

COORDINATE LIST

NO.	NORTH	EAST
1	569,217.052	1,367,179.616
2	569,214.521	1,367,204.644
3	569,110.326	1,367,160.176
4	569,096.470	1,367,263.225
5	569,203.496	1,367,315.584
6	569,195.256	1,367,398.929
7	569,219.227	1,367,410.518
8	569,197.846	1,367,467.781
9	569,172.351	1,367,508.273
10	569,127.590	1,367,561.437
11	569,999.957	1,367,711.664
12	568,868.912	1,367,862.639
13	568,706.904	1,367,730.350
14	568,578.784	1,367,883.812
15	568,348.832	1,367,696.053
16	568,673.047	1,366,882.657
17	568,819.163	1,367,071.1039
18	568,872.272	1,366,934.333
19	569,000.761	1,367,087.307
20	569,193.505	1,367,398.083
21	569,137.580	1,367,510.963
22	569,004.290	1,367,658.324
23	568,969.055	1,367,671.242
24	568,741.087	1,367,478.144
25	568,637.842	1,367,492.359
26	568,602.902	1,367,544.082
27	568,583.419	1,367,555.055
28	568,633.135	1,367,588.646
29	568,636.045	1,367,566.475
30	568,670.986	1,367,514.762
31	568,715.234	1,367,508.666
32	568,942.899	1,367,701.507
33	568,945.793	1,367,735.931
34	568,849.547	1,367,846.820

NOTE: COORDINATES AND GRID TICS SHOWN HEREON ARE BASED ON NAD '83 AND ARE IN FEET. TO CONVERT TO METERS DIVIDE BY 3.28083333.

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.

[Signature] 11/16/02
DATE

J. B. MILDENBERG SURVEYOR

[Signature] 11/16/02
DATE

R. JACOB HIKMAT (AUTHORIZED MEMBER MORRIS L.L.C.)

[Signature] 11/16/02
DATE

R. JACOB HIKMAT

TOTAL AREA TABULATION

TOTAL NUMBER OF BUILDABLE LOTS TO BE RECORDED	21
TOTAL NUMBER OF PARCELS	0
TOTAL NUMBER OF OPEN SPACE LOTS TO BE RECORDED	3
TOTAL NUMBER OF LOTS OR PARCELS TO BE RECORDED	24
TOTAL AREA OF BUILDABLE LOTS TO BE RECORDED	7.07 AC±
TOTAL AREA OF FLOODPLAIN TO BE RECORDED	1.43 AC±
TOTAL AREA OF PARCELS	0 AC
TOTAL AREA OF OPEN SPACE LOTS TO BE RECORDED	3.61 AC±
TOTAL AREA OF LOTS OR PARCELS TO BE RECORDED	10.68 AC±
TOTAL AREA OF ROADWAY TO BE RECORDED	0.97 AC±
TOTAL AREA TO BE RECORDED	11.62 AC±

APPROVED: FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEMS
HOWARD COUNTY HEALTH DEPARTMENT

[Signature] 11-19-02
HOWARD COUNTY HEALTH OFFICER

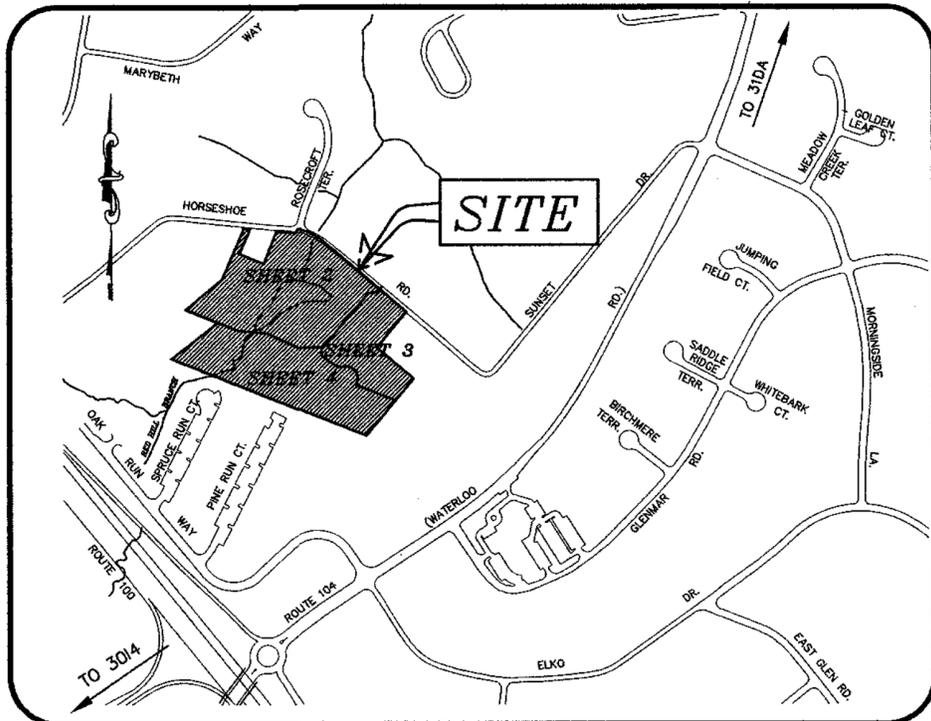
APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

[Signature] 11/2/02
CHIEF, DEVELOPMENT ENGINEERING DIVISION

[Signature] 12/5/02
DIRECTOR

33. ARTICLES OF INCORPORATION FOR RED HILL BRANCH OVERLOOK HOMEOWNERS ASSOCIATION INC. APPROVED ON OCTOBER 29, 2002 BY THE STATE DEPARTMENT OF TAXATION AND ASSESSMENTS UNDER RECEIPT NO. D07060049.
34. THE FOREST CONSERVATION REQUIREMENTS PER SECTION 16.1202 OF THE HOWARD COUNTY CODE AND THE FOREST CONSERVATION MANUAL FOR THIS SUBDIVISION HAS BEEN FULFILLED BY ON-SITE RETENTION IN THE AMOUNT OF 1.03 ACRES OF CREDITED EASEMENT AND 0.54 ACRES OF NON-CREDITED (FLOODPLAIN) EASEMENT TO TOTAL 1.54 ACRES OF FOREST CONSERVATION EASEMENT (RETENTION), REFORESTATION IN THE AMOUNT OF 0.94 ACRES, AND OFF-SITE REFORESTATION (LUSTON FARM, MAP 2, PARCEL 17) IN THE AMOUNT OF 2.30 ACRES. FINANCIAL SURETY HAS BEEN POSTED AS PART OF THE DPW DEVELOPERS AGREEMENT FOR THE ON-SITE RETENTION (1.03 ACRES OR 44,946.4 SQ. FT.) IN THE AMOUNT OF \$8,278.90, ON-SITE REFORESTATION (0.94 ACRES OR 40,946.4 SQ. FT.) IN THE AMOUNT OF \$20,473.20, AND OFF-SITE REFORESTATION (2.30 ACRES OR 100,188 SQ. FT.) IN THE AMOUNT OF \$50,094.00.
35. THIS PROJECT IS SUBJECT TO WP-01-18 APPROVED ON DECEMBER 26, 2000 TO WAIVE SECTION 16.115(c), 16.116(a)(2)(ii) OF THE HOWARD COUNTY SUBDIVISION AND LAND DEVELOPMENT REGULATION THIS WAIVER ALLOWS GRADING AND REMOVAL OF VEGETATION WITHIN 25 FEET OF WETLANDS AND 75' OF PERENNIAL STREAM. SUBJECT TO: PERMIT REQUIREMENT (AT FINAL PLAN) OF SCD AND MDE. DISTURBANCE SHALL BE THE MINIMUM NECESSARY. A CLEAR LOD SHALL BE SET PRIOR TO WORK AND MAINTAINED DURING WORK RELATED TO THE EXISTING POND AND TO THE PROPOSED SWM POND. THIS WAIVER ALLOWED FOR REMOVAL OF AN EXISTING POND, RECONSTRUCTION OF THE STREAM UPON REMOVAL OF THE POND, AND CONSTRUCTION OF A NEW STORMWATER MANAGEMENT FACILITY.

36. DEVELOPER RESERVES UNTO ITSELF, ITS SUCCESSORS AND ASSIGNS, ALL EASEMENTS SHOWN ON THIS PLAT FOR WATER, SEWER, STORM DRAINAGE, AND OTHER PUBLIC UTILITIES AND FOREST CONSERVATION (DESIGNATED AS "FOREST CONSERVATION EASEMENT"), LOCATED IN, ON, OVER AND THROUGH OPEN SPACE LOT 22, ANY CONVEYANCE OF AFORESAID PARCEL SHALL BE SUBJECT TO THE EASEMENTS HEREIN RESERVED, WHETHER OR NOT EXPRESSLY STATED IN THE DEED(S) CONVEYING SAID PARCEL. DEVELOPER SHALL EXECUTE AND DELIVER DEEDS FOR THE EASEMENTS HEREIN RESERVED TO HOWARD COUNTY WITH A METES AND BOUNDS DESCRIPTION OF THE FOREST CONSERVATION EASEMENT. UPON COMPLETION OF THE PUBLIC UTILITIES AND THEIR ACCEPTANCE BY HOWARD COUNTY, AND IN THE CASE OF THE FOREST CONSERVATION EASEMENT, 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 THE EASEMENT IN THE LAND RECORDS OF HOWARD COUNTY.
37. THIS SUBDIVISION IS SUBJECT TO SECTION 18.122B OF HOWARD COUNTY CODE. PUBLIC WATER AND/OR SEWER SERVICE HAS BEEN GRANTED UNDER THE TERMS AND PROVISIONS THEREOF, EFFECTIVE OCT. 28, 2002 ON WHICH DATE DEVELOPER AGREEMENT # 24-4013-D WAS FILED AND ACCEPTED.
38. NO PARKING IS ALLOWED ON USE-IN-COMMON EASEMENT.



VICINITY MAP
SCALE 1"=500'

OWNER
MORRIS L.L.C.
AND R. JACOB HIKMAT
5072 DORSEY HALL DRIVE SUITE 202
ELLCOTT CITY, MARYLAND 21072
(401)997-0296

PURPOSE OF THIS PLAT IS TO SUBDIVIDE PARCEL 60 AND RESUBDIVIDE KOCH PROPERTY LOT 5 INTO LOTS 1-21 AND OPEN SPACE LOTS 22-24.

OWNER'S STATEMENT

WE, MORRIS, L.L.C. AND R. JACOB HIKMAT, OWNERS OF THE PROPERTIES SHOWN AND DESCRIBED HEREON, HEREBY ADOPT THIS PLAT 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 EASEMENTS SHOWN HEREON, 2) THE RIGHT TO REQUIRE DEDICATION FOR PUBLIC USE, THE BEDS OF THE STREETS AND/OR ROADS AND 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 AND FLOODPLAINS, STORM DRAINAGE FACILITIES AND OPEN SPACE WHERE APPLICABLE. 3) THE RIGHT TO REQUIRE DEDICATION OF WATERWAY 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 EASEMENT AND RIGHTS-OF-WAY.

WITNESS MY HAND THIS 6th DAY OF Nov. 2002

[Signature]
R. JACOB HIKMAT (AUTHORIZED MEMBER MORRIS L.L.C.)

[Signature]
WITNESS

[Signature]
WITNESS

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS A SUBDIVISION OF LAND CONVEYED BY JOHN V. KOCH AND NELDA F. KOCH TO R. JACOB HIKMAT, BY DEED DATED JULY 10, 2001 AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND, IN LIBER NO. 5602 FOLIO 0342, AND A SUBDIVISION OF LAND CONVEYED BY WILLIAM L. MORRIS AND ADA V. MORRIS TO MORRIS L.L.C., BY DEED DATED MARCH 13, 2002, AND RECORDED AMONG THE AFORESAID LAND RECORDS AT LIBER 6061, FOLIO 0405, AND A SUBDIVISION OF LAND CONVEYED BY ADJOINER DEED FROM RICHARD F. MAROGAN AND CATHERINE E. MAROGAN TO MORRIS, LLC, BY DEED DATED MARCH 13, 2002, AS RECORDED AMONG THE SAID LAND RECORDS AT LIBER 6061, FOLIO 0409, AND THAT ALL MONUMENTS ARE IN PLACE 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 THE BOUNDARY SURVEY IS IN ACCORDANCE WITH THE HOWARD COUNTY SUBDIVISION REGULATION.

[Signature]
JOHN B. MILDENBERG, SURVEYOR

NOV 6, 02
DATE

GENERAL NOTES

- TAX MAP: 31, PARCEL: 60 & LOT 5 OF KOCH PROPERTY, BLOCK: 13.
- SUBJECT PROPERTY ZONED R-20 PER THE 10/18/93 COMPREHENSIVE ZONING PLAN.
- THIS PLAT IS BASED ON A FIELD ROUN MONUMENTED BOUNDARY SURVEY PERFORMED MARCH 2000 BY MILDENBERG, BOENDER & ASSOC, INC.
- COORDINATES BASED ON NAD '83 (HORIZONTAL) AND NGVD '29 (VERTICAL) MARYLAND COORDINATE SYSTEM AS PROJECTED BY HOWARD COUNTY GEODETIC CONTROL STATIONS NO. 31R1, 31D4, 37B4, & 30IA.
STA. No. 31R1 N 565,303.465 ELEV. 401.678 STA. No. 37B4 N 563,928.548 ELEV. 402.111
E 1,372,517.678
STA. No. 31D4 N 571,700.681 ELEV. 495.181 STA. No. 30IA N 567,750.955 ELEV. 499.821
E 1,369,806.396 E 1,364,842.701
- DENOTES AN IRON PIN OR IRON PIPE FOUND.
○ DENOTES ANGULAR CHANGE IN BEARING OF BOUNDARY OR RIGHT-OF-WAY.
BRL DENOTES A BUILDING RESTRICTION LINE.
- SURVEY WORK AND DOCUMENTS ARE TO BE PERFORMED IN CONFORMANCE WITH SUBTITLE 13, BOARD OF PROFESSIONAL LAND SURVEYORS, 09.13.06 STATE OF MARYLAND MINIMUM STANDARDS OF PROFESSIONAL PRACTICE.
- ALL AREAS ARE MORE OR LESS.
- THIS SUBDIVISION IS IN THE METROPOLITAN DISTRICT.
- NO BURIAL GROUNDS OR CEMETERIES EXIST ON-SITE.
- NO STEEP SLOPES EXIST ON-SITE.
- STORMWATER MANAGEMENT WILL BE PROVIDED VIA EXTENDED DETENTION FACILITY STORMWATER MANAGEMENT WILL BE PRIVATE.
- NO HISTORIC DISTRICTS ARE ADJACENT TO THIS SITE. SITE IS NOT ADJACENT TO A DESIGNATED SCENIC ROAD.
- DENOTES WETLANDS.
- DENOTES PUBLIC 100 YEAR FLOODPLAIN, DRAINAGE & UTILITY EASEMENT.
- DENOTES FOREST CONSERVATION EASEMENT
- DENOTES PUBLIC WATER, SEWER AND UTILITY EASEMENT.
- DENOTES PRIVATE USE-IN-COMMON ACCESS EASEMENT.
- DENOTES ROAD DEDICATION
- DENOTES STORMWATER MANAGEMENT EASEMENT
- DENOTES PUBLIC TREE MAINTENANCE EASEMENT
- DRIVEWAYS SHALL BE PROVIDED PRIOR TO RESIDENTIAL OCCUPANCY TO ENSURE SAFE ACCESS FOR FIRE AND EMERGENCY VEHICLES PER THE FOLLOWING MINIMUM REQUIREMENTS:
A) WIDTH - 12 FEET (14 FEET SERVING MORE THAN ONE RESIDENT).
B) SURFACE - 6 INCHES OF COMPACTED CRUSHER RUN BASE WITH TAR AND CHIP COATING.
C) GEOMETRY - MAXIMUM 15% GRADE, MAXIMUM 10% GRADE CHANGE AND MINIMUM OF 45-FOOT 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 DEPTH OVER DRIVEWAY SURFACE.
F) STRUCTURE CLEARANCES - MINIMUM 12 FEET
G) MAINTENANCE - SUFFICIENT TO ENSURE ALL WEATHER USE.
- FOR THE FLAG OF PIPESTEM LOTS, REFUSE COLLECTION, SNOW REMOVAL AND ROAD MAINTENANCE ARE PROVIDED TO THE JUNCTION OF THE FLAG OR PIPESTEM AND ROAD RIGHT-OF-WAY LINE AND NOT TO THE PIPESTEM LOT DRIVEWAY.
- THERE IS AN EXISTING DWELLING/STRUCTURE(S) ON LOT 17 THAT HAS BEEN RAZED.
- HOWARD COUNTY DEPARTMENT OF RECREATION AND PARKS WILL OWN OPEN SPACE LOT 22. THE OPEN SPACE LOTS 23 AND 24 SHOWN HEREON ARE HEREBY DEDICATED TO THE HOME OWNERS ASSOCIATION FOR THE RESIDENTS OF THIS SUBDIVISION AND RECORDING REFERENCES OF THE ARTICLES OF INCORPORATION AND RESTRICTIONS ARE SHOWN HEREON.
- LANDSCAPING FOR LOTS 1 THRU 24 IS PROVIDED IN ACCORDANCE WITH A CERTIFIED LANDSCAPE PLAN AS PART OF CONSTRUCTION DRAWINGS IN ACCORDANCE WITH SECTION 16.124 OF THE HOWARD COUNTY CODE AND THE LANDSCAPE PLAN.
- FINANCIAL SURETY FOR THE REQUIRED LANDSCAPING (43 SHADE TREES, 15 EVERGREENS) HAS BEEN POSTED AS PART OF THE DPW DEVELOPERS AGREEMENT IN THE AMOUNT OF \$15,150.00.
- WATER AND SEWER SERVICE TO THESE LOTS WILL BE GRANTED UNDER THE PROVISIONS OF SECTION 18.122.B OF THE HOWARD COUNTY CODE.
- WETLAND DELINEATION PREPARED BY WILDMAN ENVIRONMENTAL SERVICES INC. DATED APRIL 2000. APPROVED UNDER SP-01-02, ON FEBRUARY 2, 2001
- FLOODPLAIN STUDY PREPARED BY MILDENBERG, BOENDER & ASSOC., INC. IN MAY 2000, APPROVED UNDER SP-01-02 ON FEBRUARY 2, 2001.
- AREA OF SUBDIVISION = 11.65 AC. ±. AREA OF SMALLEST LOT = 14,000 SQ.FT.
REQUIRED OPEN SPACE (30%) = 3.49 AC±
PROVIDED OPEN SPACE = 3.61 AC ±
REQUIRED RECREATIONAL OPEN SPACE (200 S.F./UNIT) = 4,200 S.F.
PROVIDED RECREATIONAL OPEN SPACE = 4,400 S.F.
- THIS PROJECT IS SUBJECT TO THE 4TH EDITION SUBDIVISION AND LAND DEVELOPMENT REGULATIONS AND THE 1993 ZONING REGULATIONS AS AMENDED 7-12-01.
- THIS PROJECT IS SUBJECT TO W.P.02-89 APPROVED ON APRIL 26, 2002 TO WAIVE SECTION 16.147 REQUIRING SUBMITTAL OF A RECORDED PLAT TO RECONFIGURE PARCEL 61.

RECORDED AS PLAT 15711 ON 12-10-02 AMONG THE LAND RECORDS OF HOWARD COUNTY, MD.

RED HILL BRANCH OVERLOOK
LOTS 1-21 & OPEN SPACE LOTS 22-24
AND A RESUBDIVISION OF
KOCH PROPERTY, LOT 5, PLAT # 14860
SHEET 1 OF 4

TAX MAP 31	SECOND ELECTION DISTRICT	SCALE: 1"=50'
PARCEL 60 & LOT 5	HOWARD COUNTY, MARYLAND	DATE: NOVEMBER 2002
BLOCK 13	EX. ZONING R-20	DPZ FILE NOS. F-81-65
		PLAT # 14860 F-01-168
		SP-01-02, WP-01-18

MILDENBERG, BOENDER & ASSOC., INC.
Engineers Planners Surveyors
5072 Dorsey Hall Drive, Suite 202, Ellicott City, Maryland 21042
(410) 997-0296 Ball. (301) 621-5521 Wash. (410) 997-0298 Fax.

WETLAND TABLE

LINE	LENGTH	BEARING
W1	62.57	S11°56'37"W
W2	59.40	S39°18'50"W
W4	30.04	N86°00'41"W
W5	58.42	N39°13'06"W
W6	35.52	N28°05'36"E
W7	30.15	N40°20'22"E
W8	36.14	N27°34'25"W
W9	13.86	N38°26'55"E
W10	34.04	S58°51'22"E
W11	56.68	S56°44'13"W
W12	30.90	S68°28'14"W
W13	33.34	S18°18'55"W
W14	21.52	S68°19'11"E
W15	11.88	S55°10'46"E
W16	13.44	S87°20'08"E
W17	11.77	N75°23'57"E
W18	44.16	S61°29'26"W
W19	74.93	S40°47'43"W
W29	42.59	N41°43'56"E
W30	39.91	N28°50'24"E
W31	109.71	N41°57'03"E

FOREST CONSERVATION TABLE

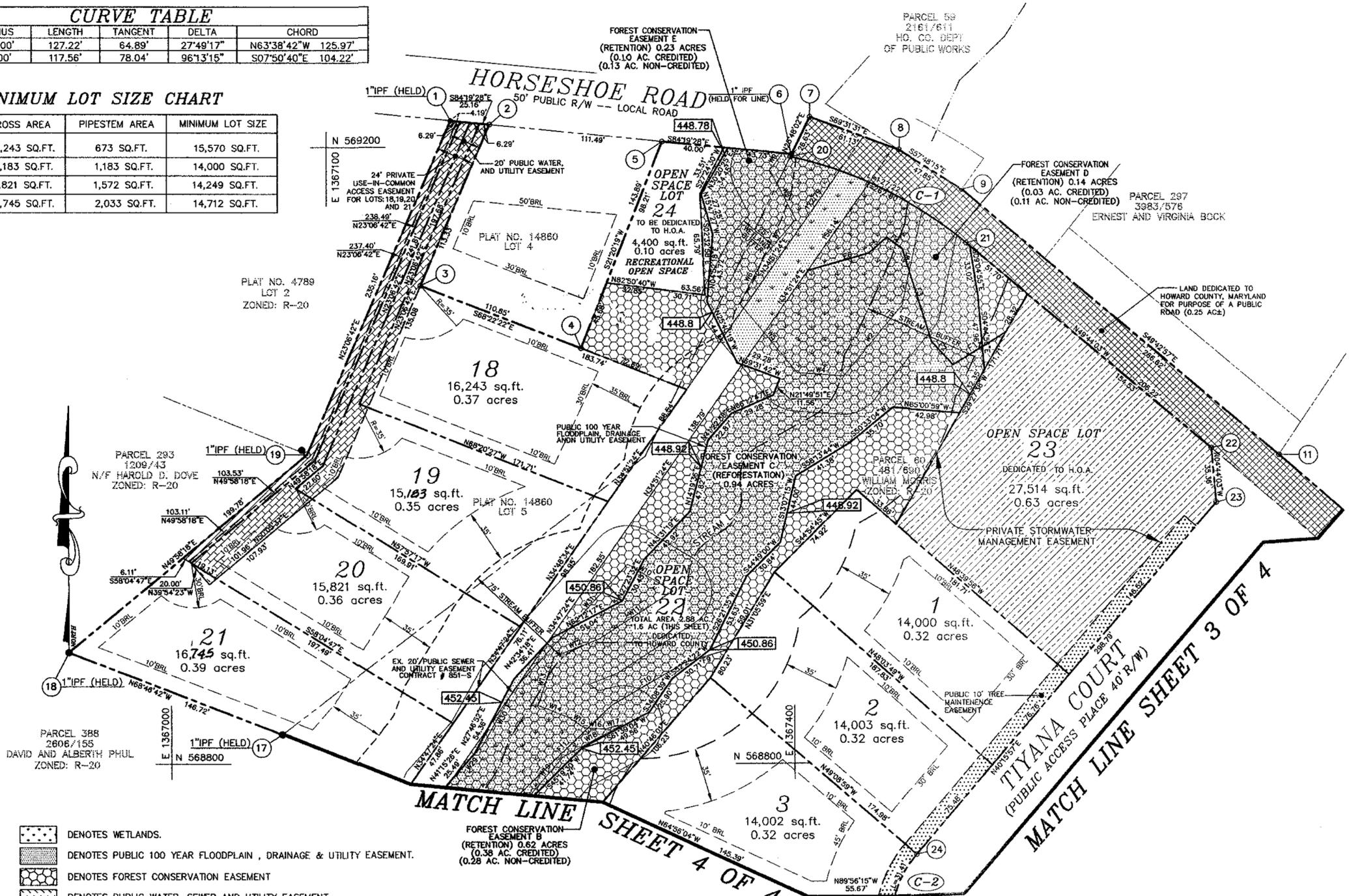
F1	40.05	S58°04'47"W
F2	20.33	S42°16'45"E
F3	62.89	S17°15'52"E
F4	12.61	S52°34'48"E
F5	15.66	N49°01'18"E
F6	40.57	N74°16'25"E

CURVE TABLE

CURVE	RADIUS	LENGTH	TANGENT	DELTA	CHORD
C1	262.00'	127.22'	64.89'	27°49'17"	N63°38'42"W 125.97'
C2	70.00'	117.56'	78.04'	96°13'15"	S07°50'40"E 104.22'

MINIMUM LOT SIZE CHART

LOT NO.	GROSS AREA	PIPESTEM AREA	MINIMUM LOT SIZE
18	16,243 SQ.FT.	673 SQ.FT.	15,570 SQ.FT.
19	15,183 SQ.FT.	1,183 SQ.FT.	14,000 SQ.FT.
20	15,821 SQ.FT.	1,572 SQ.FT.	14,249 SQ.FT.
21	16,745 SQ.FT.	2,033 SQ.FT.	14,712 SQ.FT.



- DENOTES WETLANDS.
- DENOTES PUBLIC 100 YEAR FLOODPLAIN, DRAINAGE & UTILITY EASEMENT.
- DENOTES FOREST CONSERVATION EASEMENT
- DENOTES PUBLIC WATER, SEWER AND UTILITY EASEMENT.
- DENOTES PRIVATE USE-IN-COMMON ACCESS EASEMENT.
- DENOTES ROAD DEDICATION
- DENOTES STORMWATER MANAGEMENT EASEMENT
- DENOTES PUBLIC TREE MAINTENANCE EASEMENT

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.

[Signature]
 JOHN B. MILDENBERG, SURVEYOR
 DATE: NOV 9, 02
 R. JACOB HIKMAT (AUTHORIZED MEMBER MORRIS L.L.C.)
 DATE: 11/6/02
 JACOB HIKMAT
 DATE: 11/6/02

AREA TABULATION—THIS SHEET

TOTAL NUMBER OF BUILDABLE LOTS TO BE RECORDED	7
TOTAL NUMBER OF PARCELS	0
TOTAL NUMBER OF OPEN SPACE LOTS TO BE RECORDED	3
TOTAL NUMBER OF LOTS OR PARCELS TO BE RECORDED	10
TOTAL AREA OF BUILDABLE LOTS TO BE RECORDED	2.43 AC±
TOTAL AREA OF FLOODPLAIN TO BE RECORDED	1.02 AC±
TOTAL AREA OF PARCELS	0 AC
TOTAL AREA OF OPEN SPACE LOTS TO BE RECORDED	2.33 AC±
TOTAL AREA OF LOTS OR PARCELS TO BE RECORDED	4.76 AC±
TOTAL AREA OF ROADWAY TO BE RECORDED	0.57 AC±
TOTAL AREA TO BE RECORDED	5.33AC±

APPROVED: FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEMS
 HOWARD COUNTY HEALTH DEPARTMENT

[Signature]
 HOWARD COUNTY HEALTH OFFICER
 DATE: 11-19-02

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

[Signature]
 CHIEF, DEVELOPMENT ENGINEERING DIVISION
 DATE: 11/2/02

[Signature]
 DIRECTOR
 DATE: 12/5/02

OWNER'S STATEMENT

WE, MORRIS, L.L.C. AND R. JACOB HIKMAT, OWNERS OF THE PROPERTIES SHOWN AND DESCRIBED HEREON, HEREBY ADOPT THIS PLAT 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 EASEMENTS SHOWN HEREON, 2) THE RIGHT TO REQUIRE DEDICATION FOR PUBLIC USE, THE BEDS OF THE STREETS AND/OR ROADS AND 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 AND FLOODPLAINS, STORM DRAINAGE FACILITIES AND OPEN SPACE WHERE APPLICABLE, 3) THE RIGHT TO REQUIRE DEDICATION OF WATERWAY 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 EASEMENT AND RIGHTS-OF-WAY.

WITNESS MY HAND THIS 6th DAY OF Nov. 2002
 R. JACOB HIKMAT (AUTHORIZED MEMBER MORRIS L.L.C.)
[Signature]
 WITNESS
[Signature]
 WITNESS

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS A SUBDIVISION OF LAND CONVEYED BY JOHN V. KOCH AND NELDA F. KOCH TO R. JACOB HIKMAT, BY DEED DATED JULY 10, 2001 AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND, IN LIBER NO. 5602 FOLIO 0342, AND A SUBDIVISION OF LAND CONVEYED BY WILLIAM L. MORRIS AND ADA V. MORRIS TO MORRIS L.L.C. BY DEED DATED MARCH 13, 2002, AND RECORDED AMONG THE AFORESAID LAND RECORDS AT LIBER 6061, FOLIO 0405, AND A SUBDIVISION OF LAND CONVEYED BY ADJOINER DEED FROM RICHARD F. MAROGAN AND CATHERINE E. MAROGAN TO MORRIS, L.L.C. BY DEED DATED MARCH 13, 2002, AS RECORDED AMONG THE SAID LAND RECORDS AT LIBER 6061, FOLIO 0409, AND THAT ALL MONUMENTS ARE IN PLACE 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 AND AS AMENDED, AND THE BOUNDARY SURVEY IS IN ACCORDANCE WITH THE HOWARD COUNTY SUBDIVISION REGULATION.

[Signature]
 JOHN B. MILDENBERG, SURVEYOR
 DATE: NOV 9, 02

RECORDED AS PLAT 15712 ON 12-10-02 AMONG THE LAND RECORDS OF HOWARD COUNTY, MD.

RED HILL BRANCH OVERLOOK
 LOTS 1-21 & OPEN SPACE LOTS 22-24
 AND A RESUBDIVISION OF
 KOCH PROPERTY, LOT 5, PLAT # 14860
 SHEET 2 OF 4

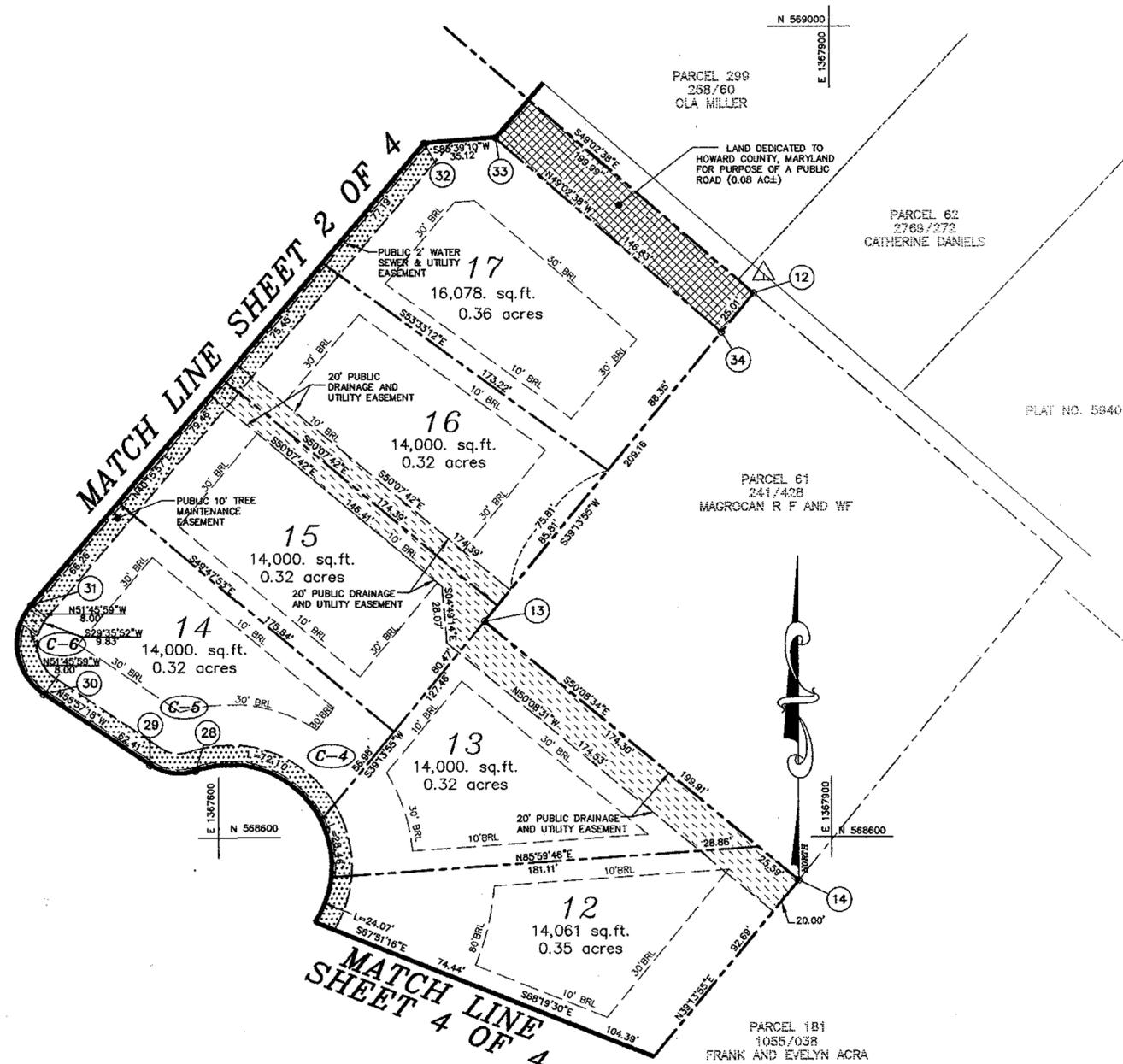
TAX MAP 31 PARCEL 60 & LOT 5 BLOCK 13
 SECOND ELECTION DISTRICT HOWARD COUNTY, MARYLAND EX. ZONING R-20
 SCALE: 1"=50'
 DATE: NOVEMBER 2002
 DPZ FILE NOS. F-81-65
 PLAT # 14860 F-01-198
 SP-01-02, WP-01-18

MILDENBERG, BOENDER & ASSOC., INC.
 Engineers Planners Surveyors

5072 Dorsey Hall Drive, Suite 202, Ellicott City, Maryland 21042
 (410) 997-0296 Balt. (301) 621-5521 Wash. (410) 997-0298 Fax.

OWNER
 MORRIS L.L.C.
 AND R. JACOB HIKMAT
 5072 DORSEY HALL DRIVE SUITE 202
 ELLICOTT CITY, MARYLAND 21072
 (401)997-0296

CURVE TABLE					
CURVE	RADIUS	LENGTH	TANGENT	DELTA	CHORD
C4	50.00'	249.81'	37.50'	286°15'37"	N34°02'42"E 60.00'
C5	25.00'	23.18'	12.50'	53°07'48"	S82°31'12"E 22.36'
C6	30.00'	50.38'	33.45'	96°13'15"	S07°50'40"E 44.67'



- DENOTES WETLANDS.
- DENOTES PUBLIC 100 YEAR FLOODPLAIN, DRAINAGE & UTILITY EASEMENT.
- DENOTES FOREST CONSERVATION EASEMENT.
- DENOTES PUBLIC WATER, SEWER AND UTILITY EASEMENT.
- DENOTES PRIVATE USE-IN-COMMON ACCESS EASEMENT.
- DENOTES ROAD DEDICATION.
- DENOTES STORMWATER MANAGEMENT EASEMENT.
- DENOTES PUBLIC TREE MAINTENANCE EASEMENT.

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.

John B. Mildeberg
JOHN B. MILDENBERG, SURVEYOR
DATE: NOV 0, 02

R. Jacob Hikmat
R. JACOB HIKMAT (AUTHORIZED MEMBER MORRIS L.L.C.)
DATE: 11/6/02

R. Jacob Hikmat
R. JACOB HIKMAT
DATE: 11/6/02

AREA TABULATION—THIS SHEET	
TOTAL NUMBER OF BUILDABLE LOTS TO BE RECORDED	6
TOTAL NUMBER OF PARCELS	0
TOTAL NUMBER OF OPEN SPACE LOTS TO BE RECORDED	0
TOTAL NUMBER OF LOTS OR PARCELS TO BE RECORDED	6
TOTAL AREA OF BUILDABLE LOTS TO BE RECORDED	2.01 AC±
TOTAL AREA OF FLOODPLAIN TO BE RECORDED	0 AC
TOTAL AREA OF PARCELS	0 AC
TOTAL AREA OF OPEN SPACE LOTS TO BE RECORDED	0 AC
TOTAL AREA OF LOTS OR PARCELS TO BE RECORDED	2.01 AC±
TOTAL AREA OF ROADWAY TO BE RECORDED	0.08 AC±
TOTAL AREA TO BE RECORDED	2.06 AC±

OWNER/DEVELOPER
MORRIS L.L.C.
AND R. JACOB HIKMAT
5072 DORSEY HALL DRIVE SUITE 202
ELLCOTT CITY, MARYLAND 21072
(401)997-0296

APPROVED: FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEMS
HOWARD COUNTY HEALTH DEPARTMENT

Denny Brantley
Denny Brantley, M.D., P.E.
HOWARD COUNTY HEALTH OFFICER
DATE: 11-17-02

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

John S. Ruth
John S. Ruth
CHIEF, DEVELOPMENT ENGINEERING DIVISION
DATE: 11/12/02

John S. Ruth
John S. Ruth
DIRECTOR
DATE: 12/5/02

OWNER'S STATEMENT

WE, MORRIS, L.L.C. AND R. JACOB HIKMAT, OWNERS OF THE PROPERTIES SHOWN AND DESCRIBED HEREON, HEREBY ADOPT THIS PLAT 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 EASEMENTS SHOWN HEREON, 2) THE RIGHT TO REQUIRE DEDICATION FOR PUBLIC USE, THE BEDS OF THE STREETS AND/OR ROADS AND 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 AND FLOODPLAINS, STORM DRAINAGE FACILITIES AND OPEN SPACE WHERE APPLICABLE, 3) THE RIGHT TO REQUIRE DEDICATION OF WATERWAY 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 EASEMENT AND RIGHTS-OF-WAY.

WITNESS MY HAND THIS 6TH DAY OF NOV 2002

R. Jacob Hikmat
R. JACOB HIKMAT (AUTHORIZED MEMBER MORRIS L.L.C.)

John S. Ruth
John S. Ruth
WITNESS

John S. Ruth
John S. Ruth
WITNESS

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT, THAT IT IS A SUBDIVISION OF LAND CONVEYED BY JOHN V. KOCH AND NELDA F. KOCH TO R. JACOB HIKMAT, BY DEED DATED JULY 10, 2001 AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND, IN LIBER NO. 5602 FOLIO 0342, AND A SUBDIVISION OF LAND CONVEYED BY WILLIAM L. MORRIS AND ADA V. MORRIS TO MORRIS L.L.C., BY DEED DATED MARCH 13, 2002, AND RECORDED AMONG THE AFORESAID LAND RECORDS AT LIBER 6061, FOLIO 0405, AND A SUBDIVISION OF LAND CONVEYED BY ADJOINER DEED FROM RICHARD F. MAROGAN AND CATHERINE E. MAGROGAN TO MORRIS, LLC, BY DEED DATED MARCH 13, 2002, AS RECORDED AMONG THE SAID LAND RECORDS AT LIBER 6061, FOLIO 0409, AND THAT ALL MONUMENTS ARE IN PLACE 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 THE BOUNDARY SURVEY IS IN ACCORDANCE WITH THE HOWARD COUNTY SUBDIVISION REGULATION.

John B. Mildeberg
JOHN B. MILDENBERG, SURVEYOR
DATE: NOV 0, 02

RECORDED AS PLAT 15713 ON 11-10-02 AMONG THE LAND RECORDS OF HOWARD COUNTY, MD.

RED HILL BRANCH OVERLOOK
LOTS 1-21 & OPEN SPACE LOTS 22-24
AND A RESUBDIVISION OF KOCH PROPERTY, LOT 5, PLAT # 14860
SHEET 3 OF 4

TAX MAP 31 PARCEL 60 & LOT 5 BLOCK 13
SECOND ELECTION DISTRICT HOWARD COUNTY, MARYLAND EX. ZONING R-20
SCALE: 1"=50'
DATE: NOVEMBER 2002
DPZ FILE NOS. F-81-65
PLAT # 14860 F-01-168
SP-01-02, WP-01-18

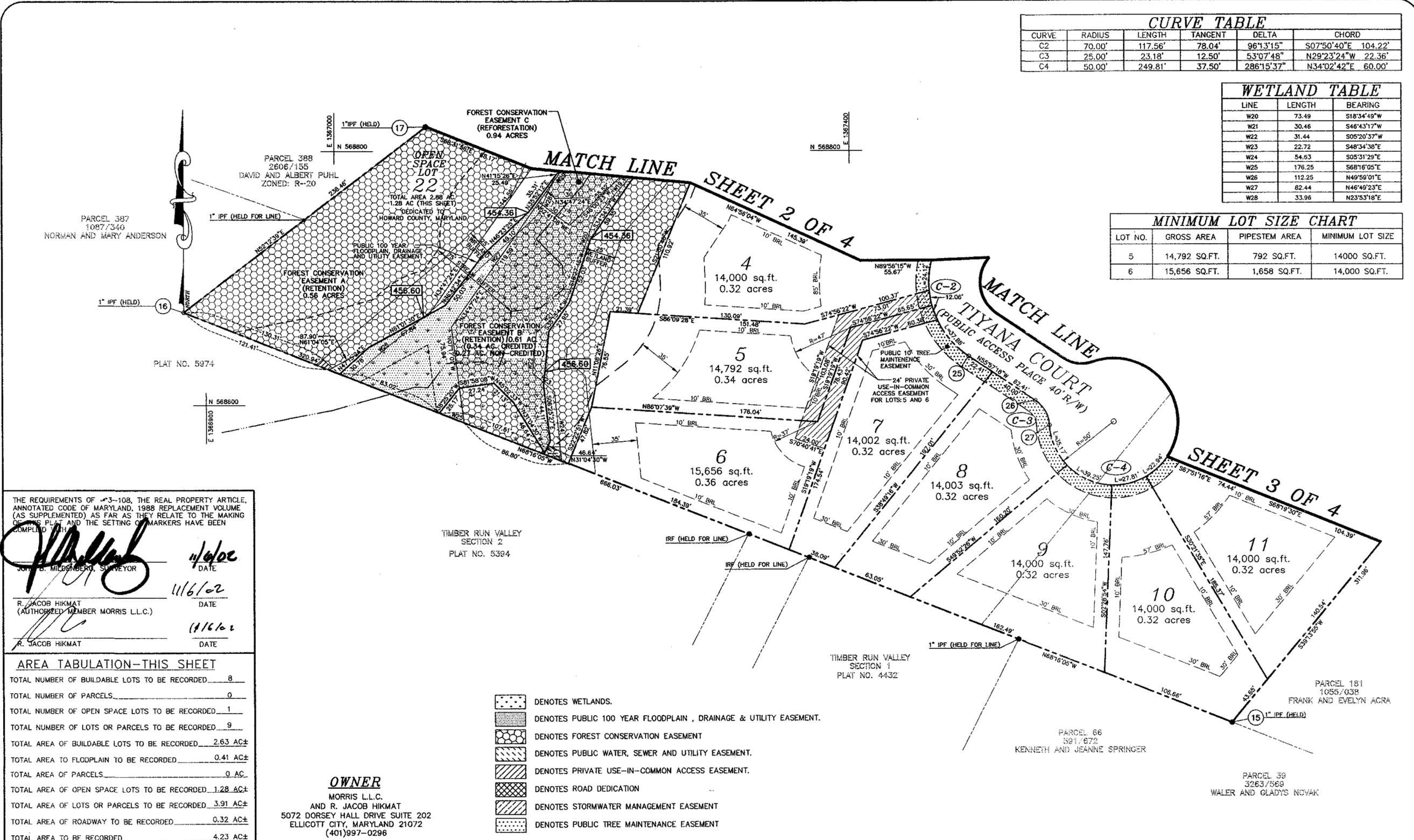
MILDENBERG, BOENDER & ASSOC., INC.
Engineers Planners Surveyors

5072 Dorsey Hall Drive, Suite 202, Ellicott City, Maryland 21042
(410) 997-0296 Balt. (301) 621-5521 Wash. (410) 997-0298 Fax.

CURVE TABLE					
CURVE	RADIUS	LENGTH	TANGENT	DELTA	CHORD
C2	70.00'	117.56'	78.04'	96°13'15"	S07°50'40"E 104.22'
C3	25.00'	23.18'	12.50'	53°07'48"	N29°23'24"W 22.36'
C4	50.00'	249.81'	37.50'	286°15'37"	N34°02'42"E 60.00'

WETLAND TABLE		
LINE	LENGTH	BEARING
W20	73.49	S18°34'49"W
W21	30.46	S46°43'17"W
W22	31.44	S05°20'37"W
W23	22.72	S48°34'38"E
W24	54.63	S05°31'29"E
W25	176.25	S68°16'05"E
W26	112.25	N49°59'01"E
W27	82.44	N46°49'23"E
W28	33.96	N23°53'18"E

MINIMUM LOT SIZE CHART			
LOT NO.	GROSS AREA	PIPESTEM AREA	MINIMUM LOT SIZE
5	14,792 SQ.FT.	792 SQ.FT.	14000 SQ.FT.
6	15,656 SQ.FT.	1,658 SQ.FT.	14,000 SQ.FT.



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.

[Signature] 11/6/02
 JOHN B. MILDENBERG, SURVEYOR DATE

R. JACOB HIKMAT 11/6/02
 (AUTHORIZED MEMBER MORRIS L.L.C.) DATE

R. JACOB HIKMAT 11/16/02
 DATE

AREA TABULATION—THIS SHEET

TOTAL NUMBER OF BUILDABLE LOTS TO BE RECORDED	8
TOTAL NUMBER OF PARCELS	0
TOTAL NUMBER OF OPEN SPACE LOTS TO BE RECORDED	1
TOTAL NUMBER OF LOTS OR PARCELS TO BE RECORDED	9
TOTAL AREA OF BUILDABLE LOTS TO BE RECORDED	2.63 AC±
TOTAL AREA TO FLOODPLAIN TO BE RECORDED	0.41 AC±
TOTAL AREA OF PARCELS	0 AC
TOTAL AREA OF OPEN SPACE LOTS TO BE RECORDED	1.28 AC±
TOTAL AREA OF LOTS OR PARCELS TO BE RECORDED	3.91 AC±
TOTAL AREA OF ROADWAY TO BE RECORDED	0.32 AC±
TOTAL AREA TO BE RECORDED	4.23 AC±

OWNER
 MORRIS L.L.C.
 AND R. JACOB HIKMAT
 5072 DORSEY HALL DRIVE SUITE 202
 ELLICOTT CITY, MARYLAND 21072
 (401)997-0296

- DENOTES WETLANDS.
- DENOTES PUBLIC 100 YEAR FLOODPLAIN, DRAINAGE & UTILITY EASEMENT.
- DENOTES FOREST CONSERVATION EASEMENT
- DENOTES PUBLIC WATER, SEWER AND UTILITY EASEMENT.
- DENOTES PRIVATE USE-IN-COMMON ACCESS EASEMENT.
- DENOTES ROAD DEDICATION
- DENOTES STORMWATER MANAGEMENT EASEMENT
- DENOTES PUBLIC TREE MAINTENANCE EASEMENT

APPROVED: FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEMS
 HOWARD COUNTY HEALTH DEPARTMENT

[Signature] 11-19-02
 HOWARD COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

[Signature] 11/2/02
 CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

[Signature] 12/5/02
 DIRECTOR DATE

OWNER'S STATEMENT

WE, MORRIS, L.L.C. AND R. JACOB HIKMAT, OWNERS OF THE PROPERTIES SHOWN AND DESCRIBED HEREON, HEREBY ADOPT THIS PLAT 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 EASEMENTS SHOWN HEREON, 2) THE RIGHT TO REQUIRE DEDICATION FOR PUBLIC USE, THE BEDS OF THE STREETS AND/OR ROADS AND 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 AND FLOODPLAINS, STORM DRAINAGE FACILITIES AND OPEN SPACE WHERE APPLICABLE, 3) THE RIGHT TO REQUIRE DEDICATION OF WATERWAY 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 EASEMENT AND RIGHTS-OF-WAY.

WITNESS MY HAND THIS 6th DAY OF Nov 2007

[Signature]
 R. JACOB HIKMAT (AUTHORIZED MEMBER MORRIS L.L.C.)

[Signature]
 WITNESS

[Signature]
 WITNESS

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS A SUBDIVISION OF LAND CONVEYED BY JOHN V. KOCH AND NELDA F. KOCH TO R. JACOB HIKMAT, BY DEED DATED JULY 10, 2001 AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND, IN LIBER NO. 5602 FOLIO 0342, AND A SUBDIVISION OF LAND CONVEYED BY WILLIAM L. MORRIS AND ADA V. MORRIS TO MORRIS L.L.C., BY DEED DATED MARCH 13, 2002, AND RECORDED AMONG THE AFORESAID LAND RECORDS AT LIBER 6061, FOLIO 0405, AND A SUBDIVISION OF LAND CONVEYED BY ADJOINER DEED FROM RICHARD F. MAROGAN AND CATHERINE E. MAROGAN TO MORRIS, LLC, BY DEED DATED MARCH 13, 2002, AS RECORDED AMONG THE SAID LAND RECORDS AT LIBER 6061, FOLIO 0409, AND THAT ALL MONUMENTS ARE IN PLACE OR WILL BE IN PLACE PRIOR TO THE ACCEPTANCE OF THE STREETS IN THE SUBDIVISION BY HOWARD COUNTY AS SHOWN IN ACCORDANCE WITH THE ANNOTATIONS ON THIS MARYLAND AS AMENDED, AND THE BOUNDARY SURVEY IS IN ACCORDANCE WITH THE HOWARD COUNTY SUBDIVISION REGULATION.

[Signature]
 JOHN B. MILDENBERG, SURVEYOR
 No. 10718

NOV 6, 02
 DATE

RECORDED AS PLAT 15114 ON 12-10-02 AMONG THE LAND RECORDS OF HOWARD COUNTY, MD.

RED HILL BRANCH OVERLOOK
 LOTS 1-21 & OPEN SPACE LOTS 22-24
 AND A RESUBDIVISION OF
 KOCH PROPERTY, LOT 5, PLAT # 14860
 SHEET 4 OF 4

TAX MAP 31	SECOND ELECTION DISTRICT	SCALE: 1"=50'
PARCEL 60 & LOT 5	HOWARD COUNTY, MARYLAND	DATE: NOVEMBER 2002
BLOCK 13	EX. ZONING R-20	DPZ FILE NOS: F-81-65
		PLAT # 14860, F-01-168
		SP-01-02, WP-01-18

MILDENBERG, BOENDER & ASSOC., INC.
 Engineers Planners Surveyors
 5072 Dorsey Hall Drive, Suite 202, Ellicott City, Maryland 21042
 (410) 997-0296 Balt. (301) 621-5521 Wash. (410) 997-0298 Fax.

990680.DWG.FINAL-1.VPR.RP-3.DWG