

BOUNDARY COORDINATES

POINT #	NORTHING	EASTING
101	590413.1397	1366235.2750
102	590403.7382	1366412.4770
103	590334.4283	1366410.7268
104	590325.3010	1366546.7046
105	589883.9706	1366876.1075
106	589799.9556	1366763.9131
107	589744.7571	1366802.8331
108	589451.8724	1366411.8391
109	589479.1699	1366388.0550
110	589516.3081	1366361.2237
111	589564.2751	1366351.4560
112	589585.5949	1366350.5153
113	589608.3548	1366311.8365
114	589620.4278	1366267.4382
115	589675.2005	1366237.7291
116	589619.7846	1366155.4539
117	589846.3193	1366184.1224

LEGEND

- LIMIT OF SUBMISSION
- COORDINATE DESIGNATION
- EXISTING UTILITY EASEMENTS
- EXISTING EASEMENT TO BE ABANDONED
- PROPOSED PUBLIC SEWER & UTILITY EASEMENT
- LIMIT OF 100YR FLOODPLAIN
- BUILDING RESTRICTION LINE

CURVE TABLE

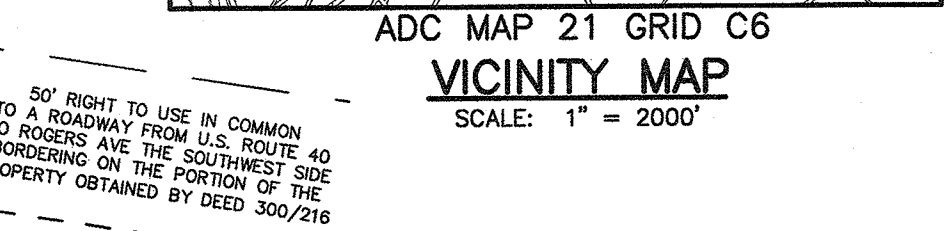
CURVE	RADIUS	ARC LENGTH	DELTA	TANGENT	CHORD DIRECTION	CHORD LENGTH
C1	1840.00'	226.89'	7°03'55"	113.59'	N07°06'22"E	226.75'

TABULATION CHART - TOTALS THIS SUBMISSION

TOTAL NUMBER OF LOTS AND/OR PARCELS TO BE RECORDED	
BUILDABLE	0
OPEN SPACE	0
BUILDABLE BULK PARCELS	1
NON-BUILDABLE BULK PARCELS	0
TOTAL AREA OF LOTS AND/OR PARCELS TO BE RECORDED	N/A
BUILDABLE	N/A
OPEN SPACE	N/A
BUILDABLE BULK PARCELS	8.928± AC.
NON-BUILDABLE BULK PARCELS	N/A
TOTAL AREA OF ROADWAY TO BE RECORDED (INCLUDING WIDENING STRIPS)	N/A
TOTAL AREA OF SUBDIVISION TO BE RECORDED	8.928± AC.

OWNER:
 THE NORMANDY VENTURE LIMITED PARTNERSHIP
 3820 CHAMPIONSHIP DRIVE
 GLENWOOD, MARYLAND 21738
 410-370-8529

BENCHMARK ENGINEERING, INC.
 ENGINEERS & LAND SURVEYORS & PLANNERS
 8480 BALTIMORE NATIONAL PIKE A SUITE 315 ELICOTT CITY, MARYLAND 21043
 (P) 410-465-8105 (F) 410-465-6644
 WWW.BEI-CIVILENGINEERING.COM



- GENERAL NOTES**
- SUBJECT PROPERTY ZONED B-2-TNC PER THE OCTOBER 6, 2013 COMPREHENSIVE ZONING PLAN.
 - PROJECT BOUNDARY IS BASED ON AN ALTA SURVEY BY BENCHMARK ENGINEERING, INC. IN JANUARY, 2018.
 - COORDINATES SHOWN HEREON ARE BASED ON NAD '83 MARYLAND COORDINATE SYSTEM AS PROJECTED BY HOWARD COUNTY MONUMENTS 18G1 & 24C2.
 - ALL AREAS ARE CONSIDERED "MORE OR LESS".
 - THERE ARE EXISTING STRUCTURES ON PARCEL B THAT ARE TO REMAIN. NO NEW BUILDINGS, EXTENSIONS OR ADDITIONS TO THE EXISTING STRUCTURES ARE TO BE CONSTRUCTED AT A DISTANCE LESS THAN THE ZONING REGULATION REQUIREMENTS.
 - NO GRADING, REMOVAL OF VEGETATIVE COVER OR TREES, PAVING AND NEW STRUCTURES SHALL BE PERMITTED WITHIN THE LIMITS OF WETLANDS, STREAM(S), THEIR REQUIRED BUFFERS, OR 100-YEAR FLOODPLAIN.
 - 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)(1)(vii) OF THE HOWARD COUNTY CODE.
 - 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 OR PARCELS DIVISIONS.
 - PROPERTY SUBJECT TO PRIOR DEPARTMENT OF PLANNING AND ZONING FILE NUMBERS: WP-97-026, WP-98-055, WP-98-033, F-98-053.
 - ALTERNATIVE COMPLIANCE, WP-98-55, WHICH WAIVED SECTION 16.147(c)(17) OF THE HOWARD COUNTY SUBDIVISION AND LAND DEVELOPMENT REGULATIONS WHICH REQUIRES THE LOCATION OF THE FLOODPLAIN, WETLANDS, WETLANDS BUFFERS AND STREAM BUFFERS ON THE FINAL PLAT WAS APPROVED ON DECEMBER 23, 1997.

THE REQUIREMENTS § 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.

Donald Mason 2/27/19
 DONALD A. MASON
 REGISTERED PROFESSIONAL LAND SURVEYOR
 MARYLAND NO. 21320

David Moxley 2/27/19
 DAVID MOXLEY
 THE NORMANDY VENTURE LIMITED PARTNERSHIP
 DATE

THE PURPOSE OF THIS PLAT OF REVISION IS TO ABANDON A PORTION OF THE PUBLIC SEWER & UTILITY EASEMENT AND CREATE AN ADDITIONAL PORTION IN ORDER TO ENCOMPASS THE EXISTING SEWER MAIN.

RECORDED AS PLAT NO. 24993
 ON 4/18/19 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

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

Maureen Roseman 3/21/19
 HOWARD COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING.

Karl... 3/22/19
 CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

Karl... 4/01/19
 DIRECTOR DATE

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THIS DOCUMENT WAS PREPARED BY ME UNDER MY RESPONSIBLE CHARGE, AND THAT I AM A DULY LICENSED PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 21320, EXPIRATION DATE 1-7-2021, AND I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF THAT THE INFORMATION SHOWN HEREON IS CORRECT, THAT IT IS PART OF LAND ACQUIRED BY THE NORMANDY VENTURE LIMITED PARTNERSHIP FROM THE PRUDENTIAL INVESTMENTS COMPANY BY DEED DATED FEBRUARY 13, 1992 AND RECORDED IN LIBER 2472 AT FOLIO 662 AND THAT ALL MONUMENTS ARE IN PLACE OR WILL BE IN PLACE PRIOR TO ACCEPTANCE OF THE ROADS BY HOWARD COUNTY, IN ACCORDANCE WITH THE ANNOTATED CODE OF MARYLAND, AS AMENDED.

Donald Mason 2/27/19
 DONALD A. MASON
 REGISTERED PROFESSIONAL LAND SURVEYOR MD REG. NO. 21320
 FOR BENCHMARK ENGINEERING, INC. MD REG. NO. 351

OWNER'S CERTIFICATE

"THE NORMANDY VENTURE LIMITED PARTNERSHIP, OWNER OF THE PROPERTY SHOWN HEREON, HEREBY ADOPTS THIS PLAN OF SUBDIVISION, AND IN CONSIDERATION OF 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 EASEMENT AREAS SHOWN HEREON, (2) THE RIGHT TO REQUIRE DEDICATION FOR PUBLIC USE THE BEDS OF THE STREETS AND/OR ROADS, FLOODPLAINS AND OPEN SPACE WHERE APPLICABLE, AND FOR GOOD AND OTHER VALUABLE CONSIDERATION, HEREBY GRANTS 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 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 AND RIGHTS-OF-WAY, WITNESS OUR HANDS THIS 27TH DAY OF FEBRUARY, 2019"

David Moxley
 DAVID MOXLEY
 THE NORMANDY VENTURE LIMITED PARTNERSHIP

WITNESS

PLAT OF REVISION

NORMANDY SHOPPING CENTER
 PARCEL 'B'
 PREVIOUSLY RECORDED AS PLAT 13066-68

WP-97-026 WP-98-055 F-98-033

3rd ELECTION DISTRICT OF HOWARD COUNTY, MARYLAND
 TAX MAP: 18 SCALE: 1" = 60'
 GRID: 19 DATE: OCTOBER, 2018
 PARCEL: B SHEET: 1 OF 1
 ZONED: B-2-TNC