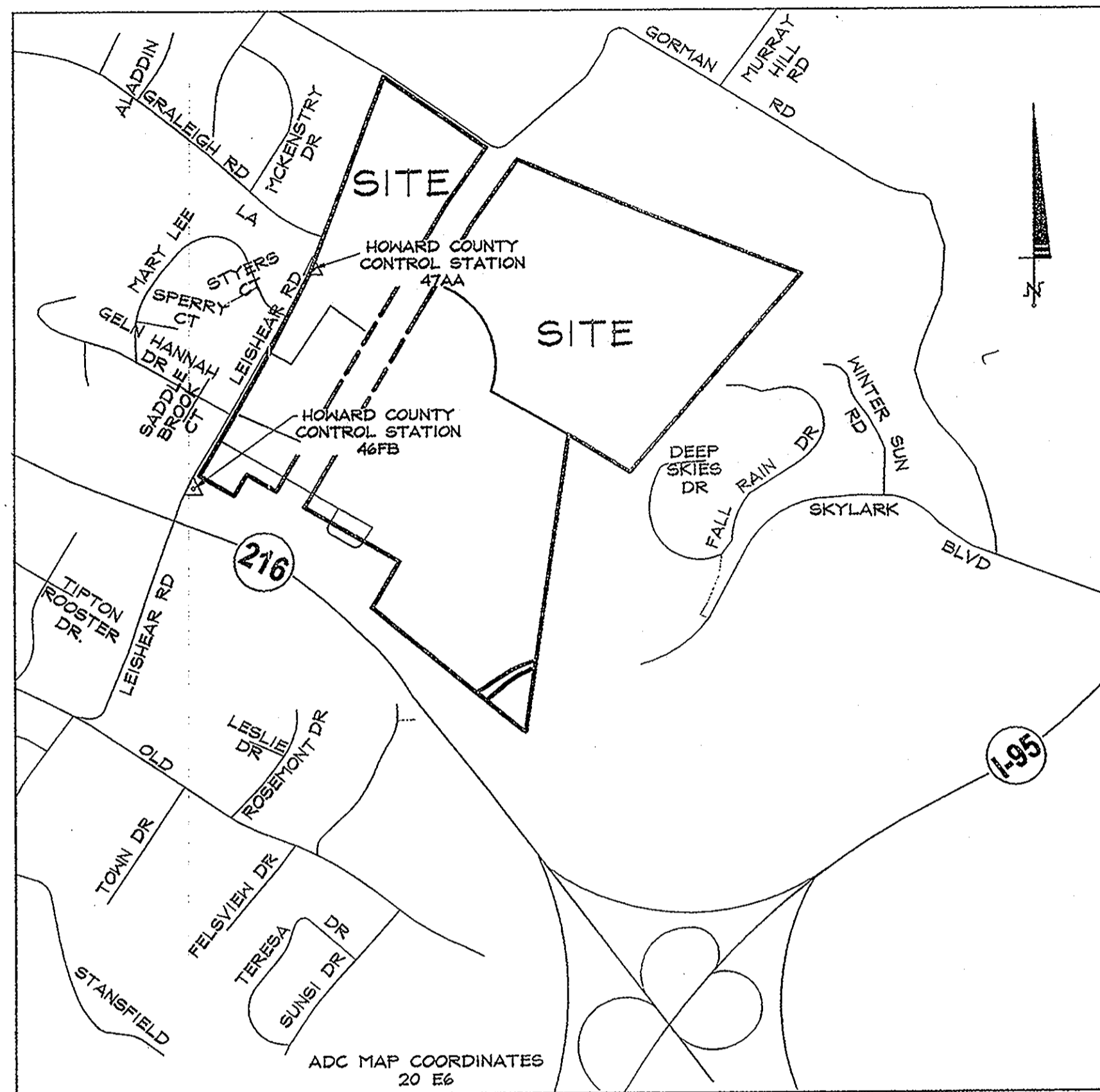


GENERAL NOTES:

- The subject property is zoned R-SC-MXD-3, R-20-MXD-3, M-1, M-1-MXD-3, B-1-MXD-3, PEC-MXD-3, R-20 & B-2-MXD-3 per the 02/02/04 Comprehensive Zoning Plan and the Comp Lite Zoning Regulation amendments effective on 7/28/08.
- Coordinates shown hereon are based on Maryland Coordinate System - NAD83(1991) as projected by Howard County Geodetic Control Stations Nos. 47AA and 46FB
(Meters X 3.280833333 = Feet; Feet X 0.3048006096 = Meters)
No. 47AA N 538961.6655 E 1348438.9798 No. 46FB N 537149.8119 E 1347468.9693
- This plat is based on a field-run monumented boundary survey performed by DeMario Design Consultants, Inc. in December 2007.
- All areas shown on this plat are more or less.
- No grading, removal of vegetative cover or trees, paving and new structures shall be permitted within the limits of wetlands, stream(s), or their required buffers, floodplain and forest conservation easement areas, except as approved by the Department of Planning and Zoning.
- Denotes rebar and cap or iron pipe found.
Denotes stone or concrete monument found.
- Previous planning and zoning file numbers: WP-08-078.
- This plat is exempt from providing Forest Conservation per Section 16.1202(b)(2)(iv) - subdivision in connection with real estate transactions which does not involve a change in land use and because the purpose of this subdivision is to reconfigure existing parcels for financing purposes. New parcels are not being created.
- This property is located in the metropolitan district.
- Water and sewer service to these lots will be granted under the provisions of Section 18.122.B of the Howard County Code.
- There is an existing structure on Parcel B. No new buildings, extensions or additions to the existing structure are to be constructed at a distance less than the zoning regulation requirements.
- Reservation of Public Utility and Forest Conservation Easements**
Developer reserves unto itself, its successors and assigns, all easements shown on this plan for water, sewer, storm drainage, other public utilities and forest conservation (designated as "Forest Conservation Area") located in, on over and through lots/parcels, any conveyances of the aforesaid lots/parcels shall be subject to the easements herein reserved to Howard County with a metes and bounds description of the forest conservation area. Upon completion of the public utilities and their acceptance by Howard County, and in the case of the forest conservation easement(s), upon completion of the developer's obligations under the forest conservation installation and maintenance agreement executed by the developer and the County, and the release of developer's surety posted with said agreement. The County shall accept the easements and record the deed(s) of easement in the Land Records of Howard County.
- Except to the extent that the existing milk balancing plant and related improvements currently constructed on Parcel B of this Plat, can be altered, modified and/or expanded without the submittal of a site development plan or a resubdivision of Parcel B, any other future development of any of the parcels comprising the property will require that parcel or parcels to be subjected to the subdivision process or the submittal of a Site Development Plan (as appropriate) and full compliance with all applicable regulations, including those which were waived for this plat (see General Note # 18).
- Public water and sewage allocation will be granted at the time of issuance of the building permit if capacity is available at that time.
- There are no known onsite cemeteries or historic sites or features on this plat.
- Gorman Road is a scenic road. All scenic road requirements will be addressed with the associated Site Development Plan.
- The 75' ingress/egress easement and associated revertible slope easement will be recorded by the developer within 30 days following the recordation of this plat.



VICINITY MAP
SCALE: 1" = 1000'

LINE	BEARING	DIST
L1	S64°10'32"W	104.72'
L2	S57°52'10"W	78.77'
L3	S56°46'05"W	102.36'
L4	S54°12'01"W	50.04'
L5	S60°15'13"W	75.80'
L6	S51°54'34"W	24.20'
L7	N49°27'41"E	234.11'
L8	S59°48'31"E	120.40'
L9	S32°18'26"W	16.79'
L10	N53°41'53"W	120.46'
L11	N30°12'58"E	3.94'

NO.	NORTHING	EASTING
37	537592.9076	1348132.3117
47	538975.4936	1352235.3763
63	537685.5866	1350407.2673
312	537413.7014	1350908.6049
265	538262.8299	1348061.7785
266	538968.9552	1348416.0648
269	535458.2614	1350096.4320
270	536415.7610	1348945.8710
271	536997.8399	1348648.0248
272	537041.0574	1348673.1692
273	537206.6717	1348796.1609
274	537311.3054	1348616.3200
275	537369.1227	1348516.9455
276	539383.7092	1349690.2235
277	539969.4941	1349802.7532
278	537535.4034	1348324.4786
279	537494.8452	1348300.8579
280	537372.4980	1348004.0752
281	537539.5552	1347716.9428
282	537756.3911	1347834.2733
283	537761.4090	1347837.0002
284	537780.5730	1347801.7359
285	535767.1910	1349725.2127
286	535819.7289	1349810.0707
287	535848.9999	1349850.6565
288	535904.0000	1349934.6036
289	535945.8938	1350001.3041
290	536020.9089	1350174.9525
291	535782.1199	1349744.2588
292	535991.5113	1350095.5711
293	535964.7683	1350165.7222
294	535855.9208	1349981.7539
295	535701.7590	1349803.8377
296	537059.7433	1348710.6504
297	539519.7822	1349480.1639
1818	539525.3447	1350865.5502
5043	539876.1499	1350043.4631
5044	539826.3065	1350007.7092
5045	540521.1114	1349913.1789
5046	536721.1676	1349123.5597
298	537594.3221	1347727.1783
299	536656.4155	1348241.1969
309	536642.2274	1348232.2250
310	536713.5563	1348135.1492
311	536716.9615	1348137.1324

GENERAL NOTES CONTINUED:

- This plat is subject to WP-08-078 which was granted on June 26, 2008 for the following sections:
16.144(b) - General Procedures Regarding the Subdivision Process - Required Submission of Sketch Plan or Preliminary Equivalent Sketch Plan.
16.120(c)(1) - Minimum Frontages - which requires all commercial, industrial or apartment lots have a minimum frontage of 60' on an approved public road which provides access to the property.
16.116(a)(4) - Streams and Wetlands - which requires that wetlands and the required buffers for wetlands and streams be delineated on final plats and site development plans with a clear notation of use restrictions.
16.115(d) - Floodplain Preservation - which requires the delineation of floodplain limits on Final Plats and Site Development Plans.
16.120(b)(5) - Lot Layout - which requires a noise study in accordance with the Design Manual.
Subject to the following conditions:
1. Rework General Note # 13 (see note number 13).
2. Approval of this waiver does not negate the need for future waivers that might arise in relation to future subdivision and/or site development plan. Approval of this waiver does not in any way guarantee any approval of future required waivers.
3. The applicant shall provide a 75' ingress/egress easement (which runs along the eastern boundary of Proposed Parcel B), connecting Proposed Parcel C with Skylark Boulevard (unimproved-Plot No. 14839). This easement may be removed and/or relocated at such time other access is provided to Parcel C. Relocation or removal of this access easement and/or the associated slope easement will require the consent of the owners of both Parcel B and Parcel C. Clarify this stipulation within the two notes/labels provided on Sheet 2 of the Plat (for the 75' easement and the associated 25' revertible slope easement).

NOTE: ENVIRONMENTAL FEATURES AND FLOODPLAINS HAVE NOT BEEN ILLUSTRATED ON THIS PLAT IN ACCORDANCE WITH WP-08-078.

AREA TABULATION CHART	
TOTAL NUMBER OF LOTS AND/OR PARCELS TO BE RECORDED:	7
• BUILDABLE:	7
• NON-BUILDABLE:	0
• OPEN SPACE:	0
• PRESERVATION PARCELS:	0
TOTAL AREA OF LOTS AND/OR PARCELS:	215.228 AC. ±
• BUILDABLE:	0
• NON-BUILDABLE:	0
• OPEN SPACE:	0
• PRESERVATION PARCELS:	0
TOTAL AREA OF ROADWAY TO BE RECORDED INCLUDING WIDENING STRIPS:	0
TOTAL AREA OF SUBDIVISION TO BE RECORDED:	215.228 AC.



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 and the setting of markers have been complied with.

Robert B. Southard 7/29/08
Robert B. Southard Date

Maryland and Virginia Milk Producers Cooperative Association, Inc.
Allen K. O'Hara 7/28/08
Owner Date

CURVE	RADIUS	LENGTH	DELTA	CHD. BRG.	CHD. DIST.	TANGENT
C1	705.00'	84.70'	06°53'01"	S 69°40'43" W	84.65'	42.40'
C2	645.00'	210.73'	18°43'10"	N 61°16'10" E	209.80'	106.31'

OWNER/DEVELOPER

MARYLAND AND VIRGINIA MILK PRODUCERS COOPERATIVE ASSOCIATION, INC.
C/O THOMAS BARBUTI
WHITEFORD, TAYLOR & PRESTON
7 PAUL STREET
BALTIMORE, MD 21202
410-913-7987

SURVEYOR'S CERTIFICATE

I hereby certify to the best of my professional knowledge and belief that the plat of subdivision shown hereon is correct, that it is a subdivision of part of the lands conveyed by Melvin J. Berman and Arthur V. Robinson, trading as Olney Acres Dairy Products, and Helene E. Berman and A. Marguerite Robinson to Maryland and Virginia Milk Producers Association, Inc., trading as Maryland and Virginia Milk Producers Cooperative Association, Inc., by deed dated July 31, 1957 and recorded among the Land Records of Howard County, Maryland in Liber R.H.M. 302, Folio 288, and the lands conveyed by Melvin J. Berman and Arthur V. Robinson, trading as Olney Acres Dairy Products, and Helene E. Berman and A. Marguerite Robinson to Maryland and Virginia Milk Producers Association, Inc., trading as Maryland and Virginia Milk Producers Cooperative Association, Inc., by deed dated July 19, 1957 and recorded among the said Land Records in Liber R.H.M. 302, Folio 284; and that all monuments are in place or will be in place prior to acceptance of the streets in the subdivision by Howard County, Maryland as shown, in accordance with the Annotated Code of Maryland, as amended. Monumentation is in accordance with the Howard County Subdivision Regulations.

Robert B. Southard 7/29/08
Robert B. Southard, Property Line Surveyor
Maryland Registration No. 239 Date

OWNER'S DEDICATION

Maryland and Virginia Milk Producers Cooperative Association, Inc., a Virginia corporation, by Allen K. O'Hara, Resident Agent, owners of the property shown and described hereon, hereby adopt this plan of subdivision, and in consideration of the approval of this Final Plat by the Department of Planning and Zoning, establish the minimum building restriction lines and grant 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 the specific easements shown hereon;
- The right to require dedication for public use the beds of the streets and/or roads, and floodplains and open spaces, where applicable, and for other good and valuable consideration, hereby grant 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 spaces, 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 the said easements and rights-of-way.

Witness our hands this 28 day of July 2008.
Allen K. O'Hara 7/28/08
Allen K. O'Hara Resident Agent Date
Robert B. Southard 7/29/08
Robert B. Southard Date

APPROVED: FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEMS
HOWARD COUNTY HEALTH DEPARTMENT
Bryan B. Oster 8/30/2008
Howard County Health Officer 50 Date 19/09

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING
David M. Cuyler 7/29/08
Chief, Development Engineering Division Date
Allen K. O'Hara 8/26/08
Director Date

THE PURPOSE OF THIS PLAT IS TO CREATE PARCELS A, B, C, D, E, F AND G.

RECORDED AS PLAT NUMBER 2018 ON 8/30/08 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND

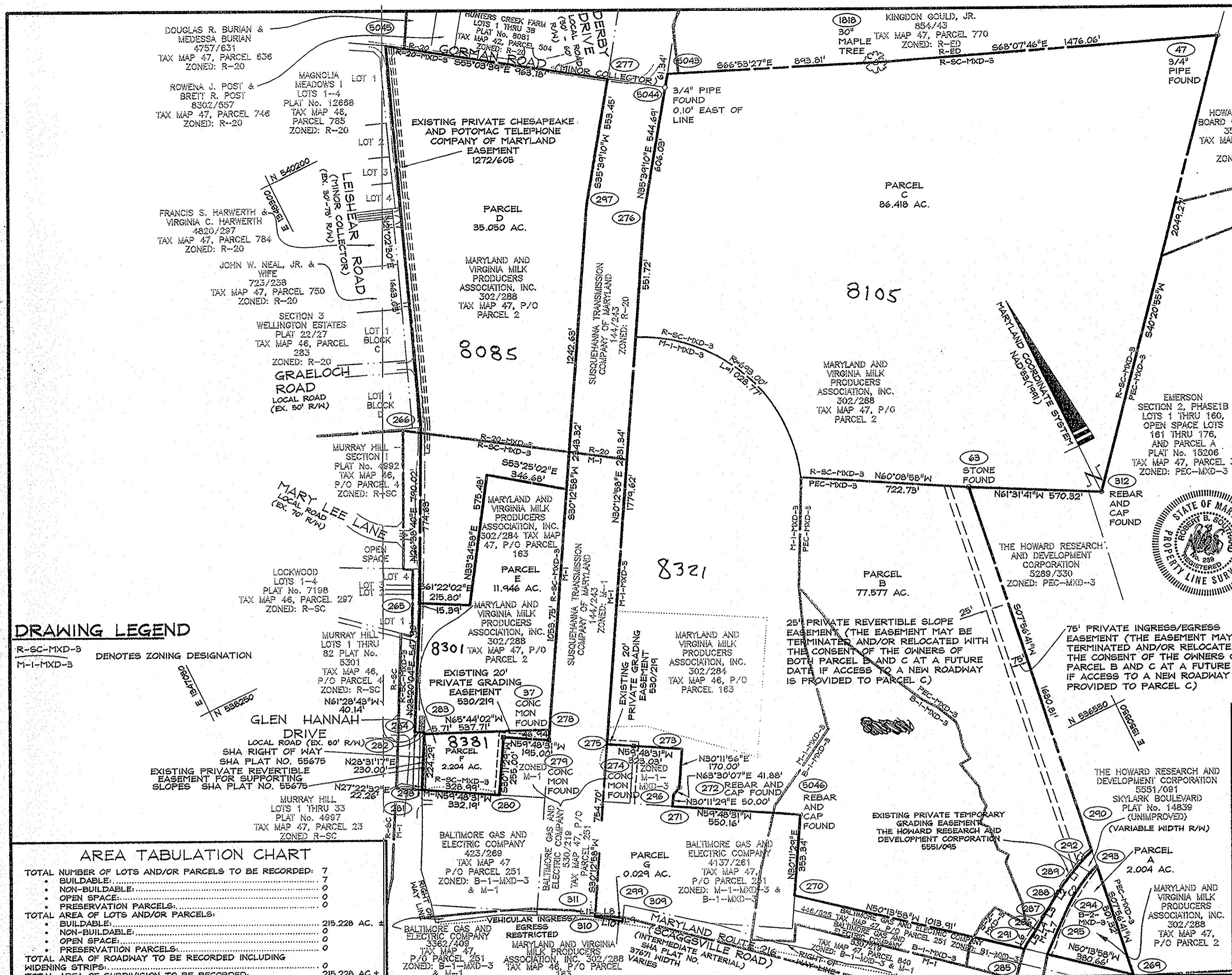
DeMario
DESIGN CONSULTANTS
ENGINEERS, PLANNERS, SURVEYORS, LANDSCAPE ARCHITECTS
192 East Main Street
Westminster, MD 21157
Phone: (410) 388-0560
Fax: (410) 388-0561
DDC@demaariodesign.us

MARYLAND AND VIRGINIA MILK PRODUCERS COOPERATIVE ASSOCIATION, INC

PARCELS A, B, C, D, E, F & G

ELECTION DISTRICT NO. 6 HOWARD COUNTY, MARYLAND
TAX MAP 47 GRID 1 PARCEL 2
TAX MAP 46 GRID 6 PARCEL 163
ZONING: R-SC-MXD-3, R-20-MXD-3, M-1, M-1-MXD-3, B-1-MXD-3, PEC-MXD-3, R-20 & B-2-MXD-3
SCALE: 1"=300' JULY 10, 2008

07106.2 JAI RBS SHEET 1 OF 2
F-08-148



DRAWING LEGEND
 R-SC-MXD-3 DENOTES ZONING DESIGNINATION
 M-1-MXD-3

AREA TABULATION CHART

TOTAL NUMBER OF LOTS AND/OR PARCELS TO BE RECORDED:	7
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• PRESERVATION PARCELS:	0
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• BUILDABLE:	0
• NON-BUILDABLE:	0
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• PRESERVATION PARCELS:	0
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TOTAL AREA OF SUBDIVISION TO BE RECORDED:	215.228 AC.

APPROVED: FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEMS
 HOWARD COUNTY HEALTH DEPARTMENT
Bradley for Peter Beilenson 8/20/2008
 Howard County Health Officer 50 Date 1/10/09

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING
 Chief, Development Engineering Division 8/26/08 Date
 Director 8/26/08 Date

OWNER'S DEDICATION
 Maryland and Virginia Milk Producers Cooperative Association, Inc., a Virginia corporation, by Allen K. O'Hara, Resident Agent, owners of the property shown and described hereon, hereby adopt this plan of subdivision, and in consideration of the approval of this Final Plat by the Department of Planning and Zoning, establish the minimum building restriction lines and grant 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 the specific easements shown hereon;
- The right to require dedication for public use the beds of the streets and/or roads, and floodplains and open spaces, where applicable, and for other good and valuable consideration, hereby grant 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 spaces, 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 the said easements and rights-of-way.

Witness our hands this 28th day of July, 2008.
Allen K. O'Hara 7/28/08 Date
 Resident Agent
Barbara Campbell 7/28/08 Date
 Witness

SURVEYOR'S CERTIFICATE
 I hereby certify to the best of my professional knowledge and belief that the plat of subdivision shown herein is correct, that it is a subdivision of part of the lands conveyed by Melvin J. Berman and Arthur V. Robinson, trading as Olney Acres Dairy Products, and Helene E. Berman and A. Marguerite Robinson to Maryland and Virginia Milk Producers Association, Inc., trading as Maryland and Virginia Milk Producers Cooperative Association, Inc., by deed dated July 31, 1957 and recorded among the Land Records of Howard County, Maryland in Liber R.H.M. 302, Folio 288, and the lands conveyed by Melvin J. Berman and Arthur V. Robinson, trading as Olney Acres Dairy Products, and Helene E. Berman and A. Marguerite Robinson to Maryland and Virginia Milk Producers Association, Inc., trading as Maryland and Virginia Milk Producers Cooperative Association, Inc., by deed dated July 19, 1957 and recorded among the said Land Records in Liber R.H.M. 302, Folio 284; and that all monuments are in place or will be in place prior to acceptance of the streets in the subdivision by Howard County, Maryland as shown, in accordance with the Annotated Code of Maryland, as amended. Monumentation is in accordance with the Howard County Subdivision Regulations.
Robert B. Southard 7/24/08 Date
 Maryland Registration No. 239

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 and the setting of markers have been complied with.
Robert B. Southard 7/24/08 Date
 Maryland and Virginia Milk Producers Cooperative Association, Inc.
Allen K. O'Hara 7/28/08 Date
 Owner

OWNER/DEVELOPER
 MARYLAND AND VIRGINIA MILK PRODUCERS COOPERATIVE ASSOCIATION, INC.
 C/O THOMAS BARBUTI
 WHITEFORD, TAYLOR & PRESTON
 7 PAUL STREET
 BALTIMORE, MD 21202
 410-913-7987

NOTE: ENVIRONMENTAL FEATURES AND FLOODPLAINS HAVE NOT BEEN ILLUSTRATED ON THIS PLAT IN ACCORDANCE WITH WP-08-078.

THE PURPOSE OF THIS PLAT IS TO CREATE PARCELS A, B, C, D, E, F AND G.

RECORDED AS PLAT NUMBER **20133** ON **8/20/08** AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND

DeMario
 DESIGN CONSULTANTS
 ENGINEERS, PLANNERS, SURVEYORS, LANDSCAPE ARCHITECTS
 192 East Main Street
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 DDC@demariodesign.us

MARYLAND AND VIRGINIA MILK PRODUCERS COOPERATIVE ASSOCIATION, INC

PARCELS A, B, C, D, E, F & G

ELECTION DISTRICT NO. 6 HOWARD COUNTY, MARYLAND
 TAX MAP 47 GRID 1 PARCEL 2
 TAX MAP 46 GRID 6 PARCEL 163
 ZONING: R-SC-MXD-3, R-20-MXD-3, M-1, M-1-MXD-3, B-1-MXD-3, PEC-MXD-3, R-20 & B-2-MXD-3
 SCALE: 1"=300' JULY 10, 2008