

COORDINATE TABLE

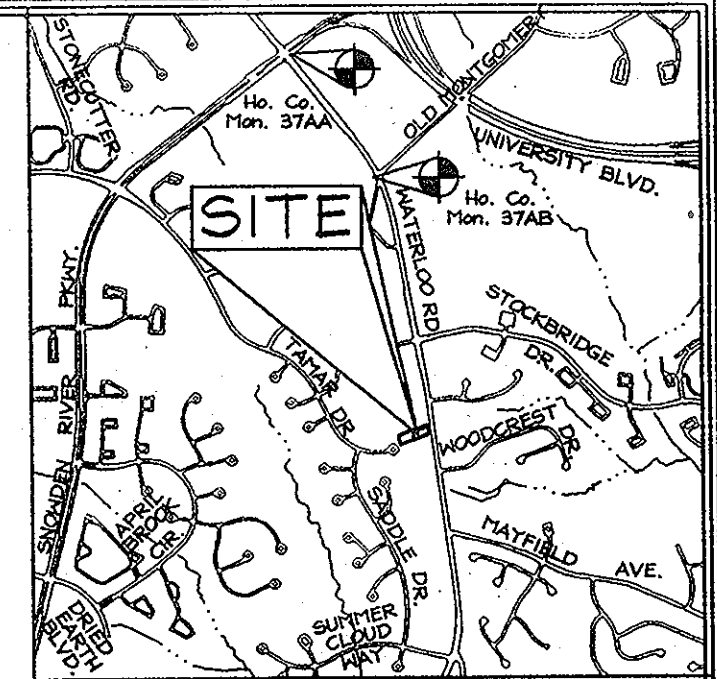
POINT	NORTHING	EASTING
300	558,563.0755	1,370,424.0966
817	558,347.8726	1,370,143.7184
827	558,464.0942	1,370,437.7536
1204	558,446.9786	1,370,130.3766

The Requirements § 3-108, The Real Property Article, Annotated Code of Maryland, 1999 Replacement Volume, (As supplemented) as far as they relate to the making of this Plat and the Setting of Markers have been complied with.

Jacques Miller
 C. Brooke Miller (Maryland Property Line Surveyor #135) Date **10-23-2006**
Vahid Taghvaei
 Vahid Taghvaei Date **10/26/06**

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, and other public utilities located in, on, over, and through Lots 1 and 2, any conveyances of the aforesaid lots shall be subject to easements herein reserved, whether or not expressly stated in deed(s) conveying said lot(s). Developer shall execute and deliver deeds for easements herein reserved to Howard County, with a Metes and Bounds Description. Upon completion of the public utilities and their acceptance by Howard 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."



GENERAL NOTES

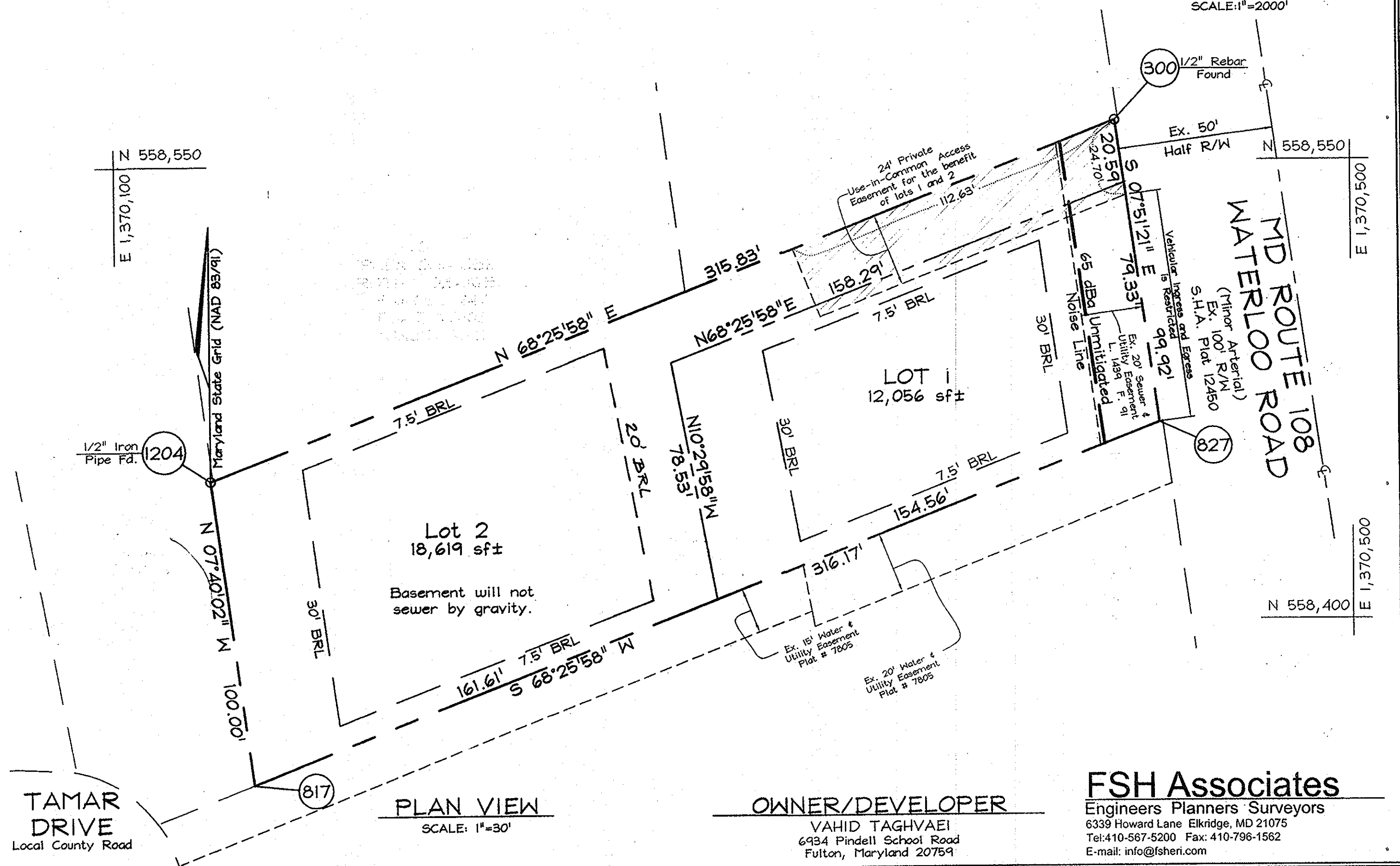
- Subject property zoned R-12 per 02/02/04 Comprehensive Zoning Plan and per the Comprehensive Use Zoning Regulation amendments effective on 07/28/06.
- Coordinates based on NAD '83, Maryland Coordinate System as projected by Howard County. Geodetic Control Stations no. 37AA and no. 37AB. Denotes approximate location (see location map).
 Sta. 37AA N 562,422.9601 E 1,369,052.645
 Sta. 37AB N 561,137.3423 E 1,369,891.8654
- Denotes iron pipe found.
- Denotes rebar and cap set.
- Denotes concrete monument found.
- Denotes concrete monument set.
- BRL Denotes Building Restriction Line.
- This plat is based on field run Monumented Boundary Survey performed on or about May, 2005 by FSH Associates. All lot areas are more or less (+/-).
- For flag or 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.
- Driveway(s) shall be provided prior to issuance of a use and occupancy permit to ensure safe access for fire and emergency vehicles per the following requirements:
 A) Width - 12 feet (14 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's - sufficient to ensure all weather use
- Distances shown are based on surface measurement and not reduced to NAD '83 grid measurement.
- There are no wetlands, streams, cemeteries, steep slopes or 100 Year Floodplain existing on-site.
- Water and sewer service to these lots will be granted under the provisions of Section 18.122.B of the Howard County Code.
- Public water and sewage allocation will be granted at the time of issuance of the building permit if capacity is available at that time.
- Posting of surety for required landscaping for Lot 2, in accordance with Section 16.124 of the Landscape Manual in the amount of \$2,400.00 for 8 shade trees, shall be deferred until site development plan. Lot 1 is exempt since it has an existing house which is to remain.
- This subdivision is exempt from the forest conservation requirements in accordance with Section 16.1202(b)(1)(viii) of the Howard County Code for a minor subdivision that creates one additional lot and has no further subdivision potential.
- This subdivision is exempt from providing storm water management. Proposed impervious area is less than 5,000 sq. ft.
- Existing dwelling on lot 1 to remain, no new buildings, extensions or additions to the existing dwelling are to be constructed at a distance less than the zoning regulations require.
- A Fee-in-Lieu of Open Space in the amount of \$1500.00 has been paid.
- 65 dba noise study prepared by the Wilson T. Ballard company and approved under F-06-68 on November 17, 2005.
- This plan is subject to the Amended Fifth Edition of the Subdivision Regulations. Development or construction on these lots must comply with setback and buffer regulations in effect at the time of submission of the building or grading permit application.
- A use-in-common driveway maintenance agreement was recorded in the Land Records along with the recording of this plat.
- A site development plan is required prior to the construction of a new house on Lot 2 per the Subdivision Regulations.
- The 65 dba 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 locate the 65 dba noise exposure. The 65 dba 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 U.S. Department of Housing and Urban Development.
- This plat is subject to a waiver petition from section 4.3.B.3.b of Howard County Design Manual Volume II, allowing the dwelling on lot 2 not have to provide Basement Gravity Sewer Service. The waiver was approved on 10/11/05 by the chief bureau of engineering.

AREA TABULATION CHART

- Total number of Buildable Lots to be recorded: 2
- Total area of Buildable Lots to be recorded: 0.704 Acre±
- Total area of road widening to be recorded: 0.000 Acre±
- Total area of subdivision to be recorded: 0.704 Acre±

MINIMUM LOT SIZE CHART

LOT NUMBER	GROSS AREA (sf)	PIPESTEM AREA (sf)	MINIMUM LOT SIZE
2	18,619±	3,215±	15,404±



FSH Associates
 Engineers Planners Surveyors
 6339 Howard Lane Elkridge, MD 21075
 Tel: 410-567-5200 Fax: 410-796-1562
 E-mail: info@fsheri.com

Howard County Health Department
 APPROVED: For Public Water and Sewerage Systems
Robert J. Waler 12/6/06
 Howard County Health Officer Date
 APPROVED: Howard County Department of Planning and Zoning
Mark R. Leugh 12/11/06
 Director Date

OWNER'S CERTIFICATE
 I, Vahid Taghvaei, 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 road 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 said Easements and Rights-of-Way.
 Witness my hand this 26th day of October, 2006
Vahid Taghvaei
 Vahid Taghvaei
Saint Thomas
 Witness

SURVEYOR'S CERTIFICATE
 I hereby certify that the final plat shown hereon is correct; that it is a subdivision of all of the lands conveyed by Jacqueline M. Edwards to Vahid Taghvaei by deed dated February 26, 2005 and recorded in the land records of Howard County in 11ber 9061 folio 586, 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.
Jacques Miller 10-23-2006
 C. Brooke Miller (Maryland Property Line Surveyor #135) Date

Recorded as Plat No. **18760** on **12/15/06**
 Among the Land Records of Howard County, Maryland.
SUBDIVISION PLAT OF
TAGHVAEI PROPERTY
 LOTS 1 AND 2
 A SUBDIVISION OF PARCEL 248
 TAX MAP 37 GRID 14
 6TH ELECTION DISTRICT
 HOWARD COUNTY, MARYLAND
 Scale: 1"=30'
 Date: October 20, 2006
 Sheet 1 of 1