

GENERAL NOTES

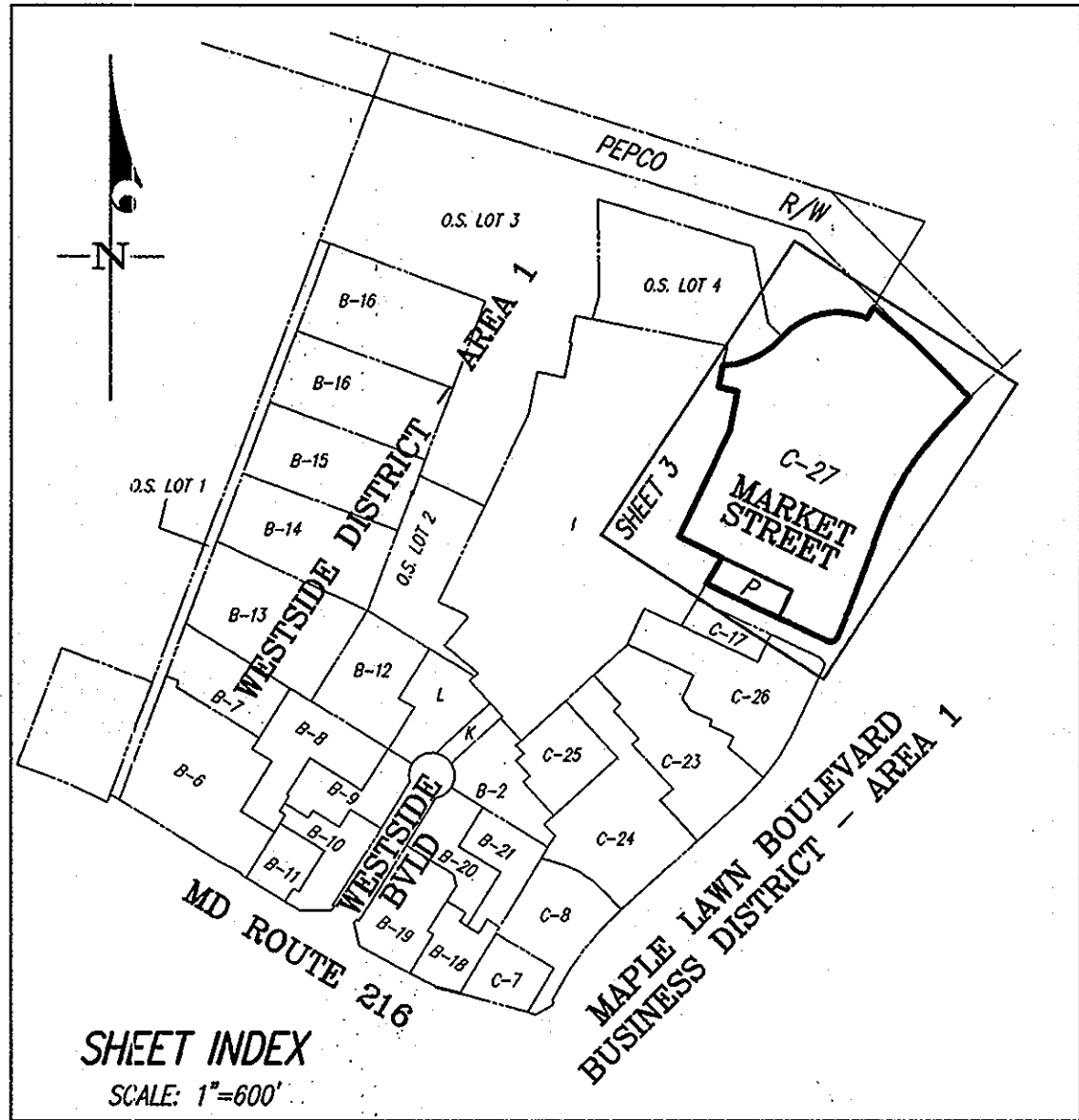
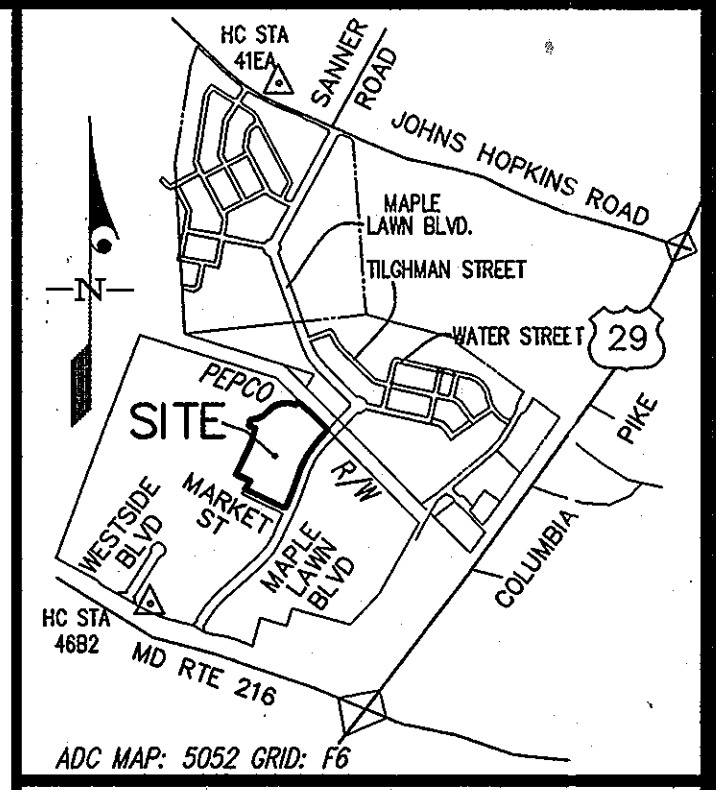
(GENERAL NOTES CONTINUE)

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- 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 AND AUGUST, 2003.
4. 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) AND PER ZB-1039M (APPROVAL MARCH 20, 2006), 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, P-03-01, F-03-07, F-03-90, F-04-55, F-04-113, F-05-78, F-05-112, F-05-178, F-06-140, S-06-16, PB-378, ZB-1039M, P-07-18, F-07-37, F-07-183, F-08-54, F-10-06 & F-11-85.
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 AND SEPTEMBER 7, 2005 ON WHICH DATE DEVELOPER'S AGREEMENT No. 24-4279-D WAS FILED AND ACCEPTED.
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, OR 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 NON-BUILDABLE BULK PARCELS 'C-27' AND 'P' HAS BEEN PROVIDED IN REGIONAL FACILITIES APPROVED BUILT UNDER F-03-07 AND F-06-54. THE RECHARGE REQUIREMENTS WILL BE MET IN PRIVATE FACILITIES ON THE PARCELS.
12. STORMWATER MANAGEMENT IS PROVIDED IN ACCORDANCE WITH THE 2000 MARYLAND STORMWATER DESIGN MANUAL, VOLUMES I AND II. IT WAS DETERMINED THAT THIS PROJECT MET THE CRITERIA OUTLINED IN THE MDE STORMWATER MANAGEMENT REGULATIONS; GUIDANCE FOR IMPLEMENTATION FOR ACCEPTANCE OF THE 2000 DESIGN CRITERIA AND THROUGH THE ADMINISTRATIVE ADJUSTMENT PROCESS, WAS GRANTED A WAIVER. THIS PLAN RECEIVED COMPREHENSIVE SKETCH PLAN APPROVAL (S 06-16) ON JANUARY 25, 2007. THIS PLAN IS ALSO SUBJECT TO THE EXPIRATION OF THIS WAIVER UNLESS ALL OF THE STORMWATER MANAGEMENT IS CONSTRUCTED BY MAY 4, 2017.
13. 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). AMENDED AND RESTATED DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR MAPLE LAWN COMMERCIAL ASSOCIATION, INC. IS RECORDED IN LIBER 7789 AT FOLIO 353.
14. ARTICLES OF INCORPORATION FOR THE MAPLE LAWN FARMS HOMEOWNERS ASSOCIATION WAS FILED WITH THE MARYLAND STATE DEPARTMENT OF ASSESSMENTS AND TAXATION ON 5/13/03, RECEIPT # B-00515-1361. THE DECLARATION OF COVENANTS, CONDITIONS, EASEMENTS AND RESTRICTIONS FOR MAPLE LAWN HOMEOWNERS ASSOCIATION, INC. IS RECORDED IN LIBER 7419 AT FOLIO 292.
15. 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.
16. 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.
17. 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), S-06-16, PB-378 AND ZB-1039M.

- 18. 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.
19. 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.
20. 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.
21. FOR A SUMMARY OF MINIMUM SETBACKS FOR EMPLOYMENT/COMMERCIAL LAND USE AREAS PER APPROVED PDP AND CSP CRITERION, SEE PLAT NO. 19243.
22. MINIMUM BUILDING SETBACK RESTRICTIONS FROM PROPERTY LINES AND THE PUBLIC ROAD RIGHTS OF WAY FOR ALL SFD AND SEA 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. 19382.
23. 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.

- 24. THE 75' CONFLICT TREE EASEMENT SHOWN ON THESE PLANS GRANTS PEPCO THE RIGHT TO ENTER THE EASEMENT FOR THE PURPOSE OF CUTTING DOWN, TRIMMING, REMOVING AND/OR KEEPING CUT ALL TREES WHICH MAY INTERFERE WITH ANY TOWERS, POLES, STRUCTURES, WIRES, CABLES, CONDUITS OR OTHER IMPROVEMENTS WITHIN THE PEPCO R/W, AS PER LIBER 2385 FOLIO 458 AND LIBER 2352 FOLIO 575.
25. THIS PROPERTY WAS BROUGHT INTO THE METROPOLITAN DISTRICT ON AUGUST 8, 2001 AND JULY 2, 2007 FOR EXISTING PARCEL 'B-1', WESTSIDE DISTRICT.
26. THE FOREST CONSERVATION REQUIREMENTS FOR THIS PLAT WERE PREVIOUSLY ADDRESSED AND PROVIDED UNDER F-08-54 FOR EXISTING PARCEL B-1 (WESTSIDE DISTRICT). THE REMAINING AREA OF THIS PLAT REQUIRED 1.41 AC OF AFFORESTATION PLANTING OBLIGATION WHICH IS ALSO MET BY THE EXCESS AFFORESTATION OF 3.27 ACRES FROM F-08-54 AFTER ACCOUNTING FOR THE OFFSITE AFFORESTATION AT MAPLE LAWN FARMS FOR F-10-84 (ROCKLAND AT ROGERS).



LEGEND:
----- EXISTING EASEMENTS
- - - - - EASEMENTS BEING CREATED

TABULATION OF FINAL PLAT - ALL SHEETS

Table with 2 columns: Item number and Value. 1. TOTAL NUMBER OF LOTS AND PARCELS TO BE RECORDED: 2. 2. TOTAL NUMBER OF BUILDABLE PARCELS TO BE RECORDED: 0. 3. TOTAL AREA OF BUILDABLE PARCEL TO BE RECORDED: 0 AC. 4. TOTAL NUMBER OF NON-BUILDABLE PARCELS TO BE RECORDED: 2. 5. TOTAL AREA OF NON-BUILDABLE PARCEL TO BE RECORDED: 13.5969 AC. 6. TOTAL NUMBER OF OPEN SPACE LOTS TO BE RECORDED: 0. 7. TOTAL AREA OF OPEN SPACE LOTS TO BE RECORDED: 0 AC. 8. TOTAL AREA OF ROADWAYS TO BE RECORDED: 0 AC. 9. TOTAL AREA OF SUBDIVISION TO BE RECORDED: 13.5969 AC.

OWNER
MAPLE LAWN CC STATUTORY TRUST
c/o GREENEBAUM & ROSE ASSOCIATES, INC.
1829 REISTERSTOWN ROAD
SUITE 300, WOODHOLME CENTER
BALTIMORE, MD. 21208
PH: 410-484-8400

OWNER'S DEDICATION

MAPLE LAWN CC STATUTORY TRUST, A MARYLAND STATUTORY TRUST, BY EDWARD ST. JOHN, TRUSTEE, 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 ERECTED ON OR OVER THE SAID EASEMENTS AND RIGHTS-OF-WAY.

WITNESS OUR HANDS THIS 5th DAY OF January, 2012

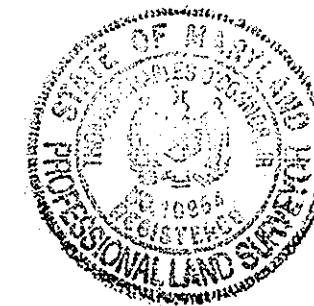
MAPLE LAWN CC STATUTORY TRUST

BY: Edward St. John, Trustee

ATTEST: Andrew M. Row

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 TO MAPLE LAWN CC STATUTORY TRUST FROM G&R/MAPLE LAWN (K), L.L.C. AND G&R/WESSEL, LLC, BY A DEED DATED MARCH 10, 2011 AND RECORDED IN LIBER 13130 AT FOLIO 329 AND ALSO BEING A RESUBDIVISION OF PARCEL 'B-1' 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', 'J' AND 'K'" AND RECORDED AS PLAT NO. 19870, 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.



Thomas C. O'Connor Jr.
PROFESSIONAL LAND SURVEYOR
MARYLAND REGISTRATION NO. 10954 (EXP. 07/03/2012)

RECORDED AS PLAT NUMBER 21889 ON 4/27/12, AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND

MAPLE LAWN FARMS BUSINESS DISTRICT - AREA 2 NON-BUILDABLE BULK PARCEL 'C-27' AND MAPLE LAWN FARMS WESTSIDE DISTRICT - AREA 2 NON-BUILDABLE BULK PARCEL 'P' (A RESUBDIVISION OF PARCEL 'B-1', MAPLE LAWN FARMS, WESTSIDE DISTRICT - AREA 1, PLAT NO. 19870 AND A SUBDIVISION OF PART OF THE RESIDUE OF PARCEL 124) TM 41, GRID 21 & 22 P/O PARCEL 116 & 124 5TH ELECTION DISTRICT HOWARD COUNTY, MARYLAND SCALE: AS SHOWN SHEET 1 OF 3 DECEMBER 2011

GLW GUTSCHICK LITTLE & WEBER, P.A. CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS 3909 NATIONAL DRIVE - SUITE 200 - BURTONSVILLE OFFICE PARK BURTONSVILLE, MARYLAND 20888 TEL: 301-421-4024 BAL: 410-880-1820 DC/VA: 301-989-2824 FAX: 301-421-4186 DRAWN BY: PWC CHECK BY: TBY

L:\CAD\URAMINGS\03067\10001\PLAT\10001-1.dwg, PLOTTED: 12/8/2011 8:25 AM, LAST SAVED: 12/8/2011 8:23 AM, PLOTTED BY: Paul Clark

OVERALL TRACKING CHART

PHASE NO.	FILE REF. NO.	GROSS ACREAGE	NON-BUILDABLE					S.F.D. AC. (%)	O.R. AC. (%)	EMP. AC. (%)	O.S. AC. (%)	PUB. RD.			PRIV. RD. ACREAGE	SFD UNITS	O.R. UNITS (APT./S.F.A.)	S.F.D. DENSITY	O.R. DENSITY	EMP. BLDG. AREA	EMP. F.A.R.
			SF	OR	EMP	OS	%					SF	OR	EMP							
1	F-03-07	51.98	0.00	0.00	0.00	0.00	(0.0)	-----	-----	30.83 (59.3)	21.15 (40.7)	0.00	0.00	4.35	-----	-----	-----	-----	-----	-----	
2	F-03-90	37.43	0.52	0.43	0.24	0.00	(3.2)	10.84 (29.0)	8.09 (21.6)	1.56 (4.2)	15.75 (42.1)	3.72	3.74	1.56	1.68	55	65	5.1/AC.	8.0/AC.	-----	
3	F-04-92	58.80	-0.52	-0.43	2.71	0.00	(3.0)	7.11 (12.1)	12.28 (20.9)	14.80 (25.2)	22.85 (38.9)	2.52	0.46	0.00	1.00	41	79	5.8/AC.	6.4/AC.	-----	
4a	F-05-81 / F-05-82	15.47	0.00	1.48	-1.69	0.00	-(1.4)	0.00 (0.0)	7.29 (47.1)	1.69 (10.9)	6.70 (43.3)	0.00	3.40	1.69	0.46	-----	59	-----	8.1/AC.	-----	
4b	F-05-139 / F-07-06	3.12	0.00	0.00	-1.26	0.00	-(40.4)	0.00 (0.0)	0.00 (0.0)	3.15 (101.0)	1.23 (39.4)	0.00	0.00	2.04	-----	-----	-----	-----	-----	-----	
4c	F-05-112 / F-05-113	3.00	0.00	0.00	0.00	0.00	(0.0)	0.00 (0.0)	0.95 (31.7)	2.05 (68.3)	0.00 (0.0)	0.00	0.95	2.05	-----	-----	-----	-----	-----	-----	
5a	F-06-43	0.00	0.00	-1.25	0.00	0.00	(0.0)	0.00 (0.0)	1.25 (0.0)	0.00 (0.0)	0.00 (0.0)	0.00	0.00	0.00	-----	-----	-----	12.8/AC.	-----	-----	
5b	F-06-161	33.26	0.00	-0.23	0.00	0.00	-(0.7)	7.73 (23.2)	7.26 (21.8)	0.00 (0.0)	18.50 (55.6)	2.22	3.16	0.00	0.88	41	63	5.3/AC.	8.7/AC.	-----	
6a	F-08-72	15.05	0.00	0.00	0.00	0.00	(0.0)	0.00 (0.0)	9.55 (63.5)	0.00 (0.0)	5.50 (36.5)	0.00	0.80	0.00	2.18	-----	100	-----	10.5/AC.	-----	
n/a	F-07-37	0.00	0.00	0.00	0.00	0.00	(0.0)	0.00 (0.0)	0.63 (0.0)	-0.63 (0.0)	0.00 (0.0)	0.00	0.00	0.00	-----	-----	-----	-----	-----	-----	
n/a	F-07-183	3.05	0.00	0.00	0.00	0.00	(0.0)	0.00 (0.0)	0.00 (0.0)	3.05 (100.0)	0.00 (0.0)	0.00	0.00	0.00	-----	-----	-----	-----	-----	-----	
6b	F-08-54 / F-08-55	90.60	0.00	18.31	13.04	0.00	(34.6)	0.00 (0.0)	0.00 (0.0)	32.60 (36.0)	26.65 (29.4)	0.00	0.00	1.91	-----	-----	-----	-----	-----	-----	
n/a	F-09-97	0.00	0.00	0.00	-11.23	0.00	(0.0)	0.00 (0.0)	0.00 (0.0)	11.23 (0.0)	0.00 (0.0)	0.00	0.00	0.00	-----	-----	-----	-----	-----	-----	
n/a	F-10-46	0.00	0.03	0.00	0.00	0.00	(0.0)	0.00 (0.0)	-0.03 (0.0)	0.00 (0.0)	0.00 (0.0)	0.00	0.00	0.00	-----	-----	-----	-----	-----	-----	
7	F-10-61	16.60	1.15	0.00	0.00	0.20	(8.1)	5.86 (35.3)	8.45 (50.9)	0.00 (0.0)	0.94 (5.7)	1.18	2.45	0.00	1.45	39	111	6.7/AC.	13.1/AC.	-----	
8a	F-11-27	0.00	-1.18	0.00	0.00	-0.20	(0.0)	1.18 (0.0)	0.00 (0.0)	0.00 (0.0)	0.20 (0.0)	0.00	0.00	0.00	-----	-----	-----	-----	-----	-----	
8b	F-12-21	0.00	0.00	-7.32	-0.32	-0.68	(0.0)	0.00 (0.0)	7.96 (0.0)	-0.31 (A) (0.0)	0.67 (0.0)	0.00	2.93	0.32	1.29	-----	67	-----	8.4/AC.	-----	
8c	F-12-20	1.65	0.00	0.00	0.00	0.00	(0.0)	1.56 (94.5)	0.00 (0.0)	0.00 (0.0)	0.09 (5.5)	0.00	0.00	0.00	-----	-----	-----	-----	-----	-----	
8c	F-12-29	30.22	0.00	0.00	0.00	0.00	(0.0)	16.63 (55.0)	0.00 (0.0)	0.00 (0.0)	13.59 (44.9)	4.11	0.00	0.00	0.99	71	-----	4.3/AC.	-----	-----	
n/a	F-12-15	9.37	0.00	0.59	13.01	0.00	(0.0)	0.00 (0.0)	0.00 (0.0)	-4.23 (0.0)	0.00 (0.0)	0.00	0.00	0.00	-----	-----	-----	-----	-----	-----	
TOTALS		369.60		25.40		(6.9)		50.91 (13.8)	63.68 (17.2)	95.79 (25.9)	133.82 (36.2)	45.56	9.93	269	560	5.5/AC.	8.9/AC.	0.00	0.00		

OVERALL DENSITY TABULATION	PROPOSED	ALLOWED **	LAND USE ACREAGES *	PROPOSED	ALLOWED	MAX. RES. UNITS ALLOWED	S-06-16
OVERALL NUMBER OF S.F.D. UNITS / GROSS ACRE OF S.F.D.	5.5 UNITS/AC.	2.8 UNITS/AC.	SINGLE FAMILY DETACHED (S.F.D.)	50.93	192.6	SINGLE FAMILY DETACHED	507 (37.8%)
OVERALL NUMBER OF O.R. UNITS / GROSS ACRE OF O.R.	8.9 UNITS/AC.	14.0 UNITS/AC.	OTHER RESIDENTIAL (O.R.)	74.65	73.6	APARTMENTS (O.R.)	210 (15.7%)
OVERALL EMPLOYMENT F.A.R.	0.35	0.35	EMPLOYMENT	110.29	122.0	SINGLE FAMILY ATTACHED	623 (46.5%)
OVERALL S.F.D./O.R. DENSITY PER OVERALL GROSS ACRE	2.3 UNITS/AC.	2.2 UNITS/AC.	OPEN SPACE	133.15	217.1	TOTAL	1340
			TOTALS	369.02	605.3		

(A) -0.31 ACRES IS THE RESULT OF TAKING PARCEL C-17 (0.63 AC.) FROM EMPLOYMENT AND INCLUDING IT IN OTHER RESIDENTIAL (O.R.) AND TAKING NON-BUILDABLE PARCEL K (0.32 AC.), WHICH WAS ALREADY IN EMPLOYMENT, AND INCLUDING IT IN ROAD R/W. [0.32 AC. - 0.63 AC. = -0.31 AC.]

* LAND ACREAGES INCLUDE NON-BUILDABLE AREAS
 ** INDICATES TOTAL NUMBER OF UNITS ALLOWED AT "BUILD OUT" PER THE COMPREHENSIVE SKETCH PLAN.
 *** THIS PLAN SUBMISSION

OVERALL OPEN SPACE TRACKING CHART

PHASE NO.	FILE REF. NO.	GROSS ACREAGE	O.S. AC. (%)	ACTIVE O.S. AC. (%) *
1	F-03-07	51.98	21.15 (40.7)	-----
2	F-03-90	37.43	15.75 (42.1)	7.52 (47.7) ①
3	F-04-92	58.80	22.85 (38.9)	-----
4a	F-05-81 / F-05-82	15.47	6.70 (43.3)	0.29 (4.3) ②
4b	F-05-139	3.12	1.23 (39.4)	-----
4c	F-05-112 / F-05-113	3.00	0.00 (0.0)	-----
5a	F-06-43	0.00	0.00 (0.0)	-----
5b	F-06-161	33.26	18.50 (55.6)	1.61 (8.7)
6a	F-08-72	15.05	5.50 (36.5)	-----
n/a	F-07-183	3.05	0.00 (0.0)	-----
6b	F-08-54 / F-08-55	90.60	26.65 (29.4)	4.76 (17.9) ③
7	F-10-61	16.60	0.94 (5.7)	-----
8a	F-11-27	0.00	0.20 (0.0)	-----
8b	F-12-21	0.00	0.67 (0.0)	0.67 (100) ④
8c	F-12-20	1.65	0.09 (5.5)	-----
8c	F-12-29	30.22	13.59 (44.9)	1.29 (9.5) ⑤
n/a	F-12-15	9.37	0.00 (0.0)	0.00 (0.0)
TOTAL		369.60	133.82 (36.2)	16.15 (12.1)

* The percent of active open space is based upon the total open space provided. 10% RECREATIONAL OPEN SPACE IS REQUIRED.

① 7.52 ACRES = Community Center (OS 125 - 5.01 Ac.), OS 126 (0.55 Ac.), and OS 230 (1.96 Ac.)
 ② 0.29 ACRES = Pathways
 ③ 4.76 ACRES = OS Lot 4 (4.76 Ac.)
 ④ 0.68 ACRES = OS Lot 68 (0.67 Ac.)
 ⑤ 1.29 ACRES = OS Lot 85 (0.63 ac.), and OS Lot 84 (0.66 Ac.)

NON-BUILDABLE TRACKING CHART

PARCEL	TOTAL NON-BUILDABLE PARCEL AREA	FILE UNDER WHICH PARCEL WAS CREATED	FILE UNDER WHICH PARCEL WAS CONVERTED	AREA CONVERTED	CONVERTED TO:	AREA REMAINING
A	0.52	F-03-90	F-04-92	0.52	O.R. LOTS	---
B	0.43	F-03-90	F-04-92	0.43	S.F. LOTS	---
C	0.24	F-03-90	F-05-139	0.24	R/W (EMP.)	---
D	1.02	F-04-92	F-05-139	1.02	R/W (EMP.)	---
E	1.69	F-04-92	F-05-82	1.69	R/W (EMP.)	---
F	1.38	F-05-81	F-06-43 (PH. 5A)	1.38	O.R. LOTS/NON-BLD. PAR. 'H'	---
G	0.10	F-05-81	F-06-43 (PH. 5A)	0.10	O.R. LOTS	---
H	0.23	F-06-43	F-06-161	0.23	O.R. LOTS	---
I	18.31	F-08-54	F-12-21	18.31	O.R. LOTS, NON-BLD. PAR. 'O'-T', O.S. LOT, C.O.A.'s & R/W (O.R.)	---
J	12.72	F-08-54	F-09-97	12.72	---	---
K	0.32	F-08-54	---	0.32	R/W (EMP.)	---
L	1.49	F-09-97	---	---	---	1.49
M	0.03	F-10-61	F-10-61	0.03	NON-BUILD. PAR. 'O' & PRIV. ALLEY	---
N	0.75	F-10-61	F-11-27	0.75	S.F. LOTS	---
O	0.63	F-10-61	F-11-27	0.63	S.F. LOTS	---
P	0.59	F-12-15	---	---	---	0.59
Q	0.63	F-12-21	---	---	---	0.63
R	0.25	F-12-21	---	---	---	0.25
S	0.44	F-12-21	---	---	---	0.44
T	9.00	F-12-21	---	---	---	9.00
C-27	13.01	F-12-15	---	---	---	13.01
TOTAL						25.41

OWNER
 MAPLE LAWN CC STATUTORY TRUST
 c/o GREENEBAUM & ROSE ASSOCIATES, INC.
 1829 REISTERSTOWN ROAD
 SUITE 300, WOODHOLME CENTER
 BALTIMORE, MD. 21208
 PH: 410-484-8400

THE REQUIREMENTS OF SECTION 3-10B, 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.

Thomas C. O'Connor Jr.
 PROFESSIONAL LAND SURVEYOR
 MD. REG. NO. 10954 (EXP. 07/02/2012)
 DATE: 01-19-2012

Edward St. John
 EDWARD ST. JOHN, TRUSTEE
 DATE: 01/02/12

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

Brian P. Babilon 3/1/2012
 COUNTY HEALTH OFFICER

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

Chad Edwards 2-13-12
 CHIEF, DEVELOPMENT ENGINEERING DIVISION

Kathleen Dredger 4-23-12
 DIRECTOR

OWNER'S DEDICATION

MAPLE LAWN CC STATUTORY TRUST, A MARYLAND STATUTORY TRUST, BY EDWARD ST. JOHN, TRUSTEE, 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 5th DAY OF January, 2012

BY: *Edward St. John*
 EDWARD ST. JOHN, TRUSTEE

ATTEST: *Andrew M. Davis*

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 TO MAPLE LAWN CC STATUTORY TRUST FROM G&R/MAPLE LAWN (K), L.L.C. AND G&R/WESSEL, LLC, BY A DEED DATED MARCH 10, 2011 AND RECORDED IN LIBER 13130 AT FOLIO 329 AND ALSO BEING A RESUBDIVISION OF PARCEL 'B-1' 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. 19870, 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.

Thomas C. O'Connor Jr. 01-19-2012
 PROFESSIONAL LAND SURVEYOR
 MARYLAND REGISTRATION NO. 10954 (EXP. 07/02/2012)



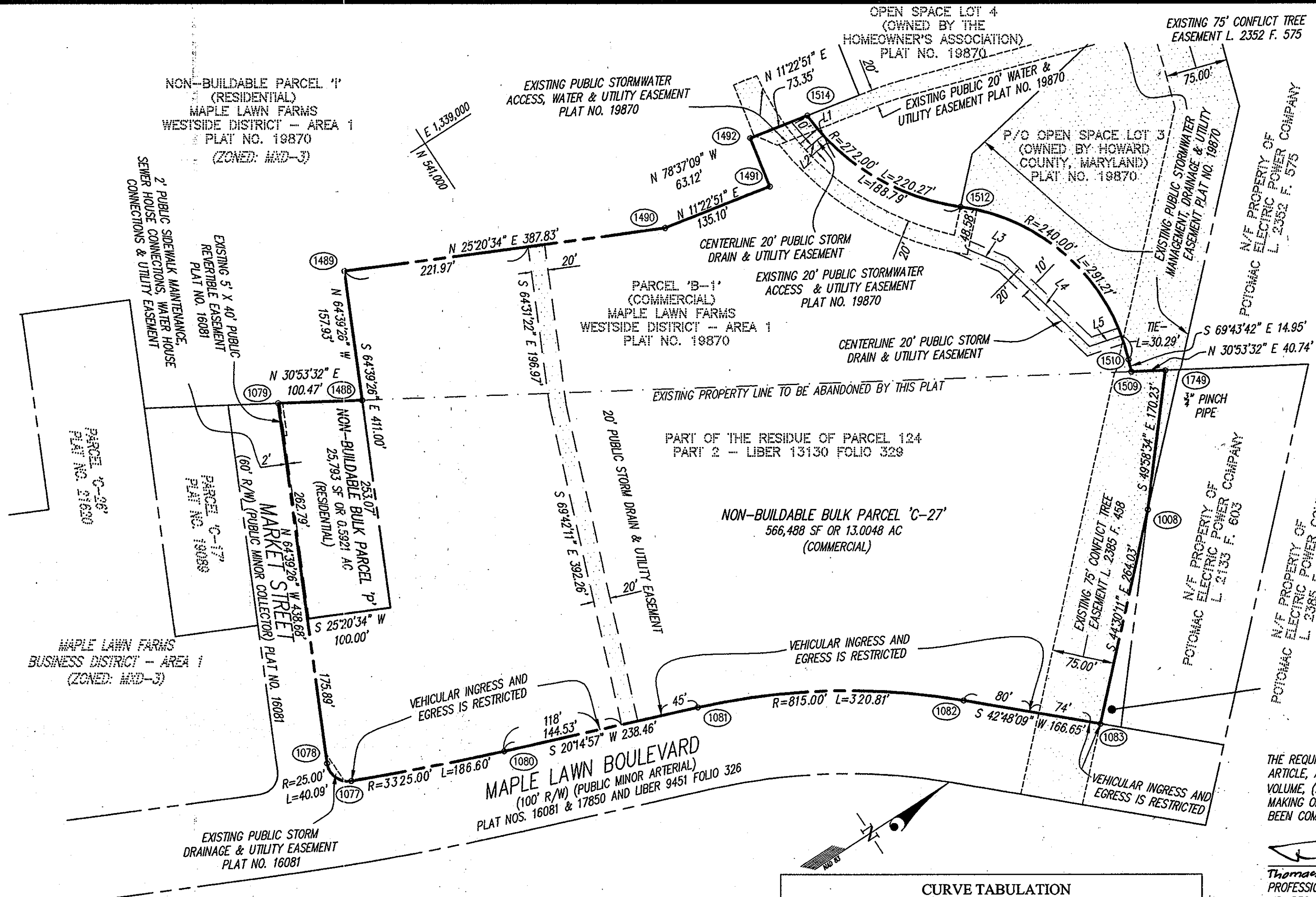
RECORDED AS PLAT NUMBER 21889 ON 4/23/12, AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND

MAPLE LAWN FARMS
 BUSINESS DISTRICT - AREA 2
 NON-BUILDABLE BULK PARCEL 'C-27'
 AND
 MAPLE LAWN FARMS
 WESTSIDE DISTRICT - AREA 2
 NON-BUILDABLE BULK PARCEL 'P'
 (A RESUBDIVISION OF PARCEL 'B-1', MAPLE LAWN FARMS, WESTSIDE DISTRICT - AREA 1, PLAT NO. 19870 AND A SUBDIVISION OF PART OF THE RESIDUE OF PARCEL 124)
 TM 41, GRID 21 & 22 P/O PARCEL 116 & 124
 5TH ELECTION DISTRICT, HOWARD COUNTY, MARYLAND
 SCALE: NONE SHEET 2 OF 3 DECEMBER 2011

GLW GUTSCHICK LITTLE & WEBER, P.A.
 CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS
 5909 NATIONAL DRIVE - SUITE 250 - BURTONSVILLE OFFICE PARK
 BURTONSVILLE, MARYLAND 20869
 TEL: 301-421-4024 BAL: 410-880-1820 DC/VA: 301-988-2924 FAX: 301-421-4188
 DRAWN BY: *pmo* CHECK BY: *tw*

L:\CADD\DRAWINGS\03067\0001\PLAT\0001 ST. JOHN FLT-2.dwg, PLOTTED: 12/28/2011 8:27 AM, LAST SAVED: 12/28/2011 8:27 AM, PLOTTED BY: Paul Clark

COORDINATE TABLE		
POINT	NORTHING	EASTING
1008	541,485.6865	1,339,844.5595
1077	540,506.5290	1,339,597.7437
1078	540,493.8895	1,339,564.1102
1079	540,681.6577	1,339,167.6481
1080	540,679.6931	1,339,667.2042
1081	540,903.4117	1,339,749.7350
1082	541,175.1062	1,339,916.3982
1083	541,297.3760	1,340,029.6307
1488	540,767.8753	1,339,219.2321
1489	540,835.4734	1,339,076.5025
1490	541,185.9841	1,339,242.5076
1491	541,318.4284	1,339,269.1668
1492	541,330.8846	1,339,207.2838
1509	541,560.2013	1,339,693.2808
1510	541,565.3822	1,339,679.2538
1512	541,496.9072	1,339,414.2830
1514	541,402.7918	1,339,221.7578
1749	541,595.1644	1,339,714.1991



20' PUBLIC STORM DRAIN & UTILITY EASEMENT CENTERLINE TABLE		
LINE	BEARING	LENGTH
L1	S 11°22'51" W	3.77'
L2	S 07°41'39" E	24.10'
L3	N 56°14'49" E	45.97'
L4	N 77°03'36" E	143.57'
L5	N 14°08'28" E	40.55'

TABULATION OF FINAL PLAT - THIS SHEET

1. TOTAL NUMBER OF LOTS AND PARCELS TO BE RECORDED:	2
2. TOTAL NUMBER OF BUILDABLE PARCELS TO BE RECORDED:	0
3. TOTAL AREA OF BUILDABLE PARCEL TO BE RECORDED:	0 AC.
4. TOTAL NUMBER OF NON-BUILDABLE PARCELS TO BE RECORDED:	2
5. TOTAL AREA OF NON-BUILDABLE PARCEL TO BE RECORDED:	13.5969 AC.
6. TOTAL NUMBER OF OPEN SPACE LOTS TO BE RECORDED:	0
7. TOTAL AREA OF OPEN SPACE LOTS TO BE RECORDED:	0 AC.
8. TOTAL AREA OF ROADWAYS TO BE RECORDED:	0 AC.
9. TOTAL AREA OF SUBDIVISION TO BE RECORDED:	13.5969 AC.

OWNER
 MAPLE LAWN CC STATUTORY TRUST
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CURVE TABULATION						
CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
1082-1081	815.00'	320.81'	162.51'	318.74'	S 31°31'33" W	22°33'11"
1080-1077	3,325.00'	186.60'	93.32'	186.58'	S 21°51'25" W	03°12'56"
1077-1078	25.00'	40.09'	25.83'	35.93'	S 69°24'13" W	91°52'41"
1514-1512	272.00'	220.27'	116.58'	214.30'	N 63°56'54" E	46°23'55"
1512-1510	240.00'	291.21'	166.56'	273.68'	N 75°30'37" E	69°31'21"

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.

Thomas C. O'Connor Jr.
 Thomas C. O'Connor Jr.
 PROFESSIONAL LAND SURVEYOR
 MD. REG. NO. 10964 (EXP. 07/07/2012)
 DATE: 01-19-2012

MAPLE LAWN CC STATUTORY TRUST
Edward St. John
 EDWARD ST. JOHN, TRUSTEE
 DATE: 01/05/12

RECORDED AS PLAT NUMBER 21990 ON 4/27/12, AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND

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

Peter Bielewicz
 COUNTY HEALTH OFFICER
 DATE: 2/13/12

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

Chris Edmunds
 CHIEF, DEVELOPMENT ENGINEERING DIVISION
 DATE: 2-13-12

Kat Schenk
 DIRECTOR
 DATE: 4-23-12

OWNER'S DEDICATION
 MAPLE LAWN CC STATUTORY TRUST, A MARYLAND STATUTORY TRUST, BY EDWARD ST. JOHN, TRUSTEE, 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 5th DAY OF January, 2012
 MAPLE LAWN CC STATUTORY TRUST
 BY: *Edward St. John*
 EDWARD ST. JOHN, TRUSTEE
 ATTEST: *Angela M. Rans*

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 TO MAPLE LAWN CC STATUTORY TRUST FROM G&R/MAPLE LAWN (K), L.L.C. AND G&R/WESSEL, L.L.C. BY A DEED DATED MARCH 10, 2011 AND RECORDED IN LIBER 13130 AT FOLIO 329 AND ALSO BEING A RESUBDIVISION OF PARCEL 'B-1' 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. 19870, 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.

Thomas C. O'Connor Jr.
 Thomas C. O'Connor Jr.
 PROFESSIONAL LAND SURVEYOR
 MARYLAND REGISTRATION NO. 10964 (EXP. 07/07/2012)
 DATE: 01-19-2012



MAPLE LAWN FARMS
 BUSINESS DISTRICT - AREA 2
 NON-BUILDABLE BULK PARCEL 'C-27'
 AND
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 5TH ELECTION DISTRICT HOWARD COUNTY, MARYLAND
 SCALE: 1"=100' SHEET 3 OF 3 DECEMBER 2011
GLW GÜTSCHICK LITTLE & WEBER, P.A.
 CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS
 3609 NATIONAL DRIVE - SUITE 250 - BURTONVILLE OFFICE PARK
 BURTONVILLE, MARYLAND 20868
 TEL: 301-421-4024 BAL: 410-880-1820 DC/VA: 301-985-2824 FAX: 301-421-4186
 DRAWN BY: *me* CHECK BY: *rt*

L:\CADD\DRAWINGS\0306\1\0001\PLAT\0001 ST. JOHN, PLT.-3.dwg, PLOTTED: 12/6/2011 8:29 AM, LAST SAVED: 12/6/2011 8:28 AM, PLOTTED BY: Paul Clark