

GENERAL NOTES

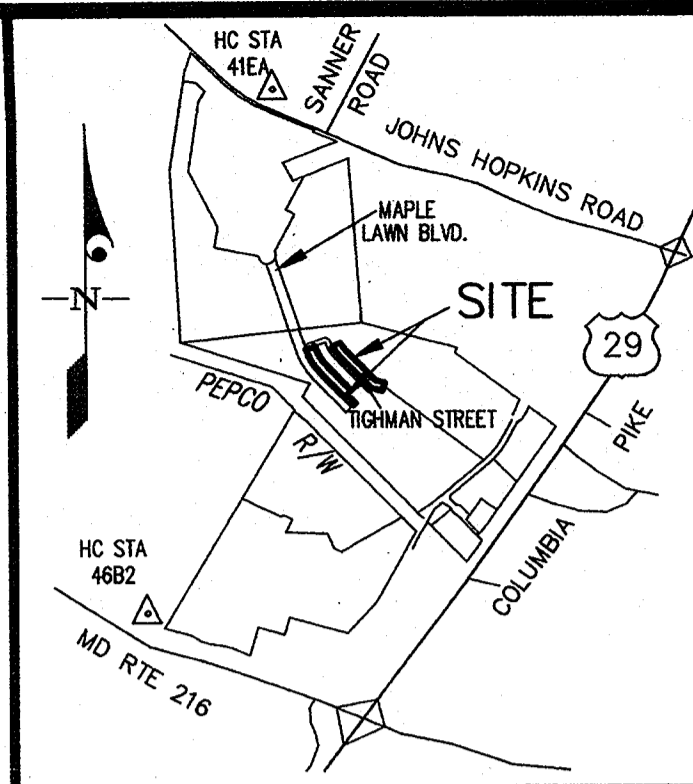
- IRON PINS SHOWN THUS:
- CONCRETE MONUMENTS SHOWN THUS:
- THIS PLAT AND THE COORDINATES SHOWN HEREON, ARE BASED UPON A FIELD RUN BOUNDARY SURVEYS PREPARED BY GUTSCHICK, LITTLE & WEBER, P.A. IN JANUARY, 1998, JULY, 1998 AND AUGUST, 2003.
- PROPERTY IS ZONED MXD-3 PER THE 2-2-04 COMPREHENSIVE ZONING PLAN, PER ZB-995M (APPROVAL DATE OF 2/8/01), UNDERLYING ZONING IS RR-DEO.
- SEE DEPARTMENT OF PLANNING & ZONING FILE NUMBERS: S-01-17, ZB-995M, PB-353, WP-01-111(*), WP-03-02(**), F-04-92, WP-03-120(***) F-05-82, P-05-02 & F-05-81.
- WETLANDS DELINEATION SHOWN PER AN INSPECTION PERFORMED BY EXPLORATION RESEARCH, INC., APPROVED BY THE CORPS OF ENGINEERS JD-63787-3 ON MAY 14, 1998. PERMIT IS COVERED BY MDE TRACKING NO. 01-WT-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 AND PUBLIC WATER SERVICE HAS BEEN GRANTED UNDER THE TERMS AND PROVISIONS THEREOF EFFECTIVE JULY 22, 2005, ON WHICH DATE DEVELOPER'S AGREEMENT No. 24-4238-D 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:
 - 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.
- WAIVER REQUEST FROM SECTION 16.115(c)(2) - WHICH PROHIBITS CLEARING, EXCAVATING, FILLING, ALTERING DRAINAGE, IMPERVIOUS PAVING, OR PLACEMENT OF STRUCTURES WITHIN THE 100 YEAR FLOOD PLAIN, UNLESS AUTHORIZED BY THE DEPARTMENT OF PLANNING & ZONING, SECTION 16.116(g)(2)(i) - WHICH PROHIBITS GRADING, REMOVAL OF VEGETATIVE COVER AND TREES, PAVING AND NEW STRUCTURES WITHIN 75 FEET OF A PERENNIAL STREAM IN A RESIDENTIAL ZONING DISTRICT AND SECTION 16.119(e)(5) - WHICH REQUIRES THE TRUNCATION OF PUBLIC RIGHT OF WAY LINES ON CORNER LOTS AT AN INTERSECTION BY STRAIGHT LINES JOINING POINTS 25 FEET BACK FROM THE THEORETICAL PROPERTY LINE INTERSECTION IN EACH QUADRANT, HERE APPROVED BY THE DEPARTMENT OF PLANNING AND ZONING UNDER THE CONDITIONS OF WP-03-02(**), WHICH WAS GRANTED ON OCTOBER 11, 2002 SUBJECT TO THE FOLLOWING CONDITIONS:
 - THE GRADING DISTURBANCE WITHIN THE STREAM BUFFER AND FLOOD PLAIN AREAS SHALL BE THE MINIMUM NECESSARY TO ACCOMMODATE THE SIDE SLOPES FOR CONSTRUCTION OF THE PROPOSED DUKE STREET.
 - ALL GRADING DISTURBANCES WITHIN THE 100 YEAR FLOOD PLAIN AND 75' STREAM BUFFER ARE SUBJECT TO OBTAINING ALL NECESSARY WATER QUALITY CERTIFICATES AND PERMITS FROM THE MARYLAND DEPARTMENTS OF THE ENVIRONMENT AND NATURAL RESOURCES.
 - TRUNCATED RIGHT OF WAY CORNERS SHALL APPLY TO THE RESIDENTIAL LAND USE LOTS AND TO OTHER LOTS OR PARCELS ELSEWHERE, FOR THE OPEN SPACE OR COMMERCIAL LAND USE AREAS FOR THIS PROJECT WHERE NECESSARY TO ACHIEVE THE TRADITIONAL NEIGHBORHOOD DESIGN (TND) GOALS AND OBJECTIVES SUBJECT TO HAVING ADEQUATE INTERSECTION SIGHT DISTANCE AS DETERMINED BY THE DPZ, DEVELOPMENT ENGINEERING DIVISION.

(GENERAL NOTES CONTINUE)

- STORMWATER MANAGEMENT, FOR BOTH QUALITY AND QUANTITY, IS BEING PROVIDED AT AN ON-SITE FACILITY ON OPEN SPACE LOT 60. THE FACILITY WILL BE PUBLICLY OWNED AND MAINTAINED. STORMWATER MANAGEMENT PROVIDED UNDER F-05-81.
- 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 HOMEOWNER'S 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.
- 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 REQUIREMENT FOR THIS RESUBDIVISION PLAN WAS PREVIOUSLY ADDRESSED UNDER F-05-81.

(GENERAL NOTES CONTINUE)

- DRIVEWAY(S) 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 (1/2" 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.
 - STRUCTURES CLEARANCES - MINIMUM 12 FEET.
 - MAINTENANCE - SUFFICIENT TO INSURE ALL WEATHER USE.
- THE 67 dBA CONTOUR LINE DRAWN ON THIS SUBDIVISION PLAT IS ADVISORY AS REQUIRED BY THE HOWARD COUNTY DESIGN MANUAL, CHAPTER 5, REVISED FEBRUARY 1992 AND CANNOT BE CONSIDERED TO EXACTLY LOCATE THE 67 dBA NOISE EXPOSURE. THE 67 dBA NOISE LINE WAS ESTABLISHED BY HOWARD COUNTY TO ALERT DEVELOPERS, BUILDERS AND FUTURE RESIDENTS THAT AREAS BEYOND THIS THRESHOLD MAY EXCEED GENERALLY ACCEPTED NOISE LEVELS ESTABLISHED BY THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT.



VICINITY MAP
SCALE: 1"=2000'

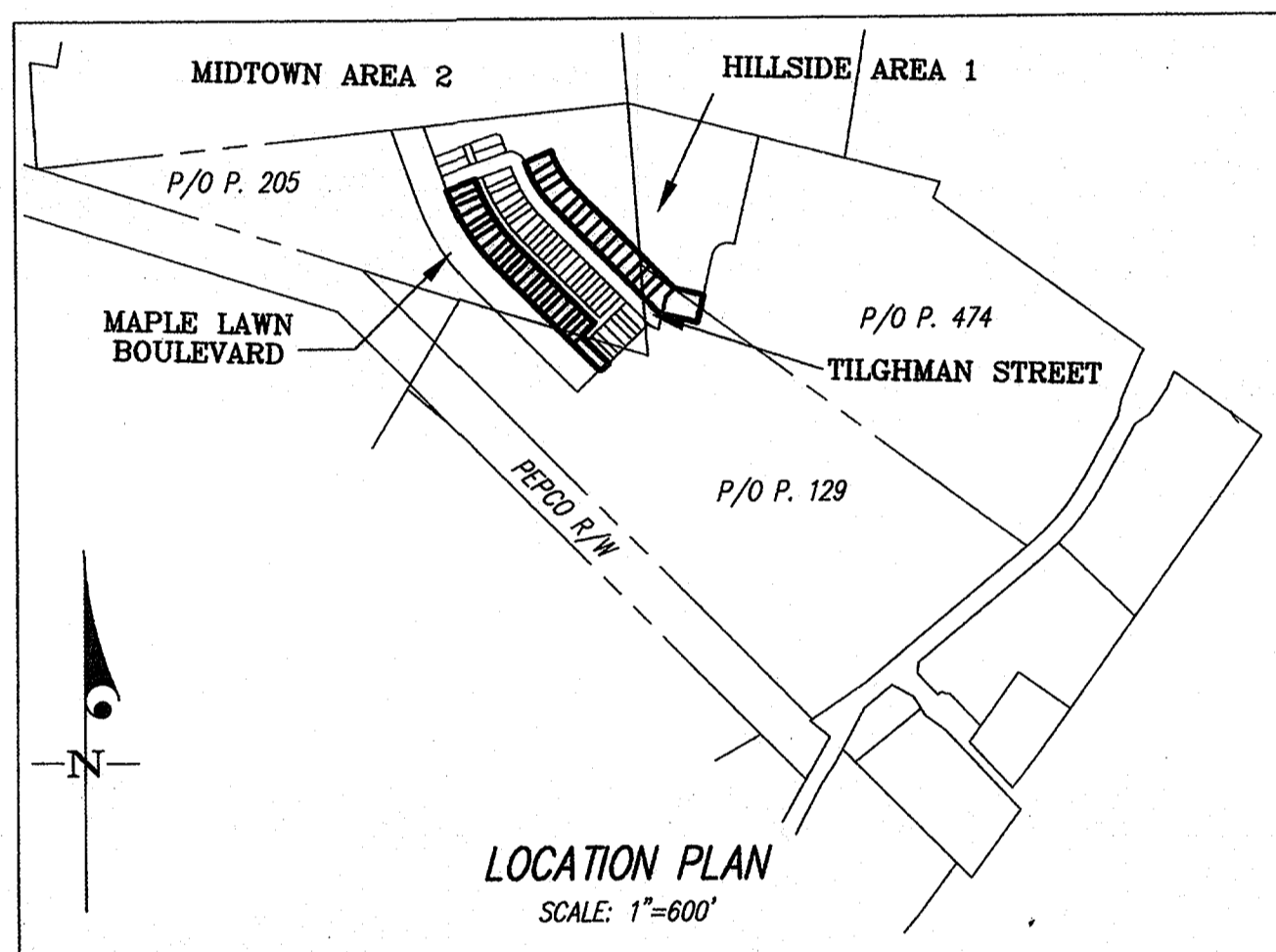
THE REQUIREMENTS OF SECTION 3-108, THE REAL PROPERTY ARTICLE, ANNOTATED CODE OF MARYLAND, 1996 REPLACEMENT VOLUME, (AS SUPPLEMENTED) AS FAR AS THEY RELATE TO THE MAKING OF THIS PLAT AND THE SETTING OF MARKERS, HAVE BEEN COMPLIED WITH.

David S. Weber 09 JAN '06
DAVID S. WEBER
PROFESSIONAL LAND SURVEYOR
MD. REG. NO. 10852
DATE

Eugene W. Iager 1/9/06
EUGENE W. IAGER, PRESIDENT
DATE

Charles E. Iager, Jr. 1/9/06
CHARLES E. IAGER, JR., VICE-PRESIDENT
DATE

Stewart Greenebaum 1/9/06
G & R MAPLE LAWN, INC.
STEWART GREENEBAUM, PRESIDENT
DATE



LOCATION PLAN
SCALE: 1"=600'

TABULATION OF FINAL PLAT - ALL SHEETS

1. TOTAL NUMBER OF LOTS AND PARCELS TO BE RECORDED:	42
2. TOTAL NUMBER OF BUILDABLE LOTS TO BE RECORDED:	41
3. TOTAL AREA OF BUILDABLE LOTS TO BE RECORDED:	2.7350 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 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:	1
9. TOTAL AREA OF NON-BUILDABLE PARCELS TO BE RECORDED:	0.2303 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 AC.
13. TOTAL AREA OF SUBDIVISION TO BE RECORDED:	2.9653 AC.

OWNERS

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

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, AND G & R MAPLE LAWN, INC., A MARYLAND CORPORATION, BY STEWART J. GREENEBAUM, PRESIDENT, 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 ERECTED ON OR OVER THE SAID EASEMENTS AND RIGHTS-OF-WAY.

WITNESS OUR HANDS THIS 9th DAY OF 2006

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

G & R MAPLE LAWN, INC.
BY: *Stewart J. Greenebaum*
STEWART J. GREENEBAUM, PRESIDENT
ATTEST: *David S. Weber*

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 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 WILLARD H. MARLOW, t/o MARLOW FARM TO G & R MAPLE LAWN, INC., BY A DEED DATED JANUARY 29, 1998 AND RECORDED IN LIBER 4192 AT FOLIO 148 AND PART OF THE LAND CONVEYED BY MAPLE LAWN FARMS, INC., TO MAPLE LAWN FARMS I, LLC, BY A DEED DATED MARCH 21, 2005 AND RECORDED IN LIBER 9074 AT FOLIO 90, ALSO BEING A RESUBDIVISION OF LOTS 3 THRU 25, 58 & 59 AND NON-BUILDABLE PARCELS 'f' AND 'g' AS SHOWN ON A PLAT OF SUBDIVISION ENTITLED 'MAPLE LAWN FARMS, HILLSIDE DISTRICT - AREA 1, LOTS 1 THRU 59, OPEN SPACE LOT 60, COMMON OPEN AREA LOTS 61 & 62, AND NON-BUILDABLE PARCELS 'f' AND 'g' AND RECORDED AS PLAT Nos. 17716 & 17717, 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
09 JAN '06
DATE

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

Robert J. Weber 2/13/06
COUNTY HEALTH OFFICER SFO MDD DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

Michael J. ... 2/7/06
CHIEF, DEVELOPMENT ENGINEERING DIVISION MK DATE

M.V. ... 2/14/06
DIRECTOR DATE

THE PURPOSE OF THIS PLAT IS TO RESUBDIVIDE LOTS 3-25, 58 & 59 AND NON-BUILDABLE PARCELS 'f' AND 'g' INTO 41 BUILDABLE LOTS AND ONE NON-BUILDABLE PARCEL.

THE LIMITS OF THIS FINAL PLAT COVERS PART OF THE DEVELOPMENT PROPOSED BY S-01-17 AS ANNUAL PHASE 5 (ALLOCATION YEAR 2008).

RECORDED AS PLAT NUMBER 18061 ON 2/21/06, AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND

MAPLE LAWN FARMS
HILLSIDE DISTRICT - AREA 1
LOTS 63 THRU 103 AND NON-BUILDABLE PARCEL 'h'
(A RESUBDIVISION OF LOTS 3-25, 58 & 59 AND NON-BUILDABLE PARCELS 'f' & 'g', MAPLE LAWN FARMS HILLSIDE DISTRICT - AREA 1, PLAT Nos. 17716 & 17717)
TM 41, GRID 22, P/O PARCELS 129, 205 & 474
5TH ELECTION DISTRICT HOWARD COUNTY, MARYLAND
SCALE: AS SHOWN SHEET 1 OF 3 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 BAL: 410-880-1820 DC/VA: 301-989-2524 FAX: 301-421-4186
DRAWN BY: PWC CHECK BY: AS

**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 JOHNS HOPKINS ROAD.
- 50-FOOT MINIMUM SETBACK FOR COMMERCIAL BUILDINGS FROM JOHNS HOPKINS ROAD AND A 20-FOOT MINIMUM SETBACK FOR PARKING FROM JOHNS 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 ENCR OACH 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 ADJON 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 ENCR OACH 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 ENCR OACH 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 ENCR OACH TO WITHIN 1' FROM SIDE PROPERTY LINE FOR COTTAGES, MANORS, AND VILLAS; TO WITHIN 12' FOR ESTATES.
- STOOPS AND STEPS MAY ENCR OACH 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 38' 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) or 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 ENCR OACH 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 ENCR OACH 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)	10.84	(20.0)	8.09	(21.6)	1.56	(4.2)	15.75	(42.1)	3.72	3.74	1.96	1.68	55	65	5.1/AC.	8.0/AC.		
2	F-03-90	37.43	0.52	0.43	0.24	0.00	(3.2)	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	79	5.8/AC.	6.4/AC.		
3	F-04-92	58.80	-0.52	-0.43	2.71	0.00	(3.0)	0.00	(0.0)	0.00	(0.0)	1.69	(10.9)	6.70	(43.3)	0.00	3.40	1.69	0.46	59	59	8.1/AC.	8.1/AC.		
4a	F-05-81/F-05-82	15.47	0.00	1.48	-1.89	0.00	(-1.4)	0.00	(0.0)	0.00	(0.0)	1.28	(---)	0.00	(0.0)	0.00	0.00	1.28	---	---	---	---	---	---	---
4b	F-05-139	0.00	0.00	0.00	-1.26	0.00	(0.0)	0.00	(0.0)	0.00	(0.0)	0.00	(0.0)	0.00	(0.0)	0.00	0.00	0.00	---	---	---	---	---	---	---
4c	F-05-112/F-05-113	3.00	0.00	0.00	0.00	0.00	(0.0)	0.00	(0.0)	0.00	(0.0)	3.00	(100.0)	0.00	(0.0)	0.00	0.00	3.00	---	---	---	---	---	---	---
5a	F-06-43	0.00	0.00	-1.25	0.00	0.00	(0.0)	0.00	(0.0)	1.25	(0.0)	0.00	(0.0)	0.00	(0.0)	0.00	0.00	0.00	---	---	---	---	---	---	---
TOTALS		186.68	0.23	0.23	0.00	0.00	(0.1)	17.95	(10.8)	28.91	(17.3)	53.14	(31.9)	66.45	(38.9)	25.73	3.14	96	219	5.3/AC.	7.8/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	2.8 UNITS/AC.	2.8 UNITS/AC.	2.8 UNITS/AC.	2.8 UNITS/AC.	2.8 UNITS/AC.	2.8 UNITS/AC.	2.8 UNITS/AC.	17.95	198.3	198.3	198.3	485	485	485	485
OVERALL O.R./GROSS ACRE	7.6 UNITS/AC.	7.6 UNITS/AC.	7.6 UNITS/AC.	7.6 UNITS/AC.	7.6 UNITS/AC.	7.6 UNITS/AC.	7.6 UNITS/AC.	29.14	53.0	53.0	53.0	236	236	236	236
OVERALL EMPLOYMENT F.A.R.	0.35	0.35	0.35	0.35	0.35	0.35	0.35	53.14	77.1	77.1	77.1	395	395	395	395
OVERALL S.F.D./O.R. DENSITY	1.9 UNITS/AC.	1.9 UNITS/AC.	1.9 UNITS/AC.	1.9 UNITS/AC.	1.9 UNITS/AC.	1.9 UNITS/AC.	1.9 UNITS/AC.	66.45	178.5	178.5	178.5	1116	1116	1116	1116

NON-BUILDABLE TRACKING CHART

PARCEL	TOTAL NON-BUILDABLE PARCEL AREA CREATED	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	F-05-139	0.24	R/W (EMP.)	---
D	1.02	F-04-92	F-05-139	1.02	R/W (EMP.)	---
E	1.69	F-04-92	F-05-81	1.69	R/W (EMP.)	---
F	1.38	F-05-81	F-06-43	1.38	O.R. LOTS/NON-BLD. PAR. 'H'	---
G	0.10	F-05-81	F-06-43	0.10	O.R. LOTS	---
H	0.23	F-06-43	---	---	---	0.23
TOTAL	5.61					0.23

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)	7.52 (47.7) ①
3	F-04-92	58.80	22.85 (38.9)	---
4a	F-05-81 / F-05-82	15.47	6.70 (43.3)	0.29 (4.3) ②
4b	F-05-139	0.00	0.00 (0.0)	---
4c	F-05-112/113	3.00	0.00 (0.0)	---
5a	F-06-43	0.00	0.00 (0.0)	---
TOTAL		186.68	66.45 (38.9)	7.81 (11.8)

* The percent of active open space is based upon the total open space provided.
 ① 7.52 ACRES = Community Center (OS 125 - 5.01 Ac.), OS 126 (0.55 Ac.), and OS 230 (1.96 Ac.)
 ② 0.29 ACRES = Pathways
 Open Space Lots 126 and 230 are considered recreational since residents will be able to gather and children will be able to play in these areas.

Lot Information

Lot Type	Lots	Minimum Lot Size	Min. Lot Width at Front BRL
Townhouse	63 THRU 103		

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 09 JAN '06
 DAVID S. WEBER
 PROFESSIONAL LAND SURVEYOR
 MD. REG. NO. 10852

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

Eugene W. Jager 1/9/06
 EUGENE W. JAGER, PRESIDENT

Charles E. Jager, Jr. 1/9/06
 CHARLES E. JAGER, JR., VICE-PRESIDENT

G & R MAPLE LAWN, INC.
Stewart J. Greenebaum 1/9/06
 STEWART J. GREENEBAUM, PRESIDENT

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

Robert J. Walden 2/13/06
 COUNTY HEALTH OFFICER SFD MOD DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

Mike 2/7/06
 CHIEF, DEVELOPMENT ENGINEERING DIVISION MK DATE

R. C. K. Leight 2/7/06
 DIRECTOR DATE

OWNER'S DEDICATION

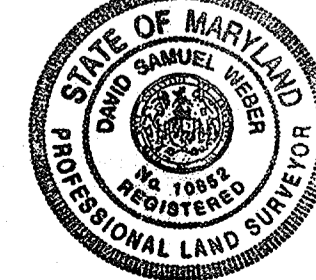
MAPLE LAWN FARMS I, LLC, A MARYLAND LIMITED LIABILITY COMPANY, BY MAPLE LAWN FARMS, INC., MANAGING MEMBER, BY EUGENE W. JAGER, PRESIDENT AND CHARLES E. JAGER, JR., VICE-PRESIDENT, AND G & R MAPLE LAWN, INC., A MARYLAND CORPORATION, BY STEWART J. GREENEBAUM, PRESIDENT, OWNERS OF THE PROPERTY SHOWN AND 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 ERECTED ON OR OVER THE SAID EASEMENTS AND RIGHTS-OF-WAY.

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
 BY: *Stewart J. Greenebaum*
 STEWART J. GREENEBAUM, PRESIDENT
 WITNESS: *[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 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 WILLARD H. MARLOW, 1/6 MARLOW FARM TO G & R MAPLE LAWN, INC., BY A DEED DATED JANUARY 29, 1998 AND RECORDED IN LIBER 4192 AT FOLIO 148 AND PART OF THE LAND CONVEYED BY MAPLE LAWN FARMS, INC., TO MAPLE LAWN FARMS I, LLC, BY A DEED DATED MARCH 21, 2005 AND RECORDED IN LIBER 9074 AT FOLIO 90, ALSO BEING A RESUBDIVISION OF LOTS 3 THRU 25, 58 & 59 AND NON-BUILDABLE PARCELS 'F' AND 'G' AS SHOWN ON A PLAT OF SUBDIVISION ENTITLED "MAPLE LAWN FARMS, HILLSIDE DISTRICT - AREA 1, LOTS 1 THRU 59, OPEN SPACE LOT 60, COMMON OPEN AREA LOTS 61 & 62, AND NON-BUILDABLE PARCELS 'F' AND 'G' AND RECORDED AS PLAT Nos. 17716 & 17717, 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
 09 JAN '06
 DATE



RECORDED AS PLAT NUMBER 18062 ON 2/21/06, AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND

**MAPLE LAWN FARMS
 HILLSIDE DISTRICT - AREA 1**
 LOTS 63 THRU 103 AND NON-BUILDABLE PARCEL 'H'
 (A RESUBDIVISION OF LOTS 3-25, 58 & 59 AND NON-BUILDABLE PARCELS 'F' & 'G', MAPLE LAWN FARMS HILLSIDE DISTRICT - AREA 1, PLAT Nos. 17716 & 17717)
 TM 41, GRID 22, P/O PARCELS 129, 205 & 474
 5TH ELECTION DISTRICT HOWARD COUNTY, MARYLAND
 SCALE: NONE SHEET 2 OF 3 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 20866
 TEL: 301-421-4024 BALT: 410-880-1820 DC/VA: 301-988-2524 FAX: 301-421-4188
 DRAWN BY: *pwc* CHECK BY: *A.S.*

COORDINATE TABLE					
NO.	NORTHING	EASTING	NO.	NORTHING	EASTING
1496	542221.78	1339847.35	1527	541800.08	1340310.07
1497	541983.79	1339996.27	1528	542050.39	1340064.02
1498	541649.33	1340325.04	1529	542260.95	1339934.31
1504	542316.70	1340093.85	1538	542351.93	1340177.05
1505	542168.86	1340184.54	1539	542231.95	1340248.73
1506	541832.34	1340515.34	1540	541910.06	1340565.14
1507	541826.86	1340525.16	1541	541889.06	1340657.40
1511	542229.11	1339844.74	1546	541670.29	1340354.92
1512	541801.30	1340637.43	1648	541650.65	1340334.94
1526	541758.72	1340267.99			

E 1,339,900
N 542,500

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.

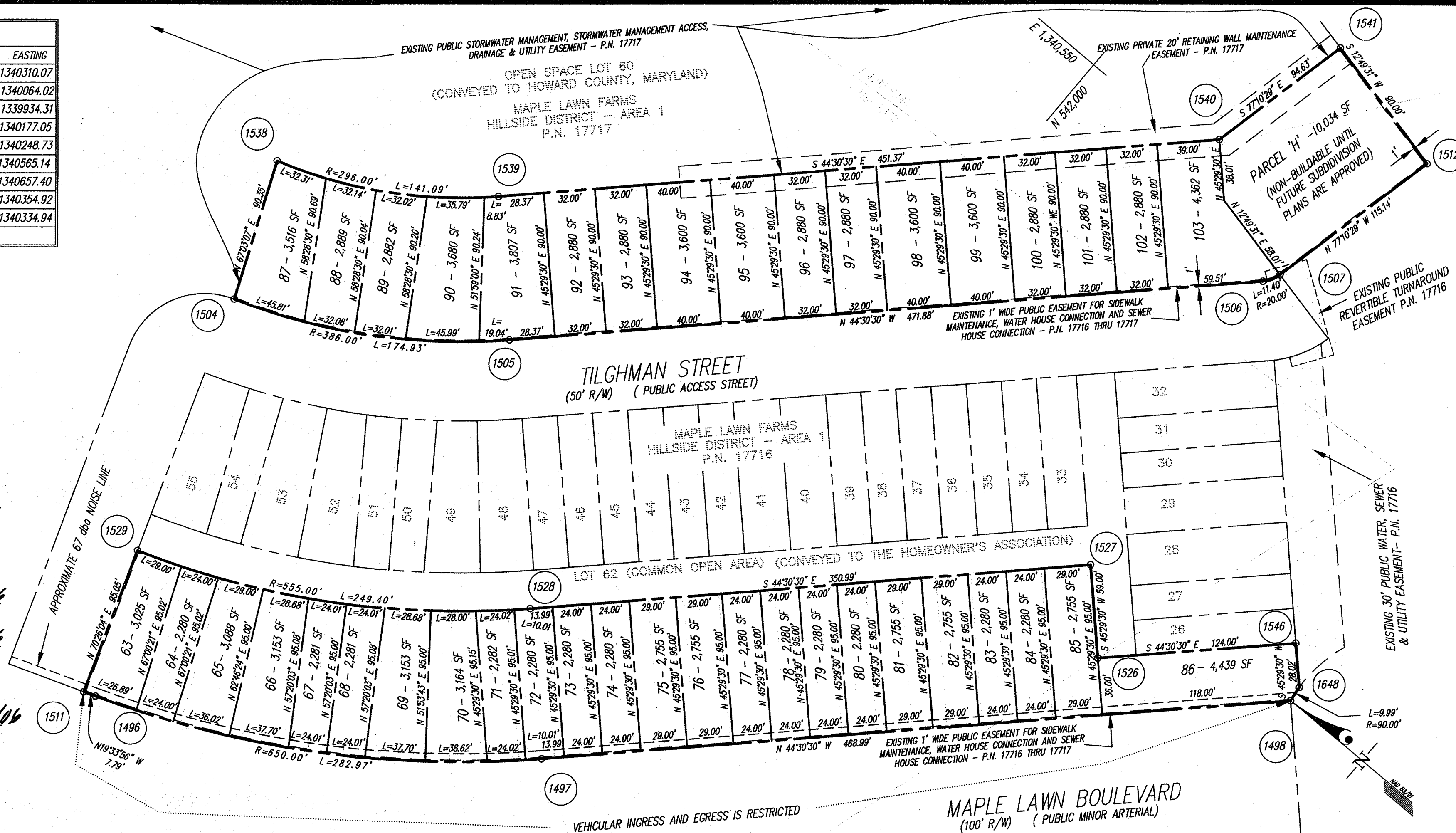
David S. Weber 09 JAN '06
DAVID S. WEBER
PROFESSIONAL LAND SURVEYOR
MD. REG. NO. 10852

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

Eugene W. Iager 1/9/06
EUGENE W. IAGER, PRESIDENT

Charles E. Iager, Jr. 1/9/06
CHARLES E. IAGER, JR., VICE-PRESIDENT

G & R MAPLE LAWN, INC.
Stewart J. Greenbaum 1/4/06
STEWART J. GREENBAUM, PRESIDENT



TABULATION OF FINAL PLAT - THIS SHEET

1. TOTAL NUMBER OF LOTS AND PARCELS TO BE RECORDED:	42
2. TOTAL NUMBER OF BUILDABLE LOTS TO BE RECORDED:	41
3. TOTAL AREA OF BUILDABLE LOTS TO BE RECORDED:	2.7350 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 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:	1
9. TOTAL AREA OF NON-BUILDABLE PARCELS TO BE RECORDED:	0.2303 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 AC.
13. TOTAL AREA OF SUBDIVISION TO BE RECORDED:	2.9653 AC.

PARCEL 205
RESIDUE OF PROPERTY OF
MAPLE LAWN FARMS I, LLC.
L.7161 F. 102

PARCEL 129
RESIDUE OF PROPERTY OF
G & R MAPLE LAWN, INC.
L.4182 F. 148

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
1648-1498	90.00'	9.99'	5.00'	9.99'	S 82°25'16" W	06°21'39"
1497-1496	650.00'	282.97'	143.76'	280.74'	N 32°02'13" W	24°56'34"
1529-1528	555.00'	249.40'	126.84'	247.31'	S 31°38'06" E	25°44'49"
1507-1506	20.00'	11.40'	5.86'	11.25'	N 60°50'29" W	32°39'59"
1505-1504	386.00'	174.93'	89.00'	173.44'	N 31°31'30" W	25°57'59"
1538-1539	296.00'	141.09'	71.91'	139.76'	S 30°51'12" E	27°18'37"

APPROVED: FOR PUBLIC WATER & PUBLIC SEWERAGE SYSTEMS IN CONFORMANCE WITH THE MASTER PLAN OF WATER & SEWERAGE FOR HOWARD COUNTY, MD.
Robert J. Wahn 2/13/06
COUNTY HEALTH OFFICER

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING
Cheryl Dammann 2/7/06
CHIEF, DEVELOPMENT ENGINEERING DIVISION
J. W. Dingle 2/16/06
DIRECTOR

OWNER'S DEDICATION
MAPLE LAWN FARMS I, LLC, A MARYLAND LIMITED LIABILITY COMPANY, BY MAPLE LAWN FARMS, INC., MANAGING MEMBER, BY EUGENE W. IAGER, PRESIDENT AND CHARLES E. IAGER, JR., VICE-PRESIDENT, AND G & R MAPLE LAWN, INC., A MARYLAND CORPORATION, BY STEWART J. GREENBAUM, PRESIDENT, 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 9th DAY OF 1/2006
BY: *Eugene W. Iager*
EUGENE W. IAGER, PRESIDENT
BY: *Charles E. Iager, Jr.*
CHARLES E. IAGER, JR., VICE-PRESIDENT

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 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 WILLARD H. MARLOW, 1/6 MARLOW FARM TO G & R MAPLE LAWN, INC., BY A DEED DATED JANUARY 29, 1998 AND RECORDED IN LIBER 4192 AT FOLIO 148 AND PART OF THE LAND CONVEYED BY MAPLE LAWN FARMS, INC. TO MAPLE LAWN FARMS I, LLC, BY A DEED DATED MARCH 21, 2005 AND RECORDED IN LIBER 9074 AT FOLIO 90, ALSO BEING A RESUBDIVISION OF LOTS 3 THRU 25, 58 & 59 AND NON-BUILDABLE PARCELS 'f' AND 'g' AS SHOWN ON A PLAT OF SUBDIVISION ENTITLED "MAPLE LAWN FARMS, HILLSIDE DISTRICT - AREA 1, LOTS 1 THRU 59, OPEN SPACE LOT 60, COMMON OPEN AREA LOTS 61 & 62, AND NON-BUILDABLE PARCELS 'f' AND 'g' AND RECORDED AS PLAT Nos. 17716 & 17717, 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
09 JAN '06
DATE

RECORDED AS PLAT NUMBER 18063 ON 2/21/06, AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND

MAPLE LAWN FARMS HILLSIDE DISTRICT - AREA 1
LOTS 63 THRU 103 AND NON-BUILDABLE PARCEL 'H'
(A RESUBDIVISION OF LOTS 3-25, 58 & 59 AND NON-BUILDABLE PARCELS 'f' & 'g', MAPLE LAWN FARMS HILLSIDE DISTRICT - AREA 1, PLAT Nos. 17716 & 17717)
TM 41, GRID 22, P/O PARCELS 129, 205 & 474
5TH ELECTION DISTRICT HOWARD COUNTY, MARYLAND
SCALE: 1"=50' SHEET 3 OF 3 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 20886
TEL: 301-421-4024 BALT: 410-880-1820 DC/VA: 301-889-2524 FAX: 301-421-4186
DRAWN BY: *PWC* CHECK BY: *A.S.*

