Coordinate Table

POINT	NORTH	EAST
4	541402.46	033624.04
5	541730.79	032919.40
6	541903.61	032259.38
7	542649.11	032141.55
8	542082.22	031440.13
9	542948.03	031541.11
10	543509.80	032067.42
11	545114.73	033078.38
12	544634.37	033406.78
13	543549.02	032278.74
14	541940.00	032320.00
15	541706.08	032936.39
16	541443.24	033654.67

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, L.S. #10692 (Registered Land Surveyor) — Date 5/7/09

R. Jacob Hikmat (Owner) — Date 5/7/09

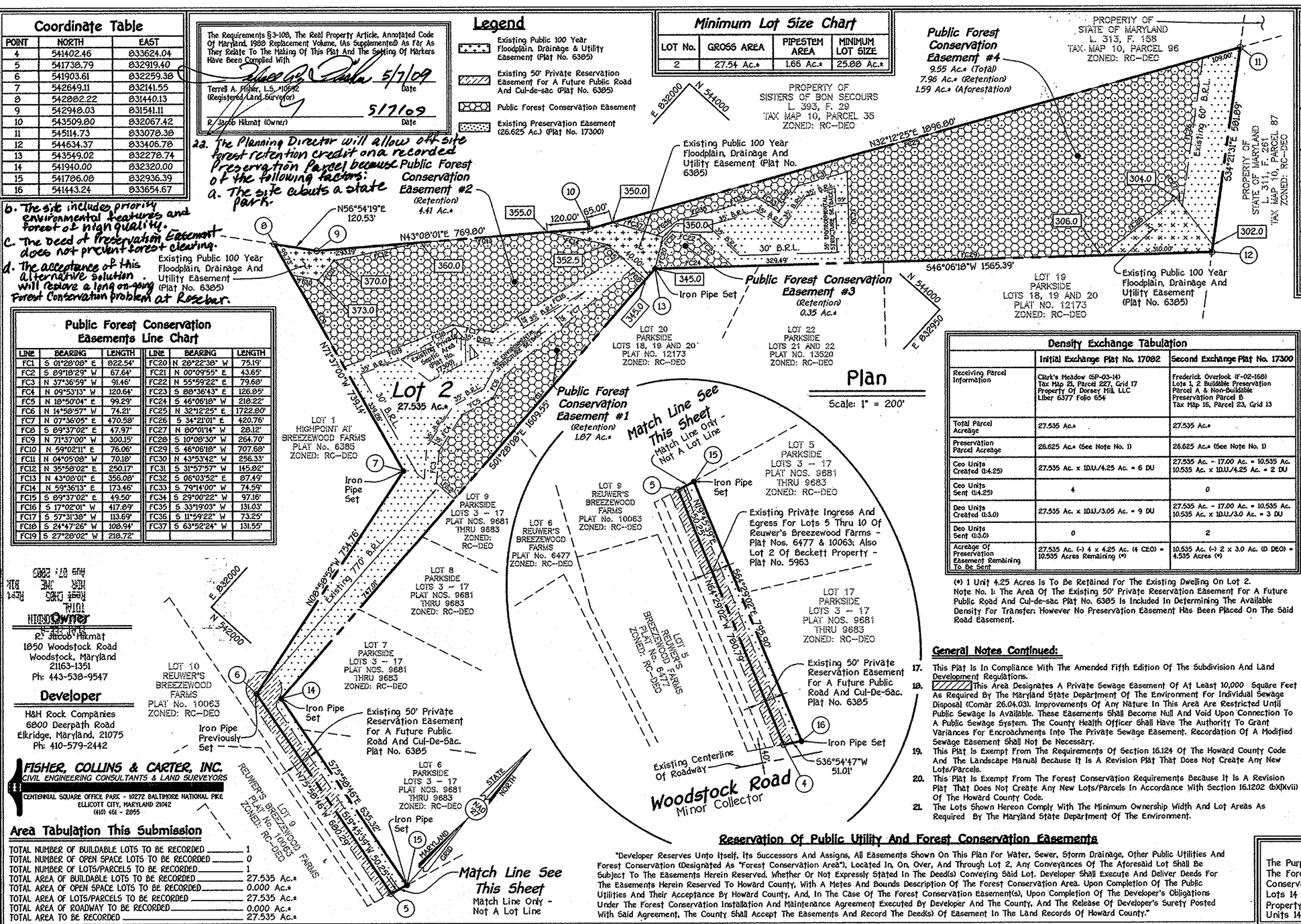
2a. The Planning Director will allow off-site forest retention credit on a recorded Preservation Parcel because of the following factors:
a. The site abuts a state park.
b. The site includes priority environmental features and forest of high quality.
c. The Deed of Preservation Easement does not prevent forest clearing.
d. The acceptance of this alternative solution will resolve a long-on-going Forest Conservation problem at Rosebar.

Legend

- Existing Public 100 Year Floodplain, Drainage & Utility Easement (Plat No. 6385)
- Existing 50' Private Reservation Easement For A Future Public Road And Cul-de-sac (Plat No. 6385)
- Public Forest Conservation Easement
- Existing Preservation Easement (26.625 Ac.) (Plat No. 17300)

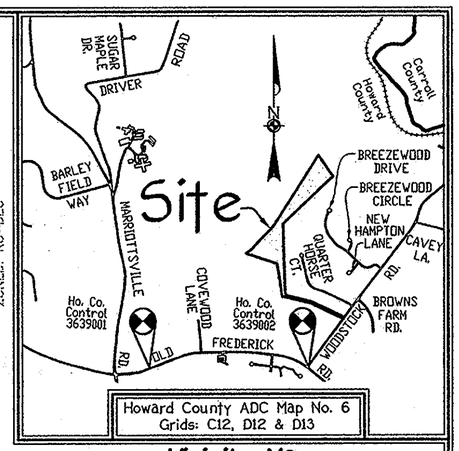
Minimum Lot Size Chart

LOT No.	GROSS AREA	PIPESTEM AREA	MINIMUM LOT SIZE
2	27.54 Ac.±	1.66 Ac.±	25.88 Ac.±



Plan

Scale: 1" = 200'



Howard County ADC Map No. 6
Grids: C12, D12 & D13

Vicinity Map

Scale: 1" = 1200'

Density Exchange Tabulation

	Initial Exchange Plat No. 17082	Second Exchange Plat No. 17300
Receiving Parcel Information	Clark's Meadow (SP-03-14) Tax Map 21, Parcel 227, Grid 17 Property Of Dorsey Mill, LLC Liber 6377 Folio 654	Frederick Overlook (F-02-168) Lots 1, 2 Buildable Preservation Parcel A & Non-Buildable Preservation Parcel B Tax Map 16, Parcel 23, Grid 13
Total Parcel Acreage	27.535 Ac.±	27.535 Ac.±
Preservation Parcel Acreage	26.625 Ac.± (See Note No. 1)	26.625 Ac.± (See Note No. 1)
Ceo Units Created (1:4.25)	27.535 Ac. x 1D.U./4.25 Ac. = 6 DU	27.535 Ac. - 17.00 Ac. = 10.535 Ac. 10.535 Ac. x 1D.U./4.25 Ac. = 2 DU
Ceo Units Sent (1:4.25)	4	0
Deo Units Created (1:3.0)	27.535 Ac. x 1D.U./3.05 Ac. = 9 DU	27.535 Ac. - 17.00 Ac. = 10.535 Ac. 10.535 Ac. x 1D.U./3.0 Ac. = 3 DU
Deo Units Sent (1:3.0)	0	2
Acreage Of Preservation Easement Remaining To Be Sent	27.535 Ac. (-) 4 x 4.25 Ac. (4 CEO) = 10.535 Acres Remaining (*)	10.535 Ac. (-) 2 x 3.0 Ac. (D DEO) = 4.535 Acres (*)

(*) 1 Unit 4.25 Acres Is To Be Retained For The Existing Dwelling On Lot 2.
Note No. 1: The Area Of The Existing 50' Private Reservation Easement For A Future Public Road And Cul-de-sac Plat No. 6385 Is Included In Determining The Available Density For Transfer; However No Preservation Easement Has Been Placed On The Said Road Easement.

General Notes:

1. Subject Property Zoned RC-DEO Per The 2-2-04 Comprehensive Zoning Plan And The Comp-Lite Zoning Amendments Effective 07-28-06.
2. Coordinates Based On Nad '27 Maryland Coordinate System As Projected By Howard County Geodetic Stations No. 3639002 And 3639001.
   Sta. 3639002 N 540311.256 E 032918.467
   Sta. 3639001 N 540251.473 E 029070.617
3. This Plat Is Based On Field Boundary Survey Identified On A Plat Entitled "Highpoint At Breezewood Farm" - (Plat No. 6385 And Prepared By Fisher, Collins And Carter, Inc.
4. B.R.L. Denotes Building Restriction Line.
5. ● Denotes Iron Pin Set Capped "FCC-106".
6. Denotes Iron Pipe Or Iron Bar Found.
7. O Denotes Angular Change In Bearing Of Boundary Or Rights-Of-Way.
8. ■ Denotes Concrete Monument Set With Aluminum Plate "FCC-106".
9. Denotes Stone Or Monument Found.
10. All Areas Are More Or Less ±.
11. This Property Is Encumbered With A Preservation Easement Held By Howard County, Maryland And Howard County Conservancy, Inc. The Restrictions And Permitted Uses Associated With The Easement Are Specified Within The Deed Of Preservation Easement Recorded Concurrently With The Plat Of Easement, F-05-24, Plat # 17082.
12. Denotes Preservation Easement Area Containing 26.625 Acres.
13. There Is An Existing Dwelling Located On Lot 2 To Remain. No New Buildings Extensions Or Additions To The Existing Dwelling Are To Be Constructed At A Distance Less Than Zoning Regulations Require.
13. 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 (16 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 (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.
14. Distances Shown Are Based On Surface Measurement And Not Reduced To Nad 27' Grid Measurement.
15. Prior Department Of Planning And Zoning File Nos.: F-86-013, F-05-024 And F-05-092.
16. No Grading, Removal Of Vegetative Cover Or Trees, Paving And New Structures Shall Be Permitted Within The Limits Of Wetlands, Stream(s), Or Their Required Buffers, Floodplain And Forest Conservation Easement Areas.

General Notes Continued:

17. This Plat Is In Compliance With The Amended Fifth Edition Of The Subdivision And Land Development Regulations.
18. This Area Designates A Private Sewage Easement Of At Least 10,000 Square Feet As Required By The Maryland State Department Of The Environment For Individual Sewage Disposal (Comar 26.04.03). Improvements Of Any Nature In This Area Are Restricted Until Public Sewage Is Available. These Easements Shall Become Null And Void Upon Connection To A Public Sewage System. The County Health Officer Shall Have The Authority To Grant Variances For Encroachments Into The Private Sewage Easement. Recordation Of A Modified Sewage Easement Shall Not Be Necessary.
19. 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 Plat That Does Not Create Any New Lots/Parcels.
20. This Plat Is Exempt From The Forest Conservation Requirements Because It Is A Revision Plat That Does Not Create Any New Lots/Parcels In Accordance With Section 16.1202 (b)(1)(vii) Of The Howard County Code.
21. The Lots Shown Hereon Comply With The Minimum Ownership Width And Lot Areas As Required By The Maryland State Department Of The Environment.

Owner

R. Jacob Hikmat
1850 Woodstock Road
Woodstock, Maryland
21163-1351
Ph: 443-538-9547

Developer

H&H Rock Companies
6800 Deerpath Road
Elkridge, Maryland, 21075
Ph: 410-579-2442

FISHER, COLLINS & CARTER, INC.
CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS
CENTENNIAL SQUARE OFFICE PARK - 10272 BALTIMORE NATIONAL PIKE
ELLICOTT CITY, MARYLAND 21042
(410) 461 - 2855

Public Forest Conservation Easements Line Chart

LINE	BEARING	LENGTH	LINE	BEARING	LENGTH
FC1	S 01°28'08" E	822.54'	FC20	N 26°22'38" W	75.19'
FC2	S 89°18'29" W	67.64'	FC21	N 00°09'55" E	43.65'
FC3	N 37°36'59" W	91.46'	FC22	N 55°59'22" E	79.60'
FC4	N 09°53'13" W	120.64'	FC23	S 88°36'43" E	126.85'
FC5	N 18°50'04" E	99.29'	FC24	S 46°06'18" W	218.22'
FC6	N 14°58'57" W	74.21'	FC25	N 32°12'25" E	1722.80'
FC7	N 07°36'05" E	470.58'	FC26	S 34°21'01" E	420.76'
FC8	S 89°37'02" E	47.97'	FC27	N 80°01'14" W	28.12'
FC9	N 71°37'00" W	300.15'	FC28	S 10°08'30" W	264.70'
FC10	N 59°02'11" E	76.06'	FC29	S 46°06'18" W	707.68'
FC11	N 04°05'08" W	70.18'	FC30	N 43°53'42" W	256.33'
FC12	N 35°58'02" E	250.17'	FC31	S 31°57'57" W	145.82'
FC13	N 43°08'01" E	356.08'	FC32	S 06°03'52" E	87.49'
FC14	N 59°36'13" E	173.46'	FC33	S 79°14'00" W	74.59'
FC15	S 89°37'02" E	49.50'	FC34	S 29°00'22" W	97.16'
FC16	S 17°02'01" W	417.89'	FC35	S 33°19'03" W	131.03'
FC17	S 57°31'38" W	113.69'	FC36	S 11°59'22" W	73.25'
FC18	S 24°47'26" W	108.94'	FC37	S 63°52'24" W	131.55'
FC19	S 27°28'02" W	218.72'			

Area Tabulation This Submission

TOTAL NUMBER OF BUILDABLE LOTS TO BE RECORDED	1
TOTAL NUMBER OF OPEN SPACE LOTS TO BE RECORDED	0
TOTAL NUMBER OF LOTS/PARCELS TO BE RECORDED	1
TOTAL AREA OF BUILDABLE LOTS TO BE RECORDED	27.535 Ac.±
TOTAL AREA OF OPEN SPACE LOTS TO BE RECORDED	0.000 Ac.±
TOTAL AREA OF LOTS/PARCELS TO BE RECORDED	27.535 Ac.±
TOTAL AREA OF ROADWAY TO BE RECORDED	0.000 Ac.±
TOTAL AREA TO BE RECORDED	27.535 Ac.±

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 Lot 2. Any Conveyances Of The Aforesaid Lot Shall Be Subject To The Easements Herein Reserved, Whether Or Not Expressly Stated In The Deed(s) Conveying Said Lot. 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."

Purpose Statement

The Purpose Of This Revision Plat Is To Provide An Alternate Site For The Forest Conservation Site Previously Used To Satisfy The Forest Conservation Requirements Of Developments At "Rosebar Property, Lots 14 Tru 22 And Preservation Parcel A, A Resubdivision Of Rosebar Property, Lots 10 To 13" (F-99-019) And "New Colony Village, Phase 4, Units 147 To 236" (SDP-97-115)

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

B. Weber for Peter Beilenson 7/30/09
Howard County Health Officer — Date

APPROVED: Howard County Department Of Planning And Zoning.

Chief, Development Engineering Division — Date 7/22/09

Director — Date 8/03/09

OWNER'S CERTIFICATE

I, R. Jacob Hikmat, 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 7th Day Of MAY, 2009.

MDR PLAT NO. 20705
RECORDED AUG - 7 2009

R. Jacob Hikmat, Owner — Witness

SURVEYOR'S CERTIFICATE

I Hereby 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 1850 Woodstock, LLC To R. Jacob Hikmat By Deed Dated February 23, 2007 And Recorded In The Land Records Of Howard County, Maryland In Liber No. 10557 At Folio 97, And That All Monuments Are In Place In Accordance With The Annotated Code Of Maryland, As Amended.

STATE OF MARYLAND — TERRELL A. FISHER — No. 10692 — PROFESSIONAL LAND SURVEYOR

8-7-09

Terrell A. Fisher, Professional Land Surveyor No. 10692 — Date 5/7/09

RECORDED AS PLAT No. _____ ON _____
AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

Plat Of Revision

Highpoint At Breezewood Farms Lot 2

(A Revision To Lot 2, As Shown On A Plat Entitled "Plat Of Revision, Highpoint At Breezewood Farms, Lot 2" And Recorded Among The Records Of Howard County, Maryland As Plat No. 17300)

Zoned: RC-DEO
Tax Map: 10 Parcel: 304 Grid: 23
Third Election District - Howard County, Maryland

Date: May 6, 2009 Scale: As Shown Sheet 1 of 1

P164924 F-10-007

Maryland State Archives

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