

CURVE DATA				
CURVE	ARC	RADIUS	TANGENT	CHORD
C1A	137.38'	5594.58'	68.69'	S67°50'55"W

LOTS 10-14 ZONED NT, PLAT OF COLUMBIA VILLAGE OF HICKORY RIDGE PLAT BOOK 25 FOLIO 16

TM 35 PARCEL 290
LOT 10
LEWIS CHARLES H
LEWIS MARCELLE L
L 3246 F248

TM 35 PARCEL 290
LOT 11
RESIDENTIAL OPPORT. INC
L 2210 F 102

TM 35 PARCEL 290
LOT 12
JOSEPH JOHN ALPHONSO III,
JOSEPH GABRIELA CARMONA
L 15966 F 500

TM 35 PARCEL 290
LOT 13
DE COLOCHO ALEXIS DOWNS,
DOWNS EMILY
L 18628 F 437

TM 35 PARCEL 290
LOT 14
YARE ROBERT M
YARE DEBORAH J WF
L 1553 F 91

COORDINATE LIST		
POINT	NORTHING	EASTING
202	552,529.2002	1,347,407.3434
204	552,641.4166	1,347,397.5055
205	552,648.8410	1,347,503.6793
206	552,580.9990	1,347,532.5806

LEGEND



EXISTING 24' PRIVATE USE-IN-COMMON ACCESS EASEMENT FOR THE BENEFIT OF LOTS 1-4



EXISTING PUBLIC FOREST CONSERVATION EASEMENT RETENTION AREA



NON-TIDAL WETLANDS

OWNER

SABIHA ZUBAIRI AND RAHEL ZUBAIRI (TRUSTEES)
9910 FERNWOOD ROAD
BETHESDA, MARYLAND 20817
301-758-6295

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 COMPLETED WITH.

Gary E. Lane 06/18/20
GARY E. LANE, P.L.S. DATE
Jami 6-24-20
SABIHA ZUBAIRI, OWNER DATE
Rahel 6/26/20
RAHEL ZUBAIRI, OWNER DATE

AREA TABULATION (THIS SHEET)

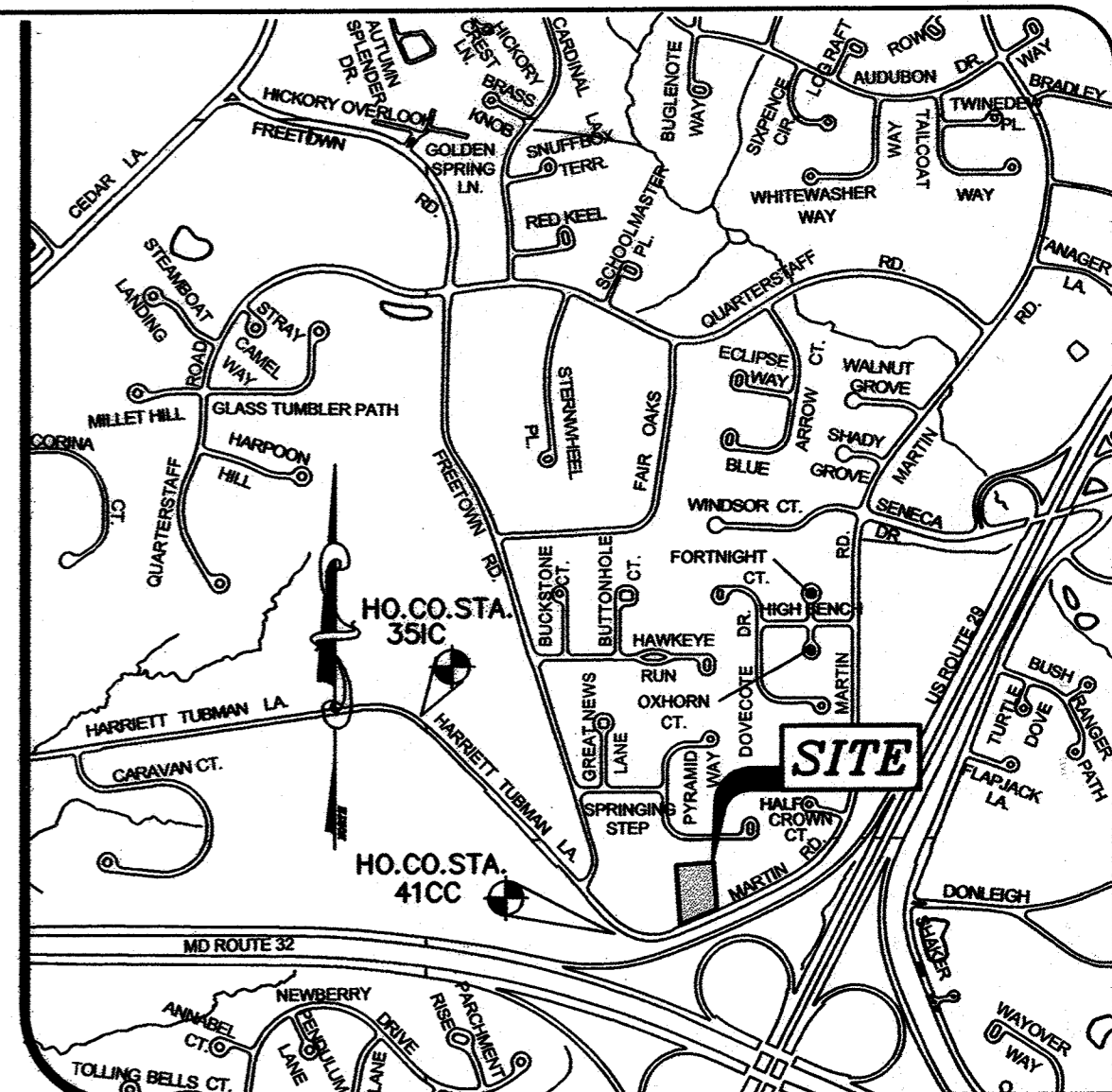
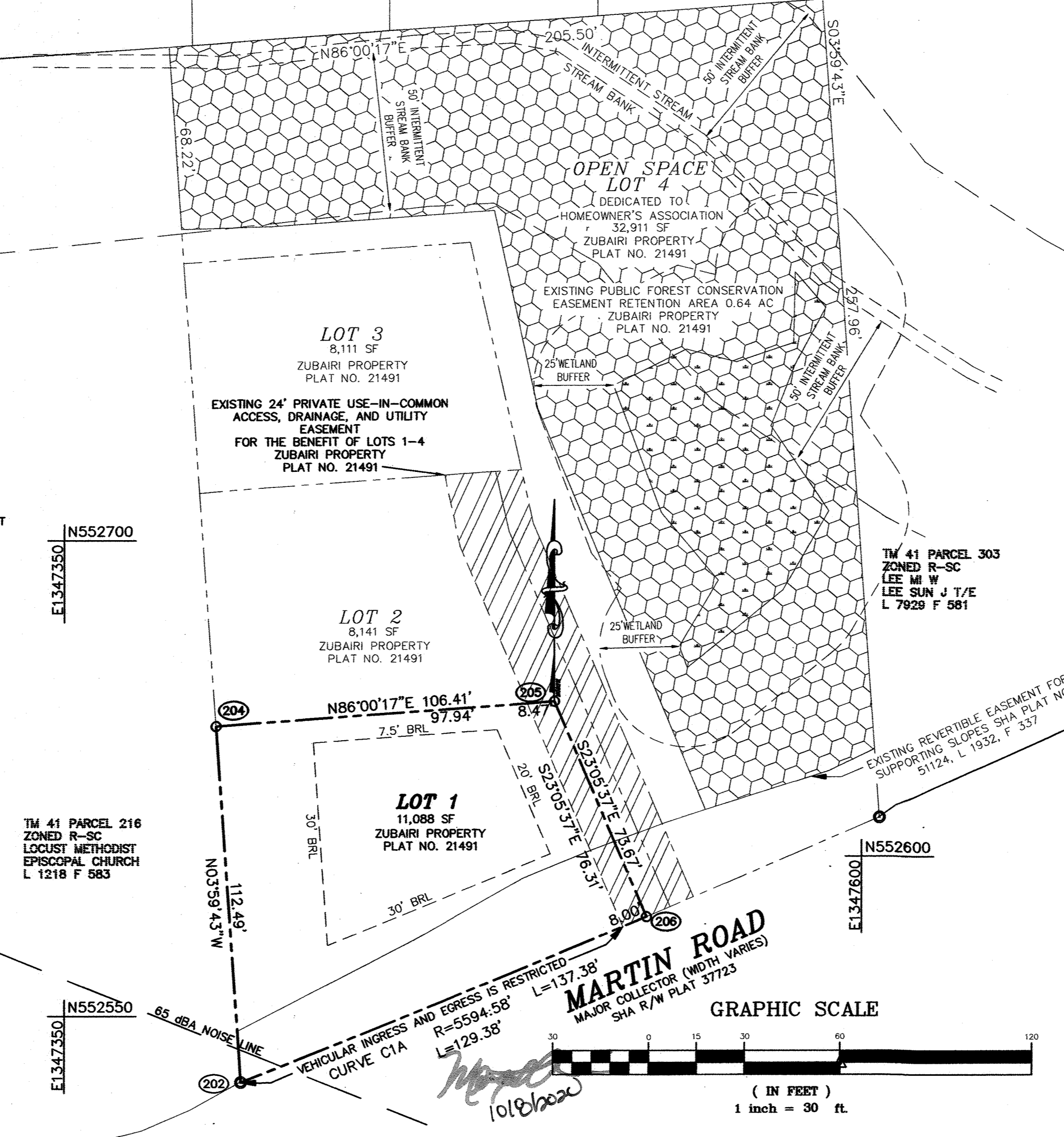
NUMBER OF BUILDABLE LOTS	1
NUMBER OF BULK PARCELS	0
NUMBER OF OPEN SPACE LOTS	0
NUMBER OF LOTS OR PARCELS	1
AREA OF BUILDABLE LOTS	0.25AC±
AREA OF ROADWAY	0.0AC±
TOTAL AREA	0.25AC±

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

Howard J. Davis 7/17/20
HOWARD COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

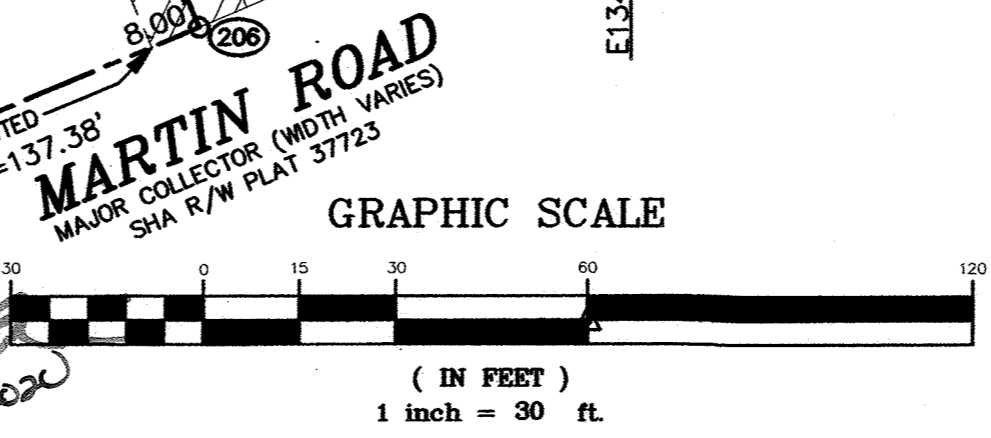
Chad Clark 7.27.20
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE
DP 8/2/2020
DIRECTOR DATE



VICINITY MAP ADC MAP: 32, GRID F-5
SCALE: 1"=1000'

GENERAL NOTES

- TAX MAP: 41, PARCEL: 459, GRID: 06.
- THIS PLAT IS SUBJECT TO 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.
- SUBJECT PROPERTY ZONED R-SC PER THE 10/06/13 COMPREHENSIVE ZONING PLAN.
- BOUNDARY SHOWN HEREON IS BASED MDR PLAT NO. 21491
- HORIZONTAL AND VERTICAL DATUMS ARE RELATED TO THE MARYLAND STATE PLANE COORDINATE SYSTEM AS PROJECTED FROM HOWARD COUNTY CONTROL STATIONS NO. 351C AND 41CC.
STA. 351C N 553,504.392, E 1,346,160.575 EL.414.346
STA. 41CC N 552,494.249, E 1,347,062.463 EL.399.989
- THE PUBLIC FOREST CONSERVATION EASEMENT HAS BEEN ESTABLISHED TO FULFILL THE REQUIREMENTS OF SECTION 16.1200 OF THE HOWARD COUNTY CODE AND CONSERVATION ACT BY PROVIDING THE REQUIRED ONSITE FOREST RETENTION OF 0.64 ACRES ON OPEN SPACE LOT 4 AS PER PLAT 21491.
- OPEN SPACE REQUIREMENTS HAVE BEEN FULFILLED;
OPEN SPACE REQUIRED: 1.38 ACRES x 25% = 0.345 ACRES
OPEN SPACE PROVIDED: (LOT 4): 0.756 ACRES
- THERE ARE NO WETLANDS ONSITE THAT WILL BE DISTURBED OR THAT WILL REQUIRE 401 AND 404 PERMITS FROM THE STATE OF MARYLAND
- THE 65 dBA LINE SHOWN ON PLAN F-09-099 WAS BASED ON A NOISE STUDY PERFORMED BY ROBERT VOGEL AND ASSOCIATES
- THERE ARE NO STEEP SLOPES ON THE PROPERTY
- THERE IS NO FLOODPLAIN LOCATED ON THE PROPERTY
- B.R.L. DENOTES BUILDING RESTRICTION LINE.
- THIS PLAT IS BASED ON PREVIOUSLY RECORDED PLAT NUMBER 21491.
- O DENOTES ANGULAR CHANGE IN BEARING OF BOUNDARY OR RIGHT-OF-WAY.
- ALL AREAS SHOWN ARE MORE OR LESS (±)
- FOR ALL OTHER PERTINENT NOTES AND DETAILS REFER TO PREVIOUS DPZ FILES, F-09-099.



OWNER'S STATEMENT

I, SABIHA ZUBAIRI (TRUSTEE) AND RAHEL ZUBAIRI (TRUSTEE), 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 SEWER, DRAIN, WATER PIPES AND OTHER MUNICIPAL UTILITIES AND SERVICES IN AND UNDER ALL ROADS AND STREET RIGHTS-OF-WAY 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 ERECTED ON OR OVER THE SAID EASEMENT AND RIGHTS-OF-WAY.

WITNESS MY HAND THIS 24 DAY OF June, 2020.
SABIHA ZUBAIRI, OWNER
RAHEL ZUBAIRI, OWNER
R. Danvers
Sabiha Zubairi

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 UNDER THE LAWS OF THE STATE OF MARYLAND, THAT IT IS A PART OF THE PROPERTY CONVEYED BY SABIHA ZUBAIRI, PERSONAL REPRESENTATIVE OF THE ESTATE OF YAMEN ZUBAIRI, TO SABIHA ZUBAIRI AND RAHEL ZUBAIRI, TRUSTEES OF THE RESIDUARY TRUST UNDER THE LAST WILL AND TESTAMENT OF YAMEN ZUBAIRI, IN A DEED RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MD IN LIBER 15427 FOLIO 196, 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.

Gary E. Lane
GARY E. LANE, P.L.S. MD REG. NO. 574
EXPIRATION 03/21/21

THE PURPOSE OF THIS PLAT IS TO REVISE THE BUILDING RESTRICTION LINES FOR LOT 1 AS SHOWN ON PLAT #21491, LOTS 1,2,3, AND OPEN SPACE LOT 4

RECORDED AS PLAT 25544 ON 10/10/20 AMONG THE LAND RECORDS OF HOWARD COUNTY, MD.

REVISION PLAT
ZUBAIRI PROPERTY
LOT 1
A REVISION PLAT TO ZUBAIRI PROPERTY
LOTS 1,2,3, AND OPEN SPACE LOT 4

TAX MAP 41 5TH ELECTION DISTRICT SCALE: 1"=30'
PARCEL NO. 459 HOWARD COUNTY, MARYLAND DATE: JUNE 2020
GRID 06 EX. ZONING R-SC DPZ FILE NO.

MILDENBERG, BOENDER & ASSOC.,
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