

U.S. Equivalent Coordinate Table		Metric Coordinate Table		
POINT	NORTH (feet)	EAST (feet)	NORTH (meters)	EAST (meters)
100	592054.6106	1369127.3720	180458.606236	417310.257615
101	591918.4940	1369149.6617	180417.117800	417317.651536
102	591831.2936	1368972.1793	180390.539074	417263.554786
103	591872.3202	1368895.4602	180403.044002	417240.170760
104	592102.6138	1368962.5186	180473.237629	417260.610251

Curve Data Tabulation					
PIR-PIF	Radius	Arc Length	Delta	Tangent	Bearing & Distance
100-101	220.00'	140.29'	36°32'16"	72.63'	S. 09°18'00" E. 137.93'

The Requirements S-3-100, The Real Property Article, Annotated Code of Maryland, 1988 Replacement Volume, (As Supplemented) As Far As They Relate To The Holding Of This Plat And The Setting Of Markers Have Been Consulted With

*Mark L. Robel* 9/17/20  
 Mark L. Robel, P.L.S. #339  
 Property Line Surveyor  
 Date

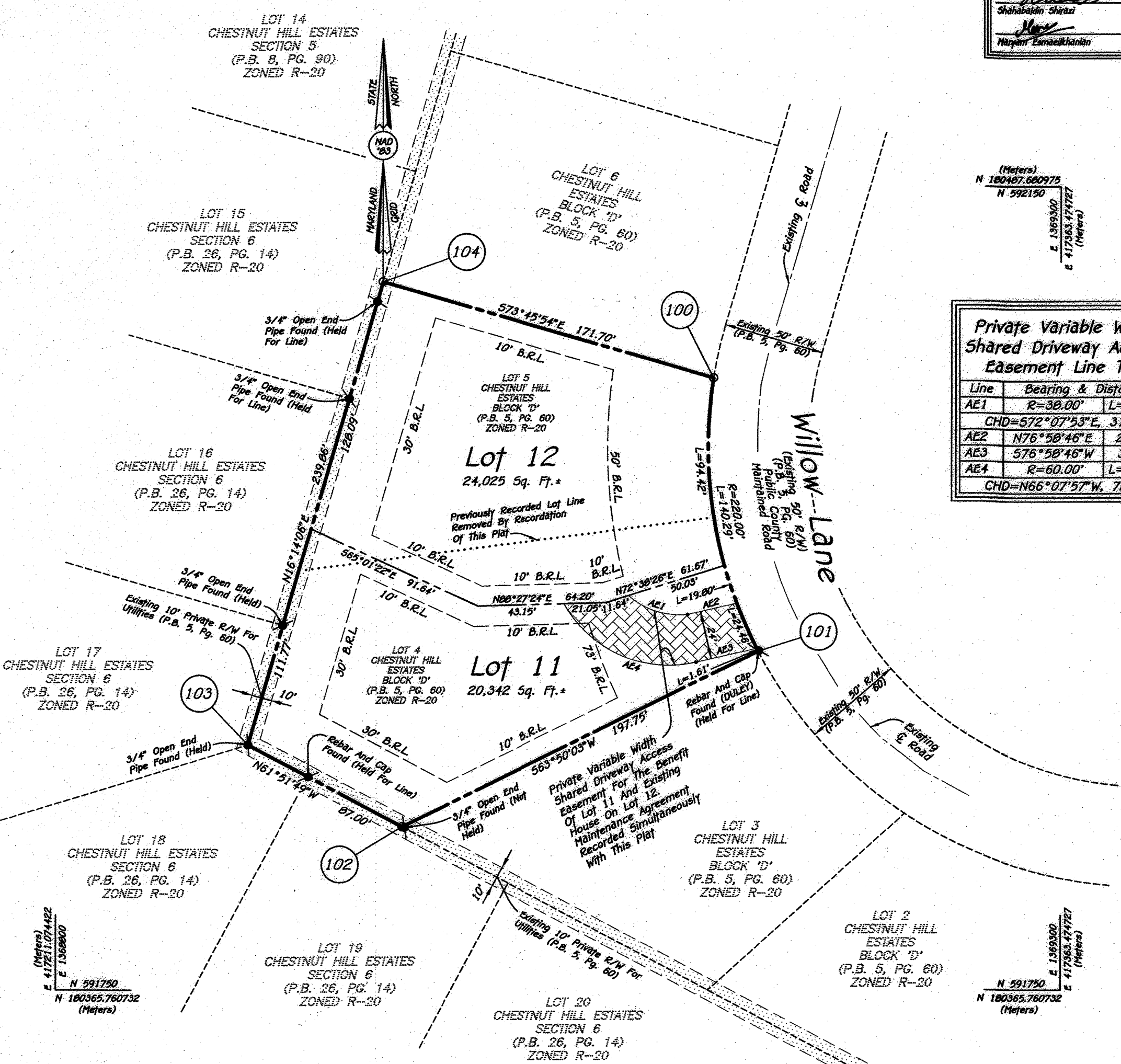
*Shahabaldin Shirazi* 02/16/21  
 Date

*Maryam Esmailkhanian* 02/19/21  
 Date



**General Notes Continued:**

- This Plan is Exempt From Perimeter Landscaping In Accordance With Section 16.124 Of The Howard County Code And Landscape Manual, Since It Is A Plat Of Resubdivision To Revise Property Lines Between Interior Lots Of The Same Subdivision.
- Site Development Plan Approval By The Department Of Planning And Zoning Is Required Prior To Building Permits Being Issued For The Construction Of Residential Dwellings. Only Lot 11 Will Need A Site Development Plan As There Is An Existing Dwelling On Lot 12.
- This Property Is Located Within The Metropolitan District And Will Be Served By Public Water And Sewer.
- No Noise Study Is Required Because The Project Does Not Fall Within The Guidelines Of Design Manual, Volume III, Roads, Bridges, Section 5.2.F.2.
- No Historic Structures Exist Within The Limits Of This Plat Submission.
- Traffic Report Is Not Required Since No New Residential Lots Are Created.
- This Plat is Exempt From Providing Stormwater Management Requirements Since There Are No Site Improvements Proposed With The Relocation Of A Common Lot Line.
- The Existing Patio And Walk On Lot 11 Are To Be Removed.



Private Variable Width Shared Driveway Access Easement Line Table	
Line	Bearing & Distance
AE1	R=38.00' L=31.96'
CHD=572°07'53"E, 31.03'	
AE2	N76°58'46"E 25.04'
AE3	S76°58'46"W 30.93'
AE4	R=60.00' L=77.26'
CHD=N66°07'57"W, 72.03'	

**Legend**

- Existing 10' Private R/W For Utilities (P.B. 5, PG. 60)
- Private Variable Width Shared Driveway Access Easement For The Benefit Of Lot 11 And Existing House On Lot 12
- Previously Recorded Lot Line Removed By Recordation Of This Plat

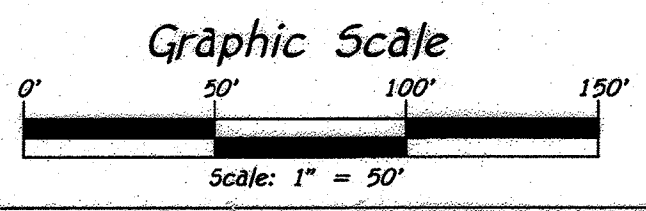
**Owner/Developer**

Shahabaldin Shirazi And Maryam Esmailkhanian  
 2828 Willow Lane  
 Ellicott City, Maryland 21043  
 Ph# 915-449-5478

**Fisher, Collins & Carter, Inc.**  
 Civil Engineering Consultants & Land Surveyors

Centennial Square Office Park-10672 Baltimore National Pike  
 Ellicott City, Maryland 21042  
 (410) 461-2255

Area Tabulation This Submission	
TOTAL NUMBER OF BUILDABLE LOTS TO BE RECORDED	2
TOTAL NUMBER OF OPEN SPACE LOTS TO BE RECORDED	0
TOTAL NUMBER OF PARCELS TO BE RECORDED	0
TOTAL NUMBER OF LOTS/PARCELS TO BE RECORDED	2
TOTAL AREA OF BUILDABLE LOTS TO BE RECORDED	1.019 Ac.*
TOTAL AREA OF OPEN SPACE LOTS TO BE RECORDED	0.000 Ac.*
TOTAL AREA OF PARCELS TO BE RECORDED	0.000 Ac.*
TOTAL AREA OF LOTS/PARCELS TO BE RECORDED	1.019 Ac.*
TOTAL AREA OF ROADWAY TO BE RECORDED	0.000 Ac.*
TOTAL AREA TO BE RECORDED	1.019 Ac.*



**General Notes:** Scale: 1" = 1,200'

- 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. 18G1 And No. 18G2.  
 Sta. 18G1 N 299,964.981 E 1,367,750.306 Elev. = 407.736  
 Sta. 18G2 N 291,871.972 E 1,370,380.497 Elev. = 443.749
- This Plat is Based On Field Run Monumented Boundary Survey Performed On Or About August, 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 Of Boundary 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 For 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 (H2S-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.
- Property Subject To Prior Department Of Planning And Zoning File No's: Plat Book 5, Page 60.
- 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 On Lot 12 To Remain. No New Buildings, Extensions Or Additions To The Existing Dwelling Are To Be Constructed At A Distance Less Than The Zoning Regulation Requirements.
- Site Is Not Adjacent To A Scenic Road.
- 100 Year Floodplain, Wetlands, Stream(s) And/Or Their Buffers, And Steep Slopes Do Not Exist On-Site.
- This Plan Is Subject To The Amended Fifth Edition Of The Subdivision And Land Development Regulations. 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, Waiver Petition Application Or Building/Grading Permit.
- The Private Variable Width Shared Driveway Access Easement Is For The Benefit Of Lot 11 And Existing House On Lot 12. Maintenance Agreement Is Recorded Simultaneously With This Plat.
- Water And Sewer Service To These Lots Will Be Granted Under The Provisions Of Section 18.1228 Of The Howard County Code.
- Public Water And Sewer Allocations Will Be Granted At Time Of Issuance Of The Building Permit If Capacity Is Available At That Time.
- This Plat is Exempt From Forest Conservation With Section 16.1202(b)(1)(vi) Of The Howard County Code And Forest Conservation Manual Since It Is A Resubdivision That Does Not Create Any Additional Lots.

**Purpose Statement**

The Purpose Of This Plat Is To (1) Relocate The Common Lot Line Between Lots 4 & 5, Block 'D', As Shown On A Plat Entitled "Chestnut Hill Estates" Recorded Among The Land Records Of Howard County, Maryland In Plat Book 5 At Page 60; Creating Lots 11 And 12, Block 'D'; And (2) To Provide Shared Driveway Access For A Residential Dwelling On Lot 11 And Rear Garage Access To The Existing House On Lot 12.

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

*Maura Rossman* 3/16/2021  
 Howard County Health Officer Date

APPROVED: Howard County Department Of Planning And Zoning.

*Shahabaldin Shirazi* 3-31-21  
 Chief, Development Engineering Division JP Date

*Shahabaldin Shirazi* 4/27/21  
 Director Date

**Owner's Certificate**

Shahabaldin Shirazi And Maryam Esmailkhanian, 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 Hand This 9th Day Of February, 2021.

*Shahabaldin Shirazi*  
 Shahabaldin Shirazi

*Maryam Esmailkhanian*  
 Maryam Esmailkhanian

**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 Property Line Surveyor Under The Laws Of The State Of Maryland; That It Is All Of The Lanes Conveyed By DENA Engineering, LLC To Shahabaldin Shirazi And Maryam Esmailkhanian By Deed Dated December 31, 2019 And Recorded Among The Land Records Of Howard County, Maryland In Liber 19115 At Folio 499; And Being Lots 4 And 5, As Shown On A Plat Entitled "Chestnut Hill Estates" Recorded Among The Aforesaid Land Records In Plat Book 5 At Page 60; All Monuments Are In Place In Accordance With The Annotated Code Of Maryland, As Amended.

*Mark L. Robel* 9/17/20  
 Mark L. Robel, Property Line Surveyor No. 339 Date  
 Expiration Date: October 4, 2023

RECORDED AS PLAT No. 25733 ON 5/6/21  
 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

**Resubdivision Plat  
 Chestnut Hill Estates  
 Block 'D'  
 Lots 11 And 12**

(Being A Resubdivision Of Lots 4 And 5, Block 'D', As Shown On A Plat Entitled "Chestnut Hill Estates" Recorded Among The Land Records Of Howard County, Maryland In Plat Book 5 At Page 60)

Zoned: R-20  
 Tax Map: 18, Grid: 13, Parcel: 227  
 Second Election District - Howard County, Maryland  
 Date: September 17, 2020 Scale: As Shown Sheet 1 Of 1

