

GENERAL NOTES

- IRON PINS SHOWN THUS:
- CONCRETE MONUMENTS SHOWN THUS:
- THIS PLAT AND THE COORDINATES SHOWN HEREON, ARE BASED UPON A FIELD RUN BOUNDARY SURVEY PREPARED BY GUTSCHICK, LITTLE & WEBER, P.A. IN JANUARY 2012.
- PROPERTY IS ZONED TO PER THE 2-2-04 COMPREHENSIVE ZONING PLAN AND THE COMP LITE ZONING AMENDMENTS EFFECTIVE 7-28-06.
- SEE DEPARTMENT OF PLANNING & ZONING FILE NUMBERS: F-85-71, SP-07-008, F-08-124, SDP-13-048, WP-13-072 & WP-13-126.
- COORDINATES BASED ON NAD '83 MARYLAND COORDINATE SYSTEM AS PROJECTED BY HOWARD COUNTY GEODETIC CONTROL STATIONS No. 480C -- N 534290.4821 E 1,371,119.4255 AND No. 4806 -- N 533,541.8699 E 1,368,856.8869.
- 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 2-11-2014, ON WHICH DATE DEVELOPER'S AGREEMENT No. 24-4788-D WAS FILED AND ACCEPTED.
- PER HOWARD COUNTY CEMETERY INVENTORY MAP, THERE ARE NO KNOWN CEMETERIES ON THE SUBJECT PROPERTY.
PER THE HOWARD COUNTY HISTORIC SITES MAP, THERE ARE NO HISTORIC STRUCTURES LOCATED ON THE SUBJECT PROPERTY.
- THERE ARE NO SCENIC ROADS WITHIN OR ADJACENT TO THE SUBJECT PROPERTY.
- RESERVATION OF PUBLIC UTILITY AND FOREST CONSERVATION EASEMENTS:
DEVELOPER RESERVES UNTO ITSELF, ITS SUCCESSORS AND ASSIGNS, ALL EASEMENTS SHOWN ON THIS PLAN FOR SEWER AND OTHER PUBLIC UTILITIES LOCATED IN, ON, OVER AND THROUGH PARCELS, ANY CONVEYANCES OF THE AFORESAID PARCELS SHALL BE SUBJECT TO THE EASEMENT HEREIN RESERVED, WHETHER OR NOT EXPRESSLY STATED IN DEED(S) CONVEYING SAID PARCEL. DEVELOPER SHALL EXECUTE AND DELIVER DEEDS FOR THE EASEMENTS HEREIN RESERVED UPON COMPLETION OF THE PUBLIC UTILITIES AND THEIR ACCEPTANCE BY HOWARD 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 PROJECT AREA WAS EXAMINED FOR ENVIRONMENTAL FEATURES BY MCCARTHY & ASSOCIATES. PER THE REPORT FILED WITH SDP-13-048, THERE ARE NO JURISDICTIONAL WETLANDS, STREAMS, OR THEIR BUFFERS WITHIN THE LIMITS OF SUBMISSION. THERE ARE NO 100-YEAR FLOODPLAINS AND FOREST CONSERVATION AREAS ON THE SITE.
- THIS PROJECT COMPLIES WITH THE REQUIREMENTS OF SECTION 16.1200 OF THE HOWARD COUNTY CODE FOR FOREST CONSERVATION. THE TOTAL FOREST CONSERVATION OBLIGATION FOR THIS PROJECT IS 1.89± ACRES, OF WHICH 1.0± ACRES WAS FULFILLED BY A FEE-IN-LIEU PAYMENT UNDER F-08-124 (PN 20130). THE REMAINING FOREST CONSERVATION OBLIGATION FOR THIS PROJECT IS FULFILLED BY THE PURCHASE OF AT LEAST 0.89 OF AN ACRE OF FOREST CONSERVATION EASEMENT AT BRIGHTON MILL, (ON BUILDABLE PRESERVATION PARCEL 'A' AND NON-BUILDABLE PRESERVATION PARCEL 'D', TM 34), PLAT No. 21877 THRU 21881. See also SDP-11-056 (Brighton Mill Property Forest Mitigation Bank).
- THE LANDSCAPING FOR THIS PROJECT WILL BE ADDRESSED UNDER SDP-13-048.
- THE STREET TREES WILL BE ADDRESSED WITHIN THE DEVELOPMENT ENGINEERING DIVISION'S COST ESTIMATE.
- THE 65 dBA NOISE CONTOUR DRAWN ON THIS SUBDIVISION PLAT IS PER THE ANNAPOLIS JUNCTION TOWN CENTER NOISE REPORT BY THE WILSON T. BALLARD COMPANY, DATED JANUARY 2013 AND IS ADVISORY AS REQUIRED BY THE HOWARD COUNTY DESIGN MANUAL, CHAPTER 5, REVISED FEBRUARY, 1992 AND CANNOT BE CONSIDERED TO EXACTLY LOCATE THE 65 dBA NOISE EXPOSURE. THE 65 dBA NOISE LINE WAS ESTABLISHED BY HOWARD COUNTY TO ALERT DEVELOPERS, BUILDERS AND FUTURE RESIDENTS THAT AREAS BEYOND THIS THRESHOLD MAY EXCEED GENERALLY ACCEPTED NOISE LEVELS ESTABLISHED BY THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT.
- THIS PLAN IS SUBJECT TO THE AMENDED FIFTH EDITION OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS PER COUNCIL BILL No. 45-2003 AND THE AMENDED ZONING REGULATIONS PER COUNCIL BILL No. 75-2003. DEVELOPMENT OR CONSTRUCTION ON THIS PROPERTY MUST COMPLY WITH THE SETBACK AND BUFFER REGULATIONS IN EFFECT AT THE TIME OF SUBMISSION OF THE SITE DEVELOPMENT PLAN, WAIVER PETITION APPLICATION OR BUILDING/GRADING PERMIT APPLICATIONS.

TABULATION CHART OF FINAL PLAT - ALL SHEETS

a. TOTAL NUMBER OF LOTS AND/OR PARCELS TO BE RECORDED	7
• BUILDABLE	7
• NON-BUILDABLE	0
• OPEN SPACE	0
• PRESERVATION PARCELS	0
b. TOTAL AREA OF LOTS AND/OR PARCELS	17.3340 AC
• BUILDABLE	0 AC
• NON-BUILDABLE	0 AC
• OPEN SPACE	0 AC
• PRESERVATION PARCELS	0 AC
c. TOTAL AREA OF ROADWAY TO BE RECORDED INCLUDING WIDENING STRIPS	1.4974 AC
d. TOTAL AREA OF SUBDIVISION TO BE RECORDED	18.8314 AC

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

Robert L. Smith
COUNTY HEALTH OFFICER

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

Paul Edman
CHIEF, DEVELOPMENT ENGINEERING DIVISION

Katrina L. Brown
DIRECTOR

OWNER'S DEDICATION

STATE OF MARYLAND AND STATE RAILROAD ADMINISTRATION, BY MARYLAND TRANSIT AUTHORITY, BY ROBERT L. SMITH, MTA ADMINISTRATOR AND ANNAPOLIS JUNCTION TOWN CENTER, LLC, BY NEIL GREENBERG, MANAGER, OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY ADOPTS THIS PLAN OF SUBDIVISION, AND IN CONSIDERATION OF THE APPROVAL OF THIS FINAL PLAT BY THE DEPARTMENT OF PLANNING AND ZONING, ESTABLISHES THE MINIMUM BUILDING RESTRICTION LINES AND GRANTS UNTO HOWARD COUNTY, MARYLAND, ITS SUCCESSORS AND ASSIGNS: (1) THE RIGHT TO LAY, CONSTRUCT AND MAINTAIN SEWERS, DRAINS, WATER PIPES AND OTHER MUNICIPAL UTILITIES AND SERVICES, IN AND UNDER ALL ROADS AND STREET RIGHTS-OF-WAY AND THE SPECIFIC EASEMENT AREAS SHOWN HEREON; (2) THE RIGHT TO REQUIRE DEDICATION FOR PUBLIC USE, THE BEDS OF THE STREETS AND/OR ROADS, FLOODPLAINS AND OPEN SPACE WHERE APPLICABLE AND FOR GOOD AND OTHER VALUABLE CONSIDERATION, HEREBY GRANTS THE RIGHT AND OPTION TO HOWARD COUNTY TO ACQUIRE THE FEE SIMPLE TITLE TO THE BEDS OF THE STREETS AND/OR ROADS, FLOODPLAINS, STORM DRAINAGE FACILITIES AND OPEN SPACE WHERE APPLICABLE; (3) THE RIGHT TO REQUIRE DEDICATION OF WATERWAYS AND DRAINAGE EASEMENTS FOR THE SPECIFIC PURPOSE OF THEIR CONSTRUCTION, REPAIR AND MAINTENANCE; AND (4) THAT NO BUILDING OR SIMILAR STRUCTURE OF ANY KIND SHALL BE 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, 1986 REPLACEMENT VOLUME, (AS SUPPLEMENTED) AS FAR AS THEY RELATE TO THE MAKING OF THIS PLAT AND THE SETTING OF MARKERS, HAVE BEEN COMPLIED WITH.

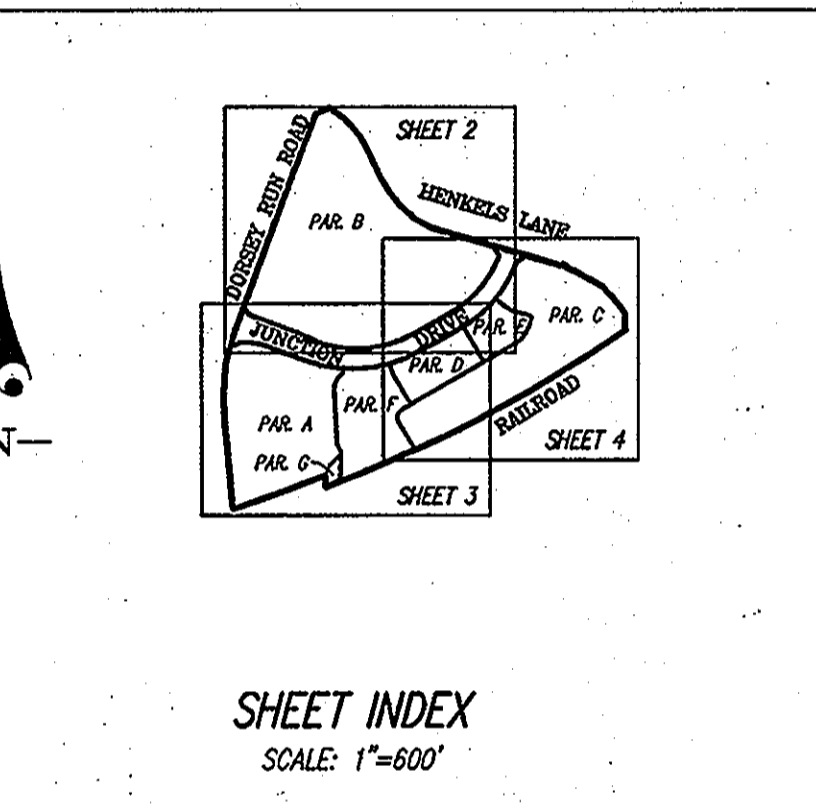
WITNESS OUR HANDS THIS 11th DAY OF March 2014

STATE OF MARYLAND AND STATE RAILROAD ADMINISTRATION
BY: MARYLAND TRANSIT AUTHORITY

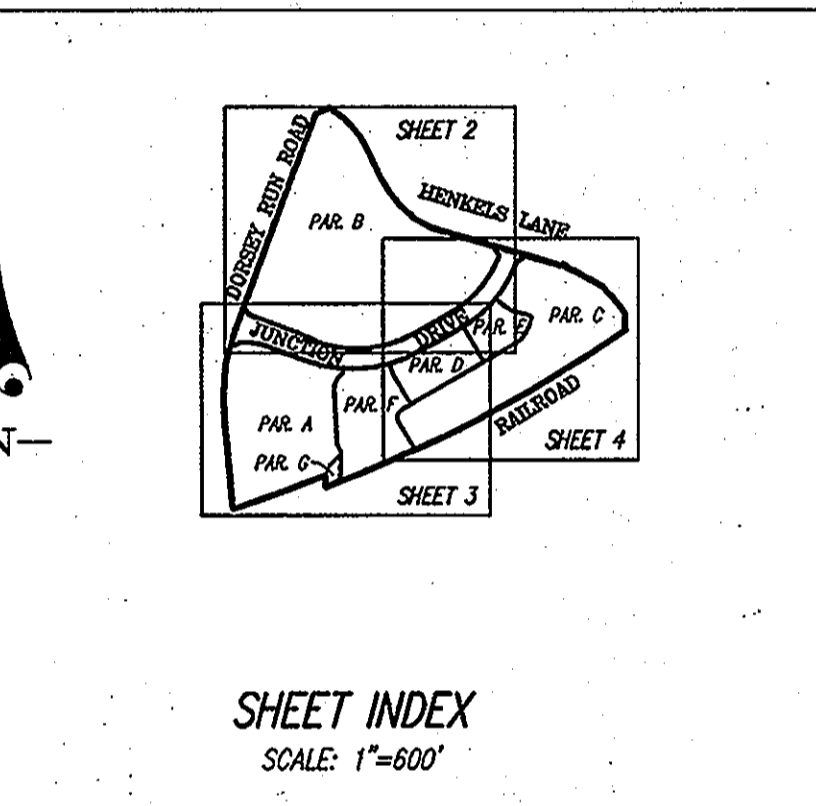
Robert L. Smith
ROBERT L. SMITH, MTA ADMINISTRATOR

ANNAPOLIS JUNCTION TOWN CENTER, LLC
BY: *Neil Greenberg*
NEIL GREENBERG, MANAGER

WITNESS: *Stacy Friedman*



SHEET INDEX
SCALE: 1"=600'



VICINITY MAP
SCALE: 1" = 2,000'

ADC MAP PAGE 41 GRID C-6

LEGEND

- CL- CENTERLINE
- PARCEL LINES ABANDONED BY THIS PLAT.
- PUBLIC EASEMENT BEING CREATED BY THIS PLAT.
- CENTERLINE OF PUBLIC EASEMENT.
- 65 dBA NOISE LINE
- PRIVATE EASEMENTS

GENERAL NOTES CONTINUED

- ON OCTOBER 3, 2012, MDE APPROVED THE RESPONSE ACTION PLAN (RAP) FOR PARCEL 137 (BOISE PARCEL), UNDER THE VOLUNTARY CLEAN-UP PROGRAM. BOISE CASCADE COMMENCED THE REMEDIATION WORK IN ACCORDANCE WITH RAP THE WEEK OF JANUARY 21, 2013 AND IS SCHEDULED TO COMPLETE THE WORK AND ACQUIRE A MDE CERTIFICATE OF COMPLETION ON OR ABOUT APRIL 2013. CONTRACTOR SHALL FAMILIARIZE ITSELF WITH THE RAP AND ADHERE TO ITS POST-REMEDIATION CONDITIONS, IF ANY.
- A TRAFFIC ANALYSIS WAS PREPARED BY THE TRAFFIC GROUP FOR SP-07-008 AND VERIFIED AS PART OF SDP-13-048 SUBMISSION. NEW TRAFFIC COUNTS WERE TAKEN AND THE TRAFFIC ANALYSIS HAS BEEN UPDATED.
- PRIVATE STORMWATER MANAGEMENT AREAS WILL BE MAINTAINED BY THE OWNER'S ASSOCIATION.
- Dorsey Run Road adjacent to property, including the 0.10 ac. fillet, is owned by Howard County and the 0.10 ac. will be transferred to Annapolis Junction Town Center from Howard County at time of closing.

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS A RESUBDIVISION OF PART OF PARCEL A-1 AND ALL OF PARCELS A-2 THRU A-6 AS SHOWN ON SUBDIVISION PLATS ENTITLED "SAVAGE TOWNE CENTRE, PARCELS 'A-1' THRU 'A-6'" AND RECORDED AS PLAT NOS. 20130-20135, ALSO BEING A RESUBDIVISION OF PART OF PARCEL 'B' AS SHOWN ON A SUBDIVISION PLAT ENTITLED "PARCELS 'A' & 'B', GOLDEN KEY" AND RECORDED AS PLAT NO. 5909 AND ALSO BEING A RESUBDIVISION OF PART OF DORSEY RUN ROAD AS SHOWN ON A STATE ROAD COMMISSION RIGHT OF WAY PLAT ENTITLED "RELOCATED MARYLAND RTE. 32, U.S. RTE. 1 TO ANNE ARUNDEL COUNTY LINE" AND RECORDED AS PLAT NO. 59415, ALSO BEING PART OF THE LAND ACQUIRED BY THE STATE OF MARYLAND TO THE USE OF THE STATE HIGHWAY ADMINISTRATION OF THE DEPARTMENT OF TRANSPORTATION BY THE FOLLOWING FIVE (5) DEEDS:

- CONVEYED BY WOODMARK, INC. BY A DEED DATED AUGUST 7, 1978 AND RECORDED IN LIBER 886 AT FOLIO 501;
- CONVEYED BY WOODMARK, INC. BY A DEED DATED AUGUST 28, 1978 AND RECORDED IN LIBER 974 AT FOLIO 558;
- CONVEYED BY ALBERT P. WIER AND CLARA B. WIER BY A DEED DATED AUGUST 24, 1978 AND RECORDED IN LIBER 900 AT FOLIO 528;
- CONVEYED BY GEORGE V. SPINDLER AND HELEN G. SPINDLER BY A DEED DATED JUNE 20, 1979 AND RECORDED IN LIBER 948 AT FOLIO 185; AND
- CONVEYED BY HENKELS, INC. BY A DEED DATED APRIL 23, 1990 AND RECORDED IN LIBER 2163 AT FOLIO 117.

AND PART OF THE LAND ACQUIRED BY THE STATE ROADS COMMISSION OF THE STATE HIGHWAY ADMINISTRATION ACTING FOR AND ON BEHALF OF THE STATE OF MARYLAND FROM JACK GÖTTLIEB, et al BY AN ACQUISITION DATED JULY 19, 1978 AND RECORDED IN LIBER 958 AT FOLIO 354, AND PART OF THE LAND ACQUIRED BY THE STATE RAILROAD ADMINISTRATION, ETC. FROM JACK GÖTTLIEB, et al BY AN AGREED ACQUISITION DATED FEBRUARY 8, 1983 AND RECORDED IN LIBER 2778 AT FOLIO 106, AND ALL OF THE LAND CONVEYED BY BOISE MARYLAND BUSINESS TRUST TO ANNAPOLIS JUNCTION TOWN CENTER, LLC, BY A DEED DATED 2-11-2014 AND RECORDED IN LIBER 15493 AT FOLIO 200 AND ALL OF THE LAND CONVEYED BY HOWARD COUNTY, MARYLAND TO ANNAPOLIS JUNCTION TOWN CENTER, LLC, BY A DEED DATED 2-11-2014 AND RECORDED IN LIBER 15493 AT FOLIO 200; 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.

THE REQUIREMENTS OF SECTION 3-108, THE REAL PROPERTY ARTICLE, ANNOTATED CODE OF MARYLAND, 1986 REPLACEMENT VOLUME, (AS SUPPLEMENTED) AS FAR AS THEY RELATE TO THE MAKING OF THIS PLAT AND THE SETTING OF MARKERS, HAVE BEEN COMPLIED WITH.

*Also, see Liber 15493 Folio 200

Thomas G. O'Connor, Jr.
PROFESSIONAL LAND SURVEYOR
MARYLAND REGISTRATION NO. 10954 (EXP. DATE: 07/03/2014)

THE PURPOSE OF THIS PLAT IS TO RESUBDIVIDE PART OF EXISTING PARCEL A-1 AND ALL OF PARCELS A-2 THRU A-6, SAVAGE TOWNE CENTRE, PLAT NOS. 20130-20135, PART OF PARCEL B, GOLDEN KEY, PLAT NO. 5909 AND PART OF DORSEY RUN ROAD, SRC PLAT NO. 59415 INTO NEW PARCELS A THRU G; AND TO CREATE PUBLIC SEWER & UTILITY EASEMENTS, PUBLIC WATER, SEWER & UTILITY EASEMENT, PUBLIC STORM DRAIN & UTILITY EASEMENTS, PRIVATE STORMWATER MANAGEMENT EASEMENT, PUBLIC SIDEWALK & UTILITY EASEMENTS AND PRIVATE STORMWATER MANAGEMENT AREAS AS NOTED AND SHOWN ON SHEETS 2 THRU 5; AND TO CORRECT MINOR BOUNDARY DISCREPANCIES ALONG THE HENKELS LANE RIGHT OF WAY.

RECORDED AS PLAT NUMBER 22697 ON 3/11/14, AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND

PLAT OF RESUBDIVISION AND CORRECTION ANNAPOLIS JUNCTION TOWN CENTER PARCELS A THRU G

(A RESUBDIVISION OF PART OF PARCEL A-1 AND ALL OF PARCELS A-2 THRU A-6, SAVAGE TOWNE CENTRE, PLAT NOS. 20130-20135, PART OF PARCEL B, GOLDEN KEY, PLAT NO. 5909 AND PART OF DORSEY RUN ROAD, SRC PLAT NO. 59415)

ZONE: TOD TM 48, GRID 20, P/O PARCELS 137 & 194
6TH ELECTION DISTRICT HOWARD COUNTY, MARYLAND
SCALE: AS SHOWN SHEET 1 OF 5 AUGUST 2013

GLW GUTSCHICK LITTLE & WEBER, P.A.
CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS:
3009 NATIONAL DRIVE - SUITE 250 - BURTONSVILLE OFFICE PARK
BURTONSVILLE, MARYLAND 20868
TEL: 301-421-4024 BAL: 410-880-1820 DC/VA: 301-989-2524 FAX: 301-421-4188
DRAWN BY: *PWC* CHECK BY: *MAS*

S:\Survey Drawings\1107\PLATS\1107.rpt.dwg, PLOTTED: 8/12/2013 10:14 AM, LAST SAVED: 8/12/2013 10:14 AM, PLOTTED BY: Paul Clark

- LEGEND**
- CL- CENTERLINE
 - PARCEL LINES ABANDONED BY THIS PLAT.
 - PUBLIC EASEMENT BEING CREATED BY THIS PLAT.
 - CENTERLINE OF PUBLIC EASEMENT.
 - 65 dBA NOISE LINE
 - PRIVATE EASEMENTS

CURVE TABULATION THIS SHEET

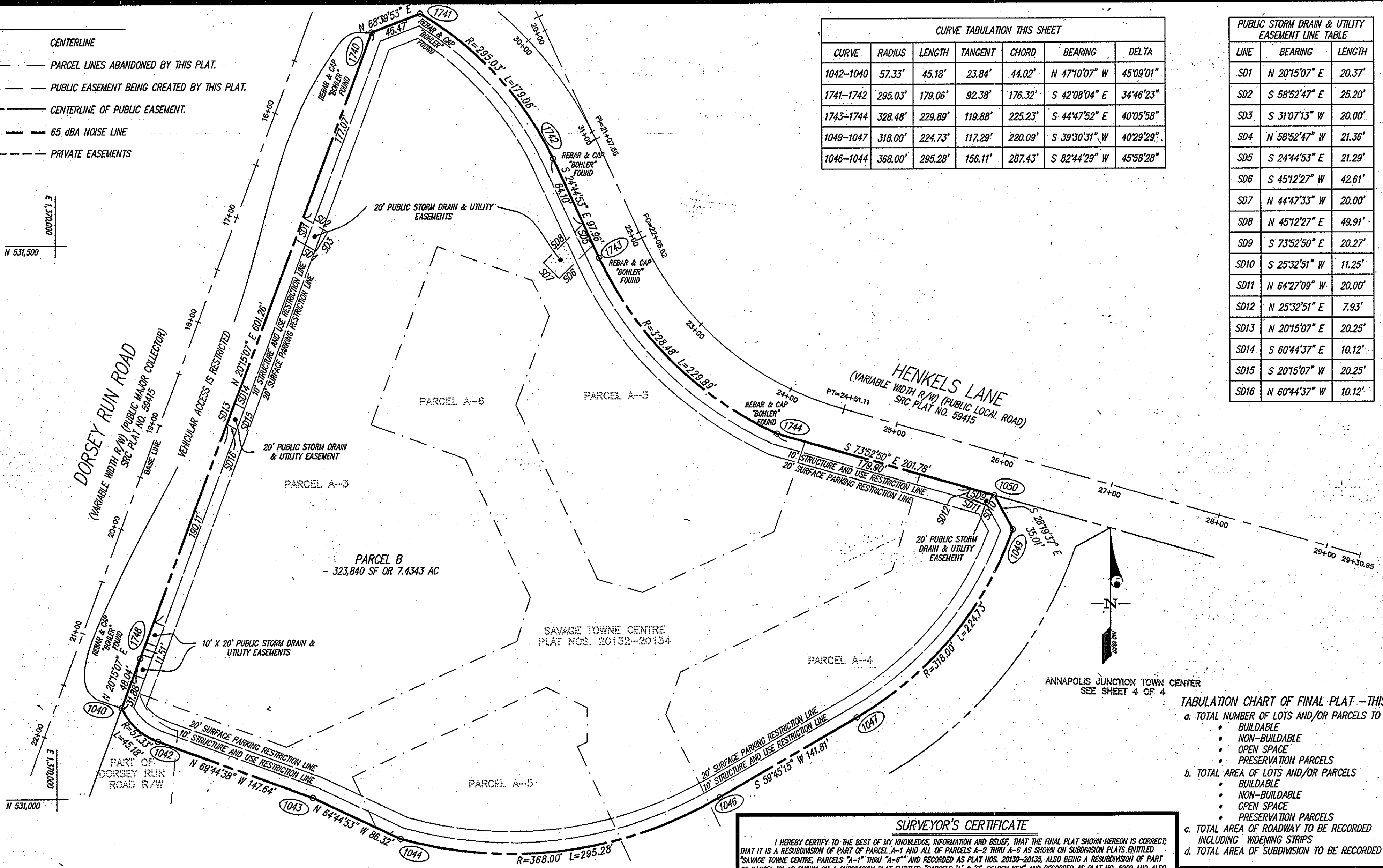
CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
1042-1040	57.33'	45.18'	23.84'	44.02'	N 47°10'07" W	45°09'01"
1741-1742	295.03'	179.06'	92.38'	176.32'	S 42°08'04" E	34°46'23"
1743-1744	328.48'	229.89'	119.88'	225.23'	S 44°47'52" E	40°05'58"
1049-1047	318.00'	224.73'	117.29'	220.09'	S 39°30'31" W	40°29'29"
1046-1044	368.00'	295.28'	156.11'	287.43'	S 82°44'29" W	45°58'28"

PUBLIC STORM DRAIN & UTILITY EASEMENT LINE TABLE

LINE	BEARING	LENGTH
SD1	N 20°15'07" E	20.37'
SD2	S 58°52'47" E	25.20'
SD3	S 31°07'13" W	20.00'
SD4	N 58°52'47" W	21.36'
SD5	S 24°44'53" E	21.29'
SD6	S 45°12'27" W	42.61'
SD7	N 44°47'33" W	20.00'
SD8	N 45°12'27" E	49.91'
SD9	S 73°52'50" E	20.27'
SD10	S 25°32'51" W	11.25'
SD11	N 64°27'09" W	20.00'
SD12	N 25°32'51" E	7.93'
SD13	N 20°15'07" E	20.25'
SD14	S 60°44'37" E	10.12'
SD15	S 20°15'07" W	20.25'
SD16	N 60°44'37" W	10.12'

N 531,500
E 1,370,000

N 531,500
E 1,371,280



TABULATION CHART OF FINAL PLAT - THIS SHEET

a. TOTAL NUMBER OF LOTS AND/OR PARCELS TO BE RECORDED	1
• BUILDABLE	1
• NON-BUILDABLE	0
• OPEN SPACE	0
• PRESERVATION PARCELS	0
b. TOTAL AREA OF LOTS AND/OR PARCELS	7.4343 AC
• BUILDABLE	7.4343 AC
• NON-BUILDABLE	0 AC
• OPEN SPACE	0 AC
• PRESERVATION PARCELS	0 AC
c. TOTAL AREA OF ROADWAY TO BE RECORDED INCLUDING WIDENING STRIPS	0 AC
d. TOTAL AREA OF SUBDIVISION TO BE RECORDED	7.4343 AC

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS A RESUBDIVISION OF PART OF PARCEL A-1 AND ALL OF PARCELS A-2 THRU A-6 AS SHOWN ON SUBDIVISION PLATS ENTITLED "SAVAGE TOWNE CENTRE, PARCELS A-1 THRU A-6" AND RECORDED AS PLAT NOS. 20130-20135, ALSO BEING A RESUBDIVISION OF PART OF PARCEL "B" AS SHOWN ON A SUBDIVISION PLAT ENTITLED "PARCELS A & B, GOLDEN KEY" AND RECORDED AS PLAT NO. 5909 AND ALSO BEING A RESUBDIVISION OF PART OF DORSEY RUN ROAD AS SHOWN ON A STATE ROAD COMMISSION RIGHT OF WAY PLAT ENTITLED "RELOCATED MARYLAND RTE. 32, U.S. RTE. 1 TO ANNE ARUNDEL COUNTY LINE" AND RECORDED AS PLAT NO. 59415, ALSO BEING PART OF THE LAND ACQUIRED BY THE STATE OF MARYLAND TO THE USE OF THE STATE HIGHWAY ADMINISTRATION OF THE DEPARTMENT OF TRANSPORTATION BY THE FOLLOWING FIVE (5) DEEDS:

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- CONVEYED BY ALBERT P. WEIR AND CLARA B. WEIR BY A DEED DATED AUGUST 24, 1978 AND RECORDED IN LIBER 900 AT FOLIO 598;
- CONVEYED BY GEORGE V. SPINDLER AND HELEN G. SPINDLER BY A DEED DATED JUNE 20, 1979 AND RECORDED IN LIBER 948 AT FOLIO 195;

AND

- CONVEYED BY HENKELS, INC. BY A DEED DATED APRIL 23, 1990 AND RECORDED IN LIBER 2163 AT FOLIO 117;

AND PART OF THE LAND ACQUIRED BY THE STATE ROADS COMMISSION OF THE STATE HIGHWAY ADMINISTRATION ACTING FOR AND ON BEHALF OF THE STATE OF MARYLAND FROM JACK GOTTLEB, et al BY AN INQUISTION DATED JULY 19, 1979 AND RECORDED IN LIBER 959 AT FOLIO 354, AND PART OF THE LAND ACQUIRED BY THE STATE RAILROAD ADMINISTRATION, ETC. FROM JACK GOTTLEB, et al BY AN AGREED INQUISTION DATED FEBRUARY 8, 1983 AND RECORDED IN LIBER 2778 AT FOLIO 108, AND ALL OF THE LAND CONVEYED BY BOISE MARYLAND BUSINESS TRUST TO ANAPOLIS JUNCTION TOWN CENTER, LLC BY A DEED DATED 2-7-2014 AND RECORDED IN LIBER 15402 AT FOLIO 211, AND ALL OF THE LAND CONVEYED BY HOWARD COUNTY, MARYLAND TO ANAPOLIS JUNCTION TOWN CENTER, LLC BY A DEED DATED 2-11-2014 AND RECORDED IN LIBER 15402 AT FOLIO 211, 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.

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.

* Also, see Liber 15402 Folio 200

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

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

Maureen Roseman 2/4/2014
COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

Chad Coleman 2-27-14
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

Robert L. Smith 3/07/14
DIRECTOR DATE

OWNER'S DEDICATION

STATE OF MARYLAND AND STATE RAILROAD ADMINISTRATION, BY MARYLAND TRANSIT AUTHORITY, BY ROBERT L. SMITH, MTA ADMINISTRATOR AND ANAPOLIS JUNCTION TOWN CENTER, LLC, BY NEIL GREENBERG, MANAGER, OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY ADOPTS THIS PLAN OF SUBDIVISION, AND IN CONSIDERATION OF THE APPROVAL OF THIS FINAL PLAT BY THE DEPARTMENT OF PLANNING AND ZONING, ESTABLISHES THE MINIMUM BUILDING RESTRICTION LINES AND GRANTS UNTO HOWARD COUNTY, MARYLAND, ITS SUCCESSORS AND ASSIGNS: (1) THE RIGHT TO LAY, CONSTRUCT AND MAINTAIN SEWERS, DRAINS, WATER PIPES AND OTHER MUNICIPAL UTILITIES AND SERVICES, IN AND UNDER ALL ROADS AND STREET RIGHTS-OF-WAY AND THE SPECIFIC EASEMENT AREAS SHOWN HEREON; (2) THE RIGHT TO REQUIRE DEDICATION FOR PUBLIC USE, THE BEDS OF THE STREETS AND/OR ROADS, FLOODPLAINS AND OPEN SPACE WHERE APPLICABLE AND FOR GOOD AND OTHER VALUABLE CONSIDERATION, HEREBY GRANTS THE RIGHT AND OPTION TO HOWARD COUNTY TO ACQUIRE THE FEE SIMPLE TITLE TO THE BEDS OF THE STREETS AND/OR ROADS, FLOODPLAINS, STORM DRAINAGE FACILITIES AND OPEN SPACE WHERE APPLICABLE; (3) THE RIGHT TO REQUIRE DEDICATION OF WATERWAYS AND DRAINAGE EASEMENTS FOR THE SPECIFIC PURPOSE OF THEIR CONSTRUCTION, REPAIR AND MAINTENANCE; AND (4) THAT NO BUILDING OR SIMILAR STRUCTURE OF ANY KIND SHALL BE ERECTED ON OR OVER THE SAID EASEMENTS AND RIGHTS-OF-WAY.

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WITNESS OUR HANDS THIS 11th DAY OF March 2014

STATE OF MARYLAND AND STATE RAILROAD ADMINISTRATION
BY: MARYLAND TRANSIT AUTHORITY

ANAPOLIS JUNCTION TOWN CENTER, LLC

BY: *Neil Greenberg*
NEIL GREENBERG, MANAGER

WITNESS: *Stacy Frances Sherrill*

RECORDED AS PLAT NUMBER 22098 ON 3/11/14, AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND

PLAT OF RESUBDIVISION AND CORRECTION
ANAPOLIS JUNCTION TOWN CENTER
PARCELS A THRU G

(A RESUBDIVISION OF PART OF PARCEL A-1 AND ALL OF PARCELS A-2 THRU A-6, SAVAGE TOWNE CENTRE, PLAT NOS. 20130-20135, PART OF PARCEL B, GOLDEN KEY, PLAT NO. 5909 AND PART OF DORSEY RUN ROAD, SRC PLAT NO. 59415)

ZONE: TOD TM 48, GRID 20, P/O PARCELS 137 & 194
6TH ELECTION DISTRICT HOWARD COUNTY, MARYLAND
SCALE: 1"=60' SHEET 2 OF 5 AUGUST 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: 301-989-2324 FAX: 301-421-4188
DRAWN BY: *RWC* CHECK BY: *307*

S:\Survey Drawings\11107\PLATS\11107.RPL2.dwg PLOTTED: 8/12/2013 10:17 AM, LAST SAVED: 8/12/2013 7:59 AM, PLOTTED BY: Paul Clark

LINE	BEARING	LENGTH
WSC1	R=429.00'	L=30.01'
CHD:	N 74°41'14" E	30.00'
WS2	S 14°52'27" E	26.56'
WS3	S 30°14'45" E	90.67'
WS4	S 59°45'15" W	30.00'
WS5	N 30°14'45" W	50.13'
WS6	S 59°45'51" W	11.00'
WS7	N 30°14'09" W	10.00'
WS8	N 59°45'51" E	11.00'
WS9	N 30°14'45" W	34.59'
WS10	N 14°52'27" W	30.38'

LINE	BEARING	LENGTH
SDC1	R=164.24'	L=8.89'
CHD:	S 74°07'41" E	8.89'
SDC2	R=318.00'	L=11.81'
CHD:	S 71°30'47" E	11.81'
SD3	S 02°28'06" W	21.33'
SD4	N 87°31'54" W	20.00'
SD5	N 02°28'06" E	26.65'

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
1032-1739	4,244.47'	308.13'	154.13'	308.06'	S 69°31'48" W	4°09'34"
1755-1752	1,154.46'	101.38'	50.72'	101.35'	N 05°58'45" W	5°01'54"
1751-1750	1,068.51'	91.95'	46.00'	91.92'	N 02°06'09" W	4°55'50"
1750-1749	722.45'	96.43'	48.29'	96.36'	N 03°30'23" E	7°38'52"
1749-1077	90.00'	19.83'	9.96'	19.79'	N 13°38'31" E	12°37'33"
1077-1039	516.96'	90.41'	45.32'	90.29'	N 15°14'31" E	10°01'12"
1040-1042	57.33'	45.18'	23.84'	44.02'	S 47°10'07" E	45°09'01"
1044-1046	368.00'	295.28'	156.11'	287.43'	N 82°44'29" E	45°58'28"
1068-1070	30.00'	47.12'	30.00'	42.43'	S 14°45'15" W	90°00'00"
1079-1081	429.00'	378.10'	202.32'	365.98'	S 85°00'11" W	50°29'52"
1082-1084	318.00'	15.70'	7.85'	15.70'	N 71°09'45" W	2°49'43"
1084-1086	164.24'	72.80'	37.01'	72.20'	N 85°16'29" W	25°23'46"
1086-1088	57.70'	33.63'	17.31'	33.16'	S 65°19'39" W	33°23'56"
C-1	59.06'	59.24'	32.38'	56.79'	S 26°16'18" W	57°28'25"
C-2	60.00'	16.09'	8.10'	16.05'	S 22°33'42" E	15°22'07"

TABULATION CHART OF FINAL PLAT - THIS SHEET

- a. TOTAL NUMBER OF LOTS AND/OR PARCELS TO BE RECORDED
 - BUILDABLE 4
 - NON-BUILDABLE 0
 - OPEN SPACE 0
 - PRESERVATION PARCELS 0
- b. TOTAL AREA OF LOTS AND/OR PARCELS
 - BUILDABLE 5.7879 AC
 - NON-BUILDABLE 0 AC
 - OPEN SPACE 0 AC
 - PRESERVATION PARCELS 0 AC
- c. TOTAL AREA OF ROADWAY TO BE RECORDED INCLUDING WIDENING STRIPS 1.1211 AC
- d. TOTAL AREA OF SUBDIVISION TO BE RECORDED 6.9090 AC

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

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

APPROVED: STATE OF MARYLAND AND STATE RAILROAD ADMINISTRATION

APPROVED: ANNE ARUNDEL COUNTY HEALTH OFFICER

APPROVED: ANNE ARUNDEL COUNTY HEALTH OFFICER

OWNER'S DEDICATION

STATE OF MARYLAND AND STATE RAILROAD ADMINISTRATION, BY MARYLAND TRANSIT AUTHORITY, BY ROBERT L. SMITH, MTA ADMINISTRATOR AND ANNAPOLIS JUNCTION TOWN CENTER, LLC, BY NEIL GREENBERG, MANAGER, OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY ADOPTS THIS PLAN OF SUBDIVISION, AND IN CONSIDERATION OF THE APPROVAL OF THIS FINAL PLAT BY THE DEPARTMENT OF PLANNING AND ZONING, ESTABLISHES THE MINIMUM BUILDING RESTRICTION LINES AND GRANTS UNTO HOWARD COUNTY, MARYLAND, ITS SUCCESSORS AND ASSIGNS: (1) THE RIGHT TO LAY, CONSTRUCT AND MAINTAIN SEWERS, DRAINS, WATER PIPES AND OTHER MUNICIPAL UTILITIES AND SERVICES, IN AND UNDER ALL ROADS AND STREET RIGHTS-OF-WAY AND THE SPECIFIC EASEMENT AREAS SHOWN HEREON; (2) THE RIGHT TO REQUIRE DEDICATION FOR PUBLIC USE, THE BEDS OF THE STREETS AND/OR ROADS, FLOODPLAINS AND OPEN SPACE WHERE APPLICABLE AND FOR GOOD AND OTHER VALUABLE CONSIDERATION, HEREBY GRANTS THE RIGHT AND OPTION TO HOWARD COUNTY TO ACQUIRE THE FEE SIMPLE TITLE TO THE BEDS OF THE STREETS AND/OR ROADS, FLOODPLAINS, STORM DRAINAGE FACILITIES AND OPEN SPACE WHERE APPLICABLE; (3) THE RIGHT TO REQUIRE DEDICATION OF WATERWAYS AND DRAINAGE EASEMENTS FOR THE SPECIFIC PURPOSE OF THEIR CONSTRUCTION, REPAIR AND MAINTENANCE; AND (4) THAT NO BUILDING OR SIMILAR STRUCTURE OF ANY KIND SHALL BE 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 11th DAY OF March 2014

STATE OF MARYLAND AND STATE RAILROAD ADMINISTRATION
BY: MARYLAND TRANSIT AUTHORITY
BY: Robert L. Smith
ROBERT L. SMITH, MTA ADMINISTRATOR

ANNAPOLIS JUNCTION TOWN CENTER, LLC
BY: Neil Greenberg
NEIL GREENBERG, MANAGER

WITNESS: Nancy Pruden Sherrill

LEGEND

- CL- CENTERLINE
- PARCEL LINES ABANDONED BY THIS PLAT.
- PUBLIC EASEMENT BEING CREATED BY THIS PLAT.
- CENTERLINE OF PUBLIC EASEMENT.
- 65 dBA NOISE LINE
- PRIVATE EASEMENTS

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS A RESUBDIVISION OF PART OF PARCEL A-1 AND ALL OF PARCELS A-2 THRU A-6 AS SHOWN ON SUBDIVISION PLATS ENTITLED "SAVAGE TOWNE CENTRE, PARCELS A-1 THRU A-6" AND RECORDED AS PLAT NOS. 20130-20135, ALSO BEING A RESUBDIVISION OF PART OF PARCEL B, GOLDEN KEY, AS SHOWN ON A SUBDIVISION PLAT ENTITLED "PARCELS A & B, GOLDEN KEY" AND RECORDED AS PLAT NO. 5909 AND ALSO BEING A RESUBDIVISION OF PART OF DORSEY RUN ROAD AS SHOWN ON A STATE ROAD COMMISSION RIGHT OF WAY PLAT ENTITLED "RELOCATED MARYLAND RTE. 32, U.S. RTE. 1 TO ANNE ARUNDEL COUNTY LINE" AND RECORDED AS PLAT NO. 59415, ALSO BEING PART OF THE LAND ACQUIRED BY THE STATE OF MARYLAND TO THE USE OF THE STATE HIGHWAY ADMINISTRATION OF THE DEPARTMENT OF TRANSPORTATION BY THE FOLLOWING FIVE (5) DEEDS:

-CONVEYED BY WOODMARK, INC. BY A DEED DATED AUGUST 7, 1978 AND RECORDED IN LIBER 806 AT FOLIO 501;
-CONVEYED BY WOODMARK, INC. BY A DEED DATED AUGUST 28, 1979 AND RECORDED IN LIBER 974 AT FOLIO 558;
-CONVEYED BY ALBERT P. WEIR AND CLARA B. WEIR BY A DEED DATED AUGUST 24, 1978 AND RECORDED IN LIBER 900 AT FOLIO 589;
-CONVEYED BY GEORGE V. SPINDLER AND HELEN G. SPINDLER BY A DEED DATED JUNE 20, 1979 AND RECORDED IN LIBER 948 AT FOLIO 195;
AND

-CONVEYED BY HENKELS, INC. BY A DEED DATED APRIL 23, 1980 AND RECORDED IN LIBER 2163 AT FOLIO 117,
AND PART OF THE LAND ACQUIRED BY THE STATE ROADS COMMISSION OF THE STATE HIGHWAY ADMINISTRATION ACTING FOR AND ON BEHALF OF THE STATE OF MARYLAND FROM JACK GOTTLEB, et al BY AN ACQUISITION DATED JULY 19, 1979 AND RECORDED IN LIBER 958 AT FOLIO 354, AND PART OF THE LAND ACQUIRED BY THE STATE RAILROAD ADMINISTRATION, ETC. FROM JACK GOTTLEB, et al BY AN AGREED ACQUISITION DATED FEBRUARY 8, 1983 AND RECORDED IN LIBER 2778 AT FOLIO 106, AND ALL OF THE LAND CONVEYED BY BOISE MARYLAND BUSINESS TRUST TO ANNAPOLIS JUNCTION TOWN CENTER, LLC BY A DEED DATED 2-1-2014, AND RECORDED IN LIBER 15202 AT FOLIO 233, AND ALL OF THE LAND CONVEYED BY HOWARD COUNTY, MARYLAND TO ANNAPOLIS JUNCTION TOWN CENTER, LLC BY A DEED DATED 2-11-2014, AND RECORDED IN LIBER 15202 AT FOLIO 232; ALL AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND, AND THAT ALL INSTRUMENTS 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.

* Also, See Liber 15202 Folio 200

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

RECORDED AS PLAT NUMBER 22099 ON 3/11/14, AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND

PLAT OF RESUBDIVISION AND CORRECTION ANNAPOLIS JUNCTION TOWN CENTER PARCELS A THRU G

(A RESUBDIVISION OF PART OF PARCEL A-1 AND ALL OF PARCELS A-2 THRU A-6, SAVAGE TOWNE CENTRE, PLAT NOS. 20130-20135, PART OF PARCEL B, GOLDEN KEY, PLAT NO. 5909 AND PART OF DORSEY RUN ROAD, SRC PLAT NO. 59415)

ZONE: TOD TM 48, GRID 20, P/O PARCELS 137 & 194
6TH ELECTION DISTRICT HOWARD COUNTY, MARYLAND
SCALE: 1"=60' SHEET 3 OF 5 AUGUST 2013

GLW GUTSCHICK LITTLE & WEBER, P.A.
CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS
3909 NATIONAL DRIVE - SUITE 250 - BURTONTOWN, MARYLAND 20886
TEL: 301-421-4024 BALT: 410-880-1820 DC/VA: 301-989-2524 FAX: 301-421-4188
DRAWN BY: CHECK BY:

COORDINATE TABLE ALL SHEETS

POINT	NORTHING	EASTING	POINT	NORTHING	EASTING	POINT	NORTHING	EASTING
1016	531,211.8262	1,371,046.9929	1047	531,071.8007	1,370,714.8158	1729	530,516.2064	1,370,313.9943
1017	531,215.6806	1,371,048.2685	1049	531,241.6032	1,370,854.8328	1730	530,767.4194	1,370,859.8799
1018	531,210.2968	1,371,063.3567	1050	531,272.4227	1,370,838.2196	1731	530,723.0389	1,370,780.5503
1020	531,166.2930	1,371,141.9676	1051	531,242.4375	1,370,941.9736	1732	530,981.5307	1,371,208.0151
1021	531,144.9859	1,371,179.1737	1052	531,225.4866	1,370,910.6259	1739	530,445.1179	1,370,025.1248
1023	531,092.6836	1,371,225.3024	1061	530,909.5867	1,370,808.0127	1740	531,691.0765	1,370,283.0864
1024	531,063.3929	1,371,246.3694	1062	531,021.0924	1,370,742.9956	1741	531,707.9850	1,370,326.3757
1025	531,011.6436	1,371,246.6376	1068	530,760.5549	1,370,552.4198	1742	531,577.2312	1,370,444.6639
1026	531,008.3704	1,371,248.9919	1070	530,719.5274	1,370,541.6149	1743	531,488.2680	1,370,485.6727
1027	530,929.0870	1,371,129.4027	1071	530,632.9752	1,370,592.0820	1744	531,328.4455	1,370,644.3708
1028	530,872.9554	1,371,039.4847	1077	530,915.7880	1,370,005.4405	1745	531,215.6946	1,371,034.5085
1029	530,814.7586	1,370,946.2585	1078	531,021.6961	1,370,744.0310	1746	531,206.5059	1,371,061.9043
1030	530,677.2909	1,370,691.6284	1079	530,947.0613	1,370,616.0307	1747	531,165.1401	1,371,138.7478
1031	530,520.8442	1,370,327.4826	1081	530,915.1837	1,370,251.4414	1748	531,126.9871	1,370,074.9598
1032	530,552.8520	1,370,313.7317	1082	530,959.4445	1,370,131.4799	1749	530,896.5537	1,370,000.7724
1039	531,002.9035	1,370,029.1779	1084	530,964.5132	1,370,116.6225	1750	530,800.3741	1,369,994.8790
1040	531,081.9177	1,370,058.3310	1086	530,970.4611	1,370,044.6637	1751	530,708.5160	1,369,998.2513
1042	531,051.9927	1,370,090.6115	1088	530,956.6190	1,370,014.5305	1752	530,655.1721	1,370,004.5115
1043	531,000.8773	1,370,229.1195	1726	530,637.0640	1,370,601.1695	1754	530,484.6894	1,370,019.4244
1044	530,964.0545	1,370,307.1881	1727	530,593.8168	1,370,505.0506	1755	530,554.3734	1,370,015.0688
1046	531,000.3701	1,370,592.3109	1728	530,556.3548	1,370,417.7489			

PUBLIC STORM DRAIN & UTILITY EASEMENT LINE TABLE

LINE	BEARING	LENGTH	LINE	BEARING	LENGTH
SDC1	R=341.97'	L=48.21'	SDC4	R=351.97'	20.02'
CHD:	S 63°09'58" E	48.17'	CHD:	S 42°02'32" E	20.01'
SD2	S 89°33'59" W	42.82'	SD5	S 50°02'03" W	14.92'
SD3	N 00°26'01" W	22.07'	SD6	N 39°57'57" W	20.00'
			SD7	N 50°02'03" E	14.19'

PUBLIC SEWER & UTILITY EASEMENT LINE TABLE

LINE	BEARING	LENGTH
S1	S 35°43'31" E	22.43'
S2	S 00°17'49" E	39.99'
S3	S 55°15'36" W	1.76'
S4	N 34°44'24" W	55.00'
S5	N 54°17'06" E	24.00'

TABULATION CHART OF FINAL PLAT - THIS SHEET

a. TOTAL NUMBER OF LOTS AND/OR PARCELS TO BE RECORDED

BUILDABLE	2
NON-BUILDABLE	0
OPEN SPACE	0
PRESERVATION PARCELS	0

b. TOTAL AREA OF LOTS AND/OR PARCELS

BUILDABLE	4.1118 AC
NON-BUILDABLE	0 AC
OPEN SPACE	0 AC
PRESERVATION PARCELS	0 AC

c. TOTAL AREA OF ROADWAY TO BE RECORDED INCLUDING WIDENING STRIPS

d. TOTAL AREA OF SUBDIVISION TO BE RECORDED

LEGEND

CL- CENTERLINE

--- PARCEL LINES ABANDONED BY THIS PLAT.

--- PUBLIC EASEMENT BEING CREATED BY THIS PLAT.

--- CENTERLINE OF PUBLIC EASEMENT.

--- 65 dBA NOISE LINE

--- PRIVATE EASEMENTS

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

Deborah Moore Rosman 2/24/2014
COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

Chad Edmund 2-27-14
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

Kristen Leach 3/07/14
DIRECTOR DATE

OWNER'S DEDICATION

STATE OF MARYLAND AND STATE RAILROAD ADMINISTRATION, BY MARYLAND TRANSIT AUTHORITY, BY ROBERT L. SMITH, MTA ADMINISTRATOR AND ANnapolis Junction Town Center, LLC, BY NEIL GREENBERG, MANAGER, OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY ADOPTS THIS PLAN OF SUBDIVISION, AND IN CONSIDERATION OF THE APPROVAL OF THIS FINAL PLAT BY THE DEPARTMENT OF PLANNING AND ZONING, ESTABLISHES THE MINIMUM BUILDING RESTRICTION LINES AND GRANTS UNTO HOWARD COUNTY, MARYLAND, ITS SUCCESSORS AND ASSIGNS: (1) THE RIGHT TO LAY, CONSTRUCT AND MAINTAIN SEWERS, DRAINS, WATER PIPES AND OTHER MUNICIPAL UTILITIES AND SERVICES, IN AND UNDER ALL ROADS AND STREET RIGHTS-OF-WAY AND THE SPECIFIC EASEMENT AREAS SHOWN HEREON; (2) THE RIGHT TO REQUIRE DEDICATION FOR PUBLIC USE, THE BEDS OF THE STREETS AND/OR ROADS, FLOODPLAINS AND OPEN SPACE WHERE APPLICABLE AND FOR GOOD AND OTHER VALUABLE CONSIDERATION, HEREBY GRANTS THE RIGHT AND OPTION TO HOWARD COUNTY TO ACQUIRE THE FEE SIMPLE TITLE TO THE BEDS OF THE STREETS AND/OR ROADS, FLOODPLAINS, STORM DRAINAGE FACILITIES AND OPEN SPACE WHERE APPLICABLE; (3) THE RIGHT TO REQUIRE DEDICATION OF WATERWAYS AND DRAINAGE EASEMENTS FOR THE SPECIFIC PURPOSE OF THEIR CONSTRUCTION, REPAIR AND MAINTENANCE; AND (4) THAT NO BUILDING OR SIMILAR STRUCTURE OF ANY KIND SHALL BE ERRECTED ON OR OVER THE SAID EASEMENTS AND RIGHTS-OF-WAY.

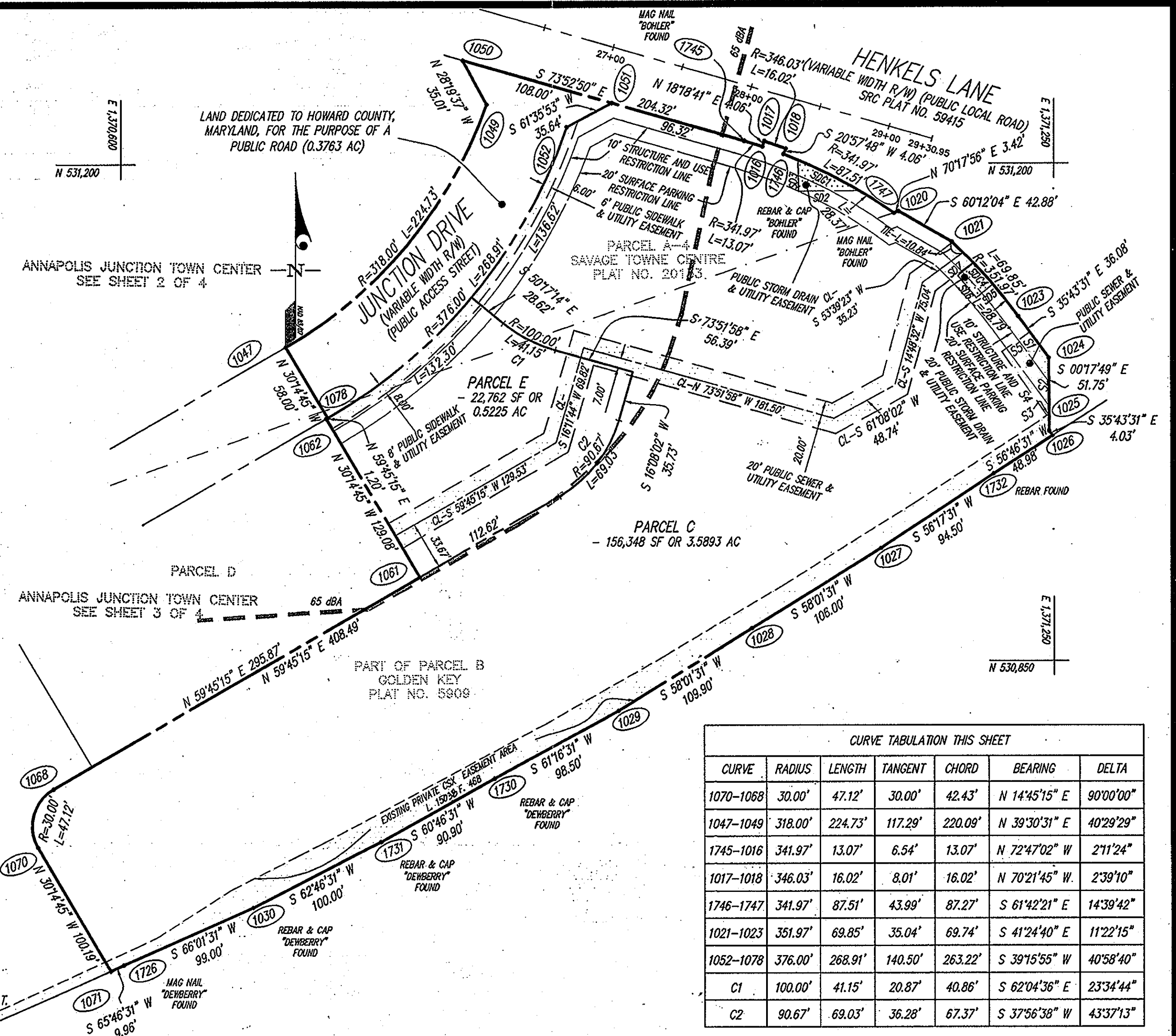
THE REQUIREMENTS OF SECTION 3-108, THE REAL PROPERTY ARTICLE, ANNOTATED CODE OF MARYLAND, 1996 REPLACEMENT VOLUME, (AS SUPPLEMENTED) AS FAR AS THEY RELATE TO THE MAKING OF THIS PLAT AND THE SETTING OF MARKERS, HAVE BEEN COMPLIED WITH.

WITNESS OUR HANDS THIS 11th DAY OF March 2014

STATE OF MARYLAND AND STATE RAILROAD ADMINISTRATION
BY: MARYLAND TRANSIT AUTHORITY
BY: *Robert L. Smith*
ROBERT L. SMITH, MTA ADMINISTRATOR

ANNAPOLIS JUNCTION TOWN CENTER, LLC
BY: *Neil Greenberg*
NEIL GREENBERG, MANAGER

WITNESS: *Maureen Sheehan*



CURVE TABULATION THIS SHEET

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
1070-1068	30.00'	47.12'	30.00'	42.43'	N 14°45'15" E	90°00'00"
1047-1049	318.00'	224.73'	117.29'	220.09'	N 39°30'31" E	40°29'29"
1745-1016	341.97'	13.07'	6.54'	13.07'	N 72°47'02" W	211°24"
1017-1018	346.03'	16.02'	8.01'	16.02'	N 70°21'45" W	2°39'10"
1746-1747	341.97'	87.51'	43.99'	87.27'	S 61°42'21" E	14°39'42"
1021-1023	351.97'	69.85'	35.04'	69.74'	S 41°24'40" E	11°22'15"
1052-1078	376.00'	268.91'	140.50'	263.22'	S 39°15'55" W	40°58'40"
C1	100.00'	41.15'	20.87'	40.86'	S 62°04'36" E	2°33'44"
C2	90.67'	69.03'	36.28'	67.37'	S 37°56'38" W	43°37'13"

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS A RESUBDIVISION OF PART OF PARCEL A-1 AND ALL OF PARCELS A-2 THRU A-6 AS SHOWN ON SUBDIVISION PLATS ENTITLED "SAVAGE TOWNE CENTRE, PARCELS A-1 THRU A-6" AND RECORDED AS PLAT NOS. 20130-20135, ALSO BEING A RESUBDIVISION OF PART OF PARCEL B" AS SHOWN ON A SUBDIVISION PLAT ENTITLED "PARCELS A' & B', GOLDEN KEY" AND RECORDED AS PLAT NO. 5909 AND ALSO BEING A RESUBDIVISION OF PART OF DORSEY RUN ROAD AS SHOWN ON A STATE ROAD COMMISSION RIGHT OF WAY PLAT ENTITLED "RELOCATED MARYLAND RTE. 32, U.S. RTE. 1 TO ANNE ARUNDEL COUNTY LINE" AND RECORDED AS PLAT NO. 59415, ALSO BEING PART OF THE LAND ACQUIRED BY THE STATE OF MARYLAND TO THE USE OF THE STATE HIGHWAY ADMINISTRATION OF THE DEPARTMENT OF TRANSPORTATION BY THE FOLLOWING FIVE (5) DEEDS:

-CONVEYED BY WOODMARK, INC. BY A DEED DATED AUGUST 7, 1978 AND RECORDED IN LIBER 886 AT FOLIO 501;
 -CONVEYED BY WOODMARK, INC. BY A DEED DATED AUGUST 28, 1979 AND RECORDED IN LIBER 974 AT FOLIO 588;
 -CONVEYED BY ALBERT P. HEIR AND CLARA B. HEIR BY A DEED DATED AUGUST 24, 1978 AND RECORDED IN LIBER 900 AT FOLIO 589;
 -CONVEYED BY GEORGE V. SPINDLER AND HELEN G. SPINDLER BY A DEED DATED JUNE 20, 1979 AND RECORDED IN LIBER 948 AT FOLIO 185;
 AND

-CONVEYED BY HENKELS, INC. BY A DEED DATED APRIL 23, 1990 AND RECORDED IN LIBER 2163 AT FOLIO 117,
 AND PART OF THE LAND ACQUIRED BY THE STATE ROADS COMMISSION OF THE STATE HIGHWAY ADMINISTRATION ACTING FOR AND ON BEHALF OF THE STATE OF MARYLAND FROM JACK GOTTLEB, et al BY AN INQUISITION DATED JULY 19, 1979 AND RECORDED IN LIBER 958 AT FOLIO 354, AND PART OF THE LAND ACQUIRED BY THE STATE RAILROAD ADMINISTRATION, ETC. FROM JACK GOTTLEB, et al BY AN AGREED INQUISITION DATED FEBRUARY 8, 1993 AND RECORDED IN LIBER 2778 AT FOLIO 106, AND ALL OF THE LAND CONVEYED BY BOISE MARYLAND BUSINESS TRUST TO ANAPOLIS JUNCTION TOWN CENTER, LLC, BY A DEED DATED 2-1-2014 AND RECORDED IN LIBER 24719 AT FOLIO 121, AND ALL OF THE LAND CONVEYED BY HOWARD COUNTY, MARYLAND TO ANAPOLIS JUNCTION TOWN CENTER, LLC, BY A DEED DATED 7-11-2014 AND RECORDED IN LIBER 24722 AT FOLIO 221. 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 THIS 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.

BY: *Thomas C. O'Connor, Jr.* DATE
 PROFESSIONAL LAND SURVEYOR
 MARYLAND REGISTRATION NO. 10954 (EXP. DATE: 07/03/2014)

RECORDED AS PLAT NUMBER 22700 ON 3/11/14, AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND

PLAT OF RESUBDIVISION AND CORRECTION ANnapolis Junction Town Center PARCELS A THRU G

(A RESUBDIVISION OF PART OF PARCEL A-1 AND ALL OF PARCELS A-2 THRU A-6, SAVAGE TOWNE CENTRE, PLAT NOS. 20130-20135, PART OF PARCEL B, GOLDEN KEY, PLAT NO. 5909 AND PART OF DORSEY RUN ROAD, SRC PLAT NO. 59415)

ZONE: TOD TM 48, GRID 20, P/O PARCELS 137 & 194
 6TH ELECTION DISTRICT HOWARD COUNTY, MARYLAND
 SCALE: 1"=60' SHEET 4 OF 5 AUGUST 2013

GLW GUTSCHICK LITTLE & WEBER, P.A.
 CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS
 3809 NATIONAL DRIVE - SUITE 250 - BURTONSVILLE OFFICE PARK
 BURTONSVILLE, MARYLAND 20866
 TEL: 301-421-4024 BALT: 410-880-1820 DC: 301-988-2224 FAX: 301-421-4188
 DRAWN BY: *PNC* CHECK BY: *TL*

S:\Survey Drawings\1107\PLATS\1107 RPL4.dwg PLOTTED: 8/12/2013 10:15 AM, LAST SAVED: 8/12/2013 9:50 AM, PLOTTED BY: Paul Clark

N 531,500
E 1,370,000

DORSEY RUN ROAD

PRIVATE STORMWATER
MANAGEMENT AREAS

HENKELS LANE

PARCEL B

PRIVATE STORMWATER
MANAGEMENT AREAS

JUNCTION DRIVE

PARCEL E

PARCEL C

PRIVATE STORMWATER
MANAGEMENT AREA

PARCEL D

N 530,850
E 1,371,250

PARCEL F

PRIVATE STORMWATER
MANAGEMENT AREA

PARCEL A

N/F PROPERTY OF
CSX TRANSPORTATION, INC.
LIBER 1938 FOLIO 181
ZONED: T3D

NOTE: THIS PLAT SHEET IS TO GRAPHICALLY SHOW PRIVATE STORMWATER
MANAGEMENT AREAS, FOR THE NEW EASEMENTS AND FOR THE
RESUBDIVISION PARCELS SEE SHEETS 2 THRU 4.

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS A RESUBDIVISION OF PART OF PARCEL A-1 AND ALL OF PARCELS A-2 THRU A-6 AS SHOWN ON SUBDIVISION PLATS ENTITLED "SAVAGE TOWNE CENTRE, PARCELS "A-1" THRU "A-6" AND RECORDED AS PLAT NOS. 20130-20135, ALSO BEING A RESUBDIVISION OF PART OF PARCEL "B" AS SHOWN ON A SUBDIVISION PLAT ENTITLED "PARCELS "A" & "B", GOLDEN KEY" AND RECORDED AS PLAT NO. 5909 AND ALSO BEING A RESUBDIVISION OF PART OF DORSEY RUN ROAD AS SHOWN ON A STATE ROAD COMMISSION RIGHT OF WAY PLAT ENTITLED "RELOCATED MARYLAND RTE. 32, U.S. RTE. 1 TO ANNE ARUNDEL COUNTY LINE" AND RECORDED AS PLAT NO. 59415, ALSO BEING PART OF THE LAND ACQUIRED BY THE STATE OF MARYLAND TO THE USE OF THE STATE HIGHWAY ADMINISTRATION OF THE DEPARTMENT OF TRANSPORTATION BY THE FOLLOWING FIVE (5) DEEDS:

- CONVEYED BY WOODMARK, INC. BY A DEED DATED AUGUST 7, 1978 AND RECORDED IN LIBER 896 AT FOLIO 501;
- CONVEYED BY WOODMARK, INC. BY A DEED DATED AUGUST 28, 1979 AND RECORDED IN LIBER 974 AT FOLIO 558;
- CONVEYED BY ALBERT P. WEIR AND CLARA B. WEIR BY A DEED DATED AUGUST 24, 1978 AND RECORDED IN LIBER 900 AT FOLIO 599;
- CONVEYED BY GEORGE V. SPINDLER AND HELEN G. SPINDLER BY A DEED DATED JUNE 20, 1979 AND RECORDED IN LIBER 948 AT FOLIO 195; AND
- CONVEYED BY HENKELS, INC. BY A DEED DATED APRIL 23, 1990 AND RECORDED IN LIBER 2163 AT FOLIO 117.

AND PART OF THE LAND ACQUIRED BY THE STATE ROADS COMMISSION OF THE STATE HIGHWAY ADMINISTRATION ACTING FOR AND ON BEHALF OF THE STATE OF MARYLAND FROM JACK GOTTLEB, et al BY AN ACQUISITION DATED JULY 19, 1979 AND RECORDED IN LIBER 938 AT FOLIO 354, AND PART OF THE LAND ACQUIRED BY THE STATE RAILROAD ADMINISTRATION, ETC. FROM JACK GOTTLEB, et al BY AN AGREED ACQUISITION DATED FEBRUARY 8, 1993 AND RECORDED IN LIBER 2778 AT FOLIO 106, AND ALL OF THE LAND CONVEYED BY BOBIE MARYLAND BUSINESS TRUST TO ANNAPOLIS JUNCTION TOWN CENTER, LLC. BY A DEED DATED 02-11-2014, AND RECORDED IN LIBER 152402 AT FOLIO 123, AND ALL OF THE LAND CONVEYED BY HOWARD COUNTY, MARYLAND TO ANNAPOLIS JUNCTION TOWN CENTER, LLC. BY A DEED DATED 02-11-2014, AND RECORDED IN LIBER 152402 AT FOLIO 123; 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.

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.

* Also, see Liber 15400 Folio 200



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

OWNER'S DEDICATION

STATE OF MARYLAND AND STATE RAILROAD ADMINISTRATION, BY MARYLAND TRANSIT AUTHORITY, BY ROBERT L. SMITH, MTA ADMINISTRATOR AND ANNAPOLIS JUNCTION TOWN CENTER, LLC, BY NEIL GREENBERG, MANAGER, OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY ADOPTS THIS PLAN OF SUBDIVISION, AND IN CONSIDERATION OF THE APPROVAL OF THIS FINAL PLAT BY THE DEPARTMENT OF PLANNING AND ZONING, ESTABLISHES THE MINIMUM BUILDING RESTRICTION LINES AND GRANTS UNTO HOWARD COUNTY, MARYLAND, ITS SUCCESSORS AND ASSIGNS: (1) THE RIGHT TO LAY, CONSTRUCT AND MAINTAIN SEWERS, DRAINS, WATER PIPES AND OTHER MUNICIPAL UTILITIES AND SERVICES, IN AND UNDER ALL ROADS AND STREET RIGHTS-OF-WAY AND THE SPECIFIC EASEMENT AREAS SHOWN HEREON; (2) THE RIGHT TO REQUIRE DEDICATION FOR PUBLIC USE, THE BEDS OF THE STREETS AND/OR ROADS, FLOODPLAINS AND OPEN SPACE WHERE APPLICABLE AND FOR GOOD AND OTHER VALUABLE CONSIDERATION, HEREBY GRANTS THE RIGHT AND OPTION TO HOWARD COUNTY TO ACQUIRE THE FEE SIMPLE TITLE TO THE BEDS OF THE STREETS AND/OR ROADS, FLOODPLAINS, STORM DRAINAGE FACILITIES AND OPEN SPACE WHERE APPLICABLE; (3) THE RIGHT TO REQUIRE DEDICATION OF WATERWAYS AND DRAINAGE EASEMENTS FOR THE SPECIFIC PURPOSE OF THEIR CONSTRUCTION, REPAIR AND MAINTENANCE; AND (4) THAT NO BUILDING OR SIMILAR STRUCTURE OF ANY KIND SHALL BE ERECTED ON OR OVER THE SAID EASEMENTS AND RIGHTS-OF-WAY.

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 11th DAY OF March 2014

STATE OF MARYLAND AND STATE RAILROAD ADMINISTRATION
BY: MARYLAND TRANSIT AUTHORITY

ANNAPOLIS JUNCTION TOWN CENTER, LLC

BY: Robert L. Smith
ROBERT L. SMITH, MTA ADMINISTRATOR

BY: Neil Greenberg
NEIL GREENBERG, MANAGER

WITNESS: Stacey Trueman Sherrill

WITNESS: [Signature]

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

Radina for Manna Roopman 2/24/2014
COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING
& ZONING

[Signature] 2-27-14
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

[Signature] 3/07/14
DIRECTOR DATE

RECORDED AS PLAT NUMBER 28701 ON
3/11/14, AMONG THE LAND RECORDS OF
HOWARD COUNTY, MARYLAND

**PLAT OF RESUBDIVISION AND CORRECTION
ANNAPOLIS JUNCTION TOWN CENTER
PARCELS A THRU G**

(A RESUBDIVISION OF PART OF PARCEL A-1 AND ALL OF PARCELS A-2 THRU A-6,
SAVAGE TOWNE CENTRE, PLAT NOS. 20130-20135, PART OF PARCEL B, GOLDEN KEY,
PLAT NO. 5909 AND PART OF DORSEY RUN ROAD, SRC PLAT NO. 59415)

ZONE: TOD TM 48, GRID 20, P/O PARCELS 137 & 194
6TH ELECTION DISTRICT HOWARD COUNTY, MARYLAND
SCALE: 1"=100' SHEET 5 OF 5 AUGUST 2013

GLW GUTSCHICK LITTLE & WEBER, P.A.
CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS,
3909 NATIONAL DRIVE - SUITE 250 - BURTNSVILLE OFFICE PARK
BURTONSVILLE MARYLAND 20886
TEL: 301-421-4024 BAL: 410-880-1820 DC/VA: 301-988-2524 FAX: 301-421-4188
DRAWN BY: [Signature] CHECK BY: [Signature]

S:\Survey Drawings\11107\PLATS\11107_RPL5.dwg
PLOTTED: 8/12/2013 10:18 AM, LAST SAVED: 8/12/2013 7:58 AM, PLOTTED BY: Paul Clark