

GENERAL NOTES

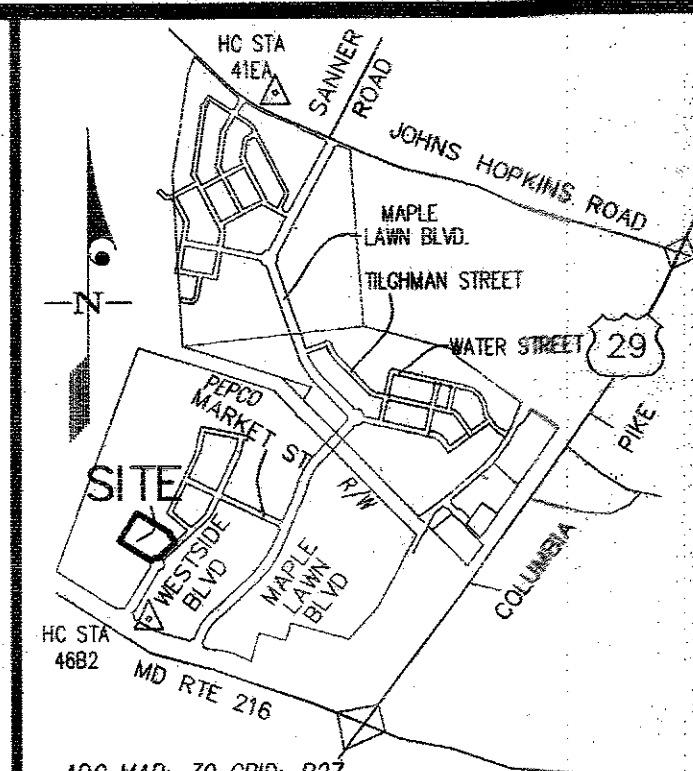
(GENERAL NOTES CONTINUED)

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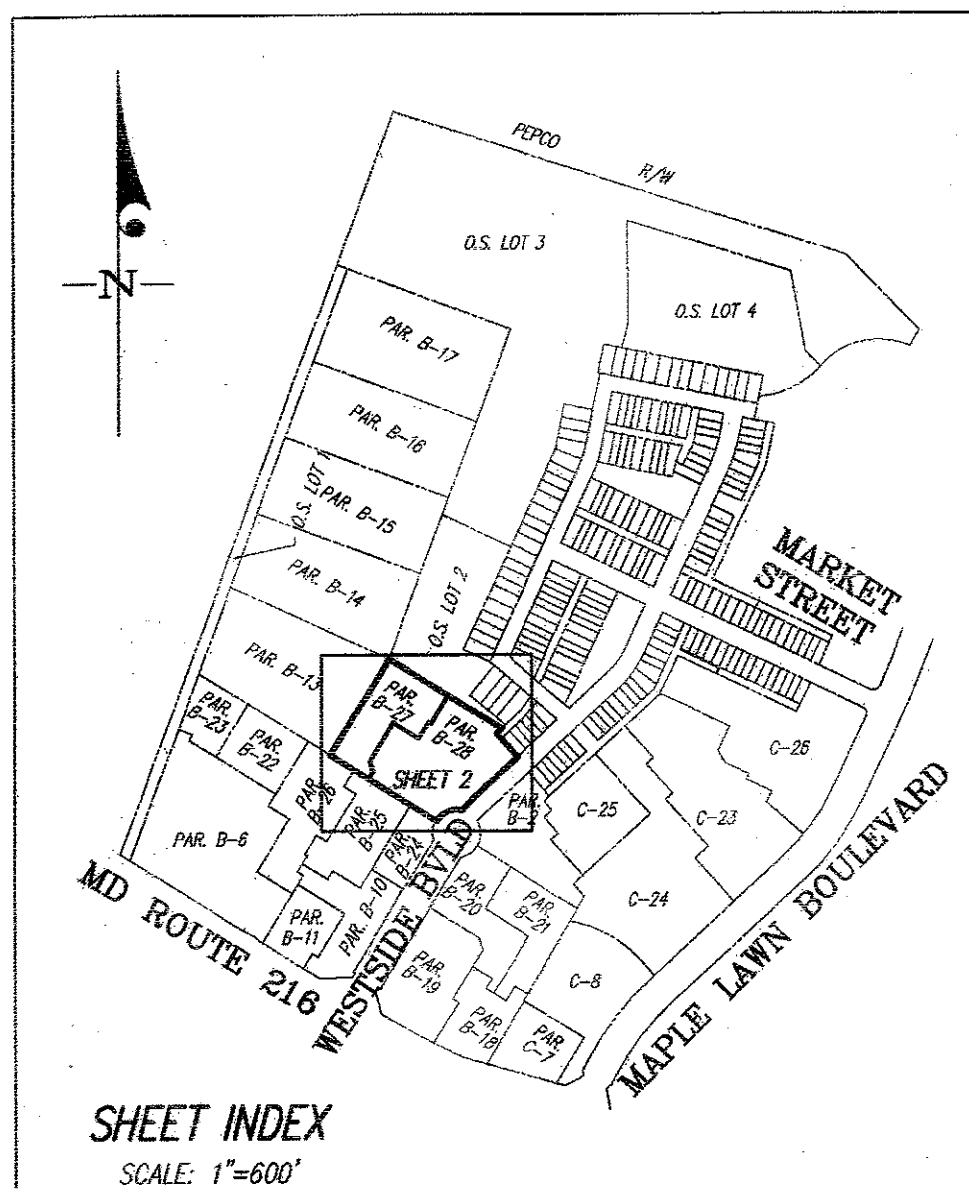
- IRON PINS SHOWN THUS:
- CONCRETE MONUMENTS SHOWN THUS:
- THIS PLAT AND THE COORDINATES SHOWN HEREON, ARE BASED UPON A FIELD RUN BOUNDARY SURVEY PREPARED BY GUTSCHICK, LITTLE & WEBER, P.A. IN AUGUST 2003.
- PROPERTY IS ZONED MXD-3 PER THE 2-2-04 COMPREHENSIVE ZONING PLAN AND THE COMP LITE ZONING REGULATIONS AMENDMENTS EFFECTIVE JULY 28, 2006 AND PER ZB-99SM (APPROVAL DATE OF 2/8/01). UNDERLYING ZONING IS RR-DEO AND PER ZB-1039M APPROVED ON 03/20/06.
- THE PREVIOUS DEPARTMENT OF PLANNING AND ZONING FILE NUMBERS: S 01-17, S-06-16, ZB-99SM, ZB-1039M, PB-353, PB-378, P-02-12, P-07-18, F-03-07, F-04-113, F-08-54, F-08-55, WP-02-54, WP-05-12, WP-07-122, WP-08-04, F-08-105, F-09-16, SDP-04-96, SDP-08-58, SDP-08-56, SDP-08-114, SDP-10-02, F-11-047, F-14-093 & SDP-16-007.
- 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.
- THIS SUBDIVISION IS SUBJECT TO SECTION 18.122B OF THE HOWARD COUNTY CODE. PUBLIC SEWER SERVICE AND PUBLIC WATER SERVICE IS PROVIDED UNDER CONTRACTS # 24-4543-D AND 24-4498-D.
- PUBLIC WATER AND SEWER WILL BE GRANTED AT THE TIME OF THE ISSUANCE OF THE BUILDING PERMITS IF CAPACITY IS AVAILABLE AT THAT TIME.
- STORMWATER MANAGEMENT FOR BOTH QUALITY AND QUANTITY, FOR THE DEVELOPMENT PROPOSED BY THESE PLANS WILL BE SATISFIED BY TWO REGIONAL FACILITIES BEING CONSTRUCTED UNDER F-08-55 AND AN EXISTING FACILITY CONSTRUCTED UNDER F-03-07. THE EXISTING FACILITY AND THE FACILITY ON OPEN SPACE LOT 3 WILL BE PUBLICLY OWNED AND MAINTAINED. THE FACILITY ON OPEN SPACE LOT 2 WILL BE PRIVATELY OWNED AND MAINTAINED. THE RECHARGE REQUIREMENTS FOR THIS DEVELOPMENT WILL BE PROVIDED IN A PRIVATELY OWNED AND MAINTAINED FACILITY ON PARCEL B-5. THE RECHARGE FACILITY ARE INFILTRATION TRENCHES LOCATED ON PARCEL B-5 (now B-14, B-15 & B-17 per SDP-09-060).
- THE EXISTING CEMETERY ONCE LOCATED ON THE WESSEL'S PROPERTY WAS RELOCATED UNDER WP-05-12, WHICH WAS GRANTED AUGUST 20, 2004, ALLOWING THE FOLLOWING:
 - DEVELOPMENT OR SUBDIVISION IN A CEMETERY (WAIVER FROM 16.1304)
 - REMOVAL OF HUMAN REMAINS FROM A CEMETERY PRIOR TO DEVELOPMENT (WAIVER FROM SECTION 16.1306)
- THERE ARE NO SCENIC ROADS WITHIN OR ADJACENT TO THE SUBJECT PROPERTY.
- ARTICLES OF INCORPORATION FOR THE MAPLE LAWN FARMS COMMERCIAL OWNER'S ASSOCIATION WAS FILED WITH THE MARYLAND STATE DEPARTMENT OF ASSESSMENTS AND TAXATION ON OCTOBER 10, 2002, (RECEIPT # D07098148), AMENDED AND RESTATED DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR MAPLE LAWN COMMERCIAL ASSOCIATIONS, INC. IS RECORDED IN LIBER 7789 AT FOLIO 353.
- THE RESIDENTIAL LOTS, PARCELS AND EMPLOYMENT USE STRUCTURES DEVELOPED OR PROPOSED ON THE ORIGINAL 507 ACRES 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. 99SM. HOWEVER, THE PROPOSED RESIDENTIAL AND EMPLOYMENT USES THAT ARE TO BE DEVELOPED UNDER 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 REGULATIONS PER COUNCIL BILL NO.45-2003 AND THE ZONING REGULATIONS PER COUNCIL BILL NO. 75-2003.
- MINIMUM BUILDING SETBACK RESTRICTIONS FROM WESTSIDE BOULEVARD, MD ROUTE 216, WEST MARKET STREET (PRIVATE ACCESS STREET) AND THE PROJECT BOUNDARY WILL BE PROVIDED IN ACCORDANCE WITH THE COMPREHENSIVE DEVELOPMENT CRITERIA APPROVED FOR THIS PROJECT UNDER S-01-17, PB-353 AND ZB-99SM AND S-06-16, PB-378 AND ZB-1039M.
- PERIMETER LANDSCAPING FOR NON-RESIDENTIAL PARCELS WILL BE PROVIDED AND SHOWN ON SITE. DEVELOPMENT PLANS FOR THIS PROJECT IN ACCORDANCE WITH THE APPROVED LANDSCAPE DESIGN CRITERIA.

- RESERVATION OF PUBLIC UTILITY EASEMENTS: DEVELOPER RESERVES UNTO ITSELF, ITS SUCCESSORS AND ASSIGNS, ALL EASEMENTS SHOWN ON THIS PLAN FOR WATER, SEWER, OTHER PUBLIC UTILITIES, LOCATED IN, ON, OVER AND THROUGH PARCELS, ANY CONVEYANCES OF THE AFORESAID PARCELS SHALL BE SUBJECT TO THE EASEMENTS HEREIN RESERVED, WHETHER OR NOT EXPRESSLY STATED IN DEED(S) CONVEYING SAID PARCELS. 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.
- PERIMETER LANDSCAPING HAS BEEN PREPARED IN ACCORDANCE WITH SECTION 16.124 OF THE HOWARD COUNTY CODE. THE LANDSCAPING FOR PARCELS B-27 THRU B-28 WILL BE ADDRESSED WITH SDP-16-007.
- THE FOREST CONSERVATION REQUIREMENT PER SECTION 16.1200 OF THE HOWARD COUNTY CODE AND FOREST CONSERVATION ACT FOR THE PARCELS SHOWN ON THIS RESUBDIVISION PLAT WAS PREVIOUSLY ADDRESSED UNDER F-08-54. 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.
- FOR A SUMMARY OF MINIMUM SETBACKS FOR EMPLOYMENT/ COMMERCIAL LAND USE AREAS PER APPROVED PDP AND CSP DEVELOPMENT CRITERIA SEE THE PLAT NO. 19243.

- A TRAFFIC STUDY WAS PREPARED AND SUBMITTED AS PART OF S-06-16, WHICH WAS SIGNED BY THE PLANNING BOARD ON FEBRUARY 20, 2007.
- THE SHARED ACCESS AND PARKING REQUIREMENT FOR PARCELS 'B-27' THRU 'B-28' IS COVERED BY SECTION 10.11. ACCESS AND PARKING EASEMENT IN "AMENDED AND RESTATED DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR MAPLE LAWN COMMERCIAL ASSOCIATION, INC. AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER 7789 AT FOLIO 353.
- PARCELS 'B-27' THRU 'B-28' ARE LOCATED WITHIN A COMMERCIAL CENTER DEVELOPMENT THAT WILL HAVE SHARED ACCESS AND PARKING PER RECORDED AGREEMENT (SEE GENERAL NOTE 22) WITHOUT PUBLIC ROAD FRONTAGE IN ACCORDANCE WITH SECTION 16.120(c)(1) OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS.
- THE TRANSPORTATION AND TRANSIT DESIGN WILL BE IMPLEMENTED AS OUTLINED IN THE PETITIONER'S EXHIBIT 55 AS SUBMITTED AS PART OF ZB99SM.
- A NOISE STUDY WAS PREPARED BY WILDMAN & ASSOCIATES FOR S-01-17, (APPROVED BY PLANNING BOARD ON AUGUST 8, 2001), AND UPDATED BY WILSON T. BALLARD COMPANY IN MAY 2006 FOR S-06-16 (APPROVED BY PLANNING BOARD ON FEBRUARY 20, 2007).
- THE 65 dBA NOISE LINE REMAINS WITHIN THE ROUTE 216 AND WESTSIDE BOULEVARD RIGHTS OF WAY AS NOTED ON S-06-16.
- THERE ARE NO RESIDENTIAL PARCELS WITHIN 250' OF MD ROUTE 216 (MINOR ARTERIAL) THEREFORE NOT REQUIRING A NOISE STUDY.
- THIS PROPERTY WAS BROUGHT INTO THE METROPOLITAN DISTRICT ON JULY 2, 2007.
- WP-17-025, ALTERNATIVE COMPLIANCE OF SECTION 16.144(c)(3) GENERAL PROCEDURES REGARDING THE SUBDIVISION PROCESS.



VICINITY MAP
SCALE: 1"=2000'



OWNERS:
MLBP PARCEL 1, LLC (OLD PARCEL 'B-12'),
& MLBP PARCEL 7, LLC (OLD PARCEL 'L')
c/o GREENEBALM ENTERPRISES, INC.
829 REISTERSTOWN ROAD SUITE 300
BALTIMORE, MD. 21208 PH: 410-484-8400

LEGEND:
--- OLD LOT LINES BEING ABANDONED BY THIS PLAT
[Hatched Box] SHADING FOR ALL EASEMENTS
[Cross-hatched Box] PRIVATE SIGN EASEMENT BEING ABANDONED

THE PURPOSE OF THIS PLAT IS TO RESUBDIVIDE OLD PARCEL 'B-12' AND 'NON-BUILDABLE PARCEL 'L' INTO NEW PARCEL 'B-27' AND NEW PARCEL 'B-28', TO ABANDON ALL OF THE EXISTING PRIVATE SIGN EASEMENT CREATED ON PLAT NO. 20713 AND TO ABANDON ALL OF THE EXISTING PUBLIC SIGHT DISTANCE EASEMENT CREATED ON PLAT NO. 19868.

TABULATION OF FINAL PLAT - ALL SHEETS

| | |
|--|------------|
| 1. TOTAL NUMBER OF LOTS AND PARCELS TO BE RECORDED: | 2 |
| 2. TOTAL NUMBER OF BUILDABLE PARCELS TO BE RECORDED: | 2 |
| 3. TOTAL AREA OF BUILDABLE PARCEL TO BE RECORDED: | 3.6286 AC. |
| 4. TOTAL NUMBER OF OPEN SPACE LOTS TO BE RECORDED: | 0 |
| 5. TOTAL AREA OF OPEN SPACE LOTS TO BE RECORDED: | 0 AC. |
| 6. TOTAL AREA OF COUNTY ROADWAYS TO BE RECORDED: | 0 AC. |
| 7. TOTAL AREA OF SUBDIVISION TO BE RECORDED: | 3.6286 AC. |

APPROVED: FOR PUBLIC WATER & PUBLIC SEWERAGE SYSTEMS IN CONFORMANCE WITH THE MASTER PLAN OF WATER & SEWERAGE FOR HOWARD COUNTY, MD.
Richard Restman 5/2/2017
COUNTY HEALTH OFFICER

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING
Chad E. Johnson 5-8-17
CHIEF, DEVELOPMENT ENGINEERING DIVISION
Kurt Schaefer 5-15-17
DIRECTOR

OWNER'S DEDICATION
MLBP PARCEL 1, LLC, A MARYLAND LIMITED LIABILITY COMPANY, BY MARK A. BENNETT, SR., AUTHORIZED SIGNATURE AND MLBP PARCEL 7, LLC, A MARYLAND LIMITED LIABILITY COMPANY, BY MARK A. BENNETT, SR., AUTHORIZED SIGNATURE, OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY ADOPT THIS PLAN OF SUBDIVISION, AND IN CONSIDERATION OF THE APPROVAL OF THIS FINAL PLAT BY THE DEPARTMENT OF PLANNING AND ZONING, ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES AND GRANT 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 GRANT 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 17 DAY OF April 2017
BY: *Mark A. Bennett, Sr.* MARK A. BENNETT, SR., AUTHORIZED SIGNATURE
BY: *Mark A. Bennett, Sr.* MARK A. BENNETT, SR., AUTHORIZED SIGNATURE
ATTEST: *Susan M. Bollinger* ATTEST: *Susan M. Bollinger*

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 PARCEL 'B-12' AS SHOWN ON A PLAT OF SUBDIVISION ENTITLED "MAPLE LAWN FARMS, WESTSIDE DISTRICT - AREA 1, PARCELS 'B-12' THRU 'B-17', NON-BUILDABLE PARCEL 'L' AND OPEN SPACE LOT 2" AND RECORDED AS PLAT NO. 20713, AND NON-BUILDABLE PARCEL 'L' AS SHOWN ON A PLAT OF SUBDIVISION ENTITLED "MAPLE LAWN FARMS, WESTSIDE DISTRICT - AREA 2, LOTS 1 THRU 67, OPEN SPACE LOT 68, COMMON OPEN AREA LOTS 69 THRU 71 AND NON-BUILDABLE PARCELS 'O' THRU 'T' AND WESTSIDE DISTRICT - AREA 1, OPEN SPACE LOT 4, PARCEL 'B-2' AND NON-BUILDABLE PARCEL 'L'", AND RECORDED AS PLAT NO. 22047, AND ALSO BEING ALL OF THE LAND CONVEYED TO MLBP PARCEL 1, LLC FROM MAPLE LAWN HOLDINGS, LLC, BY A DEED DATED SEPTEMBER 18, 2009 AND RECORDED IN LIBER 12082 AT FOLIO 343, AND ALL OF THE LAND CONVEYED TO MLBP PARCEL 7, LLC FROM MAPLE LAWN HOLDINGS, LLC, BY A DEED DATED SEPTEMBER 18, 2009 AND RECORDED IN LIBER 12082 AT FOLIO 374, 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. THOMAS C. O'CONNOR, JR., PROFESSIONAL LAND SURVEYOR, MARYLAND REGISTRATION NO. 10854 (EXP DATE: 07/03/2018)

RECORDED AS PLAT NUMBER 24215 ON 5/19/17, AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND

MAPLE LAWN FARMS
WESTSIDE DISTRICT - AREA 1
PARCELS 'B-27' AND 'B-28'

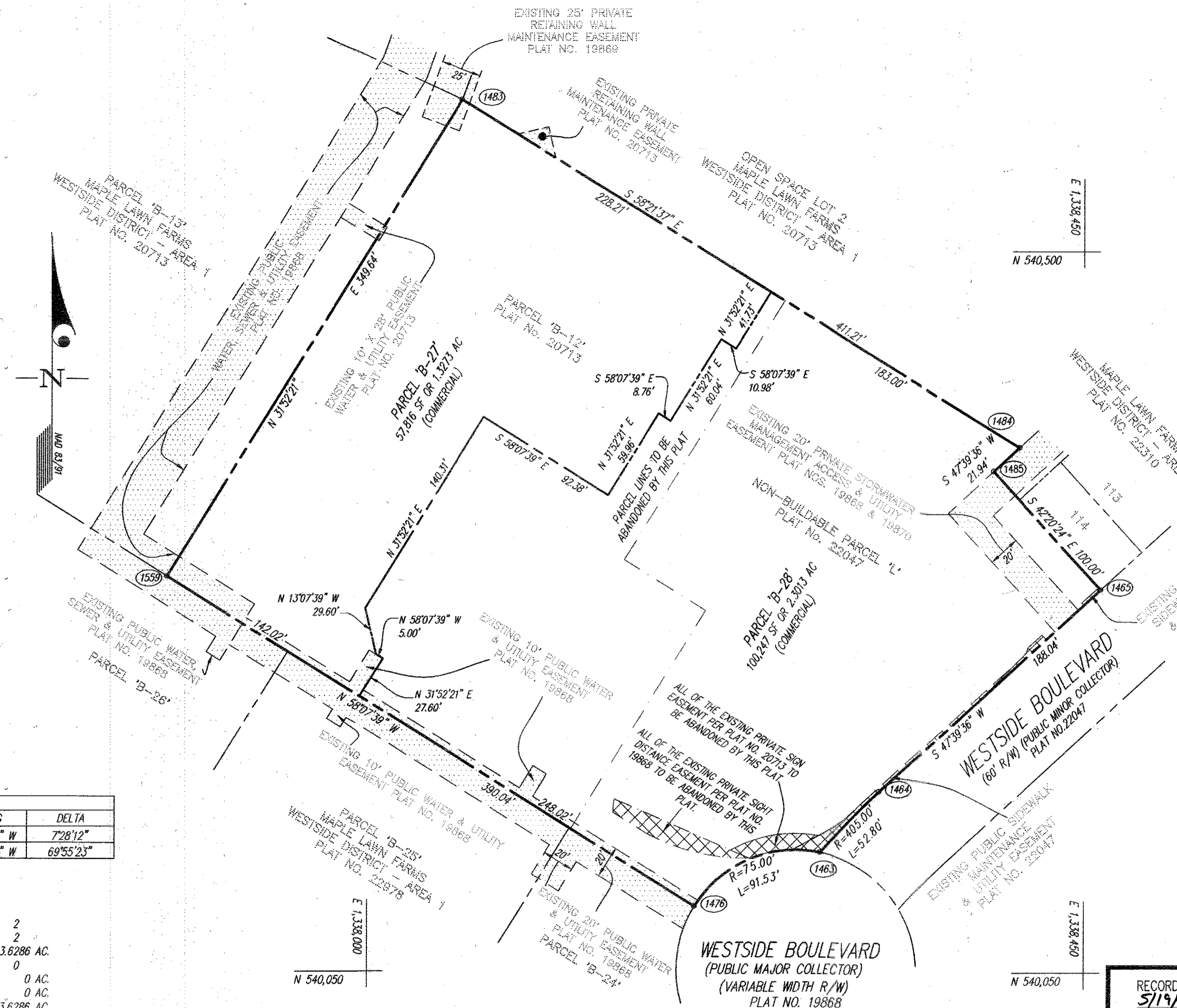
(A RESUBDIVISION OF PARCEL 'B-12', MAPLE LAWN FARMS, WESTSIDE DISTRICT - AREA 1, PLAT NO. 20713 AND NON-BUILDABLE PARCEL 'L', MAPLE LAWN FARMS, WESTSIDE DISTRICT - AREA 1, PLAT NO. 22047

ZONE: MXD-3 TM 46, GRID 21, P/O PARCEL 116
5TH ELECTION DISTRICT HOWARD COUNTY, MARYLAND
SCALE: AS SHOWN SHEET 1 OF 2 APRIL 2017

GLW GUTSCHICK LITTLE & WEBER, P.A.
CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS
3809 NATIONAL DRIVE - SUITE 250 - BURTONSVILLE OFFICE PARK
BURTONSVILLE, MARYLAND 20886
TEL: 301-421-4024 BALT: 410-880-1820 DC/VA: 301-989-2524 FAX: 301-421-4106
DRAWN BY: *ROL* CHECK BY: *HW*

L:\CAD\DRAWINGS\0306714084 (HOTEL)\PLANS BY GUY\PLATS\14084_PAR B-27 & B-28_PLAT 01.dwg, PLOTTED: 4/17/2017 8:33 AM, LAST SAVED: 4/17/2017 8:32 AM, PLOTTED BY: Romlon G. Lebrador

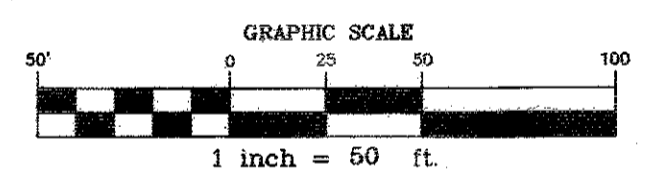
| COORDINATE TABLE | | |
|------------------|------------|--------------|
| POINT | NORTHING | EASTING |
| 1463 | 540,124.24 | 1,338,284.83 |
| 1464 | 540,162.25 | 1,338,321.43 |
| 1465 | 540,288.90 | 1,338,460.43 |
| 1476 | 540,090.43 | 1,338,205.81 |
| 1483 | 540,593.30 | 1,338,059.20 |
| 1484 | 540,377.59 | 1,338,409.29 |
| 1485 | 540,362.82 | 1,338,393.07 |
| 1559 | 540,296.38 | 1,337,874.58 |



| CURVE TABULATION | | | | | | |
|------------------|---------|--------|---------|--------|---------------|-----------|
| CURVE | RADIUS | LENGTH | TANGENT | CHORD | BEARING | DELTA |
| 1464-1463 | 405.00' | 52.80' | 26.44' | 52.77' | S 43°55'30" W | 7°28'12" |
| 1463-1476 | 75.00' | 91.53' | 52.44' | 85.95' | S 66°50'03" W | 69°55'23" |

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OWNERS:
 MLBP PARCEL 1, LLC (OLD PARCEL 'B-12')
 & MLBP PARCEL 7, LLC (OLD PARCEL 'L')
 c/o GREENBAUM ENTERPRISES, INC.
 829 REISTERSTOWN ROAD SUITE 300
 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.

Barbara M. Rosen
 COUNTY HEALTH OFFICER
 DATE: 5/15/17

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

Chad Edwards
 CHIEF, DEVELOPMENT ENGINEERING DIVISION
 DATE: 5-8-17

Heidi LeVine
 DIRECTOR
 DATE: 5-15-17

OWNER'S DEDICATION

MLBP PARCEL 1, LLC, A MARYLAND LIMITED LIABILITY COMPANY, BY MARK A. BENNETT, SR., AUTHORIZED SIGNATURE AND MLBP PARCEL 7, LLC, A MARYLAND LIMITED LIABILITY COMPANY, BY MARK A. BENNETT, SR., AUTHORIZED SIGNATURE, OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY ADOPT THIS PLAN OF SUBDIVISION, AND IN CONSIDERATION OF THE APPROVAL OF THIS FINAL PLAT BY THE DEPARTMENT OF PLANNING AND ZONING, ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES AND GRANT 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 GRANT 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 17th DAY OF April, 2017

MLBP PARCEL 1, LLC
 BY: *Mark A. Bennett, Sr.*
 MARK A. BENNETT, SR., AUTHORIZED SIGNATURE
 ATTEST: *Susan M. Collins*

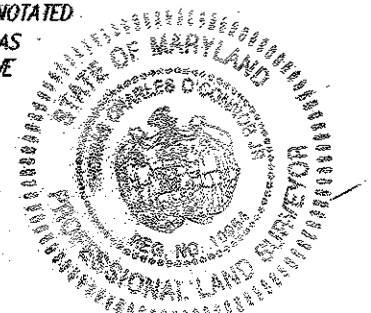
MLBP PARCEL 7, LLC
 BY: *Mark A. Bennett, Sr.*
 MARK A. BENNETT, SR., AUTHORIZED SIGNATURE
 ATTEST: *Susan M. Collins*

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 PARCEL 'B-12' AS SHOWN ON A PLAT OF SUBDIVISION ENTITLED 'MAPLE LAWN FARMS, WESTSIDE DISTRICT - AREA 1, PARCELS 'B-12' THRU 'B-17', NON-BUILDABLE PARCEL 'L' AND OPEN SPACE LOT 2' AND RECORDED AS PLAT NO. 20713, AND NON-BUILDABLE PARCEL 'L' AS SHOWN ON A PLAT OF SUBDIVISION ENTITLED 'MAPLE LAWN FARMS, WESTSIDE DISTRICT - AREA 2, LOTS 1 THRU 67, OPEN SPACE LOT 68, COMMON OPEN AREA LOTS 69 THRU 71 AND NON-BUILDABLE PARCELS 'D' THRU 'T' AND WESTSIDE DISTRICT - AREA 1, OPEN SPACE LOT 4, PARCEL 'B-2' AND NON-BUILDABLE PARCEL 'L', AND RECORDED AS PLAT NO. 22047, AND ALSO BEING ALL OF THE LAND CONVEYED TO MLBP PARCEL 1, LLC FROM MAPLE LAWN HOLDINGS, LLC, BY A DEED DATED SEPTEMBER 18, 2009 AND RECORDED IN LIBER 12082 AT FOLIO 343, AND ALL OF THE LAND CONVEYED TO MLBP PARCEL 7, LLC FROM MAPLE LAWN HOLDINGS, LLC, BY A DEED DATED SEPTEMBER 18, 2009 AND RECORDED IN LIBER 12082 AT FOLIO 374, 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.
 PROFESSIONAL LAND SURVEYOR
 MARYLAND REGISTRATION NO. 10954 (EXP DATE: 07/03/2018)
 DATE: 4/18/2017



RECORDED AS PLAT NUMBER 24216 ON 5/19/17, AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND

MAPLE LAWN FARMS
WESTSIDE DISTRICT - AREA 1
PARCELS 'B-27' AND 'B-28'

(A RESUBDIVISION OF PARCEL 'B-12', MAPLE LAWN FARMS, WESTSIDE DISTRICT - AREA 1, PLAT NO. 20713 AND NON-BUILDABLE PARCEL 'L', MAPLE LAWN FARMS, WESTSIDE DISTRICT - AREA 1, PLAT NO. 22047

ZONE: MXD-3 TM 46, GRID 21, P/O PARCEL 116
 5TH ELECTION DISTRICT HOWARD COUNTY, MARYLAND
 SCALE: 1"=50' SHEET 2 OF 2 APRIL 2017

GLW GUTSCHICK LITTLE & WEBER, P.A.
 CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS
 3900 NATIONAL DRIVE - SUITE 250 - BURTONTOWN, MARYLAND 20885
 TEL: 301-421-4024 BAL: 410-880-1820 DC/VA: 301-988-2524 FAX: 301-421-4186
 DRAWN BY: *RDL* CHECK BY: *TSJ*

CADD DRAWINGS\03087\14084 PAR B-27 & B-28 PLAT 02.dwg
 DTED: 4/14/2017 8:34 AM, LAST SAVED: 4/14/2017 6:26 AM, PLOTTED BY: Román O. Labrador