

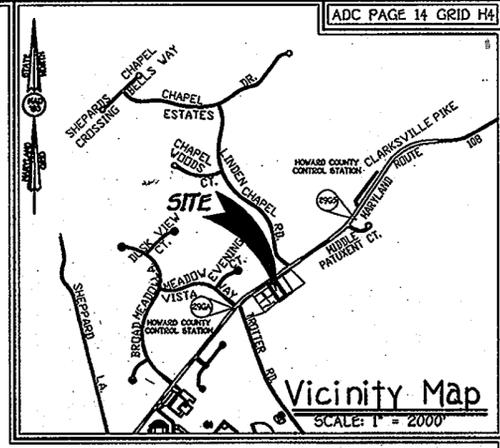
COORDINATE TABLE

Table with 5 columns: POINT, NORTH (feet), EAST (feet), NORTH (meters), EAST (meters). Rows 680, 681, 682, 730.

Reservation Of Public Utility Easements

Developer Reserves Unto Itself, Its Successors And Assigns, All Easements Shown On This Plan For Water, Sewer, Storm Drainage And Other Public Utilities, Located In, On, Over, And Through Lots 1 And 2.

MINIMUM LOT SIZE CHART. Columns: LOT No., GROSS AREA, PIPESTEM AREA, MINIMUM LOT SIZE. Row 2: 23,400 Sq.Ft., 3,380 Sq.Ft., 20,020 Sq.Ft.



General Notes Continued:

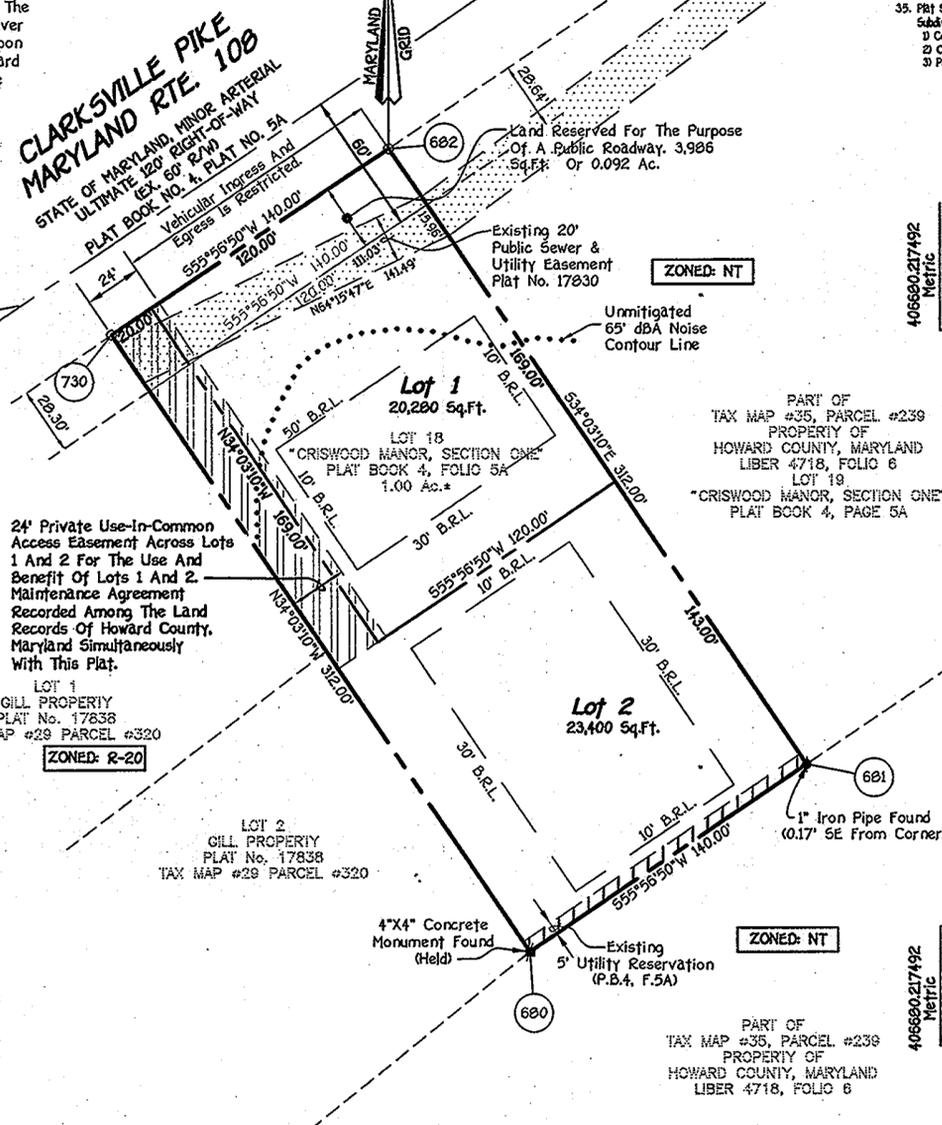
- 35. Plat Subject To WP-12-115 Which The Planning Director On February 15, 2012 Approved A Request To Waive Section 1614(d) And (g) Of The Subdivision And Land Development Regulations Which Requires Payment Of Fees And Submission Of The Final Plat Subject To: 1) Compliance With All SRC Comments. 2) Compliance With HCD Comments Dated January 27, 2012. 3) Payment Of Fees And Submission Of Final Plat On Or Before January 15, 2013.

General Notes:

- 1. Subject Property Zoned R-20 Per 2/2/04 Comprehensive Zoning Plan And The 'Comp Lite' Zoning Regulation Amendments Effective 7/28/06. 2. Coordinates Shown Are Based On Nad '83, Maryland Coordinate System As Projected By Howard County Geodetic Control Stations No. 29GA And No. 29GS. 3. This Plat Is Based On A Field Run Monumented Boundary Survey Performed On Or About December 16, 2003 By Fisher, Collins & Carter, Inc. 4. B.R.L. Denotes Building Restriction Line. 5. Iron Pin Set Capped 'F.C.C. 106'. 6. Iron Pipe Or Iron Bar Found. 7. Denotes Angular Change In Bearing Or Right-Of-Way. 8. Denotes Concrete Monument Set With Aluminum Plate 'F.C.C. 106'. 9. Denotes Concrete Monument Or Stone Found. 10. Driveway(s) Shall Be Provided Prior To Issuance Of A Residential Occupancy Permit For Any New Dwelling To Insure Safe Access For Fire And Emergency Vehicles Per The Following Minimum Requirements: a) Width - 12 Feet (15 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 14% Grade, Maximum 10% Grade Change And 45-Foot Turning Radius; d) Structures (Culverts/Bridges) - Capable Of Supporting 25 Gross Tons (4-25-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. 11. All Lot Areas Are More Or Less (+ or -). 12. Distances Shown Are Based On Surface Measurement And Not Reduced To Nad '83 Grid Measurement. 13. Property Is Located Within The Metropolitan District, Public Water And Sewer Is Utilized In This Subdivision. 14. Previous Department Of Planning And Zoning File Numbers F-06-095, F-09-051 And WP-09-011, WP-09-238, WP-11-003. 15. There Is An Existing Dwelling/Structure(s) Located On Lot 1 To Remain Which Is Non-Conforming With Respect To The Front 50' B.R.L. No New Buildings, Extensions Or Additions To The Existing Dwelling(s) Are To Be Constructed At A Distance Less Than The Zoning Regulations Require. 16. Site Development Plan Approval By The Department Of Planning And Zoning Is Required Prior To The Issuance Of A Building Permit For The Construction Of A Residential Dwelling On Lot 2. 17. Speed Study Dated February, 2006 Was Prepared By Mars Group, Inc. 18. No Cornerstones Exist On This Site Based On A Visual Site Visit And On An Examination Of The Howard County Cemetery Inventory Map. 19. Wetland Determination Was Prepared June, 2006 By Eco-Science Professionals, Inc. No Non-Tidal Wetlands Exist On Site. Lots 1 And 2 Do Not Include Wetland, Stream, Associated Wetland Buffers And Stream Buffers, Forest Conservation Easements And Associated Buffers, 100 Year Flood Plain And Steep Slopes. 20. Water And Sewer Service To These Lots Will Be Granted Under The Provisions Of Section 16122B Of The Howard County Code. 21. Public Water And Sewage Allocations Will Be Granted At Time Of Issuance Of The Building Permit If Capacity Is Available At THAT Time. 22. Landscaping For Lot 2 Associated With This Plat Is Provided In Accordance With A Certified Landscape Plan On File. In Accordance With Section 16124 Of The Howard County Code And The Landscape Manual, Landscape Obligation For Lot 2 Fulfilled With Credit With Existing Trees. Lot 1 Is Exempt From The Perimeter Landscape Requirements Of Section 16124 Of The Howard County Code And The Landscape Manual Because Lot 1 Contains An Existing Dwelling To Remain. Landscape Requirements Will Be Further Reviewed At The Site Development Plan Stage. 23. Noise Study Dated February, 2006 Was Prepared By Mars Group, Inc. And Approved On July 7, 2006. 24. This Plat Is In Compliance With The Amended Fifth Edition Of The Subdivision And Land Development Regulations Per Council Bill 45-2003 And The Zoning Regulations As Amended By Council Bill 75-2003. Development Or Construction On These Lots Must Comply With Setback And Buffer Regulations In Effect At The Time Of Submission Of The Site Development Plan, Unless Petition Application Or Building/Grading Permit. 25. Fee In Lieu Of Forest Conservation Easement Has Been Paid In The Amount Of \$43,374.80 (0.44 Ac. x \$43,560/Sq.Ft. Ac. x \$0.75/Sq.Ft.) To Fulfill The Requirements Of Section 161200 Of The Howard County Code Forest Conservation Act. 26. A Fee In Lieu Of Providing Open Space Has Been Paid In The Amount Of \$1500.00. 27. The 65dBA Noise Contour Line Drawn On This Subdivision Plan Is Advisory As Required By The Howard County Design Manual, Chapter 5, Revised February 1992, And Cannot Be Considered To Exactly Located The 65 dBA Noise Exposure. The 65dBA 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. 28. For Flag Or Pipestem Lots, Refuse Collection, Snow Removal And Road Maintenance Are Provided To The Junction Of The Flag Or Pipestem And The Road Right-Of-Way Line And Not Onto The Pipestem Lot Driveway. 29. The Location Of The Existing House On Lot 1 Was Constructed Based On The Recorded Plat For Criswood Manor, Section One, Plat Book 4, Page 5A. That Recorded Plat Shows The Front B.R.L. To Be 80 Feet From The Road Center Line On Road 108 Paving. The House Is Located 82 Feet From The Existing Road Centerline And Was Not Constructed In Violation Or Required Any Variance To Zoning At The Time Of Construction In 1993. 30. Water Quality Volume (WQV) And Groundwater Recharge Volume (GRV) Stormwater Management Requirement Are Proposed To Be Met In Accordance With The 2000 Stormwater Management Design Manual By Applying The Criteria Contained In Chapter 3 "Performance Criteria For Urban BMP Design" And Appendix C-2, Section C.2.1 "Retention Systems" Along With Chapter 5, Section 5.3 "Disconnection Of Non-Rooftop Runoff Credits". The Site Is Exempt From Providing Chained Protection Volume (CPV) Requirements Because The Cpv Discharge Rate At Study Point "A" Does Not Exceed 2.0 Cfs. 31. Plat Subject To A Fee-In-Lieu Payment In The Amount Of \$3,976.00 For Providing Sidewalk As Per Section 24.G. Of The Howard County Design Manual Volume III Approved By Development Engineering Division On May 28, 2008. 32. Plat Subject To WP-08-023 Which The Planning Director On January 15, 2009 Approved A Request To Waive Section 16132(a)(3)(D), Section 16134(a)(2), Section 16135 (a) And Section 16138 Of The Subdivision And Land Development Regulations Which Requires Road Frontage Improvements Which Includes Providing Sidewalks, Street Lighting And Street Trees Subject To: 1) Compliance With All SRC Agency Comments. 2) Pay A Fee-In-Lieu For Sidewalks. 33. This Development Is Designed To Be In Accordance With Section 16127 Resident Infill Development, Of Subdivision And Land Development Regulations. The Developer Of This Project Shall Create Compatibility With The Existing Neighborhood Through The Use Of Enhanced Perimeter Landscaping, Berms, Fences, Similar Housing Unit Types And The Directional Orientation Of The Proposed House. 34. A Shared Driveway Access And Maintenance Obligation Agreement For The 16' Driveway Which Serves Lots 1 And 2 Has Been Recorded In The Land Records Of Howard County Simultaneously With The Recordation Of This Plat.

Legend

- 24' Private Use In Common Access Easement For The Benefit Of Lots 1 And 2. Existing 20' Public Sewer & Utility Easement Plat No. 17830. Existing 5' Utility Reservation P.B.A, F.5A.



The Requirements §3-102, 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, L.S. #10692 (Registered Land Surveyor) 7/7/08. Raghd Shourbaji (Owner) 12/20/12.

Area Tabulation table with 2 columns: Description and Value. Rows include total number of buildable lots, open space lots, area of buildable lots, open space lots, roadways, and total area to be recorded.

FISHER, COLLINS & CARTER, INC. CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS. CENTENNIAL SQUARE OFFICE PARK - 10272 BALTIMORE NATIONAL PIKE, ELLECIOTT CITY, MARYLAND 21042. (410) 461 - 2255

OWNER AND DEVELOPER: Mr. Raghd Shourbaji, 11825 Clarksville Pike, Clarksville, MD 21029-1235, 410-324-4418.

APPROVED: For Public Water And Public Sewerage Systems, Howard County Health Department. Signature: Balchou for Mona Rosman, 2/7/2013, Howard County Health Officer.

APPROVED: Howard County Department Of Planning And Zoning. Signature: [Signature], 1/11/13, Chief, Development Engineering Division.

Signature: [Signature], 2/12/13, Director.

OWNER'S CERTIFICATE: Raghd Shourbaji, Owner Of The Property Shown And Described Hereon, Hereby 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, 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 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 28th Day Of December, 2012. Signature: Raghd Shourbaji, Witness: [Signature].

SURVEYOR'S CERTIFICATE: I Herby Certify To The Best Of My Knowledge That The Final Plat Shown Hereon Is Correct; That It Is A Subdivision Of All Of The Lands Conveyed By Raghd Shourbaji And Dana Shourbaji To Raghd Shourbaji By Deed Dated July 26, 2004 And Recorded Among The Land Records Of Howard County, Maryland In Liber No. 8760 At Folio 459; Said Property Also Being Lot 18 As Shown On A Plat Entitled 'Map Of Criswood Manor, Section One' And Recorded In Plat Book 4, Page 5A, And Also Being Lot 18 As Shown Entitled 'Revision Plat, Lot 18 - Map Of Criswood Manor, Section One' And Recorded As Plat No. 17830 And That All Monuments Are In Place Or Will Be In Place Prior To Acceptance Of The Streets In The Subdivision By Howard County As Shown, In Accordance With The Annotated Code Of Maryland, As Amended. Signature: Terrell A. Fisher, Professional Land Surveyor No. 10692, 7/7/08.

RECORDED AS PLAT No. 22312 ON 3/8/13 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

Gill East LOTS 1 AND 2 (A Resubdivision Of Lot 18, Map Of Criswood Manor, Section One - Plat Book 4, Folio 5A And Revision Plat, Lot 18 - Map Of Criswood Manor, Section One - Plat No. 17830) Zoned R-20. Tax Map: 29; Grid: 20; Parcel: 116. Fifth Election District, Howard County, Maryland. Scale: 1" = 50'. Date: JULY 3, 2008. Sheet: 1 Of 1.

F-06-235