

**GENERAL NOTES**

\* and the complete zoning regulations amendments effective on July 28, 2006.

**(GENERAL NOTES CONTINUE)**

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- IRON PINS SHOWN THUS:
- CONCRETE MONUMENTS SHOWN THUS:
- THIS PLAN 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 2-2-04 COMPREHENSIVE ZONING PLAN.\*
- SEE DEPARTMENT OF PLANNING & ZONING FILE NUMBERS: SP-03-11, F-03-128, F-05-177 & RE-04-04, USING THE DENSITY/CLUSTER EXCHANGE OPTION DESCRIBED IN SECTION 106 OF THE ZONING REGULATIONS, THE DEVELOPMENT RIGHTS FOR 15 OF THE RESIDENTIAL LOTS SHOWN ON THESE PLATS HAVE BEEN TRANSFERRED FROM DONNA L. SHAPIRO, TAX MAP 12 GRID 5 PARCEL 9, HOLTZINGER PROPERTY, TAX MAP 1 & 6, PARCEL 7 AND CHARLES & DENISE SHARP, TAX MAP 9, GRID 19, PARCEL 327.
- COORDINATES BASED ON NAD '83 MARYLAND COORDINATE SYSTEM AS PROJECTED BY HOWARD COUNTY GEODETIC CONTROL STATIONS No. 21CA - N 588,897.363 E 1,311,235.687 AND No. 21FA - N 582,028.725 E 1,308,457.919.
- AREAS SHOWN ARE TO BE TAKEN AS MORE OR LESS.
- THIS PROPERTY WILL BE SERVED BY PRIVATE WATER AND PRIVATE SEWERAGE SYSTEMS. SDP-04-136, GLENELG HIGH SCHOOL, WASTEWATER TREATMENT SYSTEM DESIGN, INCORPORATES THE WASTEWATER COLLECTION AND TREATMENT FOR MUSGROVE FARM WITH THAT FOR THE SCHOOL. THE PRIVATE SHARED SEWERAGE SYSTEMS WILL BE MAINTAINED BY HOWARD COUNTY. LOTS 1 THROUGH 30 WILL USE THE SHARED SEWERAGE SYSTEMS ON NON-BUILDABLE PRESERVATION PARCEL "C" AND BUILDABLE PRESERVATION PARCEL "A" WILL USE THE INDIVIDUAL PRIVATE SEWERAGE SYSTEM ON BUILDABLE PRESERVATION PARCEL "A".
- 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 PRESERVATION 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. FOREST CONSERVATION WAS FULLY PROVIDED ON F-03-128. 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.
- FOR FLAG OR PIPESTEM LOTS, REFUSE COLLECTION, SNOW REMOVAL AND ROAD MAINTENANCE ARE PROVIDED TO THE JUNCTION OF THE FLAG OR PIPESTEM AND ROAD RIGHT OF WAY LINE AND NOT TO THE PIPESTEM LOT DRIVEWAY.
- DENSITY CALCULATIONS

\*\*GROSS AREA: 71.11 ACRES  
 BASE DENSITY: 16 UNITS (GROSS AREA/4.25)  
 FLOODPLAIN AREA: 8.2 ACRES ± (ON BULK PARCELS 'A' & 'B', F-03-128)  
 \*\*NET AREA: 62.91 ACRES  
 MAXIMUM DENSITY: 31 UNITS (MAXIMUM ALLOWABLE WITH D.E.O.: NET AREA/2)  
 D.E.O. UNITS REQUIRED: 15 UNITS (SEE RE-04-04 FOR INFORMATION ON THE TRANSFER OF D.E.O. UNITS TO THIS DEVELOPMENT)  
 UNITS PROPOSED: 30 + 1 BUILDABLE PRESERVATION PARCEL EXISTING HOUSE TO REMAIN)

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 PRESERVATION PARCEL B. PRESERVATION PARCEL B HAS BEEN TRANSFERRED UNDER PLAT NUMBERS 16005-16008 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 WAS ADDRESSED THROUGH PLAT NUMBERS 16005-16008 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.
- DRIVEWAYS 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 (CULVERTS/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.
  - MAINTENANCE - SUFFICIENT TO INSURE ALL WEATHER USE.

16. DEVELOPER RESERVES UNTO ITSELF, ITS SUCCESSORS AND ASSIGNS, ALL EASEMENTS SHOWN ON THIS PLAT FOR STORM DRAINAGE, OTHER PUBLIC UTILITIES, LOCATED IN, ON, OVER AND THROUGH LOTS/ PARCELS. ANY AND ALL 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. UPON COMPLETION OF THE PUBLIC UTILITIES AND THEIR ACCEPTANCE BY HOWARD COUNTY, THE COUNTY SHALL ACCEPT THE EASEMENTS AND RECORD THE DEED(S) OF EASEMENT IN THE LAND RECORDS OF HOWARD COUNTY.

17. THIS PLAN IS SUBJECT TO THE 5TH EDITION OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS AND THE 5TH EDITION EFFECTIVE 1-08-02 AND TO THE 1993 ZONING REGULATIONS AMENDED BY CB 50-2001.

18. THIS AREA DESIGNATES A PRIVATE SEWER EASEMENT OF AT LEAST 10,000 SQUARE FEET AS REQUIRED BY THE MARYLAND STATE DEPARTMENT OF THE ENVIRONMENT FOR INDIVIDUAL SEWER DISPOSAL (COMAR 26.04.03). IMPROVEMENTS OF ANY NATURE IN THIS AREA ARE RESTRICTED UNTIL PUBLIC SEWER IS AVAILABLE. THESE EASEMENTS SHALL BECOME NULL AND VOID UPON CONNECTION TO A PUBLIC SEWER SYSTEM. THE COUNTY HEALTH OFFICER SHALL HAVE THE AUTHORITY TO GRANT VARIANCES FOR ENCROACHMENTS INTO THE PRIVATE SEWER EASEMENT. RECORDATION OF A MODIFIED SEWER EASEMENT SHALL NOT BE NECESSARY.

19. STORMWATER MANAGEMENT IS BEING PROVIDED BY TWO FACILITIES. FACILITY A IS A WATER QUALITY & EXTENDED DETENTION, PERMANENT POOL FACILITY. FACILITY IS LOCATED WITHIN PRESERVATION PARCEL D. THE POND WILL BE PRIVATELY OWNED AND MAINTAINED JOINTLY WITH THE HOME OWNER'S ASSOCIATION BEING RESPONSIBLE FOR THE ROUTINE ITEMS AND THE COUNTY BEING RESPONSIBLE FOR THE NON-ROUTINE ITEMS. THE FACILITY HAS AN 'A' HAZARD CLASSIFICATION. FACILITY B IS A WATER QUALITY BIO-RETENTION DRY POND. FACILITY B IS LOCATED WITHIN PRESERVATION PARCEL A & WITHIN AN EASEMENT DICTATING ITS MAINTENANCE TO BE PRIVATELY MAINTAINED BY THE HOMEOWNER'S ASSOCIATION. FACILITY B IS A NON-MD-378 POND. RECHARGE WILL NOT BE PROVIDED BECAUSE THE LATEST GEOTECHNICAL INDICATES THAT RECHARGE IS NOT FEASIBLE.

THE ENTIRE WQV IS PROVIDED FOR WITHIN FACILITIES A & B. NATURAL AREA CONSERVATION CREDIT OF 5 ACRES WAS TAKEN TOWARD THE VOLUME REQUIREMENTS IN THE FACILITY AT FACILITY A.

20. BUILDABLE PRESERVATION PARCEL "A" IS OWNED BY MAPLE SPRINGS FARM LIMITED PARTNERSHIP AND THE PURPOSE IS FOR AN EXISTING RESIDENTIAL HOUSE. THE EASEMENT HOLDERS ARE HOWARD COUNTY AND THE HOMEOWNER'S ASSOCIATION. NON-BUILDABLE PRESERVATION PARCEL "B" IS OWNED BY THE BOARD OF EDUCATION OF HOWARD COUNTY AND THE PURPOSE FOR PRIVATE SEWERAGE SYSTEMS. THE EASEMENT HOLDER IS HOWARD COUNTY. NON-BUILDABLE PRESERVATION PARCEL "C" WILL BE CONVEYED TO THE BOARD OF EDUCATION OF HOWARD COUNTY FOR THE PURPOSE OF PRIVATE SHARED SEWERAGE SYSTEMS. THE EASEMENT HOLDER IS HOWARD COUNTY. NON-BUILDABLE "D" WILL BE CONVEYED TO THE HOMEOWNER'S ASSOCIATION FOR THE PURPOSE OF STORMWATER MANAGEMENT. THE EASEMENT HOLDER IS HOWARD COUNTY.

21. THIS AREA DESIGNATES A PRIVATE SEWER EASEMENT OF AT LEAST 10,000 SQUARE FEET PER LOT FOR SHARED DRAIN FIELDS ASSOCIATED WITH A SHARES SEWER DISPOSAL FACILITY AS REQUIRED BY THE MARYLAND STATE DEPARTMENT OF THE ENVIRONMENT FOR INDIVIDUAL SEWER DISPOSAL (COMAR 26.04.03). IMPROVEMENTS OF ANY NATURE IN THIS AREA ARE RESTRICTED UNTIL PUBLIC SEWER IS AVAILABLE. THESE EASEMENTS SHALL BECOME NULL AND VOID UPON CONNECTION TO A PUBLIC SEWER SYSTEM. THE COUNTY HEALTH OFFICER SHALL HAVE THE AUTHORITY TO GRANT VARIANCES FOR ENCROACHMENTS INTO THE PRIVATE SEWER EASEMENT. RECORDATION OF A MODIFIED SEWER EASEMENT SHALL NOT BE NECESSARY.

22. THE LOTS SHOWN HEREON COMPLY WITH THE MINIMUM LOT WIDTH AND LOT AREA AS REQUIRED BY THE MARYLAND STATE DEPARTMENT OF THE ENVIRONMENT.

23. THE LANDSCAPE SURETY REQUIRED WITH THE DEVELOPER'S AGREEMENT FOR THE PROJECT IS \$44,100.00.

24. LOTS 1 THROUGH 30 OF THIS SUBDIVISION ARE CONNECTED TO THE SHARED SEWER DISPOSAL FACILITY (SSDF) GOVERNED BY SECTIONS 18.1200 et seq. OF THE HOWARD COUNTY CODE. THE BOARD OF EDUCATION OF HOWARD COUNTY IS OBLIGATED TO CONSTRUCT THE FACILITY UNDER PROVISIONS OF THE MDE PERMIT NUMBER 8-22-23-25-1086 DATED JANUARY 23, 2007. ACTIVITY ON THESE LOTS IS RESTRICTED AND SUBJECT TO THE DECLARATION OF COVENANTS, RIGHT-OF-ENTRY, AND RESTRICTIONS FOR SHARED SEWER DISPOSAL FACILITY INTENDED TO BE RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND. LOTS 1 THROUGH 30 SHALL BE ASSESSED SHARED DISPOSAL FACILITIES CHARGES AND ASSESSMENTS PURSUANT TO SECTIONS 20.800 et seq. OF THE HOWARD COUNTY CODE.

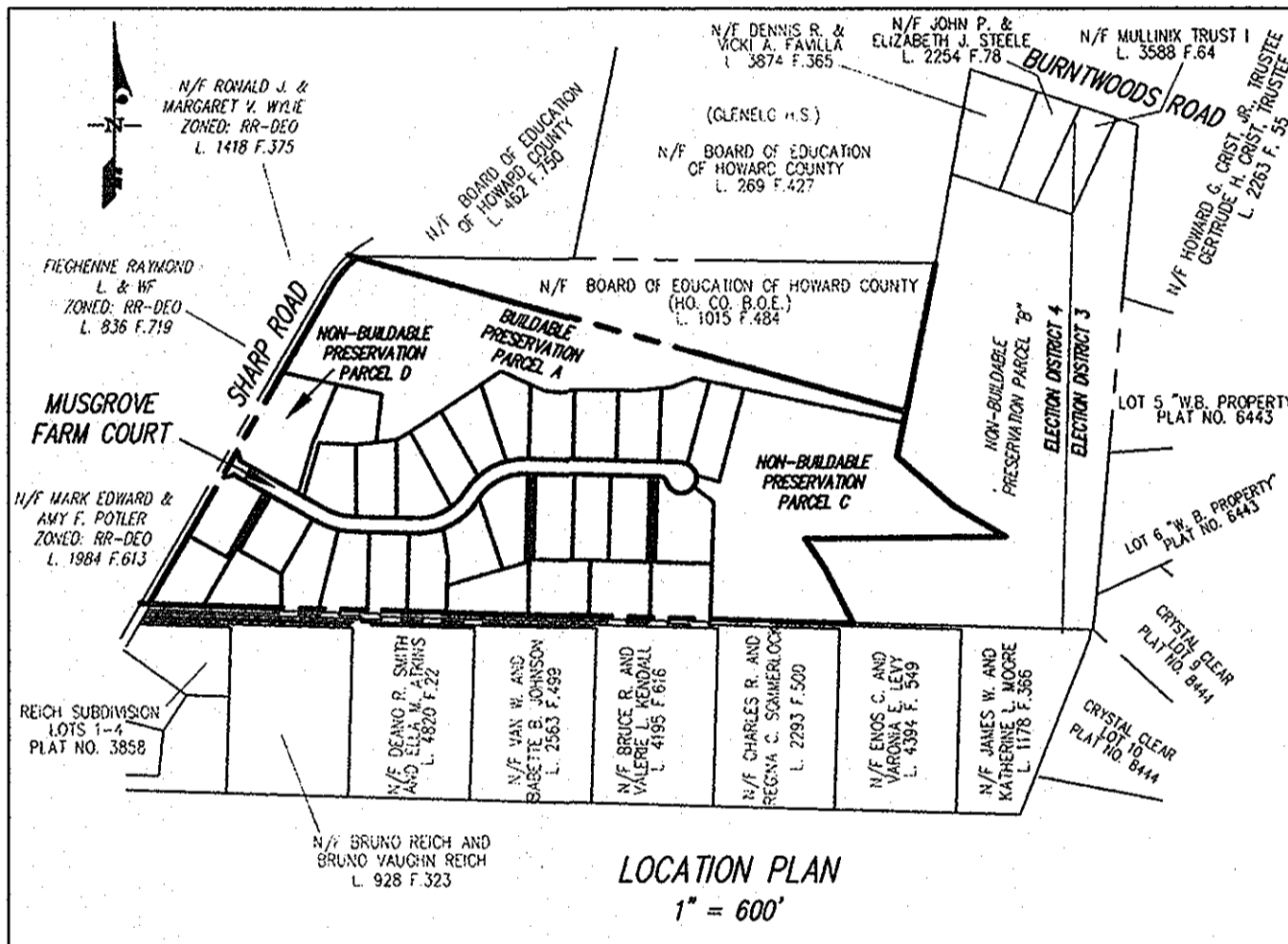
25. THE 15 DEO UNITS REQUIRED FOR THIS DEVELOPMENT WERE TRANSFERRED TO MUSGROVE FARM UNDER RE-04-04 RECORDED ON 5/21/06 AS PLAT NO. 18220 THRU 18230.

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** 07MAR'07  
 DAVID S. WEBER DATE  
 PROFESSIONAL LAND SURVEYOR  
 MD. REG. NO. 10852

**Ellen M. Durigg**  
 ELLEN DURIGG, MANAGING GENERAL PARTNER DATE

PURPOSE OF THIS PLAT IS SUBDIVIDE BUILDABLE BULK PARCEL A INTO 30 BUILDABLE LOTS, 1 BUILDABLE PRESERVATION PARCEL AND 2 NON-BUILDABLE PRESERVATION PARCELS.



**TABULATION OF FINAL PLAT - ALL SHEETS**

- TOTAL NUMBER OF LOTS AND PARCELS TO BE RECORDED: 33
- TOTAL NUMBER OF BUILDABLE LOTS TO BE RECORDED: 30
- TOTAL AREA OF BUILDABLE LOTS TO BE RECORDED: 24.4270 AC.
- TOTAL NUMBER OF NON-BUILDABLE PRESERVATION PARCELS TO BE RECORDED: 2
- TOTAL AREA OF NON-BUILDABLE PRESERVATION PARCELS TO BE RECORDED: 11.0762 AC.
- TOTAL NUMBER OF BUILDABLE PRESERVATION PARCEL TO BE RECORDED: 1
- TOTAL AREA OF BUILDABLE PRESERVATION PARCEL TO BE RECORDED: 10.0075 AC.
- TOTAL AREA OF ROADWAYS TO BE RECORDED: 2.0553 AC.
- TOTAL AREA OF SUBDIVISION TO BE RECORDED: 47.5660 AC.

**OWNER**  
 MAPLE SPRINGS FARM LIMITED PARTNERSHIP  
 c/o MUSGROVE FARM LLC  
 5300 DORSEY HALL DRIVE, SUITE 200  
 ELLICOTT CITY, MD. 21042  
 PH: 410-964-5522

**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 ERECTED ON OR OVER THE SAID EASEMENTS AND RIGHTS-OF-WAY.

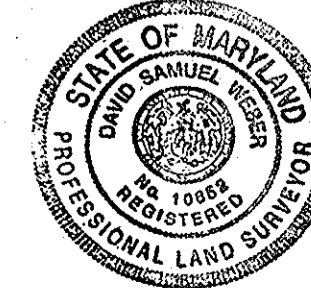
WITNESS OUR HANDS THIS 6TH DAY OF MARCH, 2007  
 MAPLE SPRINGS FARM LIMITED PARTNERSHIP

BY: **Ellen M. Durigg** ATTEST: **David S. Weber**  
 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 RESUBDIVISION OF PART 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 IN LIBER 3497 AT FOLIO 208 AND BEING A RESUBDIVISION OF ALL OF BUILDABLE BULK PARCEL "A" AS SHOWN ON REVISION PLATS ENTITLED "REVISION PLAT, MUSGROVE FARM, BUILDABLE BULK PARCEL "A" AND NON-BUILDABLE PRESERVATION PARCEL "B", SHEETS 2 & 3 OF 3" AND RECORDED AS PLAT Nos. 18728 & 18729, 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  
 07MAR'07  
 DATE



RECORDED AS PLAT NUMBER 19124 ON 5/16/07, AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND

**MUSGROVE FARM**  
 LOTS 1 - 30, BUILDABLE PRESERVATION PARCEL 'A', AND NON-BUILDABLE PRESERVATION PARCELS 'C' & 'D'  
 (A RESUBDIVISION OF BUILDABLE BULK PARCEL "A", MUSGROVE FARM, P.Nos. 18728 & 18729)

TM 21, GRID 12, PARCEL 12  
 4TH ELECTION DISTRICT  
 HOWARD COUNTY, MARYLAND  
 SCALE: NO SCALE SHEET 1 OF 3 MARCH 2007

**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: 410-820-1820 DC/VA: 301-989-2524 FAX: 301-421-4186  
 DRAWN BY: **awc** CHECK BY: **tw**

**TABULATION OF FINAL PLAT - THIS SHEET**

- TOTAL NUMBER OF LOTS AND PARCELS TO BE RECORDED: 30
- TOTAL NUMBER OF BUILDABLE LOTS TO BE RECORDED: 24,427.0 AC.
- TOTAL AREA OF BUILDABLE LOTS TO BE RECORDED: 1
- TOTAL NUMBER OF NON-BUILDABLE PRESERVATION PARCELS TO BE RECORDED: 1.6482 AC.
- TOTAL AREA OF NON-BUILDABLE PRESERVATION PARCELS TO BE RECORDED: P/O 1
- TOTAL NUMBER OF BUILDABLE PRESERVATION PARCEL TO BE RECORDED: 9.3250 AC.
- TOTAL AREA OF BUILDABLE PRESERVATION PARCEL TO BE RECORDED: 2.0553 AC.
- TOTAL AREA OF ROADWAYS TO BE RECORDED: 37.4555 AC.

31 & P/O 1  
30  
24.4270 AC.  
1  
1.6482 AC.  
P/O 1  
9.3250 AC.  
2.0553 AC.  
37.4555 AC.

P-143  
N/F PROPERTY OF  
R. J. WYLE  
L1418 F 375

**LINE LEGEND**

- CENTERLINE STREAM
- 100' STREAM BUFFER
- WETLANDS LIMITS
- WETLANDS BUFFERS
- FLOODPLAIN EASEMENT
- FOREST CONSERVATION EASEMENT
- 35' ENVIRONMENTAL SET BACK & B.R.L. (35' E.S.&B.R.L.)

LAND DEDICATED TO HOWARD COUNTY, MARYLAND, FOR PURPOSES OF A PUBLIC ROAD (89,529 S.F. OR 2.0553 AC.)

15' X 35.36' PRIVATE SIGN EASEMENT

P-144  
N/F PROPERTY OF  
R. FIEGHEEN, ET UX  
L836 F 719

N 584600  
E 1309800

P-166  
N/F PROPERTY OF  
L. BRADY POTTER  
L1884 F 613

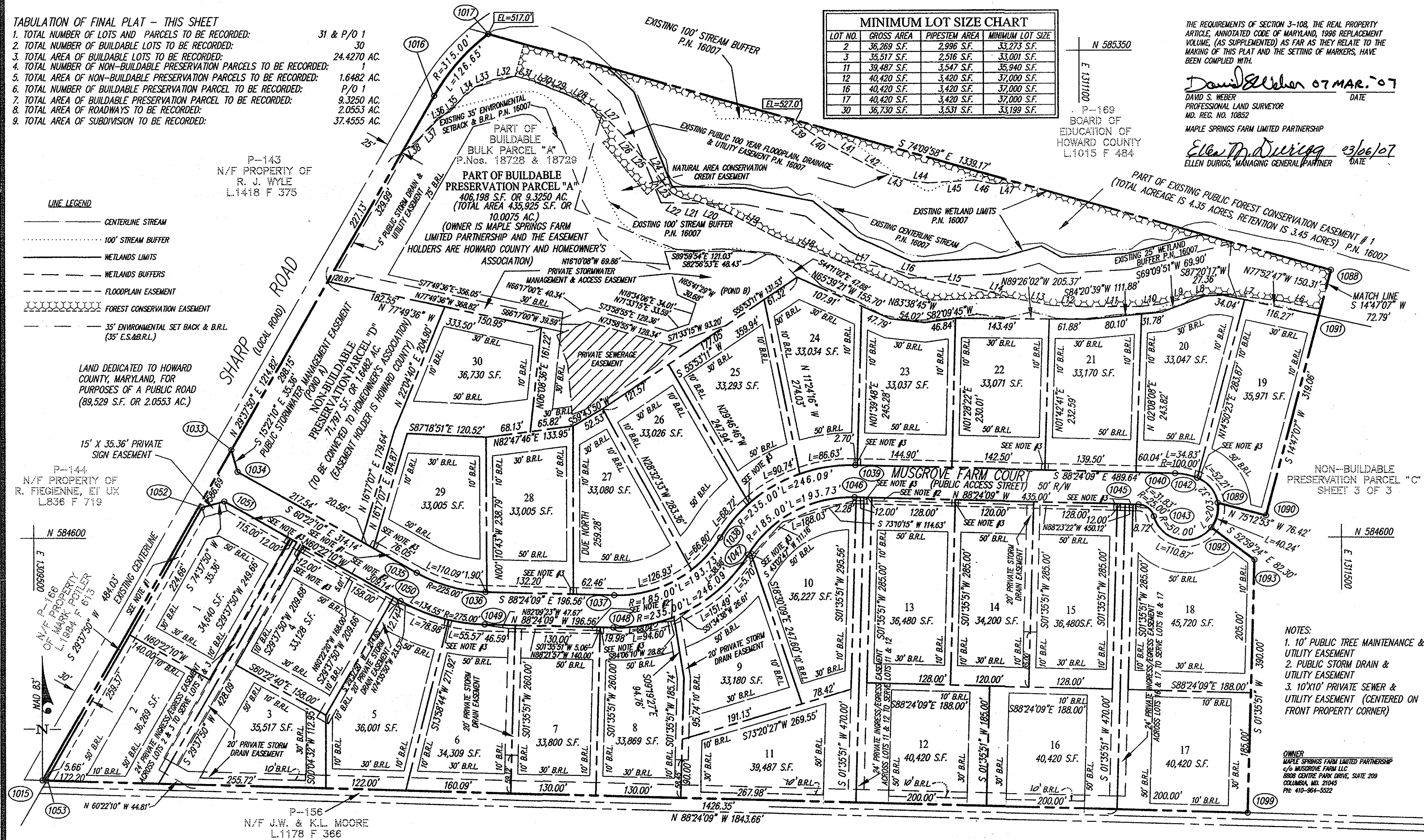
P-156  
N/F J.W. & K.L. MOORE  
L1178 F 366

LOT NO.	GROSS AREA	PIPESTEM AREA	MINIMUM LOT SIZE
2	36,269 S.F.	2,996 S.F.	33,273 S.F.
3	35,517 S.F.	2,516 S.F.	33,001 S.F.
11	39,487 S.F.	3,547 S.F.	35,940 S.F.
12	40,420 S.F.	3,420 S.F.	37,000 S.F.
16	40,420 S.F.	3,420 S.F.	37,000 S.F.
17	40,420 S.F.	3,420 S.F.	37,000 S.F.
30	36,730 S.F.	3,531 S.F.	33,199 S.F.

N 585350  
E 131100  
P-168  
BOARD OF  
EDUCATION OF  
HOWARD COUNTY  
L1015 F 484

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 07 MAR. '07  
DAVID S. WEBER  
PROFESSIONAL LAND SURVEYOR  
MD. REG. NO. 10852  
DATE  
Elle M. Durigg 03/06/07  
ELLEN DURIGG, MANAGING GENERAL PARTNER  
DATE



- NOTES:**
- 10' PUBLIC TREE MAINTENANCE & UTILITY EASEMENT
  - PUBLIC STORM DRAIN & UTILITY EASEMENT
  - 10' X 10' PRIVATE SEWER & UTILITY EASEMENT (CENTERED ON FRONT PROPERTY CORNER)

OWNER:  
MAPLE SPRINGS FARM LIMITED PARTNERSHIP  
c/o MUSGROVE FARM LLC  
3000 CENTRE PARK DRIVE, SUITE 209  
COLUMBIA, MD 21045  
PH: 410-964-5522

APPROVED: FOR PRIVATE WATER & PRIVATE SEWERAGE SYSTEMS IN CONFORMANCE WITH THE MASTER PLAN OF WATER & SEWERAGE FOR HOWARD COUNTY, MD. (LOTS 1-30 WILL USE THE PRIVATE SHARED SEWERAGE SYSTEMS AND PRESERVATION PARCEL A WILL USE THE PRIVATE SEWERAGE SYSTEM)

B. Nylor for Peter Besidensom 5/3/07  
COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

4/2/07 DATE  
CHIEF, DEVELOPMENT ENGINEERING DIVISION

5/15/07 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 RESTRICTIONS 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 6<sup>th</sup> DAY OF March, 2007

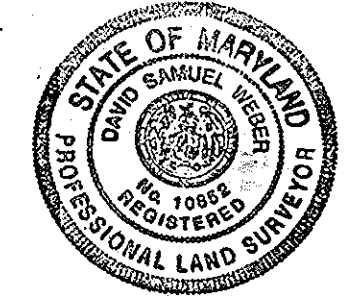
MAPLE SPRINGS FARM LIMITED PARTNERSHIP  
BY: Ellen M. Durigg  
ELLEN DURIGG, MANAGING GENERAL PARTNER

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 RESUBDIVISION OF PART 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 IN LIBER 3497 AT FOLIO 208 AND BEING A RESUBDIVISION OF ALL OF BUILDABLE BULK PARCEL "A" AS SHOWN ON REVISION PLATS ENTITLED "REVISION PLAT, MUSGROVE FARM, BUILDABLE BULK PARCEL "A" AND NON-BUILDABLE PRESERVATION PARCEL "B", SHEETS 2 & 3 OF 3" AND RECORDED AS PLAT Nos. 18728 & 18729, 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 07 MAR. '07  
DAVID S. WEBER  
REGISTERED LAND SURVEYOR  
MARYLAND REGISTRATION NO. 10852  
DATE



RECORDED AS PLAT NUMBER 19125 ON 5/15/07, AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND

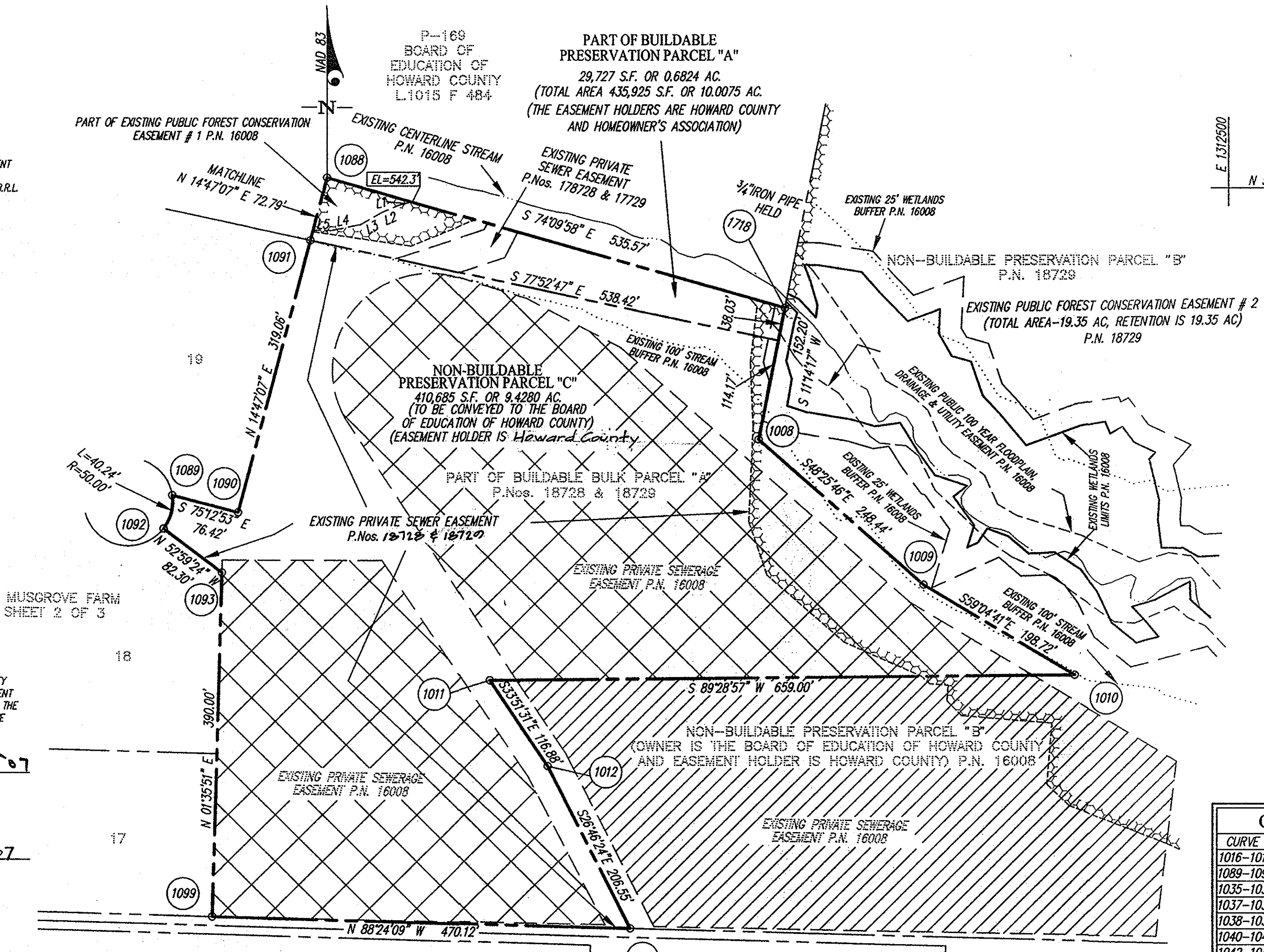
**MUSGROVE FARM**  
LOTS 1 - 30, BUILDABLE PRESERVATION PARCEL 'A', AND NON-BUILDABLE PRESERVATION PARCELS 'C' & 'D' (A RESUBDIVISION OF BUILDABLE BULK PARCEL "A", MUSGROVE FARM, P.Nos. 18728 & 18729)

TM 21, GRID 12, PARCEL 12  
HOWARD COUNTY, MARYLAND  
4TH ELECTION DISTRICT  
SCALE: 1"=100'  
SHEET 2 OF 3  
MARCH 2007

GLW GUTSCHICK LITTLE & WEBER, P.A.  
CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS  
3000 NATIONAL DRIVE SUITE 220 BURTONSVILLE OFFICE PARK  
BURTONSVILLE, MARYLAND 20886  
TEL: 301-421-4024 FAX: 301-989-2524  
DRAWN BY: [Signature] CHECK BY: [Signature]

LINE LEGEND

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



COORDINATE TABLE FOR SHEETS 2 & 3

PT NO.	NORTH	EAST
1008	584716.61	1311970.35
1009	584551.76	1312156.22
1010	584449.64	1312326.70
1011	584443.69	1311667.72
1012	584346.63	1311732.84
1013	584162.22	1311825.89
1015	584226.72	1309513.01
1016	585282.69	1310113.63
1017	585377.41	1310196.40
1033	584736.69	1309803.07
1034	584702.60	1309812.44
1035	584547.29	1310085.51
1036	584517.95	1310190.48
1037	584512.47	1310386.96
1038	584600.47	1310549.70
1039	584712.25	1310756.41
1040	584698.60	1311245.85
1042	584691.65	1311279.80
1043	584631.82	1311213.24
1045	584650.14	1311189.84
1046	584662.27	1310755.01
1047	584574.27	1310592.28
1048	584462.49	1310385.57
1049	584467.97	1310189.08
1050	584503.83	1310060.79
1051	584656.67	1309792.07
1052	584647.30	1309757.98
1053	584226.57	1309518.67
1088	585012.02	1311484.76
1089	584652.64	1311301.87
1090	584633.14	1311384.76
1091	584941.64	1311466.18
1092	584614.72	1311301.11
1093	584565.18	1311366.82
1099	584175.33	1311355.95
1718	584865.89	1312000.01

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

David S. Weber 07 MAR. '07  
DAVID S. WEBER DATE  
PROFESSIONAL LAND SURVEYOR  
MD. REG. NO. 10852

Ellen M. Durigg 03/06/07  
ELLEN DURIG, MANAGING GENERAL PARTNER DATE

TABULATION OF FINAL PLAT - THIS SHEET

- |   |             |
|---|-------------|
| 1. TOTAL NUMBER OF LOTS AND PARCELS TO BE RECORDED:                   | 1 & P/O 1   |
| 2. TOTAL NUMBER OF BUILDABLE LOTS TO BE RECORDED:                     | 0           |
| 3. TOTAL AREA OF BUILDABLE LOTS TO BE RECORDED:                       | 0 AC.       |
| 4. TOTAL NUMBER OF NON-BUILDABLE PRESERVATION PARCELS TO BE RECORDED: | 1           |
| 5. TOTAL AREA OF NON-BUILDABLE PRESERVATION PARCELS TO BE RECORDED:   | 9.4280 AC.  |
| 6. TOTAL NUMBER OF BUILDABLE PRESERVATION PARCEL TO BE RECORDED:      | P/O 1       |
| 7. TOTAL AREA OF BUILDABLE PRESERVATION PARCEL TO BE RECORDED:        | 0.6824 AC.  |
| 8. TOTAL AREA OF ROADWAYS TO BE RECORDED:                             | 0 AC.       |
| 9. TOTAL AREA OF SUBDIVISION TO BE RECORDED:                          | 10.1105 AC. |

P-154  
N/F C.R. & R.C.  
SOMMERLOCK  
L.2283 F 500

P-155  
N/F E.C. & V.E. LEVY  
L.4394 F 549

P-156  
N/F J.W. & K.L. MOORE  
L.1178 F 366

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

APPROVED: FOR PRIVATE WATER & PRIVATE SEWERAGE SYSTEMS IN CONFORMANCE WITH THE MASTER PLAN OF WATER & SEWERAGE FOR HOWARD COUNTY, MD. (LOTS 1-30 WILL USE THE PRIVATE SHARED SEWERAGE SYSTEMS AND PRESERVATION PARCEL A WILL USE THE PRIVATE SEWERAGE SYSTEM)

B. Wilson for Peter Beilenson 5/3/07  
COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

Chief, Development Engineering Division 4/27/07 DATE  
Director 5/15/07 DATE

OWNER'S DEDICATION

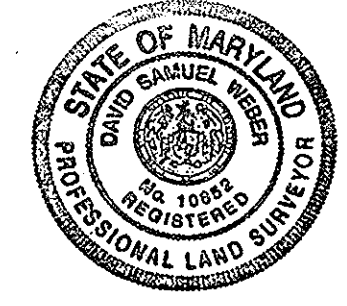
MAPLE SPRINGS FARM LIMITED PARTNERSHIP, A MARYLAND LIMITED PARTNERSHIP, BY ELLEN DURIG, MANAGING GENERAL PARTNER, OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY ADOPTS THIS PLAN OF SUBDIVISION, AND IN CONSIDERATION OF THE APPROVAL OF THIS FINAL PLAT BY THE DEPARTMENT OF PLANNING AND ZONING, 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 ERECTED ON OR OVER THE SAID EASEMENTS AND RIGHTS-OF-WAY.

WITNESS OUR HANDS THIS 6TH DAY OF March, 2007  
MAPLE SPRINGS FARM LIMITED PARTNERSHIP  
BY: Ellen M. Durigg ATTEST: [Signature]  
ELLEN DURIG, 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 RESUBDIVISION OF PART 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 IN LIBER 3497 AT FOLIO 208 AND BEING A RESUBDIVISION OF ALL OF BUILDABLE BULK PARCEL "A" AS SHOWN ON REVISION PLATS ENTITLED "REVISION PLAT, MUSGROVE FARM, BUILDABLE BULK PARCEL "A" AND NON-BUILDABLE PRESERVATION PARCEL "B", SHEETS 2 & 3 OF 3" AND RECORDED AS PLAT Nos. 18728 & 18729, 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 07 MAR. '07  
DAVID S. WEBER DATE  
REGISTERED LAND SURVEYOR  
MARYLAND REGISTRATION NO. 10852



RECORDED AS PLAT NUMBER 19126 ON 6/16/07, AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND

MUSGROVE FARM  
LOTS 1 - 30, BUILDABLE PRESERVATION PARCEL 'A', AND NON-BUILDABLE PRESERVATION PARCELS 'C' & 'D'  
(A RESUBDIVISION OF BUILDABLE BULK PARCEL "A", MUSGROVE FARM, P.Nos. 18728 & 18729)

4TH ELECTION DISTRICT TM 21, GRID 12, PARCEL 12  
HOWARD COUNTY, MARYLAND  
SCALE: 1"=100' SHEET 3 OF 3 MARCH 2007  
GLW GUTSCHICK LITTLE & WEBER, P.A.  
CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS  
3908 NATIONAL DRIVE - SUITE 250 - BURTONTOWN, MARYLAND 20868  
TEL: 301-421-4024 BAL: 410-880-1820 DC/VA: 301-888-2524 FAX: 301-421-4186  
DRAWN BY: PWC CHECK BY: [Signature]