

**MINIMUM LOT SIZE CHART**

LOT NO.	GROSS AREA	PIPESTEM AREA	MINIMUM LOT SIZE
56	18,789 SF	760 SF	18,029 SF
57	18,950 SF	726 SF	18,224 SF
58	19,247 SF	1,250 SF	18,017 SF
59	19,409 SF	1,394 SF	18,015 SF
60	20,021 SF	2,010 SF	18,011 SF
61	20,525 SF	2,003 SF	18,922 SF

**LEGEND**

- PRIVATE USE-IN-COMMON ACCESS EASEMENT
- 30' PUBLIC WATER, SEWER & UTILITY EASEMENT
- 20' PUBLIC SEWER & UTILITY EASEMENT
- 20' PUBLIC WATER & UTILITY EASEMENT
- LIMITS OF EXISTING FOREST CONSERVATION EASEMENT PER F-99-163 (PLAT 14505)
- LIMITS OF FOREST CONSERVATION EASEMENT AND OPEN SPACE TO BE DEDICATED TO HOWARD COUNTY DEPARTMENT OF RECREATION AND PARKS (956 SF / 0.02 Ac)
- LIMITS OF EXISTING WETLAND PER F-99-163 (PLAT 14505)

**OWNER / DEVELOPER**

DORSEY FAMILY HOMES, INC.  
10717-B BIRMINGHAM WAY  
WOODSTOCK, MARYLAND 21163  
(410)465-7200

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*  
GARY E. LANE, SURVEYOR  
DATE: 12/09/13  
*Robert Dorsey Jr.*  
ROBERT DORSEY JR., PRESIDENT  
DORSEY FAMILY HOMES, INC.  
DATE: 12-10-2013

**AREA TABULATION (THIS SHEET)**

NUMBER OF BUILDABLE LOTS	8
NUMBER OF BULK PARCELS	0
NUMBER OF OPEN SPACE LOTS	1
NUMBER OF LOTS OR PARCELS	9
AREA OF BUILDABLE LOTS	3.51AC±
AREA OF ROADWAY	0
AREA OF WETLAND BUFFER TO BE DEDICATED TO HOWARD COUNTY FOR USE AS OPEN SPACE	0.02AC±
AREA	3.53AC±

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

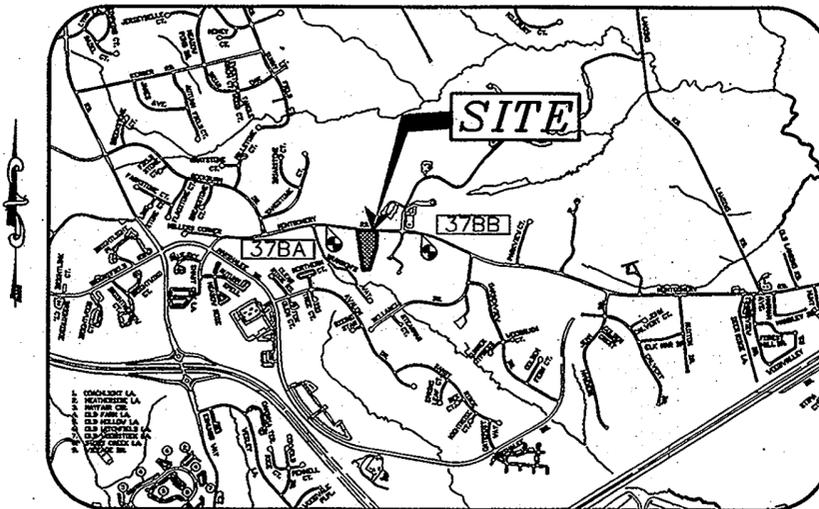
*Brianne Roseman*  
HOWARD COUNTY HEALTH OFFICER  
DATE: 2/14/2014

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

*Chad Edmund*  
CHIEF, DEVELOPMENT ENGINEERING DIVISION  
DATE: 1-17-14

*Keith Shenandoah*  
DIRECTOR  
DATE: 2/26/14

28. SECTION 16.121(c)(2) OF THE HOWARD COUNTY SUBDIVISION AND LAND DEVELOPMENT REGULATIONS ALLOWS FOR A MINIMUM LOT SIZE OF LESS THAN 20,000 SF IN THE R-20 ZONING DEPENDING ON THE OPEN SPACE PROVIDED. AN OPEN SPACE PERCENTAGE OF 30 PERCENT WAS PROVIDED IN THE ORIGINAL ROCKBURN VIEW SUBDIVISION (F-99-163, PLAT 14503-14508) ALLOWING FOR A MINIMUM LOT SIZE OF 14,000 SF.
29. WAIVER PETITION WP-12-123, A WAIVER TO SECTION 16.123(c)(2) OF THE HOWARD COUNTY SUBDIVISION AND LAND DEVELOPMENT REGULATIONS, WAS GRANTED ON MARCH 5, 2012. WP-12-123 WAS GRANTED TO ALLOW ON-SITE GRADING PRIOR TO SUBDIVISION AND SITE DEVELOPMENT PLAN APPROVAL. WP-12-123 REQUIRES THAT THE APPLICANT / DEVELOPER APPLY FOR, AND OBTAIN ALL PERMITS FOR THE PROPOSED STOCKPILE AREA BY MARCH 5, 2013.
30. ARTICLES OF INCORPORATION OF THE ROCKBURN VIEW HOMEOWNER'S ASSOCIATION, INC. WERE FILED WITH THE MARYLAND STATE DEPARTMENT OF ASSESSMENTS AND TAXATION ON SEPTEMBER 7, 2000 AS ACCOUNT NO. D05962501.
31. THE FOREST CONSERVATION EASEMENT ON ADJACENT OPEN SPACE LOT 16 HAS BEEN ESTABLISHED TO FULFILL THE REQUIREMENTS OF SECTION 16.1200 OF THE HOWARD COUNTY CODE FOREST CONSERVATION ACT (UNDER F-99-163) FOR THIS DEVELOPMENT. NO CLEARING, GRADING, OR CONSTRUCTION IS PERMITTED WITHIN THE FOREST CONSERVATION EASEMENT; HOWEVER, FOREST MANAGEMENT PRACTICES AS DEFINED IN THE DEED OF FOREST CONSERVATION EASEMENT ARE ALLOWED. IN ORDER TO EXTEND SEWER SERVICE TO THE LOTS BEING CREATED UNDER THIS RESUBDIVISION PLAT (F-12-077) THE DEVELOPER HAS BEEN REQUIRED TO ABANDON A 3,974 SQUARE FEET PORTION OF THE EXISTING FOREST CONSERVATION EASEMENT ON ADJACENT RECREATION AND PARKS OWNED OPEN SPACE LOT 16. AN FCE ABANDONMENT FEE OF \$4,967.50 HAS BEEN PAID TO THE FOREST CONSERVATION FUND; AND, A \$5,900.00 FEE-IN-LIEU OF MITIGATION HAS BEEN PAID TO THE DEPARTMENT OF RECREATION AND PARKS AS PART OF THE "RIGHT-OF-ENTRY AGREEMENT" FOR THE SEWER LINE CONSTRUCTION ON COUNTY-OWNED PROPERTY. SINCE OPEN SPACE LOT 16 IS A COUNTY-OWNED PROPERTY NO AMENDED DEED OF FOREST CONSERVATION EASEMENT IS REQUIRED.



**VICINITY MAP**

SCALE: 1" = 2000'  
ADC MAP 34 - GRID E1

**SHEET INDEX**

NO.	TITLE
1	COVER SHEET
2	FINAL PLAT

**GENERAL NOTES**

1. SUBJECT PROPERTY ZONED R-20 AS PER THE 02/02/04 COMPREHENSIVE ZONING PLAN AND THE COMP-LITE ZONING AMENDMENTS DATED 7/28/06.
2. THIS PLAN IS SUBJECT TO THE AMENDED FIFTH EDITION OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS.
3. PROJECT BOUNDARY IS BASED ON A FIELD RUM MONUMENTED BOUNDARY SURVEY PERFORMED ON OR ABOUT JANUARY, 2012 BY MILDENBERG, BOENDER AND ASSOC., INC.
4. COORDINATES BASED ON NAD 83, MARYLAND COORDINATE SYSTEM AS PROJECT BY HOWARD COUNTY GEODETIC CONTROL STATIONS 37BA & 37BB  
STA. No. 37BA N 563785.6421 ELEV. 393.94  
E 1376343.2088  
STA. No. 37BB N 563663.4488 ELEV. 373.01  
E 1378040.5059
5. ♦ DENOTES AN IRON PIN OR IRON PIPE FOUND.  
○ DENOTES ANGULAR CHANGE IN BEARING OF BOUNDARY OR RIGHT-OF-WAY.
6. SURVEY WORK AND DOCUMENTS ARE TO BE PERFORMED IN CONFORMANCE WITH SUBTITLE 13, BOARD OF PROFESSIONAL LAND SURVEYORS, 09.13.06 STATE OF MARYLAND MINIMUM STANDARDS OF PROFESSIONAL PRACTICE.
7. ALL AREAS ARE MORE OR LESS.
8. THIS SUBDIVISION IS IN THE METROPOLITAN DISTRICT.
9. NO BURIAL GROUNDS OR CEMETERIES EXIST ONSITE.
10. NO STEEP SLOPES THAT AVERAGE 25% OR GREATER OVER 10 VERTICAL FEET WITH A 20,000 SF OR GREATER ONSITE AND OFFSITE CONTIGUOUS AREA ARE LOCATED ON THIS SITE.
11. NO HISTORIC DISTRICTS ARE ADJACENT TO THIS SITE. SITE IS NOT ADJACENT TO A DESIGNATED SCENIC ROAD.
12. STORMWATER MANAGEMENT IS PROVIDED VIA ROOFTOP, NON-ROOFTOP DISCONNECTIONS AND MICRO-BIORETENTION FACILITIES IN ACCORDANCE WITH THE 2000 MDE STORMWATER DESIGN MANUAL. ALL ESD PRACTICES WILL BE PRIVATELY OWNED AND MAINTAINED. PRIOR TO SIGNATURE APPROVAL OF THE FINAL PLAT OR SITE DEVELOPMENT PLAN, THE DEVELOPER WILL BE REQUIRED TO EXECUTE THE DECLARATION OF COVENANT AND/OR A DEVELOPER'S AGREEMENT FOR THE CONSTRUCTION OF THE STORMWATER MANAGEMENT PRACTICES AND A MAINTENANCE AGREEMENT FOR THE PRIVATELY OWNED AND MAINTAINED ESD PRACTICES (DISCONNECTIONS AND MICRO-BIORETENTION FACILITIES).
13. FOREST STAND DELINEATION AND FOREST CONSERVATION WERE APPROVED UNDER F-99-163, PER F-99-163, NO WETLANDS EXIST ON SITE. VERIFIED WITH FIELD VISIT AND "NO WETLAND" CERTIFICATION LETTER BY MILDENBERG, BOENDER, AND ASSOCIATES IN MARCH, 2012.
14. THIS SUBDIVISION HAS BEEN DESIGNED TO BE IN COMPLIANCE WITH SECTION 16.124 OF THE HOWARD COUNTY CODE AND THE LANDSCAPE MANUAL. PERIMETER LANDSCAPING AND TRASH PAD SCREENING SHALL BE PROVIDED AS SHOWN ON THE LANDSCAPE PLAN. SURETY IN THE AMOUNT OF \$9,450 SHALL BE POSTED WITH THE DEVELOPER'S AGREEMENT FOR THIS SUBDIVISION, F-12-077, FOR 29 SHADE TREES, 3 EVERGREEN TREES, AND 10 SHRUBS.
15. FOR FLAG OR PIPESTEM LOTS, REFUSE COLLECTION, SNOW REMOVAL AND ROAD MAINTENANCE ARE PROVIDED TO THE JUNCTION OF THE FLAG OR PIPESTEM AND ROAD RIGHT-OF-WAY LINE AND NOT ONTO THE PIPESTEM LOT DRIVEWAY.
16. DRIVEWAYS SHALL BE PROVIDED PRIOR TO RESIDENTIAL OCCUPANCY 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, A WIDER WIDTH MAY BE REQUIRED IN CERTAIN CASES-SEE NOTE 17).  
B) SURFACE - 6 INCHES OF COMPACTED CRUSHER RUN BASE WITH TAR AND CHIP COATING (1-1/2").  
C) GEOMETRY - MAX. 15% GRADE, MAX. 10% GRADE CHANGE AND MIN. OF 45 FOOT TURNING RADIUS.  
D) STRUCTURES (CULVERT/BRIDGES) - CAPABLE OF SUPPORTING 25 GROSS TONS (H25 LOADING).  
E) DRAINAGE ELEMENTS - CAPABLE OF SAFELY PASSING 100 YEAR FLOOD PLAIN WITH NO MORE THAN 1 FOOT OF DEPTH OVER DRIVEWAY SURFACE.  
F) STRUCTURE CLEARANCES - MINIMUM 12 INCHES  
G) MAINTENANCE - SUFFICIENT TO ENSURE ALL WEATHER USE.
17. A WAIVER TO SECTION 2.6.A. OF VOLUME III OF THE HOWARD COUNTY DESIGN MANUAL TO ALLOW A USE-IN-COMMON DRIVEWAY TO SERVE MORE THAN SIX (6) LOTS WAS GRANTED ON APRIL 10, 2012. AS A CONDITION OF THE WAIVER, THE USE-IN-COMMON DRIVEWAY SHALL HAVE A PAVEMENT WIDTH OF 22 FEET AND UTILIZE A "P-2" PAVING SECTION.
18. FOREST CONSERVATION IN ACCORDANCE WITH SECTION 16.1202 OF THE FOREST CONSERVATION MANUAL HAS BEEN ADDRESSED PER APPROVED PLAN F-99-163.
19. THIS SUBDIVISION IS SUBJECT TO SECTION 18.122B OF THE HOWARD COUNTY CODE. PUBLIC WATER AND/OR SEWER SERVICE (CONTRACT 14-4744-D) HAS BEEN GRANTED UNDER THE TERMS AND PROVISIONS, THEREOF, EFFECTIVE OCTOBER 25, 2013, ON WHICH DATE DEVELOPER AGREEMENT #14-4744-D WAS FILED AND ACCEPTED.
20. ALL EXISTING STRUCTURES ON SITE WILL REMAIN UNLESS OTHERWISE NOTED.
21. THE TRAFFIC STUDY FOR THIS PROJECT WAS PREPARED BY MILDENBERG, BOENDER, AND ASSOC., DATED FEBRUARY 23, 2012.
22. PLAT SUBJECT TO PRIOR DEPARTMENT OF PLANNING AND ZONING FILES S-97-006, P-98-16, F-99-163, ECP-12-035, AND WP-12-123.
23. DISTANCES SHOWN ARE BASED ON SURFACE MEASUREMENT AND NOT REDUCED TO NAD 83 GRID MEASUREMENT.
24. DEVELOPER RESERVES UNTO ITSELF, ITS SUCCESSORS AND ASSIGNS, ALL EASEMENTS SHOWN ON THIS PLAT FOR WATER, SEWER, STORM DRAINAGE, AND OTHER PUBLIC UTILITIES, LOCATED IN, ON, OVER AND THROUGH LOTS 54 THRU 61. ANY CONVEYANCE OF AFORESAID PARCEL 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 WITH A METES AND BOUNDS DESCRIPTION. THE COUNTY SHALL ACCEPT THE EASEMENTS AND RECORD THE DEED(S) OF THE EASEMENT IN THE LAND RECORDS OF HOWARD COUNTY.
25. A USE IN COMMON ACCESS MAINTENANCE AGREEMENT FOR LOTS 54 THRU 61 SHALL BE RECORDED SIMULTANEOUSLY IN THE LAND RECORDS OFFICE OF HOWARD COUNTY, MARYLAND WITH THIS PLAT.
26. A 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 ON LOTS 54 THRU 56 AND 58 THRU 61.
27. THIS DEVELOPMENT IS DESIGNED TO BE IN ACCORDANCE WITH SECTION 16.127- RESIDENTIAL INFILL DEVELOPMENT- OF SUBDIVISION AND LAND DEVELOPMENT REGULATIONS. THE DEVELOPER OF THIS PROJECT SHALL CREATE COMPATIBILITY WITH THE EXISTING NEIGHBORHOOD THROUGH THE USE OF ENHANCED PERIMETER LANDSCAPING, FENCES, SIMILAR HOUSING UNIT TYPES AND THE DIRECTIONAL ORIENTATION OF THE PROPOSED HOUSES.

**OWNER'S STATEMENT**

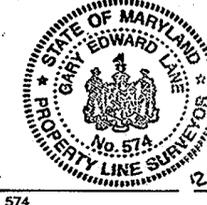
I, ROBERT DORSEY, JR., THE OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY ADOPT THIS PLAN OF SUBDIVISION, AND IN CONSIDERATION OF THE APPROVAL OF THIS FINAL PLAT BY THE DEPARTMENT OF PLANNING AND ZONING, ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES AND GRANT UNTO HOWARD COUNTY, MARYLAND, 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-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 10<sup>th</sup> DAY OF December 2013.

*Robert Dorsey Jr.*  
ROBERT DORSEY JR., PRESIDENT  
DORSEY FAMILY HOMES, INC.

*Jeff M...*  
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, AND THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS A RESUBDIVISION OF LOT 32 OF ROCKBURN VIEW LOTS 4 THRU 35" AS RECORDED IN THE LAND RECORDS OF HOWARD COUNTY AS PLAT 14503, 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, PROP. L.S. NO. 574  
EXPIRATION: 3/21/13

DATE: 12/09/13

PURPOSE OF THIS PLAT IS TO RESUBDIVIDE PARCEL 563 LOT 32 OF ROCKBURN VIEW INTO 8 BUILDABLE LOTS AND ONE OPEN SPACE LOT.

RECORDED AS PLAT 2272 ON 3/14/14 AMONG THE LAND RECORDS OF HOWARD COUNTY, MD.

**ROCKBURN VIEW**  
LOTS 54 THRU 61 AND O.S. LOT 62  
(RESUBDIVISION OF LOT 32)  
PLAT 14503-14508  
SHEET 1 OF 2

TAX MAP 37 1ST ELECTION DISTRICT SCALE: 1"=50'  
PARCEL NO. 563 HOWARD COUNTY, MARYLAND DATE: NOV 2013  
GRID: 4 EX. ZONING R-20 DPZ FILE NOS. F-12-077  
S-97-006 F-99-163 ECP-12-035  
P-98-16 WP-12-123

**MILDENBERG, BOENDER & ASSOC., INC.**  
Engineers Planners Surveyors

6800 Deerpath Road, Suite 150, Ellicott City, Maryland 21075  
(410) 997-0296 Balt. (410) 997-0298 Fax

COORDINATE LIST		
NO.	NORTH	EAST
1	563,732.6233	1,376,807.9810
2	563,730.1334	1,376,841.7849
3	563,711.3095	1,377,126.0549
4	563,710.9534	1,377,132.0643
5	563,444.6015	1,377,122.8860
6	563,069.5641	1,377,009.0958
7	563,056.3945	1,376,906.6891

NOTE: COORDINATES AND GRID TICKS SHOWN HEREON ARE BASED ON NAD'83 AND ARE IN FEET. TO CONVERT TO METERS DIVIDE BY 3.2808333.

**LEGEND**

- PRIVATE USE-IN-COMMON ACCESS EASEMENT
- 30' PUBLIC WATER, SEWER & UTILITY EASEMENT
- 20' PUBLIC SEWER & UTILITY EASEMENT
- 20' PUBLIC WATER & UTILITY EASEMENT
- LIMITS OF EXISTING FOREST CONSERVATION EASEMENT PER F-99-163 (PLAT 14505)
- LIMITS OF FOREST CONSERVATION EASEMENT AND OPEN SPACE TO BE DEDICATED TO HOWARD COUNTY DEPARTMENT OF RECREATION AND PARKS (956 SF / 0.02 AC)
- LIMITS OF EXISTING WETLAND PER F-99-163 (PLAT 14505)

**OWNER / DEVELOPER**

DORSEY FAMILY HOMES, INC.  
10717-B BIRMINGHAM WAY  
WOODSTOCK, MARYLAND 21163  
(410)465-7200

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* 12/09/13  
GARY E. LANE, SURVEYOR DATE  
*Robert Dorsey Jr.* 12-10-13  
ROBERT DORSEY JR., PRESIDENT DATE  
DORSEY FAMILY HOMES, INC.

**AREA TABULATION (THIS SHEET)**

NUMBER OF BUILDABLE LOTS	8
NUMBER OF BULK PARCELS	0
NUMBER OF OPEN SPACE LOTS	1
NUMBER OF LOTS OR PARCELS	9
AREA OF BUILDABLE LOTS	3.51AC±
AREA OF ROADWAY	0
AREA OF WETLAND BUFFER TO BE DEDICATED TO HOWARD COUNTY FOR USE AS OPEN SPACE	0.02AC±
AREA	3.53AC±

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

*B. Wilson for Monica Roseman* 2/14/2014  
HOWARD COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

*Chief [Signature]* 1/17/14  
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

*Robert Dorsey Jr.* 2/21/14  
DIRECTOR DATE

**WATER AND SEWER EASEMENT LINE TABLE**

LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
WS1	S03°42'38"W	107.70'	WS20	S04°23'00"W	211.88'
WS2	S48°52'05"W	30.44'	WS21	N00°51'26"W	145.40'
WS3	N84°39'25"W	32.07'	WS22	N33°15'10"W	75.30'
WS4	S05°20'35"W	30.00'	WS23	N05°20'35"E	42.78'
WS5	S05°20'35"W	89.76'	WS24	N40°13'08"E	29.19'
WS6	S56°44'50"W	10.00'	WS25	N84°39'25"W	36.69'
WS7	S33°15'10"E	10.00'	WS26	N84°39'25"W	47.84'
WS8	S56°44'50"W	10.00'	WS27	S03°42'38"W	140.64'
WS9	N33°15'10"W	51.06'	WS28	S03°42'38"W	20.01'
WS10	N00°51'26"W	85.50'	WS29	S86°28'02"E	106.26'
WS11	N89°08'34"E	5.94'	WS30	N01°58'25"E	20.01'
WS12	S10°29'29"W	52.21'	WS31	N86°36'32"W	6.02'
WS13	N89°08'34"E	18.77'	WS32	N46°18'40"E	30.50'
WS14	N89°08'34"E	20.08'			
WS15	N89°08'34"E	7.35'			
WS16	S04°23'00"W	201.21'			
WS17	S52°04'42"W	50.35'			
WS18	N82°40'19"E	39.12'			
WS19	S52°04'42"W	25.37'			

**CURVE DATA**

CURVE	RADIUS	ARC	DELTA	TANGENT	CHORD
C1	21,481.23'	284.90'	00°45'36"	142.45'	S86°12'44"E 284.89'
WS36	21,481.23'	99.63'	00°15'57"	49.81'	S86°27'31"E 99.63'

**OWNER'S STATEMENT**

WE, DORSEY FAMILY HOMES, INC., THE OWNER 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-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 ERRECTED ON OR OVER THE SAID EASEMENT AND RIGHTS-OF-WAY.

WITNESS MY HAND THIS 10<sup>th</sup> DAY OF December 2013

*Robert Dorsey Jr.*  
ROBERT DORSEY JR., PRESIDENT, DORSEY FAMILY HOMES, INC.

*[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, AND THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS A RESUBDIVISION OF LOT 32 OF ROCKBURN VIEW LOTS 4 THRU 35 AS RECORDED IN THE LAND RECORDS OF HOWARD COUNTY AS PLAT 14503, 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* 12/09/13  
GARY E. LANE, PROP. L.S. NO. 574 DATE  
EXPIRATION: 3/21/13

PURPOSE OF THIS PLAT IS TO RESUBDIVIDE PARCEL 563 LOT 32 OF ROCKBURN VIEW INTO 8 BUILDABLE LOTS AND ONE OPEN SPACE LOT

RECORDED AS PLAT 22703 ON 3/14/14 AMONG THE LAND RECORDS OF HOWARD COUNTY, MD.

**ROCKBURN VIEW**  
LOTS 54 THRU 61 AND O.S. LOT 62  
(RESUBDIVISION OF LOT 32)  
PLAT 14503-14508 SHEET 2 OF 2

TAX MAP 37 1ST ELECTION DISTRICT SCALE: 1"=50'  
PARCEL NO. 563 HOWARD COUNTY, MARYLAND DATE: NOV 2013  
GRID: 4 EX. ZONING R-20 DPZ FILE NOS. F-12-077  
S-97-006 F-99-163 ECP-12-035  
P-98-16 WP-12-123

**MILDENBERG, BOENDER & ASSOC., INC.**  
Engineers Planners Surveyors

6800 Deerpath Road, Suite 150, Elbridge, Maryland 21075  
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