

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.


Introduced and read first time July 6, 2020.

By order 
Diane Schwartz Jones, Administrator

Read for a second time at a public hearing on July 20, 2020.

By order 
Diane Schwartz Jones, Administrator

This Resolution was read the third time and was Adopted X, Adopted with amendments___, Failed___, Withdrawn___, by the County Council on July 29, 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.

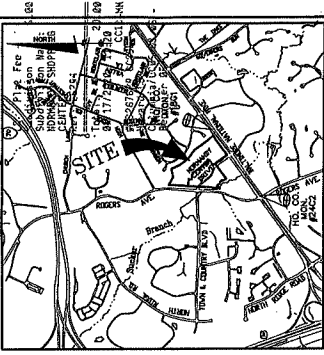
1 **NOW, THEREFORE, BE IT RESOLVED** by the County Council of Howard County,
2 Maryland, this 29th day of July, 2020, that the Easements to be Abandoned, a
3 portion containing 20,918 square feet of a Water, Sewer and Utility Easement and a portion
4 containing 7,502 square feet of a Right of Way Easement, 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 INDICES HORIZONTAL
ON STAMPED BRASS DISK SET ON TOP OF
CONCRETE BASE.
N 588984.961' E 1367750.25'
ELEVATION: 407.825'

NO. CO. 87463
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'

GENERAL NOTES

- SUBJECT PROPERTY ZONED B-2-TNC PER THE OCTOBER 6, 2013 COMPREHENSIVE ZONING PLAN.
- PROJECT BOUNDARY IS BASED ON AN ALTA SURVEY BY BENCHMARK ENGINEERING, INC. IN JANUARY, 2018.
- COORDINATES SHOWN HEREON ARE BASED ON NAD 83 MARYLAND COORDINATE SYSTEM AS PROJECTED BY HUNTING COUNTY MONUMENTS 1821 & 2422.
- ALL AREAS ARE CONSIDERED "MORE OR LESS".
- THERE ARE EXISTING STRUCTURES ON PARCELS "A" AND "B" THAT ARE TO REMAIN. ALL STRUCTURES ARE TO BE CONSTRUCTED IN ACCORDANCE WITH THE ZONING REGULATIONS.
- NO GRADING, REMOVAL OF VEGETATIVE COVER OR TREES, PAVING AND NEW CONCRETE ARE TO BE CONSTRUCTED ON 100-YEAR FLOODPLAIN, WETLANDS, STREAMS, OR OTHER REGULATED AREAS.
- THIS PLAT IS EXEMPT FROM THE FOREST CONSERVATION REQUIREMENTS BECAUSE IT IS A REVISION PLAT THAT DOES NOT CREATE ANY NEW LOTS IN ACCORDANCE WITH SECTION 16.122(a)(1)(iv) OF THE HOWARD COUNTY CODE.
- THIS PLAT IS EXEMPT FROM THE REQUIREMENTS OF SECTION 16.174 OF THE HOWARD COUNTY CODE BECAUSE IT IS A REVISION PLAT THAT DOES NOT CREATE ANY NEW LOTS OR PARCELS DIVISIONS.
- PROPERTY SUBJECT TO PRIOR DEPARTMENT OF PLANNING AND ZONING FILE NUMBERS: WP-97-026, WP-98-055, WP-98-033, F-19-066, F-98-033.
- ALTERNATIVE COMPLIANCE: WP-98-055, WHICH WAIVED SECTION 16.174(6)(17) OF THE HOWARD COUNTY CODE BECAUSE THE CONSTRUCTION METHODS BUFFERS WHICH REQUIRE THE LOCATION OF THE FLOODPLAIN BUFFER, WETLANDS BUFFERS AND STREAM BUFFERS ON THE FINAL PLAT WAS APPROVED ON DECEMBER 23, 1997.

THE REQUIREMENTS OF § 2-104, THE 854 PROPERTY ARTICLE ANNOTATED CODE OF MARYLAND, 854A REPLACEMENT VOLUME (AS SUPPLEMENTED) AS FAR AS THEY RELATE TO THE LOCATION, DESIGN, CONSTRUCTION, AND THE SETTING OF MARKERS HAVE BEEN COMPLIED WITH.

Donald M. Mason 10/19/19
DONALD A. MASON
PROFESSIONAL LAND SURVEYOR
MARYLAND NO. 21320

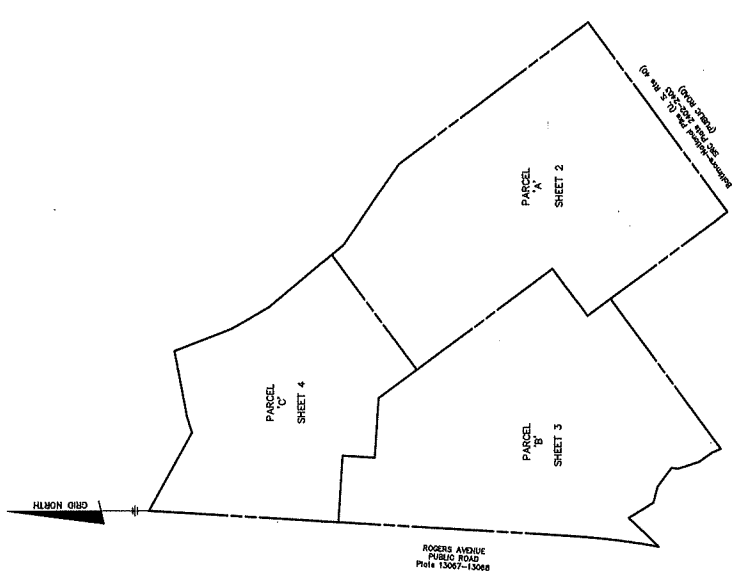
David Moxley 11-25-19
DAVID MOXLEY
THE NORMANDY VENTURE LIMITED PARTNERSHIP

THE PURPOSE OF THIS PLAT OF REVISION IS TO AMEND AND TO CORRECT THE PREVIOUS PLAT OF REVISION TO ESTABLISH A NEW PUBLIC WATER AND UTILITY EASEMENT AND A NEW PUBLIC 20' WATER & UTILITY EASEMENT.

RECORDED AS PLAT NO. _____ AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

PLAT OF REVISION
NORMANDY SHOPPING CENTER
PARCELS 'A', 'B' AND 'C'
Previously recorded as Plat 103666-08 and Plat 24993

WP-97-026 WP-98-055 F-98-033 F-19-066
364 ELECTION DISTRICT OF HOWARD COUNTY, MARYLAND
TAX MAP: 18
PARCEL: 75
ZONED: B-2-TNC
DATE: OCTOBER, 2019
SHEET: 1 OF 4



RESERVATION OF PUBLIC UTILITY EASEMENTS
DEVELOPER HEREBY INTENDS TO RESERVE, ITS SUCCESSORS AND ASSIGNS, ALL EASEMENTS SHOWN ON THIS PLAT FOR WATER, SEWER, STORM DRAINAGE, OTHER PUBLIC UTILITIES, AND THE RIGHT TO LAY, CONSTRUCT AND MAINTAIN SEWERS, DRAINAGE, WATER PIPES, AND OTHER MUNICIPAL UTILITIES AND SERVICES. (1) THE RIGHT TO LAY, CONSTRUCT AND MAINTAIN SEWERS, DRAINAGE, WATER PIPES, AND OTHER MUNICIPAL UTILITIES AND SERVICES WHERE APPLICABLE, AND FOR GAS AND OTHER VALUABLE CONSIDERATION, HEREBY GRANTS THE RIGHT AND OPTION TO HOWARD COUNTY TO BORROW THE SAME TITLE TO THE BEDS OF THE STREETS AND/OR ROADS AND FLOODPLAINS AND FLOODPLAIN DRAINAGE EASEMENTS FOR THE SPECIFIC PURPOSE OF THEIR CONSTRUCTION, REPAIR AND MAINTENANCE, AND (2) THAT NO WRITERS OUR HANDS THIS 25th DAY OF NOVEMBER, 2019.

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 SERVICES, (1) THE RIGHT TO LAY, CONSTRUCT AND MAINTAIN SEWERS, DRAINAGE, WATER PIPES, AND OTHER MUNICIPAL UTILITIES AND SERVICES, AND UNDER ALL ROADS AND STREET RIGHTS-OF-WAY, AND THE SPECIFIC EASEMENT AREAS SHOWN HEREON, (2) SPACE WHERE APPLICABLE, AND FOR GAS AND OTHER VALUABLE CONSIDERATION, HEREBY GRANTS THE RIGHT AND OPTION TO HOWARD COUNTY TO BORROW THE SAME TITLE TO THE BEDS OF THE STREETS AND/OR ROADS AND FLOODPLAINS AND FLOODPLAIN DRAINAGE EASEMENTS FOR THE SPECIFIC PURPOSE OF THEIR CONSTRUCTION, REPAIR AND MAINTENANCE, AND (3) THAT NO WRITERS OUR HANDS THIS 25th DAY OF NOVEMBER, 2019.

Donald M. Mason
DONALD A. MASON
PROFESSIONAL LAND SURVEYOR
MARYLAND NO. 21320

BOUNDARY COORDINATES

POINT #	NORTHING	EASTING
121	590834.9488	1366660.8536
122	590877.6847	1366732.1313
123	590586.6854	1365788.4622
124	590404.4467	1368944.5742
125	590267.6448	1371134.8425
126	589796.0194	137491.4807
127	589450.3410	1368991.6817
128	590215.6162	1366229.5986
129	590451.15728	1366957.3801

CURVE DATA TABLE

CURVE	RADIUS	ARC LENGTH	BETA ANGLE	CHORD	TANGENT
C1	1840.00'	226.86'	70.351°	113.57'	N07°09'52"E 1226.71'

WAR PLAT NO. 25294
RECORDED 11/18/19
11/25

TABULATION CHART - TOTALS THIS SUBMISSION

TOTAL NUMBER OF LOTS AND/OR PARCELS TO BE RECORDED

BUILDABLE	0
NON-BUILDABLE BULK PARCELS	0
TOTAL AREA OF LOTS AND/OR PARCELS TO BE RECORDED	N/A
BUILDABLE	N/A
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	24.444 AC.

OWNER'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 HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE AND BELIEF THAT THE INFORMATION CONTAINED HEREON IS TRUE AND CORRECT AND IS PART OF LAND ACQUIRED BY THE NORMANDY VENTURE LIMITED PARTNERSHIP FROM THE PRUDENTIAL INVESTMENTS COMPANY BY DEED DATED FEBRUARY 13, 1982 AND RECORDED IN LIBER 2472 AT FOLIO 100. THE INFORMATION CONTAINED HEREON IS IN ACCORDANCE WITH THE ANNOTATED CODE OF MARYLAND, TITLE 17, SUBTITLE 10, CHAPTER 1001, AND THE ANNOTATED CODE OF MARYLAND, TITLE 17, SUBTITLE 10, CHAPTER 1002.

Donald M. Mason
DONALD A. MASON
PROFESSIONAL LAND SURVEYOR
MARYLAND NO. 21320

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

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

APPROVED: CHIEF DEVELOPMENT ENGINEERING DIVISION

DATE: 11/23/19
DATE: 1-9-20
DATE: 1-9-20

DATE: 10/19/19
DATE: NO. 21320
DATE: (SEE REG. NO. 35)

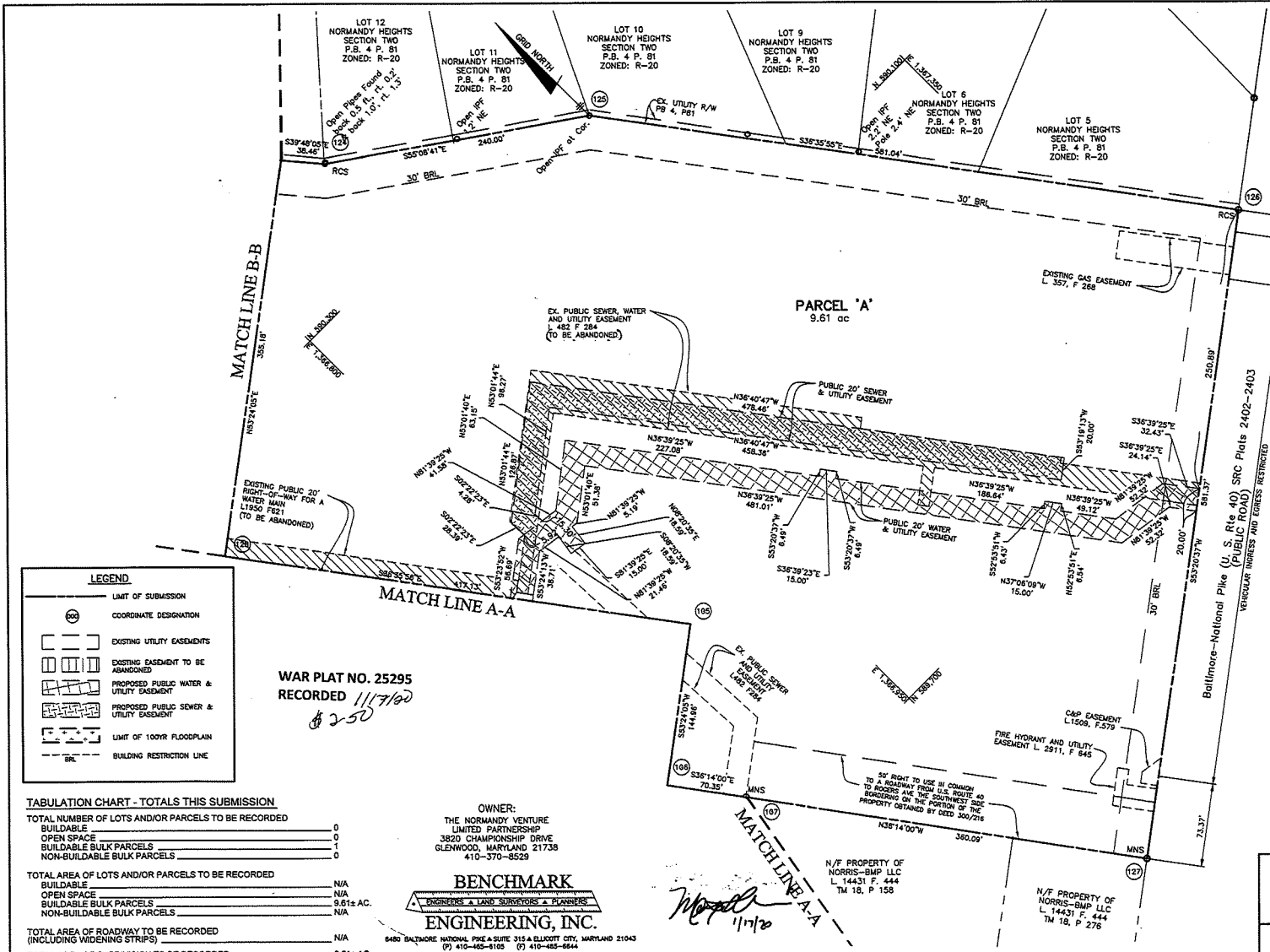
PASS 306

MEB CADS-6213-1
F-20-0340





LR - Plat Fec -
 Subdivision
 Subdivision Name:
 NORMANDY SHOPPING
 CENTER
 Ref: 25295
 Total: 27.08
 01/17/2023 11:26
 #13267829 CC0503 -
 Howard Co
 Columbia/CC05.03.05
 Register 05



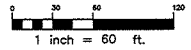
EASEMENT INGRESS AND EGRESS
 RESTRICTED

Baltimore-National Pike (U. S. Rte 40) SNC Plots 2402-2403
 EASEMENT INGRESS AND EGRESS RESTRICTED

05/29/2023

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 11/7/20
 \$ 250



THE REQUIREMENTS § 3-106, 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 M. 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 DATE

TABULATION CHART - TOTALS THIS SUBMISSION	
TOTAL NUMBER OF LOTS AND/OR PARCELS TO BE RECORDED	
BUILDABLE	0
OPEN SPACE	0
BUILDABLE BULK PARCELS	0
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
 ENGINEERS & LAND SURVEYORS & PLANNERS
ENGINEERING, INC.
 6480 BALTIMORE NATIONAL PIKE SUITE 315 A ELKLOTT CITY, MARYLAND 21043
 (P) 410-485-9105 (F) 410-485-8844
 WWW.BE-ENR.COM

N/F PROPERTY OF
 NORRIS-BMP LLC
 L. 14431 F. 444
 TM 18, P. 158

N/F PROPERTY OF
 NORRIS-BMP LLC
 L. 14431 F. 444
 TM 18, P. 276

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. _____ AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

APPROVED: FOR PUBLIC WATER AND PUBLIC SEWER SYSTEMS, HOWARD COUNTY HEALTH DEPARTMENT
Donald J. O'Brien 10/26/19
 HOWARD COUNTY HEALTH OFFICER H.O. DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING
William L. ... 1.3.20
 CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE
J. Mark ... 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 INSTRUMENT FOLIO 682 AND THAT ALL MONUMENTS ARE IN PLACE OR WILL BE IN PLACE PROGRESSIVELY AS THE ROADS BY HOWARD COUNTY, IN ACCORDANCE WITH THE ANNOTATED CODE OF MARYLAND, ARE WIDENED.

Donald M. Mason 10/9/19
 DONALD A. MASON DATE
 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 INTO 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 23rd DAY OF November, 2019.

David Moxley
 DAVID MOXLEY DATE
 THE NORMANDY VENTURE LIMITED PARTNERSHIP WITNESS

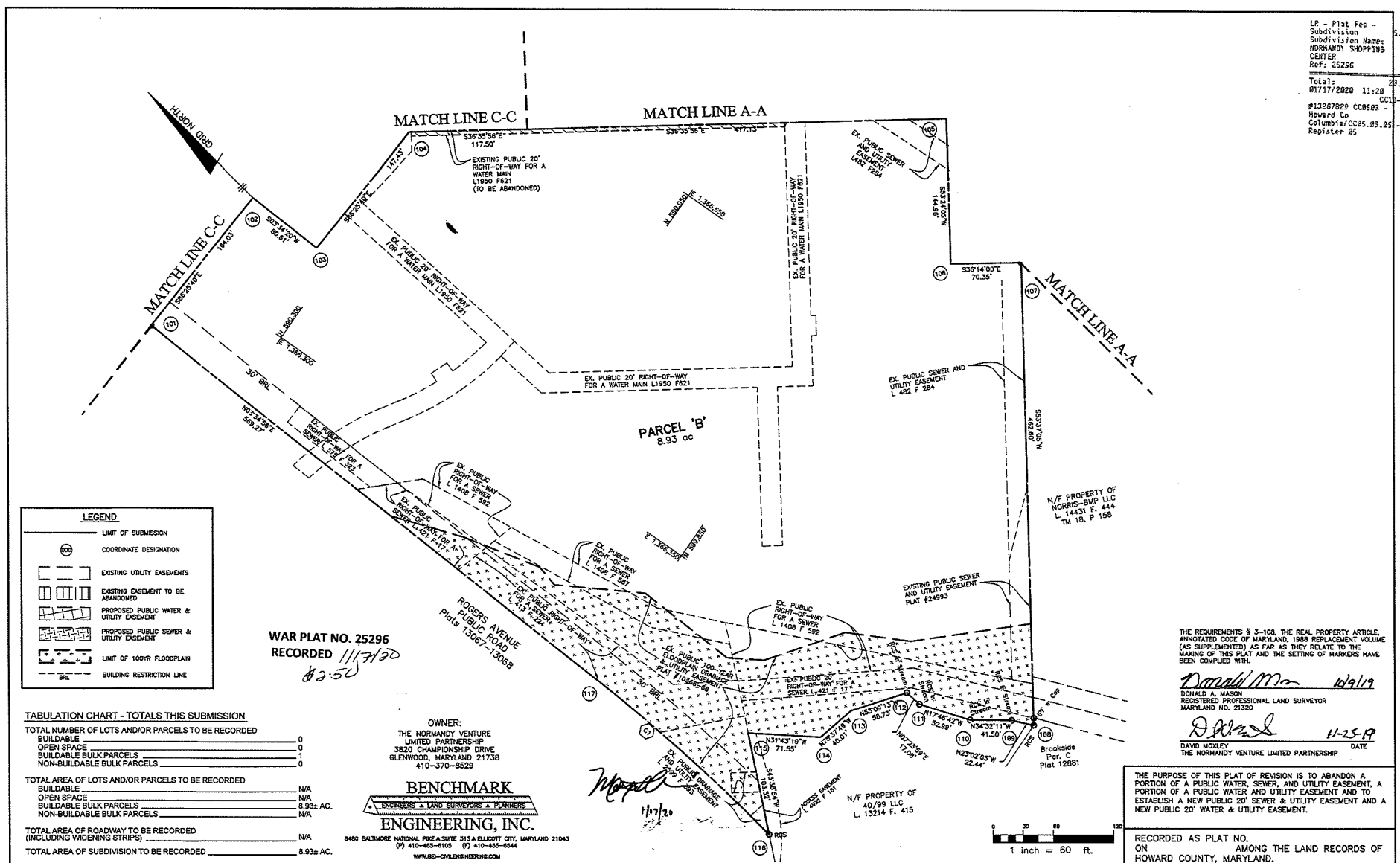
PLAT OF REVISION

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-19-068

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

LR - Plat Fee - 5.00
 Subdivision 22.00
 Subdivision Name: NORMANDY SHOPPING CENTER
 Ref: 25256
 Total: 27.00
 01/17/2020 11:20
 #13267829 CC0503 - CC18-MH
 Howard Co
 Columbia/CC05.03.05
 Register 05



LEGEND

- 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

TABULATION CHART - TOTALS THIS SUBMISSION

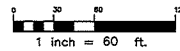
TOTAL NUMBER OF LOTS AND/OR PARCELS TO BE RECORDED	
BUILDABLE	0
OPEN SPACE	0
BUILDABLE BULK PARCELS	0
NON-BUILDABLE BULK PARCELS	0
TOTAL AREA OF LOTS AND/OR PARCELS TO BE RECORDED	
BUILDABLE	N/A
OPEN SPACE	N/A
BUILDABLE BULK PARCELS	8.93± AC.
NON-BUILDABLE BULK PARCELS	N/A
TOTAL AREA OF ROADWAY TO BE RECORDED (INCLUDING WIDENING STRIPS)	N/A
TOTAL AREA OF SUBDIVISION TO BE RECORDED	8.93± AC.

OWNER:
 THE NORMANDY VENTURE LIMITED PARTNERSHIP
 3820 CHAMPIONSHIP DRIVE
 GLENWOOD, MARYLAND 21738
 410-370-8523

BENCHMARK ENGINEERING, INC.
 8480 BALTIMORE NATIONAL PIKE & SUITE 315 & BLOTTOTT CITY, MARYLAND 21043
 (P) 410-465-6105 (F) 410-465-6644
 WWW.BE-CIVILENGINEERING.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 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



APPROVED: FOR PUBLIC WATER AND PUBLIC SEWER SYSTEMS, HOWARD COUNTY HEALTH DEPARTMENT
Howard County Health Officer 12/23/19
 HOWARD COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING
Chief, Development Engineering Division 1-3-20
 CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

J. Offenberg, Esq. 1-7-20
 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 LIBERTY, MARYLAND, 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, § 3-108.

Donald 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 26th DAY OF November, 2019.

David Moxley
 DAVID MOXLEY
 THE NORMANDY VENTURE LIMITED PARTNERSHIP

WITNESS

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. _____ AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

PLAT OF REVISION

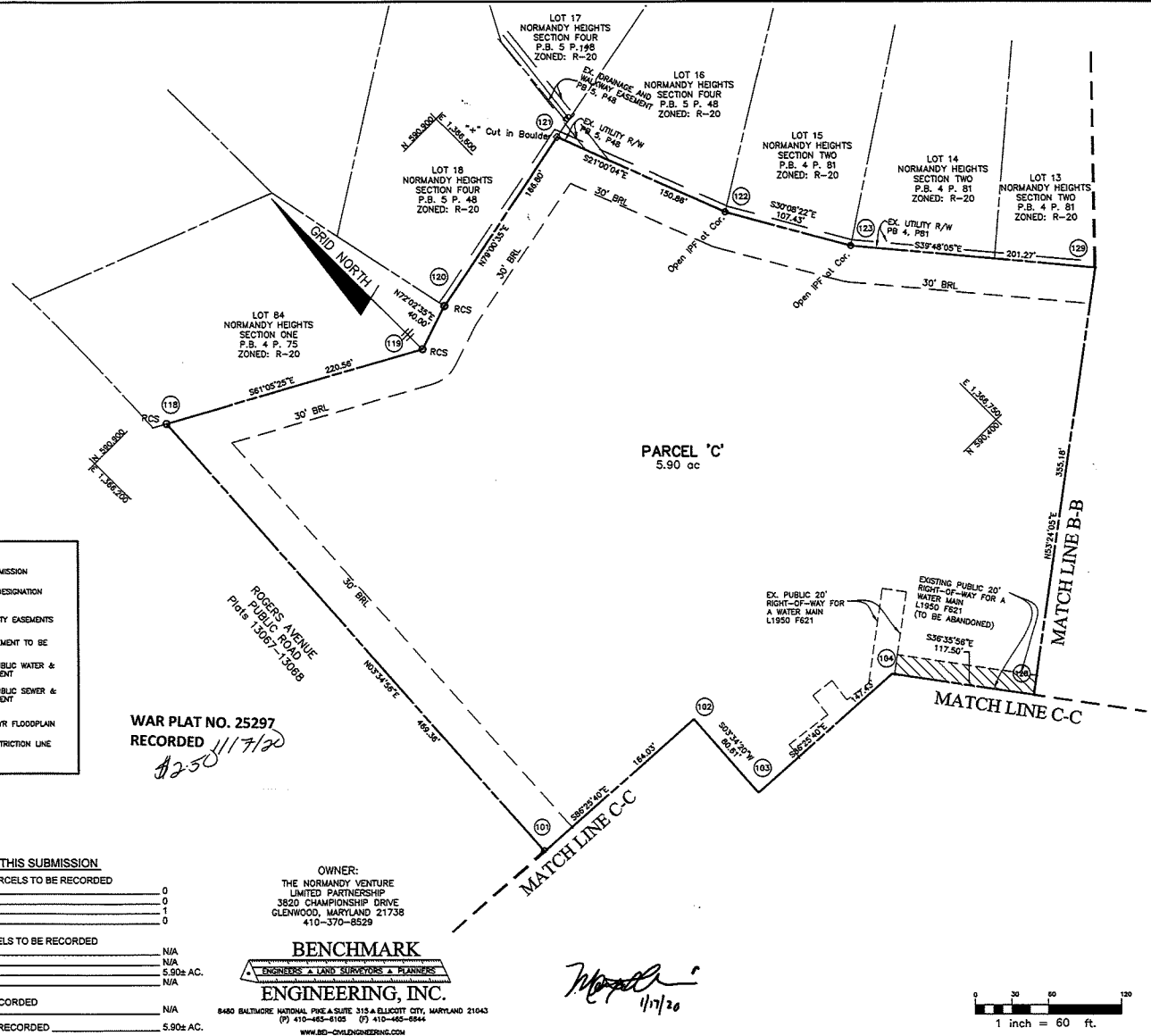
NORMANDY SHOPPING CENTER
 PARCELS 'A', 'B' AND 'C'
 Previously recorded as Plat 10366-68 and Plat 24993

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: 3 OF 4
 ZONED: B-2-TNC



LP - Plot Fee -
 Subdivision
 Subdivision Name
 NORMANDY SHOPPING CENTER
 Ref: 25297
 Total: 20.68
 21/17/2023 11:24
 13297929 CC0585
 Howard Co.
 Columbia/CC05.00.05
 Register 25



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. 25297
 RECORDED 11/7/20
 \$250

TABULATION CHART - TOTALS THIS SUBMISSION

TOTAL NUMBER OF LOTS AND/OR PARCELS TO BE RECORDED	0
BUILDABLE	0
OPEN SPACE	0
BUILDABLE BULK PARCELS	1
NON-BUILDABLE BULK PARCELS	0
TOTAL AREA OF LOTS AND/OR PARCELS TO BE RECORDED	N/A
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.
 ENGINEERS & LAND SURVEYORS & PLANNERS
 8480 BALTIMORE NATIONAL PIKE & SUITE 315 A ELICOTT CITY, MARYLAND 21043
 (P) 410-465-6108 (F) 410-465-6544
 WWW.BE-CHILDENGINEERING.COM

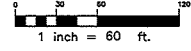
THE REQUIREMENTS § 3-108, THE REAL PROPERTY ARTICLE, ANNOTATED CODE OF MARYLAND, 1988 REPLACEMENT VOLUME (AS SUPPLEMENTED) AS FAR AS THEY RELATE TO THE MAKING OF THIS PLAT AND THE SETTING OF MARKERS HAVE BEEN COMPLIED WITH.

Donald M. Mason 11/9/19
 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. _____ AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.



APPROVED: FOR PUBLIC WATER AND PUBLIC SEWER SYSTEMS. HOWARD COUNTY HEALTH DEPARTMENT
M. J. Davis 12/22/19
 HOWARD COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING
M. J. Mason 1.9.20
 CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

J. Malaga Ag 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 HOWARD COUNTY FOLIO 862 AND THAT ALL MONUMENTS ARE IN PLACE OR WILL BE IN PLACE PRIOR TO THE RECORDING OF THE ROADS BY HOWARD COUNTY, IN ACCORDANCE WITH THE ANNOTATED CODE OF MARYLAND, § 3-108.

Donald M. Mason 11/9/19
 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 EASEMENTS AND RIGHTS-OF-WAY, WITNESS OUR HANDS THIS 25th 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
 PARCEL: 75 DATE: OCTOBER, 2019
 ZONED: B-2-TNC SHEET: 4 OF 4