

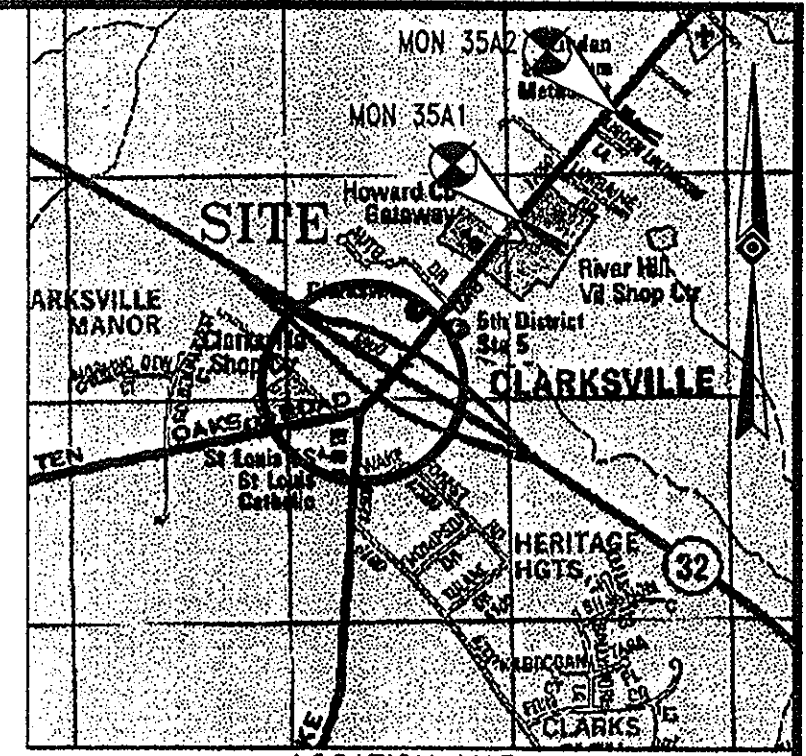
**GENERAL NOTES:**

- THE SUBJECT PROPERTY IS ZONED B-2 PER THE FEBRUARY 2, 2004 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 1,185 S.F. OR 0.027 AC.±  
**STATE ROAD**  
 LAND DEDICATED TO THE STATE OF MARYLAND FOR PURPOSES OF A PUBLIC ROAD 3,081 S.F. OR 0.071 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 SEWAGE ALLOCATION WILL BE GRANTED AT THE TIME OF ISSUANCE OF THE BUILDING PERMIT IF CAPACITY IS AVAILABLE AT THAT TIME.
- RESERVATION OF PUBLIC UTILITY AND FOREST CONSERVATION EASEMENTS**  
 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 LOT(S)/PARCELS. DEVELOPER SHALL EXECUTE AND DELIVER DEEDS FOR THE EASEMENTS HEREIN RESERVED TO HOWARD COUNTY WITH A METES 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 DEVELOPER'S SURETY POSTED WITH SAID AGREEMENT, THE COUNTY SHALL ACCEPT THE EASEMENTS AND RECORD THE DEED(S) OF EASEMENT IN THE LAND RECORDS OF HOWARD COUNTY.
- THIS PROJECT COMPLIES WITH THE REQUIREMENTS OF SECTION 16.124 OF THE HOWARD COUNTY MANUAL FOR LANDSCAPING AND HAS BEEN ADDRESSED WITH SDP-06-006.**
- 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 AND HAS BEEN ADDRESSED WITH SDP-06-006 AND SDP-03-097.
- COORDINATES ARE BASED ON NAD 83, MARYLAND COORDINATE SYSTEM AS PROJECTED BY HOWARD COUNTY GEODETIC CONTROL STATIONS MON 35A1 & MON 35A2.

**NOTES: (CONTINUED)**

- 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".
- NO INGRESS OR EGRESS IS PERMITTED TO MARYLAND HIGHWAY ROUTE 32 AND CLARKSVILLE PIKE - MARYLAND ROUTE 108.
- INGRESS AND EGRESS TO TEN OAKS ROAD IS DENIED, EXCEPT THROUGH THE INGRESS AND EGRESS EASEMENT 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-03-173, SDP-01-040, SDP-03-097 AND WP-06-100.

CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHORD BEARING
IE1	6.95	10.04	39°37'34"	3.62	6.81	N07°34'42"E
IE2	15.71	10.00	90°00'00"	10.00	14.14	N62°14'15"W
IE3	6.07	6.25	55°39'01"	3.30	5.84	N74°24'44"W
IE4	4.85	5.00	55°39'01"	2.64	4.67	S74°24'44"E
IE5	11.56	5.00	132°29'32"	11.36	9.15	S11°30'59"W
IE6	19.47	76.00	14°40'41"	9.79	19.42	S62°04'08"E



**LOCATION MAP**  
 COPYRIGHT ADC THE MAP PEOPLE  
 PERMIT USE NO. 20894276  
 SCALE: 1"=2000'

**AREA TABULATION CHART**

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

BUILDABLE	3
NON-BUILDABLE	0
OPEN SPACE	0
PRESERVATION PARCELS	0

**B. TOTAL AREA OF LOTS AND/OR PARCELS:**

PARCEL A:	28,930 S.F. OR 0.664 AC.±
PARCEL B-1:	16,841 S.F. OR 0.387 AC.±
PARCEL C-1:	86,157 S.F. OR 1.978 AC.±
TOTAL:	131,928 S.F. OR 3.029 AC.±

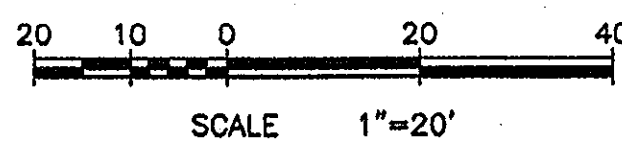
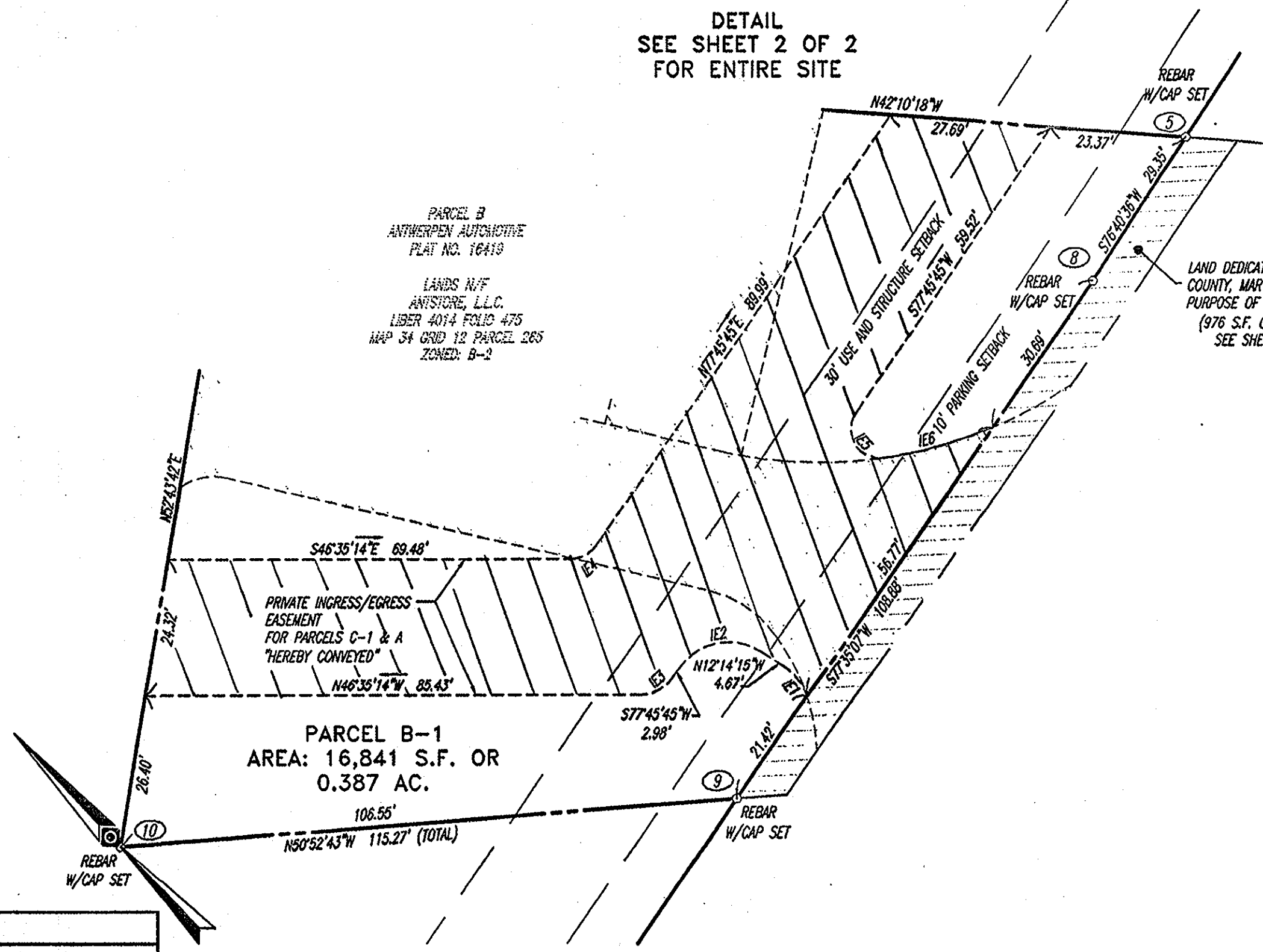
**C. TOTAL AREA OF ROADWAY TO BE DEDICATED:**

COUNTY:	1,185 S.F. OR 0.027 AC.±
STATE:	3,081 S.F. OR 0.071 AC.±
TOTAL:	4,266 S.F. OR 0.098 AC.±

**D. TOTAL AREA OF SUBDIVISION: 136,194 S.F. OR 3.127 AC.±**

**OWNERS INFORMATION**

PARCEL A	PARCEL B-1	PARCEL C-1
ANTOY LLC	ANTSTORE L.L.C.	JACOB M. ANTWERPEN
6631 BALTIMORE NATIONAL PIKE	P.O. BOX 144 CLARKSVILLE, MD 21029	P.O. BOX 144 CLARKSVILLE, MD 21029
BALTIMORE, MD 21228	ATTN: JACOB ANTWERPEN	ATTN: JACOB ANTWERPEN
ATTN: JACOB ANTWERPEN	PHONE: (410) 747-3333	PHONE: (410) 747-3333
PHONE(410) 747-3333		



**CONTROL POINT ASSOCIATES, INC.**  
 22630 DAVIS DRIVE, SUITE 200  
 STERLING, VIRGINIA 20164  
 703.904.9400 FAX 703.904.9787

35 TECHNOLOGY DRIVE  
 WARREN, NJ 07059  
 908.668.8301 FAX 908.668.9595



**PURPOSE NOTE**  
 THE PURPOSE OF THIS PLAT IS TO RESUBDIVIDE PARCELS B AND C INTO PARCELS B-1 AND C-1, AND TO SUBDIVIDE TAX MAP 34, PARCEL 35 INTO PARCEL A, IN ORDER TO DEDICATE A ROAD WIDENING AREA FOR TRANSFER TO HOWARD COUNTY MARYLAND AND THE STATE HIGHWAY ADMINISTRATION FOR ROAD IMPROVEMENTS, AND TO DELETE THE INGRESS/EGRESS EASEMENTS ON THE SITE.

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

*[Signature]* 9/10/06  
 Chief, Development Engineering Division Date

*[Signature]* 10/10/06  
 Director Date

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

*[Signature]* 10/12/06  
 Howard County Health Department Date

**OWNER'S CERTIFICATE**

I, JACOB M. ANTWERPEN, MANAGING PARTNER OF ANTSTORE L.L.C., A MARYLAND LIMITED LIABILITY COMPANY, OWNER OF PARCEL B-1, ALSO MANAGING PARTNER OF ANTOY LLC, A MARYLAND LIMITED LIABILITY COMPANY, OWNER OF PARCEL A, AND ALSO THE PERSONAL OWNER OF PARCEL C-1, DESCRIBED HEREON, HEREBY ADOPT 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 ERRECTED 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

*[Signatures]* 10/10/06  
 PARCEL A - ANTOY LLC DATE PARCEL B - ANTSTORE L.L.C. DATE PARCEL C - JACOB M. ANTWERPEN DATE  
 JACOB M. ANTWERPEN (MANAGING PARTNER) JACOB M. ANTWERPEN (MANAGING PARTNER) JACOB M. ANTWERPEN (MANAGING PARTNER)  
 WITNESS DATE WITNESS DATE WITNESS DATE

**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-1)
- 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 (PARCEL C-1)
- FROM BP PRODUCTS NORTH AMERICA, INC (FORMERLY KNOWN AS AMOCO OIL COMPANY) TO ANTOY LLC BY DEED DATED JANUARY 15, 2004, AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER 8036 FOLIO 336, (PARCEL A)
- 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 ANNOTED CODE OF MARYLAND AS AMENDED, AND MONUMENTATION IS IN ACCORDANCE WITH THE HOWARD COUNTY SUBDIVISION REGULATIONS.

*[Signature]* 8/29/06  
 KEVIN STEINHILBER DATE  
 MARYLAND PROPERTY LINE SURVEYOR #88

RECORDED AS PLAT NUMBER **18588** ON **10/20/06**  
 AMONG THE LAND RECORDS OF HOWARD COUNTY MARYLAND.

**ANTWERPEN AUTOMOTIVE**

STREET DEDICATION ON PARCELS A, B-1 & C-1  
 TAX MAP 34, PARCELS A, B-1 & C-1  
 5TH ELECTION DISTRICT HOWARD COUNTY, MARYLAND  
 ZONING: B-1 (BUSINESS LOCAL)

SCALE: NA  
 JUNE 13, 2006  
 SHEET 1 OF 2

**F-06-192** S042001.SR-PLAT

ANTOY LLC SHA ITEM NUMBER		
REC'D LIBER	FOLIO	
1	S37°46'03"W	23.76
2	S38°06'07"W	100.53
3	S53°53'53"E	9.28
4	S37°27'33"W	35.00
5	S87°01'42"W	50.09
6	N42°10'18"W	15.05
7	N76°40'36"E	47.51
8	N37°46'58"E	64.66
9	N33°45'38"E	35.68
10	N41°09'07"E	51.51
11	S54°28'18"E	9.98
FEE SIMPLE AREA 3,081 SQ. FT. OR 0.071 ACRES ± SHOWN THUS:		

COORDINATE TABLE		
NO.	NORTHING	EASTING
1	560991.38	1328584.97
2	560955.48	1328547.02
3	560925.82	1328527.19
4	560867.41	1328494.50
5	560857.17	1328447.31
6	560983.70	1328332.70
7	561080.59	1328460.02
8	560857.00	1328412.78
9	560883.59	1328306.45
10	560900.82	1328223.79
11	560827.04	1328276.74
12	561108.00	1327979.77
13	561300.72	1328100.72
14	561040.60	1328407.47

**LEGEND**

- DENOTES IRON PIPES FOUND
- DENOTES STONE MONUMENT FOUND
- DENOTES REBAR W/CAP SET

AREA TABULATION CHART	
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NATIONAL PIKE	CLARKSVILLE, MD 21029	CLARKSVILLE, MD 21029
BALTIMORE, MD 21228	ATTN: JACOB ANTWERPEN	ATTN: JACOB ANTWERPEN
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APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

*[Signature]* 9/20/06  
Chief, Development Engineering Division

*[Signature]* 10/10/06  
Director

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

*[Signature]* 10/12/06  
Howard County Health Department

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KEVIN STEINHILBER  
MARYLAND PROPERTY LINE SURVEYOR #88

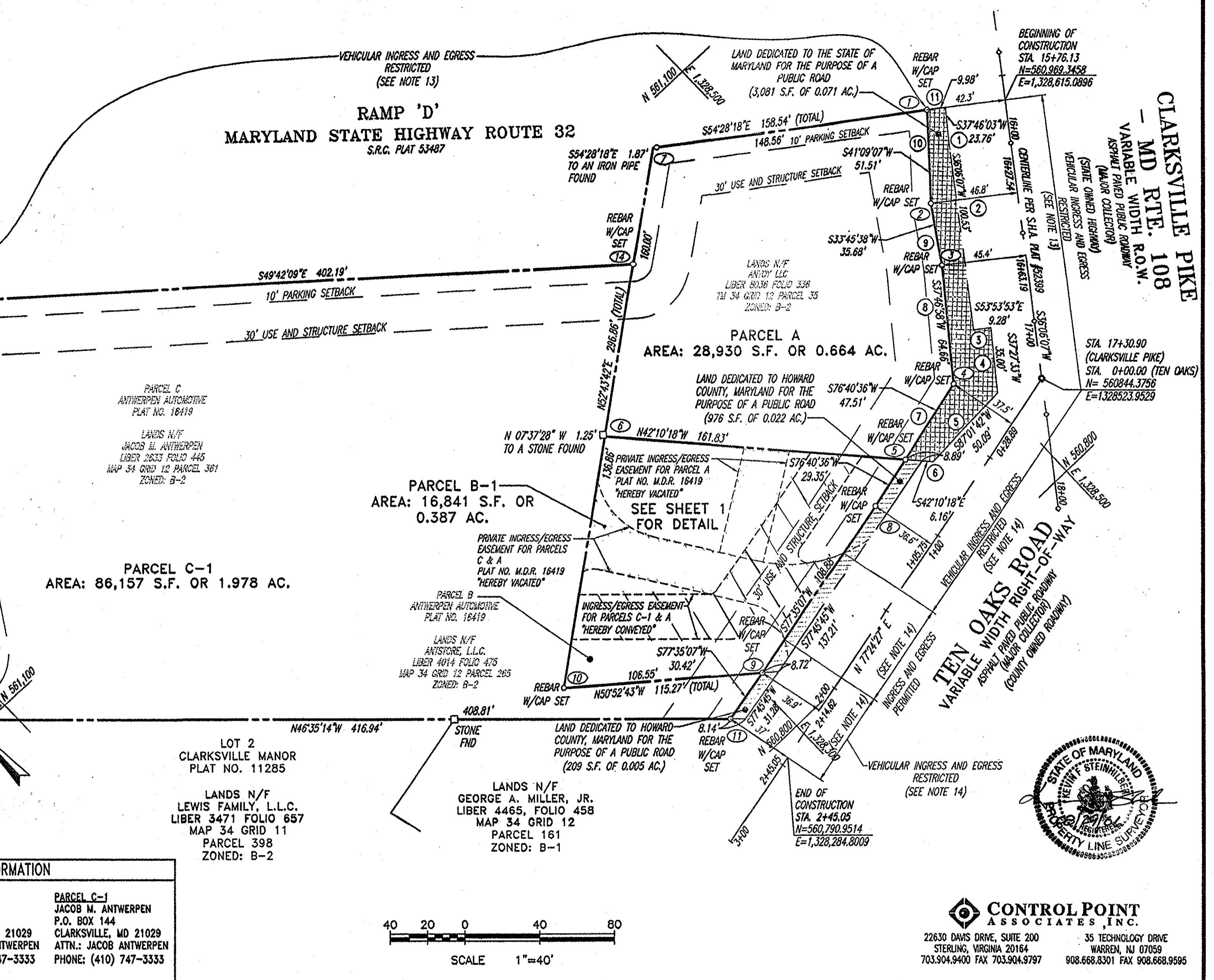
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AMONG THE LAND RECORDS OF HOWARD COUNTY MARYLAND.

**ANTWERPEN  
AUTOMOTIVE**

STREET DEDICATION ON PARCELS A, B-1 & C-1  
TAX MAP 34, PARCELS A, B-1 & C-1  
5TH ELECTION DISTRICT HOWARD COUNTY, MARYLAND  
ZONING: B-2 (BUSINESS LOCAL)

SCALE: 1" = 40'  
JUNE 13, 2006  
SHEET 2 OF 2

**F-06-192** S042001.SR-PLAT



**CONTROL POINT ASSOCIATES, INC.**  
22630 DAVIS DRIVE, SUITE 200  
STERLING, VIRGINIA 20164  
703.904.9400 FAX 703.904.9797

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