

COORDINATE LIST		
NO.	NORTH	EAST
1	569,276.281	1,366,824.364
2	569,280.441	1,366,813.661
3	569,434.819	1,366,416.348
4	569,699.151	1,366,729.852
5	569,539.384	1,367,138.107
6	569,298.270	1,366,859.129
7	569,286.914	1,366,845.990
8	569,284.017	1,366,818.027

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

MINIMUM LOT SIZE CHART

LOT NO.	GROSS AREA	PIPESTEM AREA	MINIMUM LOT SIZE
2	14,795 SQ.FT.	795 SQ.FT.	14,000 SQ.FT.
3	14,579 SQ.FT.	579 SQ.FT.	14,000 SQ.FT.
4	14,538 SQ.FT.	538 SQ.FT.	14,000 SQ.FT.
5	14,716 SQ.FT.	716 SQ.FT.	14,000 SQ.FT.
6	14,760 SQ.FT.	589 SQ.FT.	14,171 SQ.FT.
7	14,090 SQ.FT.	90 SQ.FT.	14,000 SQ.FT.

OWNER/DEVELOPER

JASMYN WOODS, LLC
5072 DORSEY HALL DRIVE, SUITE 202
ELLICOTT CITY, MARYLAND 21043
(410) 997-0296

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] 9/20/04
JOHN B. MILDENBERG, SURVEYOR
DATE
9/20/04
JACOB HIKMAT
(AUTHORIZED MEMBER JASMYN WOODS L.L.C.)
DATE

TOTAL AREA TABULATION

TOTAL NUMBER OF BUILDABLE LOTS TO BE RECORDED	7
TOTAL NUMBER OF PARCELS	0
TOTAL NUMBER OF OPEN SPACE LOTS TO BE RECORDED	1
TOTAL NUMBER OF LOTS OR PARCELS TO BE RECORDED	8
TOTAL AREA OF BUILDABLE LOTS TO BE RECORDED	2.34 AC±
TOTAL AREA OF FLOODPLAIN TO BE RECORDED	0
TOTAL AREA OF PARCELS	0 AC
TOTAL AREA OF OPEN SPACE LOTS TO BE RECORDED	1.29 AC±
TOTAL AREA OF LOTS OR PARCELS TO BE RECORDED	3.36 AC±
TOTAL AREA OF ROADWAY TO BE RECORDED	0.01 AC±
TOTAL AREA TO BE RECORDED	3.64 AC±

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

[Signature] 9/20/04
HOWARD COUNTY HEALTH OFFICER
DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

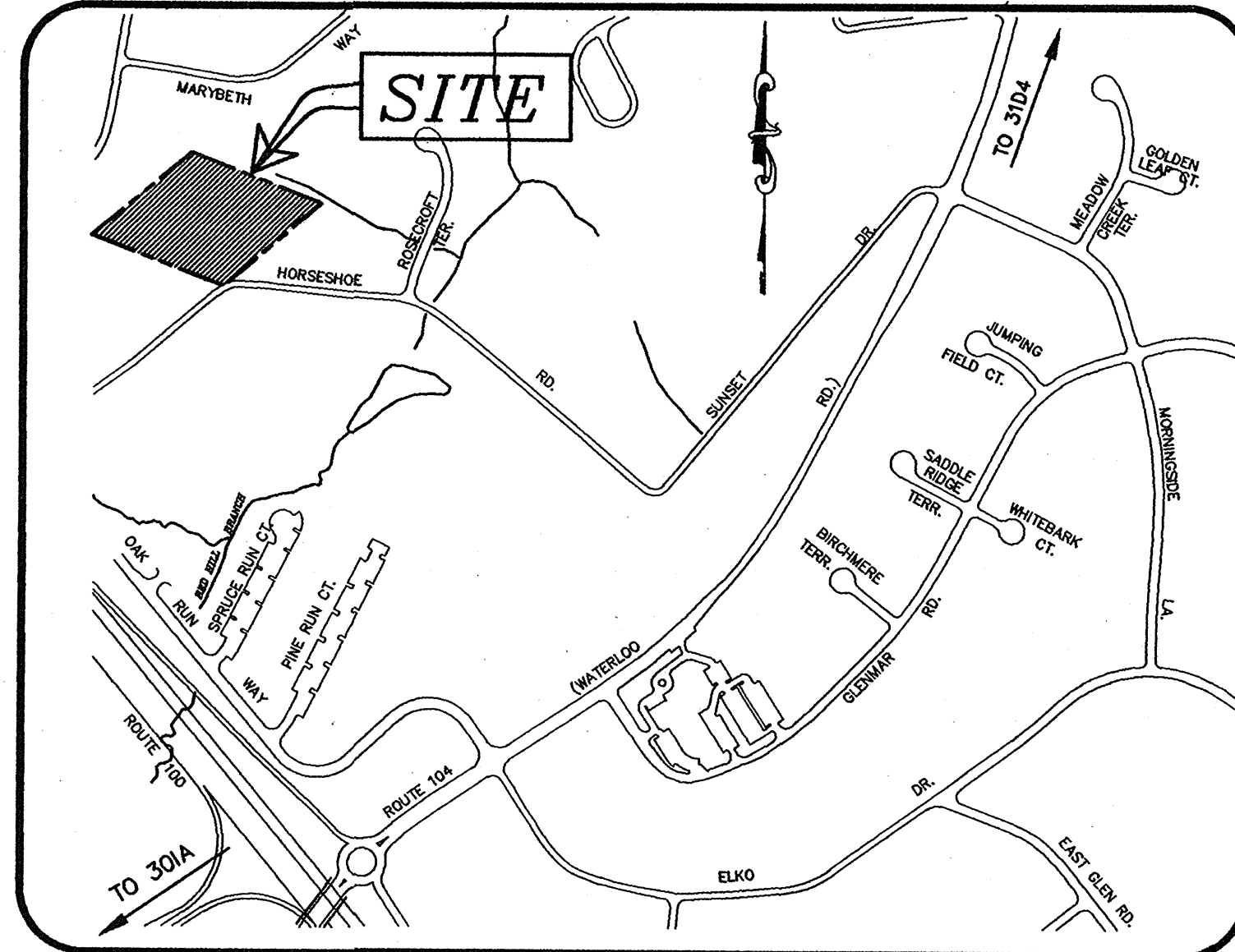
[Signature] 10/21/04
CHIEF, DEVELOPMENT ENGINEERING DIVISION
DATE

[Signature] 11/6/04
DIRECTOR
DATE

CURVE TABLE					
CURVE	RADIUS	LENGTH	TANGENT	DELTA	CHORD
7-1	53.00'	24.31	12.37	26°16'54"	S63°49'04"W 24.10'
6-8	63.00'	44.42	23.18	40°23'45"	S70°52'29"W 43.50'

GENERAL NOTES

- TAX MAP: 31, PARCEL: 356, GRID: 13.
- SUBJECT PROPERTY ZONED R-20 PER THE 4/13/04 COMPREHENSIVE ZONING PLAN.
- THIS PLAT IS BASED ON A FIELD RUN MONUMENTED BOUNDARY SURVEY PERFORMED SEPTEMBER MARCH 2002 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. 31D4, & 301A.
STA. No. 31D4 N 571,700.681 E 1,369,606.369 ELEV. 495.181
STA. No. 301A N 567,750.955 E 1,364,842.701 ELEV. 499.821
- 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.
- NO WETLANDS EXISTS ON SITE.
- STORMWATER MANAGEMENT FACILITY WILL BE PRIVATELY OWNED AND MAINTAINED BY H.O.A. STORMWATER MANAGEMENT IS BEING PROVIDED BY SAND FILTER IN ACCORDANCE WITH THE 2000 MARYLAND STORMWATER MANAGEMENT DESIGN MANUAL.
- NO HISTORIC DISTRICTS ARE ADJACENT TO THIS SITE. SITE IS NOT ADJACENT TO A DESIGNATED SCENIC ROAD.
- Denotes FOREST CONSERVATION EASEMENT
 - Denotes PUBLIC WATER, SEWER AND UTILITY EASEMENT.
 - Denotes PRIVATE ACCESS PLACE EASEMENT.
 - Denotes ROAD DEDICATION
 - Denotes DRAINAGE AND STORMWATER MANAGEMENT EASEMENT
 - Denotes PRIVATE TREE MAINTENANCE EASEMENT
- DRIVEWAYS SHALL BE PROVIDED PRIOR TO ISSUANCE OF A USE OF OCCUPANCY PERMIT TO ENSURE SAFE ACCESS FOR FIRE AND EMERGENCY VEHICLES PER THE FOLLOWING MINIMUM REQUIREMENTS:
 - WIDTH - 12 FEET (14 FEET SERVING MORE THAN ONE RESIDENT).
 - SURFACE - 6 INCHES OF COMPACTED CRUSHER RUN BASE WITH TAR AND CHIP COATING.
 - GEOMETRY - MAXIMUM 15% GRADE, MAXIMUM 10% GRADE CHANGE AND MINIMUM OF 45-FOOT TURNING RADIUS.
 - STRUCTURES (CULVERTS/BRIDGES) - CAPABLE OF SUPPORTING 25 GROSS TONS (H25 LOADING).
 - DRAINAGE ELEMENTS - CAPABLE OF SAFELY PASSING 100-YEAR FLOOD WITH NO MORE THAN 1 FOOT DEPTH OVER DRIVEWAY SURFACE.
 - STRUCTURE CLEARANCES - MINIMUM 12 FEET
 - 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.
- LANDSCAPING FOR LOTS 1 THRU 8 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 (17 SHADE TREES, 8 EVERGREENS, 11 PRIVATE STREET TREES) HAS BEEN POSTED AS PART OF THE DPW DEVELOPERS AGREEMENT IN THE AMOUNT OF \$9,600.00.
- WATER AND SEWER SERVICE TO THESE LOTS WILL BE GRANTED UNDER THE PROVISIONS OF SECTION 18.122.B OF THE HOWARD COUNTY CODE.
- THIS PROJECT IS SUBJECT TO W.P.03-100 APPROVED ON APRIL 22, 2003 TO WAIVE SECTION 16.121(e)(1) REQUIRING MINIMUM 40' FRONTAGE TO THE OPEN SPACE LOTS, SUBJECT TO FOLLOWING:
 - PROVIDE AN EASEMENT ACROSS THE 24' WIDE PRIVATE ACCESS PLACE FOR PEDESTRIAN AND VEHICULAR ACCESS TO OPEN SPACE LOT 8.
 - PROVIDE A 40' WIDE PIPESTEM ADJACENT TO LOT 7.
- FOREST CONSERVATION EASEMENT(S) HAS BEEN ESTABLISHED TO FULFILL THE REQUIREMENTS OF SECTION 16.1200 OF 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.
- FOREST CONSERVATION OBLIGATIONS IN ACCORDANCE WITH SECTION 16.1200 OF THE HOWARD COUNTY CODE AND FOREST CONSERVATION ACT FOR THIS SUBDIVISION WILL BE FULFILLED BY RETENTION OF 0.58 ACRES (25,264.8 SQ. FT.) AND PAYMENT OF A FEE-IN-LIEU OF REFORESTATION OF 0.65 ACRES (28,314 SQ. FT.) IN THE AMOUNT OF \$14,157.00. FINANCIAL SURETY FOR THE RETENTION OF 0.58 AC (25,264.8 SQ.FT.) OF FOREST HAS BEEN POSTED AS PART OF THE DPW DEVELOPERS AGREEMENT IN THE AMOUNT OF \$5,052.96.
- 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 9/28/04 ON WHICH DATE DEVELOPER AGREEMENT #24-4185D WAS FILED AND ACCEPTED.
- MINIMUM LOT SIZE: 14,000 SQ.FT.
OPEN SPACE REQUIRED: 30% OF THE AREA = 1.09 AC.
OPEN SPACE PROVIDED: 1.29 AC.



VICINITY MAP
SCALE 1"=500'

32. THIS PLAN IS SUBJECT TO THE 5th EDITION OF SUBDIVISION AND LAND DEVELOPMENT REGULATIONS AND TO THE AMENDED 1993 ZONING REGULATIONS (C.B. - 50 - 2001). SITE DEVELOPMENT PLANS WILL BE SUBJECT TO THE REGULATIONS IN EFFECT WHEN THEY COME IN.

29. 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, OVER AND THROUGH THE LOTS SHOWN HEREON, 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.

30. THE OPEN SPACE SHOWN HEREON IS HEREBY DEDICATED TO A PROPERTY OWNERS ASSOCIATION FOR THE RESIDENTS OF THIS SUBDIVISION AND RECORDING REFERENCES OF THE ARTICLES OF INCORPORATION AND RESTRICTIONS ARE SHOWN HEREON.

31. ARTICLES OF INCORPORATION FOR JASMYN WOODS HOMEOWNERS ASSOCIATION INC APPROVED ON 9/21/04 BY THE STATE DEPARTMENT OF TAXATION AND ASSESSMENT UNDER RECEIPT NO. D10220242.

OWNER'S STATEMENT

WE, JASMYN WOODS LLC, 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.

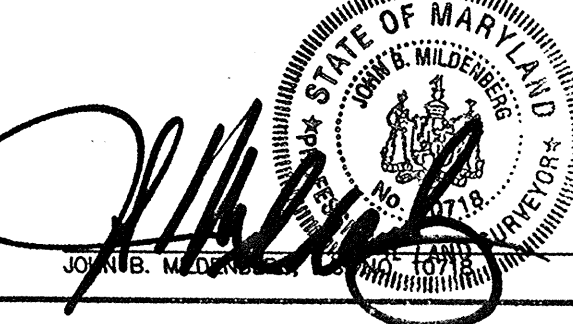
WITNESS MY HAND THIS 20th DAY OF SEPTEMBER, 2004

R. JACOB HIKMAT (AUTHORIZED MEMBER OF JASMYN WOODS L.L.C.)

WITNESS

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS A SUBDIVISION OF LAND CONVEYED BY EUGENE PHILIP GEIBIG AND PEGGY J. GEIBIG TO JASMYN WOODS LLC, BY DEED DATED JUNE 30, 2003 AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND, IN LIBER NO. 7338 - FOLIO 041, 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] 9/20/04
DATE

RECORDED AS PLAT 11041 ON 11/5/04 AMONG THE LAND RECORDS OF HOWARD COUNTY, MD.

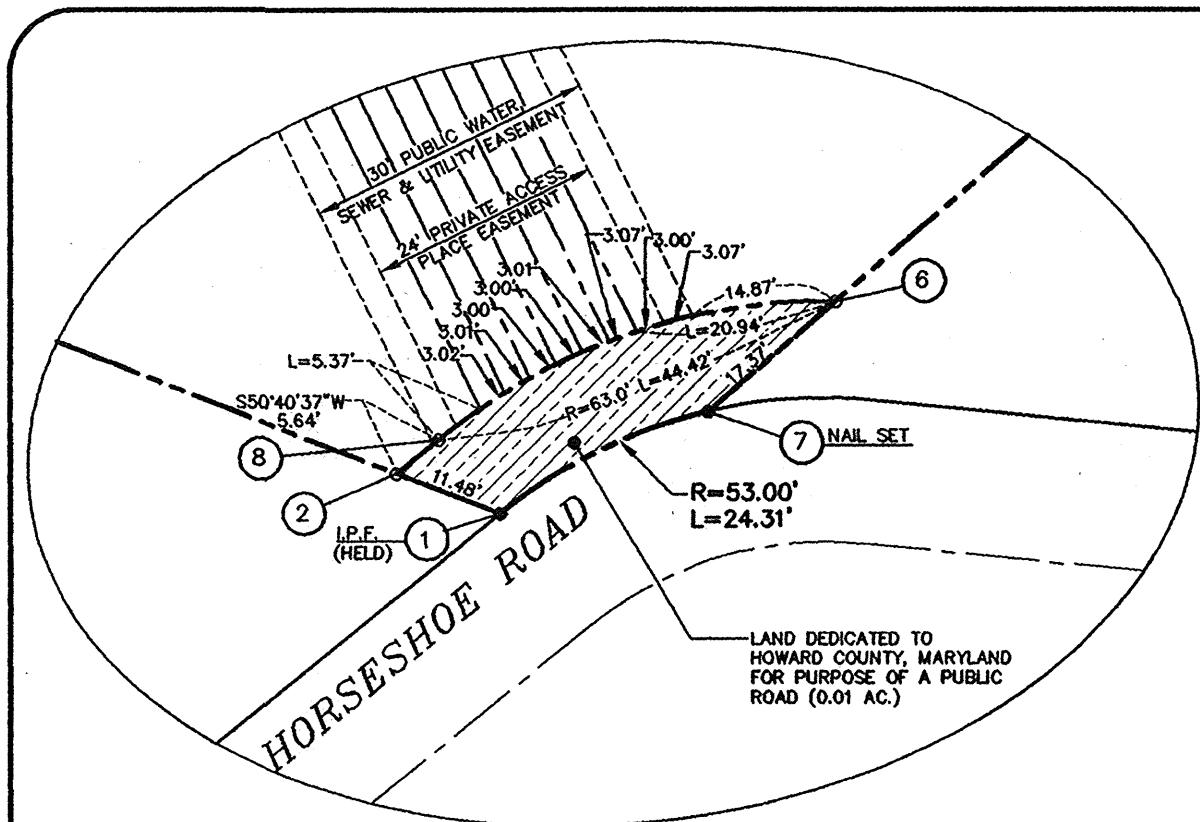
JASMYN WOODS
LOTS 1-7 & OPEN SPACE LOT 8

SHEET 1 OF 2

TAX MAP 31 PARCEL 356 BLOCK 13	SECOND ELECTION DISTRICT HOWARD COUNTY, MARYLAND EX. ZONING R-20	SCALE: 1"=50' DATE: SEPTEMBER 2004 DPZ FILE NOS. SP-03-08 WP-03-100
--------------------------------------	--	--

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.



DETAIL 1
SCALE: 1"=20'

OWNER/DEVELOPER

JASMYN WOODS, LLC
5072 DORSEY HALL DRIVE, SUITE 202
ELLCOTT CITY, MARYLAND 21043
(410) 997-0296

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] 9/20/04
JOHN B. MILDENBERG, SURVEYOR DATE

[Signature] 9/20/04
R. JACOB HIKMAT DATE
(AUTHORIZED MEMBER JASMYN L.L.C.)

TOTAL AREA TABULATION	
TOTAL NUMBER OF BUILDABLE LOTS TO BE RECORDED	7
TOTAL NUMBER OF PARCELS	0
TOTAL NUMBER OF OPEN SPACE LOTS TO BE RECORDED	1
TOTAL NUMBER OF LOTS OR PARCELS TO BE RECORDED	8
TOTAL AREA OF BUILDABLE LOTS TO BE RECORDED	2.34 AC±
TOTAL AREA OF FLOODPLAIN TO BE RECORDED	0
TOTAL AREA OF PARCELS	0 AC
TOTAL AREA OF OPEN SPACE LOTS TO BE RECORDED	1.29 AC±
TOTAL AREA OF LOTS OR PARCELS TO BE RECORDED	3.36 AC±
TOTAL AREA OF ROADWAY TO BE RECORDED	0.01 AC±
TOTAL AREA TO BE RECORDED	3.64 AC±

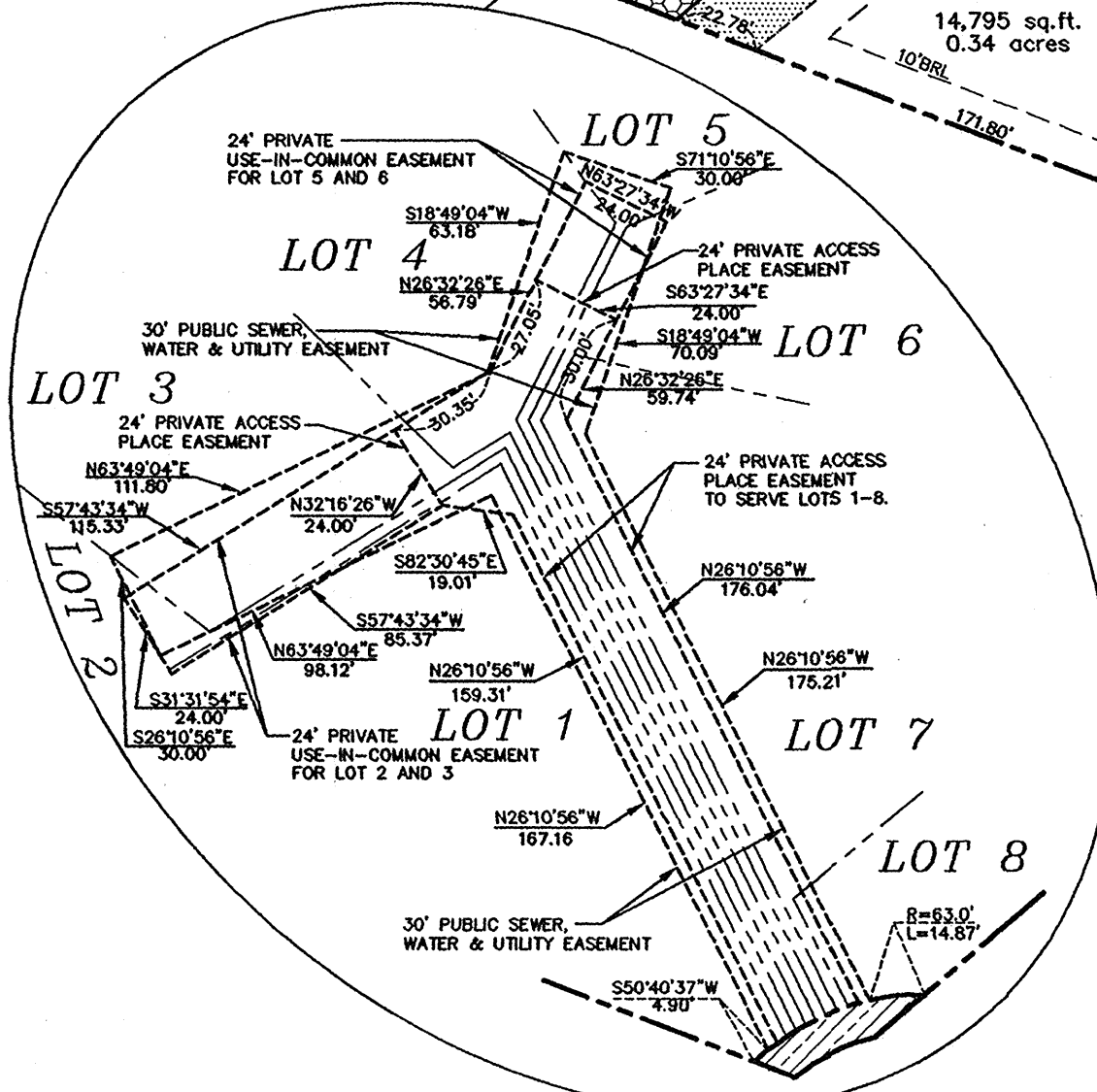
APPROVED: FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEMS
HOWARD COUNTY HEALTH DEPARTMENT

[Signature] 9/20/04
HOWARD COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

[Signature] 10/21/04
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

[Signature] 11/3/04
DIRECTOR DATE



DETAIL OF EASEMENTS
SCALE: 1"=50'

OWNER'S STATEMENT

WE, JASMYN WOODS LLC, 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 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 20th DAY OF SEPTEMBER 2004

R. JACOB HIKMAT (AUTHORIZED MEMBER OF JASMYN WOODS L.L.C.)

WITNESS

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS A SUBDIVISION OF LAND CONVEYED BY EUGENE PHILIP GEIBIG AND PEGGY J. GEIBIG TO JASMYN WOODS LLC, BY DEED DATED JUNE 30, 2003 AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND, IN LIBER NO. 7338 FOLIO 041, 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
STATE OF MARYLAND

9/20/04
DATE

RECORDED AS PLAT 17042 ON 11/15/04 AMONG THE LAND RECORDS OF HOWARD COUNTY, MD.

JASMYN WOODS
LOTS 1-7 & OPEN SPACE LOT 8

SHEET 2 OF 2

TAX MAP 31 PARCEL 356 BLOCK 13	SECOND ELECTION DISTRICT HOWARD COUNTY, MARYLAND EX. ZONING R-20	SCALE: 1"=50' DATE: SEPTEMBER 2004 DPZ FILE NOS. SP-03-08 WP-03-100
--------------------------------------	--	--

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.