

THE REQUIREMENTS OF SECTION 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.

James G. West 6-21-12
 JAMES G. WEST, PROFESSIONAL LAND SURVEYOR DATE
 MARYLAND REGISTRATION NO. 21390
 EXP. DATE 2/05/14

AS TO LOT 25:
 OWNER: SNOWDEN ROCK, LLC
 BY: MARK LEVY, AUTHORIZED MEMBER DATE 8/7/12

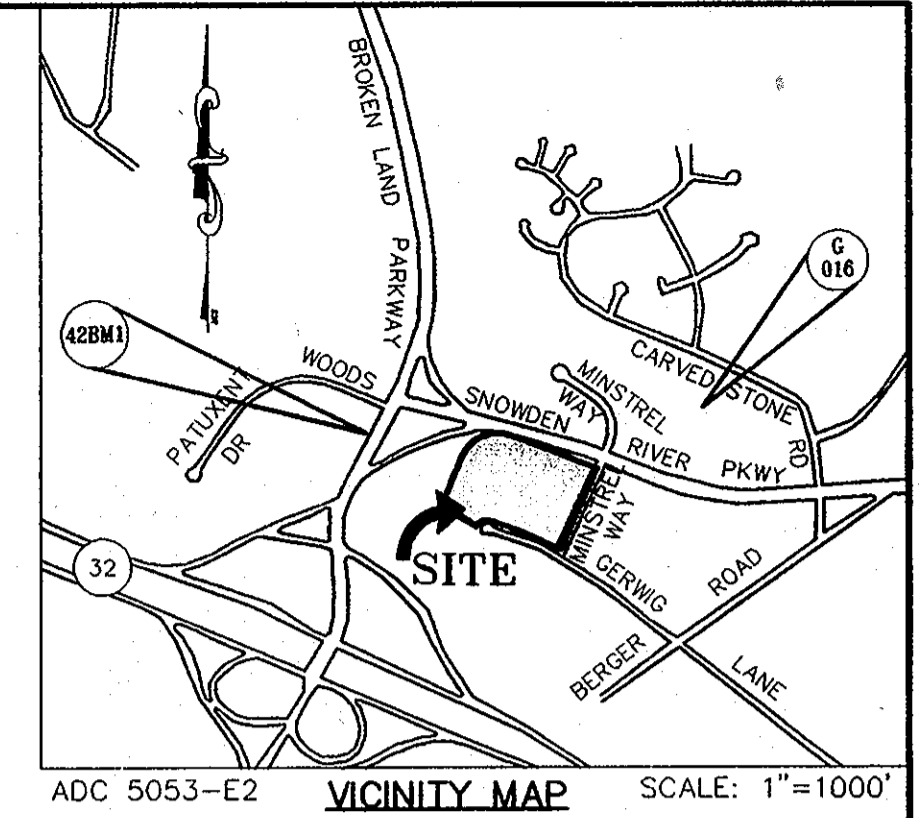
AS TO LOT 27:
 OWNER: TRANSITION ROCK, LLC; PILL ROCK, LLC
 BY: MARK LEVY, AUTHORIZED MEMBER DATE 8/7/12

CURVE DATA					
CURVE	RADIUS	DELTA	LENGTH	TANGENT	CHORD BEARING
C-4	250.00'	70°14'01"	306.45'	175.81'	S59°21'32"W 287.62'
C-6	235.00'	12°20'29"	50.62'	25.41'	S73°52'15"E 50.52'
C-7	265.00'	12°20'29"	57.08'	28.65'	S73°52'15"E 56.97'
C-8	235.00'	12°20'29"	50.62'	25.41'	S73°52'15"E 50.52'

VEHICULAR INGRESS AND EGRESS IS RESTRICTED AND WILL ONLY BE PERMITTED AT POINTS OF ACCESS APPROVED BY THE HOWARD COUNTY PLANNING BOARD (PLAT 17-35)

COORDINATE TABLE		
POINT	NORTH	EAST
67	550001.4507	1355585.2108
83	550148.0406	1355832.6748
96	549987.7158	1355579.0261
97	549775.6435	1356215.3761
100	550027.3589	1356126.9280
101	549842.9391	1356051.2921
102	549749.1884	1356200.8199
103	549957.2855	1355621.5987
104	549968.3881	1355626.1521

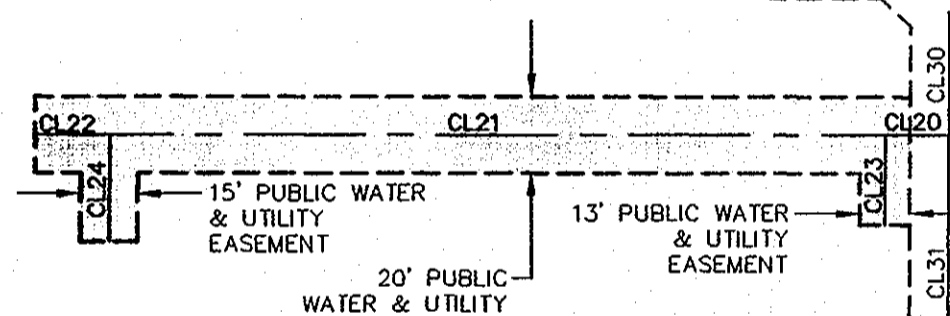
LINE TABLE		
LINE	BEARING	LENGTH
L1	S67°42'00"E	50.94'
L2	N22°18'00"E	12.00'
L3	S67°42'00"E	104.34'
L10	S67°42'00"E	130.55'
L22	N67°42'00"W	136.11'
L25	S80°02'29"E	101.53'
L27	N80°02'29"W	71.19'
L29	N74°36'42"W	54.91'



GENERAL NOTES

- THE SUBJECT PROPERTY IS ZONED: NT (NEW TOWN) PER THE 07/28/2006 COMPREHENSIVE ZONING PLAN AND THE 'COMP LITE' ZONING REGULATION AMENDMENTS EFFECTIVE JULY 28, 2006.
- COORDINATES SHOWN HEREON ARE BASED ON THE MARYLAND COORDINATE SYSTEM (NAD83/91) AS PROJECTED BY THE FOLLOWING HOWARD COUNTY GEODETIC SURVEY CONTROL STATIONS:
 42B2 N 551778.365 E 1358460.56
 0016 N 550279.382 E 1357328.96
- THERE ARE NO WETLANDS, STREAMS OR FLOODPLAINS LOCATED ON THIS PARCEL.
- THIS PLAT IS BASED ON A FIELD RUN MONUMENTED BOUNDARY SURVEY COMPLETED 02/16/2006 BY LITTLE & ASSOCIATES, INC.
- AREAS SHOWN HEREON ARE "MORE OR LESS".
- NO BURIAL GROUNDS OR CEMETERIES EXIST ON SITE.
- "BAR AND CAP SET" DENOTES A 1/2-INCH DIAMETER REBAR WITH YELLOW CAP MARKED "LAI#21130 PROP.MARK." SET
- MINIMUM BUILDING SETBACK RESTRICTIONS FROM PROPERTY LINES AND PUBLIC RIGHT-OF-WAY LINES TO BE IN ACCORDANCE WITH THE RECORDED FINAL DEVELOPMENT PLAN CRITERIA (FDP PHASE 55, LIBER 16 FOLIO 118-121; AND FDP 99-A-1, PLAT 3054A-746).
- IN ACCORDANCE WITH SUBDIVISION SECTION 16-1202(b)(1)(iv), THIS PLAT IS EXEMPT FROM COMPLIANCE WITH THE REQUIREMENTS OF THE FOREST CONSERVATION ACT BECAUSE THIS LOT IS A PART OF A PLANNED UNIT DEVELOPMENT WHICH HAD PRELIMINARY DEVELOPMENT PLAN APPROVAL AND 50% OR MORE OF THE LAND WAS RECORDED AND SUBSTANTIALLY DEVELOPED BEFORE DECEMBER 31, 1992.
- STORMWATER MANAGEMENT FOR THIS SITE IS TREATED IN AN EXISTING FACILITY SOUTH OF BERGER ROAD (PLAT 5256) AND WAS APPROVED UNDER F-07-114.
- THIS SUBDIVISION IS SUBJECT TO SECTION 18.1228 OF THE HOWARD COUNTY CODE. PUBLIC WATER AND SEWER SERVICE WILL BE GRANTED UNDER THE TERMS AND PROVISIONS PER DEVELOPER AGREEMENT 24478 D.
- RELATED HOWARD COUNTY FILE NUMBERS: F-69-26c, F-73-054c, F-07-114 (PLAT M.D.R. 19555), F-08-184 (PLAT M.D.R. 20043), FDP 55, FDP 99A PART 1, SDP-72-51c, SDP-81-167c, SDP-06-124, SDP-07-078.
- 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, OVER AND THROUGH THE LOTS SHOWN HEREON. ANY AND ALL CONVEYANCES OF AFORESAID LOTS SHALL BE SUBJECT TO THE EASEMENTS HEREIN RESERVED, WHETHER OR NOT EXPRESSLY STATED IN THE DEED(S) CONVEYING SAID LOTS. 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.
- FOR COVENANTS, CONDITIONS AND RESTRICTIONS RELATING TO PRIVATE ROAD ACCESS AND ANY OTHER RESTRICTIVE ITEMS SEE THE DECLARATION ESTABLISHING "MINSTREL CROSSING LAND CONDOMINIUM", RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER M.D.R. 10574, FOLIO 502 AND THE FIRST AMENDMENT TO THE DECLARATION RECORDED IN LIBER M.D.R. 10638, FOLIO 203 AND THE SECOND AMENDMENT TO THE DECLARATION RECORDED IN LIBER M.D.R. 10710, FOLIO 506. ALL LOTS SHOWN HEREON WILL SHARE ACCESS AND PARKING BASED ON THE ABOVE REFERENCED DECLARATIONS.

CENTERLINE LINE TABLE		
LINE	BEARING	LENGTH
CL1	S67°42'00"E	32.81'
CL2	S23°35'26"E	18.97'
CL20	N67°42'00"W	16.50'
CL21	N67°42'00"W	201.50'
CL22	N67°42'00"W	19.50'
CL23	S22°18'00"W	23.50'
CL24	S22°18'00"W	28.00'
CL30	S22°18'00"W	32.80'
CL31	S22°18'00"W	143.33'



AREA TABULATION CHART

A. TOTAL NUMBER OF LOTS AND/OR PARCELS TO BE RECORDED:	
BUILDABLE	2
NON-BUILDABLE	0
OPEN SPACE	0
PRESERVATION PARCELS	0
B. TOTAL AREA OF LOTS AND/OR PARCELS TO BE RECORDED:	
BUILDABLE	2.612 AC.±
NON-BUILDABLE	0
OPEN SPACE	0
PRESERVATION PARCELS	0
C. TOTAL AREA OF ROADWAY TO BE RECORDED INCLUDING WIDENING STRIPS:	
COUNTY: 0.00 AC.±	
D. TOTAL AREA OF SUBDIVISION TO BE RECORDED: 2.612 AC.±	

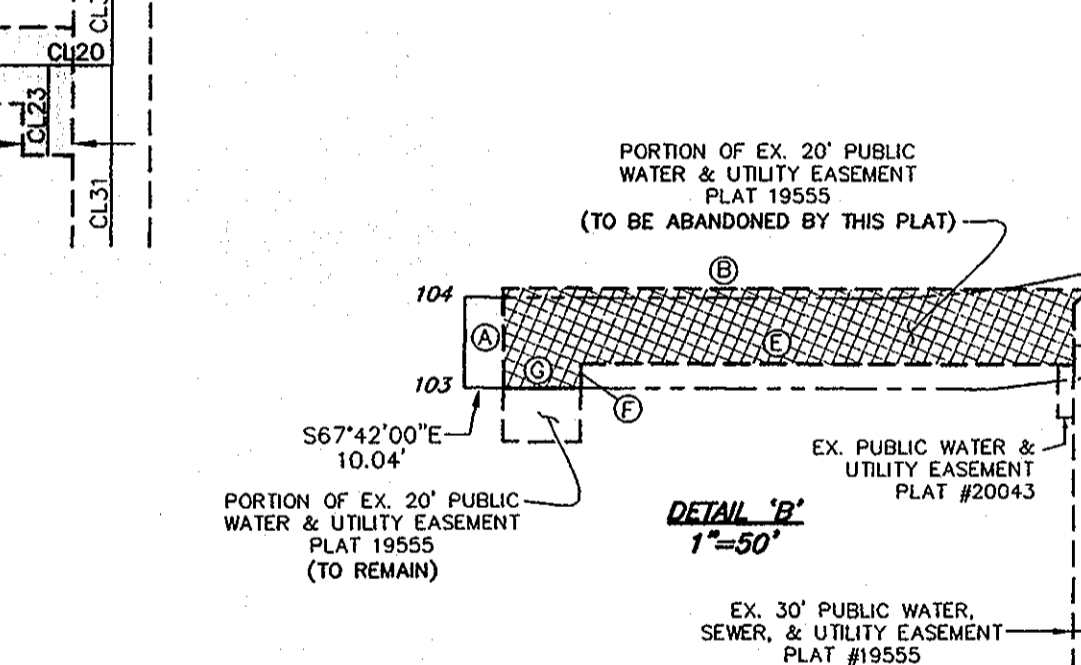
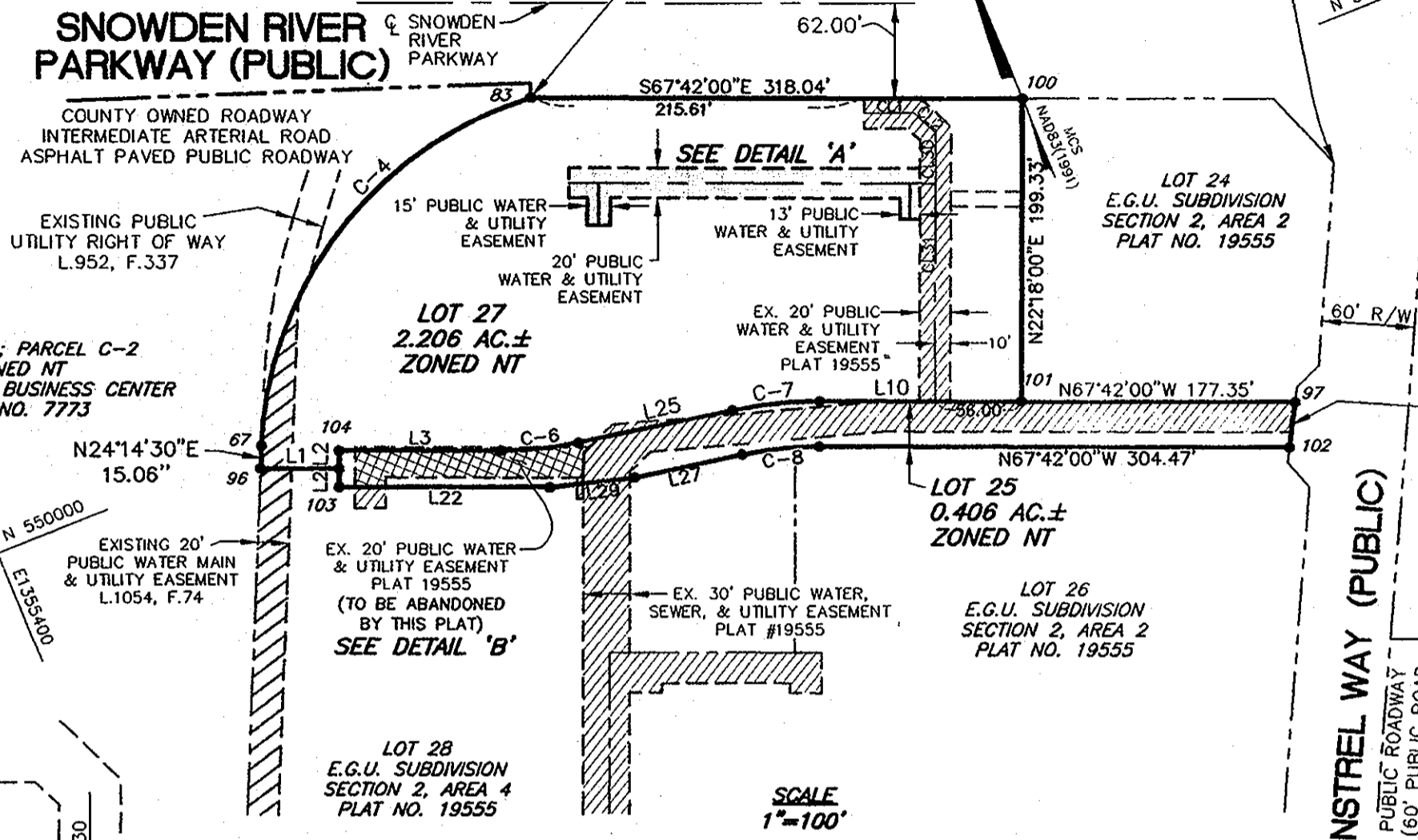
APPROVED: FOR PUBLIC WATER & PUBLIC SEWERAGE SYSTEMS IN CONFORMANCE WITH THE MASTER PLAN OF WATER & SEWERAGE FOR HOWARD COUNTY, MARYLAND.

B. Wilson for Peter Bzilansky 9/6/2012
 COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

Mark Levy 8/7/12
 CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

West Sealbrook 9/11/12
 DIRECTOR DATE



PURPOSE NOTE

1. THE PURPOSE OF THIS PLAT IS TO CREATE PUBLIC WATER UTILITY EASEMENTS ON LOT 27 AND EXTINGUISH EXISTING PUBLIC WATER & UTILITY EASEMENTS ON LOTS 25 AND 27.

LEGEND

- UTILITY EASEMENT
- LOT LINE
- EXISTING PUBLIC WATER AND/OR SEWER & UTILITY EASEMENT
- EXISTING PUBLIC WATER & UTILITY EASEMENT TO BE ABANDONED BY THIS PLAT

OWNER'S CERTIFICATE

TRANSITION ROCK, LLC, PILL ROCK, LLC AND SNOWDEN ROCK, LLC; ALL MARYLAND LIMITED LIABILITY COMPANIES BY MARK LEVY, MANAGER, OWNERS OF THE PROPERTIES SHOWN AND DESCRIBED HEREON, HEREBY ADOPTED 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, MD, 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 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 STREET 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 RIGHT-OF-WAYS.

WITNESS MY/OUR HANDS THIS 7th DAY OF August 2012.

Mark Levy
 BY: MARK LEVY, AUTHORIZED MEMBER DATE
 TRANSITION ROCK, LLC, PILL ROCK, LLC AND SNOWDEN ROCK, LLC

SURVEYOR'S CERTIFICATE

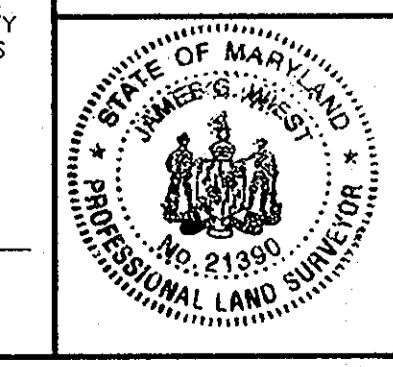
I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT THIS IS A SUBDIVISION OF ALL OF THE LANDS CONVEYED:
 - FROM R.W. TRULAND I, LLC TO MINSTREL WAY, LLC BY DEED DATED FEBRUARY 15, 2005, AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MD IN LIBER M.D.R. 8989, FOLIO 172;
 - FROM R.W. TRULAND I, LLC TO BROKEN LAND ROCK, LLC BY DEED DATED FEBRUARY 15, 2005, AND RECORDED AMONG THE AFORESAID LAND RECORDS IN LIBER M.D.R. 8989, FOLIO 178;
 - FROM R.W. TRULAND I, LLC TO SNOWDEN RIVER ROCK, LLC BY DEED DATED FEBRUARY 15, 2005, AND RECORDED AMONG THE AFORESAID LAND RECORDS IN LIBER M.D.R. 8989, FOLIO 183; AND
 - FROM R.W. TRULAND I, LLC TO COLUMBIA ROCK, LLC BY DEED DATED FEBRUARY 15, 2005, AND RECORDED AMONG THE AFORESAID LAND RECORDS IN LIBER M.D.R. 8989, FOLIO 188;
 - SUBSEQUENTLY, BY A DEED DATED APRIL 17, 2007, AND RECORDED AMONG THE AFORESAID LAND RECORDS IN LIBER M.D.R. 10638, FOLIO 211, PORTIONS OF LOT 7, PARCEL A AND PARCEL B WERE CONVEYED TO TRANSITION ROCK, LLC, PILL ROCK, LLC AND SNOWDEN ROCK, LLC. - AND THAT ALL MONUMENTS ARE IN PLACE OR WILL BE IN PLACE PRIOR TO THE ACCEPTANCE OF STREETS IN THE SUBDIVISION BY HOWARD COUNTY AS SHOWN IN ACCORDANCE WITH THE ANNOTATED CODE OF MARYLAND AS AMENDED, AND MONUMENTATION IS IN ACCORDANCE WITH THE HOWARD COUNTY SUBDIVISION REGULATIONS.

James G. West 6-21-12
 JAMES G. WEST, PROFESSIONAL LAND SURVEYOR DATE
 MARYLAND REGISTRATION NO. 21390
 EXP. DATE 2/05/14

OWNERS/DEVELOPERS
 TRANSITION ROCK, LLC; PILL ROCK, LLC AND SNOWDEN ROCK, LLC
 C/O H&H ROCK
 6800 DEERPATH ROAD, SUITE 100
 ELK RIDGE, MD 21075
 410-579-2442
 TAX ACCT NO. 16-218294, 16-220000, 16-220019, 16-126136

LITTLE & ASSOCIATES, INC.
 ENGINEERS~LAND PLANNERS~SURVEYORS
 1055 TAYLOR AVENUE, SUITE 307
 TOWSON, MARYLAND 21286
 PHONE: (410)296-1636 FAX: (410)296-1639

RECORDED AS PLAT NUMBER 22073
 ON 9/14/12 AMONG THE
 LAND RECORDS OF HOWARD COUNTY MARYLAND.



DATE	JUNE 20, 2012	F-13-012
SCALE	AS SHOWN	
CHECKED BY	JGW	DRAWING NO.
DRAWN BY	AMK	SHEET 1 OF 1
SIXTH ELECTION DISTRICT		JOB NUMBER
HOWARD COUNTY, MARYLAND		05974D
ZONED: NT (NEW TOWN)		
TAX MAP 42 GRID 9, PARCEL 529		

F-13-012

Y:\TRULAND SURVEYING\PLATS\05974 AMENDED RECORD PLAT F-12-XXX.dwg, 6/21/2012, 8:33:55 AM, Design: 500-HR62 (C77708) (DRAFT) (MODE).pc3, User: jgw, 11:00