



LEGEND

EXISTING R/W AREA	
DEDICATED R/W AREA	
20' BGE OHW EASEMENT	
36' PRIVATE USE-IN-COMMON DRIVEWAY, DRAINAGE & UTILITY EASEMENT	
20' PUBLIC SEWER & UTILITY EASEMENT	
20' PUBLIC WATER & UTILITY EASEMENT	
30' PUBLIC WATER, SEWER & UTILITY EASEMENT	
20' PRIVATE DRIVEWAY EASEMENT (LIBER 386 FOLIO 455) TO REMAIN	
PUBLIC FOREST CONSERVATION EASEMENT	
WETLANDS	

AREA TABULATION CHART

TOTAL NUMBER OF LOTS TO BE RECORDED:	7
BUILDABLE LOTS	5
NON-BUILDABLE LOTS	0
OPEN SPACE	2
PRESERVATION PARCELS	0
TOTAL AREA OF LOTS TO BE RECORDED:	4.4213 AC.±
BUILDABLE LOTS	2.5485 AC.±
NON-BUILDABLE LOTS	0
OPEN SPACE	1.8727 AC.±
PRESERVATION PARCELS	0
TOTAL AREA OF ROADWAY TO BE RECORDED INCLUDING WIDENING STRIPS	0.1988 AC.±
TOTAL AREA OF SUBDIVISION TO BE RECORDED	4.6201 AC.±

OWNER/DEVELOPER
A. SHAMS PIRZADEH
 GITY SHAMS PIRZADEH
 805 STAGES HEAD ROAD
 TOWSON, MD 21286
 (410) 419-9229

OWNER'S CERTIFICATE

WE, A. SHAMS PIRZADEH AND GITY SHAMS PIRZADEH, HIS WIFE, OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON ADOPT THIS PLAN OF SUBDIVISION AND IN CONSIDERATION OF THE APPROVAL OF THIS FINAL PLAN 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 STREETS RIGHT-OF-WAYS AND THE SPECIFIC EASEMENT AREA SHOWN HEREON, (2) THE RIGHT TO REQUIRE DEDICATION FOR PUBLIC USE THE BEDS OF THE STREETS AND/OR ROADS AND FLOOD PLAINS AND OPEN SPACES 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 FLOOD PLAINS, STORM DRAINAGE FACILITIES AND OPEN SPACES 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 STRUCTURE OF ANY KIND SHALL BE ERECTED ON OR OVER THE SAID EASEMENTS AND RIGHT-OF-WAYS.

WITNESS OUR HANDS THIS 25 DAY OF October 2013

A. Shams Pirzadeh GITY SHAMS PIRZADEH
 A. SHAMS PIRZADEH GITY SHAMS PIRZADEH
 WITNESS *[Signature]*

RECORDED AS PLAT 22854 ON 6/26/14
 AMONG THE LAND RECORDS OF HOWARD COUNTY, MD

Advanced Engineering Consultants, DC
 Engineers & Planners
 P.O. BOX 129 RIDERWOOD, MD 21139
 TEL: 410-382-9180 FAX: 410-296-0505
 mizad@aec-engineers.biz

SHAMS SUBDIVISION
LOTS 1 THRU 5,
OPEN SPACE LOTS 6 & 7
 SP-08-007, WP-08-083, WP-09-124, WP-10-032
 PARCEL NO. 237 ZONED: R-20
 GRID NO. 14 TAX MAP NO. 18
 2ND ELECTION DISTRICT
 HOWARD COUNTY, MARYLAND
 DATE: 10-23-2013 SCALE: 1"=50' SHEET 02 OF 02

APPROVED:
 HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING
[Signature] 11-20-13
 CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

[Signature] 6/25/14
 DIRECTOR DATE

APPROVED FOR PUBLIC WATER & SEWERAGE SYSTEM
 HOWARD COUNTY HEALTH DEPARTMENT
[Signature] 12/12/13
 HOWARD COUNTY HEALTH OFFICER DATE

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 PLAN AND THE SETTING OF MARKERS HAVE BEEN COMPLIED WITH.

[Signature] 10-25-13
 (PLATTING SURVEYOR) DATE

[Signature] 10-25-13
 (OWNER) DATE

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT FINAL PLAT SHOWN HEREON IS CORRECT, THAT IT IS A SUBDIVISION OF ALL OF THE LANDS CONVEYED, BY GEORGE F. BECKER AND HELEN M. BECKER TO A. SHAMS PIRZADEH AND GITY SHAMS PIRZADEH BY DEED, DATED OCTOBER 1, 1975 AND RECORDED IN THE LAND RECORDS OF HOWARD COUNTY IN LIBER 0740, FOLIO 351, 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.

[Signature] 10-25-13
 JOHN C. MELLEMA JR. MD REG. No. 4666
 PROPERTY LINE SURVEYOR
 5409 EAST DR. BALTIMORE MD 21227
 PH: 410-247-7488 FAX: 410-247-2507

PLAN
 SCALE: 1"=50'

UNMITIGATED 65 DBA LINE