### GENERAL NOTES

- 1. IRON PINS SHOWN THUS:
- 2. 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.
- 4. PROPERTY IS ZONED MXD-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*).
- 5. 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, F-14-033, P-14-01, WP-01-111 & F-14-118.
- 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.
- 8. THE PURPOSE OF THIS PLAT IS TO ABANDON AN EXISTING 20' PRIVATE DRAINAGE & UTILITY EASEMENT ACROSS LOTS 126-131.
- 9. THIS PLAT IS NOT SUBJECT TO THE REQUIREMENTS OF THE LANDSCAPE MANUAL SINCE THIS IS A PLAT OF REVISION ONLY.
- 10. THIS PLAT IS EXEMPT FROM FOREST CONSERVATION REQUIREMENTS SINCE NO ADDITIONAL LOTS ARE CREATED.
- 11. THIS PLAT IS EXEMPT FROM LANDSCAPING REQUIREMENTS SINCE NO ADDITIONAL LOTS ARE CREATED.

### TABULATION OF REVISION PLAT

1. TOTAL NUMBER OF LOTS AND PARCELS TO BE RECORDED: 2. TOTAL NUMBER OF BUILDABLE LOTS TO BE RECORDED: 3.6329 AC. 3. TOTAL AREA OF BUILDABLE LOTS TO BE RECORDED: 4. TOTAL NUMBER OF OPEN SPACE LOTS TO BE RECORDED: 5. TOTAL AREA OF OPEN SPACE LOTS TO BE RECORDED 0 6. TOTAL NUMBER OF COMMON OPEN AREA LOTS TO BE RECORDED: 7. TOTAL AREA OF COMMON OPEN AREA LOTS TO BE RECORDED: 8. TOTAL NUMBER OF NON-BUILDABLE PARCELS TO BE RECORDED: 9. TOTAL AREA OF NON-BUILDABLE PARCELS TO BE RECORDED: O AC. O AC. 10. TOTAL AREA OF ROADWAYS TO BE RECORDED:

OPEN SPACE LOT 161 PLAT NOS. 23255 & 23256 N 545,250 S 81'41'36" E 279.12' N 545,300 LOT 125 LOT 126 PLAT NO. 23256 PLAT No. 23256 LOT 127 PLAT NO. 23256 LOT 128 PLAT NO. 23255 S 6430'45" LOT 129 PLAT NO. 23255 N 84'09'52" E S 78'24'53" E 131.96' (205 20' PRIVATE DRAINAGE & UTILITY EASEMENT TO BE ABANDONED BY THIS PLAT N 544,700 LOT 130 PLAT NO. 23255 LOT 131 N 78'57'00" W 159.21' (1698) L=95.57 2058) LOT 132 EXISTANO Y PUBLIC SIDENALK PLAT NO. 23255 HAINTENANCE, SENER HOUSE DAIRY STREET CONNECTIONS, WATER HOUSE (50' R/W) (PUBLIC ACCESS STREET) CONNECTIONS & UTILITY EASEMENT PLAT NO. 23003 PLAT NO. 23003 CRAPHIC SCALE 1 inch = 80 ft.

MAPLE LAYIN FARMS I, LLC c/o CREENEBAUM ENTERPRISES, INC. 1829 REISTERSTOWN ROAD SUITE 300, WOODHOLME CENTER BALTMORE, ND. 21208 PH: 410-484-8400

# ADC MAP: 5052 GRID: D5

VICINITY MAP SCALE: 1"=2000"

COORDINATE TABLE					
POINT	NORTHING	EASTING			
1698	544,564.0708	1,336,805.9954			
2014	544,993.0303	1,336,809.3335			
2015	544,745,3110	1,336,691.2375			
2016	544,655.8107	1,336,661. <b>6913</b>			
2017	544,594.5863	1,336,649.7350			
2045	545,125.0986	1,336,764.5941			
2046	545,283.5922	1,336,810.8527			
2047	545,243.2663	1,337,087.0482			
2055	544,721.7389	1,336,838.4188			
2056	544,695.2371	1,336,967.6950			
2057	544,617.0309	1,337,031.2681			
2058	544,513.3957	1,336,884.2132			

CURVE TABULATION						
CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
2058-1698	125.00'	95.51	50.22'	93.20'	N 57'03'43" W	43'46'34"
2016-2015	<i>375.00</i> ′	94.50'	47.50'	94.25'	N 1876'10" E	14"26"19"
2014-2045	100.00	154.30'	97.26'	139.44	N 18*42'52" W	88'24'22"

THE PURPOSE OF THIS REVISION PLAT IS TO ABANDON AN EXISTING 20' PRIVATE DRAINAGE & UTILITY EASEMENT ACROSS LOTS 126-131. THE PURPOSE OF THIS REVISION PLAT DOES NOT INCLUDE RECORDATION OF THE PROJECT BOUNDARY OF LOTS 126-131.

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

11. TOTAL AREA OF SUBDIVISION TO BE RECORDED:

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

CHIEF, DEVELOPMENT ENGINEERING DIVISION

12.8.16

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, FLOCOPLAINS 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

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 SEE DAY OF DIV. 2016

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

3.6329 AC.



### SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, THAT THE REVISION PLAT SHOWN HEREON IS CORRECT; THAT IT IS A REVISION TO LOTS 126 THRU 131 AS SHOWN ON A PLAT ENTITLED "MAPLE LAWN FARMS, GARDEN DISTRICT - AREA 2, LOTS 115-159, OPEN SPACE LOTS 160 & 161 AND COMMON OPEN AREA LOT 162" AND RECORDED AS PLAT NOS. 23255 & 23256, ALSO 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; 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.

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.

1.08,2016 THOMAS C. O'CONNOR. JR PROFESSIONAL LAND SURVEYOR

MARYLAND REGISTRATION NO. 10954 (EXP. DATE: 07/03/2018)

RECORDED AS PLAT NUMBER 23990 - ON 12/16/16, AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND

# REVISION PLAT

## MAPLE LAWN FARMS GARDEN DISTRICT - AREA 2

LOTS 126-131 (A REVISION TO LOTS 126-131, MAPLE LAWN FARMS, GARDEN DISTRICT -AREA 1, PLAT NOS. 23255 & 23256)

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

5TH ELECTION DISTRICT SCALE: 1"=80"

HOWARD COUNTY, MARYLAND ~OCTOBER 2016 SHEET 1 OF 1

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: 416-880-1820 DC/VA: 301-989-2524 FAX: 301-421-4186

CHECK BY: DRAWN BY: ROL

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