

GENERAL NOTES

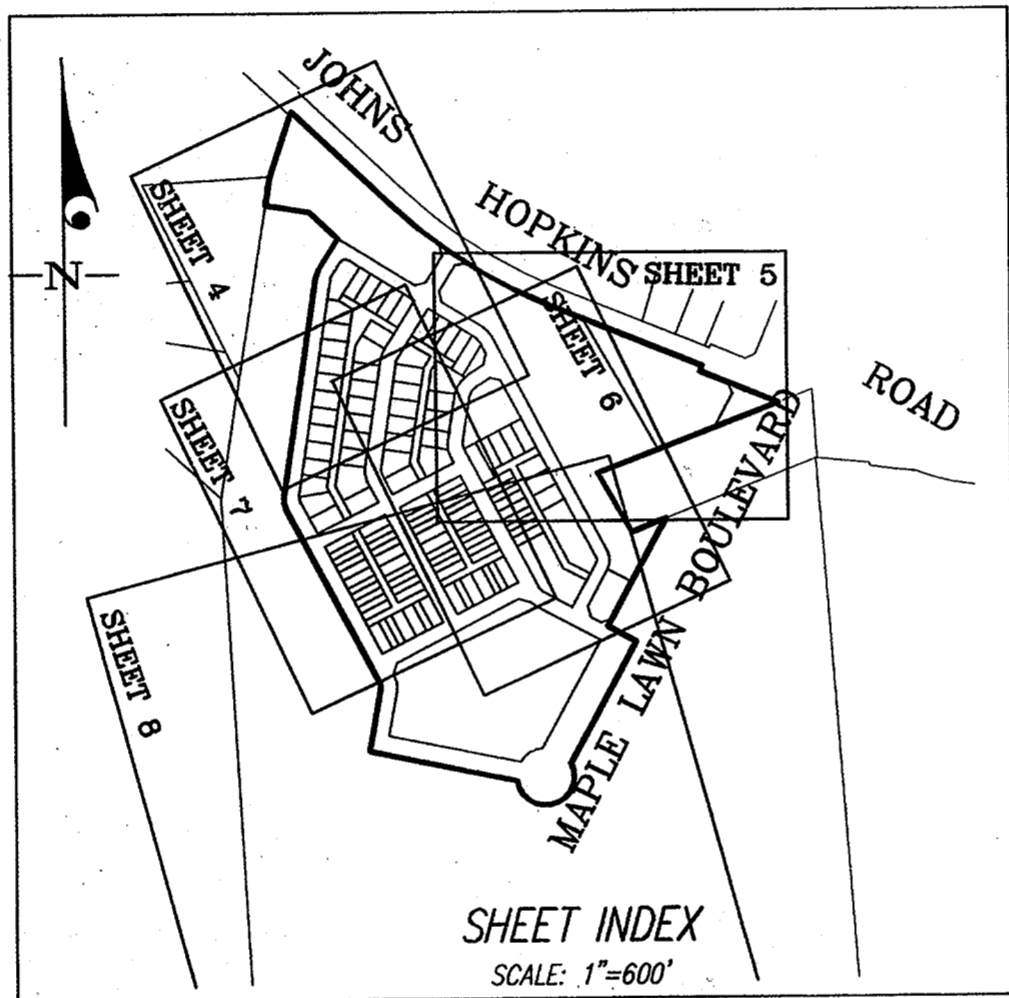
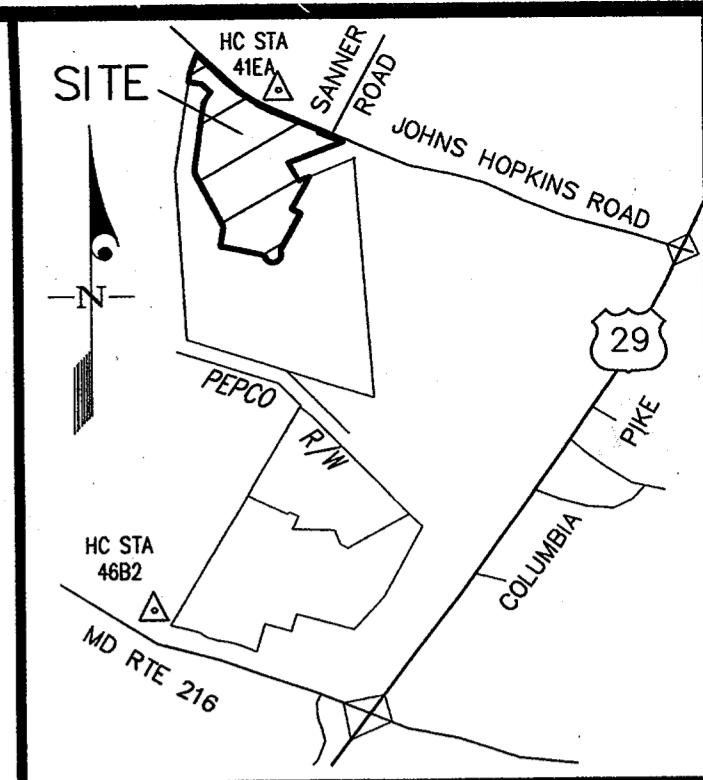
- IRON PINS SHOWN THIS:
- CONCRETE MONUMENTS SHOWN THIS:
- THIS PLAN AND THE COORDINATES SHOWN HEREON, ARE BASED UPON A FIELD RUN BOUNDARY SURVEY PREPARED BY GUTSCHICK, LITTLE & WEBER, P.A. IN JULY, 1998.
- PROPERTY IS ZONED MD-3 PER THE 10-18-93 COMPREHENSIVE ZONING PLAN. PER ZB-995M (APPROVAL DATE 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(\*), WP-02-54, P-02-12, WP-03-02(\*\*\*) & P-03-01.
- WETLANDS DELINEATION SHOWN PER AN INSPECTION PERFORMED BY EXPLORATION RESEARCH, INC., APPROVED BY THE CORPS OF ENGINEERS (D-63787-3 ON MAY 14, 1998. NOTICE OF INTENT TO ISSUE A PERMIT IS COVERED BY MDE TRACKING NO. 01-NT-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 July 8, 2003 ON WHICH DATE DEVELOPER'S AGREEMENT NO. 24-41050 WAS FILED AND ACCEPTED.
- NO GRADING, REMOVAL OF VEGETATIVE COVER OR TREES, OR PLACEMENT OF NEW STRUCTURES IS PERMITTED WITHIN THE LIMITS OF WETLANDS, STREAMS, OR THEIR BUFFERS AND 100 YEAR FLOODPLAIN AREAS EXCEPT AS PERMITTED UNDER WP-03-02(\*\*\*) WHICH WAS GRANTED ON 10/11/02, ALLOWING THE FOLLOWING:
  - DEVELOPMENT WITHIN A 100 YEAR FLOODPLAIN, AND
  - GRADING AND REMOVAL OF VEGETATIVE COVER WITHIN A 25' WETLAND BUFFER AND A 50' STREAM BUFFER.
- 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:
  - 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
  - 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(e)(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:
  - 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.
  - 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.
  - TRUNCATED RIGHT OF WAY CORNERS SHALL APPLY TO THE RESIDENTIAL LAND USE LOTS AND TO OTHER LOTS OR PARCELS WHERE 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 THIS PLAN. 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 HOMEOWNER'S ASSOCIATION WAS FILED WITH THE MARYLAND STATE DEPARTMENT OF ASSESSMENTS AND TAXATION ON 5/12/02, RECEIPT # B-00516-1341.
- 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 24, This Plan)
- THE FOREST CONSERVATION REQUIREMENTS PER SECTION 16.1202 OF THE HOWARD COUNTY CODE AND THE FOREST CONSERVATION MANUAL FOR PHASE 2 OF THIS PROJECT WITH AN OBLIGATION OF 10.92 ACRES WILL BE FULFILLED BY PROVIDING 6.97 ACRES OF CREDITED AFFORESTATION ALONG WITH 5.19 ACRES OF EXCESS FOREST CONSERVATION FROM PHASE 1. SDP 03-140 (MASS GRADING EAST OF STREAM IN MIDTOWN) USES AN ADDITIONAL 0.86 ACRES OF THE PHASE 1 EXCESS. 0.38 ACRES OF EXCESS FOREST CONSERVATION WILL BE UTILIZED IN FUTURE PHASES. FOREST CONSERVATION SURETY IN THE AMOUNT OF \$123,601.50 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:
  - WIDTH - 12 FEET (14 FEET SERVING MORE THAN ONE RESIDENCE).
  - SURFACE - 6 INCHES OF COMPACTED CRUSHER RUN BASE WITH TAR AND CHIP COATING (1 1/2" MIN.).
  - GEOMETRY - MAXIMUM 15% GRADE, MAXIMUM 10% GRADE CHANGE AND MINIMUM 45' TURNING RADIUS.
  - STRUCTURES (CULVERT/BRIDGES) - CAPABLE OF SUPPORTING 25 GROSS TON (H25 LOADING).
  - DRAINAGE ELEMENTS - CAPABLE OF SAFELY PASSING 100-YEAR FLOOD WITH NO MORE THAN 1 FOOT DEPTH OVER DRIVEWAY SURFACE.
  - STRUCTURES CLEARANCES - MINIMUM 12 FEET.
  - 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 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 #4-471 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.
- THE SWM OUTFALL PIPE AND RIP-RAP CHANNEL LOCATED WITHIN THE 100 YEAR FLOODPLAIN LIMITS WAS DETERMINED TO BE ALLOWABLE BY DPZ BASED ON APPROVED P-03-01 AS A SAFE METHOD TO PROTECT THE FLOODPLAIN FROM THE OUTFLOW FROM THE SWM FACILITY IN ACCORDANCE WITH SECTION 16.115(c)(2) OF THE SUBDIVISION AND LAND REGULATIONS.
- Landscaping planting provided for perimeters F.A, P.B, P.M, P.N and P.O as shown on sheet 44 of the road plans. A surety in the amount of \$40,000.00 has been posted with the DPW, Developer's Agreement.



TABULATION OF FINAL PLAT - ALL SHEETS

1. TOTAL NUMBER OF LOTS AND PARCELS TO BE RECORDED:	135
2. TOTAL NUMBER OF BUILDABLE LOTS TO BE RECORDED:	120
3. TOTAL AREA OF BUILDABLE LOTS TO BE RECORDED:	9.7934 AC.
4. TOTAL NUMBER OF OPEN SPACE LOTS TO BE RECORDED:	7
5. TOTAL AREA OF OPEN SPACE LOTS TO BE RECORDED:	15.7462 AC.
6. TOTAL NUMBER OF NON-BUILDABLE PARCELS TO BE RECORDED:	3
7. TOTAL AREA OF NON-BUILDABLE PARCELS TO BE RECORDED:	1.1942 AC.
8. TOTAL NUMBER OF COMMON OPEN AREA LOTS TO BE RECORDED:	5
9. TOTAL AREA OF COMMON OPEN AREA LOTS TO BE RECORDED:	1.6774 AC.
10. TOTAL AREA OF ROADWAYS TO BE RECORDED:	9.0183 AC.
11. TOTAL AREA OF SUBDIVISION TO BE RECORDED:	37.4295 AC.

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

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

*Penny Borenstein MD/CEM*  
 COUNTY HEALTH OFFICER  
 DATE: 7/21/03

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

*David S. Weber*  
 CHIEF, DEVELOPMENT ENGINEERING DIVISION  
 DATE: 7/21/03

*Mark J. Iager*  
 DIRECTOR  
 DATE: 7/21/03

OWNER'S DEDICATION

G & R MAPLE LAWN, INC., A MARYLAND CORPORATION, BY STEWART J. GREENEBAUM, PRESIDENT, AND 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, OWNERS 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 9th DAY OF JUNE, 2003

G & R MAPLE LAWN, INC.  
 BY: *Stewart J. Greenebaum*  
 STEWART J. GREENEBAUM, PRESIDENT

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 ALL OF THE LAND CONVEYED BY MAUCK PROPERTY, L.L.C., A MARYLAND LIMITED LIABILITY TO G & R MAPLE LAWN, INC., A MARYLAND CORPORATION, BY DEED DATED JANUARY 30, 1998 AND RECORDED IN LIBER 4213 AT FOLIO 95 AND 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, 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  
 09 JUNE '03  
 DATE

THE LIMITS OF THIS FINAL PLAT COVERS ALL THE DEVELOPMENT PROPOSED BY S-01-17 AS ANNUAL PHASE 2 (ALLOCATION YEAR 2005) WHICH IS ALSO THE 120 RESIDENTIAL UNITS ALLOWED BY PDP PHASE 1/ STAGE 1.

RECORDED AS PLAT NUMBER 14085 ON 7/23/03, AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND

**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'  
 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 8 JUNE 2003

**GLW GUTSCHICK LITTLE & WEBER, P.A.**  
 CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS  
 3909 NATIONAL DRIVE - SUITE 250 - BURTONSVILLE OFFICE PARK  
 BURTONSVILLE, MARYLAND 20986  
 TEL: 301-421-4024 BALT: 410-980-1820 DC/VA: 301-989-2524 FAX: 301-421-4186  
 DRAWN BY: *PML* CHECK BY: *JTC*

**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 JOHNS HOPKINS ROAD.
- 50-FOOT MINIMUM SETBACK FOR COMMERCIAL BUILDINGS FROM JOHNS HOPKINS ROAD AND A 20-FOOT MINIMUM SETBACK FOR PARKING FROM JOHNS HOPKINS 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 ENCRUCH ON TO 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 ENCRUCH 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 ENCRUCH 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 ABUTS AN OPEN SPACE OR PASSAGE, PORCHES MAY ENCRUCH TO WITHIN 1' FROM SIDE PROPERTY LINE FOR COTTAGES, MANORS, AND VILLAS; TO WITHIN 12' FOR ESTATES.
- STOOPS AND STEPS MAY ENCRUCH 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 38' 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' BACK 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 ENCRUCH 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 ENCRUCH 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 PARKING 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				30.83 (59.3)	21.15 (40.7)	4.38							
2	F-03-90	37.43	1.19 (3.1)	10.84(29.0)	8.09 (21.6)	1.56 (4.2)	15.75 (42.1)	9.02	1.68	55	65	5.2/AC.	7.9/AC.		
<b>TOTAL</b>		<b>89.41</b>	<b>1.19 ACRES</b>	<b>10.84</b>	<b>8.09</b>	<b>32.39</b>	<b>36.90 (41.3)</b>	<b>13.40</b>	<b>1.68</b>	<b>55</b>	<b>65</b>				
<b>OVERALL DENSITY TABULATION</b>				<b>PROPOSED</b>	<b>ALLOWED</b>	<b>LAND USE ACREAGES</b>		<b>PROPOSED</b>	<b>ALLOWED</b>	<b>MAX. RES. UNITS ALLOWED</b>		<b>S 01-17</b>			
<b>OVERALL S.F.D./GROSS ACRE</b>				5.2/AC.	2.8 UNITS/AC.	<b>SINGLE FAMILY DETACHED (S.F.D.)</b>		11.27	198.3	<b>SINGLE FAMILY DETACHED (S.F.D.)</b>		485 (43.5%)			
<b>OVERALL O.R./GROSS ACRE</b>				7.9/AC.	14.0 UNITS/AC.	<b>OTHER RESIDENTIAL (O.R.)</b>		8.61	53.0	<b>APARTMENTS (O.R.)</b>		236 (21.1%)			
<b>OVERALL EMPLOYMENT F.A.R.</b>					0.35	<b>EMPLOYMENT</b>		32.09	77.1	<b>SINGLE FAMILY ATTACHED (O.R.)</b>		395 (35.4%)			
<b>OVERALL S.F.D./O.R. DENSITY</b>				1.4/AC.	2.2 UNITS/AC.	<b>OPEN SPACE</b>		36.90	179.5	<b>TOTAL</b>		1116			
						<b>TOTAL</b>		<b>89.41 AC.</b>	<b>507.9 AC.</b>						

**SITE ANALYSIS CHART**

GROSS SITE AREA	= 507.9 ACRES
TOTAL AREA OF MDTOWN DISTRICT- AREA 1	= 37.43 ACRES
AREA OF OPEN SPACE - AREA 1	= 15.75 ACRES
AREA OF 100 YEAR FLOOD PLAIN FOR AREA 1	= 2.38 ACRES
AREA OF PUBLIC ROADWAY- AREA 1	= 9.02 ACRES
AREA OF PRIVATE ROADWAY- AREA 1	= 1.68 ACRES
AREA OF BUILDABLE LOTS - AREA 1	= 9.79 ACRES
AREA OF NON-BUILDABLE LOTS - AREA 1	= 1.19 ACRES

**OPEN SPACE REQUIREMENT CHART**

TOTAL OPEN SPACE REQUIRED FOR AREA 1	= 35% OR 13.10 ACRES
TOTAL OPEN SPACE PROVIDED	= 42% OR 15.75 ACRES
RECREATION OPEN SPACE REQUIRED	= 10% OR 1.31 ACRES
RECREATION OPEN SPACE PROVIDED	= 42% OR 5.55 ACRES
THE EXCESS OPEN SPACE AREA MAY BE USED TO FULFILL THE MINIMUM OPEN SPACE REQUIREMENT FOR FUTURE PHASES.	

**Lot Information**

Lot Type	Lots	Minimum Lot Size	Min. Lot Width at Front BRL
Cottage	14-19, 38-42, 48-52	3,600 Square Feet	34'
Manor	1-13, 20-37, 43-47, 53-55	4,000 Square Feet	48'
Villa		5,400 Square Feet	54'
Estate		20,000 Square Feet	120' *
Townhouse	56-120		

\* 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 the CSP.

THE REQUIREMENTS OF SECTION 3-109, 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* 09 JUNE 03  
DAVID S. WEBER DATE

PROFESSIONAL LAND SURVEYOR  
MD. REG. NO. 10852

*Stewart J. Greenebaum* 6-4-03  
STEWART J. GREENEBaum, PRESIDENT DATE

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

*Eugene W. Iager* 6-9-03  
EUGENE W. IAGER, PRESIDENT DATE

*Charles E. Iager, Jr.* 6-9-03  
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 Borenstein M.D.* 7/21/03  
COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

*David S. Weber* 7/21/03  
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

*David S. Weber* 7/21/03  
DIRECTOR DATE

**OWNER'S DEDICATION**

G & R MAPLE LAWN, INC., A MARYLAND CORPORATION, BY STEWART J. GREENEBaum, PRESIDENT, AND 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, OWNERS 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 9th DAY OF June, 2003

BY: *Stewart J. Greenebaum*  
STEWART J. GREENEBaum, PRESIDENT

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 ALL OF THE LAND CONVEYED BY MAUCK PROPERTY, L.L.C., A MARYLAND LIMITED LIABILITY TO G & R MAPLE LAWN, INC., A MARYLAND CORPORATION, BY DEED DATED JANUARY 30, 1998 AND RECORDED IN LIBER 4213 AT FOLIO 95 AND 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, 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  
09 JUNE 03  
DATE



RECORDED AS PLAT NUMBER 16086 ON 7/28/03, AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND

**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'  
TM 41, GRID 15, 16 & 21, PARCEL 121, P/O PARCELS 205 & 450  
5TH ELECTION DISTRICT HOWARD COUNTY, MARYLAND  
SCALE: NONE SHEET 2 OF 8 JUNE 2003

**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 BALT: 410-880-1820 DC/VA: 301-989-2524 FAX: 301-421-4186  
DRAWN BY: *PWL* CHECK BY: *JWC*

COORDINATE TABLE								
NO.	NORTHING	EASTING	NO.	NORTHING	EASTING	NO.	NORTHING	EASTING
1011	544689.07	1339464.80	1111	543479.09	1338984.48	1154	544537.98	1339271.12
1012	544492.93	1339943.68	1112	543523.88	1338977.61	1155	544502.09	1339261.81
1017	545299.90	1338670.91	1113	543530.33	1338974.24	1156	544472.47	1339216.80
1018	545002.25	1338982.34	1114	543593.25	1338941.34	1157	544399.81	1339170.26
1072	544821.22	1339211.70	1115	543932.65	1338763.87	1158	544257.49	1339148.68
1073	544813.77	1339177.52	1116	544031.81	1338953.50	1159	544214.56	1339155.86
1074	544733.15	1339126.96	1117	543692.41	1339130.98	1163	544439.10	1340023.63
1075	544698.69	1339134.85	1118	543715.58	1339175.28	1164	544231.02	1339804.74
1076	544620.05	1339260.24	1119	544054.98	1338997.81	1353	544469.55	1338825.82
1077	544587.43	1339290.40	1120	544154.14	1339187.45	1354	544481.99	1338743.76
1078	543913.15	1339642.97	1121	543814.74	1339364.92	1392	544422.08	1339089.69
1079	543852.10	1339642.54	1122	543734.04	1339533.16	1393	544409.57	1339172.21
1080	543736.98	1339580.24	1123	543783.67	1339441.44	1410	544452.09	1338981.97
1081	543703.10	1339590.33	1124	543791.99	1339433.24	1411	544439.04	1339067.99
1082	543686.16	1339621.62	1125	544243.73	1339197.03	1413	544984.94	1338725.29
1083	543696.25	1339655.51	1126	544256.00	1339194.98	1414	545005.77	1338587.89
1084	544013.40	1339827.15	1127	544392.91	1339215.74	1419	544461.09	1338848.81
1085	543674.26	1339643.61	1128	544434.16	1339242.26	1420	544448.65	1338930.88
1086	543626.66	1339731.56	1129	544461.12	1339283.24	1438	544488.89	1338698.28
1087	543245.16	1339525.09	1130	544452.70	1339315.71	1439	544222.34	1339481.30
1088	543191.06	1339356.32	1131	543894.62	1339607.53	1440	543837.91	1339409.23
1089	543285.50	1338898.96	1132	543871.14	1339607.36	1441	543570.08	1338897.03
1090	543487.92	1338935.26	1133	543973.41	1338742.55	1442	543275.98	1338948.05
1091	543500.71	1338933.30	1134	544080.15	1338686.74	1728	543970.55	1339720.00
1092	544050.98	1338645.57	1135	544092.42	1338684.69	1741	544158.32	1339615.74
1093	544093.91	1338638.39	1136	544772.41	1338787.80	7002	545095.68	1338602.06
1094	544779.31	1338742.32	1137	544780.80	1338790.91			
1095	544805.24	1338751.94	1138	544824.17	1338818.11			
1096	544901.14	1338812.09	1139	544831.12	1338848.44			
1097	544751.83	1339050.14	1140	544704.66	1339050.06			
1098	544474.86	1339936.28	1141	544547.99	1338951.80			
1099	544375.23	1340179.66	1142	544521.29	1338941.89			
1100	544759.72	1339084.60	1143	544181.70	1338890.40			
1101	544842.28	1339136.38	1144	544138.77	1338897.58			
1102	544878.19	1339129.47	1145	544072.57	1338932.19			
1103	543564.07	1338984.81	1146	544095.74	1338976.50			
1104	543762.39	1339364.08	1147	544161.94	1338941.88			
1105	543753.06	1339400.20	1148	544174.21	1338939.83			
1106	543739.70	1339417.65	1149	544513.80	1338991.33			
1107	543630.29	1339619.81	1150	544521.43	1338994.16			
1108	543292.76	1339437.14	1151	544678.09	1339092.42			
1109	543249.80	1339368.54	1152	544586.16	1339238.99			
1110	543335.07	1338958.65	1153	544568.89	1339254.95			

FLOOD PLAIN, DRAINAGE & UTILITY EASEMENT			
LINE	BEARING	DISTANCE	ELEVATION
1	N54°41'36"W	37.36	382.9
2	N43°44'41"W	28.94	383.7
3	N22°05'52"W	25.04	384.2
4	N00°55'39"E	23.13	384.9
5	N20°56'49"E	33.92	384.9
6	N39°50'15"W	33.86	384.5
7	N47°48'20"W	77.71	384.8
8	N48°08'07"W	21.63	386.0
9	N41°15'22"W	32.37	386.2
10	N30°49'17"W	64.93	387.0
11	N29°48'58"W	85.29	388.9
12	N23°52'47"W	71.47	390.3
13	N22°16'42"W	42.82	390.4
14	N34°46'24"W	35.31	391.3
15	N25°12'43"W	30.73	391.7
16	N15°32'15"W	34.18	392.2
17	N10°28'21"W	70.54	392.9
18	N20°55'40"W	30.07	394.0
19	N33°26'46"W	37.99	395.8
20	N44°39'51"W	22.04	396.1
21	N05°40'17"W	15.23	396.1
22	N20°51'53"W	34.14	396.1
23	N13°13'11"W	60.15	397.3
24	N18°42'27"W	49.86	397.9
25	N14°22'25"W	17.93	398.6
26	N21°49'10"E	9.52	398.6
27	S59°33'26"E	25.23	399.9
28	S88°31'34"E	41.61	399.9
29	R=1546.78 L=7.00	7.00	401.9
30	S17°35'38"E	12.33	401.9
31	S72°18'53"E	24.44	400.0
32	S65°10'28"E	49.72	400.0
33	S24°18'10"E	28.16	400.0
34	S59°15'33"E	72.94	399.0
35	S04°07'56"E	81.32	395.9
36	S56°01'25"E	36.09	393.3
37	S43°54'07"E	28.45	392.9
38	S25°08'45"E	89.25	392.9
39	S35°20'27"E	70.62	391.8
40	S40°26'32"E	43.95	390.2
41	S08°05'42"E	22.36	390.2
42	S14°28'47"W	70.41	390.2
43	S02°41'10"W	41.57	389.4
44	S13°27'37"E	16.41	388.2
45	S68°57'38"W	66.05	387.8
46	S29°02'33"E	214.77	X
47	N68°12'03"E	115.40	X
48	S28°25'19"W	177.23	X

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 PLAN AND THE SETTING OF MARKERS, HAVE BEEN COMPLIED WITH.

David S. Weber 09 JUNE 03 DATE

DAVID S. WEBER  
PROFESSIONAL LAND SURVEYOR  
MD. REG. NO. 10852

G & R MAPLE LAWN, INC.  
Stewart J. Greenebaum 6-4-03 DATE

STEWART J. GREENEBAUM, PRESIDENT

Maple Lawn Farms I, LLC  
Eugene W. Iager 6-09-03 DATE

EUGENE W. IAGER, PRESIDENT

Charles E. Iager, Jr. 6-08-03 DATE

CHARLES E. IAGER, JR., VICE-PRESIDENT

OWNER'S DEDICATION

G & R MAPLE LAWN, INC., A MARYLAND CORPORATION, BY STEWART J. GREENEBAUM, PRESIDENT, AND 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, OWNERS 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 9th DAY OF JUNE, 2003

MAPLE LAWN FARMS I, LLC  
BY: Stewart J. Greenebaum, PRESIDENT

ATTEST: David S. Weber

BY: Maple Lawn Farms, Inc., MANAGING MEMBER

BY: Eugene W. Iager, PRESIDENT

BY: Charles E. Iager, Jr., VICE-PRESIDENT

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

Penny Benveniste, M.D. 7/21/03 DATE  
COUNTY HEALTH OFFICER

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

Chief, Development Engineering Division 7/21/03 DATE

Director 7/21/03 DATE

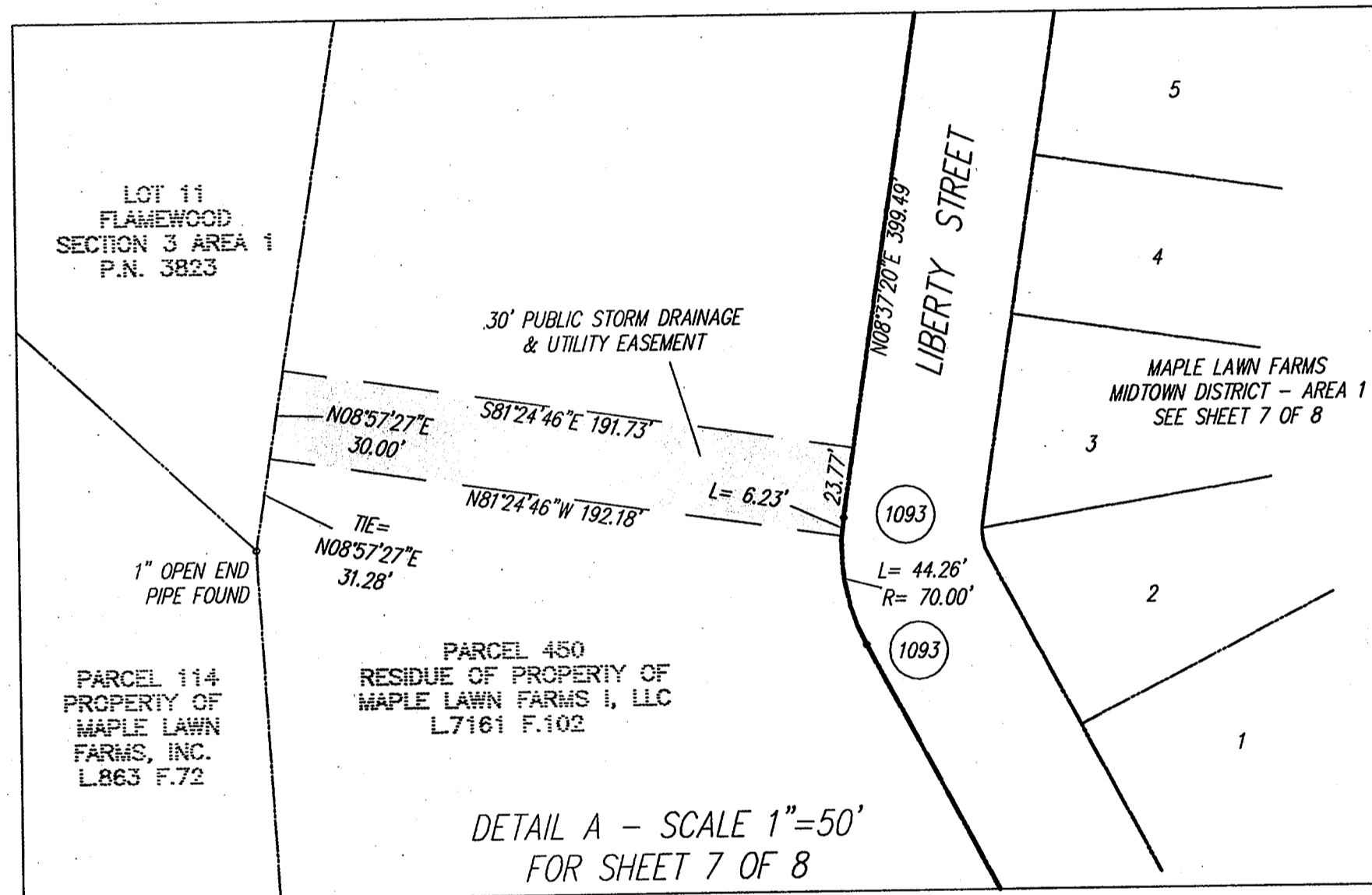
CURVE TABLE SHEET 4						
CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
1018-1072	1546.78	292.63	146.75	292.19	S51°42'55"E	10°50'23"
1076-1077	85.00	44.95	23.01	44.43	N42°45'15"W	30°17'55"
1156-1393	106.00	78.91	41.38	77.10	S35°19'55"W	42°39'07"
1094-1095	68.00	27.86	14.13	27.67	S20°21'34"W	23°28'28"
1153-1152	45.00	23.80	12.18	23.52	N42°45'15"W	30°17'55"
1150-1149	20.00	8.19	4.16	8.14	S20°21'34"W	23°28'28"
1142-1141	70.00	28.68	14.54	28.48	S20°21'34"W	23°28'28"
1139-1138	22.00	34.56	22.00	31.11	S77°05'48"W	90°00'00"
1137-1136	22.00	9.01	4.57	8.95	S20°21'34"W	23°28'28"

CURVE TABLE SHEET 5						
CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
1072-1011	1546.78	285.93	143.38	285.53	S62°25'52"E	10°35'30"
1077-1076	85.00	44.95	23.01	44.43	N42°45'15"W	30°17'55"

CURVE TABLE - SHEET 6						
CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
1123-1124	20.00	11.86	6.11	11.69	S44°35'29"E	33°58'23"
1159-1158	70.00	44.26	22.90	43.53	S09°29'29"E	36°13'38"
1157-1156	106.00	88.87	47.23	86.29	S32°38'24"W	48°02'09"
1078-1079	65.00	63.56	34.58	61.06	N00°24'31"E	56°01'37"
1132-1131	25.00	24.45	13.30	23.48	N00°24'31"E	56°01'37"
1128-1127	60.00	50.52	26.87	49.04	S32°44'32"W	48°14'28"
1126-1125	20.00	12.65	6.54	12.44	S09°29'29"E	36°13'38"

CURVE TABLE - SHEET 7						
CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
1393-1157	106.00	9.96	4.98	9.96	S11°18'51"W	5°23'02"
1158-1159	70.00	44.26	22.90	43.53	S09°29'29"E	36°13'38"
1092-1093	70.00	44.26	22.90	43.53	S09°29'29"E	36°13'38"
1135-1134	20.00	12.65	6.54	12.44	S09°29'29"E	36°13'38"
1144-1143	70.00	44.26	22.90	43.53	S09°29'29"E	36°13'38"
1148-1147	20.00	12.65	6.54	12.44	S09°29'29"E	36°13'38"

CURVE TABLE - SHEET 8						
CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
1124-1123	20.00	11.86	6.11	11.69	S44°35'29"E	33°58'23"
1087-1088	90.00	314.33	177.24	177.24	N72°13'32"E	200°06'33"
1090-1091	20.00	13.18	6.84	12.95	N08°43'09"W	37°46'18"
1111-1112	70.00	46.15	23.95	45.32	N08°43'09"W	37°46'18"
1105-1106	70.00	22.07	11.13	21.98	S52°32'45"E	18°03'51"
1108-1109	90.00	83.96	45.32	80.95	S57°56'52"W	53°27'02"



DETAIL A - SCALE 1"=50' FOR SHEET 7 OF 8

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, THAT THE FINAL PLAT

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 Weber* 09 JUNE 03  
DAVID S. WEBER  
PROFESSIONAL LAND SURVEYOR  
MD. REG. NO. 10852

*Stewart J. Greenebaum* 6-4-03  
STEWART J. GREENEBaum, PRESIDENT  
MAPLE LAWN FARMS I, LLC  
MAPLE LAWN FARMS, INC. (MANAGING MEMBER)

*Eugene W. Iager* 6-9-03  
EUGENE W. IAGER, VICE-PRESIDENT

*Charles E. Iager, Jr.* 6-9-03  
CHARLES E. IAGER, JR., VICE-PRESIDENT

*Stewart J. Greenebaum* 6-9-03  
STEWART J. GREENEBaum, PRESIDENT

*Eugene W. Iager* 6-9-03  
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*Eugene W. Iager* 6-9-03  
EUGENE W. IAGER, VICE-PRESIDENT

*Charles E. Iager, Jr.* 6-9-03  
CHARLES E. IAGER, JR., VICE-PRESIDENT

*Stewart J. Greenebaum* 6-9-03  
STEWART J. GREENEBaum, PRESIDENT

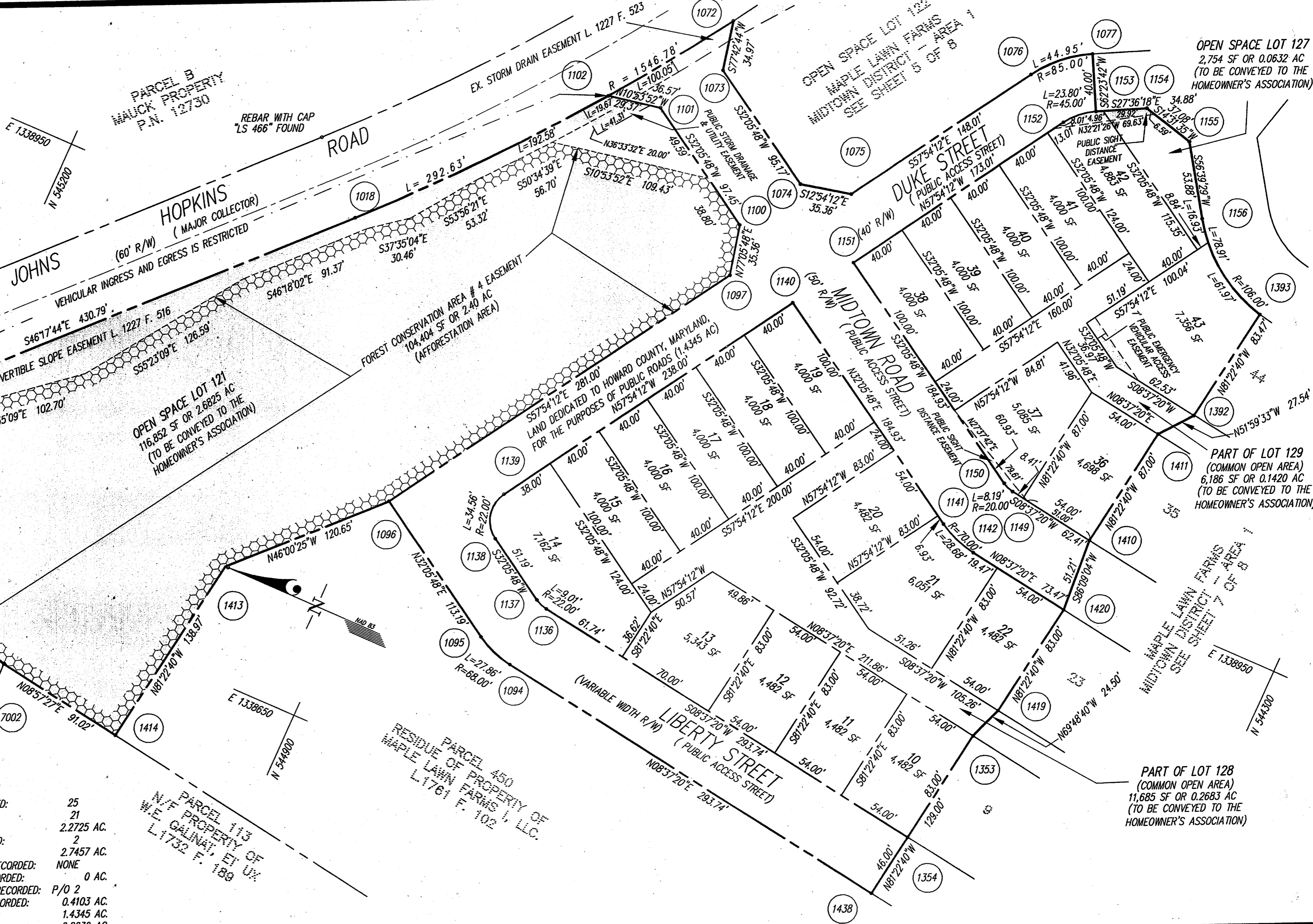
*Eugene W. Iager* 6-9-03  
EUGENE W. IAGER, VICE-PRESIDENT

*Charles E. Iager, Jr.* 6-9-03  
CHARLES E. IAGER, JR., VICE-PRESIDENT

*Stewart J. Greenebaum* 6-9-03  
STEWART J. GREENEBaum, PRESIDENT

*Eugene W. Iager* 6-9-03  
EUGENE W. IAGER, VICE-PRESIDENT

*Charles E. Iager, Jr.* 6-9-03  
CHARLES E. IAGER, JR., VICE-PRESIDENT



**TABULATION OF FINAL PLAT - THIS SHEET**

1. TOTAL NUMBER OF LOTS AND PARCELS TO BE RECORDED:	25
2. TOTAL NUMBER OF BUILDABLE LOTS TO BE RECORDED:	21
3. TOTAL AREA OF BUILDABLE LOTS TO BE RECORDED:	2,2725 AC.
4. TOTAL NUMBER OF OPEN SPACE LOTS TO BE RECORDED:	2
5. TOTAL AREA OF OPEN SPACE LOTS TO BE RECORDED:	2,7457 AC.
6. TOTAL NUMBER OF NON-BUILDABLE PARCELS TO BE RECORDED:	NONE
7. TOTAL AREA OF NON-BUILDABLE PARCELS TO BE RECORDED:	0 AC.
8. TOTAL NUMBER OF COMMON OPEN AREA LOTS TO BE RECORDED:	P/O 2
9. TOTAL AREA OF COMMON OPEN AREA LOTS TO BE RECORDED:	0.4103 AC.
10. TOTAL AREA OF ROADWAYS TO BE RECORDED:	1.4345 AC.
11. TOTAL AREA OF SUBDIVISION TO BE RECORDED:	6.8630 AC.

**OWNER'S DEDICATION**

G & R MAPLE LAWN, INC., A MARYLAND CORPORATION, BY STEWART J. GREENEBaum, PRESIDENT, AND 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, OWNERS 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 9th DAY OF JUNE, 2003

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

G & R MAPLE LAWN, INC.  
BY: *Stewart J. Greenebaum*  
STEWART J. GREENEBaum, PRESIDENT

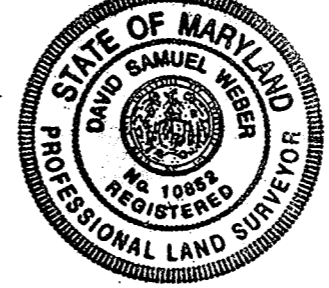
ATTEST: *Charles E. Iager, Jr.*  
CHARLES E. IAGER, JR., VICE-PRESIDENT

**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 ALL OF THE LAND CONVEYED BY MAUCK PROPERTY, L.L.C., A MARYLAND LIMITED LIABILITY TO G & R MAPLE LAWN, INC., A MARYLAND CORPORATION, BY DEED DATED JANUARY 30, 1998 AND RECORDED IN LIBER 4213 AT FOLIO 95 AND 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, 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 Weber*  
DAVID S. WEBER  
REGISTERED LAND SURVEYOR  
MARYLAND REGISTRATION NO. 10852

09 JUNE 03  
DATE



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

*Ronny Borenstein* M.D. / Jm  
COUNTY HEALTH OFFICER  
DATE: 7/21/03

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

*Mark M. Iager*  
CHIEF, DEVELOPMENT ENGINEERING DIVISION  
DATE: 7/14/03

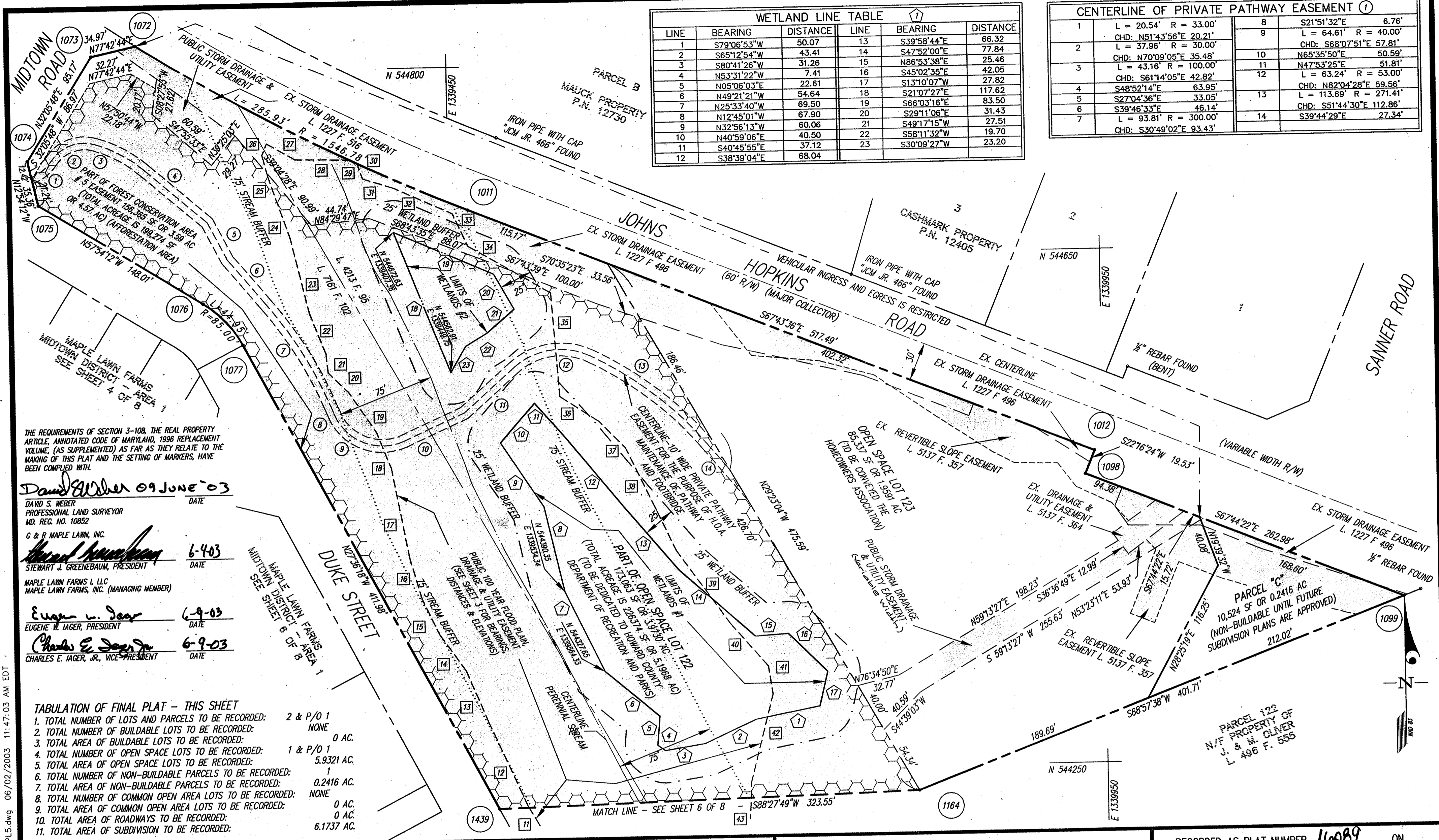
*Mark M. Iager*  
DIRECTOR  
DATE: 7/14/03

RECORDED AS PLAT NUMBER **16088** ON **7/28/03**, AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND

**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'

TM 41, GRID 15, 16 & 21, PARCEL 121, P/O PARCELS 205 & 450  
5TH ELECTION DISTRICT  
SCALE: 1"=50' SHEET 4 OF 8 JUNE 2003

**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 BALT: 410-880-1820 DC/VA: 301-989-2524 FAX: 301-421-4186  
DRAWN BY: *PWC* CHECK BY: *JTC*



**WETLAND LINE TABLE**

LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
1	S79°06'53"W	50.07	13	S39°58'44"E	66.32
2	S65°12'54"W	43.41	14	S47°52'00"E	77.84
3	S80°41'26"W	31.26	15	N86°53'38"E	25.46
4	N53°31'22"W	7.41	16	S45°02'35"E	42.05
5	N05°06'03"E	22.61	17	S13°10'07"W	27.82
6	N49°21'21"W	54.64	18	S21°07'27"E	117.62
7	N25°33'40"W	69.50	19	S66°03'16"E	83.50
8	N12°45'01"W	67.90	20	S29°11'06"E	31.43
9	N32°56'13"W	60.06	21	S49°17'15"W	27.51
10	N40°59'06"E	40.50	22	S58°11'32"W	19.70
11	S40°45'55"E	37.12	23	S30°09'27"W	23.20
12	S38°39'04"E	68.04			

**CENTERLINE OF PRIVATE PATHWAY EASEMENT**

1	L = 20.54' R = 33.00'	8	S21°51'32"E 6.76'
2	CHD: N51°43'56"E 20.21'	9	L = 64.61' R = 40.00'
	L = 37.96' R = 30.00'		CHD: S68°07'51"E 57.81'
3	CHD: N70°09'05"E 35.48'	10	N65°35'50"E 50.59'
	L = 43.16' R = 100.00'	11	N47°53'25"E 51.81'
4	CHD: S61°14'05"E 42.82'	12	L = 63.24' R = 53.00'
	L = 43.16' R = 100.00'		CHD: N82°04'28"E 59.56'
5	S48°52'14"E 63.95'	13	L = 113.69' R = 271.41'
6	S27°04'36"E 33.05'		CHD: S51°44'30"E 112.86'
7	S39°46'33"E 46.14'	14	CHD: S39°44'29"E 27.34'
	L = 93.81' R = 300.00'		
	CHD: S30°49'02"E 93.43'		

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** 09 JUNE '03  
 DAVID S. WEBER  
 PROFESSIONAL LAND SURVEYOR  
 MD. REG. NO. 10852  
 G & R MAPLE LAWN, INC.  
**Stewart J. Greenebaum** 6-4-03  
 STEWART J. GREENEBaum, PRESIDENT  
 MAPLE LAWN FARMS I, LLC  
 MAPLE LAWN FARMS, INC. (MANAGING MEMBER)  
**Eugene W. Jager** 6-9-03  
 EUGENE W. JAGER, PRESIDENT  
**Charles E. Jager, Jr.** 6-9-03  
 CHARLES E. JAGER, JR., VICE-PRESIDENT

**TABULATION OF FINAL PLAT - THIS SHEET**

1. TOTAL NUMBER OF LOTS AND PARCELS TO BE RECORDED:	2 & P/O 1
2. TOTAL NUMBER OF BUILDABLE LOTS TO BE RECORDED:	NONE
3. TOTAL AREA OF BUILDABLE LOTS TO BE RECORDED:	0 AC.
4. TOTAL NUMBER OF OPEN SPACE LOTS TO BE RECORDED:	1 & P/O 1
5. TOTAL AREA OF OPEN SPACE LOTS TO BE RECORDED:	5.9321 AC.
6. TOTAL NUMBER OF NON-BUILDABLE PARCELS TO BE RECORDED:	1
7. TOTAL AREA OF NON-BUILDABLE PARCELS TO BE RECORDED:	0.2416 AC.
8. TOTAL NUMBER OF COMMON OPEN AREA LOTS TO BE RECORDED:	NONE
9. TOTAL AREA OF COMMON OPEN AREA LOTS TO BE RECORDED:	0 AC.
10. TOTAL AREA OF ROADWAYS TO BE RECORDED:	0 AC.
11. TOTAL AREA OF SUBDIVISION TO BE RECORDED:	6.1737 AC.

**APPROVED:** FOR PUBLIC WATER & PUBLIC SEWERAGE SYSTEMS IN CONFORMANCE WITH THE MASTER PLAN OF WATER & SEWERAGE FOR HOWARD COUNTY, MD.  
**Penny Borenstein** MD/8/SM 7/21/03  
 COUNTY HEALTH OFFICER

**APPROVED:** HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING  
**David J. Leyle** 7/14/03  
 CHIEF, DEVELOPMENT ENGINEERING DIVISION  
**David S. Weber** 7/14/03  
 DIRECTOR

**OWNER'S DEDICATION**  
 G & R MAPLE LAWN, INC., A MARYLAND CORPORATION, BY STEWART J. GREENEBaum, PRESIDENT, AND 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, OWNERS 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 9th DAY OF June, 2003  
 G & R MAPLE LAWN, INC.  
 BY: **Stewart J. Greenebaum**  
 STEWART J. GREENEBaum, PRESIDENT  
 ATTEST: **Charles E. Jager, Jr.**  
 CHARLES E. JAGER, JR., VICE-PRESIDENT  
 MAPLE LAWN FARMS I, LLC  
 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 ALL OF THE LAND CONVEYED BY MAUCK PROPERTY, L.L.C., A MARYLAND LIMITED LIABILITY TO G & R MAPLE LAWN, INC., A MARYLAND CORPORATION, BY DEED DATED JANUARY 30, 1998 AND RECORDED IN LIBER 4213 AT FOLIO 95 AND 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, 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  
 09 JUNE '03  
 DATE  
 STATE OF MARYLAND  
 DAVID SAMUEL WEBER  
 REGISTERED  
 PROFESSIONAL LAND SURVEYOR

RECORDED AS PLAT NUMBER **116089** ON **7/28/03**, AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND  
**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'  
 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 8 JUNE 2003  
**GLW GUTSCHICK LITTLE & WEBER, P.A.**  
 CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS  
 3809 NATIONAL DRIVE - SUITE 250 - BURTONSVILLE, MARYLAND 20866  
 TEL: 301-421-4024 FAX: 301-989-2524  
 BALT: 410-880-1820 DC/VA: 301-989-2524 FAX: 301-421-4186  
 DRAWN BY: **PWC** CHECK BY: **JFK**

L:\CADD\DRAWINGS\02001\PLATS\0201RPL5.dwg 06/02/2003 11:47:03 AM EDT

LINE	BEARING	DISTANCE
24	S28°25'19"W	9.83
25	N36°17'59"W	38.62
26	S86°00'32"E	11.66
27	S36°17'28"E	26.88

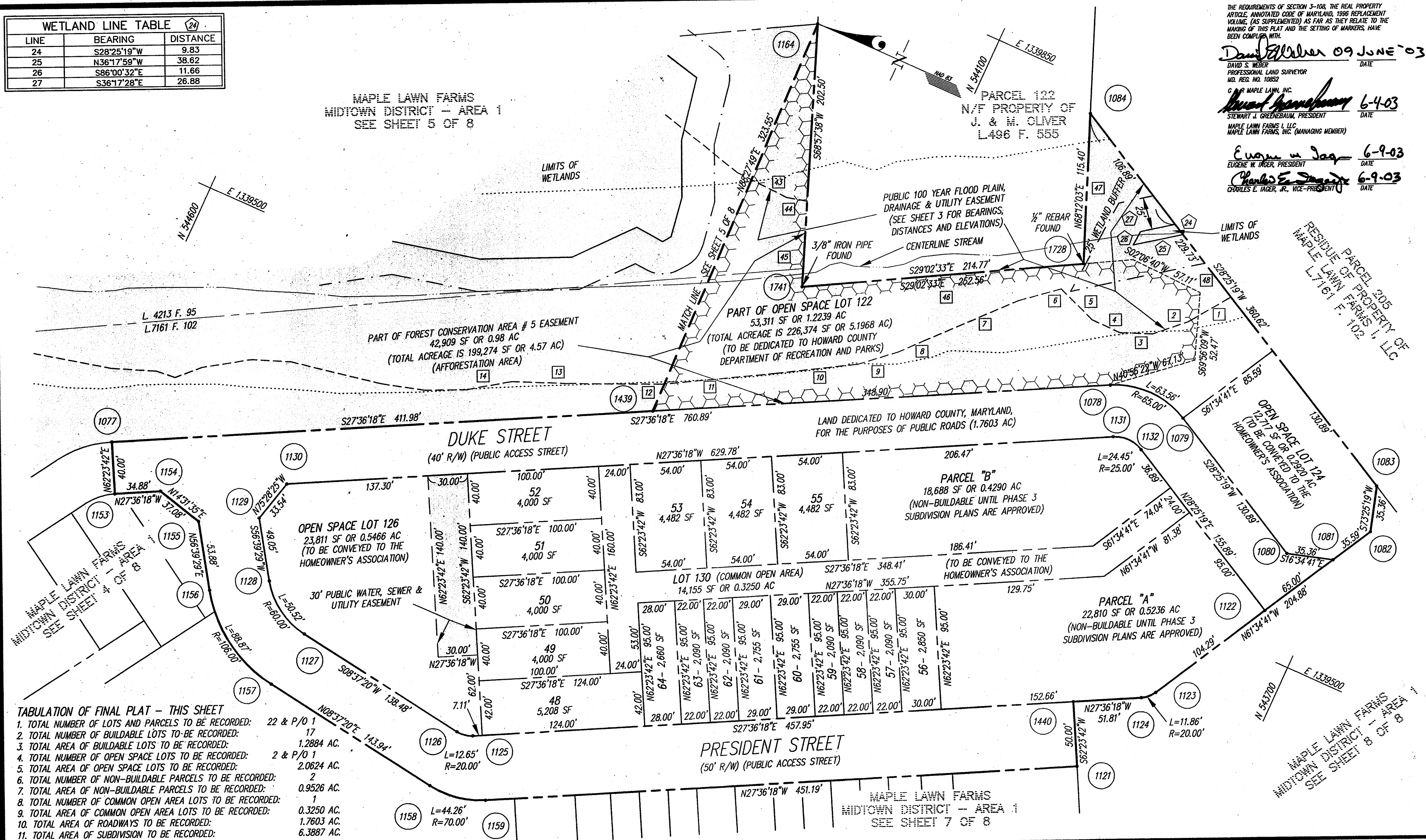
MAPLE LAWN FARMS  
MIDTOWN DISTRICT - AREA 1  
SEE SHEET 5 OF 8

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 09 JUNE '03  
DATE

DAVID S. WEBER  
PROFESSIONAL LAND SURVEYOR  
MD. REG. NO. 10852  
G & R MAPLE LAWN, INC.  
Stewart J. Greenebaum 6-4-03  
STEWART J. GREENEBAUM, PRESIDENT  
DATE  
MAPLE LAWN FARMS I, LLC  
MAPLE LAWN FARMS, INC. (MANAGING MEMBER)

Eugene W. Iager 6-9-03  
EUGENE W. IAGER, PRESIDENT  
DATE  
Charles E. Iager, Jr. 6-9-03  
CHARLES E. IAGER, JR., VICE-PRESIDENT  
DATE



**TABULATION OF FINAL PLAT - THIS SHEET**

- TOTAL NUMBER OF LOTS AND PARCELS TO BE RECORDED: 22 & P/O 1
- TOTAL NUMBER OF BUILDABLE LOTS TO BE RECORDED: 17
- TOTAL AREA OF BUILDABLE LOTS TO BE RECORDED: 1,2884 AC.
- TOTAL NUMBER OF OPEN SPACE LOTS TO BE RECORDED: 2 & P/O 1
- TOTAL AREA OF OPEN SPACE LOTS TO BE RECORDED: 2,0624 AC.
- TOTAL NUMBER OF NON-BUILDABLE PARCELS TO BE RECORDED: 2
- TOTAL AREA OF NON-BUILDABLE PARCELS TO BE RECORDED: 0.9526 AC.
- TOTAL NUMBER OF COMMON OPEN AREA LOTS TO BE RECORDED: 1
- TOTAL AREA OF COMMON OPEN AREA LOTS TO BE RECORDED: 0.3250 AC.
- TOTAL AREA OF ROADWAYS TO BE RECORDED: 1,7603 AC.
- TOTAL AREA OF SUBDIVISION TO BE RECORDED: 6,3887 AC.

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

*Penny Borenstein* MD, PE  
COUNTY HEALTH OFFICER  
7/21/03  
DATE

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

*[Signature]*  
CHIEF, DEVELOPMENT ENGINEERING DIVISION  
7/21/03  
DATE

*[Signature]*  
DIRECTOR  
7/21/03  
DATE

**OWNER'S DEDICATION**

G & R MAPLE LAWN, INC., A MARYLAND CORPORATION, BY STEWART J. GREENEBAUM, PRESIDENT, AND 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, OWNERS 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 9th DAY OF JUNE, 2003

MAPLE LAWN FARMS I, LLC  
BY: *[Signature]* MAPLE LAWN FARMS, INC., MANAGING MEMBER  
BY: *[Signature]* EUGENE W. IAGER, PRESIDENT  
BY: *[Signature]* CHARLES E. IAGER, JR., VICE-PRESIDENT  
ATTEST: *[Signature]*

**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 ALL OF THE LAND CONVEYED BY MAUCK PROPERTY, L.L.C., A MARYLAND LIMITED LIABILITY TO G & R MAPLE LAWN, INC., A MARYLAND CORPORATION, BY DEED DATED JANUARY 30, 1998 AND RECORDED IN LIBER 4213 AT FOLIO 95 AND 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, 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.

*[Signature]*  
DAVID S. WEBER  
REGISTERED LAND SURVEYOR  
MARYLAND REGISTRATION NO. 10852  
09 JUNE '03  
DATE

RECORDED AS PLAT NUMBER 10090 ON 7/21/03, AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND

**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'

TM 41, GRID 15, 16 & 21, PARCEL 121, P/O PARCELS 205 & 450  
5TH ELECTION DISTRICT  
SCALE: 1"=50'  
SHEET 6 OF 8  
JUNE 2003

**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 BALT: 410-880-1820 DC/VAC: 301-989-2524 FAX: 301-421-4188  
DRAWN BY: *[Signature]* CHECK BY: *[Signature]*

THE REQUIREMENTS OF SECTION 3-108, THE REAL PROPERTY ARTICLE, ANNOTATED CODE OF MARYLAND, 1998 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 09 June '03  
DAVID S. WEBER  
PROFESSIONAL LAND SURVEYOR  
MD. REG. NO. 10852

Stewart J. Greenebaum 6-4-03  
STEWART J. GREENEBAUM, PRESIDENT  
MAPLE LAWN FARMS I, LLC  
MAPLE LAWN FARMS, INC. (MANAGING MEMBER)

Eugene W. Iager 6-9-03  
EUGENE W. IAGER, PRESIDENT

Charles E. Iager, Jr. 6-9-03  
CHARLES E. IAGER, JR., VICE-PRESIDENT

PART OF LOT 129  
(COMMON OPEN AREA)  
7,073 SF OR 0.1624 AC  
(TOTAL AREA IS 13,258 SF OR 0.3044 AC)  
(TO BE CONVEYED TO THE HOMEOWNER'S ASSOCIATION)

MAPLE LAWN FARMS  
MIDTOWN DISTRICT - AREA 1  
SEE SHEET 6 OF 8

MAPLE LAWN FARMS  
MIDTOWN DISTRICT - AREA 1  
SEE SHEET 4 OF 8

PART OF LOT 128  
(COMMON OPEN AREA)  
11,017 SF OR 0.2529 AC  
(TOTAL AREA IS 22,702 SF OR 0.5212 AC)  
(TO BE CONVEYED TO THE HOMEOWNER'S ASSOCIATION)

PARCEL 450  
RESIDUE OF PROPERTY OF  
MAPLE LAWN FARMS I, LLC  
L-7161 F. 102

TABULATION OF FINAL PLAT - THIS SHEET

1. TOTAL NUMBER OF LOTS AND PARCELS TO BE RECORDED:	84 & P/O 2
2. TOTAL NUMBER OF BUILDABLE LOTS TO BE RECORDED:	82
3. TOTAL AREA OF BUILDABLE LOTS TO BE RECORDED:	6.2325 AC.
4. TOTAL NUMBER OF OPEN SPACE LOTS TO BE RECORDED:	NONE
5. TOTAL AREA OF OPEN SPACE LOTS TO BE RECORDED:	0 AC.
6. TOTAL NUMBER OF NON-BUILDABLE PARCELS TO BE RECORDED:	NONE
7. TOTAL AREA OF NON-BUILDABLE PARCELS TO BE RECORDED:	0 AC.
8. TOTAL NUMBER OF COMMON OPEN AREA LOTS TO BE RECORDED:	2 & PO 2
9. TOTAL AREA OF COMMON OPEN AREA LOTS TO BE RECORDED:	0.9421 AC.
10. TOTAL AREA OF ROADWAYS TO BE RECORDED:	2.4561 AC.
11. TOTAL AREA OF SUBDIVISION TO BE RECORDED:	9.6307 AC.

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

Penny Bernstein M.D./JFM 7/21/03  
COUNTY HEALTH OFFICER

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING  
& ZONING

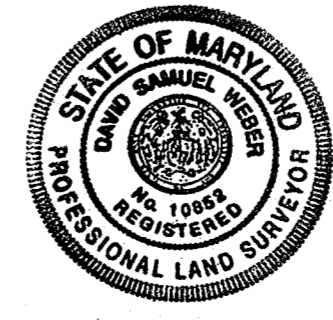
Chief, Development Engineering Division  
Director

OWNER'S DEDICATION

G & R MAPLE LAWN, INC., A MARYLAND CORPORATION, BY STEWART J. GREENEBAUM, PRESIDENT, AND 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, OWNERS 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 9th DAY OF JUNE, 2003  
G & R MAPLE LAWN, INC.  
BY: Stewart J. Greenebaum, PRESIDENT  
BY: Eugene W. Iager, PRESIDENT  
BY: 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 ALL OF THE LAND CONVEYED BY MAUCK PROPERTY, L.L.C., A MARYLAND LIMITED LIABILITY TO G & R MAPLE LAWN, INC., A MARYLAND CORPORATION, BY DEED DATED JANUARY 30, 1998 AND RECORDED IN LIBER 4213 AT FOLIO 95 AND 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, 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  
09 JUNE '03  
DATE



RECORDED AS PLAT NUMBER 16091 ON  
7/28/03, AMONG THE LAND RECORDS OF  
HOWARD COUNTY, MARYLAND

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'  
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 8 JUNE 2003

GLW GUTSCHICK LITTLE & WEBER, P.A.  
CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS  
3909 NATIONAL DRIVE - SUITE 250 - BURTONSVILLE OFFICE PARK  
BURTONSVILLE, MARYLAND 20888  
TEL: 301-421-4024 BALT: 410-880-1820 DC/VA: 301-989-2524 FAX: 301-421-4186  
DRAWN BY: PWC CHECK BY: JKW

L:\CADD\DRAWINGS\02001\PHASE 2 (02001)\PLATS\02001RPL7.dwg 06/02/2003 11:52:52 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* 09 JUNE '03 DATE

DAVID S. WEBER  
PROFESSIONAL LAND SURVEYOR  
MD. REG. NO. 10852

*Stewart J. Greenebaum* 6-4-03 DATE  
G & R MAPLE LAWN, INC.  
STEWART J. GREENEBAUM, PRESIDENT

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

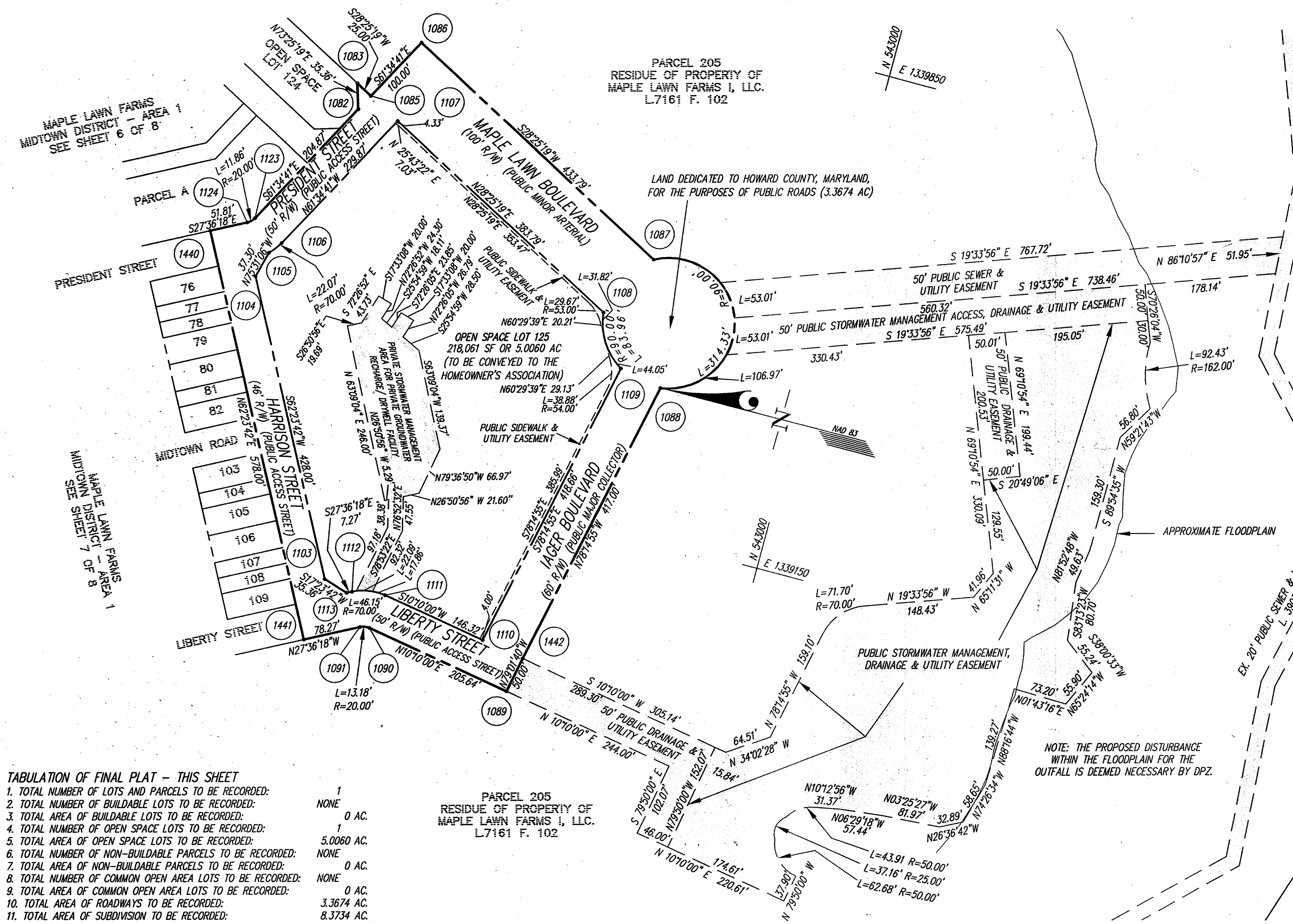
*Eugene W. Iager* 6-9-03 DATE  
EUGENE W. IAGER, PRESIDENT

*Charles E. Iager, Jr.* 6-9-03 DATE  
CHARLES E. IAGER, JR., VICE-PRESIDENT

PARCEL 205  
RESIDUE OF PROPERTY OF  
MAPLE LAWN FARMS I, LLC.  
L7161 F. 102

LAND DEDICATED TO HOWARD COUNTY, MARYLAND,  
FOR THE PURPOSES OF PUBLIC ROADS (3.3674 AC)

PARCEL 205  
RESIDUE OF PROPERTY OF  
MAPLE LAWN FARMS I, LLC.  
L7161 F. 102



**TABULATION OF FINAL PLAT - THIS SHEET**

1. TOTAL NUMBER OF LOTS AND PARCELS TO BE RECORDED:	1
2. TOTAL NUMBER OF BUILDABLE LOTS TO BE RECORDED:	NONE
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:	5.0060 AC.
6. TOTAL NUMBER OF NON-BUILDABLE PARCELS TO BE RECORDED:	NONE
7. TOTAL AREA OF NON-BUILDABLE PARCELS TO BE RECORDED:	0 AC.
8. TOTAL NUMBER OF COMMON OPEN AREA LOTS TO BE RECORDED:	NONE
9. TOTAL AREA OF COMMON OPEN AREA LOTS TO BE RECORDED:	0 AC.
10. TOTAL AREA OF ROADWAYS TO BE RECORDED:	3.3674 AC.
11. TOTAL AREA OF SUBDIVISION TO BE RECORDED:	8.3734 AC.

PARCEL 205  
RESIDUE OF PROPERTY OF  
MAPLE LAWN FARMS I, LLC.  
L7161 F. 102

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

*Penny Borenstein* 7/2/03 DATE  
COUNTY HEALTH OFFICER

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING  
& ZONING

*David S. Weber* 7/1/03 DATE  
CHIEF, DEVELOPMENT ENGINEERING DIVISION

*David S. Iager* 7/2/03 DATE  
DIRECTOR

**OWNER'S DEDICATION**

G & R MAPLE LAWN, INC., A MARYLAND CORPORATION, BY STEWART J. GREENEBAUM, PRESIDENT, AND 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, OWNERS 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 9th DAY OF JUNE, 2003

G & R MAPLE LAWN, INC.  
BY: *Stewart J. Greenebaum*  
STEWART J. GREENEBAUM, PRESIDENT

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 ALL OF THE LAND CONVEYED BY MAUCK PROPERTY, L.L.C., A MARYLAND LIMITED LIABILITY TO G & R MAPLE LAWN, INC., A MARYLAND CORPORATION, BY DEED DATED JANUARY 30, 1998 AND RECORDED IN LIBER 4213 AT FOLIO 95 AND 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, 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  
09 JUNE '03 DATE

RECORDED AS PLAT NUMBER 16092 ON  
108103, AMONG THE LAND RECORDS OF  
HOWARD COUNTY, MARYLAND

**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'

TM 41, GRID 15, 16 & 21, PARCEL 121, P/O PARCELS 205 & 450  
5TH ELECTION DISTRICT HOWARD COUNTY, MARYLAND  
SCALE: 1"=100' SHEET 8 OF 8 JUNE 2003

**GLW GUTSCHICK LITTLE & WEBER, P.A.**  
CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS  
3909 NATIONAL DRIVE - SUITE 250 - BURTONSVILLE OFFICE PARK  
BURTONSVILLE, MARYLAND 20889  
TEL: 301-421-4024 BAL: 410-880-1820 DC/VA: 301-989-2524 FAX: 301-421-4186  
DRAWN BY: *DLW* CHECK BY: *JJC*