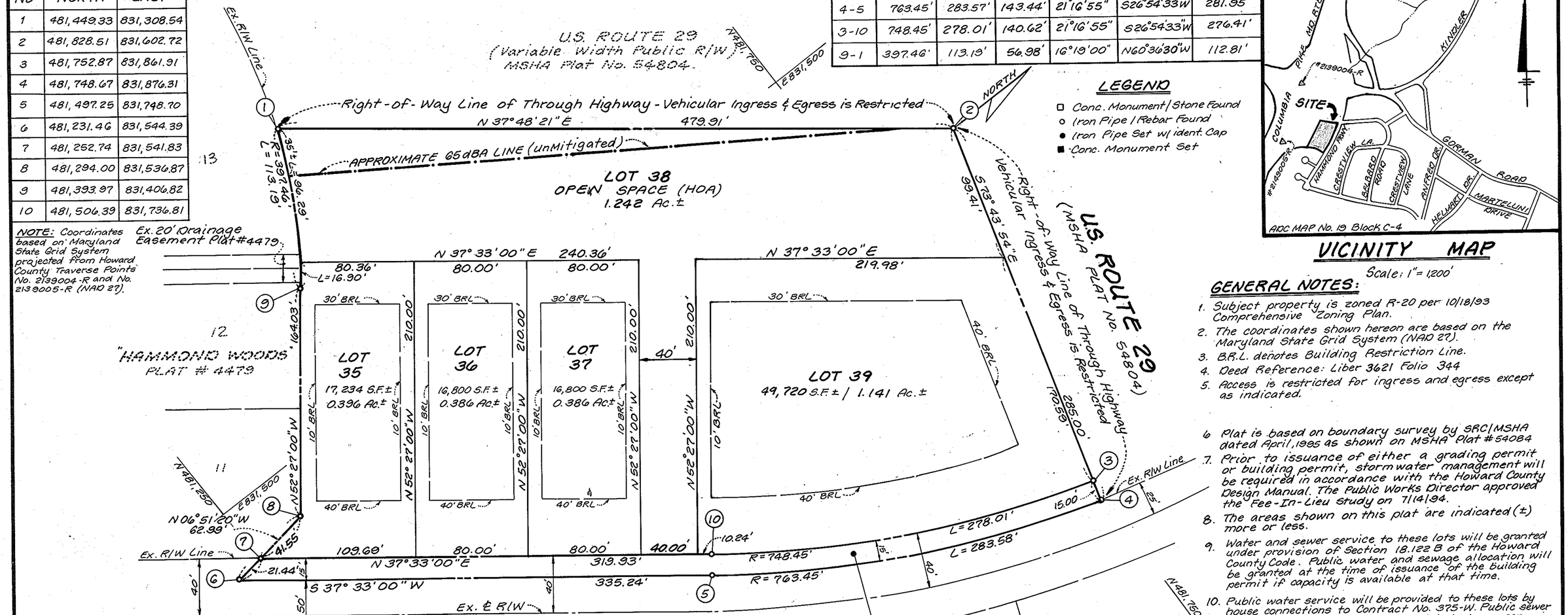
COORDINATES

No	NORTH	EAST
1	481,449.33	831,308.54
2	481,828.51	831,602.72
3	481,752.87	831,861.91
4	481,748.67	831,876.31
5	481,497.25	831,748.70
6	481,231.46	831,544.39
7	481,252.74	831,541.83
8	481,294.00	831,536.87
9	481,393.97	831,406.82
10	481,506.39	831,736.81

NOTE: Coordinates based on Maryland State Grid System projected from Howard County Traverse Points No. 2139004-R and No. 2139005-R (NAD 27).

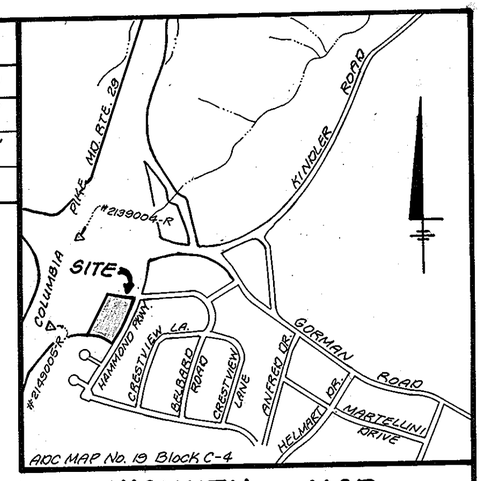
CURVE DATA

NO.	RADIUS	LENGTH	TAN.	DELTA	LCB	CHORD
4-5	763.45'	283.57'	143.44'	21°16'55"	S26°54'33"W	281.95'
3-10	748.45'	278.01'	140.62'	21°16'55"	S26°54'33"W	276.41'
9-1	397.46'	113.13'	56.98'	16°19'00"	N60°36'30"W	112.81'



LEGEND

- □ Conc. Monument / Stone Found
- ○ Iron Pipe / Rebar Found
- ● Iron Pipe Set w/ ident. Cap
- ■ Conc. Monument Set



VICINITY MAP

Scale: 1" = 1,200'

GENERAL NOTES:

1. Subject property is zoned R-20 per 10/18/93 Comprehensive Zoning Plan.
2. The coordinates shown hereon are based on the Maryland State Grid System (NAD 27).
3. B.R.L. denotes Building Restriction Line.
4. Deed Reference: Liber 3621 Folio 344
5. Access is restricted for ingress and egress except as indicated.
6. Plat is based on boundary survey by SRC/MSHA dated April, 1995 as shown on MSHA Plat #54084
7. Prior to issuance of either a grading permit or building permit, storm water management will be required in accordance with the Howard County Design Manual. The Public Works Director approved the Fee-In-Lieu Study on 7/14/94.
8. The areas shown on this plat are indicated (±) more or less.
9. Water and sewer service to these lots will be granted under provision of Section 18.122 B of the Howard County Code. Public water and sewage allocation will be granted at the time of issuance of the building permit if capacity is available at that time.
10. Public water service will be provided to these lots by house connections to Contract No. 375-W. Public sewer service will be provided to these lots by house connections to Contract No. 531-S.
11. The open space shown is to be maintained by a community owned Homeowners Association. The Articles of Incorporation of the Hammond Village Association, Inc. Identification No. 440279 has been approved by the State Department of Assessments and Taxation on April 22, 1996.
12. Dry wells and driveway trenches approved as a condition of the 7/14/94 fee-in-lieu stormwater management study shall be constructed at the site development plan stage. The minimum size of the water quality facility required for each lot shall be constructed in accordance with the tabulation and details shown on the supplemental plan approved as part of this final plat. All water quality facilities shall be privately maintained by the lot owner.

TABULATION

1. Total No. of Lots to be Recorded: 5
   a) Buildable: 4
   b) Open Space: 1
2. Total Area of Lots: 3.551 Ac.±
   a) Buildable: 2.309 Ac.±
   b) Total Open Space: 1.242 Ac.±
3. Total Area of Road Right-of-Way to be Recorded: 0.209 Ac.±
4. Total Area of Subdivision to be Recorded: 3.760 Ac.±

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 plat and the setting of markers have been complied with.

D. Wayne Walker MD Reg. L.S. No 10685 — Date 3/14/96

John F. Liparini — Date 4/23/96

OWNER / DEVELOPER
EVERGREEN VALLEY ASSOCIATES
8835-P Columbia 100 PKWY.
Columbia, Maryland 21045
Phone: (410) 730-0810

STATE OF MARYLAND — DONALD WAYNE WALKER — No. 10685 — REGISTERED PROFESSIONAL LAND SURVEYOR

APPROVED: For Public Water and Public Sewerage Systems in conformance with the Master Plan of Water and Sewerage for Howard County.

Joyce M. Boyd and per JM — 5/10/96
County Health Officer — Date

APPROVED: Howard County Department of Planning and Zoning.

Director — 5/14/96 Date

Chief, Development Engineering Division — 5/8/96 Date

SURVEYOR'S CERTIFICATE

I hereby certify that the Final Plan shown hereon is correct; that it is a subdivision of all of the lands conveyed by the Maryland State Highway Administration to Evergreen Valley Associates, a Maryland General Partnership, by deed dated October 10, 1995 and recorded among the Land Records of Howard County in Liber 3621 Folio 344 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.

D. Wayne Walker MD. Reg. L.S. No. 10685 — 3/14/96 Date

OWNERS' CERTIFICATE

We Evergreen Valley Associates, a Maryland General Partnership by John F. Liparini, owner of the property shown and described hereon, hereby adopt this plan of subdivision, and in consideration of the approval of the 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/or street right-of-ways and the specific easement areas 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 waterways and drainage easements for the specific purpose of their construction, repair and maintenance; and (4) that no building or similiar structure of any kind shall be erected on or over said easements or right-of-ways. Witness our hands this 23rd day of April, 1996.

John F. Liparini — 4/23/96 Date

RECORDED AS PLAT No. 12166 ON MAY 20, 1996; AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

TWIN OAKS

LOTS 35-39

Tax Map 41 Grid 23 Parcel 288
6th Election District
Howard County, Maryland
Previous Submittals: F85-139

LDE, Inc.
9250 Rumsey Road Suite 106
Columbia, Maryland 21045
Phone: (410) 715-1070

SCALE: 1" = 50'

SHEET 1 OF 1

COMP.: PKM III | DRAFT: KBW | DESIGN: KBW | CHECKED: BOB

F92-45