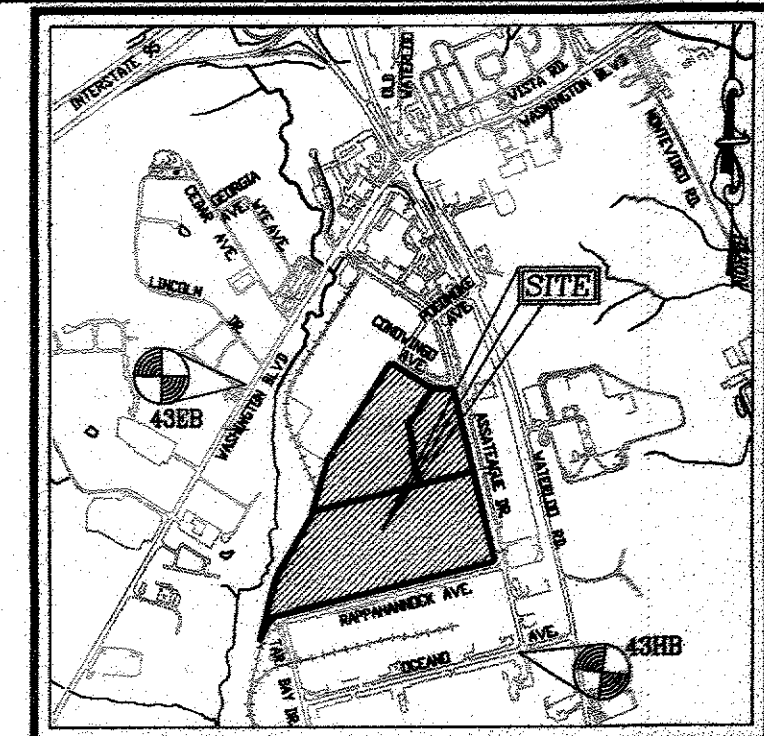
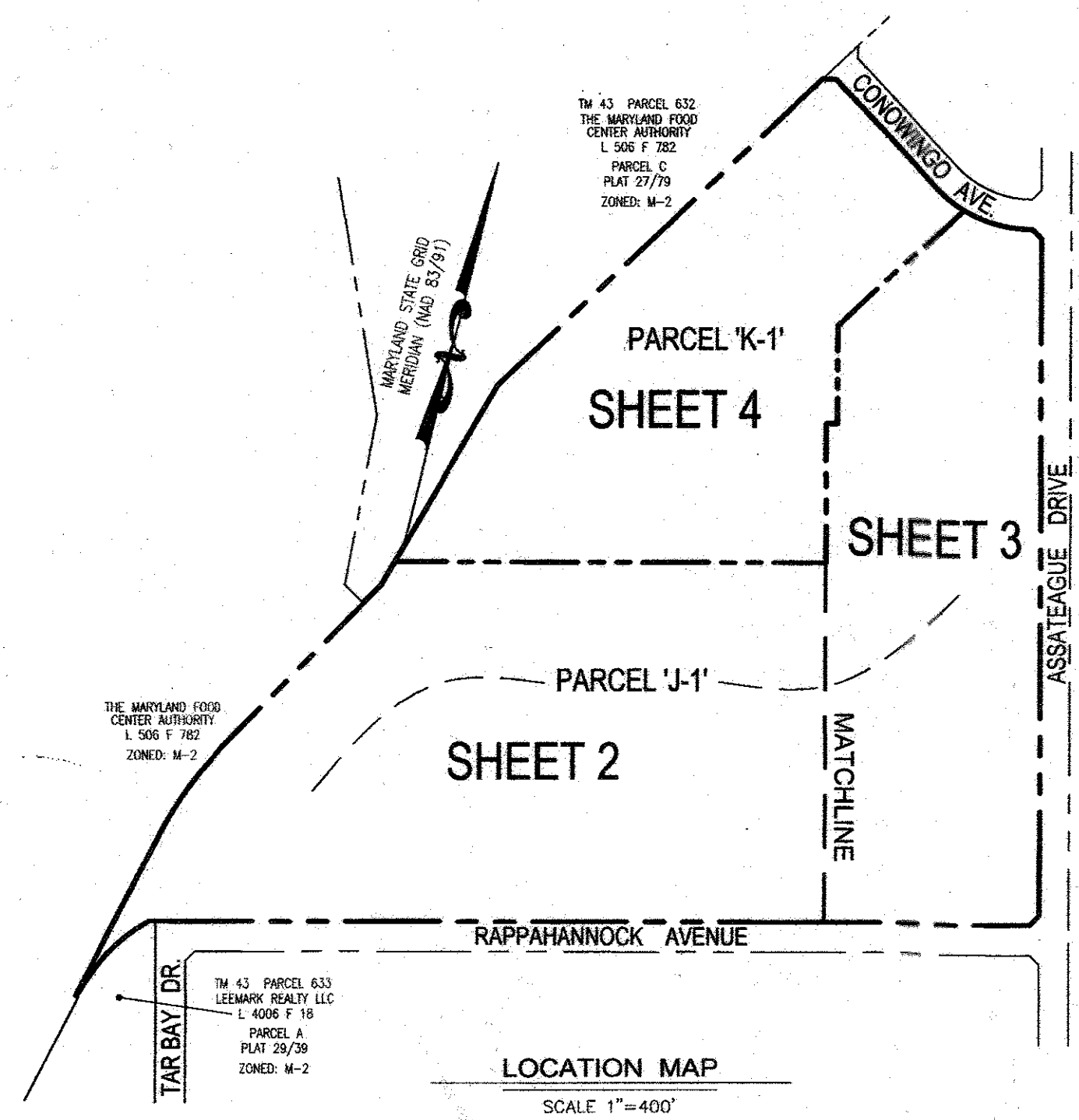


GENERAL NOTES

- THIS PLAT AND THE COORDINATES SHOWN HEREON, ARE BASED UPON A FIELD RUN BOUNDARY SURVEY PREPARED BY GUTSCHICK, LITTLE & WEBER, P.A. IN NOVEMBER 2006.
- THE SUBJECT PROPERTY IS ZONED "M-2" IN ACCORDANCE WITH THE 10/6/2013 COMPREHENSIVE ZONING PLAN. SEE DEPARTMENT OF PLANNING AND ZONING FILE NUMBERS: F-71-37, SDP-77-70, SDP-80-56, SDP-82-45, F-82-70, F-82-71, SDP-90-155, SDP-90-214, SDP-91-097, PLATS 19143-19146 (F-07-194), SDP-16-012, WP-16-014, WP-16-031, & PLATS 23763-23765 (F-16-108).
- COORDINATES BASED ON NAD '83 MARYLAND COORDINATE SYSTEM AS PROJECTED BY HOWARD COUNTY GEODETIC CONTROL STATIONS No. 43HB, 43HC, AND 43EA.
- ALL AREAS ARE MORE OR LESS.
- THERE ARE EXISTING STRUCTURES LOCATED ON PARCELS 'J-1' & 'K-1' TO REMAIN. NO NEW BUILDINGS, EXTENSIONS, OR ADDITIONS TO THE EXISTING STRUCTURES ARE TO BE CONSTRUCTED AT A DISTANCE LESS THAN THE ZONING REGULATIONS REQUIRE.
- THE PROPERTY IS LOCATED IN THE METROPOLITAN DISTRICT. PUBLIC SEWER SERVICE AND PUBLIC WATER SERVICE IS PROVIDED UNDER EXISTING CONTRACT NUMBERS GBFM B-694 AND GBFM U-3.
- STORMWATER MANAGEMENT IS PROVIDED BY EXISTING ON-SITE FACILITIES. (PLAT 19143-19146)
- FOREST CONSERVATION FOR PARCEL J WAS ADDRESSED UNDER SDP-16-012 AND REDLINE TO SDP-91-097. PARCEL K IS EXEMPT FROM FOREST CONSERVATION UNDER SECTION 16.1202(b)(1)(vii).
- TO THE BEST OF THE OWNERS KNOWLEDGE, THERE ARE NO CEMETERY OR BURIAL SITES LOCATED ON THE SUBJECT PROPERTY.
- THERE IS NO 100-YEAR FLOODPLAIN LOCATED WITHIN THE LIMITS OF PARCELS 'J-1' OR 'K-1'.
- THERE ARE NO ENVIRONMENTAL FEATURES INCLUDING FLOODPLAIN, WETLANDS, STREAMS, THEIR BUFFERS, STEEP SLOPES, SPECIMEN TREES, OR FOREST THAT EXISTS WITHIN PARCELS 'J-1' OR 'K-1'.
- THIS SUBDIVISION IS SUBJECT TO SECTION 18.122B OF THE HOWARD COUNTY CODE. PUBLIC WATER AND/OR SEWER SERVICE HAS BEEN GRANTED UNDER THE TERMS AND PROVISIONS, THEREOF, EFFECTIVE 3-30-2016, ON WHICH DATE DEVELOPER AGREEMENT #24-4941-D WAS FILED AND ACCEPTED.
- DEVELOPER RESERVES UNTO ITSELF, ITS SUCCESSORS AND ASSIGNS, ALL EASEMENTS SHOWN ON THIS PLAT FOR WATER, SEWER, STORM DRAINAGE AND OTHER PUBLIC UTILITIES LOCATED IN, OVER AND THROUGH PARCELS 'J-1' & 'K-1'. ANY AND ALL CONVEYANCES OF AFORESAID LOTS 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.
- THIS PLAT IS EXEMPT FROM THE REQUIREMENTS OF SECTION 16.124 OF THE HOWARD COUNTY CODE AND THE LANDSCAPE MANUAL BECAUSE IT IS A REVISION PLAT/PLAT OF CORRECTION THAT DOES NOT CREATE ANY NEW LOTS OR PARCEL DIVISIONS.
- NO TRAFFIC STUDY IS REQUIRED FOR THIS PROJECT.
- NO NOISE STUDY IS REQUIRED FOR THIS PROJECT.
- THIS PROJECT IS SUBJECT TO WP-16-014. ON AUGUST 20, 2015; THE PLANNING DIRECTOR APPROVED THE REQUEST, TO WAIVE SECTION 16.1201(N); DEFINITIONS; "NET TRACT AREA" AND SECTION 16.1202(B)(1)(i); APPLICABILITY; EXEMPTIONS; DECLARATION OF INTENT TO ALLOW THE LIMIT OF DISTURBANCE TO SERVE AS THE NET TRACT AREA WHEN DETERMINING THE FOREST CONSERVATION EASEMENT OBLIGATION.
- THIS PROJECT IS SUBJECT TO WP-16-031. ON SEPTEMBER 9, 2015; THE PLANNING DIRECTOR APPROVED THE REQUEST, TO WAIVE SECTION 16.155(A)(1)(i) WHICH REQUIRES A SITE DEVELOPMENT PLAN FOR ANY NEW OR EXPANDED NONRESIDENTIAL DEVELOPMENT, INCLUDING COMMERCIAL, INDUSTRIAL, INSTITUTIONAL AND UTILITY DEVELOPMENT, PLUS PUBLIC BUILDINGS, SCHOOLS AND OTHER PUBLIC FACILITIES, -BUT EXCLUDING ROAD, WATER, SEWER OR DRAINAGE IMPROVEMENTS AND DEVELOPMENT ASSOCIATED WITH A USE PERMIT APPROVED BY THE DEPARTMENT IN ACCORDANCE WITH SECTION 12B OF THE ZONING REGULATIONS.
- THERE ARE VARIOUS EASEMENTS AND RESTRICTIONS, THE TERMS OF WHICH ARE CONTAINED IN THE AMENDED AND RE-STATED DECLARATION OF EASEMENTS AND RESTRICTIONS RECORDED CONCURRENTLY WITH THIS PLAT.



VICINITY MAP
SCALE: 1"=2000'
ADC MAP : 34 D-B



THE REQUIREMENTS OF § 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.

Thomas M. Hoffmann, Jr. 2/23/17
THOMAS M. HOFFMANN, JR. DATE
PROPERTY LINE SURVEYOR, MD REG. NO. 267

R. Colfax Schnorf, Jr. 2/23/17
MCA ASSATEAGUE HOLDINGS, LLC DATE
R. COLFAX SCHNORF, JR.

J. Megan Ruggieri 2/23/17
7700 CONOWINGO BUSINESS TRUST DATE

AREA TABULATION

	SHEET 2	SHEET 3	SHEET 4	TOTAL
A. TOTAL NUMBER OF LOTS AND/OR PARCELS TO BE RECORDED	P/O 1	P/O 1	1	3
- BUILDABLE	P/O 1	P/O 1	1	3
- NON-BUILDABLE	0	0	0	0
- OPEN SPACE	0	0	0	0
- PRESERVATION PARCELS	0	0	0	0
B. TOTAL AREA OF LOTS AND/OR PARCELS	34.6527 AC	23.1952 AC	22.4174 AC	80.2653 AC
- BUILDABLE	34.6527 AC	23.1952 AC	22.4174 AC	80.2653 AC
- NON-BUILDABLE	0.0000 AC	0.0000 AC	0.0000 AC	0.0000 AC
- OPEN SPACE	0.0000 AC	0.0000 AC	0.0000 AC	0.0000 AC
- PRESERVATION PARCELS	0.0000 AC	0.0000 AC	0.0000 AC	0.0000 AC
C. TOTAL AREA OF ROADWAY TO BE RECORDED, INCLUDING WIDENING STRIPS	0.0000 AC	0.0000 AC	0.0000 AC	0.0000 AC
D. TOTAL AREA OF SUBDIVISION TO BE RECORDED	34.6527 AC	23.1952 AC	22.4174 AC	80.2653 AC

DEVELOPER

MCA ASSATEAGUE HOLDING, LLC
8601 ROBERT FULTON DRIVE, SUITE 20
COLUMBIA, MD 21046
(410) 290-1400

(PARCEL J-1)
OWNER

MCA ASSATEAGUE HOLDING, LLC
8601 ROBERT FULTON DRIVE, SUITE 20
COLUMBIA, MD 21046
(410) 290-1400

(PARCEL K-1)
OWNER

7700 CONOWINGO BUSINESS TRUST
7700 CONOWINGO AVENUE
JESSUP, MD 20794
(703) 849-9363

ROBERT H. VOGEL ENGINEERING, INC.
ENGINEERS • SURVEYORS • PLANNERS
8407 MAIN STREET
ELLICOTT CITY, MD 21043 TEL: 410-461-2666 FAX: 410-461-8961

PURPOSE :

THE PURPOSE OF THIS PLAT IS TO REMOVE THE DIVISION LINE BETWEEN PARCELS 'J' & 'K' (PLATS 23763-23765 & 19143-19146), CREATE PARCELS J-1 AND K-1, AND CREATE A 70' PRIVATE USE-IN-COMMON ACCESS EASEMENT.

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

Richard for Maurice Rosman 4/17/2017
HOWARD COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

Chad Clark 4-25-17
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

Kent Leibel 4-26-17
DIRECTOR DATE

OWNER'S CERTIFICATE

MCA ASSATEAGUE HOLDINGS, LLC AND 7700 CONOWINGO BUSINESS TRUST, OWNERS OF THE PROPERTY SHOWN HEREON, ADOPTS THIS PLAT OF REVISION, 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;

- 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-WAYS AND THE SPECIFIC EASEMENTS SHOWN;
- THE RIGHT TO REQUIRE DEDICATION FOR THE PUBLIC USE, 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 IN THE BEDS OF THE STREETS AND/OR ROADS, FLOOD PLAINS, STORM DRAINAGE FACILITIES AND OPEN SPACE WHERE APPLICABLE;
- THE RIGHT TO REQUIRE DEDICATION OF WATERWAYS AND DRAINAGE EASEMENTS FOR THE SPECIFIC PURPOSE OF THE CONSTRUCTION, REPAIR AND MAINTENANCE; AND
- THAT NO BUILDING OR SIMILAR STRUCTURE OF ANY KIND SHALL BE ERRECTED ON OR OVER THE SAID RIGHT-OF-WAYS.

WITNESS OUR HANDS THIS 23 DAY OF February, 2017.

R. Colfax Schnorf, Jr.
MCA ASSATEAGUE HOLDINGS, LLC
BY: R. COLFAX SCHNORF, JR.

J. Megan Ruggieri
7700 CONOWINGO BUSINESS TRUST
BY: Megan Ruggieri, Trustee

Megan Ruggieri
WITNESS

Thomas M. Hoffmann, Jr.
WITNESS

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT AND IS A SUBDIVISION OF: (1) ALL THAT LAND CONVEYED FROM MADISON-SP ASSATEAGUE, LLC TO MCA ASSATEAGUE HOLDINGS, LLC BY DEED DATED MAY 15, 2015 AND RECORDED IN LIBER 16203, FOLIO 246, AND (2) ALL THAT LAND CONVEYED FROM WAREX-JESSUP, INC. TO 7700 CONOWINGO BUSINESS TRUST BY DEED DATED JUNE 28, 2007 AND RECORDED IN LIBER 10797, FOLIO 346, ALL AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

I HEREBY FURTHER CERTIFY THAT ALL MONUMENTS ARE IN OR WILL BE IN PLACE PRIOR THE THE ACCEPTANCE OF THE STREETS IN THE SUBDIVISION BY HOWARD COUNTY, AS SHOWN, IN ACCORDANCE WITH THE ANNOTATED CODE OF MARYLAND, AS AMENDED, AND THAT THE BOUNDARY IS IN ACCORDANCE WITH THE HOWARD COUNTY SUBDIVISION REGULATIONS.

I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED BY ME OR UNDER MY RESPONSIBLE CHARGE, AND THAT I AM A DULY LICENSED PROPERTY LINE SURVEYOR UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 267, EXPIRATION DATE JULY 28, 2018.

Thomas M. Hoffmann, Jr. 2-23-17
THOMAS M. HOFFMANN, JR. DATE
PROPERTY LINE SURVEYOR, MD REG. NO. 267



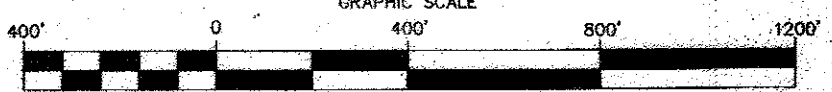
RECORDED AS PLAT No. 24156 ON 4/28/17
AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

PLAT OF REVISION
MARYLAND WHOLESALE FOOD CENTER
BLOCK "A", SECTION ONE
PARCELS J-1 AND K-1

A REVISION OF PARCEL J, "MARYLAND WHOLESALE FOOD CENTER" (PLATS 23763-23765) AND PARCEL K, "MARYLAND WHOLESALE FOOD CENTER" (PLATS 19143-19146)

ZONED M-2

TAX MAP 43, GRID 15, PARCEL 2
6TH ELECTION DISTRICT, HOWARD COUNTY, MARYLAND
SCALE: 1" = 400' FEBRUARY 23, 2017



SHEET 1 OF 4

COORDINATE TABLE

NO.	NORTH	EAST
929	543955.8988	1373634.6698
930	543523.4772	1371879.8331
931	543344.4163	1371760.7926
932	543283.2171	1371737.7881
933	543762.8743	1371852.4855
934	544025.8073	1371959.1398
935	544485.4963	1372232.1912
936	544486.2623	1372230.9016
937	544544.6490	1372285.5825
943	544612.1649	1372285.5157
944	544898.0198	1373404.9784

CURVE TABLE

CURVE	RADIUS	LENGTH	DELTA	TAN	CHORD
C-1	477.38'	216.88'	26°01'49"	110.34'	S33°36'58"W 215.02'
C-2	945.37'	284.82'	17°15'43"	143.50'	N22°04'45"E 283.74'

LEGEND

- 70' PRIVATE USE-IN-COMMON ACCESS EASEMENT (TO BENEFIT PARCELS J-1 & K-1)
- EXISTING 30' STORM DRAIN & SANITARY SEWER EASEMENT PLAT BOOK 22 FOLIO 2
- EXISTING PRIVATE INGRESS/EGRESS EASEMENT LIBER 1058 FOLIO 29
- EXISTING OHIO RAILROAD COMPANY EASEMENT LIBER 587 FOLIO 719

THE REQUIREMENTS OF § 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.

Thomas M. Hoffman 2-23-17
 THOMAS M. HOFFMAN, DATE
 PROPERTY LINE SURVEYOR, MD REG. NO. 267

R. Colfax Schnorf, Jr. 2/23/17
 MCA ASSATEAGUE HOLDINGS, LLC, DATE
 R. COLFAX SCHNORF, JR.

J. J. Morgan 2/23/17
 7700 CONOWINGO BUSINESS TRUST, DATE

PART OF
PARCEL 'J-1'
 1,509,471 SF OR 34.6527 AC THIS SHEET
 2,519,855 SF OR 57.8479 AC TOTAL

TM 43 P/O PARCEL 2
 MCA ASSATEAGUE HOLDINGS, LLC
 L 16203 F 246
 PARCEL J
 "MARYLAND WHOLESALE FOOD CENTER"
 PLATS 19144 & 19145

AREA TABULATION (THIS SHEET)

A. TOTAL NUMBER OF LOTS AND/OR PARCELS TO BE RECORDED	P/O 1
BUILDABLE	P/O 1
NON-BUILDABLE	0
OPEN SPACE	0
PRESERVATION PARCELS	0
B. TOTAL AREA OF LOTS AND/OR PARCELS	34.6527 AC
BUILDABLE	34.6527 AC
NON-BUILDABLE	0.0000 AC
OPEN SPACE	0.0000 AC
PRESERVATION PARCELS	0.0000 AC
C. TOTAL AREA OF ROADWAY TO BE RECORDED INCLUDING WIDENING STRIPS	0.0000 AC
D. TOTAL AREA OF SUBDIVISION TO BE RECORDED	34.6527 AC

RAPPAHANNOCK AVENUE
 80' WIDE R/W
 PB 22 F 2

DEVELOPER

MCA ASSATEAGUE HOLDING, LLC.
 8601 ROBERT FULTON DRIVE, SUITE 20
 COLUMBIA, MD 21046
 (410) 290-1400

OWNER (PARCEL J-1)

MCA ASSATEAGUE HOLDING, LLC.
 8601 ROBERT FULTON DRIVE, SUITE 20
 COLUMBIA, MD 21046
 (410) 290-1400

OWNER (PARCEL K-1)

7700 CONOWINGO BUSINESS TRUST
 JESSUP, MD 20794
 (703) 844-9363

ROBERT H. VOGEL ENGINEERING, INC.
 ENGINEERS • SURVEYORS • PLANNERS
 8407 MAIN STREET ELLICOTT CITY, MD 21043
 TEL: 410-461-7666 FAX: 410-461-8951

K:\PROJECTS\13-42\SURVEY\dwg\RECORD PLATS\LOT LINE REV-J-AND-K-1\PLAT.2.dwg

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

Howard County Health Officer 4/17/2017
 HOWARD COUNTY HEALTH OFFICER, DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING
 AND ZONING.

Chief, Development Engineering Division 4-26-17
 CHIEF, DEVELOPMENT ENGINEERING DIVISION, DATE

Director 4-26-17
 DIRECTOR, DATE

OWNER'S CERTIFICATE

MCA ASSATEAGUE HOLDINGS, LLC AND 7700 CONOWINGO BUSINESS TRUST, OWNERS OF THE PROPERTY SHOWN HEREON, ADOPTS THIS PLAT OF REVISION, 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 UTILITIES AND SERVICES IN AND UNDER ALL ROADS AND STREET RIGHTS-OF-WAYS AND THE SPECIFIC EASEMENTS SHOWN;
- 2) THE RIGHT TO REQUIRE DEDICATION FOR THE PUBLIC USE 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 IN THE BEDS OF THE STREETS AND/OR ROADS, FLOOD PLAINS, STORM DRAINAGE FACILITIES AND OPEN SPACE WHERE APPLICABLE;
- 3) THE RIGHT TO REQUIRE DEDICATION OF WATERWAYS AND DRAINAGE EASEMENTS FOR THE SPECIFIC PURPOSE OF THE CONSTRUCTION, REPAIR AND MAINTENANCE; AND
- 4) THAT NO BUILDING OR SIMILAR STRUCTURE OF ANY KIND SHALL BE ERRECTED ON OR OVER THE SAID RIGHT-OF-WAYS.

WITNESS OUR HANDS THIS 23 DAY OF February, 2017.

R. Colfax Schnorf, Jr.
 MCA ASSATEAGUE HOLDINGS, LLC
 BY R. COLFAX SCHNORF, JR.

J. J. Morgan
 7700 CONOWINGO BUSINESS TRUST
 JEFFREY A. MARQUI, TRUSTEE

Megan Ruggieri
 WITNESS

Thomas M. Hoffman
 WITNESS

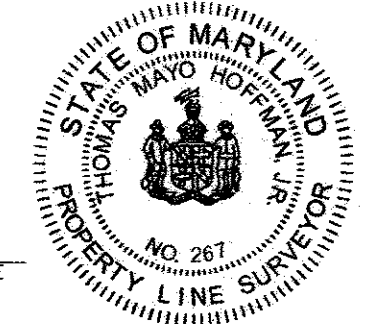
SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT AND IS A SUBDIVISION OF:
 (1) ALL THAT LAND CONVEYED FROM MADISON-SP ASSATEAGUE, LLC TO MCA ASSATEAGUE HOLDINGS, LLC BY DEED DATED MAY 15, 2015 AND RECORDED IN LIBER 16203, FOLIO 246, AND (2) ALL THAT LAND CONVEYED FROM WAREX-JESSUP, INC. TO 7700 CONOWINGO BUSINESS TRUST BY DEED DATED JUNE 28, 2007 AND RECORDED IN LIBER 10797, FOLIO 346, ALL AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

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I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED BY ME OR UNDER MY RESPONSIBLE CHARGE, AND THAT I AM A DULY LICENSED PROPERTY LINE SURVEYOR UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 267, EXPIRATION DATE JULY 28, 2018.

Thomas M. Hoffman 2-23-17
 THOMAS M. HOFFMAN, DATE
 PROPERTY LINE SURVEYOR, MD REG. NO. 267

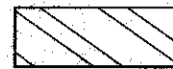

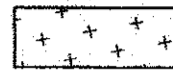
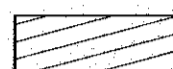
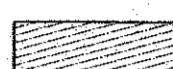


RECORDED AS PLAT No. 24157 ON 4/23/17
 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

PLAT OF REVISION
MARYLAND WHOLESALE FOOD CENTER
BLOCK "A", SECTION ONE
PARCELS J-1 AND K-1
 A REVISION OF PARCEL J, "MARYLAND WHOLESALE FOOD CENTER"
 (PLATS 23763-23765)
 AND PARCEL K, "MARYLAND WHOLESALE FOOD CENTER"
 (PLATS 19143-19146)
 ZONED M-2

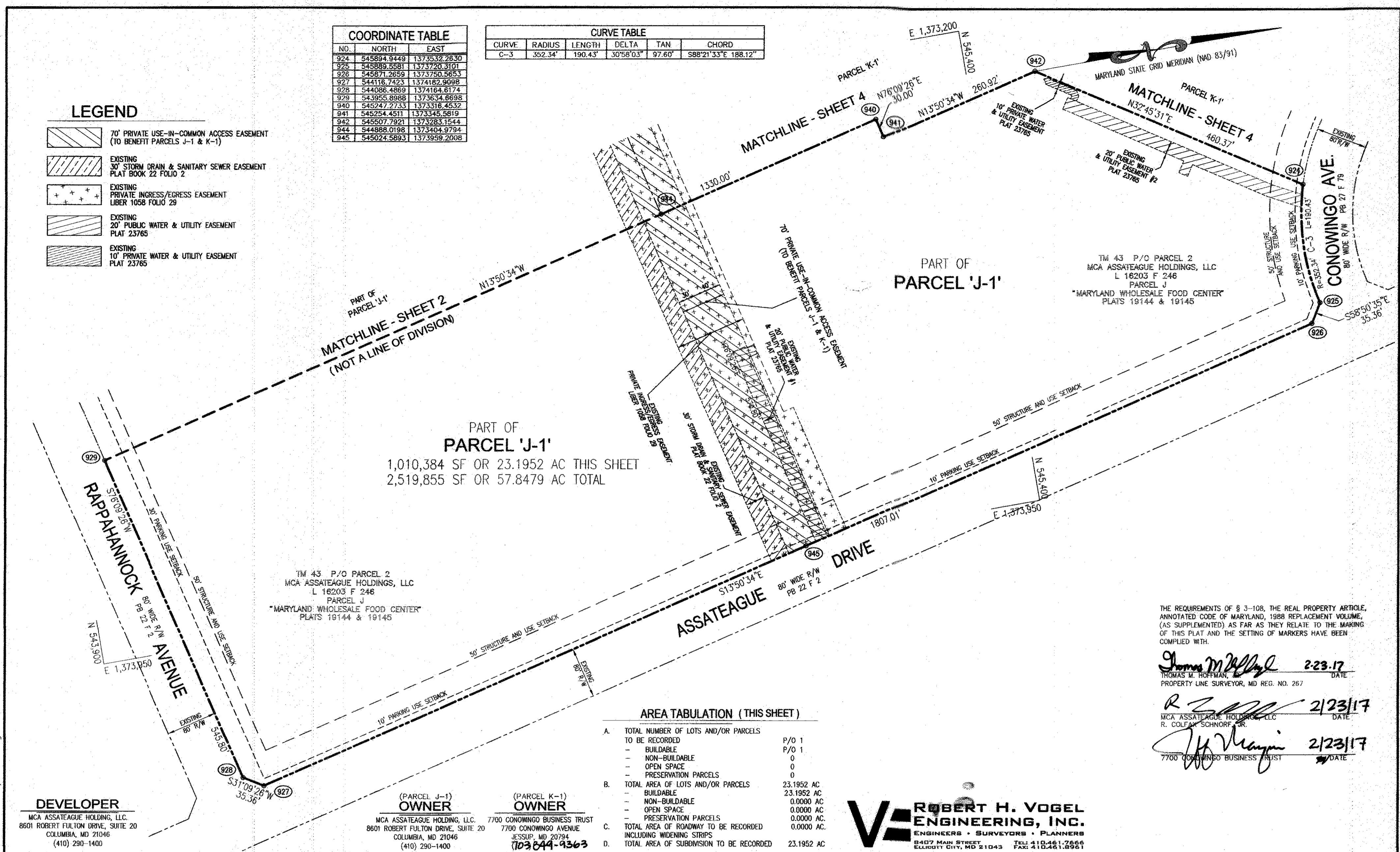
TAX MAP 43, GRID 15, PARCEL 2
 6TH ELECTION DISTRICT, HOWARD COUNTY, MARYLAND
 SCALE: 1" = 100' FEBRUARY 23, 2017

LEGEND

-  70' PRIVATE USE-IN-COMMON ACCESS EASEMENT (TO BENEFIT PARCELS J-1 & K-1)
-  EXISTING 30' STORM DRAIN & SANITARY SEWER EASEMENT PLAT BOOK 22 FOLIO 2
-  EXISTING PRIVATE INGRESS/EGRESS EASEMENT LIBER 1058 FOLIO 29
-  EXISTING 20' PUBLIC WATER & UTILITY EASEMENT PLAT 23765
-  EXISTING 10' PRIVATE WATER & UTILITY EASEMENT PLAT 23765

COORDINATE TABLE		
NO.	NORTH	EAST
924	545894.9449	1373532.2830
925	545889.5581	1373720.3101
926	545871.2659	1373750.5653
927	544116.7423	1374182.9098
928	544086.4869	1374164.6174
929	543955.8988	1373634.6698
940	545247.2733	1373316.4532
941	545254.4511	1373345.5819
942	545507.7921	1373283.1544
944	544888.0198	1373404.9794
945	545024.5893	1373959.2008

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	TAN	CHORD
C-3	352.34'	190.43'	30°58'03"	97.60'	S88°21'33"E 188.12'



PART OF
PARCEL 'J-1'
1,010,384 SF OR 23.1952 AC THIS SHEET
2,519,855 SF OR 57.8479 AC TOTAL

TM 43 P/O PARCEL 2
MCA ASSATEAGUE HOLDINGS, LLC
L 16203 F 246
PARCEL J
"MARYLAND WHOLESALE FOOD CENTER"
PLATS 19144 & 19145

TM 43 P/O PARCEL 2
MCA ASSATEAGUE HOLDINGS, LLC
L 16203 F 246
PARCEL J
"MARYLAND WHOLESALE FOOD CENTER"
PLATS 19144 & 19145

AREA TABULATION (THIS SHEET)

A. TOTAL NUMBER OF LOTS AND/OR PARCELS TO BE RECORDED	P/O 1
- BUILDABLE	P/O 1
- NON-BUILDABLE	0
- OPEN SPACE	0
- PRESERVATION PARCELS	0
B. TOTAL AREA OF LOTS AND/OR PARCELS	23.1952 AC
- BUILDABLE	23.1952 AC
- NON-BUILDABLE	0.0000 AC
- OPEN SPACE	0.0000 AC
- PRESERVATION PARCELS	0.0000 AC
C. TOTAL AREA OF ROADWAY TO BE RECORDED INCLUDING WIDENING STRIPS	0.0000 AC
D. TOTAL AREA OF SUBDIVISION TO BE RECORDED	23.1952 AC

ROBERT H. VOGEL ENGINEERING, INC.
ENGINEERS • SURVEYORS • PLANNERS
8407 MAIN STREET
ELLSWORTH CITY, MD 21043 TEL: 410.461.2666 FAX: 410.461.8961

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

Thomas M. Hoffman 2-23-17
THOMAS M. HOFFMAN, DATE
PROPERTY LINE SURVEYOR, MD REG. NO. 267

R. Colfax Schnorr, Jr. 2/23/17
MCA ASSATEAGUE HOLDINGS, LLC DATE
R. COLFAX SCHNORR, JR.

J. M. Morgan 2/23/17
7700 CONOWINGO BUSINESS TRUST DATE

DEVELOPER
MCA ASSATEAGUE HOLDING, LLC
8601 ROBERT FULTON DRIVE, SUITE 20
COLUMBIA, MD 21046
(410) 290-1400

(PARCEL J-1)
OWNER
MCA ASSATEAGUE HOLDING, LLC
8601 ROBERT FULTON DRIVE, SUITE 20
COLUMBIA, MD 21046
(410) 290-1400

(PARCEL K-1)
OWNER
7700 CONOWINGO BUSINESS TRUST
JESSUP, MD 20794
7700 CONOWINGO AVENUE
JESSUP, MD 20794
703.844.9363

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

Madison for Maura Rossman 4/17/2017
HOWARD COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING
AND ZONING

Chad Edmund 4-25-17
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

Kent Steinhilber 4-26-17
DIRECTOR DATE

OWNER'S CERTIFICATE

MCA ASSATEAGUE HOLDINGS, LLC AND 7700 CONOWINGO BUSINESS TRUST, OWNERS OF THE PROPERTY SHOWN HEREON, ADOPTS THIS PLAT OF REVISION, 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 UTILITIES AND SERVICES IN AND UNDER ALL ROADS AND STREET RIGHTS-OF-WAYS AND THE SPECIFIC EASEMENTS SHOWN;
- 2) THE RIGHT TO REQUIRE DEDICATION FOR THE PUBLIC USE 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 IN THE BEDS OF THE STREETS AND/OR ROADS, FLOOD PLAINS, STORM DRAINAGE FACILITIES AND OPEN SPACE WHERE APPLICABLE;
- 3) THE RIGHT TO REQUIRE DEDICATION OF WATERWAYS AND DRAINAGE EASEMENTS FOR THE SPECIFIC PURPOSE OF THE CONSTRUCTION, REPAIR AND MAINTENANCE; AND
- 4) THAT NO BUILDING OR SIMILAR STRUCTURE OF ANY KIND SHALL BE ERECTED ON OR OVER THE SAID RIGHT-OF-WAYS.

WITNESS OUR HANDS THIS 23 DAY OF February, 2017.

R. Colfax Schnorr, Jr.
MCA ASSATEAGUE HOLDINGS, LLC
BY R. COLFAX SCHNORR, JR.

Meghan Ruggieri
WITNESS

J. M. Morgan
7700 CONOWINGO BUSINESS TRUST
JESSUP, MD 20794
TRUSTEE

Thomas M. Hoffman
WITNESS

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT AND IS A SUBDIVISION OF:
(1) ALL THAT LAND CONVEYED FROM MADISON-SP ASSATEAGUE, LLC TO MCA ASSATEAGUE HOLDINGS, LLC BY DEED DATED MAY 15, 2015 AND RECORDED IN LIBER 16203, FOLIO 246, AND (2) ALL THAT LAND CONVEYED FROM WAREX-JESSUP, INC. TO 7700 CONOWINGO BUSINESS TRUST BY DEED DATED JUNE 26, 2007 AND RECORDED IN LIBER 10797, FOLIO 346, ALL AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

I HEREBY FURTHER CERTIFY THAT ALL MONUMENTS ARE IN OR WILL BE IN PLACE PRIOR THE THE ACCEPTANCE OF THE STREETS IN THE SUBDIVISION BY HOWARD COUNTY, AS SHOWN, IN ACCORDANCE WITH THE ANNOTATED CODE OF MARYLAND, AS AMENDED, AND THAT THE BOUNDARY IS IN ACCORDANCE WITH THE HOWARD COUNTY SUBDIVISION REGULATIONS.

I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED BY ME OR UNDER MY RESPONSIBLE CHARGE, AND THAT I AM A DULY LICENSED PROPERTY LINE SURVEYOR UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 267, EXPIRATION DATE JULY 28, 2018.

Thomas M. Hoffman 2-23-17
THOMAS M. HOFFMAN, DATE
PROPERTY LINE SURVEYOR, MD REG. NO. 267



RECORDED AS PLAT No. 24158 ON 4/28/17
AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

PLAT OF REVISION
MARYLAND WHOLESALE FOOD CENTER BLOCK "A", SECTION ONE
PARCELS J-1 AND K-1
A REVISION OF PARCEL J, "MARYLAND WHOLESALE FOOD CENTER" (PLATS 23763-23765) AND PARCEL K, "MARYLAND WHOLESALE FOOD CENTER" (PLATS 19143-19146)

ZONED M-2

TAX MAP 43, GRID 15, PARCEL 2
6TH ELECTION DISTRICT, HOWARD COUNTY, MARYLAND

SCALE: 1" = 100' FEBRUARY 23, 2017

GRAPHIC SCALE
100' 0 100' 200' 300'

SHEET 3 OF 4

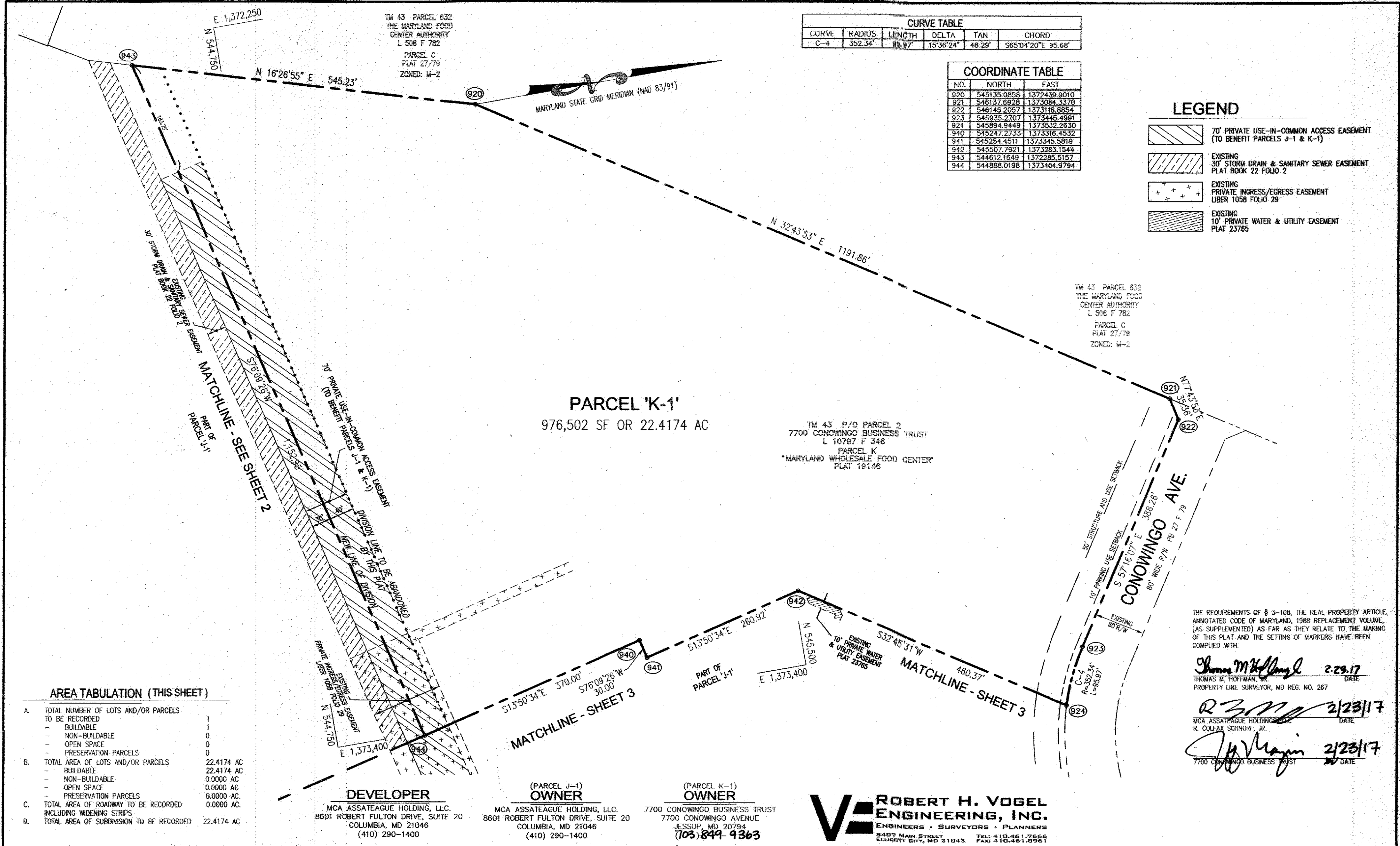
K:\PROJECTS\13-42\SURVEY\RECORD PLATS\LOTLINE REV-JAND-K\PLAT.3.dwg

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	TAN	CHORD
C-4	352.34'	99.97'	15°36'24"	48.29'	S65°04'20"E 95.68'

COORDINATE TABLE		
NO.	NORTH	EAST
920	545135.0858	1372439.9010
921	546137.6928	1373084.3370
922	546145.2057	1373118.8854
923	545935.2707	1373445.4991
924	545894.9449	1373532.2630
940	545247.2733	1373316.4532
941	545254.4511	1373345.5819
942	545507.7921	1373283.1544
943	544612.1649	1372285.5157
944	544888.0198	1373404.9794

LEGEND

- 70' PRIVATE USE-IN-COMMON ACCESS EASEMENT (TO BENEFIT PARCELS J-1 & K-1)
- EXISTING 30' STORM DRAIN & SANITARY SEWER EASEMENT PLAT BOOK 22 FOLIO 2
- EXISTING PRIVATE INGRESS/EGRESS EASEMENT LIBER 1058 FOLIO 29
- EXISTING 10' PRIVATE WATER & UTILITY EASEMENT PLAT 23785



AREA TABULATION (THIS SHEET)

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	22.4174 AC
-	NON-BUILDABLE	0.0000 AC
-	OPEN SPACE	0.0000 AC
-	PRESERVATION PARCELS	0.0000 AC
C.	TOTAL AREA OF ROADWAY TO BE RECORDED INCLUDING WIDENING STRIPS	0.0000 AC.
D.	TOTAL AREA OF SUBDIVISION TO BE RECORDED	22.4174 AC

DEVELOPER
MCA ASSATEAGUE HOLDING, LLC.
8601 ROBERT FULTON DRIVE, SUITE 20
COLUMBIA, MD 21046
(410) 290-1400

OWNER (PARCEL J-1)
MCA ASSATEAGUE HOLDING, LLC.
8601 ROBERT FULTON DRIVE, SUITE 20
COLUMBIA, MD 21046
(410) 290-1400

OWNER (PARCEL K-1)
7700 CONOWINGO BUSINESS TRUST
7700 CONOWINGO AVENUE
JESSUP, MD 20794
(703) 844-9363

ROBERT H. VOGEL ENGINEERING, INC.
ENGINEERS • SURVEYORS • PLANNERS
8407 MAIN STREET
ELLSWORTH CITY, MD 21043 TEL: 410.461.7666 FAX: 410.461.8961

THE REQUIREMENTS OF § 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.

Thomas M. Hoffmann 2-23-17
THOMAS M. HOFFMANN, JR.
PROPERTY LINE SURVEYOR, MD REG. NO. 267

R. Colfax Schnorf, Jr. 2/23/17
MCA ASSATEAGUE HOLDINGS, LLC
R. COLFAX SCHNORF, JR.

Jeffrey A. Marlow 2/23/17
7700 CONOWINGO BUSINESS TRUST

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

Maureen Rosenham 4/17/2017
HOWARD COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING
AND ZONING

Chad L... 4-25-17
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

Karl... 4-26-17
DIRECTOR DATE

OWNER'S CERTIFICATE

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BY R. COLFAX SCHNORF, JR.

Jeffrey A. Marlow
7700 CONOWINGO BUSINESS TRUST
JEFFREY A. MARLOW, TRUSTEE

Megan Ruggieri
WITNESS

Joseph...
WITNESS

SURVEYOR'S CERTIFICATE

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Thomas M. Hoffmann 2-23-17
THOMAS M. HOFFMANN, JR.
PROPERTY LINE SURVEYOR, MD REG. NO. 267

Robert H. Vogel
ENGINEERS • SURVEYORS • PLANNERS

RECORDED AS PLAT No. 74159 ON 4/28/17
AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

PLAT OF REVISION
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SHEET 4 OF 4

K:\PROJECTS\13-42 SURVEY\RECORD PLATS\LOT LINE REV-J AND K\PLAT 4.dwg