

**GENERAL NOTES**

- IRON PINS SHOWN THUS:
- CONCRETE MONUMENTS SHOWN THUS:
- THIS PLAT AND THE COORDINATES SHOWN HEREON, ARE BASED UPON A FIELD RUN BOUNDARY SURVEY 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-DEQ.
- SEE DEPARTMENT OF PLANNING & ZONING FILE NUMBERS: S-01-17, ZB-995M, PB-353, P-02-12, P-04-01, F-05-02, F-05-81, F-05-113 & F-06-43.
- 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.

**GENERAL NOTES CONTINUE**

- 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.
- 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. 17714.

**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 RADII.
  - 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 16.1200.(b)(1)(vi) BECAUSE IT IS A RESUBDIVISION PLAT THAT DOES NOT CREATE ANY NEW LOTS.

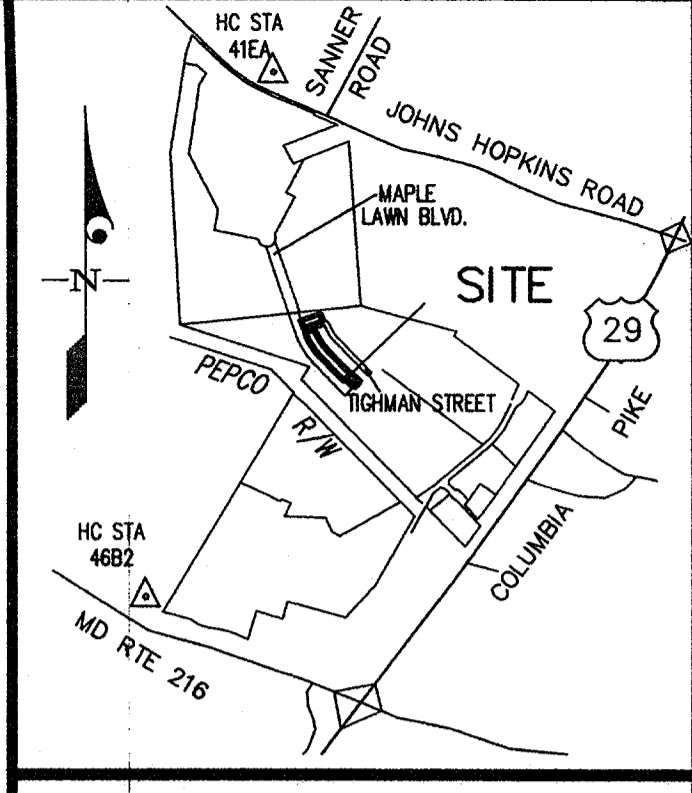
THE REQUIREMENTS OF SECTION 3-108, THE REAL PROPERTY ARTICLE, ANNOTATED CODE OF MARYLAND, 1986 REPLACEMENT VOLUME, (AS SUPPLEMENTED) AS FAR AS THEY RELATE TO THE MAKING OF THIS PLAT AND THE SETTING OF MARKERS, HAVE BEEN COMPLIED WITH.

*David S. Weber* 01 MAY 2006 DATE  
 DAVID S. WEBER  
 PROFESSIONAL LAND SURVEYOR  
 MD. REG. NO. 10852

*Eugene W. Jager* 4/29/06 DATE  
 EUGENE W. JAGER, PRESIDENT

*Charles E. Jager, Jr.* 4/29/06 DATE  
 CHARLES E. JAGER, JR., VICE-PRESIDENT

G & R MAPLE LAWN, INC.  
*Stewart J. Greenbaum* 4/29/06 DATE  
 STEWART J. GREENBAUM, PRESIDENT

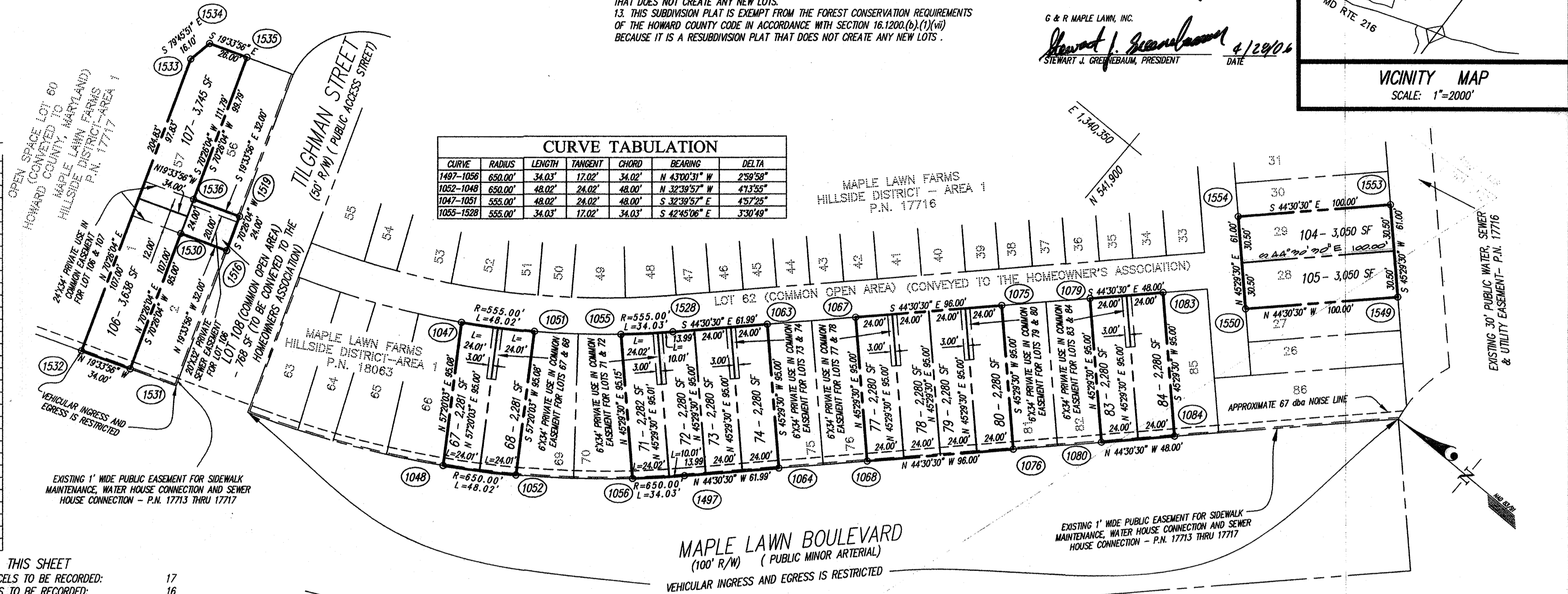


**COORDINATE TABLE**

POINT	NORTHING	EASTING
1047	542160.38	1339900.08
1048	542109.07	1339900.05
1051	542119.97	1340005.99
1052	542068.66	1339925.95
1055	542075.39	1340004.92
1056	542008.67	1339973.06
1063	542006.18	1340107.48
1064	541939.59	1340039.73
1067	541964.82	1340148.13
1068	541898.22	1340080.38
1075	541896.36	1340215.43
1076	541829.76	1340147.68
1079	541854.99	1340256.09
1080	541788.46	1340188.34
1083	541820.76	1340289.74
1084	541754.17	1340222.99
1497	541983.79	1339996.27
1516	542308.04	1339917.51
1519	542316.08	1339940.13
1528	542050.39	1340040.02
1530	542338.19	1339906.80
1531	542306.39	1339817.28
1532	542338.42	1339803.89
1533	542407.01	1339989.89
1534	542404.15	1340014.73
1535	542379.65	1340023.44
1536	542346.23	1339929.41
1549	541701.14	1340386.30
1550	541772.45	1340316.19
1553	541743.90	1340429.80
1554	541815.21	1340359.70

**CURVE TABULATION**

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
1497-1056	650.00'	34.03'	17.02'	34.02'	N 43°00'31" W	2°59'58"
1052-1048	650.00'	48.02'	24.02'	48.00'	N 32°39'57" W	47°33'55"
1047-1051	555.00'	48.02'	24.02'	48.00'	S 32°39'57" E	45°27'25"
1055-1528	555.00'	34.03'	17.02'	34.03'	S 42°45'06" E	3°30'49"



**TABULATION OF FINAL PLAT - THIS SHEET**

- TOTAL NUMBER OF LOTS AND PARCELS TO BE RECORDED: 17
- TOTAL NUMBER OF BUILDABLE LOTS TO BE RECORDED: 16
- TOTAL AREA OF BUILDABLE LOTS TO BE RECORDED: 0.9377 AC.
- TOTAL NUMBER OF OPEN SPACE LOTS TO BE RECORDED: 0
- TOTAL AREA OF OPEN SPACE LOTS TO BE RECORDED: 0 AC.
- TOTAL NUMBER OF BUILDABLE PARCELS TO BE RECORDED: 0
- TOTAL AREA OF BUILDABLE PARCELS TO BE RECORDED: 0 AC.
- TOTAL NUMBER OF NON-BUILDABLE PARCELS TO BE RECORDED: 0
- TOTAL AREA OF NON-BUILDABLE PARCELS TO BE RECORDED: 0 AC.
- TOTAL NUMBER OF COMMON OPEN AREA LOTS TO BE RECORDED: 1
- TOTAL AREA OF COMMON OPEN AREA LOTS TO BE RECORDED: 0.0176 AC.
- TOTAL AREA OF ROADWAYS TO BE RECORDED: 0 AC.
- TOTAL AREA OF SUBDIVISION TO BE RECORDED: 0.9553 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. 4192 F. 148

**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

THE PURPOSE OF THIS PLAT IS TO RESUBDIVIDE OLD LOTS 1, 28, 29, 57 AND COMMON OPEN AREA LOT 61 TO CREATE NEW LOTS 104-107 AND COMMON OPEN AREA LOT 108, TO CREATE PRIVATE USE IN COMMON EASEMENTS ON LOTS 67, 68, 71-74, 77-80, 83, 84, 106 & 107 AND TO CREATE A PRIVATE SEWER EASEMENT ON COMMON OPEN AREA LOT 108.

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

*Robert J. Walen* 6/1/06 DATE  
 COUNTY HEALTH OFFICER

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

*Mark D. Uygur* 5/30/06 DATE  
 CHIEF, DEVELOPMENT ENGINEERING DIVISION  
 MK  
*Frank D. Uygur* 6/1/06 DATE  
 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, 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 28 DAY OF APRIL, 2006

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

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

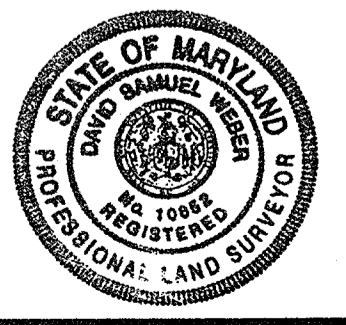
BY: *Stewart J. Greenbaum*  
 STEWART J. GREENBAUM, PRESIDENT

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 AND PART OF THE LAND CONVEYED BY HILLARD 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, ALSO BEING A RESUBDIVISION OF LOTS 1, 28, 29, 57 AND COMMON OPEN AREA LOT 61 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 No. 17716 AND REVISIONS TO LOTS 67, 68, 71-74, 77-80, 83 AND 84 AS SHOWN ON A RESUBDIVISION PLAT ENTITLED "MAPLE LAWN FARMS, HILLSIDE DISTRICT-AREA 1, LOTS 63 THRU 103 AND NON-BUILDABLE PARCEL 'H' (A RESUBDIVISION OF ...)", 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  
 PROFESSIONAL LAND SURVEYOR  
 MARYLAND REGISTRATION NO. 10852  
 01 MAY 2006 DATE



RECORDED AS PLAT NUMBER 18342 ON 6/1/06 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND

MAPLE LAWN FARMS  
 HILLSIDE DISTRICT - AREA 1  
 LOTS 67, 68, 71-74, 77-80, 83, 84, 104-107  
 AND COMMON OPEN AREA LOT 108

(A RESUBDIVISION OF LOTS 1, 28, 29, 57 AND COMMON OPEN AREA LOT 61, MAPLE LAWN FARMS HILLSIDE DISTRICT - AREA 1, PLAT No. 17716 AND REVISIONS TO LOTS 67, 68, 71-74, 77-80, 83 AND 84, MAPLE LAWN FARMS HILLSIDE DISTRICT - AREA 1, PLAT No. 18063 TM 41, GRID 22, P/O PARCELS 129 & 205 HOWARD COUNTY, MARYLAND APRIL 2006

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

GLW GUTSCHICK LITTLE & WEBER, P.A.  
 CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS  
 3909 NATIONAL DRIVE - SUITE 250 - BURTONSVILLE, MARYLAND 20886  
 TEL: 301-421-4024 BALT: 410-880-1820 DC/VA: 301-989-2524 FAX: 301-421-4188