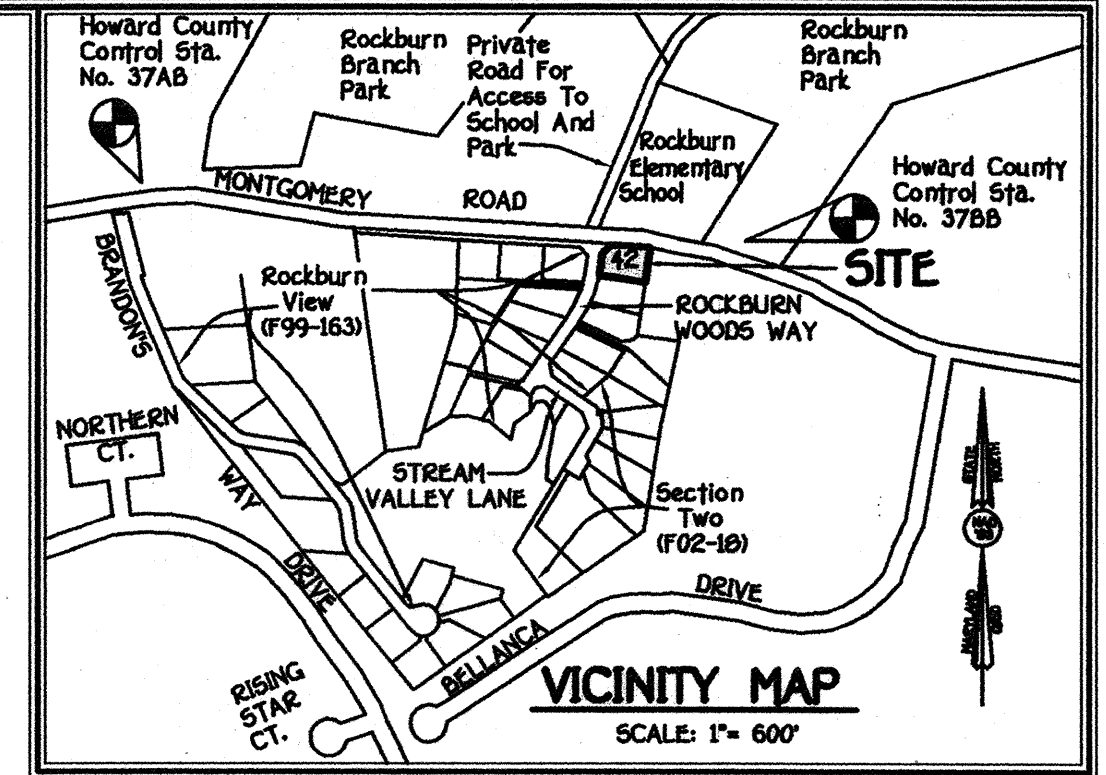


Coordinate Table				
POINT	NORTH (feet)	EAST (feet)	NORTH (meters)	EAST (meters)
144	563674.9749	1377721.7669	171808.475985	419930.435065
3000	563678.8301	1377671.5780	171809.651064	419915.136253
3017	563654.8653	1377571.6650	171802.346561	419884.683292
3018	563659.7181	1377571.9539	171803.825688	419884.771367
3019	563683.1878	1377598.3957	171810.979292	419892.830847
3122	563589.2003	1377582.5127	171782.331833	419861.893676
3123	563567.9081	1377705.2543	171775.841947	419925.401410

Curve Data Tabulation					
PT-PT	RADIUS	ARC LENGTH	DELTA	TANGENT	CHORD BEARING AND DISTANCE
3000-144	1464.64'	50.34'	01°58'10"	25.17'	S65°36'28"E 50.34'
3122-3017	420.00'	66.37'	09°03'14"	33.25'	N07°56'05"E 66.30'



This subdivision is subject to Section 18.122B of the Howard County Code. Public water and public sewer service HAS BEEN GRANTED under the terms and provisions, THEREOF, EFFECTIVE 10/2/2000 ON WHICH DATE DEVELOPER AGREEMENT 14-3794-D was FILED AND ACCEPTED.

Reservation Of Public Utility Easements

"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 Lot 42, Any Conveyances Of The Aforesaid Lots Shall Be Subject To The Easement Herein Reserved, Whether Or Not Expressly Stated In The Deeds) Conveying Said Lot(s). Developer Shall Execute And Deliver Deeds For The Easements Herein Reserved To Howard County, Upon Completion Of The Public Utilities And Their Acceptance By Howard County, The County Shall Accept The Easements And Record The Deeds) Of Easement In The Land Records Of Howard County."

Existing 10' Private Noise Mitigation And Maintenance Easement Plat No. 14766 & 15385.

SYM	LENGTH
N1	N03°24'28"E 10.00'
N2	S66°35'32"E 68.80'
N3	S23°37'18"W 0.99'
N4	S08°47'39"W 9.11'
N5	N86°35'32"W 67.87'

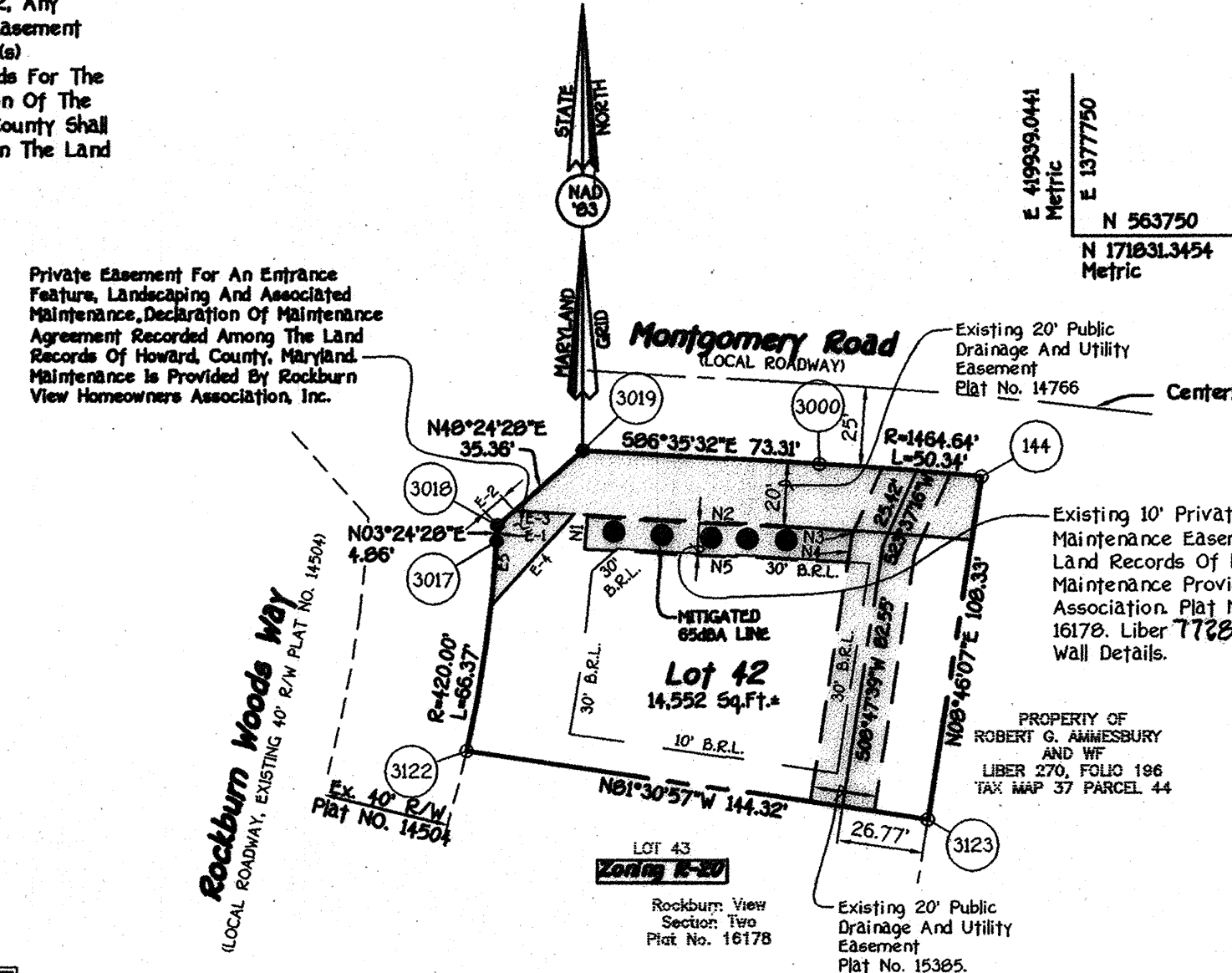
Private Easement For An Entrance Feature, Landscaping And Associated Maintenance

SYM	LENGTH
E-1	N03°24'28"E 4.86'
E-2	N48°24'28"E 7.07'
E-3	S66°35'32"E 18.51'
E-4	S41°48'48"W 38.84'
E-5	R=420.00' L=66.37'

The Requirements S3-108, 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

Terrill A. Fisher 10/06/04 Date
Terrill A. Fisher, L.S. #10692 (Registered Land Surveyor)

Brendan T. Mahoney 10/10/04 Date
Brendan T. Mahoney



General Notes:

- Subject Property Zoned R-20 Per 2/2/04 Comprehensive Zoning Plan.
- Coordinates Based On Nad '83, Maryland Coordinate System As Projected By Howard County Geodetic Control Stations No. 37BA And No. 37BB.
Sta. 37BA N 171842.2058 (meters) E 419510.2854 (meters)
Sta. 37BB N 171804.9589 (meters) E 420027.5970 (meters)
- This Plat Is Based On Field Run Monumented Boundary Survey Performed On Or About December 22, 1997 By Fisher, Collins & Carter, Inc.
- B.S.L. Denotes Building Restriction Line.
- Denotes Iron Pin Set Capped T.C.C. 106°.
- ⊕ Denotes Iron Pipe Or Iron Bar Found.
- Denotes Angular Change In Bearing Of Boundary Or Rights-Of-Way.
- ⊙ Denotes Concrete Monument Set With Aluminum Plate T.C.C. 106°.
- ⊕ Denotes Concrete Monument Or Stone Found.
- Use-In-Common 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 (Minimum) Requirements:
a) Width - 12 Feet (4 Feet Serving More Than One Residence)
b) Surface - Six (6") Inches Of Compacted Crusher Run Base With Tar And Chip Coating, 1/2" Minimum
c) Geometry - Maximum 15% Grade, Maximum 10% Grade Change And 45-Foot Turning Radius
d) Structures (Culverts/Bridges) - Capable Of Supporting 25 Gross Tons (225-Loading)
e) Drainage Elements - Capable Of Safely Passing 100 Year Flood With No More Than 1 Foot Depth Over Surface
f) Structure Clearances - Minimum 12 Feet
g) Maintenance - Sufficient To Ensure All Weather Use.
- All Lot Areas Are More Or Less (a).
- Distances Shown Are Based On Surface Measurement And Not Reduced To Nad '83 Grid Measurement.
- No Clearing, Grading Or Construction Is Permitted Within Wetland Or Stream Buffers, Unless, Approved By The Howard County Department Of Planning And Zoning.
- Wetlands Area Delineated By Eco-Science Professionals, Inc. Dated March 5, 1998 And Approved On January 13, 1998 Under 598-15. No Wetlands Exist On Lot 42.
- Storm Water Management For Rockburn View (F99-163) Will Be Provided By Detention Method And Will Be Located On Open Space Lot 7 As Shown On Plat No. 15386, "Rockburn View, Section 2" (F02-18). Water Quality Is Provided By Retention And Shallow Marsh.
- Articles Of Incorporation For Rockburn View Home Owners Association, Inc. Filed With Maryland State Department Of Assessments And Taxation On September 7, 2000 As Account No. D05962501, Declaration Of Covenants, Conditions And Restrictions And By Laws For Rockburn View Dated September 6, 2002 Are Recorded In Liber 3243 At Folio 39 And Liber 5243 At Folio 59 Respectively. First Amendment Recorded In Liber 3456 At Folio 478. Second Amendment Recorded In Liber 3499 At Folio 188. Third Amendment Recorded In Liber 6630 At Folio 429.
- No Public 100 Year Flood Plain Exists On Open Space Lot 42.
- This Plat Is Subject To Prior Department Of Planning And Zoning File Nos. 597-06, P98-16, F99-163, F01-169, (Rockburn View), 599-18, F01-10, F99-163 (Rockburn View, Section One), F02-18 (Rockburn View, Section 2), F03-16 (Rockburn View And Rockburn View Section 2), F03-69 And S0P-03-152.
- No Cemeteries, Burial Grounds Or Historic Structures Exist Within The Limits Of This Subdivision By Visual Observation And/Or An Examination Of The Howard County Cemetery Inventory Map.
- This Plat Is Exempt From Forest Conservation In Accordance With Section 16.1202(b)(4)(vii) Of The Howard County Code And Forest Conservation Manual Since It Is A Revision Plat That Does Not Create Any Additional Lots.
- This Plat Is Exempt From Perimeter Landscaping In Accordance With Section 16.124 Of The Howard County Code And Landscape Manual Since It Is A Revision Plat That Does Not Create Any Additional Lots.
- There Is An Existing Dwelling Located On Lot 42 To Remain. No New Buildings, Extensions Or Additions To The Existing Dwelling Are To Be Constructed At A Distance Less Than The Zoning Regulations Required.
- Storm Water Management Will Be Provided By Existing Detention Pond On Lot 7, (F99-163).
- ● ● The 65dBA Contour Line Drawn On This Plat Is Advisory As Required By The Howard County Manual, Chapter 5, Revised February, 1992 An Cannot Be Considered To Exactly Locate The 65dBA Noise Exposure. The 65dBA Noise Line Was Established By Howard County To Alert Developers, Builders And Future Residents That Areas Beyond This Threshold May Exceed Generally Noise Levels Established By The US Department Of Housing And Urban Development.
- This Plat Is In Compliance With The Amended Fifth Edition Of The Subdivision Regulations (Council Bill No. 43-2003) And The zoning Regulations As Amended By Council Bill 75-2003.
- Declaration Of Maintenance Obligation For Landscape And Entrance Feature Recorded Among The Land Records Of Howard County, Maryland.

Area Tabulation

Total Number Of Buildable Lots To Be Recorded	1
Total Number Of Open Space Lots To Be Recorded	0
Total Number Of Non-Buildable Parcels To Be Recorded	0
Total Number Of Lots/Parcels To Be Recorded	1
Total Area Of Buildable Lots To Be Recorded	0.334 Ac.*
Total Area Of Open Space Lots To Be Recorded	0.000 Ac.
Total Area Of Non-Buildable Parcels To Be Recorded	0.000 Ac.
Total Area Of Lots/Parcels To Be Recorded	0.334 Ac.*
Total Area Of Roadway To Be Recorded	0.000 Ac.
Total Area To Be Recorded	0.334 Ac.*

FISHER, COLLINS & CARTER, INC.
CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS
CENTENNIAL SQUARE OFFICE PARK - 10272 BALTIMORE NATIONAL PIKE
ELLCOTT CITY, MARYLAND 21042
(410) 481 - 2855

Owner
Brendan T. Mahoney
5803 Rockburn Woods Way
Elkridge, Maryland
21075

Developer
Cornerstone Holding, L.L.C.
9891 Norfolk Avenue
Laurel, Maryland
20723

APPROVED: For Public Water And Public Sewerage Systems In Conformance With The Master Plan Of Water And Sewerage For Howard County.

[Signature] 10/22/04 Date
Howard County Health Officer JAB

APPROVED: Howard County Department Of Planning And Zoning.

[Signature] 10/10/04 Date
Chief, Development Engineering Division pro
[Signature] 10/20/04 Date
Director mdf

OWNER'S CERTIFICATE
Brendan T. Mahoney, 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 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 The Said Easements And Rights-Of-Way. Witness My Hand This 10th Day Of October, 2004.

[Signature]
Brendan T. Mahoney

[Signature]
Nancy P. Gover
Witness

SURVEYOR'S CERTIFICATE
I Herby Certify That To The Best Of My Knowledge The Final Plat Shown Hereon Is Correct; That It Is A Subdivision Of All Of The Lands Conveyed By Cornerstone Holdings, L.L.C. To Brendan T. Mahoney By Deed Dated May 20, 2004 And Recorded Among The Land Records Of Howard County, Maryland In Liber No. 8373 At Folio 475, And That All Monuments Are In Place Or Will Be In Place Prior To Acceptance Of The Streets In The Subdivision By Howard County, Maryland As Shown, In Accordance With The Annotated Code Of Maryland, As Amended, And Monumentation Is In Accordance With The Howard County Subdivision Regulations.

[Signature] 10/06/04 Date
Terrill A. Fisher, Professional Land Surveyor No. 10692

The Purpose Of This Plat Is To Add A Private Easement For An Entrance Feature, Landscaping And Associated Maintenance On Lot 42 Rockburn View, Section Two - Previously Recorded On Plat No. 16178.

RECORDED AS PLAT No. 17013 ON Oct. 29, 2004 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

Revision Plat
ROCKBURN VIEW
Section Two - Lot 42
(Revision to Lot 42, Rockburn View, Section Two - Plat No. 16178)

Zoning: R-20
Tax Map No.: 37 Parcel No.: 329 Grid: 4
First Election District
Howard County, Maryland

Scale: 1" = 50'
Date: October 6, 2004
Sheet 1 Of 1