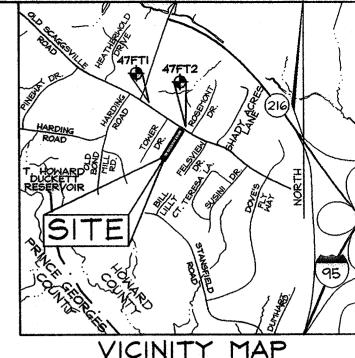
COORDINATE TABLE					
POINT	NORTHING	EASTING			
2	534,658.2014	1,347,604.2244			
22	533,985.6916	1,347,292.0431			
23	534,033.5931	1,347,215.1402			
24	533,981.5070	1,347,302.7547			
25	534,601.7702	1,347,689.1321			

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	
		L		

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.



SCALE: 1"=2000'

1. Subject property zoned R-20 per 10/18/93 Comprehensive Zoning Plan.

2. Coordinates based on NAD 183/91, Maryland Coordinate System as projected by

Howard County. Geodetic Control Stations no. 46FT1 and no. 47FT2. • Denotes

N 535,143.322 (feet) E 1,346,960.276 (feet)

N 534,509.424 (feet) E 1,347,851.039 (feet)

Denotes Public Forest Conservation Easement. The Forest Conservation

Easement has been established to fulfill the requirements of Section 16.1200 of the

Practices as defined in the Deed of Forest Conservation Easements are allowed.

Howard County Code and Forest Conservation Act. No cleaning, grading or construction

is permitted withing the Forest Conservation Easement; however, Forest Management

payment of \$871.20 for the remaining 0.04 Ac.± for a total mitigation of 0.45 Ac.±.

12. No clearing, grading or construction is permitted within wetland or stream system buffers unless approved by the Department of Planning and Zoning.

December 2001 by C.B. Miller and Associates, Inc. All lot areas are more or less(+/-). 14. For flag or pipestern lots, refuse collection, snow removal and road maintenance are provided to the junction of the flag or pipestern and road right-of-way line and not to

B) Surface - six (6") inches of compacted crusher run base with tar and chip coating

D) Structures (culverts/bridges) - capable of supporting 25 gross tons (H25-loading);

13. This plat is based on field run Monumented Boundary Survey performed on or about

15. Driveway(s) shall be provided prior to issuance of a use and occupancy permit to ensure safe access for fire and emergency vehicles per the following requirements:

C) Geometry - Maximum 15% grade, Maximum 10% grade change and 45-foot

E) Drainage elements - capable of safely passing 100 year flood with no more

16. Distances shown are based on surface measurement and not reduced to NAD '83 grid

20. Landscaping is provided in accordance with Section 16.124 of the Howard County Sudivision

A) Width - 12 feet (14 feet serving more than one residence);

G) Maintenances - sufficient to ensure all weather use

A. Open space required: 0.103 Ac. ± (6% of gross area)

B. Open space provided: 0.407 Ac.± (23.7% of gross area) C. The oversized Open space provided under this subdvision

shall fulfill the open space requirements for future

8. This plat complies with the requirements of Section 16.1200 of the Howard County Code for

Forest Conservation by Retention of 0.41 Ac. ± of forest on open space lot 3 and a Fee-in-Lieu

General Notes continued..

- 21. 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.
- 22. 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:
 - 1) 16.120.c.2.(i) To allow pipestern lot 2 to be created with less than the minimum 24' of frontage for adjoining pipestem lots.
 - 2) 16.121.e.(1) To allow open space lot 3 to have zero (0) frontage on a public road Right of way
 - 3) 16.120.b.4.(IV) To allow residents lots to be encumbered with on access easement for open space lots.

The Waiver is approved subject to the following conditions:

- 1) The Use-in-Common Access Easement for the lots shall be seperate from the Access Easement for the open space, easements can overlap.
- 2) When adjoining parcels are subdivided the Department of Planning and Zonina reserves the right to require that fee simple frontage be provided to Scaggoville Road instead of approval of another waiver so a more direct access to open space network can be achieved from Scaggsville Road.
- 3) 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. 23. 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.
- 24. 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.
- 25. There are no wetlands on site, field investigation prepared by Exploration Research Inc.
- 26. This site is exempt from providing stormwater management because total disturbance for this site is less than 5,000 sq. ft.
- 27. Howard County file ref.: F-77-162, F-03-30, Contr. #529-S, Contr #142-W

AREA TABULATION CHART

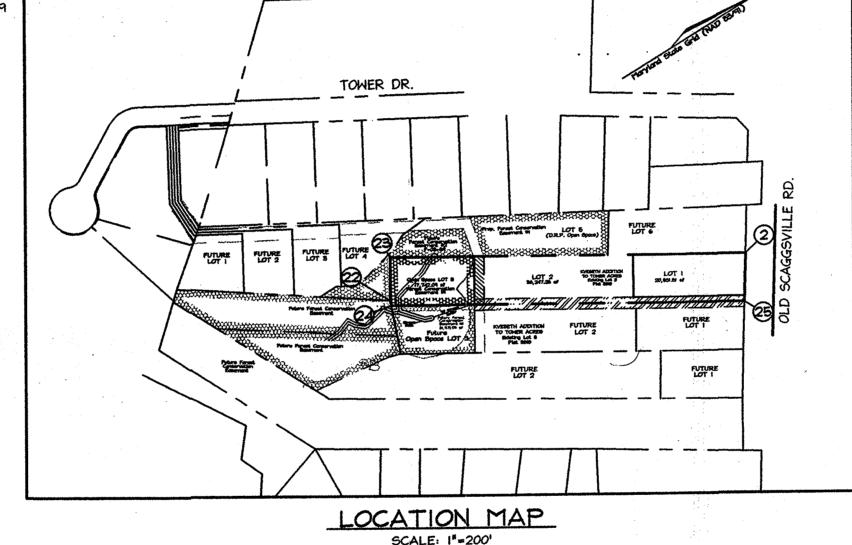
- 1. Total number of Buildable Lots to be recorded: 2 Total area of Buildable Lots to be recorded: 1.310 Acres±
- 2. Total number of Open Space Lots to be recorded: 1
- Total area of Open Space Lots to be recorded: 0.407 Acrest 3. Total area of Public Road Right of Way to be recorded: 0

The Requirements 63-108, 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.

Date

05.30.0

4. Total area of Subdivision to be recorded: 1.718 Ac.±



OWNER

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

measurement.

18. Open space tabulation:

GENERAL NOTES

Sta. 47FTI

Sta. 47FT2

23833

approximiate location (see vicinity map).

10. — SB — Denotes Stream Buffer outline. 11. BRL Denotes Building Restriction Line.

the pipestem lot driveway.

(1-1/2" Minimum);

resubdivision of Lot 2. 19. There are no burial grounds on-site.

See this sheet for continuation...

than I foot depth over surface; F) Structure clearances - minimum 12 Feet:

17. There is no 100 Year Floodplain existing on-site

turning radius:

Denotes iron pipe found. Denotes rebar and cap set

Denotes concrete monument found.

-----Denotes existing centerline of Stream Channel.

Denotes concrete monument set.

DEVELOPER

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

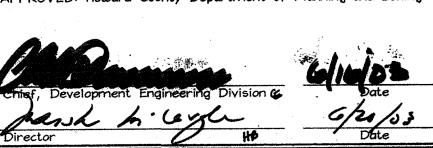
Regulations and the Landscape Manual.

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

APPROVED: Howard County Department of Planning and Zoning



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 aquire 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 30 % / day of May. / day of May

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.

6-3-03 Date

THE HILLSIDE

Recorded as Plat No. 16017 on 63503 Among the Land Records of Howard County, Maryland.

AT ROCKY GORGE III

LOTS 1, 2 AND OPEN SPACE LOT 3

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: As Shown Date: May 29, 2003 Sheet 1 of 2 F-77-162

F-03-29

M:\tower Acres 3050\dwg\RecordPlats\RGII\rangle3050 41 s1.dwg, 5/29/2003 11:35:14 AM, psill

C. Brooke Miller (MD Property Line Surveyor

