

U.S. Equivalent Coordinate Table

POINT	NORTH (feet)	EAST (feet)
413	505185.8750	860035.6250
1458	504853.9024	860512.5906
1463	504882.9566	860512.0182
1465	505248.7587	860334.1947
1466	505122.4806	860355.2414
1467	505059.7991	860386.4027
1468	504911.8111	860502.1218
1469	504740.6531	860459.9701
1470	504860.8801	860375.7863
1471	504788.8120	860223.3653

Curve Data Chart

Point-Point	Radius	Arc Length	Tangent	Delta	Chord Bearing & Distance
1465-1463	50.00'	30.59'	18.01'	33°30'39"	S 18°41'19" E 30.50'
1463-1466	25.00'	31.01'	17.98'	71°24'37"	S 01°07'58" E 29.05'
1466-1469	378.79'	125.45'	63.30'	18°58'31"	N 24°58'07" E 124.88'

Minimum Lot Size Tabulation

Lot No.	Gross Area	Pipestem Area	Minimum Lot Size
94	39,999 Sq. Ft.	6,305 Sq. Ft.	33,694 Sq. Ft.
95	35,778 Sq. Ft.	2,778 Sq. Ft.	33,000 Sq. Ft.

Public Drainage & Utility Easement Line Table

LINE	BEARING	LENGTH
D1	N71°18'36"E	86.81'
D2	N64°41'39"E	71.66'
D3	S35°00'00"W	8.60'
D4	N71°17'34"E	20.83'
D5	N35°00'00"W	17.16'
D6	N71°18'11"E	37.15'
D7	S18°41'14"E	48.00'
D8	S71°18'09"W	23.11'
D9	N35°00'00"W	17.23'
D10	S71°19'08"W	20.84'
D11	S71°18'34"W	163.06'
D12	N25°18'21"W	15.09'

Reservation Of Public Utility Easements

"Developer Reserves unto itself, its Successors And Assigns, All Easements Shown On This Plan For Water, Sewer, Storm Drainage, And Other Public Utilities Located In, On, Over, And Through Lots 94, 95 And 102. Any Conveyances Of The 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 Deed(s) Of Easement In The Land Records Of Howard County."

The Requirements S-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.

Terrell A. Fisher 12/4/13
Date
(Registered Land Surveyor)

Bryan F. Garrish 3/10/14
Date
Owner

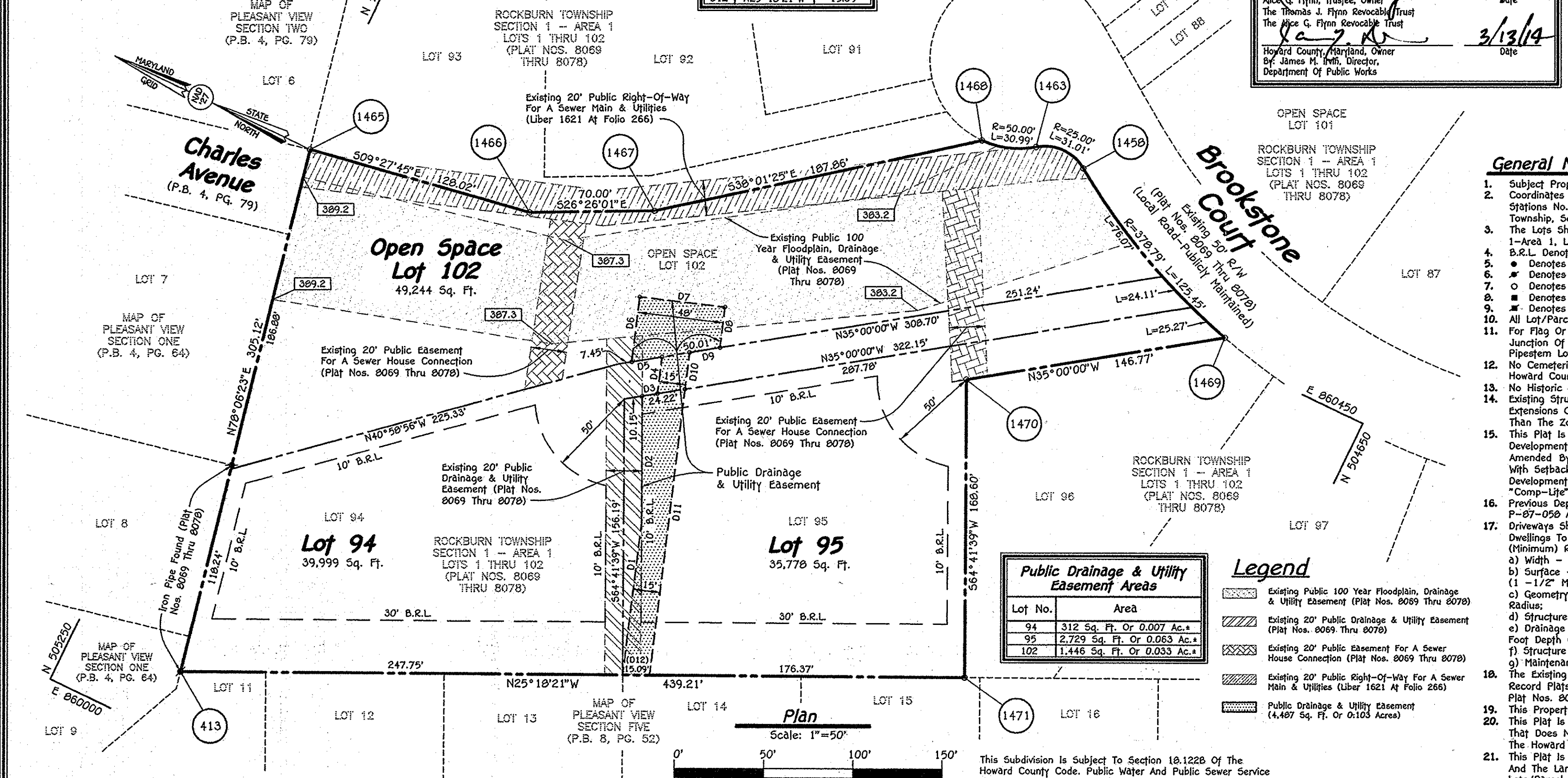
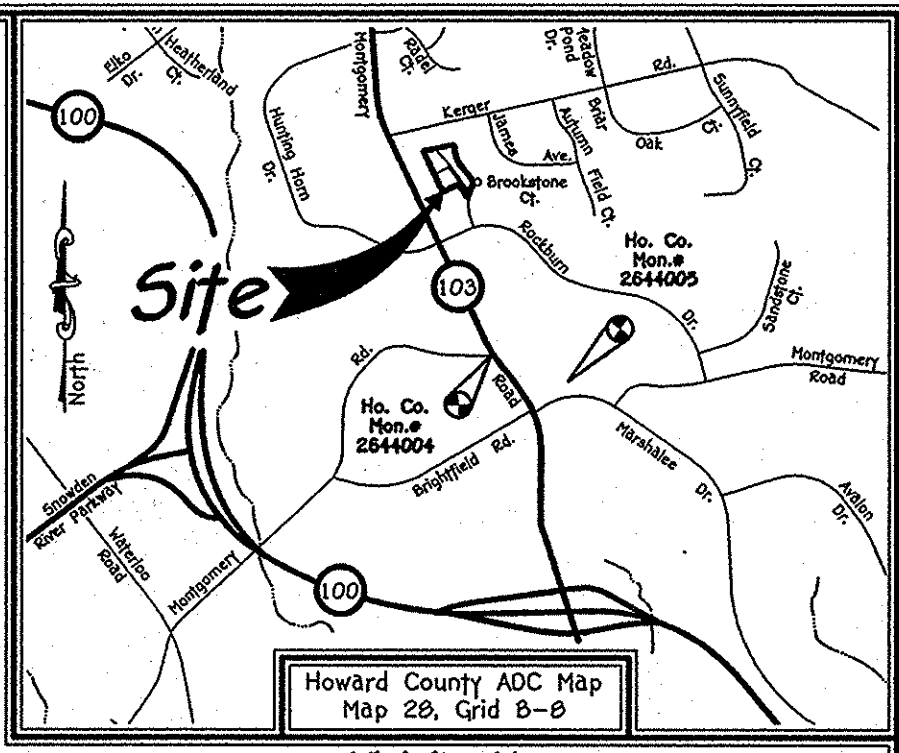
Mary D. Garrish 3/10/14
Date
Owner

Thomas J. Flynn 3/10/14
Date
Trustee, Owner

Alice G. Flynn 3/10/14
Date
Trustee, Owner

Alice G. Flynn 3/10/14
Date
Trustee, Owner

James M. Irvin 3/13/14
Date
Howard County, Maryland, Director, Department Of Public Works



- General Notes:**
- Subject Property Zoned R-20 Per The 10/06/13 Comprehensive Zoning Plan.
 - Coordinates Based On Maryland State Grid System Derived From Howard County Control Stations No. 2644004 And No. 2644005 As Published On Record Plats Entitled "Rockburn Township, Section 1 - Area 1, Lots 1 Thru 102" Recorded As Plat Nos. 8069 Thru 8078.
 - The Lots Shown On This Plat Are Based On Record Plats Entitled "Rockburn Township, Section 1 - Area 1, Lots 1 Thru 102" Recorded As Plat Nos. 8069 Thru 8078.
 - B.R.L. Denotes Building Restriction Line.
 - Denotes Iron Pin Set Capped "F.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 "F.C.C. 106".
 - Denotes Concrete Monument Or Stone Found.
 - All Lot/Parcel Areas Are More Or Less (+).
 - For Flag Or Pipestem Lots, Snow Removal And Road Maintenance Are Provided To The Junction Of The Flag Or Pipestem(s) And Road Right-Of-Way Line And Not Onto The Pipestem Lot Driveway.
 - No Cemeteries Exist On This Site Based On Both A Site Visit And On An Examination Of The Howard County Cemetery Inventory Map.
 - No Historic Structures Exist On The Subject Property.
 - Existing Structures/Dwellings Are Located On Lots 94 And 95 To Remain. No New Buildings, Extensions Or Additions To The Existing Dwellings Are To Be Constructed At A Distance Less Than The Zoning Regulation Requirements.
 - This Plat Is In Compliance With The Amended Fifth Edition Of The Subdivision And Land Development Regulations Per Council Bill 45-2003 And The 2004 Zoning Regulations As Amended By Council Bill 75-2003. Development Or Construction On These Lots Must Comply With Setback And Buffer Regulations In Effect At The Time Of Submission Of The Site Development Plan, Waiver Petition Application, Or Building/Grading Permit And Per The "Comp-Lite" Zoning Regulations Dated July 28, 2006.
 - Previous Department Of Planning And Zoning File Numbers: 5-87-026, WP-88-058, P-87-058 And F-88-186.
 - Driveways Shall Be Provided Prior To Issuance Of A Use And Occupancy Permit For Any New Dwellings To Ensure Safe Access For Fire And Emergency Vehicles Per The Following (Minimum) Requirements:
a) Width - 12 Feet (16 Feet Serving More Than One Residence);
b) Surface - Six (6") Inches Of Compacted Crusher Run Base With Tar And Chip Coating, (1 - 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 (H25-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.
 - The Existing 100 Year Floodplain Outline And Flood Elevations Shown Hereon Are Based On Record Plats Entitled "Rockburn Township, Section 1 - Area 1, Lots 1 Thru 102" Recorded As Plat Nos. 8069 Thru 8078.
 - This Property Is Located Within The Metropolitan District.
 - This Plat Is Exempt From Forest Conservation Requirements Because It Is A Revision Plat That Does Not Create Any New Lots/Parcels In Accordance With Section 16.1202(b)(1)(vii) Of The Howard County Code.
 - This Plat Is Exempt From The Requirements Of Section 16.124 Of The Howard County Code And The Landscape Manual Because It Is A Revision Plat That Does Not Create Any New Lots/Parcel Divisions.

Public Drainage & Utility Easement Areas

Lot No.	Area
94	312 Sq. Ft. Or 0.007 Ac.*
95	2,729 Sq. Ft. Or 0.063 Ac.*
102	1,448 Sq. Ft. Or 0.033 Ac.*

- Legend**
- Existing Public 100 Year Floodplain, Drainage & Utility Easement (Plat Nos. 8069 Thru 8078)
 - Existing 20' Public Drainage & Utility Easement (Plat Nos. 8069 Thru 8078)
 - Existing 20' Public Easement For A Sewer House Connection (Plat Nos. 8069 Thru 8078)
 - Existing 20' Public Right-Of-Way For A Sewer Main & Utilities (Liber 1621 At Folio 266)
 - Public Drainage & Utility Easement (4,487 Sq. Ft. Or 0.103 Acres)

Area Tabulation This Submission

TOTAL NUMBER OF BUILDABLE LOTS TO BE RECORDED	2
TOTAL NUMBER OF OPEN SPACE LOTS TO BE RECORDED	1
TOTAL NUMBER OF PARCELS TO BE RECORDED	0
TOTAL NUMBER OF LOTS/PARCELS TO BE RECORDED	3
TOTAL AREA OF BUILDABLE LOTS TO BE RECORDED	1,740 Ac.*
TOTAL AREA OF OPEN SPACE LOTS TO BE RECORDED	1,130 Ac.*
TOTAL AREA OF PARCELS TO BE RECORDED	0.000 Ac.*
TOTAL AREA OF LOTS/PARCELS TO BE RECORDED	2,870 Ac.*
TOTAL AREA OF ROADWAY TO BE RECORDED	0.000 Ac.*
TOTAL AREA TO BE RECORDED	2.870 Ac.*

FISHER, COLLINS & CARTER, INC.
CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS
CENTENNIAL SQUARE OFFICE PARK - 10272 BALTIMORE NATIONAL PIKE
ELICOTT CITY, MARYLAND 21042
(410) 461 - 2895

Owner/Developer (Lot 94)
Bryan F. Garrish And Mary D. Garrish
7817 Brookstone Court
Ellicott City, Maryland 21043-7053
Ph# 410-461-0951

Owner/Developer (Lot 95)
Thomas J. Flynn And
Alice G. Flynn, Trustees
7813 Brookstone Court
Ellicott City, Maryland 21043-7053
Ph# 410-796-4366

Owner/Developer (Open Space Lot 102)
Howard County, Maryland
Attn: Mr. James M. Irvin, Director,
Department Of Public Works
3430 Courthouse Drive
Ellicott City, Maryland 21043
Ph# 410-313-4401

Purpose Statement
The Purpose Of This Plat Is To Create A Public Drainage & Utility Easement In, Through, Over And Across Lots 94, 95 And Open Space Lot 102, As Shown On Plats Entitled "Rockburn Township, Section 1 - Area 1, Lots 1 Thru 102" Recorded Among The Land Records Of Howard County, Maryland As Plat Nos. 8069 Thru 8078.

APPROVED: For Public Water And Public Sewerage Systems.
Howard County Health Department.

B. Wilson for Maura Roseman 4/2/2014
Howard County Health Officer

APPROVED: Howard County Department Of Planning And Zoning.

Chad Edwards 3-28-14
Chief, Development Engineering Division

Kent Stankovich 4-09-14
Director

Owner's Certificate
Bryan F. Garrish And Mary D. Garrish, Thomas J. Flynn And Alice G. Flynn, Trustees Of The Thomas J. Flynn Revocable Trust And The Alice G. Flynn Revocable Trust, And Howard County, Maryland, By James M. Irvin, Director, Department Of Public Works, 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 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/O 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/O 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 12/4/13.

Tina D. Hackett
Witness

Tina D. Hackett
Witness

Tina D. Hackett
Witness

Tina D. Hackett
Witness

Tina D. Hackett
Witness

Terrell A. Fisher 12/4/13
Howard County, Maryland (Open Space Lot 102)
By: James M. Irvin, Director, Department Of Public Works

Surveyor's Certificate
I Hereby Certify To The Best Of My Knowledge That The Final Plat Shown Hereon Is Correct, That It Was 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; That It Is A Subdivision Of (1) All Of The Lands Conveyed By Grayson Homes, Inc. To Bryan F. Garrish And Mary D. Garrish By Deed Dated November 17, 1989 And Recorded Among The Land Records Of Howard County, Maryland In Liber 2094 At Folio 737; And (2) All Of The Lands Conveyed By Thomas J. Flynn And Alice G. Flynn To Thomas J. Flynn And Alice G. Flynn, Trustees Of The Thomas J. Flynn Revocable Trust Dated January 6, 1997, As To One-Fourth Interest, And Alice G. Flynn And Thomas J. Flynn, Trustees Of The Alice G. Flynn Revocable Trust Dated February 10, 1997, As To Three-Fourths Interest, By Corrective Deed Dated February 10, 1997 And Recorded Among The Aforesaid Land Records In Liber 3916 At Folio 279, And (3) Part Of The Lands Conveyed By Rockburn Township Limited Partnership To Howard County, Maryland By Deed Dated September 7, 1988 And Recorded Among The Aforesaid Land Records In Liber 1879 At Folio 782; And Being Known As Lots 94, 95 And Open Space Lot 102, As Shown On Plats Entitled "Rockburn Township, Section 1 - Area 1, Lots 1 Thru 102" Recorded Among The Aforesaid Land Records As Plat Nos. 8069 Thru 8078; And That All Monuments Are In Place Or Will Be In Place Prior To The Recording Of This Plat In The Subdivision By Howard County, Maryland As Shown, As Kept In The Annotated Code Of Maryland, As Amended.

Terrell A. Fisher 12/4/13
Terrell A. Fisher, Professional Land Surveyor No. 10692
Expiration Date: December 13, 2015

RECORDED AS PLAT No. 22757 ON 4/11/14
AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

Revision Plat
Rockburn Township
Section 1 - Area 1
Lots 94, 95 And
Open Space Lot 102

(Being A Revision To Lots 94, 95 And Open Space Lot 102, As Shown On Plats Entitled "Rockburn Township, Section 1 - Area 1, Lots 1 Thru 102" Recorded Among The Land Records Of Howard County, Maryland As Plat Nos. 8069 Thru 8078)

Zoned: R-20
Tax Map: 31, Grid: 22; Parcel: 793
First Election District - Howard County, Maryland
Date: December 4, 2013 Scale: As Shown Sheet 1 Of 1