

**GENERAL NOTES**

- DENOTES 4" X 4" CONCRETE MONUMENT TO BE SET.
  - DENOTES 3/8" PIPE OR STEEL MARKER TO BE SET.
  - DENOTES STONE OF CONCRETE MONUMENT FOUND.
  - DENOTES IRON PIPE (IPF) OR REBAR & CAP (RCF) FOUND
- THE SUBJECT PROPERTY IS ZONED R-20 PER THE OCTOBER 6, 2013 COMPREHENSIVE ZONING PLAN. IT WILL BE DEVELOPED UNDER R-ED REGULATIONS PER SECTION 108.0(G)(3) OF THESE ZONING REGULATIONS.
- THE COORDINATES SHOWN HEREON ARE BASED UPON THE HOWARD COUNTY GEODETIC CONTROL WHICH IS BASED UPON THE MARYLAND STATE PLANE COORDINATE SYSTEM. HOWARD COUNTY MONUMENTS NO. 31GD AND 31R1 WERE USED FOR THIS PROJECT.
- THIS PLAN IS BASED ON A FIELD RUN BOUNDARY SURVEY PERFORMED ON OR ABOUT SEPTEMBER, 2015 BY BENCHMARK ENGINEERING, INC.
- BA CASE NUMBER 15-045V, A PETITION TO REDUCE THE 75' STRUCTURE SETBACK FROM A PROJECT BOUNDARY TO 40.9' FOR THE EXISTING HISTORIC STRUCTURE LOCATED ON LOT 6 WAS GRANTED ON FEBRUARY 18, 2016 WITH THE FOLLOWING PROVISIONS:
    - A. THE PETITION SHALL APPLY TO ONLY THE USES AND STRUCTURES AS DESCRIBED IN THE PETITION AND DEPICTED ON THE VARIANCE AND NOT TO ANY OTHER ACTIVITIES, USES, STRUCTURES, OR ADDITIONS TO THE PROPERTY.
    - B. PETITIONER SHALL OBTAIN ALL PERMITS.
- THIS PROJECT IS SUBJECT TO THE LATEST HOWARD COUNTY STANDARDS AND THE AMENDED FIFTH EDITION OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS AND THE ZONING REGULATIONS EFFECTIVE OCTOBER 6, 2013 UNLESS WAIVERS OR ALTERNATE COMPLIANCES HAVE BEEN APPROVED.
- DRIVEWAYS 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 CRUSHER RUN BASE WITH TAR AND CHIP COATING (1.5" MIN)
    - 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 DRIVEWAY.
    - F) STRUCTURE CLEARANCES - MINIMUM 12 FEET
    - G) MAINTENANCE - SUFFICIENT TO ENSURE ALL WEATHER USE
- THERE ARE NO WETLANDS, STREAMS, THEIR REQUIRED BUFFERS, 100 YEAR-FLOODPLAINS, OR STEEP SLOPES 25% OR GREATER THAT ARE MORE THAN 20,000 SF OF CONTIGUOUS AREA LOCATED ON THIS SITE.
- THE WILDLIFE AND HERITAGE PROGRAM OF THE DEPARTMENT OF NATURAL RESOURCES, IN A LETTER DATED, OCTOBER 8, 2015, HAS DETERMINED THAT THERE ARE NO STATE OR FEDERAL RECORDS FOR RARE, THREATENED OR ENDANGERED SPECIES ON-SITE. THIS STATEMENT HOWEVER SHALL NOT BE INTERPRETED AS MEANING THAT RARE, THREATENED OR ENDANGERED SPECIES ARE NOT IN FACT PRESENT.
- THE WETLAND DELINEATION LETTER WAS PREPARED BY ECO-SCIENCE PROFESSIONALS, INC. ON MAY 3, 2016 SHOWING THE ABSENCE OF WETLANDS, STREAMS AND THEIR BUFFERS.
- THE FOREST STAND DELINEATION WAS PREPARED BY BENCHMARK ENGINEERING, INC. IN SEPTEMBER, 2015. THERE ARE NO FOREST RESOURCES ON THIS SITE. THERE IS ONE SPECIMEN TREE LOCATED ON THIS SITE AND IS TO REMAIN.
- THE JOHN S. RIDGELY FARMHOUSE IS LOCATED ON THIS SITE AND IS LISTED IN THE HISTORIC SITES INVENTORY UNDER HO-865. THE EXISTING HOUSE LOCATED ON PROPOSED LOT 6 OF THIS SUBDIVISION IS TO REMAIN. THE HOWARD COUNTY HISTORIC PRESERVATION COMMISSION REVIEWED THE PLANS ON OCTOBER 1, 2015 AND RECOMMENDED THE HOUSE BE RETAINED. THE HISTORIC OUTBUILDINGS WILL BE DECONSTRUCTED AND REMOVED.
- TO THE BEST OF OUR KNOWLEDGE, THERE ARE NO CEMETERIES LOCATED ON THE SUBJECT PROPERTY.
- A NOISE STUDY IS NOT REQUIRED FOR THIS DEVELOPMENT AS IT IS MORE THAN 250 FEET FROM ANY MINOR ARTERIAL.
- A TRAFFIC STUDY WAS PREPARED BY MARS GROUP, INC. IN FEBRUARY, 2016 AND APPROVED UNDER SP-16-012.
- THIS SITE IS WITHIN THE METROPOLITAN DISTRICT.
- WATER & SEWER IS PUBLIC. THE CONTRACT NO. IS 14-3309-D.
- THE EXISTING ON-SITE WELL AND SEPTIC SHALL BE PROPERLY ABANDONED WITH DOCUMENTATION SENT TO THE HEALTH DEPARTMENT PRIOR TO HEALTH SIGNATURE OF THE FINAL RECORD PLAT.
- THE FOREST CONSERVATION OBLIGATION AMOUNT OF 0.77 ACRES SHALL BE MET BY THE ON-SITE PLANTING OF 0.77 ACRES OF NET TRACT AREA FOREST WITHIN AN ESTABLISHED FOREST CONSERVATION EASEMENT. FINANCIAL SURETY IN THE AMOUNT OF \$16,770.60 SHALL BE POSTED AS PART OF THE DPW DEVELOPERS AGREEMENT. THE FOREST CONSERVATION EASEMENT HAS BEEN ESTABLISHED 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.
- LANDSCAPING IS PROVIDED BY A CERTIFIED LANDSCAPE PLAN AS PART OF THIS PLAN SET IN ACCORDANCE WITH SECTION 16.124 OF THE HOWARD COUNTY CODE AND THE LANDSCAPE MANUAL. FINANCIAL SURETY IN THE AMOUNT OF \$9,000 FOR THE REQUIRED PERIMETER LANDSCAPING SHALL BE POSTED AS PART OF THE DPW DEVELOPERS AGREEMENT.
- THE GEOTECHNICAL REPORT WAS PREPARED BY HILLIS-CARINES ENGINEERING ASSOCIATES, INC. DATED APRIL 29, 2016.
- THE REQUIRED PRE-SUBMISSION COMMUNITY MEETING WAS HELD ON OCTOBER 8, 2015 IN COMPLIANCE WITH SECTION 16.128 OF THE AMENDED 5th EDITION OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS.
- STORMWATER MANAGEMENT ENVIRONMENTAL SITE DESIGN (ESD) HAS BEEN PROVIDED IN ACCORDANCE WITH "MARYLAND DEPARTMENT OF THE ENVIRONMENT STORMWATER MANAGEMENT ACT OF 2007" AND THE "HOWARD COUNTY DESIGN MANUAL, VOLUME I, CHAPTER 5" TO THE MAXIMUM EXTENT PRACTICAL. MICRO BIO-RETENTION PRACTICES 1 thru 7 SHALL BE PRIVATELY OWNED AND MAINTAINED. MICRO BIO-RETENTION #8 SHALL BE OWNED AND MAINTAINED BY HOWARD COUNTY DEPARTMENT OF RECREATION AND PARKS. THE (F-1) SURFACE SAND FILTER SHALL BE PRIVATELY OWNED AND JOINTLY MAINTAINED.
- THE ARTICLES OF INCORPORATION FOR THE HOMEOWNERS ASSOCIATION WAS ACCEPTED BY THE STATE DEPARTMENT OF ASSESSMENTS AND TAXATION ON 10/10/2017 DEPARTMENT ID # D18327734
- THE PURPOSE OF OPEN SPACE LOT 12 IS FOR THE PROTECTION OF THE ESTABLISHED FOREST CONSERVATION EASEMENT, FOR PROVIDING THE REQUIRED RECREATIONAL OPEN SPACE AND TO PROVIDE A BUFFER FROM THE EXISTING RESIDENTIAL PROPERTIES. IT SHALL BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
- THE PURPOSE OF OPEN SPACE LOT 13 & 15 IS FOR ACCESS TO THE ROCKBURN BRANCH PARK. IT SHALL BE OWNED AND MAINTAINED BY HOWARD COUNTY.
- THE PURPOSE OF OPEN SPACE LOT 14 IS TO PROVIDE A BUFFER FROM ADJACENT PROPERTIES. IT SHALL CONTAIN SWM PRACTICES. IT SHALL BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
- THE ESTABLISHMENT OF OPEN SPACE LOT 16 WAS FOR THE EXISTING FLAG STEM OF THE INITIAL PROPERTY WHICH PROVIDED THIS SITE WITH PUBLIC ROAD FRONTAGE PRIOR TO BRIAR OAK COURT'S CONSTRUCTION. IT SHALL BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
- RECREATIONAL OPEN SPACE OBLIGATION IS BEING MET BY THE ESTABLISHMENT OF A 3,300 SF RECTANGULAR AREA ON OPEN SPACE LOT 12.

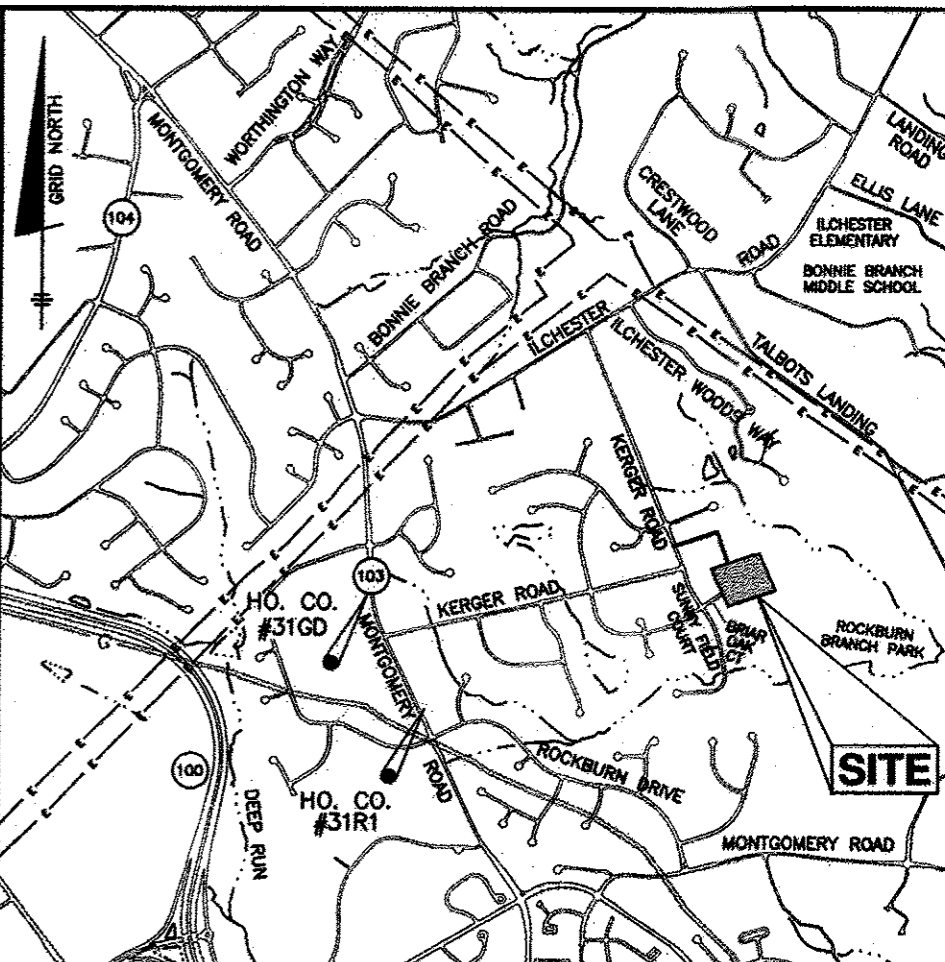
- THIS PROJECT SHALL RECEIVE ONE (1) DENSITY UNIT FROM THE PROPERTY OF HOWARD COUNTY, MARYLAND BELMONT MANOR AND HISTORIC PARK. LIBER 14129 FOLIO 538. TAX MAP 32 GRID 19 PARCEL 2.
- THE MODERATE INCOME HOUSING UNIT REQUIREMENT (COUNCIL BILL 35-2013) SHALL BE FULFILLED BY PAYMENT OF A FEE-IN-LIEU IN AN AMOUNT THAT IS TO BE CALCULATED BY THE DEPARTMENT OF INSPECTIONS, LICENSES, AND PERMITS AT THE TIME OF BUILDING PERMIT. THE FEE-IN-LIEU SHALL BE PAID FOR ALL LOTS/RESIDENTIAL UNITS WITHIN THIS SUBDIVISION AT THE TIME OF BUILDING PERMIT ISSUANCE.
- 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 JAN. 10, 2008 ON WHICH DATE DEVELOPER AGREEMENT NUMBER F17097/44-3309 WAS FILED AND ACCEPTED.
- ALL AREAS ARE MORE OR LESS.
- RESERVATION OF PUBLIC UTILITY AND FOREST CONSERVATION EASEMENTS: 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 IN, ON, OVER AND THROUGH LOTS/PARCELS, ANY 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 EASEMENTS HEREIN RESERVED TO HOWARD COUNTY, 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 EASEMENTS AND RECORD THE DEED(S) OF EASEMENT IN THE LAND RECORDS OF HOWARD COUNTY.
- PER PLANNING BOARD CASE #425 APPROVAL LETTER, DATED APRIL 24, 2017, THE EXISTING HISTORIC SINGLE-FAMILY STRUCTURE LOCATED UPON LOT 6 SHALL REMAIN AND NO DEMOLITION PERMITS SHALL BE ISSUED WITH RESPECT TO SUCH STRUCTURE EXCEPT UPON THE PRIOR APPROVAL OF THE DIRECTOR OF THE HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING, OR HIS/HER DESIGNEE, BASED UPON A FINDING THAT DESPITE COMMERCIALY REASONABLE EFFORTS IT IS NO LONGER PRACTICAL OR FEASIBLE TO PRESERVE THE SAME.
- THIS SUBDIVISION RECEIVED PLANNING BOARD APPROVAL, AS FILED UNDER PB CASE 425, ON FEBRUARY 2, 2017. THE PLANNING BOARD SIGNED THE PB CASE DECISION AND ORDER ON APRIL 20, 2017.

**BENCH MARKS NAD '83**

HO. CO. 31GD	ELEV. 419.340
STAMPED DISC ON CONCRETE MONUMENT.	
MONTGOMERY ROAD WEST OF KERGER ROAD	
N 566,299.852	E 1,3372,014.021
HO. CO. 31R1	ELEV. 400.938
3/4" REBAR.	
MONTGOMERY ROAD 275' NORTH OF ROCKBURN DRIVE.	
N 565,303.479	E 1,372,517.790

**TRAVERSE COORDINATES (NAD'83)**

POINT #	NORTHING	EASTING
1	566837.6780	1375714.4850
2	566948.5281	1375980.2255
3	566745.2802	1376041.8780
4	566606.3988	1376132.3638
5	566556.5850	1375652.8532

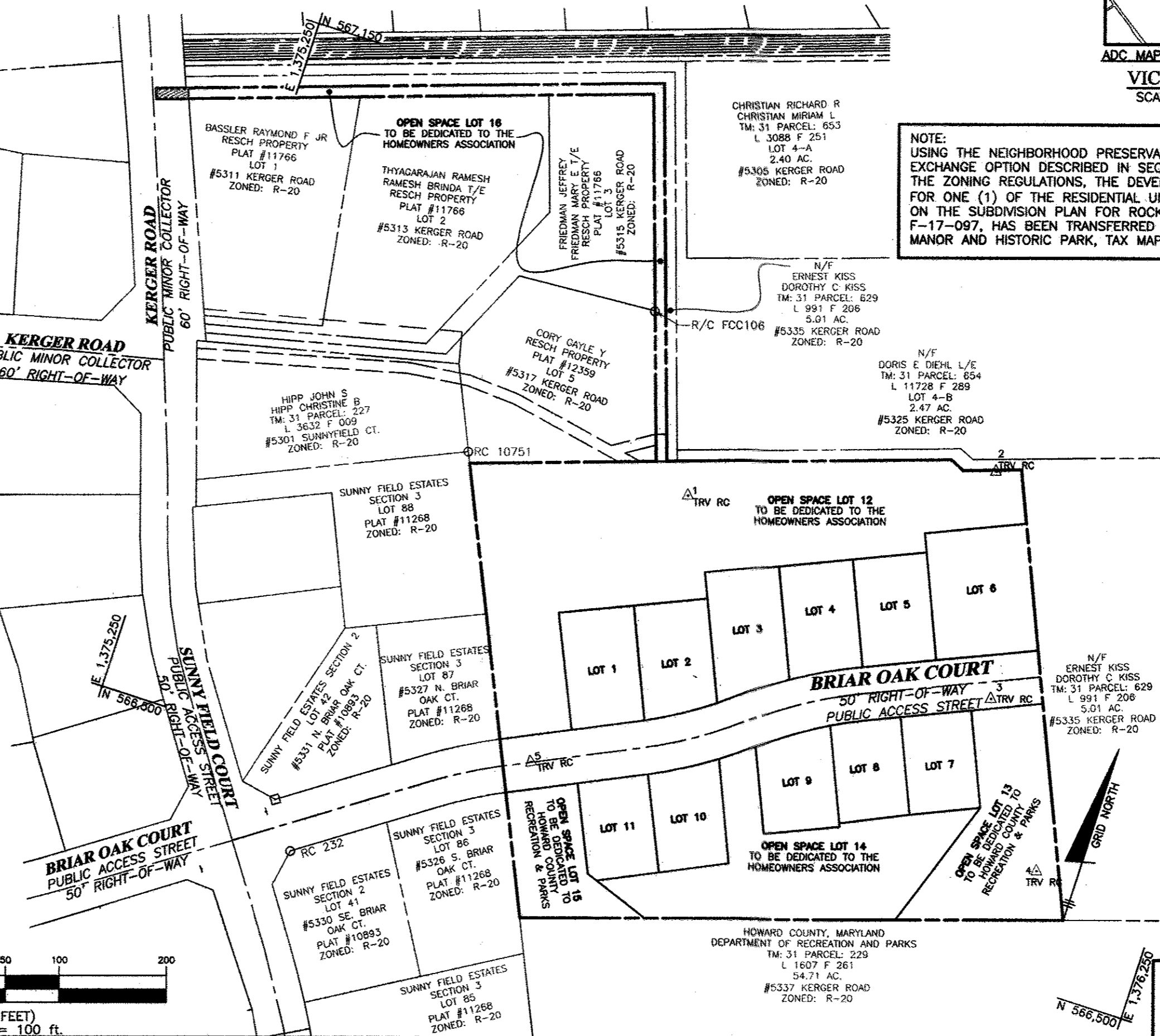


ADC MAP: 28 GRID: D7&D8  
VICINITY MAP  
SCALE: 1"=2000'

**Density Exchange Chart**

Category	Value	Parcel 628
Gross Area	5.17	
100yr Floodplain	0.00	
Steep Slopes 25% or >(outside floodplain)	0.04	
Zoning 0	0.00	
Net Area	5.13	
Density:		
Base Density: (2 DU/acre)	10	units
Bonus Density: 10% of Base density	1	units
Number of Units allowed per Parcel:	11	units
Number of Units allowed (combined)	11	units
Number of Units Proposed	11	units
Number of neighborhood preservation density exchange rights required:	1	units

**Sending Parcel Information:**  
Subdivision Name: Belmont Property (F-17-097-S )  
Liber 14129 Folio 538  
Parcel: 02  
Tax Map: 32 Grid: 19  
Tax map: 31 Grid: 18 & 24



**NOTE:**  
USING THE NEIGHBORHOOD PRESERVATION DENSITY EXCHANGE OPTION DESCRIBED IN SECTION 128.0.K OF THE ZONING REGULATIONS, THE DEVELOPMENT RIGHTS FOR ONE (1) OF THE RESIDENTIAL UNITS/LOTS SHOWN ON THE SUBDIVISION PLAN FOR ROCKBURN ESTATES, F-17-097, HAS BEEN TRANSFERRED FROM BELMONT MANOR AND HISTORIC PARK, TAX MAP 31, PARCEL 2.

**OWNER:**  
SECURITY DEVELOPMENT, LLC  
P.O. BOX 417  
ELLCOTT CITY, MARYLAND 21041  
410-465-4244

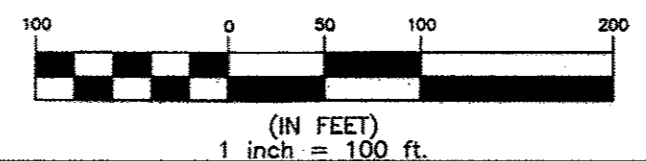
THE REQUIREMENTS § 3-108, THE REAL PROPERTY ARTICLE, ANNOTATED CODE OF MARYLAND, 1988 REPLACEMENT VOLUME (AS SUPPLEMENTED) AS FAR AS THEY RELATE TO THE MAKING OF THIS PLAT AND THE SETTING OF MARKERS HAVE BEEN COMPLIED WITH.

*Donald M. Mason* 11/26/17  
DONALD A. MASON  
REGISTERED PROFESSIONAL LAND SURVEYOR  
MARYLAND NO. 21320  
*James R. Moxley III* 11/29/17  
JAMES R. MOXLEY III  
SECURITY DEVELOPMENT, LLC  
MEMBER  
*Steve K. Breeden* 11/29/17  
STEVEN K. BREEDEN  
SECURITY DEVELOPMENT, LLC  
MEMBER

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**TOTAL AREA TABULATION CHART**

TOTAL NUMBER OF LOTS AND/OR PARCELS TO BE RECORDED	11
BUILDABLE	5
OPEN SPACE	5
TOTAL AREA OF LOTS AND/OR PARCELS TO BE RECORDED	
BUILDABLE	1.80± AC.
OPEN SPACE	2.78± AC.
TOTAL AREA OF ROADWAY TO BE RECORDED (INCLUDING WIDENING STRIPS)	0.59± AC.
TOTAL AREA OF SUBDIVISION TO BE RECORDED	5.17± AC.



APPROVED: FOR PUBLIC WATER AND PUBLIC SEWER SYSTEMS.  
HOWARD COUNTY HEALTH DEPARTMENT  
*Bonita Lee Marra-Rossman* 3/24/18  
HOWARD COUNTY HEALTH OFFICER  
DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING.  
*David Chubb* 2-27-18  
CHIEF, DEVELOPMENT ENGINEERING DIVISION  
DATE  
*John M. ...* 3/23/18  
DIRECTOR  
DATE

**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 LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 21320, EXPIRATION 1-07-19 AND THAT TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF THE INFORMATION SHOWN HEREON IS CORRECT, THAT IT IS ALL OF LAND ACQUIRED BY SECURITY DEVELOPMENT, LLC FROM MARY E. FRANCIS SOLO TRUSTEE OF THE ELIZABETH K FRANCIS LIVING TRUST BY DEED DATED MARCH 18, 2016 AND RECORDED IN LIBER 16751 AT FOLIO 285 AND THAT ALL MONUMENTS ARE IN PLACE OR WILL BE IN PLACE PRIOR TO ACCEPTANCE OF THE ROADS BY HOWARD COUNTY, IN ACCORDANCE WITH THE ANNOTATED CODE OF MARYLAND AS AMENDED.

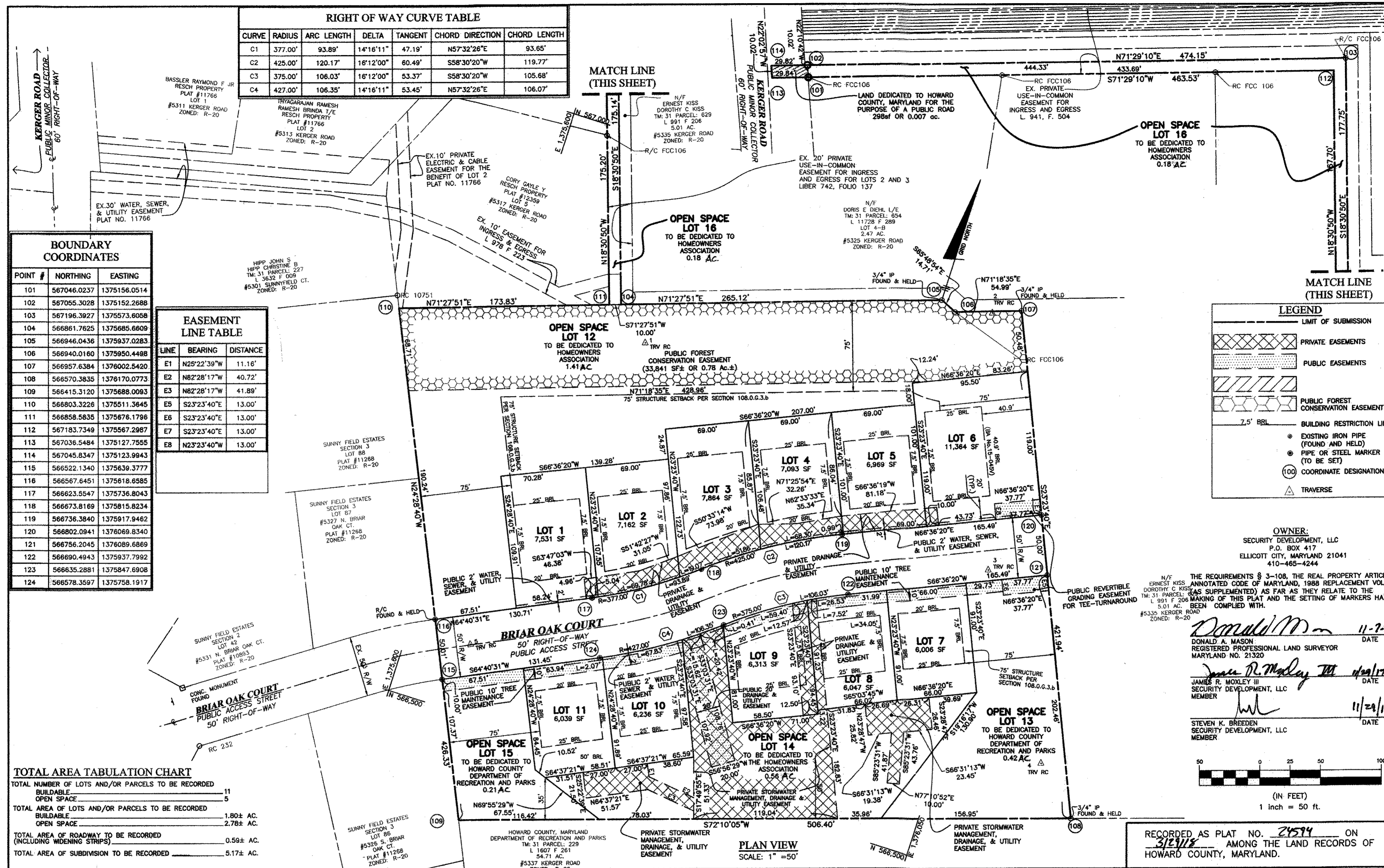
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DONALD A. MASON  
REGISTERED PROFESSIONAL LAND SURVEYOR  
MARYLAND NO. 21320  
DATE

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"SECURITY DEVELOPMENT LLC, OWNER OF THE PROPERTY SHOWN HEREON, HEREBY ADOPTS THIS PLAN OF SUBDIVISION, AND IN CONSIDERATION OF APPROVAL OF THIS FINAL PLAT BY THE DEPARTMENT OF PLANNING AND ZONING, ESTABLISHES THE MINIMUM BUILDING RESTRICTION LINES AND GRANTS 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, FLOODPLAINS AND OPEN SPACE WHERE APPLICABLE, AND FOR GOOD AND OTHER VALUABLE CONSIDERATION, HEREBY GRANTS 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 OUR HANDS THIS 29th DAY OF NOVEMBER, 2017"

*Steve K. Breeden*  
STEVEN K. BREEDEN  
MEMBER  
*James R. Moxley III*  
JAMES R. MOXLEY III  
MEMBER

RECORDED AS PLAT NO. 29593 ON 3/29/18 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

**ROCKBURN ESTATES**  
LOTS 1 thru 11  
OPEN SPACE LOTS 12 thru 16  
A SUBDIVISION OF PARCEL 628  
ECP-16-022, SP-16-012, PB #425, BA-15-045V  
1st ELECTION DISTRICT OF HOWARD COUNTY, MARYLAND  
TAX MAP: 31  
GRID: 22  
PARCEL: 628  
ZONED: R-20  
SCALE: AS SHOWN  
DATE: OCTOBER, 2017  
SHEET: 1 OF 2



**RIGHT OF WAY CURVE TABLE**

CURVE	RADIUS	ARC LENGTH	DELTA	TANGENT	CHORD DIRECTION	CHORD LENGTH
C1	377.00'	93.89'	14°16'11"	47.19'	N57°32'26"E	93.65'
C2	425.00'	120.17'	16°12'00"	60.49'	S58°30'20"W	119.77'
C3	375.00'	106.03'	16°12'00"	53.37'	S58°30'20"W	105.68'
C4	427.00'	106.35'	14°16'11"	53.45'	N57°32'26"E	106.07'

**BOUNDARY COORDINATES**

POINT #	NORTHING	EASTING
101	567046.0237	1375156.0514
102	567055.3028	1375152.2688
103	567196.3927	1375573.6058
104	566861.7825	1375685.6609
105	566946.0436	1375937.0283
106	566940.0160	1375950.4488
107	566957.6384	1376002.5420
108	566570.3835	1376170.0773
109	566415.3120	1375688.0093
110	566803.3226	1375511.3645
111	566858.5835	1375676.1796
112	567183.7349	1375567.2987
113	567036.5484	1375127.7555
114	567045.8347	1375123.9943
115	566522.1340	1375639.3777
116	566567.6451	1375618.6585
117	566623.5547	1375736.8043
118	566673.8169	1375815.8234
119	566736.3840	1375917.9462
120	566802.0941	1376069.8340
121	566756.2045	1376089.6869
122	566690.4943	1375937.7992
123	566635.2881	1375847.6908
124	566578.3597	1375758.1917

**EASEMENT LINE TABLE**

LINE	BEARING	DISTANCE
E1	N25°22'39"W	11.16'
E2	N82°28'17"W	40.72'
E3	N82°28'17"W	41.89'
E5	S23°23'40"E	13.00'
E6	S23°23'40"E	13.00'
E7	S23°23'40"E	13.00'
E8	N23°23'40"W	13.00'

**LEGEND**

- LIMIT OF SUBMISSION
- PRIVATE EASEMENTS
- PUBLIC EASEMENTS
- PUBLIC FOREST CONSERVATION EASEMENT
- 7.5' BRL - BUILDING RESTRICTION LINE
- EXISTING IRON PIPE (FOUND AND HELD)
- PIPE OR STEEL MARKER (TO BE SET)
- COORDINATE DESIGNATION
- TRAVERSE

**OWNER:**  
SECURITY DEVELOPMENT, LLC  
P.O. BOX 417  
ELLCOTT CITY, MARYLAND 21041  
410-465-4244

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* 11-7-17 DATE  
DONALD A. MASON 11-7-17 DATE  
REGISTERED PROFESSIONAL LAND SURVEYOR  
MARYLAND NO. 21320

*James R. Moxley III* 11/29/17 DATE  
JAMES R. MOXLEY III 11/29/17 DATE  
SECURITY DEVELOPMENT, LLC  
MEMBER

*Steven K. Breeden* 11/29/17 DATE  
STEVEN K. BREEDEN 11/29/17 DATE  
SECURITY DEVELOPMENT, LLC  
MEMBER

**TOTAL AREA TABULATION CHART**

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OPEN SPACE	5
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APPROVED: FOR PUBLIC WATER AND PUBLIC SEWER SYSTEMS.  
HOWARD COUNTY HEALTH DEPARTMENT

*Howard County Health Officer* 3/20/18 DATE  
HOWARD COUNTY HEALTH OFFICER 3/20/18 DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING.

*Chief, Development Engineering Division* 2-27-18 DATE  
CHIEF, DEVELOPMENT ENGINEERING DIVISION 2-27-18 DATE

*Director* 3/23/18 DATE  
DIRECTOR 3/23/18 DATE

**SURVEYOR'S CERTIFICATE**

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*Donald A. Mason* 11-7-17 DATE  
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**OWNER'S CERTIFICATE**

"SECURITY DEVELOPMENT LLC, OWNER OF THE PROPERTY SHOWN HEREON, HEREBY ADOPTS THIS PLAN OF SUBDIVISION, AND IN CONSIDERATION OF APPROVAL OF THIS FINAL PLAT BY THE DEPARTMENT OF PLANNING AND ZONING, ESTABLISHES THE MINIMUM BUILDING RESTRICTION LINES AND GRANTS 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, FLOODPLAINS AND OPEN SPACE WHERE APPLICABLE, AND FOR GOOD AND OTHER VALUABLE CONSIDERATION, HEREBY GRANTS 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 ERRECTED ON OR OVER THE SAID EASEMENTS AND RIGHTS-OF-WAY, WITNESS OUR HANDS THIS 21<sup>st</sup> DAY OF NOVEMBER, 2017"

*Steven K. Breeden* MEMBER  
STEVEN K. BREEDEN MEMBER

*James R. Moxley III* MEMBER  
JAMES R. MOXLEY III MEMBER

RECORDED AS PLAT NO. 21594 ON 3/29/18 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

**ROCKBURN ESTATES**  
LOTS 1 thru 11  
OPEN SPACE LOTS 12 thru 16  
A SUBDIVISION OF PARCEL 628

ECP-16-022, SP-16-012, PB #425, BA-15-045V

1st ELECTION DISTRICT OF HOWARD COUNTY, MARYLAND  
TAX MAP: 31 SCALE: AS SHOWN  
GRID: 22 DATE: OCTOBER, 2017  
PARCEL: 628 ZONED: R-20 SHEET: 2 OF 2