

U.S. Equivalent Coordinate Table			Metric Coordinate Table		
POINT	NORTH	EAST	POINT	NORTH	EAST
2001	594413.3194	1329918.3915	2001	181177.542132	405359.936490
2007	592850.2323	1329692.1037	2007	180640.192117	405290.963042
3000	594406.0527	1329942.5698	3000	181175.327235	405367.306041
3001	593690.0236	1329753.1847	3001	180957.081113	405309.581359
3002	593609.6384	1330118.8336	3002	180932.579659	405421.031366
3003	592596.2103	1329941.3157	3003	180623.686177	405366.923813
3004	593694.2335	1329728.1979	3004	180958.364308	405301.965379

Pipestem Tabulation			
Lot No.	Gross Area	Pipestem Area	Remaining Area
7	174,619 Sq.Ft.	15,564 Sq.Ft.	159,055 Sq.Ft.
8	180,670 Sq.Ft.	9,364 Sq.Ft.	171,306 Sq.Ft.

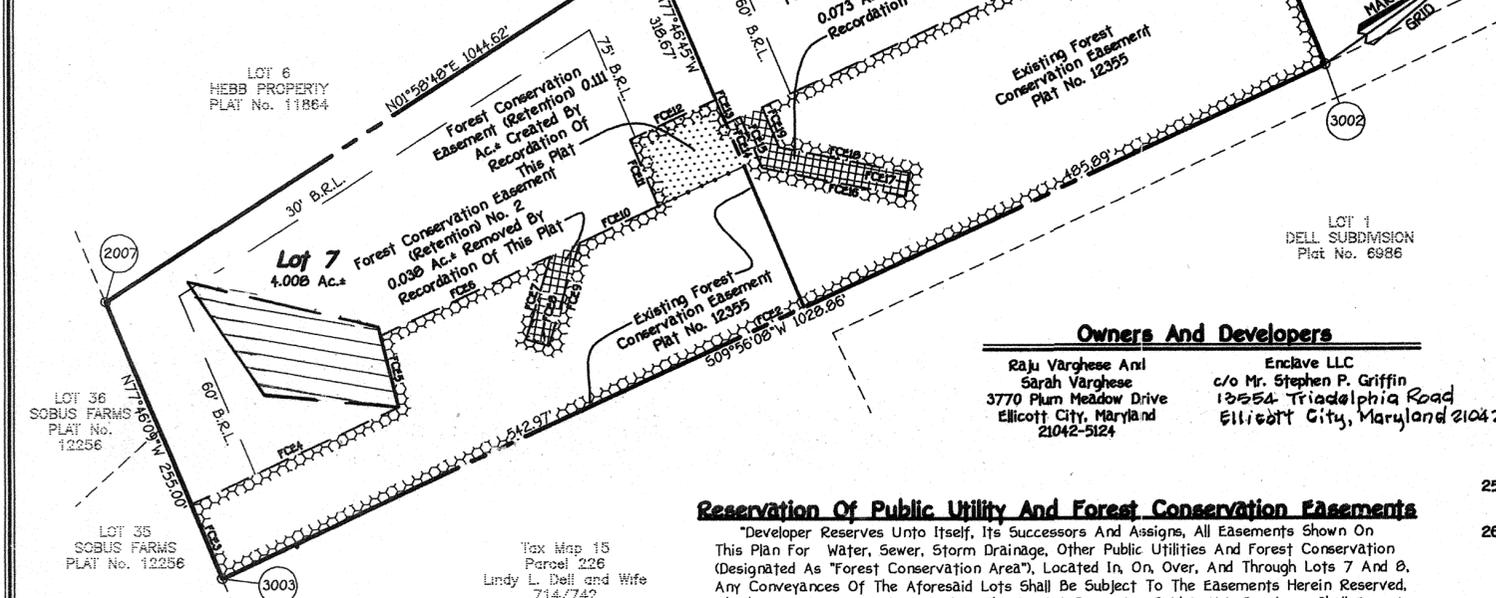
The Requirements §3-108, The Real Property Article, Annotated Code Of Maryland, 1988 Replacement Volume, (As Supplemented) As Far As They Relate To The Making Of This Plat And The Setting Of Markers Have Been Complied With

Terrell A. Fisher 11-10-05 Date
Professional Land Surveyor No. 10692

Stephen P. Griffin 11/10/05 Date
Enclave LLC (Owner)

Raju Varghese 11/10/05 Date
Enclave LLC (Owner)

Sarah Varghese 11/10/05 Date
Enclave LLC (Owner)



Revised Forest Conservation Easement Tabulation	
Line	Bearing And Distance
FCE1	577°36'04"E 189.18'
FCE2	509°56'08"W 1028.88'
FCE3	N77°48'09"W 68.05'
FCE4	N09°56'08"E 194.11'
FCE5	N69°05'48"W 63.19'
FCE6	N09°56'08"E 194.11'
FCE7	S38°33'51"E 73.68'
FCE8	N81°28'47"E 20.00'
FCE9	N38°33'51"W 91.30'
FCE10	N09°56'08"E 73.70'
FCE11	N77°48'42"E 61.22'
FCE12	N09°56'08"E 79.79'
FCE13	577°48'45"E 22.23'
FCE14	N09°56'08"E 13.53'
FCE15	577°48'42"E 46.95'
FCE16	N46°13'34"E 123.21'
FCE17	N43°46'28"W 20.00'
FCE18	S46°13'34"W 112.58'
FCE19	N77°48'42"E 57.32'
FCE20	N09°56'08"E 492.88'

Owners And Developers

Raju Varghese and Sarah Varghese
3770 Plum Meadow Drive
Ellicott City, Maryland
21042-5124

Enclave LLC
c/o Mr. Stephen P. Griffin
13554 Triadelphia Road
Ellicott City, Maryland 21042

Reservation Of Public Utility And Forest Conservation Easements

Developer Reserves unto itself, its successors and assigns, all easements shown on this plan for water, sewer, storm drainage, other public utilities and forest conservation (designated as "Forest Conservation Area"), located in, on, over, and through Lots 7 and 8. Any conveyances of the aforesaid lots shall be subject to the easements herein reserved, whether or not expressly stated in the deed(s) conveying said lot(s). 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 developer and the county, and the release of 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.

Area Tabulation

TOTAL NUMBER OF BUILDABLE LOTS TO BE RECORDED	2
TOTAL NUMBER OF OPEN SPACE LOTS TO BE RECORDED	0
TOTAL NUMBER OF LOTS TO BE RECORDED	2
TOTAL AREA OF BUILDABLE LOTS TO BE RECORDED	8.161 Ac.
TOTAL AREA OF OPEN SPACE LOTS TO BE RECORDED	0.000 Ac.
TOTAL AREA OF LOTS TO BE RECORDED	8.161 Ac.
TOTAL AREA OF ROADWAY TO BE RECORDED	0.000 Ac.
TOTAL AREA TO BE RECORDED	8.161 Ac.

APPROVED: For Private Water And Private Sewerage Systems, Howard County Health Department.

Robert J. Walsh 12/9/05 Date
Howard County Health Officer

APPROVED: Howard County Department Of Planning And Zoning.

Robert J. Walsh 12/14/05 Date
Chief, Development Engineering Division

Paul J. Leighton 12/15/05 Date
Director

Owner's Certificate

Enclave LLC By Stephen P. Griffin, Member, Raju Varghese and Sarah Varghese, Owners Of The Property Shown And Described Hereon, Herby Adopt This Plan 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 Easement Areas 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, Herby 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 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 Easements And Rights-Of-Way. Witness My Hand This 11th Day Of November, 2005.

Raju Varghese
Sarah Varghese

Enclave LLC
By: Steven P. Griffin

Surveyor's Certificate

I Herby Certify That The Final Plat Shown Hereon Is Correct: That It Is A Subdivision Of 1/2 Part Of The Lands Conveyed By William R. Hopkin To Enclave LLC, A Maryland Limited Liability Company By Deed Undated And Recorded Among The Land Records Of Howard County, Maryland In Liber No. 4963 At Folio 312; 2) All Of The Lands Conveyed By Enclave LLC, A Maryland Limited Liability Company To Raju Varghese And Sarah Varghese, By Deed Dated August 27, 2004 And Recorded Among The Aforesaid Land Records In Liber 8645 At Folio 210, And That All Monuments Are In Place Or Will Be In Place Prior To Acceptance Of The Streets In The Subdivision By Howard County, Maryland As Shown In Accordance With The Annotated Code Of Maryland, As Amended, And Monumentation Is In Accordance With The Howard County Subdivision Regulations.

Terrell A. Fisher 11/10/05 Date
Professional Land Surveyor No. 10692

RECORDED AS PLAT No. 17918 ON 12/23/05 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

Revision Plat

HEBB PROPERTY

Lots 7 And 8

(A Revision to Lots 7 And 8, Hebb Property - Plat No. 12355)
Zoned: RR-DEO

Tax Map: 15 Grid: 18 Part Of Parcel: 39
Third Election District
Howard County, Maryland

Scale: 1" = 100'
Date: July 27, 2005
Sheet 1 Of 1

General Notes:

- This Area Designates A Private Sewerage Easement Of 10,000 Square Feet As Required By The Maryland State Department Of The Environment For Individual Sewerage Disposal. Improvements Of Any Nature In This Area Are Restricted Until Public Sewerage Is Available. These Easements Shall Become Null And Void Upon Connection To A Public Sewerage System. The County Health Officer Shall Have The Authority To Grant Adjustments To The Private Sewerage Easement. Recordation Of A Modified Easement Shall Not Be Necessary.
- The Lots Shown Hereon Comply With The Minimum Ownership Width And Lot Area As Required By The Maryland State Department Of The Environment.
- Subject Property Zoned RR-DEO Per 2/2/04 Comprehensive Zoning Plan.
- Coordinates Based On Nad '83, Maryland Coordinate System As Projected By Howard County Geodetic Control Stations No. 16DA And No. 16DC
Sta. 16DA N 593712.9170 E 1332332.0400
Sta. 16DB N 593095.5130 E 1333961.1770
- This Plat Is Based On The Plat Meridian Of A Plat Entitled "Hebb Property" - Plat No. 12355.
- B.R.L. Denotes Building Restriction Line.
- Denotes Iron Pin Set Capped T.C.C. 106".
- Denotes Iron Pipe Or Iron Bar Found.
- Denotes Angular Change In Bearing Or Rights-Of-Way.
- Denotes Concrete Monument Set With T.C.C. 106".
- Denotes Concrete Monument Or Stone Found.
- Refuse Collection, Snow Removal And Road Maintenance To Be Provided At The Junction Of Pipe/Flag Stem And The Road R/W And Not Onto The Flag/Pipe Stem Driveway.
- Use-In-Common Driveways Shall Be Provided Prior To Issuance Of A Use And Occupancy Permit To Ensure Safe Access For Fire And Emergency Vehicles Per The Following (Minimum) Requirements:
a) Width - 12 Feet 04 Feet Serving More Than One Residence;
b) Surface - Six (6") Inches Of Compacted Crusher Run Base With Tar And Chip Coating. (1 - 1/2" Minimum);
c) Geometry - Maximum 15% Grade, Maximum 10% Grade Change And 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 Surface;
f) Structure Clearances - Minimum 12 Feet;
g) Maintenance - Sufficient To Ensure All Weather Use.
- All Lot Areas Are More Or Less (±).
- Distances Shown Are Based On Surface Measurement And Not Reduced To Nad '83 Grid Measurements.
- No Cemeteries Exist On This Site Based On A By Visual Site Visit And Based On A Examination Of The Howard County Cemetery Inventory Map.
- Forest Conservation Easement Removed By Recordation Of This Plat. (Retention)
- Forest Conservation Easement Added By Recordation Of This Plat. (Retention)
- The Forest Conservation Easement Has Been Established To Fulfill The Requirements Of Section 16.1200 Of The Howard County Code And Forest Conservation Act. 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.
- This Plat Is In Compliance With The Amended Fifth Edition Of The Subdivision And Land Development Regulations.
- No 100 Year Flood Plain Exists On Site.
- Previous Department Of Planning And Zoning File Numbers Are WP-95-02 And F96-63.
- This Plan Is Exempt From Perimeter Landscaping In Accordance With Section 16.124 Of The Howard County Code And Landscape Manual Since It Is A Revision Plat That Does Not Create Any Additional Lots.
- This Plat Is Based On Field Run Monumented Boundary Survey Performed On Or About January 3, 2005 By Fisher, Collins And Carter Inc.

General Notes Continued:

- No Grading, Removal Of Vegetative Cover Or Trees, Or Placement Of New Structures Is Permitted Within The Limits Of Wetlands, Streams, Or Their Buffers And Forest Conservation Easement Areas.
- The Developer Shall Post A Surety (Bond, Letter Of Credit) To Ensure That Forestation Plantings Are Completed. The Total Surety Is In The Amount Of \$10,002.82 (Retention) Of 0.11 Acres Or 4,791.60 Sq.Ft. X \$0.20/Sq.Ft. = \$958.32 And Planting Of 0.4152 Acres Or 18,069 Sq.Ft. X \$0.50/Sq.Ft. = \$904.50.

The Purpose Of This Plat Is To Revise The Outline Of The Existing Forest Conservation Easement On Hebb Property- Plat No. 12355 To Allow For A Well Easement On Lots 7 And 8 While Maintaining The Original Acreage Of The Forest Conservation Easement And To Revise The Front Building Restriction Lines To Be In Compliance With The Amended Fifth Edition Of The Howard County Subdivision And Land Development Regulations.

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