

GENERAL NOTES

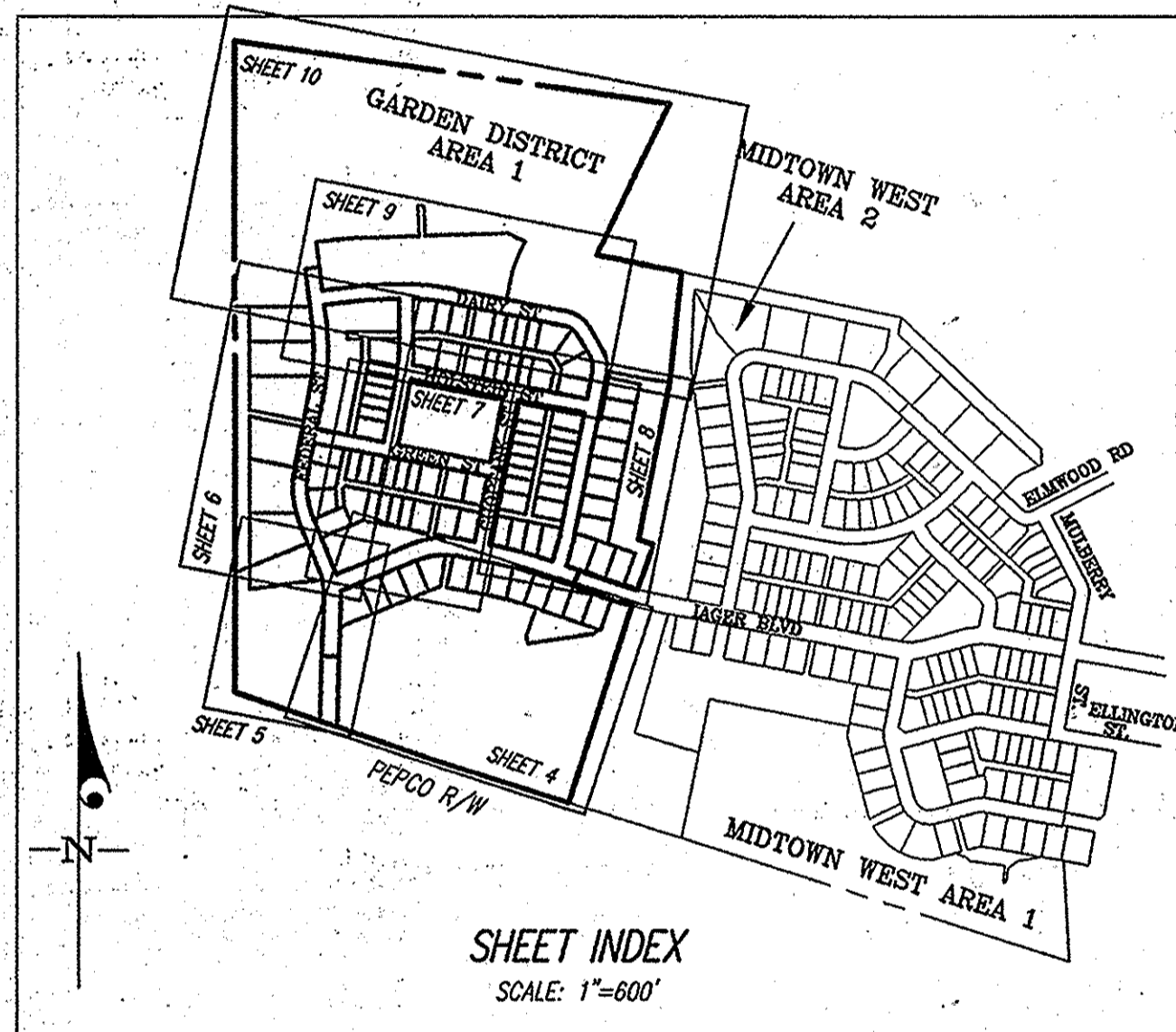
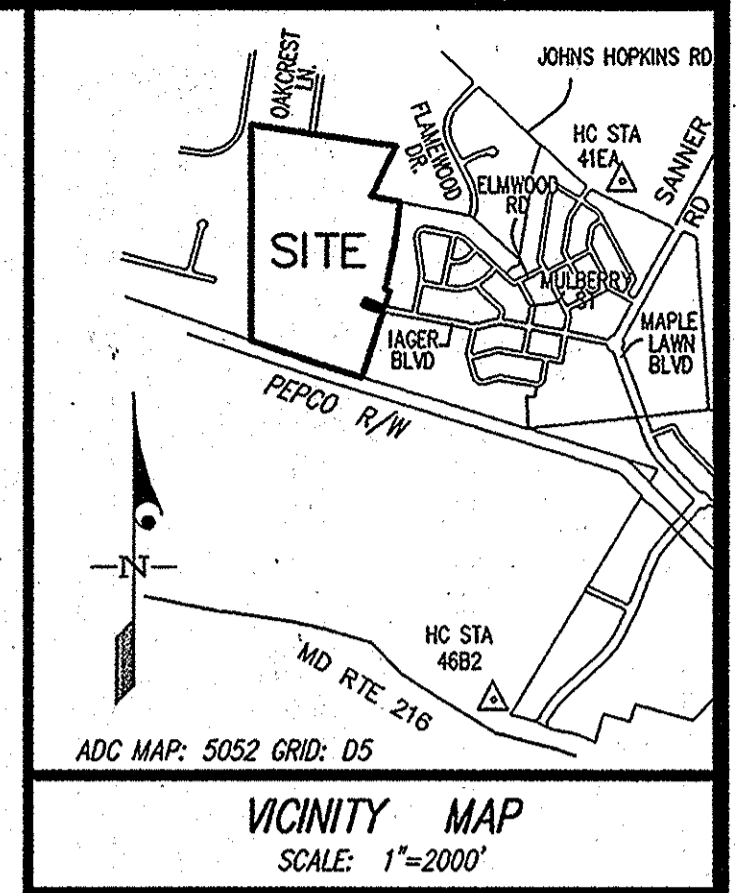
- IRON PINS SHOWN THUS:
- CONCRETE MONUMENTS SHOWN THUS:
- THIS PLAT AND THE COORDINATES SHOWN HEREON, ARE BASED UPON A FIELD RUN BOUNDARY SURVEY PREPARED BY GUTSCHICK, LITTLE & WEBER, P.A. IN NOVEMBER 2010.
- PROPERTY IS ZONED MD-3 PER THE 2-2-04 COMPREHENSIVE ZONING PLAN AND THE COMP LITE ZONING AMENDMENTS EFFECTIVE 7-28-06. PER ZB-995M (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, F-12-29, F-12-30, WP-03-120, F-13-07, F-13-08 & P-13-03.
- 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-NY-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 8/15/14, ON WHICH DATE DEVELOPER'S AGREEMENT No. 24-4785-D AND 8/15/14, ON WHICH DATE DEVELOPER'S AGREEMENT No. 24-4786-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, IMPERVIOUS PAVING, OR PLACEMENT OF STRUCTURES WITHIN THE 100 YEAR FLOOD PLAIN, UNLESS AUTHORIZED BY THE DEPARTMENT OF PLANNING & ZONING, SECTION 16.116(c)(2)(i) - WHICH PROHIBITS GRADING, REMOVAL OF VEGETATIVE COVER AND TREES, PAVING AND NEW STRUCTURES WITHIN 75 FEET OF A PERENNIAL STREAM IN A RESIDENTIAL ZONING DISTRICT AND SECTION 16.119(c)(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 CONSTRUCTED UNDER F-13-008. THE FACILITIES WILL BE P-3 PONDS WITH EXTENDED DETENTION. THEY WILL BE PUBLICLY OWNED WITH JOINT MAINTENANCE. THE TWO P-3 PONDS WILL SERVE AS SEDIMENT BASINS FOR THE GRADING SHOWN BEFORE BEING CONVERTED. THE RECHARGE REQUIREMENTS FOR THIS AREA WILL BE PROVIDED IN PRIVATELY OWNED AND MAINTAINED FACILITIES TO BE LOCATED WITHIN OPEN SPACE LOTS 109 AND 110. OPEN SPACE LOTS 109 AND 110 WILL BE CONVEYED TO THE HOMEOWNER'S ASSOCIATION. THE REV FACILITIES WILL BE CONSTRUCTED WITH THESE FINAL ROAD PLANS.
- PER CEMETERY INVENTORY MAP AND HISTORIC SITE MAP - THERE ARE NO KNOWN CEMETERIES OR HISTORIC STRUCTURES LOCATED ON THE SUBJECT PROPERTY.
- PER SCENIC ROADS MAP - 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 WESSEL 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)

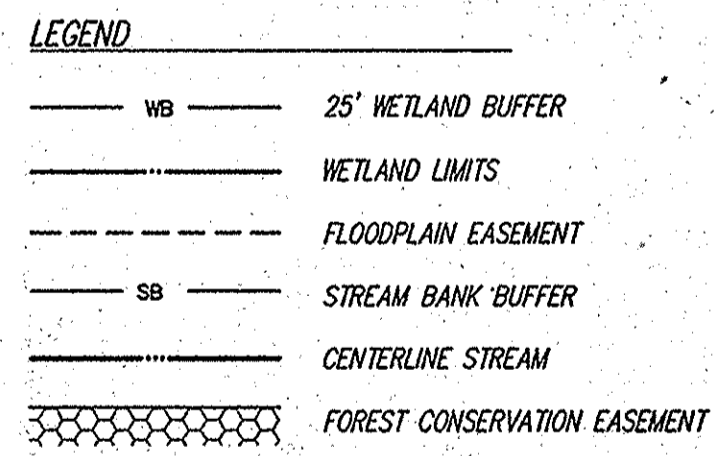
- MINIMUM BUILDING SETBACK RESTRICTIONS FROM PROPERTY LINES AND THE PUBLIC ROAD RIGHTS OF WAY FOR ALL SFD AND SFA RESIDENTIAL LOTS WILL BE PROVIDED IN ACCORDANCE WITH THE COMPREHENSIVE DEVELOPMENT CRITERIA APPROVED FOR THIS PROJECT UNDER S-01-17, PB-353, S-06-16 AND PB-378.
- PHASING FOR THIS PROJECT 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 AFFO 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 FOREST CONSERVATION REQUIREMENTS PER SECTION 16.1202 OF THE HOWARD COUNTY CODE AND THE FOREST CONSERVATION MANUAL WAS PREVIOUSLY ADDRESSED UNDER F-13-008. NO CLEARING, GRADING OR CONSTRUCTION IS PERMITTED WITHIN THE FOREST CONSERVATION EASEMENT; HOWEVER, FOREST MANAGEMENT PRACTICES AS DEFINED IN THE DEED OF FOREST CONSERVATION EASEMENT ARE ALLOWED.
- A NOISE STUDY WAS PREPARED BY WILDMAN & ASSOCIATES FOR S-01-17, WHICH WAS SIGNED BY THE PLANNING BOARD ON AUGUST 8, 2001.
- 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 PDP HAVE BEEN CONSTRUCTED.

(GENERAL NOTES CONTINUE)

- 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 OUT 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 EASEMENTS:
DEVELOPER RESERVES UNTO ITSELF, ITS SUCCESSORS AND ASSIGNS, ALL EASEMENTS SHOWN ON THIS PLAN FOR WATER, SEWER, STORM DRAINAGE, OTHER PUBLIC UTILITIES LOCATED IN, ON, OVER AND THROUGH LOTS. ANY CONVEYANCES OF THE FORESAID LOTS SHALL BE SUBJECT TO THE EASEMENTS HEREIN RESERVED, WHETHER OR NOT EXPRESSLY STATED IN THE DEED(S) CONVEYING SAID LOTS. DEVELOPER SHALL EXECUTE AND DELIVER DEEDS FOR THE EASEMENTS HEREIN RESERVED TO HOWARD COUNTY, UPON COMPLETION OF THE PUBLIC UTILITIES AND THEIR ACCEPTANCE BY HOWARD COUNTY, THE COUNTY SHALL ACCEPT THE EASEMENTS AND RECORD THE DEED(S) OF EASEMENT IN THE LAND RECORDS OF HOWARD COUNTY.
- DRIVEWAY(S) SHALL BE CONSTRUCTED PRIOR TO RESIDENTIAL OCCUPANCY TO INSURE SAFE ACCESS FOR FIRE AND EMERGENCY VEHICLES PER THE FOLLOWING MINIMUM REQUIREMENTS:
A) WIDTH - 12 FEET (16 FEET SERVING MORE THAN ONE RESIDENCE).
B) SURFACE - 6 INCHES OF COMPACTED CRUSHER RUN BASE WITH TAR AND CHIP COATING (1 1/2" MIN.)
C) GEOMETRY - MAXIMUM 15% GRADE, MAXIMUM 10% GRADE CHANGE AND MINIMUM 45' TURNING RADIUS.
D) STRUCTURES (CULVERT/BRIDGES) - CAPABLE OF SUPPORTING 25 GROSS TON (H25 LOADING).
E) DRAINAGE ELEMENTS - CAPABLE OF SAFELY PASSING 100-YEAR FLOOD WITH NO MORE THAN 1 FOOT DEPTH OVER DRIVEWAY SURFACE.
F) MAINTENANCE - SUFFICIENT TO INSURE ALL WEATHER USE.
- OPEN SPACE LOTS 99 THRU 104, 109 AND 110 AND COMMON OPEN AREA LOTS 111 THRU 114 SHOWN HEREON WILL BE DEDICATED TO A PROPERTY OWNERS ASSOCIATION FOR THE RESIDENTS OF THIS SUBDIVISION AND RECORDING REFERENCES OF THE ARTICLES OF INCORPORATION AND RESTRICTIONS ARE SHOWN HEREON, ARTICLES OF INCORPORATION FOR THE MAPLE LAWN FARMS HOMEOWNERS ASSOCIATION WAS FILED WITH THE MARYLAND STATE DEPARTMENT OF ASSESSMENTS AND TAXATION ON 5/13/03, (DEPT. ID # D07370653). THE DECLARATION OF COVENANTS, CONDITIONS, EASEMENTS AND RESTRICTIONS FOR MAPLE LAWN HOMEOWNERS ASSOCIATION, INC. IS RECORDED IN LIBER 7419 AT FOLIO 282.
OPEN SPACE LOTS 105 THRU 108 WILL BE DEDICATED TO HOWARD COUNTY, MARYLAND.



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



THE LIMIT OF THIS FINAL PLAT COVERS PART OF THE DEVELOPMENT PROPOSED BY S-06-16 AS ANNUAL PHASE 10B (ALLOCATION YEAR 2015).

THE PURPOSE OF THIS PLAT IS RESUBDIVIDE NON-BUILDABLE BULK PARCEL W TO CREATE LOTS 1-98, OPEN SPACE LOTS 99-110, COMMON OPEN AREA LOTS 111-114 AND NON-BUILDABLE BULK PARCELS X, Y, & Z.

TABULATION OF FINAL PLAT - ALL SHEETS

1. TOTAL NUMBER OF LOTS AND PARCELS TO BE RECORDED:	117
2. TOTAL NUMBER OF BUILDABLE LOTS TO BE RECORDED:	98
3. TOTAL AREA OF BUILDABLE LOTS TO BE RECORDED:	17,362.0 AC.
4. TOTAL NUMBER OF OPEN SPACE LOTS TO BE RECORDED:	12
5. TOTAL AREA OF OPEN SPACE LOTS TO BE RECORDED:	23,859.3 AC.
6. TOTAL NUMBER OF COMMON OPEN AREA LOTS TO BE RECORDED:	4
7. TOTAL AREA OF COMMON OPEN AREA LOTS TO BE RECORDED:	1,347.3 AC.
8. TOTAL NUMBER OF NON-BUILDABLE PARCELS TO BE RECORDED:	3
9. TOTAL AREA OF NON-BUILDABLE PARCELS TO BE RECORDED:	25,794.2 AC.
10. TOTAL AREA OF ROADWAYS TO BE RECORDED:	7,423.9 AC.
11. TOTAL AREA OF SUBDIVISION TO BE RECORDED:	75,786.7 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: 10/1/14

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

[Signature]
 CHIEF, DEVELOPMENT ENGINEERING DIVISION
 DATE: 9.17.14

[Signature]
 DIRECTOR
 DATE: 10/09/14

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 8 DAY OF JULY, 2014

MAPLE LAWN FARMS I, LLC
 BY: *[Signature]*
 EUGENE W. JAGER, PRESIDENT

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

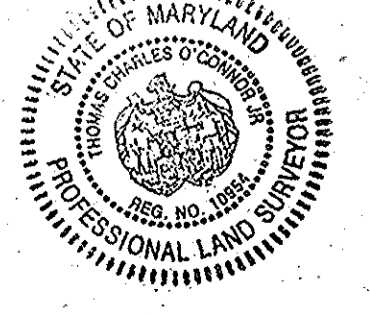
WITNESS: *[Signature]*

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 RESUBDIVISION OF NON-BUILDABLE BULK PARCEL W AS SHOWN ON A SUBDIVISION PLAT ENTITLED "MAPLE LAWN FARMS, GARDEN DISTRICT, NON-BUILDABLE BULK PARCEL W" AND RECORDED AS PLAT Nos. 22468 THRU 22478 AND BEING 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; 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.

[Signature]
 THOMAS C. O'CONNOR, JR.
 PROFESSIONAL LAND SURVEYOR
 MARYLAND REGISTRATION NO. 10954 (EXP. DATE: 07/03/2016)
 DATE: 7/9/2014



RECORDED AS PLAT NUMBER 22995 ON 10/01/14, AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND

MAPLE LAWN FARMS
 GARDEN DISTRICT - AREA 1
 LOTS 1-98, OPEN SPACE LOTS 99-110,
 COMMON OPEN AREA LOTS 111-114 AND
 NON-BUILDABLE BULK PARCELS X, Y, & Z
 (A RESUBDIVISION OF NON-BUILDABLE BULK PARCEL W, MAPLE LAWN FARMS, GARDEN DISTRICT, PLAT Nos. 22468 THRU 22478)

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 10 JUNE 2014

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: 301-889-2524 FAX: 301-421-4188
 DRAWN BY: *[Signature]* CHECK BY: *[Signature]*

S:\Survey Drawings\2014\PLATS\12001-GARDEN-RPL1.dwg, PLOTTED: 6/26/2014 10:02 AM, LAST SAVED: 6/26/2014 10:01 AM, PLOTTED BY: Paul Clark

**SUMMARY OF MINIMUM SETBACKS FOR RESIDENTIAL
LAND USE AREAS PER APPROVED PDP 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 ENCR OACH ON TO 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 ENCR OACH 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 ENCR OACH 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 ENCR OACH TO WITHIN 1' FROM THE SIDE PROPERTY LINE FOR COTTAGES, MANORS, AND VILLAS; TO WITHIN 12' FOR ESTATES.
- STOOPS AND STEPS MAY ENCR OACH 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 ENCR OACH 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 ENCR OACH 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 ENCR OACH INTO THE FRONT YARD TO WITHIN 1' FROM THE FRONT PROPERTY LINE 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 ENCR OACH 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 50' 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 FURTHER 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.

Lot Information

Lot Type	Lots	Minimum Lot Size	Min. Lot Width at Front BRL
Cottage	32-36, 45-49, 52-55, 63-66, 72-76, 83-86, 93-98	2,500 Square Feet	32'
Manor	37-44, 60-61, 68-70	4,000 Square Feet	48'
Villa	1-24, 31, 50-51, 56-59, 62, 67, 71, 77-82, 87-92	5,400 Square Feet	54'
Estate	25-30	20,000 Square Feet	120' *

* except for lots identified on CSP which shall not be less than 100' at front BRL

OWNER

MAPLE LAWN FARMS I, LLC
c/o GREENEDALUM & 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 10/1/14
COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING
& ZONING

Chad Edmister 9-17-14
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

Kevin J. ... 10/29/14
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 8 DAY OF JULY, 2014

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

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

WITNESS: *Chad Edmister*

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

WITNESS: *Chad Edmister*

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 NON-BUILDABLE BULK PARCEL W AS SHOWN ON A SUBDIVISION PLAT ENTITLED "MAPLE LAWN FARMS, GARDEN DISTRICT, NON-BUILDABLE BULK PARCEL W" AND RECORDED AS PLAT Nos. 22468 THRU 22478 AND BEING 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; 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.

Thomas C. O'Connor, Jr. 7/19/2014
THOMAS C. O'CONNOR, JR.
PROFESSIONAL LAND SURVEYOR
MARYLAND REGISTRATION NO. 10954 (EXP. DATE: 07/03/2016)



RECORDED AS PLAT NUMBER 22996 ON
10/1/14, AMONG THE LAND RECORDS OF
HOWARD COUNTY, MARYLAND

MAPLE LAWN FARMS
GARDEN DISTRICT - AREA 1
LOTS 1-98, OPEN SPACE LOTS 99-110,
COMMON OPEN AREA LOTS 111-114 AND
NON-BUILDABLE BULK PARCELS X, Y, & Z
(A RESUBDIVISION OF NON-BUILDABLE BULK PARCEL W, MAPLE LAWN
FARMS, GARDEN DISTRICT, PLAT Nos. 22468 THRU 22478)

ZONE: MXD-3 TM 41, GRID 14 & 21, P/O PARCELS 110 & 114
5TH ELECTION DISTRICT HOWARD COUNTY, MARYLAND
SCALE: NONE SHEET 2 OF 10 JUNE 2014

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 DC/VA: 301-989-2524 FAX: 301-421-4188
DRAWN BY: *PWC* CHECK BY: *TD*

S:\Survey Drawings\2014\PLATS\14-11-14\14-11-14-033.dwg, PLOTTED: 6/26/2014 9:41 AM, LAST SAVED: 6/26/2014 7:56 AM, PLOTTED BY: Paul Clark

OVERALL TRACKING CHART

PHASE NO.	FILE REF. NO.	GROSS ACREAGE	NON-BUILDABLE					S.F.D. AC. (%)	O.R. AC. (%)	EMP. AC. (%)	O.S. AC. (%)	PUB. RD.			PRIV. RD. ACREAGE	SFD UNITS	O.R. UNITS (APT./S.F.A.)	S.F.D. DENSITY	O.R. DENSITY	EMP. BLDG. AREA	EMP. F.A.R.
			SF	OR	EMP	OS	%					SF	OR	EMP							
1	F-03-07	51.98	0.00	0.00	0.00	0.00	(0.0)														
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)	21.15 (40.7)	0.00	0.00	4.35							
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	190	5.8/AC.	15.5/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			8.2/AC.			
4b	F-05-139 / F-07-08	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		15		12.0/AC.			
5b	F-06-161	33.26	0.00	-0.23	0.00	0.00	(-0.7)	7.73 (23.2)	7.26 (21.8)	0.00 (0.0)	18.50 (55.6)	2.22	3.16	0.00	0.88	41	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		10.5/AC.				
n/o	F-07-37	0.00	0.00	0.00	0.00	0.00	(0.0)	0.00 (0.0)	0.63 (0.0)	-0.63 (0.0)	0.00 (0.0)	0.00	0.00	0.00							
n/o	F-07-183	3.05	0.00	0.00	0.00	0.00	(0.0)	0.00 (0.0)	0.00 (0.0)	3.05 (100.0)	0.00 (0.0)	0.00	0.00	0.00							
6b	F-08-54 / F-08-55	90.60	0.00	0.00	16.95	13.04	(34.6)	0.00 (0.0)	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/g	F-09-97	0.00	0.00	0.00	-11.23	0.00	(0.0)	0.00 (0.0)	0.00 (0.0)	0.00 (0.0)	11.23 (0.0)	0.00	0.00	0.00							
n/o	F-10-46	0.00	0.03	0.00	0.00	0.00	(0.0)	0.00 (0.0)	-0.03 (0.0)	0.00 (0.0)	0.00 (0.0)	0.00	0.00	0.00							
7	F-10-61	16.60	1.15	0.00	0.00	0.20	(8.1)	5.86 (35.3)	8.45 (50.9)	0.00 (0.0)	0.94 (5.7)	1.18	2.45	0.00	1.45	39	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		12	10.2/AC.				
8b	F-12-21	0.00	0.00	-7.32	-0.32	-0.68	(0.0)	0.00 (0.0)	7.95 (0.0)	-0.31 (0.0)	0.67 (0.0)	0.00	2.93	0.32	1.29		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		10	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	4.3/AC.				
n/o	F-12-15	9.37	0.00	0.59	13.01	0.00	(0.0)	0.00 (0.0)	0.00 (0.0)	-4.23 (0.0)	0.00 (0.0)	0.00	0.00	0.00							
9b	F-13-03	0.00	0.00	-3.99	0.00	-0.69	(0.0)	0.00 (0.0)	3.99 (0.0)	0.00 (0.0)	0.69 (0.0)	0.00	0.97	0.00	0.26		10.8/AC.				
9c	F-13-07	34.08	0.00	0.00	0.00	0.00	(0.0)	20.46 (60.1)	0.00 (0.0)	0.00 (0.0)	13.60 (39.9)	4.73	0.00	0.00	0.97	85	4.2/AC.				
9c	F-13-08	75.79	46.90	0.00	0.00	28.89	(100.0)	0.00 (0.0)	0.00 (0.0)	0.00 (0.0)	32.60 (36.0)	26.65 (29.4)	0.00	0.00							
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							
10b	F-14-15	0.00	0.00	-4.32	0.00	0.00	(0.0)	0.00 (0.0)	4.32 (0.0)	0.00 (0.0)	0.00 (0.0)	0.00	0.57	0.00	0.20		12.3/AC.				
10c	F-14-33	0.00	-26.12	0.00	0.00	-23.86	(0.0)	26.12 (0.0)	0.00 (0.0)	0.00 (0.0)	23.86 (0.0)	7.43	0.00	0.00	1.37	98	3.8/AC.				
11c	P-14-01	0.00	-18.98	0.00	0.00	-5.02	(0.0)	18.98 (0.0)	0.00 (0.0)	0.00 (0.0)	5.02 (0.0)	2.02	0.00	0.50	45		2.4/AC.				
11b	F-14-69	0.00	0.00	-1.91	0.00	0.00	(0.0)	0.00 (0.0)	1.91 (0.0)	0.00 (0.0)	0.00 (0.0)	0.00	0.00	0.00			18.3/AC.				
TOTALS		494.93		16.31		(3.29)		116.49 (23.54)	73.90 (14.93)	107.51 (21.72)	180.73 (36.52)	59.26		13.50	497	802	4.3/AC.	10.9/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.	4.3 UNITS/AC.	2.8 UNITS/AC.	SINGLE FAMILY DETACHED (S.F.D.)	118.29	192.6	SINGLE FAMILY DETACHED	507 (37.8%)
OVERALL NUMBER OF O.R. UNITS / GROSS ACRE OF O.R.	10.9 UNITS/AC.	14.0 UNITS/AC.	OTHER RESIDENTIAL (O.R.)	73.90	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	2.6 UNITS/AC.	2.2 UNITS/AC.	OPEN SPACE	180.73	217.1	TOTAL	1340
			TOTALS	494.93	606.3		

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

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. 'G'-'T', O.S. LOTS, 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	F-14-69	0.59	---	---
Q	0.63	F-12-21	F-14-69	0.63	---	---
R	0.25	F-12-21	F-14-69	0.25	---	---
S	0.44	F-12-21	F-14-69	0.44	---	---
T	9.00	F-12-21	F-13-03	9.00	NON-BUILD. PAR. 'U' & 'V', S.F. LOTS, ROAD R/W AND C.O.A. LOTS	---
C-27	13.01	F-12-15	---	---	---	13.01
U	0.73	F-13-03	F-14-15	0.73	S.F. LOTS	---
V	3.59	F-13-03	F-14-15	3.59	S.F. LOTS, ROAD R/W AND C.O.A. LOTS	---
W	75.79	F-13-08	F-14-33	75.79	NON-BUILD. PAR. 'X' THRU 'Z', S.F. LOTS, O.S. LOTS, ROAD R/W AND C.O.A. LOTS	---
X	0.33	F-14-33	---	0.00	---	0.33
Y	24.00	F-14-33	P-14-01	24.00	---	---
Z	1.47	F-14-33	---	0.00	---	1.47
TOTAL	16.30					

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) ③
6a	F-08-72	15.05	5.50 (36.5)	---
n/o	F-07-183	3.05	0.00 (0.00)	---
6b	F-08-54 / F-08-55	90.60	26.65 (29.4)	4.76 (17.9) ④
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) ⑤
8c	F-12-20	1.65	0.09 (5.5)	---
8c	F-12-29	30.22	13.59 (45.0)	1.29 (9.5) ⑥
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) ⑦
9c	F-13-07	34.08	13.59 (39.9)	5.05 (37.2) ⑧
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)
10b	F-14-15	0.00	0.00 (0.0)	0.00 (0.0)
10c	F-14-33	0.00	23.86 (0.0)	7.94 (33.3) ⑨
11c	P-14-01	0.00	5.02 (0.0)	0.00 (0.0)
11b	F-14-69	0.00	0.00 (0.0)	0.00 (0.0)
TOTALS		494.93	180.72 (36.5)	29.82 (16.5)

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

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 Hillside Area 3 (F-06-161)	OS 213 [1.00 ac.] OS 214 [0.61 ac.]	1.61 ac.
④ Westside Area 1 (F-08-54)	OS 4 (Recreational Field) [4.76 ac.]	4.76 ac.
⑤ Westside Area 2 (F-12-21)	OS 68 [0.67 ac.]	0.67 ac.
⑥ Midtown West Area 1 (F-12-29)	OS 84 [0.66 ac.] OS 85 [0.63 ac.]	1.29 ac.
⑦ Westside Area 3 (F-13-03)	OS 115 [0.69 ac.]	0.69 ac.
⑧ Midtown West Area 2 (F-13-07)	OS 179 [0.73 ac.] OS 180 [0.74 ac.] OS 182 [3.58 ac.]	5.05 ac.
⑨ Garden District Area 1 (F-13-03)	OS 99 [0.90 ac.] OS 101 [1.75 ac.] OS 104 [2.85 ac.] OS 107 [2.44 ac.]	7.94 ac.
TOTAL		29.82 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

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 NON-BUILDABLE BULK PARCEL W AS SHOWN ON A SUBDIVISION PLAT ENTITLED "MAPLE LAWN FARMS, GARDEN DISTRICT, NON-BUILDABLE BULK PARCEL W" AND RECORDED AS PLAT Nos. 22468 THRU 22478 AND BEING 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; ALL ALONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND, AND THAT ALL MONUMENTS ARE IN PLACE OR WILL BE IN PLACE PRIOR TO ACCEPTANCE OF THE STREETS IN THE SUBDIVISION BY HOWARD COUNTY, IN ACCORDANCE WITH THE ANNOTATED CODE OF MARYLAND, AS AMENDED.
 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.
 PROFESSIONAL LAND SURVEYOR
 MARYLAND REGISTRATION NO. 10954 (EXP. DATE: 07/03/2016)

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: CHIEF, DEVELOPMENT ENGINEERING DIVISION

DATE: 9-17-14

DATE: 10/09/14

OWNER'S DEDICATION

CURVE TABULATION THIS SHEET						
CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
1710-1709	215.00'	17.20'	8.60'	17.19'	N 00°41'29" W	4°34'58"
1708-1707	230.00'	134.14'	69.04'	132.25'	N 84°20'30" E	33°25'00"
1706-1705	1,070.00'	151.89'	76.07'	151.76'	S 74°53'00" E	8°08'00"
1356-1418	1,130.00'	69.04'	34.53'	69.02'	S 72°34'01" E	3°30'01"

PUBLIC SEWER & UTILITY EASEMENT LINE TABLE THIS SHEET		
LINE	BEARING	LENGTH
S1	S 21°19'03" E	102.72'
S2	N 86°36'32" W	19.41'
S3	N 83°19'04" W	2.68'
S4	N 21°19'03" W	46.04'
S5	N 01°36'00" E	51.36'

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:	15
2. TOTAL NUMBER OF BUILDABLE LOTS TO BE RECORDED:	13
3. TOTAL AREA OF BUILDABLE LOTS TO BE RECORDED:	2,482.0 AC.
4. TOTAL NUMBER OF OPEN SPACE LOTS TO BE RECORDED:	2
5. TOTAL AREA OF OPEN SPACE LOTS TO BE RECORDED:	11,880.3 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:	0
9. TOTAL AREA OF NON-BUILDABLE PARCELS TO BE RECORDED:	0 AC.
10. TOTAL AREA OF ROADWAYS TO BE RECORDED:	0 AC.
11. TOTAL AREA OF SUBDIVISION TO BE RECORDED:	14,362.3 AC.

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

[Signature] 10/1/14
 COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

[Signature] 9.17.14
 CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

[Signature] 10/08/14
 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: *[Signature]*
 EUGENE W. IAGER, PRESIDENT

WITNESS: *[Signature]*

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

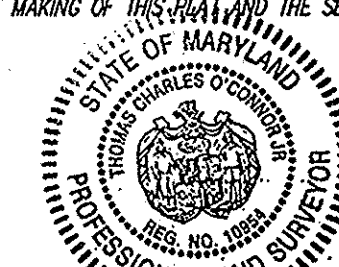
WITNESS: *[Signature]*

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 RESUBDIVISION OF NON-BUILDABLE BULK PARCEL W AS SHOWN ON A SUBDIVISION PLAT ENTITLED "MAPLE LAWN FARMS, GARDEN DISTRICT, NON-BUILDABLE BULK PARCEL W" AND RECORDED AS PLAT Nos. 22468 THRU 22478 AND BEING 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; 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.

[Signature] 7/9/2014
 THOMAS C. O'CONNOR, JR.
 PROFESSIONAL LAND SURVEYOR
 MARYLAND REGISTRATION NO. 10954 (EXP. DATE: 07/03/2016)



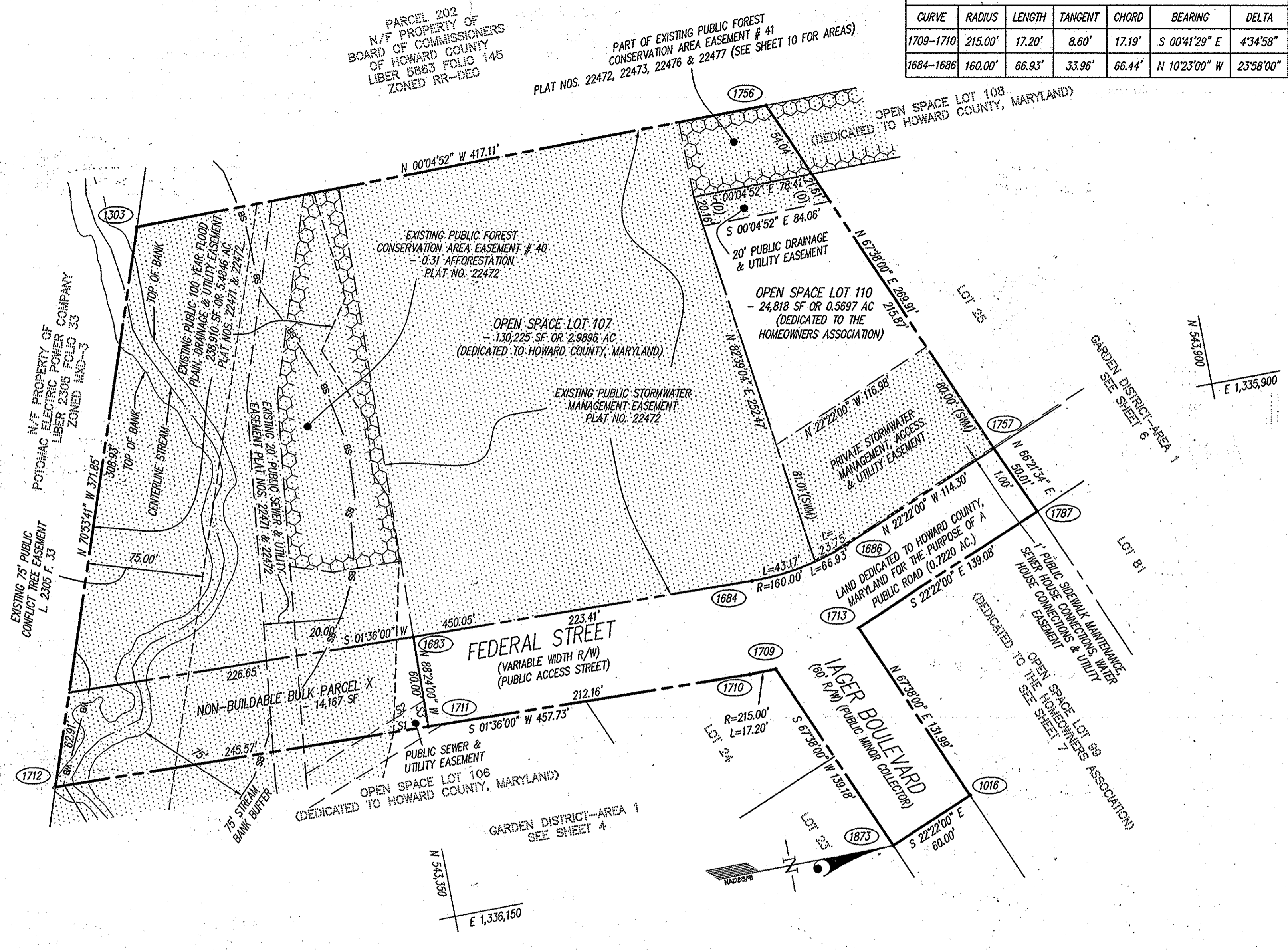
RECORDED AS PLAT NUMBER 22998 ON 10/01/2014, AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND

MAPLE LAWN FARMS
 GARDEN DISTRICT - AREA 1
 LOTS 1-98, OPEN SPACE LOTS 99-110,
 COMMON OPEN AREA LOTS 111-114 AND
 NON-BUILDABLE BULK PARCELS X, Y, & Z
 (A RESUBDIVISION OF NON-BUILDABLE BULK PARCEL W, MAPLE LAWN FARMS, GARDEN DISTRICT, PLAT Nos. 22468 THRU 22478)
 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 10 JUNE 2014

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

CURVE TABULATION THIS SHEET						
CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
1709-1710	215.00'	17.20'	8.60'	17.19'	S 00°41'29" E	4°34'58"
1684-1686	160.00'	66.93'	33.96'	66.44'	N 10°23'00" W	2°35'00"

PUBLIC SEWER & UTILITY EASEMENT LINE TABLE THIS SHEET		
LINE	BEARING	LENGTH
S1	S 01°36'00" W	41.36'
S2	N 21°19'03" W	44.90'
S3	S 88°24'00" E	17.48'



NOTE: THE WETLANDS LIMITS, WETLAND BUFFERS, STREAM BUFFERS SHOWN HEREON ARE EXISTING PER PLAT NOS. 22471 & 22472

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:	3
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:	2
5. TOTAL AREA OF OPEN SPACE LOTS TO BE RECORDED:	3.5593 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:	0.3252 AC.
10. TOTAL AREA OF ROADWAYS TO BE RECORDED:	0.7220 AC.
11. TOTAL AREA OF SUBDIVISION TO BE RECORDED:	4.6065 AC.

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

Richard J. Davis 10/1/14
 COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

Chad E. ... 9-17-14
 CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

Kate ... 10/09/14
 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 8 DAY OF July, 2014

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: *Richard J. Davis*

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS A RESUBDIVISION OF NON-BUILDABLE BULK PARCEL W AS SHOWN ON A SUBDIVISION PLAT ENTITLED "MAPLE LAWN FARMS, GARDEN DISTRICT, NON-BUILDABLE BULK PARCEL W" AND RECORDED AS PLAT Nos. 22468 THRU 22478 AND BEING 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; 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.

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Thomas C. O'Connor, Jr. 7/9/2014
 PROFESSIONAL LAND SURVEYOR DATE
 MARYLAND REGISTRATION NO. 10954 (EXP. DATE: 07/03/2016)



RECORDED AS PLAT NUMBER 22999 ON 10/01/14, AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND

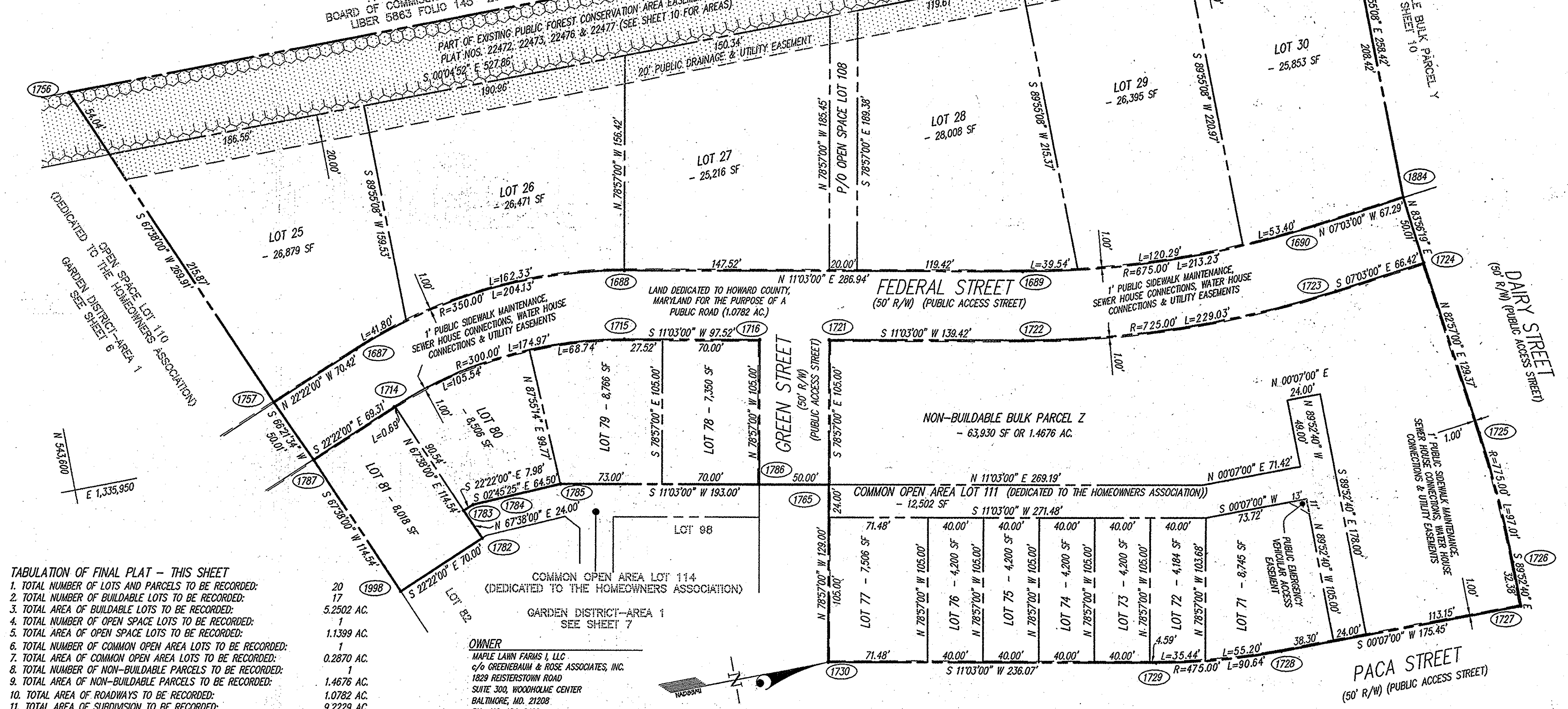
MAPLE LAWN FARMS
 GARDEN DISTRICT - AREA 1
 LOTS 1-98, OPEN SPACE LOTS 99-110,
 COMMON OPEN AREA LOTS 111-114 AND
 NON-BUILDABLE BULK PARCELS X, Y, & Z
 (A RESUBDIVISION OF NON-BUILDABLE BULK PARCEL W, MAPLE LAWN FARMS, GARDEN DISTRICT, PLAT Nos. 22468 THRU 22478)

ZONE: MXD-3 TM 41, GRID 14 & 21, P/O PARCELS 110 & 114
 5TH ELECTION DISTRICT HOWARD COUNTY, MARYLAND

SCALE: 1"=50' SHEET 5 OF 10 JUNE 2014

GLW GUTSCHICK LITTLE & WEBER, P.A.
 CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS
 3909 NATIONAL DRIVE - SUITE 200 - BURTONSVILLE OFFICE PARK
 BURTONSVILLE, MARYLAND 20899
 TEL: 301-421-4024 BAL: 410-880-1820 DC/VA: 301-989-2524 FAX: 301-421-4188
 DRAWN BY: *...* CHECK BY: *...*

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
1725-1726	775.00'	97.01'	48.57'	96.95'	N 86°32'10" E	71°02"
1728-1729	475.00'	90.64'	45.46'	90.50'	S 05°35'00" W	10°56'00"
1687-1688	350.00'	204.13'	105.06'	201.25'	N 05°39'30" W	33°25'00"
1689-1690	675.00'	213.23'	107.51'	212.35'	N 02°00'00" E	18°06'00"
1723-1722	725.00'	229.03'	115.48'	228.08'	S 02°00'00" W	18°06'00"
1715-1714	300.00'	174.97'	90.05'	172.50'	S 05°39'30" E	33°25'00"



TABULATION OF FINAL PLAT - THIS SHEET

- TOTAL NUMBER OF LOTS AND PARCELS TO BE RECORDED: 20
- TOTAL NUMBER OF BUILDABLE LOTS TO BE RECORDED: 17
- TOTAL AREA OF BUILDABLE LOTS TO BE RECORDED: 5,2502 AC.
- TOTAL NUMBER OF OPEN SPACE LOTS TO BE RECORDED: 1
- TOTAL AREA OF OPEN SPACE LOTS TO BE RECORDED: 1,1399 AC.
- TOTAL NUMBER OF COMMON OPEN AREA LOTS TO BE RECORDED: 1
- TOTAL AREA OF COMMON OPEN AREA LOTS TO BE RECORDED: 0,2870 AC.
- TOTAL NUMBER OF NON-BUILDABLE PARCELS TO BE RECORDED: 1
- TOTAL AREA OF NON-BUILDABLE PARCELS TO BE RECORDED: 1,4676 AC.
- TOTAL AREA OF ROADWAYS TO BE RECORDED: 1,0782 AC.
- TOTAL AREA OF SUBDIVISION TO BE RECORDED: 9,2229 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

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

[Signature] CHIEF, DEVELOPMENT ENGINEERING DIVISION

[Signature] DIRECTOR

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 8 DAY OF JULY, 2014

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

BY: *[Signature]* 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 RESUBDIVISION OF NON-BUILDABLE BULK PARCEL W AS SHOWN ON A SUBDIVISION PLAT ENTITLED "MAPLE LAWN FARMS, GARDEN DISTRICT, NON-BUILDABLE BULK PARCEL W" AND RECORDED AS PLAT Nos. 22468 THRU 22478 AND BEING 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; 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.

[Signature] 7/9/2014 DATE

THOMAS C. O'CONNOR, JR. PROFESSIONAL LAND SURVEYOR

MARYLAND REGISTRATION NO. 10954 (EXP. DATE: 07/03/2016)

RECORDED AS PLAT NUMBER 23000 ON 10/10/2014, AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND

MAPLE LAWN FARMS

GARDEN DISTRICT - AREA 1

LOTS 1-98, OPEN SPACE LOTS 99-110, COMMON OPEN AREA LOTS 111-114 AND NON-BUILDABLE BULK PARCELS X, Y, & Z (A RESUBDIVISION OF NON-BUILDABLE BULK PARCEL W, MAPLE LAWN FARMS, GARDEN DISTRICT, PLAT Nos. 22468 THRU 22478)

ZONE: MXD-3 TM 41, GRID: 14 & 21, P/O PARCELS 110 & 114

5TH ELECTION DISTRICT HOWARD COUNTY, MARYLAND

SCALE: 1"=50' SHEET 6 OF 10 JUNE 2014

GLW GUTSCHICK LITTLE & WEBER, P.A.

CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS

3909 NATIONAL DRIVE - SUITE 250 - BURTONSVILLE OFFICE PARK

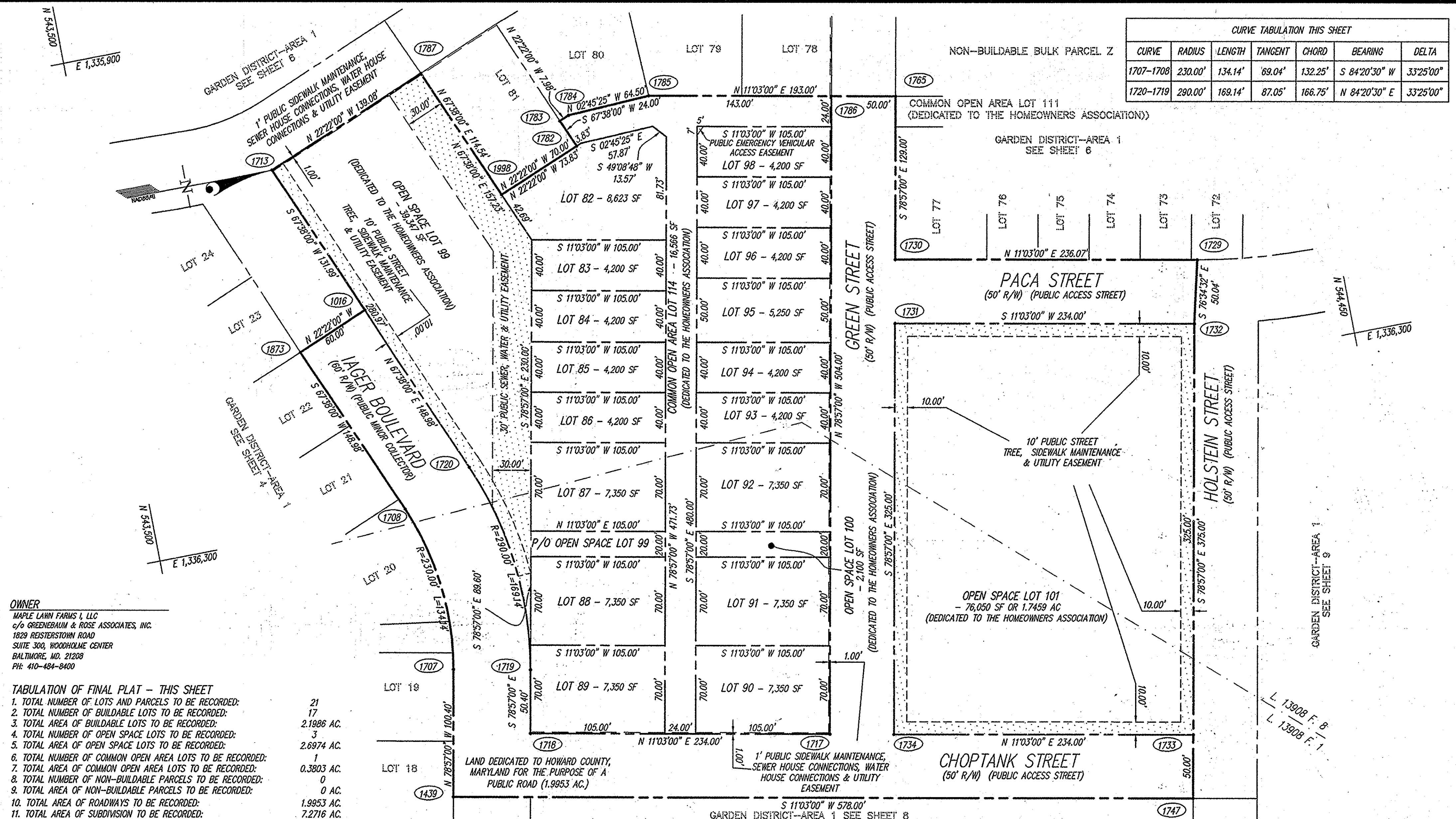
BURTONSVILLE, MARYLAND 20884

TEL: 301-421-4024 BAL: 410-880-1820 DC/VA: 301-989-2524 FAX: 301-421-4188

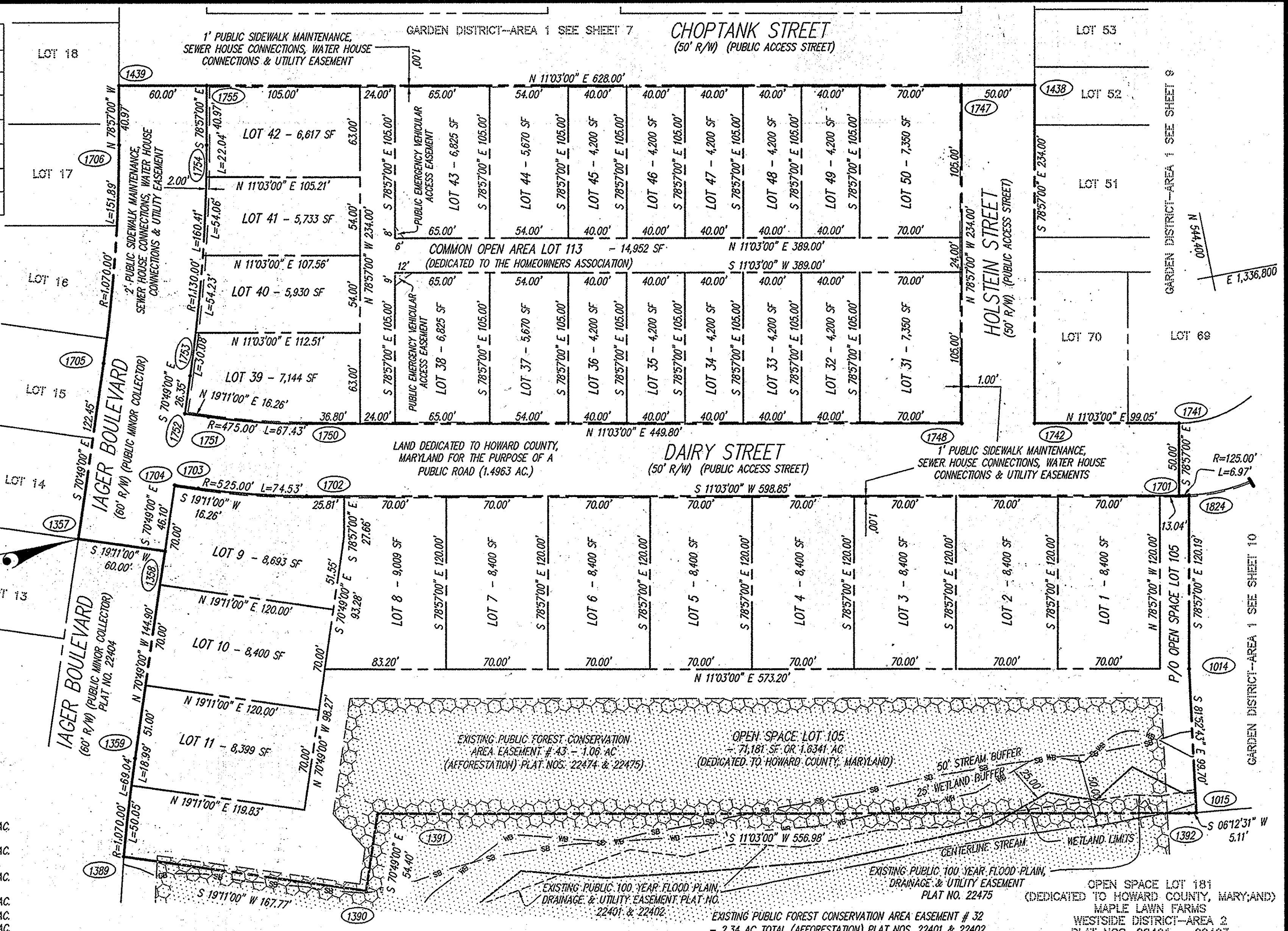
DRAWN BY: *[Signature]* CHECK BY: *[Signature]*

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CURVE TABULATION THIS SHEET						
CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
1707-1708	230.00'	134.14'	69.04'	132.25'	S 84°20'30" W	33°25'00"
1720-1719	290.00'	169.14'	87.05'	166.75'	N 84°20'30" E	33°25'00"



CURVE TABULATION THIS SHEET						
CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
1701-1824	125.00'	6.97'	3.48'	6.97'	N 09°27'14" E	3°11'35"
1389-1359	1,070.00'	69.04'	34.53'	69.03'	N 72°39'55" W	3°41'49"
1705-1706	1,070.00'	151.89'	76.07'	151.76'	N 74°53'00" W	8°08'00"
1754-1753	1,130.00'	160.41'	80.34'	160.27'	S 74°53'00" E	8°08'00"
1751-1750	475.00'	67.43'	33.77'	67.37'	N 15°07'00" E	8°08'00"
1702-1703	525.00'	74.53'	37.33'	74.46'	S 15°07'00" W	8°08'00"



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

NOTE: THE WETLANDS LIMITS, WETLAND BUFFERS, STREAM BUFFERS SHOWN HEREON ARE EXISTING PER PLAT NOS. 22474 & 22475

TABULATION OF FINAL PLAT - THIS SHEET

1. TOTAL NUMBER OF LOTS AND PARCELS TO BE RECORDED:	33
2. TOTAL NUMBER OF BUILDABLE LOTS TO BE RECORDED:	31
3. TOTAL AREA OF BUILDABLE LOTS TO BE RECORDED:	4.6009 AC.
4. TOTAL NUMBER OF OPEN SPACE LOTS TO BE RECORDED:	1
5. TOTAL AREA OF OPEN SPACE LOTS TO BE RECORDED:	1.6341 AC.
6. TOTAL NUMBER OF COMMON OPEN AREA TO BE RECORDED:	1
7. TOTAL AREA OF COMMON OPEN AREA LOTS TO BE RECORDED:	0.3432 AC.
8. TOTAL NUMBER OF NON-BUILDABLE PARCELS TO BE RECORDED:	0
9. TOTAL AREA OF NON-BUILDABLE PARCELS TO BE RECORDED:	0 AC.
10. TOTAL AREA OF ROADWAYS TO BE RECORDED:	1.4963 AC.
11. TOTAL AREA OF SUBDIVISION TO BE RECORDED:	8.0745 AC.

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 8 DAY OF JULY, 2014

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
 BY: [Signature]
 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 RESUBDIVISION OF NON-BUILDABLE BULK PARCEL W AS SHOWN ON A SUBDIVISION PLAT ENTITLED "MAPLE LAWN FARMS, GARDEN DISTRICT, NON-BUILDABLE BULK PARCEL W" AND RECORDED AS PLAT NOS. 22468 THRU 22478 AND BEING 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; ALL AGAINST 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.
 PROFESSIONAL LAND SURVEYOR
 MARYLAND REGISTRATION NO. 10954 (EXP. DATE: 07/03/2016)
 DATE: 7/9/2014

RECORDED AS PLAT NUMBER 23002 ON 10/10/2014, AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND

MAPLE LAWN FARMS
 GARDEN DISTRICT - AREA 1
 LOTS 1-98, OPEN SPACE LOTS 99-110,
 COMMON OPEN AREA LOTS 111-114 AND
 NON-BUILDABLE BULK PARCELS X, Y, & Z
 (A RESUBDIVISION OF NON-BUILDABLE BULK PARCEL W, MAPLE LAWN FARMS, GARDEN DISTRICT, PLAT NOS. 22468 THRU 22478)

ZONE: MXD-3 TM 41, GRID 14 & 21, P/O PARCELS 110 & 114
 5TH ELECTION DISTRICT HOWARD COUNTY, MARYLAND
 SCALE: 1"=50' SHEET 8 OF 10 JUNE 2014

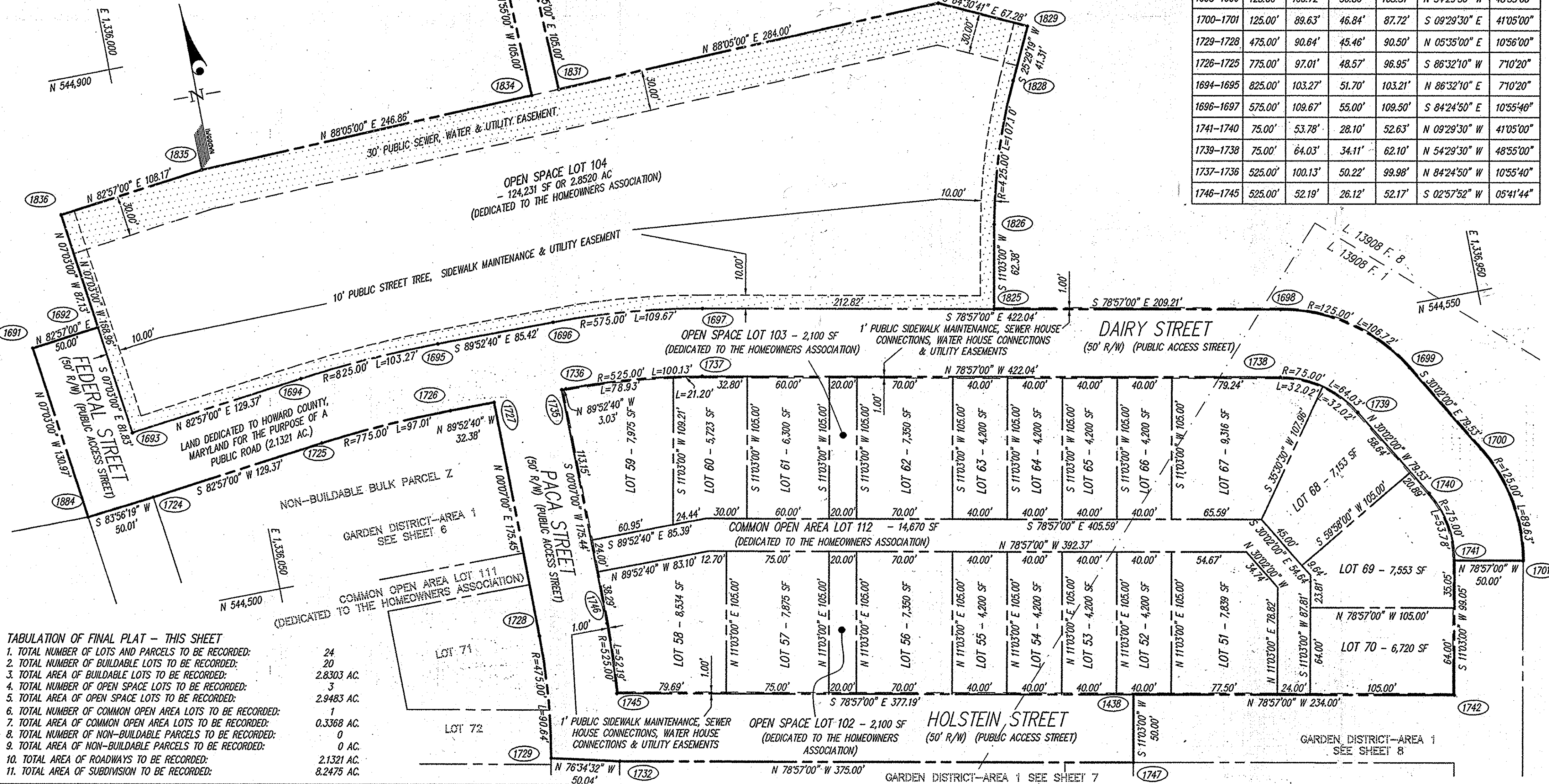
GLW GUTSCHICK LITTLE & WEBER, P.A.
 CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS
 3909 NATIONAL DRIVE - SUITE 250 - BURTNSVILLE OFFICE PARK
 BURTNSVILLE, MARYLAND 20868
 TEL: 301-421-4024 BALT. 410-860-1820 DC/VA 301-999-2524 FAX: 301-421-4168
 DRAIN BY: [Signature] CHECK BY: [Signature]

S:\Survey Drawings\12001\PLATS\12001-GARDEN-RPL&L.dwg, PLOTTED: 6/26/2014 9:47 AM, LAST SAVED: 6/26/2014 8:15 AM, PLOTTED BY: Paul Clark

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

GARDEN DISTRICT--AREA 1
 SEE SHEET 10

CURVE TABULATION THIS SHEET						
CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
1828-1826	425.00'	107.10'	53.84'	106.82'	S 18°16'10" W	14°26'19"
1698-1699	125.00'	106.72'	56.86'	103.51'	N 54°29'30" W	48°55'00"
1700-1701	125.00'	89.63'	46.84'	87.72'	S 09°29'30" E	41°05'00"
1729-1728	475.00'	90.64'	45.46'	90.50'	N 05°35'00" E	10°56'00"
1726-1725	775.00'	97.01'	48.57'	96.95'	S 86°32'10" W	71°0'20"
1694-1695	825.00'	103.27'	51.70'	103.21'	N 86°32'10" E	71°0'20"
1696-1697	575.00'	109.67'	55.00'	109.50'	S 84°24'50" E	10°55'40"
1741-1740	75.00'	53.78'	28.10'	52.63'	N 09°29'30" W	41°05'00"
1739-1738	75.00'	64.03'	34.11'	62.10'	N 54°29'30" W	48°55'00"
1737-1736	525.00'	100.13'	50.22'	99.98'	N 84°24'50" W	10°55'40"
1746-1745	525.00'	52.19'	26.12'	52.17'	S 02°57'52" W	05°41'44"



TABULATION OF FINAL PLAT - THIS SHEET

1. TOTAL NUMBER OF LOTS AND PARCELS TO BE RECORDED:	24
2. TOTAL NUMBER OF BUILDABLE LOTS TO BE RECORDED:	20
3. TOTAL AREA OF BUILDABLE LOTS TO BE RECORDED:	2,830.3 AC.
4. TOTAL NUMBER OF OPEN SPACE LOTS TO BE RECORDED:	3
5. TOTAL AREA OF OPEN SPACE LOTS TO BE RECORDED:	2,948.3 AC.
6. TOTAL NUMBER OF COMMON OPEN AREA LOTS TO BE RECORDED:	1
7. TOTAL AREA OF COMMON OPEN AREA LOTS TO BE RECORDED:	0.3368 AC.
8. TOTAL NUMBER OF NON-BUILDABLE PARCELS TO BE RECORDED:	0
9. TOTAL AREA OF NON-BUILDABLE PARCELS TO BE RECORDED:	0 AC.
10. TOTAL AREA OF ROADWAYS TO BE RECORDED:	2,132.1 AC.
11. TOTAL AREA OF SUBDIVISION TO BE RECORDED:	8,247.5 AC.

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

Richard J. Davis 10/1/14
 COUNTY HEALTH OFFICER

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

Chris Egan 9-17-14
 CHIEF, DEVELOPMENT ENGINEERING DIVISION

Katherine Wolf 10/09/14
 DIRECTOR

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 8th DAY OF JULY, 2014

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

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

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

WITNESS: *Michael R. Benth*

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 NON-BUILDABLE BULK PARCEL W AS SHOWN ON A SUBDIVISION PLAT ENTITLED "MAPLE LAWN FARMS, GARDEN DISTRICT, NON-BUILDABLE BULK PARCEL W" AND RECORDED AS PLAT Nos. 22468, THRU 22478 AND BEING 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; 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.

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Thomas C. O'Connor, Jr. 7/9/2014
 THOMAS C. O'CONNOR, JR.
 PROFESSIONAL LAND SURVEYOR
 MARYLAND REGISTRATION NO. 10954 (EXP. DATE: 07/03/2016)

RECORDED AS PLAT NUMBER **23003** ON **10/10/2014**, AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND

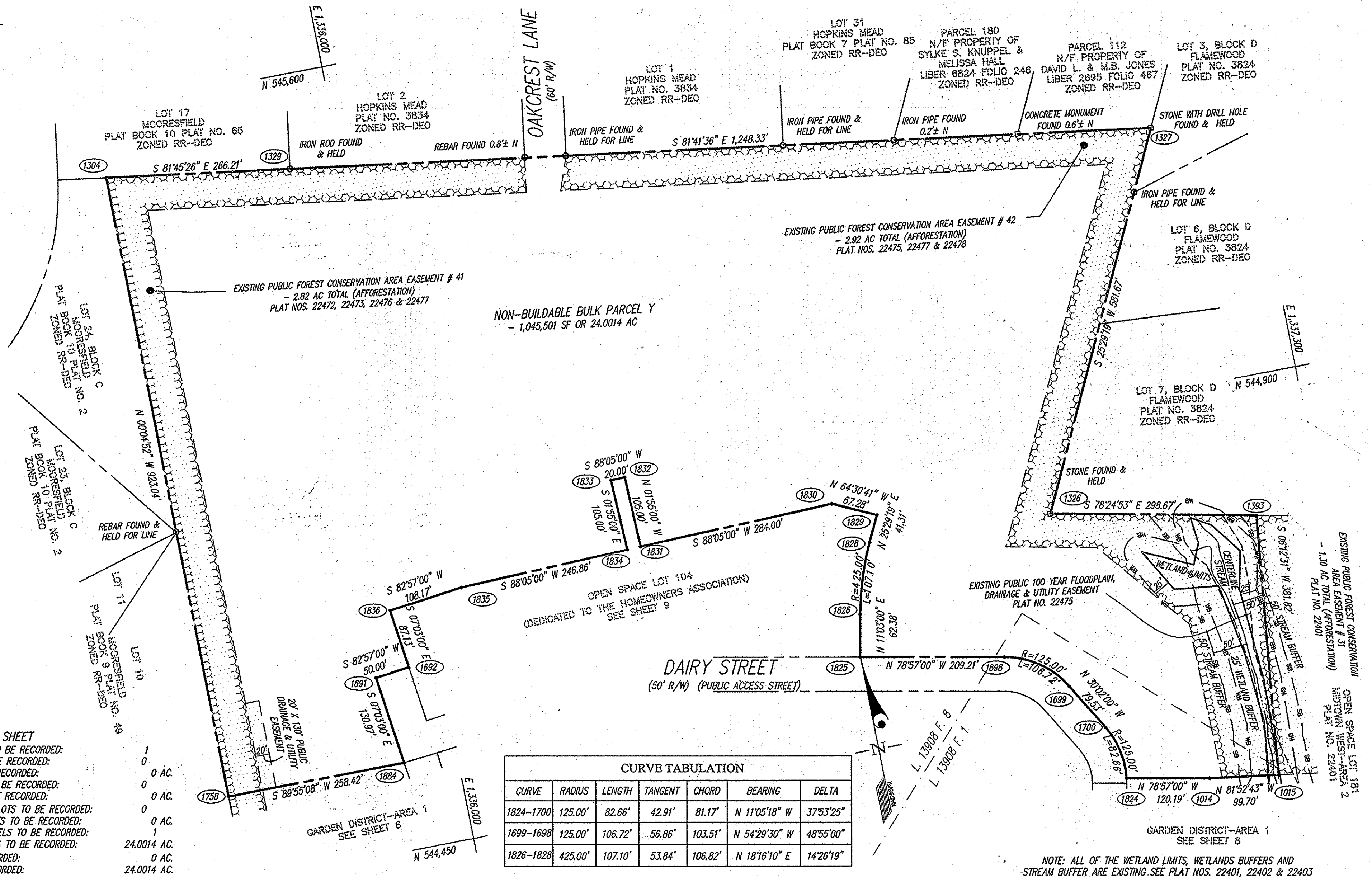
MAPLE LAWN FARMS
 GARDEN DISTRICT - AREA 1
 LOTS 1-98, OPEN SPACE LOTS 99-110,
 COMMON OPEN AREA LOTS 111-114 AND
 NON-BUILDABLE BULK PARCELS X, Y, & Z
 (A RESUBDIVISION OF NON-BUILDABLE BULK PARCEL W, MAPLE LAWN FARMS, GARDEN DISTRICT, PLAT Nos. 22468 THRU 22478)

ZONE: MXD-3 TM: 41, GRID 14 & 21, P/O PARCELS 110 & 114
 5TH ELECTION DISTRICT HOWARD COUNTY, MARYLAND
 SCALE: 1"=50' SHEET 9 OF 10 JUNE 2014

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: 301-421-4168
 DRAWN BY: *lmc* CHECK BY: *rob*

S:\Survey Drawings\2001\PLATS\12001-GARDEN-RPL3.dwg, PLOTTED: 5/26/2014 9:48 AM, LAST SAVED: 6/26/2014 8:15 AM, PLOTTED BY: Paul Clark

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



TABULATION OF FINAL PLAT - THIS SHEET

- TOTAL NUMBER OF LOTS AND PARCELS TO BE RECORDED: 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: 1
- TOTAL AREA OF NON-BUILDABLE PARCELS TO BE RECORDED: 24.0014 AC.
- TOTAL AREA OF ROADWAYS TO BE RECORDED: 0 AC.
- TOTAL AREA OF SUBDIVISION TO BE RECORDED: 24.0014 AC.

CURVE TABULATION

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
1824-1700	125.00'	82.66'	42.91'	81.17'	N 11°05'18" W	37°53'25"
1699-1698	125.00'	106.72'	56.86'	103.51'	N 54°29'30" W	48°55'00"
1826-1828	425.00'	107.10'	53.84'	106.82'	N 18°16'10" E	14°26'19"

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

[Signature]
 COUNTY HEALTH OFFICER

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

[Signature]
 CHIEF, DEVELOPMENT ENGINEERING DIVISION

[Signature]
 DIRECTOR

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 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 9 DAY OF JULY, 2014

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

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

BY: *[Signature]*
 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 RESUBDIVISION OF NON-BUILDABLE BULK PARCEL W AS SHOWN ON A SUBDIVISION PLAT ENTITLED "MAPLE LAWN FARMS, GARDEN DISTRICT, NON-BUILDABLE BULK PARCEL W" AND RECORDED AS PLAT NOS. 22468 THRU 22478 AND BEING 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; 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.

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[Signature]
 THOMAS C. O'CONNOR, JR.
 PROFESSIONAL LAND SURVEYOR
 MARYLAND REGISTRATION NO. 10954 (EXP. DATE: 07/03/2016)

7/9/2014 DATE

RECORDED AS PLAT NUMBER 23004 ON 10/10/2014, AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND

MAPLE LAWN FARMS
 GARDEN DISTRICT - AREA 1
 LOTS 1-98, OPEN SPACE LOTS 99-110,
 COMMON OPEN AREA LOTS 111-114 AND
 NON-BUILDABLE BULK PARCELS X, Y, & Z
 (A RESUBDIVISION OF NON-BUILDABLE BULK PARCEL W, MAPLE LAWN FARMS, GARDEN DISTRICT, PLAT NOS. 22468 THRU 22478)

ZONE: MXD-3 TM 41, GRID 14 & 21, P/O PARCELS 110 & 114
 5TH ELECTION DISTRICT HOWARD COUNTY, MARYLAND
 SCALE: 1"=100' SHEET 10 OF 10 JUNE 2014

GLW GUTSCHICK LITTLE & WEBER, P.A.
 CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS
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