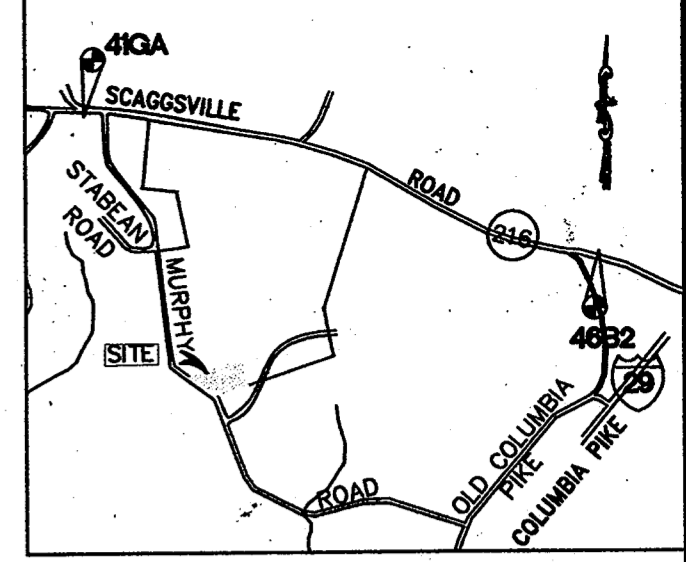


COORDINATE TABLE		
POINT	NORTHING	EASTING
1002	537556.9047	1335572.6333
1003	537716.1903	1335370.4286
1004	537937.3506	1336050.4351
1005	537733.8292	1336116.6269

- LEGEND
- IRON PIPE SET
 - STONE FOUND
 - ▭ DEDICATION TO COUNTY
 - ▨ PRIVATE SEWERAGE EASEMENT*

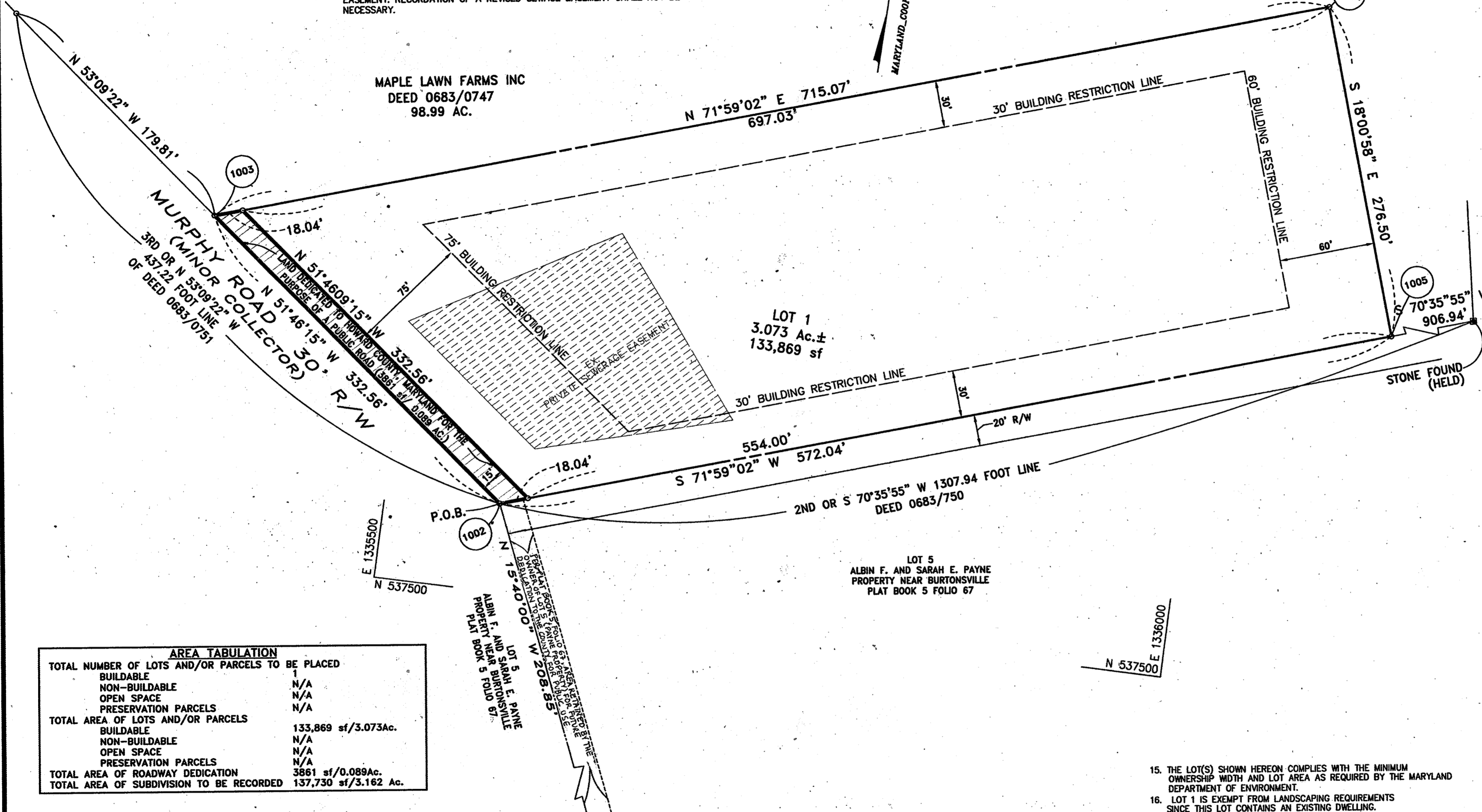
*NOTE:
THIS AREA DESIGNATES A PRIVATE SEWERAGE EASEMENT OF AT LEAST 10,000 SQUARE FEET AS REQUIRED BY THE MARYLAND DEPARTMENT OF ENVIRONMENT FOR INDIVIDUAL SEWAGE DISPOSAL IMPROVEMENTS OF ANY NATURE IN THIS AREA ARE RESTRICTED. THE EASEMENT SHALL BECOME NULL AND VOID UPON CONNECTION TO A PUBLIC SEWERAGE SYSTEM. THE COUNTY HEALTH OFFICER SHALL HAVE THE AUTHORITY TO GRANT ADJUSTMENTS TO THE PRIVATE SEWAGE EASEMENT. RECORDATION OF A REVISED SEWAGE EASEMENT SHALL NOT BE NECESSARY.



B.M. 41GA NORTHING 165018.767, EASTING 406545.5761
ELEVATION 140.85
B.M. 46B2 NORTHING 164588.578, EASTING 407585.0102
ELEVATION 144.67
B.M. 41GA AND 46B2 ARE BOTH OUT OF RANGE FOR THE VICINITY MAP

GENERAL NOTES

- OWNERS: MAPLE LAWN FARMS INC.
P.O. BOX 562
FULTON MD. 20759
- THE PURPOSE OF THIS PLAT IS TO CREATE A LOT AROUND AN EXISTING TENANT HOUSE. THERE IS NO PROPOSED DEVELOPMENT ASSOCIATED WITH THIS PLAT. THE HEALTH DEPARTMENT HAS DETERMINED THAT PERCOLATION TESTING IS NOT REQUIRED AT THE ORIGINAL HOUSE (11595 ROUTE 216) ON PARCEL 113 DUE TO ITS REMOTE LOCATION.
- TAX ACCOUNT NO. 358906
ELECTION DISTRICT: 05
DEED: LIBER 0683, FOLIO 0747
TAX MAP: 47, GRID 2, PARCEL 113
TOTAL SITE AREA: 98.99 ACRES
- THE SUBJECT PROPERTY IS ZONED RRDEO PER THE OCTOBER 18, 1993 COMPREHENSIVE ZONING PLAN.
- COORDINATES BASED ON NAD 83 MARYLAND COORDINATE SYSTEM AS PROJECTED BY HOWARD COUNTY GEODETIC CONTROL STATIONS NO. 41GA AND NO. 46B2.
- BEARINGS AND DISTANCES SHOWN ARE BASED UPON DEED 0683/0751.
- THIS PLAT IS BASED ON FIELD RUN BOUNDARY SURVEY PERFORMED ON NOVEMBER 19, 2002 BY KCW ENGINEERING TECHNOLOGIES, INC.
- THERE IS AN EXISTING DWELLING/STRUCTURE LOCATED ON LOT 1 TO REMAIN. NO NEW BUILDING EXTENSION OR ADDITIONS ARE PROPOSED.
- DRIVEWAYS SHALL BE PROVIDED PRIOR TO ISSUANCE OF A USE AND OCCUPANCY PERMIT FOR ANY NEW DWELLINGS TO INSURE SAFE ACCESS FOR FIRE AND EMERGENCY VEHICLES PER THE FOLLOWING MINIMUM REQUIREMENTS:
1) WIDTH - 12' (14' SERVING MORE THAN ONE RESIDENCE);
2) SURFACE - 6" OF COMPACTED CRUSHER RUN BASE W/TAR AND CHIP COATING (1-1/2" MIN.);
3) GEOMETRY - MAX. 15% GRADE, MAX. 10% GRADE CHANGE AND MIN. 45' TURNING RADIUS;
4) STRUCTURES (CULVERTS/BRIDGES) - CAPABLE OF SUPPORTING 25 GROSS TONS (H25 LOADING);
5) DRAINAGE ELEMENTS - CAPABLE OF SAFELY PASSING THE 100 YEAR FLOOD WITH NO MORE THAN 1 FOOT DEPTH ON DRIVEWAY;
6) MAINTENANCE - SUFFICIENT TO INSURE ALL WEATHER USE.
- NO GRADING, REMOVAL OF VEGETATIVE COVER OR TREES, OR PLACEMENT OF NEW STRUCTURES IS PROPOSED.
- LAND DEDICATED TO HOWARD COUNTY, MARYLAND, FOR PURPOSE OF PUBLIC ROAD (0.089 ACRES)
- AREA TABULATION:
LOT 1 133,869 sf/3.073 Ac.
ROADWAY DEDICATION 3861 sf/0.089 Ac.
TOTAL AREA OF SUBDIVISION 137,730 sf/3.162 Ac. TO BE RECORDED
- IN ACCORDANCE WITH SECTION 16.102(c)(2) OF THE SUBDIVISION REGULATIONS, THE PLATTING OF THE RESIDUE PARCEL IS NOT REQUIRED SINCE THE PARCEL IS OVER 50 ACRES IN SIZE AND HAS NOT BEEN PREVIOUSLY INCLUDED IN A RECORD PLAT.
- THIS SUBDIVISION IS EXEMPT FROM THE REQUIREMENTS OF SECTION 16.1200 OF THE HOWARD COUNTY CODE FOR FOREST CONSERVATION WITH THE FILING OF A DECLARATION OF INTENT FOR REAL ESTATE TRANSACTION [SECTION 16.1202(c)(2)].



MAPLE LAWN FARMS INC
DEED 0683/0747
98.99 AC.

LOT 1
3.073 Ac. ±
133,869 sf

LOT 5
ALBIN F. AND SARAH E. PAYNE
PROPERTY NEAR BURTONSVILLE
PLAT BOOK 5 FOLIO 67

LOT 5
ALBIN F. AND SARAH E. PAYNE
PROPERTY NEAR BURTONSVILLE
PLAT BOOK 5 FOLIO 67

AREA TABULATION	
TOTAL NUMBER OF LOTS AND/OR PARCELS TO BE PLACED	1
BUILDABLE	N/A
NON-BUILDABLE	N/A
OPEN SPACE	N/A
PRESERVATION PARCELS	N/A
TOTAL AREA OF LOTS AND/OR PARCELS	133,869 sf/3.073Ac.
BUILDABLE	N/A
NON-BUILDABLE	N/A
OPEN SPACE	N/A
PRESERVATION PARCELS	N/A
TOTAL AREA OF ROADWAY DEDICATION	3861 sf/0.089Ac.
TOTAL AREA OF SUBDIVISION TO BE RECORDED	137,730 sf/3.162 Ac.

- THE LOT(S) SHOWN HEREON COMPLIES WITH THE MINIMUM OWNERSHIP WIDTH AND LOT AREA AS REQUIRED BY THE MARYLAND DEPARTMENT OF ENVIRONMENT.
- LOT 1 IS EXEMPT FROM LANDSCAPING REQUIREMENTS SINCE THIS LOT CONTAINS AN EXISTING DWELLING.
- THE AREAS SHOWN ON THIS PLAT ARE MORE OR LESS.
- THERE ARE NO WETLANDS WITHIN THE LIMITS OF THE SUBJECT LOT BASED ON A WETLAND REPORT DATED MAY 9, 2003, PREPARED BY KCW ENGINEERING TECHNOLOGIES, INCORPORATED.

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING
Chad D... 10/15/03
Chief, Development Engineering Division
Frank de... 10/16/03
Director
APPROVED: FOR PRIVATE WATER AND PRIVATE SEWERAGE SYSTEMS
HOWARD COUNTY HEALTH DEPARTMENT
Penny Borenstein 10/7/03
Howard County Health Officer

KCW
ENGINEERING TECHNOLOGIES
KCW-Engineering Technologies, Inc.
3106 Lord Baltimore Drive, Suite 110
Baltimore, Maryland 21244
Tele (410) 281-0030
Fax (410) 281-1065
www.KCW-ET.com

OWNERS CERTIFICATION
WE MAPLE LAWN FARMS INC. OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY ADOPT THIS PLAN OF SUBDIVISION; AND IN CONSIDERATION OF THE APPROVAL OF THIS PLAT BY THE DEPARTMENT OF PLANNING AND ZONING ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES. ALL EASEMENTS OF (OR) RIGHTS-OF-WAY AFFECTING THE PROPERTY ARE INCLUDED IN THIS PLAN OF SUBDIVISION.
THE REQUIREMENTS OF SECTION 3-108, THE REAL PROPERTY ARTICLE, OF THE ANNOTATED CODE OF MARYLAND 1988 REPLACEMENT VOLUME, (AS SUPPLEMENTED) AS FAR AS THEY RELATE TO THE MAKING OF THIS PLAT AND THE SETTING OF MARKERS HAVE BEEN COMPLIED WITH.
WITNESS MY HAND THIS 9 DAY OF Sept 2003
Charles E. Iager Jr. Sept. 9, 2003
CHARLES E. IAGER (V.P., MAPLE LAWN FARMS) DATE

SURVEYORS CERTIFICATION
I HEREBY CERTIFY THAT THE PLAT SHOWN HEREON IS CORRECT, THAT IT REPRESENTS A SURVEY OF THE PROPERTY BY THE SURVEYOR OR PREPARED UNDER THE SURVEYOR'S DIRECT SUPERVISION, AND THAT IT IS A SUBDIVISION OF THE LAND CONVEYED BY JOEL KLINE, WALTER BUCHER AND EUGENE M. FEINBLATT TO MAPLE LAWN FARMS BY DEED DATED MAY 30, 1974 AND RECORDED IN THE LAND RECORDS OF HOWARD COUNTY IN LIBER 0683 FOLIO 0747
THE REQUIREMENTS OF SECTION 3-108, THE REAL PROPERTY ARTICLE, OF THE ANNOTATED CODE OF MARYLAND 1988 REPLACEMENT VOLUME, (AS SUPPLEMENTED) AS FAR AS THEY RELATE TO THE MAKING OF THIS PLAT AND THE SETTING OF MARKERS HAVE BEEN COMPLIED WITH.
William K. Iager 9/4/03
Professional Land Surveyor
William Kenneth Woody
MD. Reg No. 10724

OWNER INFO: MAPLE LAWN FARMS INCORPORATED
ATTN: MARK IAGER
TELE: (301) 674-6604
RECORDED AS PLAT NO. 16254 ON Oct. 17, 2003
AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND
SUBDIVISION PLAT
IAGER PROPERTY
'LOT 1'
TAX MAP 46, GRID 2, PARCEL 113
ZONING: RRDEO
FIFTH ELECTION DISTRICT
HOWARD COUNTY, MARYLAND
DEED REFERENCE: 0683/0747
SCALE 1" = 50' DATE: SEPTEMBER 4, 2003 SHEET 1 OF 1

F-03-136