

**GENERAL NOTES**

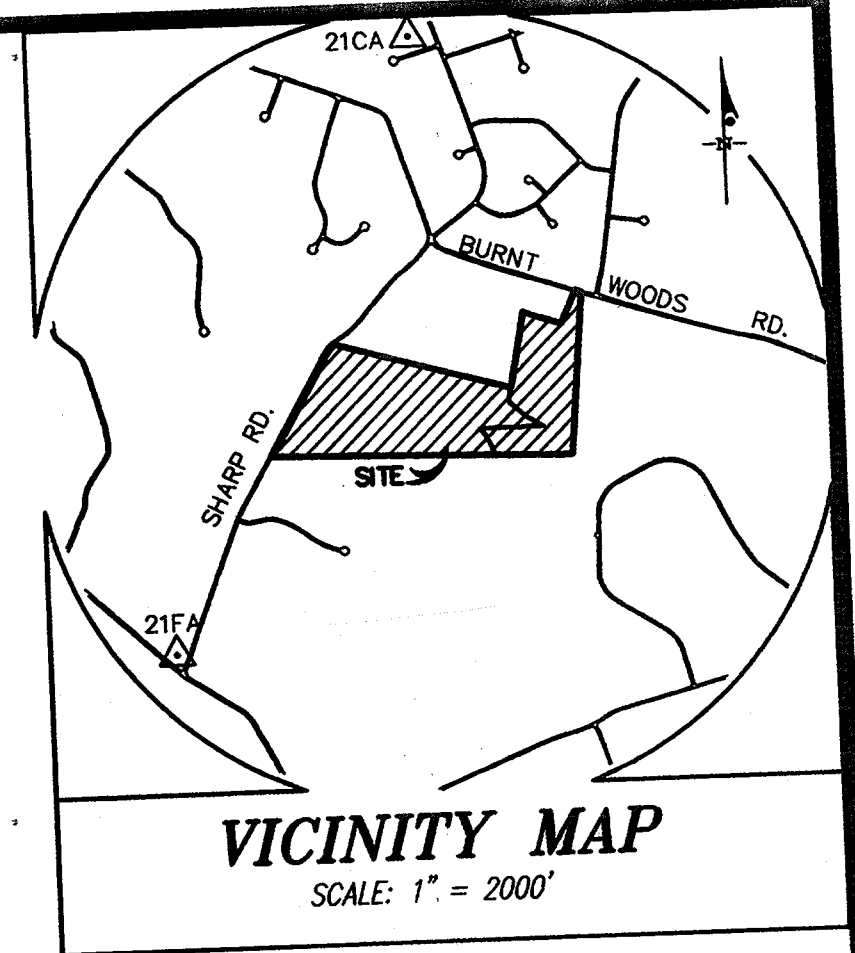
- IRON PINS SHOWN THIS:
- CONCRETE MONUMENTS SHOWN THIS:
- THIS PLAT AND THE COORDINATES SHOWN HEREON, ARE BASED UPON A FIELD RUN BOUNDARY SURVEY PREPARED BY GUTSCHICK, LITTLE & WEBER, P.A. IN APRIL, 2002.
- PROPERTY IS ZONED RR-DEO PER THE 10-18-93 COMPREHENSIVE ZONING PLAN.
- SEE DEPARTMENT OF PLANNING & ZONING FILE NUMBERS: SP-03-11.
- COORDINATES BASED ON NAD '83 MARYLAND COORDINATE SYSTEM AS PROJECTED BY HOWARD COUNTY GEODETIC CONTROL STATIONS No. 21CA AND No. 21FA.
- AREAS SHOWN ARE TO BE TAKEN AS MORE OR LESS.
- THIS PROPERTY WILL BE SERVED BY PRIVATE WATER AND PRIVATE SEWAGE SYSTEMS.
- NO GRADING, REMOVAL OF VEGETATION COVER OR TREES, OR PLACEMENT OF NEW STRUCTURES IS PERMITTED WITHIN THE LIMITS OF WETLANDS, STREAMS, OR THEIR BUFFERS AND FOREST CONSERVATION EASEMENTS.
- THERE IS AN EXISTING DWELLING AND STRUCTURES LOCATED ON BUILDABLE BULK PARCEL A TO REMAIN. NO NEW BUILDINGS, EXTENSIONS OR ADDITIONS TO THE EXISTING DWELLING ARE TO BE CONSTRUCTED AT A DISTANCE LESS THAN THE ZONING REGULATIONS REQUIRE.
- 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.
- BUILDABLE BULK PARCEL A WILL BE RESUBDIVIDED PER SP-03-11.
- ULTIMATE RECEIVING DENSITY FOR THE RESUBDIVISION OF BUILDABLE BULK PARCEL A IS BASED ON THE ORIGINAL NET ACREAGE OF THIS PLAT.  
GROSS AREA: 71.11 ACRES  
- FLOODPLAIN AREA: 8.2 ACRES  
NET AREA: 62.91 ACRES/2  
= 31 MAXIMUM DWELLING UNITS
- ULTIMATE BASE DENSITY FOR THE RESUBDIVISION OF BUILDABLE BULK PARCEL A IS BASED ON THE ORIGINAL GROSS ACREAGE OF THIS PLAT.  
GROSS AREA: 71.11 ACRES / 4.25 = 16 DWELLING UNITS
- FOR THE PURPOSE OF CALCULATING DENSITY, THE ACREAGE OF NON-BUILDABLE PRESERVATION PARCEL B IS INCLUDED IN BOTH THE GROSS AND NET AREAS OF THE SITE. AS A CONSEQUENCE OF BEING INCLUDED IN DETERMINING DENSITY, ALL DEVELOPMENT POTENTIAL IS EXHAUSTED FROM THIS PARCEL WHEN IT IS ESTABLISHED AS A PRESERVATION PARCEL (BY RECORDATION OF THIS PLAT) AND IS TRANSFERRED TO THE BOARD OF EDUCATION. THE PARCEL MAY NOT BE SOLD OR DEVELOPED FOR THE PURPOSE OF CREATING LOTS. NOR MAY IT BE CONVERTED TO A BUILDABLE ENTITY DESIGNED TO ACCOMMODATE A RESIDENTIAL UNIT.
- FOREST CONSERVATION FOR THE ENTIRE 71.11 ACRES IS BEING ADDRESSED THROUGH THIS MINOR SUBDIVISION PLAT AND THE FOREST CONSERVATION PLAN APPROVED UNDER F-03-128. NO FURTHER REQUIREMENTS WILL BE MADE DURING THE RESUBDIVISION OF BUILDABLE BULK PARCEL A. NO SURETY IS REQUIRED DUE TO SCHOOL RELATED PROJECT.

**(GENERAL NOTES CONTINUE)**

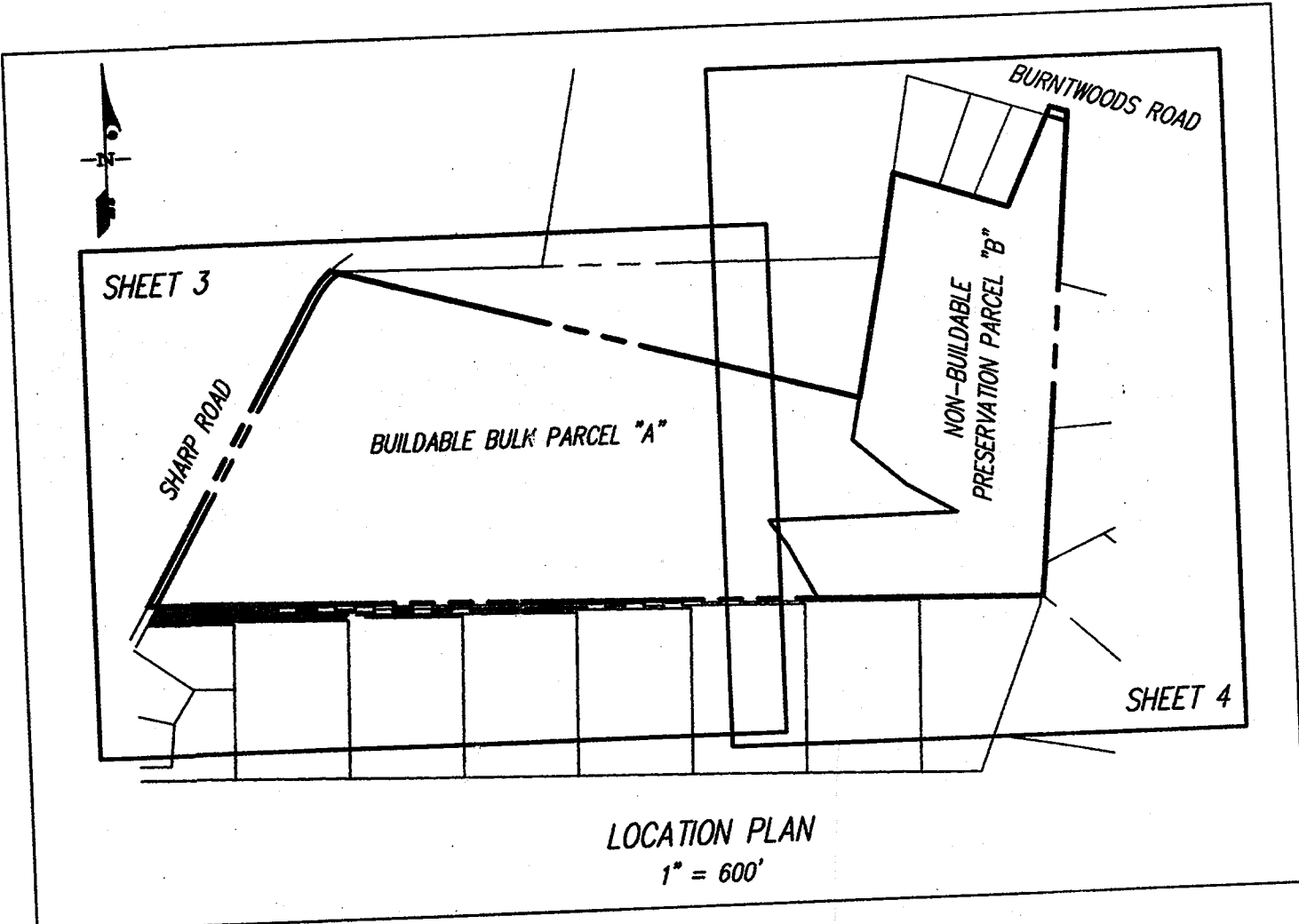
- THIS AREA DESIGNATES A PRIVATE SEWAGE EASEMENT OF AT LEAST 10,000 SQUARE FEET AS REQUIRED BY THE MARYLAND STATE DEPARTMENT OF THE ENVIRONMENT FOR INDIVIDUAL SEWAGE DISPOSAL (COMAR 26.04.03). IMPROVEMENTS OF ANY NATURE IN THIS AREA ARE RESTRICTED UNTIL PUBLIC SEWAGE IS AVAILABLE. THESE EASEMENTS SHALL BECOME NULL AND VOID UPON CONNECTION TO A PUBLIC SEWAGE SYSTEM. THE COUNTY HEALTH OFFICER SHALL HAVE THE AUTHORITY TO GRANT VARIANCES FOR ENCROACHMENTS INTO THE PRIVATE SEWAGE EASEMENT. RECORDATION OF A MODIFIED SEWAGE EASEMENT SHALL NOT BE NECESSARY.
- RESERVATION OF PUBLIC UTILITY AND FOREST CONSERVATION EASEMENTS, DEVELOPER RESERVES UNTO ITSELF, ITS SUCCESSORS AND ASSIGNS, ALL EASEMENTS SHOWN ON THIS PLAN FOR 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 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.
- NON-BUILDABLE PRESERVATION PARCEL B WILL BE CONVEYED TO THE BOARD OF EDUCATION OF HOWARD COUNTY FOR THE PURPOSE OF A PRIVATE SEWAGE EASEMENT. THE EASEMENT HOLDER IS HOWARD COUNTY.
- THIS PLAN IS SUBJECT TO THE 5TH EDITION OF SUBDIVISION AND LAND DEVELOPMENT REGULATIONS.

**(GENERAL NOTES CONTINUE)**

19. NON-BUILDABLE PRESERVATION PARCEL B WILL BE CONVEYED TO THE BOARD OF EDUCATION AND IS ENCUMBERED BY AN EASEMENT AGREEMENT WITH HOWARD COUNTY THIS AGREEMENT PROHIBITS FURTHER SUBDIVISION OF THE PARCEL, OUTLINES THE MAINTENANCE RESPONSIBILITIES OF ITS OWNER AND ENUMERATES THE USES PERMITTED ON THE PROPERTY.



PT NO.	NORTH	EAST
1001	584227.51	1309484.70
1002	585295.05	1310091.89
1004	585385.77	1310166.95
1005	585518.23	1312545.09
1006	585865.53	1312704.85
1007	585846.12	1312764.39
1014	585811.21	1312761.34
1015	584226.72	1309513.01
1016	585282.69	1310113.63
1017	585377.41	1310196.40
1018	584975.03	1311615.19
1019	584168.23	1311610.65
1703	584254.96	1312625.44
1707	585834.31	1312690.49
1711	585650.89	1312149.34
1717	585355.82	1312097.36
1718	584865.89	1312000.01
1742	584140.24	1312614.26



**OWNER**  
 MAPLE SPRINGS FARM LIMITED PARTNERSHIP  
 c/o MUSGROVE FARM LLC  
 8808 CENTRE PARK DRIVE, SUITE 209  
 COLUMBIA, MD. 21045  
 PH: 410-964-5522

**TABULATION OF FINAL PLAT - ALL SHEETS**

1. TOTAL NUMBER OF PARCELS TO BE RECORDED:	2
2. TOTAL NUMBER OF BUILDABLE BULK PARCEL A TO BE RECORDED:	1
3. TOTAL AREA OF BUILDABLE BULK PARCEL A TO BE RECORDED:	47.5660 AC.
4. TOTAL NUMBER OF NON-BUILDABLE PRESERVATION PARCEL B TO BE RECORDED:	1
5. TOTAL AREA OF NON-BUILDABLE PRESERVATION PARCEL B TO BE RECORDED:	22.7178 AC.
6. TOTAL AREA OF ROADWAYS TO BE RECORDED:	0.8250 AC.
7. TOTAL AREA OF SUBDIVISION TO BE RECORDED:	71.1088 AC.

**OWNER'S DEDICATION**

MAPLE SPRINGS FARM LIMITED PARTNERSHIP, A MARYLAND LIMITED PARTNERSHIP, BY ELLEN DURIGG, MANAGING GENERAL PARTNER, 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 DEPARTMENT OF PLANNING AND ZONING, MARYLAND, ITS SUCCESSORS AND ASSIGNS; (1) THE RIGHT TO LAY, GRANTS UNTO HOWARD COUNTY, MARYLAND, WATER PIPES AND OTHER MUNICIPAL UTILITIES AND SERVICES, 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 12th DAY OF JUNE  
 MAPLE SPRINGS FARM LIMITED PARTNERSHIP

BY: Ellen Durigg ATTEST: [Signature]  
 ELLEN DURIGG, MANAGING GENERAL PARTNER

**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 MAE BRANN MUSGROVE TO MAPLE SPRINGS FARM LIMITED PARTNERSHIP, A MARYLAND LIMITED PARTNERSHIP, BY DEED DATED NOVEMBER 25, 1994 AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER 3497 AT FOLIO 208; 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  
 12 JUNE 03  
 DATE



RECORDED AS PLAT NUMBER 16005 ON 10/19/03, AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND

**MUSGROVE FARM**  
 BUILDABLE BULK PARCEL "A" AND  
 NON-BUILDABLE PRESERVATION PARCEL "B"

TM 21, GRID12, PARCEL 12  
 HOWARD COUNTY, MARYLAND  
 4TH ELECTION DISTRICT  
 SCALE: NO SCALE SHEET 1 OF 4  
 JUNE 2003  
**GLW GUTSCHICK LITTLE & WEBER, P.A.**  
 CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS  
 3009 NATIONAL DRIVE - SUITE 250 - BURTONSVILLE OFFICE PARK  
 BURTONSVILLE, MARYLAND 20806  
 TEL: 301-421-4024 BALT: 410-980-1820 DC/VA: 301-980-2524 FAX: 301-421-4186  
 DRAWN BY: PWC CHECK BY: [Signature]

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

Penny Bosterman 6-17-03  
 COUNTY HEALTH OFFICER TAB DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

[Signature] 6/18/03  
 CHIEF, DEVELOPMENT ENGINEERING DIVISION MAJ DATE

[Signature] 6/18/03  
 DIRECTOR JA DATE

LINE	BEARING	LENGTH	ELEVATION
L1	S76°07'31"W	14.75'	542.0'
L2	S66°05'29"W	19.94'	541.5'
L3	S60°36'15"W	28.47'	541.0'
L4	S78°46'13"W	34.19'	541.5'
L5	N90°00'00"W	29.64'	541.0'
L6	N77°25'41"W	49.10'	540.5'
L7	N83°07'28"W	106.82'	539.8'
L8	S80°28'39"W	38.91'	539.5'
L9	S75°55'31"W	42.08'	539.0'
L10	S82°57'58"W	33.74'	538.8'
L11	S89°49'57"W	85.92'	537.8'
L12	N87°16'08"W	50.08'	537.6'
L13	N78°55'40"W	66.27'	535.8'
L14	N74°01'21"W	44.52'	533.8'
L15	N78°55'40"W	84.42'	533.7'
L16	N74°19'45"W	64.16'	532.7'
L17	N80°28'56"W	76.96'	531.1'
L18	N69°11'46"W	99.71'	529.5'
L19	N62°25'54"W	88.49'	527.6'
L20	N70°06'55"W	42.46'	527.6'
L21	N77°43'23"W	25.47'	527.5'
L22	N63°45'17"W	16.78'	527.5'
L23	N40°00'12"W	24.36'	527.6'
L24	N31°59'07"W	27.82'	526.9'
L25	N48°52'55"W	21.05'	526.1'
L26	N40°59'00"W	48.74'	524.3'
L27	N45°52'03"W	58.20'	523.0'
L28	N65°32'51"W	52.69'	522.0'
L29	N72°31'57"W	16.58'	523.0'
L30	N65°37'25"W	32.09'	521.9'
L31	N75°25'04"W	27.66'	521.6'
L32	S80°58'01"W	32.64'	521.5'
L33	S68°32'12"W	30.85'	521.5'
L34	S51°27'22"W	21.79'	521.5'
L35	S41°23'54"W	32.34'	521.0'
L36	S61°46'52"W	21.49'	520.0'
L37	S41°56'30"W	41.28'	519.7'
L38	S51°24'15"W	34.06'	519.5'
L39	S49°26'46"E	28.42'	527.9'
L40	S57°07'15"E	41.09'	528.6'
L41	S61°57'37"E	42.21'	529.6'
L42	S82°15'47"E	42.27'	530.2'
L43	S73°58'08"E	47.68'	531.2'
L44	S83°13'38"E	25.61'	532.0'
L45	N86°29'10"E	71.08'	534.0'
L46	S78°14'18"E	29.03'	535.0'
L47	N87°43'08"E	38.89'	536.0'

LINE	BEARING	LENGTH	ELEVATION	LINE	BEARING	LENGTH	ELEVATION
L1	N84°17'34"W	13.02'	567.9'	L44	N67°57'38"W	12.12'	572.3'
L2	N71°27'32"W	27.82'	566.9'	L45	N69°35'08"E	38.02'	572.0'
L3	N89°23'11"W	12.06'	566.1'	L46	N69°01'27"W	31.33'	571.0'
L4	S65°52'52"W	79.67'	565.0'	L47	N24°35'27"W	24.58'	570.0'
L5	S79°33'16"W	28.69'	564.1'	L48	N43°30'05"W	33.17'	569.0'
L6	N78°44'19"W	21.34'	563.8'	L49	N64°21'13"W	21.00'	568.5'
L7	N58°37'57"W	52.32'	562.1'	L50	N50°29'05"W	21.03'	568.0'
L8	N76°14'49"W	31.81'	561.4'	L51	S66°38'58"W	48.38'	565.0'
L9	S80°22'19"W	26.69'	561.0'	L52	N86°02'41"W	22.84'	564.6'
L10	S61°33'53"W	48.75'	560.6'	L53	N54°48'43"W	61.23'	565.7'
L11	S75°40'40"W	30.75'	559.9'	L54	N48°06'25"W	21.06'	565.0'
L12	S84°39'40"W	83.92'	557.8'	L55	N64°33'54"W	55.45'	564.8'
L13	S88°49'18"W	20.61'	557.0'	L56	N55°19'57"W	31.50'	563.0'
L14	S50°40'46"W	21.70'	555.9'	L57	N46°23'03"W	83.36'	561.9'
L15	S45°20'55"W	68.84'	555.9'	L58	N25°19'08"W	43.40'	560.0'
L16	S72°36'01"W	21.01'	555.6'	L59	N50°27'32"W	18.70'	559.0'
L17	S68°37'00"W	28.01'	555.3'	L60	N84°11'43"W	30.49'	559.7'
L18	S46°15'38"W	68.81'	555.3'	L61	N53°25'18"W	11.94'	559.0'
L19	S65°34'58"W	32.78'	554.0'	L62	N35°45'45"W	60.48'	557.0'
L20	S77°46'54"W	18.14'	553.0'	L63	N56°19'31"W	40.98'	556.3'
L21	N72°12'12"E	12.15'	554.1'	L64	N40°18'18"W	23.61'	556.0'
L22	N50°41'02"E	154.36'	556.7'	L65	N31°50'33"W	36.51'	555.0'
L23	S80°23'09"E	12.08'	556.7'	L66	N41°33'05"W	48.89'	554.2'
L24	S27°58'36"E	9.00'	556.7'	L67	S42°48'07"E	29.15'	554.2'
L25	S06°08'58"E	10.97'	556.7'	L68	S34°57'22"E	102.32'	556.5'
L26	S45°53'53"E	15.75'	557.0'	L69	S29°47'42"E	46.09'	557.8'
L27	S75°51'59"E	19.19'	557.1'	L70	S59°45'29"E	35.59'	558.5'
L28	N76°50'51"E	28.38'	558.1'	L71	S46°41'40"E	22.87'	559.0'
L29	N47°35'10"E	24.30'	558.7'	L72	S23°17'33"E	39.34'	559.6'
L30	N69°18'36"E	19.44'	559.2'	L73	S43°28'49"E	18.31'	559.9'
L31	N86°27'20"E	36.83'	560.0'	L74	S58°54'32"E	23.68'	561.0'
L32	N59°28'48"E	43.01'	561.2'	L75	S51°38'20"E	19.54'	561.0'
L33	N79°25'20"E	43.90'	562.0'	L76	S23°59'44"E	36.26'	561.5'
L34	N65°29'47"E	42.33'	563.0'	L77	S59°16'03"E	25.05'	562.0'
L35	N64°27'11"E	59.07'	564.2'	L78	S72°59'45"E	75.14'	563.5'
L36	N69°00'16"E	43.63'	564.2'	L79	S65°20'34"E	72.54'	565.0'
L37	N74°12'59"E	33.52'	564.2'	L80	N73°07'03"E	35.14'	565.8'
L38	N52°29'31"E	40.82'	564.5'	L81	S82°10'56"E	25.49'	567.0'
L39	N82°25'53"W	31.09'	573.8'	L82	S41°24'19"E	49.25'	568.2'
L40	S82°15'30"W	31.30'	573.7'	L83	S68°42'15"E	14.29'	568.5'
L41	S54°01'50"W	30.90'	573.0'	L84	N89°50'47"E	92.28'	571.8'
L42	S27°01'47"W	63.11'	573.2'	L85	N74°41'13"W	30.29'	573.0'
L43	S54°21'53"W	14.85'	573.6'	L86	S56°07'21"E	28.03'	573.8'

LINE	BEARING	LENGTH	LINE	BEARING	LENGTH	LINE	BEARING	LENGTH	LINE	BEARING	LENGTH
WL2	S83°57'31"W	23.84'	WL53	N36°28'30"E	15.31'	WL93	N28°45'31"W	16.33'	WL134	N17°02'34"W	21.13'
WL13	N54°14'42"W	28.26'	WL54	N23°57'30"E	30.71'	WL94	N66°57'46"W	45.79'	WL135	N11°38'57"E	44.12'
WL14	S71°22'13"W	21.02'	WL55	S89°23'22"E	11.63'	WL95	N89°57'43"W	27.25'	WL136	N16°02'16"E	12.41'
WL15	N78°12'48"W	25.73'	WL56	S23°01'23"W	30.61'	WL96	N75°51'46"W	35.08'	WL137	N46°16'57"W	17.21'
WL16	S16°02'38"W	19.78'	WL57	S16°30'56"W	40.38'	WL97	S84°09'31"W	39.16'	WL138	S64°53'15"E	14.36'
WL17	N72°30'21"W	9.57'	WL58	S27°13'25"E	24.61'	WL98	S41°34'32"E	29.12'	WL139	S42°20'53"E	27.72'
WL18	N65°17'19"W	15.48'	WL59	S17°41'43"E	32.84'	WL99	S28°06'58"E	28.07'	WL140	N06°43'29"E	13.98'
WL19	S66°16'03"W	46.20'	WL60	S61°14'50"W	28.74'	WL100	S04°40'58"E	37.19'	WL141	N16°05'13"W	27.30'
WL20	N80°16'09"W	48.99'	WL61	S02°12'48"E	32.28'	WL101	S11°40'35"W	32.78'	WL142	N20°56'13"W	20.31'
WL21	N72°36'26"W	20.25'	WL62	S19°23'26"W	28.07'	WL102	S80°09'17"W	17.80'	WL143	S89°19'46"E	15.35'
WL22	S79°00'01"W	25.24'	WL63	S12°23'47"W	16.02'	WL103	N31°24'38"E	26.83'	WL144	S81°07'13"E	49.98'
WL23	N56°49'39"W	41.72'	WL64	S77°03'19"E	27.96'	WL104	N07°03'21"W	35.93'	WL145	S41°25'33"E	30.69'
WL24	N82°09'42"W	16.22'	WL65	N43°32'18"E	42.13'	WL105	N12°40'43"W	29.60'	WL146	S44°23'18"E	45.47'
WL25	S40°57'34"W	36.59'	WL66	N26°22'27"E	39.73'	WL106	N40°55'38"W	31.62'	WL147	N69°24'54"E	38.68'
WL26	N88°12'01"W	35.79'	WL67	N36°47'59"E	31.62'	WL107	N47°41'18"W	42.75'	WL148	S02°58'06"W	27.99'
WL27	N35°56'05"W	17.76'	WL68	N74°21'50"E	27.75'	WL108	N01°06'27"W	20.21'	WL149	S30°08'30"E	29.48'
WL28	S32°14'20"W	27.50'	WL69	N85°18'52"E	34.37'	WL109	S62°40'21"W	44.74'	WL150	S74°25'37"E	22.29'
WL29	N70°37'53"W	18.47'	WL70	S54°08'13"E	32.96'	WL110	S73°37'14"W	26.48'	WL151	S18°53'19"E	40.73'
WL30	N81°10'41"W	20.79'	WL71	S55°15'14"E	28.88'	WL111	S42°57'20"E	20.61'	WL152	S42°53'10"E	27.85'
WL31	S34°55'43"W	18.78'	WL72	S11°57'28"E	21.77'	WL112	S39°08'27"E	24.52'	WL153	S39°53'48"E	47.06'
WL32	S05°55'41"W	19.24'	WL73	N78°55'22"E	31.71'	WL113	S74°52'42"W	25.74'	WL154	N69°57'07"E	65.62'
WL33	S75°16'22"W	16.06'	WL74	N30°38'22"E	44.51'	WL114	N50°41'00"W	35.83'	WL155	N80°25'54"E	27.57'
WL34	N64°37'51"W	23.54'	WL75	S48°58'28"E	36.24'	WL115	N25°16'16"W	38.80'	WL156	S22°39'08"E	14.78'
WL35	S43°20'13"W	30.39'	WL76	N58°33'30"E	64.54'	WL116	N66°33'13"W	31.14'	WL157	N60°15'29"E	15.78'
WL36	S46°05'57"W	28.23'	WL77	S77°00'39"E	33.40'	WL117	N56°39'23"W	34.48'	WL158	S36°29'09"E	21.97'
WL37	S25°11'06"W	17.06'	WL78	N77°53'29"E	13.23'	WL118	S87°43'27"W	29.67'	WL159	S64°22'07"E	26.60'
WL38	S85°27'59"E	29.84'	WL79	N50°05'05"E	20.81'	WL119	N49°24'11"W	29.70'	WL160	S40°46'14"W	10.34'
WL39	S82°27'18"E	10.05'	WL80	N44°01'20"E	55.07'	WL120	N69°26'20"W	25.82'	WL161	S13°48'18"E	22.25'
WL40	S54°28'15"W	39.25'	WL81	S82°32'15"E	31.66'	WL121	S33°40'48"W	19.43'	WL162	S13°03'41"E	25.69'
WL41	N63°09'57"W	23.49'	WL82	N30°34'45"E	38.81'	WL122	S65°39'14"W	12.85'	WL163	S03°26'22"W	22.79'
WL42	S59°14'12"W	15.33'	WL83	N16°45'14"W	24.48'	WL123	N17°01'57"E	26.25'	WL164	S07°33'51"E	31.78'
WL43	N54°45'21"W	28.53'	WL84	N59°02'10"E	11.19'	WL124	N35°40'04"W	39.89'	WL165	S89°51'56"E	24.84'
WL44	N89°08'07"W	32.62'	WL85	N56°55'40"E	28.25'	WL125	N50°42'24"E	19.71'	WL166	S59°17'54"E	19.37'
WL45	S52°27'14"W	14.56'	WL86	N80°22'10"E	27.49'	WL126	N71°13'24"W	38.24'	WL167	N87°19'12"E	44.92'
WL46	N71°10'20"W	24.32'	WL87	S40°30'16"E	10.84'	WL127	N35°26'52"W	32.52'	WL168	S68°53'11"E	56.53'
WL47	N40°36'29"E	17.90'	WL88	N45°57'44"E	22.97'	WL128	N31°28'01"W	38.90'	WL169	S20°58'24"E	20.85'
WL48	N29°41'45"E	41.89'	WL89	N20°14'12"E	34.39'	WL129	S82°18'55"W	28.75'	WL170	S17°13'51"E	24.16'
WL49	N08°09'32"E	42.42'	WL90	N54°35'29"E	16.13'	WL130	N73°44'15"W	27.36'	WL171	S80°13'07"E	18.23'
WL50	N20°48'51"E	30.94'	WL91	N29°57'59"E	18.96'	WL131	N80°49'11"W	51.89'	WL172	S60°17'28"E	31.78'
WL51	N16°56'09"W	34.02'	WL92	N56°38'20"E	12.61'	WL132	N71°58'02"W	22.37'	WL173	S70°19'55"E	24.28'
WL52	N01°32'28"W	28.70'				WL133	N09°36'25"E	31.22'			

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* 12 JUNE 03  
DAVID S. WEBER DATE  
PROFESSIONAL LAND SURVEYOR  
MD. REG. NO. 10852

MAPLE SPRINGS FARM LIMITED PARTNERSHIP

*Ellen Durigg* 12 JUNE 03  
ELLEN DURIGG, MANAGING GENERAL PARTNER DATE

TABULATION OF FOREST CONSERVATION AREAS			
FOREST CONSERVATION ESMT	1	2	TOTAL
CREDITED FOREST PLANTING PROVIDED IN THE 100-YR FLOOD PLAIN	0.20 Ac	0.00 Ac	0.20 Ac
CREDITED FOREST PLANTING PROVIDED OUTSIDE THE 100 YR FLOOD PLAIN	0.06 Ac	0.00 Ac	0.06 Ac
NON-CREDITED FOREST RETENTION INSIDE THE 100-YR FLOOD PLAIN	3.15 Ac	4.12 Ac	7.27 Ac
CREDITED FOREST RETENTION OUTSIDE THE 100-YR FLOOD PLAIN			



**TABULATION OF FINAL PLAT - THIS SHEET**

- TOTAL NUMBER OF PARCELS TO BE RECORDED:
- TOTAL NUMBER OF BUILDABLE BULK PARCEL A TO BE RECORDED:
- TOTAL AREA OF BUILDABLE BULK PARCEL A TO BE RECORDED:
- TOTAL NUMBER OF NON-BUILDABLE PRESERVATION PARCEL B TO BE RECORDED:
- TOTAL AREA OF NON-BUILDABLE PRESERVATION PARCEL B TO BE RECORDED:
- TOTAL AREA OF ROADWAYS TO BE RECORDED:
- TOTAL AREA OF SUBDIVISION TO BE RECORDED:

P/O 1  
P/O 1  
41.6873 AC.  
0  
0 AC.  
0.7713 AC.  
42.4586 AC.

**LINE LEGEND**

- CENTERLINE STREAM
- 100' STREAM BUFFER
- WETLANDS LIMITS
- WETLANDS BUFFERS
- FLOODPLAIN EASEMENT
- FOREST CONSERVATION EASEMENT
- ENVIRONMENTAL SET BACK & B.R.L.

LAND DEDICATED TO HOWARD COUNTY, MARYLAND, FOR PURPOSES OF A PUBLIC ROAD (33,598 S.F. OR 0.7713 AC.)

**SHARP ROAD**  
N 28°37'50" E 1228.14'  
S 28°37'50" W 1214.82'

**WETLANDS TABLE SHEET 3**

LINE	BEARING	LENGTH
WL1	S75°28'25"W	120.26'
WL2	S86°49'19"W	100.01'
WL3	N60°27'14"W	35.60'
WL4	S74°23'57"W	68.91'
WL5	S87°35'47"W	131.59'
WL6	N65°21'29"W	92.09'
WL7	N50°23'06"W	88.53'
WL8	N78°57'53"W	104.70'
WL9	N88°35'11"W	112.38'
WL10	N21°49'40"W	157.00'
WL11	N47°45'34"W	55.53'

**CURVE TABULATION**

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
1002-1004	340.00'	118.34'	59.77'	117.74'	N 39°36'05" E	19°56'30"
1017-1016	315.00'	126.65'	64.19'	125.80'	S 41°08'55" W	23°02'10"

NOTE: FLOOD PLAIN LINES L6 THRU L13, L18 THRU L23 AND L29 THRU L31 ARE ALSO FOREST CONSERVATION EASEMENT LINES

PART OF BUILDABLE BULK PARCEL "A"  
41.6873 ACRES  
(TOTAL ACREAGE IS 47.5660 ACRES)

PART OF PUBLIC FOREST CONSERVATION EASEMENT # 1 - 4.34AC  
(TOTAL ACREAGE IS 4.35 ACRES)  
(3.15 AC IS IN FLOOD PLAIN, 0.64 AC IS NON-CREDITED & 0.56 AC IS CREDITED)

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* 12 JUNE '03  
DAVID S. WEBER  
PROFESSIONAL LAND SURVEYOR  
MD. REG. NO. 10852  
MAPLE SPRINGS FARM LIMITED PARTNERSHIP  
*Ellen Durigg* 12 JUNE '03  
ELLEN DURIGG, MANAGING GENERAL PARTNER

P-169  
BOARD OF  
EDUCATION OF  
HOWARD COUNTY  
L1015 F 4B4

N 585350  
E 1311100

N 584600  
E 1311100

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

*Renny B... 6/17/03*  
COUNTY HEALTH OFFICER JAD DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

*Chad... 6/18/03*  
CHIEF, DEVELOPMENT ENGINEERING DIVISION MAD DATE

*Frank... 6/18/03*  
DIRECTOR JAD DATE

**OWNER'S DEDICATION**

MAPLE SPRINGS FARM LIMITED PARTNERSHIP, A MARYLAND LIMITED PARTNERSHIP, BY ELLEN DURIGG, MANAGING GENERAL PARTNER, 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 12<sup>th</sup> DAY OF June  
MAPLE SPRINGS FARM LIMITED PARTNERSHIP  
BY: *Ellen Durigg*  
ELLEN DURIGG, MANAGING GENERAL PARTNER  
ATTEST: *W...*

**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 MAE BRANN MUSGROVE TO MAPLE SPRINGS FARM LIMITED PARTNERSHIP, A MARYLAND LIMITED PARTNERSHIP, BY DEED DATED NOVEMBER 25, 1994 AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER 3497 AT FOLIO 208; 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  
12 JUNE '03  
DATE



RECORDED AS PLAT NUMBER 16007 ON 6/19/03, AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND

**MUSGROVE FARM**  
BUILDABLE BULK PARCEL "A" AND  
NON-BUILDABLE PRESERVATION PARCEL "B"

TM 21, GRID12, PARCEL 12  
4TH ELECTION DISTRICT  
SCALE: 1"=100'  
SHEET 3 OF 4  
HOWARD COUNTY, MARYLAND  
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 20866  
TEL: 301-421-4024 FAX: 301-989-2524  
BALT: 410-580-1820 DC/VA: 301-989-2524 FAX: 301-421-4186  
DRAWN BY: *pme* CHECK BY: *tw*

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 12 June '03  
DAVID S. WEBER DATE  
PROFESSIONAL LAND SURVEYOR  
MD. REG. NO. 10852

Ellen Durigg 12 June '03  
ELLEN DURIGG, MANAGING GENERAL PARTNER DATE

P-154  
N/F C.R. & R.C.  
SCHMERLÖCK  
L2283 F 500

P-155  
N/F E.C. & V.E. LEVY  
L4394 F 549

P-156  
N/F J.W. & K.L. MOORE  
L1178 F 366

P-169  
BOARD OF  
EDUCATION OF  
HOWARD COUNTY  
L1015 F 484

P-11  
BOARD OF  
EDUCATION OF  
HOWARD COUNTY  
L269 F 484

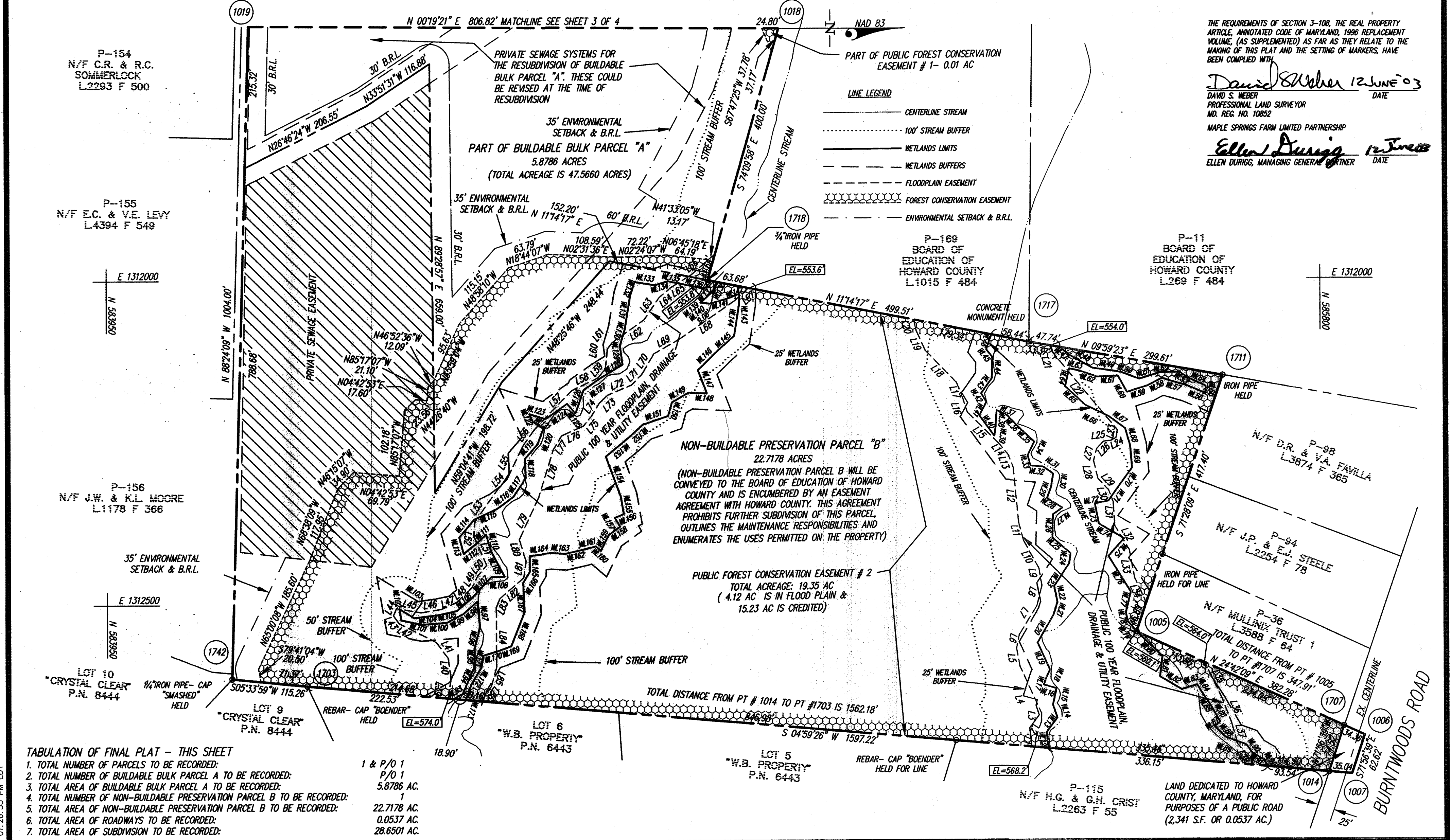
N/F D.R. & V.A. FAVILLA  
L3874 F 365

N/F J.P. & E.J. SIEGLE  
L2254 F 78

N/F MULLINX TRUST I  
L3588 F 64  
TOTAL DISTANCE FROM PT # 1005  
TO PT #1707 IS 347.91'  
N 24°20'0" E 352.28'

P-115  
N/F H.G. & G.H. CRIST  
L2263 F 55

LAND DEDICATED TO HOWARD  
COUNTY, MARYLAND, FOR  
PURPOSES OF A PUBLIC ROAD  
(2,341 S.F. OR 0.0537 AC.)



**TABULATION OF FINAL PLAT - THIS SHEET**

1. TOTAL NUMBER OF PARCELS TO BE RECORDED:	1 & P/O 1
2. TOTAL NUMBER OF BUILDABLE BULK PARCEL A TO BE RECORDED:	P/O 1
3. TOTAL AREA OF BUILDABLE BULK PARCEL A TO BE RECORDED:	5.8786 AC.
4. TOTAL NUMBER OF NON-BUILDABLE PRESERVATION PARCEL B TO BE RECORDED:	1
5. TOTAL AREA OF NON-BUILDABLE PRESERVATION PARCEL B TO BE RECORDED:	22.7178 AC.
6. TOTAL AREA OF ROADWAYS TO BE RECORDED:	0.0537 AC.
7. TOTAL AREA OF SUBDIVISION TO BE RECORDED:	28.6501 AC.

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

*Penny Bonita* 6-12-03  
COUNTY HEALTH OFFICER DATE

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

*MAJ* 6/12/03  
DATE

*MAJ* 6/12/03  
DATE

*W. J. ...* 6/10/03  
DATE

**DIRECTOR**

**OWNER'S DEDICATION**

MAPLE SPRINGS FARM LIMITED PARTNERSHIP, A MARYLAND LIMITED PARTNERSHIP, BY ELLEN DURIGG, MANAGING GENERAL PARTNER, 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; 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 12th DAY OF June  
MAPLE SPRINGS FARM LIMITED PARTNERSHIP  
BY: *Ellen Durigg*  
ELLEN DURIGG, MANAGING GENERAL PARTNER  
ATTEST: *W. J. ...*

**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 MAE BRANN MUSGROVE TO MAPLE SPRINGS FARM LIMITED PARTNERSHIP, A MARYLAND LIMITED PARTNERSHIP, BY DEED DATED NOVEMBER 25, 1994 AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER 3497 AT FOLIO 208; 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  
12 JUNE '03  
DATE



RECORDED AS PLAT NUMBER 116008 ON 6/19/03, AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND

**MUSGROVE FARM**  
BUILDABLE BULK PARCEL "A" AND  
NON-BUILDABLE PRESERVATION PARCEL "B"

4TH ELECTION DISTRICT TM 21, GRID12, PARCEL 12  
SCALE: 1"=100' SHEET 4 OF 4 HOWARD COUNTY, MARYLAND  
JUNE, 2003

**GLW GUTSCHICK LITTLE & WEBER, P.A.**  
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BURTONSVILLE, MARYLAND 20868  
TEL: 301-421-4024 BALT: 410-880-1820 DC/VA: 301-989-2524 FAX: 301-421-4186  
DRAWN BY: *pwe* CHECK BY: *tw*