

NOTES:

1. DENOTES 4" X 4" CONCRETE MONUMENT TO BE SET.
 ○ DENOTES 3/8" PIPE OR STEEL MARKER TO BE SET.
 □ DENOTES CONCRETE MONUMENT FOUND.
 * DENOTES IRON PIPE FOUND.
2. PREVIOUS APPLICABLE HO. CO. DPZ FILE REFERENCES FOR THIS PROJECT INCLUDE:
 S-03-007, P-07-014, CONTR. No.24-4449-D, F-08-038, WP-09-083, WP-09-194
 SDF-10-066, WP-11-032, WP-11-033, WP-12-046, WP-12-047
3. COORDINATES SHOWN HEREON ARE BASED ON THE NAD '83 MARYLAND COORDINATE SYSTEM
 AS PROVIDED BY HO. CO. GEODETIC CONTROL STATIONS, MONUMENTS 4663 & 47AA,
 WHICH IS BASED ON THE MARYLAND STATE PLANE COORDINATE SYSTEM.
4. THIS PLAN IS BASED ON A FIELD-RUN BOUNDARY SURVEY PERFORMED BY BENCHMARK
 ENGINEERING, INC. DATED FEBRUARY, 2003.
5. SUBJECT PROPERTY IS ZONED R-20 PER 02/02/04 COMPREHENSIVE ZONING PLAN AND
 PER COMP. LITE ZONING AMENDMENTS EFFECTIVE 7/28/06.
6. TO THE BEST OF OUR KNOWLEDGE THERE ARE NO CEMETERY LOCATIONS ON-SITE.
7. THERE ARE NO EXISTING WETLANDS, WETLANDS BUFFERS, STREAMS, STREAM BUFFERS OR
 100-YR. FLOODPLAIN ON-SITE AS PER A CERTIFICATION LETTER PREPARED BY ECO-SCIENCE
 PROFESSIONALS, INC. DATED SEPTEMBER 9, 2002 AND APPROVED UNDER S-03-007.
8. ALL AREAS ON THIS PLAN ARE "MORE OR LESS".
9. BRL INDICATES BUILDING RESTRICTION LINE.
10. UNLESS OTHERWISE NOTED AS "PRIVATE", ALL EASEMENTS ARE "PUBLIC".
11. **STORMWATER MANAGEMENT SHALL BE PROVIDED FOR THIS PROJECT IN ACCORDANCE
 WITH THE 2005 MARYLAND STORMWATER DESIGN MANUAL VOLUMES 1 & 2. QUALITY
 CONTROL CHARGE SHALL BE PROVIDED BY A BIO-RETENTION FACILITY (C-2)
 WITHIN THE UNDERGROUND STORAGE TANK. QUALITY CONTROL IS NOT REQUIRED.
 SEE 11a.**
12. ALL SWM FACILITY/BMP PRACTICES SHALL BE ESTABLISHED AND MAINTAINED BY THE H.O.A.
13. THE FOREST CONSERVATION EASEMENTS HAVE BEEN IDENTIFIED 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 EASEMENT ARE ALLOWED.
14. THIS PLAN COMPLIES WITH THE REQUIREMENTS OF SECTION 16.1200 OF THE HOWARD COUNTY
 CODE FOR FOREST CONSERVATION BY THE FOLLOWING: a) FOREST CONSERVATION ACT
 REQUIREMENTS FOR THIS PROJECT HAVE BEEN CALCULATED TO BE 0.8 AC. OF ON-SITE
 RETENTION WITHIN PARCELS 232, 233 AND 0.8 AC. OF REFORESTATION. b) THE
 REFORESTATION OBLIGATION WILL BE MET BY 0.23 AC. OF ON-SITE PLANTINGS TO BE PLACED
 WITHIN A FOREST CONSERVATION EASEMENT WITH A SURETY AMOUNT OF \$3,009.50 AND
 c) 0.11 AC. OF LANDSCAPING CREDIT IN OPEN SPACE LOT 11 WITH THE SURETY PAID UNDER
 THE LANDSCAPING SURETY AND d.) THE REMAINING 0.46 AC. HAS BEEN PROVIDED AS OFFSITE
 PLANTINGS ON THE TALLEY PROPERTY, PARCEL 2, AS A REVISION TO THE OFFSITE FOREST
 CONSERVATION PLAN, F-07-003, SHEET 2. SURETY FOR THE TALLEY PLANTING WAS POSTED
 WITH THE ORIGINAL F-07-003 DEVELOPERS AGREEMENT. THE REQUIRED SURETY AND FEES FOR
 THIS PROJECT ARE ESTABLISHED BY, AND PAID WITH THE DEVELOPERS AGREEMENT FOR THIS PLAN.
15. PERIMETER AND SWM LANDSCAPING HAS BEEN PROVIDED AS SHOWN ON THE LANDSCAPE PLAN
 OF THE ROAD CONSTRUCTION DRAWINGS FOR THIS FINAL PLAN IN ACCORDANCE WITH SECTION
 16.124 OF THE LANDSCAPE MANUAL. FINANCIAL SURETY IN THE AMOUNT OF \$15,000.00 FOR
 THE REQUIRED 37 SHADE TREES AND 26 EVERGREEN TREES SHALL BE POSTED WITH THE
 DEVELOPER'S AGREEMENT UNDER THIS FINAL PLAN, F-08-038.
16. A NOISE STUDY IS NOT REQUIRED FOR THIS PROJECT.
17. FOR FLAG OR PIPESTEM LOTS, REFUSE COLLECTION, SNOW REMOVAL AND ROAD MAINTENANCE
 ARE PROVIDED TO THE JUNCTION OF THE FLAG OR PIPESTEM AND THE ROAD RIGHT-OF-WAY
 ONLY AND NOT ONTO THE FLAG OR PIPESTEM LOT DRAINWAY.
18. DRAINWAYS SHALL BE PROVIDED PRIOR TO ISSUANCE OF A USE AND OCCUPANCY PERMIT FOR
 ANY NEW DWELLINGS FOR FIRE AND EMERGENCY VEHICLES PER THE FOLLOWING MINIMUM
 REQUIREMENTS:
 a) WIDTH - 12" (16" SERVING MORE THAN ONE RESIDENCE).
 b) SURFACE - 6" OF COMPACT CRUSHER RUN BASE WITH 1-1/2" MIN. TAR & CHIP COATING.
 c) GEOMETRY - MAX. 15% GRADE, MAX. 10% GRADE CHANGE & MIN. 45° TURNING RADIUS.
 d) STRUCTURES/CULVERTS/BRIDGES - CAPABLE OF SUPPORTING 25 GROSS TONS (H25 LOAD).
 e) DRAINAGE ELEMENTS - CAPABLE OF SAFELY PASSING 100 YEAR FLOODPLAIN WITH NO
 MORE THAN 1 FOOT DEPTH OVER DRAINWAY.
 f) STRUCTURE CLEARANCES - MINIMUM 12 FEET.
 g) MAINTENANCE - SUFFICIENT TO INSURE ALL WEATHER USE.
19. THIS PLAN CONFORMS TO THE AMENDED FIFTH EDITION OF THE SUBDIVISION REGULATIONS AND
 THE AMENDED HOWARD COUNTY ZONING REGULATIONS. IT ALSO FALLS UNDER THE CRITERIA
 ESTABLISHED IN THE INFILL DEVELOPMENT REGULATIONS OF COUNCIL BILL 45-2003 EFFECTIVE
 OCTOBER 2, 2003.
20. THIS PROPERTY IS WITHIN THE METROPOLITAN DISTRICT. WATER AND SEWER SHALL BE PUBLIC
 CONNECTING TO EX. CONTRACTS NO.354-W & NO.529-S, RESPECTIVELY, UNDER CONTR.
 No.24-4449-D. DRAINAGE AREA IS DEDICATED TO THE PUBLIC.
21. WATER AND SEWER SERVICE TO THESE LOTS WILL BE GRANTED UNDER THE PROVISIONS OF
 SECTION 18.122B OF THE HOWARD COUNTY CODE.
22. PUBLIC WATER AND SEWER ALLOCATIONS WILL BE GRANTED AT THE TIME OF ISSUANCE OF THE
 BUILDING PERMIT IF CAPACITY IS AVAILABLE AT THAT TIME.
23. 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 ON, OVER AND
 THROUGH LOTS/PARCELS AND CONVEYANCES OF THE AFORESAID LOTS/PARCELS SHALL BE
 SUBJECT TO THE EASEMENTS HEREIN RESERVED, WHETHER OR NOT EXPRESSLY STATED IN THE
 DEED(S) CONVEYING SAID LOT(S)/PARCELS. DEVELOPER SHALL EXECUTE AND DELIVER DEEDS
 FOR THE EASEMENT HEREIN RESERVED WITH A METES AND BOUNDS
 DESCRIPTION OF THE 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 OBLIGATIONS UNDER THE
 FOREST CONSERVATION INSTALLATION AND MAINTENANCE AGREEMENT EXECUTED BY THE
 DEVELOPER AND THE COUNTY, AND THE RELEASE OF DEVELOPER'S SURETY POSTED WITH SAID
 AGREEMENT. THE COUNTY SHALL ACCEPT THE EASEMENT AND RECORD THE DEED(S) OF
 EASEMENT IN THE LAND RECORDS OF HOWARD COUNTY.
24. THE OPEN SPACE SHOWN HEREON IS HEREBY DEDICATED TO A PROPERTY OWNERS ASSOCIATION
 FOR THE RESIDENTS OF THIS SUBDIVISION AND RECORDING REFERENCES OF THE ARTICLES OF
 INCORPORATION AND RESTRICTIONS RECORDED ON 02/22/2008 AS RECORDING REFERENCE
 D12381646.
25. THERE ARE EXISTING STRUCTURES LOCATED ON-SITE TO BE REMOVED PRIOR TO RECORDED
 OF THIS FINAL PLAN.
26. FOREST STAND DELINEATION PLAN WAS PREPARED BY ECO-SCIENCE PROFESSIONALS, INC.,
 DATED JUNE, 2003 AND APPROVED UNDER S-03-007.

27. A.P.F.O. TRAFFIC STUDY WAS PREPARED BY THE MARS TRAFFIC GROUP, INC. DATED APRIL, 2002
 AND APPROVED UNDER S-03-007.
28. A TYPE "B" LANDSCAPE BUFFER WILL BE PLANTED ALONG THE EASTERN SIDE OF OPEN SPACE
 LOT 11 WITHIN THE LIMITS OF THE P.C.E. A CREDIT OF 0.11 AC. (BASED ON CONVERSION RATES OF:
 2800 SF = 7 @ 400 SF FOR 2-2.5" CALIPER SHADE TREES; 2025 SF = 9 @ 225SF FOR 1-1.5"
 CALIPER OR 6-8" ORNAMENTAL OR EVERGREEN TREE) WILL BE APPLIED TO THE REMAINING 0.57 AC.
 REFORESTATION OBLIGATION. THIS WILL RESULT IN A 0.70 AC. CREDIT IN LIEU OF PAYMENT OF \$15,000.00
 (0.0070 AC @ \$214,285.71).
29. THE PROPOSED STAND PAD WITHIN THE 20' PUBLIC DRAINAGE AND UTILITY EASEMENT ALONG
 SCAGGSVILLE ROAD SHALL BE PRIVATELY OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
30. PUBLIC WATER & SEWER WAS EXTENDED TO THIS SUBDIVISION UNDER CONTR. No.24-4449-D
31. A DESIGN MANUAL WAIVER WAS APPROVED BY THE DEPARTMENT OF PUBLIC WORKS IN A LETTER
 DATED AUGUST 5, 2008, FOR DAW IV, STD. DETAIL R-1.02 TO ALLOW FOR DEVIATIONS FROM THE
 ROADWAY STANDARD FOR A PUBLIC ACCESS PLACE.
32. A WAIVER PETITION (WP-09-083) WAS APPROVED BY THE DEPARTMENT OF PLANNING & ZONING
 IN A LETTER DATED JANUARY 12, 2009 FOR ARTICLE IV, SECTIONS 16.144(p) & (q) TO ALLOW FOR A
 180 DAY EXTENSION OF THE POSTING OF SURETY FEES AND PLAT SUBMISSION.
33. A WAIVER PETITION (WP-09-194) WAS APPROVED BY THE DEPARTMENT OF PLANNING & ZONING
 IN A LETTER DATED JUNE 25, 2009 FOR ARTICLE IV, SECTIONS 16.144(p) & (q) TO ALLOW FOR A
 180 DAY EXTENSION OF THE POSTING OF SURETY FEES AND PLAT SUBMISSION.
34. AN EXTENSION OF WP-09-194 UNDER HOUSE BILL HB-921 WAS APPROVED BY THE
 DEPARTMENT OF PLANNING & ZONING IN A LETTER DATED NOVEMBER 25, 2009 TO ALLOW FOR
 EXTENSIONS OF THE APFO SURETIES, FEES AND SUBMISSION DEADLINES.
35. A WAIVER PETITION (WP-11-032) WAS APPROVED BY THE DEPARTMENT OF PLANNING & ZONING
 IN A LETTER DATED OCTOBER 6, 2010 FOR ARTICLE IV, SECTIONS 16.144(p) & (q) TO ALLOW FOR A
 120/180 DAY EXTENSIONS OF THE POSTING OF SURETY FEES AND PLAT SUBMISSION.
36. A WAIVER PETITION (WP-12-046) WAS APPROVED BY THE DEPARTMENT OF PLANNING & ZONING
 IN A LETTER DATED NOVEMBER 2, 2011 FOR ARTICLE IV, SECTIONS 16.144(p) & (q) TO ALLOW FOR
 EXTENSIONS OF THE POSTING OF SURETY FEES AND PLAT SUBMISSION.

11a. LOTS 1, 6, 7 AND 8 WILL INCORPORATE
 ON-LOT STORMWATER MANAGEMENT
 FACILITIES WHICH WILL BE DESIGNED,
 DOCUMENTED AND PROTECTED BY
 RECORDED DECLARATIONS OF
 COVENANTS DURING THE SITE
 DEVELOPMENT PLAN PROCESS.

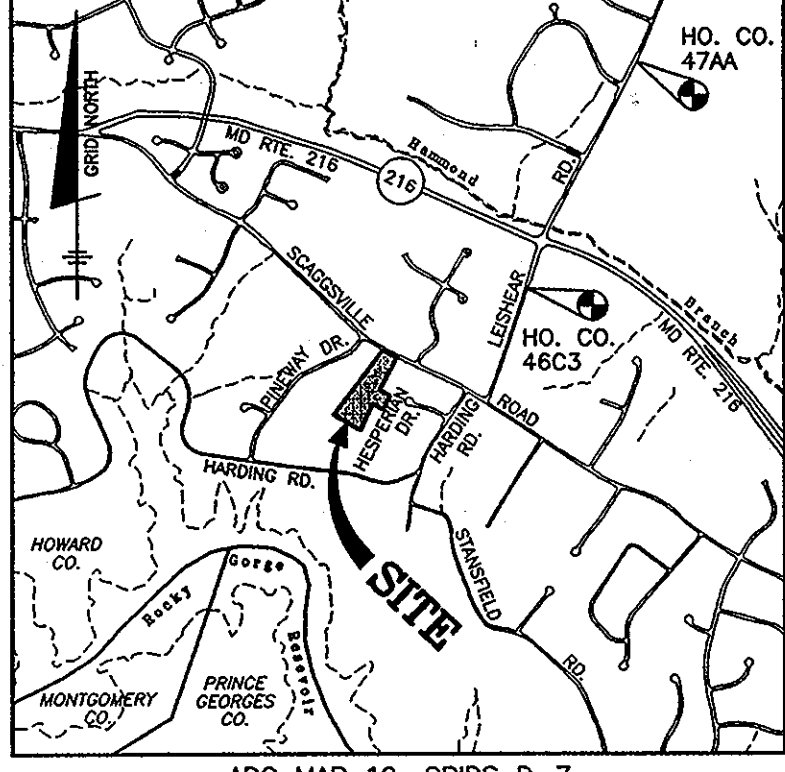
LOT NO.	GROSS AREA	PIPESTEM AREA	MIN. LOT SIZE
6	16,386 S.F.	2,352 S.F.	14,034 S.F.
7	15,686 S.F.	1,680 S.F.	14,006 S.F.
8	15,486 S.F.	1,310 S.F.	14,176 S.F.

NO.	NORTHING	EASTING
5	535,124.3189	1,345,216.9795
7	535,002.5742	1,345,423.6865
11	535,695.9993	1,345,978.0637
12	535,832.8752	1,345,713.4125

- LEGEND**
- 999 - COORDINATE DESIGNATION
 - [Symbol] - PUBLIC EASEMENT TO BE RECORDED
 - [Symbol] - PRIVATE EASEMENT TO BE RECORDED
 - [Symbol] - PUBLIC TREE MAINTENANCE EASEMENT TO BE RECORDED
 - [Symbol] - CREDITED FOREST CONSERVATION EASEMENT AREA
 - [Symbol] - SWM NATURAL CONSERVATION CREDIT AREA
 - [Symbol] - NON-CREDITED OPEN SPACE

BENCH MARKS - NAD '83
 HO. CO. #46C3 EL=334.488
 N=537,405.869 E=1,347,556.237
 STAMPED DISC ON CONC. MONUMENT
 25.1' NW FROM EX. FH ALONG W. EDGE
 OF LEISHAR ROAD; 30.0' FROM EOP;
 400' NE FROM INT. OF MD RTE. 216

HO. CO. #47AA EL=363.428
 N=580,648.904 E=1,384,974.471
 STAMPED DISC ON CONC. MONUMENT
 109.4' N FROM BGE POLE #231865;
 262.5' S FROM INT. GREALOCH RD;
 22.4' E FROM C/L LEISHAR ROAD



ADC MAP 19; GRIDS D-7
VICINITY MAP
 SCALE: 1"=2000'

TOTAL TABULATION THIS SUBDIVISION

TOTAL NUMBER OF LOTS AND/OR PARCELS TO BE RECORDED	
BUILDABLE:	9
NON-BUILDABLE:	0
OPEN SPACE:	2
PRESERVATION PARCELS:	0
TOTAL AREA OF LOTS AND/OR PARCELS TO BE RECORDED	
BUILDABLE:	3.02± AC.
NON-BUILDABLE:	N/A
OPEN SPACE:	1.55 ±AC.
PRESERVATION PARCELS:	N/A
TOTAL AREA OF ROAD RIGHT-OF-WAY TO BE RECORDED (INCLUDING WIDENING STRIPS)	0.61 ±AC
TOTAL GROSS AREA OF SUBDIVISION TO BE RECORDED	5.18± AC.

SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED BY ME OR UNDER MY RESPONSIBLE CHARGE, AND THAT I AM A DULY LICENSED PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 21320, EXPIRATION DATE 1/7/2013; AND THAT IT IS ALL OF THE LANDS CONVEYED BY HICKORY KNOLLS, L.L.C., TO H.B. DEVELOPMENT, INC. BY DEED DATED SEPTEMBER 23, 2011 RECORDED AT LIBER 13494, FOLIO 123 AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND 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 NOW AMENDED, THE REQUIREMENTS 3-10B, 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.

Donald A. Mason 3/21/12 DATE
 DONALD A. MASON REGISTERED PROFESSIONAL LAND SURVEYOR MARYLAND LICENSE NO. 21320 FOR BENCHMARK ENGINEERING, INC. MARYLAND REG. NO. 351

OWNER'S DEDICATION

H. B. DEVELOPMENT INC., OWNER OF THE SUBDIVISION SHOWN AND DESCRIBED HEREON, HEREBY ADOPT THIS PLAN OF SUBDIVISION AND IN CONSIDERATION OF THE APPROVAL OF THIS FINAL PLAT BY THE DEPT. 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 OF THE BEDS OF THE STREETS AND/OR ROADS, FLOODPLAIN AND OPEN SPACE WHERE APPLICABLE, AND FOR GOOD AND OTHER VALUABLE CONSIDERATION, HEREBY GRANT THE 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 ERRECTED ON OR OVER THE SAID EASEMENTS AND RIGHTS-OF-WAY, WITNESS OUR HANDS THIS 30th DAY OF January 2012. THE REQUIREMENTS §3-10B, 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.

Michael C. Rieva 1/30/12 DATE
 SIGNATURE OF MEMBER H.B. DEVELOPMENT INC. BRUNN D. BOY

Michael C. Rieva 1/30/12 DATE
 WITNESS MICHAEL C. RIEVA

BOUNDARY COORDINATE TABLE (NAD '83)

NO.	NORTHING	EASTING
1	535,374.5807	1,345,683.1419
2	535,118.4929	1,345,793.6807
3	535,166.4334	1,345,723.7021
4	535,228.7855	1,345,611.5009
5	534,952.4367	1,345,486.8666
6	535,118.2205	1,345,203.7964
7	535,799.0490	1,345,717.7349
8	535,722.0577	1,345,865.3310
9	535,722.0577	1,345,865.3310
10	535,699.3995	1,345,853.4509
101	535,704.0325	1,345,844.5888
102	535,693.4736	1,345,810.8246
103	535,275.4856	1,345,591.6652
104	535,268.7356	1,345,593.7716
105	535,265.4850	1,345,599.9711
106	535,239.8013	1,345,586.5046
107	535,269.5204	1,345,529.8233
108	535,295.2042	1,345,543.2898
109	535,291.9536	1,345,549.4893
110	535,294.0601	1,345,556.2394
111	535,712.6308	1,345,775.7043
112	535,747.2694	1,345,765.6613
113	535,782.2513	1,345,705.0548

SHEET INDEX

NO.	DESCRIPTION
1	COVER SHEET
2	PLAT

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

Howard County Health Officer 4/10/12 DATE
 HOWARD COUNTY HEALTH OFFICER

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

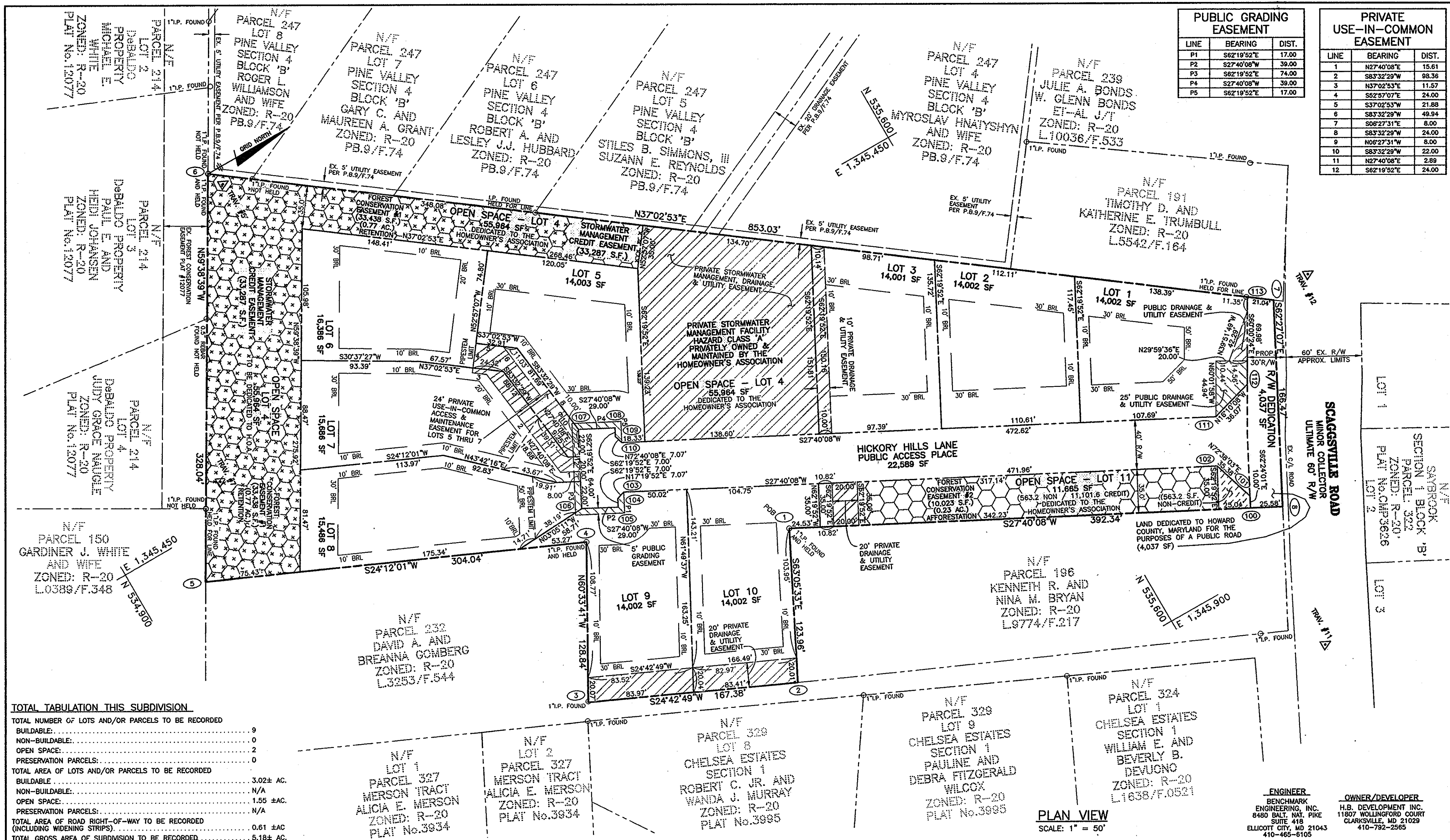
Chief, Development Engineering Division 3/21/12 DATE
 CHIEF, DEVELOPMENT ENGINEERING DIVISION

Director 4/19/12 DATE
 DIRECTOR

RECORDED AS PLAT 21973
 ON 6/22/12 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

ROCKY GORGE OVERLOOK
 LOTS 1 THRU 3 &
 LOTS 5 THRU 10 AND
 OPEN SPACE LOTS 4 & 11

6th ELECTION DISTRICT OF HOWARD COUNTY, MARYLAND
 TAX MAP No. 46 SCALE: AS SHOWN
 PARCEL: 289 DATE: FEBRUARY, 2012
 GRID: 12 SHEET: 1 OF 2
 ZONED: R-20



TOTAL TABULATION THIS SUBDIVISION

TOTAL NUMBER OF LOTS AND/OR PARCELS TO BE RECORDED	
BUILDABLE:	9
NON-BUILDABLE:	0
OPEN SPACE:	2
PRESERVATION PARCELS:	0
TOTAL AREA OF LOTS AND/OR PARCELS TO BE RECORDED	
BUILDABLE:	3.02± AC.
NON-BUILDABLE:	N/A
OPEN SPACE:	1.55 ± AC.
PRESERVATION PARCELS:	N/A
TOTAL AREA OF ROAD RIGHT-OF-WAY TO BE RECORDED (INCLUDING WIDENING STRIPS)	0.61 ± AC.
TOTAL GROSS AREA OF SUBDIVISION TO BE RECORDED	5.18± AC.

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

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED BY ME OR UNDER MY RESPONSIBLE CHARGE, AND THAT I AM A DULY LICENSED PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 21320, EXPIRATION DATE 1/7/2013; AND THAT IT IS ALL OF THE LANDS CONVEYED BY HICKORY KNOLLS, L.L.C. TO H.B. DEVELOPMENT, INC. BY DEED DATED SEPTEMBER 23, 2011 RECORDED AT LIBER 13494, FOLIO 123 AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND 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 NOW AMENDED, 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.



Donald A. Mason
REGISTERED PROFESSIONAL LAND SURVEYOR MARYLAND REG. NO. 21320
FOR BENCHMARK ENGINEERING, INC. MARYLAND REG. NO. 351

OWNER'S DEDICATION

H.B. DEVELOPMENT INC., OWNER OF THE SUBDIVISION SHOWN AND DESCRIBED HEREON, HEREBY ADOPT THIS PLAN OF SUBDIVISION AND IN CONSIDERATION OF THE APPROVAL OF THIS FINAL PLAT BY THE DEPT. 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, FLOODPLAIN AND OPEN SPACE WHERE APPLICABLE, AND FOR GOOD AND OTHER VALUABLE CONSIDERATION, HEREBY GRANT THE 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 ERRECTED ON OR OVER THE SAID EASEMENTS AND RIGHTS-OF-WAY, WITNESS OUR HANDS THIS 29th DAY OF JANUARY 2012. 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.

Signature: Brian D. Boy
DATE: 1/30/12

Signature: Michael C. Rigdon
DATE: 1/30/12

RECORDED AS PLAT 21974
ON 1/22/12 AMONG THE LAND
RECORDS OF HOWARD COUNTY, MARYLAND.

**ROCKY GORGE
OVERLOOK**
LOTS 1 THRU 3 &
LOTS 5 THRU 10 AND
OPEN SPACE LOTS 4 & 11

6th ELECTION DISTRICT OF HOWARD COUNTY, MARYLAND
TAX MAP No. 46
PARCEL: 289
GRID: 12
ZONED: R-20

SCALE: AS SHOWN
DATE: FEBRUARY, 2012
SHEET: 2 OF 2