

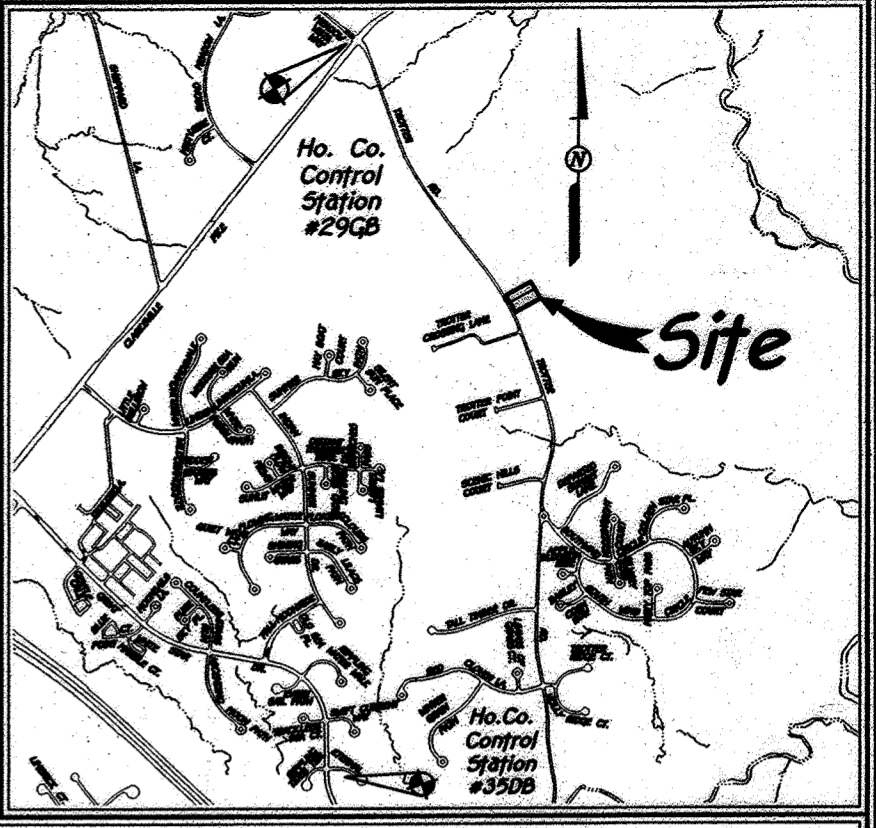
U.S. Equivalent Coordinate Table		Metric Coordinate Table		
POINT	NORTH (feet)	EAST (feet)	NORTH (meters)	EAST (meters)
201	564185.2305	1335292.4404	171964.002184	406997.952266
202	564357.3202	1335190.6765	172016.452249	406966.932121
203	564214.7800	1334929.5104	171973.011336	406887.330969
204	564042.4325	1335030.8032	171920.477255	406918.202864
205	564134.1693	1334978.9246	171948.438697	406902.390012

Curve Data Tabulation					
Point-Point	Radius	Arc Length	Delta	Tangent	Bearing & Distance
103-104	1500.40'	105.41'	04°01'31"	52.73'	N 29°29'20" W 105.39'

- Legend**
- Existing 5' Private Utility Right-Of-Way (P.B. 5, PG. 52)
  - 15' Private Drainage & Utility Easement
  - 25' Private Use-In-Common Shared Driveway Access Easement For The Use And Benefit Of Lots 1 And 2

**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 And 2. 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 Lots. 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."



**Owners/Developer**

Divyesh Sapariya,  
Sohilraj Sapariya And  
Hifesh Ankola  
5669 Trotter Road  
Clarksville, Maryland 21029  
Ph# 301-275-0762

The Requirements 5-108, The Real Property Article, Annotated Code Of Maryland, 1988 Replacement Volume, (As Supplemented) As For As They Relate To The Making Of This Plat And The Setting Of Markers Herein Be Complied With.

Frank John Manalansan, II 11/15/22  
Date  
Professional Land Surveyor

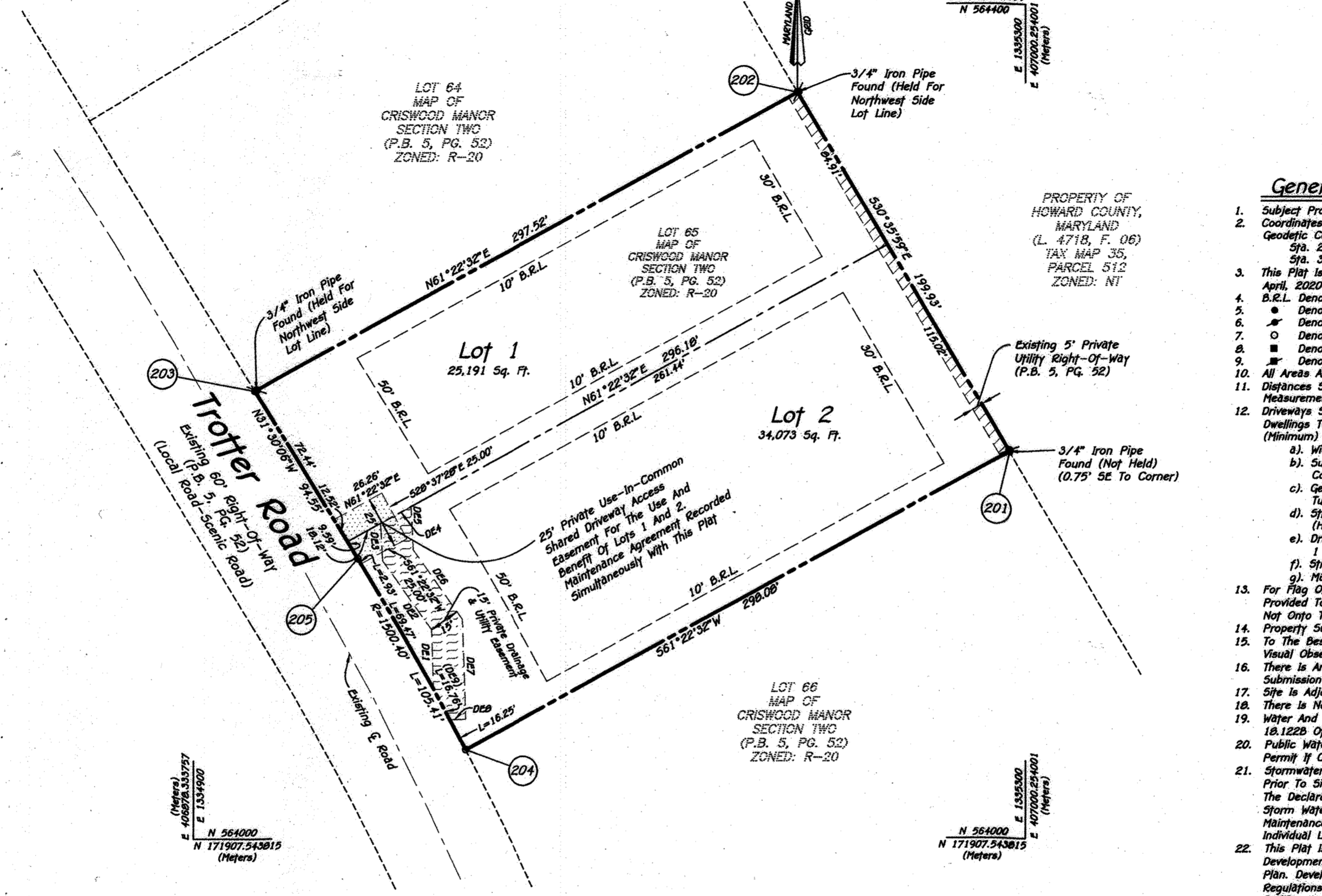
Divyesh Sapariya 11/15/22  
Date  
Sohilraj Sapariya 11/15/22  
Date  
Hifesh Ankola 11/15/22  
Date

**15' Private Drainage & Utility Easement Line Table Chart**

Line	Bearing And Distance
DE1	N 01°20'12" W 28.40'
DE2	N 35°23'48" W 40.60'
DE3	N 03°12'51" W 18.00'
DE4	N 81°22'36" E 16.85'
DE5	S 03°02'29" E 20.77'
DE6	S 35°23'48" E 40.60'
DE7	S 01°20'12" E 42.91'
DE8	S 88°09'49" W 7.92'
DE9	S 15°00'00" W 16.76'
CHD-N	28°29'00" W 16.76'

LOT 63  
MAP OF  
CRISWOOD MANOR  
SECTION TWO  
(P.B. 5, PG. 52)  
ZONED: R-20

- General Notes Continued:**
- This Plan Has Been Prepared In Accordance With The Provisions Of Section 16.124 Of The Howard County Code And The Landscape Manual. Landscape Surety In The Amount Of \$3,000.00 For Shade Trees @ \$300 Each And 6 Small Deciduous Trees @ \$150 Each Will Be Provided As Part Of The Building/Grading Permit. For Section 16.127(c)(1)(ii) Of The Subdivision And Land Development Regulations For Infill Development A Type 'A' Landscape Buffer Has Been Provided.
  - A Community Hearing Was Conducted On February 17, 2021 For The Purpose Of The Developer To Provide Information To The Community Regarding The Proposed Development And To Allow The Community To Ask Questions And To Make Comments. Per Section 16.128(d) Of The Subdivision Regulations.
  - No Historic Structures Exist Within The Limits Of This Plat Submission.
  - Subdivision Is Subject To Section 108.02 Of The Zoning Regulations. At Least 10% Of The Dwelling Units Shall Be Moderate Income Housing Units (M.I.H.U.) Or An Alternative Compliance Will Be Provided. The Developer Shall Execute A M.I.H.U. Agreement With The Department Of Housing To Indicate How The M.I.H.U. Requirement Will Be Met. The M.I.H.U. Agreement Will Be Recorded Simultaneously With This Plat In The Land Records Office Of Howard County, Maryland. This Development Will Meet M.I.H.U. Alternative Compliance By A Payment Of A Fee-In-Lieu To The Department Of Housing For Each Required Unit.
  - Department Of Housing For Each Required Unit:  
Moderate Income Housing Unit (M.I.H.U.) Calculation:  
a. M.I.H.U. Required = (2 Lots x 108) = 0.6 M.I.H.U.  
b. M.I.H.U. Proposed = Developer Will Pursue Alternative Compliance By Paying A Fee-In-Lieu To The Howard County Department Of Housing For The Units Required By The Development.
  - Letter Of Findings Dated September 29, 2020 Prepared By Geo-Science Professionals, Inc. Determined That There Are No Wetlands, Wetland Buffers, Stream And Stream Buffer Or Steep Slopes Located Within The Limits Of The Final Plat.
  - No Noise Study Is Required Because The Project Does Not Fall Within The Guidelines Of Design Manual, Volume II, Roads, Bridges, Section 5.2.1.2.
  - A Fee-In-Lieu Of Providing Open Space Has Been Paid In The Amount Of \$1,500.00.
  - The Forest Conservation Obligation Of Section 16.120 Of The Howard County Code For This Subdivision Requires 0.6 Acres Reafforestation. Forest Obligation Is Fulfilled By Providing 1.6 Acres Retention Off-Site On The Hired Property. Forest Conservation Referral Form (SDP-05-132), Lots 1 And 2.
  - Approval Of A Site Development Plan Is Required For The Development Of All Residential Lots Within This Subdivision Prior To Issuance Of Any Grading Or New House Construction In Accordance With Section 16.125 Of The Subdivision And Land Development Regulations.
  - The Property Is Located In The Metropolitan District.
  - A Speed Study Dated February 6, 2021 Was Prepared By HAES Group.
  - An ADOT Applicability Letter For Traffic Dated February 15, 2021 Was Prepared By HAES Group And Approved On February 15, 2021.
  - The 25' Private Use-In-Common Shared Driveway Access Easement And Maintenance Agreement For Shared Driveway On Lots 1 And 2 Is Recorded Simultaneously With This Plat.
  - There Is No Forest Stump Obligation For This Site.
  - There Are No Wetlands On This Site.
  - In Accordance With Howard County Subdivision Regulations Section 16.125(c), The Project Was Approved By The Planning Board On June 2, 2022.

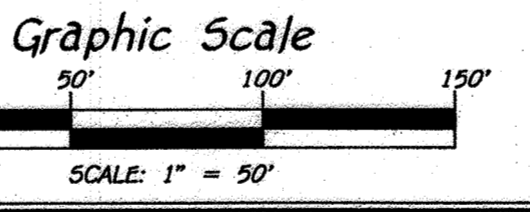


- General Notes:** Scale: 1"=2,000'
- Subject Property Zoned R-20 Per 10/06/13 Comprehensive Zoning Plan.
  - Coordinates Based On Nad '83, Maryland Coordinate System As Projected By Howard County Geodetic Control Stations No. 29GB And No. 350B.  
Sta. 29GB N 566,826.147 E 1,333,265.923 Elev: 455.964  
Sta. 350B N 571,896.143 E 1,333,974.815 Elev: 400.941
  - This Plat Is Based On A Field Run Monumented Boundary Survey Performed On Or About April, 2020 By Fisher, Collins And Carter, Inc.
  - B.R.L. Denotes Building Restriction Line
  - Denotes Iron Pin Set Capped "F.C.C. 106".
  - Denotes Iron Pipe Or Iron Bar Found.
  - Denotes Angular Change In Bearing Or Rights-Of-Way.
  - Denotes Concrete Monument Set With Aluminum Plate "F.C.C. 106".
  - Denotes Concrete Monument Or Stone Found.
  - All Areas Are More Or Less (±)
  - Distances Shown Are Based On Surface Measurement And Not Reduced To Nad '83 Grid Measurement.
  - Driveways Shall Be Provided Prior To Issuance Of A Use And Occupancy Permit For Any New Dwellings To Ensure Safe Access For Fire And Emergency Vehicles Per The Following (Minimum) Requirements:  
a. Width - 12 Feet (16 Feet Serving More Than One Residence);  
b. Surface - Six (6") Inches Of Compacted Crusher Run Base With Tar And Chip Coating, (1 - 1/2" Minimum);  
c. Geometry - Maximum 15% Grade, Maximum 10% Grade Change And 45-Foot Turning Radius;  
d. Structures (Culverts/Bridges) - Capable Of Supporting 25 Gross Tons (125 - Loading);  
e. Drainage Elements - Capable Of Safely Passing 100 Year Flood With No More Than 1 Foot Depth Over Surface;  
f. Structure Clearance - Minimum 12 Feet;  
g. Maintenance - Sufficient To Ensure All Weather Use.
  - For Flag Or Pipestem Lots, Refuse Collection, Snow Removal And Road Maintenance Are Provided To The Junction Of The Flag Or Pipestem And The Road Right-Of-Way Only And Not Onto The Flag Or Pipestem Lot Driveway.
  - Property Subject To Prior Department Of Planning And Zoning File No's: ECP-20-051.
  - To The Best Of Our Knowledge, No Cemeteries Exist On The Subject Property Based On Visual Observation Or Listed In Available Howard County Cemetery Inventory Map.
  - There Is An Existing Dwelling And Accessory Structure Within The Limits Of This Plat Submission And Are To Be Removed.
  - Site Is Adjacent To A Scenic Road (Trotter Road).
  - There Is No 100 Year Floodplain On This Site.
  - Water And Sewer Service To These Lots Will Be Granted Under The Provisions Of Section 16.122B Of The Howard County Code.
  - Public Water And Sewer Allocation Will Be Granted At The Time Of Issuance Of The Building Permit If Capacity Is Available At That Time.
  - Stormwater Management Practices Are Required In Accordance With The Design Manuals. Prior To Signature Approval Of The Final Plat, The Developer Will Be Required To Execute The Declaration Of Covenant And/Or A Developers Agreement For The Construction Of The Storm Water Management Practices And A Maintenance Agreement. Ownership And Maintenance For On-Lot Stormwater Management Facilities Are The Responsibility Of The Individual Lot Owners.
  - This Plat Is In Compliance With The Amended Fifth Edition Of The Subdivision And Land Development Regulations Per Council Bill 45-2003 And The 10/06/13 Comprehensive Zoning Plan. 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.

**Area Tabulation This Submission**

TOTAL NUMBER OF BULDABLE LOTS TO BE RECORDED	2
TOTAL NUMBER OF OPEN SPACE LOTS TO BE RECORDED	0
TOTAL NUMBER OF NON-BUILDABLE BULK PARCELS TO BE RECORDED	0
TOTAL NUMBER OF LOTS/PARCELS TO BE RECORDED	2
TOTAL AREA OF BULDABLE LOTS TO BE RECORDED	1.361 Ac.*
TOTAL AREA OF OPEN SPACE LOTS TO BE RECORDED	0.000 Ac.*
TOTAL AREA OF NON-BUILDABLE BULK PARCELS TO BE RECORDED	0.000 Ac.*
TOTAL AREA OF LOTS/PARCELS TO BE RECORDED	1.361 Ac.*
TOTAL AREA OF ROADWAY TO BE RECORDED	0.000 Ac.*
TOTAL AREA TO BE RECORDED	1.361 Ac.*

**Fisher, Collins & Carter, Inc.**  
Civil Engineering Consultants & Land Surveyors  
Centennial Square Office Park-10272 Baltimore National Pike  
Ellicott City, Maryland 21042  
(410) 461-2895



M.I.H.U. Note: Please Note That Lots 1 And 2 In This Subdivision Are Subject To Section 13.402(c)(e) Of The Howard County Subdivision And Land Development Regulations For The Moderate Income Housing Unit (M.I.H.U.) Fee-In-Lieu Requirement That Is To Be Calculated And Paid To The Department Of Inspections, Licenses And Permits At The Time Of Building Issuance By The Applicant.

**Purpose Statement**

The Purpose Of This Plat Is To Resubdivide Lot 65, As Shown On A Recorded Plat Entitled "Map Of Criswood Manor" Recorded Among The Land Records Of Howard County, Maryland In Plat Book 5 At Page 52; Creating Lots 1 And 2, "Sapariya Property" Subdivision.

APPROVED: For Public Water And Public Sewerage Systems  
Howard County Health Department

*[Signature]* 3/7/23  
Howard County Health Officer Date

APPROVED: Howard County Department Of Planning And Zoning.

*[Signature]* 1-29-23  
Chief, Development Engineering Division Date

*[Signature]* 3/1/23  
Director Date

**Owner's Certificate**

We, Divyesh Sapariya, Sohilraj Sapariya And Hifesh Ankola, Owners Of The Property Shown And Described Hereon, Hereby Adopt This Plan Of Subdivision; And In Consideration Of The Approval Of This Plat By The Department Of Planning And Zoning Establish The Minimum Building Restriction Lines. All Easements Of (Or) Rights-Of-Way Affecting The Property Are Included In This Plan Of Subdivision. Witness My/Our Hand/s This 15<sup>th</sup> Day Of November, 2022.

Divyesh Sapariya  
Sohilraj Sapariya  
Hifesh Ankola

*[Signatures]*  
Witness

**Surveyor's Certificate**

I Hereby Certify To The Best Of My Knowledge That The Final Plat Shown Hereon Is Correct, That It Was Prepared By Me Or Under My Responsible Charge And That I Am A Duly Licensed Professional Land Surveyor Under The Laws Of The State Of Maryland; That It Is All Of The Lands Conveyed By Phillip Keith Albert, Acting By And Through Deborah Isaacs, His Attorney In Fact By Power Of Attorney Recorded Among The Land Records Of Howard County, Maryland In Liber 1911B At Folio 264, To Divyesh Sapariya, Sohilraj Sapariya And Hifesh Ankola By Deed Dated January 6, 2020 And Recorded Among The Aforesaid Land Records In Liber 1911B At Folio 287; And Being Lot 65, As Shown On A Plat Entitled "Map Of Criswood Manor" Recorded Among The Aforesaid Land Records In Plat Book 5 At Page 52; All Monuments Are In Place In Accordance With The Annotated Code Of Maryland, As Amended.

Frank John Manalansan, II 11/15/22  
Professional Land Surveyor No. 21476  
Expiration Date: July 14, 2023

RECORDED AS PLAT No. 21302 ON 3-13-23  
AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

**Sapariya Property**  
Lots 1 And 2

(Being A Resubdivision Of Lot 65, As Shown On A Plat Entitled "Map Of Criswood Manor, Section Two" Recorded Among The Land Records Of Howard County, Maryland In Plat Book 5 At Page 52)

Zoned: R-20  
Tax Map: 35, Grid: 2, Parcel: 180  
Fifth Election District - Howard County, Maryland  
Date: November 9, 2022 Scale: As Shown Sheet 1 Of 1

F-21-046