

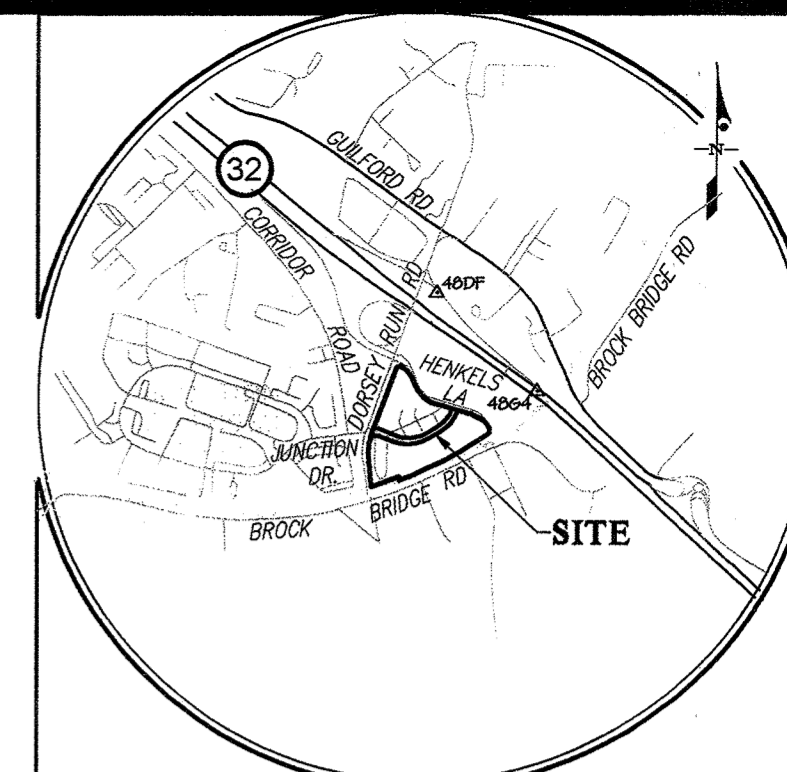
GENERAL NOTES

- 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.
- ALL AREAS ARE TO BE TAKEN AS MORE OR LESS.
- PROPERTY IS ZONED TOD PER THE OCTOBER 6, 2013 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. 48DC - N 534290.4821 E 1,371,119.4255 AND
No. 48D6 - N 533,541.8699 E 1,368,856.8869.
- THE PROJECT AREA WAS EXAMINED FOR ENVIRONMENTAL FEATURES BY MCCARTHY & ASSOCIATES. PER THE REPORT FILED WITH SDP-13-048, THERE ARE NO JURISDICTIONAL WETLANDS, STREAMS, OR THEIR BUFFERS WITHIN THE LIMITS OF SUBMISSION. THERE ARE NO 100-YEAR FLOODPLAINS OR FOREST CONSERVATION AREAS ON THE SITE.
- THIS PLAT IS EXEMPT FROM THE REQUIREMENTS OF 16.1200 OF THE HOWARD COUNTY CODE BECAUSE THE FOREST CONSERVATION REQUIREMENTS WERE PREVIOUSLY ADDRESSED UNDER F-13-068.
- THE LANDSCAPING FOR THIS PROJECT WAS ADDRESSED UNDER SDP-13-048.
- WAIVER TO DESIGN MANUAL, VOLUME III, SECTION 2.4.B, APPENDIX A, TO ALLOW FOR THE USE OF A MODIFIED PUBLIC RIGHT-OF-WAY, WAS APPROVED ON MARCH 13, 2013, SUBJECT TO THE FOLLOWING:
a. PUBLIC EASEMENTS SHOULD BE PROVIDED FOR THE SIDEWALKS AND STREET TREES THAT ARE OUTSIDE OF THE PUBLIC RIGHT-OF-WAY.
b. THE RIGHT-OF-WAY SHALL BE MODIFIED TO ACCOMMODATE ANY ASSOCIATED COMMENTS FROM THE REVIEW OF THE SDP AND FINALS PLANS.
- A TRAFFIC ANALYSIS WAS PREPARED BY THE TRAFFIC GROUP FOR SP-07-008 AND VERIFIED AS PART OF SDP-13-048 SUBMISSION. NEW TRAFFIC COUNTS WERE TAKEN AND THE TRAFFIC ANALYSIS HAS BEEN UPDATED.
- THERE ARE NO SCENIC ROADS WITHIN OR ADJACENT TO THE SUBJECT PROPERTY.

CURVE TABULATION						
CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
1088-1039 (C1)	516.96'	48.56'	24.30'	48.55'	N 17°33'39" E	05°22'57"
1040-1042 (C3)	57.33'	45.18'	23.84'	44.02'	S 47°10'07" E	45°09'01"
1044-1046 (C6)	368.00'	295.28'	156.11'	287.43'	N 82°44'29" E	45°58'28"
1047-1049 (C8)	318.00'	224.73'	117.29'	220.09'	N 39°30'31" E	40°29'29"
1052-1078 (C12)	376.00'	268.91'	140.50'	263.22'	S 39°15'55" W	40°58'40"
1079-1081 (C14)	429.00'	378.10'	202.32'	365.98'	S 85°00'11" W	50°29'52"
1082-1084 (C16)	318.00'	15.70'	7.85'	15.70'	N 71°09'45" W	02°49'43"
1084-1086 (C17)	164.24'	72.80'	37.01'	72.20'	N 85°16'29" W	25°23'46"
1086-1088 (C18)	57.70'	33.63'	17.31'	33.16'	S 65°19'39" W	33°23'56"

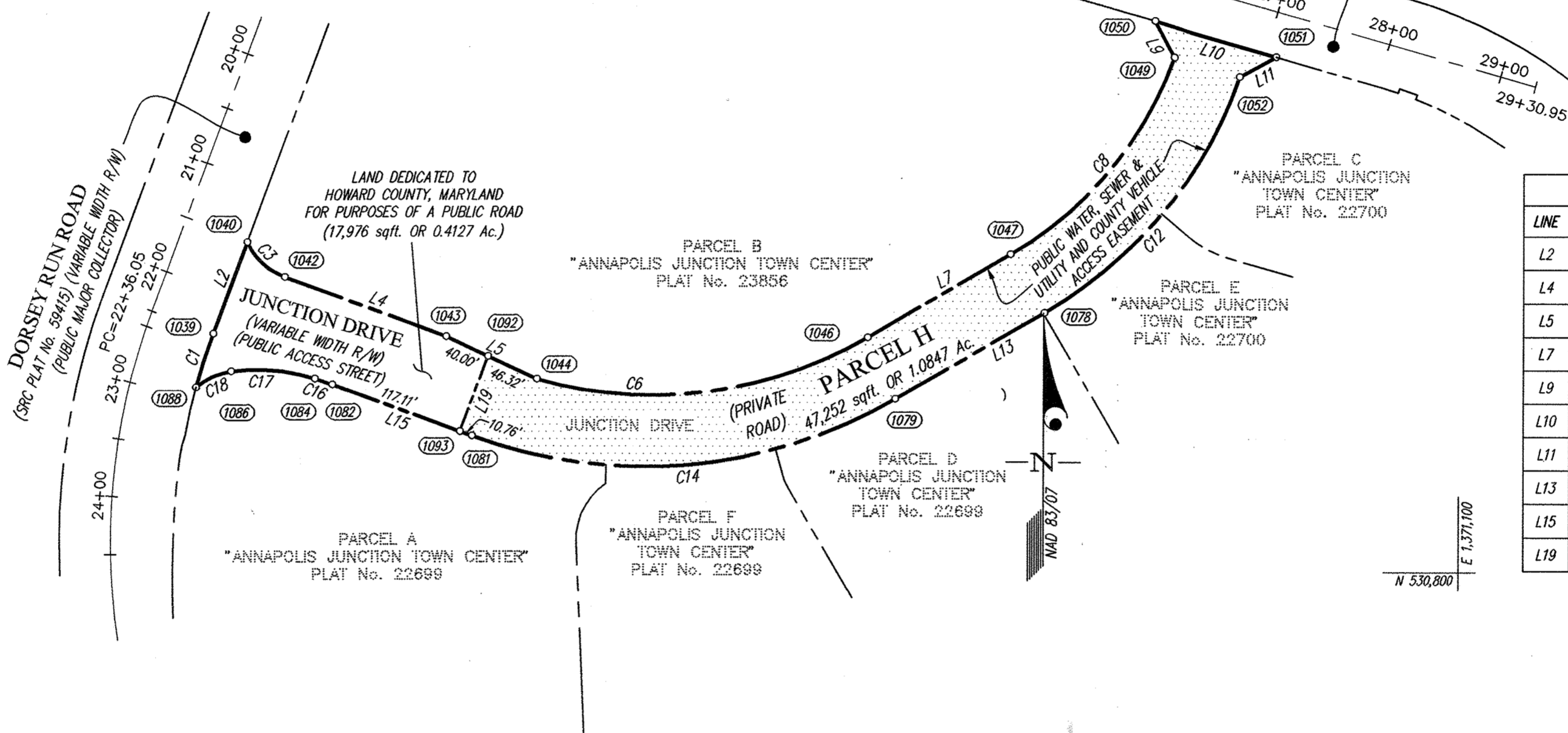
EASEMENT LEGEND

PUBLIC WATER, SEWER & UTILITY AND COUNTY VEHICLE ACCESS EASEMENT



VICINITY MAP
SCALE: 1" = 2,000'

ADC MAP PAGE 41 GRID C-6



LINE TABLE		
LINE	BEARING	LENGTH
L2	N 20°15'07" E	84.22'
L4	S 69°44'38" E	147.64'
L5	S 64°44'53" E	86.32'
L7	N 59°45'15" E	141.81'
L9	N 28°19'37" W	35.01'
L10	S 73°52'50" E	108.00'
L11	S 61°35'53" W	35.64'
L13	S 59°45'15" W	148.17'
L15	N 69°44'53" W	127.87'
L19	S 20°15'07" W	69.18'

COORDINATE TABLE

POINT	NORTHING	EASTING
1039	531,002.90	1,370,029.18
1040	531,081.92	1,370,058.33
1042	531,051.99	1,370,090.61
1043	531,000.88	1,370,229.12
1044	530,964.05	1,370,307.19
1046	531,000.37	1,370,592.31
1047	531,071.80	1,370,714.82
1049	531,241.60	1,370,854.83
1050	531,272.42	1,370,838.22
1051	531,242.44	1,370,941.97
1052	531,225.49	1,370,910.63
1078	531,021.70	1,370,744.03
1079	530,947.06	1,370,616.03
1081	530,915.18	1,370,251.44
1082	530,959.44	1,370,131.48
1084	530,964.51	1,370,116.62
1086	530,970.46	1,370,044.66
1088	530,956.62	1,370,014.53
1092	530,983.81	1,370,265.30
1093	530,918.91	1,370,241.35

AREA TABULATION CHART

- A. TOTAL NUMBER OF LOTS AND/OR PARCELS TO BE RECORDED
- BUILDABLE 0
 - NON-BUILDABLE 1
 - OPEN SPACE 0
 - PRESERVATION PARCELS 0
- B. TOTAL AREA OF LOTS AND/OR PARCELS
- BUILDABLE 0 AC.
 - NON-BUILDABLE 1.0847 AC.
 - OPEN SPACE 0 AC.
 - PRESERVATION PARCELS 0 AC.
- C. TOTAL AREA OF ROADWAY TO BE RECORDED INCLUDING WIDENING STRIPS 0.4127 AC.
- D. TOTAL AREA OF SUBDIVISION TO BE RECORDED 1.4974 AC.

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

OWNER'S DEDICATION

ANNAPOLIS JUNCTION TOWN CENTER, LLC, 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 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 9th DAY OF 2019

BY: *Neil Greenberg*
NEIL GREENBERG, MANAGER

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 SUBDIVISION OF JUNCTION DRIVE, AS SHOWN ON A SUBDIVISION PLAT ENTITLED "PLAT OF RESUBDIVISION AND CORRECTION, ANNAPOLIS JUNCTION TOWN CENTER, PARCELS A THRU G" AND RECORDED AS PLAT NOS. 22697 THRU 22701; AND ALSO BEING PARTS OF THE LAND CONVEYED TO ANNAPOLIS JUNCTION TOWN CENTER, LLC BY THE FOLLOWING DEEDS: DEED DATED NOVEMBER 18, 2013 AND RECORDED IN LIBER 15493 AT FOLIO 281; DEED DATED MARCH 7, 2014 AND RECORDED IN LIBER 15493 AT FOLIO 272; DEED DATED MARCH 11, 2014 AND RECORDED IN LIBER 15493 AT FOLIO 280; 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. 10954 (EXP. DATE 07/03/2020)



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

Britton for Maria Roatman 5/23/2019
COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

Chad Colburn 5.23.19
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

West Stalworth for 6-3-19
DIRECTOR DATE

RECORDED AS PLAT NUMBER 25038 ON 6/17/19, AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND

ANNAPOLIS JUNCTION TOWN CENTER

JUNCTION DRIVE AND PARCEL H

(A RESUBDIVISION OF JUNCTION DRIVE, ANNAPOLIS JUNCTION TOWN CENTER, PLAT NOS. 22697-22701)

ZONE: TOD TM 48, GRID 20, P/O PARCELS 137 & 194
6TH ELECTION DISTRICT HOWARD COUNTY, MARYLAND
SCALE: 1"=100' SHEET 1 OF 1 MARCH 2019

GLW
PLANNING | ENGINEERING | SURVEYING
3909 NATIONAL DRIVE SUITE 250
BURTONSVILLE, MD 20886
301-421-4024
GLWPA.COM

DRAWN BY: AR
CHECK BY:

F-19-083