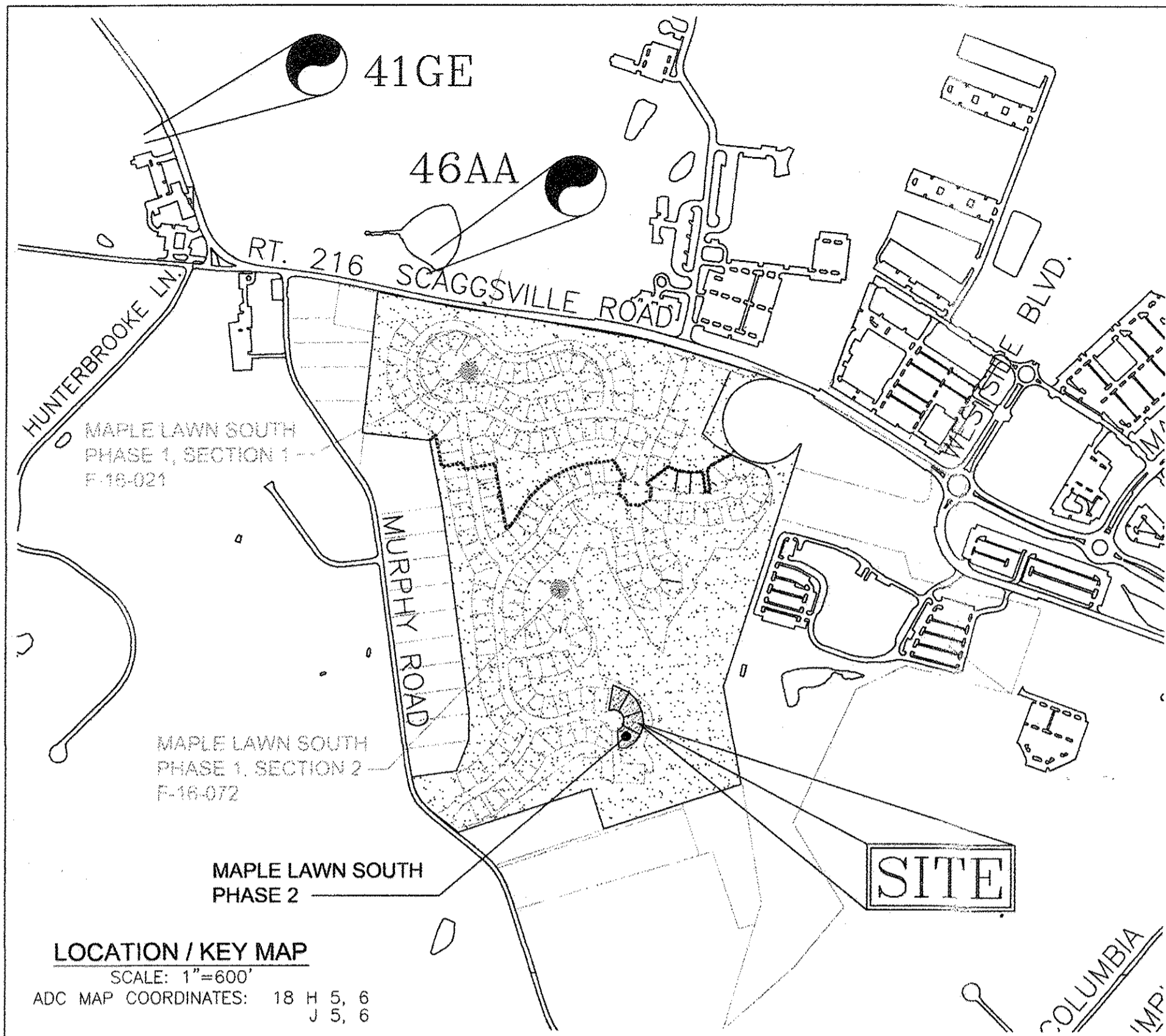


GENERAL NOTES

- THE COORDINATES SHOWN HEREON ARE BASED UPON THE HOWARD COUNTY GEODETIC CONTROL WHICH IS BASED UPON THE MARYLAND STATE PLANE COORDINATE SYSTEM. HOWARD COUNTY MONUMENT NOS. 41GE AND 46AA WERE USED FOR THIS PROJECT.
- DENOTES AN ANGULAR CHANGE IN BEARING OF BOUNDARY OR RIGHT OF WAY
● DENOTES IRON PIPE OR BAR FOUND
■ DENOTES STONE OR MONUMENT FOUND
⊗ DENOTES REBAR WITH CAP SET
⊘ DENOTES BUILDING RESTRICTION LINE
- THE PROJECT BOUNDARY IS BASED ON A BOUNDARY SURVEY PREPARED BY ROBERT H. VOGEL ENGINEERING, INC., DATED APRIL 30, 2014.
- THIS PLAN IS SUBJECT TO THE AMENDED FIFTH EDITION OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS. DEVELOPMENT OR CONSTRUCTION OF THESE LOTS MUST COMPLY WITH SETBACK AND BUFFER REGULATIONS IN EFFECT AT THE TIME OF SUBMISSION OF THE SITE DEVELOPMENT PLAN, WAIVER PETITION, OR BUILDING AND GRADING PERMITS.
- THE SUBJECT PROPERTY IS ZONED R-ED-MXD-3 IN ACCORDANCE WITH THE 10/6/13 ZONING REGULATIONS, AND IS SUBJECT TO THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS EFFECTIVE 10/2/03 PER COUNCIL BILL 75-2003.
- AREAS SHOWN HEREON ARE MORE OR LESS.
- THERE ARE NO HISTORIC STRUCTURES LOCATED ON THESE LOTS (LOTS 183-186).
-REFER TO F-16-021 THERE IS A HISTORIC HOUSE LOCATED ON PARCEL 113 TO BE DEMOLISHED, THAT IS LOCATED AT THE SITE OF PROPOSED LOT 59 (F16-021). THIS PLAN WAS PRESENTED TO THE HISTORIC PRESERVATION COMMISSION IN DECEMBER 2014. THE COMMISSION WANTED THE HOUSE TO REMAIN ON-SITE. THE HOUSE IS NOT LISTED ON THE HISTORIC SITES INVENTORY. INSPECTION OF THIS HOUSE WAS CONDUCTED BY A CONSULTANT IN 2014 AND IT WAS DETERMINED THE HOUSE IS IN VERY POOR CONDITION, IS BEYOND LIFE EXPECTANCY AND SHOULD BE REMOVED FOR SAFETY REASONS.
-ACCORDING TO THE HOWARD COUNTY CEMETERY INVENTORY, THIS PARCEL DOES NOT CONTAIN A CEMETERY THAT IS LISTED. IN RESEARCHING THIS PROPERTY, THE COUNTY ARCHITECTURAL HISTORIAN FOUND THAT THERE IS A DEED FROM 1871 THAT RESERVES "AN ACRE WHERE THE FAMILY GRAVE YARD STANDS WHICH THE GRANTORS HEREBY RESERVE FOR THEMSELVES AND THEIR FAMILY WITH THE RIGHT OF ACCESS THERETO." TO THE BEST OF THE OWNERS KNOWLEDGE, THERE ARE NO BURIAL GROUNDS OR CEMETERIES LOCATED ON THE PROJECT SITE, BUT THERE ARE RECORDS THAT SHOW A CEMETERY ONCE EXISTED ON THE ON THE PROPERTY, AS THE LAND HAS BEEN SUBDIVIDED OVER TIME, THE CEMETERY MAY NO LONGER BE PART OF THIS ACTUAL SITE, BUT THE LOCATION IS UNKNOWN.
- DRIVEWAYS SHALL BE PROVIDED PRIOR TO ISSUANCE OF A USE AND OCCUPANCY PERMIT FOR ANY NEW DWELLINGS TO ENSURE SAFE ACCESS FOR FIRE EMERGENCY VEHICLES PER THE FOLLOWING MINIMUM REQUIREMENTS:
A. WIDTH --- 12'(16' SERVING MORE THAN ONE RESIDENCE);
B. SURFACE --- 6 INCHES OF COMPACTED CRUSHER RUN BASE WITH TAR AND CLIP COATING.
C. GEOMETRY --- MAX. 1% GRADE, MAX. 10% TURNING RADIUS
D. STRUCTURES (CULVERTS/BRIDGES) --- CAPABLE OF SUPPORTING 25 GROSS TONS (H25 LOADING)
E. DRAINAGE ELEMENTS --- CAPABLE OF SAFELY PASSING 100-YEAR FLOOD WITH NO MORE THAN 1 FOOT OF DEPTH OVER DRIVEWAY SURFACE
F. STRUCTURE CLEARANCES---MINIMUM 12 FEET
G. MAINTENANCE --- SUFFICIENT TO ENSURE ALL WEATHER USE.
- THE PROPOSED STREET (EUGENE AVENUE) IS CLASSIFIED AS PUBLIC ACCESS STREET.
THIS PROPERTY WAS INCORPORATED INTO THE METROPOLITAN DISTRICT BY CB-19-2016, WHICH WAS PASSED BY THE COUNTY COUNCIL ON MAY 2, 2016 AND BECAME EFFECTIVE ON JULY 5, 2016.
WATER FOR THIS PROJECT IS TO BE PUBLIC EXTENSION OF CONTRACT NO. 24-4914-D.
SEWER FOR THIS PROJECT IS TO BE PUBLIC EXTENSION OF CONTRACT NO. 24-4914-D.
REFER TO CONTRACT NO. 24-4989-D.
- AN AMENDMENT TO THE WATER AND SEWER MASTER PLAN WAS PASSED BY A COUNTY RESOLUTION (CR-36-2016) ON MAY 2, 2016 AND BECAME EFFECTIVE ON MAY 5, 2016.
-THIS SUBDIVISION IS SUBJECT TO SECTION 18.122B OF THE HOWARD COUNTY CODE. PUBLIC WATER AND/OR SEWER SERVICE HAS BEEN GRANTED UNDER THE TERMS AND PROVISIONS, THEREOF, EFFECTIVE 2/16/2017, ON WHICH DATE DEVELOPER AGREEMENT # 24-4989-D WAS FILED AND ACCEPTED.
- WATER AND SEWER SERVICE TO THESE LOTS WILL BE GRANTED UNDER THE PROVISIONS OF SECTION 18.122.B OF THE HOWARD COUNTY CODE. PUBLIC WATER AND SEWER ALLOCATION WILL BE GRANTED AT A TIME OF ISSUANCE OF BUILDING PERMIT IF CAPACITY IS AVAILABLE AT THAT TIME.
- PLAT IS SUBJECT TO PRIOR DEPARTMENT OF PLANNING AND ZONING FILES: ECP-14-093, PB-415, SP-15-014, WP-15-136 F-16-021 AND F-16-072.
- A NON CRITICAL FLOODPLAIN IS LOCATED ONSITE AS DELINEATED ON F-16-021.
- WETLANDS AND STREAMS SHOWN ONSITE ARE BASED ON THE DELINEATION BY ENVIRONMENTAL SYSTEMS ANALYSIS, INC. (ESA), AUGUST 2013. REFER TO F-16-021.
-BOTH THE WETLANDS AND STREAMS ARE PROTECTED BY REGULATED BUFFERS.
- NO GRADING, REMOVAL OF VEGETATIVE COVER OR TREES, PAVING AND NEW STRUCTURES SHALL BE PERMITTED WITHIN THE REQUIRED WETLANDS, STREAM(S) OR THEIR BUFFERS, FOREST CONSERVATION EASEMENT AREAS AND 100-YEAR FLOODPLAIN. FOREST STAND DELINEATION PLAN PREPARED BY KLEBASKO ENVIRONMENTAL, LLC. C/O MR. MICHAEL J. KLEBASKO, P.W.S., DATED MAY 2014.
- FOREST CONSERVATION EASEMENTS HAVE BEEN ESTABLISHED TO FULFILL A PORTION OF THE REQUIREMENTS OF SECTION 16.1200 OF THE HOWARD COUNTY FOREST CONSERVATION MANUAL. 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.
- TOTAL FOREST CONSERVATION OBLIGATION FOR THIS PROJECT WAS FULFILLED UNDER F16-021.
- A TRAFFIC STUDY FOR THIS PROJECT PREPARED BY THE TRAFFIC GROUP, INC., DATED DECEMBER 19, 2014, WAS APPROVED APRIL 2015, F-16-021.
- STORM WATER MANAGEMENT FOR THIS PROJECT IS PROVIDED BY THE USE OF ON-LOT NON-STRUCTURAL PRACTICES AND MICRO-SCALE PRACTICES IN ACCORDANCE WITH ENVIRONMENTAL SITE DESIGN CRITERIA. THESE FACILITIES WILL BE PRIVATELY OWNED AND MAINTAINED.
- IN ACCORDANCE WITH SECTION 16.121(A)(2) OF THE HOWARD COUNTY SUBDIVISION AND LAND DEVELOPMENT REGULATIONS, THE OPEN SPACE REQUIREMENTS FOR THIS R-ED-MXD-3 PROJECT IS 50% OF GROSS AREA (91.3136 AC. GROSS AREA X 50% = 45.6568 AC.).
- OPEN SPACE LOTS 178 - 181 TO BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
- OPEN SPACE LOT 182 TO BE OWNED AND MAINTAINED BY HOWARD COUNTY, MARYLAND
- A LANDSCAPE PLAN HAS BEEN PREPARED IN ACCORDANCE WITH SECTION 16.124 OF THE HOWARD COUNTY CODE AND LANDSCAPE MANUAL.
FINANCIAL SURETY FOR THE REQUIRED LANDSCAPING WAS POSTED WITH F-16-072.
- PUBLIC STREET TREES ARE PROVIDED FOR THIS PROJECT IN ACCORDANCE WITH SECTION 16.124(e)(1) OF THE SUBDIVISION REGULATIONS AND THE LANDSCAPE MANUAL.
FINANCIAL SURETY FOR THE REQUIRED STREET TREES WAS POSTED WITH F-16-072.
- THE OFFICIAL PRE-SUBMISSION COMMUNITY MEETING WAS HELD FOR THIS PROJECT ON JUNE 5, 2014 AT NORTH LAUREL COMMUNITY CENTER.
- AN ENVIRONMENTAL CONCEPT PLAN (ECP-14-093) WAS APPROVED ON NOVEMBER 21, 2014.
- A PRELIMINARY EQUIVALENT SKETCH PLAN (SP-15-014) WAS APPROVED ON SEPTEMBER 23, 2015.
- DECLARATION OF COVENANTS FOR LOTS 183-186 SHALL BE RECORDED SIMULTANEOUSLY WITH THIS PLAT FOR THE PRIVATE STORMWATER DEVICES LOCATED ON THESE LOTS.



MAPLE LAWN SOUTH - DENSITY TABULATION

PHASE	GROSS AREA	FLOODPLAIN STEEP SLOPES	NET AREA	UNITS PERMITTED BY NET	UNITS PROPOSED	OPEN SPACE REQUIRED	TOTAL OPEN SPACE PROVIDED	NON CREDITED OPEN SPACE PROVIDED	CREDITED OPEN SPACE PROVIDED
F-16-021 - PH 1/SEC 1	51.8658 AC±	1.5400 AC±	50.3258 AC±	101	64 SFD	25.9329 AC±	33.2899 AC±	0.42 AC±	32.8699 AC±
F-16-072 - PH 1/SEC 2	38.7014 AC±	0.0000 AC±	38.7014 AC±	77	108 SFD	19.3507 AC±	13.9409 AC±	TBD	13.8921 AC±
F-17-041 - PH 2	0.7465 AC±	0.0000 AC±	0.7465 AC±	1	4 SFD	0.3732 AC±	0.0000 AC±	0.0000 AC±	0.0000 AC±
TOTAL	91.3136 AC±	1.5400 AC±	89.7738 AC±	179	176 SFD	45.6568 AC±	47.2308 AC±	0.42 AC±	46.7620 AC±

MAPLE LAWN SOUTH APFO PHASING

PHASE NUMBER	ALLOCATION YEAR	TOTAL NO. OF ALLOCATIONS
I	2017	171*
II	2018	4

175 GRANTED HOUSING UNIT ALLOCATIONS
+ 1 EXISTING = 176 TOTAL ALLOCATIONS
* CREDIT FOR 1 EXISTING PARCEL

RESERVATION OF PUBLIC UTILITY AND FOREST CONSERVATION EASEMENTS

DEVELOPER RESERVES UNTO ITSELF, ITS SUCCESSORS AND ASSIGNS, ALL EASEMENTS SHOWN ON THIS PLAT FOR WATER, SEWER, STORM DRAINAGE, OTHER PUBLIC UTILITIES AND FOREST CONSERVATION (DESIGNATED AS FOREST CONSERVATION AREA), LOCATED IN, ON, OVER AND THROUGH LOTS 183 THROUGH 186, OR PORTIONS THEREOF, AND SHOWN ON THIS PLAT AS THE FOREST CONSERVATION AREA. ANY AND ALL CONVEYANCES OF THE AFORESAID 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 WITH A METES AND BOUNDS DESCRIPTION OF THE FOREST CONSERVATION AREA. UPON COMPLETION OF THE PUBLIC UTILITIES AND THEIR ACCEPTANCE BY HOWARD COUNTY, AND, IN THE CASE OF THE FOREST CONSERVATION EASEMENT(S), UPON COMPLETION OF THE DEVELOPER'S OBLIGATIONS UNDER THE FOREST CONSERVATION INSTALLATION AND MAINTENANCE AGREEMENT EXECUTED BY THE DEVELOPER AND THE COUNTY, AND THE RELEASE OF THE DEVELOPER'S SURETY POSTED WITH SAID AGREEMENT, THE COUNTY SHALL ACCEPT THE EASEMENTS AND RECORD THE DEED(S) OF EASEMENT IN THE LAND RECORDS OF HOWARD COUNTY.

OWNER
MAPLE LAWN FARMS, INC.
11788 SCAGGSVILLE ROAD
FULTON, MD 20759-0562
301-725-2074

DEVELOPER
MAPLE LAWN PARTNERS, LLC
2661 RIVA ROAD, SUITE 220
ANNAPOLIS, MARYLAND 21401
443-472-2846

PURPOSE NOTE
THE PURPOSE OF THIS PLAT IS TO RE-SUBDIVIDE NON-BUILDABLE BULK PARCEL "B" AND CREATE BUILDABLE LOTS 183-186.

AREA TABULATION CHART

	SHEET 2
BUILDABLE LOTS TO BE RECORDED	4
NON-BUILDABLE BULK PARCELS TO BE RECORDED	0
OPEN SPACE LOTS TO BE RECORDED	0
TOTAL LOTS AND PARCELS TO BE RECORDED	4
AREA OF BUILDABLE LOTS TO BE RECORDED	0.7464 AC
AREA OF NON-BUILDABLE BULK PARCELS TO BE RECORDED	0.0000 AC
AREA OF OPEN SPACE LOTS TO BE RECORDED	0.0000 AC
AREA OF LOTS AND PARCELS TO BE RECORDED	0.7465 AC
AREA OF ROADWAY TO BE RECORDED	0.0000 AC
TOTAL AREA TO BE RECORDED	0.7465 AC

THE REQUIREMENTS OF § 3-108, THE REAL PROPERTY ARTICLE, ANNOTATED CODE OF MARYLAND, 1988 REPLACEMENT VOLUME, (AS SUPPLEMENTED) AS FAR AS THEY RELATE TO THE MAKING OF THIS PLAT AND THE SETTING OF MARKERS HAVE BEEN COMPLIED WITH.

Eric David Salmi
ERIC DAVID SALMI
PROFESSIONAL LAND SURVEYOR, MD REG. NO. 21639
DATE 06/16/2017

APPROVED: FOR PUBLIC WATER AND PUBLIC SEWER SYSTEMS
HOWARD COUNTY HEALTH DEPARTMENT.

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

Michael J. Quinn 6/26/17
HOWARD COUNTY OFFICER DATE

JP 7-13-17
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

Kathleen 4-4-18
DIRECTOR DATE

OWNER'S CERTIFICATE

WE, MAPLE LAWN FARMS INC, OWNER OF THE PROPERTY SHOWN HEREON, ADOPTS THIS PLAT OF SUBDIVISION, AND IN CONSIDERATION OF THE APPROVAL OF THIS PLAT BY THE DEPARTMENT OF PLANNING AND ZONING, ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES AND GRANT UNTO HOWARD COUNTY, MARYLAND, ITS SUCCESSORS AND ASSIGNS;

- 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-WAYS AND THE SPECIFIC EASEMENTS SHOWN;
- THE RIGHT TO REQUIRE DEDICATION FOR THE PUBLIC USE THE BEDS OF THE STREETS AND/OR ROADS, THE FLOODPLAINS AND OPEN SPACES, WHERE APPLICABLE AND FOR THE GOOD AND OTHER VALUABLE CONSIDERATION, HEREBY GRANT THE RIGHT AND OPTION TO HOWARD COUNTY TO ACQUIRE THE FEE SIMPLE TITLE IN THE BEDS OF THE STREETS AND/OR ROADS, FLOOD PLAINS, STORM DRAINAGE FACILITIES AND OPEN SPACE WHERE APPLICABLE;
- THE RIGHT TO REQUIRE DEDICATION OF WATERWAYS AND DRAINAGE EASEMENTS FOR THE SPECIFIC PURPOSE OF THE CONSTRUCTION, REPAIR AND MAINTENANCE; AND
- THAT NO BUILDING OR SIMILAR STRUCTURE OF ANY KIND SHALL BE ERRECTED ON OR OVER THE SAID RIGHT-OF-WAYS.

WITNESS OUR HANDS THIS 16 DAY OF JUNE, 2017.

Charles E. Jorgensen
MAPLE LAWN FARMS INC.

Eric David Salmi
PROFESSIONAL LAND SURVEYOR

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT AND IS A SUBDIVISION OF ALL THAT LAND CONVEYED FROM JOEL KLINE, TRUSTEE, WALTER BUCHER, MANAGING AND GENERAL PARTNER OF ROUTE 216 - HIGHLAND PROPERTY PARTNERSHIP, AND APPOINTED TO ACT FOR THE OTHER PARTNERS IN ACCORDANCE WITH THE STIPULATION REFERRED TO AND EUGENE M. FEINBLATT, RECEIVER IN BANKRUPTCY OF JOEL KLINE AND REPRESENTATIVE OF JOEL KLINE'S INTEREST IN SAID PARTNERSHIP TO MAPLE LAWN FARMS INC. BY DEED DATED MAY 30, 1974, AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY IN LIBER 883, FOLIO 747.

I HEREBY FURTHER CERTIFY THAT ALL MONUMENTS ARE IN OR WILL BE IN PLACE PRIOR TO THE ACCEPTANCE OF THE STREETS IN THE SUBDIVISION BY HOWARD COUNTY, AS SHOWN, IN ACCORDANCE WITH THE ANNOTATED CODE OF MARYLAND, AS AMENDED, AND THAT THE BOUNDARY IS IN ACCORDANCE WITH THE HOWARD COUNTY SUBDIVISION REGULATIONS.

I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED BY ME OR UNDER MY RESPONSIBLE CHARGE, AND THAT I AM A DULY LICENSED PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 21639, EXPIRATION DATE JANUARY 03, 2018.

Eric David Salmi
ERIC DAVID SALMI
PROFESSIONAL LAND SURVEYOR, MD REG. NO. 21639

ROBERT H. VOGEL ENGINEERING, INC.
ENGINEERS • SURVEYORS • PLANNERS
8407 MAIN STREET
ELICOTT CITY, MD 21043
TEL: 410-461-7666
FAX: 410-461-8961

RECORDED AS PLAT No. 24608 ON 4/16/13
AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

PLAT OF RESUBDIVISION

MAPLE LAWN SOUTH PHASE 2
LOTS 183-186

A RESUBDIVISION OF
MAPLE LAWN SOUTH - PHASE 1, SECTION 1
NON-BUILDABLE BULK PARCEL "B"

ZONED R-ED-MXD-3
TAX MAP 46, GRID 2, P/O PARCEL 113
5TH ELECTION DISTRICT, HOWARD COUNTY, MARYLAND

SCALE: 1" = 50' JUNE 2017

GRAPHIC SCALE
50' 0 50' 100' 150'

SHEET 1 OF 2

CURVE TABLE					
CURVE	ARC	RADIUS	TANGENT	DELTA	CHORD
C45	172.21'	55.00'	10,498.49	179°23'59"	N2°56'44"W 110.00'

COORDINATE TABLE		
POINT	NORTHING	EASTING
805	538442.0185	133625.18963
806	538333.6151	1336140.4291
845	538425.2236	1336242.5327
846	538386.6627	1336283.1690
847	538331.8124	1336309.2613
848	538263.6990	1336318.7867
849	538218.1241	1336302.4572
850	538171.2495	1336272.2166
851	538147.8028	1336225.7369
852	538146.0566	1336189.6920
853	538233.0941	1336185.0742

THE REQUIREMENTS OF § 3-108, THE REAL PROPERTY ARTICLE, ANNOTATED CODE OF MARYLAND, 1988 REPLACEMENT VOLUME, (AS SUPPLEMENTED) AS FAR AS THEY RELATE TO THE MAKING OF THIS PLAT AND THE SETTING OF MARKERS HAVE BEEN COMPLIED WITH.

Eric David Salmi
 ERIC DAVID SALMI
 PROFESSIONAL LAND SURVEYOR, MD REG. NO. 21639
 DATE: 6/6/2017

Charles E. Jorgensen
 CHARLES E. JORGENSEN
 MAPLE LAWN FARMS INC.
 DATE: 06-16-2017

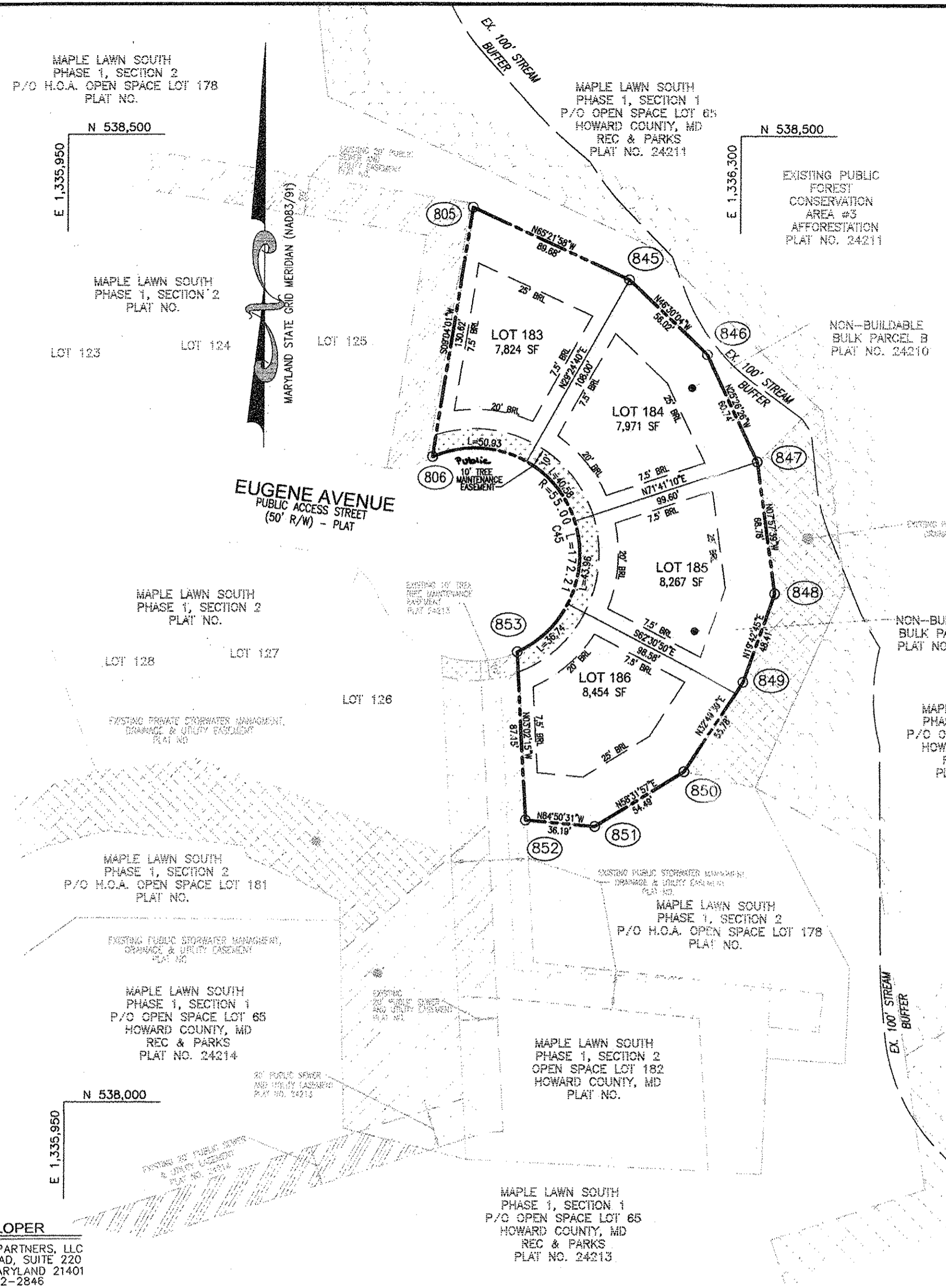
LEGEND

- EXISTING PUBLIC FOREST CONSERVATION EASEMENT AFFORESTATION AREA PLAT NO. 24201-24214
- EXISTING PUBLIC FOREST CONSERVATION EASEMENT REFORESTATION AREA PLAT NO. 24201-24214
- EXISTING PUBLIC STORMWATER MANAGEMENT DRAINAGE & UTILITY EASEMENT - PLAT
- EXISTING 20' PUBLIC DRAINAGE & UTILITY EASEMENT - PLAT
- EXISTING PUBLIC DRAINAGE & UTILITY EASEMENT - PLAT
- EXISTING PUBLIC SEWER & UTILITY EASEMENT - PLAT
- EXISTING 20' PUBLIC SEWER & UTILITY EASEMENT - PLAT
- EXISTING PRIVATE STORMWATER MANAGEMENT DRAINAGE & UTILITY EASEMENT - PLAT
- EXISTING 20' PRIVATE DRAINAGE & UTILITY EASEMENT - PLAT
- 10' TREE MAINTENANCE EASEMENT - PLAT

AREA TABULATION (THIS SHEET)

A. TOTAL NUMBER OF LOTS AND/OR PARCELS TO BE RECORDED	4
- BUILDABLE	0
- NON-BUILDABLE	0
- OPEN SPACE	0
- PRESERVATION PARCELS	0
B. TOTAL AREA OF LOTS AND/OR PARCELS	0.7465 AC
- BUILDABLE	0.7465 AC
- NON-BUILDABLE	0.0000 AC
- OPEN SPACE	0.0000 AC
- PRESERVATION PARCELS	0.0000 AC
C. TOTAL AREA OF ROADWAY TO BE RECORDED INCLUDING WIDENING STRIPS	0.0000 AC
D. TOTAL AREA OF SUBDIVISION TO BE RECORDED	0.7465 AC

OWNER	DEVELOPER
MAPLE LAWN FARMS, INC. 11788 SCAGGSVILLE ROAD FULTON, MD 20759-0562 301-725-2074	MAPLE LAWN PARTNERS, LLC 2661 RIVA ROAD, SUITE 220 ANNAPOLIS, MARYLAND 21401 443-472-2846



APPROVED: FOR PUBLIC WATER AND PUBLIC SEWER SYSTEMS
 HOWARD COUNTY HEALTH DEPARTMENT.

Michael J. Davis
 MICHAEL J. DAVIS
 HOWARD COUNTY HEALTH OFFICER
 DATE: 6/26/17

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING
 AND ZONING

Chad Clark
 CHAD CLARK
 CHIEF, DEVELOPMENT ENGINEERING DIVISION
 DATE: 7-13-17

Kurt Beckwith
 KURT BECKWITH
 DIRECTOR
 DATE: 4-4-18

OWNER'S CERTIFICATE

WE, MAPLE LAWN FARMS INC, OWNER OF THE PROPERTY SHOWN HEREON, ADOPTS THIS PLAT OF SUBDIVISION, AND IN CONSIDERATION OF THE APPROVAL OF THIS 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-WAYS AND THE SPECIFIC EASEMENTS SHOWN;
- 2) THE RIGHT TO REQUIRE DEDICATION FOR THE PUBLIC USE THE BEDS OF THE STREETS AND/OR ROADS, THE FLOODPLAINS AND OPEN SPACES, WHERE APPLICABLE AND FOR THE GOOD AND OTHER VALUABLE CONSIDERATION, HEREBY GRANT THE RIGHT AND OPTION TO HOWARD COUNTY TO ACQUIRE THE FEE SIMPLE TITLE IN THE BEDS OF THE STREETS AND/OR ROADS, FLOOD PLAINS, STORM DRAINAGE FACILITIES AND OPEN SPACE WHERE APPLICABLE;
- 3) THE RIGHT TO REQUIRE DEDICATION OF WATERWAYS AND DRAINAGE EASEMENTS FOR THE SPECIFIC PURPOSE OF THE CONSTRUCTION, REPAIR AND MAINTENANCE; AND
- 4) THAT NO BUILDING OR SIMILAR STRUCTURE OF ANY KIND SHALL BE ERECTED ON OR OVER THE SAID RIGHT-OF-WAYS.

WITNESS OUR HANDS THIS 16 DAY OF JUNE, 2017.

Charles E. Jorgensen
 CHARLES E. JORGENSEN
 MAPLE LAWN FARMS INC.

Robert H. Vogel
 ROBERT H. VOGEL
 ENGINEERS • SURVEYORS • PLANNERS

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT AND IS A SUBDIVISION OF ALL THAT LAND CONVEYED FROM JOEL KLINE, TRUSTEE, WALTER BUCHER, MANAGING AND GENERAL PARTNER OF ROUTE 216 - HIGHLAND PROPERTY PARTNERSHIP, AND APPOINTED TO ACT FOR THE OTHER PARTNERS IN ACCORDANCE WITH THE STIPULATION REFERRED TO AND EUGENE M. FEINBLATT, RECEIVER IN BANKRUPTCY OF JOEL KLINE AND REPRESENTATIVE OF JOEL KLINE'S INTEREST IN SAID PARTNERSHIP TO MAPLE LAWN FARMS INC. BY DEED DATED MAY 30, 1974, AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY IN LIBER 683, FOLIO 747.

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I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED BY ME OR UNDER MY RESPONSIBLE CHARGE, AND THAT I AM A DULY LICENSED PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 21639, EXPIRATION DATE JANUARY 03, 2018.

Eric David Salmi
 ERIC DAVID SALMI
 PROFESSIONAL LAND SURVEYOR, MD REG. NO. 21639
 DATE: 6/26/17

ROBERT H. VOGEL
 ENGINEERS • SURVEYORS • PLANNERS
 8407 MAIN STREET
 ELLICOTT CITY, MD 21043
 TEL: 410.461.7666
 FAX: 410.461.6961

RECORDED AS PLAT No. 24009 ON 4/12/18
 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

MAPLE LAWN SOUTH PHASE 2

LOTS 183-186
 A RESUBDIVISION OF
 MAPLE LAWN SOUTH - PHASE 1, SECTION 1
 NON-BUILDABLE BULK PARCEL "B"

ZONED R-ED-MXD-3
 TAX MAP 46, GRID 2, P/O PARCEL 113
 5TH ELECTION DISTRICT, HOWARD COUNTY, MARYLAND

SCALE: 1" = 50'
 JUNE 2017

