

U.S. EQUIVALENT COORDINATE TABLE

POINT	NORTHING	EASTING
2	534,658.2014	1,347,604.2244
22	533,985.6916	1,347,292.0431
23	534,033.5931	1,347,215.1402
24	533,981.5070	1,347,302.7547
25	534,601.7702	1,347,689.1321

METRIC EQUIVALENT COORDINATE TABLE

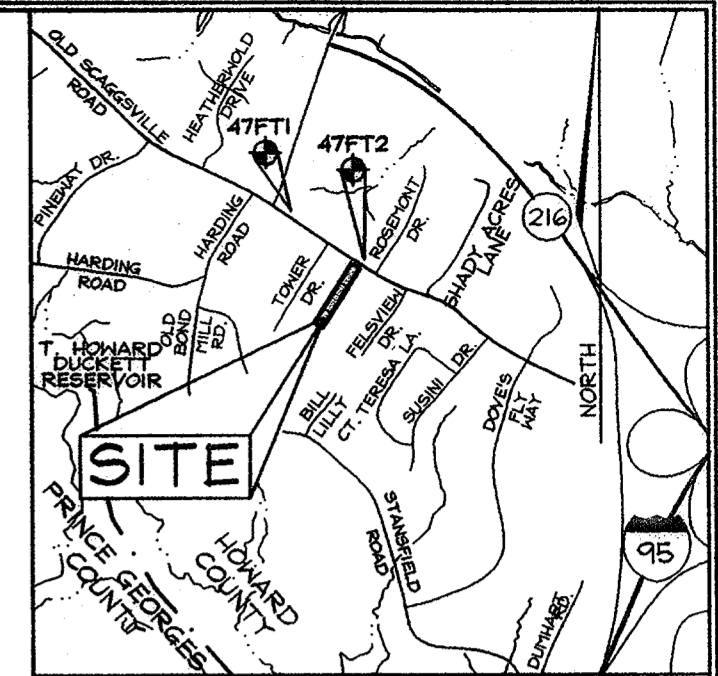
POINT	NORTHING	EASTING
2	162,964.1457	410,750.5891
22	162,759.1643	410,655.4360
23	162,773.7647	410,631.9960
24	162,757.8888	410,658.7009
25	162,946.9455	410,776.4690

MINIMUM LOT SIZE CHART

LOT NUMBER	GROSS AREA (sf)	PIPESTEM AREA (sf)	MINIMUM LOT SIZE
2	36,247.25	2,762.47	33,484.78

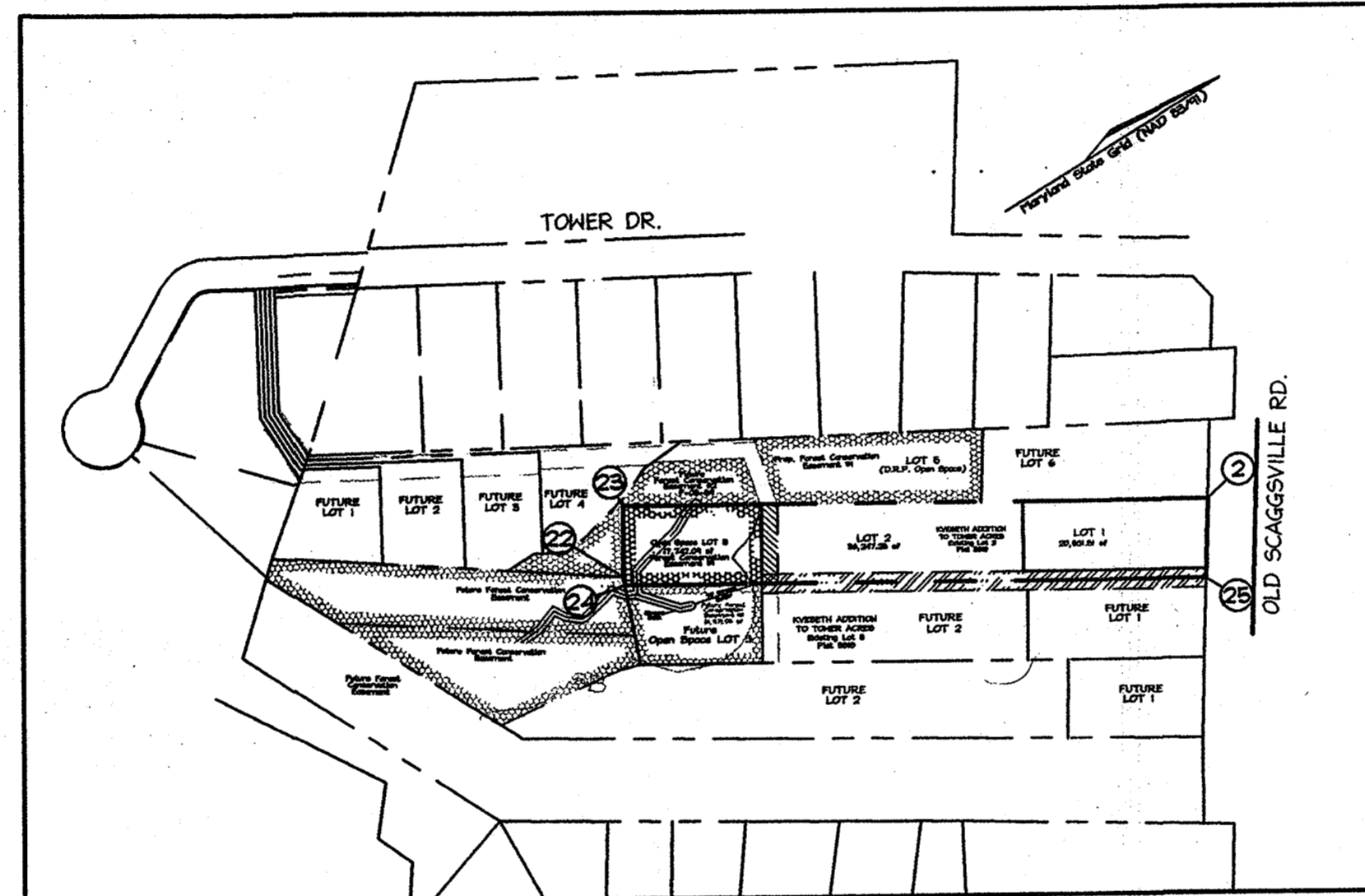
Reservation Of Public Utility And Forest Coservation Easements

"Developer reserves unto itself, its successors and assigns, all easements shown on this plan for water, sewer, storm drainage, other public utilities and forest conservation (designated as "Forest Conservation Area") located in, on, over, and through lots 1, 2 and 3, any conveyances of the aforesaid lots shall be subject to easements herein reserved, whether or not expressly stated in deed(s) conveying said lot(s). Developer shall execute and deliver deeds for easements herein reserved to Howard County, with a Metes and Bounds Description of forest conservation area, upon completion of the public utilities and their acceptance by Howard County, and, in the case of the forest conservation easement(s), upon completion of the Developer's obligation under the Forest Conservation Installation and Maintenance Agreement executed by Developer and the county, and the release of Developer's surety posted with said agreement, the county shall accept the easements and record the deed(s) of easement in the land records of Howard County."



General Notes continued...

- There is an existing dwelling on Lot 1 to remain. No new buildings, extensions, or additions to the existing dwelling are to be constructed at a distance less than the zoning regulation requires.
 - Property is subject to waiver petition WP-03-21. On November 1, 2002 the Planning Director approved waiver petition WP-03-21 from the following sections:
 - 16.120.c.2.(1) To allow pipestem lot 2 to be created with less than the minimum 24' of frontage for adjoining pipestem lots.
 - 16.121.e.(1) To allow open space lot 3 to have zero (0) frontage on a public road Right of way
 - 16.120.b.4.(IV) To allow residents lots to be encumbered with an access easement for open space lots.
- The Waiver is approved subject to the following conditions:
- The Use-in-Common Access Easement for the lots shall be separate from the Access Easement for the open space, easements can overlap.
 - When adjoining parcels are subdivided the Department of Planning and Zoning reserves the right to require that fee simple frontage be provided to Scaggsville Road instead of approval of another waiver so a more direct access to open space network can be achieved from Scaggsville Road.
 - Since each of the residential lots (lot 2) and open space lots (lot 3) under F-03-29 and F-03-30 have inadequate frontage the plats must be recorded together.
- This subdivision plat and the plat for The Hillside at Rocky Gorge IV, Lots 1, 2 and 3 (F-03-30) shall be recorded simultaneously (with F-03-29 being recorded first), followed by recordation of the Use-in-Common Access and Maintenance Agreement for Lot 2 on this plat (F-03-29) and The Hillside at Rocky Gorge IV, Lots 1 and 2 (F-03-30) in the land records of Howard County, Maryland.
 - Public water and/or sewer allocation for this development is subject to section 18.122B of the Howard County code. Allocation will be made at the time of final plat approval, if capacity is available at that time.
 - There are no wetlands on site, field investigation prepared by Exploration Research Inc.
 - This site is exempt from providing stormwater management because total disturbance for this site is less than 5,000 sq. ft.
 - Howard County file ref.: F-77-162, F-03-30, Contr. #529-S, Contr #142-W



AREA TABULATION CHART

- Total number of Buildable Lots to be recorded: 2
Total area of Buildable Lots to be recorded: 1.310 Acres±
- Total number of Open Space Lots to be recorded: 1
Total area of Open Space Lots to be recorded: 0.407 Acres±
- Total area of Public Road Right of Way to be recorded: 0
- Total area of Subdivision to be recorded: 1.718 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.

C. Brooke Miller 6-3-03
C. Brooke Miller (MD Property Line Surveyor #135) Date

Christine N. Harris 5-30-03
Christine N. Harris Date

Daniel S. Kessler 05-30-03
Daniel S. Kessler Date

OWNER

Christine N. Harris and Daniel S. Kessler
10475 Scaggsville Road
Laurel, Maryland 20723

DEVELOPER

Scaggsville Road Investment, LLP c/o Brian D. Boy
9691 Norfolk Avenue
Laurel, Maryland 20723
Tel.: (410)792-2565 Fax: (410)792-2567

FSH Associates

Engineers Planners Surveyors
8318 Forrest Street Ellicott City, MD 21043
Tel: 410-750-2251 Fax: 410-750-7350
E-mail: FSHAssociates@cs.com

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

Penny Borenstein M.D. 6/17/03
Howard County Health Officer Date

APPROVED: Howard County Department of Planning and Zoning

Paul H. Leyle 6/16/03
Chief, Development Engineering Division Date

Paul H. Leyle 6/21/03
Director Date

OWNER'S CERTIFICATE

I/We, Christine N. Harris and Daniel S. Kessler, 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 road and street Rights-of-Way 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 similar structure of any kind shall be erected on or over said Easements and Rights-of-Way.

Witness my hand this 30th day of May, 2003.

Christine N. Harris
Christine N. Harris
Daniel S. Kessler
Daniel S. Kessler

B. D. Boy
Witness
B. D. Boy
Witness

SURVEYOR'S CERTIFICATE

I hereby certify that the final plat shown hereon is correct; that it is a subdivision of all of the lands conveyed. By Martin M. Kveseth to Christine N. Harris and Daniel S. Kessler by deed dated August 4, 1994 and recorded in the land records of Howard County in liber 3325 folio 217, 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.



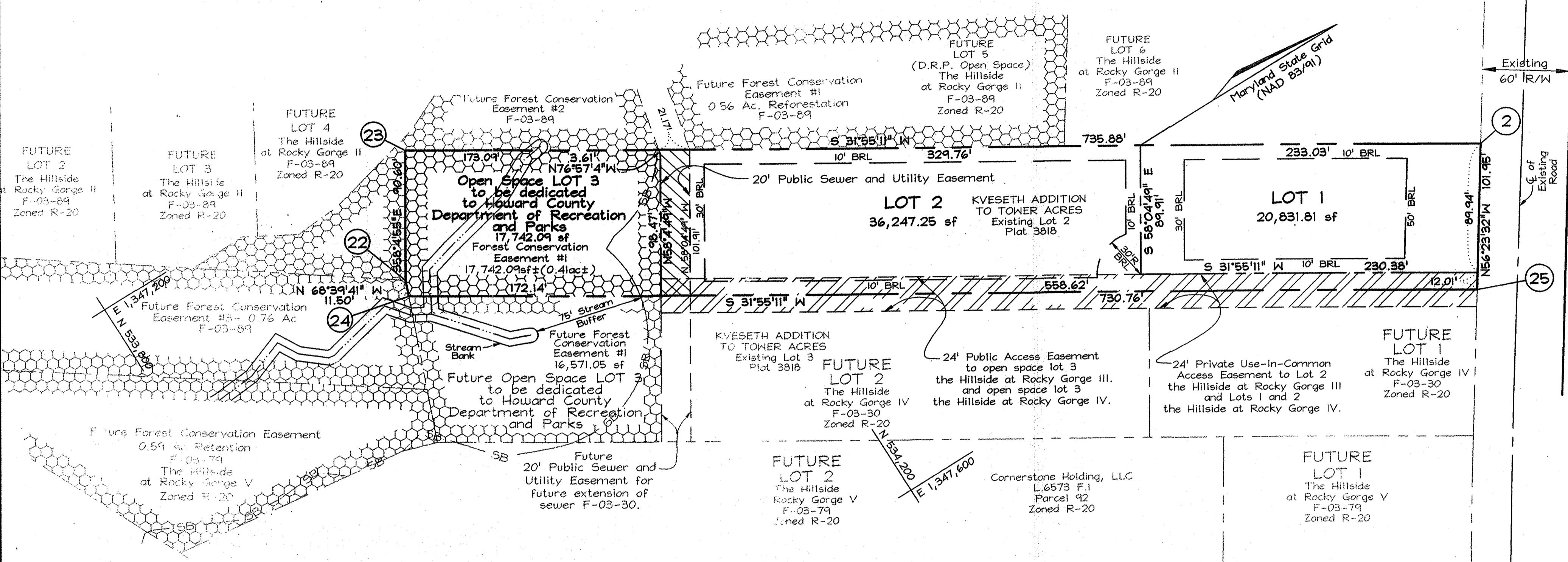
C. Brooke Miller 6-3-03
C. Brooke Miller (MD Property Line Surveyor #135) Date

Recorded as Plat No. 16017 on 6-25-03
Among the Land Records of Howard County, Maryland.

THE HILLSIDE AT ROCKY GORGE III
LOTS 1, 2 AND OPEN SPACE LOT 3

A RESUBDIVISION OF LOT 2, KVESETH ADDITION TO TOWER ACRES PLAT NO. 3318
TAX MAP 46, GRID 18, PARCEL 326
6TH ELECTION DISTRICT
HOWARD COUNTY, MARYLAND
Scale: As Shown
Date: May 29, 2003
Sheet 1 of 2
F-77-162

N 534,800
E 1,347,450



OLD SCAGGSVILLE ROAD
(LOCAL ROAD)
(Owned by Maryland State Highway Administration)

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.

C. Brooke Miller 6-3-03
C. Brooke Miller (MD Property Line Surveyor #135) Date

Christine N. Harris 5-30-03
Christine N. Harris Date

Daniel S. Kessler 05-30-03
Daniel S. Kessler Date

OWNER
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Laurel, Maryland 20723

DEVELOPER
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FSH Associates
Engineers Planners Surveyors
8318 Forrest Street Ellicott City, MD 21043
Tel: 410-750-2251 Fax: 410-750-7350
E-mail: FSHAssociates@cs.com

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

Lenny Borenstein M.D. 6/17/03
Howard County Health Officer Date

APPROVED: Howard County Department of Planning and Zoning

Chris Danner 6/10/03
Chief, Development Engineering Division Date

Paul de Ceyte 6/10/03
Director Date

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Witness my hand this 30th day of May, 2003.

Christine N. Harris *Daniel S. Kessler*
Christine N. Harris Daniel S. Kessler

B O By *B O By*
Witness Witness

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I hereby certify that the final plat shown hereon is correct; that it is a subdivision of all of the lands conveyed. By Martin M. Kveseth to Christine N. Harris and Daniel S. Kessler by deed dated August 4, 1994 and recorded in the land records of Howard County in liber 3325 folio 217, 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.

C. Brooke Miller 6-3-03
C. Brooke Miller (MD Property Line Surveyor #135) Date

Recorded as Plat No. 16018 on 6-25-03
Among the Land Records of Howard County, Maryland.

**THE HILLSIDE
AT ROCKY GORGE III**
LOTS 1, 2 AND OPEN SPACE LOTS

A RESUBDIVISION OF LOT 2, KVESETH
ADDITION TO TOWER ACRES PLAT NO. 3818

TAX MAP 46, GRID 18, PARCEL 326
6TH ELECTION DISTRICT
HOWARD COUNTY, MARYLAND
Scale: 1"=50'
Date: May 29, 2003
Sheet 2 of 2
F-77-162