

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	1,360,388.71
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	1,360,240.86

THE REQUIREMENTS OF §-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 11/25/03
 CARL A. STEVENSON PROPERTY LINE SURVEYOR MD. LIC.# 149 - DATE

Roger L. Holland 11-29-03
 COLUMBIA CARWASH, LLC
 BY: ROGER L. HOLLAND
 MANAGING MEMBER



SUBDIVISION OF CONNELL PROPERTY

CASC LIMITED PARTNERSHIP
 T.M. 42 PARCEL 31 PARA1
 PLAT #14757 ZONING M-1
 L.1778 F.701
 L.1778 F.704

Parcel "A"
 COLUMBIA CARWASH LLC
 MARK A. WALZER
 T.M. 42 PARCEL 340
 LIBER 6741/310
 ZONING: M-1 USE: VACANT

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

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

PURPOSE NOTE:
 THE PURPOSE OF THIS PLAT IS TO REFERENCE THE CURRENT DEED IN THE SURVEYORS CERTIFICATE.

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, and F-04-38.
- THIS PLAT IS EXEMPT FROM REQUIREMENTS FOR FOREST CONSERVATION IN ACCORDANCE WITH SECTION 16.1202 (b) (iv) OF THE SUBDIVISION REGULATIONS.
- LANDSCAPING REQUIREMENTS 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. JOHNSON 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.

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

OWNERS:
 COLUMBIA CARWASH, LLC
 P.O. BOX 516
 HANOVER, PA. 17331

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

Penny Bonatini M.U. 5.8. 12-22-03
 HOWARD COUNTY HEALTH OFFICER MR. DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

Wanda Hamilton 12/24/03
 DIRECTOR (acting) HB DATE

Carl A. Stevenson 12/24/03
 CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

OWNERS' CERTIFICATE

WE, COLUMBIA CARWASH, 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. November
 WITNESS OUR HANDS THIS 29 DAY OF AUGUST, 2003.

Roger L. Holland MANAGING MEMBER
 BY: ROGER L. HOLLAND
 MANAGING MEMBER

Carl A. Stevenson
 WITNESS

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. JOHNSON 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 TO COLUMBIA CARWASH, LLC BY DEED DATED AUGUST 15, 2003 AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY IN LIBER 7825 FOLIO 360, 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 11/25/03
 CARL A. STEVENSON
 PROPERTY LINE SURVEYOR MD. LIC.#149 DATE



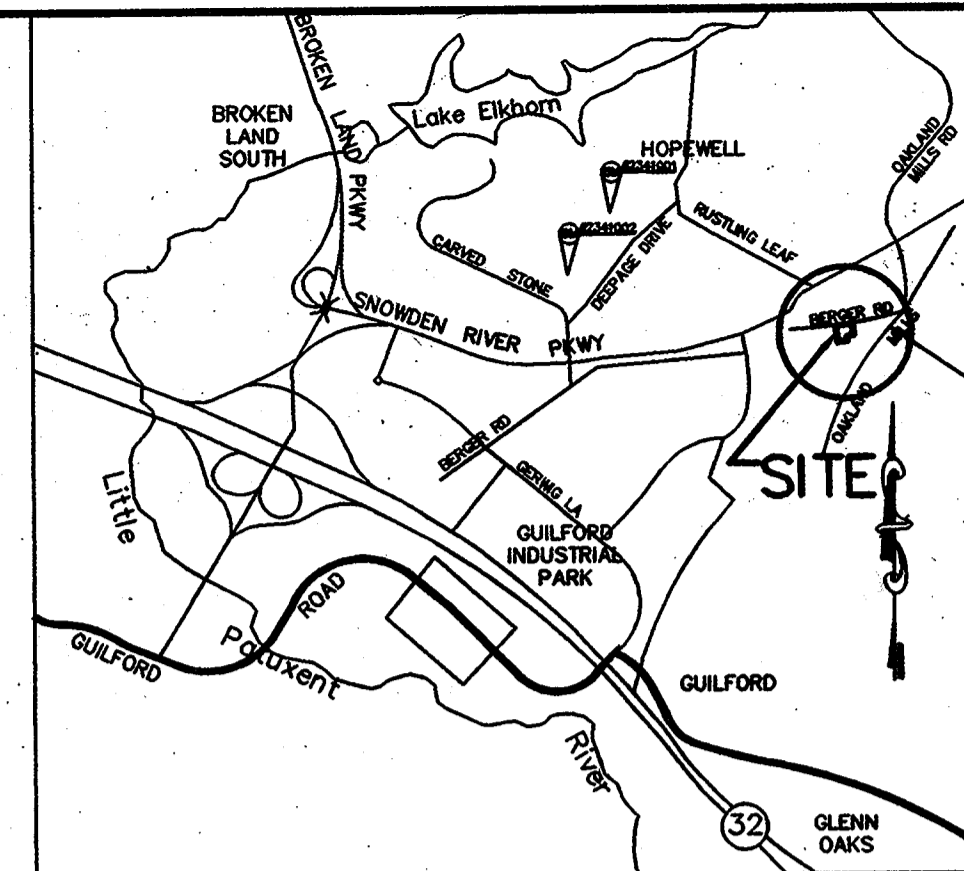
RECORDED AS PLAT NUMBER 16435 ON 12-30-03 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

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 Plat #16176

PLAT OF REVISION

F-04-85



VICINITY MAP

SCALE: 1"=2000'

