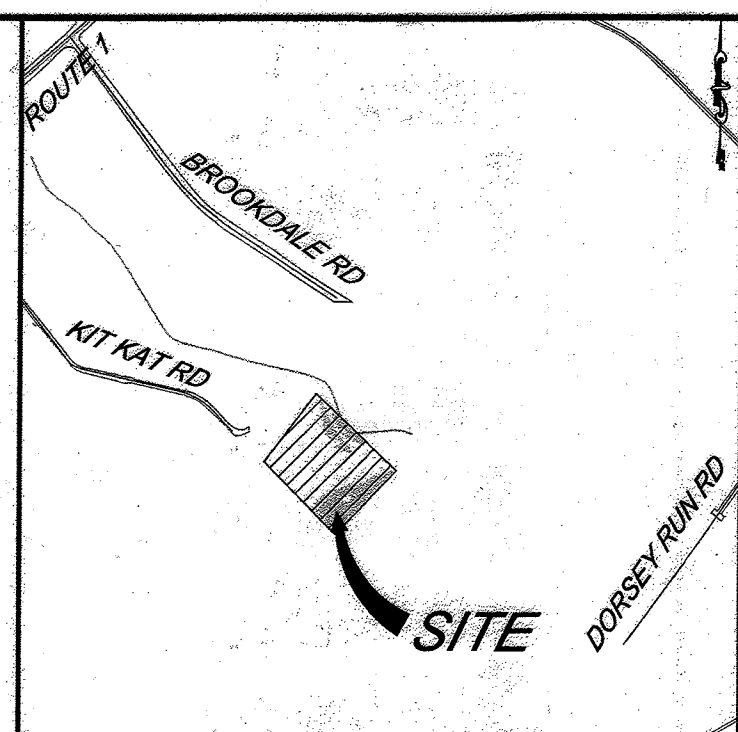
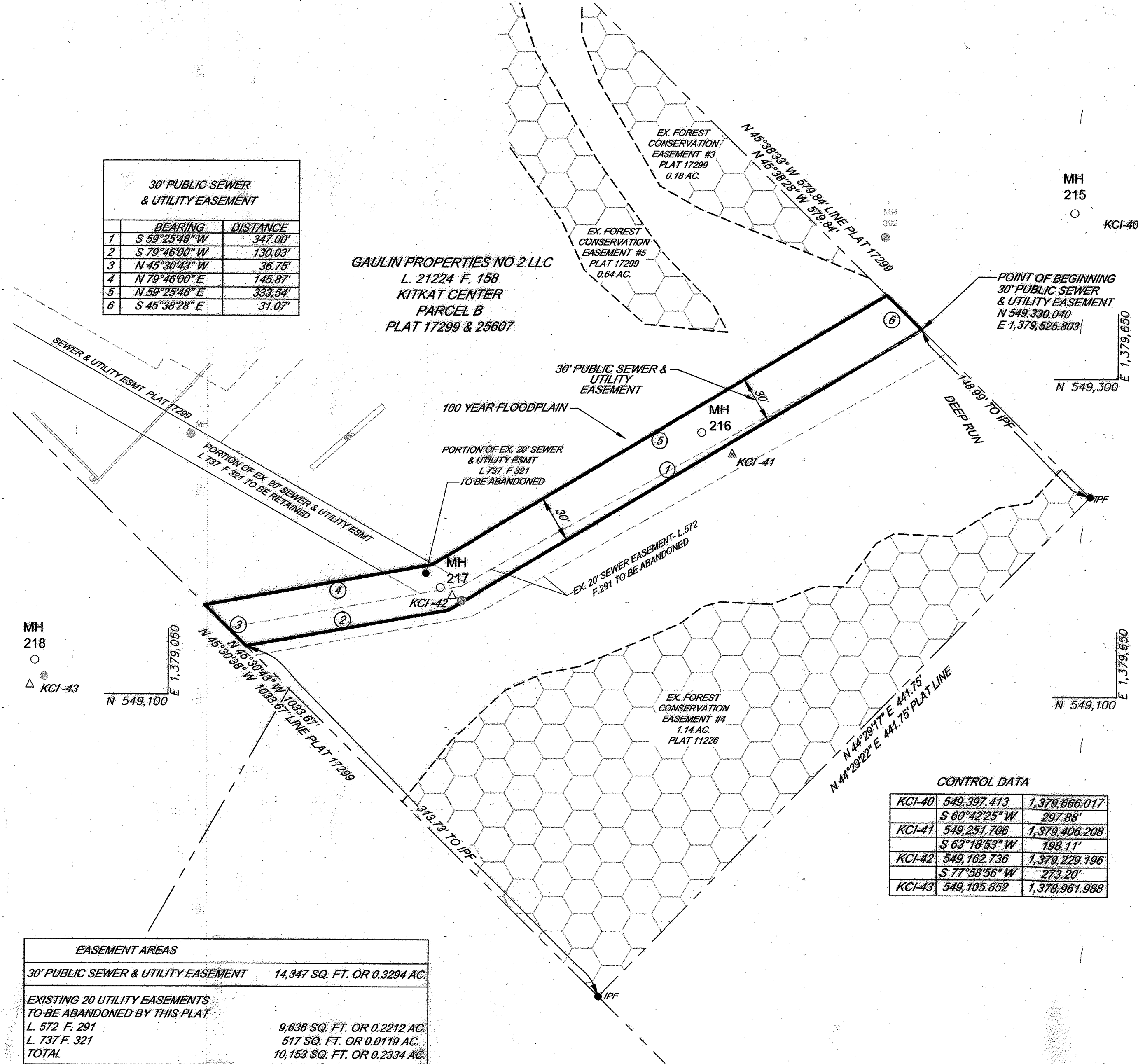


30' PUBLIC SEWER & UTILITY EASEMENT		
	BEARING	DISTANCE
1	S 59°25'48" W	347.00'
2	S 79°46'00" W	130.03'
3	N 45°30'43" W	36.75'
4	N 79°46'00" E	145.87'
5	N 59°25'48" E	333.54'
6	S 45°38'28" E	31.07'

GAULIN PROPERTIES NO 2 LLC
L. 21224 F. 158
KITKAT CENTER
PARCEL B
PLAT 17299 & 25607



VICINITY MAP
SCALE: 1" = 1000'
ADC MAP 17 B13

- NOTES:
- Property is zoned M-2 per October 6, 2013 Comprehensive Zoning Plan.
 - 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.
 - Total area of forest easement = 1.96 acres. Forested area within floodplain = 0.00 acres.
 - Existing reference number: F 04-81.
 - This plat is exempt from the requirements of Section 16.1200 of the Howard County Code for Forest Conservation because this is a plat of revision, which does not create new lots.
 - See previous WP-19-065 for the Conditions of Approval.
 - The signing surveyor is not verifying the original boundary or plat, merely the revisions to it.
 - The existing forest conservation easement is not being disturbed.
 - The Temporary Construction Easements are not shown, totaling 0.1672 acres, but are included in the County fee paid to the property owner.

CONTROL DATA

KCI-40	549,397.413	1,379,666.017
	S 60°42'25" W	297.88'
KCI-41	549,251.706	1,379,406.208
	S 63°18'53" W	198.11'
KCI-42	549,162.736	1,379,229.196
	S 77°58'56" W	273.20'
KCI-43	549,105.852	1,378,981.988

EASEMENT AREAS	
30' PUBLIC SEWER & UTILITY EASEMENT	14,347 SQ. FT. OR 0.3294 AC.
EXISTING 20 UTILITY EASEMENTS TO BE ABANDONED BY THIS PLAT	
L. 572 F. 291	9,636 SQ. FT. OR 0.2212 AC.
L. 737 F. 321	517 SQ. FT. OR 0.0119 AC.
TOTAL	10,153 SQ. FT. OR 0.2334 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.

OWNER
Gaulin Properties No 2 LLC
7340 Montevideo Rd
Jessup, MD 20794



Dewberry

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

RECORDED AS PLAT NO. 26480 ON 12-8-23 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND

SCALE: 1" = 60'



APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

Chad Edmund
CHIEF, DEVELOPMENT ENGINEERING DIVISION
DIRECTOR

DATE
11.1.23
DATE
12/5/23

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

[Signature]
HOWARD COUNTY HEALTH OFFICER

DATE
1/29/25

OWNER'S DEDICATION

Gaulin Properties No 2 LLC, owner of the property shown and described hereon, hereby adopt 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.

Gaulin Properties No 2 LLC

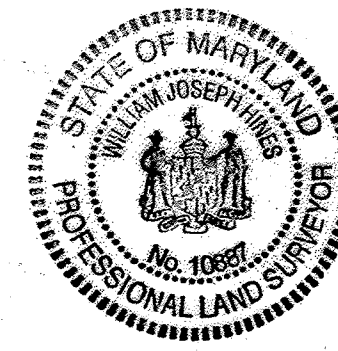
Witness: *[Signature]* By: *[Signature]*

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 Gaulin Properties No 2 Limited Liability Company from Kit Kat Road Partners Limited Liability Company by a deed dated December 28, 2021 and recorded in Liber 21224 at Folio 158, all 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
W. Joseph Hines
Professional Land Surveyor
MD. Reg. No. 10887
Expires 05.08.2024

DATE
12.9.23



REVISION TO PLAT OF
FOREST CONSERVATION EASEMENT
KIT KAT CENTER, PARCEL B
FIRST ELECTION DISTRICT,
HOWARD COUNTY, MARYLAND
TAX MAP 43 GRID 11 PARCEL 49

DECEMBER 2022

SHEET 1 OF 1

SCALE: 1" = 60'

F-24-027