEL 265

5TH ELECTION DISTRICT HOWARD COUNTY MARYLAND
 SCALE: 1"=50'

ZONING: PARCEL B B-1 (BUSINESS)
 PARCEL C B-2 (BUSINESS LOCAL)

SHEET 1 OF 1

CP00153