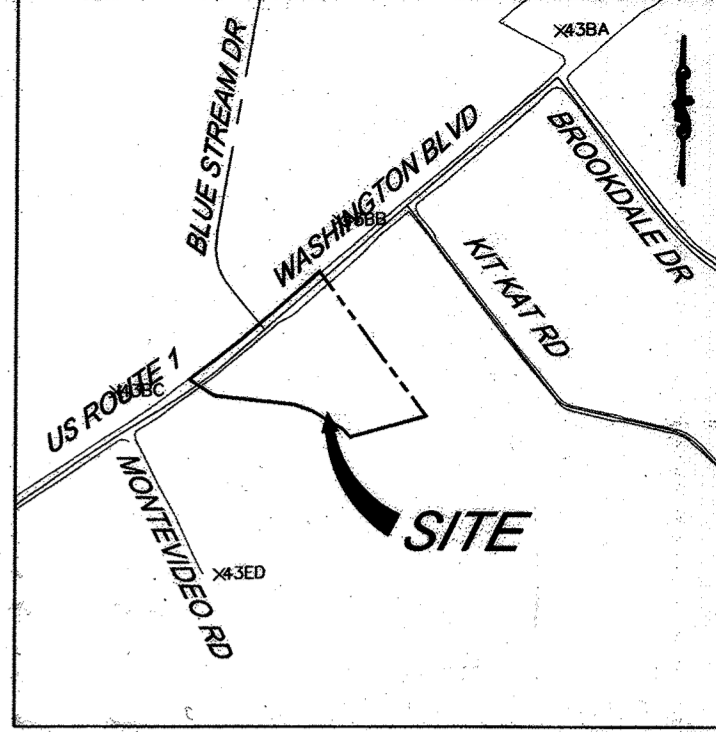


**PARCEL A, LORIEN-ELKRIDGE**  
**PLATS 21424-21426**  
**MUSIC FAIR ROAD LIMITED PARTNERSHIP**  
**L 10774 F 647**

30' PUBLIC SEWER & UTILITY EASEMENT	
BEARING	DISTANCE
1	S 76°52'28" W 39.32'
2	N 68°19'25" W 86.50'
3	S 87°14'26" W 310.40'
4	N 67°26'04" W 284.28'
5	N 81°33'30" W 364.36'
6	N 57°33'21" W 149.65'
7	S 61°28'33" W 40.38'
8	N 28°31'27" E 9.29'
9	N 57°10'56" E 19.19'
10	N 32°49'25" W 2.51'
11	N 55°24'16" E 45.95'
12	S 57°33'21" E 147.31'
13	S 81°33'30" E 361.70'
14	S 67°26'04" E 281.25'
15	S 87°14'26" E 309.89'
16	S 69°19'25" E 113.72'
17	S 34°29'24" E 14.22'

FOREST CONSERVATION EASEMENT TO BE ABANDONED	
BEARING	DISTANCE
FC1	S 76°52'28" W 29.38'
FC2	N 67°27'45" W 81.46'
FC3	N 03°39'01" W 19.18'
FC4	S 86°16'07" W 320.25'
FC5	N 66°52'13" W 286.35'
FC6	N 00°00'03" E 10.11'
FC7	S 81°33'30" E 4.10'
FC8	S 67°26'04" E 199.26'
FC9	N 87°14'26" E 134.00'
FC10	S 69°19'25" E 114.06'
FC11	S 34°28'19" E 14.02'
FC12	N 80°56'21" W 191.62'
FC13	N 74°31'30" E 19.43'
FC14	S 81°33'30" E 173.00'
FC15	S 02°22'54" W 9.91'



**VICINITY MAP**  
**APPROXIMATE SCALE: 1" = 1000'**  
**ADC MAP 16 K13**

COORDINATE TABLE		
PT.	NORTH	EAST
100	548410.49	1377072.72
101	548320.01	1376884.66
102	548315.18	1376875.90
103	548358.94	1376838.65
104	548458.09	1376482.38
105	548493.93	1376393.12
106	548555.32	1375974.37
107	548643.44	1375465.71

AREA TABLE	
30' PUBLIC SEWER & UTILITY EASEMENT	37,084 SQ. FT. OR 0.8513 AC.

**RESERVATION OF PUBLIC UTILITY EASEMENTS**  
 Developer reserves unto itself, its successors and assigns, all easements shown on this plan for water, sewer, storm drainage, and other public utilities located in, on, over, and through the parcel. Any conveyances of the aforesaid parcel shall be subject to the easements herein reserved, whether or not expressly stated in the deed(s) conveying said parcel. 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 accept the easements and record the deed(s) of easement in the Land Records of Howard County.

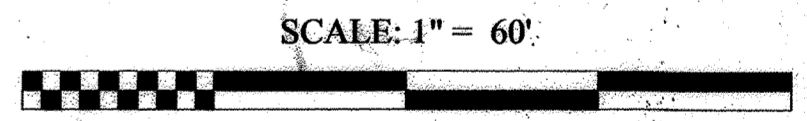
AREA TABULATION	
TOTAL NUMBER OF BUILDABLE PARCELS	1
TOTAL NUMBER OF PARCELS	1
TOTAL AREA OF PARCELS	11.30 ACRES
TOTAL AREA OF STREET DEDICATION	0.00 ACRES
TOTAL AREA OF OPEN SPACE	0.00 ACRES
TOTAL AREA	11.30 ACRES

**OWNER**  
**Music Fair Road Limited Partnership**  
 1205 York Road PH  
 Lutherville, MD 21093-6210

**Dewberry**® 10461 Mill Run Circle Suite 300  
 Baltimore, MD 21117  
 410.265.9500 410.265.8875 fax

EASEMENT AREA REVISIONS	
FOREST CONSERVATION EASEMENT 1 PLAT 21425	4.73 ACRES
AREA TO BE ABANDONED	0.21 ACRES
EASEMENT AREA TO REMAIN	4.52 ACRES
FOREST CONSERVATION EASEMENT 2 PLAT 21425	0.23 ACRES
AREA TO BE ABANDONED	0.04 ACRES
EASEMENT AREA TO REMAIN	0.19 ACRES

**PURPOSE STATEMENT**  
 THE PURPOSE OF THIS PLAT IS TO ABANDON A PORTION OF THE EXISTING FOREST CONSERVATION EASEMENT AS SHOWN ON PLATS 21425 AND 21426 (PARCEL A, LORIEN-ELKRIDGE), TO ABANDON THE EXISTING RIGHT OF WAY FOR A SEWER RECORDED IN L. 1358 F. 119 IN ITS ENTIRETY, TO ABANDON A PORTION OF THE EXISTING RIGHT OF WAY FOR A SEWER RECORDED IN L. 410 F. 760 AS SHOWN, AND TO ESTABLISH THE 30' RIGHT OF WAY FOR A SEWER AND UTILITIES AS SHOWN.



RECORDED AS PLAT NO. 21e288 ON 2-10-23 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING  
 Chief, Development Engineering Division  
 Date: 1-25-23  
 Date: 2/2/23

**OWNER'S DEDICATION**  
 Music Fair Road Limited Partnership, owner of the property shown and described hereon, hereby adopts this plat, and in consideration of this final plat by the Department of Planning and Zoning, grants unto Howard County, Maryland, its successors and assigns, 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 in the specific easement areas shown hereon; 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, Maryland to acquire the fee simple title to the beds of the streets and/or roads, floodplains, storm drainage facilities and open space where applicable; the right to require dedication of waterways and drainage easements for the specific purpose of their construction, repair and maintenance; and that no building or similar structure of any kind shall be erected on or over said easements and rights of way.

Music Fair Road Limited Partnership  
 Witness: [Signature] By: [Signature]

**SURVEYORS CERTIFICATE**  
 I hereby certify that the plat shown hereon is correct to the best of my knowledge, information and belief, and that it is a subdivision of the land conveyed to Music Fair Road Limited Partnership from Copper Stallion Inn, LTD., by a deed dated April 27, 2007 and recorded in Liber 10774 at Folio 647 among the Land Records of Howard County, Maryland. 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 have been met.

W. Joseph Hines  
 Professional Land Surveyor  
 MD. Reg. No. 10887  
 Expires 05.08.2024

Date: 12.9.22



REVISION TO  
**FOREST CONSERVATION EASEMENT**  
**PARCEL A**  
**LORIEN ELKRIDGE**  
 MUSIC FAIR ROAD LIMITED PARTNERSHIP  
 FIRST ELECTION-DISTRICT  
 HOWARD COUNTY, MARYLAND  
 TAX MAP 43 GRID 10 PARCEL 32

DECEMBER 2022  
 SHEET 1 OF 1  
 SCALE: 1" = 60'  
 F.23-034