

GENERAL NOTES

- IRON PINS SHOWN THUS: [Symbol]
- CONCRETE MONUMENTS SHOWN THUS: [Symbol]
- THIS PLAT AND THE COORDINATES SHOWN HEREON, ARE BASED UPON A FIELD RUN BOUNDARY SURVEY PREPARED BY CUTSCHICK, LITTLE & WEBER, P.A. IN NOVEMBER 2010.
- PROPERTY IS ZONED MXD-3 PER THE 2-2-04 COMPREHENSIVE ZONING PLAN AND THE COMP LITE ZONING AMENDMENTS EFFECTIVE 7-28-06. PER ZB-895M (APPROVAL DATE OF 2/8/01), AND PER ZB-1039M (APPROVAL DATE OF 3-20-06).
- SEE DEPARTMENT OF PLANNING & ZONING FILE NUMBERS: S 01-17, S-06-16, ZB-995M, ZB-1039M, PB-353, PB-378, WP-01-111, WP-03-02, F-05-113, F-06-162, F-06-219, F-07-74, F-07-112, F-07-140, F-07-210, F-08-04, F-08-15, F-08-16, F-08-72, F-12-29, F-12-30, WP-03-120, WP-03-120, P-11-02 & P-12-002.
- WETLANDS DELINEATION SHOWN PER AN INSPECTION PERFORMED BY EXPLORATION RESEARCH, INC., APPROVED BY THE CORPS OF ENGINEERS JD-63787-3 ON MAY 14, 1998. PERMIT IS COVERED BY MDE TRACKING NO. 01-NI-0344/200165421.
- COORDINATES BASED ON NAD '83 MARYLAND COORDINATE SYSTEM AS PROJECTED BY HOWARD COUNTY GEODETIC CONTROL STATIONS No. 41EA - N 544,825.8090 E 1,339,217.4440 AND No. 46B2 - N 539,987.7280 E 1,337,218.4840.
- AREAS SHOWN ARE TO BE TAKEN AS MORE OR LESS.
- 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 APRIL 29, 2013, ON WHICH DATE DEVELOPER'S AGREEMENT No. 24-4702-D AND APRIL 29, 2013, ON WHICH DATE DEVELOPER'S AGREEMENT No. 24-4704-D WERE FILED AND ACCEPTED.
- ON JULY 29, 2003, WP 03-120 WAS GRANTED, ALLOWING THE FOLLOWING:  
INSTALLATION OF A TEMPORARY STREAM CROSSING FOR THE PURPOSE OF EARTH MOVING OPERATIONS.
- 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 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.
- WAIVER REQUEST FROM SECTION 16.115(c)(2) - WHICH PROHIBITS CLEARING, EXCAVATING, FILLING, ALTERING DRAINAGE, IMPROVING PAVING, OR PLACEMENT OF STRUCTURES WITHIN THE 100 YEAR FLOOD PLAIN, UNLESS AUTHORIZED BY THE DEPARTMENT OF PLANNING & ZONING, SECTION 16.116(o)(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(e)(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.
- STORMWATER MANAGEMENT, FOR BOTH QUALITY AND QUANTITY, FOR THE INFRASTRUCTURE AND RESIDENTIAL LOTS WILL BE SATISFIED BY TWO REGIONAL FACILITIES BEING CONSTRUCTED BY THESE PLANS. THE FACILITIES WILL BE P-3 PONDS WITH EXTENDED DETENTION. THEY WILL BE PUBLICLY OWNED WITH JOINT MAINTENANCE. THE RECHARGE REQUIREMENTS FOR THIS AREA WILL BE PROVIDED IN PRIVATELY OWNED AND MAINTAINED FACILITIES TO BE LOCATED WITHIN OPEN SPACE LOTS. THE TWO P-3 PONDS WILL SERVE AS SEDIMENT BASINS FOR THE GRADING SHOWN BEFORE BEING CONVERTED. THE REV FACILITIES WILL BE DESIGNED WITH FUTURE ROAD CONSTRUCTION PLANS.
- THERE ARE NO KNOWN CEMETERIES, GRAVE SITES OR HISTORIC STRUCTURES LOCATED ON THE SUBJECT PROPERTY.
- THERE ARE NO SCENIC ROADS WITHIN OR ADJACENT TO THE SUBJECT PROPERTY.
- THIS PROPERTY WAS BROUGHT INTO THE METROPOLITAN DISTRICT ON APRIL 26, 2011.
- THE RESIDENTIAL LOTS, PARCELS AND EMPLOYMENT USE STRUCTURES DEVELOPED OR PROPOSED ON THE ORIGINAL 507 ACRE 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 THE AMENDED CSP, S-06-16 AND ZB CASE NO. 1039M FOR THE FORMER WESSSEL AND OLIVER PROPERTIES ARE SUBJECT TO THE AMENDED FIFTH EDITION OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS PER COUNCIL BILL NO. 45-2003 AND THE ZONING REGULATIONS PER COUNCIL BILL NO. 75-2003.

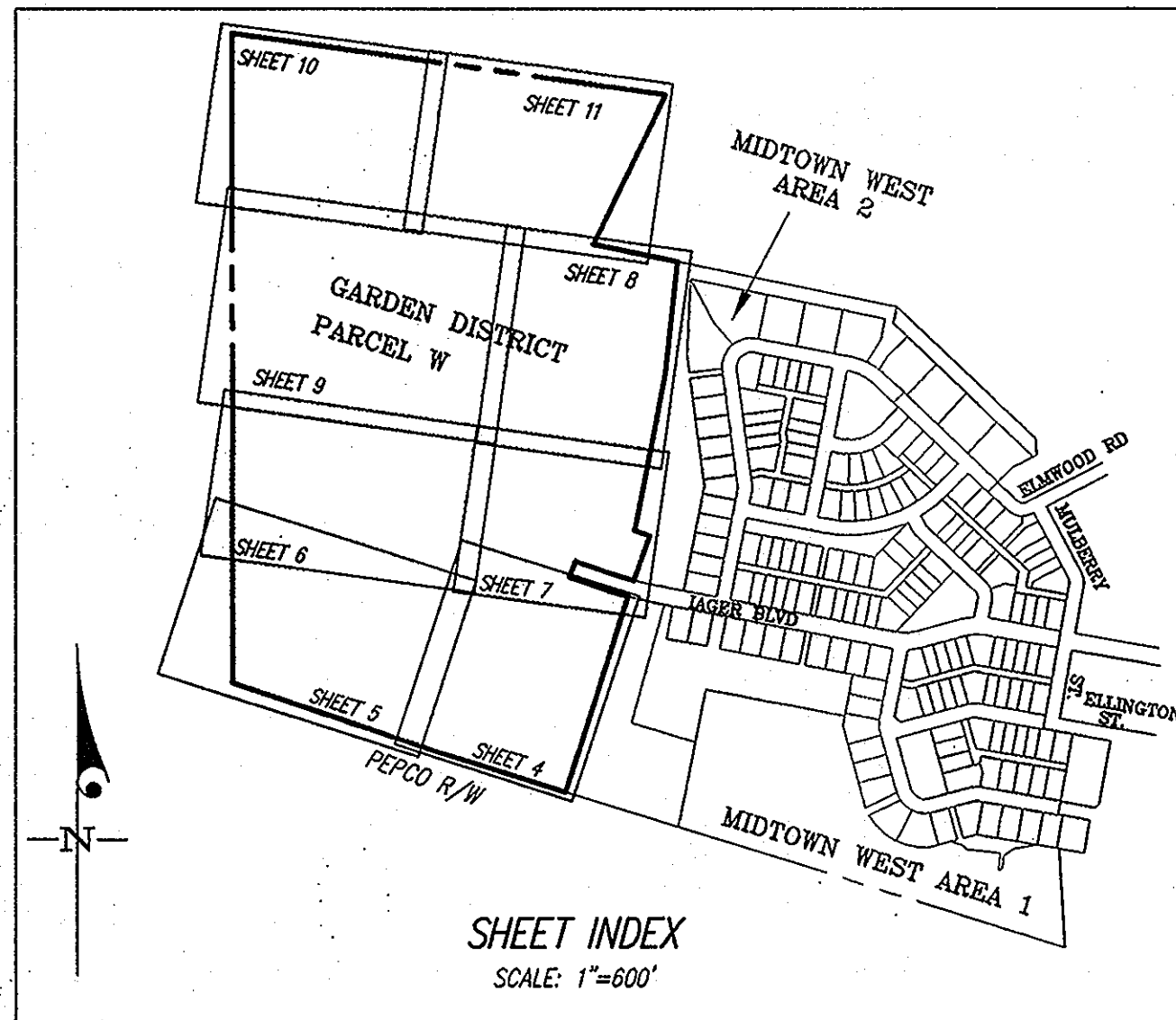
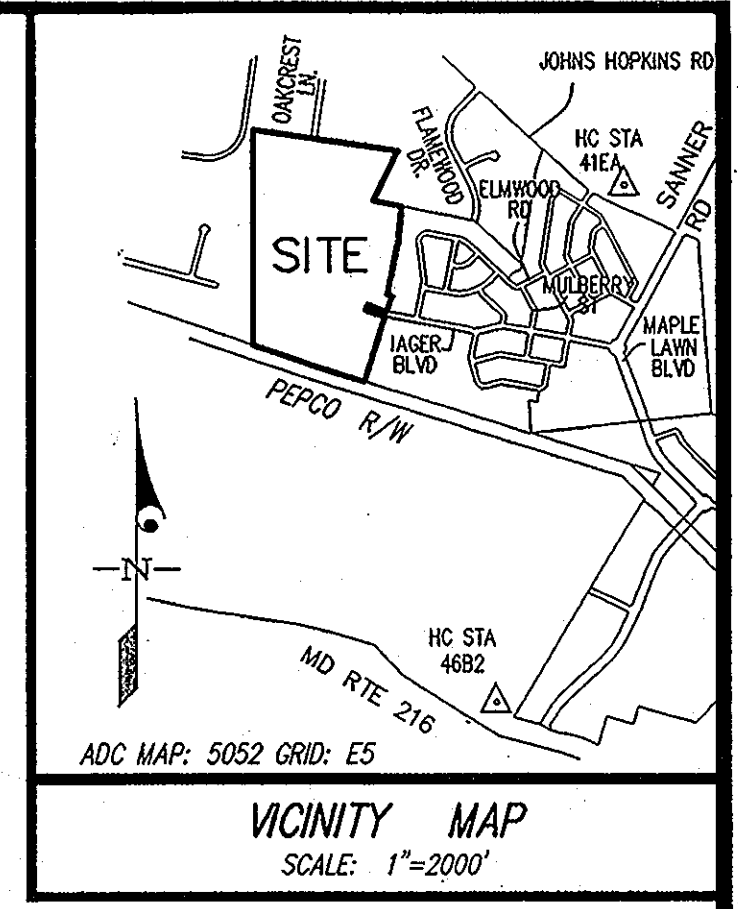
(GENERAL NOTES CONTINUE)

- 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, S-06-16 AND PB-378.
- PHASING FOR THIS PROJECT IS IN ACCORDANCE WITH THE DECISION AND ORDER FOR ZONING BOARD CASE NO. ZB-995M & ZB-1039M AND THE DECISION AND ORDER FOR PB CASE NO. 353 (COMPREHENSIVE SKETCH PLAN, S-01-17) AND NO. 378 (COMPREHENSIVE SKETCH PLAN, S-06-16) AND THE DPZ APFO RE-PHASING LETTER DATED JULY 8, 2008.
- NO GRADING, REMOVAL OF VEGETATIVE COVER OR TREES, OR PLACEMENT OF NEW STRUCTURES IS PERMITTED WITHIN THE LIMITS OF WETLANDS, STREAMS OR THEIR REQUIRED BUFFERS, AND 100 YEAR FLOOD PLAIN AREAS, EXCEPT AS PERMITTED UNDER WP-02-54, WP-03-02 AND WP-03-120.
- ALL BUFFERING AND OTHER LANDSCAPING REQUIREMENTS/FEATURES WILL BE PROVIDED AT THE SITE DEVELOPMENT PLAN STAGE AND/OR THE FINAL PLAN STAGE AND WILL BE PROVIDED IN ACCORDANCE WITH THE COMPREHENSIVE SKETCH PLAN CRITERIA.
- THE ORIGINAL FOREST CONSERVATION OBLIGATION THAT WAS ESTIMATED FOR ALL OF MAPLE LAWN FARMS HAS BEEN FULFILLED WITH THE FOREST CONSERVATION EASEMENTS CREATED UNDER P-12-002 AND SUBSEQUENT PLATS.
- A NOISE STUDY WAS PREPARED BY WILDMAN & ASSOCIATES FOR S-01-17, WHICH WAS SIGNED BY THE PLANNING BOARD ON AUGUST 8, 2001.

(GENERAL NOTES CONTINUE)

- AS STATED IN THE DECISION AND ORDER FOR THIS PLAN, THE PLANNING BOARD SHALL REVIEW AND APPROVE SITE DEVELOPMENT PLANS FOR ALL SINGLE FAMILY ATTACHED AND MULTI-FAMILY RESIDENTIAL USES, AND ALL EMPLOYMENT AND OPEN SPACE USE DEVELOPMENT FOR THE SUBJECT MAPLE LAWN FARMS PROJECT. ALL OF THE IMPROVEMENTS THAT WERE NECESSARY FOR THE MAPLE LAWN FARMS PROJECT TO BE IN COMPLIANCE WITH THE FUNDING TEST EVALUATION RESTRICTIONS ENUNCIATED BY THE ZONING BOARD ON PAGE 22-23 OF ITS DECISION ON THE POP HAVE BEEN CONSTRUCTED.
- 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 2305 FOLIO 33.
- THE LIMITS OF THIS SUBMISSION DOES NOT INCLUDE MODERATE INCOME HOUSING UNITS.
- 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.
- 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 PARCEL, ANY CONVEYANCES OF THE AFORESAID PARCEL SHALL BE SUBJECT TO THE EASEMENTS HEREIN RESERVED, WHETHER OR NOT EXPRESSLY STATED IN DEED(S) CONVEYING SAID PARCEL. 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.
- THE PATHWAY DISTURBANCE TO THE FLOODPLAINS, STREAM, WETLANDS AND THEIR BUFFERS WERE CONSIDERED ESSENTIAL DISTURBANCE, SECTION 16.116(c) OF THE REGULATIONS.
- NON-BUILDABLE BULK PARCEL W IS NON-BUILDABLE UNTIL FUTURE SUBDIVISION PLANS ARE APPROVED.

8. A TOTAL OF 10.01± ACRES OF CREDITED FOREST PLANTING IS ESTABLISHED IN THE NEW FCE-37 THRU FCE-44 TO SATISFY THE 9.79 ACRES OF REQUIRED FOREST PLANTING OBLIGATIONS FOR THIS PHASE OF THE PROJECT. A SURETY OF \$213,220.00 WILL BE POSTED WITH THE DEVELOPER AGREEMENT.



**OWNER**  
 MAPLE LAWN FARMS I, 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:	1
2. TOTAL NUMBER OF BUILDABLE LOTS TO BE RECORDED:	0
3. TOTAL AREA OF BUILDABLE LOTS TO BE RECORDED:	0 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 COMMON OPEN AREA LOTS TO BE RECORDED:	0
7. TOTAL AREA OF COMMON OPEN AREA LOTS TO BE RECORDED:	0 AC.
8. TOTAL NUMBER OF NON-BUILDABLE PARCELS TO BE RECORDED:	1
9. TOTAL AREA OF NON-BUILDABLE PARCELS TO BE RECORDED:	75.7867 AC.
10. TOTAL AREA OF ROADWAYS TO BE RECORDED:	0 AC.
11. TOTAL AREA OF SUBDIVISION TO BE RECORDED:	75.7867 AC.

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

*Michael J. Davis* 6/25/13  
 COUNTY HEALTH OFFICER

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

*Robert J. ...* 6/18/13  
 CHIEF, DEVELOPMENT ENGINEERING DIVISION

*Kat ...* 7/02/13  
 DIRECTOR

OWNER'S DEDICATION

MAPLE LAWN FARMS I, LLC, A MARYLAND LIMITED LIABILITY COMPANY, BY MAPLE LAWN FARMS, INC., MANAGING MEMBER, BY EUGENE W. IAGER, PRESIDENT AND CHARLES E. IAGER, JR., VICE 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.

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.

WITNESS OUR HANDS THIS 16 DAY OF MAY, 2013

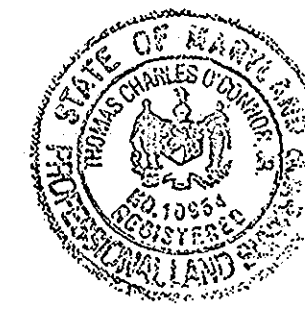
MAPLE LAWN FARMS I, LLC  
 BY: MAPLE LAWN FARMS, INC. (MANAGING MEMBER)  
 BY: *Eugene W. Iager*  
 EUGENE W. IAGER, PRESIDENT  
 WITNESS: *John B. ...*

BY: *Charles E. Iager, Jr.*  
 CHARLES E. IAGER, JR., VICE-PRESIDENT  
 WITNESS: *John B. ...*

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 MAPLE LAWN FARMS, INC. TO MAPLE LAWN FARMS I, LLC, BY A DEED DATED APRIL 5, 2012 AND RECORDED IN LIBER 13908 AT FOLIO 1 AND PART OF THE LAND CONVEYED BY MAPLE LAWN FARMS, INC. TO MAPLE LAWN FARMS I, LLC, BY A DEED DATED APRIL 5, 2012 AND RECORDED IN LIBER 13908 AT FOLIO 8; BOTH 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.  
 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.* 5-16-2013  
 THOMAS C. O'CONNOR, JR.  
 PROFESSIONAL LAND SURVEYOR  
 MARYLAND REGISTRATION NO. 10954 (EXP. DATE: 07/03/2014)



RECORDED AS PLAT NUMBER 22408 ON 7/12/13, AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND

MAPLE LAWN FARMS  
 GARDEN DISTRICT  
 NON-BUILDABLE BULK PARCEL W

ZONE: MXD-3 TM 41, GRID 14 & 21, P/O, PARCELS 110 & 114  
 5TH ELECTION DISTRICT HOWARD COUNTY, MARYLAND  
 SCALE: AS SHOWN SHEET 1 OF 11 MAY 2012

GLW GUTSCHICK LITTLE & WEBER, P.A.  
 CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS  
 3909 NATIONAL DRIVE - SUITE 250 - BURTONSVILLE, MARYLAND 20866  
 TEL: 301-421-4024 BALT: 410-880-1820 DC/WA: 301-989-2524 FAX: 301-421-4186  
 DRAWN BY: *PWC* CHECK BY: *KEV*

**SUMMARY OF MINIMUM SETBACKS FOR RESIDENTIAL  
LAND USE AREAS PER APPROVED PDF AND CSP DEVELOPMENT CRITERIA (S-06-16)**

THE FOLLOWING MINIMUM STRUCTURE SETBACKS SHALL APPLY FOR STRUCTURES FROM THE PROJECT BOUNDARY:

- 50-FOOT MINIMUM OPEN SPACE BUFFER ADJACENT TO EXISTING RESIDENTIAL COMMUNITIES.
- 100-FOOT MINIMUM SETBACK FOR RESIDENTIAL UNITS FROM JOHNS HOPKINS ROAD.
- 300-FOOT MINIMUM SETBACK FOR RESIDENTIAL BUILDINGS FROM MARYLAND ROUTE 216.

**STRUCTURE SETBACKS**

The minimum required setbacks for SINGLE FAMILY DETACHED structures shall be as follows:

Lot Type	Minimum Front Setback	Minimum Side Setback	Minimum Rear Setback	
			To Principal Structure	To Rear Garage (Attached or Detached) or to Accessory Structure
Cottage	10'	4' except for garage which may be 0'	20'	3'
Manor	12'	6' except for garage which may be 0'	20'	3'
Villa	12'	6' except for garage which may be 0'	20'	3'
Estate	20'	20' except for garage which may be 10'	20'	20'

- A ZERO LOT LINE DWELLING UNIT MAY BE LOCATED ON ANY PROPERTY LINE WHICH IS NOT A STREET RIGHT-OF-WAY PROVIDED THAT (1) NO PART OF THE DWELLING SHALL ENCRUCH ONTO THE ADJOINING LOT; (2) AN ACCESS EASEMENT FOR THE PURPOSE OF MAINTENANCE TO THE SIDE OF THE STRUCTURE SHALL BE INCLUDED IN THE DEED WHERE APPROPRIATE. SPACING BETWEEN DWELLING UNITS SHALL BE A MINIMUM OF 8'. GARAGES HOWEVER, MAY ADJOIN ALONG THE PROPERTY LINE, PROVIDED THEY COMPLY WITH ALL BUILDING AND FIRE CODE REGULATIONS.
- HABITABLE SPACE AND/OR OPEN/ENCLOSED DECKS MAY BE BUILT OVER ATTACHED GARAGES. IN THOSE CASES, THE GARAGE SETBACKS SHALL GOVERN.
- OTHER DECKS MUST BE A MINIMUM OF 10' FROM REAR PROPERTY LINE, AND ARE SUBJECT TO SIDE YARD SETBACKS.
- FACING ACCESSORY STRUCTURES AND DETACHED GARAGES (ACROSS AN ALLEY/LANE R.O.W.) SHALL BE A MINIMUM OF 30' APART.
- STRUCTURES MAY BE LOCATED ANYWHERE WITHIN SUCH SETBACK AREAS IN ACCORDANCE WITH A SITE DEVELOPMENT PLAN APPROVED BY THE HOWARD COUNTY PLANNING BOARD.

**EXCEPTIONS TO SETBACK REQUIREMENTS**  
EXCEPT FOR THE FOLLOWING, SECTION 128.A.1 APPLIES:

- PORCHES MAY ENCRUCH INTO THE FRONT YARD TO WITHIN 2' FROM THE FRONT PROPERTY LINE OR RIGHT-OF-WAY FOR COTTAGES, MANORS, AND VILLAS; TO WITHIN 12' FOR ESTATES. PORCHES MAY ENCRUCH INTO THE SIDE YARD OF CORNER LOTS TO WITHIN 2' FROM THE RIGHT-OF-WAY FOR COTTAGES, MANORS, AND VILLAS; TO WITHIN 12' FOR ESTATES. WHERE A SIDE YARD ABUTS AN OPEN SPACE OR PASSAGE, PORCHES MAY ENCRUCH TO WITHIN 1' FROM THE SIDE PROPERTY LINE FOR COTTAGES, MANORS, AND VILLAS; TO WITHIN 12' FOR ESTATES.
- STOOPS AND STEPS MAY ENCRUCH INTO THE FRONT AND SIDE YARDS TO WITHIN 1' FROM THE FRONT PROPERTY LINE.
- GARDEN WALLS, FENCES, PIERS, GATES AND SIMILAR ORNAMENTS MAY BE BUILT IN THE FRONT AND SIDE YARDS NOT CLOSER THAN 1' FROM THE FRONT PROPERTY LINE; NOT GREATER THAN 48" IN HEIGHT ALONG THE FRONT PROPERTY LINE AND NOT GREATER THAN 72" ALONG THE SIDE AND REAR PROPERTY LINES. AN ARCHWAY OR PIERS DEFINING A LEAD WALK MAY BE UP TO 9'. MASONRY VENEERS MAY ENCRUCH A MAXIMUM OF SIX INCHES INTO ANY REQUIRED SETBACK.

**ACCESS**

- PERMANENT ACCESS TO LOTS MAY BE PROVIDED BY MEANS OF ALLEYS, USING PERPETUAL RECIPROCAL EASEMENTS OR OTHER ACCEPTABLE LEGAL PROVISIONS.

**BUILDING HEIGHT**

- MAXIMUM BUILDING HEIGHT ON ALL LOTS SHALL BE 38' TO THE MIDPOINT OF THE ROOF HEIGHT MEASURED FROM THE HIGHEST ADJOINING GROUND ELEVATION ADJACENT TO THE BUILDING, EXCEPT AS OTHERWISE APPROVED ON A SITE DEVELOPMENT PLAN BY THE HOWARD COUNTY PLANNING BOARD.

**COVERAGE**

- LOT COVERAGE FOR ESTATE LOTS SHALL NOT EXCEED 50 PERCENT, INCLUDING PRINCIPAL AND ACCESSORY STRUCTURES BUT NOT INCLUDING SIDEWALKS, PAVED PARKING AREAS, DRIVEWAYS, PORCHES, STOOPS, STEPS, DECKS, PATIOS, IN-GROUND POOLS, LANDSCAPING AND SIMILAR STRUCTURES.

**PARKING**

- NO LESS THAN TWO PARKING SPACES SHALL BE PROVIDED FOR EACH SINGLE FAMILY DETACHED DWELLING UNIT. NO LESS THAN ONE PARKING SPACE SHALL BE PROVIDED FOR EACH ACCESSORY DWELLING UNIT. SUCH SPACES MAY CONSIST OF GARAGE, DRIVEWAY AND/OR SIMILAR OFF-STREET PARKING SPACES. VISITOR PARKING AND OVERFLOW PARKING MAY BE ACCOMMODATED AS ON-STREET PARKING WITHIN THE PUBLIC RIGHT-OF-WAY.
- REDUCTIONS IN PARKING REQUIREMENTS ARE PERMITTED PURSUANT TO THE HOWARD COUNTY ZONING REGULATIONS SECTION 133.E.1 (SHARED PARKING).

**STRUCTURE SETBACKS**

The minimum required setbacks for OTHER RESIDENTIAL structures shall be as follows:

Lot Type	Minimum Front Setback	Minimum Side Setback	Minimum Rear Setback		
			To Principal Structure	To Rear Garage (Attached or Detached) or to Accessory Structure	Minimum Front, Side and Rear Setback from Maple Lawn Blvd
Single-Family Attached	0'	0'	20'	3'	20'
Live-Work	0'	0'	20'	3'	20'
Semi-detached	10'	4' except for garage which may be 0'	20'	3'	20'
Two-Family	10'	4' except for garage which may be 0'	20'	3'	20'
Apartment	10'	10' except for garage which may be 0'	20'	3'	20'

- HABITABLE SPACE AND/OR OPEN/ENCLOSED DECKS MAY BE BUILT OVER ATTACHED GARAGES. IN THOSE CASES, THE GARAGE SETBACKS SHALL GOVERN. WHERE THE REAR LOT LINE IS CONTIGUOUS TO GREEN OPEN SPACE, THE REAR PRINCIPLE STRUCTURE SETBACK MAY BE REDUCED TO 10' AND THE REAR SETBACK FOR DECKS MAY BE REDUCED TO 3'.
- OTHER DECKS MUST BE A MINIMUM OF 10' FROM REAR PROPERTY LINE, AND ARE SUBJECT TO SIDE YARD SETBACKS.
- FACING ACCESSORY STRUCTURES AND DETACHED GARAGES (ACROSS AN ALLEY/LANE R.O.W.) SHALL BE A MINIMUM OF 30' APART.
- BETWEEN APARTMENT BUILDINGS, THE MINIMUM SETBACK DISTANCES SHALL BE 30' FRONT TO FRONT, 50' BACK TO BACK, 50' FRONT TO BACK AND 15' FOR ALL OTHER CONDITIONS. BETWEEN SINGLE-FAMILY ATTACHED BUILDINGS, THE MINIMUM SETBACK DISTANCES SHALL BE 30' FRONT TO FRONT, 50' BACK TO BACK (EXCEPT ACROSS AN ALLEY), 50' BACK TO FRONT AND 6' (OR AS REQUIRED BY THE BUILDING CODE) FOR ALL OTHER CONDITIONS.
- IN THE HILLSIDE DISTRICT, THE FRONT AND SIDE SETBACKS FROM MAPLE LAWN BOULEVARD MAY BE REDUCED TO 5'. ON PARCEL A-1 IN MIDTOWN, THE FRONT SETBACK FOR APARTMENTS, ALONG MAPLE LAWN BOULEVARD MAY BE REDUCED TO 10'.
- STRUCTURES MAY BE LOCATED ANYWHERE WITHIN SUCH SETBACK AREAS IN ACCORDANCE WITH A SITE DEVELOPMENT PLAN APPROVED BY HOWARD COUNTY PLANNING BOARD.

**EXCEPTIONS TO SETBACK REQUIREMENTS:**

- EXCEPT FOR THE FOLLOWING, SECTION 128.A.1 APPLIES:
- PORCHES MAY ENCRUCH INTO THE FRONT YARD TO WITHIN 2' FROM THE PROPERTY LINE OR RIGHT-OF-WAY FOR ALL OTHER RESIDENTIAL LOT TYPES.
- STOOPS AND STEPS MAY ENCRUCH INTO THE FRONT YARD TO WITHIN 1' FROM THE FRONT PROPERTY LINE FOR ALL OTHER RESIDENTIAL TYPES. FOR ALL OTHER RESIDENTIAL TYPES.
- GARDEN WALLS, FENCES, PIERS, GATES AND SIMILAR ORNAMENTS MAY BE BUILT IN THE FRONT AND SIDE YARDS NOT CLOSER THAN 1' FROM THE PROPERTY LINE; NOT GREATER THAN 48" IN HEIGHT ALONG THE FRONT PROPERTY LINE AND NOT GREATER THAN 72" ALONG THE SIDE AND REAR PROPERTY LINES. AN ARCHWAY OR PIERS DEFINING A LEAD WALK MAY BE UP TO 9'.
- MASONRY VENEERS MAY ENCRUCH A MAXIMUM OF 6" INTO ANY REQUIRED SETBACK AREA.

**ACCESS**

- PERMANENT ACCESS TO LOTS MAY BE PROVIDED BY MEANS OF ALLEYS, USING PERPETUAL RECIPROCAL EASEMENTS OR OTHER ACCEPTABLE LEGAL PROVISIONS.

**BUILDING HEIGHT**

- MAXIMUM BUILDING HEIGHT IN THE OTHER RESIDENTIAL LAND USE AREAS SHALL BE 60' FOR ATTACHED, SEMI-DETACHED, OR TWO-FAMILY DWELLING UNITS, AND 60' FOR LIVE-WORK UNITS AND APARTMENTS. IN EACH CASE TO THE MIDPOINT OF THE ROOF HEIGHT MEASURED FROM THE HIGHEST ADJOINING GROUND ELEVATION ADJACENT TO THE BUILDING, EXCEPT AS OTHERWISE APPROVED ON A SITE DEVELOPMENT PLAN BY THE HOWARD COUNTY PLANNING BOARD.

**COVERAGE**

- NO COVERAGE REQUIREMENTS ARE IMPOSED IN OTHER RESIDENTIAL LAND USE AREAS.

**PARKING**

- NO LESS THAN TWO PARKING SPACES SHALL BE PROVIDED FOR EACH SINGLE FAMILY ATTACHED, LIVE-WORK, SEMI-DETACHED, AND TWO-FAMILY DWELLING UNIT. NO LESS THAN ONE AND ONE-HALF PARKING SPACES SHALL BE PROVIDED FOR EACH APARTMENT UNIT. SUCH SPACES MAY CONSIST OF GARAGE, DRIVEWAY AND/OR SIMILAR OFF-STREET PARKING SPACES. NO LESS THAN ONE PARKING SPACE SHALL BE PROVIDED FOR EACH ACCESSORY DWELLING UNIT. SUCH PARKING SHALL BE PROVIDED IN PROXIMITY TO SUCH DWELLING UNIT AND MAY BE INCLUDED AS PART OF A COMMON PARKING AREA PROVIDED FOR RESIDENTS, TENANTS, AND GUESTS. PRINCIPAL STRUCTURES SHALL BE NO CLOSER THAN 15' TO THE CURB OF COMMON PARKING AREAS WITH HEAD-IN OR ANGLED PARKING, AND NO CLOSER THAN 10' TO THE CURB FOR PARALLEL PARKING, UNLESS SUFFICIENT LANDSCAPING IS PROVIDED TO JUSTIFY A REDUCTION IN THE SETBACK, PER THE HOWARD COUNTY LANDSCAPE MANUAL. LIVE-WORK UNITS ARE EXEMPT FROM THIS SETBACK REQUIREMENT. VISITOR PARKING AND OVERFLOW PARKING MAY ALSO BE ACCOMMODATED AS ON STREET AND PARALLEL PARKING WITHIN THE PUBLIC RIGHT-OF-WAY.
- SUCH PARKING AREAS MAY BE PARALLEL SPACES LOCATED ON PAVED AREAS IN AND/OR ADJACENT TO PUBLICLY MAINTAINED ROADWAYS, ADJACENT TO PUBLIC OR PRIVATE SERVICE DRIVES OR ORIENTED DIAGONALLY OR AT RIGHT ANGLES TO SUCH ROADWAYS OR SERVICE DRIVES.
- REDUCTIONS IN PARKING REQUIREMENTS ARE PERMITTED PURSUANT TO THE HOWARD COUNTY ZONING REGULATIONS SECTION 133.E.1 (SHARED PARKING).

**HOUSING FOR ELDERLY AND/OR HANDICAPPED PERSONS**

- IN THE EVENT A FACILITY QUALIFIES UNDER FEDERAL, STATE OR COUNTY PROGRAMS INTENDED TO PROMOTE HOUSING FOR THE ELDERLY OR HANDICAPPED, THE PARKING REQUIREMENTS MAY BE MODIFIED TO PROVIDE FOR FOUR PARKING SPACES FOR EVERY TEN DWELLING UNITS PARTICIPATING IN SUCH PROGRAM. IN THE EVENT THE UNITS ARE WITHDRAWN FROM SUCH A HOUSING PROGRAM, THE OWNER OF THE FACILITY SHALL IMMEDIATELY NOTIFY THE DEPARTMENT OF PLANNING AND ZONING AND SHALL CONSTRUCT, PRIOR TO EACH OCCUPANCY OF THE WITHDRAWN UNITS, SUCH ADDITIONAL PARKING SPACES AS ARE NECESSARY TO PROVIDE ONE AND ONE-HALF PARKING SPACE FOR EACH DWELLING UNIT WITHDRAWN.

**COORDINATE TABLE FOR ALL SHEETS**

POINT	NORTHING	EASTING	POINT	NORTHING	EASTING	POINT	NORTHING	EASTING
1302	542,995.5209	1,336,354.2174	1309	543,590.2561	1,337,051.2795	1433	544,018.6323	1,337,104.0525
1303	543,233.9536	1,335,665.8732	1390	543,749.7134	1,337,106.4085	1434	544,796.3236	1,336,637.5779
1304	545,501.4638	1,335,662.6614	1391	543,767.5894	1,337,055.0274	1435	544,845.4090	1,336,268.3175
1326	544,758.8904	1,336,911.0446	1392	544,313.2440	1,337,161.7814	1436	545,399.0544	1,336,366.1273
1327	545,283.9471	1,337,161.3565	1393	544,698.9104	1,337,203.6278	1437	544,933.2261	1,336,663.4659
1329	545,463.2971	1,335,926.1239	1415	543,844.4777	1,335,665.0074	1488	543,023.7191	1,336,272.8105
1356	543,554.1551	1,336,965.6711	1416	544,220.9516	1,335,664.4758	1489	543,594.8380	1,336,467.1742
1357	543,602.7696	1,336,828.8127	1417	544,097.0038	1,336,539.2949			
1358	543,658.4379	1,336,848.5282	1418	543,533.4759	1,337,031.5250			
1359	543,611.8234	1,336,985.3866	1419	542,849.7678	1,336,814.8878			

**OWNER**  
MAPLE LAWN FARMS I, LLC  
c/o GREENBAUM & ROSE ASSOCIATES, INC.  
1829 REISTERSTOWN ROAD  
SUITE 300, WOODHOLME CENTER  
BALTIMORE, MD. 21208  
PH: 410-484-8400

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

*Michael J. Davis* 6/25/13  
COUNTY HEALTH OFFICER DATE

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

*[Signature]* 6/12/13  
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

*[Signature]* 7/02/13  
DIRECTOR DATE

**OWNER'S DEDICATION**

MAPLE LAWN FARMS I, LLC, A MARYLAND LIMITED LIABILITY COMPANY, BY MAPLE LAWN FARMS, INC., MANAGING MEMBER, BY EUGENE W. IAGER, PRESIDENT AND CHARLES E. IAGER, JR., VICE 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.

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.

WITNESS OUR HANDS THIS 16 DAY OF MAY, 2013

MAPLE LAWN FARMS I, LLC  
BY: MAPLE LAWN FARMS, INC. (MANAGING MEMBER)

BY: *Eugene W. Iager*  
EUGENE W. IAGER, PRESIDENT

WITNESS: *[Signature]*

BY: *Charles E. Iager, Jr.*  
CHARLES E. IAGER, JR., VICE-PRESIDENT

WITNESS: *[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 SUBDIVISION OF PART OF THE LAND CONVEYED BY MAPLE LAWN FARMS, INC. TO MAPLE LAWN FARMS I, LLC, BY A DEED DATED APRIL 5, 2012 AND RECORDED IN LIBER 13908 AT FOLIO 1 AND PART OF THE LAND CONVEYED BY MAPLE LAWN FARMS, INC. TO MAPLE LAWN FARMS I, LLC, BY A DEED DATED APRIL 5, 2012 AND RECORDED IN LIBER 13908 AT FOLIO 8; BOTH 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.

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.

*[Signature]* 5-16-2013  
THOMAS C. O'CONNOR, JR. DATE  
PROFESSIONAL LAND SURVEYOR  
MARYLAND REGISTRATION NO. 10954 (EXP. DATE: 07/03/2014)



RECORDED AS PLAT NUMBER 22469 ON 7/12/13, AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND

**MAPLE LAWN FARMS  
GARDEN DISTRICT  
NON-BUILDABLE BULK PARCEL W**

ZONE: MXD-3 TM 41, GRID 14 & 21, P/O PARCELS 110 & 114  
5TH ELECTION DISTRICT HOWARD COUNTY, MARYLAND  
SCALE: NONE SHEET 2 OF 11 MAY 2013

**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 BAL: 410-880-1820 DC/VA: 301-989-2624 FAX: 301-421-4188  
DRAWN BY: *[Signature]* CHECK BY: *[Signature]*

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	0.00	-----	-----	-----	-----	-----	-----
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	0.00	-----	-----	-----	-----	-----	-----
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	0.00	-----	16	-----	12.8/AC.	-----	-----
5b	F-06-161	33.26	0.00	-0.23	0.00	0.00	(-0.7)	7.75 (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	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	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	0.00	-----	-----	-----	-----	-----	-----
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	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	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	0.00	12	0	10.2/AC.	-----	-----	-----
8b	F-12-21	0.00	0.00	-7.32	-0.31	-0.68	(0.0)	0.00 (0.0)	7.96 (0.0)	-0.32 (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	0.00	10	0	6.4/AC.	-----	-----	-----
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 (45.0)	4.11	0.00	0.00	0.99	71	0	4.3/AC.	-----	-----	-----
n/a	F-12-15	9.37	0.00	0.59	13.00	0.00	(0.0)	0.00 (0.0)	0.00 (0.0)	-4.22 (0.0)	0.00 (0.0)	0.00	0.00	0.00	0.00	0	0	-----	-----	-----	-----
9b	F-13-03	0.00	0.00	-4.02	0.00	-0.69	(0.0)	0.00 (0.0)	4.02 (0.0)	0.00 (0.0)	0.69 (0.0)	0.00	0.97	0.00	0.26	0	43	-----	10.8/AC.	-----	-----
9c	F-13-07	34.08	0.00	0.00	0.00	0.00	(0.0)	20.49 (60.1)	0.00 (0.0)	0.00 (0.0)	13.59 (39.9)	4.73	0.00	0.00	0.97	85	0	4.2/AC.	-----	-----	-----
9d	F-13-08	75.79	75.79	0.00	0.00	0.00	(100.0)	0.00 (0.0)	0.00 (0.0)	0.00 (0.0)	0.00 (0.0)	0.00	0.00	0.00	0.00	0	0	-----	-----	-----	-----
n/a	F-12-86	15.46	0.00	0.00	0.00	0.00	(0.0)	0.00 (0.0)	0.00 (0.0)	11.72 (75.8)	3.74 (24.2)	0.00	0.00	0.00	0.00	-----	-----	-----	-----	-----	-----
TOTALS		494.93		96.48		(19.5)	71.40 (14.4)	67.70 (13.7)	107.51 (21.7)	151.85 (30.7)	51.26				465	603	6.5/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.	6.5 UNITS/AC.	2.8 UNITS/AC.	SINGLE FAMILY DETACHED (S.F.D.)	147.19	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.)	75.26	73.6	APARTMENTS (O.R.)	210 (15.7%)
OVERALL EMPLOYMENT F.A.R.		0.35	EMPLOYMENT	122.01	122.0	SINGLE FAMILY ATTACHED	623 (46.5%)
OVERALL S.F.D./O.R. DENSITY PER OVERALL GROSS ACRE	2.2 UNITS/AC.	2.2 UNITS/AC.	OPEN SPACE	150.47	217.1	TOTAL	1340
			TOTALS	494.93	605.3		

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

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 (45.0)	1.29 (9.5) ⑤
n/a	F-12-15	9.37	0.00 (0.0)	0.00 (0.0)
9b	F-13-03	0.00	0.69 (0.0)	0.69 (100) ⑥
9c	F-13-07	34.08	13.59 (39.9)	5.05 (37.1) ⑦
9d	F-13-08	75.79	0.00 (0.0)	0.00 (0.0)
n/a	F-12-86	15.46	3.74 (24.2)	0.00 (0.0) ⑧
TOTAL		494.93	151.84 (30.7)	21.87 (14.4)

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

Area	Area used	Total
① Midtown Area 1 (F-03-90)	OS 125 (community center) [5.01 ac], OS 126 [0.55 ac], OS 123(230) [1.96 ac.]	7.52 ac.
② Hillside Area 1 (F-05-81/F-05-82)	Pathways	0.29 ac.
③ Westside Area 1 (F-08-54)	OS 4 (Recreational Field) [4.76 ac.]	4.76 ac.
④ Westside Area 2 (F-12-21)	OS 68 [0.67 ac.]	0.67 ac.
⑤ Midtown West Area 1 (F-12-29)	OS 84 [0.66 ac.], OS 85 [0.63 ac.]	1.29 ac.
⑥ Westside Area 3 (F-13-03)	OS 115 [0.69 ac.]	0.69 ac.
⑦ Midtown West Area 2 (F-13-07)	OS 179 [0.73 ac.], OS 180 [0.74 ac.], OS 182 [3.58]	5.05 ac.
⑧ Business Area 2 (F-12-86)	OS 3 [3.74 ac.]	3.74 ac.

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

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. 'Q'-1, 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-10-46	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	F-13-03	9.00	-----	-----
C-27	13.01	F-12-15	-----	-----	-----	13.01
U	0.73	F-13-03	-----	-----	-----	0.73
V	3.56	F-13-03	-----	-----	-----	3.56
W	75.79	F-13-03	-----	-----	-----	75.79
TOTAL				96.49		

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

*Michael J. Davis* 4/15/12  
 COUNTY HEALTH OFFICER  
 DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

*Kevin Schaefer* 6/10/13  
 CHIEF, DEVELOPMENT ENGINEERING DIVISION  
 DATE

*Kurt Schaefer* 7/02/13  
 DIRECTOR  
 DATE

OWNER'S DEDICATION

MAPLE LAWN FARMS I, LLC, A MARYLAND LIMITED LIABILITY COMPANY, BY MAPLE LAWN FARMS, INC., MANAGING MEMBER, BY EUGENE W. IAGER, PRESIDENT AND CHARLES E. IAGER, JR., VICE 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.

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.

WITNESS OUR HANDS THIS 16 DAY OF MAY, 2013

MAPLE LAWN FARMS I, LLC  
 BY: MAPLE LAWN FARMS, INC. (MANAGING MEMBER)  
 BY: *Eugene W. Iager*  
 EUGENE W. IAGER, PRESIDENT  
 BY: *Charles E. Iager, Jr.*  
 CHARLES E. IAGER, JR., VICE-PRESIDENT  
 WITNESS: *Andrew D. Bennett*

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 MAPLE LAWN FARMS, INC. TO MAPLE LAWN FARMS I, LLC, BY A DEED DATED APRIL 5, 2012 AND RECORDED IN LIBER 13908 AT FOLIO 1 AND PART OF THE LAND CONVEYED BY MAPLE LAWN FARMS, INC. TO MAPLE LAWN FARMS I, LLC, BY A DEED DATED APRIL 5, 2012 AND RECORDED IN LIBER 13908 AT FOLIO 8; BOTH 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.  
 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.* 5-16-2013  
 THOMAS C. O'CONNOR, JR.  
 PROFESSIONAL LAND SURVEYOR  
 MARYLAND REGISTRATION NO. 10954 (EXP. DATE: 07/03/2014)



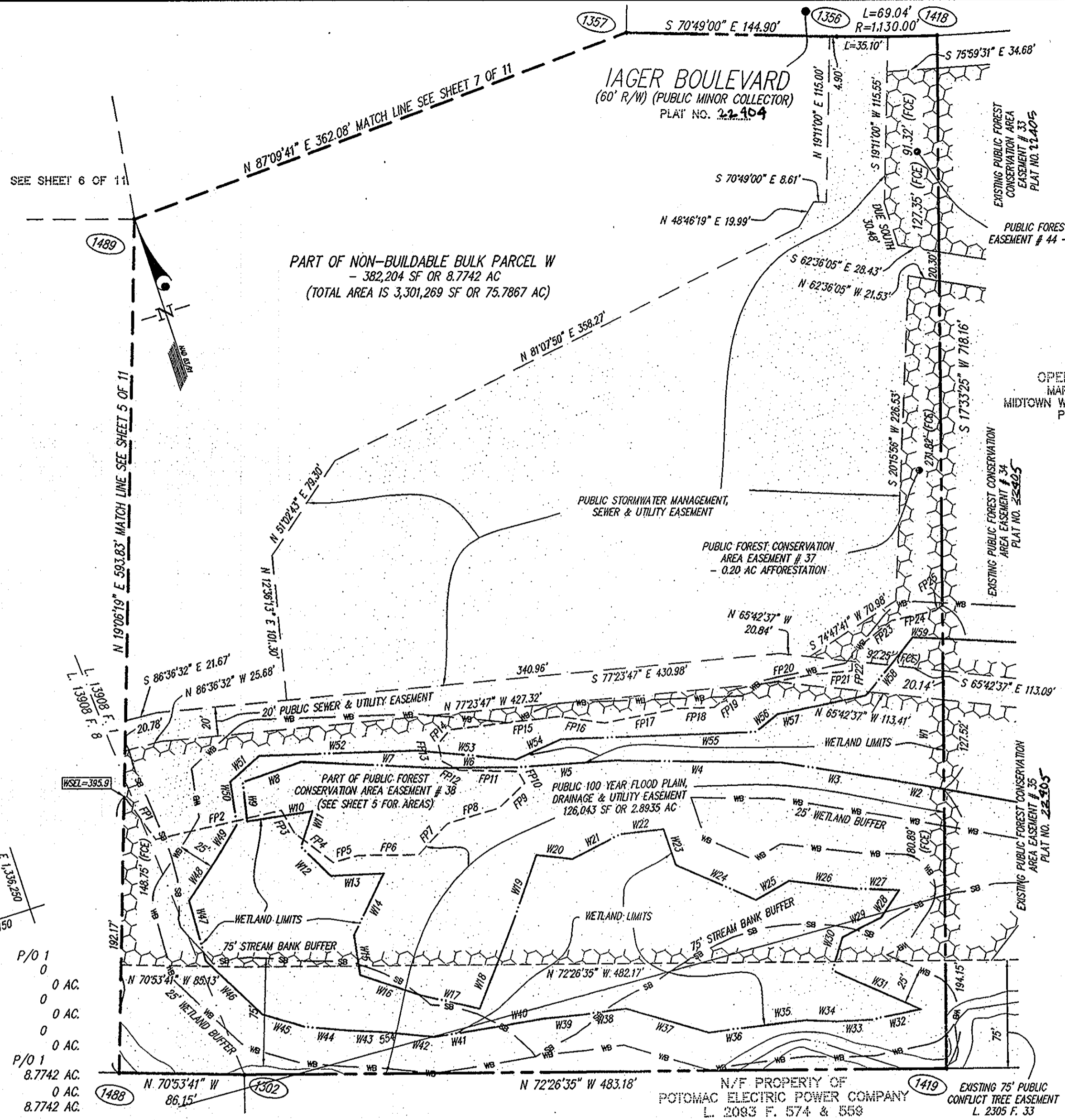
RECORDED AS PLAT NUMBER 22470 ON 7/12/13, AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND

MAPLE LAWN FARMS GARDEN DISTRICT NON-BUILDABLE BULK PARCEL W

ZONE: MXD-3 TM 41, GRID 14 & 21, P/O PARCELS 110 & 114 5TH ELECTION DISTRICT HOWARD COUNTY, MARYLAND SCALE: NONE SHEET 3 OF 11 MAY 2013

GLW GUTSCHICK LITTLE & WEBER, P.A.  
 CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS  
 3909 NATIONAL DRIVE - SUITE 250 - BURTONTOWN OFFICE PARK

WETLAND LINE TABLE THIS SHEET					
LINE	BEARING	LENGTH	LINE	BEARING	LENGTH
W1	S 17°33'25" W	104.18'	W31	S 48°04'42" E	66.79'
W2	N 61°51'39" W	36.64'	W32	N 84°05'27" W	34.94'
W3	N 62°49'01" W	77.76'	W33	N 74°38'04" W	24.07'
W4	N 71°20'28" W	113.38'	W34	N 69°39'21" W	20.88'
W5	N 75°53'13" W	68.03'	W35	N 78°54'38" W	33.85'
W6	N 72°13'15" W	54.67'	W36	N 79°31'48" W	33.59'
W7	N 69°21'27" W	93.74'	W37	N 55°33'46" W	59.54'
W8	S 88°46'16" W	42.45'	W38	N 80°04'20" W	30.11'
W9	S 11°50'50" W	27.39'	W39	N 77°56'24" W	27.24'
W10	S 80°54'37" E	45.50'	W40	N 81°59'19" W	43.27'
W11	S 35°20'07" W	26.32'	W41	N 80°53'05" W	33.49'
W12	S 27°41'32" E	28.51'	W42	N 66°09'46" W	34.29'
W13	S 74°32'34" E	38.25'	W43	N 69°30'54" W	25.75'
W14	S 43°28'57" W	47.27'	W44	N 66°54'10" W	27.68'
W15	S 09°33'43" W	28.18'	W45	N 55°31'41" W	31.18'
W16	S 53°15'01" E	44.52'	W46	N 28°13'17" W	54.04'
W17	S 58°57'16" E	41.03'	W47	N 02°37'41" E	43.42'
W18	N 39°00'38" E	63.82'	W48	N 51°13'23" E	35.06'
W19	N 37°09'32" E	49.95'	W49	N 48°25'46" E	27.22'
W20	S 65°14'56" E	25.02'	W50	N 09°27'56" E	30.10'
W21	N 80°12'52" E	37.25'	W51	N 65°27'57" E	26.63'
W22	S 78°44'04" E	30.04'	W52	S 73°53'47" E	108.30'
W23	S 00°28'40" E	26.34'	W53	S 66°34'03" E	68.69'
W24	S 48°08'28" E	60.47'	W54	N 83°39'48" E	33.92'
W25	N 77°34'49" E	26.08'	W55	S 74°06'18" E	134.51'
W26	S 65°14'47" E	47.54'	W56	N 68°38'25" E	19.21'
W27	S 70°05'06" E	28.64'	W57	S 83°48'06" E	62.19'
W28	S 51°03'22" W	22.69'	W58	N 56°35'55" E	51.72'
W29	S 80°58'18" W	29.98'	W59	S 69°04'35" E	20.62'
W30	S 34°42'12" W	24.09'			



PUBLIC 100 YEAR FLOOD PLAIN, DRAINAGE & UTILITY LINE TABLE THIS SHEET							
LINE	BEARING	LENGTH	* ELEV	LINE	BEARING	LENGTH	* ELEV
FP1	S 18°19'37" E	37.02'	395.9	FP14	N 59°03'07" E	12.81'	395.0
FP2	S 85°00'57" E	88.36'	395.6	FP15	S 78°38'19" E	75.65'	395.0
FP3	S 12°23'49" E	18.12'	395.6	FP16	S 63°58'34" E	31.24'	394.9
FP4	S 34°05'37" E	33.37'	395.5	FP17	S 82°54'16" E	51.68'	394.9
FP5	S 87°18'26" E	18.29'	395.5	FP18	S 73°50'04" E	25.02'	394.9
FP6	S 72°23'26" E	41.34'	395.4	FP19	N 68°19'48" E	20.22'	394.8
FP7	N 59°56'49" E	29.26'	395.4	FP20	S 82°30'48" E	55.03'	394.8
FP8	S 88°39'45" E	36.85'	395.3	FP21	S 76°58'43" E	25.43'	394.8
FP9	N 64°29'17" E	25.08'	395.3	FP22	N 18°04'58" E	12.57'	394.8
FP10	N 11°35'08" W	9.45'	395.2	FP23	N 68°03'06" E	34.82'	394.8
FP11	N 70°34'47" W	40.67'	395.2	FP24	S 84°41'19" E	31.19'	394.3
FP12	N 44°02'08" W	13.22'	395.1	FP25	N 71°10'46" E	6.27'	394.2
FP13	N 04°49'12" E	12.54'	395.1				

\* ELEVATIONS ARE AT THE END OF THE LINE

CURVE TABULATION THIS SHEET						
CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
1356-1418	1,130.00'	69.04'	34.53'	69.02'	S 72°34'01" E	3°30'01"

- TABULATION OF FINAL PLAT - THIS SHEET**
- TOTAL NUMBER OF LOTS AND PARCELS TO BE RECORDED: P/O 1
  - TOTAL NUMBER OF BUILDABLE LOTS TO BE RECORDED: 0
  - TOTAL AREA OF BUILDABLE LOTS TO BE RECORDED: 0 AC
  - TOTAL NUMBER OF OPEN SPACE LOTS TO BE RECORDED: 0
  - TOTAL AREA OF OPEN SPACE LOTS TO BE RECORDED: 0 AC
  - TOTAL NUMBER OF COMMON OPEN AREA LOTS TO BE RECORDED: 0
  - TOTAL AREA OF COMMON OPEN AREA LOTS TO BE RECORDED: 0 AC
  - TOTAL NUMBER OF NON-BUILDABLE PARCELS TO BE RECORDED: P/O 1
  - TOTAL AREA OF NON-BUILDABLE PARCELS TO BE RECORDED: 8.7742 AC
  - TOTAL AREA OF ROADWAYS TO BE RECORDED: 0 AC
  - TOTAL AREA OF SUBDIVISION TO BE RECORDED: 8.7742 AC

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

*[Signature]* 4/25/13  
COUNTY HEALTH OFFICER

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

*[Signature]* 6/10/13  
CHIEF, DEVELOPMENT ENGINEERING DIVISION

*[Signature]* 7/02/13  
DIRECTOR

**OWNER'S DEDICATION**

MAPLE LAWN FARMS I, LLC, A MARYLAND LIMITED LIABILITY COMPANY, BY MAPLE LAWN FARMS, INC., MANAGING MEMBER, BY EUGENE W. IAGER, PRESIDENT AND CHARLES E. IAGER, JR., VICE 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.

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.

WITNESS OUR HANDS THIS 16 DAY OF MAY, 2013

MAPLE LAWN FARMS I, LLC  
BY: MAPLE LAWN FARMS, INC. (MANAGING MEMBER)

BY: Eugene W. Iager  
EUGENE W. IAGER, PRESIDENT

BY: Charles E. Iager, Jr.  
CHARLES E. IAGER, JR., VICE-PRESIDENT

WITNESS: [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 SUBDIVISION OF PART OF THE LAND CONVEYED BY MAPLE LAWN FARMS, INC. TO MAPLE LAWN FARMS I, LLC, BY A DEED DATED APRIL 5, 2012 AND RECORDED IN LIBER 13908 AT FOLIO 1 AND PART OF THE LAND CONVEYED BY MAPLE LAWN FARMS, INC. TO MAPLE LAWN FARMS I, LLC, BY A DEED DATED APRIL 5, 2012 AND RECORDED IN LIBER 13908 AT FOLIO 8; BOTH 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.

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.

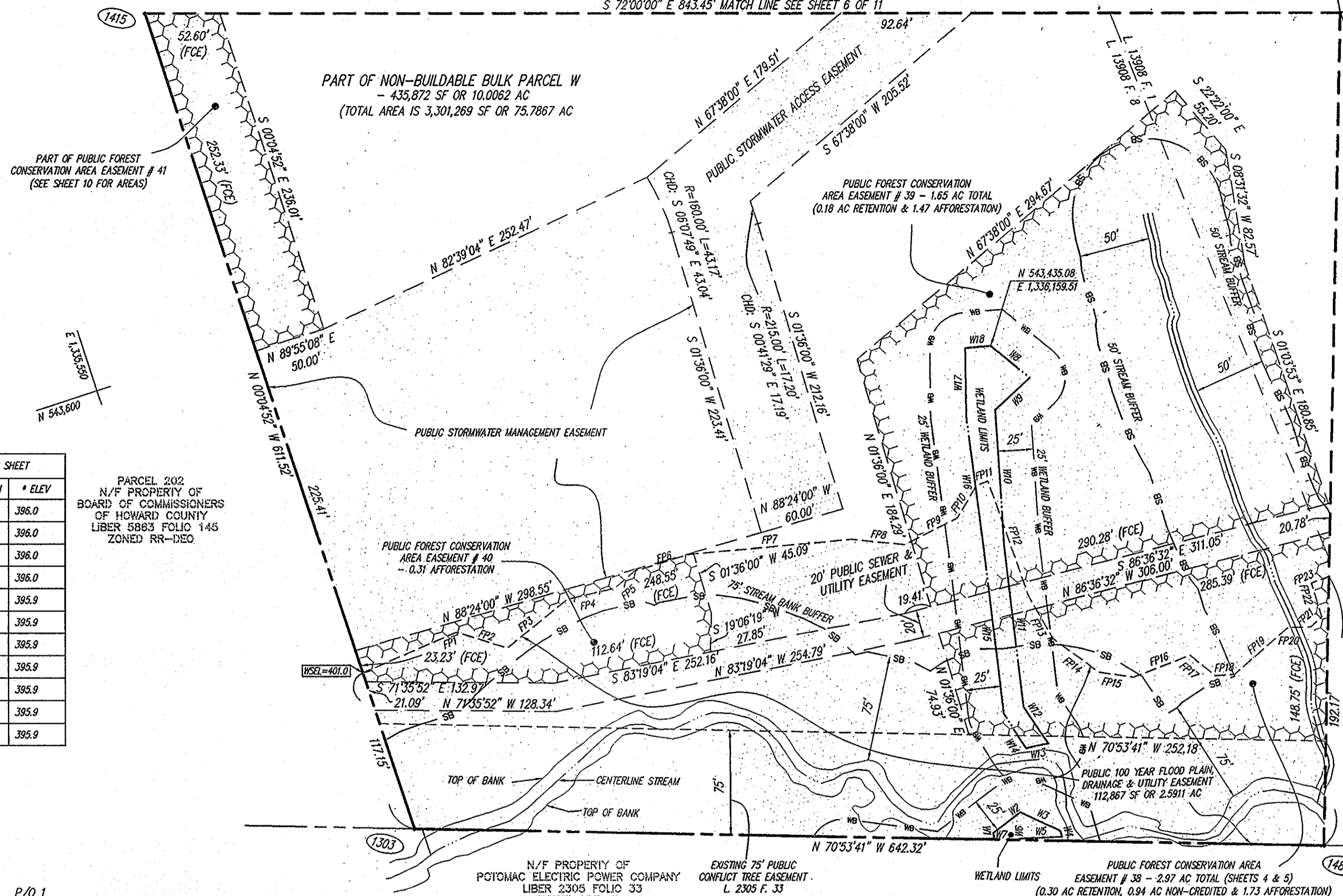
*[Signature]* 5-16-2013  
THOMAS C. O'CONNOR, JR.  
PROFESSIONAL LAND SURVEYOR  
MARYLAND REGISTRATION NO. 10954 (EXP. DATE: 07/03/2014)

RECORDED AS PLAT NUMBER 22471 ON 7/12/13, AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND

**MAPLE LAWN FARMS**  
GARDEN DISTRICT  
NON-BUILDABLE BULK PARCEL W

ZONE: MXD-3 TM 41, GRID 14 & 21, P/O PARCELS 110 & 114  
5TH ELECTION DISTRICT HOWARD COUNTY, MARYLAND  
SCALE: 1"=60' SHEET 4 OF 11 MAY 2012

**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: 301-988-2524 FAX: 301-421-4188  
DRAWN BY: [Signature] CHECK BY: [Signature]



**PUBLIC 100 YEAR FLOOD PLAIN, DRAINAGE & UTILITY LINE TABLE THIS SHEET**

LINE	BEARING	LENGTH	* ELEV	LINE	BEARING	LENGTH	* ELEV
FP1	N 84°23'48" E	72.07'	400.9	FP13	S 11°00'33" E	36.05'	396.0
FP2	S 54°38'11" E	37.76'	400.8	FP14	S 35°39'06" E	40.18'	396.0
FP3	N 68°23'20" E	54.82'	400.7	FP15	S 63°11'42" E	24.88'	396.0
FP4	S 85°17'35" E	34.65'	400.6	FP16	N 86°47'27" E	43.07'	396.0
FP5	N 66°45'56" E	18.28'	400.5	FP17	S 32°23'41" E	22.85'	395.9
FP6	S 89°12'56" E	40.53'	400.4	FP18	S 75°17'37" E	13.47'	395.9
FP7	S 77°19'03" E	115.22'	399.2	FP19	N 66°36'07" E	50.95'	395.9
FP8	S 66°04'49" E	37.52'	399.1	FP20	S 72°31'35" E	15.73'	395.9
FP9	N 80°51'42" E	41.68'	398.9	FP21	N 64°15'48" E	10.71'	395.9
FP10	N 48°34'10" E	27.25'	398.6	FP22	N 01°26'51" E	25.08'	395.9
FP11	N 88°10'30" E	8.48'	398.0	FP23	N 86°42'21" E	13.28'	395.9
FP12	S 01°11'52" E	85.84'	397.1				

PARCEL 202  
N/F PROPERTY OF  
BOARD OF COMMISSIONERS  
OF HOWARD COUNTY  
LIBER 5883 FOLIO 145  
ZONED RR-10EO

\* ELEVATIONS ARE AT THE END OF THE LINE

**WETLAND LINE TABLE THIS SHEET**

LINE	BEARING	LENGTH
W1	N 10°07'18" E	4.82'
W2	N 70°11'11" E	24.07'
W3	S 46°50'05" E	31.11'
W4	S 01°42'59" W	4.61'
W5	N 74°11'13" W	30.07'
W6	S 17°53'33" W	1.07'
W7	N 70°53'41" W	17.76'
W8	S 32°29'30" E	35.66'
W9	S 65°14'39" W	33.22'
W10	S 14°71'26" W	97.07'
W11	S 11°16'02" W	116.30'
W12	S 15°44'48" E	31.42'
W13	N 84°03'45" W	16.18'
W14	N 14°05'35" W	29.13'
W15	N 11°10'37" E	119.83'
W16	N 10°28'34" E	94.19'
W17	N 17°15'12" E	48.53'
W18	S 76°52'28" E	18.08'

**TABULATION OF FINAL PLAT - THIS SHEET**

1. TOTAL NUMBER OF LOTS AND PARCELS TO BE RECORDED:	P/O 1
2. TOTAL NUMBER OF BUILDABLE LOTS TO BE RECORDED:	0
3. TOTAL AREA OF BUILDABLE LOTS TO BE RECORDED:	0 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 COMMON OPEN AREA LOTS TO BE RECORDED:	0
7. TOTAL AREA OF COMMON OPEN AREA LOTS TO BE RECORDED:	0 AC.
8. TOTAL NUMBER OF NON-BUILDABLE PARCELS TO BE RECORDED:	P/O 1
9. TOTAL AREA OF NON-BUILDABLE PARCELS TO BE RECORDED:	10.0062 AC.
10. TOTAL AREA OF ROADWAYS TO BE RECORDED:	0 AC.
11. TOTAL AREA OF SUBDIVISION TO BE RECORDED:	10.0062 AC.

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

*Michael J. O'Connell* 6/25/13  
COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING  
& ZONING

*Michael J. O'Connell* 6/20/13  
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

*Michael J. O'Connell* 7/2/13  
DIRECTOR DATE

**OWNER'S DEDICATION**

MAPLE LAWN FARMS I, LLC, A MARYLAND LIMITED LIABILITY COMPANY, BY MAPLE LAWN FARMS, INC., MANAGING MEMBER, BY EUGENE W. IAGER, PRESIDENT AND CHARLES E. IAGER, JR., VICE 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.

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WITNESS OUR HANDS THIS 16 DAY OF MAY, 2013

MAPLE LAWN FARMS I, LLC  
BY: MAPLE LAWN FARMS, INC. (MANAGING MEMBER)  
BY: *Eugene W. Iager*  
EUGENE W. IAGER, PRESIDENT  
WITNESS: *Paul D. Buntt*

**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 MAPLE LAWN FARMS, INC. TO MAPLE LAWN FARMS I, LLC, BY A DEED DATED APRIL 5, 2012 AND RECORDED IN LIBER 13908 AT FOLIO 1 AND PART OF THE LAND CONVEYED BY MAPLE LAWN FARMS, INC. TO MAPLE LAWN FARMS I, LLC, BY A DEED DATED APRIL 5, 2012 AND RECORDED IN LIBER 13908 AT FOLIO 8; BOTH 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.

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*Thomas C. O'Connor, Jr.* 5-16-2013  
THOMAS C. O'CONNOR, JR. DATE  
PROFESSIONAL LAND SURVEYOR  
MARYLAND REGISTRATION NO. 10954 (EXP. DATE: 07/03/2014)



RECORDED AS PLAT NUMBER 22472 ON  
7/12/13, AMONG THE LAND RECORDS OF  
HOWARD COUNTY, MARYLAND

**MAPLE LAWN FARMS  
GARDEN DISTRICT  
NON-BUILDABLE BULK PARCEL W**

ZONE: MXD-3 TM 41, GRID 14 & 21, P/O PARCELS 110 & 114  
5TH ELECTION DISTRICT HOWARD COUNTY, MARYLAND  
SCALE: 1"=60' SHEET 5 OF 11 MAY 2013

**GLW GUTSCHICK LITTLE & WEBER, P.A.**  
CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS  
3009 NATIONAL DRIVE - SUITE 200 - BURTONSVILLE OFFICE PARK  
BURTONSVILLE, MARYLAND 20886  
TEL: 301-421-4024 BAL: 410-880-1820 DC/VA: 301-989-2524 FAX: 301-421-4188  
DRAWN BY: *RWC* CHECK BY: *MT*

LOT 9  
MOORESFIELD  
PLAT BOOK 9 PLAT NO. 49  
ZONED RR-DEC

PARCEL 202  
N/F PROPERTY OF  
BOARD OF COMMISSIONERS  
OF HOWARD COUNTY  
LIBER 5865 FOLIO 145  
ZONED RR-DEC

PART OF PUBLIC FOREST  
CONSERVATION AREA EASEMENT # 41  
(SEE SHEET 10 FOR AREAS)

PART OF NON-BUILDABLE BULK PARCEL W  
- 379,424 SF OR 8.7104 AC  
(TOTAL AREA IS 3,301,269 SF OR 75.7867 AC)

**TABULATION OF FINAL PLAT - THIS SHEET**

1. TOTAL NUMBER OF LOTS AND PARCELS TO BE RECORDED:	P/O 1
2. TOTAL NUMBER OF BUILDABLE LOTS TO BE RECORDED:	0
3. TOTAL AREA OF BUILDABLE LOTS TO BE RECORDED:	0 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 COMMON OPEN AREA LOTS TO BE RECORDED:	0
7. TOTAL AREA OF COMMON OPEN AREA LOTS TO BE RECORDED:	0 AC.
8. TOTAL NUMBER OF NON-BUILDABLE PARCELS TO BE RECORDED:	P/O 1
9. TOTAL AREA OF NON-BUILDABLE PARCELS TO BE RECORDED:	8.7104 AC.
10. TOTAL AREA OF ROADWAYS TO BE RECORDED:	0 AC.
11. TOTAL AREA OF SUBDIVISION TO BE RECORDED:	8.7104 AC.

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

*Michael J. Danning* 6/25/13  
COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING  
& ZONING

*William J. Danning* 6/20/13  
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

*Ket Sheehy* 7/02/13  
DIRECTOR DATE

**OWNER'S DEDICATION**

MAPLE LAWN FARMS I, LLC, A MARYLAND LIMITED LIABILITY COMPANY, BY MAPLE LAWN FARMS, INC., MANAGING MEMBER, BY EUGENE W. IAGER, PRESIDENT AND CHARLES E. IAGER, JR., VICE 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.

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.  
WITNESS OUR HANDS THIS 16 DAY OF 07, 2013

MAPLE LAWN FARMS I, LLC  
BY: MAPLE LAWN FARMS, INC. (MANAGING MEMBER)

BY: *Eugene W. Iager*  
EUGENE W. IAGER, PRESIDENT

WITNESS: *Paul A. Buntt*

BY: *Charles E. Iager, Jr.*  
CHARLES E. IAGER, JR., VICE-PRESIDENT

WITNESS: *Paul A. Buntt*

**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 MAPLE LAWN FARMS, INC. TO MAPLE LAWN FARMS I, LLC, BY A DEED DATED APRIL 5, 2012 AND RECORDED IN LIBER 13908 AT FOLIO 1 AND PART OF THE LAND CONVEYED BY MAPLE LAWN FARMS, INC. TO MAPLE LAWN FARMS I, LLC, BY A DEED DATED APRIL 5, 2012 AND RECORDED IN LIBER 13908 AT FOLIO 8; BOTH 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.  
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.* 5-16-2013  
THOMAS C. O'CONNOR, JR. DATE  
PROFESSIONAL LAND SURVEYOR  
MARYLAND REGISTRATION NO. 10954 (EXP. DATE: 07/03/2014)



RECORDED AS PLAT NUMBER 22473 ON  
7/12/13, AMONG THE LAND RECORDS OF  
HOWARD COUNTY, MARYLAND

MAPLE LAWN FARMS  
GARDEN DISTRICT  
NON-BUILDABLE BULK PARCEL W

ZONE: MXD-3 TM 41, GRID 14 & 21, P/O PARCELS 110 & 114  
5TH ELECTION DISTRICT HOWARD COUNTY, MARYLAND  
SCALE: 1"=60' SHEET 6 OF 11 MAY 2013

GLW GUTSCHICK LITTLE & WEBER, P.A.  
CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS  
3909 NATIONAL DRIVE - SUITE 250 - BURTONSVILLE OFFICE PARK  
BURTONSVILLE, MARYLAND 20866  
TEL: 301-421-4024 BAL: 410-880-1820 DC/VA: 301-989-2524 FAX: 301-421-4188  
DRAWN BY: *DWC* CHECK BY: *MP*

S:\Survey Drawings\11001\PLATS\GARDEN BULK\11001-GARDEN-RPL6.dwg, PLOTTED: 5/15/2013 10:20 AM, LAST SAVED: 5/14/2013 7:12 AM, PLOTTED BY: Paul Clark

SEE SHEET 9 OF 11

S 82°00'00" E 570.31' MATCH LINE SEE SHEET 8 OF 11

PUBLIC FOREST CONSERVATION AREA EASEMENT # 43  
- 1.06 AC TOTAL (SHEETS 7 & 8)  
(AFFORESTATION)

PART OF NON-BUILDABLE BULK PARCEL W  
- 262,822 SF OR 6.0336 AC  
(TOTAL AREA IS 3,301,269 SF OR 75.7867 AC)

PUBLIC STORMWATER ACCESS EASEMENT

IAGER BOULEVARD  
(60' R/W) (PUBLIC MINOR COLLECTOR)  
PLAT NO. 22403

TABULATION OF FINAL PLAT - THIS SHEET

- 1. TOTAL NUMBER OF LOTS AND PARCELS TO BE RECORDED: P/O 1
- 2. TOTAL NUMBER OF BUILDABLE LOTS TO BE RECORDED: 0
- 3. TOTAL AREA OF BUILDABLE LOTS TO BE RECORDED: 0 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 COMMON OPEN AREA LOTS TO BE RECORDED: 0
- 7. TOTAL AREA OF COMMON OPEN AREA LOTS TO BE RECORDED: 0 AC.
- 8. TOTAL NUMBER OF NON-BUILDABLE PARCELS TO BE RECORDED: P/O 1
- 9. TOTAL AREA OF NON-BUILDABLE PARCELS TO BE RECORDED: 6.0336 AC.
- 10. TOTAL AREA OF ROADWAYS TO BE RECORDED: 0 AC.
- 11. TOTAL AREA OF SUBDIVISION TO BE RECORDED: 6.0336 AC.

SEE SHEET 5 OF 11

CURVE TABULATION

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
1389-1359	1,070.00'	69.04'	34.53'	69.03'	N 72°39'54" W	3°41'49"

OWNER

MAPLE LAWN FARMS I, LLC  
c/o GREENBAUM & ROSE ASSOCIATES, INC.  
1829 REISTERSTOWN ROAD  
SUITE 300, WOODHOLME CENTER  
BALTIMORE, MD. 21208  
PH: 410-484-8400

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

*Richard J. Davis* 6/25/13  
COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING  
& ZONING

*John Williams* 6/10/13  
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

*Robert L. Smith* 7/6/13  
DIRECTOR DATE

OWNER'S DEDICATION

MAPLE LAWN FARMS I, LLC, A MARYLAND LIMITED LIABILITY COMPANY, BY MAPLE LAWN FARMS, INC., MANAGING MEMBER, BY EUGENE W. IAGER, PRESIDENT AND CHARLES E. IAGER, JR., VICE 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 ERECTED ON OR OVER THE SAID EASEMENTS AND RIGHTS-OF-WAY.

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.

WITNESS OUR HANDS THIS 16 DAY OF MAY, 2013

MAPLE LAWN FARMS I, LLC  
BY: MAPLE LAWN FARMS, INC. (MANAGING MEMBER)

BY: *Eugene W. Iager*  
EUGENE W. IAGER, PRESIDENT

WITNESS: *Richard L. Smith*

BY: *Charles E. Iager, Jr.*  
CHARLES E. IAGER, JR., VICE-PRESIDENT

WITNESS: *Richard L. Smith*

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 MAPLE LAWN FARMS, INC. TO MAPLE LAWN FARMS I, LLC, BY A DEED DATED APRIL 5, 2012 AND RECORDED IN LIBER 13908 AT FOLIO 1 AND PART OF THE LAND CONVEYED BY MAPLE LAWN FARMS, INC. TO MAPLE LAWN FARMS I, LLC, BY A DEED DATED APRIL 5, 2012 AND RECORDED IN LIBER 13908 AT FOLIO 8; BOTH 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.

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.* 5-16-2013  
THOMAS C. O'CONNOR, JR. DATE  
PROFESSIONAL LAND SURVEYOR  
MARYLAND REGISTRATION NO. 10954 (EXP. DATE: 07/03/2014)



RECORDED AS PLAT NUMBER 22474 ON  
7/12/13, AMONG THE LAND RECORDS OF  
HOWARD COUNTY, MARYLAND

MAPLE LAWN FARMS  
GARDEN DISTRICT  
NON-BUILDABLE BULK PARCEL W

ZONE: MXD-3 TM 41, GRID 14 & 21, P/O PARCELS 110 & 114  
5TH ELECTION DISTRICT HOWARD COUNTY, MARYLAND  
SCALE: 1"=60' SHEET 7 OF 11 MAY 2013

GLW GUTSCHICK LITTLE & WEBER, P.A.  
CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS  
3909 NATIONAL DRIVE - SUITE 250 - BURTONSVILLE OFFICE PARK  
BURTONSVILLE, MARYLAND 20866  
TEL: 301-421-4024 BALT. 410-820-1820 DC/VA: 301-988-2524 FAX: 301-421-6188  
DRAWN BY: *PWC* CHECK BY: *MD*

S:\Survey Drawings\11001\PLATS\GARDEN BULK\11001-GARDEN-RP17.dwg  
PLOTTED: 5/15/2013 10:21 AM, LAST SAVED: 5/14/2013 7:13 AM, PLOTTED BY: Paul Clark

WETLANDS LINE TABLE THIS SHEET

LINE	BEARING	LENGTH
W1	N 19°16'22" W	28.26'
W2	N 20°13'20" E	33.26'
W3	N 31°48'03" W	34.25'
W4	N 38°44'33" E	39.91'
W5	N 06°01'50" E	88.41'
W6	N 04°42'54" W	101.69'
W7	N 09°54'55" W	106.37'
W8	N 83°34'12" W	64.30'
W9	N 29°56'23" W	72.31'
W10	S 65°03'22" E	77.71'
W11	N 22°36'03" E	32.81'
W12	N 06°25'31" W	39.10'
W13	S 59°40'45" E	32.22'
W14	S 36°20'34" E	56.72'
W15	S 11°42'21" W	56.40'
W16	S 04°01'41" E	136.84'
W17	S 01°44'16" W	115.71'
W18	S 06°12'31" W	30.19'
W19	S 11°03'00" W	121.29'

PUBLIC 100 YEAR FLOOD PLAIN, DRAINAGE & UTILITY LINE TABLE THIS SHEET

LINE	BEARING	LENGTH	* ELEV
FP1	N 03°01'35" E	90.85'	425.3
FP2	N 13°40'30" E	18.54'	425.5
FP3	N 00°00'50" E	25.13'	426.2
FP4	N 08°08'06" E	60.78'	428.0
FP5	N 00°00'17" W	86.22'	430.0
FP6	N 08°22'46" W	83.87'	432.2
FP7	N 15°16'20" W	92.05'	434.2
FP8	N 42°06'37" W	22.59'	435.0
FP9	N 21°55'05" W	25.37'	435.7
FP10	N 01°07'42" W	21.50'	435.9
FP11	N 35°03'07" W	27.08'	436.0
FP12	S 20°41'10" E	53.89'	434.6
FP13	S 00°36'36" W	58.54'	432.9
FP14	S 06°53'43" W	90.02'	430.7
FP15	S 04°08'07" E	76.76'	428.9
FP16	S 00°38'37" E	53.68'	428.0
FP17	S 13°19'02" E	0.18'	428.0

\* ELEVATIONS ARE AT THE END OF THE LINE

TABULATION OF FINAL PLAT - THIS SHEET

1. TOTAL NUMBER OF LOTS AND PARCELS TO BE RECORDED:	P/O 1
2. TOTAL NUMBER OF BUILDABLE LOTS TO BE RECORDED:	0
3. TOTAL AREA OF BUILDABLE LOTS TO BE RECORDED:	0 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 COMMON OPEN AREA LOTS TO BE RECORDED:	0
7. TOTAL AREA OF COMMON OPEN AREA LOTS TO BE RECORDED:	0 AC.
8. TOTAL NUMBER OF NON-BUILDABLE PARCELS TO BE RECORDED:	P/O 1
9. TOTAL AREA OF NON-BUILDABLE PARCELS TO BE RECORDED:	9.3275 AC.
10. TOTAL AREA OF ROADWAYS TO BE RECORDED:	0 AC.
11. TOTAL AREA OF SUBDIVISION TO BE RECORDED:	9.3275 AC.

OWNER

MAPLE LAWN FARMS I, LLC  
 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 FARMS I, LLC, A MARYLAND LIMITED LIABILITY COMPANY, BY MAPLE LAWN FARMS, INC., MANAGING MEMBER, BY EUGENE W. JAGER, PRESIDENT AND CHARLES E. JAGER, JR., VICE 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.

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.

WITNESS OUR HANDS THIS 16 DAY OF MAY 2013

MAPLE LAWN FARMS I, LLC  
 BY: MAPLE LAWN FARMS, INC. (MANAGING MEMBER)

BY: Eugene W. Jager  
 EUGENE W. JAGER, PRESIDENT

WITNESS: [Signature]

BY: Charles E. Jager, Jr.  
 CHARLES E. JAGER, JR., VICE-PRESIDENT

WITNESS: [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 SUBDIVISION OF PART OF THE LAND CONVEYED BY MAPLE LAWN FARMS, INC. TO MAPLE LAWN FARMS I, LLC, BY A DEED DATED APRIL 5, 2012 AND RECORDED IN LIBER 13908 AT FOLIO 1 AND PART OF THE LAND CONVEYED BY MAPLE LAWN FARMS, INC. TO MAPLE LAWN FARMS I, LLC, BY A DEED DATED APRIL 5, 2012 AND RECORDED IN LIBER 13908 AT FOLIO 8; BOTH 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.  
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THOMAS G. O'CONNOR, JR.  
 PROFESSIONAL LAND SURVEYOR  
 MARYLAND REGISTRATION NO. 10954 (EXP. DATE: 07/03/2014)

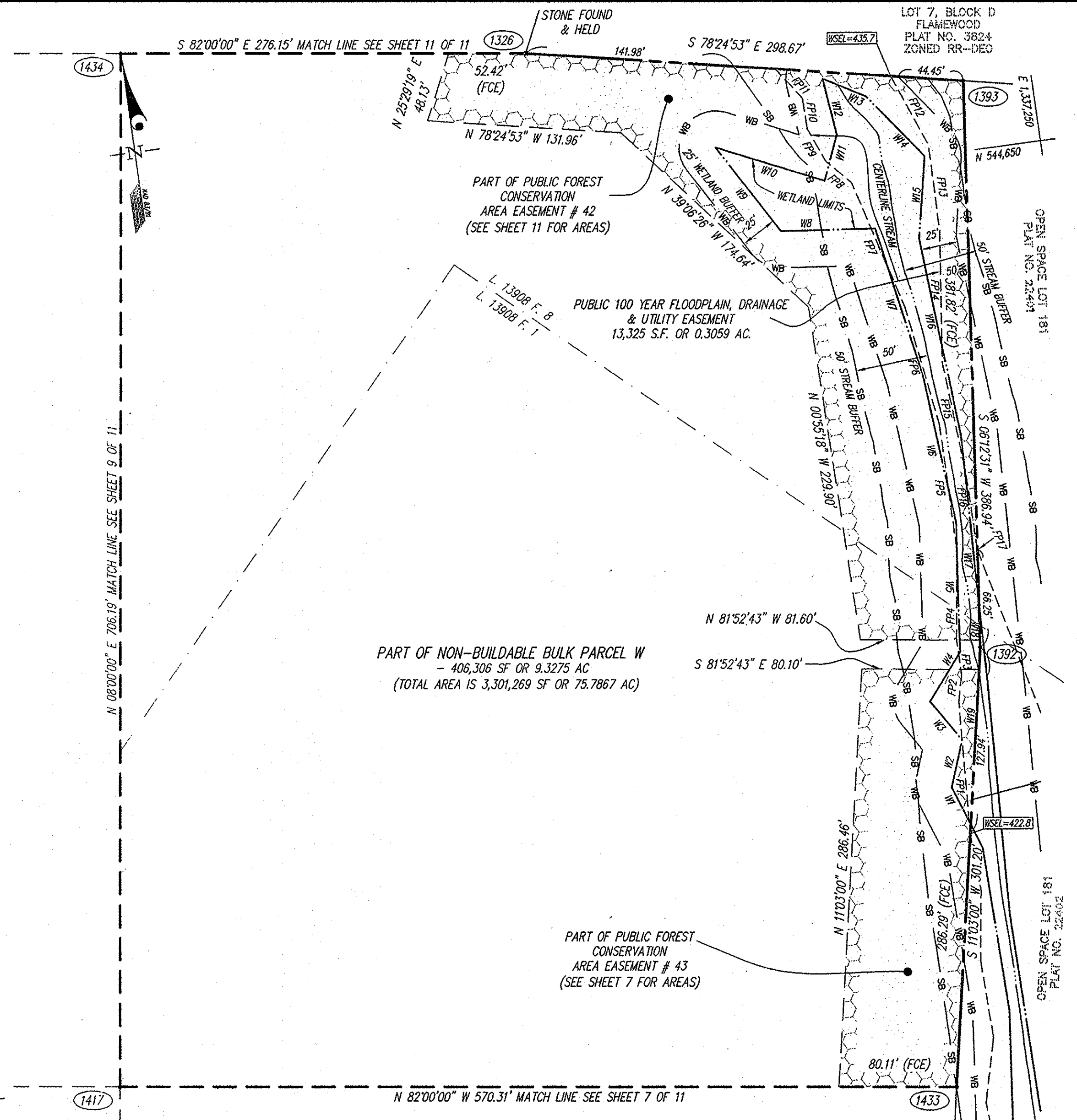


RECORDED AS PLAT NUMBER 22475 ON 7/12/13, AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND

MAPLE LAWN FARMS  
 GARDEN DISTRICT  
 NON-BUILDABLE BULK PARCEL W

ZONE: MXD-3 TM 41, GRID 14 & 21, P/O PARCELS 110 & 114  
 5TH ELECTION DISTRICT HOWARD COUNTY, MARYLAND  
 SCALE: 1"=60' SHEET 8 OF 11 MAY 2013

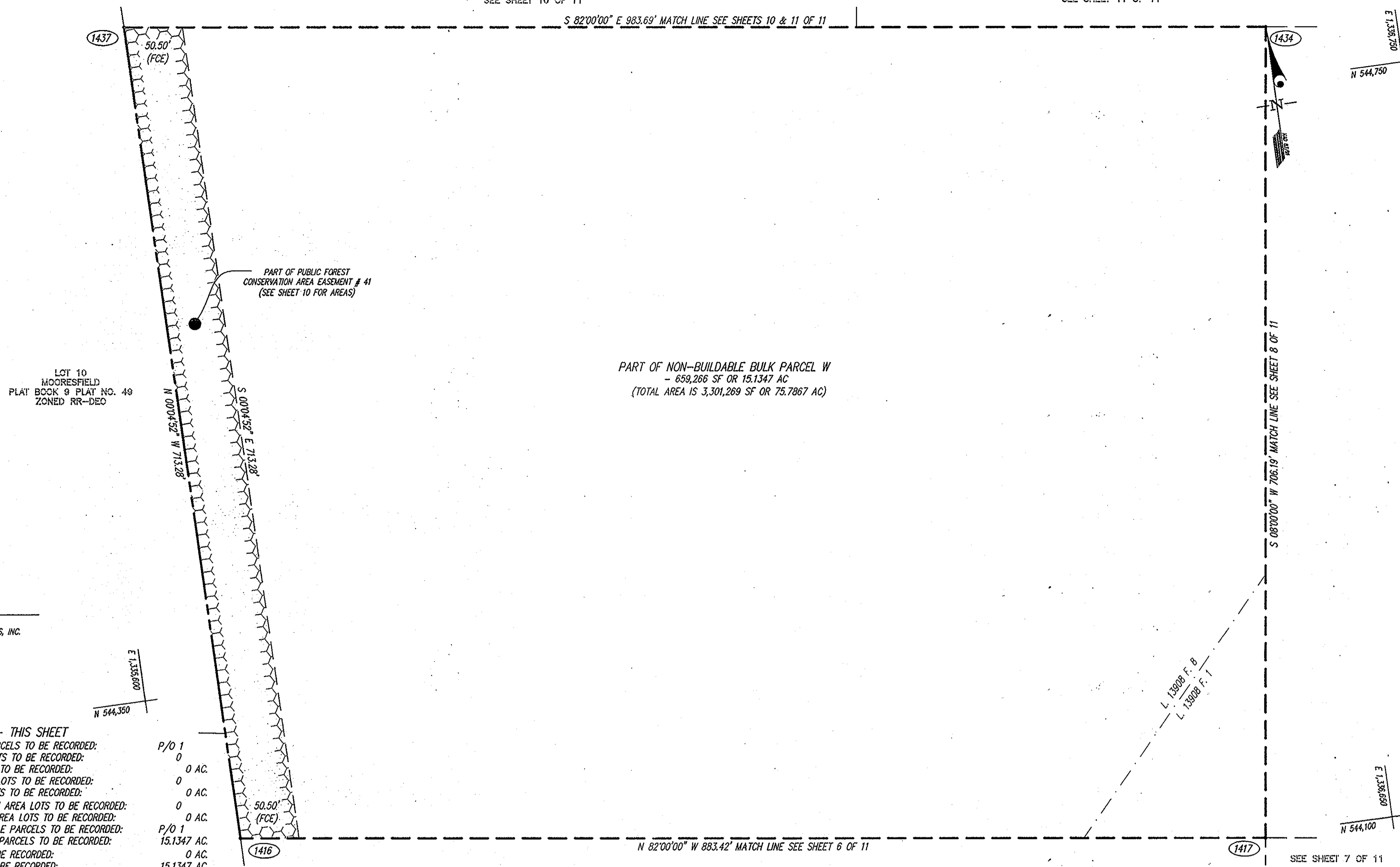
GLW GUTSCHICK LITTLE & WEBER, P.A.  
 CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS  
 3909 NATIONAL DRIVE - SUITE 250 - BURTONSVILLE OFFICE PARK  
 BURTONSVILLE, MARYLAND, 20886  
 TEL: 301-421-4024 BALT. 410-880-1820 DC/VA: 301-989-2524 FAX: 301-421-4186  
 DRAWN BY: [Signature] CHECK BY: [Signature]



S:\Survey Drawings\11001\PLATS\GARDEN BULK\11001-GARDEN-RPL8.dwg, PLOTTED: 5/15/2013 10:22 AM, LAST SAVED: 5/14/2013 7:15 AM, PLOTTED BY: Paul Clark



S 82°00'00" E 983.69' MATCH LINE SEE SHEETS 10 & 11 OF 11



**OWNER**  
 MAPLE LAWN FARMS I, 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 - THIS SHEET**

1. TOTAL NUMBER OF LOTS AND PARCELS TO BE RECORDED:	P/O 1	0
2. TOTAL NUMBER OF BUILDABLE LOTS TO BE RECORDED:	0	0 AC.
3. TOTAL AREA OF BUILDABLE LOTS TO BE RECORDED:	0	0 AC.
4. TOTAL NUMBER OF OPEN SPACE LOTS TO BE RECORDED:	0	0 AC.
5. TOTAL AREA OF OPEN SPACE LOTS TO BE RECORDED:	0	0 AC.
6. TOTAL NUMBER OF COMMON OPEN AREA LOTS TO BE RECORDED:	0	0 AC.
7. TOTAL AREA OF COMMON OPEN AREA LOTS TO BE RECORDED:	0	0 AC.
8. TOTAL NUMBER OF NON-BUILDABLE PARCELS TO BE RECORDED:	P/O 1	15.1347 AC.
9. TOTAL AREA OF NON-BUILDABLE PARCELS TO BE RECORDED:	0	0 AC.
10. TOTAL AREA OF ROADWAYS TO BE RECORDED:	0	0 AC.
11. TOTAL AREA OF SUBDIVISION TO BE RECORDED:	0	15.1347 AC.

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

*Michael J. Quinn* 6/25/13  
 COUNTY HEALTH OFFICER  
 DATE

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

*Mark D. ...* 6/10/13  
 CHIEF, DEVELOPMENT ENGINEERING DIVISION  
 DATE

*Karl ...* 7/2/13  
 DIRECTOR  
 DATE

**OWNER'S DEDICATION**

MAPLE LAWN FARMS I, LLC, A MARYLAND LIMITED LIABILITY COMPANY, BY MAPLE LAWN FARMS, INC., MANAGING MEMBER, BY EUGENE W. IAGER, PRESIDENT AND CHARLES E. IAGER, JR., VICE 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.

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.

MAPLE LAWN FARMS I, LLC  
 BY: MAPLE LAWN FARMS, INC. (MANAGING MEMBER)

BY: *Eugene W. Iager*  
 EUGENE W. IAGER, PRESIDENT

WITNESS: *Michael B. ...*

BY: *Charles E. Iager, Jr.*  
 CHARLES E. IAGER, JR., VICE-PRESIDENT

WITNESS: *Michael B. ...*

**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 MAPLE LAWN FARMS, INC. TO MAPLE LAWN FARMS I, LLC, BY A DEED DATED APRIL 5, 2012 AND RECORDED IN LIBER 13908 AT FOLIO 1 AND PART OF THE LAND CONVEYED BY MAPLE LAWN FARMS, INC. TO MAPLE LAWN FARMS I, LLC, BY A DEED DATED APRIL 5, 2012 AND RECORDED IN LIBER 13908 AT FOLIO 8; BOTH 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.

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.



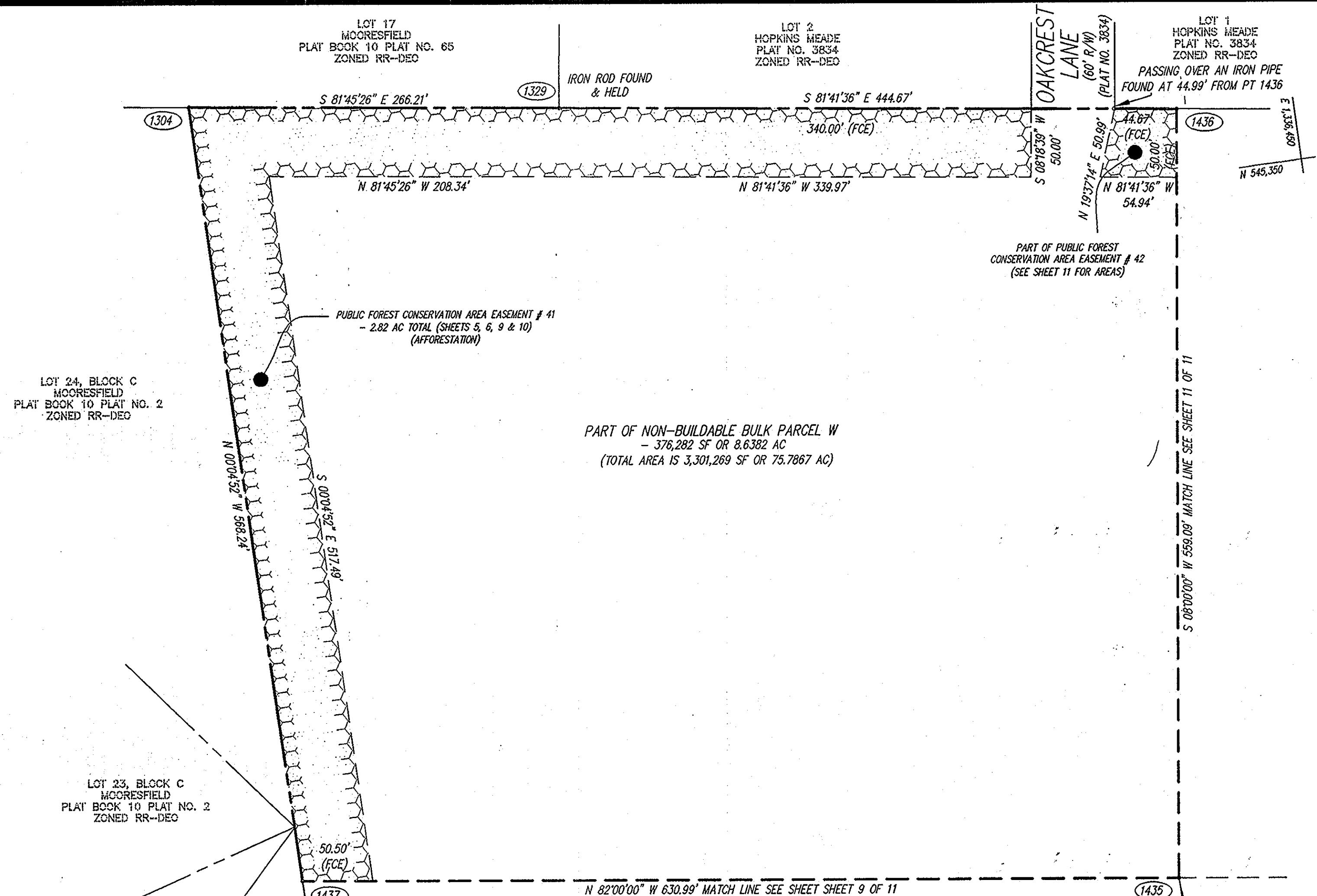
*Thomas C. O'Connor, Jr.*  
 THOMAS C. O'CONNOR, JR.  
 PROFESSIONAL LAND SURVEYOR  
 MARYLAND REGISTRATION NO. 10954 (EXP. DATE: 07/03/2014)  
 DATE: 5-16-2013

RECORDED AS PLAT NUMBER 22476 ON  
7/2/13, AMONG THE LAND RECORDS OF  
 HOWARD COUNTY, MARYLAND

MAPLE LAWN FARMS  
 GARDEN DISTRICT  
 NON-BUILDABLE BULK PARCEL W

ZONE: MXD-3 TM 41, GRID 14 & 21, P/O PARCELS 110 & 114  
 5TH ELECTION DISTRICT HOWARD COUNTY, MARYLAND  
 SCALE: 1"=60' SHEET 9 OF 11 MAY 2013

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 DO/VA: 301-989-2824 FAX: 301-421-4186  
 DRAWN BY: *PWC* CHECK BY: *ML*



**TABULATION OF FINAL PLAT - THIS SHEET**

1. TOTAL NUMBER OF LOTS AND PARCELS TO BE RECORDED:	P/O 1
2. TOTAL NUMBER OF BUILDABLE LOTS TO BE RECORDED:	0
3. TOTAL AREA OF BUILDABLE LOTS TO BE RECORDED:	0 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 COMMON OPEN AREA LOTS TO BE RECORDED:	0
7. TOTAL AREA OF COMMON OPEN AREA LOTS TO BE RECORDED:	0 AC.
8. TOTAL NUMBER OF NON-BUILDABLE PARCELS TO BE RECORDED:	P/O 1
9. TOTAL AREA OF NON-BUILDABLE PARCELS TO BE RECORDED:	8.6382 AC.
10. TOTAL AREA OF ROADWAYS TO BE RECORDED:	0 AC.
11. TOTAL AREA OF SUBDIVISION TO BE RECORDED:	8.6382 AC.

PART OF NON-BUILDABLE BULK PARCEL W  
 - 376,282 SF OR 8.6382 AC  
 (TOTAL AREA IS 3,301,269 SF OR 75.7867 AC)

**OWNER**  
 MAPLE LAWN FARMS I, LLC  
 c/o GREENEBaum & ROSE ASSOCIATES, INC.  
 1829 REISTERSTOWN ROAD  
 SUITE 300, WOODHOLME CENTER  
 BALTIMORE, MD. 21208  
 PH: 410-484-8400

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

*Michael J. Jamieson* 6/25/13  
 COUNTY HEALTH OFFICER DATE

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

*Michael J. Jamieson* 6/10/13  
 CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

*Michael J. Jamieson* 7/2/13  
 DIRECTOR DATE

**OWNER'S DEDICATION**

MAPLE LAWN FARMS I, LLC, A MARYLAND LIMITED LIABILITY COMPANY, BY MAPLE LAWN FARMS, INC., MANAGING MEMBER, BY EUGENE W. IAGER, PRESIDENT AND CHARLES E. IAGER, JR., VICE 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.

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. WITNESS OUR HANDS THIS 16 DAY OF MAY, 2013

MAPLE LAWN FARMS I, LLC  
 BY: MAPLE LAWN FARMS, INC. (MANAGING MEMBER)  
 BY: *Eugene W. Iager*  
 EUGENE W. IAGER, PRESIDENT  
 WITNESS: *Paul L. Buntt*

BY: *Charles E. Iager, Jr.*  
 CHARLES E. IAGER, JR., VICE-PRESIDENT  
 WITNESS: *Paul L. Buntt*

**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 MAPLE LAWN FARMS, INC. TO MAPLE LAWN FARMS I, LLC, BY A DEED DATED APRIL 5, 2012 AND RECORDED IN LIBER 13908 AT FOLIO 1 AND PART OF THE LAND CONVEYED BY MAPLE LAWN FARMS, INC. TO MAPLE LAWN FARMS I, LLC, BY A DEED DATED APRIL 5, 2012 AND RECORDED IN LIBER 13908 AT FOLIO 8; BOTH 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. 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.* 5-16-2013  
 THOMAS C. O'CONNOR, JR.  
 PROFESSIONAL LAND SURVEYOR  
 MARYLAND REGISTRATION NO. 10954 (EXP. DATE: 07/03/2014)



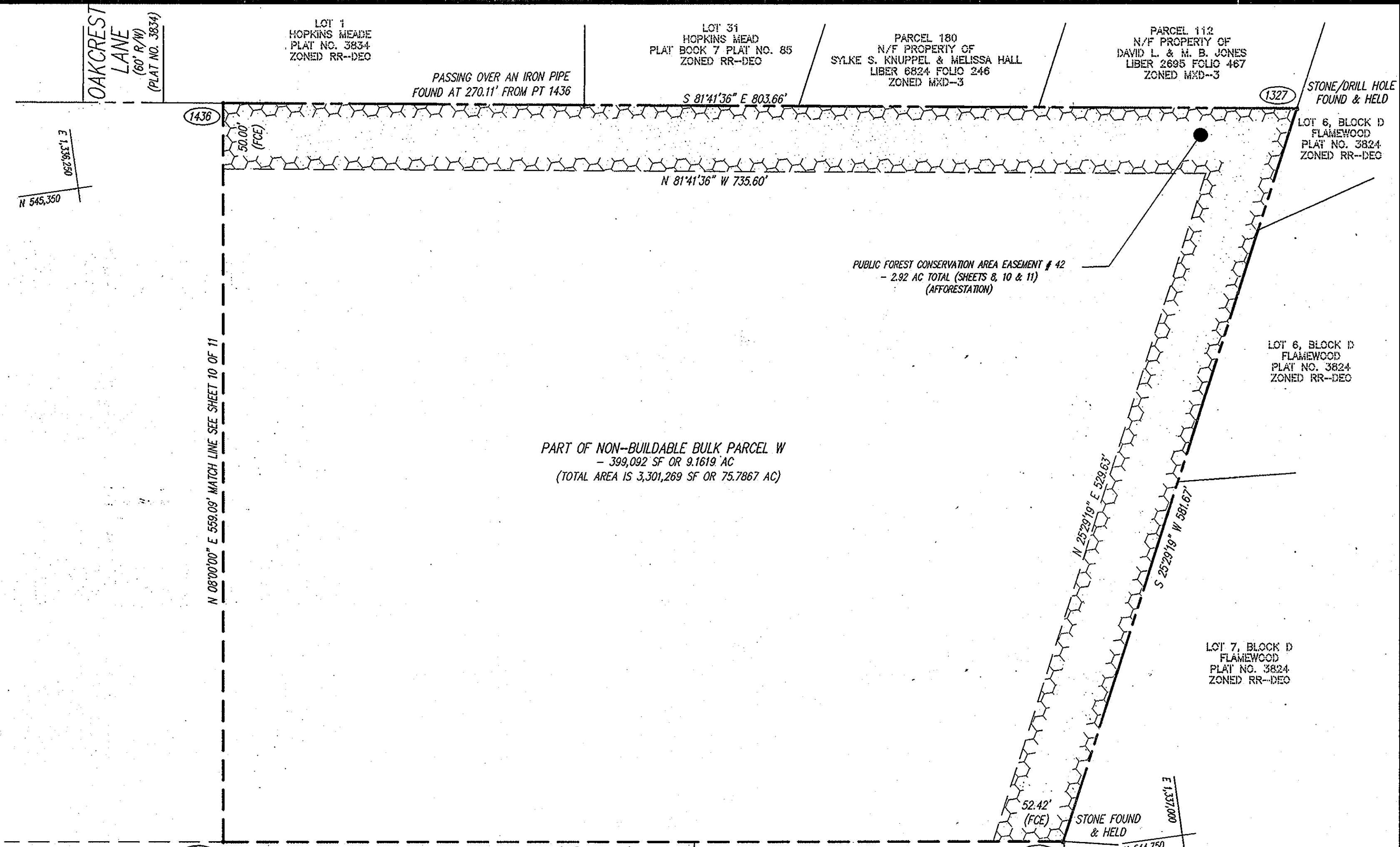
RECORDED AS PLAT NUMBER 22477 ON 7/12/13, AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND

MAPLE LAWN FARMS  
 GARDEN DISTRICT  
 NON-BUILDABLE BULK PARCEL W

ZONE: MXD-3 TM 41, GRID 14 & 21, P/O PARCELS 110 & 114  
 5TH ELECTION DISTRICT HOWARD COUNTY, MARYLAND  
 SCALE: 1"=60' SHEET 10 OF 11 MAY 2013

GLW GUTSCHICK LITTLE & WEBER, P.A.  
 CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS  
 3309 NATIONAL DRIVE - SUITE 250 - BURTONSVILLE OFFICE PARK  
 BURTONSVILLE, MARYLAND 20866  
 TEL: 301-421-4024 BALT. 410-880-1820 DC/VA: 301-989-2524 FAX: 201-421-4188  
 DRAWN BY: *PWC* CHECK BY: *988*

S:\Survey Drawings\11001\PLATS\GARDEN BULK\11001-GARDEN-RPL10.dwg, PLOTTED: 5/15/2013 10:24 AM, LAST SAVED: 5/14/2013 7:17 AM, PLOTTED BY: Paul Clark



PART OF NON-BUILDABLE BULK PARCEL W  
 - 399,092 SF OR 9.1619 AC  
 (TOTAL AREA IS 3,301,269 SF OR 75.7867 AC)

PUBLIC FOREST CONSERVATION AREA EASEMENT # 42  
 - 2.92 AC TOTAL (SHEETS 8, 10 & 11)  
 (AFFORESTATION)

**TABULATION OF FINAL PLAT - THIS SHEET**

1. TOTAL NUMBER OF LOTS AND PARCELS TO BE RECORDED:	P/O 1
2. TOTAL NUMBER OF BUILDABLE LOTS TO BE RECORDED:	0
3. TOTAL AREA OF BUILDABLE LOTS TO BE RECORDED:	0 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 COMMON OPEN AREA LOTS TO BE RECORDED:	0
7. TOTAL AREA OF COMMON OPEN AREA LOTS TO BE RECORDED:	0 AC.
8. TOTAL NUMBER OF NON-BUILDABLE PARCELS TO BE RECORDED:	P/O 1
9. TOTAL AREA OF NON-BUILDABLE PARCELS TO BE RECORDED:	9.1619 AC.
10. TOTAL AREA OF ROADWAYS TO BE RECORDED:	0 AC.
11. TOTAL AREA OF SUBDIVISION TO BE RECORDED:	9.1619 AC.

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

*[Signature]*  
 COUNTY HEALTH OFFICER  
 DATE: 6/25/13

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

*[Signature]*  
 CHIEF, DEVELOPMENT ENGINEERING DIVISION  
 DATE: 6/10/13

*[Signature]*  
 DIRECTOR  
 DATE: 7/02/13

**OWNER'S DEDICATION**

MAPLE LAWN FARMS I, LLC, A MARYLAND LIMITED LIABILITY COMPANY, BY MAPLE LAWN FARMS, INC., MANAGING MEMBER, BY EUGENE W. JAGER, PRESIDENT AND CHARLES E. JAGER, JR., VICE 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.

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WITNESS OUR HANDS THIS 16 DAY OF MAY, 2013

BY: *[Signature]*  
 EUGENE W. JAGER, PRESIDENT

BY: *[Signature]*  
 CHARLES E. JAGER, JR., VICE-PRESIDENT

WITNESS: *[Signature]*

**SURVEYOR'S CERTIFICATE**

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*[Signature]*  
 THOMAS C. O'CONNOR, JR.  
 PROFESSIONAL LAND SURVEYOR  
 MARYLAND REGISTRATION NO. 10954 (EXP. DATE: 07/03/2014)

DATE: 5-16-2013



RECORDED AS PLAT NUMBER 22478 ON 7/12/13, AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND

**MAPLE LAWN FARMS GARDEN DISTRICT NON-BUILDABLE BULK PARCEL W**

ZONE: MXD-3 TM 41, GRID 14 & 21, P/O PARCELS 110 & 114  
 5TH ELECTION DISTRICT HOWARD COUNTY, MARYLAND  
 SCALE: 1"=60' SHEET 11 OF 11 MAY 2013

**GLW GUTSCHICK LITTLE & WEBER, P.A.**  
 CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS  
 3909 NATIONAL DRIVE - SUITE 250 - BURTONSVILLE OFFICE PARK  
 BURTONSVILLE, MARYLAND 20866  
 TEL: 301-421-4024 BALT: 410-880-1820 DC/VA: 301-989-2524 FAX: 301-421-4188  
 DRAWN BY: *[Signature]* CHECK BY: *[Signature]*

S:\Survey Drawings\11001\PLATS\GARDEN BULK\11001-GARDEN-RPL11.dwg, PLOTTED: 5/15/2013 10:25 AM, LAST SAVED: 5/15/2013 10:24 AM, PLOTTED BY: Paul Clark