

## AREA TABULATION CHAR

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

Buildable Non-buildable Open Space Preservation parcels

3. TOTAL AREA OF LOTS AND/OR PARCELS:

PARCEL A-4:

53,162 S.F. OR 1.2204 AC.±

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING Development Engineering Division Director 💋

APPROVED: FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEMS. HOWARD COUNTY HEALTH DEPARTMENT.

6/3/2086

Date MAM

loward County Health Officer

## OWNER'S CERTIFICATE

MCDONALD'S CORPORATION, A DELAWARE CORPORATION, BY CATHERINE A. GRIFFIN, AUTHORIZED AGENT, MARTIN W. CHMURA, ASSISTANT SECRETARY, OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY ADOPTED 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 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 THE FEE SIMPLE TITLE TO THE BEDS OF THE STREET AND/OR ROADS AND FLOODPLAINS, STORM DRAINAGE FACILITIES AND OPEN SPACE WERE APPLICABLE; AND (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 ERECTED ON OR OVER THE SAID EASEMENTS

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.

WITNESS MY/OUR HAND THIS 300 DAY OF 100 CATHERINE A. GRIFFIN, AUTHORIZED AGEN MCDONALD'S CORPORATION, A DELAWARE-CORPORATION

MÁRTIN W. CHMURA, ASSISTANT SECRETARY

## OWNERS INFORMATION

P.O. BOX 66207 AMF O'HARE AIRPORT CHICAGO, ILLINOIS 60666

KEVIN F. STEINHILBER

MARYLAND PROPERTY LINE

# MCDONALD'S CORPORATION

A SUBDIVISION OF PART OF THE LANDS CONVEYED:

SURVEYOR'S CERTIFICATE

HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT THIS IS

TO MCDONALD'S CORPORATION BY VIRTUE OF DEEDS DATED DECEMBER 27, 1978 RECORDED IN LIBER 920 FOLIO 478 AND DATED FEBRUARY 18, 1982, RECORDED IN

LIBER 1091 FOLIO 1 IN THE 6th ELECTION DISTRICT OF HOWARD COUNTY,

ANNOTATED CODE OF MARYLAND, AS AMENDED AND MONUMENTATION IS IN

ACCORDANCE WITH THE HOWARD A COUNTY SUBDIVISION REGULATIONS.

as Mary

MARYLAND; IDENTIFIED AS TAX MAP 43 GRID 15 PARCEL 652. AND THAT ALL

MONUMENTS ARE IN PLACE OR WILL BE IN PLACE IN ACCORDANCE WITH THE

# 3. WATER AND SEWER SERVICE TO THIS LOT WILL BE GRANTED UNDER THE PROVISIONS OF SECTION 18.122.B OF THE HOWARD COUNTY CODE, PUBLIC WATER AND PUBLIC SEWER ALLOCATION WILL BE GRANTED AT THE TIME OF THE ISSUANCE OF THE BUILDING PERMIT

VICINITY MAP

SCALE: 1" = 2000"

MON 43EM2

**WATERLOO** BARRACKS

DETENTION CENTER

PATUXENT

INSTITUTION

4. COORDINATES ARE BASED ON NAD 83, MARYLAND COORDINATE SYSTEM AS PROJECTED BY HOWARD COUNTY GEODETIC CONTROL STATIONS MON 43EA & MON 43EC.

5. THIS PLAT IS BASED ON A FIELD RUN MONUMENTED BOUNDARY SURVEY COMPLETED 04-27-07 BY BOHLER ENGINEERING.

6. AREA'S SHOWN HEREON ARE "MORE OR LESS".

7. NO BURIAL GROUNDS OR CEMETERIES EXIST ON SITE.

8. RELATED FILE APPLICATIONS: SDP-79-29; SDP-87-163; B.A. 954-C; B.A. 81-45; Z.B. 804; B.A. 86-26E; F-79-23; VP 81-94; F-82-06; B.A. 08-008C & V; WP 09-38.

9. THIS PLAT IS EXEMPT FROM THE REQUIREMENTS OF SECTION 16.124 OF THE HOWARD COUNTY CODE AND THE LANDSCAPE MANUAL BECAUSE IT IS A REVISION PLAT THAT DOES NOT CREATE ANY NEW LOTS/PARCEL DIVISIONS.

10. THIS PLAT IS EXEMPT FROM THE FOREST CONSERVATION REQUIREMENTS BECAUSE IT IS A REVISION PLAT THAT DOES NOT CREATE ANY NEW LOTS IN ACCORDANCE WITH SECTION 16.1202 (b)(i)(vii) OF THE HOWARD COUNTY CODE.

11. DEVELOPER RESERVES UNTO ITSELF, ITS SUCCESSORS AND ASSIGNS, ALL EASEMENTS SHOWN ON THIS PLAN FOR WATER, SEWER, STORM DRAINAGE, AND OTHER PUBLIC UTILITIES, LOCATED IN, ON, OVER AND THROUGH THE PARCEL, ANY CONVEYANCES OF THE AFORESAID PARCEL SHALL BE SUBJECT TO THE EASEMENTS HEREIN RESERVED, WHETHER OR NOT EXPRESSLY STATED IN THE DEED CONVEYING SAID PARCEL, DEVELOPER SHALL EXECUTE AND DELIVER DEEDS FOR THE EASEMENTS HEREIN RESERVED TO HOWARD COUNTY, UPON COMPLETION OF THE PUBLIC UTILITIES AND THEIR ACCEPTANCE BY HOWARD COUNTY, THE COUNTY SHALL ACCEPT THE EASEMENTS AND RECORD THE DEED OF EASEMENT IN THE LAND RECORDS OF HOWARD COUNTY.

12. WAIVER PETITION WP 09-38 WAS APPROVED ON NOVEMBER 6, 2008 TO WAIVE SECTION 16.120(a)(2) RESTRICTING NON-RESIDENTIAL LOTS FROM DIRECT ACCESS ONTO AN ARTERIÀL HIGHWAY PROVIDED THAT A FINAL PLAT FOR THIS PARCEL BE RERECORDED TO REMOVE THE VEHICULAR INGRESS/EGRESS RESTRICTED NOTATION ALONG MD RTE 175 EXCEPT FOR THE ONE-WAY ENTRANCE WAY, A SIDEWALK IS INSTALLED ALONG THE ENTIRE POCOMOKE FRONTAGE AND TIED INTO EXISTING SIDEWALK ALONG MD RTE 175, AND ALL STATE HIGHWAY COMMENTS ARE ADDRESSED ON THE SDP 08-120.

### PURPOSE NOTE:

THE PURPOSE OF THIS PLAT IS TO REDUCE THE RESTRICTED AREA OF VEHICULAR INGRESS/EGRESS ON WATERLOO ROAD BY 50', AND TO ADD A PUBLIC WATER AND UTILITY EASEMENT.

ON 12/09 RECORDED AS PLAT NUMBER 20591 AMONG THE LAND RECORDS OF HOWARD COUNTY MARYLAND.

> PLAT OF REVISION PARCEL A-4 BLOCK B SECTION 1 THE GREATER BALTIMORE CONSOLIDATED WHOLESALE FOOD MARKET PLAT C.M.P. NO. 5125

## McDONALD'S **CORPORATION**

TAX MAP 43, GRID 15, PARCEL 652 6TH ELECTION DISTRICT HOWARD COUNTY MARYLAND SCALE: 1"=40' DATE: APRIL 1, 2009

> S075005.SR SHEET 1 OF 1