

GENERAL NOTES

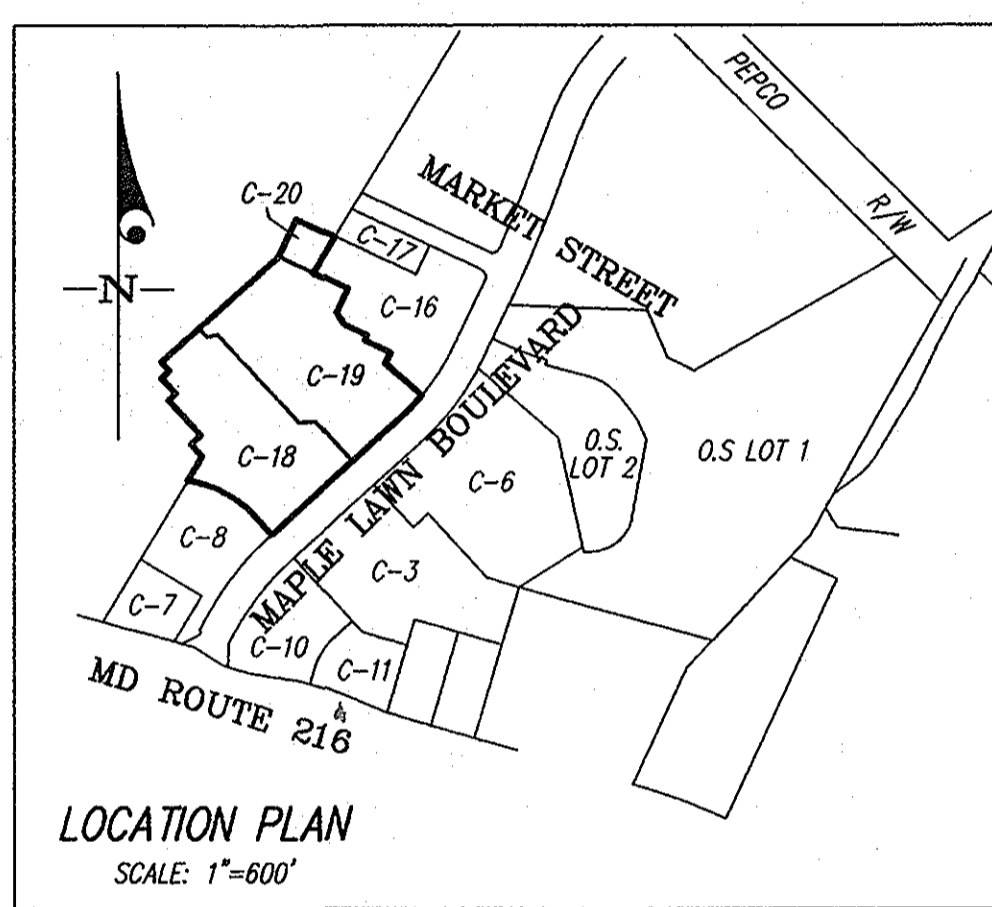
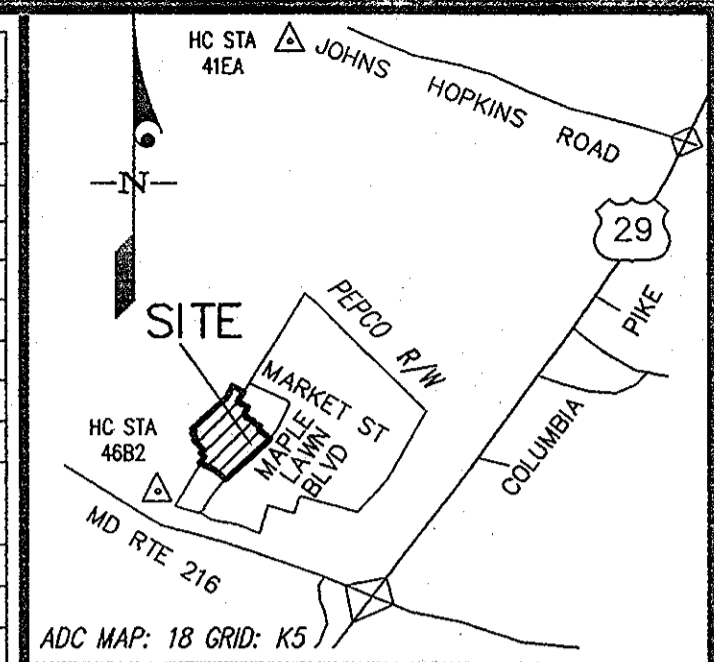
- 1. IRON PINS SHOWN THUS:
2. CONCRETE MONUMENTS SHOWN THUS:
3. THIS PLAT AND THE COORDINATES SHOWN HEREON, ARE BASED UPON A FIELD RUN BOUNDARY SURVEY PREPARED BY GUTSCHICK, LITTLE & WEBER, P.A. IN SEPTEMBER, 1997.
4. PROPERTY IS ZONED MCO-3 PER THE 2-2-04 COMPREHENSIVE ZONING PLAN AND THE COMP LITE ZONING REGULATIONS AMENDMENTS EFFECTIVE JULY 28, 2006 AND PER ZB-995M (APPROVAL DATE OF 2/8/01), UNDERLYING ZONING IS RR-DEO.
5. SEE DEPARTMENT OF PLANNING & ZONING FILE NUMBERS: S-01-17, ZB-995M, PB-353, WP-01-111(*), WP-02-54(**), P-02-12, WP-03-02(**), P-03-01, F-03-07, F-03-90, SDP-03-06, SDP-03-140, SDP 03-171, SDP-04-044, SDP-04-96, SDP-04-49, F-04-55, F-04-113, F-05-78, F-05-178, SDP-06-67, SDP-05-36, F-06-140, S-06-16, PB-378, ZB-1039M, P-07-18, WP-07-122(***) & F-07-37.
6. COORDINATES BASED ON NAD '83 MARYLAND COORDINATE SYSTEM AS PROJECTED BY HOWARD COUNTY GEODETIC CONTROL STATIONS No. 41EA, 41EB, 41GA AND No. 46B2.
7. AREAS SHOWN ARE TO BE TAKEN AS MORE OR LESS.
8. THIS SUBDIVISION IS SUBJECT TO SECTION 18.122B OF THE HOWARD COUNTY CODE. PUBLIC SEWER SERVICE AND PUBLIC WATER SERVICE HAS BEEN GRANTED UNDER THE TERMS AND PROVISIONS THEREOF EFFECTIVE MAY 27, 2003, ON WHICH DATE DEVELOPER'S AGREEMENT No. 24-4062-D WAS FILED AND ACCEPTED. THE DEVELOPER'S AGREEMENT FOR THE WATER EXTENSION IS POSTED UNDER SDP-06-67.
9. NO GRADING, REMOVAL OF VEGETATIVE COVER OR TREES, OR PLACEMENT OF NEW STRUCTURES IS PERMITTED WITHIN THE LIMITS OF WETLANDS, STREAMS, OR THEIR BUFFERS AND 100 YEAR FLOODPLAIN AREAS EXCEPT AS PERMITTED UNDER WP-02-54(**), WHICH WAS GRANTED ON APRIL 2, 2002, ALLOWING THE FOLLOWING:
A. DEVELOPMENT WITHIN A 100 YEAR FLOODPLAIN, AND
B. GRADING AND REMOVAL OF VEGETATIVE COVER WITHIN A 25' WETLAND BUFFER AND A 50' STREAM BUFFER.
10. 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:
A. 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
B. 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.
11. STORMWATER MANAGEMENT FOR THE PARCELS C-18, C-19 AND C-20 HAS BEEN PROVIDED IN A REGIONAL FACILITY APPROVED AND CONSTRUCTED UNDER F-03-07. THE RECHARGE REQUIREMENTS WILL BE MET IN PRIVATE FACILITIES LOCATED ON THE PARCELS.
12. THERE ARE NO KNOWN CEMETERIES, GRAVE SITES OR HISTORIC STRUCTURES LOCATED ON THE SUBJECT PROPERTY.
13. THERE ARE NO SCENIC ROADS WITHIN OR ADJACENT TO THE SUBJECT PROPERTY.
14. THIS PROPERTY WAS BROUGHT INTO THE METROPOLITAN DISTRICT ON AUGUST 8, 2001.
15. ARTICLES OF INCORPORATION FOR THE MAPLE LAWN FARMS COMMERCIAL OWNER'S ASSOCIATION WAS FILED WITH THE MARYLAND STATE DEPARTMENT OF ASSESSMENTS AND TAXATION ON OCTOBER 10, 2002, (RECEIPT # D07098148).
16. 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.
17. MINIMUM BUILDING SETBACK RESTRICTIONS FROM MAPLE LAWN BOULEVARD, MD. ROUTE 216, MARKET STREET AND THE PROJECT BOUNDARY WILL BE PROVIDED IN ACCORDANCE WITH THE COMPREHENSIVE DEVELOPMENT CRITERIA APPROVED FOR THIS PROJECT UNDER S-01-17, PB-353 AND ZB-995M AND S-06-16, PB-378 AND ZB-1039M.
18. 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) AND S-06-16, PB-378 NAD ZB-1039M.
19. PERIMETER LANDSCAPING FOR NON-RESIDENTIAL PARCELS WILL BE PROVIDED AND SHOWN ON SITE DEVELOPMENT PLANS FOR THIS PROJECT IN ACCORDANCE WITH THE APPROVED LANDSCAPE DESIGN CRITERIA.
20. RESERVATION OF PUBLIC UTILITY AND FOREST CONSERVATION EASEMENTS, DEVELOPER RESERVES UNTO ITSELF, ITS SUCCESSORS AND ASSIGNS, ALL EASEMENTS SHOWN ON THIS PLAN FOR WATER, SEWER, STORM DRAINAGE, 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.
21. ALL BUFFERING AND LANDSCAPING REQUIREMENTS/FEATURES WILL BE SHOWN AT THE SITE DEVELOPMENT PLAN STAGE AND WILL BE PROVIDED IN ACCORDANCE WITH THE COMPREHENSIVE SKETCH PLAN CRITERIA.

(GENERAL NOTES CONTINUE)

- 22. THE FOREST CONSERVATION REQUIREMENT PER SECTION 16.1202 OF THE HOWARD COUNTY CODE AND THE FOREST CONSERVATION MANUAL FOR THE 3.0460 ACRES OF LAND ON PARCEL 116 THAT IS RECORDED AS PART OF PARCELS C-18, C-19 AND C-20 IS 0.4569 OF AN ACRE OF AFFORESTATION PLANTING. THIS OBLIGATION IS MET BY APPLYING THE EXCESS AFFORESTATION PLANTING CREDIT OF 2.05 ACRES FROM F-06-161 (PLAT NO. 18744) AND LEAVING A NET EXCESS OF 6.5931 ACRES OF FOREST CONSERVATION CREDIT FOR FUTURE PHASES OF THIS PROJECT ADDRESSED UNDER SDP-07-43, MASS GRADING PLAN. THE FOREST CONSERVATION REQUIREMENT FOR THE EXISTING AREA OF PARCELS C-12 AND C-15 WAS PREVIOUSLY ADDRESSED UNDER F-03-07.
23. 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(a)(2)(ii) - 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(a)(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, WERE 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:
A. 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.
B. 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.
C. 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.

SUMMARY OF MINIMUM SETBACKS FOR EMPLOYMENT/COMMERCIAL LAND USE AREAS PER APPROVED AMENDED DEVELOPMENT CRITERIA APPROVED UNDER S-06-16 & PB-378

- THE FOLLOWING MINIMUM STRUCTURE SETBACKS SHALL APPLY FOR EMPLOYMENT/COMMERCIAL STRUCTURES:
• 50-FOOT MINIMUM OPEN SPACE BUFFER ADJACENT TO EXISTING RESIDENTIAL COMMUNITIES.
• 50-FOOT MINIMUM SETBACK FOR ALL COMMERCIAL STRUCTURES FROM MD. ROUTE 216 OR JOHNS HOPKINS ROAD.
• 300-FOOT MINIMUM SETBACK FOR ALL MULTI-STORY STRUCTURES FROM MD. ROUTE 216.
• 500-FOOT MINIMUM SETBACK FOR ALL COMMERCIAL STRUCTURES GREATER THAN FOUR STORIES FROM MD. ROUTE 216.
• 10-FOOT MINIMUM SETBACK FROM THE RIGHT-OF-WAY OF MAPLE LAWN BOULEVARD.
• 10-FOOT MINIMUM SETBACK FROM ANY OTHER PROPERTY LINE.
THE FOLLOWING MINIMUM PARKING SETBACKS SHALL APPLY FOR EMPLOYMENT/COMMERCIAL STRUCTURES:
• 15' TO PUBLIC RIGHT-OF-WAY OF MAPLE LAWN BOULEVARD (EXCEPT FOR PARALLEL PARKING ADJACENT TO ROADWAY.)
• 10' TO ANY OTHER PROPERTY OR BOUNDARY LINE (EXCEPT FOR PARALLEL PARKING ADJACENT TO ROADWAY, OR WHERE A PARCEL LINE LIES WITHIN A USE-IN-COMMON PARKING AREA SERVING MULTIPLE PARCELS.)
• 20' TO PROJECT BOUNDARY LINE ALONG JOHNS HOPKINS OR ROUTE 216.
EXCEPTIONS TO SETBACK REQUIREMENTS:
• STRUCTURES MAY BE LOCATED ANYWHERE WITHIN SETBACK AREAS IN ACCORDANCE WITH A SITE DEVELOPMENT PLAN APPROVED BY THE HOWARD COUNTY PLANNING BOARD.
• BAY WINDOWS, EAVES, FRENCH BALCONIES, PORTICOS, CORNICES, ANNINGS, SIGNS, AND SIMILAR ARCHITECTURAL ELEMENTS MAY ENCRoACH FULLY INTO ANY SETBACK.
• ARCADES MAY ENCRoACH INTO ANY SETBACK TO WITHIN 1' OF THE PROPERTY LINE. WHERE SUCH ARCADES ARE PROPOSED, THE FRONT FACADE MAY ALIGN, VERTICALLY, WITH THE FRONT OF THE ARCADE, THEREBY REDUCING THE REQUIRED FRONT SETBACK ACCORDINGLY. AN ARCADE IS AN ARCHED BUILDING, OR PORTION OF A BUILDING, OR GALLERY OFTEN COVERED WITH A ROOF STRUCTURE OR BUILDING SUPPORTED BY A SERIES OF ARCHES AND/OR COLUMNS ON PIERS.



(GENERAL NOTES CONTINUE)

- 24. A TRAFFIC STUDY PREPARED FOR P-02-12 DETERMINED THAT SIGNALS ARE NOT WARRANTED ALONG MAPLE LAWN BOULEVARD AT THIS TIME. THE DEVELOPER UNDERSTANDS AND AGREES THAT SHOULD THERE BECOME A NEED FOR THE SIGNALS IN THE FUTURE, THE SIGNALS WILL BE PROPOSED AS PART OF THE NEXT PRELIMINARY PLAN SUBMISSION FOR THE BUSINESS DISTRICT. CONDUITS ARE BEING PROPOSED ON THE FINAL PLANS FOR THIS PHASE IN THE EVENT THAT THE SIGNALS WILL NEED TO BE INSTALLED. TRAFFIC STUDY WAS APPROVED WITH S-01-17 BY THE PLANNING BOARD ON 8/8/01.
25. SIDEWALKS AND TREES LOCATED WITHIN THE RIGHTS OF WAY FOR MAPLE LAWN BOULEVARD AND MARKET STREET ARE SHOWN FOR INFORMATIONAL AND BONDING PURPOSES. SIDEWALKS AND TREES WILL BE INSTALLED IN CONJUNCTION WITH ADJACENT SITE DEVELOPMENT PLANS. MAINTENANCE OF SIDEWALKS AND TREES WITHIN THE RIGHTS OF WAY WILL BE THE RESPONSIBILITY OF THE COMMERCIAL OWNERS ASSOCIATION.
26. THE SHARED ACCESS AND PARKING REQUIREMENT FOR PARCELS "C-18" THRU "C-20" IS COVERED BY SECTION 10.11. ACCESS AND PARKING EASEMENT IN "AMENDED AND RESTATED DECLARATION OF COVENANTS, CONDITION AND RESTRICTIONS FOR MAPLE LAWN COMMERCIAL ASSOCIATION, INC. AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER 7789 AT FOLIO 353.
27. PARCEL C-20 IS LOCATED WITHIN A COMMERCIAL CENTER DEVELOPMENT THAT WILL HAVE SHARED ACCESS AND PARKING PER A RECORDED AGREEMENT (SEE GENERAL NOTE 26) WITHOUT PUBLIC ROAD FRONTAGE IN ACCORDANCE WITH SECTION 16.120(c)(1) OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS.
28. WAIVER REQUEST FROM SECTION 16.146 - REQUIREMENT FOR A PRELIMINARY PLAN PRIOR TO THE PLAT APPROVAL, WAS APPROVED BY THE DEPARTMENT OF PLANNING AND ZONING UNDER THE CONDITIONS OF WP-07-122(***) WHICH WAS GRANTED ON JUNE 19, 2007 SUBJECT TO THE FOLLOWING CONDITIONS:
1. COMPLIANCE WITH THE SRC COMMENTS ISSUED FOR THE FINAL PLAN, F-07-183 AND THE RED-LINE REVISION OF SDP-05-36.
2. COMPLIANCE WITH THE COMMENTS DATED JUNE 14, 2007 FROM DEVELOPMENT ENGINEERING DIVISION:
1. ADDED PARCEL C-20 TO PURPOSE NOTE.
2. APPROVED BECAUSE IT DOES NOT HAVE AN EFFECT ON STORMWATER MANAGEMENT, OR APPO.
3. THIS PLAN ONLY ALLOWS FOR THE CONSTRUCTION OF AN ADDITION OF A PARKING LOT.

OWNER
G & R MAPLE LAWN (K), L.L.C. (OLD PARCEL C-15)
MAPLE LAWN OFFICE II, LLC (OLD PARCEL C-12)
G & R/ WESSEL, LLC (PORTION OF P-116)
c/o GREENEBAUM & ROSE ASSOCIATES, INC.
1829 REISTERSTOWN ROAD
SUITE 300, WOODHOLME CENTER
BALTIMORE, MD. 21208
PH: 410-484-8400

TABULATION OF FINAL PLAT - ALL SHEETS
1. TOTAL NUMBER OF LOTS AND PARCELS TO BE RECORDED: 3
2. TOTAL NUMBER OF BUILDABLE PARCELS TO BE RECORDED: 3
3. TOTAL AREA OF BUILDABLE PARCEL TO BE RECORDED: 9.3966 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 AREA OF ROADWAYS TO BE RECORDED: 0 AC.
7. TOTAL AREA OF SUBDIVISION TO BE RECORDED: 9.3966 AC.

APPROVED: FOR PUBLIC WATER & PUBLIC SEWERAGE SYSTEMS IN CONFORMANCE WITH THE MASTER PLAN OF WATER & SEWERAGE FOR HOWARD COUNTY, MD.
[Signatures and dates for County Health Officer and Chief, Development Engineering Division]

OWNER'S DEDICATION
G & R MAPLE LAWN (K) L.L.C., A MARYLAND LIMITED LIABILITY COMPANY, BY STEWART J. GREENEBAUM, MANAGING MEMBER, MAPLE LAWN OFFICE II, LLC, A MARYLAND LIMITED LIABILITY COMPANY, BY STEWART J. GREENEBAUM, MANAGING MEMBER AND G & R/WESSEL, L.L.C., A MARYLAND LIMITED LIABILITY COMPANY, BY STEWART J. GREENEBAUM, 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 20 DAY OF JUNE, 2007

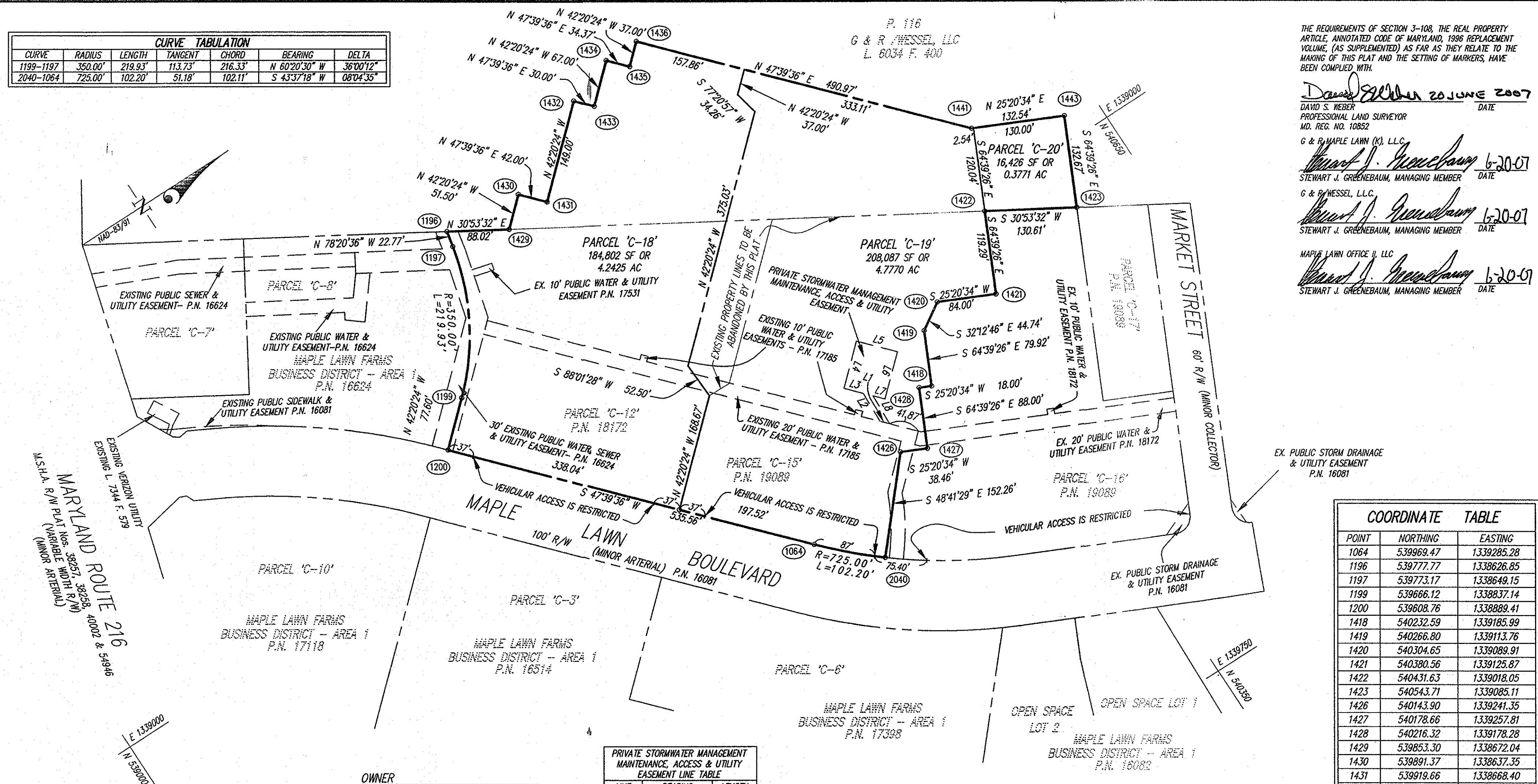
SURVEYOR'S CERTIFICATE
I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS A RESUBDIVISION OF PART OF THE LAND CONVEYED TO G & R MAPLE LAWN (K), L.L.C. FROM JACK KAY AND HAROLD GREENBERG, BY DEED DATED MARCH 24, 1998 AND RECORDED IN LIBER 4256 AT FOLIO 250 AND PART OF THE LAND CONVEYED TO G & R/WESSEL, LLC (ALSO KNOWN AS G & R/WESSELL, LLC), BY THE FOLLOWING CONVEYANCES: FROM KARL WESSEL, BY A DEED DATED FEBRUARY 23, 2001 AND RECORDED IN LIBER 5376 AT FOLIO 335, FROM GERALD J. WESSEL, BY A DEED DATED FEBRUARY 23, 2001 AND RECORDED IN LIBER 5376 AT FOLIO 339, KARRI WESSEL HAW, BY A DEED DATED FEBRUARY 23, 2001 AND RECORDED IN LIBER 5376 AT FOLIO 343, FROM KATY WESSEL, BY A DEED DATED FEBRUARY 23, 2001 AND RECORDED IN LIBER 5376 AT FOLIO 347, FROM JUDY ANN MARIE GIACHINO, BY A DEED DATED FEBRUARY 23, 2001 AND RECORDED IN LIBER 5376 AT FOLIO 351, FROM PARKER JACKSON FURR, PERSONAL REPRESENTATIVE OF THE ESTATE OF MARY E. WESSEL, BY A DEED DATED OCTOBER 1, 2001 AND RECORDED IN LIBER 5727 AT FOLIO 688, FROM DOROTHY C. VOLLMERHAUSEN, PERSONAL REPRESENTATIVE OF THE ESTATE OF RAYMOND L. WESSEL, BY A DEED DATED FEBRUARY 28, 2002 AND RECORDED IN LIBER 6034 AT FOLIO 400, FROM DOROTHY C. VOLLMERHAUSEN, BY A DEED DATED FEBRUARY 28, 2002 AND RECORDED IN LIBER 6034 AT 404, FROM JANET L. HALL, PERSONAL REPRESENTATIVE OF THE ESTATE OF CATHERINE M. WESSEL, BY A DEED DATED APRIL 5, 2005 AND RECORDED IN LIBER 9166 AT FOLIO 445, FROM EMILY R. WESSELL, BY A DEED DATED MAY 18, 2005 AND RECORDED IN LIBER 9214 AT FOLIO 675 AND ALL OF THE LAND CONVEYED FROM G&R/MAPLE LAWN (K), L.L.C. TO MAPLE LAWN OFFICE II, LLC, BY A DEED DATED JUNE 16, 2006 AND RECORDED IN LIBER 10083 AT FOLIO 614 AND ALSO A RESUBDIVISION OF PARCEL "C-12" AS SHOWN ON A SUBDIVISION PLAT ENTITLED "MAPLE LAWN FARMS, BUSINESS DISTRICT - AREA 1, PARCELS "C-12" THRU "C-14" (A RESUBDIVISION OF PARCEL "C-9", MAPLE LAWN FARMS, BUSINESS DISTRICT-AREA 1, PLAT NOS. 17530 & 17531)" AND RECORDED AS PLAT NOS. 18171 AND 18172 AND A RESUBDIVISION OF PARCEL "C-15" AS SHOWN ON A SUBDIVISION PLAT ENTITLED "MAPLE LAWN FARMS, BUSINESS DISTRICT - AREA 1, PARCELS "C-15" THRU "C-17" (A RESUBDIVISION OF PARCELS "C-13 & "C-14", MAPLE LAWN FARMS, BUSINESS DISTRICT-AREA 1, PLAT NO. 18172)" AND RECORDED AS PLAT NOS. 19088 AND 19089, 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
PROFESSIONAL LAND SURVEYOR
MARYLAND REGISTRATION NO. 10852

THE PURPOSE OF THIS PLAT IS TO RESUBDIVIDE PARCELS "C-12" AND "C-15" INTO THREE NEW PARCELS "C-18" THRU "C-20" AND TO CREATE A PRIVATE STORMWATER MANAGEMENT MAINTENANCE, ACCESS & UTILITY EASEMENT.

RECORDED AS PLAT NUMBER 19243 ON 7/12/07, AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND

MAPLE LAWN FARMS
BUSINESS DISTRICT - AREA 1
PARCELS "C-18" THRU "C-20"
SUBDIVISION OF PARCEL "C-12", MAPLE LAWN FARMS, BUSINESS DISTRICT - AREA 1, PARCELS "C-12" THRU "C-14" (A RESUBDIVISION OF PARCEL "C-9", MAPLE LAWN FARMS, BUSINESS DISTRICT-AREA 1, PLAT NOS. 17530 & 17531) AND PARCEL "C-15", MAPLE LAWN BUSINESS DISTRICT - AREA 1, PLAT NO. 19089.)
TM 46, GRID 3 & 4, P/O PARCEL 124 & PARCEL 116
5TH ELECTION DISTRICT
HOWARD COUNTY, MARYLAND
SCALE: AS SHOWN SHEET 1 OF 2 JUNE 2007
GUTSCHICK LITTLE & WEBER, P.A.
CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS
3019 NATIONAL DRIVE - SUITE 250 - BURTONSVILLE OFFICE PARK
BURTONSVILLE, MARYLAND 20868
TEL: 301-421-0224 BALT. 410-860-1620 DC/VA: 301-989-2524 FAX: 301-421-4186
DRAWN BY: [Signature] CHECK BY: [Signature]

CURVE TABULATION						
CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
1199-1197	350.00'	219.93'	113.73'	216.33'	N 60°20'30" W	36°00'12"
2040-1064	725.00'	102.20'	51.18'	102.11'	S 43°37'18" W	08°04'35"



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 20 JUNE 2007
 DAVID S. WEBER
 PROFESSIONAL LAND SURVEYOR
 MD. REG. NO. 10852
 G & R MAPLE LAWN (K), L.L.C.
Stewart J. Greenebaum 6-20-07
 STEWART J. GREENEBAUM, MANAGING MEMBER
 G & R WESSEL, L.L.C.
Stewart J. Greenebaum 6-20-07
 STEWART J. GREENEBAUM, MANAGING MEMBER
 MAPLE LAWN OFFICE II, LLC
Stewart J. Greenebaum 6-20-07
 STEWART J. GREENEBAUM, MANAGING MEMBER

COORDINATE TABLE		
POINT	NORTHING	EASTING
1064	539969.47	1339285.28
1196	539777.77	1338626.85
1197	539773.17	1338649.15
1199	539666.12	1338837.14
1200	539608.76	1338889.41
1418	540232.59	1339185.99
1419	540266.80	1339113.76
1420	540304.65	1339089.91
1421	540380.56	1339125.87
1422	540431.63	1339018.05
1423	540543.71	1339085.11
1426	540143.90	1339241.35
1427	540178.66	1339257.81
1428	540216.32	1339178.28
1429	539853.30	1338672.04
1430	539891.37	1338637.35
1431	539919.66	1338668.40
1432	540029.80	1338568.04
1433	540050.00	1338590.22
1434	540099.53	1338545.09
1435	540122.68	1338570.50
1436	540150.03	1338545.58
1441	540480.71	1338908.48
1443	540600.49	1338965.21
2040	540043.39	1339355.72

TABULATION OF FINAL PLAT - THIS SHEET

1. TOTAL NUMBER OF LOTS AND PARCELS TO BE RECORDED:	3
2. TOTAL NUMBER OF BUILDABLE PARCELS TO BE RECORDED:	3
3. TOTAL AREA OF BUILDABLE PARCEL TO BE RECORDED:	9.3966 AC.
4. TOTAL NUMBER OF OPEN SPACE LOTS TO BE RECORDED:	0
5. TOTAL AREA OF OPEN SPACE LOTS TO BE RECORDED:	0.0000 AC.
6. TOTAL AREA OF ROADWAYS TO BE RECORDED:	0 AC.
7. TOTAL AREA OF SUBDIVISION TO BE RECORDED:	9.3966 AC.

LINE	BEARING	LENGTH
L1	S 47°39'36" W	14.14'
L2	N 87°20'24" W	46.72'
L3	S 47°39'36" W	28.34'
L4	N 42°20'24" W	70.00'
L5	N 47°39'36" E	60.00'
L6	S 42°20'24" E	70.00'
L7	S 47°39'36" W	17.51'
L8	S 87°20'24" E	46.72'

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 TO G & R MAPLE LAWN (K), L.L.C. FROM JACK KAY AND HAROLD GREENBERG, BY DEED DATED MARCH 24, 1998 AND RECORDED IN LIBER 4256 AT FOLIO 250 AND PART OF THE LAND CONVEYED TO G & R WESSEL, L.L.C. (ALSO KNOWN AS G & R WESSEL, LLC), BY THE FOLLOWING CONVEYANCES: FROM KARL WESSEL, BY A DEED DATED FEBRUARY 23, 2001 AND RECORDED IN LIBER 5376 AT FOLIO 339, FROM GERALD J. WESSEL, BY A DEED DATED FEBRUARY 23, 2001 AND RECORDED IN LIBER 5376 AT FOLIO 343, FROM KATY WESSEL, BY A DEED DATED FEBRUARY 23, 2001 AND RECORDED IN LIBER 5376 AT FOLIO 347, FROM JUDY ANN MARIE CIACHINO, BY A DEED DATED FEBRUARY 23, 2001 AND RECORDED IN LIBER 5376 AT FOLIO 351, FROM PARKER JACKSON FURR, PERSONAL REPRESENTATIVE OF THE ESTATE OF MARY E. WESSEL, BY A DEED DATED OCTOBER 1, 2001 AND RECORDED IN LIBER 5727 AT FOLIO 688, FROM DOROTHY C. VOLLMERHAUSEN, PERSONAL REPRESENTATIVE OF THE ESTATE OF RAYMOND L. WESSEL, BY A DEED DATED FEBRUARY 28, 2002 AND RECORDED IN LIBER 6034 AT FOLIO 404, FROM JANET L. HALL, PERSONAL REPRESENTATIVE OF THE ESTATE OF CATHERINE M. WESSEL, BY A DEED DATED APRIL 5, 2005 AND RECORDED IN LIBER 9166 AT FOLIO 445, FROM EMILY R. WESSEL, BY A DEED DATED MAY 18, 2005 AND RECORDED IN LIBER 9214 AT FOLIO 675 AND ALL OF THE LAND CONVEYED FROM G&R/Maple Lawn (K), L.L.C. TO MAPLE LAWN OFFICE II, LLC, BY A DEED DATED JUNE 16, 2006 AND RECORDED IN LIBER 10083 AT FOLIO 614 AND ALSO A RESUBDIVISION OF PARCEL 'C-12' AS SHOWN ON A SUBDIVISION PLAT ENTITLED 'MAPLE LAWN FARMS BUSINESS DISTRICT - AREA 1, PARCELS 'C-12' THRU 'C-14' (A RESUBDIVISION OF PARCEL 'C-9', MAPLE LAWN FARMS BUSINESS DISTRICT - AREA 1, PLAT NOS. 17530 & 17531) AND RECORDED AS PLAT NOS. 18171 AND 18172 AND A RESUBDIVISION OF PARCEL 'C-15' AS SHOWN ON A SUBDIVISION PLAT ENTITLED 'MAPLE LAWN FARMS BUSINESS DISTRICT - AREA 1, PARCELS 'C-15' THRU 'C-17' (A RESUBDIVISION OF PARCELS 'C-13' & 'C-14', MAPLE LAWN FARMS BUSINESS DISTRICT - AREA 1, PLAT NO. 18172) AND RECORDED AS PLAT NOS. 19088 AND 19089, 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 20 JUNE 2007
 DAVID S. WEBER
 PROFESSIONAL LAND SURVEYOR
 MARYLAND REGISTRATION NO. 10852

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

Wilson for Peter Biederman 7/3/2007
 COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

Chris Williams 6/25/07
 CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

David Leffler 7/6/07
 DIRECTOR DATE

OWNER'S DEDICATION

G & R MAPLE LAWN (K) L.L.C., A MARYLAND LIMITED LIABILITY COMPANY, BY STEWART J. GREENEBAUM, MANAGING MEMBER, MAPLE LAWN OFFICE II, LLC, A MARYLAND LIMITED LIABILITY COMPANY, BY STEWART J. GREENEBAUM, MANAGING MEMBER AND G & R WESSEL, L.L.C., A MARYLAND LIMITED LIABILITY COMPANY, BY STEWART J. GREENEBAUM, MANAGING MEMBER, 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 20 DAY OF JUNE, 2007

G & R MAPLE LAWN (K), L.L.C. MAPLE LAWN OFFICE II, LLC G & R WESSEL, L.L.C.
 BY: *Stewart J. Greenebaum* BY: *Stewart J. Greenebaum* BY: *Stewart J. Greenebaum*
 STEWART J. GREENEBAUM, MANAGING MEMBER STEWART J. GREENEBAUM, MANAGING MEMBER STEWART J. GREENEBAUM, MANAGING MEMBER
 ATTEST: *David S. Weber* ATTEST: *David S. Weber* ATTEST: *David S. Weber*

RECORDED AS PLAT NUMBER 19244 ON 7/6/07, AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND

MAPLE LAWN FARMS BUSINESS DISTRICT - AREA 1 PARCELS 'C-18' THRU 'C-20'

(A RESUBDIVISION OF PARCEL 'C-12', MAPLE LAWN FARMS BUSINESS DISTRICT - AREA 1, PLAT NO. 18172 AND PARCEL 'C-15', MAPLE LAWN BUSINESS DISTRICT - AREA 1, PLAT NO. 19089)

TM 46, GRID 3 & 4, P/O PARCEL 124 & PARCEL 116
 5TH ELECTION DISTRICT HOWARD COUNTY, MARYLAND
 SCALE: 1"=100' SHEET 2 OF 2 JUNE 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 20868
 TEL: 301-421-4024 BALT: 410-880-1820 DC/VA: 301-985-2524 FAX: 301-421-4188
 DRAWN BY: *pwc* CHECK BY: *tw*