

21. RESERVATION OF PUBLIC UTILITY EASEMENTS

THE DEVELOPER RESERVES UNTO ITSELF, ITS SUCCESSORS AND ASSIGNEES, ALL EASEMENTS SHOWN ON THIS PLAN FOR WATER, SEWER, STORM DRAINAGE AND OTHER PUBLIC UTILITIES, LOCATED IN, ON, OVER AND THROUGH PARCELS C AND I. ANY CONVEYANCES OF THE AFORESAID LOTS SHALL BE SUBJECT TO THE EASEMENTS HEREIN RESERVED, WHETHER OR NOT EXPRESSLY STATED IN THE DEED(S) CONVEYING SAID LOT(S). DEVELOPER SHALL EXECUTE AND DELIVER DEEDS FOR THE EASEMENTS RESERVED TO HOWARD COUNTY. UPON COMPLETION OF THE PUBLIC UTILITIES AND THEIR ACCEPTANCE BY HOWARD COUNTY, THE COUNTY SHALL ACCEPT THE EASEMENTS AND RECORD THE DEED(S) OF EASEMENT IN THE LAND RECORDS OF HOWARD COUNTY.

22. THERE IS AN EXISTING DWELLING/STRUCTURE LOCATED ON LOT 43 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.

LINE TABLE	
L1	S28°01'06"W 24.66'
L2	S53°13'18"W 25.08'
L3	S65°25'13"W 13.95'
L4	S27°02'57"W 20.13'
L5	S09°10'19"E 22.20'
L6	S24°01'18"W 17.09'
L7	S15°42'34"E 9.96'
L8	S16°46'23"W 10.57'
L9	S11°19'02"E 16.79'
L10	S00°04'30"E 38.38'
L11	S15°54'08"W 48.25'
L12	S63°13'13"W 23.61'

THE REQUIREMENTS 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.

Mark C. Martin 12/2/06
 MARK C. MARTIN DATE
 PROFESSIONAL LAND SURVEYOR NO. 10884

Monava Motia 12-9-06
 MONAVA MOTIA DATE

M. Ahmadi 12-9-06
 MAHMOUD AHMADI DATE

COORDINATE LIST		
POINT	NORTH	EAST
26	590696.14366	1369794.27984
200	590830.83012	1370037.23479
202	590799.09218	1369651.45403
203	590950.36248	1369858.15265
204	590718.00704	1369782.15982
205	590681.64290	1369716.56524

- EXISTING WETLANDS PLAT NO. 17600
- EXISTING PUBLIC FLOODPLAIN DRAINAGE & UTILITY EASEMENT PLAT NO. 17600
- 20' PRIVATE EASEMENT FOR INGRESS, EGRESS AND UTILITIES TO BENEFIT LOT 43 LIBER 10342 FOLIO 227

TOTAL AREA TABULATION

TOTAL NUMBER OF LOTS TO BE RECORDED	1
TOTAL AREA OF LOTS TO BE RECORDED	1.1965 ACRES
TOTAL AREA OF ROADWAY AND OPENING STRIPS TO BE RECORDED	0.00 ACRES
TOTAL AREA OF FLOODPLAIN TO BE RECORDED	0.2652 ACRES
TOTAL AREA TO BE RECORDED	1.1965 ACRES

ROBERT H. VOGEL ENGINEERING, INC.

8407 MAIN STREET
 ELLICOTT CITY, MARYLAND
 21043
 410-461-7666

OWNER

MONAVA MOTIA
 MAHMOUD AHMADI
 621 EDMONDSON AVE.
 BALTIMORE, MARYLAND
 21228

THE PURPOSE OF THIS PLAT OF REVISION IS TO SHOW THE AMENDED 20' PRIVATE EASEMENT FOR INGRESS AND EGRESS AND UTILITIES TO BENEFIT LOT 43 RECORDED IN LIBER 10342 FOLIO 227

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

Robert J. Wale 1/8/07
 HOWARD COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING
 AND ZONING

Mark C. Martin 12/2/06
 CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE
Mark C. Martin 1/5/07
 DIRECTOR DATE

OWNER'S CERTIFICATE

WE, MONAVA MOTIA AND MAHMOUD AHMADI, 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 ROADS OR STREET RIGHTS-OF-WAYS AND THE SPECIFIC EASEMENT AREAS SHOWN HEREON; 2) THE RIGHT TO REQUIRE DEDICATION FOR PUBLIC USE OF THE BEDS OF THE STREETS AND/OR ROADS, THE FLOOD PLAINS AND OPEN SPACE WHERE APPLICABLE AND FOR GOOD AND 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 FLOOD PLAINS, 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; 4) THAT NO BUILDING OR SIMILAR STRUCTURE OF ANY KIND SHALL BE ERRECTED ON OR OVER THE SAID EASEMENTS AND RIGHTS-OF-WAYS. WITNESS OUR HANDS THIS 9th DAY OF DECEMBER, 2005

Monava Motia
 MONAVA MOTIA
M. Ahmadi
 MAHMOUD AHMADI
Mark C. Martin
 WITNESS
Mark C. Martin
 WITNESS

SURVEYOR'S CERTIFICATE

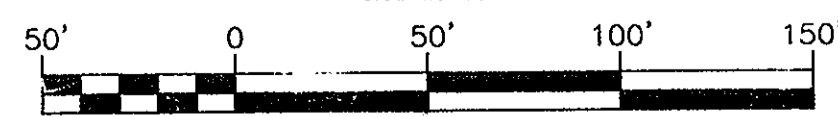
I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN AND DESCRIBED HEREON IS CORRECT; THAT IT IS A SUBDIVISION OF ALL OF THE LANDS CONVEYED BY DORSEY FAMILY HOMES, INC. TO MONAVA MOTIA AND MAHMOUD AHMADI BY DEED DATED JUNE 30, 2004 AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER 8735 FOLIO 335 AND THAT ALL MONUMENTS ARE IN PLACE OR WILL BE IN PLACE PRIOR TO ACCEPTANCE OF THE STREETS IN THE SUBDIVISION BY HOWARD COUNTY, MARYLAND, AS SHOWN, IN ACCORDANCE WITH THE ANNOTATED CODE OF MARYLAND AS AMENDED, AND MONUMENTATION IS IN ACCORDANCE WITH THE HOWARD COUNTY SUBDIVISION REGULATIONS.

Mark C. Martin 1/06
 MARK C. MARTIN DATE
 PROFESSIONAL LAND SURVEYOR NO. 10884

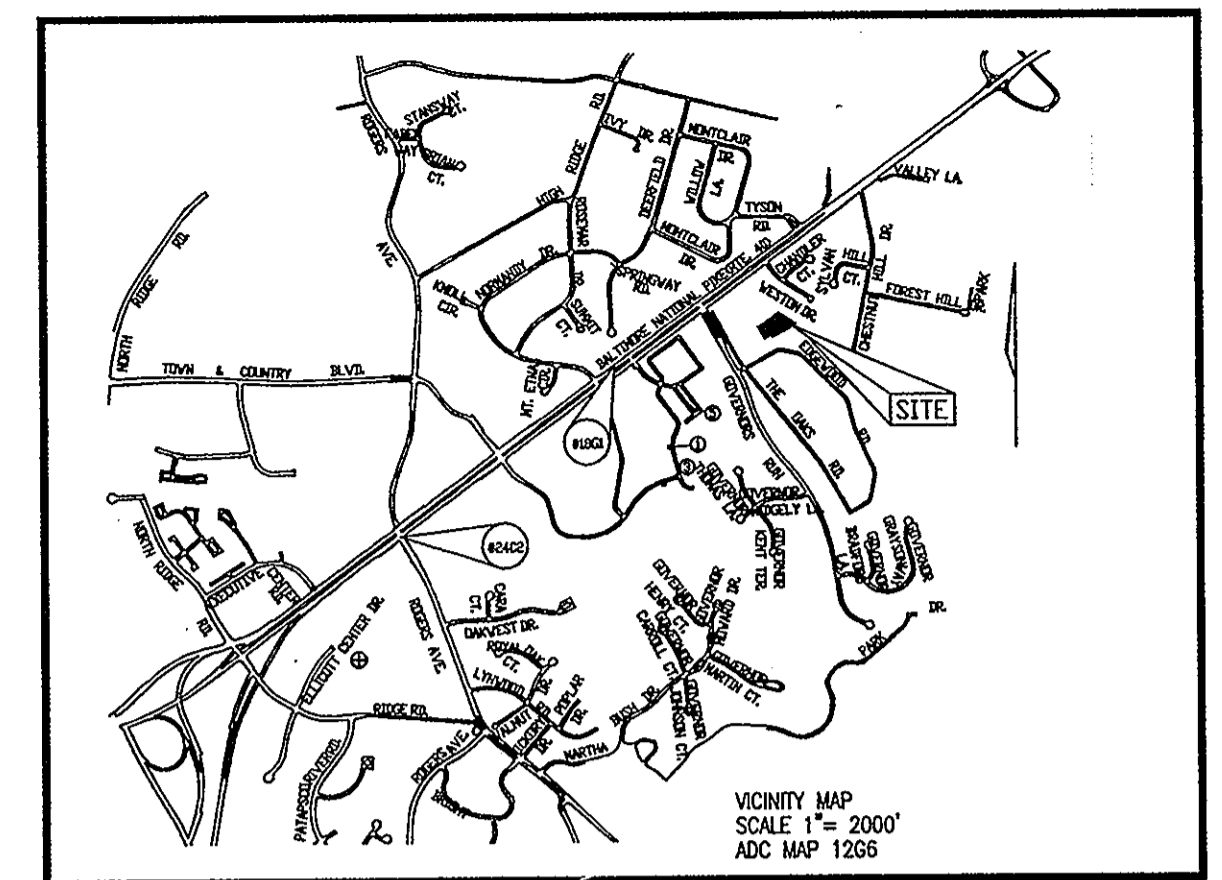
RECORDED AS PLAT No. 18759 ON 1/12/07
 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

PLAT OF REVISION
THE OAKS
SECTION A, LOT 43

A REVISION OF THE OAKS, LOT 43 RECORDED AS PLAT NO. 17600
 ZONING: R-20
 TAX MAP 18, GRID 20, PARCEL 272
 SECOND ELECTION DISTRICT, HOWARD COUNTY, MARYLAND
 DPZ FILE NO. F-05-183, SDP-05-028
 SCALE 1" = 50' DECEMBER 7, 2006
 SHEET 1 OF 1
 GRAPHIC SCALE



015 1-17-07 F-07-105



GENERAL NOTES

- COORDINATES BASED ON NAD '83/91, MARYLAND COORDINATE SYSTEM AS PROJECTED BY HOWARD COUNTY, GEODETIC CONTROL STATION No. 10A AND 10HA
 18G1 N 589984.958 E 1367750.248
 24C2 N 588648.324 E 1366038.160
- THIS PLAT IS BASED ON A FIELD RUN BOUNDARY SURVEY PERFORMED BY ROBERT H. VOGEL ENGINEERING INC., MAY 2005.
- BRL DENOTES BUILDING RESTRICTION LINE.
- ⊕ DENOTES REBAR WITH CAP SET.
- DENOTES IRON PIPE OR IRON BAR FOUND.
- DENOTES ANGULAR CHANGE IN BEARING OF BOUNDARY OR RIGHT-OF-WAY.
- DENOTES STONE OR MONUMENT FOUND.
- AREAS SHOWN HEREON ARE MORE OR LESS.
- THIS PROPERTY IS ZONED R-20 PER THE 2/2/04 COMPREHENSIVE ZONING PLAN AND THE COMP LITE ZONING AMENDMENTS EFFECTIVE 7/28/06.
- DRIVEWAYS SHALL BE PROVIDED PRIOR TO ISSUANCE OF A USE AND OCCUPANCY PERMIT FOR ANY NEW DWELLINGS TO INSURE SAFE ACCESS FOR FIRE EMERGENCY VEHICLES PER THE FOLLOWING MINIMUM REQUIREMENTS:
 A. WIDTH --- 12'(14" SERVING MORE THAN ONE RESIDENCE);
 B. SURFACE --- 6" OF COMPACTED CRUSHER RUN BASE W/TAR AND CHIP COATING (1-1/2" MIN.);
 C. GEOMETRY --- MAX. 15% GRADE, MAX. 10% GRADE CHANGE AND MIN. 45' 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 THEN 1 FOOT OF DEPTH OVER DRIVEWAY SURFACE;
 F. MAINTENANCE --- SUFFICIENT TO INSURE ALL WEATHER USE.
- NO GRADING, REMOVAL OF VEGETATIVE COVER OR TREES, OR PLACEMENT OF NEW STRUCTURES IS PERMITTED WITHIN THE LIMITS OF WETLANDS, STREAMS, OR THEIR BUFFERS.
- FOR FLAG OR PIPE STEM LOTS, REFUSE COLLECTION, SNOW REMOVAL AND ROAD MAINTENANCE ARE PROVIDED TO THE JUNCTION OF THE FLAG OR PIPE STEM AND ROAD RIGHT-OF-WAY LINE ONLY AND NOT ONTO THE PIPE STEM LOT DRIVEWAY.
- WATER AND SEWERAGE FOR THIS PROJECT AREA PUBLIC SEWER CONTRACT 509-D. WATER CONTRACT 9-W.
- WETLANDS DELINEATED BY ECO-SCIENCES APRIL, 2004.
- FLOODPLAIN IS BASED ON A FLOODPLAIN STUDY PREPARED BY ROBERT H. VOGEL ENGINEERING DATED MAY, 2005.
- TO THE BEST OF THE OWNERS KNOWLEDGE, THERE ARE NO BURIAL/CEMETARY LOCATIONS ON-SITE.
- THIS IS A PLAT OF REVISION AND IS EXEMPT FROM FOREST CONSERVATION REQUIREMENTS PER SECTION 16.1202(B)(1)(VI) OF THE HOWARD COUNTY CODE FOR A PLAT OF REVISION THAT DOES NOT CREATE ADDITIONAL LOTS.
- DEVELOPMENT OR CONSTRUCTION ON THIS LOT MUST COMPLY WITH THE SETBACK AND BUFFER REGULATIONS IN EFFECT AT THE TIME OF SUBMISSION OF THE SITE DEVELOPMENT PLAN, WAIVER PETITION APPLICATION, OR BUILDING/GRADING PERMIT.
- AN AMENDED AND RESTATED DECLARATION OF PRIVATE EASEMENT FOR INGRESS, EGRESS AND UTILITIES (LIBER 10342 FOLIO 227) WERE RECORDED IN THE LAND RECORDS OF HOWARD COUNTY, MARYLAND ON NOVEMBER 8, 2006.
- PUBLIC WATER AND SEWAGE ALLOCATION WILL BE GRANTED AT THE TIME OF ISSUANCE OF THE BUILDING PERMIT IF CAPACITY IS AVAILABLE AT THAT TIME.