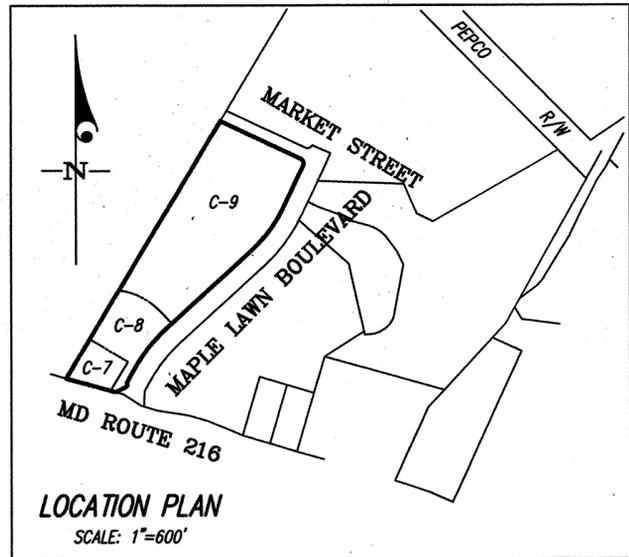


**GENERAL NOTES**

- IRON PINS SHOWN THUS:
- CONCRETE MONUMENTS SHOWN THUS:
- THIS PLAT AND THE COORDINATES SHOWN HEREON, ARE BASED UPON A FIELD RUN BOUNDARY SURVEY PREPARED BY GUTSCHICK, LITTLE & WEBER, P.A. IN SEPTEMBER, 1997.
- PROPERTY IS ZONED MND-3 PER THE 2-2-04 COMPREHENSIVE ZONING PLAN. PER ZB-995M (APPROVAL DATE OF 2/8/01), UNDERLYING ZONING IS RR-DEO.
- SEE DEPARTMENT OF PLANNING & ZONING FILE NUMBERS: S-01-17, ZB-995M, PB-353, WP-01-111(\*), WP-02-54(\*\*), P-02-12, WP-03-02(\*\*\*), P-03-01, F-03-07, F-03-90, SDP-03-06, SDP-03-140, SDP-03-171, SDP-04-044, SDP-04-96, SDP-04-49 AND F-04-55.
- COORDINATES BASED ON NAD '83 MARYLAND COORDINATE SYSTEM AS PROJECTED BY HOWARD COUNTY GEODETIC CONTROL STATIONS No. 41EA, 41EB, 41EA AND No. 46B2.
- AREAS SHOWN ARE TO BE TAKEN AS MORE OR LESS.
- THIS SUBDIVISION IS SUBJECT TO SECTION 18.122B OF THE HOWARD COUNTY CODE. PUBLIC SEWER SERVICE AND PUBLIC WATER SERVICE HAS BEEN GRANTED UNDER THE TERMS AND PROVISIONS THEREOF EFFECTIVE MAY 27, 2003, ON WHICH DATE DEVELOPER'S AGREEMENT No. 24-4062-D 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-02-54(\*\*), WHICH WAS GRANTED ON APRIL 2, 2002, 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(c)(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.
- STORMWATER MANAGEMENT FOR THE PARCELS C-7, C-8, AND C-9 HAS BEEN PROVIDED IN A REGIONAL FACILITY APPROVED AND CONSTRUCTED UNDER F-03-07. THE RECHARGE REQUIREMENTS WILL BE MET IN PRIVATE FACILITIES LOCATED ON THE PARCELS.
- 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 8, 2001.
- ARTICLES OF INCORPORATION FOR THE MAPLE LAWN FARMS COMMERCIAL OWNER'S ASSOCIATION WAS FILED WITH THE MARYLAND STATE DEPARTMENT OF ASSESSMENTS AND TAXATION ON OCTOBER 10, 2002, (RECEIPT # D07098148).
- 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 MAPLE LAWN BOULEVARD, MD. ROUTE 216, MARKET STREET AND THE PROJECT BOUNDARY WILL BE PROVIDED IN ACCORDANCE WITH THE COMPREHENSIVE DEVELOPMENT CRITERIA APPROVED FOR THIS PROJECT UNDER S-01-17, PB-353 AND ZB-995M.
- 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).
- PERIMETER LANDSCAPING FOR NON-RESIDENTIAL PARCELS WILL BE PROVIDED AND SHOWN ON SITE DEVELOPMENT PLANS FOR THIS PROJECT IN ACCORDANCE WITH THE APPROVED LANDSCAPE DESIGN CRITERIA.
- 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.

**(GENERAL NOTES CONTINUE)**

- FOREST CONSERVATION OBLIGATION FOR THE PARCELS C-7, C-8, AND C-9 HAS BEEN MET UNDER F-03-07.
- 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(c)(2)(i) - 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(c)(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 ELSEWHERE, FOR THE OPEN SPACE OR COMMERCIAL LAND USE AREAS FOR THIS PROJECT WHERE NECESSARY TO ACHIEVE THE TRADITIONAL NEIGHBORHOOD DESIGN (TND) GOALS AND OBJECTIVES SUBJECT TO HAVING ADEQUATE INTERSECTION SIGHT DISTANCE AS DETERMINED BY THE DPZ, DEVELOPMENT ENGINEERING DIVISION.



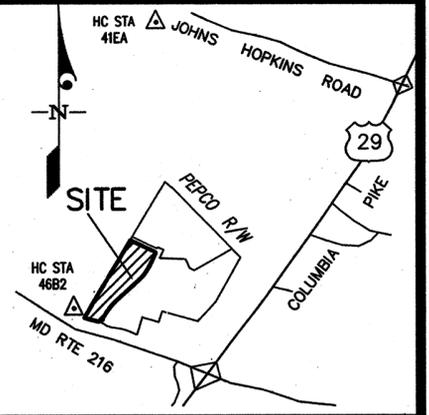
**(GENERAL NOTES CONTINUE)**

- A TRAFFIC STUDY PREPARED FOR P-02-12 DETERMINED THAT SIGNALS ARE NOT WARRANTED ALONG MAPLE LAWN BOULEVARD AT THIS TIME. THE DEVELOPER UNDERSTANDS AND AGREES THAT SHOULD THERE BECOME A NEED FOR THE SIGNALS IN THE FUTURE, THE SIGNALS WILL BE PROPOSED AS PART OF THE NEXT PRELIMINARY PLAN SUBMISSION FOR THE BUSINESS DISTRICT. CONDUITS ARE BEING PROPOSED ON THE FINAL PLANS FOR THIS PHASE IN THE EVENT THAT THE SIGNALS WILL NEED TO BE INSTALLED. TRAFFIC STUDY WAS APPROVED WITH S-01-17 BY THE PLANNING BOARD ON 8/8/01.
- SIDEWALKS AND TREES LOCATED WITHIN THE RIGHTS OF WAY FOR MAPLE LAWN BOULEVARD AND MARKET STREET ARE SHOWN FOR INFORMATIONAL AND BONDING PURPOSES. SIDEWALKS AND TREES WILL BE INSTALLED IN CONJUNCTION WITH ADJACENT SITE DEVELOPMENT PLANS. MAINTENANCE OF SIDEWALKS AND TREES WITHIN THE RIGHTS OF WAY WILL BE THE RESPONSIBILITY OF THE COMMERCIAL OWNERS ASSOCIATION.
- THE SHARED ACCESS AND PARKING REQUIREMENT FOR PARCELS "C-7" THRU "C-9" IS COVERED BY SECTION 10.11. ACCESS AND PARKING EASEMENT IN "AMENDED AND RESTATED DECLARATION OF COVENANTS, CONDITION AND RESTRICTIONS FOR MAPLE LAWN COMMERCIAL ASSOCIATION, INC. AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER 7419 AT FOLIO 230.
- PARCEL "C-7" IS IN COMPLIANCE WITH THE MINIMUM PUBLIC ROAD FRONTAGE REQUIREMENT OF SECTION 16.120(c)(1) OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS FOR PARCELS WITHIN A COMMERCIAL CENTER DEVELOPMENT THAT HAVE SHARED ACCESS AND PARKING WITHOUT PUBLIC ROAD FRONTAGE - (SEE GENERAL NOTE 26).

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

- THE FOLLOWING MINIMUM STRUCTURE SETBACKS SHALL APPLY FOR EMPLOYMENT/COMMERCIAL STRUCTURES:
- 50-FOOT MINIMUM OPEN SPACE BUFFER ADJACENT TO EXISTING RESIDENTIAL COMMUNITIES.
  - 50-FOOT MINIMUM SETBACK FOR ALL COMMERCIAL STRUCTURES FROM MD. ROUTE 216.
  - 300-FOOT MINIMUM SETBACK FOR ALL MULTI-STORY STRUCTURES FROM MD. ROUTE 216.
  - 500-FOOT MINIMUM SETBACK FOR ALL COMMERCIAL STRUCTURES GREATER THAN FOUR STORIES FROM MD. ROUTE 216.
  - 10-FOOT MINIMUM SETBACK FROM THE RIGHT-OF-WAY OF MAPLE LAWN BOULEVARD.
  - 10-FOOT MINIMUM SETBACK FROM ANY OTHER PROPERTY LINE.
- THE FOLLOWING MINIMUM PARKING SETBACKS SHALL APPLY FOR EMPLOYMENT/COMMERCIAL STRUCTURES:
- 15' TO PUBLIC RIGHT-OF-WAY OF MAPLE LAWN BOULEVARD (EXCEPT FOR PARALLEL PARKING ADJACENT TO ROADWAY, OR WHERE A PARCEL LINE LIES WITHIN A USE-IN-COMMON PARKING AREA SERVING MULTIPLE PARCELS.)
  - 10' TO ANY OTHER PROPERTY OR BOUNDARY LINE (EXCEPT FOR PARALLEL PARKING ADJACENT TO ROADWAY, OR WHERE A PARCEL LINE LIES WITHIN A USE-IN-COMMON PARKING AREA SERVING MULTIPLE PARCELS.)
  - 20' TO PROJECT BOUNDARY LINE ALONG JOHN'S HOPKINS ROAD OR ROUTE 216.
- EXCEPTIONS TO SETBACK REQUIREMENTS:
- NO SETBACK IS REQUIRED FROM THE RIGHT-OF-WAY OF ANY INTERNAL PUBLIC OR PRIVATE ROADS OTHER THAN MAPLE LAWN BLVD AS NOTED ABOVE. EXCEPT THAT NO STRUCTURES SHALL BE CLOSER THAN 15' TO ANY CURB OF A ROAD, DRIVE, OR PARKING AREA.
  - STRUCTURES MAY BE LOCATED ANYWHERE WITHIN SETBACK AREAS IN ACCORDANCE WITH A SITE DEVELOPMENT PLAN APPROVED BY THE HOWARD COUNTY PLANNING BOARD.
  - BAY WINDOWS, EAVES, FRENCH BALCONIES, PORTICOS, CORNICES, AWNINGS, SIGNS, AND SIMILAR ARCHITECTURAL ELEMENTS MAY ENCRUCH FULLY INTO ANY SETBACK.
  - ARCADES MAY ENCRUCH INTO ANY SETBACK TO WITHIN 1' OF THE PROPERTY LINE. WHERE SUCH ARCADES ARE PROPOSED, THE FRONT FACADE MAY ALIGN, VERTICALLY, WITH THE FRONT OF THE ARCADE, THEREBY REDUCING THE REQUIRED FRONT SETBACK ACCORDINGLY. AN ARCADE IS AN ARCHED BUILDING, OR PORTION OF A BUILDING, OR GALLERY OFTEN COVERED WITH A ROOF STRUCTURE OR BUILDING SUPPORTED BY A SERIES OF ARCHES AND/OR COLUMNS ON PIERS.

**OWNER**  
 G & R MAPLE LAWN (K), L.L.C.  
 c/o GREENEBAUM & ROSE ASSOCIATES, INC.  
 1829 REISTERSTOWN ROAD  
 SUITE 410, WOODHOLME CENTER  
 BALTIMORE, MD. 21208  
 PH: 410-484-8400



**VICINITY MAP**  
SCALE: 1"=2000'

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 23 MAR. 2004  
 DAVID S. WEBER  
 PROFESSIONAL LAND SURVEYOR  
 MD. REG. NO. 10852  
 G & R MAPLE LAWN (K), L.L.C.  
 Stewart J. Greenebaum 3/26/04  
 STEWART J. GREENEBAUM, MANAGING MEMBER

**TABULATION OF FINAL PLAT - ALL SHEETS**

1. TOTAL NUMBER OF LOTS AND PARCELS TO BE RECORDED:	3
2. TOTAL NUMBER OF BUILDABLE PARCELS TO BE RECORDED:	3
3. TOTAL AREA OF BUILDABLE PARCEL TO BE RECORDED:	13.2957 AC.
4. TOTAL NUMBER OF OPEN SPACE LOTS TO BE RECORDED:	0
5. TOTAL AREA OF OPEN SPACE LOTS TO BE RECORDED:	0 AC.
6. TOTAL AREA OF ROADWAYS TO BE RECORDED:	0 AC.
7. TOTAL AREA OF SUBDIVISION TO BE RECORDED:	13.2957 AC.

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

Deann Beaton 4/2/04  
 COUNTY HEALTH OFFICER MR. DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

Chief, Development Engineering Division MK 4/2/04  
 DATE

Director (Acting) 4/2/04  
 DATE

**OWNER'S DEDICATION**

G & R MAPLE LAWN (K) L.L.C., A MARYLAND LIMITED LIABILITY COMPANY, BY STEWART J. GREENEBAUM, MANAGING MEMBER, 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 22<sup>nd</sup> DAY OF MARCH, 2004  
 G & R MAPLE LAWN (K), L.L.C.  
 BY: Stewart J. Greenebaum ATTEST: [Signature]  
 STEWART J. GREENEBAUM, MANAGING MEMBER

**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 RESUBDIVISION OF PART OF THE LAND CONVEYED BY JACK KAY AND HAROLD GREENBERG TO G & R MAPLE LAWN (K), L.L.C., A MARYLAND LIMITED LIABILITY COMPANY, BY DEED DATED MARCH 24, 1998 AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER 4256 AT FOLIO 250 AND ALSO A RESUBDIVISION OF PARCEL "C-1" AS SHOWN ON A PLAT OF SUBDIVISION ENTITLED "MAPLE LAWN FARMS, BUSINESS DISTRICT - AREA 1, PARCELS 'C-1' & 'C-2' AND OPEN SPACE LOTS 1 & 2" AND RECORDED AMONG THE AFORESAID LAND RECORDS AS PLAT NO. 16081; 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 23 MAR. 2004  
 DAVID S. WEBER  
 REGISTERED LAND SURVEYOR  
 MARYLAND REGISTRATION NO. 10852  
 DATE



RECORDED AS PLAT NUMBER 16623 ON 4-15-04, AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND

**MAPLE LAWN FARMS**  
 BUSINESS DISTRICT - AREA 1  
 PARCELS 'C-7' THRU 'C-9'  
 (A RESUBDIVISION OF PARCEL 'C-1', MAPLE LAWN FARMS, BUSINESS DISTRICT - AREA 1, PLAT NO. 16081)  
 TM 41, GRID 21 & 22, TM 46, GRID 3 & 4, P/O PARCEL 124  
 5TH ELECTION DISTRICT HOWARD COUNTY, MARYLAND  
 SCALE: AS SHOWN SHEET 1 OF 2 MARCH 2004

GLW GUTSCHICK LITTLE & WEBER, P.A.  
 CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS  
 3909 NATIONAL DRIVE - SUITE 250 - BURTNSVILLE OFFICE PARK  
 BURTNSVILLE, MARYLAND 20986  
 TEL: 301-421-4024 BAL: 410-880-1820 DC/VA: 301-989-2524 FAX: 301-421-4188  
 DRAWN BY: PWC CHECK BY: JTG

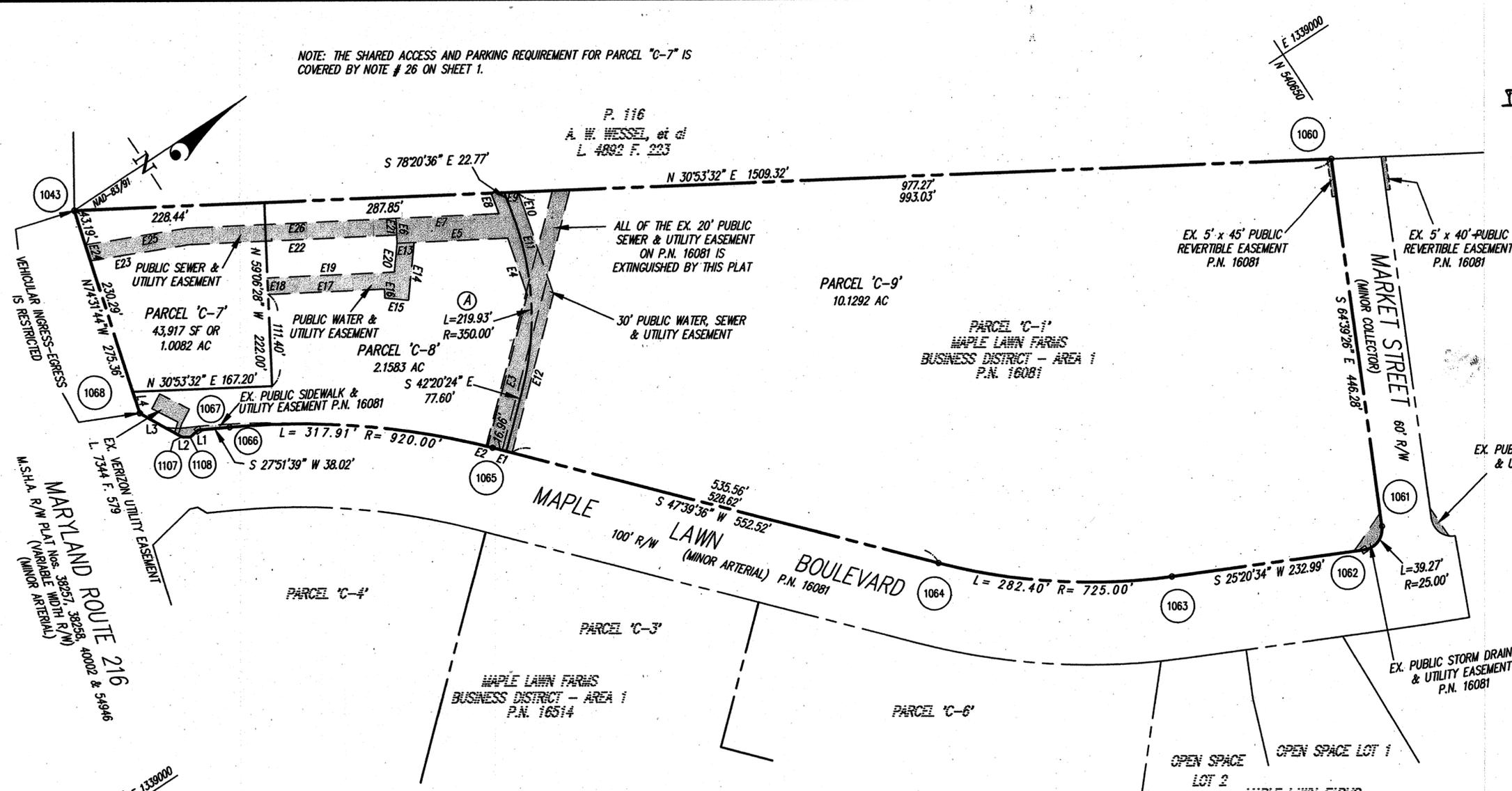
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NOTE: THE SHARED ACCESS AND PARKING REQUIREMENT FOR PARCEL "C-7" IS COVERED BY NOTE # 26 ON SHEET 1.

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 23 MAR 2004  
DAVID S. WEBER  
PROFESSIONAL LAND SURVEYOR  
MD. REG. NO. 10852  
DATE

G & R MAPLE LAWN (K), L.L.C.  
Stewart J. Greenebaum 3/24/04  
STEWART J. GREENEBaum, MANAGING MEMBER  
DATE



P. 124  
G & R MAPLE LAWN (K), L.L.C.  
L. 4256 F. 250

LINE	BEARING	DIST.
L1	S 08°35'39" E	13.01'
L2	S 35°24'56" W	10.00'
L3	S 62°50'28" W	58.15'
L4	N 74°31'44" W	27.07'

PUBLIC EASEMENTS LINE TABULATION					
LINE	BEARING	DIST.	LINE	BEARING	DIST.
E1	S 47°39'36" W	23.90'	E10	S 78°19'39" E	29.07'
E2	L=6.10' R=920.00'		E11	S 75°28'36" E	100.61'
E3	N 42°20'24" W	189.64'	E12	S 42°20'24" E	198.55'
E4	N 75°28'36" W	72.63'	E13	N 30°32'56" E	20.21'
E5	S 30°32'56" W	132.82'	E14	S 51°14'05" E	70.36'
E6	N 59°27'04" W	30.00'	E15	S 38°45'36" W	28.29'
E7	N 30°32'56" E	123.52'	E16	N 59°27'04" W	10.92'
E8	N 78°19'39" W	25.68'	E17	S 30°32'57" W	139.44'
E9	N 30°53'32" E	31.77'	E18	N 59°06'28" W	20.00'
			E19	N 30°32'57" W	152.16'

CURVE TABULATION						
CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
1061-1062	25.00'	39.27'	25.00'	35.36'	S 19°39'27" E	90°00'00"
1063-1064	725.00'	282.40'	143.01'	280.61'	S 36°30'05" W	227°19'02"
1065-1066	920.00'	317.91'	160.56'	316.34'	S 37°45'38" W	194°47'57"
A	350.00'	219.93'	113.73'	216.33'	S 60°20'30" E	36°00'12"

COORDINATE TABLE					
PT. No.	NORTH	EAST	PT. No.	NORTH	EAST
1043	539334.72	1338361.78	1064	539969.47	1339285.28
1060	540629.93	1339136.70	1065	539597.34	1338876.88
1061	540438.91	1339540.03	1066	539347.25	1338683.16
1062	540405.61	1339551.92	1067	539313.63	1338665.40
1063	540195.04	1339452.20	1068	539266.07	1338609.81

TABULATION OF FINAL PLAT - THIS SHEET	
1. TOTAL NUMBER OF LOTS AND PARCELS TO BE RECORDED:	3
2. TOTAL NUMBER OF BUILDABLE PARCELS TO BE RECORDED:	3
3. TOTAL AREA OF BUILDABLE PARCEL TO BE RECORDED:	13.2957 AC.
4. TOTAL NUMBER OF OPEN SPACE LOTS TO BE RECORDED:	0
5. TOTAL AREA OF OPEN SPACE LOTS TO BE RECORDED:	0.0000 AC.
6. TOTAL AREA OF ROADWAYS TO BE RECORDED:	0 AC.
7. TOTAL AREA OF SUBDIVISION TO BE RECORDED:	13.2957 AC.

APPROVED: FOR PUBLIC WATER & PUBLIC SEWERAGE SYSTEMS IN CONFORMANCE WITH THE MASTER PLAN OF WATER & SEWERAGE FOR HOWARD COUNTY, MD.  
*Penny Brantley* 4-7-04  
COUNTY HEALTH OFFICER  
DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING  
*[Signature]* 4/26/04  
CHIEF, DEVELOPMENT ENGINEERING DIVISION  
DATE

*[Signature]* 4/8/04  
DIRECTOR (ACTING)  
DATE

**OWNER'S DEDICATION**  
G & R MAPLE LAWN (K), L.L.C., A MARYLAND LIMITED LIABILITY COMPANY, BY STEWART J. GREENEBaum, MANAGING MEMBER, 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 22<sup>ND</sup> DAY OF MARCH, 2004  
G & R MAPLE LAWN (K), L.L.C.  
BY: *[Signature]* ATTEST: *[Signature]*  
STEWART J. GREENEBaum, MANAGING MEMBER

**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 RESUBDIVISION OF PART OF THE LAND CONVEYED BY JACK KAY AND HAROLD GREENBERG TO G & R MAPLE LAWN (K), L.L.C., A MARYLAND LIMITED LIABILITY COMPANY, BY DEED DATED MARCH 24, 1998 AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER 4256 AT FOLIO 250 AND ALSO A RESUBDIVISION OF PARCEL "C-1" AS SHOWN ON A PLAT OF SUBDIVISION ENTITLED "MAPLE LAWN FARMS, BUSINESS DISTRICT - AREA 1, PARCELS 'C-1' & 'C-2' AND OPEN SPACE LOTS 1 & 2" AND RECORDED AMONG THE AFORESAID LAND RECORDS AS PLAT NO. 16081; 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  
23 MAR. 2004  
DATE

RECORDED AS PLAT NUMBER 16624 ON 4-15-04, AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND

**MAPLE LAWN FARMS BUSINESS DISTRICT - AREA 1**  
PARCELS 'C-7' THRU 'C-9'  
(A RESUBDIVISION OF PARCEL 'C-1', MAPLE LAWN FARMS, BUSINESS DISTRICT - AREA 1, PLAT NO. 16081)  
TM 41, GRID 21 & 22, TM 46, GRID 3 & 4, P/O PARCEL 124  
5TH ELECTION DISTRICT HOWARD COUNTY, MARYLAND  
SCALE: 1"=100' SHEET 2 OF 2 MARCH 2004

**GLW GUTSCHICK LITTLE & WEBER, P.A.**  
CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS  
3909 NATIONAL DRIVE - SUITE 250 - BURTONSVILLE OFFICE PARK  
BURTONSVILLE, MARYLAND 20866  
TEL: 301-421-4024 BAL: 410-880-1820 DC/VA: 301-988-2924 FAX: 301-421-4188  
DRAWN BY: *[Signature]* CHECK BY: *[Signature]*