

M:\1-2018\16-018 ISLA'S WOODS\DWG\FINAL\Revised PLAT - June 2023.dwg, 8/21/2023 11:15:32 AM, MMT

SCAGGSVILLE ROAD
(MINOR COLLECTOR - R/W WIDTH VARIES)
ROAD CENTERLINE

OWNER/DEVELOPER
RAFAT LLC
5550 STERRETT PLACE #103
COLUMBIA, MD. 21044
443-538-9547

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 COMPLIED WITH.

Gary E. Lane 08/2/23
GARY E. LANE, PROP. LS DATE

Rafat LLC 8/12/23
RAFAT LLC DATE
JACOB HIKMAT, MEMBER

AREA TABULATION (THIS SHEET)

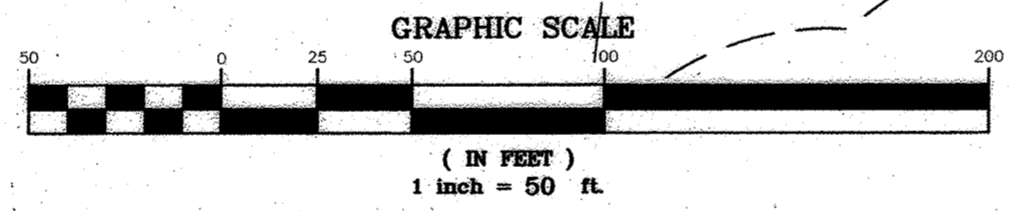
NUMBER OF BUILDABLE LOTS	6
NUMBER OF BULK PARCELS	0
NUMBER OF OPEN SPACE LOTS	0
NUMBER OF LOTS OR PARCELS	6
AREA OF BUILDABLE LOTS	3.62 AC ±
AREA OF OPEN SPACE LOTS	0 AC ±
AREA OF ROADWAY	0 AC ±
TOTAL AREA	3.62 AC ±

WETLAND TABLE

LINE	LENGTH	BEARING
W1	19.60	S47°27'07"E
W2	10.32	S21°32'22"E
W3	17.04	S42°09'09"E
W4	46.66	S63°00'16"E
W5	19.31	S57°28'10"E
W6	9.48	S77°20'22"E
W7	38.42	S63°10'46"E
W8	29.55	S47°49'02"E
W9	30.19	N44°20'38"E
W10	30.23	N69°36'03"E
W11	32.40	N46°59'27"E
W12	15.31	N13°35'43"E
W13	22.47	N00°23'06"E
W14	53.92	N12°59'15"E
W15	95.00	N27°32'55"E
W16	17.92	N00°36'15"W
W17	21.46	N21°49'06"E
W18	21.97	N75°36'14"E
W19	39.75	S37°13'34"E

LEGEND

- PUBLIC VARIABLE WIDTH WATER AND LOW PRESSURE SEWER SYSTEM AND UTILITY EASEMENT
- AREA OF WETLANDS
- VARIABLE WIDTH PRIVATE DRAINAGE, SWM USE-IN-COMMON ACCESS AND UTILITY EASEMENT



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

[Signature] 9/6/23
HOWARD COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

[Signature] 9.6.23
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

[Signature] 9/1/23
DIRECTOR DATE

OWNER'S STATEMENT

WE, RAFAT LLC 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-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 12th DAY OF AUGUST 2023

[Signature]
RAFAT LLC
JACOB HIKMAT, MEMBER

[Signature]
WITNESS

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THIS DOCUMENT WAS PREPARED BY ME OR UNDER MY RESPONSIBLE CHARGE, AND THAT I AM A DULY LICENSED PROPERTY LINE SURVEYOR, THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS A SUBDIVISION OF ALL OF THAT LAND CONVEYED BY FANNIE MAE A/K/A FEDERAL NATIONAL MORTGAGE ASSOCIATION BY BWW LAW GROUP, LLC FKA BIERMAN, GEESING & WARD, LLC TO RAFAT LLC, IN A DEED RECORDED AMONG THE LAND RECORDS FOR HOWARD COUNTY AS LIBER 17179 FOLIO 63; AND THAT ALL MONUMENTS ARE IN PLACE OR WILL BE IN PLACE PRIOR TO THE ACCEPTANCE OF THIS SUBDIVISION BY HOWARD COUNTY AS SHOWN IN ACCORDANCE WITH THE ANNOTATED CODE OF MARYLAND AS AMENDED.

[Signature]
GARY E. LANE, PROP. LS MD REG. NO. 574
EXPIRATION 03/21/25

[Seal] STATE OF MARYLAND
PROPERTY LINE SURVEYOR
No. 574
DATE 8/21/23

RECORDED AS PLAT 204409 ON 9/18/23 AMONG THE LAND RECORDS OF HOWARD COUNTY, MD.

ISLA'S WOODS
LOTS 1 THRU 6
A RESUBDIVISION OF LOT 6 OF THE PONDEROSA SUBDIVISION
PLATS 6998 AND 5890 SHEET 2 OF 2

TAX MAP 46 6TH ELECTION DISTRICT SCALE: 1"=50'
PARCEL NO. 263 HOWARD COUNTY, MARYLAND DATE: AUGUST 2023
GRID: 5 EX. ZONING R-20 DPZ FILE NOS. F-84-182,
F-86-187, ECP-18-004

MILDENBERG, BOENDER & ASSOC., INC.
Engineers Planners Surveyors
8318 Forrest Street, Suite 300, Ellicott City, MD 21043
(410) 997-0296 Tel. (410) 997-0298 Fax.