

**GENERAL NOTES**

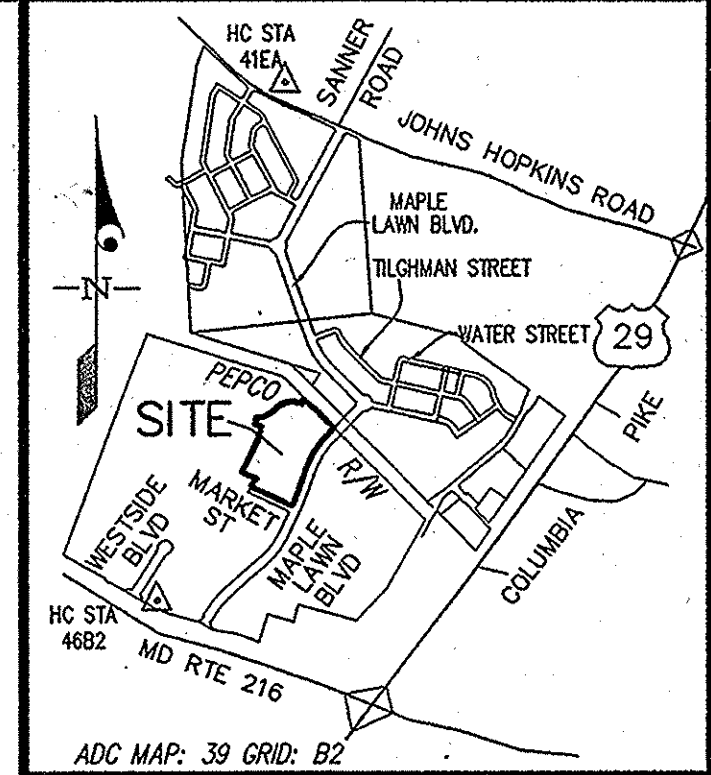
- IRON PINS SHOWN THIS:
- CONCRETE MONUMENTS SHOWN THIS:
- THIS PLAT AND THE COORDINATES SHOWN HEREON, ARE BASED UPON A FIELD RUN BOUNDARY SURVEY PREPARED BY GUTSCHICK, LITTLE & WEBER, P.A. IN SEPTEMBER, 1997 AND AUGUST, 2003.
- PROPERTY IS ZONED MXD-3 PER THE COMPREHENSIVE ZONING PLAN, MAPS AND ZONING AMENDMENTS, EFFECTIVE OCTOBER 6, 2013 AND PER ZB-995M (APPROVAL DATE OF 2/8/01) AND PER ZB-1039M (APPROVAL MARCH 20, 2006), UNDERLYING ZONING IS RR-DEO.
- SEE DEPARTMENT OF PLANNING & ZONING FILE NUMBER: F-12-015.
- COORDINATES BASED ON NAD '83 MARYLAND COORDINATE SYSTEM AS PROJECTED BY HOWARD COUNTY GEODETIC CONTROL STATIONS No. 41EA, 41EB, 41GA AND No. 46B2.
- AREAS SHOWN ARE TO BE TAKEN AS MORE OR LESS.
- THE 20' PUBLIC WATER & UTILITY EASEMENT BEING CREATED HEREON IS UNDER DEVELOPER'S AGREEMENT NO. 24-4701-D.
- THE PURPOSE OF THIS REVISION PLAT IS TO CREATE A 20' PUBLIC WATER & UTILITY EASEMENT ACROSS NON-BUILDABLE BULK PARCEL 'C-27'. ONLY PART OF NON-BUILDABLE BULK PARCEL 'C-27' IS SHOWN ON THIS REVISION PLAT PER APPROVAL OF THE DEPARTMENT OF PLANNING AND ZONING. SEE PLAT NOS. 21888 THRU 21890 FOR THE ENTIRE NON-BUILDABLE BULK PARCEL 'C-27' AND OTHER INFORMATION.
- THIS PLAT IS NOT SUBJECT TO THE REQUIREMENTS OF THE LANDSCAPE MANUAL SINCE THIS IS A REVISION PLAT ONLY.
- FOREST CONSERVATION OBLIGATIONS FOR THIS SITE HAS BEEN PREVIOUSLY ADDRESSED UNDER F-13-007 AND F-13-008. FURTHER, FOREST CONSERVATION IS NOT REQUIRED SINCE THIS IS A PLAT OF REVISION.

**PUBLIC WATER & UTILITY EASEMENT LINE TABLE**

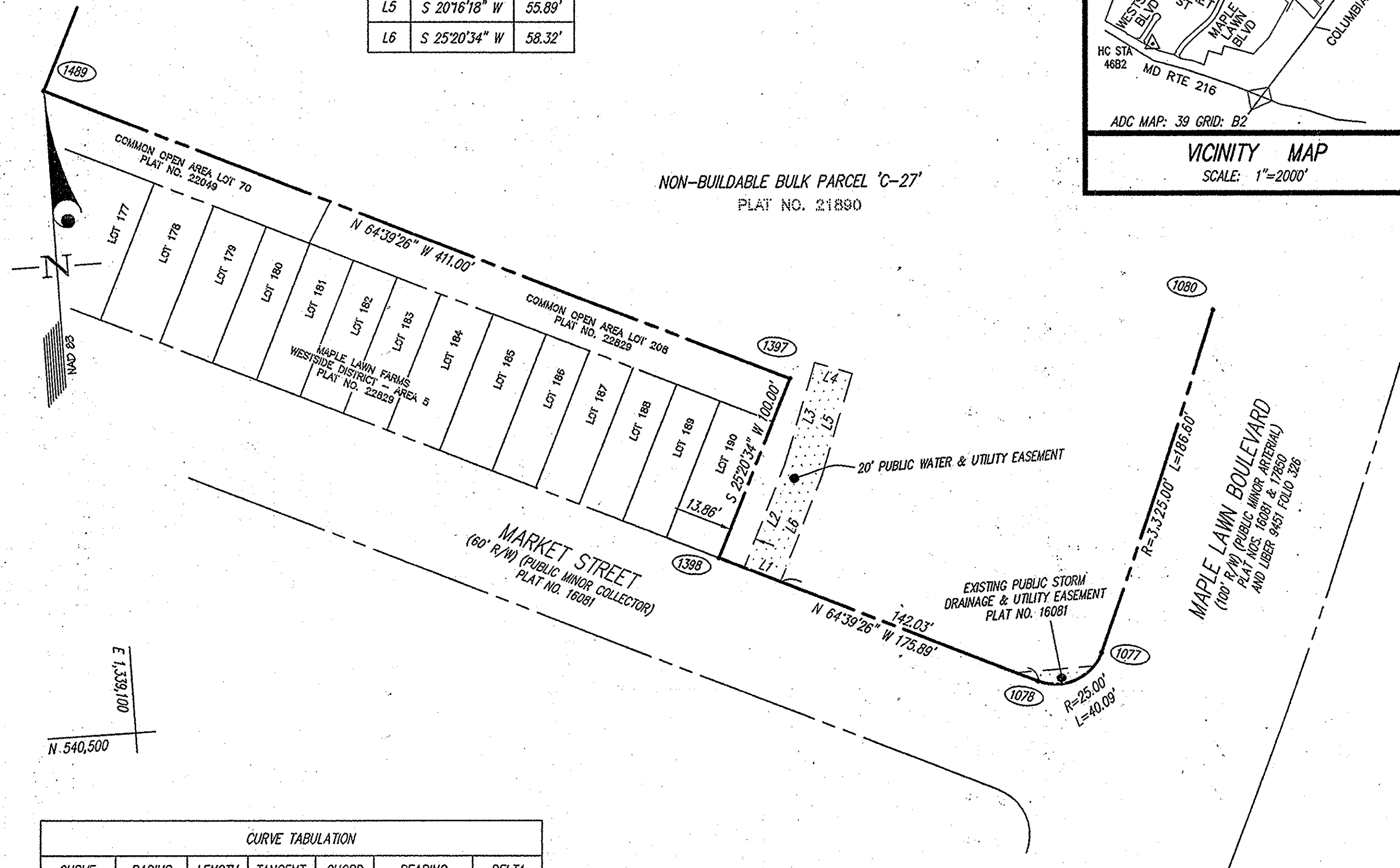
LINE	BEARING	LENGTH
L1	N 64°39'26" W	20.00'
L2	N 25°20'34" E	57.43'
L3	N 20°16'18" E	55.00'
L4	S 69°43'42" E	20.00'
L5	S 20°16'18" W	55.89'
L6	S 25°20'34" W	58.32'

N 540,900  
E 1,339,100

N 540,900  
E 1,339,500



**VICINITY MAP**  
SCALE: 1"=2000'



**COORDINATE TABLE**

POINT	NORTHING	EASTING
1077	540,506.53	1,339,597.74
1078	540,493.89	1,339,564.11
1080	540,679.69	1,339,667.20
1397	540,659.55	1,339,447.95
1398	540,569.18	1,339,405.15
1489	540,835.47	1,339,076.50

**CURVE TABULATION**

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
1080-1077	3,325.00'	186.60'	93.32'	186.58'	S 21°51'25" W	312°56"
1077-1078	25.00'	40.09'	25.83'	35.93'	S 69°24'13" W	91°52'41"

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

THE PURPOSE OF THIS PLAT IS TO CREATE A NEW 20' PUBLIC WATER & UTILITY EASEMENT ACROSS NON-BUILDABLE BULK PARCEL 'C-27'. THE PURPOSE OF THIS PLAT DOES NOT INCLUDE RECORDATION OF THE PROJECT BOUNDARY OF NON-BUILDABLE BULK PARCEL 'C-27'.

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

**OWNERS' DEDICATION**

MAPLE LAWN CC STATUTORY TRUST, A MARYLAND STATUTORY TRUST, BY EDWARD ST. JOHN, TRUSTEE, OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY ADOPTS THIS PLAN OF SUBDIVISION, AND IN CONSIDERATION OF THE APPROVAL OF THIS FINAL PLAT BY THE DEPARTMENT OF PLANNING AND ZONING, ESTABLISHES THE MINIMUM BUILDING RESTRICTION LINES AND GRANTS UNTO HOWARD COUNTY, MARYLAND, ITS SUCCESSORS AND ASSIGNS: (1) THE RIGHT TO LAY, CONSTRUCT AND MAINTAIN SEWERS, DRAINS, WATER PIPES AND OTHER MUNICIPAL UTILITIES AND SERVICES, IN AND UNDER ALL ROADS AND STREET RIGHTS-OF-WAY AND THE SPECIFIC EASEMENT AREAS SHOWN HEREON; (2) THE RIGHT TO REQUIRE DEDICATION FOR PUBLIC USE, THE BEDS OF THE STREETS AND/OR ROADS, FLOODPLAINS AND OPEN SPACE WHERE APPLICABLE AND FOR GOOD AND OTHER VALUABLE CONSIDERATION, HEREBY GRANTS THE RIGHT AND OPTION TO HOWARD COUNTY TO ACQUIRE THE FEE SIMPLE TITLE TO THE BEDS OF THE STREETS AND/OR ROADS, FLOODPLAINS, STORM DRAINAGE FACILITIES AND OPEN SPACE WHERE APPLICABLE; (3) THE RIGHT TO REQUIRE DEDICATION OF WATERWAYS AND DRAINAGE EASEMENTS FOR THE SPECIFIC PURPOSE OF THEIR CONSTRUCTION, REPAIR AND MAINTENANCE; AND (4) THAT NO BUILDING OR SIMILAR STRUCTURE OF ANY KIND SHALL BE ERECTED ON OR OVER THE SAID EASEMENTS AND RIGHTS-OF-WAY.

WITNESS OUR HANDS THIS 20<sup>th</sup> DAY OF August 2014

MAPLE LAWN CC STATUTORY TRUST  
BY: EDWARD ST. JOHN, TRUSTEE

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 REVISION TO NON-BUILDABLE BULK PARCEL 'C-27' AS SHOWN ON A PLAT OF SUBDIVISION ENTITLED 'MAPLE LAWN FARMS, BUSINESS DISTRICT - AREA 2 AND MAPLE LAWN FARMS, WESTSIDE DISTRICT - AREA 2, NON-BUILDABLE BULK PARCEL 'P'' AND RECORDED AS PLAT NO. 22890, AND BEING PART OF THE LAND CONVEYED BY G&R/MAPLE LAWN (K), L.L.C. AND G&R/MESSER, LLC TO MAPLE LAWN CC STATUTORY TRUST, BY A DEED DATED MARCH 10, 2011 AND RECORDED IN LIBER 13130 AT FOLIO 329, BOTH AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND, AND THAT ALL MONUMENTS ARE IN PLACE OR WILL BE IN PLACE PRIOR TO ACCEPTANCE OF THE STREETS IN THE SUBDIVISION BY HOWARD COUNTY, IN ACCORDANCE WITH THE ANNOTATED CODE OF MARYLAND, AS AMENDED.

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



RECORDED AS PLAT NUMBER 23171 ON 11/23/15, AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND

**REVISION PLAT**  
**MAPLE LAWN FARMS**  
**BUSINESS DISTRICT - AREA 2**  
**NON-BUILDABLE BULK**  
**PARCEL 'C-27'**  
(A REVISION TO NON-BUILDABLE BULK PARCEL 'C-27', MAPLE LAWN FARMS, BUSINESS DISTRICT - AREA 2, PLAT NO. 21890)  
ZONED: MXD-3  
5TH ELECTION DISTRICT  
SCALE: 1"=50'  
SHEET 1 OF 1  
AUGUST 2014

**GLW GUTSCHICK LITTLE & WEBER, P.A.**  
CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS  
3908 NATIONAL DRIVE - SUITE 250 - BURTONSVILLE OFFICE PARK  
BURTONSVILLE, MARYLAND 20866  
TEL: 301-421-4024 BALT. 410-980-1820 DC/VA 301-989-2524 FAX: 301-421-4188  
DRAWN BY: DWG CHECK BY: [Signature]

L:\CAD\DRAWINGS\03067\13002\PLANS BY CLIENTS\REVISION PLAT\3002 REV C-27 PL 01.dwg PLOTTED: 8/12/2014 3:52 PM. LAST SAVED: 8/12/2014 3:29 PM. PLOTTED BY: Paul Clark