

GENERAL NOTES

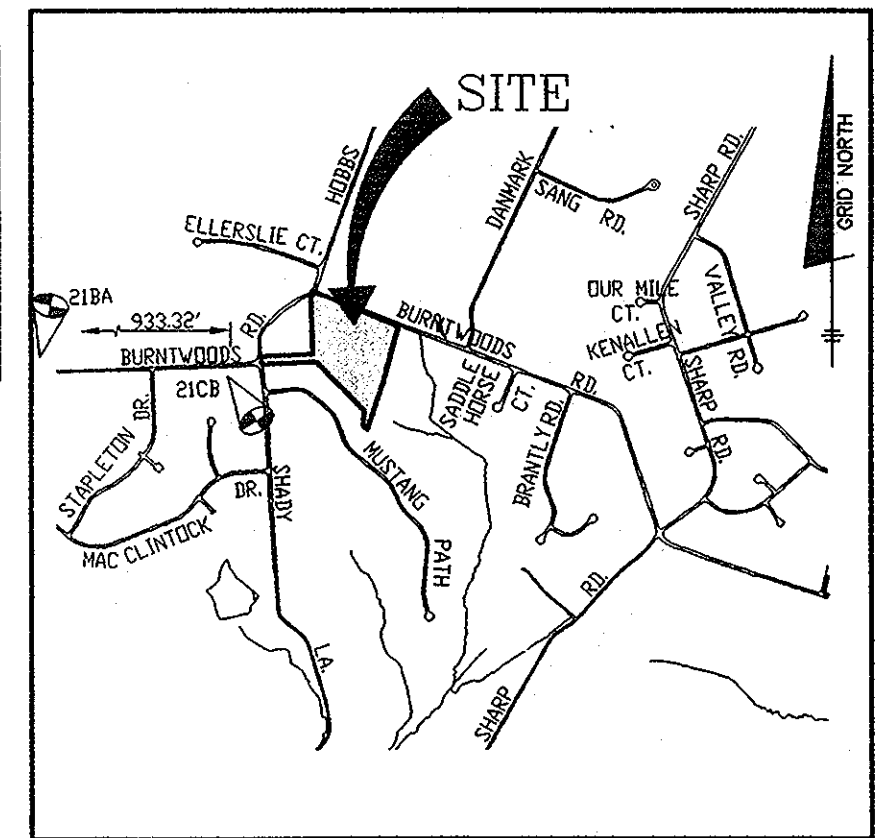
- THE SUBJECT PROPERTY IS ZONED RR-DEO PER THE 2-2-04 COMPREHENSIVE ZONING PLAN AND THE COMP LITE ZONING AMENDMENT EFFECTIVE 7-28-2006. ALL ADJACENT PROPERTIES ARE ZONED RR-DEO.
- DD DENOTES 4" x 4" CONCRETE MONUMENT TO BE SET.
O DENOTES 3/4" PIPE OR STEEL MARKER TO BE SET.
C DENOTES STONE OF CONCRETE MONUMENT FOUND.
DENOTES IRON PIPE (HP) OR REBAR & CAP (RC) FOUND
DENOTES TRAVERS POINT.
- THE COORDINATES SHOWN HEREON ARE BASED UPON THE HOWARD COUNTY GEODETIC CONTROL WHICH IS BASED UPON THE MARYLAND STATE PLANE COORDINATE SYSTEM. HOWARD COUNTY MONUMENT NOS. 218A AND 218C WERE USED FOR THIS PROJECT.
- WATER IS PRIVATE.
- SEWER IS PRIVATE FOR LOT 2 AND PARCEL 'C'. SEWER FOR LOTS 1 AND 3 THROUGH 5 WILL BE A PUBLIC SHARED SEPTIC IN PARCEL 'A' WITH PRIVATELY OWNED PRETREATMENT TANKS.
- STORMWATER MANAGEMENT SHALL BE PROVIDED BY AN EXTENDED DETENTION POND WITH MICRO-POND AND A GRASSED SWALE. THE FACILITY SHALL BE JOINTLY MAINTAINED BY THE HOMEOWNERS ASSOCIATION AND HOWARD COUNTY AND LOCATED WITHIN NON-BUILDABLE PRESERVATION PARCEL 'B'.
- THERE IS NO FLOODPLAIN ON THIS SITE.
- THE WETLANDS DELINEATION FOR THIS PROJECT WAS PREPARED BY ECO-SCIENCE PROFESSIONALS INC. IN JANUARY 2004.
- A NOISE STUDY IS NOT REQUIRED FOR THIS PROJECT.
- TO THE BEST OF OUR KNOWLEDGE, THERE ARE NO BURIAL GROUNDS OR CEMETERIES LOCATED ON THIS SITE.
- BOUNDARY IS BASED ON A FIELD RUN BOUNDARY SURVEY PERFORMED DURING NOVEMBER, 2003 BY BENCHMARK ENGINEERING INC.
- FOREST STAND DELINEATION WAS PREPARED BY ECO-SCIENCE PROFESSIONALS IN SEPTEMBER, 2004.
- THIS PROJECT IS NOT LOCATED WITHIN THE METROPOLITAN DISTRICT.
- THIS PROJECT IS SUBJECT TO THE AMENDED FIFTH EDITION OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS PER COUNCIL BILL NO. 45-2003 AND THE ZONING REGULATIONS AS AMENDED BY COUNCIL BILL NO. 75-2003. 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.
- THIS AREA DESIGNATES A PRIVATE SEWERAGE EASEMENT OF 10,000 SQUARE FEET AS REQUIRED BY THE STATE DEPARTMENT OF THE ENVIRONMENT FOR MINOR SEWERAGE IMPROVEMENTS OF ANY NATURE IN THIS AREA IS RESERVED UNTIL PUBLIC SEWER IS AVAILABLE. THIS EASEMENT SHALL BECOME NULL AND VOID UPON CONNECTION TO A PUBLIC SEWERAGE SYSTEM. THE COUNTY HEALTH OFFICER SHALL HAVE THE AUTHORITY TO GRANT ADJUSTMENTS TO THE PRIVATE SEWERAGE EASEMENT. CONSTRUCTION OF A MODIFIED SEWERAGE EASEMENT PLAT SHALL NOT BE NECESSARY.
- THE PURPOSE OF THE PRESERVATION PARCELS IS AS FOLLOWS:
PRESERVATION PARCEL 'A' IS PROPOSED AS A NON-BUILDABLE PARCEL THAT SHALL INCLUDE BUT NOT BE LIMITED TO THE COMMUNITY SHARED SEPTIC AREA AND ACCESS AND UTILITY EASEMENTS. IT WILL BE OWNED BY HOWARD COUNTY. IT IS ENCUMBERED BY AN EASEMENT AGREEMENT WITH THE HOMEOWNERS ASSOCIATION. THIS AGREEMENT PROHIBITS FURTHER SUBDIVISION OF THIS PARCEL, OUTLINES THE MAINTENANCE RESPONSIBILITIES OF ITS OWNER AND ENUMERATES THE USES PERMITTED ON THE PROPERTY.
PRESERVATION PARCEL 'B' IS PROPOSED AS NON-BUILDABLE PARCEL THAT SHALL INCLUDE BUT NOT BE LIMITED TO STORM DRAINS, DRAINAGE EASEMENTS, UTILITY EASEMENTS AND FOREST CONSERVATION EASEMENTS. IT WILL BE PRIVATELY OWNED. IT IS ENCUMBERED BY AN EASEMENT AGREEMENT WITH HOWARD COUNTY AND THE HOMEOWNERS ASSOCIATION. THIS AGREEMENT PROHIBITS FURTHER SUBDIVISION OF THE PARCEL, OUTLINES THE MAINTENANCE RESPONSIBILITIES OF ITS OWNER AND ENUMERATES THE USES PERMITTED ON THE PROPERTY.
PRESERVATION PARCEL 'C' IS PROPOSED AS BUILDABLE PRESERVATION PARCEL. ONE (1) HOUSING ALLOCATION ALLOWING ONE (1) BUILDABLE UNIT SHALL BE UTILIZED. IT WILL BE PRIVATELY OWNED. IT IS ENCUMBERED BY AN EASEMENT AGREEMENT WITH HOWARD COUNTY AND THE HOMEOWNERS ASSOCIATION. THIS AGREEMENT PROHIBITS FURTHER SUBDIVISION OF THE PARCEL, OUTLINES THE MAINTENANCE RESPONSIBILITIES OF ITS OWNER AND ENUMERATES THE USES PERMITTED ON THE PROPERTY.
PRESERVATION PARCEL 'D' IS PROPOSED AS NON-BUILDABLE PARCEL THAT SHALL INCLUDE BUT NOT BE LIMITED TO STORM DRAINS, DRAINAGE EASEMENTS, UTILITY EASEMENTS AND FOREST CONSERVATION EASEMENTS. IT WILL BE PRIVATELY OWNED. IT IS ENCUMBERED BY AN EASEMENT AGREEMENT WITH HOWARD COUNTY AND THE HOMEOWNERS ASSOCIATION. THIS AGREEMENT PROHIBITS FURTHER SUBDIVISION OF THE PARCEL, OUTLINES THE MAINTENANCE RESPONSIBILITIES OF ITS OWNER AND ENUMERATES THE USES PERMITTED ON THE PROPERTY.
PRESERVATION PARCEL 'E' IS PROPOSED AS NON-BUILDABLE PARCEL THAT SHALL INCLUDE BUT NOT BE LIMITED TO STORM DRAINS, DRAINAGE EASEMENTS, UTILITY EASEMENTS AND FOREST CONSERVATION EASEMENTS. IT WILL BE PRIVATELY OWNED. IT IS ENCUMBERED BY AN EASEMENT AGREEMENT WITH HOWARD COUNTY AND THE HOMEOWNERS ASSOCIATION. THIS AGREEMENT PROHIBITS FURTHER SUBDIVISION OF THE PARCEL, OUTLINES THE MAINTENANCE RESPONSIBILITIES OF ITS OWNER AND ENUMERATES THE USES PERMITTED ON THE PROPERTY.
NON-BUILDABLE BULK PARCEL 'D' HAS BEEN CREATED IN ORDER TO ALLOW FOR THE POTENTIAL FUTURE RE-ALIGNMENT OF BURNTWOODS ROAD. AS AN ALTERNATE THE PARCEL MAY BE SUBDIVIDED IN THE FUTURE TO POTENTIALLY YIELD TWO BUILDABLE LOTS. IF THIS AREA IS UTILIZED FOR BUILDABLE LOTS, DENSITY WOULD BE REQUIRED TO SUPPORT THE NEW LOTS.
- FOREST CONSERVATION OBLIGATIONS IN ACCORDANCE WITH SECTION 16.1202 OF THE FOREST CONSERVATION MANUAL OF 2.78 ACRES OF REQUIRED AFFORESTATION SHALL BE FULFILLED BY THE PLACEMENT OF 1.57 ACRES OF PLANTINGS INTO EXISTING AREAS AND THE PAYMENT OF A FEE-IN-LIEU FOR THE REMAINDER OF 1.19 ACRES OF \$38,877.30 (\$1,826.40 x \$20.75) TO THE FOREST CONSERVATION FUND. SURETY FOR 1.57 ACRES OF AFFORESTATION (\$8,389.20 SQ.FT. x \$5.30) IN THE AMOUNT OF \$34,194.60 SHALL BE POSTED WITH THE DEVELOPER'S AGREEMENT UNDER THIS FINAL PLAN, F-07-121. THE AREA OF THE FUTURE ROW OF BURNTWOODS ROAD (NON-BUILDABLE BULK PARCEL D) OF 3.28 ACRES HAS BEEN DELETED FROM OBLIGATIONS IN ACCORDANCE WITH THE DECISION OF WP-07-106. FOREST CONSERVATION OBLIGATIONS ON THIS AREA WILL BE FULFILLED AT THE TIME OF ANY FUTURE SUBDIVISION OF NON-BUILDABLE BULK PARCEL D.
- PERMETER AND STORM WATER MANAGEMENT LANDSCAPING SHALL BE PROVIDED IN ACCORDANCE WITH SECTION 16.124 OF THE HOWARD COUNTY CODE AND THE LANDSCAPE MANUAL AS SHOWN ON THE LANDSCAPE PLAN SHEET OF THE ROAD CONSTRUCTION DRAWINGS FOR THIS PROJECT. A TOTAL OF \$24,000.00 SHALL BE PROVIDED WITH THE DEVELOPER'S AGREEMENT UNDER THIS FINAL PLAN, F-07-121. STREET TREES FOR PUBLIC ACCESS PLACE SHALL BE PROVIDED UNDER F-07-74.
- WELLS SHALL BE PLACED AT THE FURTHEST PORTION OF THE WELL BOX. MAINTAIN 15' OF SEPARATION FROM ROADS AND R/W.
- WELLS SHALL BE DRILLED BY A CERTIFIED WELL DRILLER PRIOR TO RECORD PLAT SUBMISSION FOR SIGNATURE PER HOWARD COUNTY HEALTH DEPARTMENT REQUIREMENTS. IT WILL NOT BE CONSIDERED TO BE GOVERNMENTAL DELAY IF THE WELLS ARE NOT COMPLETED PRIOR TO THE SUBMISSION'S MILESTONE DATE. PRIOR TO DRILLING OF THE WELLS FOR LOTS 3, 4 AND 5 THE WELL DRILLER SHALL CONTACT HOWARD COUNTY DEPARTMENT OF HEALTH TO SCHEDULE AN ON-SITE MEETING TO VERIFY THE LOCATION OF WELLS. WELL # 94-2004 SHALL BE ABANDONED PRIOR TO CONSTRUCTION BY A CERTIFIED WELL DRILL PER HOWARD COUNTY HEALTH DEPARTMENT REQUIREMENTS.
- THE LOTS SHOWN HEREON COMPLY WITH THE MINIMUM OWNERSHIP WIDTH AND LOT AREA AS REQUIRED BY THE MARYLAND STATE DEPARTMENT OF THE ENVIRONMENT.

MINIMUM LOT SIZE CHART			
LOT NO.	GROSS AREA	PIPESTEM AREA	MINIMUM LOT SIZE
2	48,399	2,245	46,154
3	48,577	1,557	47,020
4	44,480	833	43,647
5	42,448	172	42,276

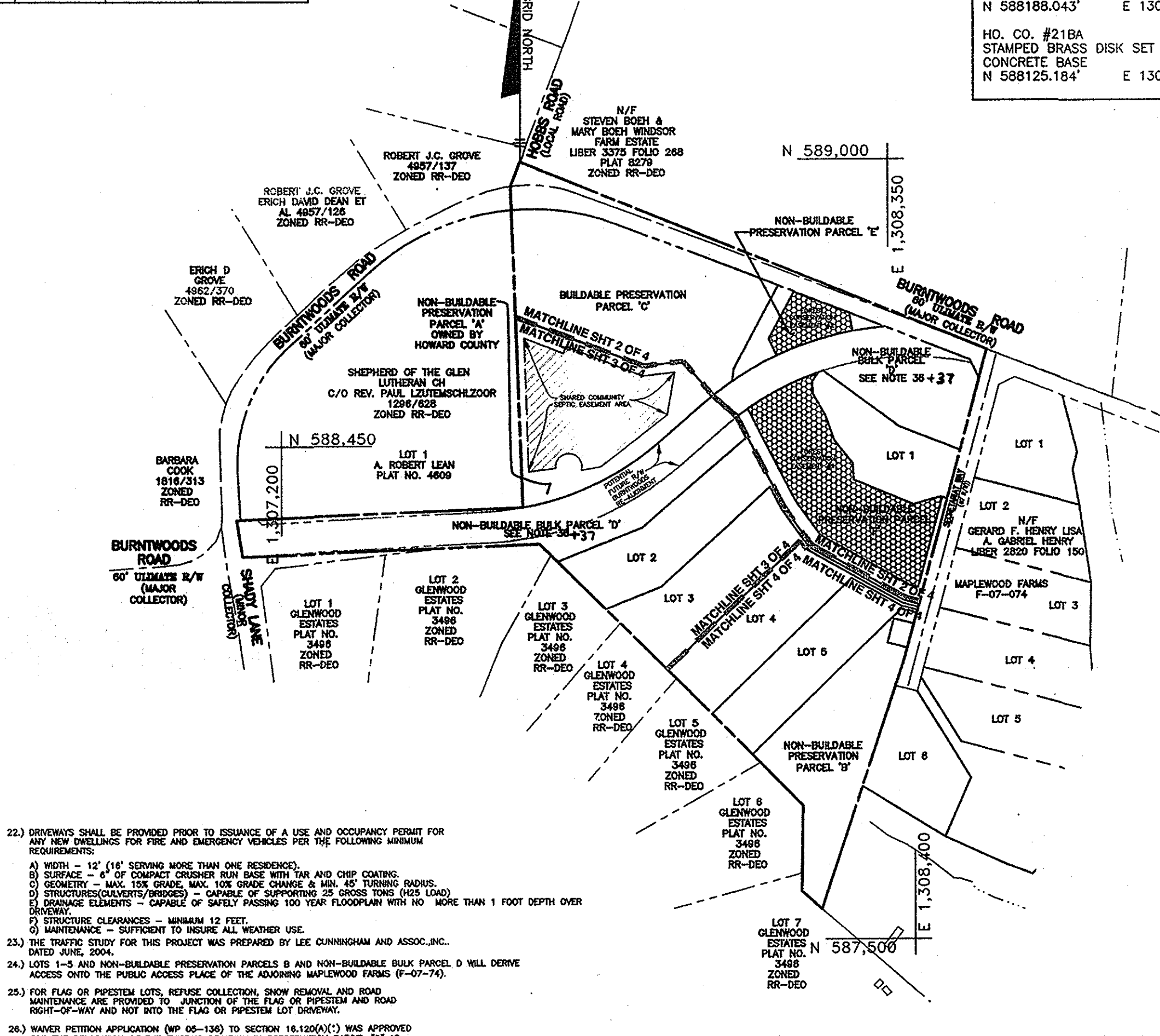
BENCHMARK NAD'83 HORIZONTAL

HO.CO. #21CB
STAMPED BRASS
CONCRETE BASE.
N 588188.043' E 1306716.629'

HO. CO. #21BA
STAMPED BRASS
CONCRETE BASE
N 588125.184' E 1303655.353'



VICINITY MAP
SCALE: 1" = 2000'
ADC HOWARD COUNTY MAP #9, D-6 & D-7
GENERAL NOTES CONT



- DRIVEWAYS SHALL BE PROVIDED PRIOR TO ISSUANCE OF A USE AND OCCUPANCY PERMIT FOR ANY NEW DWELLINGS FOR FIRE AND EMERGENCY VEHICLES PER THE FOLLOWING MINIMUM REQUIREMENTS:
A) WIDTH - 12' (6" SERVING MORE THAN ONE RESIDENCE).
B) SURFACE - 6" OF COMPACT CRUSHER RUN BASE WITH TAR AND CHIP COATING.
C) GEOMETRY - MAX. 15% GRADE, MAX. 10% GRADE CHANGE & MIN. 45' TURNING RADIUS.
D) STRUCTURES (CULVERTS/BRIDGES) - CAPABLE OF SUPPORTING 25 GROSS TONS (H25 LOAD).
E) DRAINAGE ELEMENTS - CAPABLE OF SAFELY PASSING 100 YEAR FLOODPLAIN WITH NO MORE THAN 1 FOOT DEPTH OVER DRIVEWAY.
F) STRUCTURE CLEARANCES - MINIMUM 12 FEET.
G) MAINTENANCE - SUFFICIENT TO INSURE ALL WEATHER USE.
- THE TRAFFIC STUDY FOR THIS PROJECT WAS PREPARED BY LEE CUNNINGHAM AND ASSOC., INC. DATED JUNE, 2004.
- LOTS 1-5 AND NON-BUILDABLE PRESERVATION PARCELS B AND NON-BUILDABLE BULK PARCEL D WILL DERIVE ACCESS ONTO THE PUBLIC ACCESS PLACE OF THE ADJOINING MAPLEWOOD FARMS (F-07-74).
- FOR FLAG OR PIPESTEM LOTS, REFUSE COLLECTION, SNOW REMOVAL AND ROAD MAINTENANCE ARE PROVIDED TO JUNCTION OF THE FLAG OR PIPESTEM AND ROAD RIGHT-OF-WAY AND NOT INTO THE FLAG OR PIPESTEM LOT DRIVEWAY.
- WAKER PETITION APPLICATION (WP 05-136) TO SECTION 16.126(A)(1) WAS APPROVED FOR THE RELOCATION OF THE EXISTING DRIVEWAY IN PRESERVATION PARCEL 'C' AS INDICATED IN THE LETTER DATED AUGUST 9, 2005 FROM HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING.
- LOTS 1 AND 3-5 OF THIS SUBDIVISION ARE CONNECTED TO THE SHARED SEWER DISPOSAL FACILITY GOVERNED BY SECTIONS 16.1200 ET. SEQ. OF THE HOWARD COUNTY CODE. THE DEVELOPER IS OBLIGATED TO CONSTRUCT THE FACILITY UNDER THE PROVISIONS OF THE DEVELOPER AGREEMENT NUMBER 20-4277-D DATED AUGUST 1, 2007. A BUILDING PERMIT FOR LOTS 1 AND 3-5 MAY NOT BE ISSUED UNTIL THE CONSTRUCTION OF THE FACILITY IS COMPLETED. ACTIVITY IN THESE LOTS IS RESTRICTED AND SUBJECT TO THE DECLARATION OF COVENANTS, CONDITIONS, RIGHTS-OF-ENTRY, AND RESTRICTIONS FOR SHARED SEWER DISPOSAL FACILITY INTENDED TO BE RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND. LOTS 1 AND 3-5 SHALL BE ASSESSED SHARED SEWER DISPOSAL FACILITIES CHARGES AND ASSESSMENTS PURSUANT TO SECTIONS 20.600 ET. SEQ. OF THE HOWARD COUNTY CODE.
THE SHARED SEPTIC AREA MAY BE EXPANDED TO PROVIDE SUFFICIENT AREA TO ACCOMMODATE ONE (1) ADDITIONAL LOT IN THE FUTURE IF THE DEPARTMENT OF PUBLIC WORKS DOES NOT CONSTRUCT THE REALIGNMENT OF BURNTWOODS ROAD AND RESUBDIVIDES BULK PARCEL 'D'. IT IS THE RESPONSIBILITY OF THE FUTURE DEVELOPER TO PROVIDE ANY AND ALL NECESSARY DOCUMENTS AND DRAWINGS FOR THE EXPANSION TO THE SEPTIC AREA AND ASSOCIATED COMPONENTS. THE OTHER POTENTIAL LOT HAS AN APPROVED PRIVATE SEPTIC AREA WITHIN THE LOT SHOWN ON THE APPROVED REVISED PERC. CERTIFICATION PLAN AND PART OF THE F-07-121 ROAD CONSTRUCTION PLANS.

AREA TABULATION CHART

TOTAL NUMBER OF LOTS AND/OR PARCELS TO BE RECORDED	
BUILDABLE	5
OPEN SPACE	0
BUILDABLE PRESERVATION PARCELS	4
NON-BUILDABLE PRESERVATION PARCELS	1
NON-BUILDABLE BULK PARCELS	1
TOTAL AREA OF LOTS AND/OR PARCELS TO BE RECORDED	
BUILDABLE	4.99± AC.
OPEN SPACE	N/A
BUILDABLE PRESERVATION PARCELS	2.48± AC.
NON-BUILDABLE PRESERVATION PARCELS	5.38± AC.
NON-BUILDABLE BULK PARCELS	3.28± AC.
TOTAL AREA OF ROADWAY TO BE RECORDED (INCLUDING WIDENING STRIPS AND TEE TURN-AROUND)	0.94± AC.
TOTAL AREA OF SUBDIVISION TO BE RECORDED	17.07± AC.

APPROVED: FOR PRIVATE WATER, PRIVATE SEWER AND SHARED SEPTIC SYSTEMS. USE OF THE SHARED SYSTEM IS IN CONFORMANCE WITH THE COUNTY PLAN

B. Wilson for Peter Bilewicz, MD 9/7/07
HOWARD COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

Mark M. Wilson 8/21/07
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

Mark M. Wilson 9/12/07
DIRECTOR DATE

SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY THAT, TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, INFORMATION AND BELIEF, THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS ALL OF THE LAND CONVEYED BY JOHN F. HORTON AND BRENDA FAY HORTON, TO GHASSAN I. NESHAWAT AND TAGHRID S. NESHAWAT BY DEED DATED OCTOBER 31, 1997 AND RECORDED IN THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER 4116, FOLIO 0530. ALL MONUMENTS ARE IN PLACE OR WILL BE IN PLACE IN ACCORDANCE WITH ANNOTATED CODE OF MARYLAND, AS AMENDED.

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.

Ronald Mason 8/13/07
DONALD A. MASON
PROFESSIONAL LAND SURVEYOR MARYLAND REG. No. 21230
FOR BENCHMARK ENGINEERING, INC. MARYLAND REG. No. 351

PLAN

SCALE: 1" = 200'

Shared Red Sewerage System will be available to lots 1 and 3-5. Plans for the facility including any necessary permit of discharge have been approved by the Department of the Environment.

Ghassan Neshawat 9-7-2007
OWNER'S NAME DATE

John Wilson 9/12/07
OWNER'S NAME DATE

OWNER: GHASSAN I. NESHAWAT
TAGHRID S. NESHAWAT
14445 BURNTWOODS ROAD
GLENWOOD, MD 21735-8530

ENGINEER: BENCHMARK ENGINEERING INC.
SUITE 418
8480 BALTIMORE NATIONAL PIKE
ELLCOTT CITY, MD 21043
410-485-8105

DEVELOPER: BURNTWOODS, L.L.C.
P.O. BOX 417
ELLCOTT CITY, MD
21041-0417
410-485-4244

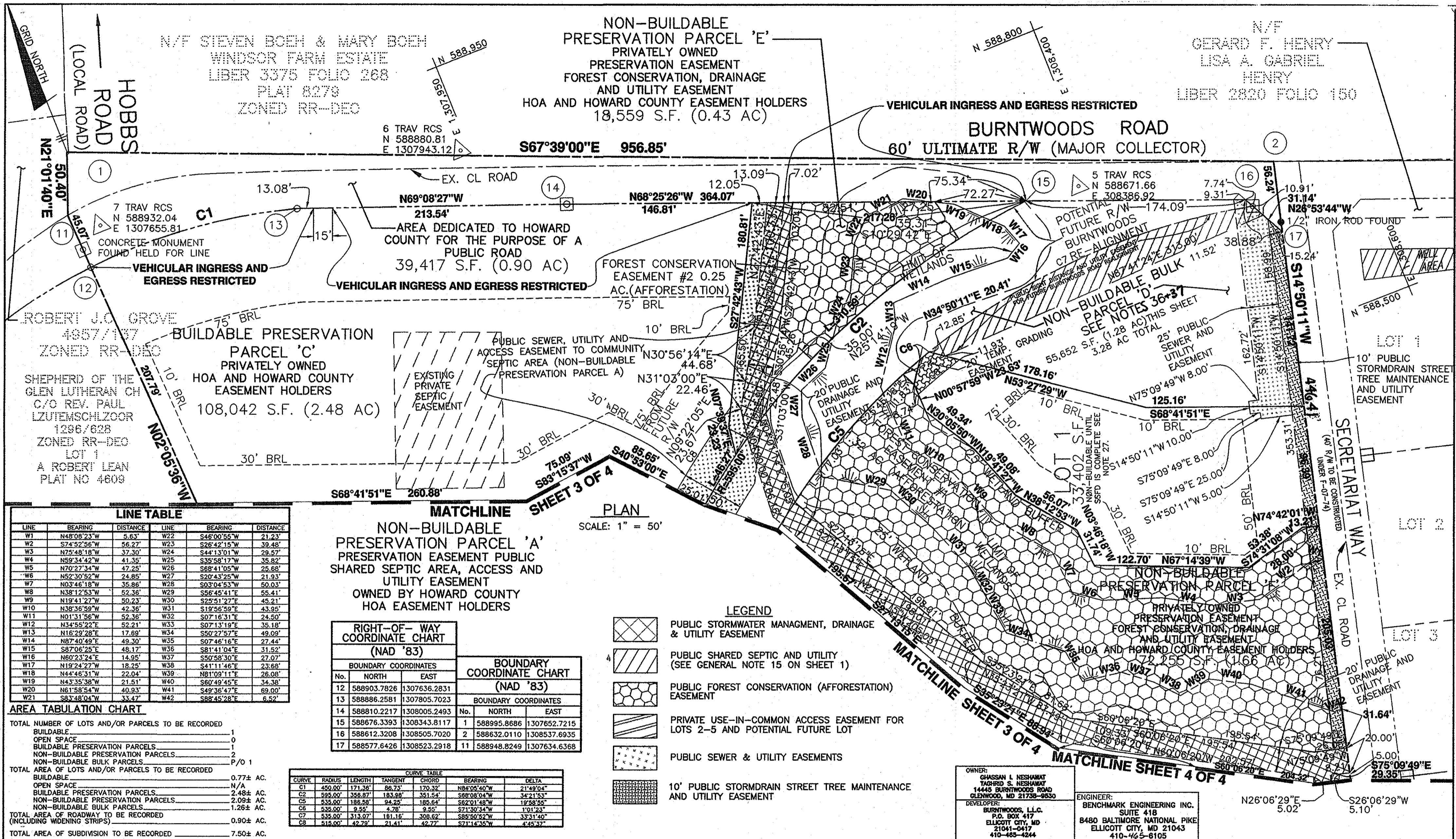
OVERALL DENSITY EXCHANGE CHART

GROSS AREA	17.07 AC±
NET TRACT AREA	17.07 AC± (SEE AREA TABULATION THIS SHEET)
DWELLING UNITS ALLOWED (as matter of right)	17.07 AC± @ 1 DU per 4.25 GROSS ACRES = 4
MAXIMUM DWELLING UNITS ALLOWED	17.07 AC± @ 1 DU per 2.00 NET ACRES = 8
PROPOSED DWELLING UNITS	5 + 1 EXISTING DWELLING = 6
NUMBER OF DEED UNITS TO BE RECEIVED	6 - 4 (base density) = 2
SENDING PARCEL INFORMATION	SUBDIVISION NAME: MYRTLE PROPERTY (F-07-087) TAX MAP: 10 GRID: 24 PARCEL: 255

RECORDED AS PLAT 19378
ON 9/13/07 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

NESHAWAT PROPERTY SUBDIVISION
LOTS 1 TO 5, NON-BUILDABLE PRESERVATION PARCELS A, B, E AND F, NON-BUILDABLE BULK PARCEL D AND BUILDABLE PRESERVATION PARCEL C

4th ELECTION DISTRICT OF HOWARD COUNTY, MARYLAND
TAX MAP No. 21, GRID 5 SCALE: AS SHOWN
PARCEL NO. 138 DATE: AUGUST 2007
ZONED: RR-DEO SHEET: 1 OF 4



GRD NORTH
(LOCAL ROAD)
HOBBS ROAD
N21°01'40"E
50.40'

N/F STEVEN BOEH & MARY BOEH
WINDSOR FARM ESTATE
LIBER 3375 FOLIO 288
PLAT 8278
ZONED RR-DEO

NON-BUILDABLE
PRESERVATION PARCEL 'E'
PRIVATELY OWNED
PRESERVATION EASEMENT
FOREST CONSERVATION, DRAINAGE
AND UTILITY EASEMENT
HOA AND HOWARD COUNTY EASEMENT HOLDERS
18,559 S.F. (0.43 AC)

N/F
GERARD F. HENRY
LISA A. GABRIEL
HENRY
LIBER 2820 FOLIO 150

7 TRAV RCS
N 588932.04
E 1307655.81
CONCRETE MONUMENT
FOUND HELD FOR LINE

ROBERT J. GROVE
4857/147
ZONED RR-DEO
SHEPHERD OF THE
OLEN LUTHERAN CH
C/O REV. PAUL
LZUTEMSCHLZCOR
1286/828
ZONED RR-DEO
LOT 1
A ROBERT LEAN
PLAT NO 4609

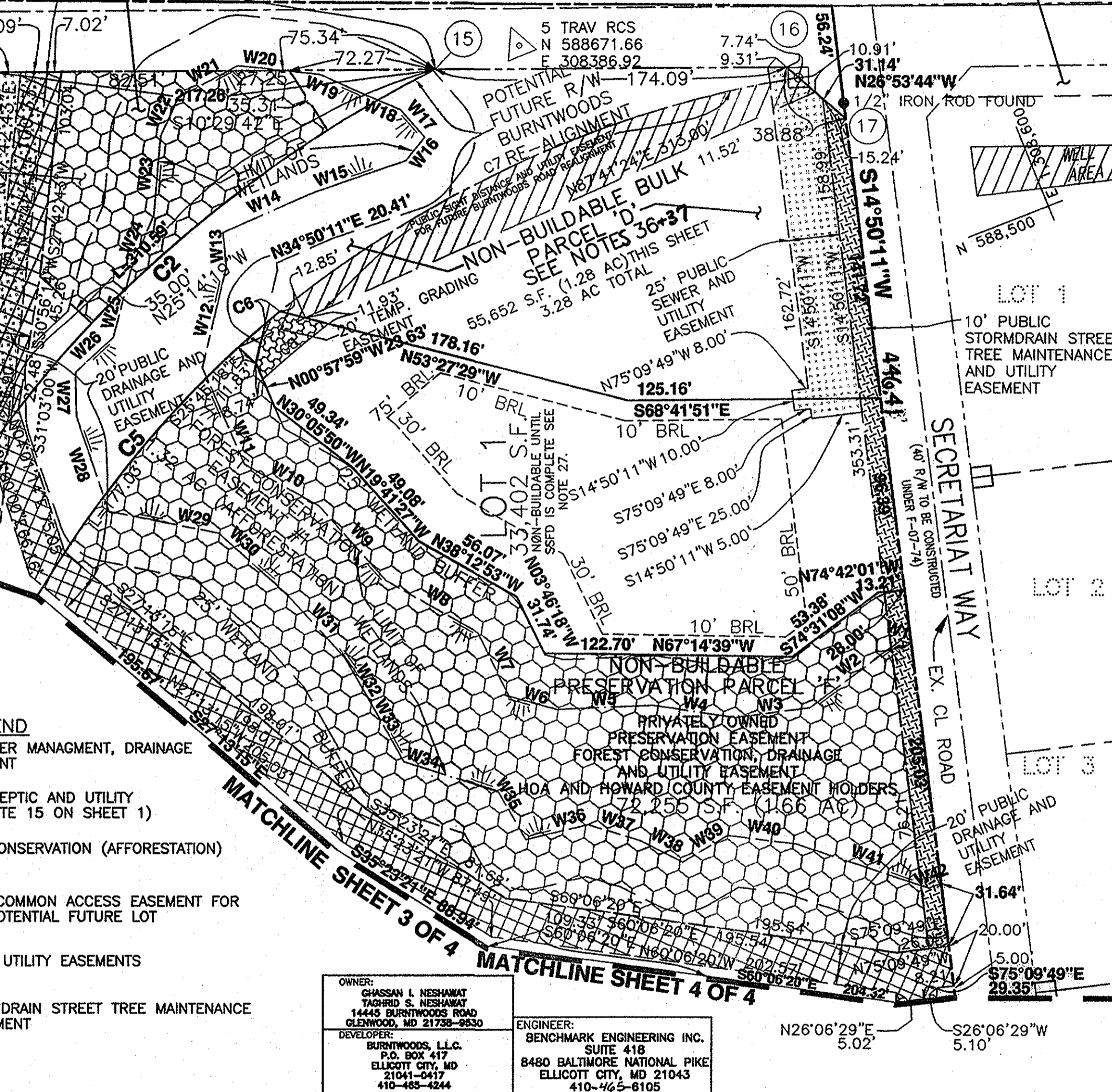
EX. CL ROAD
N69°08'27"W
213.54'
AREA DEDICATED TO HOWARD
COUNTY FOR THE PURPOSE OF A
PUBLIC ROAD
39,417 S.F. (0.90 AC)

BUILDABLE PRESERVATION
PARCEL 'C'
PRIVATELY OWNED
HOA AND HOWARD COUNTY
EASEMENT HOLDERS
108,042 S.F. (2.48 AC)

FOREST CONSERVATION
EASEMENT #2 0.25
AC.(AFFORESTATION)
75' BRL

PUBLIC SEWER, UTILITY AND
ACCESS EASEMENT TO COMMUNITY
SEPTIC AREA (NON-BUILDABLE
PRESERVATION PARCEL A)

VEHICULAR INGRESS AND EGRESS RESTRICTED
BURNTWOODS ROAD
60' ULTIMATE R/W (MAJOR COLLECTOR)



LINE TABLE

LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
W1	N48°08'23"W	5.63'	W22	S46°00'55"W	21.23'
W2	S74°52'56"W	56.27'	W23	S26°42'15"W	39.48'
W3	N75°48'18"W	37.30'	W24	S44°13'01"W	29.57'
W4	N59°34'42"W	41.35'	W25	S35°58'17"W	35.82'
W5	N70°27'34"W	47.25'	W26	S68°41'05"W	25.68'
W6	N52°30'52"W	24.85'	W27	S20°43'25"W	21.93'
W7	N03°46'18"W	35.86'	W28	S03°04'53"W	50.03'
W8	N38°12'53"W	52.36'	W29	S56°45'41"E	55.41'
W9	N18°41'27"W	30.23'	W30	S25°51'27"E	49.21'
W10	N36°56'59"W	42.36'	W31	S19°56'59"E	43.95'
W11	N01°31'56"W	52.36'	W32	S07°16'31"E	24.50'
W12	N34°55'22"E	52.21'	W33	S07°13'19"E	35.18'
W13	N16°29'28"E	17.89'	W34	S50°27'57"E	49.09'
W14	N87°40'49"E	49.30'	W35	S07°46'16"E	27.44'
W15	S87°06'25"E	48.17'	W36	S81°41'04"E	31.52'
W16	N60°23'24"E	14.95'	W37	S50°58'30"E	27.07'
W17	N19°24'27"W	18.25'	W38	S41°11'46"E	23.68'
W18	N44°46'31"W	22.04'	W39	N81°09'11"E	26.08'
W19	N43°35'38"W	21.51'	W40	S60°49'45"E	34.38'
W20	N61°58'54"W	40.93'	W41	S49°36'47"E	69.00'
W21	S87°48'04"W	33.47'	W42	S88°45'28"E	6.52'

AREA TABULATION CHART

TOTAL NUMBER OF LOTS AND/OR PARCELS TO BE RECORDED

BUILDABLE	1
OPEN SPACE	0
BUILDABLE PRESERVATION PARCELS	1
NON-BUILDABLE PRESERVATION PARCELS	1
NON-BUILDABLE BULK PARCELS	2
TOTAL	P/O 1

TOTAL AREA OF LOTS AND/OR PARCELS TO BE RECORDED

BUILDABLE	0.77± AC.
OPEN SPACE	N/A
BUILDABLE PRESERVATION PARCELS	2.48± AC.
NON-BUILDABLE PRESERVATION PARCELS	2.09± AC.
NON-BUILDABLE BULK PARCELS	1.26± AC.
TOTAL AREA OF ROADWAY TO BE RECORDED (INCLUDING WIDENING STRIPS)	0.90± AC.
TOTAL AREA OF SUBDIVISION TO BE RECORDED	7.50± AC.

MATCHLINE
NON-BUILDABLE
PRESERVATION PARCEL 'A'
PRESERVATION EASEMENT PUBLIC
SHARED SEPTIC AREA, ACCESS AND
UTILITY EASEMENT
OWNED BY HOWARD COUNTY
HOA EASEMENT HOLDERS

RIGHT-OF-WAY COORDINATE CHART (NAD '83)

BOUNDARY COORDINATES		BOUNDARY COORDINATES			
No.	NORTH	EAST	No.	NORTH	EAST
12	588903.7826	1307636.2831	1	588995.8686	1307652.7215
13	588886.2581	1307805.7023	2	588632.0110	1308537.6935
14	588810.2217	1308005.2493	11	588948.8249	1307634.6368

CURVE TABLE

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	450.00'	171.36'	66.73'	170.30'	N84°34'07"W	21°49'04"
C2	595.00'	358.87'	183.98'	351.54'	S80°08'04"W	34°21'53"
C3	535.00'	186.58'	94.28'	185.64'	S62°01'48"W	19°58'55"
C4	535.00'	9.55'	4.78'	9.55'	S71°30'34"W	1°01'23"
C5	535.00'	313.07'	181.16'	308.62'	S85°50'52"W	33°31'40"
C6	515.00'	42.79'	21.41'	42.77'	S71°14'35"W	4°45'37"

PLAN
SCALE: 1" = 50'

- LEGEND**
- PUBLIC STORMWATER MANAGEMENT, DRAINAGE & UTILITY EASEMENT
 - PUBLIC SHARED SEPTIC AND UTILITY (SEE GENERAL NOTE 15 ON SHEET 1)
 - PUBLIC FOREST CONSERVATION (AFFORESTATION) EASEMENT
 - PRIVATE USE-IN-COMMON ACCESS EASEMENT FOR LOTS 2-5 AND POTENTIAL FUTURE LOT
 - PUBLIC SEWER & UTILITY EASEMENTS
 - 10' PUBLIC STORMDRAIN STREET TREE MAINTENANCE AND UTILITY EASEMENT

OWNER:
GHASSAN I. NESHAWAT
TAGHRID S. NESHAWAT
14445 BURNTWOODS ROAD
GLENWOOD, MD 21738-9830

ENGINEER:
BENCHMARK ENGINEERING INC.
SUITE 418
8480 BALTIMORE NATIONAL PIKE
ELLCOTT CITY, MD 21043
410-465-8105

APPROVED: FOR PRIVATE WATER, PRIVATE SEWER AND SHARED SEPTIC SYSTEMS. USE OF THE SHARED SEPTIC SYSTEM IS IN CONFORMANCE WITH THE COUNTY PLAN.

B. Wilson for Peter Beilensen, MD 9/7/07
HOWARD COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

Donald A. Mason 8/13/07
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

Donald A. Mason 9/14/07
DIRECTOR DATE

SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY THAT, TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, INFORMATION AND BELIEF, THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS ALL OF THE LAND CONVEYED BY JOHN F. HORTON AND BRENDA FAY HORTON, TO GHASSAN I. NESHAWAT AND TAGHRID S. NESHAWAT BY DEED DATED OCTOBER 31, 1997 AND RECORDED IN THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER 4116, FOLIO 0530. ALL MONUMENTS ARE IN PLACE OR WILL BE IN PLACE IN ACCORDANCE WITH ANNOTATED CODE OF MARYLAND, AS AMENDED.

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.

Donald A. Mason 8/13/07
DONALD A. MASON
PROFESSIONAL LAND SURVEYOR MARYLAND REG. NO. 21230
FOR BENCHMARK ENGINEERING, INC. MARYLAND REG. NO. 351

OWNER'S DEDICATION

GHASSAN I. NESHAWAT AND TAGHRID S. NESHAWAT OWNER OF THE SUBDIVISION SHOWN AND DESCRIBED HEREON, HEREBY ADOPT THIS PLAN OF SUBDIVISION AND IN CONSIDERATION OF THE APPROVAL OF THIS FINAL PLAT BY THE DEPT. 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 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, FLOODPLAIN AND OPEN SPACE WHERE APPLICABLE, AND FOR GOOD AND OTHER VALUABLE CONSIDERATION, HEREBY GRANT THE 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 THE SAID EASEMENTS AND RIGHTS-OF-WAY, WITNESS OUR HANDS THIS 13th DAY OF AUGUST 2007.

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.

GHASSAN I. NESHAWAT 8-13-2007
SIGNATURE OF OWNER DATE

Taghrid S. Neshawat 8/13/07
SIGNATURE OF OWNER DATE

Mary Jane 8/13/2007
WITNESS DATE

Mary Jane 8/13/2007
WITNESS DATE

RECORDED AS PLAT 19379
ON 9/13/07 AMONG THE LAND
RECORDS OF HOWARD COUNTY, MARYLAND.

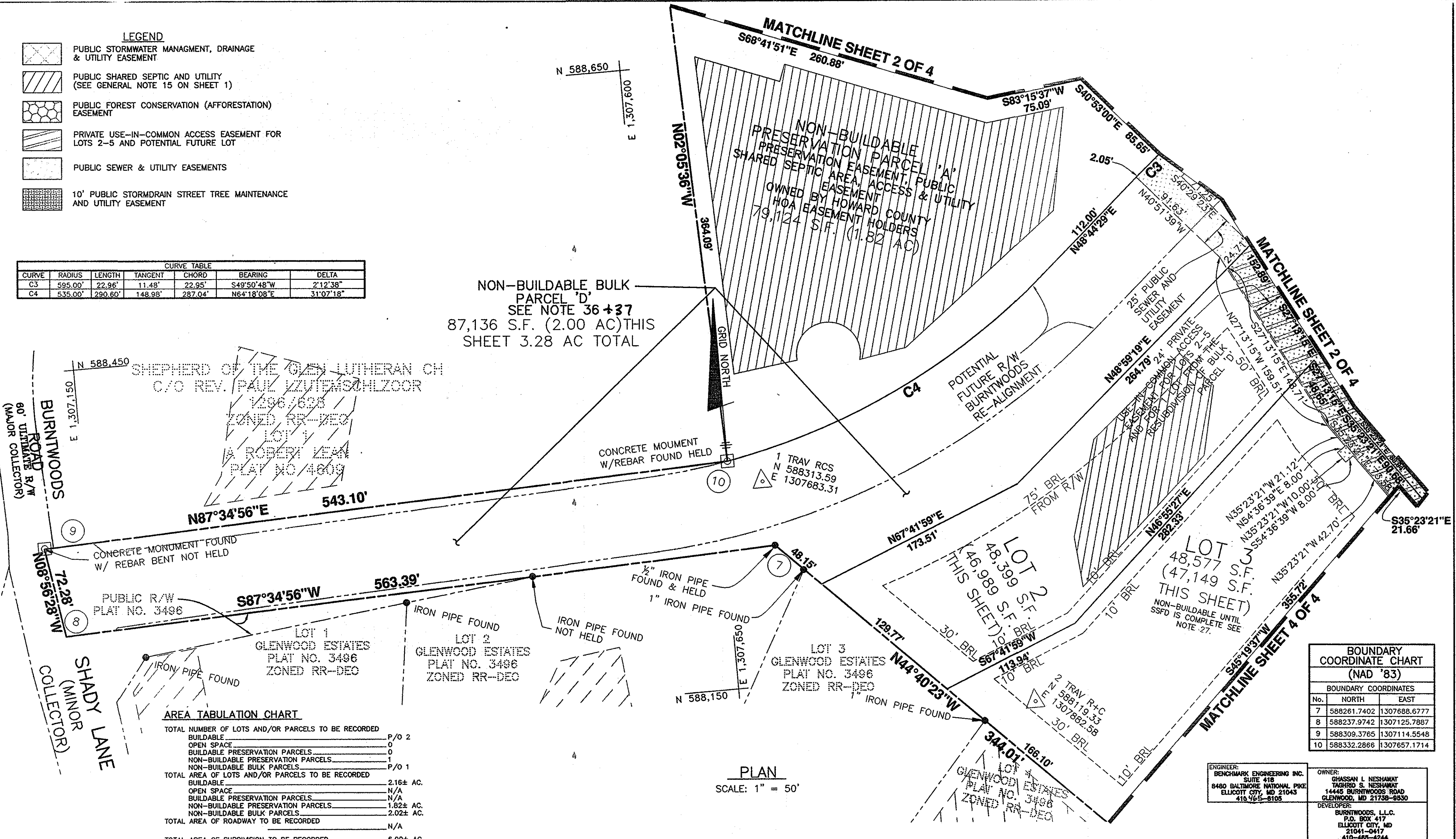
NESHAWAT PROPERTY
SUBDIVISION
LOTS 1 TO 5, NON-BUILDABLE PRESERVATION PARCELS A, B, E AND F, NON-BUILDABLE BULK PARCEL D AND BUILDABLE PRESERVATION PARCEL C

4th ELECTION DISTRICT OF HOWARD COUNTY, MARYLAND
TAX MAP No. 21, GRID 5
PARCEL NO. 138
ZONED: RR-DEO

SCALE: AS SHOWN
DATE: AUGUST, 2007
SHEET: 2 OF 4

- LEGEND**
- PUBLIC STORMWATER MANAGEMENT, DRAINAGE & UTILITY EASEMENT
 - PUBLIC SHARED SEPTIC AND UTILITY (SEE GENERAL NOTE 15 ON SHEET 1)
 - PUBLIC FOREST CONSERVATION (AFFORESTATION) EASEMENT
 - PRIVATE USE-IN-COMMON ACCESS EASEMENT FOR LOTS 2-5 AND POTENTIAL FUTURE LOT
 - PUBLIC SEWER & UTILITY EASEMENTS
 - 10' PUBLIC STORMDRAIN STREET TREE MAINTENANCE AND UTILITY EASEMENT

CURVE TABLE					
CURVE	RADIUS	LENGTH	TANGENT	CHORD	DELTA
C3	595.00'	22.96'	11.48'	22.95'	S49°50'48"W 2'12'38"
C4	535.00'	290.60'	148.98'	287.04'	N64°18'08"E 31°07'18"



AREA TABULATION CHART

TOTAL NUMBER OF LOTS AND/OR PARCELS TO BE RECORDED	
BUILDABLE	P/O 2
OPEN SPACE	0
BUILDABLE PRESERVATION PARCELS	0
NON-BUILDABLE PRESERVATION PARCELS	1
NON-BUILDABLE BULK PARCELS	P/O 1
TOTAL AREA OF LOTS AND/OR PARCELS TO BE RECORDED	
BUILDABLE	2.16± AC.
OPEN SPACE	N/A
BUILDABLE PRESERVATION PARCELS	N/A
NON-BUILDABLE PRESERVATION PARCELS	1.82± AC.
NON-BUILDABLE BULK PARCELS	2.02± AC.
TOTAL AREA OF ROADWAY TO BE RECORDED	N/A
TOTAL AREA OF SUBDIVISION TO BE RECORDED	6.00± AC.

BOUNDARY COORDINATE CHART (NAD '83)

BOUNDARY COORDINATES	
No.	EAST
7	588261.7402 1307688.6777
8	588237.9742 1307125.7887
9	588309.3765 1307114.5548
10	588332.2866 1307657.1714

PLAN
SCALE: 1" = 50'

APPROVED: FOR PRIVATE WATER, PRIVATE SEWER, AND SHARED SEPTIC SYSTEMS USE OF THE SHARED SEPTIC SYSTEM IS IN CONFORMANCE WITH THE COUNTY PLAN.
B. Nelson for Peter Beilensen, MD 9/7/07
HOWARD COUNTY HEALTH OFFICER

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING
Mark H. Wyle 8/22/07
CHIEF, DEVELOPMENT ENGINEERING DIVISION
Mark H. Wyle 9/14/07
DIRECTOR

SURVEYOR'S CERTIFICATION
I HEREBY CERTIFY THAT, TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, INFORMATION AND BELIEF, THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS ALL OF THE LAND CONVEYED BY JOHN F. HORTON AND BRENDA FAY HORTON, TO GHASSANI I. NESHAWAT AND TAGHRID S. NESHAWAT BY DEED DATED OCTOBER 31, 1997 AND RECORDED IN THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER 4116, FOLIO 0530. ALL MONUMENTS ARE IN PLACE OR WILL BE IN PLACE IN ACCORDANCE WITH ANNOTATED CODE OF MARYLAND, AS AMENDED.
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Donald A. Mason
DONALD A. MASON
PROFESSIONAL LAND SURVEYOR MARYLAND REG. No. 21230
FOR BENCHMARK ENGINEERING, INC. MARYLAND REG. No. 351

OWNER'S DEDICATION
GHASSANI I. NESHAWAT AND TAGHRID S. NESHAWAT OWNER OF THE SUBDIVISION SHOWN AND DESCRIBED HEREON, HEREBY ADOPT THIS PLAN OF SUBDIVISION AND IN CONSIDERATION OF THE APPROVAL OF THIS FINAL PLAT BY THE DEPT. 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 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, FLOODPLAIN AND OPEN SPACE WHERE APPLICABLE, AND FOR GOOD AND OTHER VALUABLE CONSIDERATION, HEREBY GRANT THE 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 ERRECTED ON OR OVER THE SAID EASEMENTS AND RIGHTS-OF-WAY, WITNESS OUR HANDS THIS 13TH DAY OF AUGUST 2007.
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Ghassan Neshawat 8-13-2007
SIGNATURE OF OWNER
GHASSANI I. NESHAWAT
Taghrid S. Neshawat 8/13/07
SIGNATURE OF OWNER
TAGHRID S. NESHAWAT
More Jack 8/13/2007
WITNESS
More Jack 8/13/2007
WITNESS

RECORDED AS PLAT 19380
ON 9/13/07 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.
NESHAWAT PROPERTY SUBDIVISION
LOTS 1 TO 5, NON-BUILDABLE PRESERVATION PARCELS A, B, E AND F, NON-BUILDABLE BULK PARCEL D AND BUILDABLE PRESERVATION PARCEL C
4th ELECTION DISTRICT OF HOWARD COUNTY, MARYLAND
TAX MAP No. 21, GRID 5
PARCEL NO. 138
ZONED: RR-DEO
SCALE: AS SHOWN
DATE: AUGUST 2007
SHEET: 3 OF 4

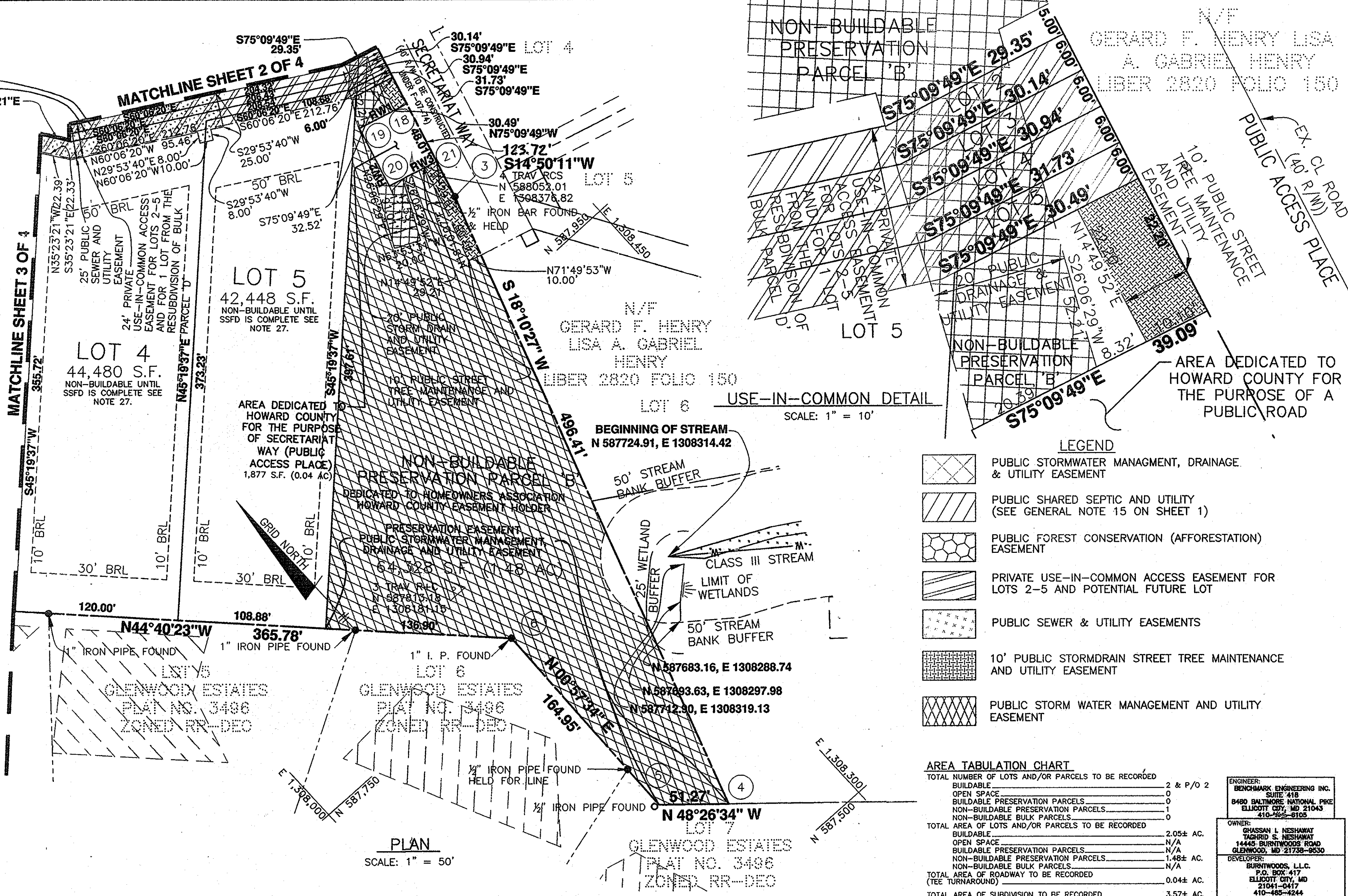
LOT 2
48,399 S.F.
(1,411 S.F.
THIS SHEET)

LOT 3
48,577 S.F.
(1,428 S.F.
THIS SHEET)

BOUNDARY COORDINATE CHART (NAD '83)		
BOUNDARY COORDINATES		
No.	NORTH	EAST
3	588029.6890	1308378.1433
4	587558.0449	1308223.3097
5	587592.0578	1308184.9424
6	587556.9846	1308187.7045

RIGHT-OF-WAY COORDINATE CHART (NAD '83)		
BOUNDARY COORDINATES		
No.	NORTH	EAST
18	588104.6174	1308397.9912
19	588114.6277	1308360.2014
20	588068.2279	1308347.9105
21	588058.2177	1308385.7003

R/W LINE TABLE		
LINE	BEARING	DISTANCE
RW1	S75°09'49"E	39.09'
RW2	S14°49'52"W	48.00'
RW3	S75°09'49"E	39.09'



- LEGEND**
- PUBLIC STORMWATER MANAGEMENT, DRAINAGE & UTILITY EASEMENT
 - PUBLIC SHARED SEPTIC AND UTILITY (SEE GENERAL NOTE 15 ON SHEET 1)
 - PUBLIC FOREST CONSERVATION (AFFORESTATION) EASEMENT
 - PRIVATE USE-IN-COMMON ACCESS EASEMENT FOR LOTS 2-5 AND POTENTIAL FUTURE LOT
 - PUBLIC SEWER & UTILITY EASEMENTS
 - 10' PUBLIC STORMDRAIN STREET TREE MAINTENANCE AND UTILITY EASEMENT
 - PUBLIC STORM WATER MANAGEMENT AND UTILITY EASEMENT

AREA TABULATION CHART

TOTAL NUMBER OF LOTS AND/OR PARCELS TO BE RECORDED	2 & P/O 2
BUILDABLE	0
OPEN SPACE	0
BUILDABLE PRESERVATION PARCELS	0
NON-BUILDABLE PRESERVATION PARCELS	1
NON-BUILDABLE BULK PARCELS	0
TOTAL AREA OF LOTS AND/OR PARCELS TO BE RECORDED	2.05± AC.
BUILDABLE	N/A
OPEN SPACE	N/A
BUILDABLE PRESERVATION PARCELS	N/A
NON-BUILDABLE PRESERVATION PARCELS	1.48± AC.
NON-BUILDABLE BULK PARCELS	N/A
TOTAL AREA OF ROADWAY TO BE RECORDED (TEE TURNAROUND)	0.04± AC.
TOTAL AREA OF SUBDIVISION TO BE RECORDED	3.57± AC.

ENGINEER:
BENCHMARK ENGINEERING INC.
SUITE 418
8480 BALTIMORE NATIONAL PIKE
ELLCOTT CITY, MD 21043
410-485-8105

OWNER:
GHASSAN I. NESHAWAT
TAGHRID S. NESHAWAT
14445 BURNWOODS ROAD
GLENWOOD, MD 21735-8530

DEVELOPER:
BURNWOODS, L.L.C.
P.O. BOX 417
ELLCOTT CITY, MD
21041-0417
410-485-4244

APPROVED: FOR PRIVATE WATER, PRIVATE SEWER AND SHARED SEPTIC SYSTEMS, USE OF THE SHARED SEPTIC SYSTEM IS IN CONFORMANCE WITH THE COUNTY PLAN.

B. Wilson for Peter Belemson, MD 9/7/07
HOWARD COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

Donald A. Mason 8/13/07
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

Paul L. Unger 8/14/07
DIRECTOR DATE

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Donald A. Mason 8/13/07
DONALD A. MASON
PROFESSIONAL LAND SURVEYOR MARYLAND REG. No. 21230
FOR BENCHMARK ENGINEERING, INC. MARYLAND REG. No. 351

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Ghassan Neshawat 8-13-2007
SIGNATURE OF OWNER DATE:
GHASSAN I. NESHAWAT

Taghrid S. Neshawat 8/13/07
SIGNATURE OF OWNER DATE:
TAGHRID S. NESHAWAT

Here Jeh 8/13/2007
WITNESS DATE:
Here Jeh 8/13/2007
WITNESS DATE:

RECORDED AS PLAT 19381
ON 9/13/07 AMONG THE LAND
RECORDS OF HOWARD COUNTY, MARYLAND.

NESHAWAT PROPERTY
SUBDIVISION
LOTS 1 TO 5, NON-BUILDABLE PRESERVATION
PARCELS A, B, E AND F, NON-BUILDABLE BULK
PARCEL D AND BUILDABLE PRESERVATION
PARCEL C

4th ELECTION DISTRICT OF HOWARD COUNTY, MARYLAND
TAX MAP No. 21, GRID 5
ZONED: RR-DEO

SCALE: AS SHOWN
DATE: AUGUST 2007
SHEET: 4 OF 4