

LOT NO.	GROSS AREA	PIPESTEM AREA	MINIMUM LOT SIZE
8	3,637 SF	150 SF	3,487 SF
9	4,191 SF	335 SF	3,856 SF
10	4,534 SF	618 SF	3,916 SF
11	3,644 SF	84 SF	3,560 SF

**RECREATIONAL OPEN SPACE CALCULATIONS**  
(PER SECTION 16.121(a)(4)(vi) OF THE HOWARD COUNTY SUBDIVISION AND LAND DEVELOPMENT REGULATIONS)

PROPOSED NUMBER OF LOTS: 45  
REQUIRED MIN. AREA OF RECREATIONAL OPEN SPACE: 400 SF x LOT : 18,000 SF  
PROVIDED AREA OF RECREATIONAL OPEN SPACE : 21,000 SF  
(RECREATIONAL OPEN SPACE PROVIDED THROUGH GAZEBO AND PATHWAYS AND AREA EXCLUDES FLOODPLAIN AND FOREST CONSERVATION EASEMENT AREA)

PER SECTION 131.0.N.1.g.(8) OF THE HOWARD COUNTY ZONING REGULATIONS, A COMMUNITY CENTER WITH AN AREA OF 20 SQ. FT. PER LOT (FOR THE FIRST 99 LOTS, 10 SQ. FT. PER LOT FOR EVERY LOT ABOVE 99 LOTS) IS REQUIRED.

REQUIRED COMMUNITY CENTER AREA: 20x45 LOTS=900 S.F.  
PROVIDED COMMUNITY CENTER AREA: 1,012 S.F.

**MODERATE INCOME HOUSING LOT (MIHU) CALCULATIONS**

PROPOSED NUMBER OF LOTS: 45  
MINIMUM NUMBER OF MIHU LOTS: 10% x 45: 5  
PROVIDED NUMBER OF MIHU LOTS: 5  
\*PER SECTION 131.0.N.1.a.14 OF THE HOWARD COUNTY ZONING REGULATIONS ADOPTED OCTOBER 6, 2013.

**DENSITY CALCULATIONS**

GROSS AREA: 12.42 Ac  
FLOODPLAIN AREA: 1.14 Ac  
NET AREA: 11.28 Ac  
ALLOWABLE TOTAL # BUILDABLE LOTS: 4 x NET AREA : 4 x 11.28 = 45.08  
PROVIDED TOTAL # BUILDABLE LOTS: 45

**OWNER**

ROCK BURN, LLC  
6800 DEERPATH ROAD  
SUITE 100  
ELK RIDGE, MD 21075  
(410)526-4030

THE REQUIREMENTS OF 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.

TODD M. HILL, PROF. L.S. NO. 21351  
DATE: 9/17/14

MARK LEVY, MANAGING MEMBER, ROCK BURN, LLC  
DATE: 9/17/14

**AREA TABULATION (TOTAL)**

NUMBER OF BUILDABLE LOTS	45
NUMBER OF NON-BUILDABLE BULK PARCELS	0
NUMBER OF OPEN SPACE LOTS	2
NUMBER OF LOTS OR PARCELS	47
AREA OF BUILDABLE LOTS	3.19AC±
AREA OF OPEN SPACE LOTS (INCL. FLOODPLAIN)	9.23AC±
AREA OF ROADWAY DEDICATION	0.00AC±
AREA OF FLOODPLAIN	1.14AC±
AREA TO BE RECORDED	12.42AC±

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

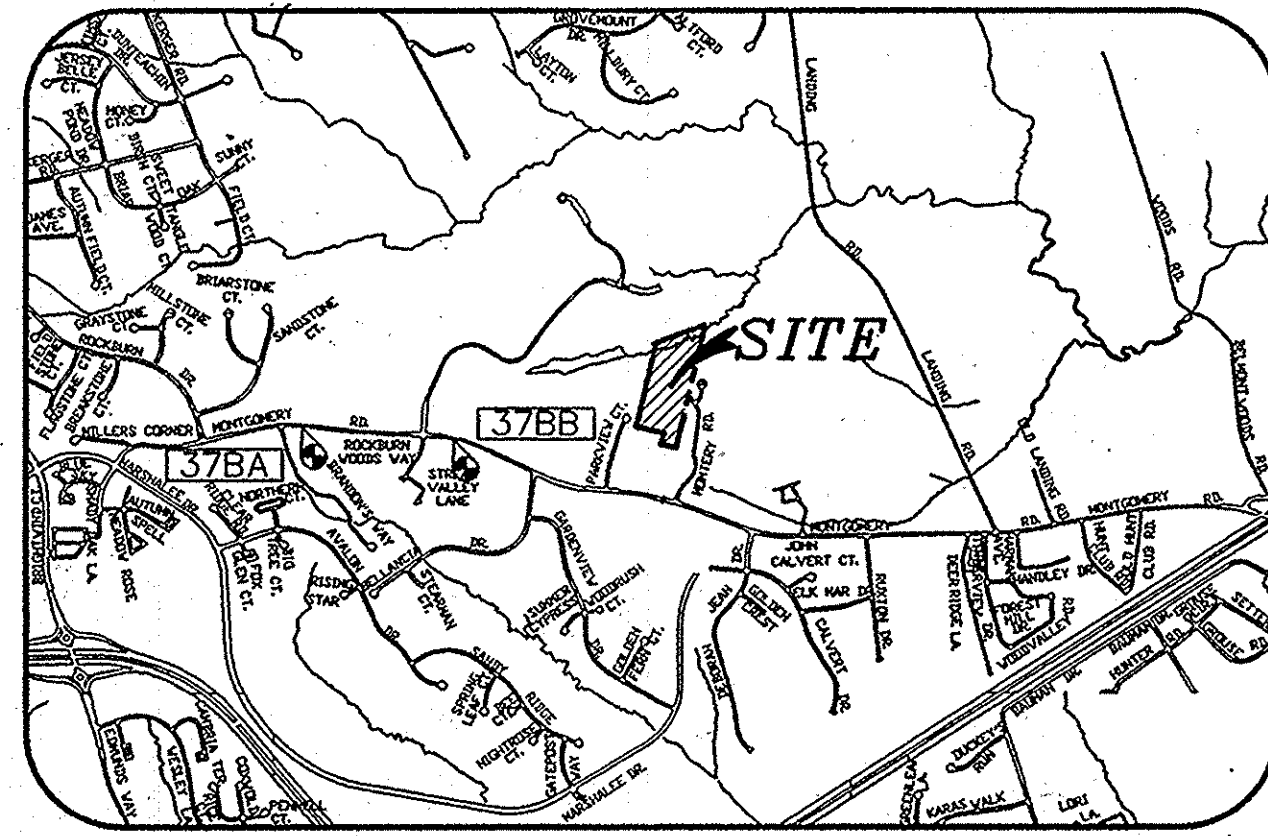
APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING  
DATE: 10/23/14

CHIEF, DEVELOPMENT ENGINEERING DIVISION  
DATE: 9-25-14

DIRECTOR  
DATE: 10/23/14

NOTE: COORDINATES AND GRID TICKS SHOWN HEREON ARE BASED ON NAD'83 AND ARE IN FEET. TO CONVERT TO METERS DIVIDE BY 3.2808333.

NO.	NORTH	EAST
100	563,520.2205	1,380,167.0831
101	563,557.6570	1,380,008.5737
102	563,682.7430	1,380,038.2576
103	563,753.4882	1,379,738.8021
104	564,675.6787	1,379,957.1844
105	564,872.1690	1,380,488.0197
200	564,269.8261	1,379,880.9419
201	564,049.1951	1,379,828.6969
202	563,996.4779	1,379,832.8312
203	563,770.5658	1,379,799.3060
204	563,755.0560	1,379,871.7884
205	563,736.5866	1,379,941.5062
206	563,722.1141	1,380,011.2371
207	563,689.7910	1,380,148.0484
208	563,950.4073	1,380,052.6252
209	563,925.0494	1,380,179.7507
210	563,994.0462	1,380,201.7908
211	564,056.1811	1,380,218.9127
212	564,072.9155	1,380,215.2132
213	564,189.0041	1,380,136.5073
214	564,127.7885	1,379,984.3345



**VICINITY MAP**

SCALE: 1" = 2000'  
ADC MAP 34 - GRID E1

**LEGEND**

[Symbol]	AREA OF WETLAND	[Symbol]	EXISTING PUBLIC FOREST CONSERVATION EASEMENT
[Symbol]	EXISTING PUBLIC 100-YEAR FLOODPLAIN, DRAINAGE, AND UTILITY EASEMENT (PLAT 22863)	[Symbol]	EXISTING PUBLIC FOREST CONSERVATION EASEMENT
[Symbol]	VARIABLE WIDTH PUBLIC WATER, SEWER & UTILITY EASEMENT		
[Symbol]	20' PUBLIC WATER & UTILITY EASEMENT		
[Symbol]	PUBLIC FOREST CONSERVATION EASEMENT (RETENTION)		

**SHEET INDEX**

NO.	TITLE
1	COVER SHEET
2	PLAT
3	PLAT
4	PLAT

ALL LOTS / RESIDENTIAL UNITS IN THIS SUBDIVISION ARE SUBJECT TO THE MIHU FEE-IN-LIEU REQUIREMENT THAT IS TO BE CALCULATED AND PAID TO THE DEPARTMENT OF INSPECTIONS, LICENSES AND PERMITS BY THE PERMIT APPLICANT AT THE TIME OF BUILDING PERMIT ISSUANCE.

**OWNER'S STATEMENT**

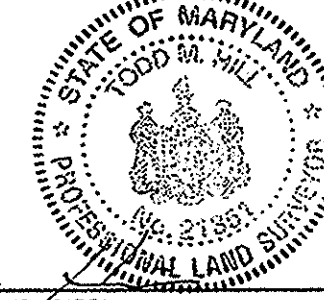
WE, ROCK BURN, LLC, THE OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY ADOPT THIS PLAN OF SUBDIVISION, AND IN CONSIDERATION OF THE APPROVAL OF THIS FINAL PLAT BY THE DEPARTMENT OF PLANNING AND ZONING, ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES AND GRANT INTO HOWARD COUNTY, MARYLAND, ITS 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 EASEMENTS 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 WATERWAY 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 EASEMENT AND RIGHTS-OF-WAY.  
WITNESS MY HAND THIS 12 DAY OF Sept 2014.

MARK LEVY, MANAGING MEMBER, ROCK BURN, LLC  
DATE: 9/17/14

WITNESS  
DATE: 9/17/14

**SURVEYOR'S CERTIFICATE**

I HEREBY CERTIFY THAT THIS DOCUMENT WAS PREPARED BY ME OR UNDER MY RESPONSIBLE CHARGE, AND THAT I AM A DULY LICENSED PROPERTY LINE SURVEYOR, THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS A SUBDIVISION OF, ALL OF THAT LAND CONVEYED BY PAULINE ANN THORNTON AND ROCK BURN, LLC TO ROCK BURN, LLC IN A DEED RECORDED AMONG THE LAND RECORDS FOR HOWARD COUNTY AS LIBER 15663, FOLIO 32-37; 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.



TODD M. HILL, PROF. L.S. NO. 21351  
EXPIRATION: 7/15/15  
DATE: 9/17/14

**GENERAL NOTES**

- SUBJECT PROPERTY ZONED R-20 AS PER THE COMPREHENSIVE ZONING REGULATIONS DATED OCTOBER 6, 2013.
- THIS PLAN IS SUBJECT TO THE AMENDED FIFTH EDITION OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS.
- PROJECT BOUNDARY IS BASED ON A FIELD RUN MONUMENTED BOUNDARY SURVEY PERFORMED ON OR ABOUT JANUARY, 2008 BY MILDENBERG, BOENDER AND ASSOC., INC.
- HORIZONTAL AND VERTICAL DATUMS ARE RELATED TO THE MARYLAND STATE PLANE COORDINATE SYSTEM AS PROJECTED FROM HOWARD COUNTY CONTROL STATIONS NO. 37BA & 37BB  
STA. NO. 37BA N 563,785.6421 E 1,376,343.2088 EL. 393.935  
STA. NO. 37BB N 563,663.4488 E 1,378,040.5059 EL. 373.014
- ⊕ DENOTES AN IRON PIN OR IRON PIPE FOUND.
- ⊞ DENOTES A MONUMENT FOUND.
- ⊙ DENOTES AN ANGULAR CHANGE IN BEARING OF BOUNDARY OR RIGHT-OF-WAY.
- SURVEY WORK AND DOCUMENTS ARE TO BE PERFORMED IN CONFORMANCE WITH SUBTITLE 13, BOARD OF PROFESSIONAL LAND SURVEYORS, 09.13.06 STATE OF MARYLAND MINIMUM STANDARDS OF PROFESSIONAL PRACTICE.
- ALL AREAS ARE MORE OR LESS.
- THIS SUBDIVISION IS IN THE METROPOLITAN DISTRICT.
- NO STEEP SLOPES THAT AVERAGE 25% OR GREATER OVER 10 VERTICAL FEET WITH A 20,000 SF OR GREATER ONSITE AND OFFSITE CONTIGUOUS AREA ARE LOCATED ON THIS SITE.
- NO HISTORIC DISTRICTS ARE ADJACENT TO THIS SITE. SITE IS NOT ADJACENT TO A DESIGNATED SCENIC ROAD.
- FOREST STAND, FLOODPLAIN, AND WETLAND DELINEATIONS WERE PERFORMED BY ECO-SCIENCE PROFESSIONALS, INC. ON OR ABOUT MARCH, 2009 AND APPROVED UNDER SDP-13-085.
- PERIMETER LANDSCAPING, BOARD OF APPEAL REQUIREMENTS, UNIT AND STREET TREE PLANTINGS AND TRASH PAD SCREENING SHALL BE AS SHOWN ON THE SITE DEVELOPMENT PLAN, SDP-13-085. POSTING OF SURETY IS DEFERRED AND WILL BE PROVIDED WITH THE DEVELOPER'S AGREEMENT FOR THE SITE PLAN.
- 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 ONTO THE PIPESTEM LOT DRIVEWAY.
- DRIVEWAYS SHALL BE PROVIDED PRIOR TO RESIDENTIAL OCCUPANCY 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, A WIDER WIDTH MAY BE REQUIRED IN CERTAIN CASES-SEE NOTE 17).  
B) SURFACE - 6 INCHES OF COMPACTED CRUSHER RUN BASE WITH TAR AND CHIP COATING (1-1/2").  
C) GEOMETRY - MAX. 15% GRADE, MAX. 10% GRADE CHANGE AND MIN. OF 45 FOOT TURNING RADIUS.  
D) STRUCTURES (CULVERT/BRIDGES) - CAPABLE OF SUPPORTING 25 GROSS TONS (H25 LOADING).  
E) DRAINAGE ELEMENTS - CAPABLE OF SAFELY PASSING 100 YEAR FLOOD PLAIN WITH NO MORE THAN 1 FOOT OF DEPTH OVER DRIVEWAY SURFACE.  
F) STRUCTURE CLEARANCES - MINIMUM 12 INCHES  
G) MAINTENANCE - SUFFICIENT TO ENSURE ALL WEATHER USE.
- FOREST CONSERVATION IN ACCORDANCE WITH SECTION 16.1202 OF THE FOREST CONSERVATION MANUAL SHALL BE MET BY THE PLACEMENT OF 3.42 ACRES OF RETENTION INTO EASEMENT AREAS UNDER THIS FINAL PLAT WHICH IS SUFFICIENT TO MEET THE BREAK-EVEN POINT OF 3.19 ACRES. NO SURETY IS REQUIRED.
- THERE ARE NO EXISTING STRUCTURES ON THE SITE.
- THE TRAFFIC STUDY FOR THIS PROJECT WAS PREPARED BY THE TRAFFIC GROUP, INC. DATED MAY, 2013 AND APPROVED UNDER SDP-13-085 ON DECEMBER 5, 2013.
- PLAT SUBJECT TO PRIOR DEPARTMENT OF PLANNING AND ZONING FILES ECP-13-007, SDP-13-085, AND BA BA-11-026C, BA-14-014C, F-14-083, AND WP-15-013.
- DISTANCES SHOWN ARE BASED ON SURFACE MEASUREMENT AND NOT REDUCED TO HAD 83 GRID MEASUREMENT.
- PUBLIC WATER AND SEWER WILL BE PROVIDED FOR THIS DEVELOPMENT UNDER CONTRACT 14-4818-D. THIS SUBDIVISION IS SUBJECT TO SECTION 18.122B OF THE HOWARD COUNTY CODE. PUBLIC WATER AND / OR SEWER SERVICE HAS BEEN GRANTED UNDER THE TERMS AND PROVISIONS, THEREOF, EFFECTIVE 10/15/14, ON WHICH DATE DEVELOPER AGREEMENT #14-4818-D WAS FILED AND ACCEPTED.
- NO CEMETERIES, BURIAL SITES OR HISTORIC STRUCTURES ARE LOCATED ON THIS SITE.
- MODERATE INCOME HOUSING LOT DOCUMENTS ARE RECORDED IN THE LAND RECORDS OFFICE OF HOWARD COUNTY SIMULTANEOUSLY WITH THIS PLAT.
- THE BOARD OF APPEALS CASE (BA CASE 11-026C) FOR AN AGE-RESTRICTED ADULT HOUSING DEVELOPMENT WAS APPROVED ON MARCH 19, 2012 AND SUBJECT TO THE CONDITIONS LISTED IN SECTION IV ("RECOMMENDATION") OF CASE NO. BA 11-026C. THE BOARD OF APPEALS BASE (BA CASE 14-014C) TO CHANGE THE DEVELOPMENT FROM A CONDOMINIUM TO A FEE-SIMPLE DEVELOPMENT WAS APPROVED ON JUNE 16, 2014.
- DEVELOPER RESERVES UNTO ITSELF, ITS SUCCESSORS AND ASSIGNS, ALL EASEMENTS SHOWN ON THIS PLAT FOR WATER, SEWER, STORM DRAINAGE, OTHER PUBLIC UTILITIES AND FOREST CONSERVATION, LOCATED IN, ON, OVER AND THROUGH LOTS-1-47 OR PORTION THEREOF AND SHOWN ON THE PLAT AS THE FOREST CONSERVATION AREA. ANY AND ALL CONVEYANCES OF THE AFORESAID LOTS/PARCELS SHALL BE SUBJECT TO THE EASEMENTS HEREIN RESERVED, WHETHER OR NOT EXPRESSLY STATED IN THE DEEDS CONVEYING SAID LOTS/PARCELS. DEVELOPER SHALL EXECUTE AND DELIVER DEEDS FOR THE EASEMENTS HEREIN RESERVED CONSERVATION AREA UPON COMPLETION OF THE PUBLIC UTILITIES AND THEIR ACCEPTANCE BY HOWARD COUNTY, AND IN THE CASE OF THE FOREST CONSERVATION EASEMENTS, 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 THE DEVELOPER'S SURETY POSTED WITH SAID AGREEMENT, THE COUNTY SHALL ACCEPT THE EASEMENTS AND RECORD THE DEEDS OF THE EASEMENT IN THE LAND RECORDS OF HOWARD COUNTY.
- HOMEOWNERS ASSOCIATION ARTICLES OF INCORPORATION HAVE BEEN RECORDED WITH THE MARYLAND STATE DEPARTMENT OF ASSESSMENTS AND TAXATION AS NUMBER 015635189 ON 8/22/14.
- HOMEOWNERS ASSOCIATION COVENANTS AND RESTRICTIONS HAS BEEN RECORDED IN THE LAND RECORDS OF HOWARD COUNTY, MARYLAND SIMULTANEOUSLY WITH THE FINAL PLAT, F-14-129.
- WAIVER PETITION WP-15-013 TO SECTIONS 16.120(c)(3) AND 16.120(c)(4) OF THE HOWARD COUNTY SUBDIVISION AND LAND DEVELOPMENT REGULATIONS THAT REQUIRE ALL SINGLE-FAMILY SEMI-DETACHED LOTS HAVE 15' OF ROAD FRONTAGE AND ALL SINGLE-FAMILY ATTACHED LOTS BE LOCATED ON A PRIVATE ROAD THAT DOES NOT EXCEED 200 FEET IN LENGTH WAS APPROVED ON AUGUST 6, 2014. THIS WAIVER APPROVAL IS SUBJECT TO THE FOLLOWING:  
A. ALL CONDITIONS OF APPROVAL AS APPLICABLE AND AS INDICATED IN THE DECISIONS OF THE BOARD OF APPEALS CASE NOS. 11-026C AND 14-014C FOR AN AGE-RESTRICTED ADULT COMMUNITY.  
B. THE HOMEOWNERS ASSOCIATION SHALL OWN AND MAINTAIN THE PRIVATE STREET AND OPEN SPACE AREAS WITHIN THIS SUBDIVISION AND SHALL BE RESPONSIBLE FOR ALL SNOW PLOWING AND REMOVAL SERVICES FOR THIS DEVELOPMENT.  
C. OPEN SPACE LOT 47 SHALL BE DEDICATED TO HOWARD COUNTY DEPARTMENT OF RECREATION AND PARKS. ROAD FRONTAGE OF OPEN SPACE LOT 47 SHALL BE CONSIDERED THROUGH ADJOINING PARCEL 235 (ROCKBURN PARK) WHICH FRONTS ONTO MONTGOMERY ROAD.  
D. THE PRIVATE ROAD SHALL BE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH THE MINIMUM ROAD PAVING REQUIREMENTS OF THE DEVELOPMENT ENGINEERING DIVISION, THE DEPARTMENT OF PUBLIC WORKS, AND THE DEPARTMENT OF FIRE AND RESCUE SERVICES.

PURPOSE OF THIS PLAT IS TO SUBDIVIDE BULK PARCEL A OF THE THORNTON PROPERTY (PLAT 22863) INTO 45 SINGLE-FAMILY LOTS AND TWO (2) OPEN SPACE LOTS AND TO ESTABLISH FOREST CONSERVATION EASEMENT A.

RECORDED AS PLAT 23026 ON 10/23/14 AMONG THE LAND RECORDS OF HOWARD COUNTY, MD.

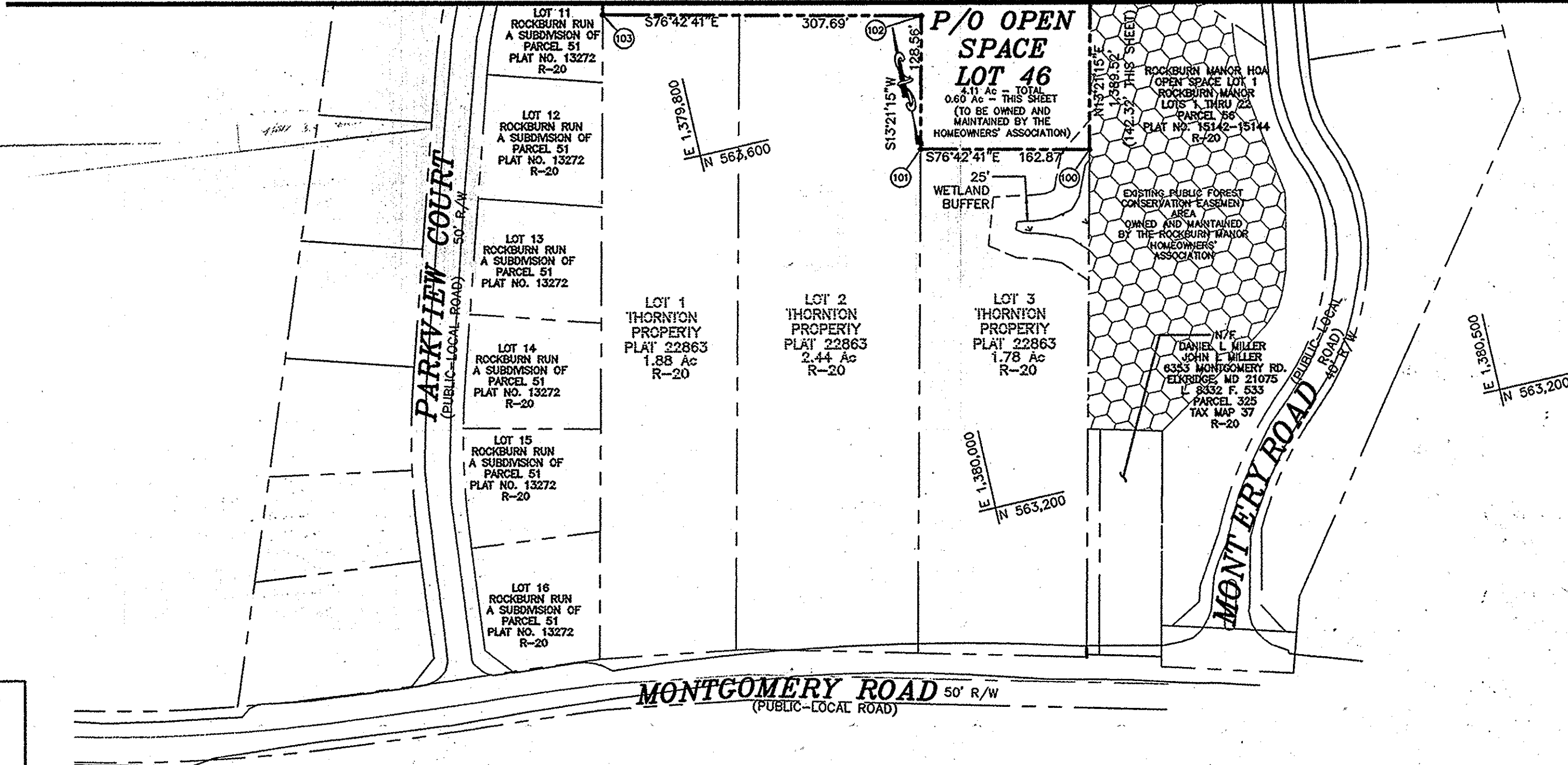
**ENCLAVE AT PARK FOREST**  
LOTS 1 THRU 45, OPEN SPACE LOTS 46 AND 47  
AND FOREST CONSERVATION PLAT OF EASEMENT,  
AGE-RESTRICTED DEVELOPMENT  
A RESUBDIVISION OF NON-BUILDABLE BULK PARCEL 'A'  
THORNTON PROPERTY - PLAT 22863 SHEET 1 OF 4

TAX MAP 37 1ST ELECTION DISTRICT SCALE: 1"=100'  
PARCEL NO. 52, 53, 54 HOWARD COUNTY, MARYLAND DATE: SEP 2014  
GRID: 4 EX. ZONING R-20 DPZ FILE NOS. ECP-13-007  
F-14-083 SDP-13-085  
WP-15-013 BA-14-014C BA-11-026C

**MILDENBERG, BOENDER & ASSOC., INC.**  
Engineers Planners Surveyors

7350-B Grace Drive, Columbia, Maryland 21044  
(410) 997-0286 Balt. (410) 997-0298 Paz.

MATCHLINE - SHEET 3



**OWNER**  
 ROCK BURN, LLC  
 6800 DEERPATH ROAD  
 SUITE 100  
 ELKBRIDGE MD 21075  
 (410)528-4030

THE REQUIREMENTS OF §§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.

*Todd M. Hill*  
 TODD M. HILL, PROF. L.S. NO. 21351  
 DATE: 9/17/14  
*Mark Levy*  
 MARK LEVY, MANAGING MEMBER, ROCK BURN, LLC  
 DATE: 9/16/14

**AREA TABULATION (THIS SHEET)**

NUMBER OF BUILDABLE LOTS	0
NUMBER OF NON-BUILDABLE BULK PARCELS	0
NUMBER OF OPEN SPACE LOTS	1
NUMBER OF LOTS OR PARCELS	1
AREA OF BUILDABLE LOTS	0.60AC±
AREA OF OPEN SPACE LOTS (INCL. FLOODPLAIN)	0.60AC±
AREA OF ROADWAY DEDICATION	0.60AC±
AREA OF FLOODPLAIN	0.60AC±
AREA TO BE RECORDED	0.60AC±

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

*Maura Robinson*  
 Maura Robinson, 10/23/14  
 HOWARD COUNTY HEALTH OFFICER DATE

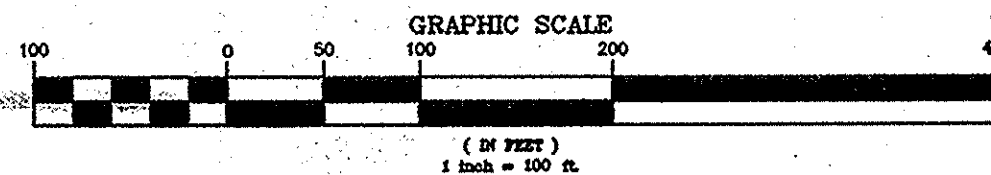
APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

*Charles Edwards*  
 Charles Edwards, 9-25-14  
 CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

*Mark Levy*  
 Mark Levy, 10/23/14  
 DIRECTOR DATE

**LEGEND**

- AREA OF WETLAND
- EXISTING PUBLIC 100-YEAR FLOODPLAIN, DRAINAGE, AND UTILITY EASEMENT (PLAT 22863)
- VARIABLE WIDTH PUBLIC WATER, SEWER & UTILITY EASEMENT
- 20' PUBLIC WATER & UTILITY EASEMENT
- PUBLIC FOREST CONSERVATION EASEMENT (RETENTION)



**OWNER'S STATEMENT**

WE, ROCK BURN, LLC, THE 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 EASEMENTS 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 WATERWAY 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 EASEMENT AND RIGHTS-OF-WAY.  
 WITNESS MY HAND THIS 12 DAY OF Sept 2014.

*Mark Levy*  
 MARK LEVY, MANAGING MEMBER, ROCK BURN, LLC

*[Signature]*  
 WITNESS

**SURVEYOR'S CERTIFICATE**

I HEREBY CERTIFY THAT THIS DOCUMENT WAS PREPARED BY ME OR UNDER MY RESPONSIBLE CHARGE, AND THAT I AM A DULY LICENSED PROPERTY LINE SURVEYOR, THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS A SUBDIVISION OF ALL OF THAT LAND CONVEYED BY PAULINE ANN THORNTON AND ROCK BURN, LLC TO ROCK BURN, LLC IN A DEED RECORDED AMONG THE LAND RECORDS FOR HOWARD COUNTY AS LIBER 15663, FOLIO 32-37; 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.



*Todd M. Hill*  
 TODD M. HILL, PROF. L.S. NO. 21351  
 EXPIRATION: 7/15/15  
 DATE: 9/17/14

PURPOSE OF THIS PLAT IS TO SUBDIVIDE BULK PARCEL A OF THE THORNTON PROPERTY (PLAT 22863) INTO 45 SINGLE-FAMILY LOTS AND TWO (2) OPEN SPACE LOTS AND TO ESTABLISH FOREST CONSERVATION EASEMENT A.

RECORDED AS PLAT 23027 ON 10/24/14 AMONG THE LAND RECORDS OF HOWARD COUNTY, MD.

**ENCLAVE AT PARK FOREST**  
 LOTS 1 THRU 45, OPEN SPACE LOTS 46 AND 47  
 AND FOREST CONSERVATION PLAT OF EASEMENT,  
 AGE-RESTRICTED DEVELOPMENT  
 A RESUBDIVISION OF NON-BUILDABLE BULK PARCEL 'A'  
 THORNTON PROPERTY - PLAT 22863 SHEET 2 OF 4

TAX MAP 37 1ST ELECTION DISTRICT SCALE: 1"=100'  
 PARCEL NO. 52, 53, 54 HOWARD COUNTY, MARYLAND DATE: SEP 2014  
 GRID: 4 EX. ZONING R-20 DPZ FILE NOS. ECP-13-007  
 F-14-083 SDP-13-085  
 WP-15-013 BA-14-014C BA-11-026C

**MILDENBERG, BOENDER & ASSOC., INC.**  
 Engineers - Planners - Surveyors

7350-B Grace Drive, Columbia, Maryland 21044  
 (410) 997-0286 Ball. (410) 997-0288 Fax.

**PUBLIC 100-YEAR FLOODPLAIN, DRAINAGE & UTILITY EASEMENT LINE TABLE**

LINE	LENGTH (FT)	BEARING
FP1	15.74	S83°09'40"W
FP2	55.19	S77°10'35"W
FP3	6.56	S41°00'52"W
FP4	13.04	S28°39'52"W
FP5	6.74	S21°14'49"W
FP6	13.09	S43°56'23"W
FP7	5.77	S54°52'52"W
FP8	10.83	N90°00'00"W
FP9	10.82	N63°39'15"W
FP10	38.73	S36°40'07"W
FP11	47.64	S70°41'35"W
FP12	13.89	S86°43'12"W
FP13	8.50	N84°03'24"W
FP14	13.78	N85°36'10"W
FP15	7.58	S87°20'05"W
FP16	11.43	S61°28'31"W
FP17	11.19	S31°19'35"W
FP18	45.64	S67°54'46"W
FP19	54.96	S59°49'46"W
FP20	52.18	S68°53'30"W
FP21	55.36	N89°59'10"W
FP22	41.94	S68°46'25"W
FP23	50.46	N64°11'38"W
FP24	60.95	N13°19'21"E
FP25	38.55	N27°21'32"E
FP26	18.82	N69°41'16"E
FP27	12.33	N69°41'16"E
FP28	10.71	N69°41'16"E
FP29	15.95	N69°41'16"E
FP30	36.93	N89°11'59"E
FP31	50.03	N86°25'13"E
FP32	52.10	N63°36'14"E
FP33	31.88	N88°28'52"E
FP34	38.30	N85°31'32"E
FP35		NOT USED
FP36	4.54	N36°30'39"E
FP37	8.75	N51°24'41"E
FP38	9.81	N75°21'07"E
FP39	6.82	N80°41'42"E
FP40	9.75	N84°48'14"E
FP41	11.67	S85°56'00"E
FP42	6.17	S85°02'47"E
FP43	64.64	N58°30'07"E
FP44	46.65	S84°09'14"E
FP45	36.82	N55°39'52"E
FP46	34.89	N41°48'05"E
FP47	51.23	N42°07'08"E
FP48	16.68	N82°12'21"E
FP49	59.92	S13°21'15"W
FP50	3.15	S75°05'57"W
FP51	3.56	S37°43'07"E
FP52	49.27	S13°21'15"W

**WETLAND LINE TABLE**

LINE	LENGTH (FT)	BEARING
WL1	318.42	N13°18'58"E
WL2	566.03	N69°41'16"E
WL3	593.26	S13°21'15"W
WL4	3.56	N47°42'04"W
WL5	31.30	S55°51'47"W
WL6	25.13	S47°07'38"W
WL7	27.15	S14°43'43"W
WL8	14.20	S23°34'39"W
WL9	28.23	N69°32'21"W
WL10	15.61	S72°33'58"W
WL11	12.68	N58°59'59"W
WL12	33.21	N30°17'28"W
WL13	18.20	N08°15'44"E
WL14	17.26	N76°20'26"W
WL15	19.95	N80°13'39"W
WL16	17.55	N74°20'44"W
WL17	29.13	N14°58'03"E
WL18	30.73	N05°10'28"W
WL19	28.05	N05°58'48"E
WL20	27.69	N41°48'00"E
WL21	29.51	N28°30'10"E
WL22	14.12	N13°02'00"E
WL23	33.59	N05°26'36"E
WL24	31.78	N46°50'10"E
WL25	23.48	N23°11'39"E
WL26	17.95	N72°31'31"W
WL27	33.23	N22°01'00"E
WL28	26.80	N22°45'33"W
WL29	21.28	N06°07'38"W
WL30	31.02	N05°07'44"E
WL31	18.22	N16°10'21"W
WL32	17.40	N08°04'46"E
WL33	5.04	N84°57'14"W
WL34	7.41	S52°48'03"W
WL35	31.04	N77°43'37"W
WL36	12.80	S27°03'20"W
WL37	16.64	S13°50'51"E
WL38	14.56	S49°39'46"W
WL39	18.05	N86°05'20"W
WL40	27.34	S77°56'24"W
WL41	17.39	S37°24'01"W
WL42	24.46	S59°19'17"W
WL43	11.63	S04°34'02"W
WL44	35.75	S07°14'59"E
WL45	29.13	S17°21'39"W
WL46	25.42	S49°40'52"W
WL47	20.35	S75°19'48"W
WL48	37.62	S13°07'27"W
WL49	31.28	S26°44'40"E
WL50	35.01	S61°35'40"E
WL51	17.77	S10°30'23"E
WL52	21.64	S79°31'49"W
WL53	17.53	N58°57'58"W
WL54	13.12	N36°21'17"W
WL55	22.16	S37°52'23"W
WL56	32.11	S38°59'51"W
WL57	17.98	N88°00'29"W
WL58	14.92	N09°11'09"E
WL59	24.74	N01°01'51"E
WL60	16.93	N81°08'37"W
WL61	10.14	S77°11'24"W
WL62	23.05	S12°09'14"W
WL63	33.38	S11°26'39"E
WL64	10.79	N84°05'12"W
WL65	34.89	S05°30'13"E
WL66	15.70	S12°03'45"E
WL67	24.08	N60°16'15"W
WL68	25.20	S36°50'01"W
WL69	15.90	N55°51'55"W
WL70	16.22	S50°03'18"W
WL71	19.27	N62°07'59"W
WL72	15.84	N03°15'10"E
WL73	26.45	N11°52'36"W
WL74	13.48	N32°37'48"W
WL75	2.42	S64°19'57"W

**FOREST CONSERVATION EASEMENT LINE TABLE**

LINE	LENGTH (FT)	BEARING
FC1	15.71	N83°09'40"E
FC2	55.19	N77°10'35"E
FC3	6.56	N41°00'52"E
FC4	13.04	N28°39'52"E
FC5	6.74	N21°14'49"E
FC6	13.09	N43°56'23"E
FC7	5.77	N54°52'52"E
FC8	10.83	N90°00'00"E
FC9	10.82	S63°39'15"E
FC10	38.73	N36°40'07"W
FC11	47.64	N70°41'35"W
FC12	13.89	N86°43'12"E
FC13	22.29	S85°00'46"E
FC14	7.58	N87°20'05"E
FC15	11.43	N61°28'31"E
FC16	11.19	N31°19'35"E
FC17	45.64	N67°54'46"E
FC18	54.96	N59°49'46"E
FC19	52.18	N68°53'30"E
FC20	55.36	S89°59'10"E
FC21	41.94	N68°46'25"E
FC22	50.46	S64°11'38"E
FC23	292.50	N13°19'21"E
FC24	59.99	N72°54'08"W
FC25	70.82	S77°14'20"W
FC26	60.30	S13°13'00"W
FC27	53.97	S61°49'51"W
FC28	52.11	S84°40'38"W
FC29	39.00	S10°55'05"W
FC30	33.67	S44°09'40"E
FC31	125.50	S18°06'44"W
FC32	91.70	S88°50'08"W
FC33	71.08	N04°33'41"E
FC34	28.55	N39°46'55"E
FC35	45.01	N04°53'18"E
FC36	27.22	N29°17'50"E
FC37	30.05	N41°54'50"E
FC38	35.18	N05°37'51"E
FC39	25.38	N15°10'44"W
FC40	37.54	N11°23'35"E
FC41	17.72	N41°39'46"W
FC42	33.60	N76°10'37"W
FC43	57.12	N32°20'42"W
FC44	56.23	N57°58'30"W
FC45	45.34	N76°33'46"W
FC46	582.22	S13°21'05"W

SEE SHEET 4 FOR ADDITIONAL EASEMENT LINE TABLES.

**LEGEND**

- AREA OF WETLAND
- EXISTING PUBLIC 100-YEAR FLOODPLAIN, DRAINAGE, AND UTILITY EASEMENT (PLAT 22863)
- VARIABLE WIDTH PUBLIC WATER, SEWER & UTILITY EASEMENT
- 24' PRIVATE USE-IN-COMMON ACCESS EASEMENT FOR THE USE AND BENEFIT OF LOTS 8 THROUGH 11.
- 20' PUBLIC WATER & UTILITY EASEMENT
- PUBLIC FOREST CONSERVATION EASEMENT (RETENTION)
- EXISTING PUBLIC FOREST CONSERVATION EASEMENT

**OWNER**

ROCK BURN, LLC  
6800 DEERPATH ROAD, SUITE 100  
ELK RIDGE, MD 21075  
(410) 526-4030

**OWNER'S STATEMENT**

WE, ROCK BURN, LLC, THE 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 RESTRICTIONS 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 EASEMENTS 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 WATERWAY 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 EASEMENT AND RIGHTS-OF-WAY.

WITNESS MY HAND THIS 12 DAY OF Sept 2014.

**SURVEYOR'S CERTIFICATE**

I HEREBY CERTIFY THAT THIS DOCUMENT WAS PREPARED BY ME OR UNDER MY RESPONSIBLE CHARGE, AND THAT I AM A DULY LICENSED PROFESSIONAL SURVEYOR, THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS A SUBDIVISION OF, ALL OF THAT LAND CONVEYED BY PAULINE ANN THORNTON AND ROCK BURN, LLC TO ROCK BURN, LLC IN A DEED RECORDED AMONG THE LAND RECORDS FOR HOWARD COUNTY AS LIBER 15663, FOLIO 32-37; AND THAT ALL MONUMENTS ARE IN PLACE OR WILL BE IN PLACE PER TO THE ACCEPTANCE OF THE STREETS IN THE SUBDIVISION BY HOWARD COUNTY AS SHOWN IN ACCORDANCE WITH THE ANNOTATED CODE OF MARYLAND AS AMENDED.



TODD M. HILL, PROF. L.S. NO. 21351  
EXPIRATION: 7/15/15  
DATE: 9/17/14

PURPOSE OF THIS PLAT IS TO SUBDIVIDE BULK PARCEL A OF THE THORNTON PROPERTY (PLAT 22863) INTO 45 SINGLE-FAMILY LOTS AND TWO (2) OPEN SPACE LOTS AND TO ESTABLISH FOREST CONSERVATION EASEMENT A.

**ENCLAVE AT PARK FOREST**  
LOTS 1 THRU 45, OPEN SPACE LOTS 46 AND 47  
AND FOREST CONSERVATION PLAT OF EASEMENT, AGE-RESTRICTED DEVELOPMENT  
A RESUBDIVISION OF NON-BUILDABLE BULK PARCEL 'A'  
THORNTON PROPERTY - PLAT 22863 SHEET 3 OF 4

TAX MAP 37 1ST ELECTION DISTRICT SCALE: 1"=100'  
PARCEL NO. 52, 53, 54 HOWARD COUNTY, MARYLAND DATE: SEP 2014  
GRID: 4 EX. ZONING R-20 DPZ FILE NOS. ECP-13-007  
F-14-083 SDP-13-085  
WP-15-013 BA-14-014C BA-11-026C

**MILDENBERG, BOENDER & ASSOC., INC.**  
Engineers Planners Surveyors

7350-B Grace Drive, Columbia, Maryland 21044  
(410) 997-0296 Ball. (410) 997-0298 Fax.

THE REQUIREMENTS OF §§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.

TODD M. HILL, PROF. L.S. NO. 21351  
DATE: 9/17/14  
MARK LEVY, MANAGING MEMBER, ROCK BURN, LLC  
DATE: 9/16/14

**AREA TABULATION (THIS SHEET)**

NUMBER OF BUILDABLE LOTS	45
NUMBER OF NON-BUILDABLE BULK PARCELS	0
NUMBER OF OPEN SPACE LOTS	2
NUMBER OF LOTS OR PARCELS	47
AREA OF BUILDABLE LOTS	3.19AC±
AREA OF OPEN SPACE LOTS (INCL. FLOODPLAIN)	8.63AC±
AREA OF ROADWAY DEDICATION	0.00AC±
AREA OF FLOODPLAIN	1.14AC±
AREA TO BE RECORDED	11.82AC±

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

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING  
HOWARD COUNTY HEALTH OFFICER: *Brignon for Mauna Rodman* 10/23/14

APPROVED: CHIEF, DEVELOPMENT ENGINEERING DIVISION  
DATE: 9-25-14

DIRECTOR: *Kurt Shearhead* 10/23/14

MARK LEVY, MANAGING MEMBER, ROCK BURN, LLC

WITNESS

P:\2004\07-022 BUCK.dwg Final Plat\02-RR-OVERALL.DWG

SEE SHEET 3 FOR WATER, SEWER & UTILITY EASEMENT LINE AND CURVE TAGS.

SEE SHEETS 2 AND 3 FOR BEARINGS AND DISTANCES OF LOT AND BOUNDARY LINES OUTSIDE OF LOTS 1 THROUGH 45.

**PRIVATE USE-IN-COMMON ACCESS EASEMENT LINE TABLE**

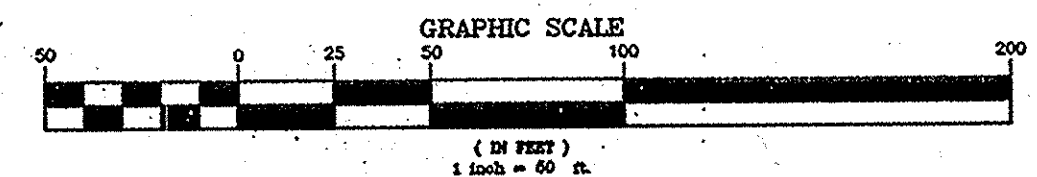
LINE	LENGTH	BEARING
DW1	24.04	S31°21'32"E
DW2	9.63	N55°34'11"E
DW3	76.69	S76°40'39"E
DW4	24.00	S13°19'21"W
DW5	37.39	S76°40'39"E
DW6	19.10	N55°34'11"E

**PUBLIC WATER, SEWER & UTILITY EASEMENT LINE TABLE**

LINE	LENGTH	BEARING
WS1	30.01	S13°04'09"W
WS2	38.93	N75°47'25"W
WS3	10.61	N13°21'15"E
WS4	52.65	N09°08'45"W
WS5	113.35	S76°42'41"E
WS6	10.00	S13°17'19"W
WS7	143.47	S76°42'41"E
WS8	9.73	N58°18'20"E
WS9	12.22	S31°41'40"E
WS10	10.00	N58°18'20"E
WS11	8.25	S31°41'40"E
WS12	38.41	N58°18'20"E
WS13	212.95	S13°19'21"W
WS14	20.00	S13°19'21"W
WS15	NOT USED	
WS16	NOT USED	
WS17	NOT USED	
WS18	NOT USED	
WS19	29.57	N13°19'21"E
WS20	5.50	S76°40'39"E
WS21	10.00	S13°19'21"W
WS22	5.50	S76°40'39"E
WS23	76.61	N13°19'21"E
WS24	54.24	N31°41'32"W
WS25	247.61	N76°42'30"W
WS26	37.60	S58°19'18"W
WS27	7.39	N31°40'42"W
WS28	10.00	S58°19'18"W
WS29	5.93	N31°40'42"W
WS30	293.92	N13°21'15"E
WS31	39.08	N75°47'25"W
WS32	27.68	N09°08'45"W
WS33	215.40	S76°42'41"E
WS34	9.24	N80°47'49"E
WS35	16.04	N58°18'20"E
WS36	315.99	N13°19'21"E
WS37	21.10	N31°41'32"W
WS38	214.48	N76°42'30"W
WS39	23.03	S58°19'18"W
WS40	303.95	N13°21'15"E

**PUBLIC WATER & UTILITY EASEMENT LINE TABLE**

LINE	LENGTH (FT)	BEARING
W1	20.00	S13°19'21"W
W2	95.86	S76°40'39"E
W3	21.40	S31°40'39"E
W4	28.28	S13°19'21"W
W5	9.69	S31°40'39"E
W6	104.15	S76°40'39"E



PURPOSE OF THIS PLAT IS TO SUBDIVIDE BULK PARCEL A OF THE THORNTON PROPERTY (PLAT 22863) INTO 45 SINGLE-FAMILY LOTS AND TWO (2) OPEN SPACE LOTS AND TO ESTABLISH FOREST CONSERVATION EASEMENT A.

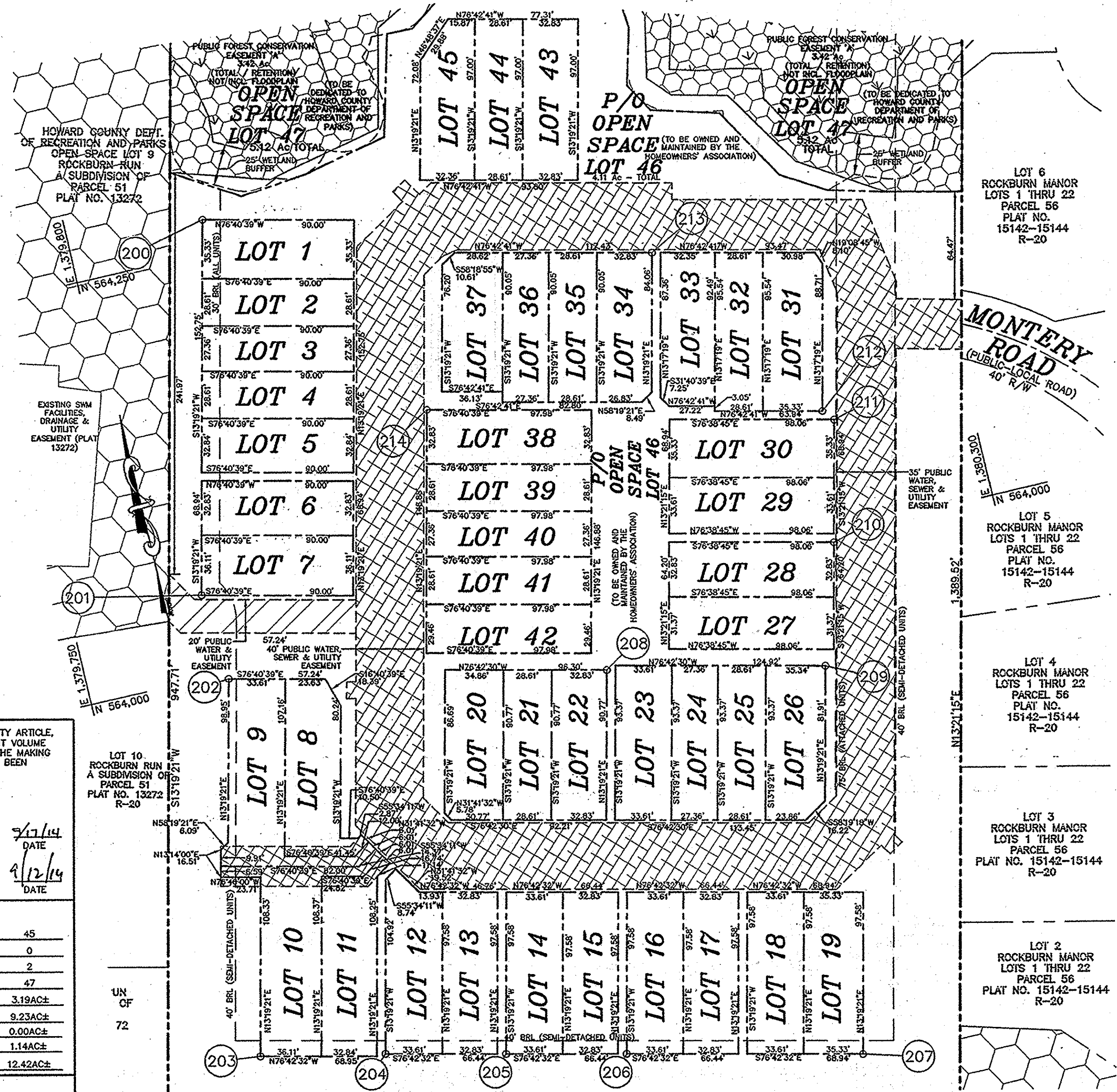
RECORDED AS PLAT 23029 ON 10/09/14 AMONG THE LAND RECORDS OF HOWARD COUNTY, MD.

**ENCLAVE AT PARK FOREST LOTS 1 THRU 45, OPEN SPACE LOTS 46 AND 47 AND FOREST CONSERVATION PLAT OF EASEMENT, AGE-RESTRICTED DEVELOPMENT A RESUBDIVISION OF NON-BUILDABLE BULK PARCEL 'A' THORNTON PROPERTY - PLAT 22863 SHEET 4 OF 4**

TAX MAP 37 1ST ELECTION DISTRICT SCALE: 1"=50'  
 PARCEL NO.52, 53, 54 HOWARD COUNTY, MARYLAND DATE: SEP 2014  
 EX. ZONING R-20 DPZ FILE NOS. ECP-13-007  
 F-14-083 SDP-13-085  
 GRID: 4 WP-15-013 BA-14-014C BA-11-026C

**MILDENBERG, BOENDER & ASSOC., INC.**  
 Engineers Planners Surveyors

7350-B Croce Drive, Columbia, Maryland 21044  
 (410) 997-0296 Ball. (410) 997-0298 Fax



**OWNER**  
 ROCK BURN, LLC  
 6800 DEERPATH ROAD  
 SUITE 100  
 ELKRIORCE, MD 21075  
 (410) 926-4630

THE REQUIREMENTS OF 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.

TODD M. HILL, PROF. L.S. NO. 21351 DATE 9/17/14  
 MARK LEVY, MANAGING MEMBER, ROCK BURN, LLC DATE 9/12/14

**AREA TABULATION (TOTAL)**

NUMBER OF BUILDABLE LOTS	45
NUMBER OF NON-BUILDABLE BULK PARCELS	0
NUMBER OF OPEN SPACE LOTS	2
NUMBER OF LOTS OR PARCELS	47
AREA OF BUILDABLE LOTS	3.19AC±
AREA OF OPEN SPACE LOTS (INCL. FLOODPLAIN)	9.23AC±
AREA OF ROADWAY DEDICATION	0.00AC±
AREA OF FLOODPLAIN	1.14AC±
AREA TO BE RECORDED	12.42AC±

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

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

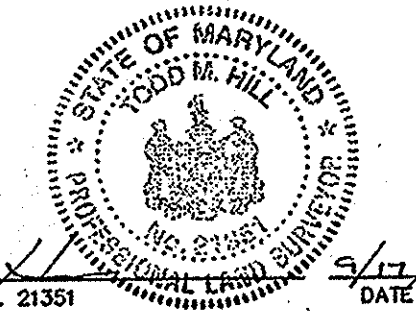
Chad Edman, 9-25-14, CHIEF, DEVELOPMENT ENGINEERING DIVISION  
 Mark Levy, 10/23/14, DIRECTOR

**OWNER'S STATEMENT**

WE, ROCK BURN, LLC, THE 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 RESTRICTIONS 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 EASEMENTS 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 WATERWAY 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 EASEMENT AND RIGHTS-OF-WAY.  
 WITNESS MY HAND THIS 12 DAY OF Sept 2014.

**SURVEYOR'S CERTIFICATE**

I HEREBY CERTIFY THAT THIS DOCUMENT WAS PREPARED BY ME OR UNDER MY RESPONSIBLE CHARGE, AND THAT I AM A DULY LICENSED PROPERTY LINE SURVEYOR, THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS A SUBDIVISION OF ALL OF THAT LAND CONVEYED BY PAULINE ANN THORNTON AND ROCK BURN, LLC TO ROCK BURN, LLC IN A DEED RECORDED AMONG THE LAND RECORDS FOR HOWARD COUNTY AS LIBER 15663, FOLIO 32-37; 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.



TODD M. HILL, PROF. L.S. NO. 21351 DATE 9/17/14  
 EXPIRATION: 7/15/15

MARK LEVY, MANAGING MEMBER, ROCK BURN, LLC  
 WITNESS