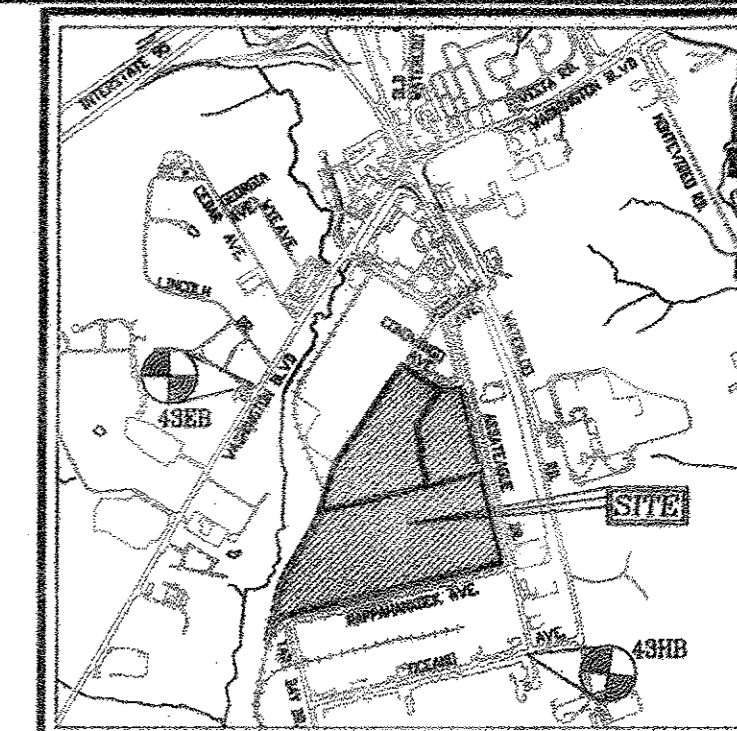


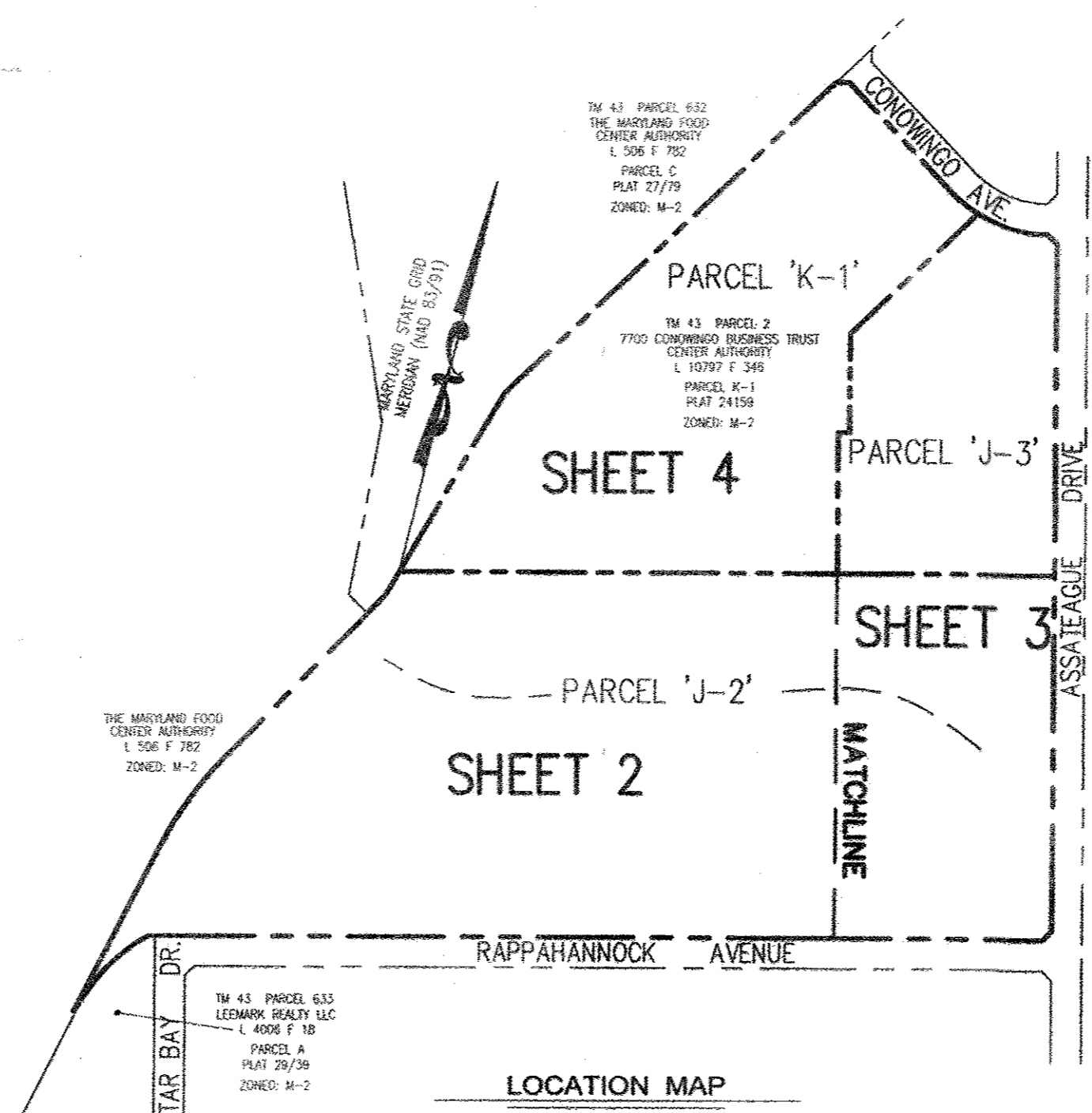
GENERAL NOTES

- 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, PLAT #19143-19146 (F-07-194), SDP-16-012, WP-16-014, WP-16-031, PLATS 23763-23765 (F-16-018) AND PLATS 24156-24159 (F-17-083)
- 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' (NOW J-2, J-3 AND 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 8-694 AND GBFM U-3.
- STORMWATER MANAGEMENT IS PROVIDED BY EXISTING ON-SITE FACILITIES. (PLAT 19143-19146)
-STORMWATER MANAGEMENT FOR THE SDP-16-012 REDEVELOPMENT PROJECT IS BEING PROVIDED BY ENVIRONMENTAL SITE DESIGN UTILIZING MICRO-BIORETENTION FACILITIES (M-6), PERMEABLE PAVEMENT (A-2), SAND FILTER (F-5), AND A POND PER SDP-80-056. SWM FACILITIES TO BE PRIVATELY OWNED AND MAINTAINED BY MCA ASSATEAGUE HOLDING, LLC.
-STORMWATER MANAGEMENT FOR THE REVISED SDP-91-097 (2015) PROJECT IS PROVIDED BY THE USE OF MICRO-SCALE PRACTICES (MICRO-BIORETENTIONS) IN ACCORDANCE WITH ENVIRONMENTAL SITE DESIGN CRITERIA. THESE FACILITIES SHALL BE PRIVATELY OWNED AND MAINTAINED BY MCA ASSATEAGUE HOLDING, LLC.
- THE FOREST CONSERVATION OBLIGATIONS FOR THIS PROJECT (PARCEL J) HAVE BEEN FULFILLED IN ACCORDANCE WITH SECTION 16.1202 OF THE HOWARD COUNTY CODE AND FOREST CONSERVATION MANUAL UNDER SDP-16-012 AND REDLINE TO SDP-91-097.
- TO THE BEST OF THE OWNERS KNOWLEDGE, THERE ARE NO CEMETERY OR BURIAL SITES LOCATED ON THE SUBJECT PROPERTIES; PARCELS J-1 AND K-1 (NOW J-2, J-3 AND K-1).
- THERE IS NO 100-YEAR FLOODPLAIN LOCATED WITHIN THE LIMITS OF PARCELS J-1 OR K-1 (NOW J-2, J-3 AND K-1).
- THERE ARE NO ENVIRONMENTAL FEATURES INCLUDING FLOODPLAIN, WETLANDS, STREAMS, THEIR BUFFERS, STEEP SLOPES, SPECIMEN TREES, OR FOREST THAT EXISTS WITHIN PARCEL 'J'.
- 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.
- 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 18.1201(A); 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-STATE DECLARATION OF EASEMENTS AND RESTRICTIONS, INCLUDING THE USE-IN-COMMON ACCESS EASEMENT, RECORDED CONCURRENTLY WITH THIS PLAT.
- THIS PLAN HAS BEEN PREPARED IN ACCORDANCE WITH SECTION 16.124 OF THE HOWARD COUNTY CODE AND THE LANDSCAPE MANUAL.
- A FINANCIAL SURETY FOR THE LANDSCAPING IN THE AMOUNT OF \$18,360.00 FOR THE REQUIRED 35 SHADE TREES, 3 EVERGREENS, AND 247 SHRUBS SHALL BE POSTED WITH THE DEVELOPERS AGREEMENT FOR SDP-16-012.
- A FINANCIAL SURETY FOR THE REQUIRED LANDSCAPING HAS BEEN POSTED AS PART OF THE REVISED SDP-91-097 PLAN (2015/2016) DEVELOPER'S AGREEMENT IN THE AMOUNT OF \$12,450.00 FOR THE REQUIRED 35 SHADE TREES AND 13 EVERGREEN TREES.
- AN AMENDED DECLARATION OF EASEMENT AND RESTRICTIONS WHICH INCLUDES THE USE-IN-COMMON ACCESS EASEMENT MAINTENANCE AGREEMENT FOR THE ACCESS FOR J-2, J-3 AND K-1 WILL BE RECORDED SIMULTANEOUSLY WITH THIS PLAT IN THE LAND RECORDS OF HOWARD COUNTY, MD, AND SUPERCEDE THE EASEMENT RECORDED AT L.17635 F.433.

RESERVATION OF PUBLIC UTILITY AND FOREST CONSERVATION EASEMENTS
DEVELOPER RESERVES UNTO ITSELF, ITS SUCCESSORS AND ASSIGNS, ALL EASEMENTS SHOWN ON THIS PLAT FOR WATER, SEWER, STORM DRAINAGE, OTHER PUBLIC UTILITIES AND FOREST CONSERVATION (DESIGNATED AS FOREST CONSERVATION AREA), LOCATED IN, ON, OVER AND THROUGH PARCELS J-2, J-3 OR K-1, OR PORTIONS THEREOF, AND SHOWN ON THIS PLAT AS THE FOREST CONSERVATION AREA. ANY AND ALL CONVEYANCES OF THE AFORESAID LOTS SHALL BE SUBJECT TO THE EASEMENTS HEREIN RESERVED, WHETHER OR NOT EXPRESSLY STATED IN THE DEED(S) 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.



VICINITY MAP
SCALE: 1"=2000'
ADC MAP : 34 D-8



LOCATION MAP
SCALE 1"=400'

AREA TABULATION

	SHEET 2	SHEET 3	SHEET 4	TOTAL
A. TOTAL NUMBER OF LOTS AND/OR PARCELS TO BE RECORDED				
- BUILDABLE	P/O 1	1 & P/O 1	1	3
- NON-BUILDABLE	P/O 1	1 & P/O 1	1	3
- OPEN SPACE	0	0	0	0
- PRESERVATION PARCELS	0	0	0	0
B. TOTAL AREA OF LOTS AND/OR PARCELS				
- BUILDABLE	23.1952 AC	22.4174 AC	22.4174 AC	80.2653 AC
- NON-BUILDABLE	34.6527 AC	23.1952 AC	22.4174 AC	80.2653 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

(PARCEL J-1)
OWNER
MCA ASSATEAGUE HOLDING, LLC.
5851 WATERLOO ROAD #210
COLUMBIA, MD 21045
(410) 290-1400

(PARCEL K-1)
OWNER
7700 CONOWINGO BUSINESS TRUST
3055 PROSPERITY AVE
FAIRFAX VA, 22031
(703) 849-9363

DEVELOPER
MCA ASSATEAGUE HOLDING, LLC.
5851 WATERLOO ROAD #210
COLUMBIA, MD 21045
(410) 290-1400

ROBERT H. VOGEL ENGINEERING, INC.
ENGINEERS • SURVEYORS • PLANNERS
8407 MAIN STREET
ELICOTT 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.

Eric David Salmi 11/28/17
ERIC DAVID SALMI
PROFESSIONAL LAND SURVEYOR, MD REG. NO. 21639

R. Colfax Schnorf, Jr. 11/28/17
MCA ASSATEAGUE HOLDINGS, LLC
R. COLFAX SCHNORF, JR.

David T. Babney 12/13/17
7700 CONOWINGO BUSINESS TRUST

PURPOSE NOTE:

THE PURPOSE OF THIS PLAT IS TO:
1. RE-SUBDIVIDE PARCEL 'J-1' (PLATS 24156-24159)
2. TO CREATE PARCELS J-2, & J-3
3. TO CREATE PRIVATE STORMWATER MANAGEMENT & DRAINAGE EASEMENTS ON PARCELS J-2, J-3 & K-1.
4. UPDATE THE USE-IN-COMMON ACCESS EASEMENT FOR THE BENEFIT OF J-2, J-3 AND K-1
5. CORRECT PREVIOUSLY RECORDED PARKING USE SETBACK ALONG RAPPAHANNOCK AVENUE FROM 30' TO 10'.

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

Maura Roggenman 4/9/2018
HOWARD COUNTY HEALTH OFFICER
DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

Chad Edmund 4-19-18
CHIEF, DEVELOPMENT ENGINEERING DIVISION
DATE

W. J. ... 4-24-18
DIRECTOR
DATE

OWNER'S CERTIFICATE

WE, MCA ASSATEAGUE HOLDINGS, LLC AND 7700 CONOWINGO BUSINESS TRUST, OWNERS OF THE PROPERTY SHOWN HEREON, ADOPT 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 ERCTED ON OR OVER THE SAID RIGHT-OF-WAYS.

WITNESS OUR HANDS THIS 13 DAY OF December, 2017.

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

Megan Ruggin
WITNESS

David T. Babney
7700 CONOWINGO BUSINESS TRUST
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 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND 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 RECORD 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, 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 PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 21639, EXPIRATION DATE JANUARY 03, 2018.

Eric David Salmi 11/28/2017
ERIC DAVID SALMI
PROFESSIONAL LAND SURVEYOR, MD REG. NO. 21639

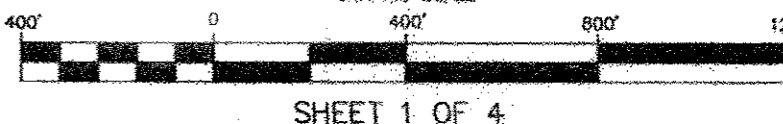


RECORDED AS PLAT No. 24617 ON 4/26/18
AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

PLAT OF RE-SUBDIVISION
MARYLAND WHOLESALE FOOD CENTER BLOCK "A", SECTION ONE
PARCELS J-2, J-3 AND K-1

A RE-SUBDIVISION OF PARCEL J-1, "MARYLAND WHOLESALE FOOD CENTER" AND A REVISION TO PARCEL K-1, "MARYLAND WHOLESALE FOOD CENTER" (PLATS 24156-24159)

ZONED M-2
TAX MAP 43, GRID 15, PARCEL 2
6TH ELECTION DISTRICT, HOWARD COUNTY, MARYLAND
SCALE: AS SHOWN NOVEMBER 2017



COORDINATE TABLE		
NO.	NORTH	EAST
929	543955.8988	1373634.6998
930	543523.4772	1371879.8331
931	543344.4163	1371780.7926
932	543283.2171	1371737.7881
933	543762.8743	1371852.4855
934	544025.8073	1371959.1398
935	544486.4963	1372232.1912
936	544486.2823	1372230.9016
937	544514.8490	1372265.5075
943	544612.1648	137285.5157
944	544888.0186	1373404.9794

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	TAN	CHORD
C-1	477.38'	216.88'	26°01'49"	110.34'	533'36"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-2, J-3, & 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
- EXISTING COMMON USE EASEMENT LIBER 10762 FOLIO 275 (APPROX. LOCATION)

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.

Eric David Salmi 11/28/2017
 ERIC DAVID SALMI DATE
 PROFESSIONAL LAND SURVEYOR, MD REG. NO. 21639

R. Colfax Schnorr 12/5/2017
 MCA ASSATEAGUE HOLDINGS, LLC DATE
 R. COLFAX SCHNORR, JR.

Eric David Salmi 12/13/17
 7700 CONOWINGO BUSINESS TRUST DATE

STORMWATER MANAGEMENT EASEMENT NOTE
 THE STORMWATER FACILITIES LOCATED WITHIN THE "19' PRIVATE STORMWATER MANAGEMENT & DRAINAGE EASEMENTS" SHOWN HEREON SHALL BE PRIVATELY OWNED AND MAINTAINED BY MCA ASSATEAGUE HOLDING, LLC.

PART OF
PARCEL 'J-2'
 1,509,471 SF OR 34.6527 AC THIS SHEET
 2,061,600 SF OR 47.3278 AC TOTAL

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

(PARCEL J-1)
OWNER
 MCA ASSATEAGUE HOLDING, LLC.
 5851 WATERLOO ROAD # 210
 COLUMBIA, MD 21045
 (410) 290-1400

(PARCEL K-1)
OWNER
 7700 CONOWINGO BUSINESS TRUST
 3055 PROSPERITY AVE
 FAIRFAX VA, 22031
 (703) 849-9363

DEVELOPER
 MCA ASSATEAGUE HOLDING, LLC.
 5851 WATERLOO ROAD # 210
 COLUMBIA, MD 21045
 (410) 290-1400

ROBERT H. VOGEL ENGINEERING, INC.
 ENGINEERS • SURVEYORS • PLANNERS
 9407 MAIN STREET
 ELLICOTT CITY, MD 21104
 TEL: 410.481.8966 FAX: 410.481.8961

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

Howard County Health Officer 4/9/2018
 HOWARD COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

Chief Development Engineer 4-19-18
 CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

Director 4-24-18
 DIRECTOR DATE

OWNER'S CERTIFICATE

WE, MCA ASSATEAGUE HOLDINGS, LLC AND 7700 CONOWINGO BUSINESS TRUST, OWNERS OF THE PROPERTY SHOWN HEREON, ADOPT 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 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 ERECTED ON OR OVER THE SAID RIGHT-OF-WAYS.

WITNESS OUR HANDS THIS 13 DAY OF December, 2017.

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

Megan Ruggin
 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 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND 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 RECORD OF HOWARD COUNTY, MARYLAND.

I HEREBY FURTHER CERTIFY THAT ALL MONUMENTS ARE IN 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 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 PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 21639, EXPIRATION DATE JANUARY 03, 2018.

Eric David Salmi 11/28/2017
 ERIC DAVID SALMI DATE
 PROFESSIONAL LAND SURVEYOR, MD REG. NO. 21639



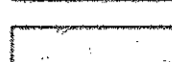
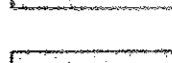

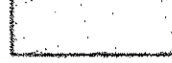


RECORDED AS PLAT No. 2418 ON 4/26/18
 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

PLAT OF RE-SUBDIVISION
MARYLAND WHOLESALE FOOD CENTER BLOCK 'A' SECTION ONE
 PARCELS J-2, J-3 AND K-1
 A RE-SUBDIVISION OF PARCEL J-1, "MARYLAND WHOLESALE FOOD CENTER" AND A REVISION TO PARCEL K-1, "MARYLAND WHOLESALE FOOD CENTER" (PLATS 24158-24159)

ZONED M-2
 TAX MAP 43, GRID 15, PARCEL 2
 6TH ELECTION DISTRICT, HOWARD COUNTY, MARYLAND
 SCALE: 1" = 100'
 NOVEMBER 2017
 GRAPHIC SCALE
 SHEET 2 OF 4

LEGEND

-  70' PRIVATE USE-IN-COMMON ACCESS EASEMENT (TO BENEFIT PARCELS J-2, J-3, & K-1)
-  EXISTING 30' STORM DRAIN & SANITARY SEWER EASEMENT PLAT BOOK 22 FOLIO 2
-  EXISTING PRIVATE INGRESS/EGRESS EASEMENT LIBER 1058 FOLIO 29
-  EXISTING COMMON USE EASEMENT LIBER 10762 FOLIO 275 (APPROX. LOCATION)
-  EXISTING 20' PUBLIC WATER & UTILITY EASEMENT PLAT 23765
-  EXISTING 10' PRIVATE WATER & UTILITY EASEMENT PLAT 23765

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.

Eric David Salmi 11/28/2017
 ERIC DAVID SALMI
 PROFESSIONAL LAND SURVEYOR, MD REG. NO. 21639
 DATE

R. Colfax Schnorf, Jr. 12/5/17
 R. COLFAX SCHNORF, JR.
 MCA ASSATEAGUE HOLDINGS, LLC
 DATE

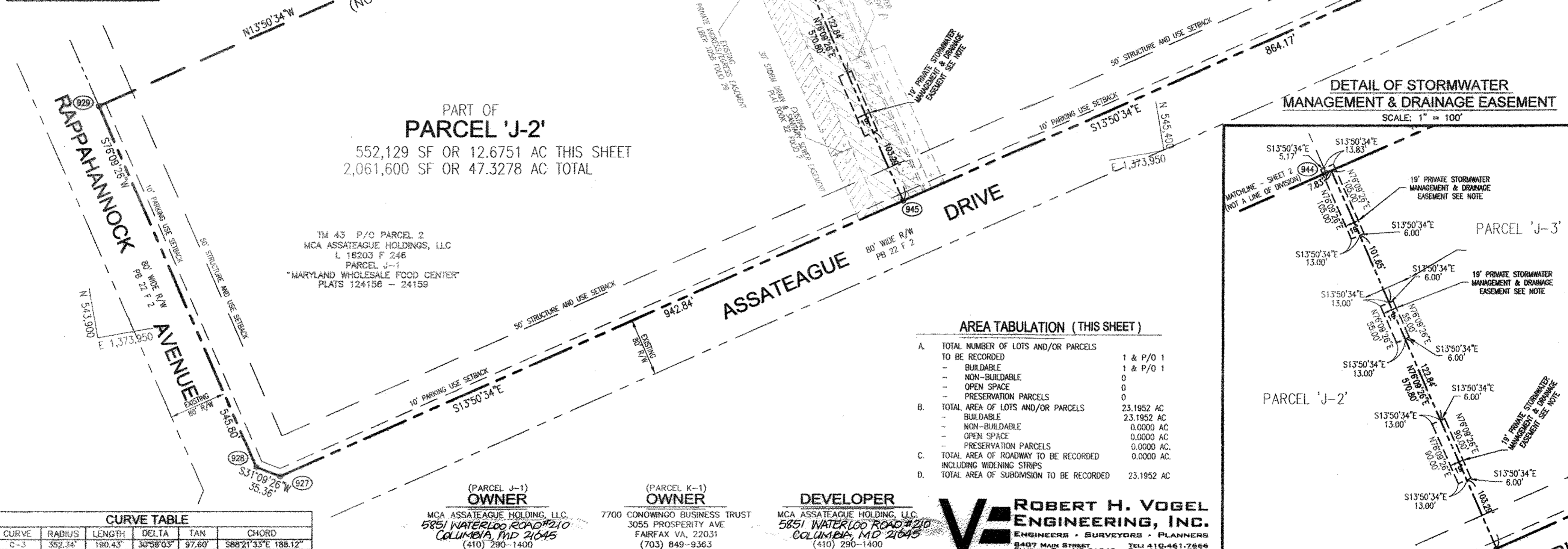
Megan Ruggieri 12/12/17
 MEGAN RUGGIERI
 7700 CONOWINGO BUSINESS TRUST
 DATE

STORMWATER MANAGEMENT EASEMENT NOTE

THE STORMWATER FACILITIES LOCATED WITHIN THE "19' PRIVATE STORMWATER MANAGEMENT & DRAINAGE EASEMENTS" SHOWN HEREON SHALL BE PRIVATELY OWNED AND MAINTAINED BY MCA ASSATEAGUE HOLDING, LLC.

COORDINATE TABLE

NO.	NORTH	EAST
924	545894.9449	1373532.2630
925	545893.5581	1373720.3101
926	545871.2659	1373750.3853
927	544116.7423	1374182.9098
928	544086.4869	1374184.8174
929	543956.8888	1373634.6688
940	545247.2733	1373376.4522
941	545254.4511	1373345.5819
942	545507.7921	1373283.1544
944	544888.0198	1373404.9794
945	545032.1946	1373987.3288

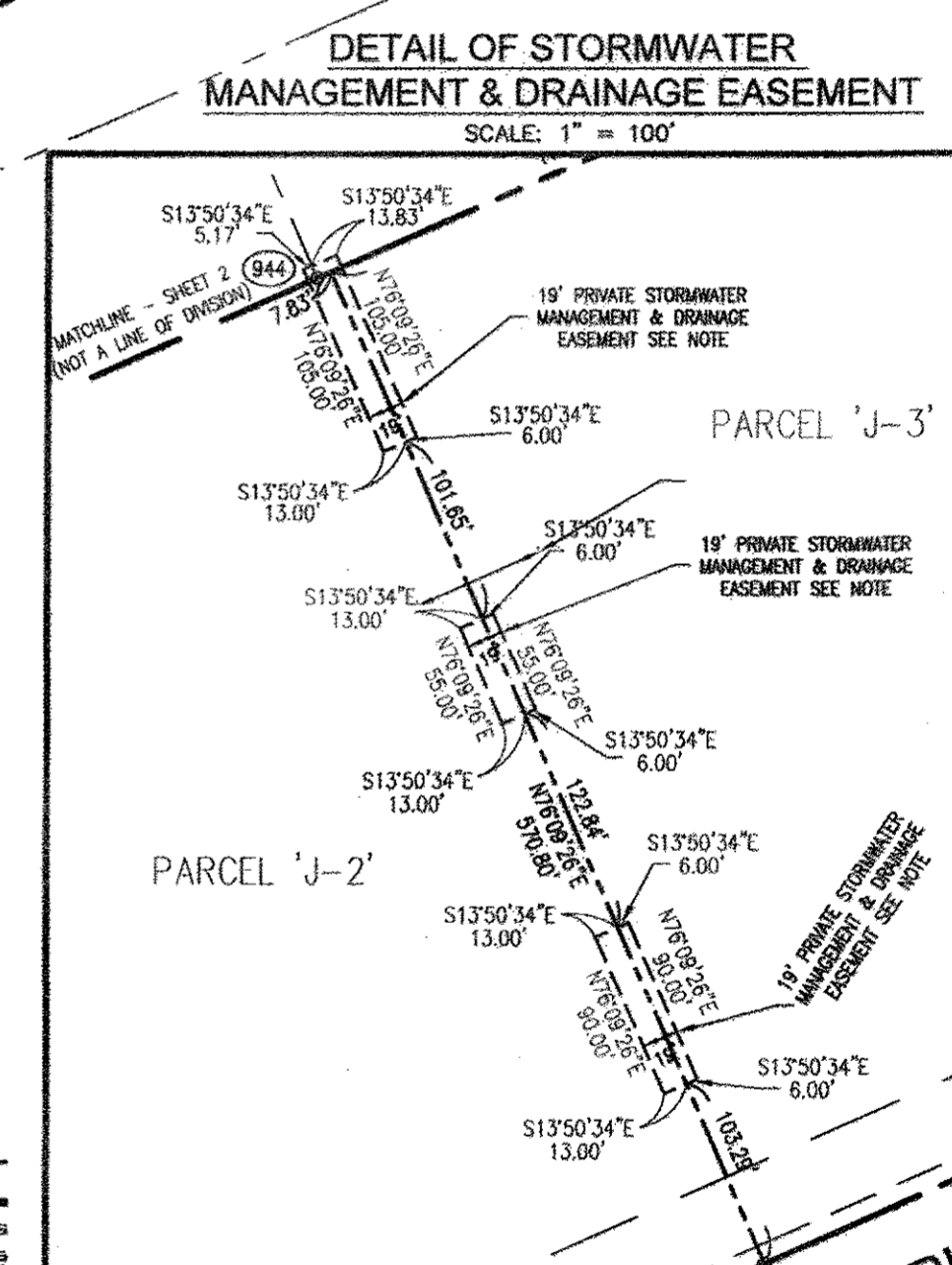


CURVE TABLE

CURVE	RADIUS	LENGTH	DELTA	TAN	CHORD
C-3	352.34'	190.43'	30°58'03"	97.60'	S88°21'53"E 188.12"

AREA TABULATION (THIS SHEET)

A. TOTAL NUMBER OF LOTS AND/OR PARCELS TO BE RECORDED	1 & P/O 1
- BUILDABLE	1 & 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



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

Maura Rosman 4/19/18
 HOWARD COUNTY HEALTH OFFICER R/VZ DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

Chad Elwood 4-19-18
 CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

Vent Stenhouse 4-28-18
 DIRECTOR DATE

OWNER'S CERTIFICATE

WE, MCA ASSATEAGUE HOLDINGS, LLC AND 7700 CONOWINGO BUSINESS TRUST, OWNERS OF THE PROPERTY SHOWN HEREON, ADOPT 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 13 DAY OF December, 2017.

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

Megan Ruggieri
 WITNESS

R. Colfax Schnorf, Jr.
 7700 CONOWINGO BUSINESS TRUST

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 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND 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 RECORD 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 PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 21639, EXPIRATION DATE JANUARY 03, 2018.

Eric David Salmi 11/28/2017
 ERIC DAVID SALMI
 PROFESSIONAL LAND SURVEYOR, MD REG. NO. 21639

RECORDED AS PLAT No. 24619 ON 4/26/18
 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

PLAT OF RE-SUBDIVISION
MARYLAND WHOLESALE FOOD CENTER
BLOCK "A", SECTION ONE
 PARCELS J-2, J-3 AND K-1
 A RE-SUBDIVISION OF PARCEL J-1, "MARYLAND WHOLESALE FOOD CENTER" AND A REVISION TO PARCEL K-1, "MARYLAND WHOLESALE FOOD CENTER" (PLATS 24156-24159)

ZONED M-2
 TAX MAP 43, GRID 15, PARCEL 2
 6TH ELECTION DISTRICT, HOWARD COUNTY, MARYLAND
 SCALE: 1" = 100'
 NOVEMBER 2017

GRAPHIC SCALE
 100' 0 100' 200' 300'

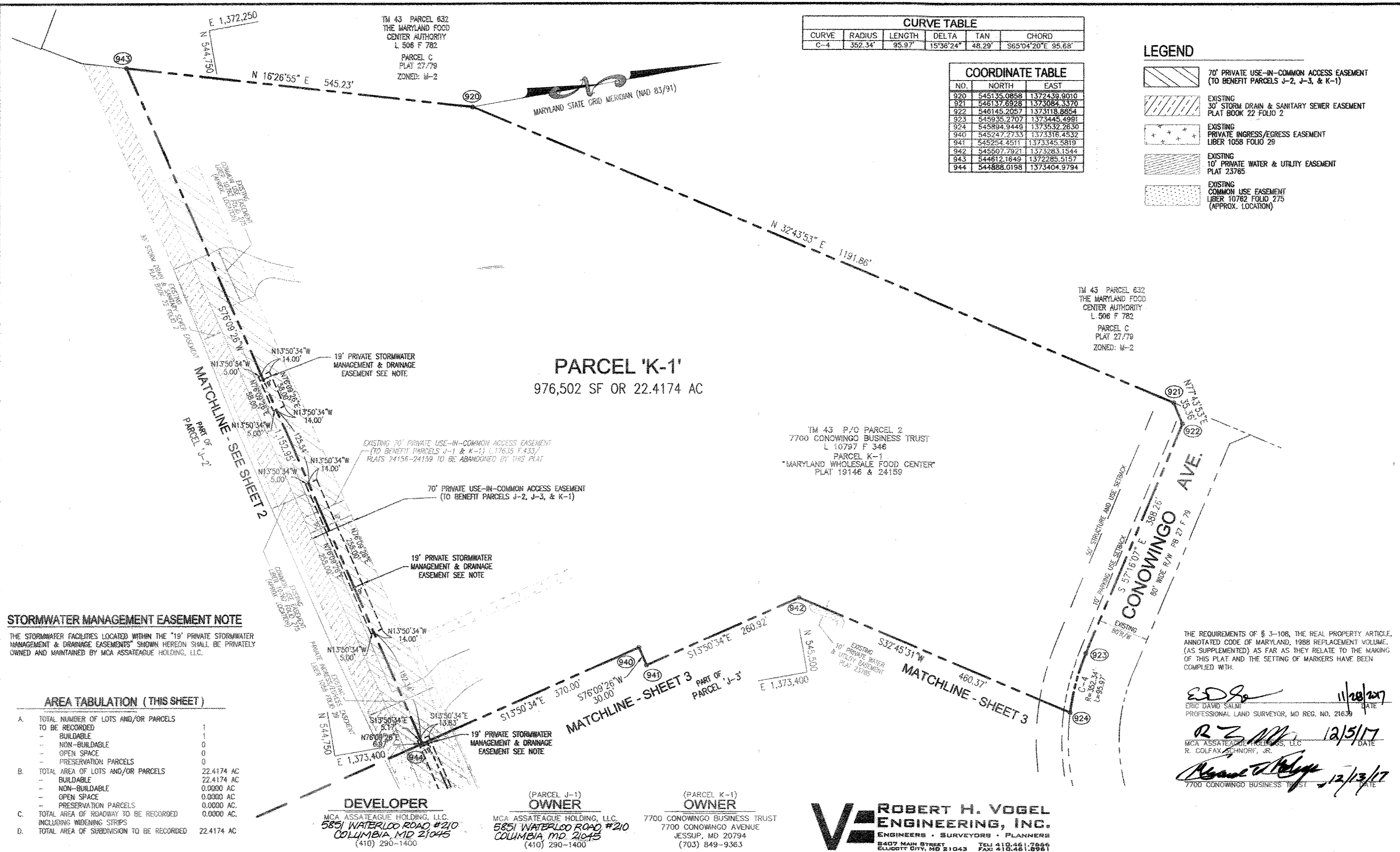
SHEET 3 OF 4

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	TAN	CHORD
C-4	352.34'	95.97'	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	1373118.6854
923	545935.2707	1373445.4991
924	545894.9449	1373532.2630
940	545247.2733	1373316.4532
941	545254.4511	1373345.5819
942	545507.7921	1373283.1344
943	544612.1649	1372285.5157
944	544888.0198	1373404.9794

LEGEND

- 70' PRIVATE USE-IN-COMMON ACCESS EASEMENT (TO BENEFIT PARCELS J-2, J-3, & 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 23765
- EXISTING COMMON USE EASEMENT LIBER 10762 FOLIO 275 (APPROX. LOCATION)



THE REQUIREMENTS OF § 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.

Eric David Salmi 11/28/2017
ERIC DAVID SALMI
PROFESSIONAL LAND SURVEYOR, MD REG. NO. 21639 DATE

R. Colfax Schnorp, Jr. 12/5/17
MCA ASSATEAGUE HOLDINGS, LLC
R. COLFAX SCHNORP, JR. DATE

Ronald R. Kelly 12/13/17
7700 CONOWINGO BUSINESS TRUST DATE

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

Madison for Maissa Roseman 4/19/2018
HOWARD COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING
AND ZONING

Chris Elmer 4-19-18
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

Herb Stalder 4-24-18
DIRECTOR DATE

OWNER'S CERTIFICATE

WE, MCA ASSATEAGUE HOLDINGS, LLC AND 7700 CONOWINGO BUSINESS TRUST, OWNERS OF THE PROPERTY SHOWN HEREON, ADOPT 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:

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Eric David Salmi 11/28/2017
ERIC DAVID SALMI
PROFESSIONAL LAND SURVEYOR, MD REG. NO. 21639 DATE

RECORDED AS PLAT No. 24620 ON 4/25/18
AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

PLAT OF RE-SUBDIVISION
MARYLAND WHOLESALE FOOD CENTER
BLOCK "A", SECTION ONE
PARCELS J-2, J-3 AND K-1

A RE-SUBDIVISION OF PARCEL J-1, "MARYLAND WHOLESALE FOOD CENTER" AND A REVISION TO PARCEL K-1, "MARYLAND WHOLESALE FOOD CENTER" (PLATS 24156-24159)

ZONED M-2
TAX MAP 43, GRID 15, PARCEL 2
6TH ELECTION DISTRICT, HOWARD COUNTY, MARYLAND
SCALE: 1" = 100'
NOVEMBER 2017

GRAPHIC SCALE
100' 0 100' 200' 300'
SHEET 4 OF 4