

U.S. Equivalent Coordinate Table			Metric Coordinate Table		
POINT	NORTH	EAST	POINT	NORTH	EAST
102	593668.5227	1331317.6177	102	180950.527632	405786.421498
103	593923.1816	1331500.8677	103	181029.147833	405842.276196
104	593413.0923	1331282.3024	104	180872.672282	405775.657368
110	592500.9761	1331001.2822	110	180594.658710	405595.226780
134	592661.3003	1330924.5084	134	180643.525639	405666.601529
448	593844.8280	1331737.9814	448	181004.265587	405914.542516
449	593018.0420	1331462.2996	449	180752.260712	405830.520610
450	592594.2015	1331324.9384	450	180623.073878	405788.652839
451	592689.6658	1331375.4416	451	180652.171449	405804.046239
452	592768.0818	133135.9527	452	180676.072712	405731.049804
453	592629.8979	133111.9095	453	180633.954174	405723.721499
454	592782.2713	1330915.2926	454	180680.397674	405663.792557
455	592844.0254	1331361.1260	455	180699.220357	405799.682896

Minimum Lot Size Chart			
LOT No.	GROSS AREA	PIPESTEM AREA	MINIMUM LOT SIZE
2	3.258 Aca	0.133 Aca	3.125 Aca
3	3.582 Aca	0.310 Aca	3.272 Aca

WETLAND TABULATION	
Sym	Bearing & Distance
WL-1	N35°06'41"E 24.05'
WL-2	S34°27'11"W 24.11'
WL-3	S54°31'05"W 12.75'
WL-4	S65°05'58"W 14.17'
WL-5	S71°56'55"W 18.60'

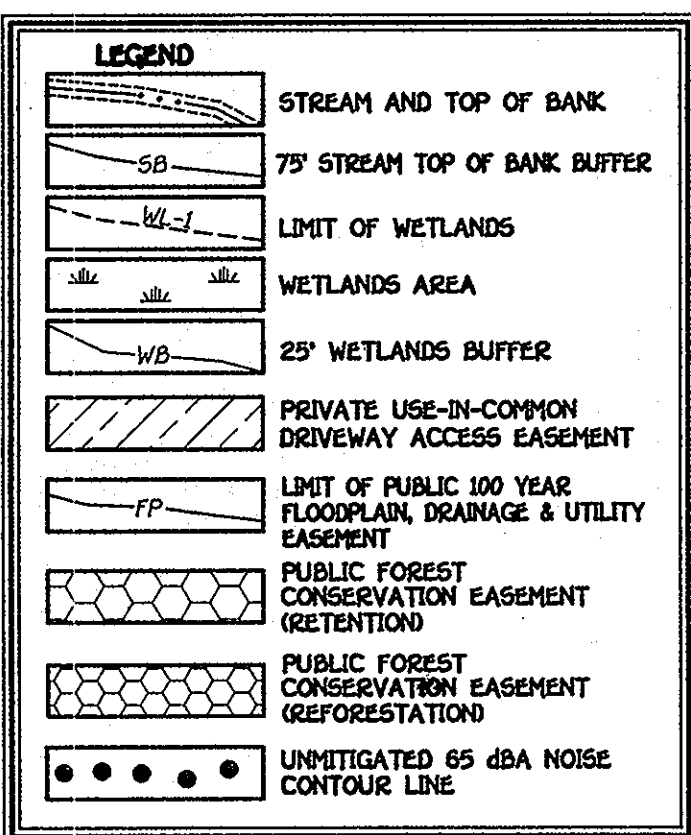
PUBLIC FOREST CONSERVATION EASEMENT No. 2	
Sym	Bearing & Distance
FCE-2-1	S82°06'50"W 219.16'
FCE-2-2	S07°53'10"E 123.28'
FCE-2-3	S79°37'03"W 36.57'
FCE-2-4	N34°43'17"W 62.21'
FCE-2-5	N45°23'31"W 50.14'
FCE-2-6	N39°03'13"W 49.60'
FCE-2-7	N25°09'58"W 40.01'
FCE-2-8	N15°05'24"W 38.73'
FCE-2-9	S71°11'17"E 110.38'
FCE-2-10	N45°53'05"E 118.65'
FCE-2-11	S71°11'17"E 170.28'
FCE-2-12	S24°55'24"E 35.06'

PUBLIC 100 YEAR FLOODPLAIN, DRAINAGE & UTILITY EASEMENT	
Sym	Bearing & Distance
FP-1	N31°14'01"E 35.91'
FP-2	N22°25'18"E 31.68'
FP-3	N18°55'05"E 27.24'
FP-4	N29°36'40"E 23.68'
FP-5	N65°42'28"W 46.90'
FP-6	N59°20'17"W 33.12'
FP-7	N48°09'10"W 42.69'
FP-8	N41°21'20"W 33.09'
FP-9	N54°19'11"W 27.50'
FP-10	N45°21'50"W 37.71'
FP-11	N56°10'12"W 75.14'

PUBLIC FOREST CONSERVATION EASEMENT No. 3	
Sym	Bearing & Distance
FCE-3-1	N39°01'05"W 494.33'
FCE-3-2	N29°36'40"E 23.68'
FCE-3-3	N18°55'05"E 27.24'
FCE-3-4	N22°25'18"E 31.68'
FCE-3-5	N31°14'01"E 35.91'
FCE-3-6	S80°29'15"E 125.37'
FCE-3-7	S09°58'55"W 35.34'
FCE-3-8	S65°24'15"W 52.16'
FCE-3-9	S30°57'51"W 70.79'
FCE-3-10	S28°16'52"E 56.47'
FCE-3-11	S44°32'57"E 69.17'
FCE-3-12	S64°34'36"E 55.37'
FCE-3-13	S19°10'53"E 84.85'
FCE-3-14	S39°09'04"E 219.09'
FCE-3-15	S28°06'22"E 35.93'
FCE-3-16	S58°54'00"W 73.42'
FCE-3-17	S14°20'24"W 74.95'
FCE-3-18	S46°50'54"W 31.64'
FCE-3-19	N72°47'55"W 35.02'
FCE-3-20	N18°26'21"E 184.48'

PUBLIC FOREST CONSERVATION EASEMENT No. 1	
Sym	Bearing & Distance
FCE-1-1	S04°21'23"E 121.32'
FCE-1-2	S82°06'50"W 201.33'
FCE-1-3	N00°58'47"E 38.67'
FCE-1-4	N45°28'53"E 47.44'
FCE-1-5	N18°10'09"E 56.73'
FCE-1-6	N01°41'15"W 46.14'
FCE-1-7	S80°29'15"E 141.33'

PUBLIC FOREST CONSERVATION EASEMENT No. 4	
Sym	Bearing & Distance
FCE-4-1	S18°26'21"W 184.48'
FCE-4-2	N33°22'15"W 245.79'
FCE-4-3	N19°40'39"E 149.73'
FCE-4-4	N22°01'33"E 24.81'
FCE-4-5	S71°42'51"E 188.40'

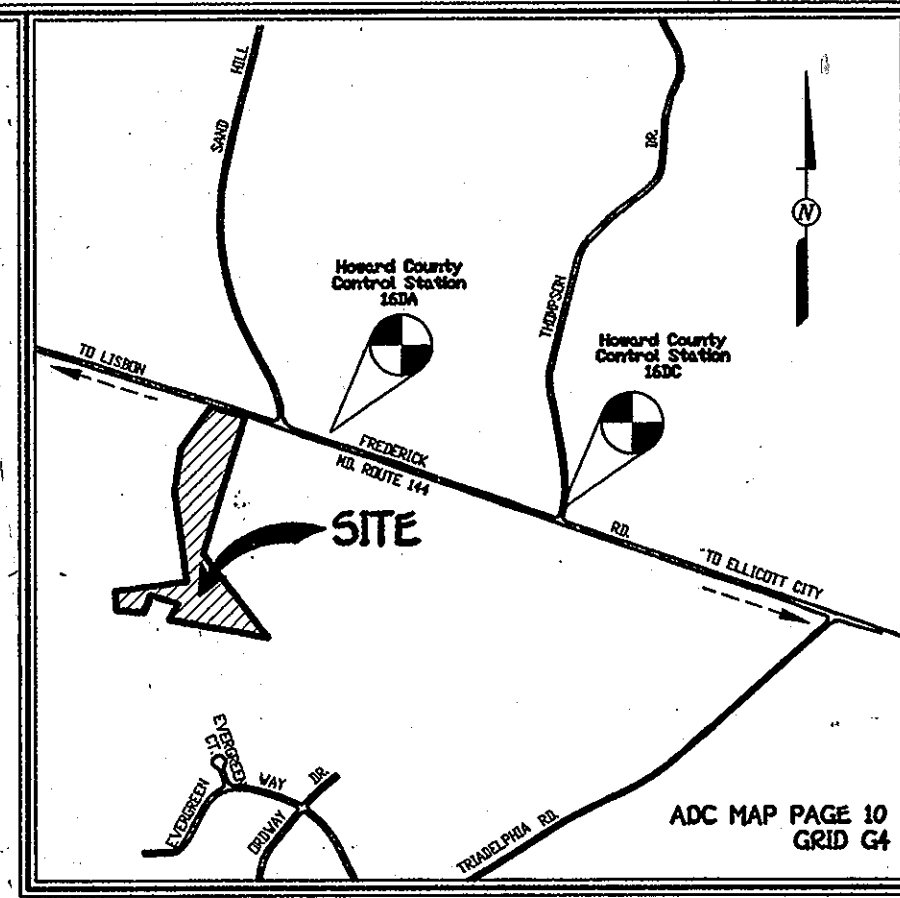


**Developer's/Builder's Certificate**  
 I/We certify that the landscaping shown on this plan will be done according to Section 16.124 of the Howard County Code and the Howard County Landscape Manual. I/We further certify that upon completion of Certification of Landscaping Installation accompanied by an executed one year guarantee of plant materials will be submitted to the Department of Planning and Zoning.

*Terrell A. Fisher* 11/30/10  
 Developer/Builder Date

**GENERAL NOTES CONTINUED:**

- The Forest Conservation Easements shown hereon have been established to fulfill the requirements of Section 16.1200 of the Howard County Subdivision and Land Developments Regulations, 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. Any Unauthorized Activities That Result in Additional Clearing, or That Affect Proposed Planting/Retention Areas Shown On the Forest Conservation Plan May Result in a Request for Recalculation of the Forest Conservation Requirements and Designation of Additional Planting/Retention Areas if Needed to Meet the Obligations of the Forest Conservation Program.
- This Area Designates a Private Sewerage Easement of At Least 10,000 Square Feet As Required by the Maryland State Department of the Environment For Individual Sewerage Disposal Improvements of Any Nature in This Easement Are Restricted. 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. Recordation of A Revised Sewerage Easement Shall Not Be Necessary.
- The Lots Shown Hereon Comply With the Minimum Ownership Width and Lot Area As Required by the Maryland State Department of the Environment For Individual Sewerage Disposal Improvements of Any Nature in This Easement Are Restricted. 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. Recordation of A Revised Sewerage Easement Shall Not Be Necessary.
- No Grading, Removal of Vegetative Cover or Trees, Paving and New Structures shall be Permitted Within the Limits of Wetlands, Streambeds, or Their Required Buffers, Floodplain and Forest Conservation Easement Areas.
- Denotes Wetlands Area Outline.
- Denotes Existing Centerline of Stream.
- Denotes Public 100 Year Floodplain Elevation.
- Denotes Limit of Public 100 Year Floodplain, Drainage and Utility Easement.
- A Community Meeting was Conducted on November 20, 2007 For the Purpose of the Developer To Provide Information To the Community Regarding the Proposed Residential Subdivision And To Allow the Community To Ask Questions And To Make Comments, For Section 16.1200, Of the Subdivision Regulations.
- Stream Buffers are Measured From the Top of Bank of the Stream.
- The Floodplain Delineation Shown On This Plat is Based on Floodplain Study Provided by Fisher, Collins & Carter, Inc. Dated August 4, 2008 And Approved Under F-09-038. The Onsite Floodplain Area is 1.0+ Acres.
- No Clearing, Excavating, Filling, Altering Drainage, or Imperious Paving, May Occur On Land Located in A Floodplain Unless Required or Authorized by the Department of Planning and Zoning Upon the Advice of the Department of Inspections, Licenses and Permits, the Department of Public Works, the Department of Recreation and Parks, the Soil Conservation District, or the Maryland Department of the Environment. Any Proposed Construction of A Structure Located Within a Floodplain shall be Subject to the Requirements of the Howard County Building Code.
- Plat Subject to WP-09-071 Which the Planning Director on December 17, 2008 Approved A Request To Waive the Following: Section 16.1200.(b).(4)(iii) Usable Lot Design. In That Residential Lots Shall be Designed to be Usable in Terms of Not Being Encumbered by Environmentally Sensitive Features.



**GENERAL NOTES:**

- Subject Property Zoned RR-DEO Per 02/02/04 Comprehensive Zoning Plan and the "Comp Lite" Zoning Amendments Effective 07/28/06.
- Coordinates Based on NAD '83, Maryland Coordinate System as Projected by Howard County Geodetic Control Stations No. 16DA and 16DC. Sta. H.C.M. 16DA N 53712.09430 E 133232.02190 Sta. H.C.M. 16DC N 53095.46570 E 133391.81830
- This Plat is Based on Field Run Monumented Boundary Survey Performed On or About May 10, 2007 by Fisher, Collins & Carter, Inc.
- B.R.L. Denotes Building Restriction Line.
- Denotes Iron Pin Set Capped "I.C.C. 106".
- Denotes Iron Pipe or Iron Bar Found.
- Denotes Angular Change in Bearing of Boundary or Rights-Of-Way.
- Denotes Concrete Monument Set with Aluminum Plate "I.C.C. 106".
- Denotes Concrete Monument or Stone Found.
- 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 Onto the Pipestem Lot Driveway.
- Driveways shall be Provided Prior to Issuance of A Residential Occupancy Permit For Any New Dwellings To Ensure Safe Access For Fire and Emergency Vehicles Per the Following Minimum Requirements:
  - Width - 12 Feet (6 Feet) Serving More Than One Residence.
  - Surface - Six (6) Inches of Compacted Crusher Run Base with Tar and Chip Coating.
  - Minimum:
    - Geometry - Maximum 15% Grade, Maximum 10% Grade Change and 45-Foot Turning Radius.
    - Structures (Culverts/Bridges) - Capable of Supporting 20 Gross Tons (425-Loading).
    - Drainage Elements - Capable of Safely Passing 100 Year Flood with No More Than 1 Foot Depth Over Surface.
    - Structure Clearances - Minimum 12 Feet.
    - Maintenance - Sufficient to Ensure All Weather Use.
  - All Lot Areas are More or Less (±).
  - Distances Shown are Based on Surface Measurement and Not Reduced to NAD '83 Grid Measurement.
  - No Historic Structures or Cemeteries Exist On the Subject Property.
  - There is an Existing Dwelling/Structure(s) Located On Lot 1 To Remain. No New Buildings, Extensions or Additions To the Existing Dwelling(s) are To be Constructed At a Distance Less Than the Zoning Regulation Requirements.
  - This Plat is in Compliance With the Amended Fifth Edition of the Subdivision and Land Development Regulations Per Council Bill 45-2003 and the Zoning Regulations as Amended by Council Bill 75-2003. Development or Construction On These Lots Must Comply with Setback and Buffer Regulations in Effect At the Time of Submission of the Site Development Plan, Water Petition Application, or Building/Grading Permit and Per the Comp-Lite Zoning Regulations Dated July 29, 2006.
  - Previous Department of Planning and Zoning File Number: WP-09-071.
  - Open Space Requirements are Provided by A Fee-In-Lieu Payment of \$3,000.00.
  - Landscaping For Lots 2 and 3 On File With this Plat is Provided in Accordance With a Certified Landscape Plan in Accordance With Section 16.124 of the Howard County Code and the Landscape Manual. A Landscape Surety For 20 Shade Trees, 70 Evergreens and 1 (235 L.F. Privacy Fence) in the Amount of \$18,850.00 is Provided with the Grading Permit. Lot 2 Surety (5 Shade Trees + \$300/Shade Tree) and (70 Evergreens + \$150/Evergreen Tree + \$15,000.00 Lot 3 Surety (5 Shade Trees + \$300/Shade Tree + 1 (235 L.F. Privacy Fence) + \$10 per L.F. + \$3,000.00).
  - Forest Stand Delineation and Wetland Delineation was Prepared by Eco-Science Professionals, Inc. Dated January, 2008.
  - This Project Complies With the Requirements of Section 16.1200 of the Howard County Code For Forest Conservation with an Obligation of 3.4 Acres Provided by 2.3 Acres of On Site Retention and 1.1 Acres of On Site Afforestation (89000) Forest Conservation in the Amount of \$43,950.00 shall be Provided With the Developer's Agreement For this Plat (F-09-038) Based On 2.3 Acres (Retention) x \$19,500/Sq.Ft. Ac. x \$40,200/Sq.Ft. = \$40,200.00, 1.1 Acres (Afforestation) x \$43,500/Sq.Ft. Ac. x \$40,200/Sq.Ft. = \$43,950.00.
  - Reforestation of Trees Within the BGE Yellow Zone shall be a Species of Tree That Does Not Grow More Than 40 Feet Tall Refer to the BGE Tree Planting Guide.
  - Water Quality Volume (WQV) and Groundwater Recharge Volume (GRV) Stormwater Management Requirements are Being Met by Applying the Criteria Found in the 2000 Maryland Stormwater Design Manual Volume 1 and II, Chapter 3, Section 3.4 "Stormwater Filtering Systems" for the Stormwater Filter Systems Located on Lots 2 and 3 Along with Chapter 5, Section 5.3 "Disconnection of Non-Rooftop Runoff Credit" For All Driveway Surfaces and Section 5.4 "Sheetflow to Buffer Credit" for the Level Spreader Located on Lot 3.
  - A Private Use-in-Common Driveway Access and Maintenance Agreement for Shared Driveway for Lots 1, 2 & 3 is Recorded Simultaneously With this Plat.

**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 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 Herein 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.

The Requirements §3-108, The Real Property Article, Annotated Code of Maryland, 1998 Replacement Volume, (As Supplemented As Far As They Relate To the Making of This Plat And the Setting of Markers Have Been Complied With

*Terrell A. Fisher* 10/14/09 Date  
 (Registered Land Surveyor)  
*L. Feinstein* 11/30/10 Date  
 Lev N. Feinstein (Owner)  
*Nooshin Soozangar* 11/30/10 Date  
 Nooshin Soozangar (Owner)  
*Larisa Feinstein* 11/30/10 Date  
 Larisa Feinstein (Owner)

**OWNER/DEVELOPER**

Lev N. Feinstein  
 Nooshin Soozangar  
 Larisa Feinstein  
 8955 Skyrock Court  
 Columbia Md, 21046  
 443-570-3165

**FISHER, COLLINS & CARTER, INC.**  
 CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS  
 CENTRAL SQUARE OFFICE PARK - 11272 BALTIMORE NATIONAL PKE  
 ELLICOTT CITY, MARYLAND 21042  
 (410) 461-2255

TOTAL SHEET AREA TABULATION			
	SHEET 2	SHEET 3	TOTAL
TOTAL AREA OF FLOODPLAIN TO BE RECORDED	0.796 Aca	0.206 Aca	1.002 Aca
TOTAL NUMBER OF BUILDABLE LOTS TO BE RECORDED	2	1	3
TOTAL NUMBER OF OPEN SPACE LOTS TO BE RECORDED	0	0	0
TOTAL AREA OF BUILDABLE LOTS TO BE RECORDED	8.471 Aca	4.443 Aca	9.914 Aca
TOTAL AREA OF OPEN SPACE LOTS TO BE RECORDED	0.000 Aca	0.000 Aca	0.000 Aca
TOTAL AREA OF LOTS TO BE RECORDED	8.471 Aca	4.443 Aca	9.914 Aca
TOTAL AREA OF ROADWAY TO BE RECORDED	0.099 Aca	0.000 Aca	0.099 Aca
TOTAL AREA TO BE RECORDED	5.570 Aca	4.443 Aca	10.013 Aca

APPROVED: For Private Water And Private Sewerage Systems  
 Howard County Health Department.

*Robert B. Bilsen* 11/7/2011 Date  
 Howard County Health Officer

APPROVED: Howard County Department of Planning and Zoning

*Terrell A. Fisher* 11/21/10 Date  
 Chief, Development Engineering Division

*Robert B. Bilsen* 11/13/11 Date  
 Director

**OWNER'S CERTIFICATE**

Lev N. Feinstein, Nooshin Soozangar, Larisa Feinstein 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 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 the Said Easements And Rights-Of-Way.

Witness My Hand This 30th Day of November, 2010.

*L. Feinstein*  
 Lev N. Feinstein  
*Nooshin Soozangar*  
 Nooshin Soozangar  
*Larisa Feinstein*  
 Larisa Feinstein

**SURVEYOR'S CERTIFICATE**

I hereby Certify To the Best of My Knowledge That the Final Plat Shown Hereon is Correct; That It is a Subdivision of All of the Lands Conveyed by William E. Saunders and Barbara Saunders to Lev N. Feinstein and Nooshin Soozangar And Larisa Feinstein by Deed Dated September, 2005 And Recorded In the Land Records of Howard County in Liber No. 9513 Folio 303, 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.

*Terrell A. Fisher* 10/14/09 Date  
 Terrell A. Fisher, Professional Land Surveyor No. 10692

RECORDED AS PLAT No. 21456 ON 11/28/11  
 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

**FRIENDSHIP MEADOWS**  
 LOTS 1 THRU 3  
 Zoned RR-DEO  
 Tax Map: 16 Parcel: 270 Grid: 13  
 Third Election District  
 Howard County, Maryland

Scale: 1" = 50'  
 Date: September 29, 2009  
 Sheet 1 of 3

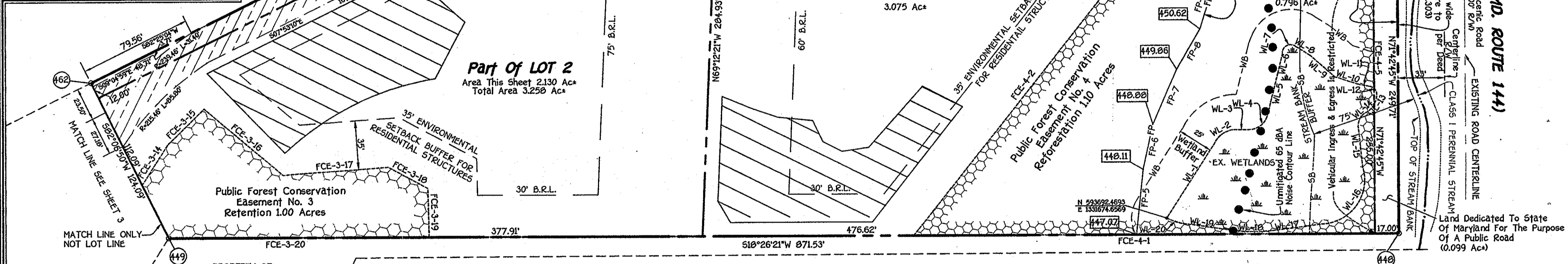
F-09-038

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

*Terrell A. Fisher* 10/14/09 Date  
 (Registered Land Surveyor)  
*L. Feinstein* 11/30/10 Date  
 Lev N. Feinstein (Owner)  
*Nooshin Soozangar* 11/30/10 Date  
 Nooshin Soozangar (Owner)  
*Larisa Feinstein* 11/30/10 Date  
 Larisa Feinstein (Owner)

Sym	Bearing & Distance
WL-1	N38°50'29"W 61.99'
WL-2	R-17.31' L-19.66'
WL-3	N89°04'49"E 9.32'
WL-4	R-13.67' L-18.78'
WL-5	S57°42'43"E 31.23'
WL-6	S57°47'16"E 13.32'
WL-7	R-5.99' L-14.10'
WL-8	S20°33'36"W 11.97'
WL-9	N59°42'20"E 23.26'
WL-10	N56°42'37"E 16.93'
WL-11	N29°12'43"E 8.28'
WL-12	R-5.78' L-9.46'
WL-13	R-15.72' L-13.72'
WL-14	R-10.61' L-15.28'
WL-15	S77°40'24"E 27.22'
WL-16	R-31.73' L-36.30'
WL-17	N11°00'32"E 33.77'
WL-18	R-13.94' L-32.58'
WL-19	N28°58'30"E 25.78'
WL-20	R-39.58' L-17.05'

LEGEND	
	STREAM AND TOP OF BANK
	75' STREAM TOP OF BANK BUFFER
	LIMIT OF WETLANDS
	WETLANDS AREA
	25' WETLANDS BUFFER
	PRIVATE USE-IN-COMMON DRIVEWAY ACCESS EASEMENT
	LIMIT OF PUBLIC 100 YEAR FLOODPLAIN, DRAINAGE & UTILITY EASEMENT
	PUBLIC FOREST CONSERVATION EASEMENT (RETENTION)
	PUBLIC FOREST CONSERVATION EASEMENT (REForestation)
	UNMITIGATED 65 dBA NOISE CONTOUR LINE



AREA TABULATION FOR SHEET 2 OF 3	
TOTAL AREA OF FLOODPLAIN TO BE RECORDED	0.796 Ac
TOTAL NUMBER OF BUILDABLE LOTS TO BE RECORDED	2
TOTAL NUMBER OF OPEN SPACE LOTS TO BE RECORDED	0
TOTAL NUMBER OF LOTS TO BE RECORDED	2
TOTAL AREA OF BUILDABLE LOTS TO BE RECORDED	5.471 Ac
TOTAL AREA OF OPEN SPACE LOTS TO BE RECORDED	0.000 Ac
TOTAL AREA OF LOTS TO BE RECORDED	5.471 Ac
TOTAL AREA OF ROADWAY TO BE RECORDED	0.099 Ac
TOTAL AREA TO BE RECORDED	5.570 Ac

**FISHER, COLLINS & CARTER, INC.**  
 CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS  
 CENTENNIAL SQUARE OFFICE PARK - 10272 BALTIMORE NATIONAL PIKE  
 ELLICOTT CITY, MARYLAND 21042  
 (410) 461-2995

**OWNER/DEVELOPER**  
 Lev N. Feinstein  
 Nooshin Soozangar  
 Larisa Feinstein  
 8955 Skyrock Court  
 Columbia Md, 21046  
 443-570-3165

**OWNER/DEVELOPER**  
 PROPERTY OF DENNIS C. WHITTAKER & SYLVIA A. WHITTAKER  
 L. 9177, F. 528  
 TAX MAP 16  
 PARCEL 260  
 ZONED RR-DEO

PUBLIC 100 YEAR FLOODPLAIN, DRAINAGE & UTILITY EASEMENT	
Sym	Bearing & Distance
FP-5	N65°42'28"W 46.90'
FP-6	N59°20'17"W 33.12'
FP-7	N48°09'10"W 42.69'
FP-8	N41°21'20"W 33.09'
FP-9	N54°19'11"W 27.50'
FP-10	N45°21'50"W 37.71'
FP-11	N56°10'12"W 75.14'

APPROVED: For Private Water And Private Sewerage Systems Howard County Health Department.  
*B. Wilson for Peter Besilensom* 11/7/2011 Date  
 Howard County Health Officer  
 APPROVED: Howard County Department Of Planning And Zoning.  
*[Signature]* 11/2/11 Date  
 Chief, Development Engineering Division  
*[Signature]* 11/3/11 Date  
 Director

**OWNER'S CERTIFICATE**  
 Lev N. Feinstein, Nooshin Soozangar, Larisa Feinstein 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 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 The Said Easements And Rights-Of-Way.  
 Witness My Hand This 30<sup>th</sup> Day Of November, 2010.  
 Lev N. Feinstein  
 Nooshin Soozangar  
 Larisa Feinstein

**SURVEYOR'S CERTIFICATE**  
 I Herby Certify To The Best Of My Knowledge That The Final Plat Shown Hereon Is Correct; That It Is A Subdivision Of All Of The Lands Conveyed By William E. Saunders And Barbara Saunders To Lev N. Feinstein And Nooshin Soozangar And Larisa Feinstein By Deed Dated September, 2005 And Recorded In The Land Records Of Howard County In Liber No. 9513 Folio 303, 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.  
 STATE OF MARYLAND  
 TERRELL A. FISHER  
 PROFESSIONAL LAND SURVEYOR  
 No. 10692  
 10/14/09 Date  
 Terrell A. Fisher, Professional Land Surveyor No. 10692

RECORDED AS PLAT No. 21457 ON 11/20/11  
 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

**FRIENDSHIP MEADOWS**  
 LOTS 1 THRU 3  
 Zoned RR-DEO  
 Tax Map: 16 Parcel: 270 Grid: 13  
 Third Election District  
 Howard County, Maryland

**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 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 Herein 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."

FREDECRICK ROAD (MD. ROUTE 144)  
 Minor Arterial - Scenic Road  
 (State Road - 100' R/W)  
 Existing Road Centerline  
 Land Dedicated To State Of Maryland For The Purpose Of A Public Road (0.099 Ac)

I:\2009\06055\dwg\06055-3001 Sabirian Record Plat Sheet 2.dwg, 9/29/2009 2:05:13 PM, 150

F-09-038

**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 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 Herein 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."

N 593000  
N 180746.7614  
E 405720.0914  
(Meters)

**PUBLIC 100 YEAR FLOODPLAIN, DRAINAGE & UTILITY EASEMENT**

Sym	Bearing & Distance
FP-1	N31°14'01"E 35.91'
FP-2	N22°25'18"E 31.68'
FP-3	N18°55'05"E 27.24'
FP-4	N29°36'40"E 23.68'

**WETLAND TABULATION**

Sym	Bearing & Distance
WL-1	N35°06'41"E 24.05'
WL-2	S34°27'11"W 24.11'
WL-3	S54°31'05"W 12.75'
WL-4	S65°05'58"W 14.17'
WL-5	S71°56'55"W 18.60'

PROPERTY OF  
MICHAEL E. SAUNDERS &  
JANET M. SAUNDERS  
L. 2188, F. 707  
LOT 2  
PLAT NO. 8374  
ZONED RR-DEO

Public Forest Conservation  
Easement No. 2  
Retention 0.75 Acres

Part Of LOT 3  
Area This Sheet 3.316 Aca  
Total Area 3.582 Aca

Public Forest Conservation  
Easement No. 1  
Retention 0.54 Acres

PROPERTY OF  
DAVID B. SVRJOCEK &  
EVE HANSEN  
L. 1668, F. 173  
TAX MAP 16  
PARCEL 87  
ZONED RR-DEO

The Requirements §3-106, 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

*Terrell A. Fisher* 10/14/09 Date  
Terrell A. Fisher, L.S. #10692 (Registered Land Surveyor)

*L. Feinstein* 11/30/10 Date  
Lev N. Feinstein (Owner)

*Nooshin Soozangar* 11/30/10 Date  
Nooshin Soozangar (Owner)

*Larisa Feinstein* 11/30/10 Date  
Larisa Feinstein (Owner)

N 593000  
N 180746.7614  
E 405720.0914  
(Meters)

**LEGEND**

- STREAM AND TOP OF BANK
- 75' STREAM TOP OF BANK BUFFER
- LIMIT OF WETLANDS
- WETLANDS AREA
- 25' WETLANDS BUFFER
- PRIVATE USE-IN-COMMON DRIVEWAY ACCESS EASEMENT
- LIMIT OF PUBLIC 100 YEAR FLOODPLAIN, DRAINAGE & UTILITY EASEMENT
- NATURAL AREA CONSERVATION STORMWATER MANAGEMENT CREDIT EASEMENT
- PUBLIC FOREST CONSERVATION EASEMENT (RETENTION)
- PUBLIC FOREST CONSERVATION EASEMENT (REFORESTATION)
- UNMITIGATED 65 dBA NOISE CONTOUR LINE

24' Private Use-In-Common Access Easement Across Lots 1 And 2 For The Use And Benefit Of Lots 1 Thru 3. Maintenance Agreement Recorded Simultaneously With The Recording Of This Plat Among The Land Records Of Howard County.

Part Of LOT 2  
Area This Sheet 1.127 Aca  
For Total Area See Sheet 2

Public Forest Conservation  
Easement No. 3  
Retention 1.00 Acres

LIMIT OF PUBLIC 100 YEAR FLOODPLAIN, DRAINAGE & UTILITY EASEMENT 0.206 Aca

PROPERTY OF  
CARLTON N. SAUNDERS &  
DEBORAH A. SAUNDERS  
L. 1283, F. 687  
TAX MAP 16  
PARCEL 24  
ZONED RR-DEO

PROPERTY OF  
EDWARD T. GROGAN &  
ANNETTE L. GROGAN  
L. 1355, F. 806  
TAX MAP 16  
PARCEL 317  
ZONED RR-DEO

**AREA TABULATION FOR SHEET 3 OF 3**

TOTAL AREA OF FLOODPLAIN TO BE RECORDED	0.206 Aca
TOTAL NUMBER OF BUILDABLE LOTS TO BE RECORDED	1
TOTAL NUMBER OF OPEN SPACE LOTS TO BE RECORDED	0
TOTAL NUMBER OF LOTS TO BE RECORDED	1
TOTAL AREA OF BUILDABLE LOTS TO BE RECORDED	4.443 Aca
TOTAL AREA OF OPEN SPACE LOTS TO BE RECORDED	0.000 Aca
TOTAL AREA OF LOTS TO BE RECORDED	4.443 Aca
TOTAL AREA OF ROADWAY TO BE RECORDED	0.000 Aca
TOTAL AREA TO BE RECORDED	4.443 Aca

N 592500  
N 180594.3611  
E 405720.0914  
(Meters)

**FISHER, COLLINS & CARTER, INC.**  
CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS  
CENTENNIAL SQUARE OFFICE PARK - 10272 BALTIMORE NATIONAL PIKE  
ELLCOTT CITY, MARYLAND 21042  
(410) 461 - 2955

**OWNER/DEVELOPER**

Lev N. Feinstein  
Nooshin Soozangar  
Larisa Feinstein  
8955 Skyrock Court  
Columbia Md, 21046  
443-570-3165

APPROVED: For Private Water And Private Sewerage Systems  
Howard County Health Department.

*B. Wilson for Peter B. Wilson* 11/7/2011  
Howard County Health Officer Date

APPROVED: Howard County Department Of Planning And Zoning.

*[Signature]* 1/12/11  
Chief, Development Engineering Division Date

*[Signature]* 1/13/11  
Director Date

**OWNER'S CERTIFICATE**

Lev N. Feinstein, Nooshin Soozangar, Larisa Feinstein 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 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 The Said Easements And Rights-Of-Way. Witness My Hand This 30<sup>th</sup> Day Of November, 2010.

*L. Feinstein*  
Lev N. Feinstein  
*Nooshin Soozangar*  
Nooshin Soozangar  
*Larisa Feinstein*  
Larisa Feinstein

*[Witness Signature]*  
Witness  
*[Witness Signature]*  
Witness  
*[Witness Signature]*  
Witness

**SURVEYOR'S CERTIFICATE**

I Hereby Certify To The Best Of My Knowledge That The Final Plat Shown Hereon Is Correct; That It Is A Subdivision Of All Of The Lands Conveyed By William E. Saunders And Barbara Saunders To Lev N. Feinstein And Nooshin Soozangar And Larisa Feinstein By Deed Dated September, 2005 And Recorded In The Land Records Of Howard County In Liber No. 9513 Folio 303, 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.



*Terrell A. Fisher* 10-14-08  
Terrell A. Fisher, Professional Land Surveyor No. 10692 Date

RECORDED AS PLAT No. 21458 ON 11/20/11  
AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

**FRIENDSHIP MEADOWS**

LOTS 1 THRU 3

Zoned RR-DEO

Tax Map: 16 Parcel: 270 Grid: 13  
Third Election District  
Howard County, Maryland



Scale: 1" = 50'  
Date: September 29, 2009  
Sheet 3 of 3

F-09-038