

U.S. EQUIVALENT COORDINATE TABLE

| POINT | NORTHING | EASTING |
|-------|--------------|----------------|
| 11 | 534,545.3450 | 1,347,774.0440 |
| 24 | 533,981.5070 | 1,347,302.7547 |
| 25 | 534,601.7702 | 1,347,689.1321 |
| 26 | 533,943.7873 | 1,347,399.3084 |

METRIC EQUIVALENT COORDINATE TABLE

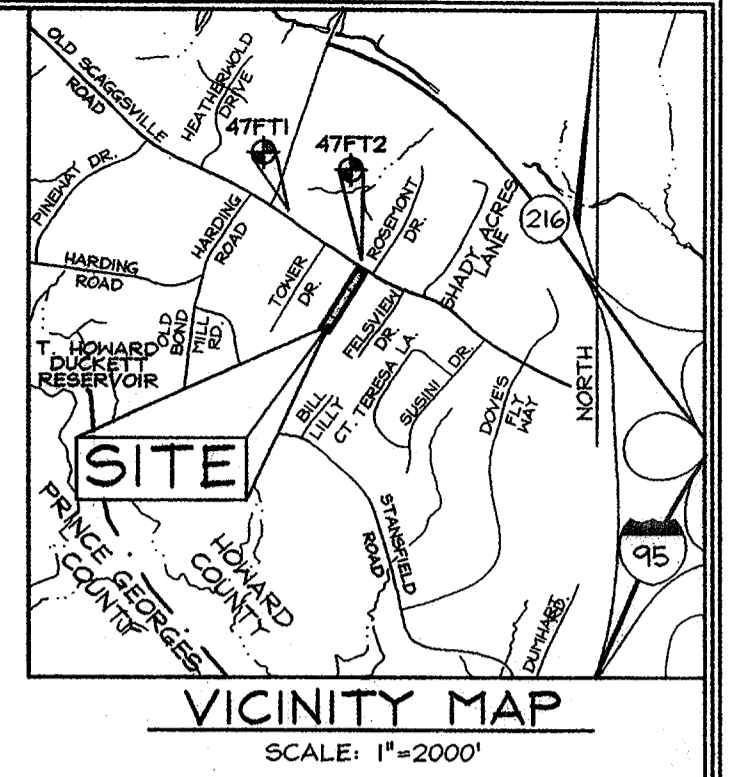
| POINT | NORTHING | EASTING |
|-------|--------------|--------------|
| 11 | 162,929.7470 | 410,802.3502 |
| 24 | 162,757.8888 | 410,658.7009 |
| 25 | 162,946.9455 | 410,776.4690 |
| 26 | 162,746.3919 | 410,688.1306 |

MINIMUM LOT SIZE CHART

| LOT NUMBER | GROSS AREA (sf) | PIPESTEM AREA (sf) | MINIMUM LOT SIZE |
|------------|-----------------|--------------------|------------------|
| 2 | 36,736.61 | 2,692.23 | 34,044.38 |

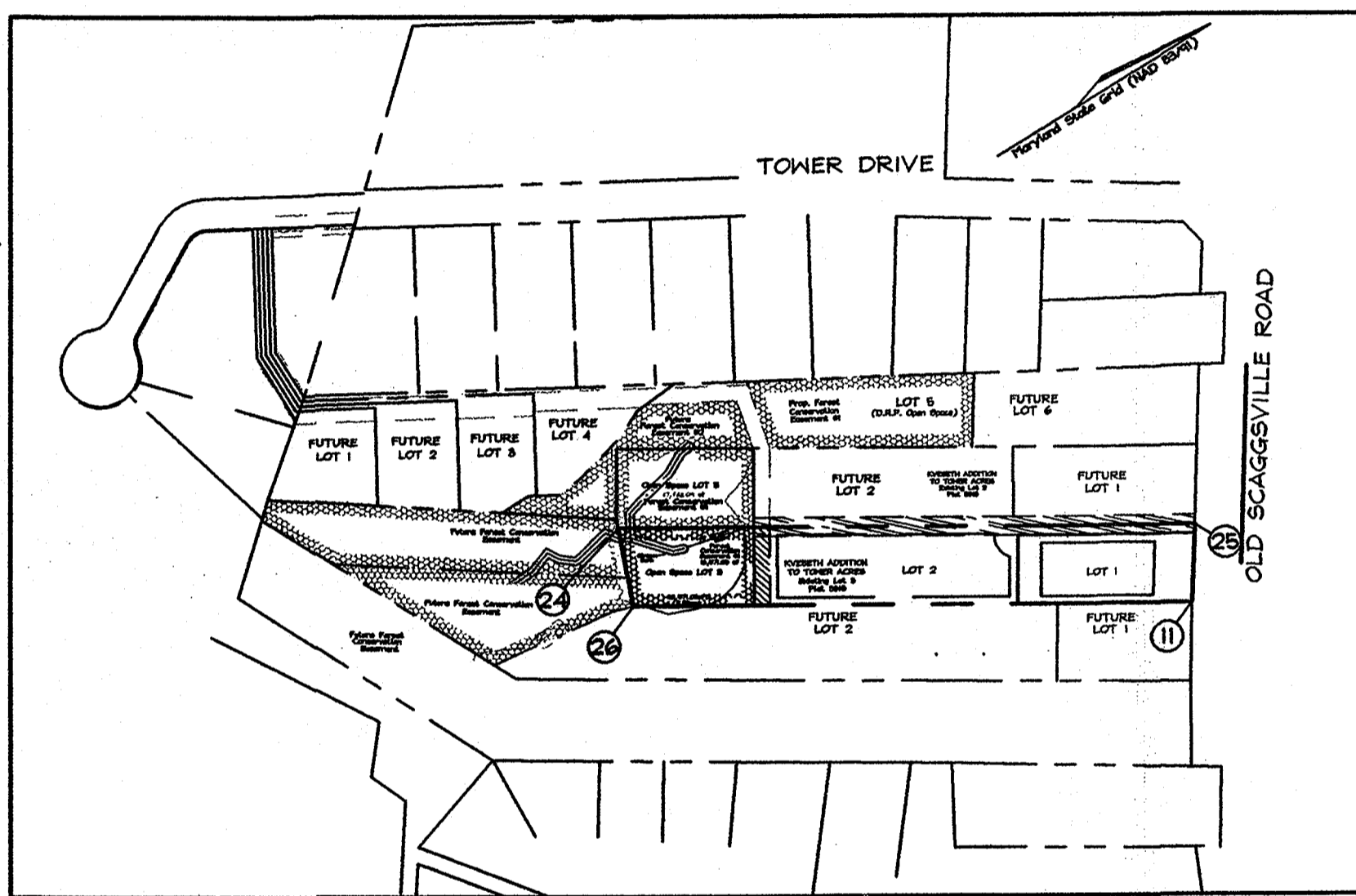
Reservation Of Public Utility And Forest Coservation Easements

"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. There is an existing pool on lot 1 to remain.
 - 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 III, Lots 1, 2 and 3 (F-03-29) shall be recorded simultaneously (with F-03-29 being recorded first), followed by recordation of the Use-in-Common Access and Maintenance Agreement for Lots 1 and 2 on this Plat (F-03-30) and The Hillside at Rocky Gorge III, Lot 2 (F-03-29) 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 the property. Field investigation performed 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-03-29, Contr. #529-S, Contr. #142-W



GENERAL NOTES

- Subject property zoned R-20 per 10/18/93 Comprehensive Zoning Plan.
 - Coordinates based on NAD '83/91, Maryland Coordinate System as projected by Howard County Geodetic Control Stations no. 47FT1 and no. 47FT2. ♦ Denotes approximate location (see vicinity map).

| | | |
|------------|----------------------|------------------------|
| Sta. 47FT1 | N 535,143.322 (feet) | E 1,346,960.276 (feet) |
| Sta. 47FT2 | N 534,509.424 (feet) | E 1,347,851.039 (feet) |
 - Denotes iron pipe found.
 - Denotes rebar and cap set.
 - Denotes concrete monument found.
 - Denotes concrete monument set.
 - ▨ Denotes Public Forest Conservation Easement. The Forest Conservation Easement has been established to fulfill the requirements of Section 16.1200 of the Howard County Code and Forest Conservation Act. No clearing, grading or construction is permitted within the Forest Conservation Easement; however, Forest Management Practices as defined in the Deed of Forest Conservation Easements are allowed.
 - This plat complies with the requirements of Section 16.1200 of the Howard County Code for Forest Conservation by Retention of 0.38 Ac.± of forest on open space lot 3 and a Fee-in-Lieu payment of \$1,524.60 for the remaining 0.07 Ac.± for a total mitigation of 0.45 Ac.±.
 - Denotes existing centerline of Stream Channel.
 - SB— Denotes Stream Buffer outline.
 - BRL Denotes Building Restriction Line.
 - No clearing, grading or construction is permitted within wetland or stream system buffers unless approved by the Department of Planning and Zoning.
 - This plat is based on field run Monumented Boundary Survey performed on or about December 2001 by C.B. Miller and Associates, Inc. All lot areas are more or less (+/-).
 - 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 to the pipestem lot driveway.
 - 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:
 - Width - 12 feet (14 feet serving more than one residence);
 - Surface - six (6") inches of compacted crusher run base with tar and chip coating (1-1/2" Minimum);
 - Geometry - Maximum 15% grade, Maximum 10% grade change and 45-foot turning radius;
 - Structures (culverts/bridges) - capable of supporting 25 gross tons (H25-loading);
 - Drainage elements - capable of safely passing 100 year flood with no more than 1 foot depth over surface;
 - Structure clearances - minimum 12 Feet;
 - Maintenances - sufficient to ensure all weather use
 - Distances shown are based on surface measurement and not reduced to NAD '83 grid measurement.
 - There is no 100 Year Floodplain existing on-site.
 - Open space tabulation:
 - Open space required: 0.101 Ac.± (6% of gross area)
 - Open space provided: 0.381 Ac.± (22.6% of gross area)
 - The oversized Open space provided under this subdivision shall fulfill the open space requirements for future resubdivision of Lot 2.
 - There are no burial grounds on-site.
 - Landscape is provided in accordance with Section 16.124 of the Howard County Suidivision Regulations and the Landscape Manual.
- See this sheet for continuation...

AREA TABULATION CHART

- Total number of Buildable Lots to be recorded: 2
- Total area of Buildable Lots to be recorded: 1.303 Acres±
- Total number of Open Space lots provided: 1
- Total area of open space provided: 0.380 Ac.
- Total area of Road Right of Way to be recorded: 0
- Total are of subdivision to be recorded: 1.683

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

Brian D. Boy
Brian D. Boy 5/31/03
Date

OWNER/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

Peng Bonate MD p.c.f.d.
Howard County Health Officer 6-19-03
Date

APPROVED: Howard County Department of Planning and Zoning

Mark D. Rygle
Chief, Development Engineering Division 6/16/03
Date

Mark D. Rygle
Director 6/24/03
Date

OWNER'S CERTIFICATE

I/We, Scaggsville Road Investment, LLP 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.

Brian D. Boy
Brian D. Boy

Shenna M. Bowman
Shenna M. Bowman
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 Bryan L. Hanson and Dana M. Hanson to Scaggsville Road Investment, LLP, by deed dated March 12, 2002 and recorded in the land records of Howard County in liber 605B folio 440, 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
C. Brooke Miller (MD Property Line Surveyor #135) 6-3-03
Date

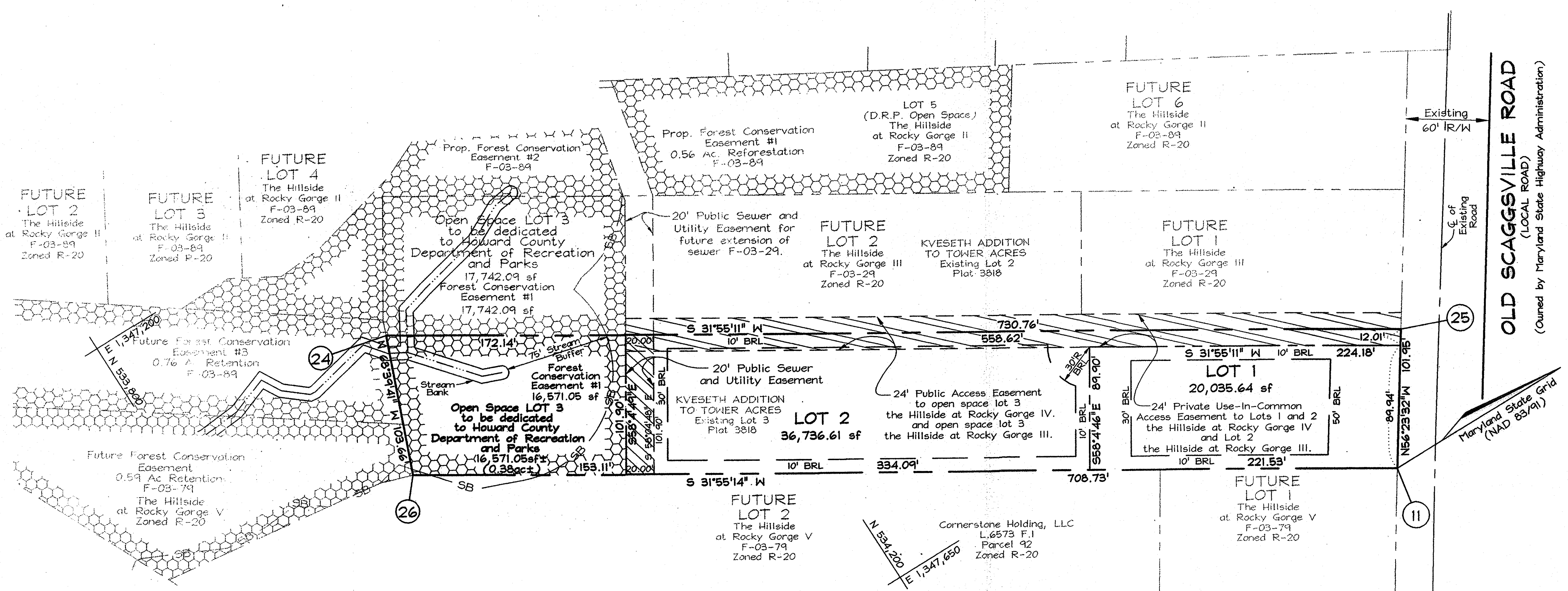
Recorded as Plat No. 16019 on 6-25-03
Among the Land Records of Howard County, Maryland.

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

A RESUBDIVISION OF LOT 3, 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

N 534,200
E 1,347,450



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

Brian D. Boy 5/30/03
Brian D. Boy Date

OWNER/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

Doug Bonner 6-19-03
Howard County Health Officer Date

APPROVED: Howard County Department of Planning and Zoning

John D. ... 6/10/03
Chief, Development Engineering Division Date

... 6/20/03
Director Date

OWNER'S CERTIFICATE

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

Brian D. Boy
Brian D. Boy

Sharon M. Bowman
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 Bryan L. Hanson and Dana M. Hanson to Scaggsville Road Investment, LLP by deed dated March 12, 2002 and recorded in the land records of Howard County in Liber 6058 folio 440, 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. 16020 on 6-25-03
Among the Land Records of Howard County, Maryland.

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

A RESUBDIVISION OF LOT 3, 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