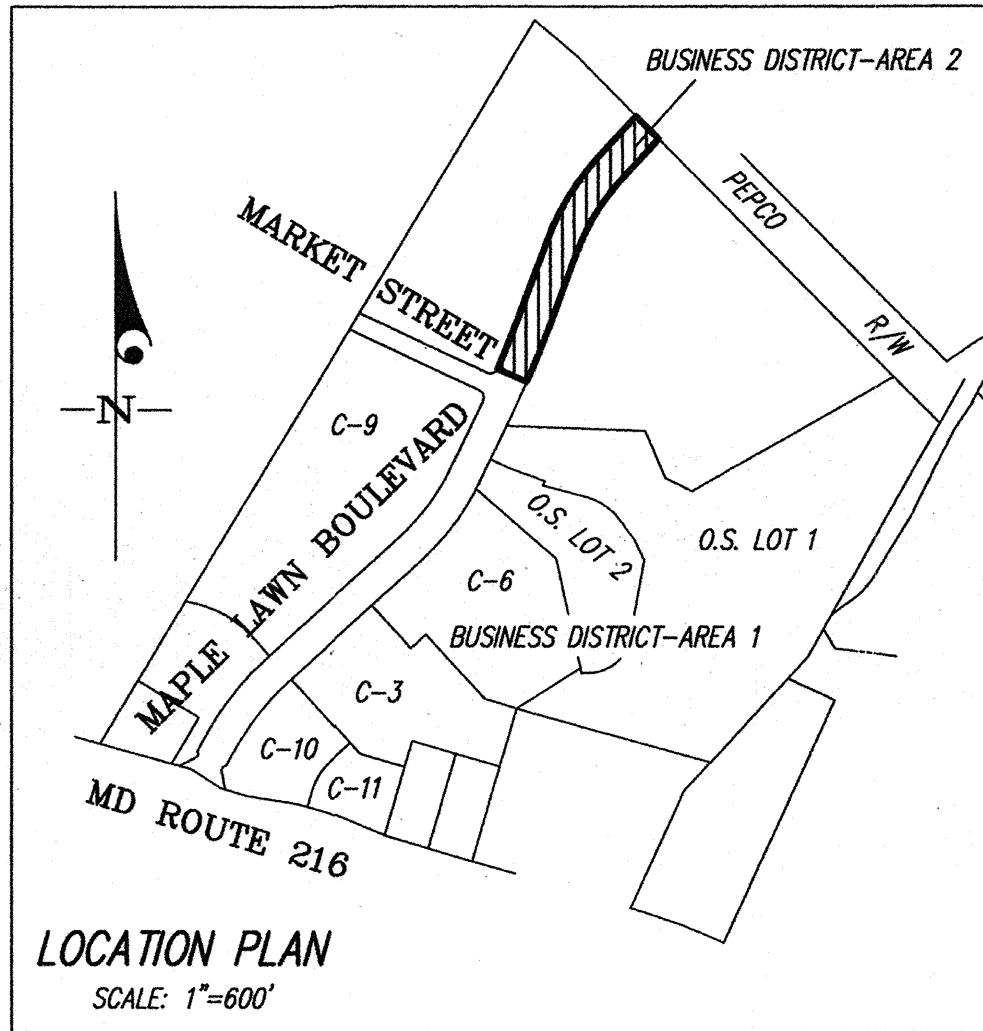


GENERAL NOTES

- 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 SEPTEMBER, 1997.
- PROPERTY IS ZONED MCD-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, F-03-07, F-05-113 AND P-05-07.
- WETLANDS DELINEATION SHOWN PER AN INSPECTION PERFORMED BY EXPLORATION RESEARCH, INC., APPROVED BY THE CORPS OF ENGINEERS JD-63787-3 ON MAY 14, 1998. NOTICE OF INTENT TO ISSUE A PERMIT IS COVERED BY MDE TRACKING NO. 01-NI-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.
- 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 9-7-05, ON WHICH DATE DEVELOPER'S AGREEMENT No. 24-4279-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(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.
- STORMWATER MANAGEMENT IS BEING PROVIDED UNDER F-03-07 AT THE FACILITY ON OPEN SPACE LOT 2. THE FACILITY WILL BE A WET POND UTILIZING EXTENSION/DETENTION FOR THE ONE YEAR STORM EVENT MANAGEMENT AND A PERMANENT POOL FOR WATER QUALITY. RECHARGE REQUIREMENTS WILL BE PROVIDED ON THE PARCELS WITH THE DEVELOPMENT OF EACH PAD. A VOLUME EQUIVALENT TO THE RECHARGE VOLUME IS WITHIN THE STORMWATER MANAGEMENT POND. THE POND WILL BE PRIVATELY OWNED AND MAINTAINED BY THE COMMERCIAL OWNERS 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 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 # 007098148).
- 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.
- 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).
- 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. REQUIRED PERIMETER LANDSCAPING FOR PERIMETERS SWM-1, SWM-2, AND SWM-3 IS PROVIDED ON THIS PLAN WITH SURETY IN THE AMOUNT OF \$9,750.00 PAID WITH THE DPW, DEVELOPER'S AGREEMENT.

(GENERAL NOTES CONTINUE)

- THE FOREST CONSERVATION EASEMENT HAS BEEN ESTABLISHED TO FULFILL THE REQUIREMENTS OF SECTION 16.1202 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.

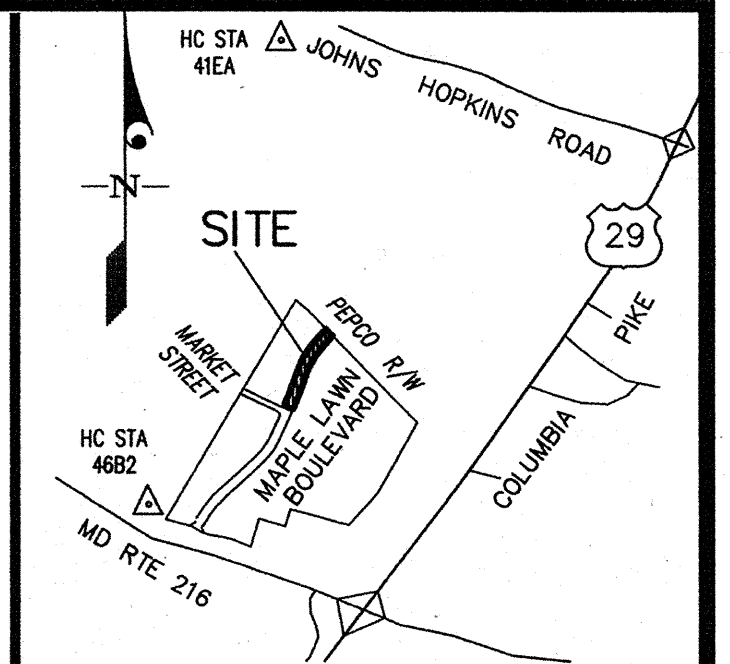


(GENERAL NOTES CONTINUE)

- THE FOREST CONSERVATION REQUIREMENTS PER SECTION 16.1202 OF THE HOWARD COUNTY CODE AND THE FOREST CONSERVATION MANUAL FOR PHASE 4C OF THIS PROJECT WITH AN AFFORESTATION AND REFORESTATION OBLIGATION OF 0.45 ACRES WILL BE FULFILLED BY UTILIZING EXCESS FOREST CONSERVATION FROM PRIOR PHASES OF THIS PROJECT.
- 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.

(GENERAL NOTES CONTINUE)

- THE TRANSPORTATION AND TRANSIT DESIGN WILL BE IMPLEMENTED AS OUTLINED IN THE PETITIONER'S EXHIBIT 55 AS SUBMITTED AS PART OF ZB 995M. LOCATION AND NUMBER OF BUS STOPS WITHIN THE LIMITS OF THIS PHASE WILL BE DETERMINED AT FINAL PLAN STAGE. ANY SHELTERS WILL BE PROVIDED AT SITE DEVELOPMENT PLAN STAGE FOR THE DEVELOPMENT ADJACENT TO THAT STRUCTURE SO THAT ARCHITECTURAL AND HARDSCAPE FEATURES CAN BE COORDINATED.
- A NOISE STUDY WAS PREPARED BY WILDMAN & ASSOCIATES FOR S 01-17, WHICH WAS SIGNED BY THE PLANNING BOARD ON AUGUST 8, 2001.
- IN ACCORDANCE WITH SECTION 16.116 (C) OF THE SUBDIVISION AND LAND REGULATIONS, THE LOCATION AND DESIGN OF THE PROPOSED UTILITY LINES AND PEDESTRIAN PATHWAYS WITHIN ENVIRONMENTAL FEATURES AND REQUIRED BUFFERS HAVE BEEN DETERMINED TO BE ESSENTIAL DISTURBANCES.
- SEE F-05-113 FOR THE OVERALL TRACKING CHARTS FOR THIS PLAN.



VICINITY MAP
SCALE: 1"=2000'

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.)
• 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 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 ENCROACH FULLY INTO ANY SETBACK.
• ARCADES MAY ENCROACH 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.

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

DAVID S. WEBER 10 OCT 2005
 DAVID S. WEBER
 PROFESSIONAL LAND SURVEYOR
 MD. REG. NO. 10852
 G & R MAPLE LAWN (K), L.L.C.
 Stewart J. Greenebaum 10/10/05
 STEWART J. GREENEBAUM, MANAGING MEMBER

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

TABULATION OF FINAL PLAT - ALL SHEETS

1. TOTAL NUMBER OF LOTS AND PARCELS TO BE RECORDED:	0
2. TOTAL NUMBER OF BUILDABLE PARCELS TO BE RECORDED:	0
3. TOTAL AREA OF BUILDABLE PARCEL TO BE RECORDED:	0 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:	2.0507 AC.
7. TOTAL AREA OF SUBDIVISION TO BE RECORDED:	2.0507 AC.

APPROVED: FOR PUBLIC WATER & PUBLIC SEWERAGE SYSTEMS IN CONFORMANCE WITH THE MASTER PLAN OF WATER & SEWERAGE FOR HOWARD COUNTY, MD.
 Robert J. Walsh 11/29/05
 COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING
 MK 11/22/05
 CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

Frank Deagle 11/29/05
 DIRECTOR 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 10 DAY OF OCTOBER, 2005
 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 SUBDIVISION 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 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 10 OCT. 2005
 DAVID S. WEBER
 REGISTERED LAND SURVEYOR
 MARYLAND REGISTRATION NO. 10852
 DATE

THE LIMITS OF THIS FINAL PLAT COVERS THE EARLY CONNECTION OF MAPLE LAWN BOULEVARD TO CREATE A THROUGH ROAD CONDITION. IT DOES NOT INCLUDE ANY NEW DEVELOPMENT.

RECORDED AS PLAT NUMBER 17849 ON 12/1/05, AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND

MAPLE LAWN FARMS
 BUSINESS DISTRICT - AREA 2
 MAPLE LAWN BOULEVARD

TM 46, GRID 3 & 4, P/O PARCEL 124
 HOWARD COUNTY, MARYLAND
 5TH ELECTION DISTRICT
 SCALE: AS SHOWN SHEET 1 OF 2 OCTOBER 2005

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: 301-969-2524 FAX: 301-421-4186
 DRAWN BY: PWC CHECK BY: [Signature]

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 10 OCT 2005
 DAVID S. WEBER DATE
 PROFESSIONAL LAND SURVEYOR
 MD. REG. NO. 10852

G & R MAPLE LAWN (K), LLC

Stewart J. Greenebaum 10/10/05
 STEWART J. GREENEBaum, MANAGING MEMBER DATE

(F-05-113)

PROPERTY OF
 POTOMAC ELECTRIC POWER COMPANY
 L. 2133 F. 603

VEHICULAR INGRESS AND
 EGRESS IS RESTRICTED

PROPERTY OF
 POTOMAC ELECTRIC POWER COMPANY
 L. 2385 F. 458

EXISTING 75' CONFLICT TREE
 EASEMENT L. 2385 F. 458

PRIVATE 20' STORMWATER MANAGEMENT
 ACCESS EASEMENT

PRIVATE STORMWATER MANAGEMENT
 & DRAINAGE EASEMENT
 (THE POND WILL BE PRIVATELY OWNED
 AND MAINTAINED BY THE COMMERCIAL
 OWNERS ASSOCIATION)

OPEN SPACE LOT 1
 MAPLE LAWN FARMS
 BUSINESS DISTRICT-AREA
 P.N. 16082

PART OF PARCEL 124
 RESIDUE OF PROPERTY OF
 G & R MAPLE LAWN (K), L.L.C.
 L.4256 F. 250

PART OF PARCEL 124
 RESIDUE OF PROPERTY OF
 G & R MAPLE LAWN (K), L.L.C.
 L.4256 F. 250

OPEN SPACE LOT 1
 MAPLE LAWN FARMS
 BUSINESS DISTRICT-AREA 1
 P.N. 16082

EXISTING PUBLIC STORM DRAIN
 & UTILITY EASEMENTS P.N. 16081

MARKET STREET
 (60' R/W)
 (PUBLIC MINOR COLLECTOR)
 P.N. 16081 (F-03-07)

PARCEL "C-3"
 MAPLE LAWN FARMS
 BUSINESS DISTRICT-AREA 1
 P.N. 17184

COORDINATE TABLE		
1076	540466.71	1339689.47
1077	540506.53	1339597.74
1080	540679.69	1339667.20
1081	540903.41	1339749.74
1082	541175.11	1339916.40
1083	541297.38	1340029.63
1084	541225.98	1340099.80
1085	541107.16	1339989.77
1086	540868.80	1339843.55
1087	540645.08	1339761.02

CURVE TABULATION						
CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
1077-1080	3325.00'	186.60'	93.32'	186.58'	N 21°51'25" E	03°12'56"
1081-1082	815.00'	320.81'	162.51'	318.74'	N 31°31'33" E	22°33'11"
1085-1086	715.00'	281.44'	142.57'	279.63'	S 31°31'33" W	22°33'11"
1087-1076	3425.00'	192.21'	96.13'	192.19'	S 21°51'25" W	03°12'56"

TABULATION OF FINAL PLAT - THIS SHEET

- TOTAL NUMBER OF LOTS AND PARCELS TO BE RECORDED: 0
- TOTAL NUMBER OF BUILDABLE PARCELS TO BE RECORDED: 0
- TOTAL AREA OF BUILDABLE PARCEL TO BE RECORDED: 0 AC.
- TOTAL NUMBER OF OPEN SPACE LOTS TO BE RECORDED: 0
- TOTAL AREA OF OPEN SPACE LOTS TO BE RECORDED: 0 AC.
- TOTAL AREA OF ROADWAYS TO BE RECORDED: 2.0507 AC.
- TOTAL AREA OF SUBDIVISION TO BE RECORDED: 2.0507 AC.

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

Robert J. Weber 11/18/05
 COUNTY HEALTH OFFICER sfo TAD DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING
 & ZONING

Mark 11/22/05
 CHIEF, DEVELOPMENT ENGINEERING DIVISION MK DATE

Mark 11/29/05
 DIRECTOR 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 10 DAY OF OCTOBER, 2005

G & R MAPLE LAWN (K), L.L.C.
 BY: *Stewart J. Greenebaum*
 STEWART J. GREENEBaum, MANAGING MEMBER

ATTEST:

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 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 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

10 OCT 2005
 DATE



RECORDED AS PLAT NUMBER 17850 ON
 12/1/05, AMONG THE LAND RECORDS OF
 HOWARD COUNTY, MARYLAND

MAPLE LAWN FARMS
 BUSINESS DISTRICT - AREA 2
 MAPLE LAWN BOULEVARD

TM 46, GRID 3 & 4, P/O PARCEL 124
 5TH ELECTION DISTRICT HOWARD COUNTY, MARYLAND
 SCALE: 1"=100' SHEET 2 OF 2 OCTOBER 2005

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: *PLC* CHECK BY: *PLC*