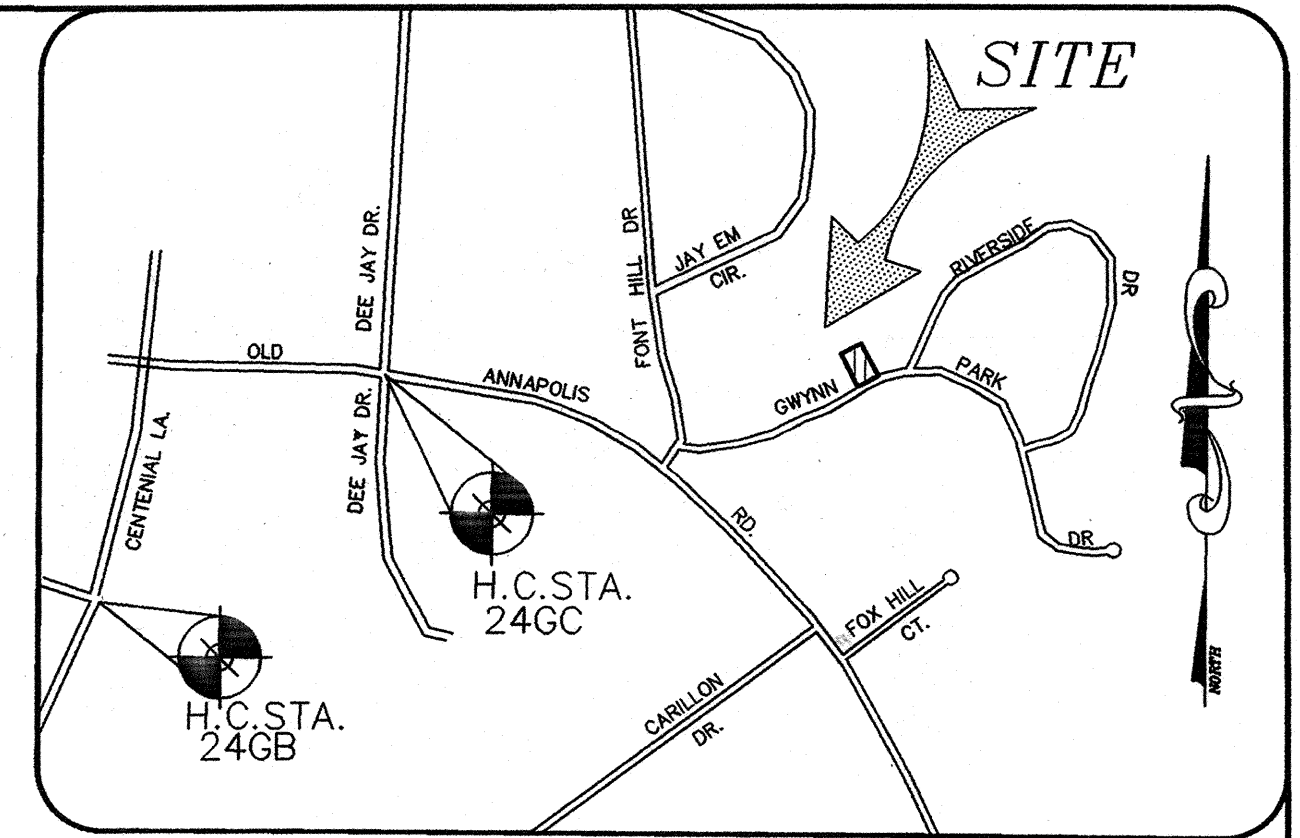


COORDINATE LIST		
NO.	NORTH	EAST
1	578830.166	1,354,062.623
2	578,997.241	1,353,972.596
3	579,055.234	1,354,076.496
4	578,886.242	1,354,167.582

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

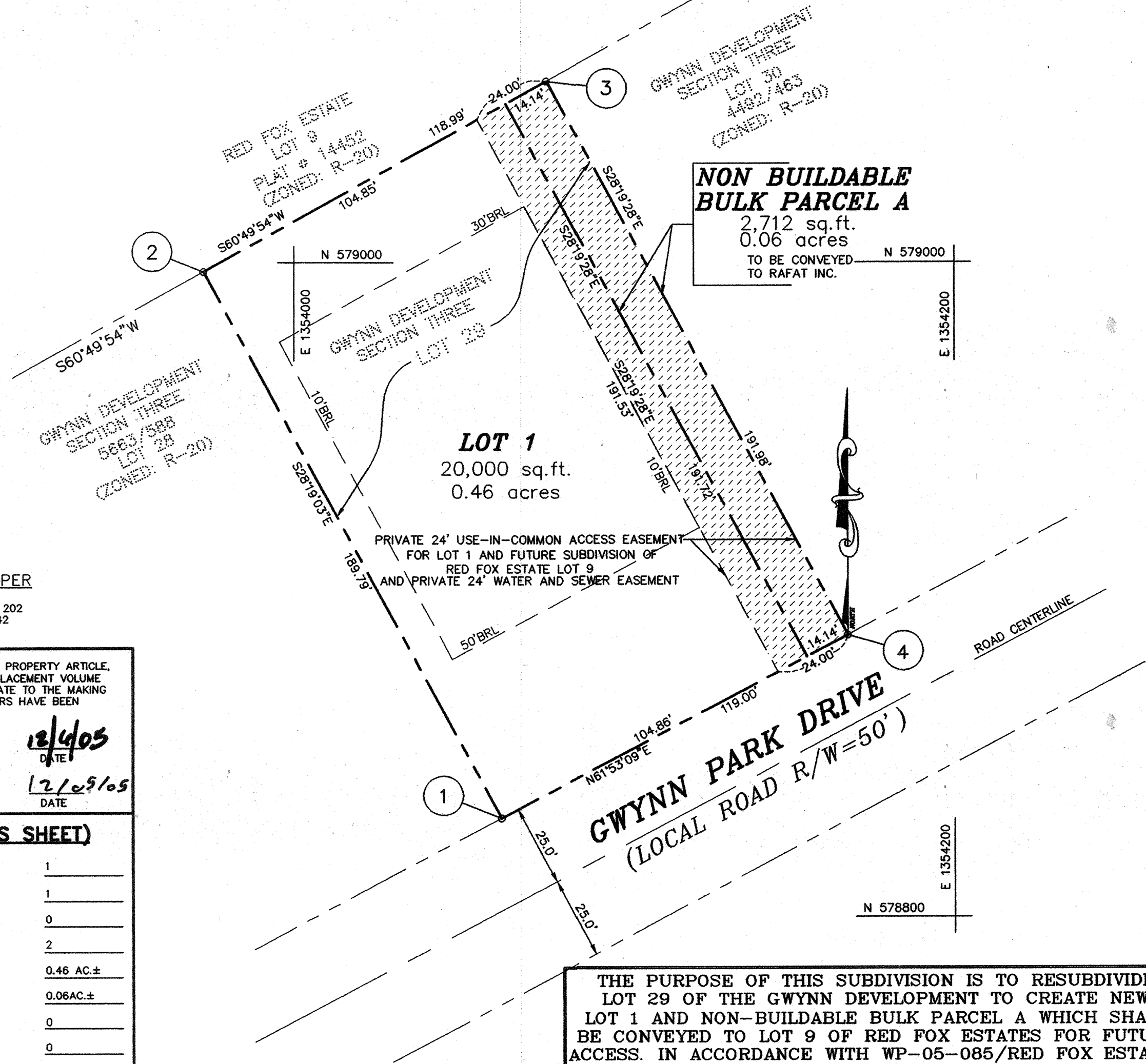
- NO WETLANDS, STREAMS OR THEIR BUFFERS EXIST ON THIS SITE.
- A USE-IN-COMMON MAINTENANCE AGREEMENT BETWEEN LOT 1 AND THE OWNER OF NON-BUILDABLE BULK PARCEL A SHALL BE RECORDED SIMULTANEOUSLY WITH THIS PLAT IN THE LAND RECORDS OFFICE OF HOWARD COUNTY.
- THIS PROJECT IS SUBJECT TO WAIVER PETITION WP-05-85 WAIVER TO SECTION 16.120(c)(2)(ii) REQUIRING THAT LOTS WHICH SHARE ACCESS SHALL HAVE SUFFICIENT ACCESS FRONTAGE COLLECTIVELY TO MEET THE DRIVEWAY EASEMENT REQUIREMENTS IN THE DESIGN MANUAL. APPROVED ON JUNE 27, 2005. AND SECTION 16.121(a)(2), DENIED ON JUNE 27, 2005.
- 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 ONLY, AND NOT ONTO THE FLAG OR THE PIPESTEM DRIVEWAY.
- THIS PROJECT IS SUBJECT TO THE AMENDED FIFTH EDITION OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS AND TO THE ZONING REGULATIONS EFFECTIVE APRIL 13, 2004.



VICINITY MAP
SCALE 1"=1000'

GENERAL NOTES:

- SUBJECT PROPERTY ZONED R-20 PER THE 02/02/04 COMPREHENSIVE ZONING PLAN.
- TOPOGRAPHY SHOWN HEREON IS BASED ON A FIELD RUN SURVEY CONDUCTED BY MILDENBERG, BOENDER AND ASSOCIATES, INC. ON OR ABOUT SEPTEMBER 2004.
- BOUNDARY SHOWN HEREON IS BASED ON A FIELD RUN & MONUMENTED SURVEY BY MILDENBERG, BOENDER & ASSOCIATES, INC. ON OR ABOUT SEPTEMBER 2004.
- COORDINATES BASED ON NAD '83 (HORIZONTAL) AND NGVD '29 (VERTICAL) MARYLAND COORDINATE SYSTEM AS PROJECTED BY HOWARD COUNTY GEODETIC CONTROL STATIONS NO. 24GB & 24GC.
STA. No. 24GB: N 539,069.4682 E 1,350,441.8667 ELEV. 493.00
STA. No. 24GC: N 578,868.8541 E 1,352,120.6963 ELEV. 493.59
- BRL DENOTES BUILDING RESTRICTION LINE.
- DENOTES IRON PIPE SET.
- DENOTES IRON PIPE FOUND.
- DENOTES CONCRETE MONUMENT FOUND.
- DENOTES ANGULAR CHANGE IN BEARING OF BOUNDARY OR RIGHT OF WAY.
- ▨ DENOTES PRIVATE USE-IN-COMMON EASEMENT, OR PRIVATE INGRESS & EGRESS EASEMENT.
- NO STEEP SLOPES EXIST ON-SITE.
- NO HISTORIC STRUCTURES, CEMETERIES, OR GRAVE SITES EXIST ON-SITE. SITE IS NOT ADJACENT TO A DESIGNATED SCENIC ROAD.
- ALL AREAS SHOWN ARE MORE OR LESS (±).
- SURVEY WORK AND DOCUMENTS HAVE BEEN PERFORMED IN CONFORMANCE WITH SUBTITLE 13, BOARD OF PROFESSIONAL LAND SURVEYORS, 09.13.06 STATE OF MARYLAND, MINIMUM STANDARDS OF PROFESSIONAL PRACTICE.
- THIS SUBDIVISION IS IN THE METROPOLITAN DISTRICT.
- THIS PROJECT IS EXEMPT FROM STORMWATER MANAGEMENT REQUIREMENTS. NO NEW CONSTRUCTION IS PROPOSED.
- THIS PROJECT IS EXEMPT FROM FOREST CONSERVATION OBLIGATION, IN ACCORDANCE WITH SECTION 16.1202(b)(1)(vii) SINCE IT IS A RESUBDIVISION WHICH DOES NOT CREATE ANY ADDITIONAL LOTS. THE FOREST CONSERVATION OBLIGATION ASSOCIATED WITH NON-BUILDABLE BULK PARCEL A WILL BE ADDRESSED AT THE TIME OF ITS RESUBDIVISION OR DEVELOPMENT.
- THIS PROJECT IS EXEMPT FROM LANDSCAPE REQUIREMENTS IN ACCORDANCE WITH SECTION 16-124 OF THE HOWARD COUNTY LANDSCAPE MANUAL SINCE IT IS A RESUBDIVISION WHICH DOES NOT CREATE ANY ADDITIONAL LOTS. LOT 1 CONTAINS AN EXISTING HOUSE WHICH IS TO REMAIN.
- DRIVEWAY(S) SHALL BE PROVIDED PRIOR TO RESIDENTIAL OCCUPANCY TO INSURE SAFE ACCESS FOR FIRE AND EMERGENCY VEHICLES PER THE FOLLOWING MINIMUM REQUIREMENTS:
A) WIDTH-12 FEET (14 FEET IF SERVING MORE THAN ONE RESIDENCE).
B) SURFACE-6 INCHES OF COMPACTED CRUSHER RUN BASE WITH TAR AND CHIP COATING.
C) GEOMETRY-MAXIMUM 14% GRADE, MAXIMUM 10% GRADE CHANGE AND MINIMUM OF 45 FOOT TURNING RADIUS.
D) STRUCTURES (CULVERT/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 INSURE ALL WEATHER USE.
- EXISTING HOUSE ON LOT 1 TO REMAIN. ALL NEW CONSTRUCTION OR ADDITIONS MUST MEET THE REQUIRED BUILDING SETBACKS AS SHOWN ON THIS PLAT.



NON BUILDABLE BULK PARCEL A
2,712 sq. ft.
0.06 acres
TO BE CONVEYED TO RAFAT INC.

LOT 1
20,000 sq. ft.
0.46 acres

THE PURPOSE OF THIS SUBDIVISION IS TO RESUBDIVIDE LOT 29 OF THE GWYNN DEVELOPMENT TO CREATE NEW LOT 1 AND NON-BUILDABLE BULK PARCEL A WHICH SHALL BE CONVEYED TO LOT 9 OF RED FOX ESTATES FOR FUTURE ACCESS. IN ACCORDANCE WITH WP-05-085/RED FOX ESTATES

OWNER AND DEVELOPER

R. JACOB HIKMAT
5072 DORSEY HALL DR. SUITE 202
ELLCOTT CITY, MD 21042
(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] 12/4/05
JOHN B. MILDENBERG, SURVEYOR
DATE
R. JACOB HIKMAT, OWNER 12/29/05
DATE

AREA TABULATION (THIS SHEET)

NUMBER OF BUILDABLE LOTS	1
NUMBER OF BULK PARCELS	1
NUMBER OF OPEN SPACE LOTS	0
NUMBER OF LOTS OR PARCELS	2
AREA OF BUILDABLE LOTS	0.46 AC.±
AREA OF BULK PARCELS	0.06AC.±
AREA OF 100 YEAR FLOODPLAIN	0
AREA OF ROADWAY	0
AREA	0.52 AC.±

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

[Signature] 12/21/05
for HOWARD COUNTY HEALTH OFFICER
DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

[Signature] 12/14/05
CHIEF, DEVELOPMENT ENGINEERING DIVISION
DATE

[Signature] 12/29/05
DATE

OWNER'S STATEMENT

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 RIGHT-OF-WAYS 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 5th DAY OF DECEMBER 2005

R. JACOB HIKMAT, OWNER

WITNESS

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT, THAT THIS SUBDIVISION IS PART OF THE LAND CONVEYED BY ROBERT C. GRAY, KATHELEEN M. GRAY, CHRISTOPHER A. GRAY AND YVONNE B. GRAY TO R. JACOB HIKMAT, BY DEED DATED MARCH 25, 2004 AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER No. 8199 AT FOLIO 0217 AND THAT ALL MONUMENTS ARE IN PLACE AS SHOWN IN ACCORDANCE WITH THE ANNOTATED CODE OF MARYLAND AS AMENDED, AND THE BOUNDARY SURVEY IS IN ACCORDANCE WITH THE HOWARD COUNTY SUBDIVISION REGULATIONS.



12/4/05
DATE

RECORDED AS PLAT 17935 ON 12/29/05 AMONG THE LAND RECORDS OF HOWARD COUNTY, MD.

TAMMY'S PROPERTY
LOT 1 AND
NON-BUILDABLE BULK PARCEL "A"
RESUBDIVISION OF LOT 29 OF THE
GWYNN DEVELOPMENT, SECTION 3,
PLAT BOOK No.5, FOLIO 71
SHEET 1 OF 1

TAX MAP 24 2ND ELECTION DISTRICT SCALE: 1"=30'
PARCEL NO. 668 HOWARD COUNTY, MARYLAND DATE: NOVEMBER 2005
EX. ZONING R-20

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) 997-0296 Fax.