

# County Council of Howard County, Maryland

2020 Legislative Session

Legislative Day No. 10

## Resolution No. 108 -2020

Introduced by: The Chairperson at the request of the County Executive

A RESOLUTION pursuant to Section 4.201 of the Howard County Code declaring that portions of a Water, Sewer and Utility Easement, containing 20,918 square feet, and of a Right of Way Easement, containing 7,502 square feet, conveyed to Howard County, Maryland are no longer needed by the County for public purposes; authorizing the County Executive to terminate the easement interests in the property of the fee simple owner, The Normandy Venture Limited Partnership; waiving the advertising and bidding requirements of Section 4.201 of the Howard County Code in order to convey the easement interests to The Normandy Venture Limited Partnership; and providing that the County Executive is not bound to terminate the easement interests if he finds that the easements may have a public use.

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Introduced and read first time \_\_\_\_\_, 2020.

By order \_\_\_\_\_  
Diane Schwartz Jones, Administrator

Read for a second time at a public hearing on \_\_\_\_\_, 2020.

By order \_\_\_\_\_  
Diane Schwartz Jones, Administrator

This Resolution was read the third time and was Adopted \_\_, Adopted with amendments \_\_, Failed \_\_, Withdrawn \_\_, by the County Council on \_\_\_\_\_, 2020.

Certified By \_\_\_\_\_  
Diane Schwartz Jones, Administrator

NOTE: [[text in brackets]] indicates deletions from existing law; TEXT IN SMALL CAPITALS indicates additions to existing law; Strike-out indicates material deleted by amendment; Underlining indicates material added by amendment

1           **WHEREAS**, as part of Capital Project 33-W&S, the County acquired a water, sewer, and  
2 utility easement (the “Water, Sewer and Utility Easement”) by Deed and Agreement dated January  
3 26, 1968 and recorded on February 2, 1968 among the Land Records of Howard County, Maryland  
4 in Liber 482, Folio 284 on certain property that is now owned by The Normandy Venture Limited  
5 Partnership (the “Owner”) and is improved as the Normandy Shopping Center; and  
6

7           **WHEREAS**, as part of Capital Project 33-W&S, the County acquired a right of way for a  
8 water main (the “Right of Way Easement”) by Deed of Easement and Agreement dated January  
9 23, 1989 and recorded on February 1, 1989 among the Land Records of Howard County, Maryland  
10 in Liber 1950, Folio 621 on certain property also located at the Normandy Shopping Center; and  
11

12           **WHEREAS**, the Owner has requested that the County release a portion containing 20,918  
13 square feet of the Water, Sewer and Utility Easement, and a portion containing 7,502 square feet  
14 of the Right of Way Easement, as shown as “existing easement to be abandoned” in the attached  
15 plat entitled “Plat of Revision, Normandy Shopping Center, Parcels A, B and C, Previously  
16 recorded as Plat 10366-68 and Plat 24993” and attached hereto as Exhibit A (collectively, the  
17 “Easements to be Abandoned”); and  
18

19           **WHEREAS**, the County has reviewed the plans submitted by the Owner and has  
20 determined that the Easements to be Abandoned are no longer required for public purposes; and  
21

22           **WHEREAS**, Section 4.201 “Disposition of real property” of the Howard County Code  
23 authorizes the County Council to declare that property is no longer needed for public purposes and  
24 also authorizes the County Council to waive advertising and bidding requirements for an individual  
25 conveyance of real property upon the request of the County Executive; and  
26

27           **WHEREAS**, the County Council has received a request from the County Executive to  
28 waive the advertising and bidding requirements in this instance for the conveyance of the  
29 Easements to be Abandoned to the Owner.  
30

1           **NOW, THEREFORE, BE IT RESOLVED** by the County Council of Howard County,  
2 Maryland, this \_\_\_\_ day of \_\_\_\_\_, 2020, that the Easements to be Abandoned, a  
3 portion containing 20,918 square feet of a Water, Sewer and Utility Easement and a portion  
4 containing 7,502 square feet of a Right of Way Easement, as shown as “existing easement to be  
5 abandoned” in the attached Exhibit, are no longer needed by the County for public purposes and  
6 may be conveyed to The Normandy Venture Limited Partnership; and

7  
8           **AND BE IT FURTHER RESOLVED** that, having received a request from the County  
9 Executive and having held a public hearing, the County Council declares that the best interest of  
10 the County will be served by authorizing the County Executive to waive the usual advertising and  
11 bidding requirements of Section 4.201 of the Howard County Code for the conveyance of the  
12 Easements to be Abandoned to The Normandy Venture Limited Partnership.

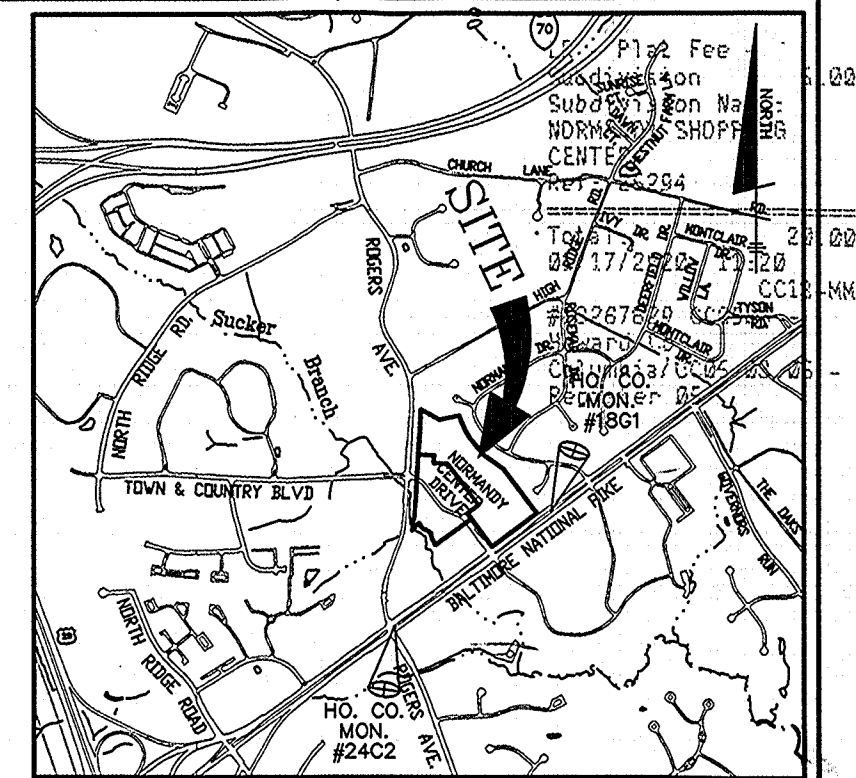
13  
14           **BE IT FURTHER RESOLVED** that if the County Executive finds that the Easements to  
15 be Abandoned should not be terminated, he is not bound to terminate the County’s easement  
16 interests in accordance with this Resolution.



**BENCHMARKS NAD'83 HORIZONTAL**

HO. CO. #18G1  
STAMPED BRASS DISK SET ON TOP OF  
CONCRETE BASE.  
N 589984.961' E 1367750.25'  
ELEVATION: 407.826'

HO. CO. #24C2  
STAMPED BRASS DISK SET ON TOP OF  
CONCRETE BASE.  
N 588648.325' E 1366038.16'  
ELEVATION: 354.089'



ADC MAP 21 GRID C6  
**VICINITY MAP**  
SCALE: 1" = 2000'

**BOUNDARY COORDINATES**

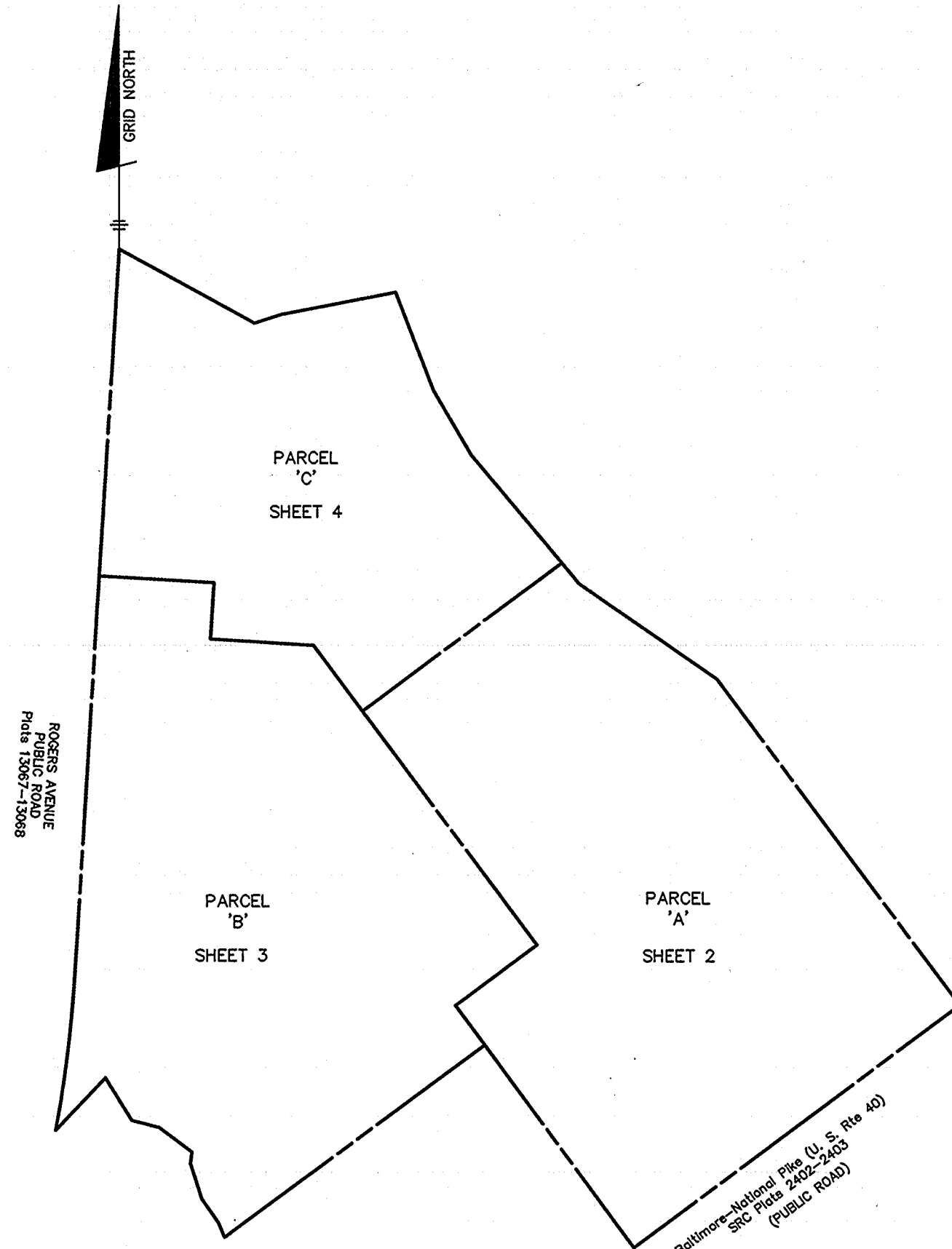
POINT #	NORTHING	EASTING
101	590413.1397	1366235.2750
102	590403.7382	1366412.4770
103	590334.4283	1366410.7268
104	590325.3010	1366546.7046
105	589883.9706	1366876.1075
106	589799.9556	1366763.9131
107	589715.6803	1366791.9584
108	589451.8724	1366411.8391
109	589479.1699	1366388.0550
110	589516.3081	1366361.2237
111	589564.2751	1366351.4560
112	589585.5949	1366350.5153
113	589608.3548	1366311.8365
114	589620.4278	1366267.4382
115	589675.2005	1366237.7291
116	589619.7846	1366155.4539
117	589846.3193	1366184.1224
118	590890.1133	1366278.1559
119	590795.0034	1366444.6079
120	590807.3947	1366509.7956

**BOUNDARY COORDINATES**

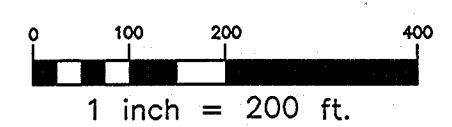
POINT #	NORTHING	EASTING
121	590834.9498	1366660.8536
122	590677.6947	1366732.1313
123	590586.6854	1366786.4627
124	590404.4467	1366944.5742
125	590267.6449	1367134.6425
126	589796.0194	1367481.4907
127	589450.3410	1366981.6817
128	590215.6162	1366629.5996
129	590451.5728	1366897.9601

**CURVE DATA TABLE**

CURVE	RADIUS	ARC LENGTH	DELTA	TANGENT	CHORD
C1	1840.00'	226.86'	7°03'51"	113.57'	N07°06'52"E 226.71'



WAR PLAT NO. 25294  
RECORDED 11/7/20  
#250



**TABULATION CHART - TOTALS THIS SUBMISSION**

TOTAL NUMBER OF LOTS AND/OR PARCELS TO BE RECORDED	
BUILDABLE	0
OPEN SPACE	0
BUILDABLE BULK PARCELS	3
NON-BUILDABLE BULK PARCELS	0
TOTAL AREA OF LOTS AND/OR PARCELS TO BE RECORDED	
BUILDABLE	N/A
OPEN SPACE	N/A
BUILDABLE BULK PARCELS	24.44± AC.
NON-BUILDABLE BULK PARCELS	N/A
TOTAL AREA OF ROADWAY TO BE RECORDED (INCLUDING WIDENING STRIPS)	N/A
TOTAL AREA OF SUBDIVISION TO BE RECORDED	24.44± AC.

OWNER:  
THE NORMANDY VENTURE  
LIMITED PARTNERSHIP  
3820 CHAMPIONSHIP DRIVE  
GLENWOOD, MARYLAND 21738  
410-370-8529

**BENCHMARK ENGINEERING, INC.**  
ENGINEERS • LAND SURVEYORS • PLANNERS  
8480 BALTIMORE NATIONAL PIKE SUITE 315 • ELLICOTT CITY, MARYLAND 21043  
(P) 410-465-6105 (F) 410-465-6644  
WWW.BEI-CIVLENGINEERING.COM

**RESERVATION OF PUBLIC UTILITY EASEMENTS**  
DEVELOPER RESERVES UNTO ITSELF, ITS SUCCESSORS AND ASSIGNS, ALL EASEMENTS SHOWN ON THIS PLAT FOR WATER, SEWER, STORM DRAINAGE, OTHER PUBLIC UTILITIES LOCATED IN, ON, OVER AND THROUGH PARCEL B, 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. 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.

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.

*Donald A. Mason* 10/9/19  
DONALD A. MASON  
REGISTERED PROFESSIONAL LAND SURVEYOR  
MARYLAND NO. 21320

*David Moxley* 11-25-19  
DAVID MOXLEY  
THE NORMANDY VENTURE LIMITED PARTNERSHIP

THE PURPOSE OF THIS PLAT OF REVISION IS TO ABANDON A PORTION OF A PUBLIC WATER, SEWER, AND UTILITY EASEMENT, A PORTION OF A PUBLIC WATER AND UTILITY EASEMENT AND TO ESTABLISH A NEW PUBLIC 20' SEWER & UTILITY EASEMENT AND A NEW PUBLIC 20' WATER & UTILITY EASEMENT.

RECORDED AS PLAT NO. \_\_\_\_\_  
ON \_\_\_\_\_ AMONG THE LAND RECORDS OF  
HOWARD COUNTY, MARYLAND.

APPROVED: FOR PUBLIC WATER AND PUBLIC SEWER SYSTEMS. HOWARD COUNTY HEALTH DEPARTMENT  
*Richard J. Davis* 10/22/19  
HOWARD COUNTY HEALTH OFFICER H.O. DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING.  
*David P. ...* 1-3-20  
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE  
*J. ...* 1-9-20  
DIRECTOR DATE

**SURVEYOR'S CERTIFICATE**

I HEREBY CERTIFY THAT THIS DOCUMENT WAS PREPARED BY ME UNDER MY RESPONSIBLE CHARGE, AND THAT I AM A DULY LICENSED PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 21320, EXPIRATION DATE 1-7-2021 AND I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF THAT THE INFORMATION SHOWN HEREON IS CORRECT, THAT IT IS PART OF LAND ACQUIRED BY THE NORMANDY VENTURE LIMITED PARTNERSHIP FROM THE PRUDENTIAL INVESTMENTS COMPANY BY DEED DATED FEBRUARY 13, 1992 AND RECORDED IN LIBER 2472 AT FOLIO 662 AND THAT ALL MONUMENTS ARE IN PLACE OR WILL BE IN PLACE PRIOR TO ACCEPTANCE OF THE ROADS BY HOWARD COUNTY, IN ACCORDANCE WITH THE ANNOTATED CODE OF MARYLAND.

*Donald A. Mason* 10/9/19  
DONALD A. MASON  
REGISTERED PROFESSIONAL LAND SURVEYOR MD REG. NO. 21320  
FOR BENCHMARK ENGINEERING, INC. MD REG. NO. 351



**OWNER'S CERTIFICATE**

"THE NORMANDY VENTURE LIMITED PARTNERSHIP, OWNER OF THE PROPERTY SHOWN HEREON, HEREBY ADOPTS THIS PLAN OF SUBDIVISION, AND IN CONSIDERATION OF APPROVAL OF THIS FINAL PLAT BY THE DEPARTMENT OF PLANNING AND ZONING, ESTABLISHES THE MINIMUM BUILDING RESTRICTION LINES AND GRANTS 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 AND STREET RIGHTS-OF-WAY, AND THE SPECIFIC EASEMENT AREAS SHOWN HEREON, (2) 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 TO ACQUIRE THE FEE SIMPLE TITLE TO THE BEDS OF THE STREETS AND/OR ROADS AND FLOODPLAINS, 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, AND (4) THAT NO BUILDING OR SIMILAR STRUCTURE OF ANY KIND SHALL BE ERRECTED ON OR OVER THE SAID EASEMENTS AND RIGHTS-OF-WAY, WITNESS OUR HANDS THIS 25th DAY OF November, 2019."

*David Moxley*  
DAVID MOXLEY  
THE NORMANDY VENTURE LIMITED PARTNERSHIP

*Donald A. Mason*  
WITNESS

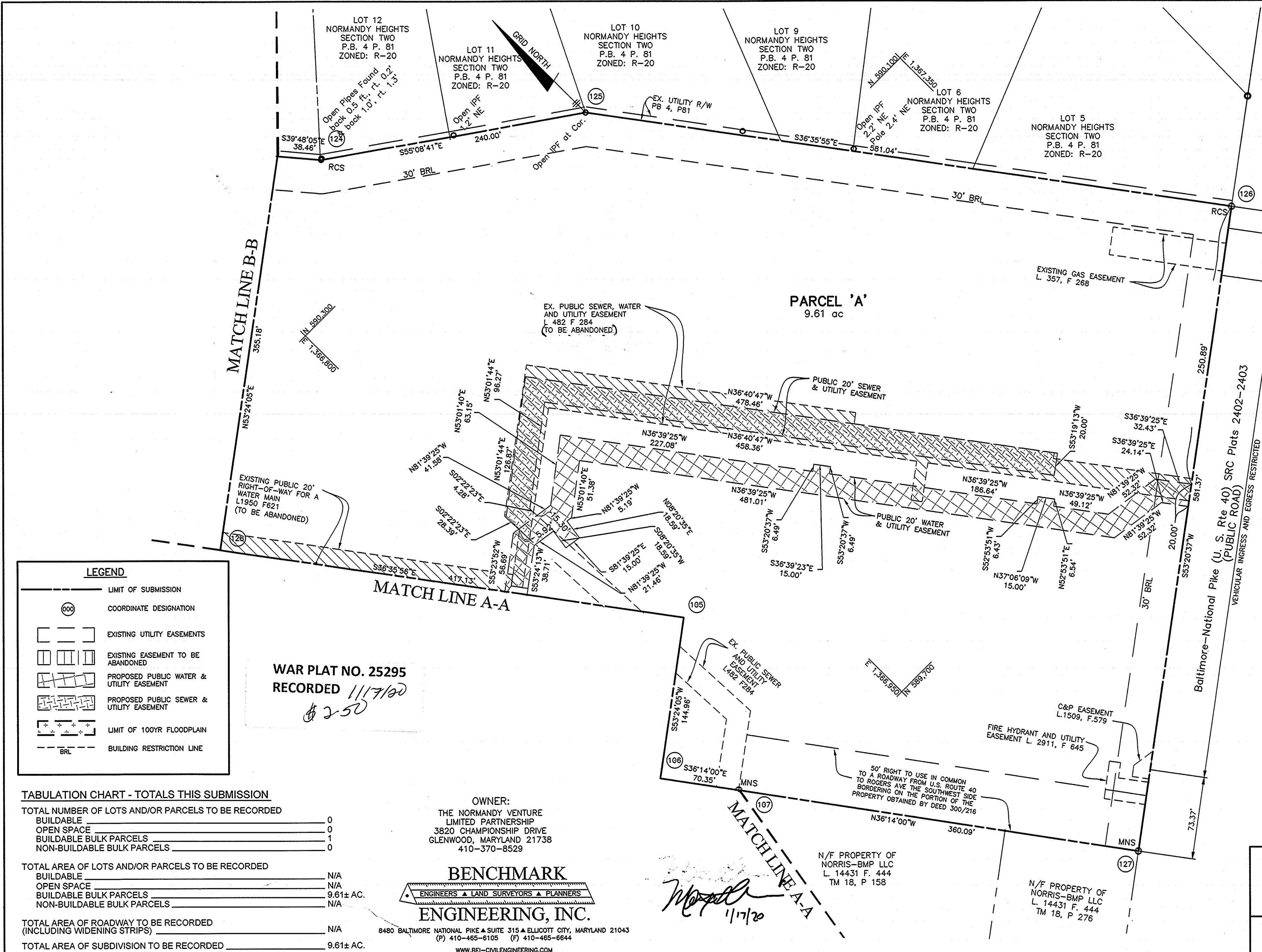
**PLAT OF REVISION**

**NORMANDY SHOPPING CENTER**  
PARCELS 'A', 'B' AND 'C'  
Previously recorded as Plat 10366-68 and Plat 24993

WP-97-026 WP-98-055 F-98-033 F-19-066  
3rd ELECTION DISTRICT OF HOWARD COUNTY, MARYLAND  
TAX MAP: 18 SCALE: 1" = 60'  
GRID: 19 DATE: OCTOBER, 2019  
PARCEL: 75 SHEET: 1 OF 4  
ZONED: B-2-TNC



LR - Plat Fee -  
 Subdivision  
 Subdivision Name:  
 NORMANDY SHOPPING  
 CENTER  
 Ref: 25295  
 Total: 20.00  
 01/17/2020 11:20  
 #13267820 CC0503 -  
 Howard Co  
 Columbia/CC05.03.05  
 Register 05



**LEGEND**

- LIMIT OF SUBMISSION
- COORDINATE DESIGNATION
- EXISTING UTILITY EASEMENTS
- EXISTING EASEMENT TO BE ABANDONED
- PROPOSED PUBLIC WATER & UTILITY EASEMENT
- PROPOSED PUBLIC SEWER & UTILITY EASEMENT
- LIMIT OF 100YR FLOODPLAIN
- BUILDING RESTRICTION LINE

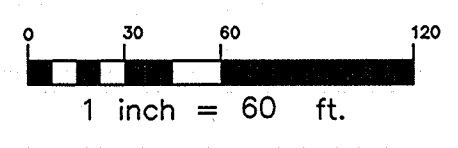
WAR PLAT NO. 25295  
 RECORDED 11/17/20  
 250

**TABULATION CHART - TOTALS THIS SUBMISSION**

TOTAL NUMBER OF LOTS AND/OR PARCELS TO BE RECORDED	
BUILDABLE	0
OPEN SPACE	0
BUILDABLE BULK PARCELS	1
NON-BUILDABLE BULK PARCELS	0
TOTAL AREA OF LOTS AND/OR PARCELS TO BE RECORDED	
BUILDABLE	N/A
OPEN SPACE	N/A
BUILDABLE BULK PARCELS	9.61± AC.
NON-BUILDABLE BULK PARCELS	N/A
TOTAL AREA OF ROADWAY TO BE RECORDED (INCLUDING WIDENING STRIPS)	N/A
TOTAL AREA OF SUBDIVISION TO BE RECORDED	9.61± AC.

OWNER:  
 THE NORMANDY VENTURE LIMITED PARTNERSHIP  
 3820 CHAMPIONSHIP DRIVE  
 GLENWOOD, MARYLAND 21738  
 410-370-8529

**BENCHMARK ENGINEERING, INC.**  
 ENGINEERS • LAND SURVEYORS • PLANNERS  
 8480 BALTIMORE NATIONAL PIKE SUITE 315 • ELIJAH CITY, MARYLAND 21043  
 (P) 410-485-6105 (F) 410-485-6844  
 WWW.BEI-CIVLENGINEERING.COM



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.

*Donald A. Mason* 10/9/19  
 DONALD A. MASON  
 REGISTERED PROFESSIONAL LAND SURVEYOR  
 MARYLAND NO. 21320

*David Moxley* 11/25/19  
 DAVID MOXLEY  
 THE NORMANDY VENTURE LIMITED PARTNERSHIP

THE PURPOSE OF THIS PLAT OF REVISION IS TO ABANDON A PORTION OF A PUBLIC WATER, SEWER, AND UTILITY EASEMENT, A PORTION OF A PUBLIC WATER AND UTILITY EASEMENT AND TO ESTABLISH A NEW PUBLIC 20' SEWER & UTILITY EASEMENT AND A NEW PUBLIC 20' WATER & UTILITY EASEMENT.

RECORDED AS PLAT NO. \_\_\_\_\_  
 ON \_\_\_\_\_ AMONG THE LAND RECORDS OF  
 HOWARD COUNTY, MARYLAND.

APPROVED: FOR PUBLIC WATER AND PUBLIC SEWER SYSTEMS. HOWARD COUNTY HEALTH DEPARTMENT  
*Michael J. Davis* 12/03/19  
 HOWARD COUNTY HEALTH OFFICER H.O. DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING.  
*Chad Johnson* 1.3.20  
 CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE  
*J. Mark Farley* 1.9.20  
 DIRECTOR MH DATE

**SURVEYOR'S CERTIFICATE**

I HEREBY CERTIFY THAT THIS DOCUMENT WAS PREPARED BY ME UNDER MY RESPONSIBLE CHARGE, AND THAT I AM A DULY LICENSED PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 21320, EXPIRATION DATE 1-7-2021 AND I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF THAT THE INFORMATION SHOWN HEREON IS CORRECT, THAT IT IS PART OF LAND ACQUIRED BY THE NORMANDY VENTURE LIMITED PARTNERSHIP FROM THE PRUDENTIAL INVESTMENTS COMPANY BY DEED DATED FEBRUARY 13, 1992 AND RECORDED IN JEROME COUNTY, MONTANA AT FOLIO 662 AND THAT ALL MONUMENTS ARE IN PLACE OR WILL BE IN PLACE PRIOR TO ACCEPTANCE OF THE ROADS BY HOWARD COUNTY, IN ACCORDANCE WITH THE ANNOTATED CODE OF MARYLAND AS AMENDED.

*Donald A. Mason* 10/9/19  
 DONALD A. MASON  
 REGISTERED PROFESSIONAL LAND SURVEYOR MD REG. NO. 21320  
 FOR BENCHMARK ENGINEERING, INC. MD REG. NO. 351

**OWNER'S CERTIFICATE**

"THE NORMANDY VENTURE LIMITED PARTNERSHIP, OWNER OF THE PROPERTY SHOWN HEREON, HEREBY ADOPTS THIS PLAN OF SUBDIVISION, AND IN CONSIDERATION OF APPROVAL OF THIS FINAL PLAT BY THE DEPARTMENT OF PLANNING AND ZONING, ESTABLISHES THE MINIMUM BUILDING RESTRICTION LINES AND GRANTS 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 AND STREET RIGHTS-OF-WAY, AND THE SPECIFIC EASEMENT AREAS SHOWN HEREON, (2) 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 TO ACQUIRE THE FEE SIMPLE TITLE TO THE BEDS OF THE STREETS AND/OR ROADS AND FLOODPLAINS, 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, AND (4) THAT NO BUILDING OR SIMILAR STRUCTURE OF ANY KIND SHALL BE ERRECTED ON OR OVER THE SAID EASEMENTS AND RIGHTS-OF-WAY, WITNESS OUR HANDS THIS 25<sup>th</sup> DAY OF November, 2019."

*David Moxley*  
 DAVID MOXLEY  
 THE NORMANDY VENTURE LIMITED PARTNERSHIP

*Donald A. Mason*  
 DONALD A. MASON  
 REGISTERED PROFESSIONAL LAND SURVEYOR

PLAT OF REVISION

**NORMANDY SHOPPING CENTER**  
 PARCELS 'A', 'B' AND 'C'  
 Previously recorded as Plat 10366-68 and Plat 24993

WP-97-026 WP-98-055 F-98-033 F-19-066

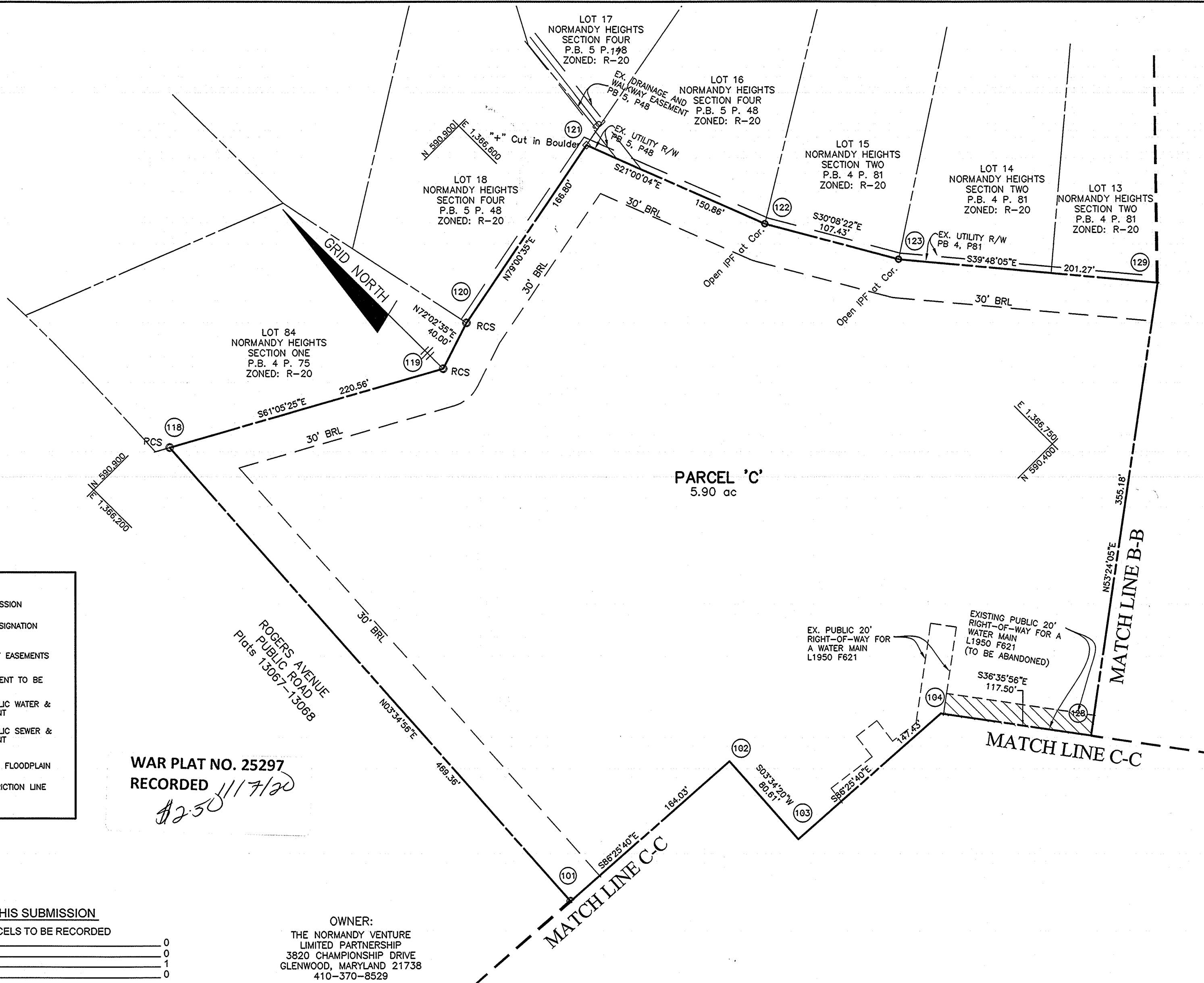
3rd ELECTION DISTRICT OF HOWARD COUNTY, MARYLAND  
 TAX MAP: 18 SCALE: 1" = 60'  
 GRID: 19 DATE: OCTOBER, 2019  
 PARCEL: 75 SHEET: 2 OF 4  
 ZONED: B-2-TNC







LR - Plat Fee - 5.00  
 Subdivision  
 Subdivision Name  
 NORMANDY SHOPPING  
 CENTER  
 Ref: 25297  
 Total: 20.00  
 01/17/2020 11:20  
 #13267829 00503  
 Howard Co  
 Columbia/COES 05  
 Register 85



**LEGEND**

- LIMIT OF SUBMISSION
- ⊙ COORDINATE DESIGNATION
- EXISTING UTILITY EASEMENTS
- EXISTING EASEMENT TO BE ABANDONED
- PROPOSED PUBLIC WATER & UTILITY EASEMENT
- PROPOSED PUBLIC SEWER & UTILITY EASEMENT
- LIMIT OF 100YR FLOODPLAIN
- BRL BUILDING RESTRICTION LINE

WAR PLAT NO. 25297  
 RECORDED 11/17/20  
 \$250

**TABULATION CHART - TOTALS THIS SUBMISSION**

TOTAL NUMBER OF LOTS AND/OR PARCELS TO BE RECORDED	
BUILDABLE	0
OPEN SPACE	0
BUILDABLE BULK PARCELS	1
NON-BUILDABLE BULK PARCELS	0
TOTAL AREA OF LOTS AND/OR PARCELS TO BE RECORDED	
BUILDABLE	N/A
OPEN SPACE	N/A
BUILDABLE BULK PARCELS	5.90± AC.
NON-BUILDABLE BULK PARCELS	N/A
TOTAL AREA OF ROADWAY TO BE RECORDED (INCLUDING WIDENING STRIPS)	N/A
TOTAL AREA OF SUBDIVISION TO BE RECORDED	5.90± AC.

OWNER:  
 THE NORMANDY VENTURE  
 LIMITED PARTNERSHIP  
 3820 CHAMPIONSHIP DRIVE  
 GLENWOOD, MARYLAND 21738  
 410-370-8529

**BENCHMARK ENGINEERING, INC.**  
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 WWW.BEI-CIVLENGINEERING.COM

*Donald A. Mason*  
 11/17/20

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.

*Donald A. Mason* 10/9/19  
 DONALD A. MASON  
 REGISTERED PROFESSIONAL LAND SURVEYOR  
 MARYLAND NO. 21320

*David Moxley* 11/25/19  
 DAVID MOXLEY  
 THE NORMANDY VENTURE LIMITED PARTNERSHIP

THE PURPOSE OF THIS PLAT OF REVISION IS TO ABANDON A PORTION OF A PUBLIC WATER, SEWER, AND UTILITY EASEMENT, A PORTION OF A PUBLIC WATER AND UTILITY EASEMENT AND TO ESTABLISH A NEW PUBLIC 20' SEWER & UTILITY EASEMENT AND A NEW PUBLIC 20' WATER & UTILITY EASEMENT.

RECORDED AS PLAT NO. \_\_\_\_\_  
 ON \_\_\_\_\_ AMONG THE LAND RECORDS OF  
 HOWARD COUNTY, MARYLAND.

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

*Michael J. Davis* 12/23/19  
 HOWARD COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

*[Signature]* 1.3.20  
 CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

*J. M. [Signature]* 1.9.20  
 DIRECTOR DATE

**SURVEYOR'S CERTIFICATE**

I HEREBY CERTIFY THAT THIS DOCUMENT WAS PREPARED BY ME UNDER MY RESPONSIBLE CHARGE, AND THAT I AM A DULY LICENSED PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 21320, EXPIRATION DATE 1-7-2021 AND I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF THAT THE INFORMATION SHOWN HEREON IS CORRECT, THAT IT IS PART OF LAND ACQUIRED BY THE NORMANDY VENTURE LIMITED PARTNERSHIP FROM THE PRUDENTIAL INVESTMENTS COMPANY BY DEED DATED FEBRUARY 13, 1992 AND RECORDED IN DEED BOOK FOLIO 662 AND THAT ALL MONUMENTS ARE IN PLACE OR WILL BE IN PLACE PRIOR TO THE RECORDING OF THIS PLAT BY HOWARD COUNTY, IN ACCORDANCE WITH THE ANNOTATED CODE OF MARYLAND.

*Donald A. Mason* 10/9/19  
 DONALD A. MASON  
 REGISTERED PROFESSIONAL LAND SURVEYOR MD REG. NO. 21320  
 FOR BENCHMARK ENGINEERING, INC. MD REG. NO. 351

**OWNER'S CERTIFICATE**

"THE NORMANDY VENTURE LIMITED PARTNERSHIP, OWNER OF THE PROPERTY SHOWN HEREON, HEREBY ADOPTS THIS PLAN OF SUBDIVISION, AND IN CONSIDERATION OF APPROVAL OF THIS FINAL PLAT BY THE DEPARTMENT OF PLANNING AND ZONING, ESTABLISHES THE MINIMUM BUILDING RESTRICTION LINES AND GRANTS 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 AND STREET RIGHTS-OF-WAY, AND THE SPECIFIC EASEMENT AREAS SHOWN HEREON, (2) 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 TO ACQUIRE THE FEE SIMPLE TITLE TO THE BEDS OF THE STREETS AND/OR ROADS AND FLOODPLAINS, 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, AND (4) THAT NO BUILDING OR SIMILAR STRUCTURE OF ANY KIND SHALL BE ERRECTED ON OR OVER THE SAID EASEMENTS AND RIGHTS-OF-WAY, WITNESS OUR HANDS THIS 25<sup>th</sup> DAY OF NOVEMBER, 2019."

*David Moxley*  
 DAVID MOXLEY  
 THE NORMANDY VENTURE LIMITED PARTNERSHIP

WITNESS

**PLAT OF REVISION**

**NORMANDY SHOPPING CENTER**  
 PARCELS 'A', 'B' AND 'C'  
 Previously recorded as Plat 10366-68 and Plat 24993

WP-97-026 WP-98-055 F-98-033 F-19-066

3rd ELECTION DISTRICT OF HOWARD COUNTY, MARYLAND

TAX MAP: 18 SCALE: 1" = 60'  
 GRID: 19 DATE: OCTOBER, 2019  
 PARCEL: 75 SHEET: 4 OF 4  
 ZONED: B-2-TNC