

**GENERAL NOTES**

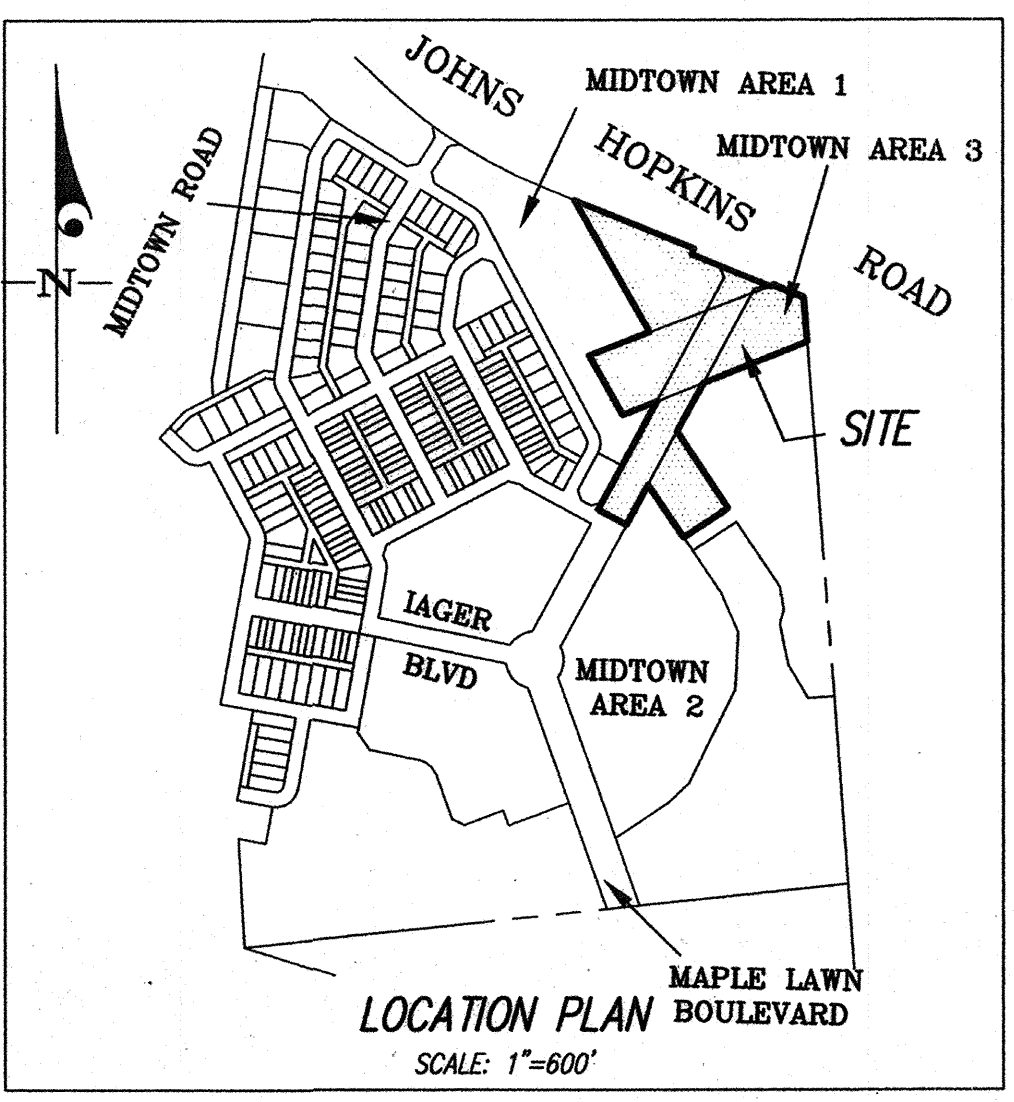
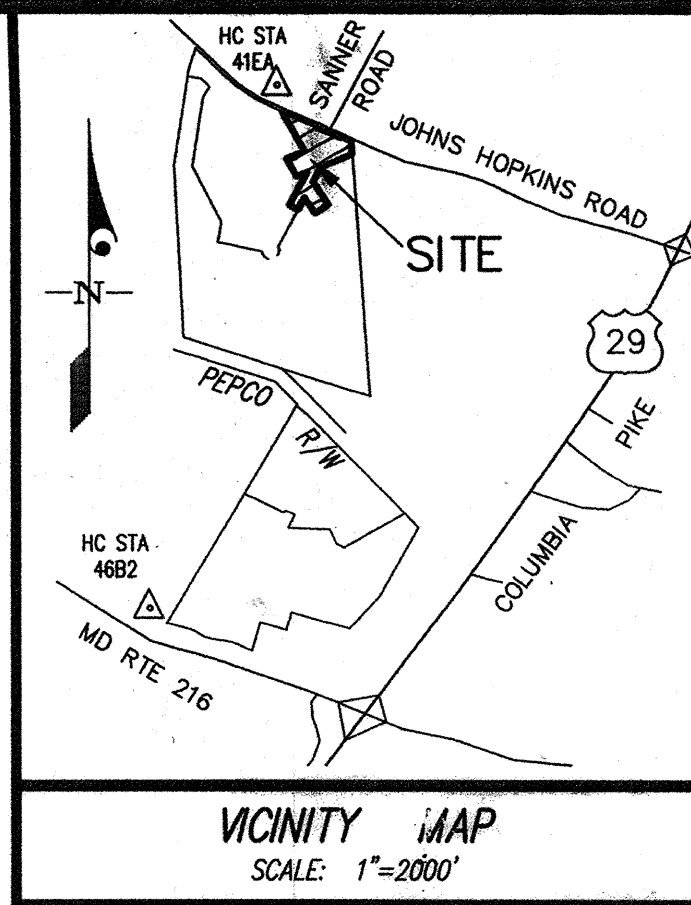
**(GENERAL NOTES CONTINUE)**

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- 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 JULY, 1998.
- PROPERTY IS ZONED MXD-3 PER THE 2-2-04 COMPREHENSIVE ZONING PLAN. PER ZB-995M (APPROVAL DATE OF 2/8/01), UNDERLYING ZONING IS RR-DEO AND PARCEL 122 IS ZONED RR-DEO.
- SEE DEPARTMENT OF PLANNING & ZONING FILE NUMBERS: S-01-17, ZB-995M, PB-353, WP-01-111(\*), P-02-12, WP-03-02(\*\*), P-03-01, F-03-90, F-04-79, F-04-88, P-04-01, WP-03-108(\*\*\*), WP-03-120(\*\*\*), F-04-92, ZB-1039M AND SP-05-03.
- 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-NT-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.
- PUBLIC WATER AND SEWER ALLOCATION FOR THIS DEVELOPMENT IS SUBJECT TO SECTION 18.122B OF THE HOWARD COUNTY CODE. ALLOCATION WILL BE MADE AT THE TIME OF FINAL PLAT APPROVAL, IF CAPACITY IS AVAILABLE AT THAT TIME. PUBLIC SEWER SERVICE HAS BEEN GRANTED UNDER THE TERMS AND PROVISIONS THEREOF EFFECTIVE JUNE 7, 2004, ON WHICH DATE DEVELOPER'S AGREEMENT No. 24-4173D WAS FILED AND ACCEPTED. PUBLIC WATER SERVICE HAS BEEN GRANTED UNDER THE TERMS AND PROVISIONS THEREOF EFFECTIVE DECEMBER 1, 2005, ON WHICH DATE DEVELOPER'S AGREEMENT No. 24-4264D WAS FILED AND ACCEPTED.
- ON JULY 29, 2003, WP 03-120(\*\*\*) WAS GRANTED, ALLOWING THE FOLLOWING:  
INSTALLATION OF A TEMPORARY STREAM CROSSING FOR THE PURPOSE OF EARTH MOVING OPERATIONS.
- 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:  
A. 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  
B. 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 BOTH QUALITY (WQv) AND QUANTITY (Qv) WILL BE PROVIDED PARTIALLY BY A REGIONAL FACILITY (TYPE P-2) CONSTRUCTED UNDER F-03-90 ON OPEN SPACE LOT 221. THE REMAINDER WILL BE PROVIDED BY A FACILITY (TYPE P-5) ON NON-BUILDABLE PARCEL "RR-1". BOTH FACILITIES WILL BE PUBLICLY OWNED AND MAINTAINED. BOTH PONDS WILL BE WET PONDS WITH EXTENDED DETENTION.
- 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 20, 2001.
- ARTICLES OF INCORPORATION FOR THE MAPLE LAWN FARMS HOMEOWNERS ASSOCIATION WAS FILED WITH THE MARYLAND STATE DEPARTMENT OF ASSESSMENTS AND TAXATION ON 5/13/03, RECEIPT # B-00515-1361.
- 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 PROPERTY LINES AND THE PUBLIC ROAD RIGHTS OF WAY FOR ALL SFD AND SFA RESIDENTIAL LOTS 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).
- 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.

- RESERVATION OF PUBLIC UTILITY AND FOREST CONSERVATION EASEMENTS, DEVELOPER RESERVES TO 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.
- LANDSCAPE PLANTING PROVIDED FOR SWM-4 AS SHOWN ON SHEET 18 OF THE ROAD PLANS. A SURETY IN THE AMOUNT OF \$5,250.00 HAS BEEN POSTED WITH THE DPM, DEVELOPER'S AGREEMENT, BUFFERING AND LANDSCAPING REQUIREMENTS/FEATURES FOR PERIMETERS P-8 AND P-9 WILL BE SHOWN AT THE SITE DEVELOPMENT PLAN STAGE AND WILL BE PROVIDED IN ACCORDANCE WITH THE COMPREHENSIVE SKETCH PLAN CRITERIA.
- THE FOREST CONSERVATION REQUIREMENTS PER SECTION 16.1202 OF THE HOWARD COUNTY CODE AND THE FOREST CONSERVATION MANUAL FOR PHASE 4 OF THIS PROJECT WITH AN AFFORESTATION OBLIGATION OF 0.42 OF AN ACRE WILL BE FULFILLED BY UTILIZING EXCESS FOREST CONSERVATION FROM PRIOR PHASES OF THIS PROJECT.
- IMPROVEMENTS AT THE INTERSECTION OF JOHNS HOPKINS ROAD AND MIDTOWN ROAD WERE PROVIDED. TRAFFIC STUDY WAS APPROVED WITH S-01-17 BY THE PLANNING BOARD ON 8/8/01.
- A NOISE STUDY WAS PREPARED BY WILDMAN & ASSOCIATES FOR S-01-17, WHICH WAS SIGNED BY THE PLANNING BOARD ON AUGUST 8, 2001.
- THE PATHWAY SHOWN ON THE ROAD CONSTRUCTION PLANS, F 03-90, FROM THE INTERSECTION OF MIDTOWN ROAD AND DUKE STREET, THROUGH OPEN SPACE LOT 122 IS TO BE CONTINUED UNDER SDP 03-140 AND WILL BE COMPLETED WITH THE MAPLE LAWN BOULEVARD CONNECTION TO JOHNS HOPKINS ROAD. THE REMAINING 100' +/- OF SIDEWALK ALONG JOHNS HOPKINS ROAD TO CONNECT TO THE SIDEWALK CONSTRUCTED UNDER CAPITAL PROJECT #J-4171 WILL BE CONSTRUCTED WITH THE MAPLE LAWN BOULEVARD PLANS. THIS PATHWAY IS BEING PROVIDED IN LIEU OF THE JOHNS HOPKINS ROAD SIDEWALK SYSTEM. THE PATHWAY ALIGNMENT WAS DETERMINED TO BE AN ESSENTIAL DISTURBANCE WITHIN THE WETLANDS BUFFER AND FLOODPLAIN AREA BY THE DEPARTMENT OF PLANNING AND ZONING IN ACCORDANCE WITH SECTION 16.116(C) OF THE SUBDIVISION REGULATIONS.
- 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.
- THERE WILL BE NO MODERATE INCOME HOUSING UNITS PROPOSED UNDER THIS PHASE OF RESIDENTIAL DEVELOPMENT, BUT ARE PROPOSED FOR PHASE I, STAGE II (ANNUAL PHASE IV).
- 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.
- PARCEL 122, ZONED RR, WILL BE BROUGHT INTO THE MXD ZONING THROUGH THE PDP APPROVAL PROCESS AS PER ZB CASE NO. 1039M.
- THE MAPLE LAWN BOULEVARD ROAD EXTENSION CROSSING THROUGH THE ENVIRONMENTALLY SENSITIVE AREAS AND BUFFERS WAS DETERMINED TO BE NECESSARY FOR REASONABLE DEVELOPMENT OF THE PROPERTY IN ACCORDANCE WITH SECTION 16.116(C) OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS DURING REVIEW AND APPROVAL OF ZB CASE NO. 995 AND COMPREHENSIVE SKETCH PLAN, S-01-17.
- PARCELS "RR-1" AND "RR-2" ARE TEMPORARY NON-BUILDABLE PARCELS FOR THE PURPOSE TO CONSTRUCT THE MAPLE LAWN BOULEVARD EXTENSION TO JOHNS HOPKINS ROAD UNTIL THE OLIVER PROPERTY IS ZONED AS "MXD-3" IN ACCORDANCE WITH ZB CASE NO. 1039M. THE 2 PARCELS WILL THEN BE RESUBDIVIDED IN THE FUTURE AS AN MXD OPEN SPACE LOT AND EMPLOYMENT USE PARCEL.
- ON APRIL 2, 2003, WP 03-108(\*\*\*) WAS GRANTED, ALLOWING THE FOLLOWING:  
SECTION 16.102 "APPLICABILITY" WHICH REQUIRES THE APPLICATION OF THE HOWARD COUNTY SUBDIVISION AND LAND REGULATIONS FOR ALL DIVISIONS OF LAND SITUATED WITHIN HOWARD COUNTY FOR THE PURPOSE TO ALLOW RECORDING OF ADJOINER DEEDS TO RECONFIGURE TWO (2) EXISTING PARCELS OF LAND, PARCELS NO.114 AND 205. APPROVAL IS SUBJECT TO SUBMITTING A COPY OF THE RECORDED ADJOINER DEEDS FOR THE SUBJECT PARCELS OF LAND TO THE LAND DEVELOPMENT DIVISION FOR FILE RETENTION PURPOSES UPON COMPLETION OF THE PROPERTY LINE ADJUSTMENT.



**OWNERS**  
 MAPLE LAWN FARMS I, LLC, MAPLE LAWN HOMEOWNERS ASSOCIATION, INC.,  
 G & R MAPLE LAWN, INC., G & R MIDTOWN, LLC & HOWARD COUNTY, MARYLAND  
 c/o GREENEBAUM & ROSE ASSOCIATES, INC.  
 1829 REISTERSTOWN ROAD  
 SUITE 410, WOODHOLME CENTER  
 BALTIMORE, MD, 21208  
 PH: 410-484-8400

THE LIMITS OF THIS FINAL PLAT COVERS PART OF THE DEVELOPMENT PROPOSED BY S-01-17 AS ANNUAL PHASE 4 (ALLOCATION YEAR 2007) AND PARCEL 122, WHICH WILL BECOME PART OF THE OVERALL PROJECT AREA WITH THE APPROVAL OF THE AMENDED PRELIMINARY DEVELOPMENT PLAN AND AMENDED COMPREHENSIVE SKETCH PLAN.

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 Dec 2005  
 DAVID S. WEBER  
 PROFESSIONAL LAND SURVEYOR  
 MD. REG. NO. 10852

*Eugene W. Iager*  
 EUGENE W. IAGER, PRESIDENT  
 DATE

*Charles E. Iager, Jr.*  
 CHARLES E. IAGER, JR., VICE-PRESIDENT  
 DATE

*Stewart J. Greenebaum*  
 STEWART J. GREENEBAUM, DECLARANT  
 DATE

*Stewart J. Greenebaum*  
 STEWART J. GREENEBAUM, PRESIDENT  
 DATE

*Stewart J. Greenebaum*  
 STEWART J. GREENEBAUM, PRESIDENT  
 DATE

*James N. Robey* 12/30/05  
 JAMES N. ROBEY, COUNTY EXECUTIVE  
 DATE

THE PURPOSE OF THIS PLAT IS TO RESUBDIVIDE OPEN SPACE LOT 123 AND NON-BUILDABLE PARCEL "C" INTO NEW OPEN SPACE LOT 230, BUILDABLE PARCEL "A-4" AND A PUBLIC ROAD RIGHT OF WAY - MAPLE LAWN BOULEVARD. CHANGE NON-BUILDABLE PARCEL "D" TO A PUBLIC ROAD RIGHT OF WAY - MAPLE LAWN BOULEVARD AND REVERSE THE EXISTING FOREST CONSERVATION AREA # 11 EASEMENT BY ABANDONING 0.12 OF AN ACRE OF FOREST CONSERVATION EASEMENT BECAUSE OF ROAD CONSTRUCTION. TO ESTABLISH A PUBLIC ROAD R/W AS AN EXTENSION OF MAPLE LAWN BOULEVARD AND TWO NON-BUILDABLE PARCELS ON EXISTING PARCEL 122.

**TABULATION OF FINAL PLAT - ALL SHEETS**

1. TOTAL NUMBER OF LOTS AND PARCELS TO BE RECORDED:	5
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 OPEN SPACE LOTS TO BE RECORDED:	2
5. TOTAL AREA OF OPEN SPACE LOTS TO BE RECORDED:	2.8451 AC.
6. TOTAL NUMBER OF BUILDABLE PARCELS TO BE RECORDED:	1
7. TOTAL AREA OF BUILDABLE PARCELS TO BE RECORDED:	0.0129 AC.
8. TOTAL NUMBER OF NON-BUILDABLE PARCELS TO BE RECORDED:	2
9. TOTAL AREA OF NON-BUILDABLE PARCELS TO BE RECORDED:	2.3453 AC.
10. TOTAL NUMBER OF COMMON OPEN AREA LOTS TO BE RECORDED:	0
11. TOTAL AREA OF COMMON OPEN AREA LOTS TO BE RECORDED:	0 AC.
12. TOTAL AREA OF ROADWAYS TO BE RECORDED:	2.0645 AC.
13. TOTAL AREA OF SUBDIVISION TO BE RECORDED:	7.2678 AC.

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

*Robert J. Weber* 12/27/05  
 COUNTY HEALTH OFFICER  
 DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

*Mark J. Weyl* 12/16/05  
 CHIEF, DEVELOPMENT ENGINEERING DIVISION  
 MK DATE

*Mark J. Weyl* 1/3/06  
 DIRECTOR  
 DATE

**OWNER'S DEDICATION**

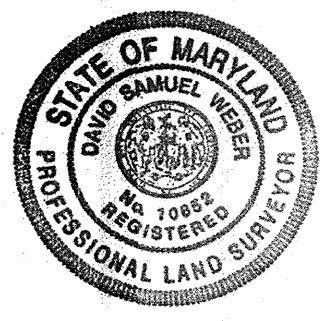
MAPLE LAWN FARMS I, LLC, A MARYLAND LIMITED LIABILITY COMPANY, BY MAPLE LAWN FARMS, INC., MANAGING MEMBER, BY EUGENE W. IAGER, PRESIDENT AND CHARLES E. IAGER, JR., VICE-PRESIDENT, MAPLE LAWN HOMEOWNERS ASSOCIATION, INC., STEWART J. GREENEBAUM, DECLARANT, G & R MIDTOWN, LLC, BY G & R MAPLE LAWN, INC. MANAGING MEMBER, BY STEWART J. GREENEBAUM, PRESIDENT, G & R MAPLE LAWN, INC., A MARYLAND CORPORATION, BY STEWART J. GREENEBAUM, PRESIDENT AND HOWARD COUNTY, MARYLAND, A BODY CORPORATE AND POLITIC, BY JAMES N. ROBEY, COUNTY EXECUTIVE, OWNERS 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 DAY OF \_\_\_\_\_  
 MAPLE LAWN FARMS I, LLC, BY: MAPLE LAWN FARMS, INC., MANAGING MEMBER  
 BY: *Eugene W. Iager* EUGENE W. IAGER, PRESIDENT  
 BY: *Charles E. Iager, Jr.* CHARLES E. IAGER, JR., VICE-PRESIDENT  
 MAPLE LAWN HOMEOWNERS ASSOCIATION, INC. G & R MAPLE LAWN, INC.  
 BY: *Stewart J. Greenebaum* STEWART J. GREENEBAUM, DECLARANT  
 BY: *Stewart J. Greenebaum* STEWART J. GREENEBAUM, PRESIDENT  
 BY: *James N. Robey* JAMES N. ROBEY, COUNTY EXECUTIVE  
 ATTEST: *[Signature]* ATTEST: *[Signature]* 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 SUBDIVISION OF PART OF THE LAND CONVEYED BY MAUCK PROPERTY, L.L.C. TO G & R MAPLE LAWN, INC., BY A DEED DATED JANUARY 30, 1998 AND RECORDED IN LIBER 4213 AT FOLIO 95, PART OF THE LAND CONVEYED BY MAPLE LAWN FARMS, INC., TO MAPLE LAWN FARMS I, LLC, BY A DEED DATED APRIL 30, 2003 AND RECORDED IN LIBER 7161 AT FOLIO 102, PART OF THE LAND CONVEYED BY MAPLE LAWN FARMS I, LLC AND G & R MAPLE LAWN, INC. TO MAPLE LAWN HOMEOWNERS ASSOCIATION, INC., BY A DEED DATED JULY 28, 2003 AND RECORDED IN LIBER 7419 AT FOLIO 284, ALL OF THE LAND CONVEYED BY JAMES E. OLIVER AND MARIA OLIVER TO G & R MIDTOWN, LLC, BY A DEED DATED MAY 14, 2004 AND RECORDED IN LIBER 8372 AT FOLIO 282 AND PART OF THE LAND CONVEYED FROM MAPLE LAWN FARMS I, LLC TO HOWARD COUNTY, MARYLAND, BY A DEED DATED JUNE 7, 2004 AND RECORDED IN LIBER 8721 AT FOLIO 201; ALSO BEING A RESUBDIVISION OF PARCEL "C" AND OPEN SPACE LOT 123 AS SHOWN ON A PLAT OF SUBDIVISION ENTITLED "MAPLE LAWN FARMS, MIDTOWN DISTRICT - AREA 1, ..." AND RECORDED AS PLAT NO. 16089 AND A RESUBDIVISION OF PARCEL "D" AND A REVISION TO OPEN SPACE LOT 123 AS SHOWN ON A PLAT OF SUBDIVISION ENTITLED "MAPLE LAWN FARMS, MIDTOWN DISTRICT - AREA 2, ..." AND RECORDED AS PLAT NO. 16767, 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* 12 Dec. 2005  
 DAVID S. WEBER  
 PROFESSIONAL LAND SURVEYOR  
 MARYLAND REGISTRATION NO. 10852



RECORDED AS PLAT NUMBER 17937 ON 1/6/06, AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND

MAPLE LAWN FARMS, MIDTOWN DISTRICT-AREA 3  
 NON-BUILDABLE PARCELS "RR-1" & "RR-2" AND BUILDABLE PARCEL "A-4" AND MAPLE LAWN BOULEVARD AND  
 MAPLE LAWN FARMS, MIDTOWN DISTRICT-AREA 1  
 OPEN SPACE LOT 230 AND MAPLE LAWN BOULEVARD  
 (A RESUBDIVISION OF OPEN SPACE LOT 123 AND PARCEL "C", MAPLE LAWN FARMS, MIDTOWN DISTRICT-AREA 1, P.N. 16089) AND  
 MAPLE LAWN FARMS, MIDTOWN DISTRICT-AREA 2  
 OPEN SPACE LOT 220 & MAPLE LAWN BOULEVARD  
 (A REVISION TO OPEN SPACE LOT 220 AND A RESUBDIVISION OF PARCEL "D" MAPLE LAWN FARMS, MIDTOWN DISTRICT-AREA 2, P.N. 16767)  
 T.M. 41, GRD. 16, 21 & 22, PARCEL 122, P/O PARCELS 121 & 205 HOWARD COUNTY, MARYLAND  
 5TH ELECTION DISTRICT  
 SCALE: AS SHOWN SHEET 1 OF 4  
 DECEMBER 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 20868  
 TEL: 301-421-4024 BALT: 410-880-1820 DC/VA: 301-986-2824 FAX: 301-421-4188  
 DRAWN BY: *[Signature]* CHECK BY: *[Signature]*



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

THE FOLLOWING MINIMUM STRUCTURE SETBACKS SHALL APPLY FOR STRUCTURES FROM THE PROJECT BOUNDARY:

- 50-FOOT MINIMUM OPEN SPACE BUFFER ADJACENT TO EXISTING RESIDENTIAL COMMUNITIES.
- 100-FOOT MINIMUM SETBACK FOR RESIDENTIAL UNITS FROM JOHN'S HOPKINS ROAD.
- 50-FOOT MINIMUM SETBACK FOR COMMERCIAL BUILDINGS FROM JOHN'S HOPKINS ROAD AND A 20-FOOT MINIMUM SETBACK FOR PARKING FROM JOHN'S HOPKINS ROAD.

**STRUCTURE SETBACKS**

The minimum required setbacks for SINGLE FAMILY DETACHED structures shall be as follows:

Lot Type	Minimum Front Setback	Minimum Side Setback	Minimum Rear Setback	
			To Principal Structure	To Rear Garage (Attached or Detached) or to Accessory Structure
Cottage	10'	4' except for garage which may be 0'	20'	3'
Manor	12'	6' except for garage which may be 0'	20'	3'
Villa	12'	6' except for garage which may be 0'	20'	3'
Estate	20'	20' except for garage which may be 10'	20'	20'

- A ZERO LOT LINE DWELLING UNIT MAY BE LOCATED ON ANY PROPERTY LINE WHICH IS NOT A STREET RIGHT-OF-WAY PROVIDED THAT (1) NO PART OF THE DWELLING SHALL ENROACH ONTO THE ADJOINING LOT; (2) AN ACCESS EASEMENT FOR THE PURPOSE OF MAINTENANCE TO THE SIDE OF THE STRUCTURE SHALL BE INCLUDED IN THE DEED WHERE APPROPRIATE. SPACING BETWEEN DWELLING UNITS SHALL BE A MINIMUM OF 8'. GARAGES HOWEVER, MAY ADJOIN ALONG THE PROPERTY LINE, PROVIDED THEY COMPLY WITH ALL BUILDING AND FIRE CODE REGULATIONS.
- OPEN DECKS MUST BE A MINIMUM OF 10' FROM REAR PROPERTY LINE, AND ARE SUBJECT TO SIDE YARD SETBACKS.
- FACING ACCESSORY STRUCTURES AND DETACHED GARAGES (ACROSS AN ALLEY/LANE R.O.W.) SHALL BE 30' APART.
- STRUCTURES MAY BE LOCATED ANYWHERE WITHIN SUCH SETBACK AREAS IN ACCORDANCE WITH A SITE DEVELOPMENT PLAN APPROVED BY HOWARD COUNTY PLANNING BOARD.

**EXCEPTIONS TO FRONT SETBACK REQUIREMENTS:**

- EXCEPT FOR THE FOLLOWING, SECTION 128.A.1 APPLIES:
- PORCHES MAY ENROACH INTO THE FRONT YARD TO WITHIN 2' FROM THE PROPERTY LINE OR RIGHT-OF-WAY FOR COTTAGES, MANORS, VILLAS; TO WITHIN 12' FOR ESTATES. PORCHES MAY ENROACH INTO THE SIDE YARD OF CORNER LOTS TO WITHIN 2' FROM RIGHT-OF-WAY FOR COTTAGES, MANORS, AND VILLAS; TO WITHIN 12' FOR ESTATES. WHERE A SIDE YARD ABUTS AN OPEN SPACE OR PASSAGE, PORCHES MAY ENROACH TO WITHIN 1' FROM SIDE PROPERTY LINE FOR COTTAGES, MANORS, AND VILLAS; TO WITHIN 12' FOR ESTATES.
- STOOPS AND STEPS MAY ENROACH INTO THE FRONT AND SIDE YARDS TO WITHIN 1' FROM THE FRONT PROPERTY LINE.
- GARDEN WALLS, FENCES, PIERS, GATES AND SIMILAR ORNAMENTS MAY BE BUILT IN THE FRONT AND SIDE YARDS NOT CLOSER THAN 1' FROM THE FRONT PROPERTY LINE; NOT GREATER THAN 48" IN HEIGHT ALONG THE FRONT PROPERTY LINE AND NOT GREATER THAN 72" ALONG THE SIDE AND REAR PROPERTY LINES.

**ACCESS**

- PERMANENT ACCESS TO LOTS MAY BE PROVIDED BY MEANS OF ALLEYS, USING PERPETUAL RECIPROCAL EASEMENTS.

**BUILDING HEIGHT**

- MAXIMUM BUILDING HEIGHT ON ALL LOTS SHALL BE 36' TO THE MIDPOINT OF THE ROOF HEIGHT MEASURED FROM THE HIGHEST ADJOINING GROUND ELEVATION ADJACENT TO THE BUILDING, EXCEPT AS OTHERWISE APPROVED ON A SITE DEVELOPMENT PLAN BY THE HOWARD COUNTY PLANNING BOARD.

**COVERAGE**

- LOT COVERAGE FOR ESTATE LOTS SHALL NOT EXCEED 50 PERCENT, INCLUDING PRINCIPAL AND ACCESSORY STRUCTURES BUT NOT INCLUDING SIDEWALKS, PAVED PARKING AREAS, DRIVEWAYS, PORCHES, STOOPS, STEPS, DECKS, PATIOS, IN-GROUND POOLS, LANDSCAPING AND SIMILAR STRUCTURES.

**PARKING**

- NO LESS THAN TWO PARKING SPACES SHALL BE PROVIDED FOR EACH SINGLE FAMILY DETACHED DWELLING UNIT. SUCH SPACES MAY CONSIST OF GARAGE, DRIVEWAY AND/OR SIMILAR OFF-STREET PARKING SPACES. VISITOR PARKING AND OVERFLOW PARKING MAY BE ACCOMMODATED AS ON-STREET PARKING WITHIN THE PUBLIC RIGHT-OF-WAY.

**STRUCTURE SETBACKS**

The minimum required setbacks for OTHER RESIDENTIAL structures shall be as follows:

Lot Type	Minimum Front Setback	Minimum Side Setback	Minimum Rear Setback		Minimum Front, Side and Rear Setback from Maple Lawn Blvd
			To Principal Structure	To Rear Garage (Attached or Detached) to Accessory Structure	
Single-Family Attached	0'	0'	20'	3'	20'
Live-Work	0'	0'	20'	3'	20'
Semi-detached	10'	4' except for garage which may be 0'	20'	3'	20'
Two-Family	10'	4' except for garage which may be 0'	20'	3'	20'
Apartment	10'	10' except for garage which may be 0'	20'	3'	20'

- OPEN DECKS MUST BE A MINIMUM OF 10' FROM REAR PROPERTY LINE, AND ARE SUBJECT TO SIDE YARD SETBACKS.
- FACING ACCESSORY STRUCTURES AND DETACHED GARAGES (ACROSS AN ALLEY/LANE R.O.W.) SHALL BE 30' APART.
- BETWEEN APARTMENT BUILDINGS, THE MINIMUM SETBACK DISTANCES SHALL BE 30' FRONT TO FRONT, 50' BACK TO BACK, 50' FRONT TO BACK AND 15' FOR ALL OTHER CONDITIONS. BETWEEN SINGLE-FAMILY ATTACHED BUILDINGS, THE MINIMUM SETBACK DISTANCES SHALL BE 30' FRONT TO FRONT, 50' BACK TO BACK, 50' BACK TO FRONT AND 10' FOR ALL OTHER CONDITIONS.
- STRUCTURES MAY BE LOCATED ANYWHERE WITHIN SUCH SETBACK AREAS IN ACCORDANCE WITH A SITE DEVELOPMENT PLAN APPROVED BY HOWARD COUNTY PLANNING BOARD.

**EXCEPTIONS TO FRONT SETBACK REQUIREMENTS:**

- EXCEPT FOR THE FOLLOWING, SECTION 128.A.1 APPLIES:
- PORCHES MAY ENROACH INTO THE FRONT YARD TO WITHIN 2' FROM THE PROPERTY LINE OR RIGHT-OF-WAY FOR ALL OTHER RESIDENTIAL LOT TYPES.
- STOOPS AND STEPS MAY ENROACH INTO THE FRONT AND SIDE YARDS TO WITHIN 1' FROM THE FRONT PROPERTY LINE FOR ALL OTHER RESIDENTIAL TYPES.
- GARDEN WALLS, FENCES, PIERS, GATES AND SIMILAR ORNAMENTS MAY BE BUILT IN THE FRONT AND SIDE YARDS NOT CLOSER THAN 1' FROM THE FRONT PROPERTY LINE; NOT GREATER THAN 48" IN HEIGHT ALONG THE FRONT PROPERTY LINE AND NOT GREATER THAN 72" ALONG THE SIDE AND REAR PROPERTY LINES.

**ACCESS**

- PERMANENT ACCESS TO LOTS MAY BE PROVIDED BY MEANS OF ALLEYS, USING PERPETUAL RECIPROCAL EASEMENTS.

**BUILDING HEIGHT**

- MAXIMUM BUILDING HEIGHT IN THE OTHER RESIDENTIAL LAND USE AREAS SHALL BE 50' FOR ATTACHED, SEMI-DETACHED, OR TWO-FAMILY DWELLING UNITS, AND 60' FOR LIVE-WORK UNITS AND APARTMENTS. IN EACH CASE THE BUILDING HEIGHT IS MEASURED FROM THE MIDPOINT OF THE ROOF HEIGHT TO THE HIGHEST ADJOINING GROUND ELEVATION ADJACENT TO THE BUILDING, EXCEPT AS OTHERWISE APPROVED ON A SITE DEVELOPMENT PLAN BY THE HOWARD COUNTY PLANNING BOARD.

**COVERAGE**

- NO COVERAGE REQUIREMENTS ARE IMPOSED IN OTHER RESIDENTIAL LAND USE AREAS.

**PARKING**

- NO LESS THAN TWO PARKING SPACES SHALL BE PROVIDED FOR EACH SINGLE FAMILY ATTACHED, LIVE-WORK, SEMI-DETACHED, AND TWO-FAMILY DWELLING UNIT. NO LESS THAN ONE AND ONE-HALF PARKING SPACES SHALL BE PROVIDED FOR EACH APARTMENT UNIT. SUCH SPACES MAY CONSIST OF GARAGE, DRIVEWAY AND/OR SIMILAR OFF-STREET PARKING AREAS. SUCH PARKING SHALL BE PROVIDED IN PROXIMITY TO SUCH DWELLING UNIT AND MAY BE INCLUDED AS PART OF A COMMON PARKING AREA PROVIDED FOR RESIDENTS, TENANTS, AND GUESTS. PRINCIPAL STRUCTURES SHALL BE NO CLOSER THAN 15' TO THE CURB OF SUCH PARKING AREAS. VISITOR PARKING AND OVERFLOW PARKING MAY BE ACCOMMODATED AS ON STREET AND PARALLEL PARKING WITHIN THE PUBLIC RIGHT-OF-WAY.
- SUCH PARKING AREAS MAY BE PARALLEL SPACES LOCATED ON PAVED AREAS IN AND/OR ADJACENT TO PUBLICLY MAINTAINED ROADWAYS, ADJACENT TO PUBLIC OR PRIVATE SERVICE DRIVES OR ORIENTED DIAGONALLY OR AT RIGHT ANGLES TO SUCH ROADWAYS OR SERVICE DRIVES.

**HOUSING FOR ELDERLY AND/OR HANDICAPPED PERSONS**

- IN THE EVENT A FACILITY QUALIFIES UNDER FEDERAL, STATE OR COUNTY PROGRAMS INTENDED TO PROMOTE HOUSING FOR THE ELDERLY OR HANDICAPPED, THE PARKING REQUIREMENTS MAY BE MODIFIED TO PROVIDE FOR FOUR PARKING SPACES FOR EVERY TEN DWELLING UNITS PARTICIPATING IN SUCH PROGRAM. IN THE EVENT THE UNITS ARE WITHDRAWN FROM SUCH A HOUSING PROGRAM, THE OWNER OF THE FACILITY SHALL IMMEDIATELY NOTIFY THE DEPARTMENT OF PLANNING AND ZONING AND SHALL CONSTRUCT, PRIOR TO FURTHER OCCUPANCY OF THE WITHDRAWN UNITS, SUCH ADDITIONAL PARKING SPACES AS ARE NECESSARY TO PROVIDE ONE AND ONE-HALF PARKING SPACES FOR EACH DWELLING UNIT WITHDRAWN.

**OVERALL TRACKING CHART**

PHASE NO.	FILE REF. NO.	GROSS ACREAGE	NON-BUILDABLE					S.F.D. AC. (%)	O.R. AC. (%)	EMP. AC. (%)	O.S. AC. (%)	PUB. RD.			PRIV. RD. ACREAGE	SFD UNITS	O.R. UNITS (APT./S.F.A.)	S.F.D. DENSITY	O.R. DENSITY	EMP. BLDG. AREA	EMP. F.A.R.
			SF	OR	EMP	OS	%					SF	OR	EMP							
1	F-03-07	51.98	0.00	0.00	0.00	0.00	(0.0)														
2	F-03-90	37.43	0.52	0.43	0.24	0.00	(3.2)	10.84 (29.0)	8.09 (21.6)	1.56 (4.2)	15.75 (42.1)	3.72	3.74	1.56		65	5.1/AC.	8.0/AC.			
3	F-04-92	58.80	-0.52	-0.43	2.71	0.00	(3.0)	7.11 (12.1)	12.28 (20.9)	14.80 (25.2)	22.85 (38.9)	2.52	0.46	0.00	1.00	41	7.9	5.8/AC.	6.4/AC.		
4a	F-05-81/82	15.47	0.00	1.48	-1.69	0.00	(-1.4)	0.00 (0.0)	7.29 (47.1)	1.69 (10.9)	6.70 (43.3)	0.00	3.40	1.69	0.46		59	8.0/AC.			
4b	F-05-139	0.00	0.00	0.00	-1.26	0.00	(0.00)	0.00 (0.0)	0.00 (0.0)	0.00 (0.0)	1.26 (---)	0.00	0.00	1.26							
4c	F-05-112/113	3.00	0.00	0.00	0.00	0.00	(0.0)	0.00 (0.0)	0.00 (0.0)	0.00 (0.0)	3.00 (100.0)	0.00	0.00	3.00							
TOTALS		166.68		1.48			(0.9)	17.95 (10.8)	27.66 (16.6)	53.14 (31.9)	66.45 (39.9)		25.73	3.14	96	203	5.3/AC.	7.3/AC.	0.00	0.00	

OVERALL DENSITY TABULATION		PROPOSED	ALLOWED	LAND USE ACREAGES*	PROPOSED	ALLOWED	MAX. RES. UNITS ALLOWED	S-01-17
OVERALL S.F.D./GROSS ACRE		5.3 UNITS/AC.	2.8 UNITS/AC.	SINGLE FAMILY DETACHED (S.F.D.)	17.95	198.3	485 (43.5%)	
OVERALL O.R./GROSS ACRE		7.3 UNITS/AC.	14.0 UNITS/AC.	OTHER RESIDENTIAL (O.R.)	29.14	53.0	236 (21.1%)	
OVERALL EMPLOYMENT F.A.R.		0.35	0.35	EMPLOYMENT	53.14	77.1	395 (35.4%)	
OVERALL S.F.D./O.R. DENSITY		1.8 UNITS/AC.	2.2 UNITS/AC.	OPEN SPACE*	66.45	179.5	1116	
TOTALS		166.68	507.9					

\*LAND ACREAGES INCLUDE NON-BUILDABLE AREAS

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 DEC 2005  
DAVID S. WEBER  
PROFESSIONAL LAND SURVEYOR  
MD. REG. NO. 10852

MAPLE LAWN FARMS I, LLC  
MAPLE LAWN FARMS, INC. (MANAGING MEMBER)

*Eugene W. Jager*  
EUGENE W. JAGER, PRESIDENT

*Charles E. Jager, Jr.*  
CHARLES E. JAGER, JR., VICE-PRESIDENT

HOWARD COUNTY, MARYLAND

*James N. Robey*  
JAMES N. ROBEY, COUNTY EXECUTIVE

MAPLE LAWN HOMEOWNERS ASSOCIATION, INC.

*Stewart J. Greenebaum*  
STEWART J. GREENEBAUM, DECLARANT

G & R MAPLE LAWN, INC.  
*Stewart J. Greenebaum*  
STEWART J. GREENEBAUM, PRESIDENT

G & R MIDTOWN, LLC  
G & R MAPLE LAWN, INC. (MANAGING MEMBER)

*Stewart J. Greenebaum*  
STEWART J. GREENEBAUM, PRESIDENT

**NON-BUILDABLE TRACKING CHART**

PARCEL	TOTAL NON-BUILDABLE AREA	FILE UNDER WHICH PARCEL WAS CREATED	FILE UNDER WHICH PARCEL WAS CONVERTED	AREA CONVERTED	CONVERTED TO:	AREA REMAINING
A	0.52	F-03-90	F-04-92	0.52	O.R. LOTS	---
B	0.43	F-03-90	F-04-92	0.43	S.F.D. LOTS	---
C	0.24	F-03-90	THIS PLAN	0.24	R/W (EMP)	---
D	1.02	F-04-92	THIS PLAN	1.02	R/W (EMP)	---
E	1.69	F-04-92	F-05-82	1.69	R/W (EMP)	---
F	1.38	F-05-81	---	0	---	1.38
G	0.10	F-05-81	---	0	---	0.10
TOTAL	5.38					1.48

**OVERALL OPEN SPACE TRACKING CHART**

PHASE NO.	FILE REF. NO.	GROSS ACREAGE	O.S. AC. (%)	ACTIVE O.S. AC. (%) *
1	F-03-07	51.98	21.15 (40.7)	---
2	F-03-90	37.43	15.75 (42.1)	5.55 (35.2) *
3	F-04-92	58.80	22.85 (38.9)	---
4a	F-05-81	15.47	6.70 (43.3)	0.29 (4.3) *
4b	F-05-139	0.00	0.00 (0.0)	---
4c	F-05-112	3.00	0.00 (0.0)	---
TOTAL		166.68	66.45 (39.9)	5.84 (8.8) *

\* The percent of active open space is based upon the total open space provided.

**NON-MXD TRACKING CHART**

AREA	TOTAL AREA	FILE UNDER WHICH AREA WAS CREATED	ZONING OF AREA
PARCEL RR-1	1.23	F-05-139	RR-DEO
PARCEL RR-2	1.11	F-05-139	RR-DEO
R/W	0.78	F-05-139	RR-DEO
TOTAL	3.12*		

\* THIS AREA WILL BE ADDED TO THE OVERALL PROJECT AREA WITH THE APPROVAL OF THE AMENDED PRELIMINARY DEVELOPMENT PLAN AND THE AMENDED COMPREHENSIVE SKETCH PLAN.

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

*Robert J. Weber* 12/27/05  
COUNTY HEALTH OFFICER

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

*Mark* 12/16/05  
CHIEF, DEVELOPMENT ENGINEERING DIVISION

*Paula M. Lough* 1/3/06  
DIRECTOR

**OWNER'S DEDICATION**

MAPLE LAWN FARMS I, LLC, A MARYLAND LIMITED LIABILITY COMPANY, BY MAPLE LAWN FARMS, INC., MANAGING MEMBER, BY EUGENE W. JAGER, PRESIDENT AND CHARLES E. JAGER, JR., VICE-PRESIDENT; MAPLE LAWN HOMEOWNERS ASSOCIATION, INC., STEWART J. GREENEBAUM, DECLARANT, G & R MIDTOWN, LLC, BY G & R MAPLE LAWN, INC., MANAGING MEMBER, BY STEWART J. GREENEBAUM, PRESIDENT, G & R MAPLE LAWN, INC., A MARYLAND CORPORATION, BY STEWART J. GREENEBAUM, PRESIDENT AND HOWARD COUNTY, MARYLAND, A BODY CORPORATE AND POLITICAL, BY JAMES N. ROBEY, COUNTY EXECUTIVE; OWNERS 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 DAY OF  
MAPLE LAWN FARMS I, LLC, BY: MAPLE LAWN FARMS, INC., MANAGING MEMBER  
BY: *Eugene W. Jager* EUGENE W. JAGER, PRESIDENT  
BY: *Charles E. Jager, Jr.* CHARLES E. JAGER, JR., VICE-PRESIDENT  
MAPLE LAWN HOMEOWNERS ASSOCIATION, INC. G & R MAPLE LAWN, INC.  
BY: *Stewart J. Greenebaum* STEWART J. GREENEBAUM, DECLARANT  
BY: *Stewart J. Greenebaum* STEWART J. GREENEBAUM, PRESIDENT  
ATTEST: *Stewart J. Greenebaum* ATTEST: *Stewart J. Greenebaum*

**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 MAUCK PROPERTY, L.L.C. TO G & R MAPLE LAWN, INC., BY A DEED DATED JANUARY 30, 1998 AND RECORDED IN LIBER 4213 AT FOLIO 95, PART OF THE LAND CONVEYED BY MAPLE LAWN FARMS, INC., TO MAPLE LAWN FARMS I, LLC, BY A DEED DATED APRIL 30, 2003 AND RECORDED IN LIBER 7161 AT FOLIO 102, PART OF THE LAND CONVEYED BY MAPLE LAWN FARMS I, LLC AND G & R MAPLE LAWN, INC. TO MAPLE LAWN HOMEOWNERS ASSOCIATION, INC., BY A DEED DATED JULY 28, 2003 AND RECORDED IN LIBER 7419 AT FOLIO 284, ALL OF THE LAND CONVEYED BY JAMES E. OLIVER AND MARIA OLIVER TO G & R MIDTOWN, LLC, BY A DEED DATED MAY 14, 2004 AND RECORDED IN LIBER 8372 AT FOLIO 292 AND PART OF THE LAND CONVEYED FROM MAPLE LAWN FARMS I, LLC TO HOWARD COUNTY, MARYLAND, BY A DEED DATED JUNE 7, 2004 AND RECORDED IN LIBER 8721 AT FOLIO 201; ALSO BEING A RESUBDIVISION OF PARCEL "C" AND OPEN SPACE LOT 123 AS SHOWN ON A PLAT OF SUBDIVISION ENTITLED "MAPLE LAWN FARMS, MIDTOWN DISTRICT-AREA 1, ..." AND RECORDED AS PLAT NO. 16089 AND A RESUBDIVISION OF PARCEL "D" AND A REVISION TO OPEN SPACE LOT 123 AS SHOWN ON A PLAT OF SUBDIVISION ENTITLED "MAPLE LAWN FARMS, MIDTOWN DISTRICT-AREA 2, ..." AND RECORDED AS PLAT NO. 16767; 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* 12 DEC 2005  
DAVID S. WEBER  
PROFESSIONAL LAND SURVEYOR  
MARYLAND REGISTRATION NO. 10852



RECORDED AS PLAT NUMBER 17938 ON 1/16/06, AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND

MAPLE LAWN FARMS, MIDTOWN DISTRICT-AREA 3  
NON-BUILDABLE PARCELS "RR-1" & "RR-2" AND BUILDABLE PARCEL "A-4"  
AND MAPLE LAWN BOULEVARD AND  
MAPLE LAWN FARMS, MIDTOWN DISTRICT-AREA 1  
OPEN SPACE LOT 230 AND MAPLE LAWN BOULEVARD  
(A RESUBDIVISION OF OPEN SPACE LOT 123 AND PARCEL "C",  
MAPLE LAWN FARMS, MIDTOWN DISTRICT-AREA 1, P.N. 16089)  
AND  
MAPLE LAWN FARMS, MIDTOWN DISTRICT-AREA 2  
OPEN SPACE LOT 220 AND MAPLE LAWN BOULEVARD  
(A REVISION TO OPEN SPACE LOT 220 AND A RESUBDIVISION OF PARCEL "D"  
MAPLE LAWN FARMS, MIDTOWN DISTRICT-AREA 2, P.N. 16767)  
TH 41, 68D 16, 21 & 22, PARCEL 122, 1/0 PARCELS 121 & 205  
HOWARD COUNTY, MARYLAND  
5TH ELECTION DISTRICT  
SCALE: NONE SHEET 2 OF 4  
DECEMBER 2005

GLW GUTSCHICK LITTLE & WEBER, P.A.  
CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS  
3809 NATIONAL DRIVE - SUITE 250 - BURTONSVILLE OFFICE PARK  
BURTONSVILLE, MARYLAND 20868  
TEL: 301-421-4024 BALT: 410-880-1820 DC/VA: 301-999-2524 FAX: 301-421-4168  
DRAWN BY: *PWC* CHECK BY: *A.S.*



**TABULATION OF FINAL PLAT - THIS SHEET**

- TOTAL NUMBER OF LOTS AND PARCELS TO BE RECORDED: 4
- TOTAL NUMBER OF BUILDABLE LOTS TO BE RECORDED: 0
- TOTAL AREA OF BUILDABLE LOTS TO BE RECORDED: 0 AC.
- TOTAL NUMBER OF OPEN SPACE LOTS TO BE RECORDED: 1
- TOTAL AREA OF OPEN SPACE LOTS TO BE RECORDED: 0.9335 AC.
- TOTAL NUMBER OF BUILDABLE PARCELS TO BE RECORDED: 1
- TOTAL AREA OF BUILDABLE PARCELS TO BE RECORDED: 0.0129 AC.
- TOTAL NUMBER OF NON-BUILDABLE PARCELS TO BE RECORDED: 2
- TOTAL AREA OF NON-BUILDABLE PARCELS TO BE RECORDED: 2.3453 AC.
- TOTAL NUMBER OF COMMON OPEN AREA LOTS TO BE RECORDED: 0
- TOTAL AREA OF COMMON OPEN AREA LOTS TO BE RECORDED: 0 AC.
- TOTAL AREA OF ROADWAYS TO BE RECORDED: 1.7883 AC.
- TOTAL AREA OF SUBDIVISION TO BE RECORDED: 5.0800 AC.

**OWNERS**

MAPLE LAWN FARMS I, LLC, MAPLE LAWN HOMEOWNERS ASSOCIATION, INC., G & R MAPLE LAWN, INC., G & R MIDTOWN, LLC & HOWARD COUNTY, MARYLAND  
 c/o GREENEBAUM & ROSE ASSOCIATES, INC.  
 1829 REISTERSTOWN ROAD  
 SUITE 410, WOODHOLME CENTER  
 BALTIMORE, MD. 21209  
 PH: 410-484-8400

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 DEC. 2005  
 DAVID S. WEBER  
 PROFESSIONAL LAND SURVEYOR  
 MD. REG. NO. 10852

**Eugene W. Iager**  
 EUGENE W. IAGER, PRESIDENT

**Charles E. Iager, Jr.**  
 CHARLES E. IAGER, JR., VICE-PRESIDENT

**Stewart J. Greenebaum**  
 STEWART J. GREENEBAUM, DECLARANT

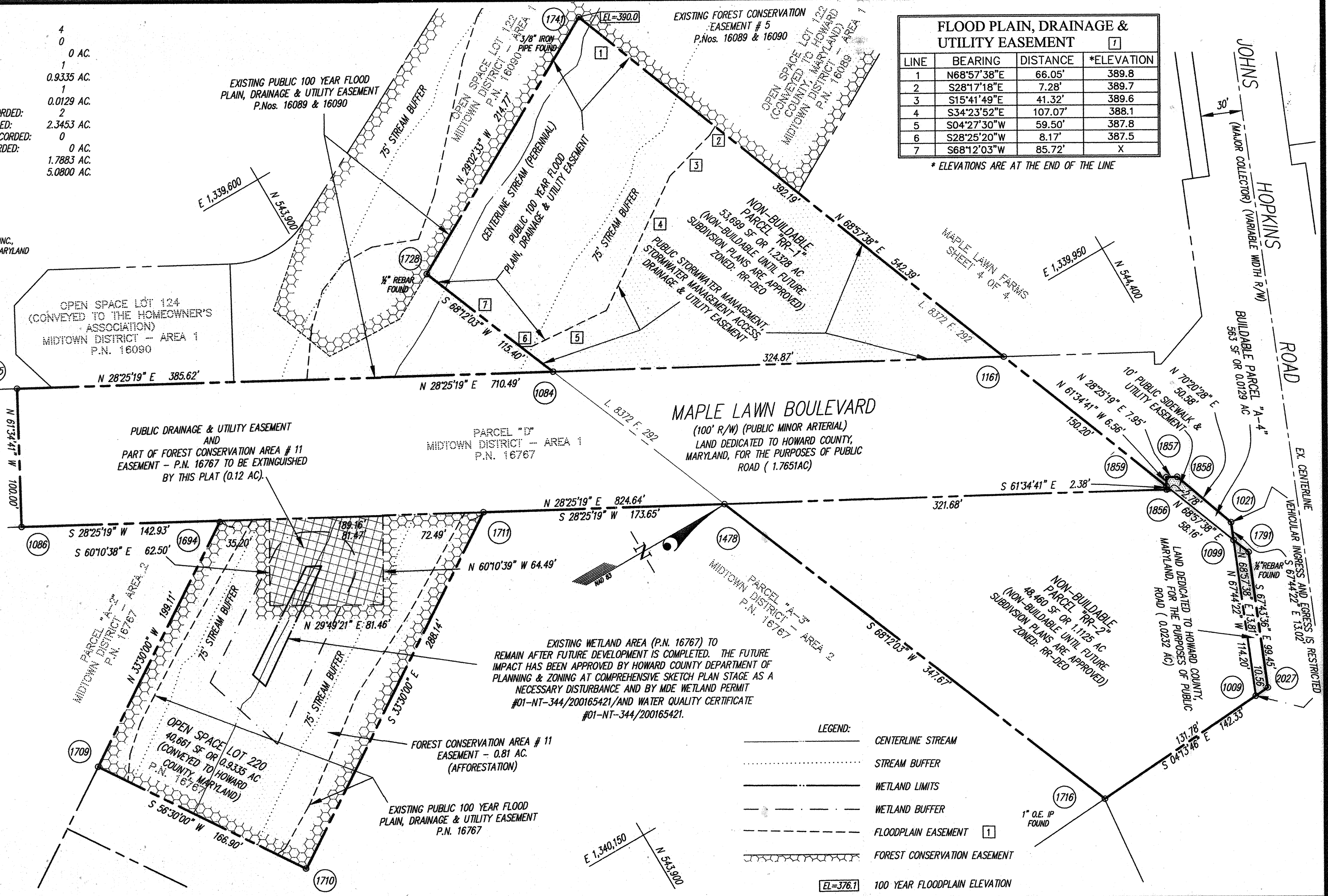
**Stewart J. Greenebaum**  
 STEWART J. GREENEBAUM, PRESIDENT

**James N. Robey**  
 JAMES N. ROBEY, COUNTY EXECUTIVE

**FLOOD PLAIN, DRAINAGE & UTILITY EASEMENT** [7]

LINE	BEARING	DISTANCE	*ELEVATION
1	N68°57'38"E	66.05'	389.8
2	S28°17'18"E	7.28'	389.7
3	S15°41'49"E	41.32'	389.6
4	S34°23'52"E	107.07'	388.1
5	S04°27'30"W	59.50'	387.8
6	S28°25'20"W	8.17'	387.5
7	S68°12'03"W	85.72'	X

\* ELEVATIONS ARE AT THE END OF THE LINE



**LEGEND:**

- CENTERLINE STREAM
- STREAM BUFFER
- WETLAND LIMITS
- WETLAND BUFFER
- FLOODPLAIN EASEMENT [1]
- FOREST CONSERVATION EASEMENT
- 100 YEAR FLOODPLAIN ELEVATION

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

**Robert J. Weller** 12/23/05  
 COUNTY HEALTH OFFICER

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

**Mark K. ...** 12/16/05  
 CHIEF, DEVELOPMENT ENGINEERING DIVISION

**Mark ...** 1/3/06  
 DIRECTOR

**OWNER'S DEDICATION**

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WITNESS OUR HANDS THIS DAY OF  
 BY: **Eugene W. Iager**, PRESIDENT  
 BY: **Charles E. Iager, Jr.**, VICE-PRESIDENT  
 BY: **Stewart J. Greenebaum**, DECLARANT  
 BY: **Stewart J. Greenebaum**, PRESIDENT  
 BY: **James N. Robey**, COUNTY EXECUTIVE

**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 MAUCK PROPERTY, LLC TO G & R MAPLE LAWN, INC., BY A DEED DATED JANUARY 30, 1998 AND RECORDED IN LIBER 4213 AT FOLIO 95, PART OF THE LAND CONVEYED BY MAPLE LAWN FARMS, INC., TO MAPLE LAWN FARMS I, LLC, BY A DEED DATED APRIL 30, 2003 AND RECORDED IN LIBER 7161 AT FOLIO 102, PART OF THE LAND CONVEYED BY MAPLE LAWN FARMS I, LLC AND G & R MAPLE LAWN, INC. TO MAPLE LAWN HOMEOWNERS ASSOCIATION, INC., BY A DEED DATED JULY 28, 2003 AND RECORDED IN LIBER 7419 AT FOLIO 284, ALL OF THE LAND CONVEYED BY JAMES E. OLIVER AND MARIA OLIVER TO G & R MIDTOWN, LLC, BY A DEED DATED MAY 14, 2004 AND RECORDED IN LIBER 8372 AT FOLIO 292 AND PART OF THE LAND CONVEYED FROM MAPLE LAWN FARMS I, LLC TO HOWARD COUNTY, MARYLAND, BY A DEED DATED JUNE 7, 2004 AND RECORDED IN LIBER 8721 AT FOLIO 201; ALSO BEING A RESUBDIVISION OF PARCEL "C" AND OPEN SPACE LOT 123 AS SHOWN ON A PLAT OF SUBDIVISION ENTITLED "MAPLE LAWN FARMS, MIDTOWN DISTRICT-AREA 1, ..." AND RECORDED AS PLAT NO. 16089 AND A RESUBDIVISION OF PARCEL "D" AND A REVISION TO OPEN SPACE LOT 123 AS SHOWN ON A PLAT OF SUBDIVISION ENTITLED "MAPLE LAWN FARMS, MIDTOWN DISTRICT-AREA 2, ..." AND RECORDED AS PLAT NO. 16767, 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** 12 DEC. 2005  
 DAVID S. WEBER  
 PROFESSIONAL LAND SURVEYOR  
 MARYLAND REGISTRATION NO. 10852

RECORDED AS PLAT NUMBER **17939** ON **1/16/06**, AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND

MAPLE LAWN FARMS, MIDTOWN DISTRICT-AREA 3  
 NON-BUILDABLE PARCELS "RR-1" & "RR-2" AND BUILDABLE PARCEL "A-4" AND MAPLE LAWN BOULEVARD AND  
 MAPLE LAWN FARMS, MIDTOWN DISTRICT-AREA 1  
 OPEN SPACE LOT 230 AND MAPLE LAWN BOULEVARD  
 (A RESUBDIVISION OF OPEN SPACE LOT 123 AND PARCEL "C", MAPLE LAWN FARMS, MIDTOWN DISTRICT-AREA 1, P.N. 16089) AND  
 MAPLE LAWN FARMS, MIDTOWN DISTRICT-AREA 2  
 OPEN SPACE LOT 220 AND MAPLE LAWN BOULEVARD  
 (A REVISION TO OPEN SPACE LOT 220 AND A RESUBDIVISION OF PARCEL "D" MAPLE LAWN FARMS, MIDTOWN DISTRICT-AREA 2, P.N. 16767)

TM 41, GRID 16, 21 & 22, PARCEL 122, P/O PARCELS 121 & 205  
 HOWARD COUNTY, MARYLAND  
 DECEMBER 2005

5TH ELECTION DISTRICT  
 SCALE: 1"=50'  
 SHEET 3 OF 4

**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: 410-980-1820 DC/VA: 301-988-2524 FAX: 301-421-4186  
 DRAWN BY: **PWC** CHECK BY: **A.S.**



COORDINATE TABLE FOR SHEETS 3 & 4

1009	544331.97	1340285.36	1478	544071.44	1339972.27
1012	544492.93	1339943.68	1694	543752.37	1339799.59
1019	544354.35	1340125.38	1709	543586.33	1339909.48
1021	544380.17	1340167.61	1710	543678.45	1340048.66
1084	544013.40	1339827.15	1711	543918.73	1339889.62
1085	543674.26	1339643.61	1716	544200.55	1340295.08
1086	543626.66	1339731.56	1728	543970.55	1339720.00
1098	544474.86	1339936.28	1741	544158.32	1339615.74
1099	544375.23	1340179.66	1791	544380.19	1340192.55
1161	544299.12	1339981.78	1849	544437.21	1340028.25
1164	544231.02	1339804.74	1850	544481.78	1339939.11
1165	544645.42	1339571.38	1851	544535.18	1339808.60
			1852	544582.57	1339724.81
			1853	544394.37	1340043.56
			1854	544390.23	1340041.32
			1855	544394.52	1340033.41
			1856	544351.91	1340124.06
			1857	544356.16	1340116.20
			1858	544363.15	1340119.98
			1859	544353.04	1340121.97
			2027	544342.50	1340284.58

EASEMENT TO BE ABANDONED LINE TABULATION

LINE	BEARING	DIST.
L1	S 67°44'22" E	13.17'
L2	S 19°39'32" E	7.39'
L3	N 67°43'36" W	6.94'
L4	N 88°45'50" W	6.51'
L5	S 59°13'27" W	48.72'
L6	N 49°37'40" E	52.65'

OWNERS  
 MAPLE LAWN FARMS I, LLC, MAPLE LAWN HOMEOWNERS ASSOCIATION, INC.,  
 G & R MAPLE LAWN, INC., G & R MIDTOWN, LLC & HOWARD COUNTY, MARYLAND  
 c/o GREENBAUM & ROSE ASSOCIATES, INC.  
 1829 REISTERSTOWN ROAD  
 SUITE 410, WOODHOLME CENTER  
 BALTIMORE, MD. 21208  
 PH: 410-484-8400

TABULATION OF FINAL PLAT - THIS SHEET

1. TOTAL NUMBER OF LOTS AND PARCELS TO BE RECORDED:	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 OPEN SPACE LOTS TO BE RECORDED:	1
5. TOTAL AREA OF OPEN SPACE LOTS TO BE RECORDED:	1.9116 AC.
6. TOTAL NUMBER OF BUILDABLE PARCELS TO BE RECORDED:	0
7. TOTAL AREA OF BUILDABLE PARCELS TO BE RECORDED:	0 AC.
8. TOTAL NUMBER OF NON-BUILDABLE PARCELS TO BE RECORDED:	0
9. TOTAL AREA OF NON-BUILDABLE PARCELS TO BE RECORDED:	0 AC.
10. TOTAL NUMBER OF COMMON OPEN AREA LOTS TO BE RECORDED:	0
11. TOTAL AREA OF COMMON OPEN AREA LOTS TO BE RECORDED:	0 AC.
12. TOTAL AREA OF ROADWAYS TO BE RECORDED:	0.2762 AC.
13. TOTAL AREA OF SUBDIVISION TO BE RECORDED:	2.1878 AC.

APPROVED: FOR PUBLIC WATER & PUBLIC SEWERAGE SYSTEMS  
 IN CONFORMANCE WITH THE MASTER PLAN OF  
 WATER & SEWERAGE FOR HOWARD COUNTY, MD.  
 Robert J. Weber 12/27/05  
 COUNTY HEALTH OFFICER 580 MGD DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING  
 & ZONING  
 Chief, Development Engineering Division 12/16/05  
 Mark D. Loyell 1/3/06  
 DIRECTOR DATE

OWNER'S DEDICATION  
 MAPLE LAWN FARMS I, LLC, A MARYLAND LIMITED LIABILITY COMPANY, BY MAPLE LAWN FARMS, INC., MANAGING MEMBER, BY EUGENE W. IAGER, PRESIDENT  
 AND CHARLES E. IAGER, JR., VICE-PRESIDENT, MAPLE LAWN HOMEOWNERS ASSOCIATION, INC., STEWART J. GREENBAUM, DECLARANT, G & R MIDTOWN, LLC, BY G & R  
 MAPLE LAWN, INC. MANAGING MEMBER, BY STEWART J. GREENBAUM, PRESIDENT, G & R MAPLE LAWN, INC., A MARYLAND CORPORATION, BY STEWART J. GREENBAUM,  
 PRESIDENT AND HOWARD COUNTY, MARYLAND, A BODY CORPORATE AND POLITIC, BY JAMES N. ROBEY, COUNTY EXECUTIVE, OWNERS 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 DAY OF  
 G & R MIDTOWN, LLC  
 BY: Eugene W. Iager, President  
 BY: Charles E. Iager, Jr., Vice-President  
 MAPLE LAWN HOMEOWNERS ASSOCIATION, INC.  
 BY: Stewart J. Greenbaum, Declarant  
 BY: Stewart J. Greenbaum, President  
 G & R MAPLE LAWN, INC.  
 BY: Stewart J. Greenbaum, President  
 HOWARD COUNTY, MARYLAND  
 BY: James N. Robey, County Executive  
 ATTEST: David S. Weber, Professional Land Surveyor  
 ATTEST: David S. Weber, Professional Land Surveyor

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 MAUCK PROPERTY, L.L.C. TO G & R MAPLE LAWN, INC., BY A DEED DATED  
 JANUARY 30, 1998 AND RECORDED IN LIBER 4213 AT FOLIO 95, PART OF THE LAND CONVEYED BY MAPLE LAWN FARMS, INC. TO MAPLE  
 LAWN FARMS I, LLC, BY A DEED DATED APRIL 30, 2003 AND RECORDED IN LIBER 7161 AT FOLIO 102, PART OF THE LAND CONVEYED BY  
 MAPLE LAWN FARMS I, LLC AND G & R MAPLE LAWN, INC. TO MAPLE LAWN HOMEOWNERS ASSOCIATION, INC., BY A DEED DATED JULY 28,  
 2003 AND RECORDED IN LIBER 7419 AT FOLIO 284, ALL OF THE LAND CONVEYED BY JAMES E. OLIVER AND MARIA OLIVER TO G & R  
 MIDTOWN, LLC, BY A DEED DATED MAY 14, 2004 AND RECORDED IN LIBER 8372 AT FOLIO 292 AND PART OF THE LAND CONVEYED FROM  
 MAPLE LAWN FARMS I, LLC TO HOWARD COUNTY, MARYLAND, BY A DEED DATED JUNE 7, 2004 AND RECORDED IN LIBER 8721 AT FOLIO 201;  
 ALSO BEING A RESUBDIVISION OF PARCEL "C" AND OPEN SPACE LOT 123 AS SHOWN ON A PLAT OF SUBDIVISION ENTITLED "MAPLE LAWN  
 FARMS, MIDTOWN DISTRICT - AREA 1, ..." AND RECORDED AS PLAT NO. 16089 AND A RESUBDIVISION OF PARCEL "D" AND A REVISION TO  
 OPEN SPACE LOT 123 AS SHOWN ON A PLAT OF SUBDIVISION ENTITLED "MAPLE LAWN FARMS, MIDTOWN DISTRICT - AREA 2, ..." AND  
 RECORDED AS PLAT NO. 16767, 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 12 DEC. 2005  
 DAVID S. WEBER  
 PROFESSIONAL LAND SURVEYOR  
 MARYLAND REGISTRATION NO. 10852



RECORDED AS PLAT NUMBER 17940 ON  
 1/16/06, AMONG THE LAND RECORDS OF  
 HOWARD COUNTY, MARYLAND  
 MAPLE LAWN FARMS, MIDTOWN DISTRICT-AREA 3  
 NON-BUILDABLE PARCELS "RR-1" & "RR-2" AND BUILDABLE PARCEL "A-4"  
 AND MAPLE LAWN BOULEVARD AND  
 MAPLE LAWN FARMS, MIDTOWN DISTRICT-AREA 1  
 OPEN SPACE LOT 230 AND MAPLE LAWN BOULEVARD  
 (A RESUBDIVISION OF OPEN SPACE LOT 123 AND PARCEL "C",  
 MAPLE LAWN FARMS, MIDTOWN DISTRICT-AREA 1, P.N. 16089)  
 AND  
 MAPLE LAWN FARMS, MIDTOWN DISTRICT-AREA 2  
 OPEN SPACE LOT 220 & MAPLE LAWN BOULEVARD  
 (A REVISION TO OPEN SPACE LOT 220 AND A RESUBDIVISION OF PARCEL "D"  
 MAPLE LAWN FARMS, MIDTOWN DISTRICT-AREA 2, P.N. 16767)  
 TM 41, GRID 16, 21 & 22, PARCEL 122, P/O PARCELS 121 & 205  
 HOWARD COUNTY, MARYLAND  
 5TH ELECTION DISTRICT  
 SCALE: 1"=50' SHEET 4 OF 4  
 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: 301-989-2524 FAX: 301-421-4188  
 DRAWN BY: pvc CHECK BY: A.S.

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 12 DEC. 2005  
 DAVID S. WEBER  
 PROFESSIONAL LAND SURVEYOR  
 MD. REG. NO. 10852  
 MAPLE LAWN FARMS I, LLC  
 MAPLE LAWN FARMS, INC. (MANAGING MEMBER)  
 Eugene W. Iager, President  
 Charles E. Iager, Jr., Vice-President  
 MAPLE LAWN HOMEOWNERS ASSOCIATION, INC.  
 Stewart J. Greenbaum, Declarant  
 G & R MAPLE LAWN, INC.  
 Stewart J. Greenbaum, President  
 G & R MIDTOWN, LLC  
 G & R MAPLE LAWN, INC. (MANAGING MEMBER)  
 Stewart J. Greenbaum, President  
 HOWARD COUNTY, MARYLAND  
 James N. Robey, County Executive 12/30/05