

GENERAL NOTES

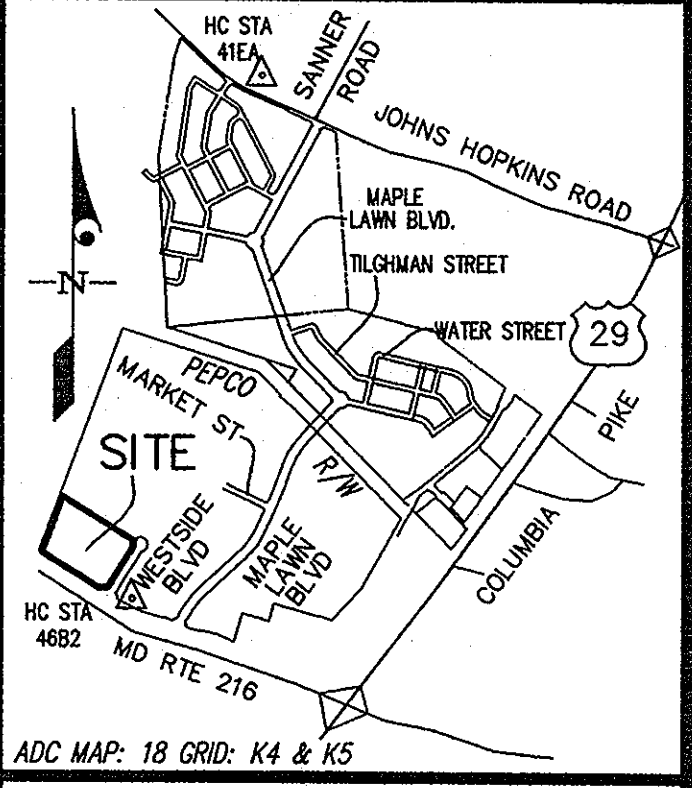
- IRON PINS SHOWN THUS:
- CONCRETE MONUMENTS SHOWN THUS:
- THIS PLAN AND THE COORDINATES SHOWN HEREON, ARE BASED UPON A FIELD RUN BOUNDARY SURVEY PREPARED BY GUTSCHICK, LITTLE & WEBER, P.A. IN AUGUST 2003.
- PROPERTY IS ZONED MXD-3 PER THE 2-2-04 COMPREHENSIVE ZONING PLAN AND THE COMP LITE ZONING REGULATIONS AMENDMENTS EFFECTIVE JULY 28, 2006 AND PER ZB-995M (APPROVAL DATE OF 2/8/01), UNDERLYING ZONING IS RR-DEO AND PER ZB-1039M APPROVED ON 03/20/06.
- THE PREVIOUS DEPARTMENT OF PLANNING AND ZONING FILE NUMBERS: S-01-17, S-06-16, ZB-995M, ZB-1039M, PB-353, PB-378, P-02-012, P-05-07, P-07-18, F-03-07, F-04-055, F-04-113, F-05-073, F-05-078, F-05-112, F-05-138, F-05-178, F-06-140, F-07-37, F-07-183, F-08-54, F-08-55, SDP-03-06, SDP-04-044, SDP-04-049, SDP-04-096, SDP-05-08, SDP-05-36, SDP-05-47, SDP-06-67, SDP-07-43, WP-01-111, WP-02-54, WP-03-02, WP-05-12, WP-07-122, WP-08-04, SDP-08-56 AND SDP-08-58.
- COORDINATES BASED ON NAD '83 MARYLAND COORDINATE SYSTEM AS PROJECTED BY HOWARD COUNTY GEODETIC CONTROL STATIONS No. 41EA, 41EB, 41CA AND No. 46B2.
- AREAS SHOWN ARE TO BE TAKEN AS MORE OR LESS.
- THIS SUBDIVISION IS SUBJECT TO SECTION 18.1228 OF THE HOWARD COUNTY CODE. PUBLIC SEWER SERVICE AND PUBLIC WATER SERVICE HAS BEEN GRANTED UNDER THE TERMS AND PROVISIONS THEREOF EFFECTIVE 4/1/08, ON WHICH DATE DEVELOPER'S AGREEMENT No. 24-4543-D WAS FILED AND ACCEPTED.
- 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:
 - DEVELOPMENT WITHIN A 100 YEAR FLOODPLAIN, AND
 - GRADING AND REMOVAL OF VEGETATIVE COVER WITHIN A 25' WETLAND BUFFER AND A 50' STREAM BUFFER.
- 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:
 - 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
 - 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.
- STORMWATER MANAGEMENT, FOR BOTH QUALITY AND QUANTITY, FOR THE DEVELOPMENT PROPOSED BY THESE PLANS WILL BE SATISFIED BY TWO REGIONAL FACILITIES BEING CONSTRUCTED UNDER F-08-54 AND F-08-55 AND AN EXISTING FACILITY CONSTRUCTED UNDER F-03-07.
- THE EXISTING CEMETERY ONCE LOCATED ON THE WESSEL'S PROPERTY WAS RELOCATED UNDER WP-05-12, WHICH WAS GRANTED AUGUST 20, 2004, ALLOWING THE FOLLOWING:
 - DEVELOPMENT OR SUBDIVISION IN A CEMETERY (WAIVER FROM 16.1304)
 - REMOVAL OF HUMAN REMAINS FROM A CEMETERY PRIOR TO DEVELOPMENT (WAIVER FROM SECTION 16.1306)
- THERE ARE NO SCENIC ROADS WITHIN OR ADJACENT TO THE SUBJECT PROPERTY.
- 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 # D0708148), AMENDED AND RESTATED DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR MAPLE LAWN COMMERCIAL ASSOCIATIONS, INC. IS RECORDED IN LIBER 7789 AT FOLIO 353.
- THE RESIDENTIAL LOTS, PARCELS AND EMPLOYMENT USE STRUCTURES DEVELOPED OR PROPOSED ON THE ORIGINAL 507 ACRES TRACT FOR MAPLE LAWN FARMS ARE GRANDFATHERED TO THE FOURTH EDITION OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS AS DEVELOPED UNDER S-01-17, PB CASE 353 AND ZB CASE NO. 995M. HOWEVER, THE PROPOSED RESIDENTIAL AND EMPLOYMENT USES THAT ARE TO BE DEVELOPED UNDER AMENDED CSP, S-06-16 AND ZB CASE NO. 1039M FOR THE FORMER WESSEL AND OLIVER PROPERTIES ARE SUBJECT TO THE AMENDED FIFTH EDITION OF THE SUBDIVISION AND REGULATIONS PER COUNCIL BILL NO.45-2003 AND THE ZONING REGULATIONS PER COUNCIL BILL NO. 75-2003.
- 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.
- 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 AND ZB-1039M.
- 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.
- 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.

(GENERAL NOTES CONTINUE)

- PERIMETER LANDSCAPING HAS BEEN PREPARED IN ACCORDANCE WITH SECTION 16.124 OF THE HOWARD COUNTY CODE, THE LANDSCAPE MANUAL, AND THE MFL LANDSCAPE DESIGN CRITERIA PROVIDED UNDER F-08-54, SDP-08-56 AND SDP-08-58.
- THE FOREST CONSERVATION REQUIREMENT PER SECTION 16.1200 OF THE HOWARD COUNTY CODE AND FOREST CONSERVATION ACT FOR THE PARCELS SHOWN ON THIS RESUBDIVISION PLAT WAS PREVIOUSLY ADDRESSED UNDER F-08-54. 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.
- 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(c)(2)(i) - 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(f)(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:
 - 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.
 - 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.
 - 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.
- FOR A SUMMARY OF MINIMUM SETBACKS FOR EMPLOYMENT/ COMMERCIAL LAND USE AREAS PER APPROVED PDP AND CSP DEVELOPMENT CRITERIA SEE THE PLAT NO. 19243.

(GENERAL NOTES CONTINUE)

- A TRAFFIC STUDY WAS PREPARED AND SUBMITTED AS PART OF S-06-16, WHICH WAS SIGNED BY THE PLANNING BOARD ON FEBRUARY 20, 2007.
- THE SHARED ACCESS AND PARKING REQUIREMENT FOR PARCELS "B-6" THRU "B-11" 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.
- PARCELS "B-6" THRU "B-8" AND "B-11" IS LOCATED WITHIN A COMMERCIAL CENTER DEVELOPMENT THAT WILL HAVE SHARED ACCESS AND PARKING PER RECORDED AGREEMENT (SEE GENERAL NOTE 25) WITHOUT PUBLIC ROAD FRONTAGE IN ACCORDANCE WITH SECTION 16.120(c)(1) OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS.
- WAIVER REQUEST FROM SECTION 16.121(e)(1) - WHICH REQUIRES OPEN SPACE LOTS (OPEN SPACE LOTS 1 THRU 4) TO HAVE A MINIMUM OF 40 FEET FRONTAGE ONTO A PUBLIC ROAD FOR ACCESS BY PEDESTRIANS AND MAINTENANCE VEHICLES WAS APPROVED BY THE DEPARTMENT OF PLANNING AND ZONING UNDER THE CONDITIONS OF WP-08-04, WHICH WAS GRANTED ON AUGUST 8, 2007, SUBJECT TO THE FOLLOWING CONDITIONS:
 - BOLLARD MARKERS OR SOME FORM OF PERMANENT SIGNAGE SHALL BE INSTALLED AT THE PUBLIC OR PRIVATE ROAD FRONTAGES TO IDENTIFY PEDESTRIAN AND VEHICULAR ACCESS TO OPEN SPACE LOTS 1 THRU 4 AND FOR OPEN SPACE LOTS 2 AND 4 AT THE SHM ACCESS EASEMENT TO IDENTIFY MAINTENANCE VEHICLE ACCESS TO THE SHM FACILITIES.
 - SUBJECT TO THE SRC COMMENTS ISSUED FOR PRELIMINARY PLAN, P-07-18.
 - THE MINIMUM PUBLIC ROAD FRONTAGE FOR COA OPEN SPACE LOT 2 SHALL BE INCREASED IN WIDTH FROM 19 FEET PRESENTLY PROPOSED ON THE WAIVER PLAN EXHIBIT TO A MINIMUM OF 20 FEET IN WIDTH.
 - A 20' WIDE MINIMUM UNRESTRICTED PUBLIC OR PRIVATE ROAD ACCESS MUST BE PROVIDED TO SERVE AS AN ENTRANCEWAY LEADING INTO HOA OPEN SPACE LOT 4 (FUTURE HOA RECREATIONAL BALL FIELDS) TO ACCOMMODATE PEDESTRIAN ACCESS AND PERIODIC ACCESS FOR MAINTENANCE AND EMERGENCY VEHICLES.
 - THE PROCESSING OF THIS WAIVER REQUEST FOR THE MINIMUM OPEN SPACE FRONTAGE REQUIREMENTS FOR OPEN SPACE LOTS 1 THRU 4 AS SHOWN ON P-07-18 SHALL BE CONSIDERED AS A TEMPORARY DEFERRAL OF THE PUBLIC OR PRIVATE FRONTAGE REQUIREMENT UNTIL THE FINAL SUBDIVISION PLANS ARE SUBMITTED FOR THIS PROJECT.
- THE TRANSPORTATION AND TRANSIT DESIGN WILL BE IMPLEMENTED AS OUTLINED IN THE PETITIONER'S EXHIBIT 55 AS SUBMITTED AS PART OF ZB995M.
- A NOISE STUDY WAS PREPARED BY MLDMAN & ASSOCIATES FOR S-01-17, (APPROVED BY PLANNING BOARD ON AUGUST 8, 2001), AND UPDATED BY WILSON T. BALLARD COMPANY IN MAY 2006 FOR S-06-16 (APPROVED BY PLANNING BOARD ON FEBRUARY 20, 2007).
- 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:
 - COMPLIANCE WITH THE SRC COMMENTS ISSUED FOR THE FINAL PLAN, F-07-183 AND THE RED-LINE REVISION OF SDP-05-36.
 - COMPLIANCE WITH THE COMMENTS DATED JUNE 14, 2007 FROM DEVELOPMENT ENGINEERING DIVISION:
 - ADDED PARCEL C-20 TO PURPOSE NOTE.
 - APPROVED BECAUSE IT DOES NOT HAVE AN EFFECT ON STORMWATER MANAGEMENT, OR AFFO.
 - THIS PLAN ONLY ALLOWS FOR THE CONSTRUCTION OF AN ADDITION OF A PARKING LOT.
- THE 65 DBA NOISE LINE REMAINS WITHIN THE ROUTE 216 AND WESTSIDE BOULEVARD RIGHTS OF WAY AS NOTED ON S-06-16.
- THERE ARE NO RESIDENTIAL PARCELS WITHIN 250' OF MD ROUTE 216 (MINOR ARTERIAL) THEREFORE NOT REQUIRING A NOISE STUDY.
- THIS PROPERTY WAS BROUGHT INTO THE METROPOLITAN DISTRICT ON JULY 2, 2007.
- WETLAND DELINEATION BY EXPLORATION RESEARCH, INC. APPROVED BY THE CORPS OF ENGINEERS JD 63787-3 ON 03/15/06. NOTICE OF INTENT TO ISSUE A PERMIT IS COVERED BY MDE TRACKING #01-NI-0344/200165421.

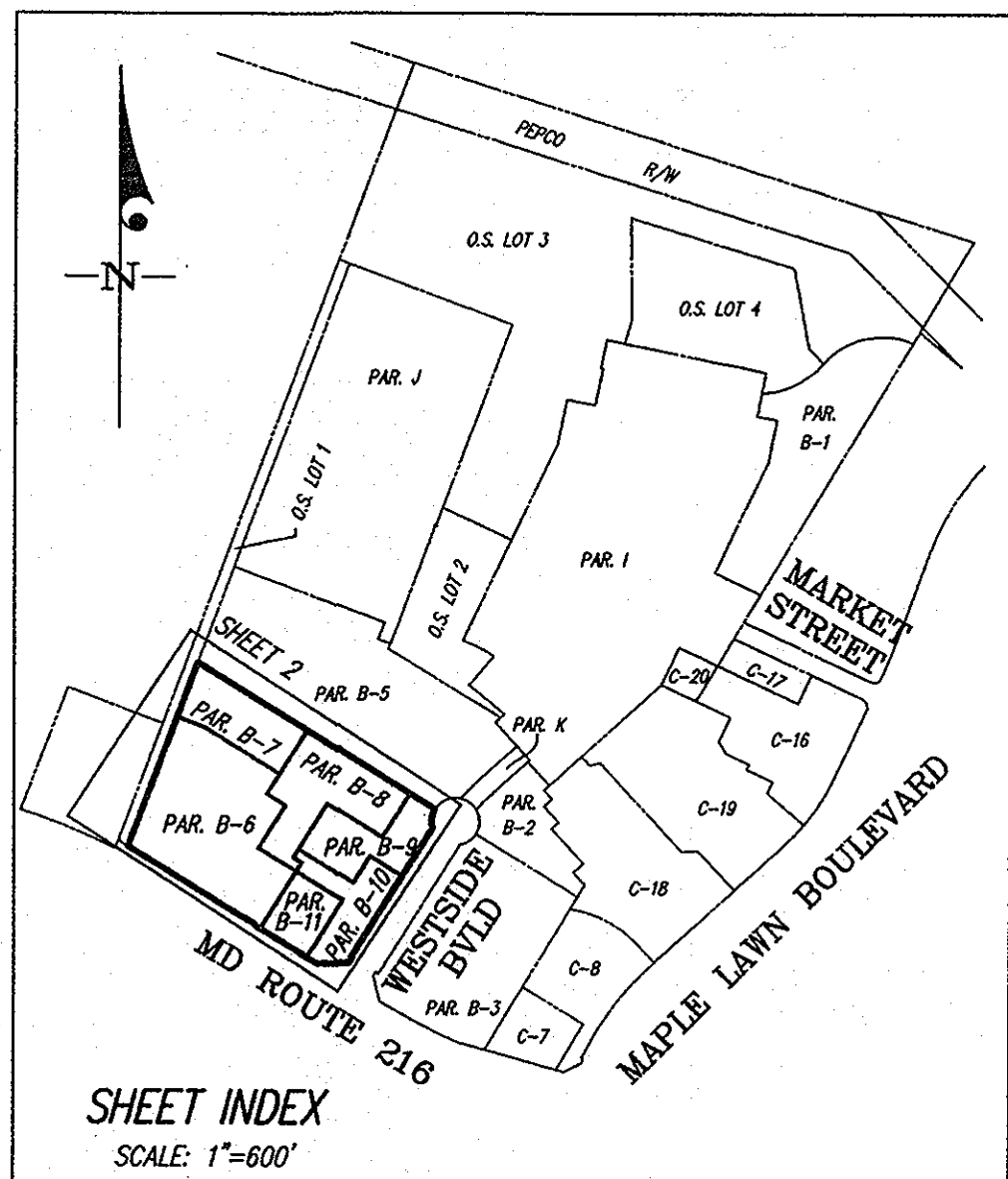


VICINITY MAP
SCALE: 1"=2000'

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 18 APR '08
DAVID S. WEBER
PROFESSIONAL LAND SURVEYOR
MD. REG. NO. 10852
DATE

Stewart J. Greenebaum 9-17-08
STEWART J. GREENEBAUM, MANAGING MEMBER
DATE



OWNER
G & R/ WESSEL, LLC
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:	6
2. TOTAL NUMBER OF BUILDABLE PARCELS TO BE RECORDED:	6
3. TOTAL AREA OF BUILDABLE PARCELS TO BE RECORDED:	11.5518 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 COUNTY ROADWAYS TO BE RECORDED:	0 AC.
7. TOTAL AREA OF SUBDIVISION TO BE RECORDED:	11.5518 AC.

THE PURPOSE OF THIS PLAT IS TO RESUBDIVIDE OLD PARCEL "B-4" INTO NEW PARCELS "B-6" THROUGH "B-11" AND TO CREATE PUBLIC WATER & UTILITY EASEMENTS, PUBLIC SEWER & UTILITY EASEMENT AND PUBLIC WATER, SEWER & UTILITY EASEMENT AS SHOWN AND NOTED ON SHEET 2

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

William L. Peter Bzileman 5/12/08
COUNTY HEALTH OFFICER
DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

David S. Weber 4/18/08
CHIEF, DEVELOPMENT ENGINEERING DIVISION
DATE

Stewart J. Greenebaum 5/12/08
DIRECTOR
DATE

OWNER'S DEDICATION

G & R/WESSEL, L.L.C., A MARYLAND LIMITED LIABILITY COMPANY, BY STEWART J. GREENEBAUM, MANAGING 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 17 DAY OF APRIL, 2008

G & R/WESSEL, L.L.C.
BY: *Stewart J. Greenebaum*
STEWART J. GREENEBAUM, MANAGING 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 RESUBDIVISION OF PART OF THE LAND CONVEYED TO G & R/WESSEL, LLC (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 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 FOLIO 404; AND 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 ALSO BEING A RESUBDIVISION OF PARCEL "B-4" AS SHOWN ON A PLAT OF SUBDIVISION ENTITLED "MAPLE LAWN FARMS, WESTSIDE DISTRICT - AREA 1, PARCELS 'B-1' THRU 'B-5', OPEN SPACE LOTS 1 THRU 4 AND NON-BUILDABLE PARCELS 'J', 'K' AND 'X'" AND RECORDED AS PLAT NO. 19243, ALL ALONG 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 18 APR '08
DAVID S. WEBER
PROFESSIONAL LAND SURVEYOR
MARYLAND REGISTRATION NO. 10852
DATE



RECORDED AS PLAT NUMBER 19902 ON 5-13-08, AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND

MAPLE LAWN FARMS
WESTSIDE DISTRICT - AREA 1
PARCELS "B-6" THRU "B-11"
(A RESUBDIVISION OF PARCEL "B-4", MAPLE LAWN FARMS, WESTSIDE DISTRICT - AREA 1, PLAT NO. 19243)
TM 46, GRID 3 & 4, P/O PARCEL 116
HOWARD COUNTY, MARYLAND
5TH ELECTION DISTRICT
SCALE: AS SHOWN SHEET 1 OF 2
APRIL 2008

GLW GUTSCHICK LITTLE & WEBER, P.A.
CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS
3900 NATIONAL DRIVE - SUITE 250 - BURTONSVILLE OFFICE PARK
BURTONSVILLE, MARYLAND 20868
TEL: 301-421-4024 BALT: 410-880-1820 DC/VA: 301-988-2524 FAX: 301-421-4188
DRAWN BY: *pwc* CHECK BY: *STJ*

LINE	BEARING	LENGTH
L1	S 58°07'39" E	30.00'
L2	S 31°52'21" W	135.34'
L3	N 58°07'39" W	30.00'
L4	N 31°52'21" E	35.99'
L5	N 58°01'03" W	5.19'
L6	N 33°58'57" E	10.00'
L7	S 58°01'03" E	4.82'
L8	N 31°52'21" E	89.34'

POINT	NORTHING	EASTING
1343	539732.20	1337641.95
1457	539766.43	1337579.27
1458	539721.95	1337650.89
1459	53504.85	1337839.43
1460	539605.11	1337941.40
1461	540028.72	1338197.53
1476	540090.43	1338205.81
1477	540550.54	1337465.82
1478	539971.13	1337249.67
1543	539620.32	1337950.85
1544	539623.72	1337945.39

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CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
1476-1461	75.00'	63.12'	33.56'	61.27'	S 07°45'46" W	48°13'11"
C1	300.00'	34.01'	17.02'	33.99'	S 35°07'14" W	62°29'46"
C2	300.00'	37.90'	18.97'	37.87'	N 54°30'31" W	71°41'17"
C3	300.00'	59.80'	30.00'	59.70'	S 26°09'43" W	112°51'17"

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 18 APR '08
DAVID S. WEBER
PROFESSIONAL LAND SURVEYOR
MD. REG. NO. 10852

Stewart J. Greenebaum 4/17/08
G & R/WESSEL, LLC
STEWART J. GREENEBAUM, MANAGING MEMBER

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

Bridgette P. Peterson 5/13/08
COUNTY HEALTH OFFICER

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

Mark A. Wolfe 5/13/08
CHIEF, DEVELOPMENT ENGINEERING DIVISION

Mark A. Wolfe 5/13/08
DIRECTOR

OWNER'S DEDICATION
G & R/WESSEL, LLC, A MARYLAND LIMITED LIABILITY COMPANY, BY STEWART J. GREENEBAUM, MANAGING 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 17 DAY OF APRIL, 2008

G & R/WESSEL, LLC.
BY: *Stewart J. Greenebaum*
STEWART J. GREENEBAUM, MANAGING 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 RESUBDIVISION OF PART OF THE LAND CONVEYED TO G & R/WESSEL, LLC (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 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 FOLIO 404, AND 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 ALSO BEING A RESUBDIVISION OF PARCEL 'B-4' AS SHOWN ON A PLAT OF SUBDIVISION ENTITLED "MAPLE LAWN FARMS, WESTSIDE DISTRICT - AREA 1, PARCELS 'B-1' THRU 'B-5', OPEN SPACE LOTS 1 THRU 4 AND NON-BUILDABLE PARCELS 'I', 'J' AND 'K'" AND RECORDED AS PLAT NO. 19266B 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 18 APR '08
DAVID S. WEBER
PROFESSIONAL LAND SURVEYOR
MARYLAND REGISTRATION NO. 10852



RECORDED AS PLAT NUMBER 19903 ON 5-13-08 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND

MAPLE LAWN FARMS
WESTSIDE DISTRICT - AREA 1
PARCELS 'B-6' THRU 'B-11'
(A RESUBDIVISION OF PARCEL 'B-4', MAPLE LAWN FARMS, WESTSIDE DISTRICT - AREA 1, PLAT NO. 19266B)

TM 46, GRID 3 & 4, P/O PARCEL 116
HOWARD COUNTY, MARYLAND
5TH ELECTION DISTRICT
SCALE: 1"=60' SHEET 2 OF 2 APRIL 2008

GLW GUTSCHICK LITTLE & WEBER, P.A.
CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS
3909 NATIONAL DRIVE - SUITE 250 - BURTONSVILLE OFFICE PARK
BURTONSVILLE, MARYLAND 20814
TEL: 301-421-4024 BAL: 410-880-1820 DC/VA: 301-880-2524 FAX: 301-421-4186
DRAWN BY: *pwc* CHECK BY: *sjm*

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