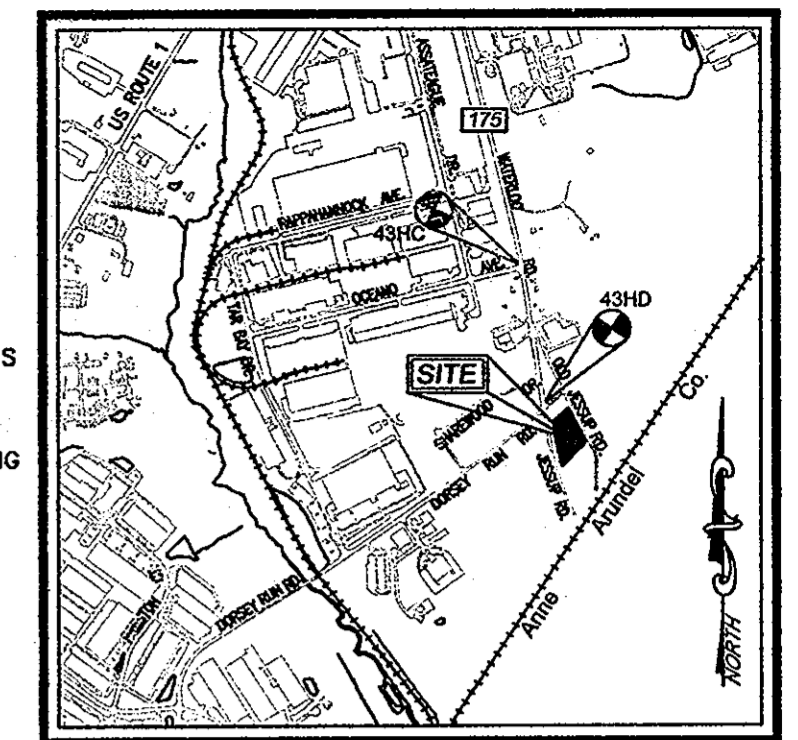


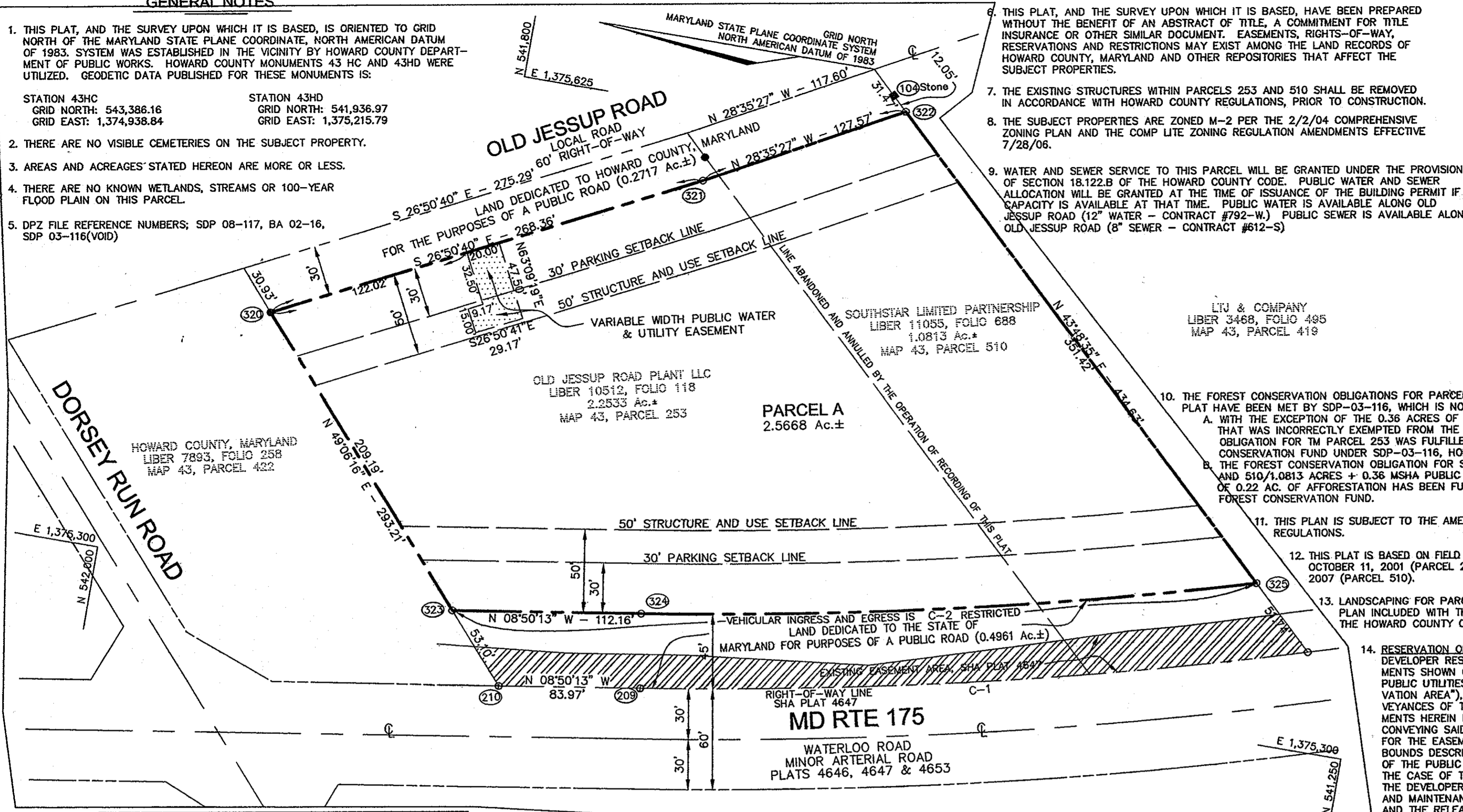
GENERAL NOTES

1. THIS PLAT, AND THE SURVEY UPON WHICH IT IS BASED, IS ORIENTED TO GRID NORTH OF THE MARYLAND STATE PLANE COORDINATE, NORTH AMERICAN DATUM OF 1983. SYSTEM WAS ESTABLISHED IN THE VICINITY BY HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS. HOWARD COUNTY MONUMENTS 43 HC AND 43HD WERE UTILIZED. GEODETIC DATA PUBLISHED FOR THESE MONUMENTS IS:
 STATION 43HC GRID NORTH: 543,386.16 GRID EAST: 1,374,938.84
 STATION 43HD GRID NORTH: 541,936.97 GRID EAST: 1,375,215.79
2. THERE ARE NO VISIBLE CEMETERIES ON THE SUBJECT PROPERTY.
3. AREAS AND ACREAGES STATED HEREON ARE MORE OR LESS.
4. THERE ARE NO KNOWN WETLANDS, STREAMS OR 100-YEAR FLOOD PLAIN ON THIS PARCEL.
5. DPZ FILE REFERENCE NUMBERS; SDP 08-117, BA 02-16, SDP 03-116(VOID)

6. THIS PLAT, AND THE SURVEY UPON WHICH IT IS BASED, HAVE BEEN PREPARED WITHOUT THE BENEFIT OF AN ABSTRACT OF TITLE, A COMMITMENT FOR TITLE INSURANCE OR OTHER SIMILAR DOCUMENT. EASEMENTS, RIGHTS-OF-WAY, RESERVATIONS AND RESTRICTIONS MAY EXIST AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND AND OTHER REPOSITORIES THAT AFFECT THE SUBJECT PROPERTIES.
7. THE EXISTING STRUCTURES WITHIN PARCELS 253 AND 510 SHALL BE REMOVED IN ACCORDANCE WITH HOWARD COUNTY REGULATIONS, PRIOR TO CONSTRUCTION.
8. THE SUBJECT PROPERTIES ARE ZONED M-2 PER THE 2/2/04 COMPREHENSIVE ZONING PLAN AND THE COMP LITE ZONING REGULATION AMENDMENTS EFFECTIVE 7/28/06.
9. WATER AND SEWER SERVICE TO THIS PARCEL WILL BE GRANTED UNDER THE PROVISIONS OF SECTION 18.122.B OF THE HOWARD COUNTY CODE. PUBLIC WATER AND SEWER ALLOCATION WILL BE GRANTED AT THE TIME OF ISSUANCE OF THE BUILDING PERMIT IF CAPACITY IS AVAILABLE AT THAT TIME. PUBLIC WATER IS AVAILABLE ALONG OLD JESSUP ROAD (12" WATER - CONTRACT #792-W.) PUBLIC SEWER IS AVAILABLE ALONG OLD JESSUP ROAD (8" SEWER - CONTRACT #612-S)



VICINITY MAP
 SCALE: 1"=2000'
 ADC MAP 20-K-4



10. THE FOREST CONSERVATION OBLIGATIONS FOR PARCEL A (COMPRISED OF TM PARCELS 253 & 510) SHOWN ON THIS PLAT HAVE BEEN MET BY SDP-03-116, WHICH IS NOW NULL AND VOID, AND SDP-08-117 AS FOLLOWS:
 A. WITH THE EXCEPTION OF THE 0.36 ACRES OF MSHA PUBLIC ROAD R/W RESERVATION AREA FOR MD ROUTE 175 THAT WAS INCORRECTLY EXEMPTED FROM THE NET TRACT AREA FOR SDP-03-116, THE FOREST CONSERVATION OBLIGATION FOR TM PARCEL 253 WAS FULFILLED BY A FEE-IN-LIEU PAYMENT OF \$6,098.40 MADE TO THE FOREST CONSERVATION FUND UNDER SDP-03-116, HOLLENBACH EQUIPMENT/TM PARCEL 253.
 B. THE FOREST CONSERVATION OBLIGATION FOR SDP-08-117, JESSUP READY MIX CONCRETE (TM PARCELS 253 AND 510) 1.0813 ACRES + 0.36 MSHA PUBLIC ROAD R/W EXEMPTED FROM SDP-03-116 = 1.44 NET TRACT AREA) OR 0.22 AC. OF AFFORESTATION HAS BEEN FULFILLED BY A FEE-IN-LIEU PAYMENT OF \$7,187.40 MADE TO THE FOREST CONSERVATION FUND.
11. THIS PLAN IS SUBJECT TO THE AMENDED FIFTH EDITION OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS.
12. THIS PLAT IS BASED ON FIELD RUN SURVEYS PREPARED BY FREDERICK WARD ASSOCIATES, INC. DATED OCTOBER 11, 2001 (PARCEL 253), AND BY ROBERT H. VOGEL ENGINEERING, INC. DATED MAY 1, 2007 (PARCEL 510).
13. LANDSCAPING FOR PARCEL A IS PROVIDED IN ACCORDANCE WITH A CERTIFIED LANDSCAPE PLAN INCLUDED WITH THE SPD-08-117 SET IN ACCORDANCE WITH SECTION 16-124 OF THE HOWARD COUNTY CODE AND THE LANDSCAPE MANUAL.
14. 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, OR OTHER PUBLIC UTILITIES AND FOREST CONSERVATION (DESIGNATED AS "FOREST CONSERVATION AREA"), LOCATED IN, ON, OVER OR THROUGH LOTS/PARCELS, ANY CONVEYANCES OF THE AFORESAID LOTS/PARCELS SHALL BE SUBJECT TO THE EASEMENTS HEREIN RESERVED, WHETHER OR NOT EXPRESSLY STATED IN THE DEEDS CONVEYING SAID LOTS/PARCELS. DEVELOPER SHALL EXECUTE AND DELIVER DEEDS FOR 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 THE 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.

CURVE DATA

CURVE	ARC	RADIUS	TANGENT	DELTA	CHORD
C-1	398.00'	2834.93'	199.33'	08°02'38"	N 12°51'32" W - 397.68'
C-2	115.57'	2789.93'	183.44'	07°31'25"	S 12°35'56" E - 366.09'

COORDINATE TABLE

POINT	NORTH	EAST
320	541,872.51	1,375,456.32
321	541,633.17	1,375,577.45
322	541,521.05	1,375,638.56
323	541,735.55	1,375,298.19
324	541,624.74	1,375,315.42
325	541,267.46	1,375,395.29

- LEGEND**
- VARIABLE WIDTH PUBLIC WATER & UTILITY EASEMENT HEREBY GRANTED
 - EXISTING VARIABLE WIDTH DRAINAGE EASEMENT PER STATE ROAD COMMISSION PLAT 4647
 - ⊙ CENTER LINE
 - IRON ROD OR PIPE FOUND IN PLACE
 - SET STONE FOUND IN PLACE
 - CAPPED IRON ROD SET THIS SURVEY

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.

AREA TABULATION

A. TOTAL NUMBER OF LOTS AND/OR PARCELS TO BE RECORDED	
BUILDABLE	1
NON-BUILDABLE	0
OPEN SPACE	0
PRESERVATION PARCELS	0
B. TOTAL AREA OF LOTS AND/OR PARCELS	
BUILDABLE	2.5668 Ac.±
NON-BUILDABLE	0
OPEN SPACE	0
PRESERVATION PARCELS	0
C. TOTAL AREA OF ROADWAY TO BE RECORDED INCLUDING WIDENING STRIPS	0.7678 Ac.±
D. TOTAL AREA OF SUBDIVISION TO BE RECORDED	3.3346 Ac.±

OWNER/DEVELOPER
 SOUTHSTAR LIMITED PARTNERSHIP
 AND
 OLD JESSUP ROAD PLANT, LLC
 P.O. BOX 548
 WALDORF, MD 20604-0548
 301-374-9625

PURPOSE
 TO COMBINE PARCELS 253 AND 510 TO CREATE A NEW PARCEL 'A'; TO CREATE A VARIABLE WIDTH PUBLIC WATER & UTILITY EASEMENT; TO CREATE AND DEDICATE TO HOWARD COUNTY, MARYLAND, ROAD RIGHT-OF-WAY FOR OLD JESSUP ROAD; TO CREATE AND RESERVE TO THE STATE OF MARYLAND (SHA), ADDITIONAL RIGHT-OF-WAY FOR MD-175, WATERLOO ROAD.

ROBERT H. VOGEL ENGINEERING, INC.
 8407 MAIN STREET
 ELLICOTT CITY, MARYLAND
 21043-4897
 410-461-7666

THOMAS M. HOFFMAN, JR. 5.08.09
 THOMAS M. HOFFMAN, JR.
 PROPERTY LINE SURVEYOR No. 267
 DATE
 WILLIAM F. CHILDS, IV 5/16/09
 SOUTHSTAR LIMITED PARTNERSHIP
 BY: WILLIAM F. CHILDS, IV
 DATE
 WILLIAM F. CHILDS, IV 5/16/09
 OLD JESSUP ROAD PLANT, LLC
 BY: WILLIAM F. CHILDS, IV
 DATE

APPROVED: FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEMS
 HOWARD COUNTY HEALTH DEPARTMENT.
 HOWARD COUNTY HEALTH OFFICER 50 DATE 5/27/09
 APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING
 AND ZONING
 CHIEF, DEVELOPMENT ENGINEERING DIVISION 5/13/09 DATE
 DIRECTOR 5/29/09 DATE

OWNERS CERTIFICATE
 SOUTHSTAR LIMITED PARTNERSHIP AND OLD JESSUP ROAD PLANT, LLC, OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON, ADOPT THIS PLAT OF SUBDIVISION AND IN CONSIDERATION OF THE APPROVAL OF THIS PLAT BY THE DEPARTMENT OF PLANNING AND ZONING, ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES AND GRANT UNTO HOWARD COUNTY, MARYLAND, ITS SUCCESSORS AND ASSIGNS: 1) THE RIGHT TO LAY, CONSTRUCT AND MAINTAIN SEWERS, DRAINS, WATER PIPES AND OTHER MUNICIPAL SERVICES IN AND UNDER ALL ROADS AND STREETS, STREET RIGHTS-OF-WAY AND THE SPECIFIC EASEMENT SHOWN HEREON; 2) THE RIGHT TO REQUIRE DEDICATION FOR THE PUBLIC USE OF THE BEDS OF THE STREETS AND/OR ROADS, THE FLOODPLAINS AND OPEN SPACES, WHERE APPLICABLE AND FOR THE GOOD AND OTHER 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, FLOOD PLAINS, STORM DRAINAGE FACILITIES AND THE 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, 4) THAT NO BUILDING OR SIMILAR STRUCTURE OF ANY KIND SHALL BE ERRECTED ON OR OVER SAID RIGHTS-OF-WAY.
 WITNESS OUR HAND THIS 6th DAY OF May, 2009
 SOUTHSTAR LIMITED PARTNERSHIP
 BY: WILLIAM F. CHILDS, IV
 OLD JESSUP ROAD PLANT, LLC
 BY: WILLIAM F. CHILDS, IV

SURVEYOR'S CERTIFICATE
 I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS A SUBDIVISION OF (1) THE LAND CONVEYED BY TD PROPERTIES MANAGEMENT, LLC TO OLD JESSUP ROAD PLANT, LLC BY A DEED DATED DECEMBER 22, 2006 AND RECORDED IN LIBER 10512, FOLIO 118, AND THE LAND CONVEYED BY CREED A. CALTON, SR., AND CATHERINE D. CALTON TO SOUTHSTAR LIMITED PARTNERSHIP, BY A DEED DATED MAY 25, 2007 AND RECORDED IN LIBER 11055, FOLIO 688 AL AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.
 THAT ALL MONUMENTS ARE IN PLACE, OR WILL BE IN PLACE PRIOR TO THE ACCEPTANCE OF THE STREETS IN THE SUBDIVISION BY HOWARD COUNTY, AS SHOWN IN ACCORDANCE WITH THE ANNOTATED CODE OF MARYLAND AS AMENDED AND THE BOUNDARY IS IN ACCORDANCE WITH THE HOWARD COUNTY SUBDIVISION REGULATIONS.
 THOMAS M. HOFFMAN, JR. 4.30.09
 THOMAS M. HOFFMAN, JR.
 PROPERTY LINE SURVEYOR No. 267
 DATE

RECORDED AS PLAT No. 20590 ON 6/5/09
 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.
PLAT OF
JESSUP READY MIX CONCRETE
PARCEL A
 ZONED M-2
 TAX MAP No. 43 GRID: 21 PARCEL Nos. 253 & 510
 FIRST ELECTION DISTRICT
 HOWARD COUNTY, MARYLAND
 DPZ FILE No. SDP-08-117, BA-02-16, SDP-03-116
 APRIL, 2009
 SCALE 1" = 50' SHEET No. 1 OF 1
 GRAPHIC SCALE
 F 09-033

K:\PROJECTS\06-54\SURVEY\DWG\RECORD\PLAT RP-1.DWG