

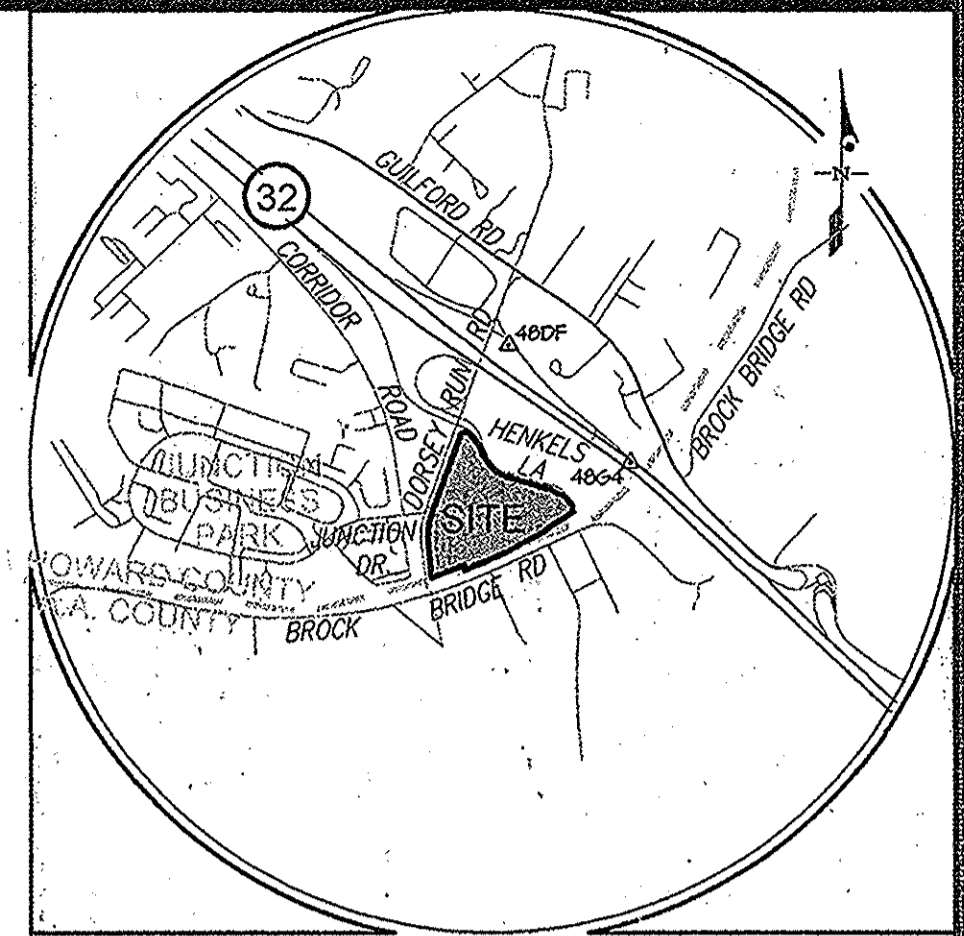
**GENERAL NOTES**

- IRON PINS SHOWN THUS:  $\otimes$
- CONCRETE MONUMENTS SHOWN THUS:  $\square$
- 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 TOD PER THE 10-06-13 COMPREHENSIVE ZONING PLAN.
- 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 & F-13-068.
- 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.
- FOREST CONSERVATION FOR THIS SITE WERE PREVIOUSLY ADDRESSED VIA FEE-IN-LIEU PAYMENT UNDER F-08-124 AND BY PURCHASE OF EASEMENT UNDER THE BRIGHTON MILL PROPERTY FOREST MITIGATION BANK (SDP-11-056).
- THIS PLAT IS NOT SUBJECT TO THE REQUIREMENTS OF THE LANDSCAPE MANUAL SINCE NO NEW LOTS WERE CREATED. LANDSCAPING FOR THIS SITE WAS PREVIOUSLY ADDRESSED UNDER SDP-13-048.
- THE PURPOSE OF THIS REVISION PLAT IS TO SHOW AN EXISTING 10' "NO-BUILD" EASEMENT AND AN EXISTING 24' "PEDESTRIAN EGRESS/INGRESS" EASEMENT ACROSS PARCELS D, E AND F. ONLY PARTS OF PARCELS C, D, E AND F ARE SHOWN ON THIS REVISION PLAT PER APPROVAL OF DEPARTMENT OF PLANNING AND ZONING. SEE PLAT NOS. 22697 THRU 22701 (F-13-068) FOR THE ENTIRE PARCELS C, D, E AND F AREAS AND OTHER NECESSARY INFORMATION.
- THERE ARE NO STREAMS, STREAM BUFFERS, STEEP SLOPES, WETLANDS, AND WETLAND BUFFERS IN THIS AREA.
- 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.

CURVE TABULATION						
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"
1060-1058	90.67'	69.03'	36.28'	67.37'	N 37°56'39" E	43°37'13"

E 1,370,500  
N 531,100

E 1,371,000  
N 531,100

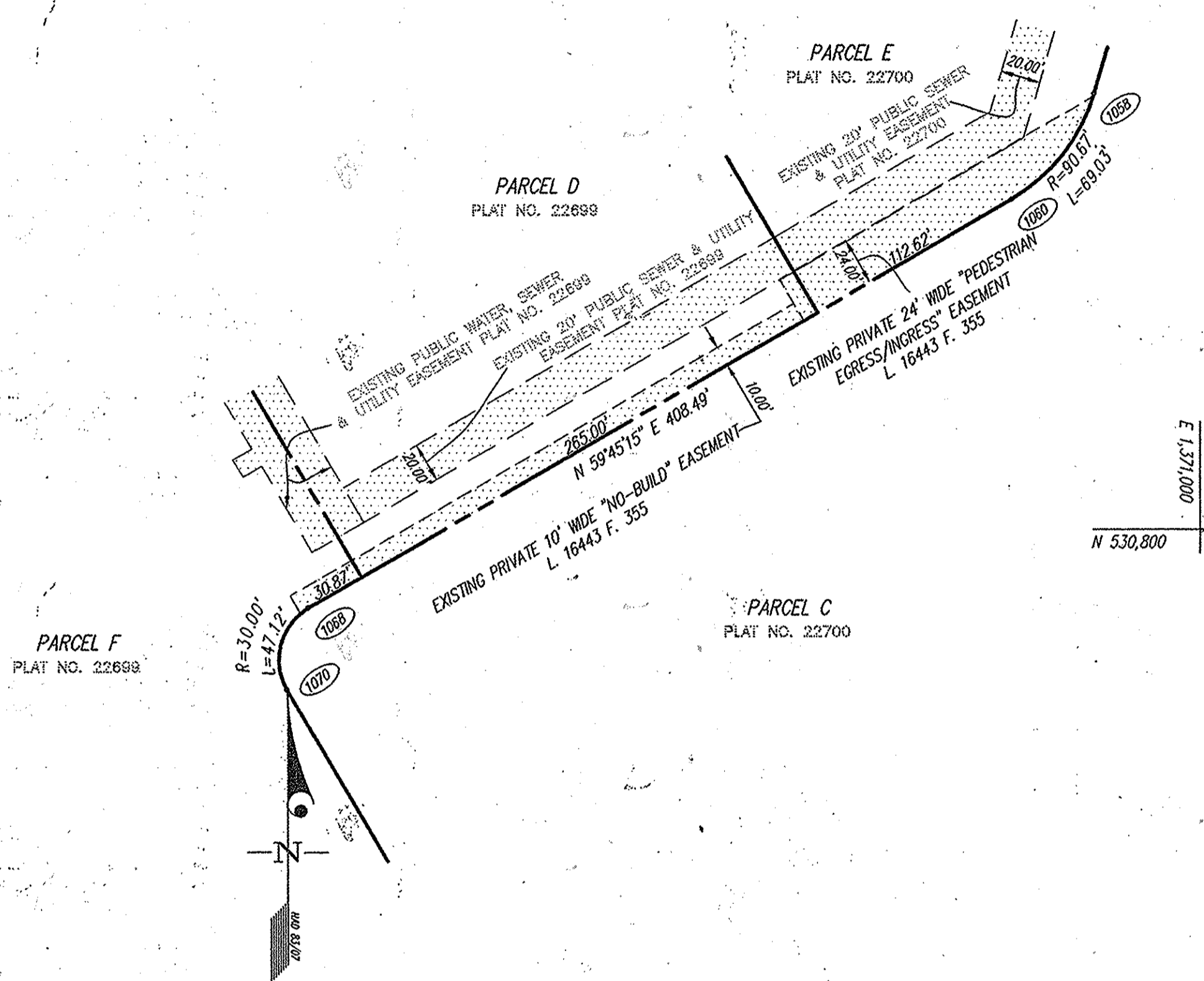


**VICINITY MAP**  
SCALE: 1" = 2,000'

ADC. MAP PAGE 41 GRID C-6

**LEGEND**

	PROPERTY LINE
	PUBLIC EASEMENT
	PRIVATE EASEMENT



E 1,371,000  
N 530,800

**COORDINATE TABLE**

POINT	NORTHING	EASTING
1058	531,019.45	1,370,946.73
1060	530,966.32	1,370,905.30
1068	530,760.55	1,370,552.42
1070	530,719.53	1,370,541.61

**OWNER:**  
ANNAPOLIS JUNCTION TOWN CENTER, LLC  
4816 DEL RAY AVENUE  
BETHESDA, MD. 20814  
301-657-4848

THE PURPOSE OF THIS REVISION PLAT IS TO SHOW AN EXISTING 10' "NO-BUILD" EASEMENT AND AN EXISTING 24' "PEDESTRIAN EGRESS/INGRESS" EASEMENT ACROSS PARCELS D, E AND F. THE PURPOSE OF THIS PLAT DOES NOT INCLUDE RECORDATION OF THE BOUNDARIES OF PARCELS C, D, E AND F; PLEASE SEE PLAT NOS. 22697-22701 ON F-13-068 FOR THE PROPERTY BOUNDARY INFORMATION.

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

*Maureen Rosman*  
COUNTY HEALTH OFFICER  
DATE: 10/14/15

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

*David Clark*  
CHIEF, DEVELOPMENT ENGINEERING DIVISION  
DATE: 10-27-15

*Vicki Sladeczek*  
DIRECTOR  
DATE: 10-29-15

**OWNER'S DEDICATION**

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.

WITNESS OUR HANDS THIS 30 DAY OF SEPT, 2015  
ANNAPOLIS JUNCTION TOWN CENTER, LLC  
BY: *Neil Greenberg*  
NEIL GREENBERG, MANAGER

**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 PARCELS D, E AND F AS SHOWN ON PLATS OF RESUBDIVISION AND CORRECTION ENTITLED "ANNAPOLIS JUNCTION TOWN CENTER, PARCELS A THRU C" AND RECORDED AS PLAT NOS. 22699-22700, ALSO BEING PART OF THE LAND CONVEYED BY BOISE MARYLAND BUSINESS TRUST TO ANNAPOLIS JUNCTION TOWN CENTER, LLC, BY A DEED DATED MARCH 7, 2014 AND RECORDED IN LIBER 15493 AT FOLIO 272, AND PART OF THE LAND CONVEYED BY THE MARYLAND DEPARTMENT OF TRANSPORTATION, THE MARYLAND TRANSIT ADMINISTRATION, AND THE MARYLAND TRANSPORTATION AUTHORITY, AS THEIR RESPECTIVE INTERESTS MAY APPEAR, COLLECTIVELY ACTING FOR AND ON BEHALF OF THE STATE OF MARYLAND, AND THE BOARD OF PUBLIC WORKS OF MARYLAND TO ANNAPOLIS JUNCTION TOWN CENTER, LLC, BY A DEED DATED MARCH 11, 2014 AND RECORDED IN LIBER 15493 AT FOLIO 260; ALL AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

*Thomas C. O'Connor, Jr.*  
THOMAS C. O'CONNOR, JR.  
PROFESSIONAL LAND SURVEYOR  
MARYLAND REGISTRATION NO. 10854 (EXP. DATE: 07/03/2016)  
DATE: 10/6/2015



RECORDED AS PLAT NUMBER 23532 ON 10/30/15 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND

**REVISION PLAT**  
**ANNAPOLIS JUNCTION TOWN CENTER**  
PARCELS D, E AND F  
(A REVISION TO PARCELS D, E & F, ANNAPOLIS JUNCTION TOWN CENTER, PLAT NOS. 22699 & 22700)

ZONE: TOD TM 48, GRID 20, P/O PARCEL 194  
6TH ELECTION DISTRICT HOWARD COUNTY, MARYLAND  
SCALE: 1"=60' SHEET 1 OF 1 SEPTEMBER 2015

**GLW GUTSCHICK LITTLE & WEBER, P.A.**  
CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS  
3909 NATIONAL DRIVE - SUITE 250 - BURTONSVILLE, MARYLAND 20866  
TEL: 301-421-4024 FAX: 301-999-2524  
DRAWN BY: *puw* CHECK BY: *tw*

S:\Survey Drawings\11107\PLATS\REVISION PLAT\11107 - SHEET 01.dwg PLOTTED: 9/25/2015 1:39 PM, LAST SAVED: 9/25/2015 1:38 PM, PLOTTED BY: Paul Clark