

COORDINATE LIST

POINT	NORTH	EAST
1	543094.5555'	1373814.9091'
2	542951.5653'	1373234.5960'
3	543339.9489'	1373138.8976'
4	543482.9390'	1373719.2107'

PARCEL D
GREATER BALTIMORE
CONSOLIDATED
WHOLESALE FOOD MARKET
P.B.24, PG. 59
ZONED: M-2

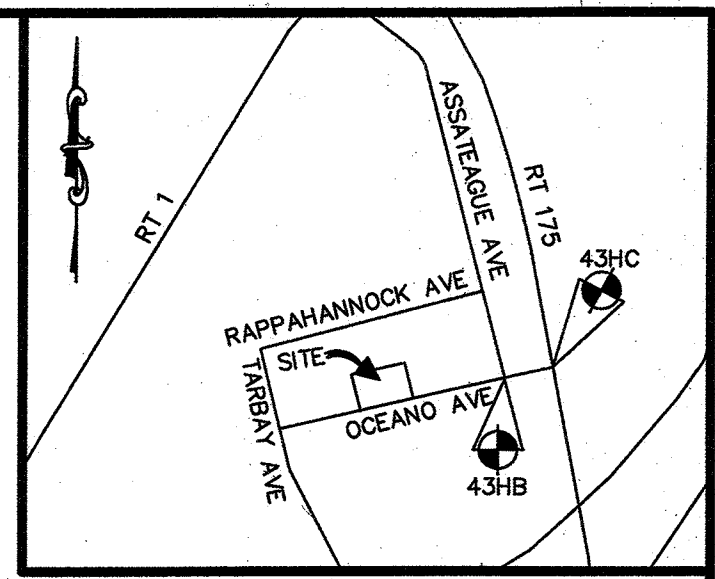
PARCEL B
GREATER BALTIMORE CONSOLIDATED
WHOLESALE FOOD MARKET
P.B.14, PG. 24
ZONED: M-2
N 76°09'29" E 597.67'

PARCEL A
GREATER BALTIMORE
CONSOLIDATED
WHOLESALE FOOD MARKET
P.B.14, PG. 24
ZONED: M-2

PARCEL F-2
MARYLAND FOOD
CENTER AUTHORITY
PLAT No. 7405
ZONED: M-2

PARCEL C-3
MARYLAND WHOLESALE FOOD CENTER
PLAT No. 7405
239,068 Sq. Ft.
5.48825 Ac.

PARCEL C-1
GREATER BALTIMORE
CONSOLIDATED
WHOLESALE FOOD MARKET
PLAT No. 3687
ZONED: M-2



VICINITY MAP
SCALE: 1" = 2000'
ADC MAP 41 GRID D-1

GENERAL NOTES

- COORDINATES BASED ON NAD 83, MARYLAND COORDINATE SYSTEM AS PROJECTED BY HOWARD COUNTY GEODETIC CONTROL STATIONS No. 43HB AND No. 43HC.
- ALL AREAS ARE MORE OR LESS.
- THE SUBJECT PROPERTY IS ZONED M-2 PER THE OCTOBER 6, 2013 COMPREHENSIVE ZONING PLAN.
- WATER AND SEWER SERVICE TO THESE LOTS WILL BE GRANTED UNDER THE PROVISIONS OF SECTION 18.122.B OF THE HOWARD COUNTY CODE.
- PREVIOUS DEPT. OF PLANNING AND ZONING FILE No's. ECP-18-033, SDP-77-082, SDP-18-063, F-76-002, PLAT No. 3867 & 7405..
- THIS PLAT IS EXEMPT FROM REQUIREMENTS OF THE LANDSCAPE MANUAL SINCE IT IS A RESUBDIVISION PLAT AND THE LANDSCAPING FOR THE ASSOCIATED BIODIGESTER PROJECT WILL BE ADDRESS UNDER SDP-18-062.
- THIS PLAT IS EXEMPT FROM THE REQUIREMENTS OF SECTION 16.1202(b)(1)(vi) BECAUSE THIS IS A PLAT OF REVISION THAT DOES NOT CREATE ANY NEW LOTS.
- THERE ARE NO WETLANDS, STREAMS, FLOODPLAIN, STEEP SLOPES OR BUFFERS ON THE SUBJECT PARCELS.
- DEVELOPER RESERVES UNTO ITSELF, ITS SUCCESSORS AND ASSIGNS, ALL EASEMENTS SHOWN ON THIS PLAN FOR WATER, SEWER, STORM DRAINAGE, OTHER PUBLIC UTILITIES. LOCATED IN, ON, OVER AND THROUGH PARCELS C-3, ANY CONVEYANCES OF THE AFORESAID PARCELS SHALL BE SUBJECT TO THE EASEMENTS HEREIN RESERVED, WHETHER OR NOT EXPRESSLY STATED IN THE DEED(S) CONVEYING SAID PARCELS. DEVELOPER SHALL EXECUTE AND DELIVER DEEDS FOR THE EASEMENTS HEREIN RESERVED TO HOWARD COUNTY WITH METES AND BOUNDS DESCRIPTION, 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.
- NO EXISTING STRUCTURES ARE LOCATED ON THE PROPERTY.
- FOREST CONSERVATION FOR THE BIODIGESTER PROJECT ON PARCEL C-3 WILL BE ADDRESSED THROUGH THE PURCHASE OF CREDITS FOR 5.20 ACRES OF FOREST IN AN OFFSITE BANK. THE FOREST BANK IS KNOWN AS CATTAIL MEADOWS (SDP-16-077). THE FOREST CONSERVATION EASEMENT HAS BEEN ESTABLISHED TO FULFILL THE REQUIREMENTS OF SECTION 16.1206 OF THE HOWARD COUNTY CODE AND FOREST CONSERVATION ACT. NO GRADING, GRADING, OR CONSTRUCTION IS PERMITTED WITHIN THE FOREST CONSERVATION EASEMENT, HOWEVER FOREST MANAGEMENT PRACTICES AS DEFINED IN THE DEED OF FOREST CONSERVATION EASEMENT ARE ALLOWED.

TOTAL TABULATION THIS SUBMISSION	TOTALS
TOTAL NUMBER OF LOTS TO BE RECORDED:	
BUILDABLE LOTS	1
NON-BUILDABLE LOTS	0
OPEN SPACE	0
PRESERVATION PARCELS	0
TOTAL AREA OF LOTS TO BE RECORDED:	
BUILDABLE LOTS	5.48825 AC. ±
NON-BUILDABLE LOTS	0
OPEN SPACE	0
PRESERVATION PARCELS	0
TOTAL AREA OF ROAD RIGHT-OF-WAY TO BE RECORDED INCLUDING WIDENING STRIPS:	0 AC.±
TOTAL GROSS AREA OF SUBDIVISION TO BE RECORDED	5.48825 AC. ±

Pennoni 8818 Centre Park Drive, Suite 200
Columbia, Maryland 21045
(O) 410-997-8900 (F) 410-997-9282

I FURTHER CERTIFY THAT 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.

Donald J. Darnall DATE 05/07/19

D. DARRIN KIRK, No. 21543 DATE 5/10/19

LEGEND

PUBLIC SEWER EASEMENT

PUBLIC WATER EASEMENT

BRL=BUILDING RESTRICTION LINE
IPF=IRON PIPE FOUND
RCF=REBAR CAP FOUND

OWNER
MARYLAND FOOD CENTER AUTHORITY
7801 OCEANO AVENUE
JESSUP, MD 20794-9411
PHONE: 410-379-5760

PURPOSE STATEMENT
THE PURPOSE OF THIS PLAT IS TO ADD A 20' PUBLIC WATER, 20' PUBLIC SEWER & UTILITY EASEMENT.

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

Debra M. Rossman 5/28/2019
HOWARD COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING.

[Signature] 5.31.19
CHIEF, DEVELOPMENT ENGINEERING DIVISION, DATE

[Signature] 6.5.19
DIRECTOR DATE

SURVEYOR'S CERTIFICATE

I, HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS ALL THE LANDS CONVEYED BY STATE OF MARYLAND TO THE GREATER BALTIMORE CONSOLIDATED WHOLESALE FOOD MARKET AUTHORITY, BY DEED DATED JANUARY 19, 1969 AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER 506 AT FOLIO 782 AND THAT ALL MONUMENTS ARE IN PLACE OR WILL BE IN PLACE PRIOR TO THE ACCEPTANCE OF THE STREETS IN THE SUBDIVISION BY HOWARD COUNTY AS SHOWN IN ACCORDANCE WITH THE ANNOTATED CODE OF MARYLAND, AS AMENDED.

[Signature]
D. DARRIN KIRK
PROFESSIONAL LAND SURVEYOR
MD REGISTRATION No. 21543
(EXPIRES DECEMBER 21, 2019)

OWNER'S CERTIFICATE

I/WE, MARYLAND FOOD CENTER AUTHORITY, OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY ADOPT 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 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 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 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 MY/OUR HANDS THIS 7th DAY OF MAY, 2019.

[Signature] 05/09/19 DATE
DONALD J. DARNALL EXECUTIVE DIRECTOR

[Signature] 5/7/19 DATE
WITNESS

RECORDED AS PLAT No. 25035
ON 6/7/19
AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

PLAT OF REVISION
MARYLAND WHOLESALE FOOD CENTER
PARCEL C-3
SECTION 2, BLOCK A
A RESUBDIVISION OF "MARYLAND WHOLESALE FOOD CENTER, PARCELS C-3 & F-2"
PLAT No. 7405
FILE No.: ECP-18-033, SPD-77-082, F-76-002, PLAT Nos. 3867 & 7405

6TH ELECTION DISTRICT HOWARD COUNTY, MARYLAND
GRID NO. 21 TAX MAP NO. 43 PARCEL 666 ZONED:M-2
SCALE: 1" = 50' DATE: 05.07.2019 SHEET: 1 OF 1

BTSB17002-V-PLAT-0.DWG