

GENERAL NOTES

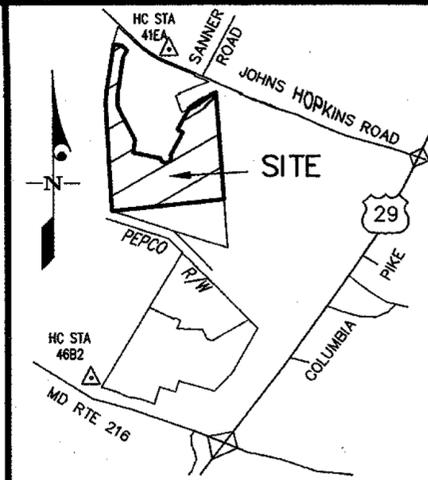
- IRON PINS SHOWN THUS: □
- CONCRETE MONUMENTS SHOWN THUS: □
- THIS PLAT AND THE COORDINATES SHOWN HEREON, ARE BASED UPON A FIELD RUN BOUNDARY SURVEY PREPARED BY GUTSCHICK, LITTLE & WEBER, P.A. IN JULY, 1998.
- PROPERTY IS ZONED MXD-3 PER THE 2-2-04 COMPREHENSIVE ZONING PLAN. PER ZB-995M (APPROVAL DATE OF 2/8/01), UNDERLYING ZONING IS RR-DEO.
- SEE DEPARTMENT OF PLANNING & ZONING FILE NUMBERS: S-01-17, ZB-995M, PB-353, WP-01-111(\*) P-02-12, WP-03-02(\*\*), P-03-01, F-03-90, F-04-78, F-04-88, P-04-01, WP-03-108(\*\*\*) & WP-03-120(\*\*\*)
- WETLANDS DELINEATION SHOWN PER AN INSPECTION PERFORMED BY EXPLORATION RESEARCH, INC., APPROVED BY THE CORPS OF ENGINEERS JD-63787-3 ON MAY 14, 1998. NOTICE OF INTENT TO ISSUE A PERMIT IS COVERED BY NDE TRACKING NO. 01-NI-0344/200165421.
- COORDINATES BASED ON NAD '83 MARYLAND COORDINATE SYSTEM AS PROJECTED BY HOWARD COUNTY GEODETIC CONTROL STATIONS No. 41EA, 41EB, 41GA AND No. 46B2.
- AREAS SHOWN ARE TO BE TAKEN AS MORE OR LESS.
- PUBLIC WATER AND SEWER ALLOCATION FOR THIS DEVELOPMENT IS SUBJECT TO SECTION 18.122B OF THE HOWARD COUNTY CODE. ALLOCATION WILL BE MADE AT THE TIME OF FINAL PLAT APPROVAL, IF CAPACITY IS AVAILABLE AT THAT TIME. PUBLIC SEWER SERVICE AND PUBLIC WATER SERVICE HAS BEEN GRANTED UNDER THE TERMS AND PROVISIONS THEREOF EFFECTIVE 6-7-04, ON WHICH DATE DEVELOPER'S AGREEMENT No. 24-4173D WAS FILED AND ACCEPTED.
- ON JULY 29, 2003, WP 03-120(\*\*\*) WAS GRANTED, ALLOWING THE FOLLOWING:  
INSTALLATION OF A TEMPORARY STREAM CROSSING FOR THE PURPOSE OF EARTH MOVING OPERATIONS.
- VEHICULAR INGRESS AND EGRESS TO MARYLAND ROUTE 216 AND ALONG PROPOSED MAPLE LAWN BOULEVARD EXTENSION THROUGH THE SUBDIVISION IS RESTRICTED, EXCEPT AT THE VARIOUS POINTS OF ACCESS TO BE APPROVED BY THE DEPARTMENT OF PLANNING AND ZONING UNDER THE CONDITIONS OF WP-01-111(\*), WHICH WAS GRANTED ON MAY 2, 2001, ALLOWING THE FOLLOWING:  
A. ADDITIONAL POINTS ALONG MAPLE LAWN BOULEVARD OTHER THAN THOSE PERMITTED BY SECTION 16.119(f)(1), SUBJECT TO FURTHER ANALYSIS AND APPROVALS AT LATER PLAN STAGES, AND  
B. RESIDENTIAL LOTS FRONT ON NEIGHBORHOOD PARKS INSTEAD OF BEING LIMITED TO FRONTAGE ON PUBLIC RIGHTS OF WAY AS IN SECTION 16.120(c)(2), SUBJECT TO ADEQUATE PRIVATE ALLEY ACCESS.
- WAIVER REQUEST FROM SECTION 16.115(c)(2) - WHICH PROHIBITS CLEARING, EXCAVATING, FILLING, ALTERING DRAINAGE, IMPERVIOUS PAVING, OR PLACEMENT OF STRUCTURES WITHIN THE 100 YEAR FLOOD PLAIN, UNLESS AUTHORIZED BY THE DEPARTMENT OF PLANNING & ZONING, SECTION 16.116(a)(2)(ii) - WHICH PROHIBITS GRADING, REMOVAL OF VEGETATIVE COVER AND TREES, PAVING AND NEW STRUCTURES WITHIN 75 FEET OF A PERENNIAL STREAM IN A RESIDENTIAL ZONING DISTRICT AND SECTION 16.119(a)(5) - WHICH REQUIRES THE TRUNCATION OF PUBLIC RIGHT OF WAY LINES ON CORNER LOTS AT AN INTERSECTION BY STRAIGHT LINES JOINING POINTS 25 FEET BACK FROM THE THEORETICAL PROPERTY LINE INTERSECTION IN EACH QUADRANT, WERE APPROVED BY THE DEPARTMENT OF PLANNING AND ZONING UNDER THE CONDITIONS OF WP-03-02(\*\*), WHICH WAS GRANTED ON OCTOBER 11, 2002 SUBJECT TO THE FOLLOWING CONDITIONS:  
A. THE GRADING DISTURBANCE WITHIN THE STREAM BUFFER AND FLOOD PLAIN AREAS SHALL BE THE MINIMUM NECESSARY TO ACCOMMODATE THE SIDE SLOPES FOR CONSTRUCTION OF THE PROPOSED DUKE STREET.  
B. ALL GRADING DISTURBANCES WITHIN THE 100 YEAR FLOOD PLAIN AND 75' STREAM BUFFER ARE SUBJECT TO OBTAINING ALL NECESSARY WATER QUALITY CERTIFICATES AND PERMITS FROM THE MARYLAND DEPARTMENTS OF THE ENVIRONMENT AND NATURAL RESOURCES.  
C. TRUNCATED RIGHT OF WAY CORNERS SHALL APPLY TO THE RESIDENTIAL LAND USE LOTS AND TO OTHER LOTS OR PARCELS ELSEWHERE, FOR THE OPEN SPACE OR COMMERCIAL LAND USE AREAS FOR THIS PROJECT WHERE NECESSARY TO ACHIEVE THE TRADITIONAL NEIGHBORHOOD DESIGN (TND) GOALS AND OBJECTIVES SUBJECT TO HAVING ADEQUATE INTERSECTION SIGHT DISTANCE AS DETERMINED BY THE DPZ, DEVELOPMENT ENGINEERING DIVISION.

(GENERAL NOTES CONTINUE)

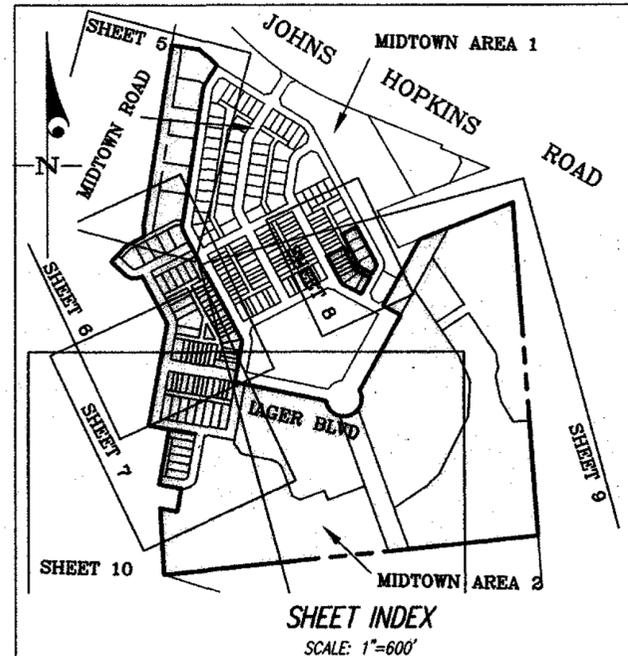
- STORMWATER MANAGEMENT IS BEING PROVIDED AT AN ON-SITE FACILITY. THE FACILITY WILL BE TYPE P-2 WET POND. THE PERMANENT POOL WILL PROVIDE THE WATER QUALITY. THE CHANNEL PROTECTION VOLUME FOR THE 1 YEAR STORM QUANTITY MANAGEMENT WILL BE PROVIDED UTILIZING EXTENDED DETENTION. THE RECHARGE REQUIREMENTS WILL BE PROVIDED IN A FACILITY ON OPEN SPACE LOT 125. THE RECHARGE FACILITY IS BEING CONSTRUCTED UNDER F 03-90. NO NON-STRUCTURAL PRACTICES ARE PROPOSED UNDER THIS FINAL PLAN. THE POND WILL BE PUBLICLY OWNED AND MAINTAINED. THE RECHARGE FACILITY ON OPEN SPACE LOT 125 WILL BE PRIVATELY OWNED AND MAINTAINED BY THE COMMUNITY HOMEOWNERS ASSOCIATION.
- THERE ARE NO KNOWN CEMETERIES, GRAVE SITES OR HISTORIC STRUCTURES LOCATED ON THE SUBJECT PROPERTY.
- THERE ARE NO SCENIC ROADS WITHIN OR ADJACENT TO THE SUBJECT PROPERTY.
- THIS PROPERTY WAS BROUGHT INTO THE METROPOLITAN DISTRICT ON AUGUST 20, 2001.
- ARTICLES OF INCORPORATION FOR THE MAPLE LAWN FARMS HOMEOWNERS ASSOCIATION WAS FILED WITH THE MARYLAND STATE DEPARTMENT OF ASSESSMENTS AND TAXATION ON 5/13/03, RECEIPT # B-00515-1361.
- AS A CONSEQUENCE OF THE SKETCH PLAN, S-01-17 APPROVAL PRIOR TO NOVEMBER 15, 2001, THIS PROJECT IS GRANDFATHERED TO THE FOURTH EDITION OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS.
- MINIMUM BUILDING SETBACK RESTRICTIONS FROM PROPERTY LINES AND THE PUBLIC ROAD RIGHTS OF WAY FOR ALL SFD AND SFA RESIDENTIAL LOTS WILL BE PROVIDED IN ACCORDANCE WITH THE COMPREHENSIVE DEVELOPMENT CRITERIA APPROVED FOR THIS PROJECT UNDER S-01-17, PB-353 AND ZB-995M.
- OPEN SPACE LOTS MAY CONTAIN ACTIVE RECREATIONAL FACILITIES AS ALLOWED BY THE APPROVED COMPREHENSIVE DEVELOPMENT CRITERIA.
- PHASING FOR THIS PROJECT IS IN ACCORDANCE WITH THE DECISION AND ORDER FOR ZB-995M AND THE DECISION AND ORDER FOR PB CASE NO. 353 (S-01-17).

(GENERAL NOTES CONTINUE)

- THE FOREST CONSERVATION EASEMENT HAS BEEN ESTABLISHED TO FULFILL THE REQUIREMENTS OF SECTION 16.1200 OF THE HOWARD COUNTY CODE AND FOREST CONSERVATION ACT. NO CLEARING, GRADING OR CONSTRUCTION IS PERMITTED WITHIN THE FOREST CONSERVATION EASEMENT; HOWEVER, FOREST MANAGEMENT PRACTICES AS DEFINED IN THE DEED OF FOREST CONSERVATION EASEMENT ARE ALLOWED.
- 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, WHETHER OR NOT EXPRESSLY STATED IN DEED(S) CONVEYING SAID LOT(S)/ PARCELS. DEVELOPER SHALL EXECUTE AND DELIVER DEEDS FOR THE EASEMENTS HEREIN RESERVED TO HOWARD COUNTY WITH 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.
- ALL BUFFERING AND LANDSCAPING REQUIREMENTS/FEATURES WILL BE SHOWN AT THE SITE DEVELOPMENT PLAN STAGE AND WILL BE PROVIDED IN ACCORDANCE WITH THE COMPREHENSIVE SKETCH PLAN CRITERIA (SEE GENERAL NOTE 34, THIS PLAN)
- THE FOREST CONSERVATION REQUIREMENTS PER SECTION 16.1202 OF THE HOWARD COUNTY CODE AND THE FOREST CONSERVATION MANUAL FOR PHASE 3 OF THIS PROJECT WITH AN AFFORESTATION OBLIGATION OF 0.43 ACRE AND RETENTION IN THE AMOUNT OF 0.21 ACRE WILL BE FULFILLED BY PROVIDING 10.49 ACRES OF CREDITED AFFORESTATION. 10.06 ACRES OF EXCESS FOREST CONSERVATION WILL BE UTILIZED IN FUTURE PHASES. FOREST CONSERVATION SURETY IN THE AMOUNT OF \$230,302.00 WAS PROVIDED WITH THE DPW DEVELOPER'S AGREEMENT.
- A TRAFFIC STUDY PREPARED FOR THIS SITE WHICH DETERMINED THAT IMPROVEMENTS TO JOHNS HOPKINS ROAD ARE NOT WARRANTED AT THIS TIME. THE DEVELOPER UNDERSTANDS AND AGREES THAT SHOULD THERE BECOME A NEED FOR IMPROVEMENTS AT THE INTERSECTION OF MIDTOWN ROAD AND JOHNS HOPKINS ROAD IN THE FUTURE, THE IMPROVEMENTS WILL BE PROVIDED. TRAFFIC STUDY WAS APPROVED WITH S-01-17 BY THE PLANNING BOARD ON 8/8/01.
- A NOISE STUDY WAS PREPARED BY WILDMAN & ASSOCIATES FOR S-01-17, WHICH WAS SIGNED BY THE PLANNING BOARD ON AUGUST 8, 2001.
- THERE WILL BE NO MODERATE INCOME HOUSING UNITS PROPOSED UNDER THIS PHASE OF RESIDENTIAL DEVELOPMENT, BUT ARE PROPOSED FOR PHASE I, STAGE II (ANNUAL PHASE IV).
- DRIVEWAY(S) SHALL BE CONSTRUCTED PRIOR TO RESIDENTIAL OCCUPANCY TO INSURE SAFE ACCESS FOR FIRE AND EMERGENCY VEHICLES PER THE FOLLOWING MINIMUM REQUIREMENTS:  
a) WIDTH - 12 FEET (14 FEET SERVING MORE THAN ONE RESIDENCE).  
b) SURFACE - 6 INCHES OF COMPACTED CRUSHER RUN BASE WITH TAR AND CHIP COATING (1/2" MIN.)  
c) GEOMETRY - MAXIMUM 15% GRADE, MAXIMUM 10% GRADE CHANGE AND MINIMUM 45' TURNING RADIUS.  
d) STRUCTURES (CULVERTS/BRIDGES) - CAPABLE OF SUPPORTING 25 GROSS TON (H25 LOADING).  
e) DRAINAGE ELEMENTS - CAPABLE OF SAFELY PASSING 100-YEAR FLOOD WITH NO MORE THAN 1 FOOT DEPTH OVER DRIVEWAY SURFACE.  
f) STRUCTURES CLEARANCES - MINIMUM 12 FEET.  
g) MAINTENANCE - SUFFICIENT TO INSURE ALL WEATHER USE.
- THE PURPOSE OF THE PUBLIC SIGHT DISTANCE EASEMENTS SHOWN ON THESE PLATS IS TO NOT OBSCURE THE LINE OF SIGHT, NO PLANTS OR STRUCTURES TO BLOCK VIEW BETWEEN 2' HIGH AND 6' HIGH. SHRUBS MUST BE NO TALLER THAN 2' AND TREES MUST BE LIMBED UP TO 6'.
- ALL BUILDABLE LOTS SHOWN HEREON SHALL HAVE A ONE (1) FOOT WIDE PUBLIC EASEMENT ADJACENT TO THE PUBLIC ROAD RIGHT OF WAY, FOR THE PURPOSES OF SIDEWALK MAINTENANCE, WATER HOUSE CONNECTION AND SEWER HOUSE CONNECTION.
- THE PATHWAY SHOWN ON THE ROAD CONSTRUCTION PLANS, F 03-90, FROM THE INTERSECTION OF MIDTOWN ROAD AND DUKE STREET, THROUGH OPEN SPACE LOT 122 IS TO BE CONTINUED UNDER SDP 03-140 AND WILL BE COMPLETED WITH THE MAPLE LAWN BOULEVARD CONNECTION TO JOHNS HOPKINS ROAD. THE REMAINING 100' +/- OF SIDEWALK ALONG JOHNS HOPKINS ROAD TO CONNECT TO THE SIDEWALK CONSTRUCTED UNDER CAPITAL PROJECT #J-4171 WILL BE CONSTRUCTED WITH THE MAPLE LAWN BOULEVARD PLANS. THIS PATHWAY IS BEING PROVIDED IN LIEU OF THE JOHNS HOPKINS ROAD SIDEWALK SYSTEM. THE PATHWAY ALIGNMENT WAS DETERMINED TO BE AN ESSENTIAL DISTURBANCE WITHIN THE WETLANDS BUFFER AND FLOODPLAIN AREA BY THE DEPARTMENT OF PLANNING AND ZONING IN ACCORDANCE WITH SECTION 16.116(C) OF THE SUBDIVISION REGULATIONS.
- ON APRIL 2, 2003, WP 03-108(\*\*\*) WAS GRANTED, ALLOWING THE FOLLOWING:  
SECTION 16.102 "APPLICABILITY" WHICH REQUIRES THE APPLICATION OF THE HOWARD COUNTY SUBDIVISION AND LAND REGULATIONS FOR ALL DIVISIONS OF LAND SITUATED WITHIN HOWARD COUNTY FOR THE PURPOSE TO ALLOW RECORDING OF ADJOINER DEEDS TO RECONFIGURE TWO (2) EXISTING PARCELS OF LAND, PARCELS NO.114 AND 205. APPROVAL IS SUBJECT TO SUBMITTING A COPY OF THE RECORDED ADJOINER DEEDS FOR THE SUBJECT PARCELS OF LAND TO THE LAND DEVELOPMENT DIVISION FOR FILE RETENTION PURPOSES UPON COMPLETION OF THE PROPERTY LINE ADJUSTMENT.
- LANDSCAPE PLANTING PROVIDED FOR PERIMETERS P-2, P-7, AND SWM-3 AS SHOWN ON SHEET 22 OF THE ROAD PLANS. A SURETY IN THE AMOUNT OF \$22,650.00 HAS BEEN POSTED WITH THE DPW DEVELOPER'S AGREEMENT.



VICINITY MAP  
SCALE: 1"=2000'



**OWNER**  
MAPLE LAWN FARMS I, LLC  
c/o GREENEBAUM & ROSE ASSOCIATES, INC.  
1829 REISTERSTOWN ROAD  
SUITE 410, WOODHOLME CENTER  
BALTIMORE, MD. 21208  
PH: 410-484-8400

**TABULATION OF FINAL PLAT - ALL SHEETS**

1. TOTAL NUMBER OF LOTS AND PARCELS TO BE RECORDED:	102
2. TOTAL NUMBER OF BUILDABLE LOTS TO BE RECORDED:	87
3. TOTAL AREA OF BUILDABLE LOTS TO BE RECORDED:	9.8830 AC.
4. TOTAL NUMBER OF OPEN SPACE LOTS TO BE RECORDED:	6
5. TOTAL AREA OF OPEN SPACE LOTS TO BE RECORDED:	22.8373 AC.
6. TOTAL NUMBER OF BUILDABLE PARCELS TO BE RECORDED:	3
7. TOTAL AREA OF BUILDABLE PARCELS TO BE RECORDED:	20.3290 AC.
8. TOTAL NUMBER OF NON-BUILDABLE PARCELS TO BE RECORDED:	2
9. TOTAL AREA OF NON-BUILDABLE PARCELS TO BE RECORDED:	2.7095 AC.
10. TOTAL NUMBER OF COMMON OPEN AREA LOTS TO BE RECORDED:	4
11. TOTAL AREA OF COMMON OPEN AREA LOTS TO BE RECORDED:	1.0100 AC.
12. TOTAL AREA OF ROADWAYS TO BE RECORDED:	2.9833 AC.
13. TOTAL AREA OF SUBDIVISION TO BE RECORDED:	59.7521 AC.

THE REQUIREMENTS OF SECTION 3-108, THE REAL PROPERTY ARTICLE, ANNOTATED CODE OF MARYLAND, 1996 REPLACEMENT VOLUME, (AS SUPPLEMENTED) AS FAR AS THEY RELATE TO THE MAKING OF THIS PLAT AND THE SETTING OF MARKERS, HAVE BEEN COMPLIED WITH.

*David S. Weber* 07 June 2004  
DAVID S. WEBER DATE  
PROFESSIONAL LAND SURVEYOR  
MD. REG. NO. 10852  
MAPLE LAWN FARMS I, LLC  
MAPLE LAWN FARMS, INC. (MANAGING MEMBER)

*Eugene W. Jager* 6/7/04  
EUGENE W. JAGER, PRESIDENT DATE

*Charles E. Jager, Jr.* 6-20-04  
CHARLES E. JAGER, JR., VICE-PRESIDENT DATE

**PURPOSE NOTE:**  
THE PURPOSE OF THIS PLAT IS TO CREATE LOTS 133-144 FROM THE RESUBDIVISION OF PARCELS 'A' & 'B', MAPLE LAWN FARMS, MIDTOWN DISTRICT - AREA 1, P.N. 16090

THE LIMITS OF THIS FINAL PLAT COVERS ALL THE DEVELOPMENT PROPOSED BY S-01-17 AS ANNUAL PHASE 3 (ALLOCATION YEAR 2006) WHICH IS ALSO THE 120 RESIDENTIAL UNITS ALLOWED BY PDP PHASE 1/ STAGE 2.

APPROVED: FOR PUBLIC WATER & PUBLIC SEWERAGE SYSTEMS IN CONFORMANCE WITH THE MASTER PLAN OF WATER & SEWERAGE FOR HOWARD COUNTY, MD.

*Penny E. Borawtsin, MD* 6/18/04  
COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

*March D. Leight* 6/17/04  
CHIEF, DEVELOPMENT ENGINEERING DIVISION MK DATE

*March D. Leight* 6/17/04  
DIRECTOR DATE

**OWNER'S DEDICATION**

MAPLE LAWN FARMS I, LLC, A MARYLAND LIMITED LIABILITY COMPANY, BY MAPLE LAWN FARMS, INC., MANAGING MEMBER, BY EUGENE W. JAGER, PRESIDENT AND CHARLES E. JAGER, JR., VICE-PRESIDENT, OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY ADOPTS THIS PLAN OF SUBDIVISION, AND IN CONSIDERATION OF THE 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, 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 7<sup>th</sup> DAY OF JUNE, 2004

MAPLE LAWN FARMS I, LLC  
BY: MAPLE LAWN FARMS, INC., MANAGING MEMBER

BY: *Eugene W. Jager*  
EUGENE W. JAGER, PRESIDENT

BY: *Charles E. Jager, Jr.*  
CHARLES E. JAGER, JR., VICE-PRESIDENT

**SURVEYOR'S CERTIFICATE**

I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS A SUBDIVISION OF PART OF THE LAND CONVEYED BY MAPLE LAWN FARMS, INC., A MARYLAND CORPORATION TO MAPLE LAWN FARMS I, LLC, A MARYLAND LIMITED LIABILITY COMPANY, BY A DEED DATED APRIL 30, 2003 AND RECORDED IN LIBER 7161 AT FOLIO 102, AND ALSO BEING A RESUBDIVISION OF PARCELS 'A' & 'B' AS SHOWN ON A PLAT OF SUBDIVISION ENTITLED "MAPLE LAWN FARMS, MIDTOWN DISTRICT - AREA 1, LOTS 1 THRU 120, OPEN SPACE LOTS 121 THRU 127, COMMON OPEN AREAS 128 THRU 132 AND PARCELS 'A', 'B' & 'C', AND RECORDED AS PLAT NO. 16090, ALL AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND; AND THAT ALL MONUMENTS ARE IN PLACE OR WILL BE IN PLACE PRIOR TO ACCEPTANCE OF THE STREETS IN THE SUBDIVISION BY HOWARD COUNTY, IN ACCORDANCE WITH THE ANNOTATED CODE OF MARYLAND, AS AMENDED.

*David S. Weber*  
DAVID S. WEBER  
REGISTERED LAND SURVEYOR  
MARYLAND REGISTRATION NO. 10852

07 JUNE 2004  
DATE

RECORDED AS PLAT NUMBER 16259 ON 6/23/04, AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND

**MAPLE LAWN FARMS**  
MIDTOWN DISTRICT - AREA 2  
LOTS 133 THRU 219, OPEN SPACE LOTS 220 THRU 225, COMMON OPEN AREA LOTS 226 THRU 229, PARCELS 'A-1' THRU 'A-3', 'D' & 'E' (LOTS 133-144 IS A RESUBDIVISION OF PARCELS 'A' & 'B', MAPLE LAWN FARMS, MIDTOWN DISTRICT - AREA 1, P.N. 16090)  
TM 41, GRID 15, 16 & 21, PARCEL 121, P/O PARCELS 205 & 450  
5TH ELECTION DISTRICT HOWARD COUNTY, MARYLAND  
SCALE: AS SHOWN SHEET 1 OF 10 MARCH 2004

**GLW GUTSCHICK LITTLE & WEBER, P.A.**  
CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS  
3909 NATIONAL DRIVE - SUITE 250 - BURTONSVILLE OFFICE PARK  
BURTONSVILLE, MARYLAND 20868  
TEL: 301-421-4024 BALT: 410-800-1820 DC/VA: 301-999-2524 FAX: 301-421-4108  
DRAWN BY: *PLC* CHECK BY: *JTG*

**SUMMARY OF MINIMUM SETBACKS FOR RESIDENTIAL  
LAND USE AREAS PER APPROVED PDP AND CSP DEVELOPMENT CRITERIA**

THE FOLLOWING MINIMUM STRUCTURE SETBACKS SHALL APPLY FOR STRUCTURES FROM THE PROJECT BOUNDARY:

- 50-FOOT MINIMUM OPEN SPACE BUFFER ADJACENT TO EXISTING RESIDENTIAL COMMUNITIES.
- 100-FOOT MINIMUM SETBACK FOR RESIDENTIAL UNITS FROM HOWARD COUNTY ROAD.
- 50-FOOT MINIMUM SETBACK FOR COMMERCIAL BUILDINGS FROM HOWARD COUNTY ROAD AND A 20-FOOT MINIMUM SETBACK FOR PARKING FROM HOWARD COUNTY ROAD.

**STRUCTURE SETBACKS**

The minimum required setbacks for SINGLE FAMILY DETACHED structures shall be as follows:

Lot Type	Minimum Front Setback	Minimum Side Setback	Minimum Rear Setback	
			To Principal Structure	To Rear Garage (Attached or Detached) or to Accessory Structure
Cottage	10'	4' except for garage which may be 0'	20'	3'
Manor	12'	6' except for garage which may be 0'	20'	3'
Villa	12'	6' except for garage which may be 0'	20'	3'
Estate	20'	20' except for garage which may be 10'	20'	20'

- A ZERO LOT LINE DWELLING UNIT MAY BE LOCATED ON ANY PROPERTY LINE WHICH IS NOT A STREET RIGHT-OF-WAY PROVIDED THAT (1) NO PART OF THE DWELLING SHALL ENROACH ONTO THE ADJOINING LOT; (2) AN ACCESS EASEMENT FOR THE PURPOSE OF MAINTENANCE TO THE SIDE OF THE STRUCTURE SHALL BE INCLUDED IN THE DEED WHERE APPROPRIATE. SPACING BETWEEN DWELLING UNITS SHALL BE A MINIMUM OF 8'. GARAGES HOWEVER, MAY ADJOIN ALONG THE PROPERTY LINE, PROVIDED THEY COMPLY WITH ALL BUILDING AND FIRE CODE REGULATIONS.
- OPEN DECKS MUST BE A MINIMUM OF 10' FROM REAR PROPERTY LINE, AND ARE SUBJECT TO SIDE YARD SETBACKS.
- FACING ACCESSORY STRUCTURES AND DETACHED GARAGES (ACROSS AN ALLEY/LANE R.O.W.) SHALL BE 30' APART.
- STRUCTURES MAY BE LOCATED ANYWHERE WITHIN SUCH SETBACK AREAS IN ACCORDANCE WITH A SITE DEVELOPMENT PLAN APPROVED BY HOWARD COUNTY PLANNING BOARD.

**EXCEPTIONS TO FRONT SETBACK REQUIREMENTS:**

- EXCEPT FOR THE FOLLOWING, SECTION 128.A.1 APPLIES:
  - PORCHES MAY ENROACH INTO THE FRONT YARD TO WITHIN 2' FROM THE PROPERTY LINE OR RIGHT-OF-WAY FOR COTTAGES, MANORS, VILLAS; TO WITHIN 12' FOR ESTATES. PORCHES MAY ENROACH INTO THE SIDE YARD OF CORNER LOTS TO WITHIN 2' FROM RIGHT-OF-WAY FOR COTTAGES, MANORS, AND VILLAS, TO WITHIN 12' FOR ESTATES. WHERE A SIDE YARD ADJUTS AN OPEN SPACE OR PASSAGE, PORCHES MAY ENROACH TO WITHIN 1' FROM SIDE PROPERTY LINE FOR COTTAGES, MANORS, AND VILLAS; TO WITHIN 12' FOR ESTATES.
  - STOOPS AND STEPS MAY ENROACH INTO THE FRONT AND SIDE YARDS TO WITHIN 1' FROM THE FRONT PROPERTY LINE.
  - GARDEN WALLS, FENCES, PIERS, GATES AND SIMILAR ORNAMENTS MAY BE BUILT IN THE FRONT AND SIDE YARDS NOT CLOSER THAN 1' FROM THE FRONT PROPERTY LINE; NOT GREATER THAN 48" IN HEIGHT ALONG THE FRONT PROPERTY LINE AND NOT GREATER THAN 72" ALONG THE SIDE AND REAR PROPERTY LINES.

**ACCESS**

- PERMANENT ACCESS TO LOTS MAY BE PROVIDED BY MEANS OF ALLEYS, USING PERPETUAL RECIPROCAL EASEMENTS.

**BUILDING HEIGHT**

- MAXIMUM BUILDING HEIGHT ON ALL LOTS SHALL BE 36' TO THE MIDPOINT OF THE ROOF HEIGHT MEASURED FROM THE HIGHEST ADJOINING GROUND ELEVATION ADJACENT TO THE BUILDING, EXCEPT AS OTHERWISE APPROVED ON A SITE DEVELOPMENT PLAN BY THE HOWARD COUNTY PLANNING BOARD.

**COVERAGE**

- LOT COVERAGE FOR ESTATE LOTS SHALL NOT EXCEED 50 PERCENT, INCLUDING PRINCIPAL AND ACCESSORY STRUCTURES BUT NOT INCLUDING SIDEWALKS, PAVED PARKING AREAS, DRIVEWAYS, PORCHES, STOOPS, STEPS, DECKS, PATIOS, IN-GROUND POOLS, LANDSCAPING AND SIMILAR STRUCTURES.

**PARKING**

- NO LESS THAN TWO PARKING SPACES SHALL BE PROVIDED FOR EACH SINGLE FAMILY DETACHED DWELLING UNIT. SUCH SPACES MAY CONSIST OF GARAGE, DRIVEWAY AND/OR SIMILAR OFF-STREET PARKING SPACES. VISITOR PARKING AND OVERFLOW PARKING MAY BE ACCOMMODATED AS ON-STREET PARKING WITHIN THE PUBLIC RIGHT-OF-WAY.

**STRUCTURE SETBACKS**

The minimum required setbacks for OTHER RESIDENTIAL structures shall be as follows:

Lot Type	Minimum Front Setback	Minimum Side Setback	Minimum Rear Setback		
			To Principal Structure	To Rear Garage (Attached or Detached) or to Accessory Structure	Minimum Front, Side and Rear Setback from Maple Lawn Blvd
Single-Family Attached	0'	0'	20'	3'	20'
Live-Work	0'	0'	20'	3'	20'
Semi-detached	10'	4' except for garage which may be 0'	20'	3'	20'
Two-Family	10'	4' except for garage which may be 0'	20'	3'	20'
Apartment	10'	10' except for garage which may be 0'	20'	3'	20'

- OPEN DECKS MUST BE A MINIMUM OF 10' FROM REAR PROPERTY LINE, AND ARE SUBJECT TO SIDE YARD SETBACKS.
- FACING ACCESSORY STRUCTURES AND DETACHED GARAGES (ACROSS AN ALLEY/LANE R.O.W.) SHALL BE 30' APART.
- BETWEEN APARTMENT BUILDINGS, THE MINIMUM SETBACK DISTANCES SHALL BE 30' FRONT TO FRONT, 50' BACK TO BACK, 50' FRONT TO BACK AND 15' FOR ALL OTHER CONDITIONS. BETWEEN SINGLE-FAMILY ATTACHED BUILDINGS, THE MINIMUM SETBACK DISTANCES SHALL BE 30' FRONT TO FRONT, 50' BACK TO BACK, 50' FRONT TO FRONT AND 10' FOR ALL OTHER CONDITIONS.
- STRUCTURES MAY BE LOCATED ANYWHERE WITHIN SUCH SETBACK AREAS IN ACCORDANCE WITH A SITE DEVELOPMENT PLAN APPROVED BY HOWARD COUNTY PLANNING BOARD.

**EXCEPTIONS TO FRONT SETBACK REQUIREMENTS:**

- EXCEPT FOR THE FOLLOWING, SECTION 128.A.1 APPLIES:
  - PORCHES MAY ENROACH INTO THE FRONT YARD TO WITHIN 2' FROM THE PROPERTY LINE OR RIGHT-OF-WAY FOR ALL OTHER RESIDENTIAL LOT TYPES.
  - STOOPS AND STEPS MAY ENROACH INTO THE FRONT AND SIDE YARDS TO WITHIN 1' FROM THE FRONT PROPERTY LINE FOR ALL OTHER RESIDENTIAL TYPES.
  - GARDEN WALLS, FENCES, PIERS, GATES AND SIMILAR ORNAMENTS MAY BE BUILT IN THE FRONT AND SIDE YARDS NOT CLOSER THAN 1' FROM THE FRONT PROPERTY LINE; NOT GREATER THAN 48" IN HEIGHT ALONG THE FRONT PROPERTY LINE AND NOT GREATER THAN 72" ALONG THE SIDE AND REAR PROPERTY LINES.

**ACCESS**

- PERMANENT ACCESS TO LOTS MAY BE PROVIDED BY MEANS OF ALLEYS, USING PERPETUAL RECIPROCAL EASEMENTS.

**BUILDING HEIGHT**

- MAXIMUM BUILDING HEIGHT IN THE OTHER RESIDENTIAL LAND USE AREAS SHALL BE 50' FOR ATTACHED, SEMI-DETACHED, OR TWO-FAMILY DWELLING UNITS, AND 60' FOR LIVE-WORK UNITS AND APARTMENTS. IN EACH CASE THE BUILDING HEIGHT IS MEASURED FROM THE MIDPOINT OF THE ROOF HEIGHT TO THE HIGHEST ADJOINING GROUND ELEVATION ADJACENT TO THE BUILDING, EXCEPT AS OTHERWISE APPROVED ON A SITE DEVELOPMENT PLAN BY THE HOWARD COUNTY PLANNING BOARD.

**COVERAGE**

- NO COVERAGE REQUIREMENTS ARE IMPOSED IN OTHER RESIDENTIAL LAND USE AREAS.

**PARKING**

- NO LESS THAN TWO PARKING SPACES SHALL BE PROVIDED FOR EACH SINGLE FAMILY ATTACHED, LIVE-WORK, SEMI-DETACHED, AND TWO-FAMILY DWELLING UNIT. NO LESS THAN ONE AND ONE-HALF PARKING SPACES SHALL BE PROVIDED FOR EACH APARTMENT UNIT. SUCH SPACES MAY CONSIST OF GARAGE, DRIVEWAY AND/OR SIMILAR OFF-STREET PARKING AREAS. SUCH SPACES SHALL BE PROVIDED IN PROXIMITY TO SUCH DWELLING UNIT AND MAY BE INCLUDED AS PART OF A COMMON PARKING AREA PROVIDED FOR RESIDENTS, TENANTS, AND GUESTS. PRINCIPAL STRUCTURES SHALL BE NO CLOSER THAN 15' TO THE CURB OF SUCH PARKING AREAS. VISITOR PARKING AND OVERFLOW PARKING MAY BE ACCOMMODATED AS ON STREET AND PARALLEL PARKING WITHIN THE PUBLIC RIGHT-OF-WAY.

- SUCH PARKING AREAS MAY BE PARALLEL SPACES LOCATED ON PAVED AREAS IN AND/OR ADJACENT TO PUBLICLY MAINTAINED ROADWAYS, ADJACENT TO PUBLIC OR PRIVATE SERVICE DRIVES OR ORIENTED DIAGONALLY OR AT RIGHT ANGLES TO SUCH ROADWAYS OR SERVICE DRIVES.

**HOUSING FOR ELDERLY AND/OR HANDICAPPED PERSONS**

- IN THE EVENT A FACILITY QUALIFIES UNDER FEDERAL, STATE OR COUNTY PROGRAMS INTENDED TO PROMOTE HOUSING FOR THE ELDERLY OR HANDICAPPED, THE PARKING REQUIREMENTS MAY BE MODIFIED TO PROVIDE FOR FOUR PARKING SPACES FOR EVERY TEN DWELLING UNITS PARTICIPATING IN SUCH PROGRAM. IN THE EVENT THE UNITS ARE WITHDRAWN FROM SUCH A HOUSING PROGRAM, THE OWNER OF THE FACILITY SHALL IMMEDIATELY NOTIFY THE DEPARTMENT OF PLANNING AND ZONING AND SHALL CONSTRUCT, PRIOR TO FURTHER OCCUPANCY OF THE WITHDRAWN UNITS, SUCH ADDITIONAL PARKING SPACES AS ARE NECESSARY TO PROVIDE ONE AND ONE-HALF PARKING SPACES FOR EACH DWELLING UNIT WITHDRAWN.

**OVERALL DEVELOPMENT TRACKING CHART**

PHASE NO.	FILE REF. NO.	GROSS ACREAGE	NON-BUILDABLE ACREAGE	S.F.D. AC. (%)	O.R. AC. (%)	EMP. AC. (%)	O.S. AC. (%)	PUB. RD. ACREAGE	PRIV. RD. ACREAGE	SFD UNITS	O.R. UNITS (APT./S.F.A.)	S.F.D. DENSITY	O.R. DENSITY	EMP. BLDG. AREA	EMP. F.A.R.
1	F-03-07	51.98	---	---	---	30.85 (59.3)	21.15 (40.7)	4.38	---	---	---	---	---	---	---
2	F-03-90	37.43	1.19 (3.1)	10.84 (28.0)	8.09 (21.8)	1.56 (4.2)	15.75 (42.1)	9.02	1.68	55	65	5.2/AC.	7.9/AC.	---	---
3	F-04-92	58.80	2.71 (4.6)	6.68 (11.4)	11.76 (20.0)	14.80 (25.2)	22.85 (38.9)	2.98	1.00	41	79	6.1/AC.	6.7/AC.	---	---
TOTALS		148.21	2.95 (2.0)	17.95 (12.1)	20.37 (13.8)	47.19 (31.8)	59.75 (40.3)	16.38	2.68	96	144	5.3/AC.	7.1/AC.	---	---
<b>OVERALL DENSITY TABULATION</b>		<b>PROPOSED</b>		<b>ALLOWED</b>		<b>LAND USE ADJUSTMENTS</b>		<b>PROPOSED</b>		<b>ALLOWED</b>		<b>MAX. RES. UNITS ALLOWED</b>		<b>S 01-17</b>	
OVERALL S.F.D./GROSS ACRE		5.3 UNITS/AC.		2.8 UNITS/AC.		SINGLE FAMILY DETACHED (S.F.D.)		4) 17.95		198.3		SINGLE FAMILY DETACHED (S.F.D.)		485 (43.5%)	
OVERALL O.R./GROSS ACRE		7.1 UNITS/AC.		14.0 UNITS/AC.		OTHER RESIDENTIAL (O.R.)		5) 20.37		53.0		APARTMENTS (O.R.)		236 (21.1%)	
OVERALL EMPLOYMENT F.A.R.		---		0.35		EMPLOYMENT		3) 50.14		77.1		SINGLE FAMILY ATTACHED (O.R.)		395 (35.4%)	
OVERALL S.F.D./O.R. DENSITY		1.6 UNITS/AC.		2.2 UNITS/AC.		OPEN SPACE		56.75		179.5		TOTAL		1116	
						TOTALS		148.21		507.9					

- ① 58.80 acres is the result of subtracting 0.43 ac. of single family detached (lots 133 thru 136) and 0.52 ac. of single family attached area (lots 137 thru 144) from the gross site area of 59.75 acres. The area of lots 133 thru 136 and lots 137 thru 144 were known as Non-Buildable Parcels 'A' and 'B' under F 03-90.
- ② 2.95 acres is the result of adding 2.71 ac. of Non-Buildable area (Parcels 'D' & 'E') under this final plan and removing 0.95 ac. of Non-Buildable area under F 03-90 by creating buildable lots 133 thru 144 from previous Non-Buildable Parcels 'A' and 'B'.
- ③ 50.14 acres is the result of adding 47.19 acres of employment land use to the 2.95 acres of Non-Buildable area that will become employment land use in future phases.
- ④ 17.95 acres is the result of including 0.43 acres of land which was Non-Buildable under F 03-90 and creates Lots 133 - 136 under these plans.
- ⑤ 20.37 acres is the result of including 0.52 acres of land which was Non-Buildable under F 03-90 and creates Lots 137 - 144 under these plans.

**Lot Information**

Lot Type	Lots	Minimum Lot Size	Min. Lot Width at Front BRL
Cottage	156-161, 187-192, 206-219	3,600 Square Feet	34'
Manor	133-136, 151-155	4,000 Square Feet	48'
Villa		5,400 Square Feet	54'
Estate	145-150	20,000 Square Feet	120' *
Townhouse	137-144, 162-186, 193-205		

\* except for lots identified on CSP which shall not be less than 100' at front BRL. Lot type shall be designated on Final Plats for all Single Family Detached areas. Estate Lots shall be located as shown on this plan.

THE REQUIREMENTS OF SECTION 3-108, THE REAL PROPERTY ARTICLE, ANNOTATED CODE OF MARYLAND, 1986 REPLACEMENT VOLUME, (AS SUPPLEMENTED) AS FAR AS THEY RELATE TO THE MAKING OF THIS PLAT AND THE SETTING OF MARKERS, HAVE BEEN COMPLIED WITH.

*David S. Weber* 07 JUNE 2004  
DAVID S. WEBER  
PROFESSIONAL LAND SURVEYOR  
MD. REG. NO. 10852

MAPLE LAWN FARMS I, LLC  
MAPLE LAWN FARMS, INC. (MANAGING MEMBER)

*Eugene W. Jager* 6/2/04  
EUGENE W. JAGER, PRESIDENT

*Charles E. Jager, Jr.* 6-2-04  
CHARLES E. JAGER, JR., VICE-PRESIDENT

APPROVED: FOR PUBLIC WATER & PUBLIC SEWERAGE SYSTEMS IN CONFORMANCE WITH THE MASTER PLAN OF WATER & SEWERAGE FOR HOWARD COUNTY, MD.

*Pranay E. Borawstein, MD* 6/18/04  
COUNTY HEALTH OFFICER MR

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

*Mark A. Wyle* 6/12/04  
CHIEF, DEVELOPMENT ENGINEERING DIVISION MK

*Mark A. Wyle* 6/2/04  
DIRECTOR

**OWNER'S DEDICATION**

MAPLE LAWN FARMS I, LLC, A MARYLAND LIMITED LIABILITY COMPANY, BY MAPLE LAWN FARMS, INC., MANAGING MEMBER, BY EUGENE W. JAGER, PRESIDENT AND CHARLES E. JAGER, JR., VICE-PRESIDENT, OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY ADOPTS THIS PLAN OF SUBDIVISION, AND IN CONSIDERATION OF THE 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, 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 7<sup>TH</sup> DAY OF JUNE, 2004  
MAPLE LAWN FARMS I, LLC  
BY: MAPLE LAWN FARMS, INC., MANAGING MEMBER

BY: *Eugene W. Jager*  
EUGENE W. JAGER, PRESIDENT  
BY: *Charles E. Jager, Jr.*  
CHARLES E. JAGER, JR., VICE-PRESIDENT

**SURVEYOR'S CERTIFICATE**

I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS A SUBDIVISION OF PART OF THE LAND CONVEYED BY MAPLE LAWN FARMS, INC., A MARYLAND CORPORATION TO MAPLE LAWN FARMS I, LLC, A MARYLAND LIMITED LIABILITY COMPANY, BY A DEED DATED APRIL 30, 2003 AND RECORDED IN LIBER 7161 AT FOLIO 102, AND ALSO BEING A RESUBDIVISION OF PARCELS 'A' & 'B' AS SHOWN ON A PLAT OF SUBDIVISION ENTITLED "MAPLE LAWN FARMS, MIDTOWN DISTRICT - AREA 1, LOTS 1 THRU 120, OPEN SPACE LOTS 121 THRU 127, COMMON OPEN AREAS 128 THRU 132 AND PARCELS 'A', 'B' & 'C', AND RECORDED AS PLAT NO. 16090, ALL AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND; AND THAT ALL MONUMENTS ARE IN PLACE OR WILL BE IN PLACE PRIOR TO ACCEPTANCE OF THE STREETS IN THE SUBDIVISION BY HOWARD COUNTY, IN ACCORDANCE WITH THE ANNOTATED CODE OF MARYLAND, AS AMENDED.

*David S. Weber*  
DAVID S. WEBER  
REGISTERED LAND SURVEYOR  
MARYLAND REGISTRATION NO. 10852



07 JUNE 2004  
DATE

RECORDED AS PLAT NUMBER 16260 ON 6/23/04, AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND

**MAPLE LAWN FARMS  
MIDTOWN DISTRICT - AREA 2**  
LOTS 133 THRU 219, OPEN SPACE LOTS 220 THRU 225,  
COMMON OPEN AREA LOTS 226 THRU 229,  
PARCELS 'A-1' THRU 'A-3', 'D' & 'E'  
(LOTS 133-144 IS A RESUBDIVISION OF PARCELS 'A' & 'B',  
MAPLE LAWN FARMS, MIDTOWN DISTRICT - AREA 1, P.N. 16090)  
TM 41, GRID 15, 16 & 21, PARCEL 121, P/O PARCELS 205 & 450  
5TH ELECTION DISTRICT HOWARD COUNTY, MARYLAND  
SCALE: NONE SHEET 2 OF 10 MARCH 2004

**GLW GUTSCHICK LITTLE & WEBER, P.A.**  
CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS  
3909 NATIONAL DRIVE - SUITE 250 - BURTONSVILLE OFFICE PARK  
BURTONSVILLE, MARYLAND 20866  
TEL: 301-421-4024 BALT: 410-880-1820 DC/VA: 301-999-2224 FAX: 301-421-4186  
DRAWN BY: *MLC* CHECK BY: *JTC*

COORDINATE TABLE					
NO.	NORTHING	EASTING	NO.	NORTHING	EASTING
1084	544013.40	1339827.15	1455	543827.44	1338435.20
1085	543674.26	1339643.61	1456	543824.02	1338428.66
1086	543626.66	1339731.56	1458	543834.92	1338350.37
1087	543245.16	1339525.09	1459	543901.57	1338280.06
1088	543191.06	1339356.32	1460	543985.30	1338359.43
1089	543285.50	1338898.96	1461	544030.53	1338445.94
1090	543487.92	1338935.26	1481	542425.39	1339668.86
1091	543500.71	1338933.30	1482	543115.89	1339423.45
1092	544050.98	1338645.57	1483	542991.23	1338896.99
1093	544093.91	1338638.39	1484	543018.07	1338747.31
1094	544779.31	1338742.32	1485	542803.49	1338708.83
1095	544805.24	1338751.94	1486	542813.61	1338527.77
1096	544901.14	1338812.09	1487	542793.84	1338638.02
1123	543783.67	1339441.44	1488	542811.61	1338663.55
1122	543734.04	1339533.16	1489	543026.19	1338702.03
1124	543791.99	1339433.24	1490	543934.95	1338311.71
1131	543894.62	1339607.53	1491	543868.31	1338382.01
1132	543871.14	1339607.36	1492	543864.78	1338407.34
1167	543817.58	1339578.38	1493	544002.58	1338670.88
1168	543856.32	1339506.81	1494	543961.82	1338692.19
1175	543873.93	1339524.68	1495	543850.61	1338479.51
1176	543838.69	1339589.80	1496	543616.31	1338602.02
1177	544039.13	1339438.30	1497	543571.52	1338608.89
1180	544077.59	1339511.85	1498	543403.87	1338578.83
1208	543927.27	1339362.50	1499	543344.56	1338909.55
1209	543971.29	1339446.69	1500	543344.81	1338568.24
1413	544984.94	1338725.29	1501	543104.64	1338525.17
1414	545005.77	1338587.89	1502	543045.33	1338855.89
1442	543275.98	1338948.05	1503	544109.55	1338640.76
1443	543049.84	1338570.14	1504	544114.68	1338606.87
1444	542768.33	1338519.65	1712	543412.69	1338529.61
1445	542748.57	1338629.90	1716	544200.55	1340295.08
1446	542632.42	1338609.07	1729	542504.43	1340420.51
1447	542647.67	1338523.99	1743	544085.52	1338442.84
1448	543062.32	1338500.59	1744	542307.02	1338543.22
1449	543068.19	1338467.84			
1452	543593.14	1338557.72			
1454	543580.34	1338559.68			

WETLAND LINE TABLE - SHEET 9					
LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
1	S84°54'42"E	19.90	19	S16°23'46"W	75.12
2	S21°31'05"E	49.59	20	S05°39'06"W	98.79
3	S55°01'00"W	46.64	21	S38°36'45"W	51.24
4	N00°09'19"E	74.64	22	N58°41'27"W	45.09
			23	N71°04'32"W	98.99
6	N04°45'41"W	94.08	24	S83°59'40"W	7.06
7	N20°18'26"E	63.61	25	N84°24'53"W	13.33
8	S58°30'15"E	40.04	26	N12°41'55"E	16.19
9	S23°26'52"W	53.92	27	S75°45'05"E	21.23
10	S05°12'47"E	76.75	28	S19°05'44"W	11.78
11	S79°00'03"W	34.56	29	S00°35'46"W	31.36
12	N33°50'50"E	99.60	30	S85°52'06"W	24.56
13	N28°39'43"E	66.52	31	N19°33'56"W	56.28
14	N27°35'13"W	134.96	32	S65°29'49"E	47.99
15	S21°42'58"E	61.08	33	S72°46'35"W	12.46
16	S51°11'30"E	107.78	34	N33°45'05"W	87.78
17	S10°06'35"E	9.94	35	N28°25'19"E	10.94
18	N65°53'56"W	69.18	36	S35°06'05"E	96.45

LINE TABLE - SHEET 9					
LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
L1	S09°52'24"E	31.89	L15	S76°16'10"E	32.81
L2	S29°29'29"W	4.24	L16	N08°36'47"W	177.16
L3	S51°15'13"W	145.69	L17	N51°15'13"E	153.36
L4	S08°36'47"E	181.01	L18	N28°58'19"E	25.05
L5	S03°29'48"E	432.10	L19	S11°38'43"E	72.00
L6	S64°36'25"W	177.95	L20	S78°21'17"W	55.03
L7	S28°05'38"E	134.14	L21	S06°59'22"E	30.10
L8	N72°26'22"W	5.39	L22	N78°21'17"E	57.47
L9	S69°59'11"W	16.39	L23	S11°38'43"E	28.87
L10	N28°05'38"W	148.95			
L11	N64°36'25"E	185.40			
L12	N03°29'48"W	410.77			
L13	N76°16'10"W	36.70			
L14	N03°20'45"E	20.33			

WETLAND LINE TABLE - SHEET 10					
LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
1	S51°58'56"E	47.86	26	S86°09'52"E	58.06
2	S18°29'37"W	9.11	27	N67°02'05"E	122.44
3	N61°05'04"W	61.79	28	N35°39'16"E	151.93
4	N17°28'15"W	29.55	29	N01°17'31"E	136.09
5	N89°54'35"E	16.26	30	N39°19'40"E	16.00
6	S30°44'59"E	23.24	31	S07°13'17"E	169.45
7	N38°37'47"E	8.35	32	S26°36'42"E	103.90
8	S54°32'55"E	24.70	33	S61°57'10"E	83.97
9	N72°52'35"W	26.51	34	S52°59'34"E	114.95
10	S83°59'49"W	58.39	35	S78°22'05"W	95.74
11	N19°12'20"W	5.71	36	N40°11'24"W	184.63
12	N37°15'35"E	21.07	37	S05°00'13"E	154.99
13	S74°22'39"E	50.13	38	S32°00'37"E	53.68
14	S22°58'34"W	2.77	39	S34°25'07"W	15.19
15	S83°59'49"W	203.61	40	N80°34'47"W	186.43
16	N22°24'06"E	15.65	41	S08°29'13"E	54.13
17	S87°24'57"E	61.82	42	N66°46'16"W	25.11
18	N78°13'28"E	116.10	43	S52°17'10"W	89.12
19	S56°18'08"E	25.38	44	S84°32'06"W	51.64
20	N03°13'50"W	66.42	45	S83°59'49"W	18.68
21	N10°13'22"E	12.74	46	N38°48'33"E	20.89
22	N59°15'04"E	44.32	47	N21°36'09"E	46.35
23	N52°55'13"W	55.43	48	S58°23'15"E	7.88
24	N03°13'50"W	74.15	49	S18°56'41"W	56.34
25	N36°30'01"E	10.18			

LINE TABLE - SHEET 10					
LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
L1	N07°49'08"W	35.00	L7	S82°10'52"W	227.32
L2	N82°10'52"E	97.91	L8	N03°13'50"W	20.06
L3	S44°11'52"E	33.68	L9	N82°10'52"E	235.83
L4	S06°00'11"E	35.00	L10	S44°11'52"E	104.06
L5	N72°15'18"W	58.06	L11	S83°59'49"W	25.45
L6	N44°11'52"W	78.21	L12	S83°59'49"W	25.45

THE REQUIREMENTS OF SECTION 3-108, THE REAL PROPERTY ARTICLE, ANNOTATED CODE OF MARYLAND, 1996 REPLACEMENT VOLUME, (AS SUPPLEMENTED) AS FAR AS THEY RELATE TO THE MAKING OF THIS PLAT AND THE SETTING OF MARKERS, HAVE BEEN COMPLIED WITH.

David S. Weber 07 JUNE 2004  
 DAVID S. WEBER DATE  
 PROFESSIONAL LAND SURVEYOR  
 MD. REG. NO. 10852

MAPLE LAWN FARMS I, LLC  
 MAPLE LAWN FARMS, INC. (MANAGING MEMBER)

Eugene W. Iager 6/9/04  
 EUGENE W. IAGER, PRESIDENT DATE

Charles E. Iager, Jr. 6-2-04  
 CHARLES E. IAGER, JR., VICE-PRESIDENT DATE

APPROVED: FOR PUBLIC WATER & PUBLIC SEWERAGE SYSTEMS IN CONFORMANCE WITH THE MASTER PLAN OF WATER & SEWERAGE FOR HOWARD COUNTY, MD.

Penny E. Borinstein, MD 6/18/04  
 COUNTY HEALTH OFFICER MR DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

[Signature] 6/18/04  
 CHIEF, DEVELOPMENT ENGINEERING DIVISION MK DATE

[Signature] 6/24/04  
 DIRECTOR DATE

OWNER'S DEDICATION

MAPLE LAWN FARMS I, LLC, A MARYLAND LIMITED LIABILITY COMPANY, BY MAPLE LAWN FARMS, INC., MANAGING MEMBER, BY EUGENE W. IAGER, PRESIDENT AND CHARLES E. IAGER, JR., VICE-PRESIDENT, OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY ADOPTS THIS PLAN OF SUBDIVISION, AND IN CONSIDERATION OF THE 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, 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 7<sup>TH</sup> DAY OF JUNE, 2004  
 MAPLE LAWN FARMS I, LLC  
 BY: MAPLE LAWN FARMS, INC., MANAGING MEMBER

BY: Eugene W. Iager  
 EUGENE W. IAGER, PRESIDENT  
 BY: Charles E. Iager, Jr.  
 CHARLES E. IAGER, JR., VICE-PRESIDENT

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS A SUBDIVISION OF PART OF THE LAND CONVEYED BY MAPLE LAWN FARMS, INC., A MARYLAND CORPORATION TO MAPLE LAWN FARMS I, LLC, A MARYLAND LIMITED LIABILITY COMPANY, BY A DEED DATED APRIL 30, 2003 AND RECORDED IN LIBER 7161 AT FOLIO 102, AND ALSO BEING A RESUBDIVISION OF PARCELS 'A' & 'B' AS SHOWN ON A PLAT OF SUBDIVISION ENTITLED "MAPLE LAWN FARMS, MIDTOWN DISTRICT - AREA 1, LOTS 1 THRU 120, OPEN SPACE LOTS 121 THRU 127, COMMON OPEN AREAS 128 THRU 132 AND PARCELS 'A', 'B' & 'C', AND RECORDED AS PLAT NO. 16090, ALL AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND; AND THAT ALL MONUMENTS ARE IN PLACE OR WILL BE IN PLACE PRIOR TO ACCEPTANCE OF THE STREETS IN THE SUBDIVISION BY HOWARD COUNTY, IN ACCORDANCE WITH THE ANNOTATED CODE OF MARYLAND, AS AMENDED.

David S. Weber  
 DAVID S. WEBER  
 REGISTERED LAND SURVEYOR  
 MARYLAND REGISTRATION NO. 10852

07 JUNE 2004  
 DATE



RECORDED AS PLAT NUMBER 16261 ON 6/23/04, AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND

MAPLE LAWN FARMS  
 MIDTOWN DISTRICT - AREA 2  
 LOTS 133 THRU 219, OPEN SPACE LOTS 220 THRU 225,  
 COMMON OPEN AREA LOTS 226 THRU 229,  
 PARCELS 'A-1' THRU 'A-3', 'D' & 'E'  
 (LOTS 133-144 IS A RESUBDIVISION OF PARCELS 'A' & 'B',  
 MAPLE LAWN FARMS, MIDTOWN DISTRICT - AREA 1, P.N. 16090)  
 TM 41, GRID 15, 16 & 21, PARCEL 121, P/O PARCELS 205 & 450  
 5TH ELECTION DISTRICT HOWARD COUNTY, MARYLAND  
 SCALE: NONE SHEET 3 OF 10 MARCH 2004

GLW GUTSCHICK LITTLE & WEBER, P.A.  
 CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS  
 3909 NATIONAL DRIVE - SUITE 250 - BURTONSVILLE OFFICE PARK  
 BURTONSVILLE, MARYLAND 20886  
 TEL: 301-421-4024 FAX: 410-300-1020 DC/PA: 301-969-2524 FAX: 301-421-4106  
 DRAWN BY: PWC CHECK BY: JTC

FLOOD PLAIN, DRAINAGE & UTILITY  
EASEMENT ON SHEET 10

LINE	BEARING	DISTANCE	ELEVATION
1	N74°14'02"E	14.64	376.1
2	N00°00'00"E	3.99	376.3
3	N42°31'17"W	18.54	376.3
4	N72°10'36"E	51.15	376.1
5	N80°11'51"E	23.41	376.2
6	N25°34'07"E	7.26	376.4
7	N63°54'30"E	41.03	376.1
8	N41°38'40"E	17.14	376.3
9	N70°18'03"E	55.11	376.3
10	N63°26'38"E	31.83	375.9
11	N75°51'34"E	36.12	375.6
12	S90°00'00"E	11.96	375.8
13	S37°31'17"E	27.30	375.9
14	S08°25'48"E	7.77	375.8
15	S62°27'23"E	7.39	375.9
16	N42°31'17"E	13.90	374.7
17	N67°45'32"E	13.54	375.1
18	S77°14'50"E	11.98	375.0
19	S52°06'48"E	43.92	375.0
20	S72°22'30"E	51.59	375.1
21	N87°11'14"E	106.19	375.6
22	N82°30'43"E	49.53	377.2
23	S87°52'46"E	85.38	378.9
24	S48°00'17"E	18.81	378.9
25	S36°03'51"E	36.52	376.9
26	S52°46'13"E	23.43	375.2
27	S63°40'16"E	31.49	375.3
28	S75°58'08"E	32.87	375.1
29	N80°27'25"E	39.61	375.3
30	N88°23'14"E	40.45	375.0
31	N74°50'55"E	28.36	376.0
32	S86°57'07"E	40.54	375.5
33	S68°23'41"E	53.81	376.1
34	S57°24'14"E	36.33	375.6
35	S79°05'06"E	43.24	374.8
36	N72°00'08"E	25.17	376.1
37	N55°29'46"E	57.22	374.5

FLOOD PLAIN, DRAINAGE & UTILITY  
EASEMENT ON SHEET 9

LINE	BEARING	DISTANCE	ELEVATION	LINE	BEARING	DISTANCE	ELEVATION
1	N68°20'30"E	19.28	366.3	39	S43°11'19"E	62.51	377.3
2	S78°02'44"E	24.23	365.5	40	S31°40'54"E	49.88	376.0
3	N84°46'34"E	46.92	364.2	41	S24°08'32"E	57.41	374.7
4	N61°48'27"E	18.52	364.2	42	S30°24'48"E	99.42	373.4
5	N86°26'34"E	27.43	364.1	43	S37°41'20"E	26.50	372.8
6	N35°06'08"E	29.18	364.0	44	S11°24'55"E	23.09	372.4
7	S82°21'29"E	37.86	364.1	45	S26°50'24"W	18.87	372.1
8	N24°06'38"E	23.23	364.1	46	S02°18'10"W	62.04	370.9
9	N39°30'46"E	28.49	363.9	47	S06°14'13"E	38.33	369.7
10	N45°20'32"E	39.95	363.6	48	S23°44'12"E	20.64	370.0
11	N31°27'52"E	21.31	363.4	49	S01°06'08"W	21.60	369.8
12	N46°07'24"E	23.79	363.5	50	S09°06'46"E	23.68	369.6
13	N27°59'05"E	35.24	363.4	51	S18°01'07"E	35.59	369.4
14	N32°25'49"E	54.61	363.1	52	S10°43'27"E	44.71	367.6
15	N03°49'03"E	54.09	364.0	53	S29°11'17"E	32.00	366.9
16	N03°24'57"W	32.76	364.6	54	S23°40'07"E	43.98	365.8
17	N18°33'17"E	26.17	364.7	55	S18°01'16"E	26.86	365.8
18	N39°47'53"E	18.15	364.3	56	S34°40'13"E	30.43	365.8
19	N63°12'46"E	18.11	364.2	57	S32°45'40"E	74.15	365.9
20	N41°07'57"E	13.65	364.6	58	S51°29'30"E	40.37	365.6
21	N22°33'35"E	41.04	365.0	59	S25°43'38"E	38.81	365.5
22	N12°23'29"E	49.95	365.8	60	S00°36'24"W	97.69	362.6
23	N08°28'14"W	59.72	367.4	61	S19°54'36"E	37.84	361.3
24	N02°20'09"W	22.47	368.0	62	S46°18'47"E	9.98	361.2
25	N05°29'36"E	32.64	369.1	63	S30°55'54"E	86.96	381.1
26	N13°34'32"E	21.86	369.5	64	S27°06'46"E	65.97	379.7
27	N36°52'31"E	36.06	369.6	65	S36°27'10"E	86.95	379.9
28	N27°35'28"E	27.70	369.7	66	S30°50'37"E	36.15	379.3
29	N01°29'18"E	21.31	370.7	67	S06°41'38"E	7.21	378.5
30	N20°58'08"W	69.15	372.4	68	S56°30'00"W	119.59	378.1
31	N17°31'26"W	77.33	373.3	69	N54°52'34"W	19.81	379.1
32	N38°56'14"W	38.55	374.4	70	N41°18'23"W	24.29	379.3
33	N31°21'14"W	101.13	375.8	71	N32°25'55"W	58.09	379.4
34	N42°02'41"W	19.82	376.2	72	N30°22'44"W	109.49	380.6
35	N65°14'00"W	34.11	383.1	73	N28°25'19"E	152.72	374.8
36	N01°44'11"W	6.05	385.0				
37	N36°35'35"E	24.75	377.0				
38	N56°30'00"E	85.12	377.8				

THE REQUIREMENTS OF SECTION 3-10B, THE REAL PROPERTY ARTICLE, ANNOTATED CODE OF MARYLAND, 1996 REPLACEMENT VOLUME, (AS SUPPLEMENTED) AS FAR AS THEY RELATE TO THE MAKING OF THIS PLAT AND THE SETTING OF MARKERS, HAVE BEEN COMPLIED WITH.

David S. Weber 07 JUNE 2004  
DAVID S. WEBER DATE  
PROFESSIONAL LAND SURVEYOR  
MD. REG. NO. 10852

MAPLE LAWN FARMS I, LLC  
MAPLE LAWN FARMS, INC. (MANAGING MEMBER)

Eugene W. Iager 6/7/04  
EUGENE W. IAGER, PRESIDENT DATE

Charles E. Iager, Jr. 6-2-04  
CHARLES E. IAGER, JR., VICE-PRESIDENT DATE

APPROVED: FOR PUBLIC WATER & PUBLIC SEWERAGE SYSTEMS  
IN CONFORMANCE WITH THE MASTER PLAN OF  
WATER & SEWERAGE FOR HOWARD COUNTY, MD.

Penny E. Rosenzweig, PhD 6/18/04  
COUNTY HEALTH OFFICER HR DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING  
& ZONING

[Signature] 6/18/04  
CHIEF, DEVELOPMENT ENGINEERING DIVISION MK DATE

[Signature] 6/21/04  
DIRECTOR DATE

OWNER'S DEDICATION

MAPLE LAWN FARMS I, LLC, A MARYLAND LIMITED LIABILITY COMPANY, BY MAPLE LAWN FARMS, INC., MANAGING MEMBER, BY EUGENE W. IAGER, PRESIDENT AND CHARLES E. IAGER, JR., VICE-PRESIDENT, OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY ADOPTS THIS PLAN OF SUBDIVISION, AND IN CONSIDERATION OF THE 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, 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 7th DAY OF JUNE, 2004

MAPLE LAWN FARMS I, LLC  
BY: MAPLE LAWN FARMS, INC., MANAGING MEMBER

BY: Eugene W. Iager  
EUGENE W. IAGER, PRESIDENT

BY: Charles E. Iager, Jr.  
CHARLES E. IAGER, JR., VICE-PRESIDENT

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS A SUBDIVISION OF PART OF THE LAND CONVEYED BY MAPLE LAWN FARMS, INC., A MARYLAND CORPORATION TO MAPLE LAWN FARMS I, LLC, A MARYLAND LIMITED LIABILITY COMPANY, BY A DEED DATED APRIL 30, 2003 AND RECORDED IN LIBER 7161 AT FOLIO 102, AND ALSO BEING A RESUBDIVISION OF PARCELS 'A' & 'B' AS SHOWN ON A PLAT OF SUBDIVISION ENTITLED "MAPLE LAWN FARMS, MIDTOWN DISTRICT - AREA 1, LOTS 1 THRU 120, OPEN SPACE LOTS 121 THRU 127, COMMON OPEN AREAS 128 THRU 132 AND PARCELS 'A', 'B' & 'C', AND RECORDED AS PLAT NO. 16090, ALL AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND; AND THAT ALL MONUMENTS ARE IN PLACE OR WILL BE IN PLACE PRIOR TO ACCEPTANCE OF THE STREETS IN THE SUBDIVISION BY HOWARD COUNTY, IN ACCORDANCE WITH THE ANNOTATED CODE OF MARYLAND, AS AMENDED.

David S. Weber  
DAVID S. WEBER  
REGISTERED LAND SURVEYOR  
MARYLAND REGISTRATION NO. 10852

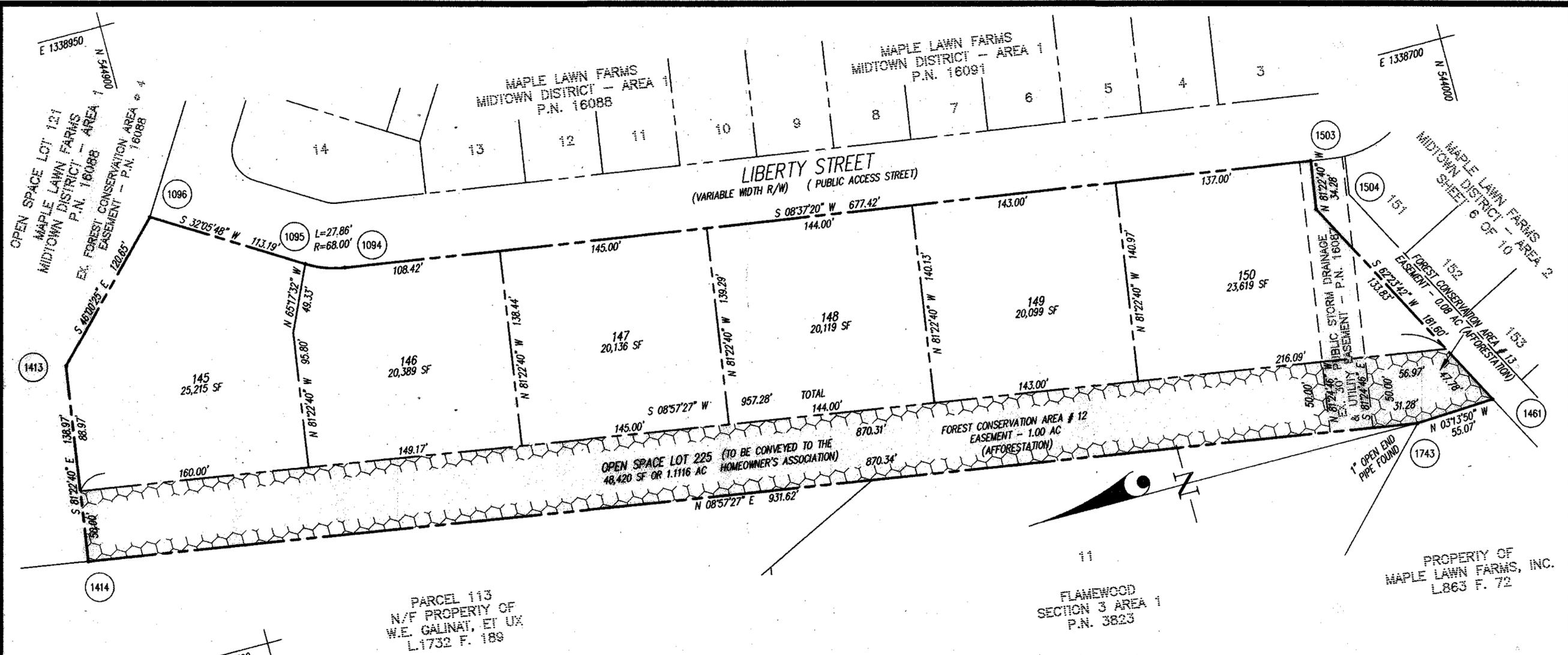
07 JUNE 2004  
DATE



RECORDED AS PLAT NUMBER 16762 ON  
6/23/04, AMONG THE LAND RECORDS OF  
HOWARD COUNTY, MARYLAND

MAPLE LAWN FARMS  
MIDTOWN DISTRICT - AREA 2  
LOTS 133 THRU 219, OPEN SPACE LOTS 220 THRU 225,  
COMMON OPEN AREA LOTS 226 THRU 229,  
PARCELS 'A-1' THRU 'A-3', 'D' & 'E'  
(LOTS 133-144 IS A RESUBDIVISION OF PARCELS 'A' & 'B',  
MAPLE LAWN FARMS, MIDTOWN DISTRICT - AREA 1, P.N. 16090)  
TM 41, GRID 15, 16 & 21, PARCEL 121, P/O PARCELS 205 & 450  
5TH ELECTION DISTRICT HOWARD COUNTY, MARYLAND  
SCALE: NONE SHEET 4 OF 10 MARCH 2004

GLW GUTSCHICK LITTLE & WEBER, P.A.  
CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS  
3909 NATIONAL DRIVE - SUITE 250 - BURTONTOWNE OFFICE PARK  
BURTONTOWNE, MARYLAND 20866  
TEL: 301-421-4024 BALT: 410-880-1820 DC/VA: 301-989-2524 FAX: 301-421-4188  
DRAWN BY: PWC CHECK BY: JTG



TABULATION OF FINAL PLAT - THIS SHEET

1. TOTAL NUMBER OF LOTS AND PARCELS TO BE RECORDED:	7
2. TOTAL NUMBER OF BUILDABLE LOTS TO BE RECORDED:	6
3. TOTAL AREA OF BUILDABLE LOTS TO BE RECORDED:	2,9747 AC.
4. TOTAL NUMBER OF OPEN SPACE LOTS TO BE RECORDED:	1
5. TOTAL AREA OF OPEN SPACE LOTS TO BE RECORDED:	1.1116 AC.
6. TOTAL NUMBER OF BUILDABLE PARCELS TO BE RECORDED:	0
7. TOTAL AREA OF BUILDABLE PARCELS TO BE RECORDED:	0 AC.
8. TOTAL NUMBER OF NON-BUILDABLE PARCELS TO BE RECORDED:	0
9. TOTAL AREA OF NON-BUILDABLE PARCELS TO BE RECORDED:	0 AC.
10. TOTAL NUMBER OF COMMON OPEN AREA LOTS TO BE RECORDED:	0
11. TOTAL AREA OF COMMON OPEN AREA LOTS TO BE RECORDED:	0 AC.
12. TOTAL AREA OF ROADWAYS TO BE RECORDED:	0 AC.
13. TOTAL AREA OF SUBDIVISION TO BE RECORDED:	4.0863 AC.

CURVE TABULATION

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
1095-1094	68.00'	27.86'	14.13'	27.67'	S 20°21'34" W	23°28'28"

APPROVED: FOR PUBLIC WATER & PUBLIC SEWERAGE SYSTEMS IN CONFORMANCE WITH THE MASTER PLAN OF WATER & SEWERAGE FOR HOWARD COUNTY, MD.

*Penny E. Rosenstein, MD* 6/18/04  
COUNTY HEALTH OFFICER MR DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

*Charles E. Iager, Jr.* 6/18/04  
CHIEF, DEVELOPMENT ENGINEERING DIVISION MK DATE

*Charles E. Iager, Jr.* 6/23/04  
DIRECTOR DATE

**OWNER'S DEDICATION**

MAPLE LAWN FARMS I, LLC, A MARYLAND LIMITED LIABILITY COMPANY, BY MAPLE LAWN FARMS, INC., MANAGING MEMBER, BY EUGENE W. IAGER, PRESIDENT AND CHARLES E. IAGER, JR., VICE-PRESIDENT, OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY ADOPTS THIS PLAN OF SUBDIVISION, AND IN CONSIDERATION OF THE 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, 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 7th DAY OF JUNE, 2004

MAPLE LAWN FARMS I, LLC  
BY: *Eugene W. Iager*  
EUGENE W. IAGER, PRESIDENT

BY: *Charles E. Iager, Jr.*  
CHARLES E. IAGER, JR., VICE-PRESIDENT

**SURVEYOR'S CERTIFICATE**

I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS A SUBDIVISION OF PART OF THE LAND CONVEYED BY MAPLE LAWN FARMS, INC., A MARYLAND CORPORATION TO MAPLE LAWN FARMS I, LLC, A MARYLAND LIMITED LIABILITY COMPANY, BY A DEED DATED APRIL 30, 2003 AND RECORDED IN LIBER 7161 AT FOLIO 102, AND ALSO BEING A RESUBDIVISION OF PARCELS 'A' & 'B' AS SHOWN ON A PLAT OF SUBDIVISION ENTITLED "MAPLE LAWN FARMS, MIDTOWN DISTRICT - AREA 1, LOTS 1 THRU 120, OPEN SPACE LOTS 121 THRU 127, COMMON OPEN AREAS 128 THRU 132 AND PARCELS 'A', 'B' & 'C', AND RECORDED AS PLAT NO. 16090, ALL AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND; AND THAT ALL MONUMENTS ARE IN PLACE OR WILL BE IN PLACE PRIOR TO ACCEPTANCE OF THE STREETS IN THE SUBDIVISION BY HOWARD COUNTY, IN ACCORDANCE WITH THE ANNOTATED CODE OF MARYLAND, AS AMENDED.

*David S. Weber*  
DAVID S. WEBER  
REGISTERED LAND SURVEYOR  
MARYLAND REGISTRATION NO. 10852

07 JUNE 2004  
DATE

STATE OF MARYLAND  
DAVID SAMUEL WEBER  
REGISTERED  
PROFESSIONAL LAND SURVEYOR

RECORDED AS PLAT NUMBER 16763 ON 6/23/04, AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND

**MAPLE LAWN FARMS**  
MIDTOWN DISTRICT - AREA 2  
LOTS 133 THRU 219, OPEN SPACE LOTS 220 THRU 225,  
COMMON OPEN AREA LOTS 226 THRU 229,  
PARCELS 'A-1' THRU 'A-3', 'D' & 'E'  
(LOTS 133-144 IS A RESUBDIVISION OF PARCELS 'A' & 'B',  
MAPLE LAWN FARMS, MIDTOWN DISTRICT - AREA 1, P.N. 16090)  
TM 41, GRID 15, 16 & 21, PARCEL 121, P/O PARCELS 205 & 450  
5TH ELECTION DISTRICT HOWARD COUNTY, MARYLAND  
SCALE: 1"=50' SHEET 5 OF 10 MARCH 2004

**GLW GUTSCHICK LITTLE & WEBER, P.A.**  
CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS  
3909 NATIONAL DRIVE - SUITE 200 BURTONSVILLE OFFICE PARK  
BURTONSVILLE, MARYLAND 20886  
TEL: 301-421-4024 BAL: 410-880-1820 DC/VA: 301-989-2524 FAX: 301-421-4188  
DRAWN BY: *DWC* CHECK BY: *JTC*

THE REQUIREMENTS OF SECTION 3-108, THE REAL PROPERTY ARTICLE, ANNOTATED CODE OF MARYLAND, 1996 REPLACEMENT VOLUME, (AS SUPPLEMENTED) AS FAR AS THEY RELATE TO THE MAKING OF THIS PLAT AND THE SETTING OF MARKERS, HAVE BEEN COMPLIED WITH.

*David S. Weber* 07 JUNE 2004  
DAVID S. WEBER DATE  
PROFESSIONAL LAND SURVEYOR  
MD. REG. NO. 10852

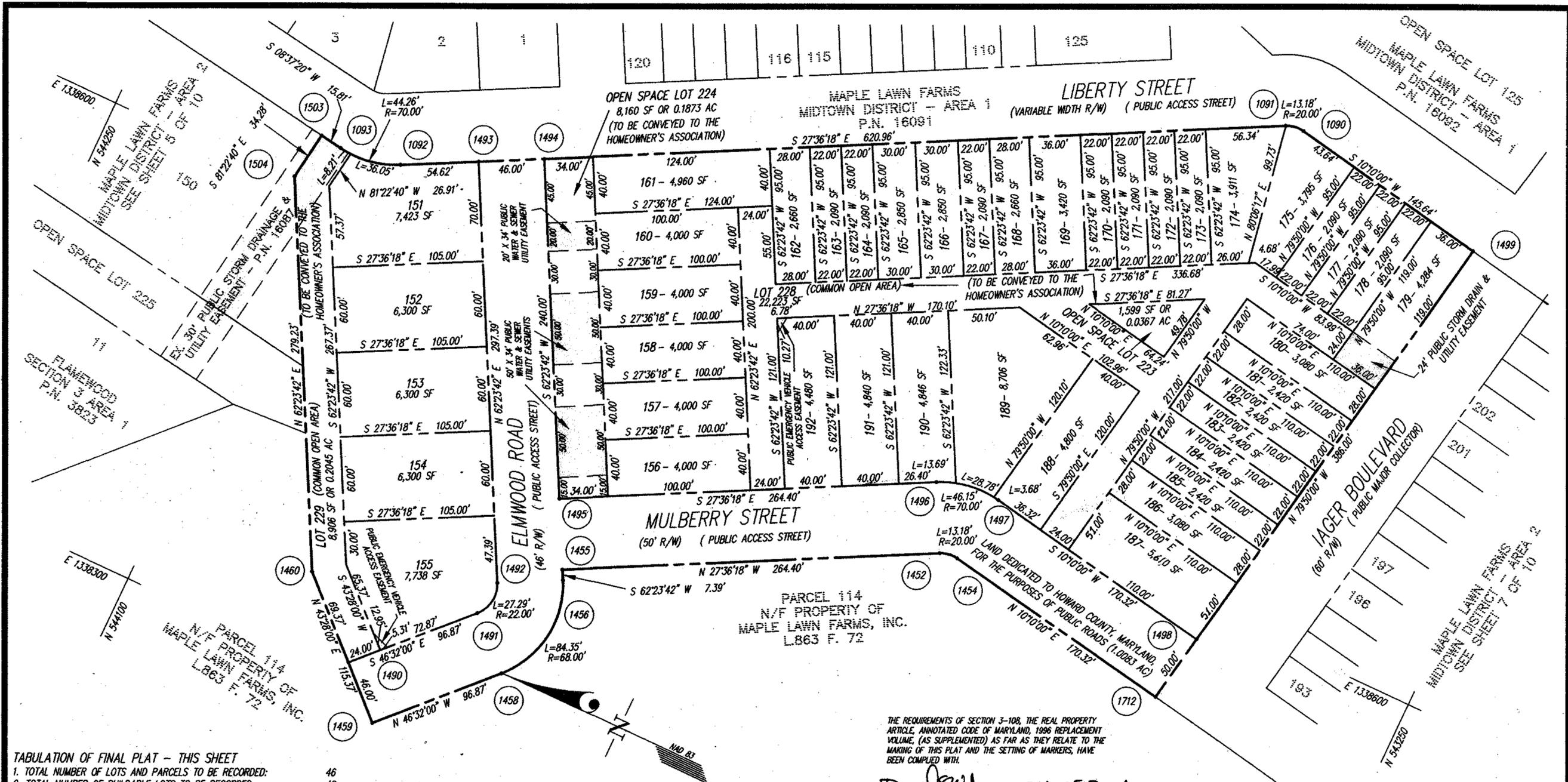
MAPLE LAWN FARMS I, LLC  
MAPLE LAWN FARMS, INC. (MANAGING MEMBER)

*Eugene W. Iager* 6/2/04  
Eugene W. Iager, PRESIDENT DATE

*Charles E. Iager, Jr.* 6-2-04  
CHARLES E. IAGER, JR., VICE-PRESIDENT DATE

L:\CADD\DRAWINGS\2001\PHASE 3 (030001)\PLATS\03001-RPL5.dwg 06/01/2004 08:45:04 AM EDT

L:\CADD\DRAWINGS\02001\PHASE 3 (0-3001)\PLATS\03001-RPL6.dwg 06/01/2004 08:45:35 AM EDT



**TABULATION OF FINAL PLAT - THIS SHEET**

1. TOTAL NUMBER OF LOTS AND PARCELS TO BE RECORDED:	46
2. TOTAL NUMBER OF BUILDABLE LOTS TO BE RECORDED:	42
3. TOTAL AREA OF BUILDABLE LOTS TO BE RECORDED:	3.6330 AC.
4. TOTAL NUMBER OF OPEN SPACE LOTS TO BE RECORDED:	2
5. TOTAL AREA OF OPEN SPACE LOTS TO BE RECORDED:	0.2240 AC.
6. TOTAL NUMBER OF BUILDABLE PARCELS TO BE RECORDED:	0
7. TOTAL AREA OF BUILDABLE PARCELS TO BE RECORDED:	0 AC.
8. TOTAL NUMBER OF NON-BUILDABLE PARCELS TO BE RECORDED:	0
9. TOTAL AREA OF NON-BUILDABLE PARCELS TO BE RECORDED:	0 AC.
10. TOTAL NUMBER OF COMMON OPEN AREA LOTS TO BE RECORDED:	2
11. TOTAL AREA OF COMMON OPEN AREA LOTS TO BE RECORDED:	0.7147 AC.
12. TOTAL AREA OF ROADWAYS TO BE RECORDED:	1.0083 AC.
13. TOTAL AREA OF SUBDIVISION TO BE RECORDED:	5.5800 AC.

**APPROVED:** FOR PUBLIC WATER & PUBLIC SEWERAGE SYSTEMS IN CONFORMANCE WITH THE MASTER PLAN OF WATER & SEWERAGE FOR HOWARD COUNTY, MD.

*Penny E. Boenstein, MD* 6/18/04  
COUNTY HEALTH OFFICER DATE

**APPROVED:** HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

*Mark de Ceglia* 6/17/04  
CHIEF, DEVELOPMENT ENGINEERING DIVISION MK DATE

*Mark de Ceglia* 6/18/04  
DIRECTOR DATE

**OWNER'S DEDICATION**

MAPLE LAWN FARMS I, LLC, A MARYLAND LIMITED LIABILITY COMPANY, BY MAPLE LAWN FARMS, INC., MANAGING MEMBER, BY EUGENE W. IAGER, PRESIDENT AND CHARLES E. IAGER, JR., VICE-PRESIDENT, OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY ADOPTS THIS PLAN OF SUBDIVISION, AND IN CONSIDERATION OF THE 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, 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 7<sup>TH</sup> DAY OF JUNE, 2004

MAPLE LAWN FARMS I, LLC  
BY: MAPLE LAWN FARMS, INC., MANAGING MEMBER

BY: *Eugene W. Iager* EUGENE W. IAGER, PRESIDENT  
BY: *Charles E. Iager, Jr.* CHARLES E. IAGER, JR., VICE-PRESIDENT

THE REQUIREMENTS OF SECTION 3-108, THE REAL PROPERTY ARTICLE, ANNOTATED CODE OF MARYLAND, 1996 REPLACEMENT VOLUME (AS SUPPLEMENTED) AS FAR AS THEY RELATE TO THE MAKING OF THIS PLAT AND THE SETTING OF MARKERS, HAVE BEEN COMPLIED WITH.

*David S. Weber* 07 JUNE 2004  
DAVID S. WEBER  
PROFESSIONAL LAND SURVEYOR  
MD. REG. NO. 10852

*Eugene W. Iager* 6/17/04  
Eugene W. Iager, PRESIDENT DATE

*Charles E. Iager, Jr.* 6-20-04  
CHARLES E. IAGER, JR., VICE-PRESIDENT DATE

**CURVE TABULATION**

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
1454-1452	20.00'	13.18'	6.84'	12.95'	N 08°43'07" W	37°46'18"
1456-1458	68.00'	84.35'	48.57'	79.04'	N 82°04'09" W	71°04'18"
1093-1092	70.00'	44.26'	22.90'	43.53'	S 09°29'29" E	36°13'38"
1091-1090	20.00'	13.18'	6.84'	12.95'	S 08°43'09" E	37°46'18"
1491-1492	22.00'	27.29'	15.71'	25.57'	S 82°04'09" E	71°04'18"
1496-1497	70.00'	46.15'	23.95'	45.32'	S 08°43'09" E	37°46'18"

**SURVEYOR'S CERTIFICATE**

I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS A SUBDIVISION OF PART OF THE LAND CONVEYED BY MAPLE LAWN FARMS, INC., A MARYLAND CORPORATION TO MAPLE LAWN FARMS I, LLC, A MARYLAND LIMITED LIABILITY COMPANY, BY A DEED DATED APRIL 30, 2003 AND RECORDED IN LIBER 7161 AT FOLIO 102, AND ALSO BEING A RESUBDIVISION OF PARCELS 'A' & 'B' AS SHOWN ON A PLAT OF SUBDIVISION ENTITLED "MAPLE LAWN FARMS, MIDTOWN DISTRICT - AREA 1, LOTS 1 THRU 120, OPEN SPACE LOTS 121 THRU 122, COMMON OPEN AREAS 128 THRU 132 AND PARCELS 'A', 'B' & 'C', AND RECORDED AS PLAT NO. 16090, ALL AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND; AND THAT ALL MONUMENTS ARE IN PLACE OR WILL BE IN PLACE PRIOR TO ACCEPTANCE OF THE STREETS IN THE SUBDIVISION BY HOWARD COUNTY, IN ACCORDANCE WITH THE ANNOTATED CODE OF MARYLAND, AS AMENDED.

*David S. Weber*  
DAVID S. WEBER  
REGISTERED LAND SURVEYOR  
MARYLAND REGISTRATION NO. 10852

07 JUNE 2004  
DATE

RECORDED AS PLAT NUMBER 16764 ON 6/23/04, AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND

**MAPLE LAWN FARMS**  
MIDTOWN DISTRICT - AREA 2  
LOTS 133 THRU 219, OPEN SPACE LOTS 220 THRU 225,  
COMMON OPEN AREA LOTS 226 THRU 229,  
PARCELS 'A-1' THRU 'A-3, 'D' & 'E'  
(LOTS 133-144 IS A RESUBDIVISION OF PARCELS 'A' & 'B',  
MAPLE LAWN FARMS, MIDTOWN DISTRICT - AREA 1, P.N. 16090)  
TM 41, GRID 15, 16 & 21, PARCEL 121, P/O PARCELS 205 & 450  
5TH ELECTION DISTRICT HOWARD COUNTY, MARYLAND  
SCALE: 1"=50' SHEET 6 OF 10 MARCH 2004

**GLW GUTSCHICK LITTLE & WEBER, P.A.**  
CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS  
3909 NATIONAL DRIVE - SUITE 250 - BURTONSVILLE OFFICE PARK  
BURTONSVILLE, MARYLAND 20866  
TEL: 301-421-4024 BALT: 410-850-1820 DC/VA: 301-859-2324 FAX: 301-421-4188  
DRAWN BY: *MKC* CHECK BY: *JLC*

THE REQUIREMENTS OF SECTION 3-108, THE REAL PROPERTY ARTICLE, ANNOTATED CODE OF MARYLAND, 1996 REPLACEMENT VOLUME, (AS SUPPLEMENTED) AS FAR AS THEY RELATE TO THE MAKING OF THIS PLAT AND THE SETTING OF MARKERS, HAVE BEEN COMPLIED WITH.

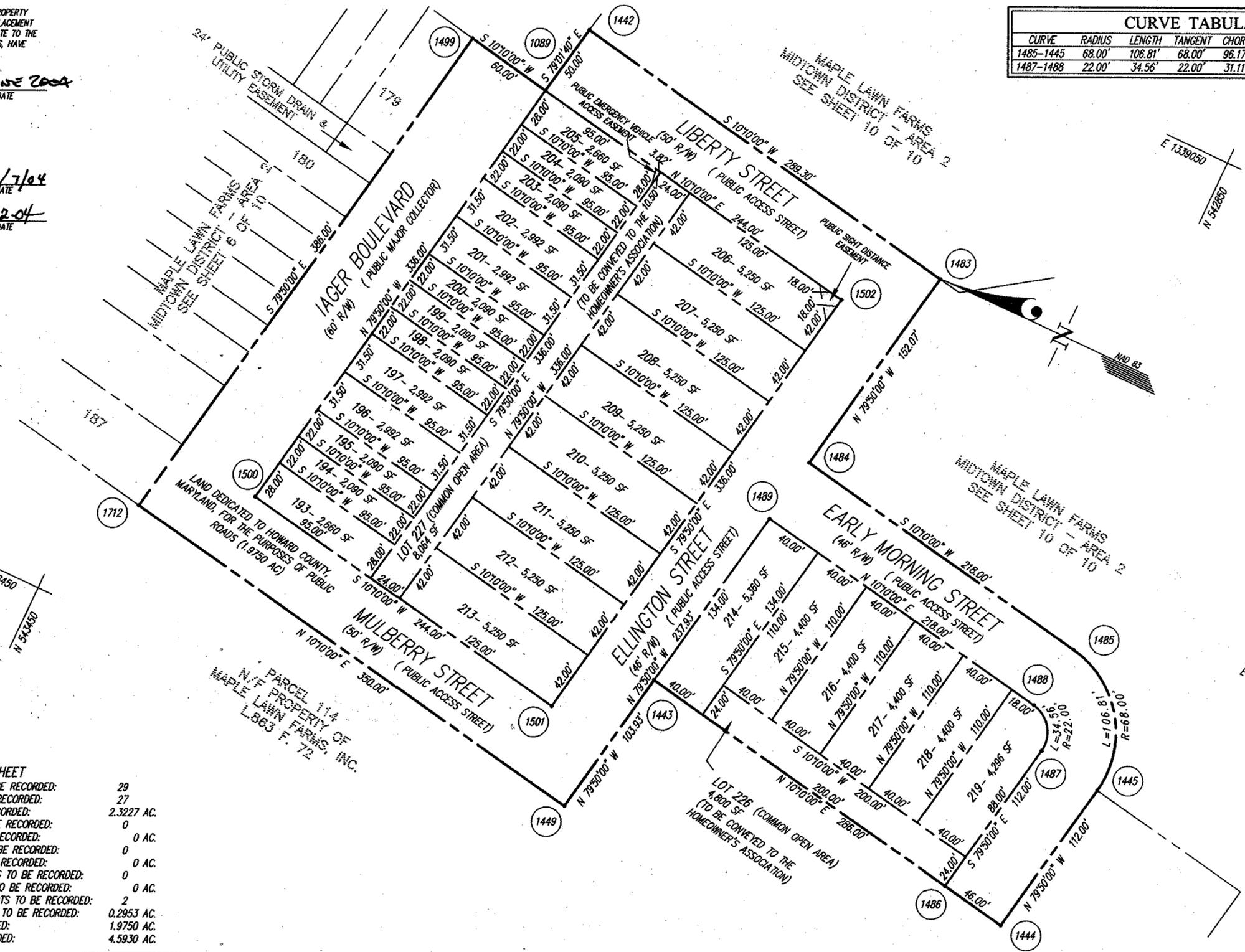
*David S. Weber* 07 June 2004  
 DAVID S. WEBER DATE  
 PROFESSIONAL LAND SURVEYOR  
 MD. REG. NO. 10852

MAPLE LAWN FARMS I, LLC  
 MAPLE LAWN FARMS, INC. (MANAGING MEMBER)

*Eugene W. Iager* 6/7/04  
 Eugene W. Iager, PRESIDENT DATE

*Charles E. Iager, Jr.* 6-2-04  
 CHARLES E. IAGER, JR., VICE-PRESIDENT DATE

CURVE TABULATION						
CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
1485-1445	68.00'	106.81'	68.00'	96.17'	S 55°10'00" W	90°00'00"
1487-1488	22.00'	34.56'	22.00'	31.11'	N 55°10'00" E	90°00'00"



**TABULATION OF FINAL PLAT - THIS SHEET**

1. TOTAL NUMBER OF LOTS AND PARCELS TO BE RECORDED:	29
2. TOTAL NUMBER OF BUILDABLE LOTS TO BE RECORDED:	27
3. TOTAL AREA OF BUILDABLE LOTS TO BE RECORDED:	2.3227 AC.
4. TOTAL NUMBER OF OPEN SPACE LOTS TO BE RECORDED:	0
5. TOTAL AREA OF OPEN SPACE LOTS TO BE RECORDED:	0 AC.
6. TOTAL NUMBER OF BUILDABLE PARCELS TO BE RECORDED:	0
7. TOTAL AREA OF BUILDABLE PARCELS TO BE RECORDED:	0 AC.
8. TOTAL NUMBER OF NON-BUILDABLE PARCELS TO BE RECORDED:	0
9. TOTAL AREA OF NON-BUILDABLE PARCELS TO BE RECORDED:	0 AC.
10. TOTAL NUMBER OF COMMON OPEN AREA LOTS TO BE RECORDED:	2
11. TOTAL AREA OF COMMON OPEN AREA LOTS TO BE RECORDED:	0.2953 AC.
12. TOTAL AREA OF ROADWAYS TO BE RECORDED:	1.9750 AC.
13. TOTAL AREA OF SUBDIVISION TO BE RECORDED:	4.5930 AC.

APPROVED: FOR PUBLIC WATER & PUBLIC SEWERAGE SYSTEMS IN CONFORMANCE WITH THE MASTER PLAN OF WATER & SEWERAGE FOR HOWARD COUNTY, MD.

*Penny E. Borenstein, MD* 6/15/04  
 COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

*[Signature]* 6/17/04  
 CHIEF, DEVELOPMENT ENGINEERING DIVISION MK DATE

*[Signature]* 6/17/04  
 DIRECTOR DATE

**OWNER'S DEDICATION**

MAPLE LAWN FARMS I, LLC, A MARYLAND LIMITED LIABILITY COMPANY, BY MAPLE LAWN FARMS, INC., MANAGING MEMBER, BY EUGENE W. IAGER, PRESIDENT AND CHARLES E. IAGER, JR., VICE-PRESIDENT, OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY ADOPTS THIS PLAN OF SUBDIVISION, AND IN CONSIDERATION OF THE 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, 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 ERECTED ON OR OVER THE SAID EASEMENTS AND RIGHTS-OF-WAY.

WITNESS OUR HANDS THIS 7th DAY OF JUNE, 2004  
 MAPLE LAWN FARMS I, LLC  
 BY: MAPLE LAWN FARMS, INC., MANAGING MEMBER  
 BY: *Eugene W. Iager* BY: *Charles E. Iager, Jr.*  
 EUGENE W. IAGER, PRESIDENT CHARLES E. IAGER, JR., VICE-PRESIDENT

**SURVEYOR'S CERTIFICATE**

I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS A SUBDIVISION OF PART OF THE LAND CONVEYED BY MAPLE LAWN FARMS, INC., A MARYLAND CORPORATION TO MAPLE LAWN FARMS I, LLC, A MARYLAND LIMITED LIABILITY COMPANY, BY A DEED DATED APRIL 30, 2003 AND RECORDED IN LIBER 7161 AT FOLIO 102, AND ALSO BEING A RESUBDIVISION OF PARCELS 'A' & 'B' AS SHOWN ON A PLAT OF SUBDIVISION ENTITLED "MAPLE LAWN FARMS, MIDTOWN DISTRICT - AREA 1, LOTS 1 THRU 120, OPEN SPACE LOTS 121 THRU 127, COMMON OPEN AREAS 128 THRU 132 AND PARCELS 'A', 'B' & 'C', AND RECORDED AS PLAT NO. 16090, ALL AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND; AND THAT ALL MONUMENTS ARE IN PLACE OR WILL BE IN PLACE PRIOR TO ACCEPTANCE OF THE STREETS IN THE SUBDIVISION BY HOWARD COUNTY, IN ACCORDANCE WITH THE ANNOTATED CODE OF MARYLAND, AS AMENDED.

*David S. Weber*  
 DAVID S. WEBER  
 REGISTERED LAND SURVEYOR  
 MARYLAND REGISTRATION NO. 10852  
 07 JUNE 2004  
 DATE



RECORDED AS PLAT NUMBER 16265 ON 6/23/04, AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND

**MAPLE LAWN FARMS**  
 MIDTOWN DISTRICT - AREA 2  
 LOTS 133 THRU 219, OPEN SPACE LOTS 220 THRU 225,  
 COMMON OPEN AREA LOTS 226 THRU 229,  
 PARCELS 'A-1' THRU 'A-3', 'D' & 'E'  
 (LOTS 133-144 IS A RESUBDIVISION OF PARCELS 'A' & 'B',  
 MAPLE LAWN FARMS, MIDTOWN DISTRICT - AREA 1, P.N. 16090)  
 TM 41, GRID 15, 16 & 21, PARCEL 121, P/O PARCELS 205 & 450  
 5TH ELECTION DISTRICT HOWARD COUNTY, MARYLAND  
 SCALE: 1"=50' SHEET 7 OF 10 MARCH 2004

**GLW GUTSCHICK LITTLE & WEBER, P.A.**  
 CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS  
 3909 NATIONAL DRIVE - SUITE 250 - BURTONSVILLE OFFICE PARK  
 BURTONSVILLE, MARYLAND 20866  
 TEL: 301-421-4024 BAL: 410-880-1820 DC/VA: 301-899-2524 FAX: 301-421-4186  
 DRAWN BY: MKC CHECK BY: JTB

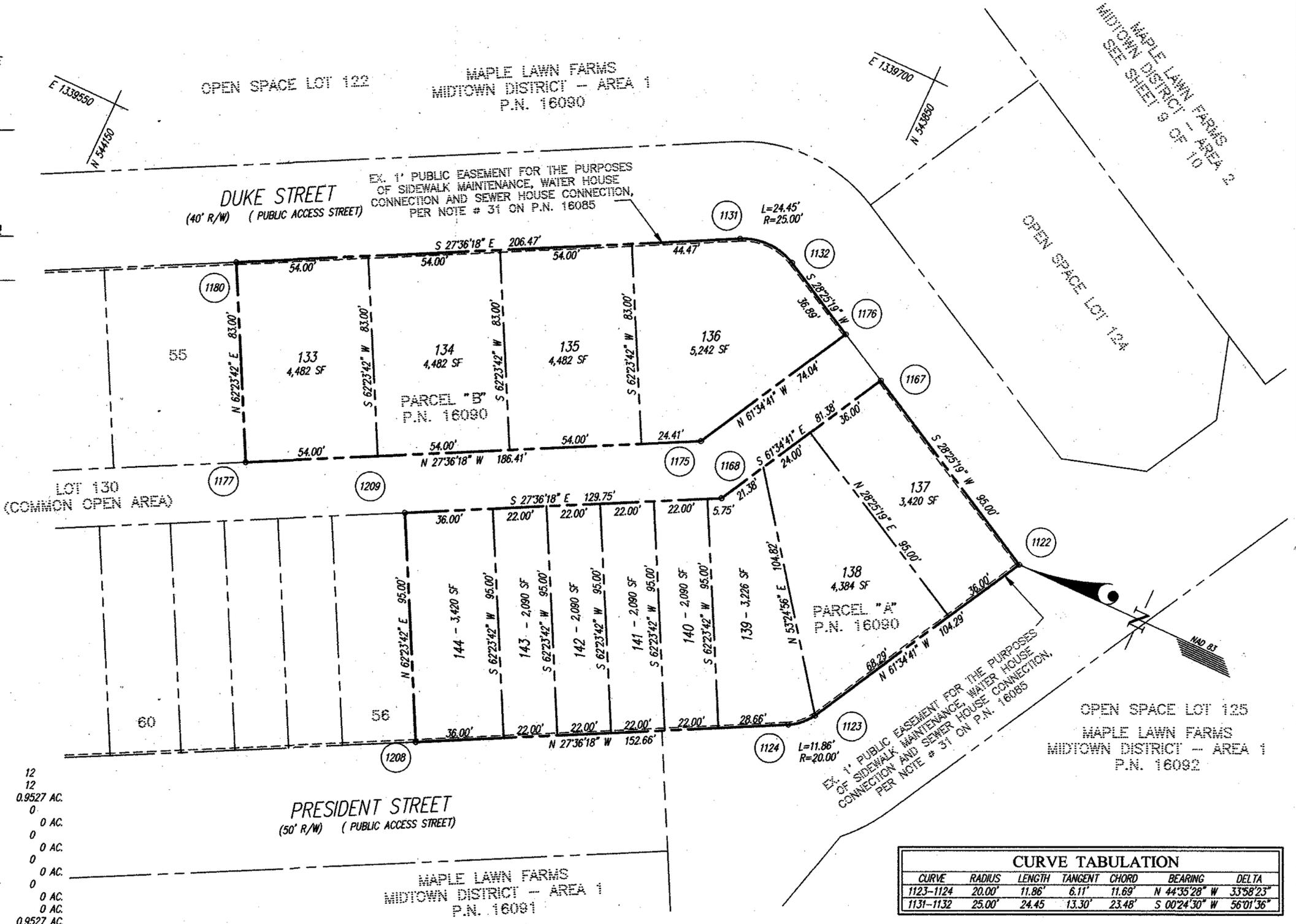
THE REQUIREMENTS OF SECTION 3-108, THE REAL PROPERTY ARTICLE, ANNOTATED CODE OF MARYLAND, 1996 REPLACEMENT VOLUME, (AS SUPPLEMENTED) AS FAR AS THEY RELATE TO THE MAKING OF THIS PLAT AND THE SETTING OF MARKERS, HAVE BEEN COMPLIED WITH.

*David S. Weber* 07 JUNE 2004  
 DAVID S. WEBER DATE  
 PROFESSIONAL LAND SURVEYOR  
 MD. REG. NO. 10852

MAPLE LAWN FARMS I, LLC  
 MAPLE LAWN FARMS, INC. (MANAGING MEMBER)

*Eugene W. Iager* 6/7/04  
 Eugene W. Iager PRESIDENT DATE

*Charles E. Iager, Jr.* 6-2-04  
 CHARLES E. IAGER, JR., VICE-PRESIDENT DATE



TABULATION OF FINAL PLAT - THIS SHEET

1. TOTAL NUMBER OF LOTS AND PARCELS TO BE RECORDED:	12
2. TOTAL NUMBER OF BUILDABLE LOTS TO BE RECORDED:	12
3. TOTAL AREA OF BUILDABLE LOTS TO BE RECORDED:	0.9527 AC.
4. TOTAL NUMBER OF OPEN SPACE LOTS TO BE RECORDED:	0
5. TOTAL AREA OF OPEN SPACE LOTS TO BE RECORDED:	0 AC.
6. TOTAL NUMBER OF BUILDABLE PARCELS TO BE RECORDED:	0
7. TOTAL AREA OF BUILDABLE PARCELS TO BE RECORDED:	0 AC.
8. TOTAL NUMBER OF NON-BUILDABLE PARCELS TO BE RECORDED:	0
9. TOTAL AREA OF NON-BUILDABLE PARCELS TO BE RECORDED:	0 AC.
10. TOTAL NUMBER OF COMMON OPEN AREA LOTS TO BE RECORDED:	0
11. TOTAL AREA OF COMMON OPEN AREA LOTS TO BE RECORDED:	0 AC.
12. TOTAL AREA OF ROADWAYS TO BE RECORDED:	0 AC.
13. TOTAL AREA OF SUBDIVISION TO BE RECORDED:	0.9527 AC.

CURVE TABULATION

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
1123-1124	20.00'	11.86'	6.11'	11.69'	N 44°35'28" W	33°58'23"
1131-1132	25.00'	24.45'	13.30'	23.48'	S 00°24'30" W	56°01'36"

APPROVED: FOR PUBLIC WATER & PUBLIC SEWERAGE SYSTEMS IN CONFORMANCE WITH THE MASTER PLAN OF WATER & SEWERAGE FOR HOWARD COUNTY, MD.  
*Penny S. Borinstein, MD* 6/18/04  
 COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING  
*David S. Weber* 6/17/04  
 CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE  
*David A. Leight* 6/21/04  
 DIRECTOR DATE

OWNER'S DEDICATION  
 MAPLE LAWN FARMS I, LLC, A MARYLAND LIMITED LIABILITY COMPANY, BY MAPLE LAWN FARMS, INC., MANAGING MEMBER, BY EUGENE W. IAGER, PRESIDENT AND CHARLES E. IAGER, JR., VICE-PRESIDENT, OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY ADOPTS THIS PLAN OF SUBDIVISION, AND IN CONSIDERATION OF THE 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, 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 7th DAY OF JUNE, 2004  
 MAPLE LAWN FARMS I, LLC  
 BY: MAPLE LAWN FARMS, INC., MANAGING MEMBER  
 BY: *Eugene W. Iager*  
 EUGENE W. IAGER, PRESIDENT  
 BY: *Charles E. Iager, Jr.*  
 CHARLES E. IAGER, JR., VICE-PRESIDENT

SURVEYOR'S CERTIFICATE  
 I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS A SUBDIVISION OF PART OF THE LAND CONVEYED BY MAPLE LAWN FARMS, INC., A MARYLAND CORPORATION TO MAPLE LAWN FARMS I, LLC, A MARYLAND LIMITED LIABILITY COMPANY, BY A DEED DATED APRIL 30, 2003 AND RECORDED IN LIBER 7161 AT FOLIO 102, AND ALSO BEING A RESUBDIVISION OF PARCELS 'A' & 'B' AS SHOWN ON A PLAT OF SUBDIVISION ENTITLED "MAPLE LAWN FARMS, MIDTOWN DISTRICT - AREA 1, LOTS 1 THRU 120, OPEN SPACE LOTS 121 THRU 127, COMMON OPEN AREAS 128 THRU 132 AND PARCELS 'A', 'B' & 'C', AND RECORDED AS PLAT NO. 16090, ALL AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND; AND THAT ALL MONUMENTS ARE IN PLACE OR WILL BE IN PLACE PRIOR TO ACCEPTANCE OF THE STREETS IN THE SUBDIVISION BY HOWARD COUNTY, IN ACCORDANCE WITH THE ANNOTATED CODE OF MARYLAND, AS AMENDED.  
*David S. Weber*  
 DAVID S. WEBER  
 REGISTERED LAND SURVEYOR  
 MARYLAND REGISTRATION NO. 10852  
 07 JUNE 2004  
 DATE

RECORDED AS PLAT NUMBER 16266 ON 6/18/04, AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND  
**MAPLE LAWN FARMS**  
 MIDTOWN DISTRICT - AREA 2  
 LOTS 133 THRU 219, OPEN SPACE LOTS 220 THRU 225,  
 COMMON OPEN AREA LOTS 226 THRU 229,  
 PARCELS 'A-1' THRU 'A-3', 'D' & 'E'  
 (LOTS 133-144 IS A RESUBDIVISION OF PARCELS 'A' & 'B',  
 MAPLE LAWN FARMS, MIDTOWN DISTRICT - AREA 1, P.N. 16090)  
 TM 41, GRID 15, 16 & 21, PARCEL 121, P/O PARCELS 205 & 450  
 5TH ELECTION DISTRICT HOWARD COUNTY, MARYLAND  
 SCALE: 1"=30' SHEET 8 OF 10 MARCH 2004  
**GLW GUTSCHICK LITTLE & WEBER, P.A.**  
 CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS  
 3909 NATIONAL DRIVE - SUITE 250 - BURTONSVILLE OFFICE PARK  
 BURTONSVILLE, MARYLAND 20868  
 TEL: 301-421-4024 BALT: 410-850-1020 DC: 301-989-2524 FAX: 301-421-4168  
 DRAWN BY: *PWC* CHECK BY: *JTC*

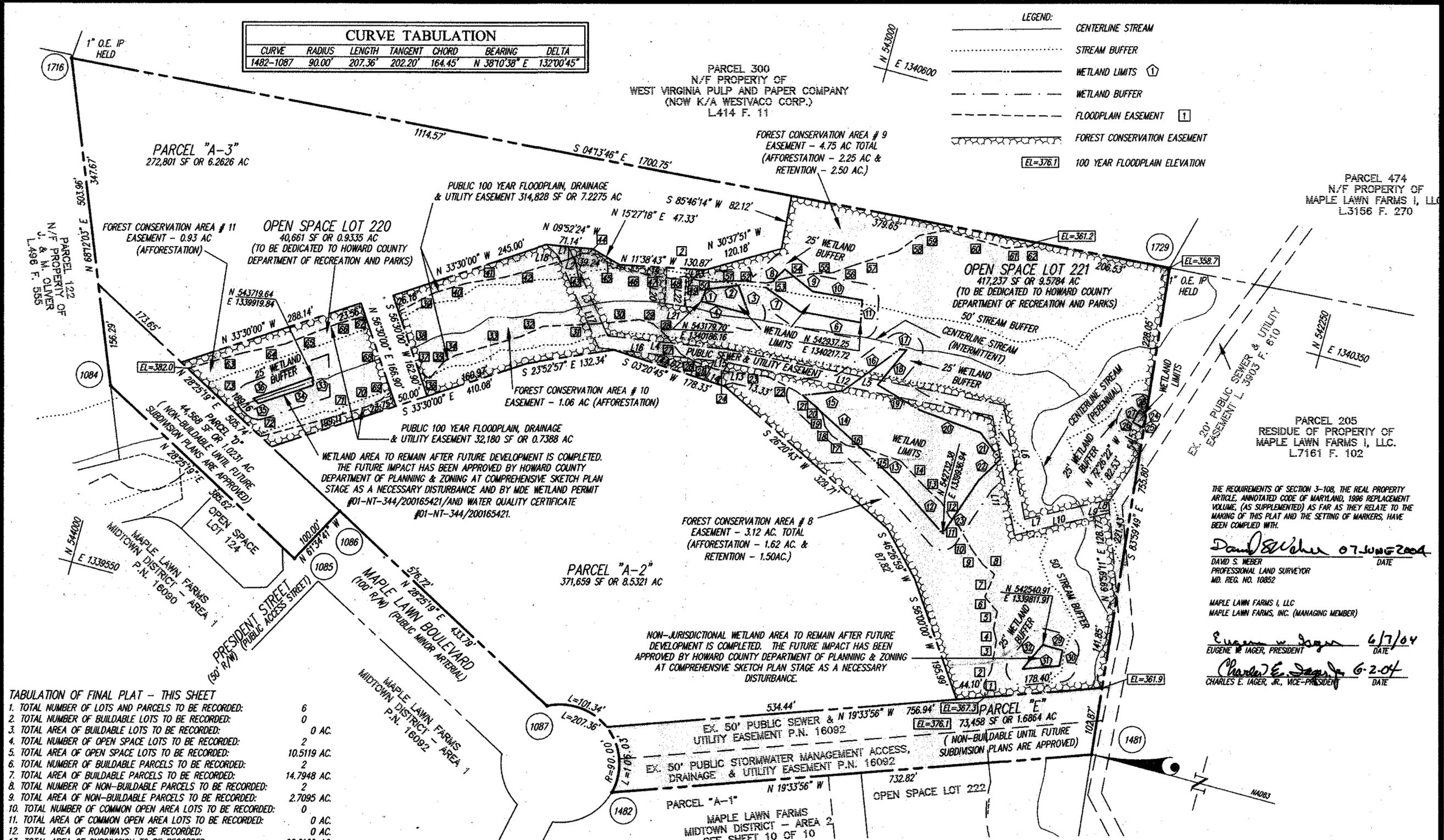
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**CURVE TABULATION**

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
1482-1087	90.00'	207.36'	202.20'	164.45'	N 38°10'38" E	132°00'45"

PARCEL 300  
N/F PROPERTY OF  
WEST VIRGINIA PULP AND PAPER COMPANY  
(NOW K/A WESTVACO CORP.)  
L.414 F. 11

- LEGEND:**
- CENTERLINE STREAM
  - STREAM BUFFER
  - WETLAND LIMITS
  - WETLAND BUFFER
  - FLOODPLAIN EASEMENT
  - FOREST CONSERVATION EASEMENT
  - EL=376.1 100 YEAR FLOODPLAIN ELEVATION



PARCEL 474  
N/F PROPERTY OF  
MAPLE LAWN FARMS I, LLC  
L.3156 F. 270

PARCEL 205  
RESIDUE OF PROPERTY OF  
MAPLE LAWN FARMS I, LLC  
L.7161 F. 102

THE REQUIREMENTS OF SECTION 3-108, THE REAL PROPERTY ARTICLE, ANNOTATED CODE OF MARYLAND, 1986 REPLACEMENT VOLUME, (AS SUPPLEMENTED) AS FAR AS THEY RELATE TO THE MAKING OF THIS PLAT AND THE SETTING OF MARKERS, HAVE BEEN COMPLIED WITH.

*David S. Weber* 07 June 2004  
DAVID S. WEBER  
PROFESSIONAL LAND SURVEYOR  
MD. REG. NO. 10852

MAPLE LAWN FARMS I, LLC  
MAPLE LAWN FARMS, INC. (MANAGING MEMBER)

*Eugene W. Jager* 6/7/04  
EUGENE W. JAGER, PRESIDENT

*Charles E. Jager, Jr.* 6-2-04  
CHARLES E. JAGER, JR., VICE-PRESIDENT

**TABULATION OF FINAL PLAT - THIS SHEET**

1. TOTAL NUMBER OF LOTS AND PARCELS TO BE RECORDED:	6
2. TOTAL NUMBER OF BUILDABLE LOTS TO BE RECORDED:	0
3. TOTAL AREA OF BUILDABLE LOTS TO BE RECORDED:	0 AC.
4. TOTAL NUMBER OF OPEN SPACE LOTS TO BE RECORDED:	2
5. TOTAL AREA OF OPEN SPACE LOTS TO BE RECORDED:	10,511.9 AC.
6. TOTAL NUMBER OF BUILDABLE PARCELS TO BE RECORDED:	2
7. TOTAL AREA OF BUILDABLE PARCELS TO BE RECORDED:	14,794.8 AC.
8. TOTAL NUMBER OF NON-BUILDABLE PARCELS TO BE RECORDED:	2
9. TOTAL AREA OF NON-BUILDABLE PARCELS TO BE RECORDED:	2,709.5 AC.
10. TOTAL NUMBER OF COMMON OPEN AREA LOTS TO BE RECORDED:	0
11. TOTAL AREA OF COMMON OPEN AREA LOTS TO BE RECORDED:	0 AC.
12. TOTAL AREA OF ROADWAYS TO BE RECORDED:	0 AC.
13. TOTAL AREA OF SUBDIVISION TO BE RECORDED:	28,016.2 AC.

**APPROVED:** FOR PUBLIC WATER & PUBLIC SEWERAGE SYSTEMS IN CONFORMANCE WITH THE MASTER PLAN OF WATER & SEWERAGE FOR HOWARD COUNTY, MD.

*Penny E. Bornstein, MD* 6/18/04  
COUNTY HEARD OFFICER DATE

**APPROVED:** HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

*[Signature]* 6/17/04  
CHIEF, DEVELOPMENT ENGINEERING DIVISION MK DATE

*[Signature]* 6/14/04  
DIRECTOR DATE

**OWNER'S DEDICATION**

MAPLE LAWN FARMS I, LLC, A MARYLAND LIMITED LIABILITY COMPANY, BY MAPLE LAWN FARMS, INC., MANAGING MEMBER, BY EUGENE W. JAGER, PRESIDENT AND CHARLES E. JAGER, JR., VICE-PRESIDENT, OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY ADOPTS THIS PLAN OF SUBDIVISION, AND IN CONSIDERATION OF THE 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, 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 7<sup>th</sup> DAY OF JUNE, 2004

MAPLE LAWN FARMS I, LLC  
BY: MAPLE LAWN FARMS, INC., MANAGING MEMBER

BY: *Eugene W. Jager*  
EUGENE W. JAGER, PRESIDENT

BY: *Charles E. Jager, Jr.*  
CHARLES E. JAGER, JR., VICE-PRESIDENT

**SURVEYOR'S CERTIFICATE**

I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS A SUBDIVISION OF PART OF THE LAND CONVEYED BY MAPLE LAWN FARMS, INC., A MARYLAND CORPORATION TO MAPLE LAWN FARMS I, LLC, A MARYLAND LIMITED LIABILITY COMPANY, BY A DEED DATED APRIL 30, 2003 AND RECORDED IN LIBER 7161 AT FOLIO 102, AND ALSO BEING A RESUBDIVISION OF PARCELS 'A' & 'B' AS SHOWN ON A PLAT OF SUBDIVISION ENTITLED "MAPLE LAWN FARMS, MIDTOWN DISTRICT - AREA 1, LOTS 1 THRU 120, OPEN SPACE LOTS 121 THRU 127, COMMON OPEN AREAS 128 THRU 132 AND PARCELS 'A', 'B' & 'C', AND RECORDED AS PLAT NO. 16090, ALL AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND; AND THAT ALL MONUMENTS ARE IN PLACE OR WILL BE IN PLACE PRIOR TO ACCEPTANCE OF THE STREETS IN THE SUBDIVISION BY HOWARD COUNTY, IN ACCORDANCE WITH THE ANNOTATED CODE OF MARYLAND, AS AMENDED.

*David S. Weber*  
DAVID S. WEBER  
REGISTERED LAND SURVEYOR  
MARYLAND REGISTRATION NO. 10852

07 JUNE 2004  
DATE



RECORDED AS PLAT NUMBER 16767 ON 6/18/04, AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND

**MAPLE LAWN FARMS**  
MIDTOWN DISTRICT - AREA 2  
LOTS 133 THRU 219, OPEN SPACE LOTS 220 THRU 225,  
COMMON OPEN AREA LOTS 226 THRU 229,  
PARCELS 'A-1' THRU 'A-3', 'D' & 'E'  
(LOTS 133-144 IS A RESUBDIVISION OF PARCELS 'A' & 'B',  
MAPLE LAWN FARMS, MIDTOWN DISTRICT - AREA 1, P.N. 16090)  
TM 41, GRID 15, 16 & 21, PARCEL 121, P/O PARCELS 205 & 450  
5TH ELECTION DISTRICT HOWARD COUNTY, MARYLAND  
SCALE: 1"=100' SHEET 9 OF 10 MARCH 2004

**GLW GUTSCHICK LITTLE & WEBER, P.A.**  
CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS  
3609 NATIONAL DRIVE, SUITE 250 - BURTONTOWNE OFFICE PARK  
BURTONTOWNE, MARYLAND 20886  
TEL.: 301-421-4024 BALT.: 410-880-1820 DC/VA: 301-909-2524 FAX: 301-421-4188  
DRAWN BY: *[Signature]* CHECK BY: *[Signature]*

L:\CADD\DRAWINGS\02001\PHASE 3 (030001)\PLATS\03001-RPL9.dwg 06/01/2004 08:47:08 AM EDT

THE REQUIREMENTS OF SECTION 3-108, THE REAL PROPERTY ARTICLE, ANNOTATED CODE OF MARYLAND, 1996 REPLACEMENT VOLUME, (AS SUPPLEMENTED) AS FAR AS THEY RELATE TO THE MAKING OF THIS PLAT AND THE SETTING OF MARKERS, HAVE BEEN COMPLIED WITH.

David S. Weber 07 JUNE 2004  
 DAVID S. WEBER DATE  
 PROFESSIONAL LAND SURVEYOR  
 MD. REG. NO. 10852

MAPLE LAWN FARMS I, LLC  
 MAPLE LAWN FARMS, INC. (MANAGING MEMBER)

Eugene W. Jager 6/2/04  
 EUGENE W. JAGER, PRESIDENT DATE

Charles E. Jager, Jr. 6-2-04  
 CHARLES E. JAGER, JR., VICE-PRESIDENT DATE

PARCEL 114  
 N/F PROPERTY OF  
 MAPLE LAWN FARMS I, LLC.  
 L.863 F. 72

CURVE TABULATION						
CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
1445-1485	68.00'	106.81'	68.00'	96.17'	N 55°10'00" E	90°00'00"
1088-1482	90.00'	106.97'	60.82'	100.78'	S 41°46'06" E	68°05'48"
A	70.00'	71.70'	39.35'	68.60'	N 48°54'26" W	58°41'00"
B	50.00'	62.68'	36.21'	58.66'	N 46°04'55" E	71°49'50"
C	25.00'	37.16'	22.97'	33.83'	S 78°13'42" E	85°09'45"
D	50.00'	43.91'	23.48'	42.51'	S 33°17'45" E	50°18'57"

- LEGEND:
- CENTERLINE STREAM
  - - - STREAM BUFFER
  - WETLAND LIMITS ①
  - - - WETLAND BUFFER
  - - - FLOODPLAIN EASEMENT ①
  - - - FOREST CONSERVATION EASEMENT
  - EL=376.1 100 YEAR FLOODPLAIN ELEVATION

TABULATION OF FINAL PLAT - THIS SHEET

1. TOTAL NUMBER OF LOTS AND PARCELS TO BE RECORDED:	2
2. TOTAL NUMBER OF BUILDABLE LOTS TO BE RECORDED:	0
3. TOTAL AREA OF BUILDABLE LOTS TO BE RECORDED:	0 AC.
4. TOTAL NUMBER OF OPEN SPACE LOTS TO BE RECORDED:	1
5. TOTAL AREA OF OPEN SPACE LOTS TO BE RECORDED:	10.9898 AC.
6. TOTAL NUMBER OF BUILDABLE PARCELS TO BE RECORDED:	1
7. TOTAL AREA OF BUILDABLE PARCELS TO BE RECORDED:	5.5342 AC.
8. TOTAL NUMBER OF NON-BUILDABLE PARCELS TO BE RECORDED:	0
9. TOTAL AREA OF NON-BUILDABLE PARCELS TO BE RECORDED:	0 AC.
10. TOTAL NUMBER OF COMMON OPEN AREA LOTS TO BE RECORDED:	0
11. TOTAL AREA OF COMMON OPEN AREA LOTS TO BE RECORDED:	0 AC.
12. TOTAL AREA OF ROADWAYS TO BE RECORDED:	0 AC.
13. TOTAL AREA OF SUBDIVISION TO BE RECORDED:	16.5240 AC.

APPROVED: FOR PUBLIC WATER & PUBLIC SEWERAGE SYSTEMS IN CONFORMANCE WITH THE MASTER PLAN OF WATER & SEWERAGE FOR HOWARD COUNTY, MD.

Penny E. Borenstein, MD 6/18/04  
 COUNTY HEARD OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

6/1/04  
 CHIEF, DEVELOPMENT ENGINEERING DIVISION MK DATE

6/18/04  
 DIRECTOR DATE

OWNER'S DEDICATION

MAPLE LAWN FARMS I, LLC, A MARYLAND LIMITED LIABILITY COMPANY, BY MAPLE LAWN FARMS, INC., MANAGING MEMBER, BY EUGENE W. JAGER, PRESIDENT AND CHARLES E. JAGER, JR., VICE-PRESIDENT, OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY ADOPTS THIS PLAN OF SUBDIVISION, AND IN CONSIDERATION OF THE 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, 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 7<sup>th</sup> DAY OF JUNE, 2004

MAPLE LAWN FARMS I, LLC  
 BY: MAPLE LAWN FARMS, INC., MANAGING MEMBER

BY: Eugene W. Jager  
 EUGENE W. JAGER, PRESIDENT

BY: Charles E. Jager, Jr.  
 CHARLES E. JAGER, JR., VICE-PRESIDENT

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS A SUBDIVISION OF PART OF THE LAND CONVEYED BY MAPLE LAWN FARMS, INC., A MARYLAND CORPORATION TO MAPLE LAWN FARMS I, LLC, A MARYLAND LIMITED LIABILITY COMPANY, BY A DEED DATED APRIL 30, 2003 AND RECORDED IN LIBER 7161 AT FOLIO 102, AND ALSO BEING A RESUBDIVISION OF PARCELS 'A' & 'B' AS SHOWN ON A PLAT OF SUBDIVISION ENTITLED "MAPLE LAWN FARMS, MIDTOWN DISTRICT - AREA 1, LOTS 1 THRU 120, OPEN SPACE LOTS 121 THRU 127, COMMON OPEN AREAS 128 THRU 132 AND PARCELS 'A', 'B' & 'C', AND RECORDED AS PLAT NO. 16090, ALL AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND; AND THAT ALL MONUMENTS ARE IN PLACE OR WILL BE IN PLACE PRIOR TO ACCEPTANCE OF THE SUBDIVISION BY HOWARD COUNTY, IN ACCORDANCE WITH THE ANNOTATED CODE OF MARYLAND, AS AMENDED.

David S. Weber  
 DAVID S. WEBER  
 REGISTERED LAND SURVEYOR  
 MARYLAND REGISTRATION NO. 10852



07 JUNE 2004  
 DATE

RECORDED AS PLAT NUMBER 16708 ON 6/23/04, AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND

MAPLE LAWN FARMS  
 MIDTOWN DISTRICT - AREA 2  
 LOTS 133 THRU 219, OPEN SPACE LOTS 220 THRU 225,  
 COMMON OPEN AREA LOTS 226 THRU 229,  
 PARCELS 'A-1' THRU 'A-3', 'D' & 'E'  
 (LOTS 133-144 IS A RESUBDIVISION OF PARCELS 'A' & 'B',  
 MAPLE LAWN FARMS, MIDTOWN DISTRICT - AREA 1, P.N. 16090)  
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 BURTOWNSVILLE, MARYLAND 20868  
 TEL: 301-421-4024 BALT: 410-880-1820 DC/VA: 301-880-2524 FAX: 301-421-4186  
 DRAWN BY: JWC CHECK BY: JWC