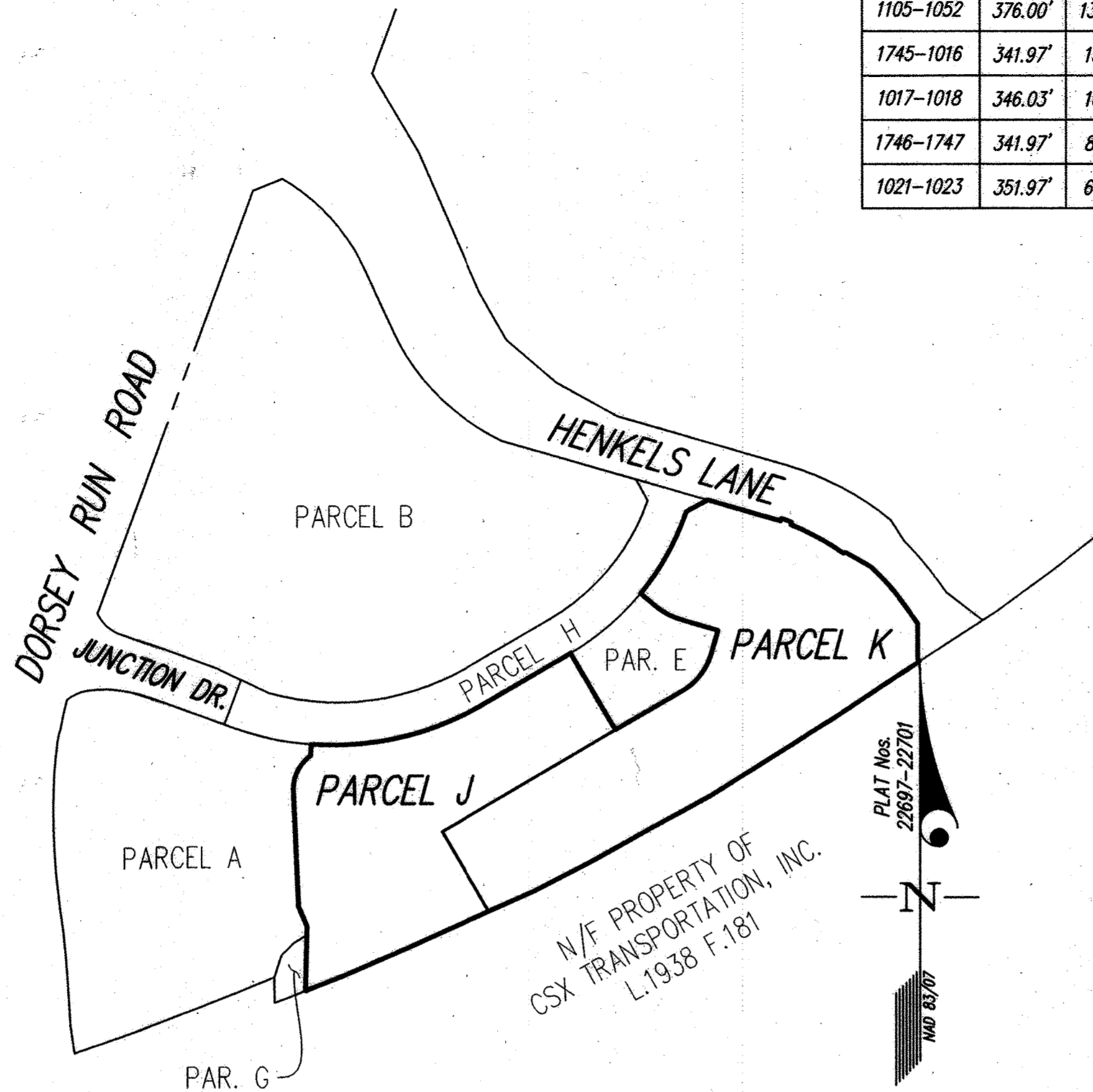
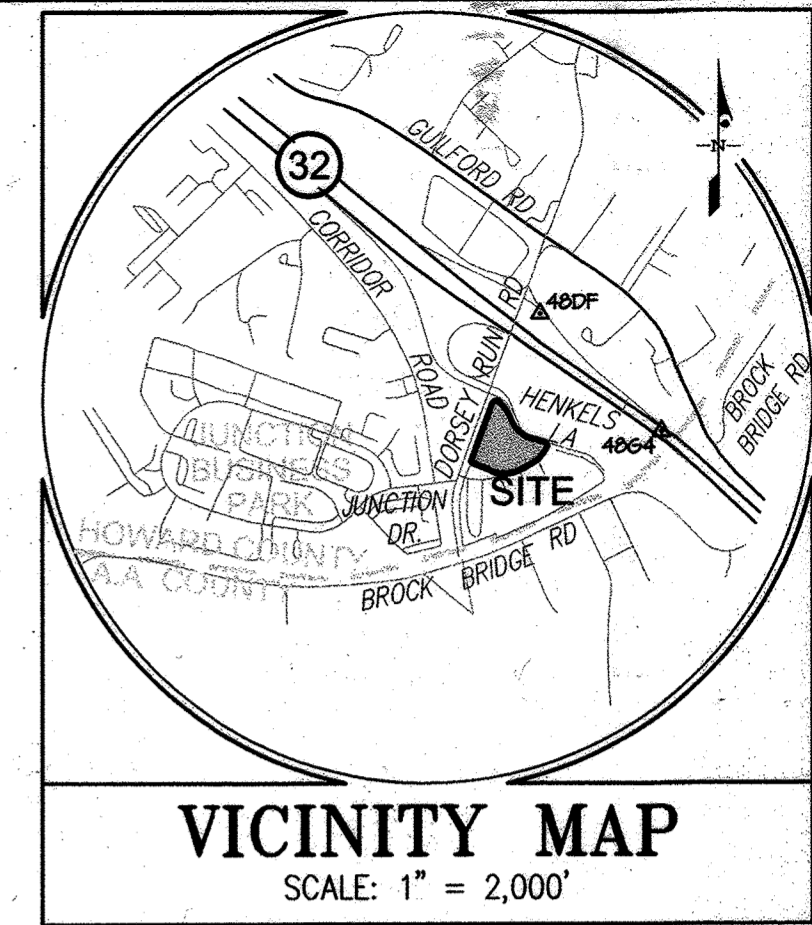


COORDINATE TABLE ALL SHEETS					
POINT	NORTHING	EASTING	POINT	NORTHING	EASTING
1016	531,211.83	1,371,046.99	1096	530,655.11	1,370,348.64
1017	531,215.68	1,371,048.27	1097	530,822.96	1,370,341.42
1018	531,210.30	1,371,063.36	1098	530,873.88	1,370,366.56
1020	531,166.29	1,371,141.97	1099	530,889.94	1,370,366.92
1021	531,144.99	1,371,179.17	1100	530,966.32	1,370,905.30
1023	531,092.68	1,371,225.30	1101	531,019.45	1,370,946.73
1024	531,063.39	1,371,246.37	1102	531,053.77	1,370,956.66
1025	531,011.64	1,371,246.64	1103	531,069.44	1,370,902.50
1026	531,008.37	1,371,248.99	1104	531,088.58	1,370,866.39
1027	530,929.09	1,371,129.40	1105	531,106.87	1,370,844.37
1028	530,872.96	1,371,039.48	1726	530,637.06	1,370,601.17
1029	530,814.76	1,370,946.26	1727	530,593.82	1,370,505.05
1030	530,677.29	1,370,691.63	1728	530,556.35	1,370,417.75
1051	531,242.44	1,370,941.97	1730	530,767.42	1,370,859.88
1052	531,225.49	1,370,910.63	1731	530,723.04	1,370,780.55
1061	530,909.59	1,370,808.01	1732	530,981.53	1,371,208.02
1062	531,021.09	1,370,743.00	1745	531,215.69	1,371,034.51
1079	530,947.06	1,370,616.03	1746	531,206.51	1,371,061.90
1094	530,533.19	1,370,358.86	1747	531,165.14	1,371,138.75
1095	530,626.35	1,370,360.96			

CURVE TABLE ALL SHEETS						
CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
1097-1098	59.06'	59.24'	32.38'	56.79'	N 26°16'18" E	57°28'25"
1099-1079	429.00'	259.52'	133.87'	255.58'	N 77°05'04" E	34°39'37"
1100-1101	90.67'	69.03'	36.28'	67.37'	N 37°56'39" E	43°37'13"
1103-1104	100.00'	41.15'	20.87'	40.86'	N 62°04'36" W	23°34'44"
1105-1052	376.00'	136.62'	69.07'	135.87'	N 29°11'08" E	20°49'05"
1745-1016	341.97'	13.07'	6.54'	13.07'	S 72°47'02" E	02°11'24"
1017-1018	346.03'	16.02'	8.01'	16.02'	S 70°21'45" E	02°39'10"
1746-1747	341.97'	87.51'	43.99'	87.27'	S 61°42'21" E	14°39'42"
1021-1023	351.97'	69.85'	35.04'	69.74'	S 41°24'40" E	11°22'15"



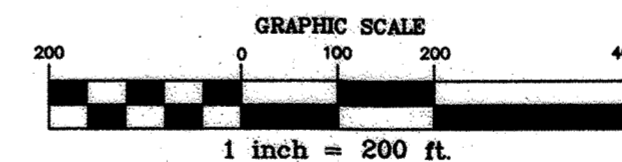
**GENERAL NOTES:**

1. THE SUBJECT PROPERTY IS ZONED TOD PER THE OCTOBER 6, 2013 COMPREHENSIVE ZONING PLAN.
2. THE BEARINGS, DISTANCES, AND ALL BOUNDARY INFORMATION SHOWN ON THIS REVISION PLAT ARE BASED ON THE PREVIOUSLY RECORDED "ANNAPOLIS JUNCTION TOWN CENTER" PLAT Nos. 22697 THRU 22701
3. SEE PREVIOUS DEPARTMENT OF PLANNING AND ZONING FILE NUMBERS: F-85-71, SP-07-008, F-08-124, SDP-13-048, WP-13-072, WP-13-126, F-13-068 & F-19-083.
4. NO GRADING, REMOVAL OF VEGETATIVE COVER OR TREES, PAVING AND NEW STRUCTURES SHALL BE PERMITTED WITHIN THE LIMITS OF WETLANDS, STREAMS, OR THEIR REQUIRED BUFFERS, FLOODPLAIN AND FOREST CONSERVATION EASEMENT AREAS.
5. FOREST CONSERVATION WAS PREVIOUSLY ADDRESSED WITH THE RECORDING OF FINAL PLAN F-13-068, ANNAPOLIS JUNCTION TOWN CENTER PARCELS A THRU G.
6. THIS PLAT IS EXEMPT FROM THE REQUIREMENTS OF SECTION 16.124 OF THE HOWARD COUNTY CODE AND THE LANDSCAPE MANUAL BECAUSE IT IS A REVISION-RESUB-CORRECTION PLAT THAT DOES NOT INCREASE THE NUMBER OF UNITS IN ACCORDANCE WITH SECTION 16.124(a)(3)(iii).
7. THE SOUTHWESTERLY OR S 30°14'10" E, 134.00 FOOT LINE OF PARCEL K IS INTENDED TO RUN ALONG THE FACE OF THE EXISTING TWO-LEVEL GARAGE STRUCTURE.
8. THE 65 dBA NOISE CONTOUR DRAWN ON THIS SUBDIVISION PLAT IS PER THE ANNAPOLIS JUNCTION TOWN CENTER NOISE REPORT BY THE WILSON T. BALLARD COMPANY, DATED JANUARY 2013 AND IS ADVISORY AS REQUIRED BY THE HOWARD COUNTY DESIGN MANUAL, CHAPTER 5, REVISED FEBRUARY, 1992 AND CANNOT BE CONSIDERED TO EXACTLY LOCATE THE 65 dBA NOISE EXPOSURE. THE 65 dBA NOISE LINE WAS ESTABLISHED BY HOWARD COUNTY TO ALERT DEVELOPERS, BUILDERS AND FUTURE RESIDENTS THAT AREAS BEYOND THIS THRESHOLD MAY EXCEED GENERALLY ACCEPTED NOISE LEVELS ESTABLISHED BY THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT.
9. PRIVATE STORM WATER MANAGEMENT AREAS WILL BE MAINTAINED BY THE OWNER'S ASSOCIATION.
10. AMENDED EASEMENT AGREEMENTS FOR THE PUBLIC WATER, SEWER, UTILITY AND PEDESTRIAN EGRESS/INGRESS EASEMENTS WILL BE RECORDED SUBSEQUENT TO THE RECORDATION OF THIS PLAT.

**AREA TABULATION CHART - ALL SHEETS**

A. TOTAL NUMBER OF LOTS AND/OR PARCELS TO BE RECORDED	
• BUILDABLE	2
• NON-BUILDABLE	0
• OPEN SPACE	0
• PRESERVATION PARCELS	0
B. TOTAL AREA OF LOTS AND/OR PARCELS	5.8817 AC.
• BUILDABLE	0 AC.
• NON-BUILDABLE	0 AC.
• OPEN SPACE	0 AC.
• PRESERVATION PARCELS	0 AC.
C. TOTAL AREA OF ROADWAY TO BE RECORDED INCLUDING WIDENING STRIPS	0 AC.
D. TOTAL AREA OF SUBDIVISION TO BE RECORDED	5.8817 AC.

**OWNERS:**  
 JUNCTION CROSSING, LLC  
 2300 LORD BALTIMORE DR.  
 BALTIMORE, MD 21244  
 ANNAPOLIS JUNCTION TOWN CENTER, LLC  
 4816 DEL RAY AVE.  
 BETHESDA, MD 20814



**PURPOSE NOTE**

THE PURPOSE OF THIS PLAT IS TO RESUBDIVIDE PARCELS C, D & F AND TO CREATE PARCELS J & K; TO ABANDON THE EXISTING 20' PUBLIC WATER, SEWER & UTILITY EASEMENT SHOWN ON PLAT Nos. 22699 & 22700; TO ABANDON AN EXISTING PRIVATE STORMWATER MANAGEMENT EASEMENT SHOWN ON PLAT No. 22699; AND TO CREATE THE NEW PUBLIC SEWER & UTILITY EASEMENTS, PUBLIC WATER & UTILITY EASEMENT AND PRIVATE STORMWATER MANAGEMENT EASEMENT AS DELINEATED ON SHEET 2.

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

*[Signature]*  
 COUNTY HEALTH OFFICER  
 9/27/22  
 DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

*[Signature]*  
 CHIEF, DEVELOPMENT ENGINEERING DIVISION  
 9/27/22  
 DATE

*[Signature]*  
 DIRECTOR  
 12/15/22  
 DATE

**OWNER'S DEDICATION**

JUNCTION CROSSING, LLC, A MARYLAND LIMITED LIABILITY COMPANY, OWNERS OF PARCEL C, AND ANNAPOLIS JUNCTION TOWN CENTER, LLC, A MARYLAND LIMITED LIABILITY COMPANY, OWNERS OF PARCELS D & F, HEREBY ADOPT THIS PLAT OF RESUBDIVISION, AND IN CONSIDERATION OF THE APPROVAL OF THIS FINAL PLAT BY THE DEPARTMENT OF PLANNING AND ZONING, ESTABLISHES THE MINIMUM BUILDING RESTRICTION LINES. ALL EASEMENTS OR RIGHT OF WAYS AFFECTING THE PROPERTIES ARE SHOWN HEREON.

WITNESS OUR HANDS THIS 8th DAY OF SEPTEMBER, 2022

JUNCTION CROSSING, LLC  
 BY: *[Signature]*  
 NEIL GREENBERG, MANAGER

*[Signature]*  
 WITNESS

ANNAPOLIS JUNCTION TOWN CENTER, LLC  
 BY: *[Signature]*  
 NEIL GREENBERG, MANAGER

*[Signature]*  
 WITNESS

**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 PARCELS C, D & F AS SHOWN ON A SUBDIVISION PLAT ENTITLED "ANNAPOLIS JUNCTION TOWN CENTER" AND RECORDED AS PLAT Nos. 22697 THRU 22701, AND ALSO BEING ALL OF THE LAND THAT WAS CONVEYED TO JUNCTION CROSSING, LLC, A MARYLAND LIMITED LIABILITY COMPANY, BY A DEED DATED NOVEMBER 22, 2016 AND RECORDED IN LIBER 17278 AT FOLIO 462, ALSO BEING PART OF THE LAND THAT WAS CONVEYED TO ANNAPOLIS JUNCTION TOWN CENTER, LLC, A MARYLAND LIMITED LIABILITY COMPANY, BY A DEED DATED MARCH 7, 2014 AND RECORDED IN LIBER 15493 AT FOLIO 272, ALSO BEING PART OF THE LAND THAT WAS CONVEYED 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, 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.

*[Signature]*  
 THOMAS C. O'CONNOR, JR.  
 PROFESSIONAL LAND SURVEYOR  
 MARYLAND REGISTRATION NO. 10954 (EXP. DATE 07/03/2024)  
 09.08.2022  
 DATE



RECORDED AS PLAT NUMBER 26237 ON 12-19-22, AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND

**ANNAPOLIS JUNCTION TOWN CENTER PARCELS J & K**

(A RESUBDIVISION OF PARCELS C, D & F, "ANNAPOLIS JUNCTION TOWN CENTER" PLAT Nos. 22697 THRU 22701.)

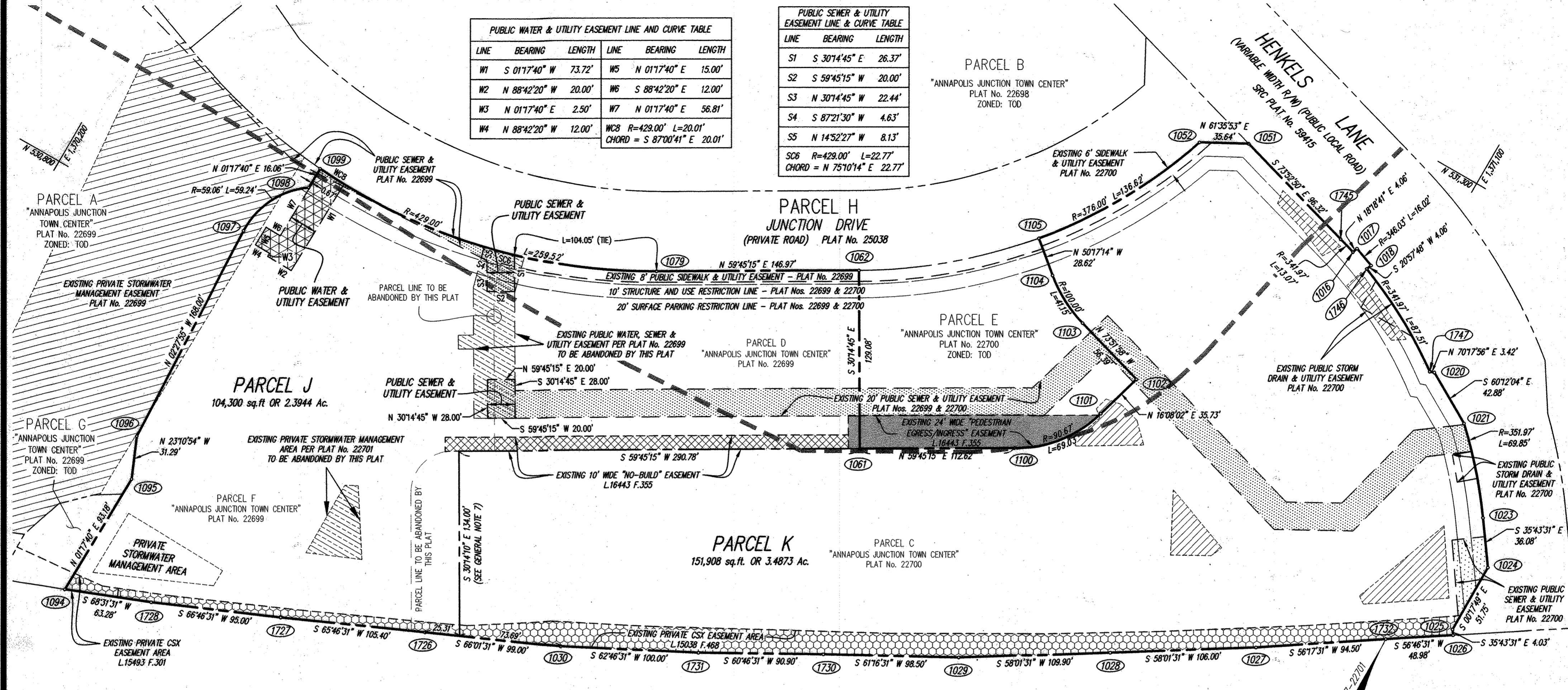
ZONE: TOD 6th ELECTION DISTRICT SCALE: 1"=200'  
 TM 48, GRID 20, P/O PARCEL 194 HOWARD COUNTY, MARYLAND SHEET 1 OF 2 SEPTEMBER 2022

**GLW** PLANNING [ENGINEERING] [SURVEYING]  
 3909 NATIONAL DRIVE SUITE 250 BURTONSVILLE, MD 20866 301-421-4024 GLWPA.COM  
 DRAWN BY: MAB  
 CHECK BY:

S:\Survey Drawings\11107\PLATS\REVISION PLAT 2022\11107 RPL-PAR J-H-K.dwg, PLOTTED: 9/8/2022 7:43 AM, LAST SAVED: 9/2/2022 9:32 AM, PLOTTED BY: Morgan Bell

PUBLIC WATER & UTILITY EASEMENT LINE AND CURVE TABLE					
LINE	BEARING	LENGTH	LINE	BEARING	LENGTH
W1	S 01°17'40" W	73.72'	W5	N 01°17'40" E	15.00'
W2	N 88°42'20" W	20.00'	W6	S 88°42'20" E	12.00'
W3	N 01°17'40" E	2.50'	W7	N 01°17'40" E	56.81'
W4	N 88°42'20" W	12.00'	WC8	R=429.00' L=20.01' CHORD = S 87°00'41" E 20.01'	

PUBLIC SEWER & UTILITY EASEMENT LINE & CURVE TABLE		
LINE	BEARING	LENGTH
S1	S 30°14'45" E	26.37'
S2	S 59°45'15" W	20.00'
S3	N 30°14'45" W	22.44'
S4	S 87°21'30" W	4.63'
S5	N 14°52'27" W	8.13'
SC6	R=429.00' L=22.77' CHORD = N 75°10'14" E 22.77'	



**AREA TABULATION CHART - THIS SHEET**

**A. TOTAL NUMBER OF LOTS AND/OR PARCELS TO BE RECORDED**

- BUILDABLE: 2
- NON-BUILDABLE: 0
- OPEN SPACE: 0
- PRESERVATION PARCELS: 0

**B. TOTAL AREA OF LOTS AND/OR PARCELS**

- BUILDABLE: 5.8817 AC.
- NON-BUILDABLE: 0 AC.
- OPEN SPACE: 0 AC.
- PRESERVATION PARCELS: 0 AC.

**C. TOTAL AREA OF ROADWAY TO BE RECORDED INCLUDING WIDENING STRIPS: 0 AC.**

**D. TOTAL AREA OF SUBDIVISION TO BE RECORDED: 5.8817 AC.**

**LEGEND**

- EXISTING PRIVATE STORMWATER MANAGEMENT AREAS PER PLAT Nos. 22697-22701
- EXISTING PRIVATE CSX EASEMENT AREA
- EXISTING EASEMENT OR AREA TO BE ABANDONED BY THIS PLAT
- PUBLIC SEWER & UTILITY EASEMENT
- PUBLIC WATER & UTILITY EASEMENT
- EXISTING 24' WIDE "PEDESTRIAN EGRESS/INGRESS" EASEMENT
- EXISTING 10' WIDE "NO-BUILD" EASEMENT
- 65 dBA NOISE LINE

N/F PROPERTY OF  
CSX TRANSPORTATION, INC.  
L.1938 F.181  
ZONED: TOD

**OWNERS:**  
JUNCTION CROSSING, LLC  
2560 LORD BALTIMORE DR.  
BALTIMORE, MD 21244

ANNAPOLIS JUNCTION TOWN CENTER, LLC  
4816 DEL RAY AVE  
BETHESDA, MD 20814

**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 PARCELS C, D & F AS SHOWN ON A SUBDIVISION PLAT ENTITLED "ANNAPOLIS JUNCTION TOWN CENTER" AND RECORDED AS PLAT Nos. 22697 THRU 22701, AND ALSO BEING ALL OF THE LAND THAT WAS CONVEYED TO JUNCTION CROSSING, LLC, A MARYLAND LIMITED LIABILITY COMPANY, BY A DEED DATED NOVEMBER 22, 2016 AND RECORDED IN LIBER 17278 AT FOLIO 462, ALSO BEING PART OF THE LAND THAT WAS CONVEYED TO ANNAPOLIS JUNCTION TOWN CENTER, LLC, A MARYLAND LIMITED LIABILITY COMPANY, BY A DEED DATED MARCH 7, 2014 AND RECORDED IN LIBER 15493 AT FOLIO 272, ALSO BEING PART OF THE LAND THAT WAS CONVEYED 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, 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.**  
PROFESSIONAL LAND SURVEYOR  
MARYLAND REGISTRATION NO. 10954 (EXP. DATE 07/03/2024)

DATE: 09-08-2022

**GRAPHIC SCALE**  
1 inch = 50 ft.

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

*Michael J. Quinn* 9/27/22  
COUNTY HEALTH OFFICER DATE

**APPROVED:** HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

*[Signature]* 9/27/22  
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

*[Signature]* 12/15/22  
DIRECTOR DATE

**OWNER'S DEDICATION**

JUNCTION CROSSING, LLC, A MARYLAND LIMITED LIABILITY COMPANY, OWNERS OF PARCEL C, AND ANNAPOLIS JUNCTION TOWN CENTER, LLC, A MARYLAND LIMITED LIABILITY COMPANY, OWNERS OF PARCELS D & F, HEREBY ADOPT THIS PLAT OF RESUBDIVISION, AND IN CONSIDERATION OF THE APPROVAL OF THIS FINAL PLAT BY THE DEPARTMENT OF PLANNING AND ZONING, ESTABLISHES THE MINIMUM BUILDING RESTRICTION LINES. ALL EASEMENTS OR RIGHT OF WAYS AFFECTING THE PROPERTIES ARE SHOWN HEREON.

WITNESS OUR HANDS THIS 8th DAY OF SEPTEMBER, 2022

JUNCTION CROSSING, LLC  
ANNAPOLIS JUNCTION TOWN CENTER, LLC

BY: *[Signature]*  
NEIL GREENBURG, MANAGER

BY: *[Signature]*  
NEIL GREENBURG, MANAGER

WITNESS: *[Signature]*  
WITNESS: *[Signature]*

**ANNAPOLIS JUNCTION TOWN CENTER**  
PARCELS J & K

(A RESUBDIVISION OF PARCELS C, D & F, "ANNAPOLIS JUNCTION TOWN CENTER" PLAT Nos. 22697 THRU 22701.)

ZONE: TOD  
6th ELECTION DISTRICT  
SCALE: 1"=50'

TM 48, GRID 20, P/O PARCEL 194  
HOWARD COUNTY, MARYLAND  
SHEET 2 OF 2  
AUGUST 2022

DRAWN BY: MAB  
CHECK BY:

RECORDED AS PLAT NUMBER 26238 ON 12-19-22, AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND

**ANNAPOLIS JUNCTION TOWN CENTER**  
PARCELS J & K

(A RESUBDIVISION OF PARCELS C, D & F, "ANNAPOLIS JUNCTION TOWN CENTER" PLAT Nos. 22697 THRU 22701.)

ZONE: TOD  
6th ELECTION DISTRICT  
SCALE: 1"=50'

TM 48, GRID 20, P/O PARCEL 194  
HOWARD COUNTY, MARYLAND  
SHEET 2 OF 2  
AUGUST 2022

DRAWN BY: MAB  
CHECK BY:

**GLW**  
PLANNING | ENGINEERING | SURVEYING

3909 NATIONAL DRIVE  
SUITE 250  
BURTONSVILLE, MD 20866  
301-421-4024  
GLWPA.COM

S:\Survey Drawings\11107\PLATS\REVISION PLAT 2022\11107 RP-PLAT JHK.dwg  
PLOTTED: 9/8/2022 7:44 AM, LAST SAVED: 9/2/2022 8:32 AM, PLOTTED BY: Morgan Bell