

COORDINATE TABLE		
NO.	NORTH	EAST
1	549,945.12	1,360,237.44
2	549,985.11	1,360,504.42
3	549,820.91	1,360,521.56
4	549,802.09	1,360,398.71
5	549,711.03	1,360,408.21
6	549,691.83	1,360,263.88
101	549,955.24	1,360,507.54
102	549,915.26	1,360,240.56

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.

Carl A. Stevenson
 CARL A. STEVENSON PROPERTY LINE SURVEYOR MD. LIC.#149 DATE 8/4/03
Roger L. Holland
 BY: ROGER L. HOLLAND DATE 8/20/03
 MANAGING MEMBER

GENERAL NOTES:

- SUBJECT PROPERTY IS ZONED M-1 PER THE COMPREHENSIVE ZONING PLAN.
- COORDINATES ARE BASED ON NAD-83, MARYLAND COORDINATE SYSTEM AS PROJECTED BY HOWARD COUNTY GEODETIC CONTROL STATIONS NO.2341.001 AND NO.2341.002
- WATER AND SEWER SERVICE TO THIS LOT EXISTS
- STORMWATER MANAGEMENT FACILITY WILL BE REQUIRED ON THE PARCEL SHOWN ON THIS PLAT IN ACCORDANCE WITH THE DESIGN MANUALS. PRIOR TO SIGNATURE APPROVAL OF THIS SITE DEVELOPMENT PLAN, THE DEVELOPER WILL BE REQUIRED TO EXECUTE THE DEVELOPERS AGREEMENT FOR THE CONSTRUCTION OF THE STORMWATER MANAGEMENT FACILITY AND A MAINTENANCE AGREEMENT.
- OFFICE OF PLANNING AND ZONING FILE No's SDP 89-231 & SDP 03-111
- PURPOSE OF THIS PLAT IS TO DEDICATE THE 30' RIGHT OF WAY WIDENING ALONG BERGER ROAD TO HOWARD COUNTY.
- THIS PLAT IS EXEMPT FROM REQUIREMENTS FOR FOREST CONSERVATION IN ACCORDANCE WITH SECTION 16.1202(b)(1)(vii) OF THE SUBDIVISION REGULATIONS.
- LANDSCAPING REQUIREMENT ARE ADDRESSED WITH SDP 03-111.
- THIS PLAT IS BASED ON A FIELD RUN MONUMENTED BOUNDARY SURVEY PERFORMED ON OR ABOUT JULY 16, 2003 BY CARL A. STEVENSON, RONALD W. JOHANSON ASSOCIATES INC.

LAND TABULATION:

- TOTAL No. OF LOTS TO BE RECORDED: 1
- TOTAL AREA OF ROAD R/W TO BE DEDICATED TO HOWARD COUNTY: (8,099 S.F.) 0.1860 AC.
- TOTAL AREA OF LOTS TO BE RECORDED: (49,661 S.F.) 1.140 AC.
- TOTAL AREA OF SUBDIVISION TO BE RECORDED: (57,760 S.F.) 1.3260 AC.

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

Penny Borenstein M.D. 9/9/03
 HOWARD COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

David A. Wagle 7/12/03
 DIRECTOR DATE

Chris Dammann 9/14/03
 CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

OWNERS' CERTIFICATE

WE, COLUMBIA CAR WASH, LLC OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY ADOPT 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 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 GRANT 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 THE SAID EASEMENTS OR RIGHTS-OF-WAY.

WITNESS OUR HANDS THIS 30 DAY OF AUGUST 2003.
Roger L. Holland MANAGING MEMBER
James T. ... WITNESS

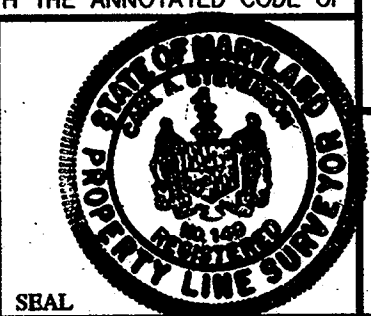
MESSICK & ASSOCIATES
 CONSULTING ENGINEERS
 31 OLD SOLOMONS ISLAND RD., SUITE 201
 ANNAPOLIS, MARYLAND 21401
 (410) 266-3212

OWNERS:
 COLUMBIA CAR WASH, LLC
 P.O. Box 516
 HANOVER, PA. 17331

SURVEYOR'S CERTIFICATE

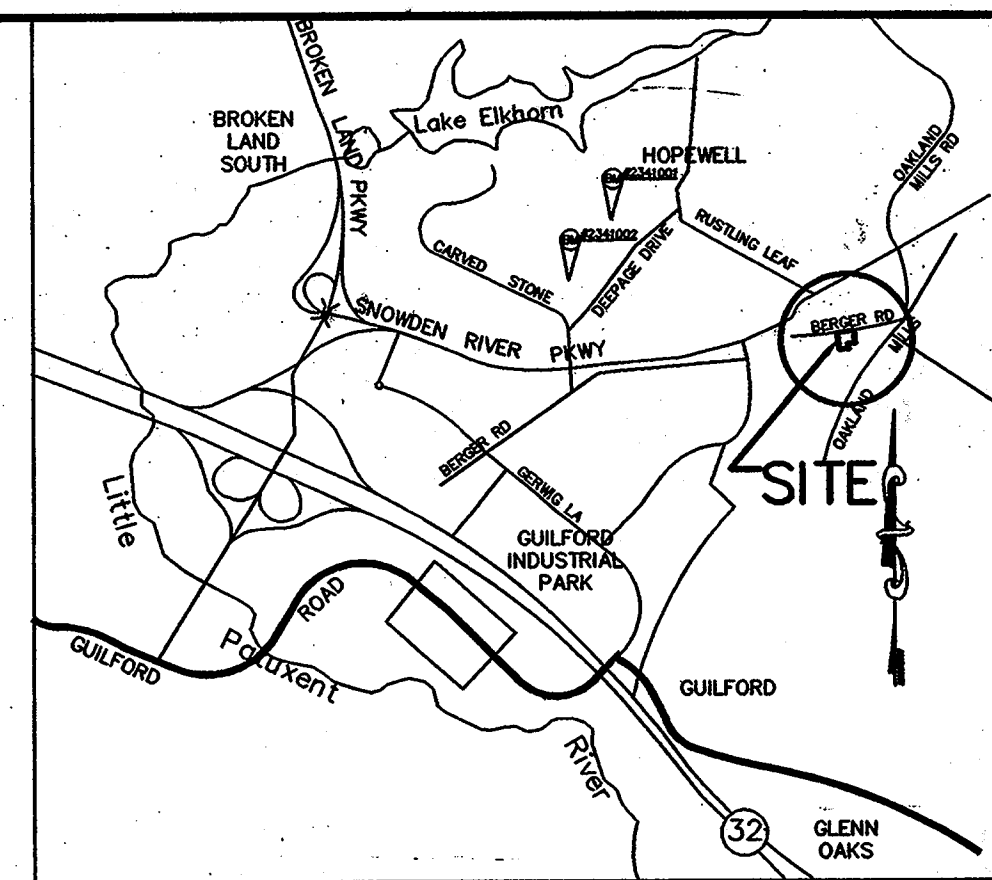
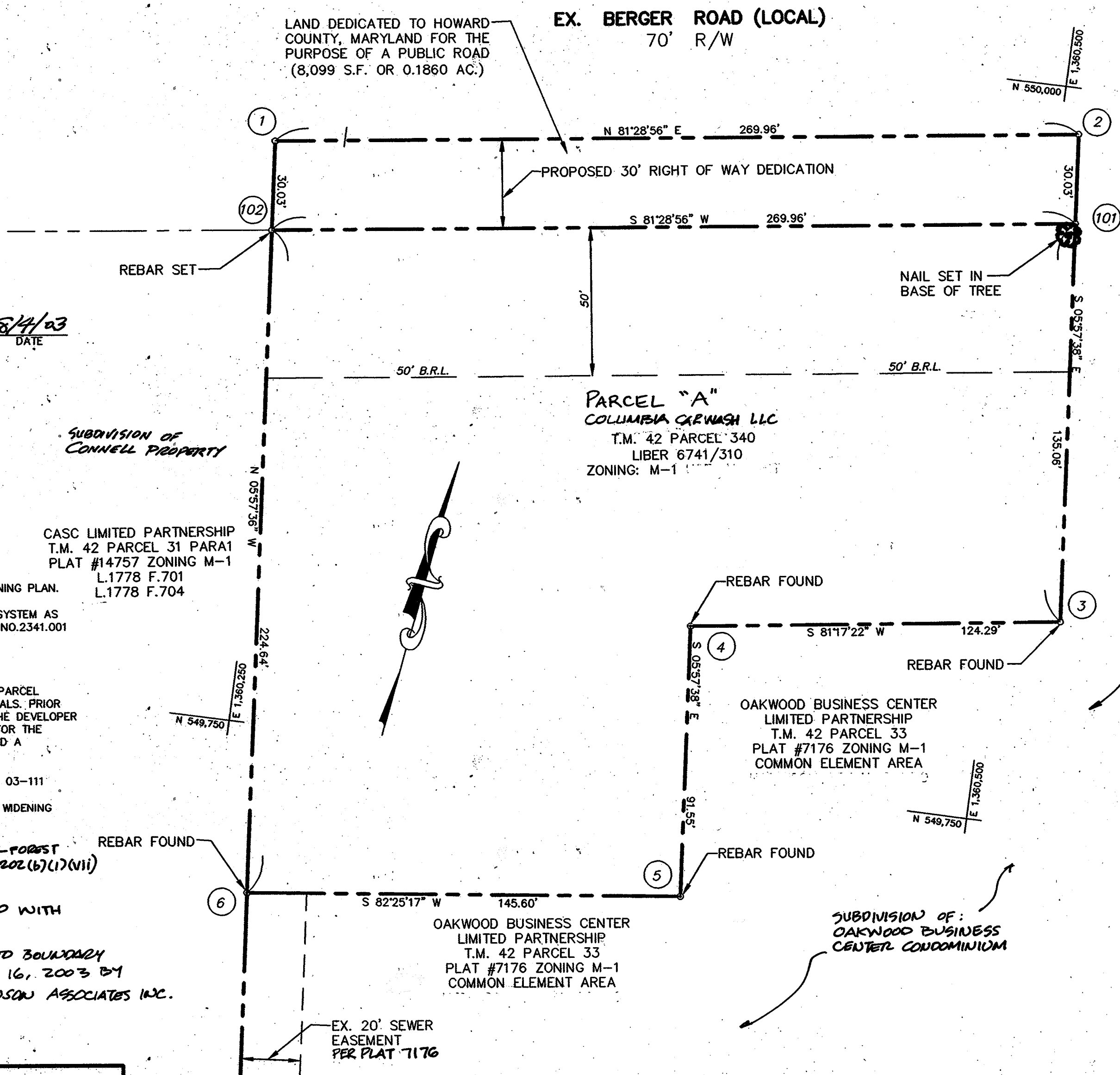
I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT REPRESENTS A SURVEY OF THE PROPERTY BY RONALD W. JOHANSON ASSOCIATES AND WAS PREPARED UNDER THE SURVEYORS DIRECT SUPERVISION; AND THAT IT IS A SUBDIVISION OF ALL OF THE LANDS CONVEYED BY MARK A. WALZER TRUSTEE FOR PUSHCART INVESTMENTS LTD. TO MARK A. WALZER BY DEED DATED DECEMBER 3RD 2002 AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY IN LIBER 6741 FOLIO 310, AND THAT ALL MONUMENTS ARE IN PLACE 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.

Carl A. Stevenson 8/4/03
 CARL A. STEVENSON PROPERTY LINE SURVEYOR MD. LIC.#149 DATE



RECORDED AS PLAT NUMBER 16176 ON 9-17-03 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

PARCEL "A"
COLUMBIA STARWASH
 TAX MAP 42 GRID 5 PARCEL 340
 6th ELECTION DISTRICT HOWARD COUNTY, MD.
 SCALE: 1" = 30' DATE: JULY 2003 SHEET 1 OF 1
 ZONED: M-1



VICINITY MAP SCALE: 1"=2000'

OAKWOOD BUSINESS CENTER LIMITED PARTNERSHIP
 T.M. 42 PARCEL 33
 PLAT #7176 ZONING M-1
 COMMON ELEMENT AREA

SUBDIVISION OF:
 OAKWOOD BUSINESS CENTER CONDOMINIUM

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 OAKWOOD BUSINESS CENTER CONDOMINIUM

PURPOSE NOTE: THE PURPOSE OF THIS PLAT IS TO DEDICATE THE 30' RIGHT OF WAY WIDENING ALONG BERGER ROAD TO HOWARD COUNTY.