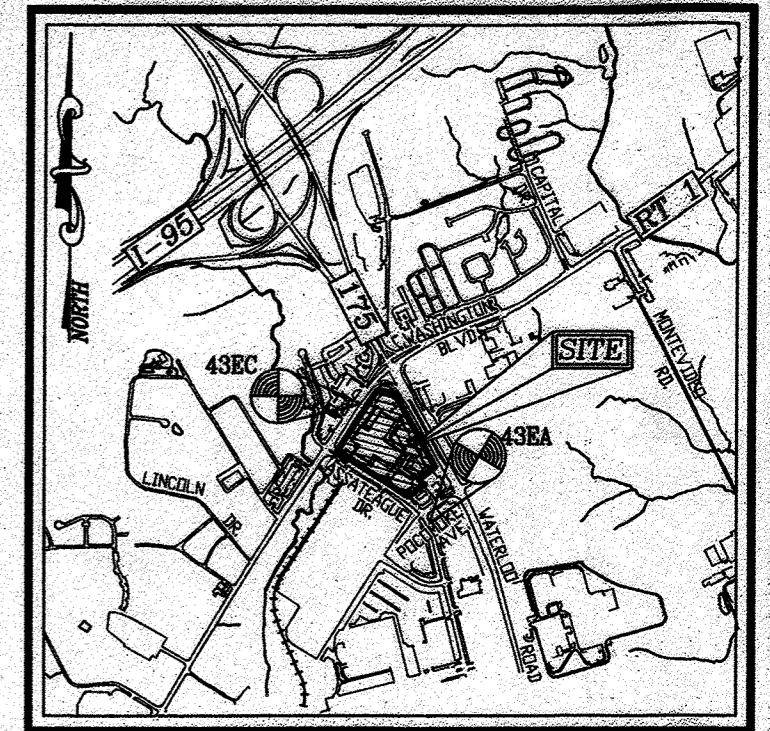


20' PUBLIC WATER & UTILITY EASEMENT LINE TABLE					
LINE	BEARING	DIST.	LINE	BEARING	DIST.
L1	N38°04'46"E	22.96'	L9	S56°55'14"E	7.54'
L2	N61°04'37"E	24.73'	L10	S33°04'46"W	15.00'
L3	S61°03'42"W	14.00'	L11	N56°55'14"W	7.82'
L4	N28°56'18"W	20.00'	L12	S32°43'22"W	20.97'
L5	N61°03'42"E	14.00'	L13	S57°16'38"E	10.00'
L6	N28°56'18"W	17.53'	L14	S32°43'22"W	20.00'
L7	S61°04'37"W	40.67'	L15	N57°16'38"W	10.00'
L8	S38°04'46"W	14.81'			

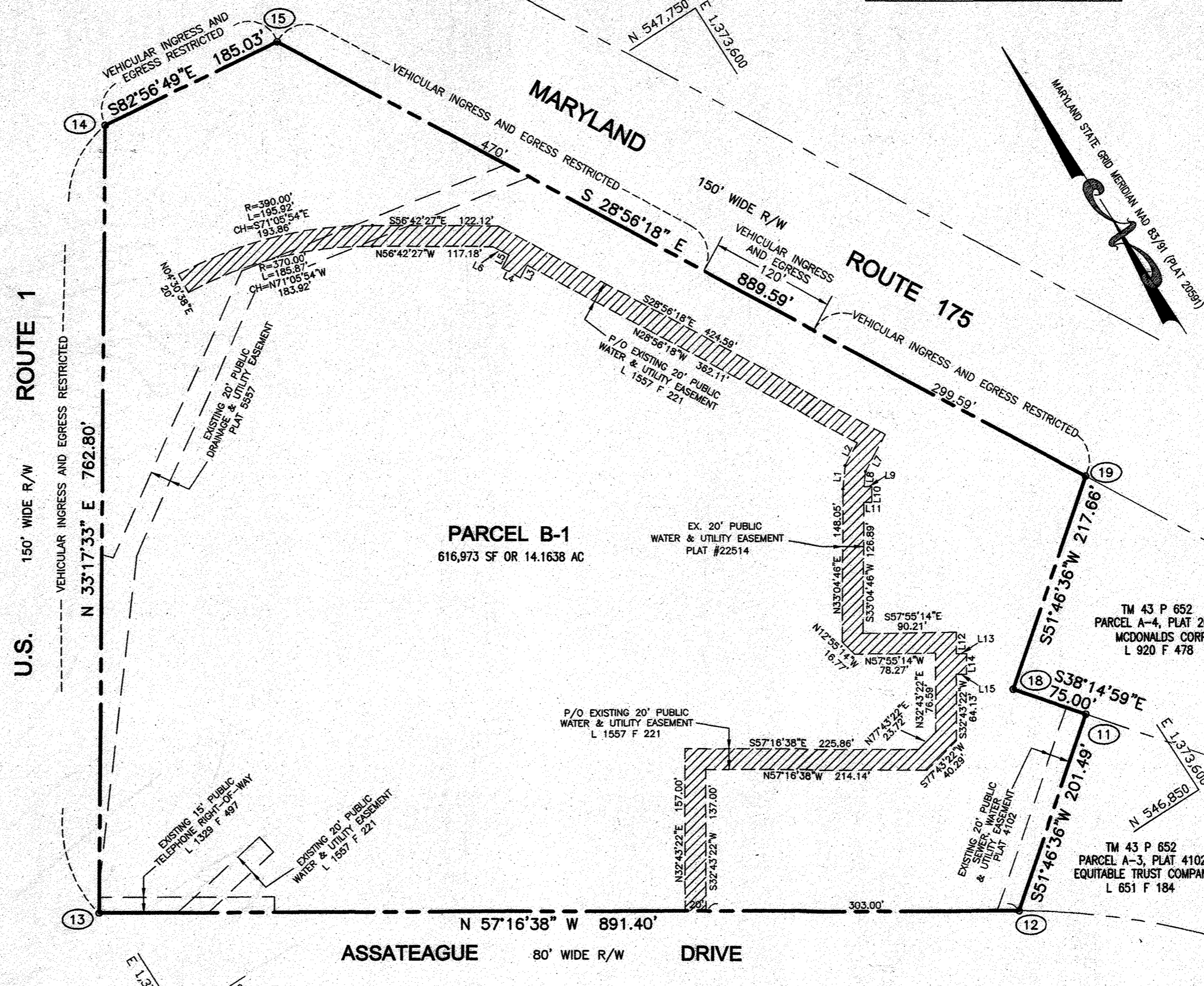
COORDINATE TABLE		
NO	NORTH	EAST
11	546971.1326	1373547.9438
12	546846.4650	1373389.6523
13	547329.3326	1372639.7224
14	547965.9402	1373058.4328
15	547943.2207	1373242.0627
18	547030.0300	1373501.5100
19	547164.7040	1373672.5068



VICINITY MAP  
SCALE: 1" = 2,000'  
ADC MAP COORDINATE: 20 H-1

### GENERAL NOTES

- COORDINATES BASED ON THE MARYLAND STATE COORDINATE SYSTEM (NAD 83/91) PER PLAT 20591, AS PROJECTED BY HOWARD COUNTY, GEODETIC CONTROL STATIONS 43EA AND 43EC.
- THE BOUNDARY AS SHOWN HEREON IS BASED ON PLAT 5557 BY THE RIEMER GROUP, INC. DATED MARCH 1983.
- BRL DENOTES BUILDING RESTRICTION LINE.
- ⊙ DENOTES REBAR WITH CAP SET MARKED (PROP.MARK 21204).
- ⊙ DENOTES IRON PIPE OR IRON BAR FOUND.
- ⊙ DENOTES ANGULAR CHANGE IN BEARING OF BOUNDARY OR RIGHT-OF-WAY.
- DENOTES STONE OR MONUMENT FOUND.
- AREAS SHOWN HEREON ARE MORE OR LESS.
- THE SUBJECT PROPERTY IS ZONED B-2 PER THE FEBRUARY 2, 2004 COMPREHENSIVE ZONING PLAN AND THE COMP LITE ZONING REGULATION AMENDMENTS EFFECTIVE ON JULY 28, 2006.
- THERE IS NO 100 YEAR FLOODPLAIN, WETLANDS, STREAMS, STEEP SLOPES, OR FOREST ON SITE.
- 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 PARCEL C-2, ANY CONVEYANCES OF THE AFORESAID PARCEL C-2 SHALL BE SUBJECT TO THE EASEMENTS HEREIN RESERVED, WHETHER OR NOT EXPRESSLY STATED IN THE DEEDS CONVEYING SAID PARCEL C-2. DEVELOPER SHALL EXECUTE AND DELIVER DEEDS FOR THE EASEMENTS HEREIN RESERVED TO HOWARD COUNTY. UPON COMPLETION OF THE PUBLIC UTILITIES AND THEIR ACCEPTANCE BY HOWARD COUNTY, THE COUNTY SHALL RECORD THE DEED OF EASEMENT IN THE LAND RECORDS OF HOWARD COUNTY.
- THIS PLAT IS SUBJECT TO THE AMENDED FIFTH EDITION OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS. DEVELOPMENT OR CONSTRUCTION ON THIS PROPERTY MUST COMPLY WITH THE SETBACK AND BUFFER REGULATIONS IN EFFECT AT THE TIME OF SUBMISSION OF THE SITE DEVELOPMENT PLAN, WAIVER PETITION APPLICATION, OR BUILDING/GRADING PERMIT APPLICATIONS.
- THIS PLAT IS EXEMPT FROM THE REQUIREMENTS OF SECTION 16.1202(B)(1)(II) OF THE HOWARD COUNTY CODE FOR FOREST CONSERVATION BECAUSE IT HAS AN ASSOCIATED SITE DEVELOPMENT PLAN APPROVAL BEFORE DECEMBER 31, 1992; AS WELL AS SECTION 16.1202(B)(1)(VII) BECAUSE THIS IT IS A REVISION PLAT THAT DOES NOT CREATE ANY NEW LOTS/PARCEL DIVISIONS.



### LEGEND

EXISTING 20' PUBLIC WATER & UTILITY EASEMENT L 1557 F 221

EX. 20' PUBLIC WATER & UTILITY EASEMENT PLAT #22514

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.

*Michael L. Loveland* 3/10/22  
MICHAEL L. LOVELAND DATE  
PROFESSIONAL LAND SURVEYOR, LICENSE NO. 21746

*Triple Bar Columbia Marketplace* 4/15/22  
TRIPLE BAR COLUMBIA MARKETPLACE MARKETPLACE, L.L.C. DATE

### AREA TABULATION

NUMBER OF PARCELS TO BE RECORDED.....	1
AREA OF PARCELS TO BE RECORDED.....	14.1638 AC
AREA OF ROADWAY TO BE RECORDED.....	0.0000 AC
AREA TO BE RECORDED.....	14.1638 AC

OWNER/DEVELOPER  
TRIPLE BAR COLUMBIA MARKETPLACE, L.L.C.  
224 ST. CHARLES WAY, STE 290  
YORK, PA 17402

**VOGEL ENGINEERING**  
**TIMMONS GROUP**  
3300 NORTH RIDGE ROAD, SUITE 110, ELLICOTT CITY, MD 21043  
P: 410.461.7666 F: 410.461.8961 www.timmons.com

THE PURPOSE OF THIS PLAT IS TO ADD THE 120' VEHICULAR INGRESS AND EGRESS ACCESS AREA, PREVIOUSLY RECORDED ON PLAT #5557 & PLAT #5283

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

*Howard County Health Officer* 5/19/22  
HOWARD COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING  
AND ZONING

*Chief, Development Engineering Division* 5-25-22  
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

*Director* 6/1/22  
DIRECTOR DATE

### OWNER'S CERTIFICATE

WE, TRIPLE BAR COLUMBIA MARKETPLACE, L.L.C., OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON, ADOPT THIS FINAL PLAT OF REVISION, 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 OR STREET RIGHTS-OF-WAYS AND THE SPECIFIC EASEMENT AREAS SHOWN HEREON; 2) THE RIGHT TO REQUIRE DEDICATION FOR PUBLIC USE OF THE BEDS OF THE STREETS AND/OR ROADS, THE FLOOD PLAINS AND OPEN SPACE WHERE APPLICABLE AND FOR 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 FLOOD PLAINS, 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; 4) THAT NO BUILDING OR SIMILAR STRUCTURE OF ANY KIND SHALL BE ERRECTED ON OR OVER THE SAID EASEMENTS AND RIGHTS-OF-WAYS.

WITNESS OUR HANDS THIS 15 DAY OF April, 2022.

*Robert V. Cotner, Jr.*  
TRIPLE BAR COLUMBIA MARKETPLACE, L.L.C.

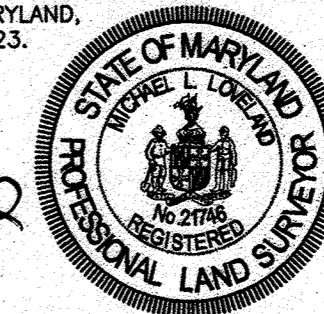
WITNESS

### SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS A REVISION OF THAT SAME LAND DESCRIBED IN CONVEYANCE FROM EASTGATE, L.L.C. TO TRIPLE BAR COLUMBIA MARKETPLACE BY DEED DATED AUGUST 30, 2021 AND RECORDED IN LIBER 20893, FOLIO 413. AND THAT ALL MONUMENTS ARE IN 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 HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED BY ME OR UNDER MY RESPONSIBLE CHARGE, AND THAT I AM A DULY LICENCED PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 21746, EXPIRATION DATE DECEMBER 11, 2023.

*Michael L. Loveland* 3/10/22  
MICHAEL L. LOVELAND DATE  
PROFESSIONAL LAND SURVEYOR, LICENSE NO. 21746  
EXP. DATE: DECEMBER 11, 2023



RECORDED AS PLAT No. 21090 ON 6-13-22  
AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

PLAT OF REVISION  
**MARYLAND WHOLESALE FOOD CENTER**  
PARCEL B-1  
A REVISION OF  
PARCEL B-1, "MARYLAND WHOLESALE FOOD CENTER",  
PLAT 22514

ZONED B-2  
TAX MAP 43 GRID 21 PARCEL 659  
SECOND ELECTION DISTRICT HOWARD COUNTY, MARYLAND

SCALE 1" = 100'  
NOVEMBER 15, 2021

SHEET 1 OF 1