

COORDINATES LIST		
POINT	NORTH	EAST
1	549914.9386	1360241.6656
2	549511.0111	1360283.4312
3	549493.7180	1359810.0088
4	549855.5603	1359796.7915
5	549894.0486	1360099.0069

GENERAL NOTES (CONTINUED)

- ALL COMMERCIAL, INDUSTRIAL OR APARTMENT LOTS SHALL HAVE A MINIMUM FRONTAGE OF 60 FEET ON AN APPROVED PUBLIC ROAD WHICH PROVIDE ACCESS TO THE PROPERTY. LOTS FOR INDIVIDUAL BUSINESS WITHIN A COMMERCIAL CENTER OR INDUSTRIAL DEVELOPMENT THAT HAVE SHARED ACCESS AND PARKING MAY BE APPROVED BY THE DEPARTMENT OF PLANNING AND ZONING WITHOUT PUBLIC ROAD FRONTAGE.
- THE ARE NOT WETLANDS, STREAMS, FLOODPLAIN OR BUFFERS ON THE SUBJECT PARCELS.
- THE PROPERTY IS LOCATED IN THE METROPOLITAN DISTRICT.
- 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 A-3, A-4 AND A-7, 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.

LEGEND

- EX. 20' PUBLIC WATER & UTILITY EASEMENT
- EX. 20' PUBLIC STORM DRAIN & UTILITY EASEMENT TO BE ABANDONED-4,829 SQ. FT OR 0.11086 AC.
- EX. 20' PUBLIC STORMWATER MANAGEMENT, DRAINAGE & UTILITY EASEMENT
- EX. 20' PUBLIC SEWER & UTILITY EASEMENT
- EX. 20' PUBLIC SEWER & UTILITY EASEMENT TO BE ABANDONED-1,189 SF OR 0.02729
- EX. 20' PUBLIC DRAINAGE & UTILITY EASEMENT
- 20' PUBLIC SEWER & UTILITY EASEMENT
- EX. PRIVATE USE-IN-COMMON ACCESS EASEMENT FOR PARCEL A-2 & STORM WATER MANAGEMENT FACILITY ON PARCEL A-2
- 20' PRIVATE STORM DRAIN & UTILITY EASEMENTS
- EX. 20' PRIVATE STORM DRAIN & UTILITY EASEMENT TO BE ABANDONED

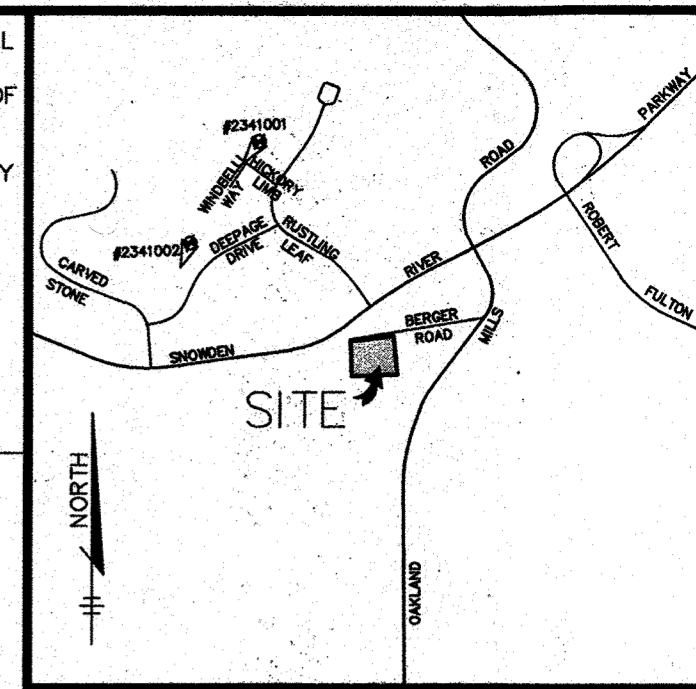
TOTAL TABULATION THIS SUBMISSION	TOTALS
TOTAL NUMBER OF LOTS TO BE RECORDED:	
BUILDABLE PARCELS	3
NON-BUILDABLE LOTS	0
OPEN SPACE	0
PRESERVATION PARCELS	0
TOTAL AREA OF LOTS TO BE RECORDED:	
BUILDABLE PARCELS	4.05055 AC. ±
NON-BUILDABLE LOTS	0
OPEN SPACE	0
PRESERVATION PARCELS	0
TOTAL AREA OF ROAD RIGHT-OF-WAY TO BE RECORDED INCLUDING WIDENING STRIPS:	0 AC.±
TOTAL GROSS AREA OF SUBDIVISION TO BE RECORDED	4.05055 AC. ±

EASEMENT LINE TABLE			EASEMENT LINE TABLE			EASEMENT LINE TABLE			EASEMENT LINE TABLE		
LINE #	BEARING	DISTANCE	LINE #	BEARING	DISTANCE	LINE #	BEARING	DISTANCE	LINE #	BEARING	DISTANCE
L1	N 37°44'14" E	86.47'	L7	S 26°28'58" W	105.27'	L13	N 87°39'47" E	152.15'	L29	N 05°17'47" W	180.72'
L2	S 51°37'33" E	21.01'	L8	S 59°10'43" W	8.62'	L14	N 88°58'19" E	22.82'	L30	S 89°58'18" W	163.43'
L3	N 87°39'25" E	301.79'	L9	S 87°39'25" W	330.03'	L15	S 14°55'53" E	20.06'	L31	S 03°33'28" E	36.60'
L4	N 59°10'43" E	8.17'	L10	S 37°44'14" W	89.76'	L16	S 87°54'29" W	28.69'	L32	N 87°53'20" E	20.01'
L5	N 26°28'58" E	99.41'	L11	S 72°22'52" E	112.43'	L17	S 88°58'22" W	162.51'	L33	N 03°33'28" W	16.01'
L6	S 63°31'02" E	20.00'	L12	S 67°59'31" E	8.88'	L18	N 72°22'52" W	108.55'	L34	S 89°57'25" E	147.68'
									L35	S 05°17'47" E	181.36'
									L36	S 89°40'59" W	79.11'
									L37	S 89°34'46" W	55.36'

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.

PS ATLANTIC COAST 2021 B, LLC, A DELAWARE LIMITED LIABILITY COMPANY BY: PUBLIC STORAGE, A MARYLAND REAL ESTATE INVESTMENT TRUST, ITS SOLE MANAGING MEMBER

08/28/21
 ANDRES FRIEDMAN, SENIOR VICE PRESIDENT DATE
 D. DARRIN KIRK, No. 21543 DATE



VICINITY MAP
SCALE: 1" = 2000'

GENERAL NOTES

- COORDINATES BASED ON NAD 83, MARYLAND COORDINATE SYSTEM AS PROJECTED BY HOWARD COUNTY GEODETIC CONTROL STATIONS No. 2341001 AND No. 2341002.
- ALL AREAS ARE MORE OR LESS.
- THE SUBJECT PROPERTY IS ZONED M-1 PER THE 10-06-13 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. S-88-39, WP-88-55, F-88-134, F-89-228, F-01-143, SDP-88-119, ECP-20-029, SDP-89-70, SDP-01-076, F-16-050, SDP-20-077 & WP-20-115.
- WP-88-55 WAS A REQUEST TO WAIVE SECTIONS 16.119 AND 16.120 OF THE HOWARD COUNTY SUBDIVISION AND LAND DEVELOPMENT REGULATIONS, REQUIRING SUBMISSION OF A SKETCH AND PRELIMINARY PLANS WAS APPROVED ON NOVEMBER 10, 1987.
- THE USE-IN-COMMON MAINTENANCE AGREEMENT FOR SHARED ACCESS EASEMENT FOR PARCELS A-2, A-3, A-4, AND A-7 RECORDED IN HOWARD COUNTY LAND RECORDS IN LIBER 16979 AT FOLIO 259.
- THIS PLAT HAS BEEN PREPARED IN ACCORDANCE WITH THE PROVISIONS OF SECTION 16.124 OF THE HOWARD COUNTY CODE AND LANDSCAPE MANUAL LANDSCAPE PLANTING FOR 13 SHADE TREES, 0 ORNAMENTAL TREES, 0 EVERGREEN TREES AND 0 SHRUBS HAVE BEEN APPROVED WITH SDP-20-077, A FINANCIAL SURETY IN THE AMOUNT OF \$3,900 MUST BE POSTED WITH THE DEVELOPER AGREEMENT FOR SDP-20-077.
- EXISTING STRUCTURES ON PARCELS A-5 AND A-6 ARE TO BE DEMOLISHED. ONE BUILDING IS PROPOSED FOR PARCEL A-7. THERE ARE EXISTING STRUCTURES ON PARCELS A-3 AND A-4 TO REMAIN.
- THE SHARED ACCESS CROSS PARKING EASEMENT WAS RECORDED IN THE LAND RECORDS OF HOWARD COUNTY, MARYLAND SIMULTANEOUSLY WITH THIS PLAT FOR PARCELS A-3, A-4 IN LIBER 16979 AT FOLIO 259.
- THIS PLAT IS EXEMPT FROM FOREST CONSERVATION REQUIREMENTS OF SECTION 16.1202(b)(xiii) BECAUSE THE PROPOSED DEVELOPMENT IS "AN ACTIVITY ON A PREVIOUSLY DEVELOPED AREA COVERED BY AN IMPERVIOUS SURFACE AND LOCATED IN THE PRIORITY FUNDING AREA."

OWNER

PS ATLANTIC COAST 2021 B, LLC
 701 WESTERN AVENUE
 GLENDALE, CA 91201
 TEL. 818-860-0351

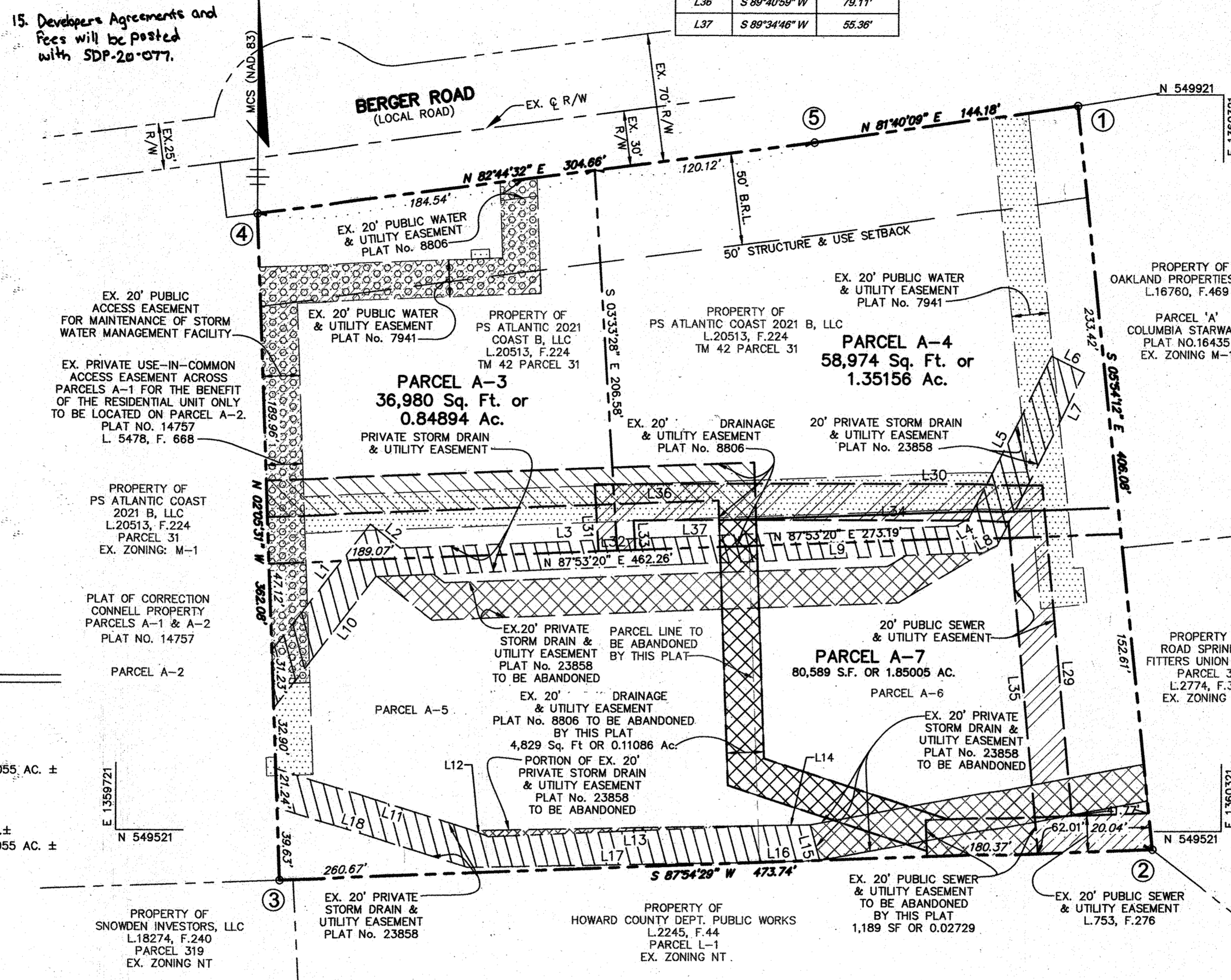
PURPOSE STATEMENT

THE PURPOSE OF THIS PLAT IS TO RESUBDIVIDE PARCELS A-5 AND A-6 AND CREATE PARCEL A-7, ADD 20' PUBLIC SEWER & UTILITY EASEMENT, A PRIVATE STORM DRAIN & UTILITY EASEMENT AND ABANDONED PORTIONS OF TWO 20' PRIVATE STORM DRAIN EASEMENTS AND 20 FOOT PUBLIC DRAINAGE & UTILITY EASEMENT.

RECORDED AS PLAT No. 25932
 ON 12/3/21
 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

**RESUBDIVISION PLAT
 CONNELL PROPERTY
 PARCELS A-3,
 A-4, & A-7**

A RESUBDIVISION OF PARCELS A-5 & A-6 AS SHOWN ON A PLAT ENTITLED "CONNELL PROPERTY PARCELS A-3, A-4, A-5 & A-6" AND RECORDED AS PLAT No. 23858
 FILE NO. S-88-39, WP-88-55, F-88-134, F-89-228, F-01-143, F-16-050, & WP-20-115
 6TH ELECTION DISTRICT HOWARD COUNTY, MARYLAND
 GRID NO. 10 TAX MAP NO. 42 PARCEL 31 ZONED: M-1
 SCALE: 1" = 50' DATE: 08.10.21 SHEET: 1 OF 1



Pennoni
 8890 McGaw Road, Suite 100
 Columbia, Maryland 21045
 (O) 410-997-8900 (F) 410-997-9282

APPROVED: FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEMS HOWARD COUNTY HEALTH DEPARTMENT
 HOWARD COUNTY HEALTH OFFICER 10/8/21 DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING.
 CHIEF, DEVELOPMENT ENGINEERING DIVISION 10-28-21 DATE
 DIRECTOR 11/23/21 DATE

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF THAT THE FINAL PLAN SHOWN HEREON IS CORRECT. THAT IT IS ALL THE LANDS CONVEYED BY CASC SERVICE LLC TO PS ATLANTIC COAST 2021 B, LLC BY DEED DATED APRIL 28, 2021 AND RECORDED IN THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER 20513 AT FOLIO 224, AND THAT IS A RESUBDIVISION OF PARCEL A-3, A-4, A-5 & A-6, AS SHOWN ON A PLAT ENTITLED "CONNELL PROPERTY PARCELS A-3, A-4, A-5 & A-6" AND RECORDED IN THE AFORESAID LAND RECORDS AS PLAT No. 23858. 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. I CERTIFY THAT THESE DOCUMENTS WERE PREPARED BY ME OR UNDER MY RESPONSIBLE CHARGE, AND THAT I AM A DULY LICENSED PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE No.21543, EXPIRATION DATE DECEMBER 21, 2021.



D. DARRIN KIRK
 PROFESSIONAL LAND SURVEYOR
 MD REGISTRATION No. 21543
 (EXPIRES DECEMBER 21, 2021)

OWNER'S CERTIFICATE

WE, PS ATLANTIC COAST 2021 B, LLC, A DELAWARE LIMITED LIABILITY COMPANY, OWNERS OF THE PROPERTIES 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 28 DAY OF August 2021.
 PS ATLANTIC COAST 2021 B, LLC, A DELAWARE LIMITED LIABILITY COMPANY
 BY: PUBLIC STORAGE, A MARYLAND REAL ESTATE INVESTMENT TRUST, ITS SOLE MANAGING MEMBER
 ANDRES FRIEDMAN SENIOR VICE PRESIDENT
 DATE 08/28/21 WITNESS Michael Gutierrez DATE 8-28-21