






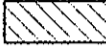
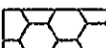
COORDINATE LIST		
NO.	NORTH	EAST
1	578,886.242	1,354,167.582
2	578,882.910	1,354,161.346
3	579,058.003	1,354,066.972
4	579,016.380	1,353,992.399
5	579,100.420	1,353,944.724
6	579,119.205	1,353,968.962
7	579,127.109	1,354,002.698
8	579,140.193	1,354,028.352
9	579,165.735	1,354,062.191
10	579,190.741	1,354,086.569
11	579,221.814	1,353,112.548
12	579,261.316	1,354,140.079
13	579,303.781	1,354,180.157
14	579,317.815	1,354,217.639
15	579,264.267	1,354,253.969
16	579,110.850	1,354,176.139
17	579,055.234	1,354,076.496

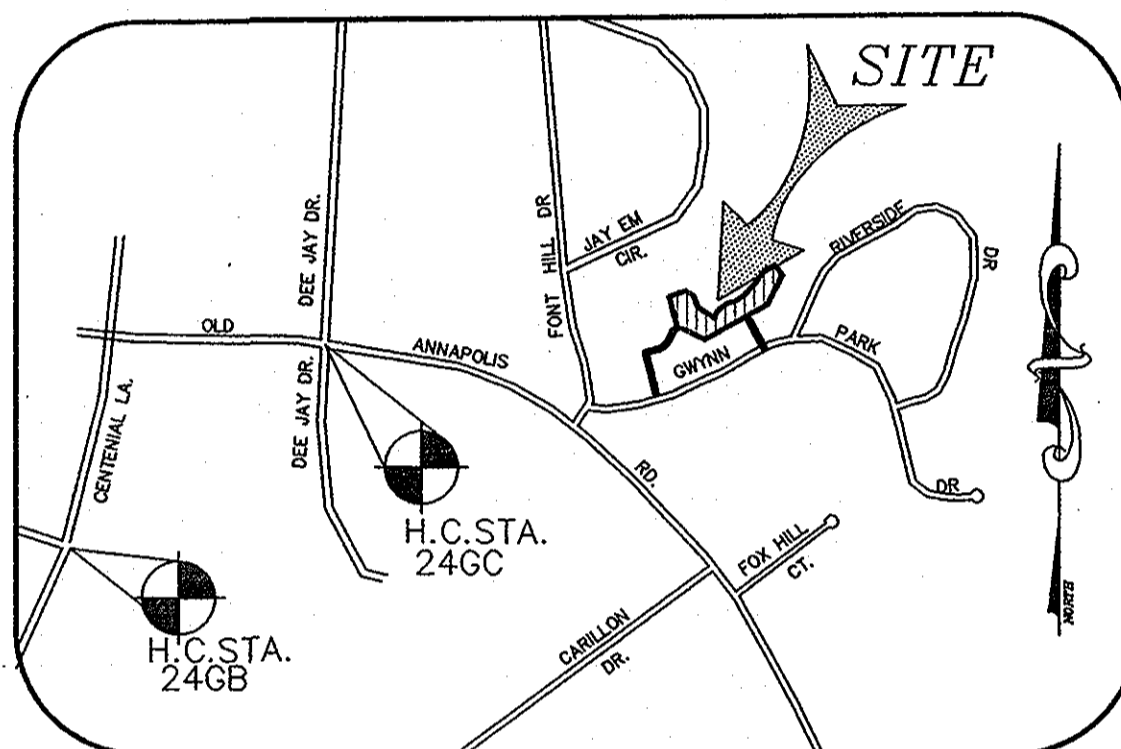
NOTE: COORDINATES AND GRID TICS HEREON ARE BASED ON NAD '83 AND ARE IN FEET, TO CONVERT TO METERS DIVIDE BY 3.28083333.

- THIS PROJECT IS SUBJECT TO WAIVER PETITION WP-99-124 REQUESTED ON JUNE 1, 1999, TO ALLOW GRADING FOR THE CONSTRUCTION OF A DRIVEWAY ACROSS A STREAM. DENIED ON JULY 27, 1999. THE DENIAL WAS APPEALED IN CASE No. 432D. THE WAIVER REMANDED TO DPZ BY THE BOARD OF APPEALS. DPZ RECONSIDERED THE PETITION AND DENIED THE WAIVER REQUEST ON JUNE 18, 2001.
- THIS PROJECT IS SUBJECT TO WAIVER PETITION WP-05-85 WAIVER TO SECTION 16.121(o)(2) AND 16.1100, DENIED ON JUNE 2005, AND 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. SUBJECT TO THE FOLLOWING CONDITIONS:
  - THE RESUBDIVISION DESIGN SHALL BE IN COMPLIANCE WITH THE AMENDED FIFTH EDITION OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS REGARDING R-20 ZONED IN FILL REQUIREMENTS FOR LOT SIZE AND OPEN SPACE PROVISIONS.
  - THE EXISTING HOUSE ON LOT 9 MUST COMPLY WITH THE CURRENT ZONING REGULATIONS WITH RESPECT TO THE BUILDING ENVELOPE.
 APPEAL TO DECISION REGARDING SECTIONS: 16-121(o)(2) AND 16-1100 WAS SUBMITTED ON JULY 2005. UPON APPROVAL OF THIS RECORD PLAT, F-06-208, THE APPEAL WILL BE WITHDRAWN.
- MINIMUM ALLOWED LOT SIZE FOR LOTS 16 AND 17 IS 18,000 SQ.FT. BASED ON OPEN SPACE DEDICATION TO THE COUNTY DONE UNDER F-00-104.
-  DENOTES PRIVATE WATER, SEWER AND UTILITY EASEMENT
- LOTS 14 & 15 (NOW 14,15, & 17) ARE NOT PART OF THE RED FOX ESTATE HOA CREATED ON JUNE 18, 2000. LOTS 14 & 15 WERE REMOVED FROM THE ASSOCIATION ON MAY 16, 2006.

**GENERAL NOTES:**

- SUBJECT PROPERTY ZONED R-20 PER THE 02/02/04 COMPREHENSIVE ZONING PLAN.
- COORDINATES BASED ON NAD '83 MARYLAND COORDINATE SYSTEM AS PROJECTED BY HOWARD COUNTY GEODETIC CONTROL STATIONS No. 24GB & 24GC.
 

STA. No. 24GB	N 579,069.4682	EL. 493.00
	E 1,350,441.8687	
STA. No. 24GC	N 578,868.8541	EL. 493.59
	E 1,352,120.6963	
- THIS PLAT IS BASED ON A FIELD RUN MONUMENTED BOUNDARY SURVEY PERFORMED ON OR ABOUT OCTOBER 1996, AND DECEMBER 2002 AND OCTOBER 2005 BY MILDENBERG, BOENDER & ASSOCIATES, INC.
- 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.
- NO STEEP SLOPES EXIST ON-SITE.
- NO BURIAL OR CEMETERY SITES EXIST ON-SITE.
- 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.
-  DENOTES PRIVATE USE-IN-COMMON EASEMENT. OR PRIVATE INGRESS & EGRESS EASEMENT.
-  DENOTES EXISTING FOREST CONSERVATION EASEMENT.
- NO CLEARING, GRADING OR CONSTRUCTION IS PERMITTED WITHIN WETLANDS AND STREAM BUFFERS OR FOREST CONSERVATION AREAS. EXCEPT AS SHOWN ON APPROVED PLANS.
- STORMWATER MANAGEMENT IS PROVIDED UNDER F-00-104 BY DETENTION FACILITY AND STORMCEPTOR. ALL FACILITIES ARE PRIVATELY OWNED AND MAINTAINED.
- THERE ARE NO HISTORIC DISTRICTS ADJACENT TO THE SITE.
- DRIVEWAY(S) SHALL BE PROVIDED PRIOR TO RESIDENTIAL OCCUPANCY TO INSURE SAFE ACCESS FOR FIRE AND EMERGENCY VEHICLES PER THE FOLLOWING MINIMUM REQUIREMENTS:
  - WIDTH-12 FEET (14 FEET IF SERVING MORE THAN ONE RESIDENCE).
  - SURFACE-6 INCHES OF COMPACTED CRUSHER RUN BASE WITH TAR AND CHIP COATING (1.5" MIN.)
  - GEOMETRY-MAXIMUM 15% GRADE, MAXIMUM 10% GRADE CHANGE AND MINIMUM OF 45 FOOT TURNING RADIUS.
  - STRUCTURES (CULVERT/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.
  - MAINTENANCE-SUFFICIENT TO INSURE ALL WEATHER USE.
- 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 LOT DRIVEWAY.
- WATER AND SEWER SERVICE TO THESE LOTS WILL BE GRANTED UNDER PROVISION 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.
- THE FOREST CONSERVATION REQUIREMENT IS PROVIDED UNDER F-00-104. THE FOREST CONSERVATION EASEMENTS HAVE BEEN ESTABLISHED TO FULFILL THE REQUIREMENTS OF SECTION 16.1200 OF THE HOWARD COUNTY 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 HAVE BEEN SATISFIED VIA ON-SITE RETENTION OF 1.72 AC IN FOREST CONSERVATION EASEMENT A & B FOR RED FOX ESTATES (F-00-104). SURETY IN THE AMOUNT OF \$ 7,492.30 HAS BEEN POSTED AS PART OF THE DPW DEVELOPERS AGREEMENT FOR F-00-104.
- PERIMETER LANDSCAPING HAS BEEN PROVIDED IN ACCORDANCE WITH SECTION 16.124 OF THE HOWARD COUNTY CODE AND LANDSCAPE MANUAL UNDER F-06-049. PERIMETER 2 HAS BEEN UPGRADED TO "B" BUFFER. FINANCIAL SURETY FOR THE REQUIRED LANDSCAPING (1 SHADE TREE AND 7 EVERGREEN TREES) IN THE AMOUNT OF \$1,350.00 SHALL BE DEFERRED UNTIL SITE DEVELOPMENT PLAN APPROVAL AND WILL BE PROVIDED WITH THE SITE DEVELOPMENT PLAN GRADING PERMIT.
- OPEN SPACE WAS PROVIDED UNDER F-00-104. BY PROVIDING 2.27 ACES OF CREDITED OPEN SPACE INCLUDING 2.12 ACRES DEDICATED TO HOWARD COUNTY.
- APFO STUDY PREPARED BY MARS GROUP, APPROVED ON OCTOBER 13, 2005.



VICINITY MAP  
SCALE 1"=1000'

**OWNER**

RAFAT, INC.  
C/O MILDENBERG, BOENDER AND ASSOC., INC.  
5072 DORSEY HALL DR, SUITE 202  
ELICOTT 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

*[Signature]* 1/16/07  
DATE  
R. JACOB HIKMAT  
DATE  
R. JACOB HIKMAT, PRESIDENT  
RAFAT, INC. DATE

**TOTAL AREA TABULATION**

NUMBER OF BUILDABLE LOTS	2
NUMBER OF BULK PARCELS	0
NUMBER OF OPEN SPACE LOTS	0
NUMBER OF LOTS OR PARCELS	2
AREA OF BUILDABLE LOTS	.85 AC ±
AREA OF BULK PARCELS	0
AREA OF 100 YEAR FLOODPLAIN	0
AREA OF ROADWAY	0
AREA	.85 AC ±

MINIMUM LOT AREA TABULATION			
LOT NO.	GROSS AREA	PIPESTEM AREA	MINIMUM LOT SIZE
16	18,696 SQ.FT.	691 SQ.FT.	18,005 SQ.FT.
17	19,040 SQ.FT.	953 SQ.FT.	18,087 SQ.FT.

PURPOSE OF THIS PLAT IS TO RESUBDIVIDE LOT 15 OF RED FOX ESTATES, PLAT NO. 18179 INTO TWO BUILDABLE LOTS: 16 AND 17.

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

*[Signature]* 2/20/07  
DATE  
FOR HOWARD COUNTY HEALTH OFFICER

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

*[Signature]* 1/16/07  
DATE  
CHIEF, DEVELOPMENT ENGINEERING DIVISION

*[Signature]* 2/20/07  
DATE  
DIRECTOR

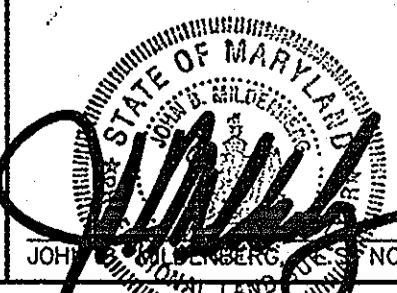
**OWNER'S STATEMENT**

WE, RAFAT, INC. AND R. JACOB HIKMAT, OWNERS OF THE PROPERTIES 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 16th DAY OF JANUARY 2007  
R. JACOB HIKMAT  
WITNESS  
R. JACOB HIKMAT, PRESIDENT  
RAFAT, INC. WITNESS

**SURVEYOR'S CERTIFICATE**

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT, THAT IT IS A SUBDIVISION OF THE LAND CONVEYED BY R. JACOB HIKMAT TO RAFAT INC. BY DEED DATED APRIL 30, 1999, AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER NO. 4723 AT FOLIO 0267 AND THE LAND CONVEYED BY ROBERT C. GRAY, KATHELEEN M. GRAY, CHRISTOPHER A. GRAY 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 8199 AT FOLIO 0217, 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 THE ANNOTATED CODE OF MARYLAND AS AMENDED, AND THE BOUNDARY SURVEY IS IN ACCORDANCE WITH THE HOWARD COUNTY SUBDIVISION REGULATIONS.



RECORDED AS PLAT 18891 ON 3-1-07 AMONG THE LAND RECORDS OF HOWARD COUNTY, MD.

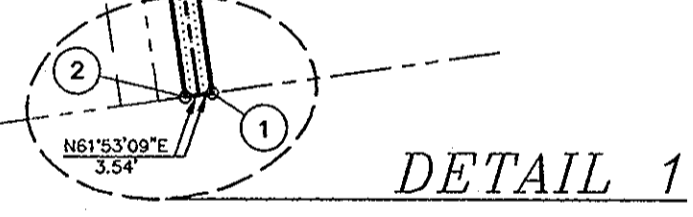
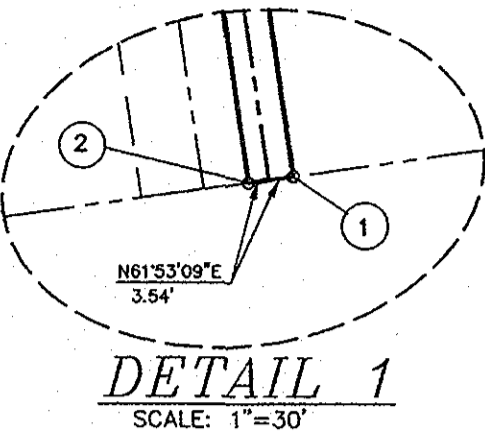
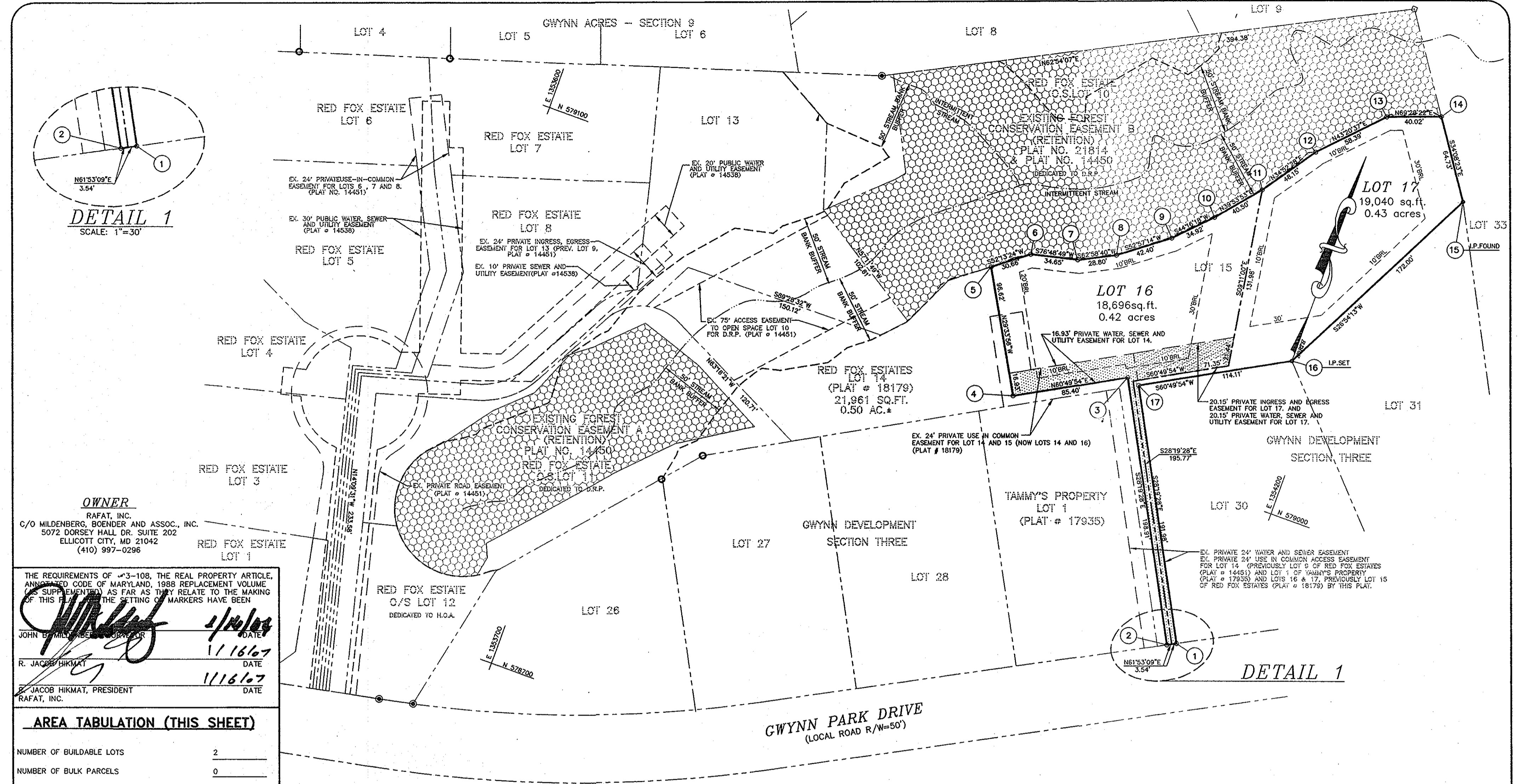
RED FOX ESTATE LOTS 16-17  
A RESUBDIVISION OF LOT 15  
OF RED FOX ESTATES, PLAT # 18179

SHEET 1 OF 2

TAX MAP 24	SECOND ELECTION DISTRICT	SCALE: AS SHOWN
PARCEL NO. 539	HOWARD COUNTY, MARYLAND	DATE: JANUARY 2007
BLOCK NO. 20	EX. ZONING R-20	DPZ FILE NOS. F-97-97, WP-97-93
		S-97-11, WP-99-124, P-98-23,
		F-00-104, WP-05-85, F-06-015
		F-06-049.

**MILDENBERG, BOENDER & ASSOC., INC.**  
Engineers Planners Surveyors

5072 Dorsey Hall Drive, Suite 202, Elicott City, Maryland 21042  
(410) 997-0296 Balt. (301) 621-5521 Wash. (410) 997-0298 Fax.



**OWNER**  
RAFAT, INC.  
C/O MILDENBERG, BOENDER AND ASSOC., INC.  
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 PLAN AND THE SETTING OF MARKERS HAVE BEEN

*[Signature]* 2/16/07 DATE  
JOHN E. MILDENBERG, SURVEYOR

R. JACOB HIKMAT 1/16/07 DATE  
R. JACOB HIKMAT, PRESIDENT  
RAFAT, INC.

**AREA TABULATION (THIS SHEET)**

NUMBER OF BUILDABLE LOTS	2
NUMBER OF BULK PARCELS	0
NUMBER OF OPEN SPACE LOTS	0
NUMBER OF LOTS OR PARCELS	2
AREA OF BUILDABLE LOTS	.85 AC ±
AREA OF BULK PARCELS	0
AREA OF 100 YEAR FLOODPLAIN	0
AREA OF ROADWAY	0
AREA	.85 AC ±

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

*[Signature]* 2/20/07 DATE  
for HOWARD COUNTY HEALTH OFFICER

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

*[Signature]* 1/16/07 DATE  
CHIEF, DEVELOPMENT ENGINEERING DIVISION

*[Signature]* 2/20/07 DATE  
DIRECTOR

**OWNER'S STATEMENT**

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WITNESS MY HAND THIS 16th DAY OF JANUARY 2007

*[Signature]*  
R. JACOB HIKMAT

*[Signature]*  
WITNESS

*[Signature]*  
R. JACOB HIKMAT, PRESIDENT  
RAFAT, INC.

*[Signature]*  
WITNESS

**SURVEYOR'S CERTIFICATE**

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*[Signature]*  
JOHN E. MILDENBERG, SURVEYOR (NO. 0718)

DATE: 2/16/07

RECORDED AS PLAT 18892 ON 3-1-07 AMONG THE LAND RECORDS OF HOWARD COUNTY, MD.

**RED FOX ESTATE LOTS 16-17  
A RESUBDIVISION OF LOT 15  
OF RED FOX ESTATES, PLAT # 18179**

SHEET 2 OF 2

TAX MAP 24 PARCEL NO. 539 LOT 9 BLOCK NO. 20	SECOND ELECTION DISTRICT HOWARD COUNTY, MARYLAND EX. ZONING R-20	SCALE: 1"=50' DATE: JANUARY 2007 DPZ FILE NOS. F-97-97, WP-97-93 S-97-11, WP-99-124, P-98-23, F-00-104, WP-05-85, F-06-015 F-06-049.
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**MILDENBERG,  
BOENDER & ASSOC., INC.**  
Engineers Planners Surveyors

5072 Dorsey Hall Drive, Suite 202, Ellicott City, Maryland 21042  
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98-044.DWG LOT-15-RESUBJ.RP.DWG