

**COORDINATE TABLE**

POINT	NORTHING	EASTING
400	558,111.1386	1,350,754.3872
401	558,595.0366	1,350,885.4396
402	558,556.3478	1,351,049.1334
403	558,595.8593	1,351,058.4718
404	558,560.7802	1,351,122.4112
405	558,420.7459	1,351,065.3598
406	558,134.7330	1,350,948.9619

N 558,700  
E 1,350,700

**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 Thru 3, 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 continued...

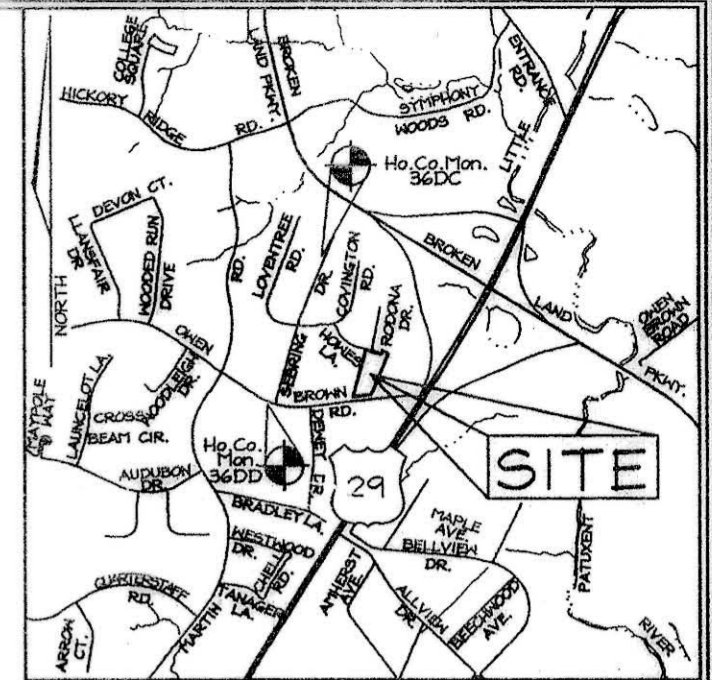
- 19. Noise mitigation along Rt. 29 is provided with a noise wall that was constructed under F-03-62, Weik Propriety Lots 1 thru 4. Recorded as Plat number 16143.
- 20. Storm Water Management obligations for Lots 2 and 3 will be provided at Site Development Plan stage.

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.

<i>Brooke Miller</i>	9/22/2006
C. Brooke Miller (Maryland Property Line Surveyor #135)	Date
<i>Hovsep Taymoorian</i>	9/21/06
Hovsep Taymoorian Fard	Date
<i>Rozik Abarchian</i>	9/21/06
Rozik Abarchian	Date

**AREA TABULATION CHART**

- 1. Total number of Buildable Lots to be recorded: 3
- 2. Total area of Buildable Lots to be recorded: 2.264 Acres±
- 3. Total area of subdivision to be recorded: 2.264 Acres±



**VICINITY MAP**  
SCALE: 1"=2000'

**GENERAL NOTES**

- Subject property zoned R-20 per 02/02/04 Comprehensive Zoning Plan.
- Coordinates based on NAD '83, Maryland Coordinate System as projected by Howard County, Geodetic Control Stations no. 36DC and no. 36DD. ♦ Denotes approximate location (see location map).  
Sta. 36DC N 559,590.570 E 1,350,440.606  
Sta. 36DD N 558,056.573 E 1,349,892.314
- 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 February, 2005 by FSH Associates. All lot areas are more or less (+/-).
- 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) Maintanances - sufficient to ensure all weather use.
- There are no wetlands, 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.
- Financial surety for the required landscaping shall be posted as part of the Developer's Agreement(s) with the site development plan required for the development of Lots 2 and 3 or the related grading permit.
- The forest conservation obligation of 0.17 acres of afforestation for Lots 2 and 3 of this non-forested subdivision has been met by a fee-in-lieu payment of \$3,702.60 to the Howard County Forest Conservation Fund. Any future resubdivision of Lot 1 to create an additional lot(s) is required to comply with the requirements of the Howard County Forest Conservation Act.
- SWM Requirements:  
A. Lot 1 has an existing house and is exempt.  
B. SWM for CPV is not required for this site.  
C. Way and Rev for the proposed house and driveway on Lot 2 is provided by a Bio-Retention Facility.  
D. Way and Rev for the proposed house on Lot 3 is provided by a Bio-Retention Facility and a grass channel.  
E. Way and Rev for the proposed driveway on Lot 3 is provided by a Bio-Retention Facility and a grass channel.
- 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 \$3,000.00 has been paid for Lots 2 and 3.
- Development or construction on these lots/parcels must comply with setback and buffer regulations in effect at the time of submission of the site development plan, waiver petition, or building/grading permit application.  
See this sheet for continuation...

**OWNER/DEVELOPER**  
HOVESP TAYMOORIAN FARD  
& ROZIK ABARCHIAN  
10142 Owen Brown Road  
Columbia, Maryland 21044  
(410) 465-6700

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

Howard County Health Department  
APPROVED: For Public Water and Sewerage Systems

*Robert W. Wale* 11/15/06  
Howard County Health Officer Date

APPROVED: Howard County Department of Planning and Zoning

*David P. ...* 10/10/06  
Chief, Development Engineering Division Date

*Deborah ...* 11/17/06  
Director Date

**OWNER'S CERTIFICATE**

We, Hovesp Taymoorian Fard and Rozik Abarchian, owners 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 22<sup>nd</sup> day of September, 2006.

*Hovesp Taymoorian* Hovesp Taymoorian Fard  
*Rozik Abarchian* Rozik Abarchian  
*Karalish Taymoorian* Witness  
*Karalish Taymoorian* 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 Peter Nichols and Fotini Nichols to Hovesp Taymoorian Fard and Rozik Abarchian by deed dated September 17, 1979 and recorded in the land records of Howard County in Liber 963 folio 105, 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.



C. Brooke Miller (Maryland Property Line Surveyor #135) Date

Recorded as Plat No. 18659 on 11/27/06  
Among Land Records of Howard County, Maryland.

**SUBDIVISION PLAT OF**  
**FARD PROPERTY**  
LOTS 1 THROUGH 3  
A SUBDIVISION OF TAX MAP PARCEL 99  
TAX MAP 36 GRID 13  
5TH ELECTION DISTRICT  
HOWARD COUNTY, MARYLAND

Scale: 1"=50'  
Date: September 21, 2006  
Sheet 1 of 1