

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-DEO.
- SEE DEPARTMENT OF PLANNING & ZONING FILE NUMBERS: S-01-17, ZB-995M, PB-353, P-02-12, P-04-01, F-05-02, F-05-01, F-05-113, F-06-43, F-06-219 & SDP-06-151.
- COORDINATES BASED ON M&D '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

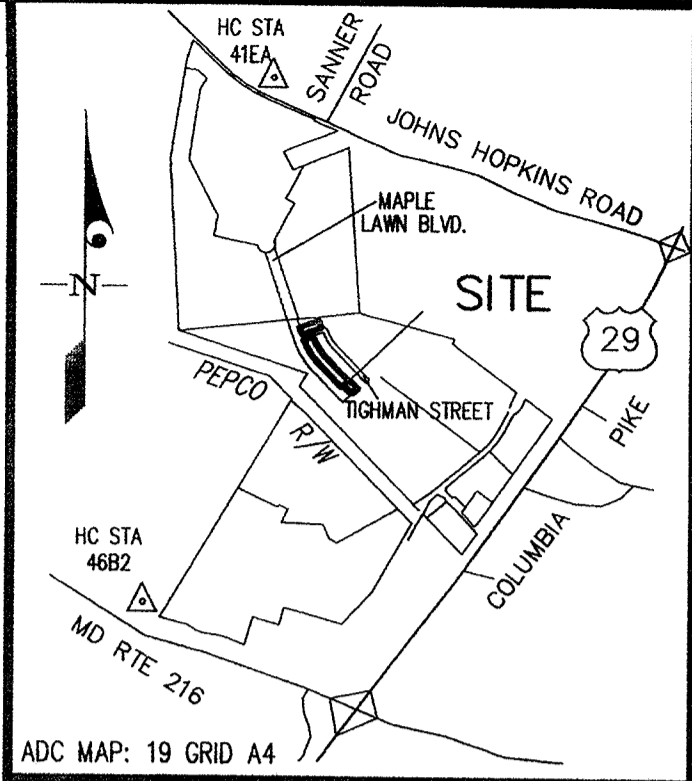
- DRIVEWAY(S) SHALL BE CONSTRUCTED PRIOR TO RESIDENTIAL OCCUPANCY TO INSURE SAFE ACCESS FOR FIRE AND EMERGENCY VEHICLES PER THE FOLLOWING MINIMUM REQUIREMENTS:
 - WIDTH - 12 FEET (14 FEET SERVING MORE THAN ONE RESIDENCE).
 - SURFACE - 6 INCHES OF COMPACTED CRUSHER RUN BASE WITH TAR AND CHIP COATING (1/2" MIN.).
 - GEOMETRY - MAXIMUM 15% GRADE, MAXIMUM 10% GRADE CHANGE AND MINIMUM 45' TURNING 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 REVISION PLAT THAT DOES NOT CREATE ANY NEW LOTS.
- THIS REVISION PLAT IS EXEMPT FROM THE FOREST CONSERVATION REQUIREMENTS OF THE HOWARD COUNTY CODE IN ACCORDANCE WITH SECTION 16.1202(b)(1)(vi) BECAUSE IT IS A REVISION PLAT THAT DOES NOT CREATE ANY NEW LOTS.

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 JAN 2007
 DAVID S. WEBER
 PROFESSIONAL LAND SURVEYOR
 MD. REG. NO. 10852
 DATE

MB MAPLE LAWN LLC

John Corgan
 JOHN CORGAN, PRESIDENT
 DATE

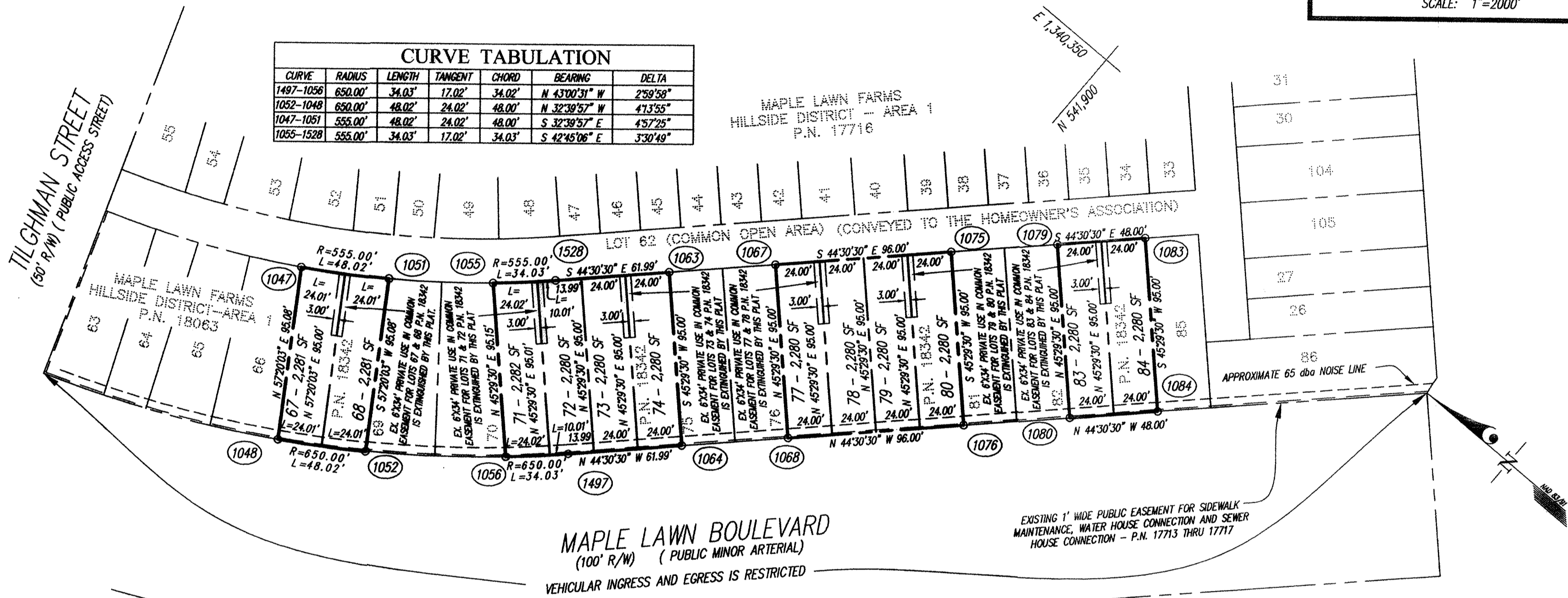


COORDINATE TABLE

| POINT | NORTHING | EASTING |
|-------|-----------|------------|
| 1047 | 542160.38 | 1339980.08 |
| 1048 | 542109.07 | 1339900.05 |
| 1051 | 542119.97 | 1340005.99 |
| 1052 | 542068.66 | 1339925.95 |
| 1055 | 542075.38 | 1340040.92 |
| 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 | 541788.40 | 1340188.34 |
| 1083 | 541820.76 | 1340289.74 |
| 1084 | 541754.17 | 1340221.99 |
| 1497 | 541983.79 | 1339996.27 |
| 1528 | 542050.39 | 1340064.02 |

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 | 4°13'55" |
| 1047-1051 | 555.00' | 48.02' | 24.02' | 48.00' | S 32°39'57" E | 4°57'25" |
| 1055-1528 | 555.00' | 34.03' | 17.02' | 34.03' | S 42°45'06" E | 3°30'49" |



TABULATION OF FINAL PLAT - THIS SHEET

| | |
|---|------------|
| 1. TOTAL NUMBER OF LOTS AND PARCELS TO BE RECORDED: | 12 |
| 2. TOTAL NUMBER OF BUILDABLE LOTS TO BE RECORDED: | 12 |
| 3. TOTAL AREA OF BUILDABLE LOTS TO BE RECORDED: | 0.6282 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: | 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 AC. |
| 13. TOTAL AREA OF SUBDIVISION TO BE RECORDED: | 0.6282 AC. |

OWNERS
 MB MAPLE LAWN LLC
 1886 E. GUDE DRIVE
 ROCKVILLE, MARYLAND 20850
 PH: 301-762-9511 (EXT. 2101)

THE PURPOSE OF THIS PLAT IS TO EXTINGUISH THE EXISTING PRIVATE USE IN COMMON EASEMENTS ON LOTS 67, 68, 71-74, 77-80, 83 & 84.

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

Robert H. ...
 COUNTY HEALTH OFFICER
 DATE: 3/9/07

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

[Signature]
 CHIEF, DEVELOPMENT ENGINEERING DIVISION
 DATE: 2/23/07

[Signature]
 DIRECTOR
 DATE: 3/2/07

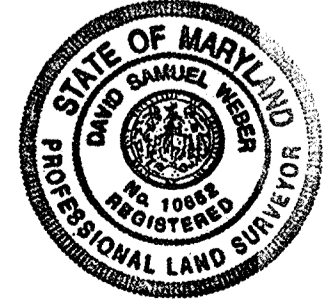
OWNER'S DEDICATION
 MB MAPLE LAWN LLC, A MARYLAND LIMITED LIABILITY COMPANY, BY JOHN CORGAN, PRESIDENT, OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY ADOPTS THIS PLAN OF SUBDIVISION, AND IN CONSIDERATION OF THE APPROVAL OF THIS FINAL PLAT BY THE DEPARTMENT OF PLANNING AND ZONING, ESTABLISHES 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 ERRECTED ON OR OVER THE SAID EASEMENTS AND RIGHTS-OF-WAY.

WITNESS OUR HANDS THIS 10th DAY OF JANUARY, 2007
 BY: *John Corgan*
 JOHN CORGAN, PRESIDENT
 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 REVISION TO PART OF THE LAND CONVEYED BY MAPLE LAWN FARMS I, LLC AND G & R MAPLE LAWN, INC. TO MB MAPLE LAWN LLC, BY A DEED DATED MAY 26, 2006 AND RECORDED IN LIBER 10049 AT FOLIO 165, ALSO BEING 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 LOTS 67, 68, 71-74, 77-80, 83, 84, 104-107 AND COMMON OPEN AREA LOT 108, (A RESUBDIVISION OF)" AND RECORDED AS PLAT No. 18342, 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
 15 JAN. 2007
 DATE



RECORDED AS PLAT NUMBER 18926 ON 3/16/07, AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND

REVISION PLAT
MAPLE LAWN FARMS
 HILLSIDE DISTRICT - AREA 1
 LOTS 67, 68, 71-74, 77-80, 83 & 84
 (REVISIONS TO LOTS 67, 68, 71-74, 77-80, 83 AND 84, MAPLE LAWN FARMS HILLSIDE DISTRICT - AREA 1, PLAT No. 18342)
 TM 41, GRID 22, P/O PARCELS 129 & 205
 HOWARD COUNTY, MARYLAND
 DECEMBER 2006

5TH ELECTION DISTRICT
 SCALE: 1"=50'
GLW GUTSCHICK LITTLE & WEBER, P.A.
 CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS
 3809 NATIONAL DRIVE - SUITE 200 - BURTONSVILLE OFFICE PARK
 BURTONSVILLE, MARYLAND 20886
 TEL: 301-421-4024 BALT: 410-980-1820 DC/VA: 301-989-2524 FAX: 301-421-4186
 DRAWN BY: PWC CHECK BY: