

**GENERAL NOTES**

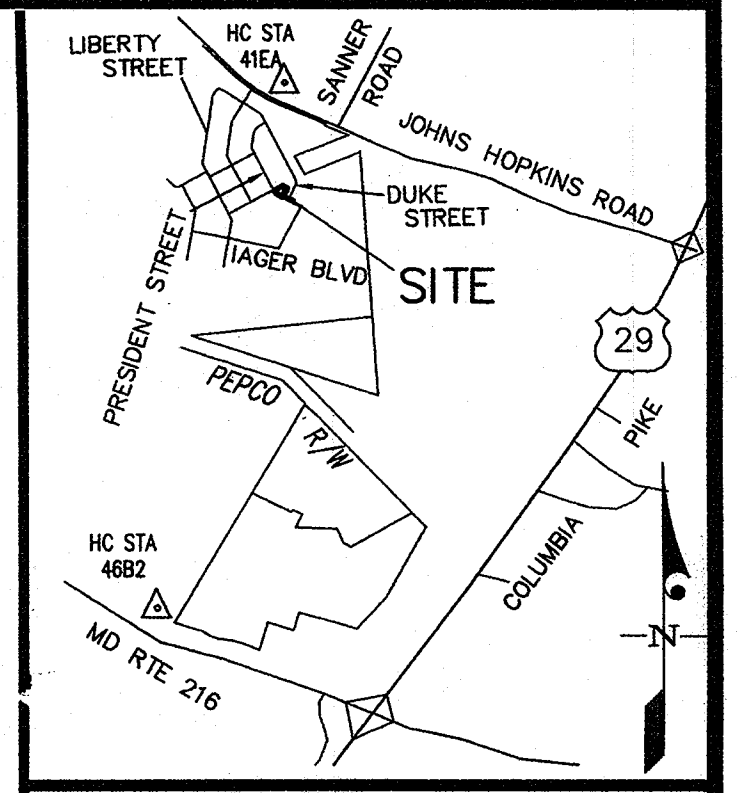
- IRON PINS SHOWN THUS:  $\odot$
- CONCRETE MONUMENTS SHOWN THUS:  $\square$
- THIS PLAT AND THE COORDINATES SHOWN HEREON, ARE BASED UPON A FIELD RUN BOUNDARY SURVEY PREPARED BY GUTSCHICK, LITTLE & WEBER, P.A. IN JULY, 1998.
- PROPERTY IS ZONED MD-3 PER THE 2-2-04 COMPREHENSIVE ZONING PLAN. PER ZB-995M (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, P-02-12, WP-03-02(\*\*), P-03-01, F-03-90, F-04-79, F-04-88, P-04-01, F-04-92 & SDP-05-156.
- 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 6/7/04, ON WHICH DATE DEVELOPER'S AGREEMENT No. 24-41730 WAS FILED AND ACCEPTED.
- 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. FOR A SUMMARY OF MINIMUM SETBACKS FOR RESIDENTIAL LAND USE AREAS PER APPROVED PDP AND CSP DEVELOPMENT CRITERIA SEE PLAT NO. 16760.
- 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.
- THIS SUBDIVISION IS EXEMPT FROM THE REQUIREMENTS OF SECTION 16.124 OF THE HOWARD COUNTY CODE AND LANDSCAPE MANUAL BECAUSE IT IS A RESUBDIVISION PLAT THAT DOES NOT CREATE ANY NEW LOTS.
- THIS SUBDIVISION PLAT IS EXEMPT FROM THE FOREST CONSERVATION REQUIREMENTS OF THE HOWARD COUNTY CODE IN ACCORDANCE WITH SECTION 16.120L(b),(1)(vi) BECAUSE IT IS A RESUBDIVISION PLAT THAT DOES NOT CREATE ANY NEW LOTS.

**PRIVATE PEDESTRIAN ACCESS EASEMENT LINE TABLE**

LINE	BEARING	LENGTH
L1	N 28°25'19" E	37.59'
L2	N 55°53'53" E	23.62'
L3	N 31°27'27" E	10.19'
L4	N 49°31'26" E	15.45'
L5	N 28°25'19" E	11.86'
L6	S 61°34'41" E	4.00'
L7	S 28°25'19" W	12.61'
L8	S 49°31'26" W	15.55'
L9	S 31°27'27" W	15.26'
L10	S 55°53'53" W	16.45'
L11	S 28°25'19" W	38.04'
L12	N 61°34'41" W	7.00'

**CURVE TABULATION**

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
1123-1124	20.00'	11.86'	6.11'	11.69'	N 44°35'28" W	33°58'23"



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

**COORDINATE TABLE**

POINT	NORTHING	EASTING
1123	543783.67	1339441.44
1124	543791.99	1339433.24
1168	543856.32	1339506.81
1673	543817.39	1339419.96
1674	543861.41	1339504.15
1676	543834.72	1339546.72
1677	543751.17	1339501.50

LOT 130  
(COMMON OPEN AREA)  
MAPLE LAWN FARMS  
MIDTOWN DISTRICT - AREA 1  
P.N. 16090

MAPLE LAWN FARMS  
MIDTOWN DISTRICT - AREA 2  
P.N. 16766

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* 01 FEB. 2006  
DAVID S. WEBER  
PROFESSIONAL LAND SURVEYOR  
MD. REG. NO. 10852

MB MAPLE LAWN LLC  
*John Corgan* February 4, 2006  
JOHN CORGAN, PRESIDENT

OWNER  
MB MAPLE LAWN, L.L.C.  
1686 E. GUIDE DRIVE  
ROCKVILLE, MARYLAND 20850  
PH: 301-762-3511 (EXT. 2101)

THE PURPOSE OF THIS PLAT IS RESUBDIVIDE OLD LOTS 138 AND 139 INTO NEW LOTS 231 AND 232 BY ADJUSTING THE INTERIOR PROPERTY LINES AND TO CREATE A PRIVATE PEDESTRIAN ACCESS EASEMENT ON LOTS 231 AND 232 TO SERVE LOTS 231 AND 232.

**TABULATION OF FINAL PLAT - THIS SHEET**

1. TOTAL NUMBER OF LOTS AND PARCELS TO BE RECORDED:	2
2. TOTAL NUMBER OF BUILDABLE LOTS TO BE RECORDED:	2
3. TOTAL AREA OF BUILDABLE LOTS TO BE RECORDED:	0.1747 AC.
4. TOTAL AREA OF ROADWAYS TO BE RECORDED:	0 AC.
5. TOTAL AREA OF SUBDIVISION TO BE RECORDED:	0.1747 AC.

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

*Robert J. Wieden* 3/3/06  
COUNTY HEALTH OFFICER SFO M9D DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

*Mark McLaughlin* 2/17/06  
CHIEF, DEVELOPMENT ENGINEERING DIVISION MK DATE

*Mark McLaughlin* 2/6/06  
DIRECTOR DATE

**OWNER'S DEDICATION**

MB MAPLE LAWN LLC, A MARYLAND LIMITED LIABILITY COMPANY, BY JOHN CORGAN, PRESIDENT, OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY ADOPTS THIS PLAN OF SUBDIVISION, AND IN CONSIDERATION OF THE APPROVAL OF THIS FINAL PLAT BY THE DEPARTMENT OF PLANNING AND ZONING, ESTABLISHES THE MINIMUM BUILDING RESTRICTION LINES AND GRANTS UNTO HOWARD COUNTY, MARYLAND, ITS SUCCESSORS AND ASSIGNS: (1) THE RIGHT TO LAY, CONSTRUCT AND MAINTAIN SEWERS, DRAINS, WATER PIPES AND OTHER MUNICIPAL UTILITIES AND SERVICES; IN AND UNDER ALL ROADS AND STREET RIGHTS-OF-WAY AND THE SPECIFIC EASEMENT AREAS SHOWN HEREON; (2) THE RIGHT TO REQUIRE DEDICATION FOR PUBLIC USE, THE BEDS OF THE STREETS AND/OR ROADS, FLOODPLAINS AND OPEN SPACE WHERE APPLICABLE AND FOR GOOD AND OTHER VALUABLE CONSIDERATION, HEREBY GRANTS THE RIGHT AND OPTION TO HOWARD COUNTY TO ACQUIRE THE FEE SIMPLE TITLE TO THE BEDS OF THE STREETS AND/OR ROADS, FLOODPLAINS, STORM DRAINAGE FACILITIES AND OPEN SPACE WHERE APPLICABLE; (3) THE RIGHT TO REQUIRE DEDICATION OF WATERWAYS AND DRAINAGE EASEMENTS FOR THE SPECIFIC PURPOSE OF THEIR CONSTRUCTION, REPAIR AND MAINTENANCE; AND (4) THAT NO BUILDING OR SIMILAR STRUCTURE OF ANY KIND SHALL BE ERECTED ON OR OVER THE SAID EASEMENTS AND RIGHTS-OF-WAY.

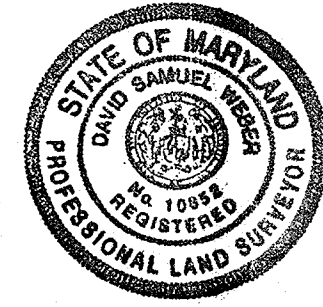
WITNESS OUR HANDS THIS DAY OF 2/01/06  
MB MAPLE LAWN LLC

BY: *John Corgan*  
JOHN CORGAN, 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 SUBDIVISION OF PART OF THE LAND CONVEYED BY MAPLE LAWN FARMS I, LLC, A MARYLAND LIMITED LIABILITY COMPANY TO MB MAPLE LAWN LLC, A MARYLAND LIMITED LIABILITY COMPANY, BY A DEED DATED JANUARY 26, 2005 AND RECORDED IN LIBER 8957 AT FOLIO 96, AND ALSO BEING A RESUBDIVISION OF LOTS 138 AND 139 AS SHOWN ON A PLAT OF SUBDIVISION ENTITLED "MAPLE LAWN FARMS, MIDTOWN DISTRICT - AREA 2, LOTS 133 THRU 219, OPEN SPACE LOTS 220 THRU 225, COMMON OPEN AREAS LOTS 226 THRU 229, PARCELS 'A-1' THRU 'A-3', 'D' & 'E'", AND RECORDED AS PLAT NO. 16766, 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



01 FEB 2006  
DATE

RECORDED AS PLAT NUMBER 18139 ON 3-9-06, AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND

**MAPLE LAWN FARMS**  
MIDTOWN DISTRICT - AREA 2  
LOTS 231 AND 232

(A RESUBDIVISION OF LOTS 138 AND 139, MAPLE LAWN FARMS, MIDTOWN DISTRICT - AREA 2, P.N. 16766)

TM 41, GRID 16 & 17, PARCEL 121  
HOWARD COUNTY, MARYLAND  
5TH ELECTION DISTRICT  
SCALE: 1"=30'  
SHEET 1 OF 1  
JANUARY 2006

**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: 410-850-1820 DC/VA: 301-989-2524 FAX: 301-421-4188  
DRAWN BY: PNC CHECK BY: TST