

POINT #	NORTHING	EASTING
1	N 542135.4233	E 1372346.8559
2	N 542378.6366	E 1372263.5749
3	N 542591.1904	E 1372211.1645
4	N 542621.4525	E 1372229.4548
5	N 542836.9164	E 1373103.2827
6	N 542351.4546	E 1373222.9850

MERCHANT'S JESSUP, INC.
7950 OCEANO AVE
PARCEL F
MD WHOLESALE FOOD CTR
ZONED: M-2
L 506 F 782
PLAT 7405

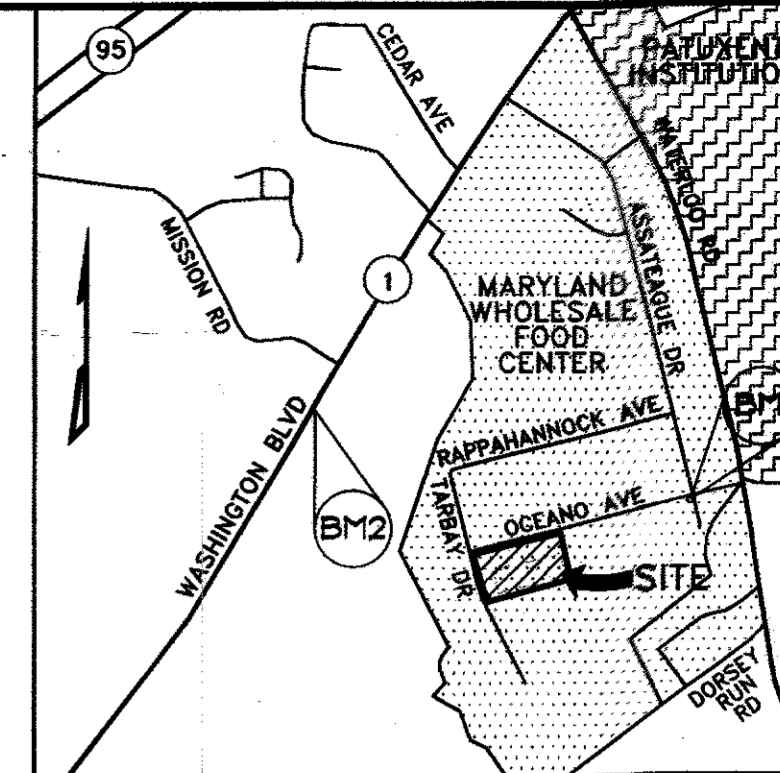
MARYLAND FOOD CENTER AUTHORITY
7801 OCEANO AVE.
PARCEL B
MD WHOLESALE FOOD CTR
ZONED: M-2
L 506 F 782
PLAT 23017

BENCHMARK

BENCHMARK #1
N. 543166.735
E. 1374425.118
B.M. 43HB - CONC. MON.
ELEV. 76.6937

BENCHMARK #2
N. 544117.488
E. 1370550.920
B.M. 45GB - CONC. MON.
ELEV. 66.874

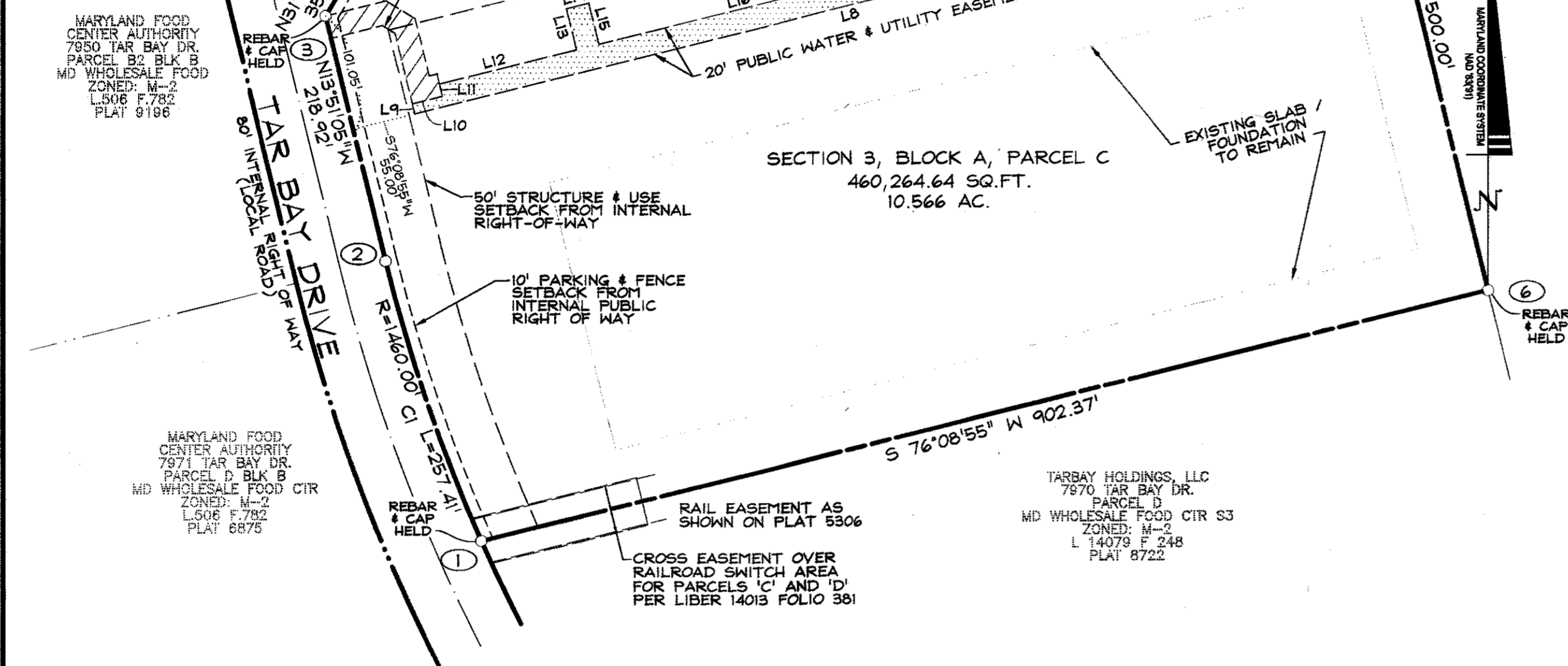
ADC MAP COORDINATES
MAP 41 D1
N 39°09'21", E 76°47'13"



VICINITY MAP
SCALE: 1"=2000'

GENERAL NOTES:

- THE SUBJECT PROPERTY IS ZONED M-2 PER THE OCTOBER 6, 2013 COMPREHENSIVE ZONING PLAN.
- NO GRADING, REMOVAL OF VEGETATIVE COVER OR TREES, PAVING AND NEW STRUCTURES SHALL BE PERMITTED WITHIN THE LIMITS OF WETLANDS, STREAM(S), OR THEIR REQUIRED BUFFERS, FLOODPLAIN AND FOREST CONSERVATION EASEMENT AREAS. THERE ARE NO WETLANDS, WETLAND BUFFERS, STREAMS, STREAM BUFFERS OR FLOODPLAIN ON THIS SITE.
- THERE IS AN EXISTING SLAB/FOUNDATION LOCATED ON THIS SITE. NO NEW BUILDINGS, EXTENSIONS OR ADDITIONS TO THE EXISTING DWELLING(S) ARE TO BE CONSTRUCTED AT A DISTANCE LESS THAN THE ZONING REGULATION REQUIREMENTS.
- 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 LOTS/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 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.
- LANDSCAPING FOR THIS PLAT OF REVISION WILL BE PROVIDED IN ACCORDANCE WITH A CERTIFIED LANDSCAPE PLAN APPROVED UNDER SDP-17-24 IN ACCORDANCE WITH SECTION 16.124 OF THE HOWARD COUNTY CODE AND THE LANDSCAPE MANUAL.
- THIS PLAT ADDRESSES THE REQUIREMENTS OF SECTION 16.1200 OF THE HOWARD COUNTY CODE FOR FOREST CONSERVATION IN ACCORDANCE WITH A FOREST CONSERVATION PLAN APPROVED UNDER SDP-17-24.
- PREVIOUS DPZ FILE #S: F-85-54 (PLAT #6096 & 7016), ECP-17-020, SDP-87-01, F-10-085, SDP-17-024



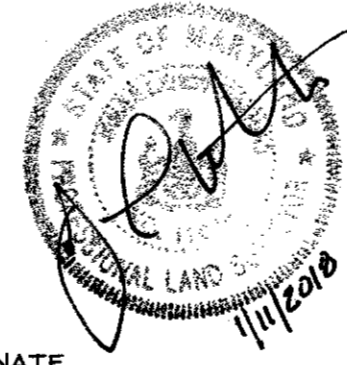
THE REQUIREMENTS OF SECTION 3-108, THE REAL PROPERTY ARTICLE, ANNOTATED CODE OF MARYLAND, 1988 REPLACEMENT VOLUME, (AS SUPPLEMENTED) AS FAR AS THEY RELATE TO THE MAKING OF THIS PLAT AND THE SETTING OF MARKERS HAVE BEEN COMPLIED WITH.

J. Mathias
JAMES L. MATHIAS
DATE: 1/11/2018
D. Poquette
DAVID POQUETTE, VICE PRESIDENT - CONSTRUCTION
GLP US MANAGEMENT LLC, A DELAWARE LIMITED LIABILITY COMPANY
AS AGENT FOR OWNER
DATE: 1/5/18

EASEMENT LINE	BEARING	LENGTH
L1	S13°53'55"E	20.94'
L2	N76°06'05"E	6.34'
L3	S13°53'55"E	20.00'
L4	S76°06'05"W	6.34'
L5	S13°53'55"E	5.00'
L6	S76°06'05"W	20.00'
L7	N13°53'55"W	25.94'
L8	S76°06'05"W	738.65'
L9	N13°51'05"W	9.06'
L10	N76°08'55"E	27.00'
L11	N13°51'05"W	10.96'
L12	N76°06'05"E	122.08'
L13	N13°53'55"W	36.78'
L14	N76°06'05"E	20.00'
L15	S13°53'55"E	36.78'
L16	N76°06'05"E	279.74'
L17	N13°53'55"W	37.73'
L18	N76°06'05"E	20.00'
L19	S13°53'55"E	37.73'
L20	N76°06'05"E	289.01'

CURVE	RADIUS	LENGTH	DELTA	CHORD	TANGENT
C1	1460.00'	257.41'	10°06'06"	S18°54'08"E 257.08'	129.04'

COORDINATES ARE BASED ON THE MARYLAND COORDINATE SYSTEM NAD '83 (1991) AND ARE DESIGNATED THUS: (99)



I HEREBY CERTIFY THAT I EITHER PERSONALLY PREPARED OR WAS IN RESPONSIBLE CHARGE OVER THE PREPARATION OF THIS DRAWING AND THE SURVEYING WORK REFLECTED IN IT, AND THAT IT IS IN COMPLIANCE WITH REQUIREMENTS SET FORTH IN REGULATION 12 OF CHAPTER 06, MINIMUM STANDARDS OF PRACTICE. I AM A DULY LICENSED PROPERTY LINE SURVEYOR UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 11039, EXPIRATION DATE 9/16/18.

AREA TABULATION	
a. TOTAL NUMBER OF LOTS AND/OR PARCELS TO BE RECORDED:	
BUILDABLE	1
NON-BUILDABLE	0
OPEN SPACE	0
PRESERVATION PARCELS	0
b. TOTAL AREA OF LOTS AND/OR PARCELS	
BUILDABLE	10.566 AC. ±
NON-BUILDABLE	0.000 AC. ±
OPEN SPACE	0.000 AC. ±
PRESERVATION PARCELS	0.000 AC. ±
c. TOTAL AREA OF ROADWAY TO BE RECORDED INCLUDING WIDENING STRIPS	0.000 AC. ±
d. TOTAL AREA OF SUBDIVISION	10.566 AC. ±

APPROVED: FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEMS
HOWARD COUNTY HEALTH DEPARTMENT
Raymond for Maureen Roman 3/16/2018
Howard County Health Officer RAY Date

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING
Chief, Development Engineering Division 3-28-18
Date
Kurt Slawinski 4-4-18
Director Date

OWNER'S DEDICATION
ICON 7951 OCEANO OWNER POOL 2, LLC, A DELAWARE LIMITED LIABILITY COMPANY, OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY ADOPTS THIS PLAT OF REVISION, 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 AND THE SPECIFIC EASEMENTS SHOWN HEREON;
(2) THE RIGHT TO REQUIRE DEDICATION FOR PUBLIC USE THE BEDS OF THE STREETS AND/OR ROADS, AND FLOODPLAINS AND OPEN SPACES, WHERE APPLICABLE, AND FOR OTHER GOOD AND VALUABLE CONSIDERATION, HEREBY GRANT THE RIGHT AND OPTION TO HOWARD COUNTY TO ACQUIRE THE FEE SIMPLE TITLE TO THE BEDS OF THE STREETS AND/OR ROADS AND FLOODPLAINS, STORM DRAINAGE FACILITIES, AND OPEN SPACES, 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 AND RIGHTS-OF-WAY.
WITNESS MY HAND THIS 5th DAY OF January 2018.
DAVID POQUETTE, VICE PRESIDENT - CONSTRUCTION
GLP US MANAGEMENT LLC, A DELAWARE LIMITED LIABILITY COMPANY
AS AGENT FOR OWNER

SURVEYOR'S CERTIFICATE
I HEREBY CERTIFY TO THE BEST OF MY PROFESSIONAL KNOWLEDGE AND BELIEF THAT THE PLAT OF REVISION SHOWN HEREON IS CORRECT, THAT IT IS ALL OF THE LAND CONVEYED BY ICON DP MD OWNER POOL 2 WEST / NORTHEAST / MIDWEST, LLC, A DELAWARE LIMITED LIABILITY COMPANY, TO ICON 7951 OCEANO OWNER POOL 2, LLC, A DELAWARE LIMITED LIABILITY COMPANY, BY DEED DATED DECEMBER 21, 2016 AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER 17434 AT FOLIO 76.
J. Mathias 1/11/2018
JAMES L. MATHIAS, PROFESSIONAL LAND SURVEYOR DATE
MARYLAND REGISTRATION NO. 11039

Planners
Surveyors
Engineers
Landscape Architects
192 East Main Street
Westminster, MD 21157
410.386.0560
410.386.0564 (Fax)
DDC@DDCinc.us
www.DDCinc.us
Development Design Consultants

DRAWING LEGEND	
	20' PUBLIC WATER & UTILITY EASEMENT
	20' PUBLIC WATER EASEMENT (PLAT 7016)

OWNER
ICON 7951 OCEANO OWNER POOL 2, LLC
2 N. RIVERSIDE PLAZA, SUITE 2350
CHICAGO, IL 60606
(312)940-5285

DEVELOPER
MRP INDUSTRIAL
509 EXETER STREET, SUITE 216
BALTIMORE, MD 21202
(410)685-0000

PURPOSE NOTE:
THE PURPOSE OF THIS PLAT IS TO REVISE PREVIOUSLY RECORDED PLATS #6096 AND #7016 TO PROVIDE A 20' PUBLIC UTILITY EASEMENT WHICH IS REQUIRED FOR THE PUBLIC WATER MAIN AS APPROVED WITH SDP-17-024.

RECORDED AS PLAT NUMBER 24599
ON 4/6/18 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND

MARYLAND WHOLESALE FOOD CENTER
SECTION 3, BLOCK A, PARCEL C
PLAT OF REVISION
ZONING: M-2
SCALE: 1"=100'
DECEMBER 28, 2017
TAX MAP 43 GRID 21 PARCEL 666
6TH ELECTION DISTRICT HOWARD COUNTY, MD
PREVIOUS DPZ FILE #S: F-85-54 (PLAT #6096 & 7016), ECP-17-020, SDP-87-01, F-10-085, SDP-17-024
16019.1 LJC JLM SHEET 1 OF 1
F-18-078