

PEACHES INVESTMENT LLC  
L 18476 F 65  
TM 43 PARCEL 30  
ZONE: M-2

COORDINATE TABLE		
	NORTHING	EASTING
101	549,037.0595	1,376,504.3179
102	549,191.8224	1,376,744.1247
103	549,320.0042	1,376,684.6295
104	549,408.1200	1,377,062.7481
105	549,144.9472	1,377,254.6274
106	549,050.9099	1,377,306.7640
107	548,687.9613	1,376,734.5640

RCH ASSOCIATES LLC  
L 5675 F 172  
TM 43 PARCEL 597  
ZONE: M-2

7221 JESSUP LLC  
L 21136 F 375  
TM 43 PARCEL 531  
311,845 SQ. FT.  
OR  
7.159 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.

AA PROPERTY HOLDINGS INC.  
L 4798 F 685  
TM 43 PARCEL 371

PARCEL A  
PLAT 21425

MUSIC FAIR ROAD LIMITED PARTNERSHIP  
L 10774 F 647  
ZONE: POR

PORTION OF EX FOREST  
CONSERVATION EASEMENT BEING  
ABANDONED  
701 SQ. FT.

30' PUBLIC SEWER & UTILITY EASEMENT  
400 SQ. FT.

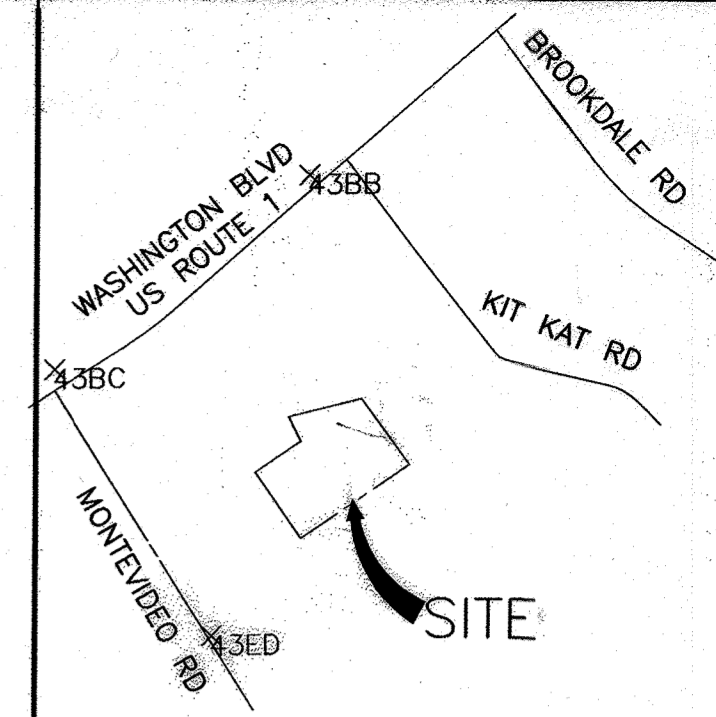
EX. 20' RIGHT OF WAY FOR A SEWER  
L 568 F 429 TO BE ABANDONED

APPARENT GAP

PART OF PARCEL A  
PLAT 7761  
MERRITT-MS1 LLC  
L 11616 F 189  
ZONE: CE-CU

FOREST CONSERVATION EASEMENT  
2.93 AC. TOTAL  
1.74 AC. RETENTION  
1.19 AC. NON-CREDITED  
FLOODPLAIN RETENTION

GVP POTOMAC OWNER LLC  
L 21128 F 60  
TM 43 PARCEL 661  
ZONE: M-2



VICINITY MAP  
APPROXIMATE SCALE: 1" = 1000'  
ADC MAP 17 A13

- 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 = 2.93 acres. Forested area within floodplain = 1.19 acres.
  - Existing reference number: SDP-12-060.
  - 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.
  - A fee-in-lieu for \$500.00 was paid for the abandonment of 400 square feet of forest conservation easement.
  - The Temporary Construction Easements are not shown, totaling 0.08 acres, but are included in the County fee paid to the property owner.

EASEMENT AREA REVISIONS  
EXISTING FOREST CONSERVATION EASEMENT 2.93 AC.  
PERMANENT TAKING OF FOREST CONSERVATION EASEMENT FOR PUBLIC SEWER & UTILITY EASEMENT  
701 SQ. FT. OR 0.0161 AC.  
EXISTING RIGHT OF WAY FOR A SEWER TO BE ABANDONED BY THIS PLAT L. 568 F. 429 1,224 SQ. FT. OR 0.0281 AC.  
TOTAL REVISED FOREST CONSERVATION EASEMENT 2.9139 AC.

PURPOSE STATEMENT  
THE PURPOSE OF THIS PLAT IS TO ABANDON A PORTION OF THE EXISTING FOREST CONSERVATION EASEMENT AS SHOWN ON PLAT ENTITLED "PLAT OF FOREST CONSERVATION EASEMENT GAULIN PROPERTY" RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND AS PLAT NO. 22145, TO ABANDON THE EXISTING RIGHT OF WAY FOR A SEWER L. 568 F. 429 IN ITS ENTIRETY, TO RECORD A NEW PUBLIC SEWER & UTILITY EASEMENT, AND TO SHOW A TEMPORARY CONSTRUCTION EASEMENT, WHICH WILL BE REPLANTED AT THE END OF CONSTRUCTION. THE EXISTING FOREST EASEMENT OF 2.93 ACRES WILL BE REVISED TO 2.9139 ACRES. ABANDONMENT FEE WILL BE PAID WITH THE PLAT.

SCALE: 1" = 50'

**AREA TABULATION**

TOTAL NUMBER OF BUILDABLE PARCELS	1
TOTAL NUMBER OF PARCELS	1
TOTAL AREA OF PARCELS	7.159 AC.
TOTAL AREA OF STREET DEDICATION	0.000 AC.
TOTAL AREA OF OPEN SPACE	0.000 AC.
TOTAL AREA	7.159 AC.

OWNER  
7221 Jessup LLC  
7221 Montevideo Road  
Jessup, MD 20794

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

RECORDED AS PLAT NO. 26560 ON 3-11-2024 AMONG  
THE LAND RECORDS OF HOWARD COUNTY, MARYLAND

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

*[Signature]*  
CHIEF, DEVELOPMENT ENGINEERING DIVISION

DATE: 2-7-24

*[Signature]*  
DIRECTOR

DATE: 3/5/24

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

NOT REQUIRED

HOWARD COUNTY HEALTH OFFICER

DATE

**OWNER'S DEDICATION**

7221 Jessup LLC, 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.

7221 Jessup LLC

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

**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 7221 Jessup LLC from Gaulin Property, LLC, by a deed dated November 22, 2021 and recorded in Liber 21136 at Folio 375, 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.

*[Signature]*  
W. Joseph Hines  
Professional Land Surveyor  
MD. Reg. No. 10887  
Expires 05.08.2024

DATE: 12-9-22



REVISION TO PLAT OF  
FOREST CONSERVATION EASEMENT  
7221 JESSUP LLC  
FIRST ELECTION DISTRICT,  
HOWARD COUNTY, MARYLAND

TAX MAP 43 GRID 10 PARCEL 531  
(Gaulin Property)  
DECEMBER 2022 SCALE: 1" = 50'

SHEET 1 OF 1

F-24-042