

GENERAL NOTES

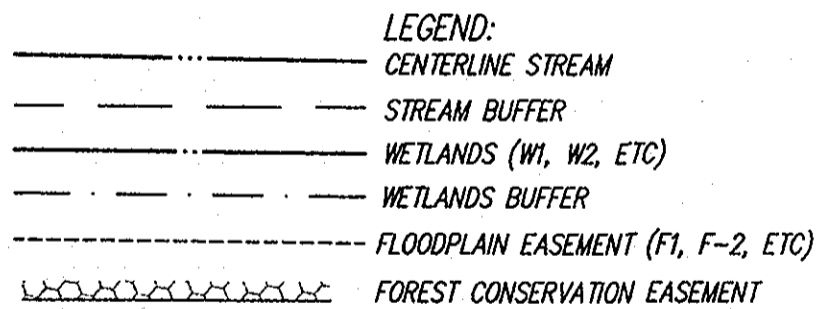
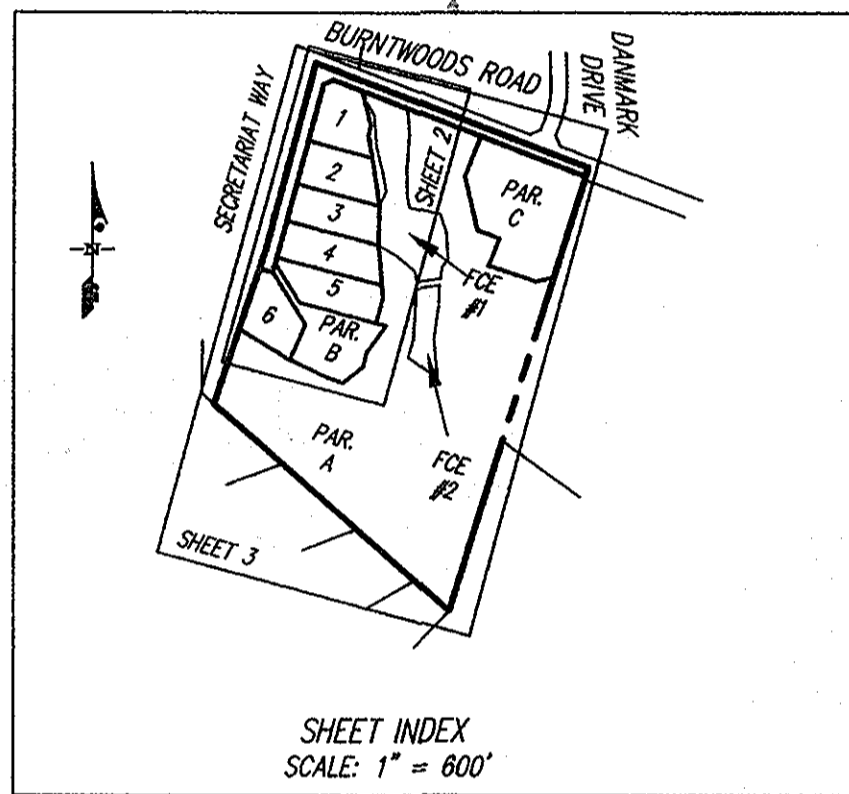
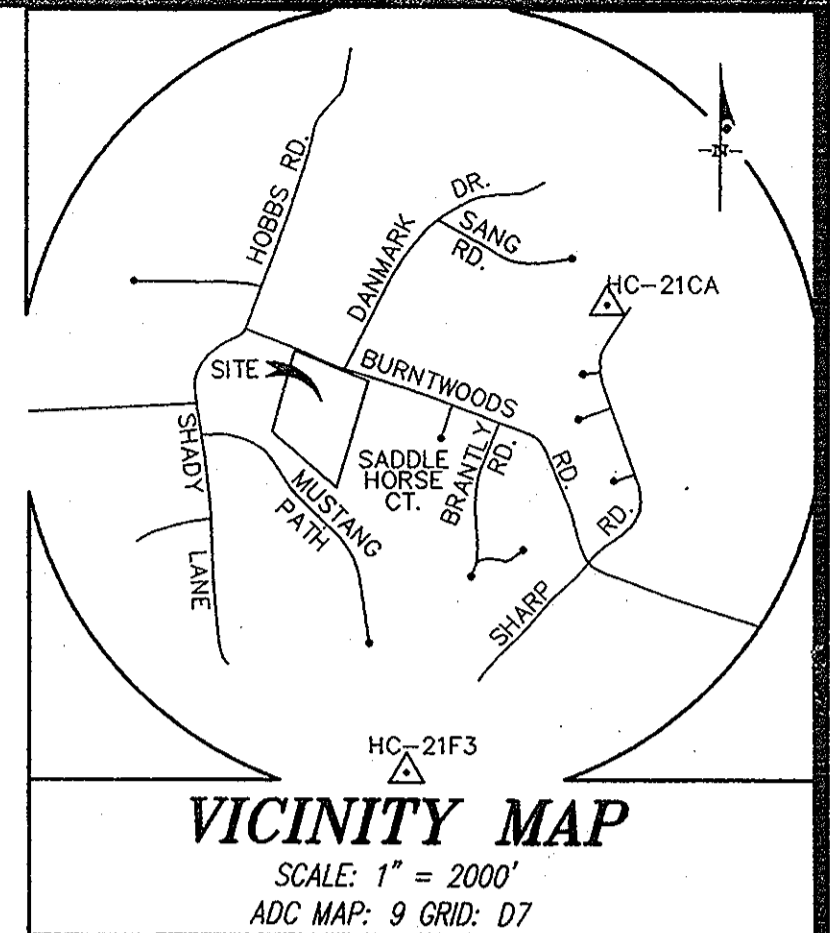
- IRON PINS SHOWN THUS:  $\otimes$
- CONCRETE MONUMENTS SHOWN THUS:  $\square$
- THIS PLAN AND THE COORDINATES SHOWN HEREON, ARE BASED UPON A FIELD RUN BOUNDARY SURVEY PREPARED BY GUTSCHICK, LITTLE & WEBER, P.A. IN SEPTEMBER, 2003.
- PROPERTY IS ZONED RC-DEO PER THE 2-2-04 COMPREHENSIVE ZONING PLAN AND PER THE COMP LITE ZONING AMENDMENTS EFFECTIVE JULY 28, 2006.
- SEE DEPARTMENT OF PLANNING & ZONING FILE NUMBERS: SP-05-04, WP-05-101 AND F-07-74(S).
- COORDINATES BASED ON NAD '83 MARYLAND COORDINATE SYSTEM AS PROJECTED BY HOWARD COUNTY GEODETIC CONTROL STATIONS No. 21CA AND No. 21F3.
- AREAS SHOWN ARE TO BE TAKEN AS MORE OR LESS.
- THIS PROPERTY WILL BE SERVED BY PRIVATE WATER AND IS PROVIDED BY INDIVIDUAL WELLS. SEWER IS PROVIDED A PUBLIC SHARED SEWERAGE SYSTEM AND WILL BE MAINTAINED BY HOWARD COUNTY. LOTS 1 - 6 AND BUILDABLE PRESERVATION PARCEL "A" WILL USE THE PUBLIC SHARED SEWERAGE SYSTEM.
- NO GRADING, REMOVAL OF VEGETATION COVER OR TREES, OR PLACEMENT OF NEW STRUCTURES IS PERMITTED WITHIN THE LIMITS OF WETLANDS, STREAMS, OR THEIR BUFFERS AND FOREST CONSERVATION EASEMENTS.
- 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.
- DRIVEWAYS SHALL BE CONSTRUCTED PRIOR TO RESIDENTIAL OCCUPANCY TO INSURE SAFE ACCESS FOR FIRE AND EMERGENCY VEHICLES PER THE FOLLOWING MINIMUM REQUIREMENTS:
  - WIDTH - 12 FEET (16 FEET SERVING MORE THAN ONE RESIDENCE).
  - SURFACE - 6 INCHES OF COMPACTED CRUSHER RUN BASE WITH TAR AND CHIP COATING (1 1/2" MIN.).
  - GEOMETRY - MAXIMUM 14% 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.
- MAINTENANCE - SUFFICIENT TO INSURE ALL WEATHER USE.
- RESERVATION OF PUBLIC UTILITY AND FOREST CONSERVATION EASEMENTS, DEVELOPER RESERVES UNTO ITSELF, ITS SUCCESSORS AND ASSIGNS, ALL EASEMENTS SHOWN ON THIS PLAN FOR STORM DRAINAGE, SITE DISTANCE, SHARED COMMUNITY SEWERAGE SYSTEM, 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.
- WP-05-101 - ON 4-18-05, A WAIVER WAS APPROVED ALLOWING SEPARATE ACCESS FOR THE EXISTING HOUSE ONTO BURNTWOODS ROAD (16.116(a)) AND TO DISTURB THE WETLAND BUFFER TO THE EXTENT NECESSARY TO CONSTRUCT THE PUBLIC ACCESS PLACE SHOWN (16.119(f)(1)), SUBJECT TO THE FOLLOWING CONDITIONS:
  - DISTURBANCE WITHIN THE 25' WETLAND BUFFER SHALL BE THE MINIMUM NECESSARY TO CONSTRUCT THE PUBLIC ACCESS PLACE FOR LOTS 1 TO 6 AND NON-BUILDABLE PRESERVATION PARCEL B OF THE HENRY PROPERTY AND LOTS 1 AND 2 OF THE NESHAWAT PROPERTY (SP 05-05).
  - THE APPLICANT SHALL OBTAIN A WETLAND CROSSING PERMIT FOR THE SHARED SEPTIC FORCE MAIN. A NOTE INDICATING THE APPROVED PERMIT NUMBER AND DATE SHALL BE ADDED TO THE FINAL PLAT AS APPLICABLE.
  - COMPLIANCE WITH ALL OTHER STATE AND COUNTY REGULATIONS AND REQUIREMENTS AS APPLICABLE.
- THERE IS AN EXISTING HOUSE AND BARN LOCATED ON BUILDABLE PRESERVATION PARCEL "A" TO REMAIN. NO NEW BUILDINGS, EXTENSIONS OR ADDITIONS TO THE EXISTING HOUSE ARE TO BE CONSTRUCTED AT A DISTANCE LESS THAN THE ZONING REGULATIONS REQUIRE.
- USING THE DENSITY/CLUSTER EXCHANGE OPTION DESCRIBED IN SECTION 106 OF THE ZONING REGULATIONS, THE DEVELOPMENT RIGHTS FOR 1 OF THE RESIDENTIAL LOTS/PARCELS ON THE SUBDIVISION PLAN FOR MAPLEWOOD FARMS, SP-05-04 HAVE BEEN TRANSFERRED FROM 1 DEO UNIT FROM PROPERTY OF JON ALLEN MILLER & ELLEN S. MILLER, TAX MAP 14, GRID 5, PARCEL 83, LIBER 10178 FOLIO 206, F-07-74 (S).

(GENERAL NOTES CONTINUE)

- THIS AREA DESIGNATES A PUBLIC SEWERAGE EASEMENT OF AT LEAST 10,000 SQUARE FEET PER LOT FOR SHARED DRAIN FIELDS ASSOCIATED WITH A SHARED SEWERAGE DISPOSAL FACILITY AS REQUIRED BY THE MARYLAND STATE DEPARTMENT OF THE ENVIRONMENT FOR INDIVIDUAL SEWER DISPOSAL (COMAR 26.04.03). IMPROVEMENTS OF ANY NATURE IN THIS AREA ARE RESTRICTED UNTIL PUBLIC SEWERAGE IS AVAILABLE. THESE EASEMENTS SHALL BECOME NULL AND VOID UPON CONNECTION TO A PUBLIC SEWERAGE SYSTEM. THE COUNTY HEALTH OFFICER SHALL HAVE THE AUTHORITY TO GRANT VARIANCES FOR ENCROACHMENTS INTO THE PUBLIC SEWERAGE EASEMENT. RECORDATION OF A MODIFIED SEWERAGE EASEMENT SHALL NOT BE NECESSARY.
- THE LOTS SHOWN HEREON COMPLY WITH THE MINIMUM LOT WIDTH AND LOT AREA AS REQUIRED BY THE MARYLAND STATE DEPARTMENT OF THE ENVIRONMENT.
- STORMWATER MANAGEMENT FOR 5.8 ACRES OF THIS SITE IS PROVIDED BY A POCKET POND (P5) LOCATED ON NON-BUILDABLE PRESERVATION PARCEL "B". THIS FACILITY IS TO BE PRIVATELY OWNED AND MAINTAINED BY THE HOMEOWNER'S ASSOCIATION.
- THIS PROPERTY IS NOT WITHIN THE METROPOLITAN DISTRICT.
- LOTS 1 THROUGH 6 AND BUILDABLE PRESERVATION PARCEL "A" (CONTAINING AN EXISTING HOUSE) OF THIS SUBDIVISION ARE CONNECTED TO THE SHARED SEWERAGE DISPOSAL FACILITY (SSDF) GOVERNED BY SECTIONS 16.1200 et seq. OF THE HOWARD COUNTY CODE. THE DEVELOPER IS OBLIGATED TO CONSTRUCT THE FACILITY UNDER PROVISIONS OF THE DEVELOPER AGREEMENT NUMBER 50-4458-D AND 50-4459-D DATED 9-23-07. A BUILDING PERMIT FOR THESE LOTS MAY NOT BE ISSUED UNTIL THE CONSTRUCTION OF THE FACILITY IS COMPLETED. ACTIVITY ON THESE LOTS IS RESTRICTED AND SUBJECT TO THE DECLARATION OF COVENANTS, RIGHT-OF-ENTRY, AND RESTRICTIONS FOR SHARED SEWERAGE DISPOSAL FACILITY INTENDED TO BE RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND. LOTS 1 THROUGH 6 AND BUILDABLE PRESERVATION PARCEL "A" SHALL BE ASSESSED SHARED DISPOSAL FACILITIES CHARGES AND ASSESSMENTS PURSUANT TO SECTIONS 20.800 et seq. OF THE HOWARD COUNTY CODE.
- PRIVATE DRAINAGE EASEMENTS AND PRIVATE SURFACE DRAINAGE EASEMENTS ARE THE RESPONSIBILITY OF THE HOMEOWNER'S ASSOCIATION.
- ARTICLES OF INCORPORATION FOR THE HOMEOWNER'S ASSOCIATION WAS FILED WITH THE MARYLAND STATE DEPARTMENT OF ASSESSMENT AND TAXATION ON AUGUST 9, 2007, RECEIPT #100361995140492.

(GENERAL NOTES CONTINUE)

- THE INTENDED USE OF BUILDABLE PRESERVATION PARCEL "A" IS EQUESTRIAN FARM AND WILL BE PRIVATELY OWNED, WITH THE HOMEOWNERS ASSOCIATION AND HOWARD COUNTY, MARYLAND UNDER THE AGRICULTURE LAND PROGRAM, BEING THE EASEMENT HOLDERS. THE INTENDED USE OF NON-BUILDABLE PRESERVATION PARCEL "B" IS SOLELY FOR STORMWATER MANAGEMENT AND WILL BE OWNED BY THE HOMEOWNERS ASSOCIATION WITH HOWARD COUNTY, MARYLAND BEING THE EASEMENT HOLDER. THE INTENDED USE OF NON-BUILDABLE PARCEL "C" IS SHARED SEWERAGE SYSTEM AND WILL BE OWNED BY THE HOMEOWNERS ASSOCIATION WITH HOWARD COUNTY, MARYLAND BEING THE EASEMENT HOLDER (See Note No. 29). EASEMENT HOLDER AGREEMENTS PROHIBIT FURTHER SUBDIVISION OF THE PRESERVATION PARCELS, OUTLINES THE MAINTENANCE RESPONSIBILITIES OF ITS OWNER AND ENUMERATES THE USES PERMITTED ON THE PRESERVATION PARCEL.
- THIS PROJECT COMPLIES WITH THE REQUIREMENTS OF SECTION 16.1200 OF THE HOWARD COUNTY CODE FOR FOREST CONSERVATION OBLIGATION BY THE PLACEMENT OF 1.99 ACRES OF AFFORESTATION INTO AN EASEMENT AREA WHICH IS SUFFICIENT TO MEET THE BREAK EVEN POINT OF 1.92 ACRES OF THE REQUIRED AFFORESTATION. SURETY IN THE AMOUNT OF \$43,342.20 SHALL BE POSTED WITH THE DEVELOPER'S AGREEMENT FOR THIS PLAT.
- THIS PLAN HAS BEEN PREPARED IN ACCORDANCE WITH SECTION 16.124 OF THE HOWARD COUNTY CODE AND THE LANDSCAPE MANUAL REQUIRING 38 SHADE TREES AND 24 EVERGREEN TREES. LANDSCAPE SURETY IN THE AMOUNT OF \$15,000.00 WITH THE DEVELOPER'S AGREEMENT FOR STORMWATER MANAGEMENT-PERIMETER LANDSCAPING IS PROVIDED UNDER THIS FINAL PLAT.
- NOTICE OF INTENT TO ISSUE A GROUNDWATER PERMIT AND A WETLAND CROSSING PERMIT ARE COVERED BY MDE TRACKING NO. 200762517.
- A MAINTENANCE AGREEMENT FOR THE SHARED PUBLIC USE-IN-COMMON ACCESS EASEMENT AND DRIVEWAY BETWEEN BUILDABLE PRESERVATION PARCEL A AND NON-BUILDABLE PRESERVATION PARCEL C SHALL BE RECORDED SIMULTANEOUSLY WITH THIS PLAT IN THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.
- THIS PLAN IS SUBJECT TO THE AMENDED FIFTH EDITION OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS.
- Non-Buildable Preservation Parcel C is permitted to be owned by the HOA since the shared septic system is under 5,000 gpd and so is a non-MDE permit system.
- THE SHARED SEWERAGE SYSTEM WILL BE AVAILABLE TO LOTS 1 THROUGH 6 AND BUILDABLE PRESERVATION PARCEL A. PLANS FOR THE FACILITY INCLUDING ANY NECESSARY POINT OF DISCHARGE HAVE BEEN APPROVED BY THE DEPARTMENT OF THE ENVIRONMENT.



**OWNER**  
 ABA PROPERTIES, LLC  
 C/O CHATEAU BUILDERS COMMUNITIES  
 5850 WATERLOO ROAD, SUITE 230  
 COLUMBIA, MARYLAND 21045  
 PHONE: 410-480-3699

**TABULATION OF FINAL PLAT - ALL SHEETS**

1. TOTAL NUMBER OF LOTS AND PARCELS TO BE RECORDED:	9
2. TOTAL NUMBER OF BUILDABLE LOTS TO BE RECORDED:	6
3. TOTAL AREA OF BUILDABLE LOTS TO BE RECORDED:	4.7621 AC.
4. TOTAL NUMBER OF NON-BUILDABLE PARCELS TO BE RECORDED:	2
5. TOTAL AREA OF NON-BUILDABLE PARCELS TO BE RECORDED:	3.6342 AC.
6. TOTAL NUMBER OF BUILDABLE PARCEL TO BE RECORDED:	1
7. TOTAL AREA OF BUILDABLE PARCEL TO BE RECORDED:	16.7330 AC.
8. TOTAL AREA OF ROADWAYS TO BE RECORDED:	1.2102 AC.
9. TOTAL AREA OF SUBDIVISION TO BE RECORDED:	26.3395 AC.

**DENSITY CALCULATIONS:**

GROSS AREA:	26.34 ACRES
BASE DENSITY:	6 UNITS (GROSS AREA/4.25)
FLOODPLAIN AREA:	2.46± ACRES
NET AREA:	23.88 ACRES
MAXIMUM DENSITY:	11 UNITS (MAXIMUM ALLOWABLE WITH D.E.O.)
	NET AREA/2
D.E.O. UNITS REQUIRED:	1 UNIT
UNITS PROPOSED:	6 + 1 BUILDABLE PRESERVATION PARCEL

*Richard Azrael*  
 OWNER'S NAME  
 9/6/07  
 DATE

- THE DESIGN FLOW FOR THE SHARED SEPTIC SYSTEM EQUALS 4,950 GPD.  
 ((6 LOTS X 5 BEDROOMS) + (1 LOT X 3 BEDROOMS)) X 150 GALS. PER BEDROOM  
 OR  
 ((5 LOTS X 5 BEDROOMS) + (2 LOTS X 4 BEDROOMS)) X 150 GALS. PER BEDROOM

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* 15 AUG. 2007  
 DAVID S. WEBER  
 PROFESSIONAL LAND SURVEYOR  
 MD. REG. NO. 10852  
 DATE  
*Richard Azrael* 9/6/07  
 RICHARD AZRAEL, MEMBER  
 DATE

**DENSITY EXCHANGE CHART**

TOTAL AREA OF SUBDIVISION	26.3395 ACRES
ALLOWED DENSITY UNITS	6
NET ACREAGE OF SUBDIVISION	23.88 ACRES
MAXIMUM DENSITY UNITS	11
PROPOSED DENSITY UNITS	6 + 1 BUILDABLE PRESERVATION PARCEL
NUMBER OF DEO UNITS REQUIRED	1
SENDING PARCEL INFORMATION F-07-74 (S)	1 DEO UNIT FROM PROPERTY OF JON ALLEN MILLER & ELLEN S. MILLER, TAX MAP 14, GRID 5, PARCEL 83, LIBER 10178 FOLIO 206

**APPROVED:** FOR PRIVATE WATER & PRIVATE SEWERAGE SYSTEMS IN CONFORMANCE WITH THE MASTER PLAN OF WATER & SEWERAGE FOR HOWARD COUNTY, MD.  
 (LOTS 1 - 6 AND BUILDABLE PRESERVATION PARCEL "A" WILL USE THE SHARED SEWERAGE SYSTEMS ON NON-BUILDABLE PRESERVATION PARCEL "C")

*B. Nisom for Peter Bieleman* 9/7/07  
 COUNTY HEALTH OFFICER DATE

**APPROVED:** HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

*Mark J. Cople* 9/12/07  
 CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE  
*Mark J. Cople* 9/12/07  
 DIRECTOR DATE

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

WITNES: OUR HANDS THIS 15 DAY OF AUGUST, 2007  
 ABA PROPERTIES, LLC  
 BY: *Richard Azrael*  
 RICHARD AZRAEL, MEMBER ATTEST:

**SURVEYOR'S CERTIFICATE**

I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, THAT THE FINAL PLAT SHOWN HEREON IS CORRECT, THAT IT IS A SUBDIVISION OF PART OF THE LAND CONVEYED BY LISA A. GABRIEL-HENRY A/K/A LISA GABRIEL-HENRY TO ABA PROPERTIES, LLC, A MARYLAND LIMITED LIABILITY COMPANY, BY DEED DATED JULY 25, 2007 AND RECORDED IN LIBER 10811 AT FOLIO 488; 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* 15 AUG. 2007  
 DAVID S. WEBER  
 PROFESSIONAL LAND SURVEYOR  
 MARYLAND REGISTRATION NO. 10852  
 DATE



RECORDED AS PLAT NUMBER 19373 ON 9/13/07, AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND

**MAPLEWOOD FARMS**  
 LOTS 1 THRU 6, BUILDABLE PRESERVATION PARCEL "A" AND NON-BUILDABLE PRESERVATION PARCELS "B" & "C"

TM 21, GRID 5, PARCEL 106  
 HOWARD COUNTY, MARYLAND  
 SHEET 1 OF 3  
 AUGUST 2007  
 GUTSCHICK LITTLE & WEBER, P.A.  
 CIVIL ENGINEERS AND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS  
 10100 BURTONSVILLE ROAD - SUITE 250 - BURTONSVILLE OFFICE PARK  
 BURTONSVILLE, MARYLAND 20868  
 TEL: 301-421-4211 FAX: 301-421-4186  
 BALT: 410-580-1820 DC/VA: 301-989-2524  
 DRAWN BY: *WVC* CHECK BY: *SSM*  
 L:\CADD\DRAWINGS\02118\PLATS\02118-RPL-1.dwg 8/15/2007 9:41:20 AM EDT

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.

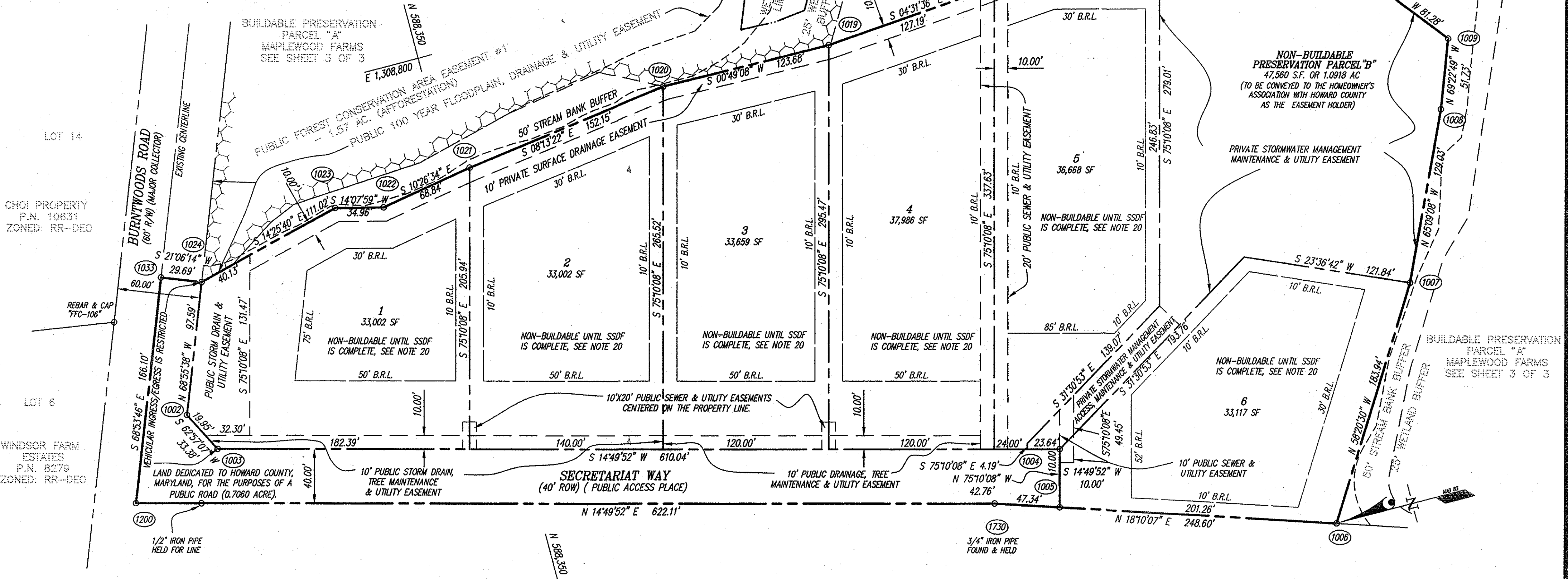
DAVID S. WEBER 15 AUG. 2007

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

ABA PROPERTIES, LLC

RICHARD AZRAEL, MEMBER 8/15/07

COORDINATE TABLE FOR ALL SHEETS								
POINT	NORTHING	EASTING	POINT	NORTHING	EASTING	POINT	NORTHING	EASTING
1001	588275.45	1309377.48	1014	587675.36	1308686.04	1023	588436.09	1308709.23
1002	588578.69	1308590.51	1015	587722.46	1308697.83	1024	588543.60	1308681.57
1003	588563.51	1308560.78	1016	587805.61	1308757.15	1033	588571.30	1308692.26
1004	587973.80	1308404.63	1017	587813.84	1308726.04	1200	588631.11	1308537.30
1005	587984.74	1308363.30	1018	587892.54	1308746.44	1201	588303.49	1308386.16
1006	587793.52	1308300.54	1019	588060.23	1308733.16	1209	587558.07	1308223.27
1007	587696.98	1308457.11	1020	588183.89	1308734.93	1724	586908.87	1308854.59
1008	587642.76	1308574.20	1021	588334.48	1308713.17	1730	588029.73	1308378.06
1009	587624.54	1308622.61	1022	588402.18	1308700.69			



TABULATION CHART - THIS SHEET

1. TOTAL NUMBER OF LOTS AND PARCELS TO BE RECORDED:	7
2. TOTAL NUMBER OF BUILDABLE LOTS TO BE RECORDED:	6
3. TOTAL AREA OF BUILDABLE LOTS TO BE RECORDED:	4.7621 AC.
4. TOTAL NUMBER OF NON-BUILDABLE PARCELS TO BE RECORDED:	1
5. TOTAL AREA OF NON-BUILDABLE PARCELS TO BE RECORDED:	1.0918 AC.
6. TOTAL NUMBER OF BUILDABLE PARCEL TO BE RECORDED:	0
7. TOTAL AREA OF BUILDABLE PARCEL TO BE RECORDED:	0 AC.
8. TOTAL AREA OF ROADWAYS TO BE RECORDED:	0.7060 AC.
9. TOTAL AREA OF SUBDIVISION TO BE RECORDED:	6.5599 AC.

**OWNER**  
ABA PROPERTIES, LLC  
C/O CHATEAU BUILDERS COMMUNITIES  
5650 WATERLOO ROAD, SUITE 230  
COLUMBIA, MARYLAND 21045  
PHONE: 410-480-3699

P-138  
PROPERTY OF  
G.I. & T.S. NESHAWAT  
L. 4116 F. 530  
ZONED: RR-DEO

APPROVED: FOR PRIVATE WATER & PRIVATE SEWERAGE SYSTEMS IN CONFORMANCE WITH THE MASTER PLAN OF WATER & SEWERAGE FOR HOWARD COUNTY, MD. (LOTS 1 - 6 AND BUILDABLE PRESERVATION PARCEL "A" WILL USE THE SHARED SEWERAGE SYSTEMS ON NON-BUILDABLE PRESERVATION PARCEL "C")

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

DAVID S. WEBER 8/15/07  
PROFESSIONAL LAND SURVEYOR  
MD. REG. NO. 10852

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

WITNESS OUR HANDS THIS 15 DAY OF AUGUST, 2007

ABA PROPERTIES, LLC  
BY: RICHARD AZRAEL, MEMBER

**SURVEYOR'S CERTIFICATE**  
I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS A SUBDIVISION OF PART OF THE LAND CONVEYED BY LISA A. GABRIEL-HENRY A/K/A LISA GABRIEL-HENRY TO ABA PROPERTIES, LLC, A MARYLAND LIMITED LIABILITY COMPANY, BY DEED DATED JULY-25, 2007 AND RECORDED IN LIBER 10811 AT FOLIO 488; 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 15 AUG. 2007  
PROFESSIONAL LAND SURVEYOR  
MARYLAND REGISTRATION NO. 10852

RECORDED AS PLAT NUMBER 19374 ON 9/13/07, AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND

**MAPLEWOOD FARMS**  
LOTS 1 THRU 6, BUILDABLE PRESERVATION PARCEL "A" AND NON-BUILDABLE PRESERVATION PARCELS "B" & "C"

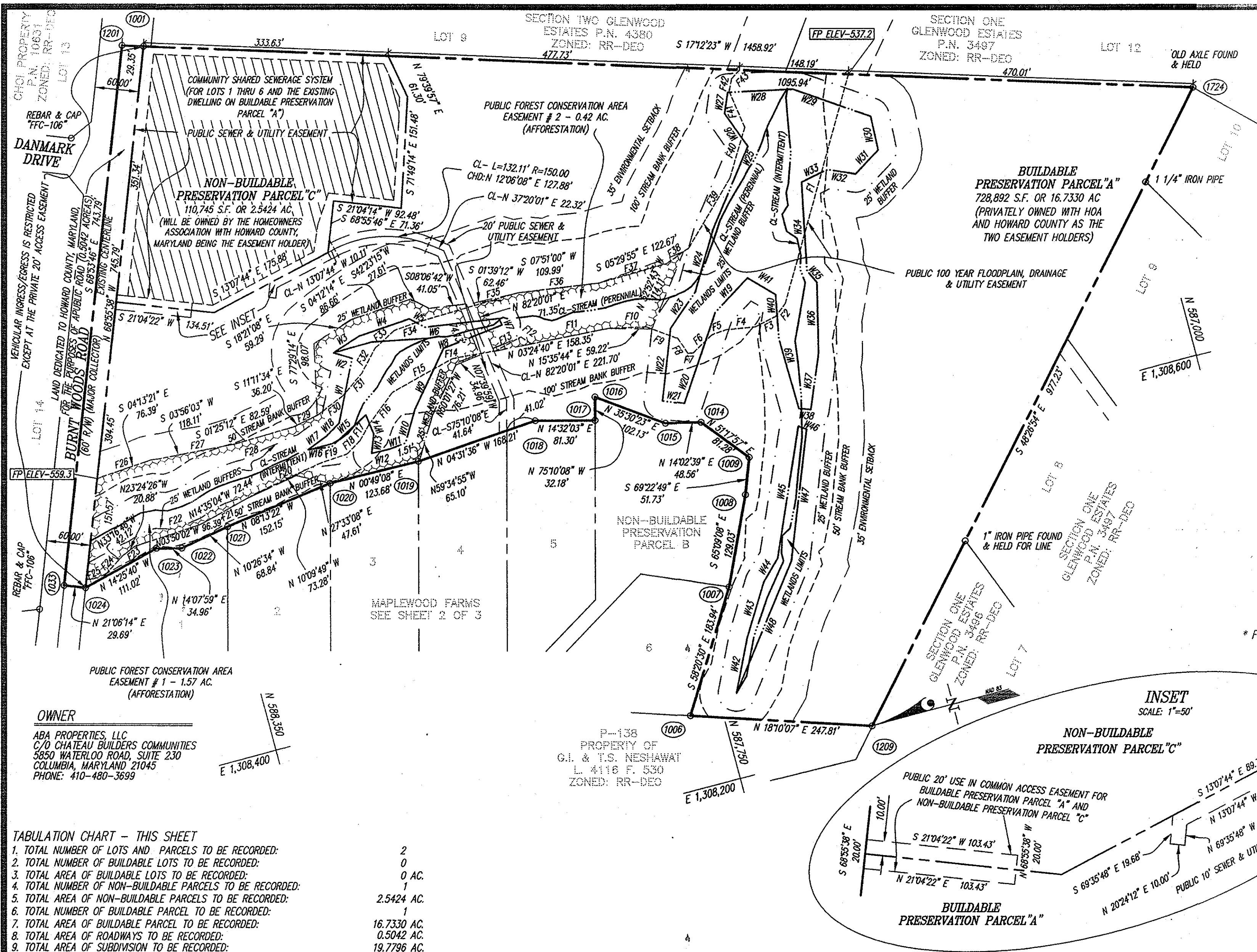
4TH ELECTION DISTRICT  
SCALE: 1"=50'

TM 21, GRID 5, PARCEL 106  
HOWARD COUNTY, MARYLAND  
SHEET 2 OF 3  
AUGUST 2007

**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: 410-650-1800 DC/VA: 301-989-2524 FAX: 301-421-4168

DRAWN BY: pnc CHECK BY: SJM

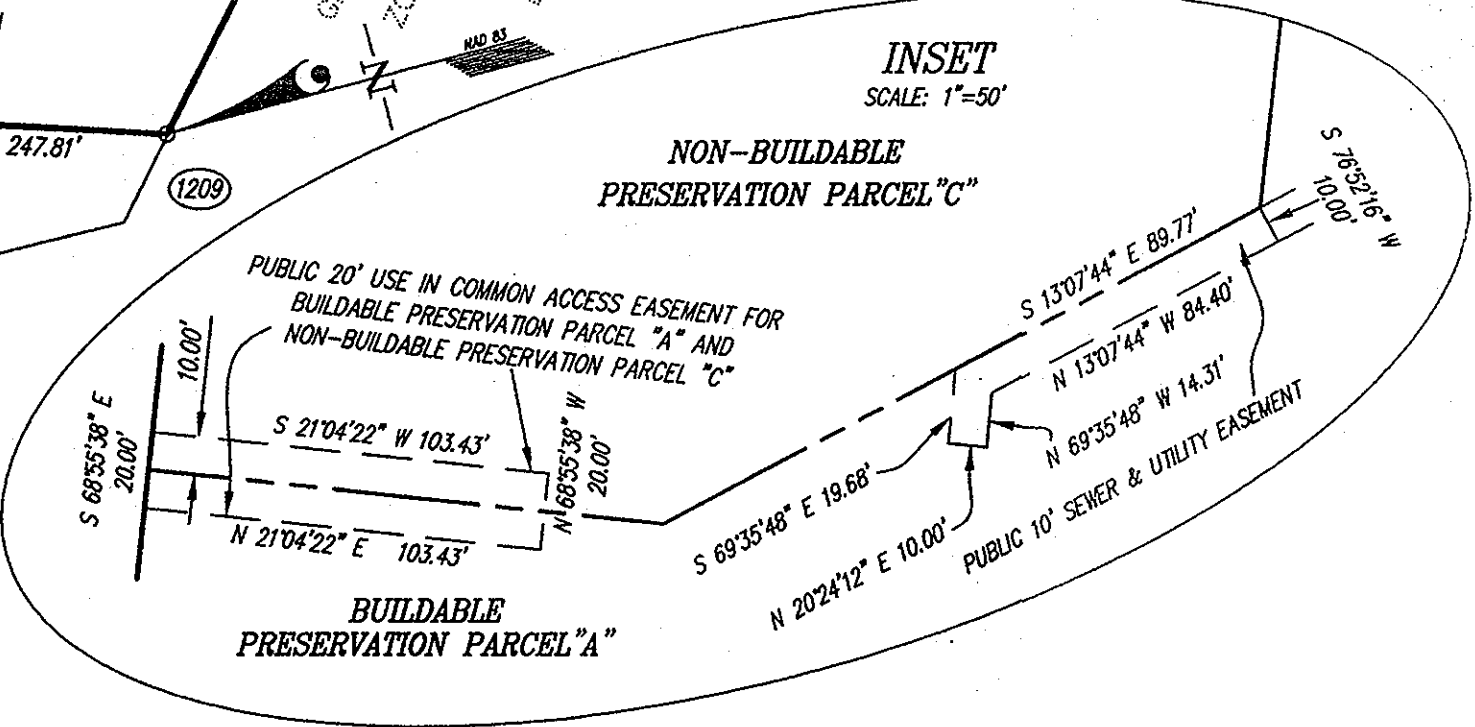
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LINE	BEARING	LENGTH	ELEVATION *
F1	N 59°41'22" W	324.76'	542.0
F2	N 38°08'30" W	22.02'	542.8
F3	N 12°17'28" W	31.41'	543.7
F4	N 09°31'40" E	39.77'	543.8
F5	N 04°42'38" W	20.21'	543.8
F6	N 29°24'40" W	35.85'	543.1
F7	N 13°00'07" E	7.17'	542.7
F8	N 70°32'34" E	25.23'	543.6
F9	N 35°14'55" E	45.09'	543.3
F10	N 12°30'29" E	51.52'	543.7
F11	N 03°24'40" E	106.91'	545.9
F12	N 48°53'17" E	17.00'	547.2
F13	N 14°37'00" W	38.17'	546.5
F14	N 04°35'20" E	60.61'	547.2
F15	N 14°31'23" W	94.16'	549.8
F16	N 39°16'48" W	54.21'	551.2
F17	N 46°17'38" W	25.51'	552.2
F18	N 31°04'48" W	25.24'	552.7
F19	N 04°13'10" W	39.75'	553.2
F20	N 10°29'14" W	94.16'	554.9
F21	N 14°35'04" W	87.44'	557.1
F22	N 03°50'02" W	96.39'	557.2
F23	N 23°24'26" W	20.88'	558.2
F24	N 33°16'46" W	42.12'	559.0
F25	N 14°25'40" W	25.51'	559.3
F26	S 04°13'21" E	76.39'	557.2
F27	S 03°56'03" W	118.11'	555.3
F28	S 01°25'12" E	82.59'	553.4
F29	S 11°11'34" E	36.20'	552.7
F30	S 22°42'00" E	44.29'	550.8
F31	S 35°08'17" E	39.74'	550.2
F32	S 47°09'28" E	38.71'	549.0
F33	S 27°39'36" E	35.99'	548.7
F34	S 05°05'09" E	29.21'	548.2
F35	S 01°32'44" E	147.39'	547.3
F36	S 07°51'00" W	109.99'	544.2
F37	S 01°32'25" E	96.60'	542.5
F38	S 19°43'39" E	35.53'	541.5
F39	S 44°47'16" E	111.81'	540.3
F40	S 58°45'10" E	71.43'	539.3
F41	N 81°28'27" E	53.18'	538.7
F42	S 63°53'58" E	17.66'	538.6
F43	S 32°08'37" E	15.78'	538.3

LINE	BEARING	LENGTH
W1	S 63°42'48" E	90.51'
W2	N 32°05'25" E	26.12'
W3	S 18°21'08" E	40.75'
W4	S 04°12'14" E	72.79'
W5	S 42°23'15" W	24.56'
W6	S 08°06'42" W	100.80'
W7	S 79°42'03" W	9.82'
W8	N 06°58'00" W	86.01'
W9	N 50°01'27" W	91.19'
W10	N 59°34'55" W	48.68'
W11	N 06°24'38" W	22.54'
W12	N 02°01'11" E	25.56'
W13	S 68°32'17" E	26.09'
W14	N 82°52'31" E	28.74'
W15	N 28°05'36" W	64.16'
W16	N 07°52'57" E	31.83'
W17	S 21°39'00" E	30.88'
W18	S 31°16'05" E	24.69'
W19	N 32°06'13" W	64.87'
W20	N 56°17'38" W	130.77'
W21	N 22°21'41" E	28.80'
W22	S 68°43'34" E	99.62'
W23	S 40°28'40" E	59.30'
W24	S 59°25'43" E	90.62'
W25	S 52°19'07" E	122.20'
W26	N 69°43'39" E	54.76'
W27	S 66°45'34" E	28.84'
W28	S 12°03'36" W	88.30'
W29	S 34°04'04" W	112.95'
W30	N 87°22'30" W	46.98'
W31	N 31°38'42" W	44.56'
W32	N 23°34'21" E	39.05'
W33	N 10°51'40" W	38.94'
W34	N 78°27'30" W	121.53'
W35	S 64°59'47" W	21.25'
W36	N 76°12'04" W	97.13'
W37	N 67°15'38" W	77.45'
W38	N 19°41'11" E	16.44'
W39	N 89°09'31" E	99.39'
W40	S 79°11'32" E	60.24'
W41	N 45°35'29" E	44.42'
W42	S 64°10'26" E	77.83'
W43	S 58°32'20" E	78.84'
W44	S 44°49'45" E	38.01'
W45	S 66°17'33" E	183.90'
W46	S 35°37'01" W	11.96'
W47	N 68°33'33" W	182.47'
W48	N 52°36'38" W	195.92'

\* FLOODPLAIN ELEVATION IS TO THE END OF THE LINE



**OWNER**  
 ABA PROPERTIES, LLC  
 C/O CHATEAU BUILDERS COMMUNITIES  
 5850 WATERLOO ROAD, SUITE 230  
 COLUMBIA, MARYLAND 21045  
 PHONE: 410-480-3699

**TABULATION CHART - THIS SHEET**

- TOTAL NUMBER OF LOTS AND PARCELS TO BE RECORDED: 2
- TOTAL NUMBER OF BUILDABLE LOTS TO BE RECORDED: 0
- TOTAL AREA OF BUILDABLE LOTS TO BE RECORDED: 0 AC.
- TOTAL NUMBER OF NON-BUILDABLE PARCELS TO BE RECORDED: 1
- TOTAL AREA OF NON-BUILDABLE PARCELS TO BE RECORDED: 2.5424 AC.
- TOTAL NUMBER OF BUILDABLE PARCEL TO BE RECORDED: 1
- TOTAL AREA OF BUILDABLE PARCEL TO BE RECORDED: 16.7330 AC.
- TOTAL AREA OF ROADWAYS TO BE RECORDED: 0.5042 AC.
- TOTAL AREA OF SUBDIVISION TO BE RECORDED: 19.7796 AC.

**APPROVED:** FOR PRIVATE WATER & PRIVATE SEWERAGE SYSTEMS IN CONFORMANCE WITH THE MASTER PLAN OF WATER & SEWERAGE FOR HOWARD COUNTY, MD. (LOTS 1 - 6 AND BUILDABLE PRESERVATION PARCEL "A" WILL USE THE COMMUNITY SHARED SEWERAGE SYSTEM ON NON-BUILDABLE PRESERVATION PARCEL "C")

*Richard Azrael* 9/7/07  
 COUNTY HEALTH OFFICER DATE

**APPROVED:** HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

*Richard Azrael* 9/12/07  
 CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

*Richard Azrael* 9/14/07  
 DIRECTOR DATE

**OWNER'S DEDICATION**

ABA PROPERTIES, LLC, A MARYLAND LIMITED LIABILITY COMPANY, BY RICHARD AZRAEL, MEMBER, OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY ADOPTS THIS PLAN OF SUBDIVISION, AND IN CONSIDERATION OF THE APPROVAL OF THIS FINAL PLAN 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 12 DAY OF AUGUST, 2007

ABA PROPERTIES, LLC  
 BY: *Richard Azrael*  
 RICHARD AZRAEL, MEMBER

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 SUBDIVISION OF PART OF THE LAND CONVEYED BY LISA A. GABRIEL-HENRY A/K/A LISA GABRIEL-HENRY TO ABA PROPERTIES, LLC, A MARYLAND LIMITED LIABILITY COMPANY, BY DEED DATED JULY 25, 2007 AND RECORDED IN LIBER 10811 AT FOLIO 488; 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* 15 Aug. 2007  
 DAVID S. WEBER DATE  
 PROFESSIONAL LAND SURVEYOR  
 MARYLAND REGISTRATION NO. 10852



RECORDED AS PLAT NUMBER 19375 ON 9/13/07, AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND

**MAPLEWOOD FARMS**  
 LOTS 1 THRU 6, BUILDABLE PRESERVATION PARCEL "A" AND NON-BUILDABLE PRESERVATION PARCELS "B" & "C"

TM 21, GRID 5, PARCEL 106  
 4TH ELECTION DISTRICT  
 SCALE: 1"=100' SHEET 3 OF 3 AUGUST 2007

**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 BAL: 410-880-1820 DC/VA: 301-989-2524 FAX: 301-421-4186  
 DRAWN BY: *PWC* CHECK BY: *SJM*  
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