PUBLIC WATER & UTILITY EASEMENTS				
LINE	BEARING	DISTANC		
L1	S31°09'12"W	47.52		
L2	S76°09'12"W	357.96'		
L3	\$13°50'48"E	8.70'		
14	\$76°09'12"W	20.00		
L5	N13°50'48W	8.70		
L6	S76°09'12"W	443.49'		
L7	\$13°50'48"E	8.70'		
L8	S76°09'12"W	20.00		
L9	N13°50'48"W	8.70'		
L10	S76°09'12"W	257.60'		
L11	N13°50'48"W	20.00*		
L12	N76°09'12"E	1,090.77		
L13	N31°09'12"E	47,52		
L14	\$36°20'57"E	21.65		

LINE	BEARING	DISTAN	
P1	\$27°32'52"W	21.38	
P2	\$51°32'53"W	4.89'	
P3	N18°32'17"W	100.53	
P4	N71°27'43"E	20.00	
P5	S18°32'17"E	84.04"	
P6	S40°52'04"E	20.02	
P7	S51°25'27"W	191.46	
P8	S51°33'03"W	119.20	
P9	S61°10'21"W	124.16	
P10	S76°09'12"W	38.86*	
P11	N13°50'48"W	20.00*	
P12	N76°09'12"E	36.231	
P13	N61°10'21"E	119.84	
P14	N51°33'03"E	117.49	
P15	N51°25'27"E	190.64	

## LEGEND

**EXISTING PUBLIC WATER AND UTILITY** EASEMENT TO BE ABANDONED



PUBLIC WATER AND UTILITY EASEMENT



**EXISTING PRIVATE DRAINAGE AND UTILITY EASEMENT TO BE ABANDONED** 



PRIVATE DRAINAGE AND UTILITY EASEMENT

**AREA TABULATION CHART** 

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

BUILDABLE NON-BUILDABLE OPEN SPACE PRESERVATION PARCELS

I. TOTAL AREA OF LOTS AND/OR PARCELS

BUILDABLE **35.97 ACRES NON-BUILDABLE** 0.00 OPEN SPACE 0.00 PRESERVATION PARCELS 0.00

TOTAL AREA OF ROADWAY TO BE RECORDED INCLUDING WIDENING STRIPS: 0.0 ACRES D. TOTAL AREA OF SUBDIVISION TO BE RECORDED: 35.97 ACRES.

the Kombers of	Carlot Control of the Control of
	SHEET INDEX
SHEET	DESCRIPTION
1	TITLE
2	PLAN VIEW (P/O B-1) - PUBLIC & PRIVATE EASEMENTS
3	PLAN VIEW (P/O B-1 & E-1) - PUBLIC & PRIVATE EASEMENTS

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING MESSICK & ASSOCIATES\* 3-2-22 3/4/32 Director OV Date APPROVED: FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEMS HOWARD COUNTY HEALTH DEPARTMENT

\*MESSICK GROUP INC. T/A MESSICK AND ASSOCIATES

**CONSULTING ENGINEERS** 

**PLANNERS & SURVEYORS** 

7 OLD SOLOMONS ISLAND ROAD

SUITE 202

ANNAPOLIS, MARYLAND 21401

(410) 266-3212 \* FAX (410) 266-3502

www.messickandassociates.com



HIS PLAT WAS PREPARED BY THE LICENSEE OR WAS IN RESPONSIBLE CHARGE OVER ITS PREPARATION AND THE SURVEY WORK SHOWN ON IT. THE LICENSEE COMMISSION

Executive Director, and MP-Searoped Ventures, LLL a Maryland Immied Hability Company, or authorized agent, Robb L. Merritt, President hereby adopted this plan of subdivision, and in of Planning and Zoning, establish the minimum building restriction lines and grant unto Ho	consideration of the approval of this final plat by the Department
The right to lay, construct and maintain sewers, drains, water pipes and other municipal rights of way and the specific easement shown hereon; The right to require dedication for public use the beds of the streets and/or roads, and other valuable consideration in a grain are right strong to thoward County to acc floodplains, storm draining tacilities and open space while applicable; The right to consideration of waterways and training the sements for the specific points.	floodplains and open space where applicable and for good and quire the fee simple title to the beds of the street and/or roads and proise of their construction, repair and maintenance, and
4 Mar no build make similar structure of an livind shill be sected on or over the said ear "Witness ny/our han shift and day of the said ear o	Ble Shilling
D. Managing, Member, Maryland Food Center Authority (Par 18-1)  Robo L. Merntt, President, MP Seafood Ventures, LLC, (Parcel E-1)	White Hall State of the State o

The Maryland Food Center Authority, a body corporate and an instrumentality of the State of Maryland, created by Chapter 145 of the Laws of Maryland of 1967, as amended (The "Act" (The "Authority"), owner of the Parcel B-1 property shown and described herein, by its authorized agent, Donald J. Damall,

OWNER THE MARYLAND FOOD CENTER AUTHORITY C/O DONALD DARNALL C/O MARYLAND WHOLESALE SEAFOOD MARKE 7801 OCEAND AVENUE JESSUP, MARYLAND 20794 410-379-5760

**DEVELOPER** MERRITT PROPERTIES, LLC 2066 LORD BALTIMORE DRIVE BALTIMORE, MARYLAND 21244 410-298-2600

## SURVEYOR'S CERTIFICATE

ereby certify that the final plat shown hereon is correct, that it is a subdivision of all of he lands conveyed by the State of Marylan or and on behalf of the Department of Correctional Services by the Board of Public Works of the State of Maryland, the Comm f the Department of Correctional Services of the State of Maryland, and Arcancelo and Emma Macciocca to the Greater Baltimore Consolidated Wholesale Food Market Authority and recorded in the land records of Howard County in liber 506, folio 782 and liber 510, folio 205, 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 apportance with the Apropated County as shown.

12-6-4

**VICINITY MAP** 

SCALE: 1" = 2000' PER ADC MAP #41 GRID 1D & 2D PERMIT USE #21003176

## **GENERAL NOTES**

- 1. SUBJECT PROPERTY IS ZONED M-2 ADOPTED OCTOBER 6, 2013 COMPREHENSIVE ZONING
- 2. PROPOSED LOT LINES, EASEMENTS AND FEATURES PROVIDED BY BALTIMORE LAND DESIGN GROUP INC. SDP-14-068.
- 3. THIS PLAT IS BASED ON A BOUNDARY SURVEY PERFORMED BY MTPLS LAND SURVEYORS, LLC, DATED JUNE 7, 2013.
- 4. NO GRADING, REMOVAL OF VEGETATIVE COVER OR TREES, PAVING AND NEW STRUCTURES SHALL BE PERMITTED WITHIN THE LIMITS OF WETLANDS, STREAMS, OR THEIR REQUIRED BUFFERS, FLOODPLAIN AND FOREST CONSERVATION EASEMENT AREAS.
- 5. THERE ARE STRUCTURES LOCATED ON EXISTING PARCEL B AND EXISTING PARCEL E TO REMAIN, NO NEW BUILDINGS, EXTENSIONS OR ADDITIONS TO THE EXISTING BUILDINGS ARE TO BE CONSTRUCTED AT A DISTANCE LESS THAN THE ZONING REGULATION REQUIREMENTS.
- 6. THE FOREST CONSERVATION EASEMENTS, AS RECORDED IN LIBER 16788 FOLIO 393 AMONG THE LAND RECORDS OF HOWARD COUNTY, HAVE BEEN ESTABLISHED TO FULFILL THE REQUIREMENTS OF SECTION 16.1200 OF THE HOWARD COUNTY CODE AND FOREST CONSERVATION ACT. NO CLEARING, 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.
- RESERVATION OF PUBLIC UTILITY 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 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 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 THE FOREST CONSERVATION EASEMENTS, 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 DEEDS OF EASEMENT IN THE LAND RECORDS OF HOWARD COUNTY.
- 8. THIS PLAT ADDRESSED THE REQUIREMENTS OF SECTION 16.1200 OF THE HOWARD COUNTY CODE FOR FOREST CONSERVATION IN ACCORDANCE WITH A FOREST CONSERVATION PLAN PREVIOUSLY APPROVED UNDER F-15-027.
- 9. THIS PLAT IS EXEMPT FROM THE REQUIREMENTS OF SECTION 16.124 OF THE HOWARD COUNTY CODE AND LANDSCAPE MANUAL BECAUSE IT IS A REVISION PLATIPLAT OF CORRECTION THAT DOES NOT CREATE ANY NEW LOTS/PARCEL DIVISIONS.
- 10. PREVIOUS DPZ FILE REFERENCES ECP-14-004, SDP-83-188, SDP-87-001, F-07-194, F-82-120, F-83-062, SDP-14-068, P-65-003, P-87-060 AND WP-96-089.

THE PURPOSE OF THIS PLAT IS TO REVISE PREVIOUSLY RECORDED PLATS #5461, #12210 & #23017 TO ABANDON A PORTION OF AN EXISTING PUBLIC UTILITY AND PRIVATE DRAINAGE / UTILITY EASEMENTS. ESTABLISH A PUBLIC UTILITY EASEMENT, AND ESTABLISH A PRIVATE DRAINAGE AND UTILITY EASEMENT.

RECORDED AS PLAT NUMBER 26019 ON 3/8/22 AMONG THE LAND RECORD OF HOWARD COUNTY, MARYLAND

## PLAT OF REVISION MARYLAND WHOLESALE FOOD CENTER - PARCELS B-1 AND E-1

PARCELS 'B' AND 'E' SHOWN ON PREVIOUS PLATS #5461, #12210 AND #23017, SECTION 3, BLOCKS A & C

DPZ SUB FILE #S F-82-120, F-83-062, F-15-027, P-87-050, P-82-007, SDP-83-188, SDP-87-001, ECP-14-004, SDP-14-068 ZONING M-2

TAX MAP: 43 GRID: 21
PARCEL: 662 & 696 LOT: PAR. B & PAR. E SIXTH ELECTION DISTRICT - HOWARD COUNTY, MARYLAND SCALE: 1" = 100' PLAT 1 OF 3 DATE: DEC. 2021

F-22-044

COURDINATE TABLE  POINT NORTHING EASTING  200 541672.8543 1372581.1152  201 541700.2864 1372567.0450  202 541889.9952 1373336.4214  213 541635.5437 1373801.1327  214 541603.9686 1373738.6586  215 541899.5176 1373500.3627				
N//F TARBAY HOLDINGS LLC	EX. PRIVATE STORWATER MANAGEMENT EASEMENT #3— (PLATS: 23017-23021)	MATCH LINE SEE PLAT	2.053	
C/O M MANAGEMENT INC. MARYLAND WHOLESALE FOOD CENTER S3 P: 666 LOT D PLAT No. 8722 L:14079 F:248 ZONED M-2	EBA REBAR AND CAP FOUND  EX. PRIVA	EX. PUBLIC WATER & UTILITY EASEMENT (PLATS: 23017-23021)  PARCEL B-1  TE DRAINAGE &		CANAL TORNING SANDARY
N 27° 09' 13" W 30.83'  N 27° 09' 13" W 30.83'  N 20' 08' 55" E	EX. VARIABLE WIDTH PUBLIC STORM— DRAIN & UTILITY EASEMENT (PLAT M.D.R. 12210)	PRIVATE STORM WATER	NORMA MILDRED MYERS SHAREWOOD ACRES	
		FOUND / HELD SHARI	P. 355 LOT 27 L 575 F.384 ZONED R-20  N/F & GLORIA TYSON EWOOD ACRES 356 LOT 26 959 F.749 NED R-20	
CC TO TO TO THE TOTAL TO	WATER, SEWER & UTILITY EASEMEN (PLAT M.D.R. 12210)		S 63° 11' 15" W 70.00'	
LEGEND  EXISTING PUBLIC WATER AND UTILITY EASEMENT TO BE ABANDONED		N/F SYSCO BALLIMORE LLC C/O SYSCO CORPORATION P. 678 LOT PAR. A PLAT No. 7434 L17654 F.26 ZONED M-2		
PUBLIC WATER AND UTILITY EASEMENT  EXISTING PRIVATE DRAINAGE AND UTILITY EASEMENT TO BE ABANDONED  PRIVATE DRAINAGE AND UTILITY				
EASEMENT			PLATS #5461, #1221 PUBLIC UTILITY AN	THIS PLAT IS TO REVISE PREVIOUSLY RECORDED  10 & #23017 TO ABANDON A PORTION OF AN EXISTING ND PRIVATE DRAINAGE / UTILITY EASEMENTS, LIC UTILITY EASEMENT, AND ESTABLISH A PRIVATE TILITY EASEMENT
				PLAT NUMBER 26020 ON 318/2Z IND RECORD OF HOWARD COUNTY, MARYLAN
AREA TABULATION CHART THIS SHEET  PARCEL AREA B-1 3:98 ACRES  PROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING MARCELOK & ACCOR		100 50 INER'S CERTIFICATE OWNER	and the contract of the contra	PLAT OF REVISION ARYLAND WHOLESALE INTER - PARCELS B-1 AND E-1
CONSULTING ENGINE  3.2.22 PLANNERS & SURVE  Told Solomons Island F	TORS  1967, as amended (The "Act" (The "Authority"), owner of the Parce Executive Director, and MP Seafcood Ventures, LLC a Maryland fin authorized agent, Robb L. Merritt, President hereby adopted this pl of Planning and Zoning, establish the minimum building restriction.	umentality of the State of Maryland, created by Chapter 145 of the Laws of Maryland of B-1 property shown and described herein, by its authorized agent, Donald J. Darnall, nited liability company, owner of the Parcel E-1 property shown and described herein, by its an of subdivision, and in consideration of the approval of this final plat by the Department in lines and grant unto Howard County, Maryland, its successors and assigns:  Jessup, Maryland 20794  410-379-5760	NY MERRITT PROPERTIES, LLC 2066 LORD BALTIMORE DRIVE BALTIMORE, MARYLAND 21244 410-298-2600 ##	AND 'E' SHOWN ON PREVIOUS PLAT #5461, #12210 AND #23017, SECTION 3, BLOCKS A & C
SUITE 202     ANNAPOLIS, MARYLAND 21     (410) 266-3212 * FAX (410) 26     www.messickandassociates	401  2. The right to require dedication for public use the beds of the soften valuable consideration, hereby grant the right and option floodplains, storm drained despines and option are where an	to Howard County to acquire the tee simple title to the beds of the street and/or roads and interest certify that the final plat shown hereon to and on behalf of the Department of Correction ments for the specific purpose of their construction, repair and maintenance; and do no or over the said easements and right of sames.	is correct, that it is a subdivision of all of he lands conveyed by the State of Maryland nat Services by the Board of Public Works of the State of Maryland, the Commissioner P-82-007, SDP-	#S F-82-120, F-83-062, F-15-027, P-87-050, -83-188, SDP-87-001, ECP-14-004, SDP-14-068 ZONING M-2
PROVED: FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEMS IWARD COUNTY HEALTH DEPARTMENT  Date  *MESSICK GROUP INC. T/A MESSICK AND	THIS PLAT WAS PREPARED BY THE LICENSEE OR WAS IN RESPONSIBLE CHARGE OVER ITS PREPARATION AND THE SURVEY WORK SHOWN ON IT. THE LICENSEE COMMISSION	510; folio 205, and that all monuments are in placed floward County as shown, in accordance with the my (Parcel B-1)  MICHAEL J. GAZES.  MARYLAND REGISTERED PROFESSIONAL	Annotated Code of Mariand, as amended.  PARC  DATE  SIXTH ELEC	TAX MAP: 43 GRID: 21 CEL: 662 & 696 LOT: PAR. B & PAR. E CTION DISTRICT — HOWARD COUNTY, MARYLAND 100' PLAT 2 OF 3 DATE: DEC:2021

