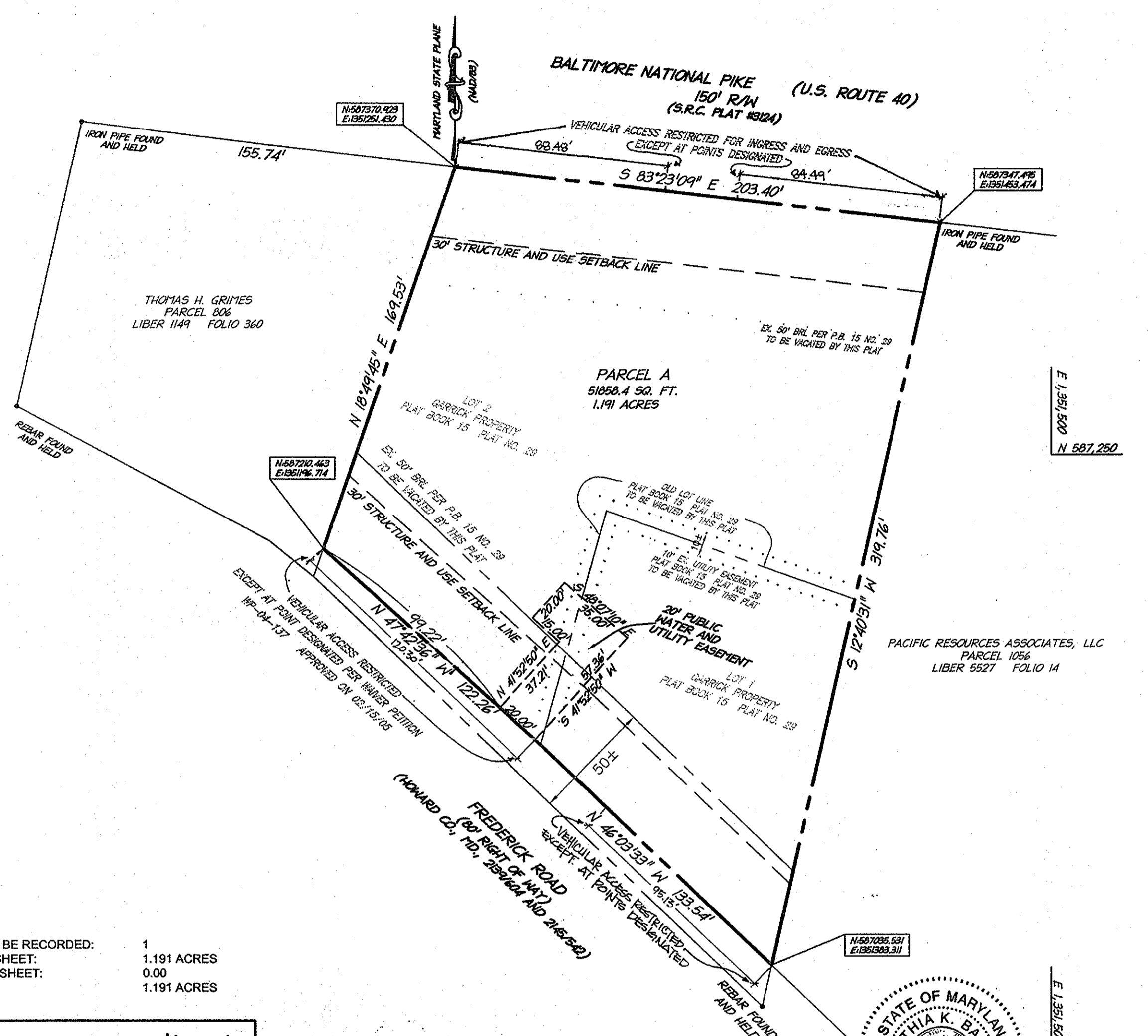


VICINITY MAP
SCALE 1"=2000'

GENERAL NOTES

1. THIS PLAT IS BASED UPON A FIELD RUN BOUNDARY SURVEY PERFORMED BY christopher consultants BETWEEN JUNE, 2005 AND AUGUST, 2005.
2. COORDINATES AND COURSES SHOWN HEREON ARE REFERRED TO THE MARYLAND STATE PLAN COORDINATE SYSTEM, (NAD 83/91), AS PROJECTED BY HOWARD COUNTY GEODETIC CONTROL SURVEY MONUMENT:

NAME	NORTHING	EASTING	ELEVATION
24AB	585836.919	1351345.55	116.804
0066	587380.453	1352603.46	386.589
3. PROPERTY ZONED B-2 PER THE COMPREHENSIVE ZONING PLAN DATED 02-02-04.
4. THE FOREST CONSERVATION OBLIGATION FOR THIS NON-RESIDENTIAL RESUBDIVISION HAS BEEN MET BY SDP-06-068, BY MAKING A FEE-IN-LIEU PAYMENT OF \$3,920.40 (\$4.00 PER SQ. FT.) TO THE HO. CO. FOREST CONSERVATION FUND FOR THE FOREST CONSERVATION OBLIGATION OF 0.18 AC/17,940.80 SF. OF AFFORESTATION.
5. THE PARCEL SHOWN ON THIS PLAT IS SUBJECT TO THE MIDDLE PATUXENT DRAINAGE AREA SUPPLEMENTAL IN-AID-OF CONSTRUCTION CHARGE CREATED BY SECTION 20.311B OF THE HOWARD COUNTY CODE.
6. WATER AND SEWER SERVICE TO THIS PARCEL WILL BE GRANTED UNDER THE PROVISIONS OF SECTION 18.122B OF THE HOWARD COUNTY CODE. PUBLIC WATER AND PUBLIC SEWER ALLOCATION WILL BE GRANTED AT THE TIME OF THE ISSUANCE OF THE BUILDING PERMIT IF CAPACITY IS AVAILABLE AT THAT TIME.
7. PUBLIC WATER AND SEWER CONNECTIONS EXIST ON THIS SITE.
8. THIS PLAT IS SUBJECT TO WAIVER PETITION WP-04-137, A REQUEST TO WAIVER SUBDIVISION SECTION 16.119(F)(2) TO PERMIT A COMMERCIAL DRIVEWAY ACCESS POINT ONTO A MINOR ARTERIAL PUBLIC ROAD (FREDERICK ROAD), WHICH WAS APPROVED ON 02-15-05, SUBJECT TO COMPLIANCE WITH THE DED COMMENTS OF 02-07-05, WHICH STATE THIS APPROVAL FOR A RIGHT-IN ONLY IS CONDITIONAL TO SHOWING ADEQUATE DECELERATION LANE LENGTH BASED ON APPROVED "AASHTO STANDARDS (SQUARED TAPER METHOD OR SOME OTHER AASHTO METHOD) ON A SITE DEVELOPMENT PLAN FOR THE DEVELOPMENT OF THIS PARCEL." DENIED BY DPZ LETTER DATED 10/18/05.
9. THIS PLAN IS SUBJECT TO THE DEPARTMENT OF PLANNING AND ZONING FILE NUMBER: F-68-52, WP-04-137, DENIED 10/18/05, SDP 04-110 DENIED BY DPZ LETTER DATED 3/31/05, F-04-136 DENIED BY DPZ LETTER DATED 10/18/05, WP-06-052 AND SDP-06-068.
10. THIS PLAT IS SUBJECT TO THE AMENDED FIFTH EDITION OF THE SUBDIVISION REGULATIONS.
11. THERE ARE NO WETLANDS OR 100 YEAR FLOOD PLAIN LOCATED ON THE SUBJECT PARCEL.
12. THERE IS NO PUBLIC STREET DEDICATION BY THIS PLAT.
13. THIS PROPERTY IS COMPRISED OF PARCELS 61 & 671, AS SHOWN ON TAX MAP 24.
14. AREAS SHOWN HEREON INDICATED ± ARE MORE OR LESS.
15. THERE ARE TWO STRUCTURES LOCATED ON PARCEL A THAT ARE TO REMAIN AT THIS TIME. NO NEW BUILDINGS OR ADDITIONS TO THE EXISTING STRUCTURES ARE TO BE CONSTRUCTED AT A DISTANCE LESS THAN THE ZONING REGULATIONS REQUIRE.
16. ON 08/25/06 THE HOWARD COUNTY PLANNING DIRECTOR APPROVED WP-06-052 WHICH WAIVED SECTION 16.119(F) PARTS 1 & 2 TO PERMIT ONE (1) COMMERCIAL DRIVEWAY ACCESS POINT ONTO A MINOR ARTERIAL PUBLIC ROAD, FREDERICK ROAD, AND ANOTHER COMMERCIAL DRIVEWAY ACCESS POINT ONTO AN INTERMEDIATE ARTERIAL PUBLIC ROAD, US ROUTE 40.



PLAT TABULATION THIS SHEET:

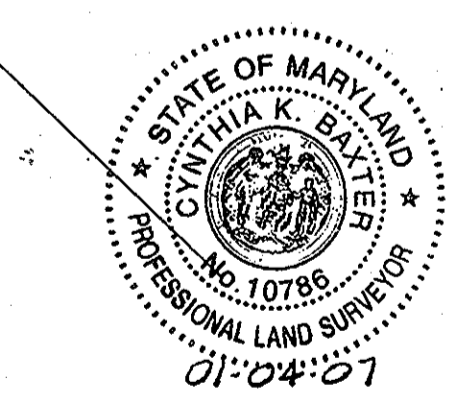
TOTAL NUMBER OF LOTS AND/OR PARCELS TO BE RECORDED:	1
TOTAL AREA OF LOTS AND/OR PARCELS THIS SHEET:	1.191 ACRES
TOTAL AREA RIGHT-OF-WAY DEDICATION THIS SHEET:	0.00
TOTAL AREA THIS SHEET:	1.191 ACRES

christopher consultants
engineering · surveying · land planning
christopher consultants, ltd.
7172 columbia gateway drive (suite 100) · columbia, md. 21046-2990
410.872.8690 metro 301.881.0148 · fax 410.872.8693

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING.
 [Signature] 2/1/07
 CHIEF, DEVELOPMENT ENGINEERING DIVISION
 [Signature] 3/24/07
 DIRECTOR

APPROVED: FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEMS
 HOWARD COUNTY HEALTH DEPARTMENT
 [Signature] 3/13/07
 HOWARD COUNTY HEALTH OFFICER

OWNER'S CERTIFICATE
 JOB/TSC ROUTE 40, LLC, OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON HEREBY ADOPTS THIS PLAN OF RESUBDIVISION AND IN CONSIDERATION OF THE APPROVAL OF THIS FINAL PLAT BY THE DEPARTMENT OF PLANNING AND ZONING, ESTABLISHES THE MINIMUM BUILDING RESTRICTION LINES AND GRANTS 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 IN THE SPECIFIC CASASBIT 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 GRANTS 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 SAID EASEMENTS AND RIGHTS-OF-WAY.
 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.
 By: [Signature] 3/21/07
 AUTHORIZED MEMBER - JOB/TSC ROUTE 40, LLC
 Witness: [Signature] 3/21/07



SURVEYOR'S CERTIFICATE
 I HEREBY CERTIFY, THAT TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS A RESUBDIVISION OF ALL THE LANDS CONVEYED BY WACHOVIA BANK NATIONAL ASSOCIATION TO JOB/TSC ROUTE 40, LLC BY A DEED DATED JUNE 24, 2005 RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER 9275 AT FOLIO 348.
 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.
 Cynthia K. Baxter
 MD Prof. Land Surveyor No. 10786

OWNER
 JOB/TSC ROUTE 40, LLC
 6339 TEN OAKS ROAD SUITE 300
 CLARKSVILLE, MARYLAND 21029

RECORDED AS PLAT NUMBER 18981 ON 4-12-07
 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND
 PURPOSE STATEMENT
 THE PURPOSE OF THIS RESUBDIVISION PLAT IS TO RESUBDIVIDE LOTS 1 AND 2, GARRICK PROPERTY, TO CREATE NEW PARCEL A, CENTENNIAL PLACE, TO MODIFY THE VEHICULAR ACCESS RESTRICTIONS ALONG BOTH PUBLIC ROADS, TO VACATE THE OUTDATED BRL'S AND INDICATE THE CURRENT ZONING SETBACKS, AND TO VACATE A UTILITY EASEMENT AND CREATE A UTILITY EASEMENT.
 RESUBDIVISION PLAT
 CENTENNIAL PLACE
 PARCEL A
 A RESUBDIVISION OF LOTS 1 AND 2, GARRICK PROPERTY
 PLAT BOOK 15 PLAT NO. 29
 TAX MAP 24 GRID 1 PARCELS 61 & 671 ZONE: B-2
 2ND ELECTION DISTRICT SHEET 1 OF 1 HOWARD COUNTY, MARYLAND
 SCALE 1" = 40' DATE: DECEMBER 28, 2006 DRAWN BY: MLC CHECKED BY: CKB