

**GENERAL NOTES**

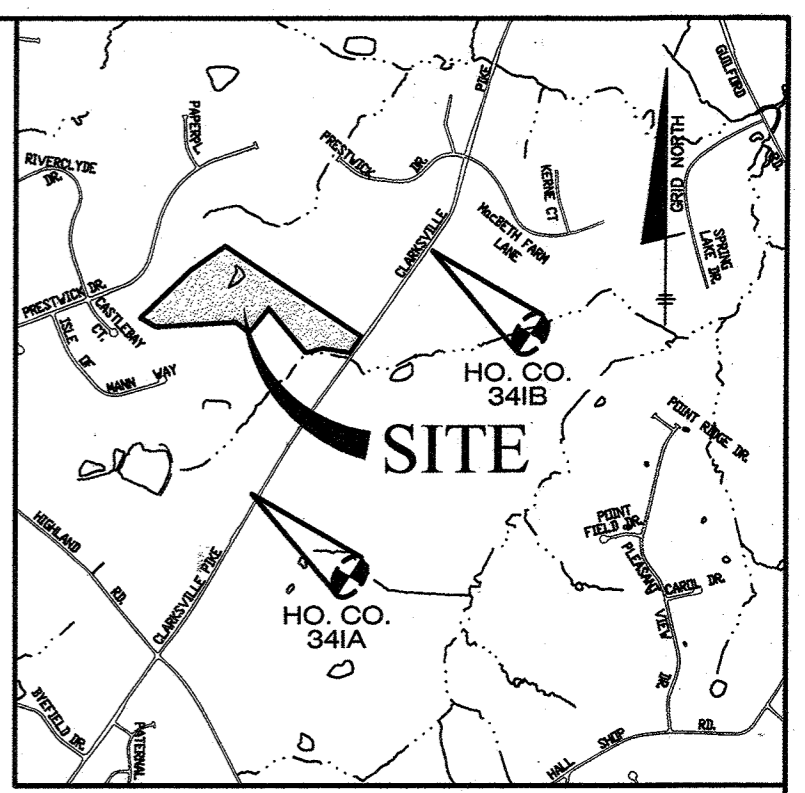
- COORDINATES BASED ON NAD '83, MARYLAND COORDINATE SYSTEM AS PROJECTED BY HOWARD COUNTY GEODETIC CONTROLS STATIONS NO. 341A AND NO. 341B.
- THIS PLAN IS BASED ON A FIELD RUN BOUNDARY SURVEY PERFORMED ON OR ABOUT SEPTEMBER, 2013 BY BENCHMARK ENGINEERING, INC.
- ALL AREAS ARE MORE OR LESS (±).
- DISTANCES SHOWN ON THIS PLAN ARE BASED ON MARYLAND STATE PLANE ZONE, U.S. SURVEY FOOT.
- PRIOR DEPARTMENT OF PLANNING AND ZONING FILES SP-07-013, ECP-13-077, WP-13-075, WP-14-006, F-14-048, WP-14-053
- TO THE BEST OF OUR KNOWLEDGE THERE ARE NO CEMETERIES LOCATED ON THIS SITE AND THIS SITE IS NOT LOCATED WITHIN AN HISTORIC DISTRICT.
- ⊙ DENOTES IRON PIPE (IP) OR REBAR AND CAP (RC) FOUND. △ DENOTES TRAVERSE POINT.
- PER SECTION 10.0.F OF THE ZONING REGULATIONS, AT LEAST 10% OF THE DWELLINGS SHALL BE MODERATE INCOME HOUSING UNITS.
- THE FOREST STAND DELINEATION FOR THIS PROJECT WAS PREPARED BY ECO-SCIENCE PROFESSIONALS, INC., DATED MARCH 2018.
- THE FLOODPLAIN STUDY FOR THIS PROJECT WAS PREPARED BY BENCHMARK ENGINEERING INC., DATED MARCH 2018.
- THE WETLANDS DELINEATION STUDY FOR THIS PROJECT WAS PREPARED BY ECO-SCIENCE PROFESSIONALS, INC., DATED MARCH 2018.
- TRAFFIC STUDY IS NOT REQUIRED FOR THIS PROJECT.
- NOISE STUDY IS NOT REQUIRED FOR THIS PROJECT.
- THE PROPERTY IS NOT LOCATED IN THE METROPOLITAN DISTRICT.
- WATER AND SEWER ARE PRIVATE ON-LOT SYSTEMS.
- 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 DRIVEWAY.
- THIS AREA DESIGNATES A PRIVATE SEWAGE DISPOSAL AREA OF AT LEAST 10,000 SQUARE FEET AS REQUIRED BY THE MARYLAND STATE DEPARTMENT OF THE ENVIRONMENT FOR INDIVIDUAL SEWERAGE DISPOSAL. IMPROVEMENTS OF ANY NATURE IN THIS AREA ARE RESTRICTED UNTIL PUBLIC SEWER IS AVAILABLE. THIS EASEMENT SHALL BECOME NULL AND VOID UPON CONNECTION TO A PUBLIC SEWER SYSTEM. THE COUNTY HEALTH OFFICER SHALL HAVE THE AUTHORITY TO GRANT ADJUSTMENTS TO THE PRIVATE SEWAGE DISPOSAL AREA. RECONSTRUCTION OF A MODIFIED SEWAGE DISPOSAL AREA SHALL NOT BE REQUIRED.
- DRIVEWAYS SHALL BE PROVIDED PRIOR TO RESIDENTIAL OCCUPANCY TO ENSURE SAFE ACCESS FOR FIRE AND EMERGENCY VEHICLE PER THE FOLLOWING MINIMUM REQUIREMENTS:
  - WIDTH - 12 FEET (16 FEET SERVING MORE THAN ONE RESIDENCE);
  - SURFACE - 6 INCHES OF COMPACTED CRUSHER RUN BASE WITH TAR AND CHIP COATING (1-1/2" MINIMUM);
  - GEOMETRY - MAXIMUM 15% GRADE, MAXIMUM 10% GRADE CHANGE AND 45 FOOT TURNING RADIUS;
  - STRUCTURES (CULVERTS/BRIDGES) - CAPABLE OF SUPPORTING 25 GROSS TONS (H25 LOADING);
  - DRAINAGE ELEMENTS - CAPABLE OF SAFELY PASSING 100-YEAR FLOOD WITH NO MORE THAN 1 FOOT DEPTH OVER SURFACE;
  - STRUCTURE CLEARANCE - MINIMUM OF 12 FEET;
  - MAINTENANCE - SUFFICIENT TO ENSURE ALL WEATHER USE.
- 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, OVER AND THROUGH LOTS 1 THROUGH 4, OR PORTIONS THEREOF, AND SHOWN ON THIS PLAN AS FOREST CONSERVATION AREA. ANY AND ALL CONVEYANCES OF AFORESAID LOTS SHALL BE SUBJECT TO THE EASEMENTS HEREIN RESERVED, WHETHER OR NOT EXPRESSLY STATED IN THE DEEDS CONVEYING AND SAID LOTS. DEVELOPER SHALL EXECUTE AND DELIVER A DEEDS FOR THE EASEMENTS HEREIN RESERVED TO HOWARD COUNTY, 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 CASE OF A FOREST CONSERVATION EASEMENT(S), UPON COMPLETION OF DEVELOPER'S OBLIGATION 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 EASEMENTS AND RECORD THE DEEDS OF EASEMENT IN THE LAND RECORDS OF HOWARD COUNTY.
- THE GEOTECHNICAL REPORT WAS PREPARED BY HILLIS-CARNES ENGINEERING ASSOCIATES, INC. IN APRIL, 2007 AND BY GEOLABS GEOTECHNICAL LABORATORIES, INC. IN OCTOBER, 2013.
- STORMWATER MANAGEMENT ENVIRONMENTAL SITE DESIGN (ESD) HAS BEEN PROVIDED TO THE MAXIMUM EXTENT PRACTICAL (MEP).
- THE EXISTING STRUCTURES TO BE REMOVED WERE DEMOLISHED ON July 2019. THE HISTORIC PRESERVATION DEMOLITION CLEARANCE FORM HAS BEEN COMPLETED OR SUBMITTED TO DPZ FOR REVIEW AND APPROVAL. ALL ON-LOT SWM DEVICES ARE SUBJECT TO THE REQUIREMENTS OF A RECORDED DECLARATION OF COVENANT.
- THIS SUBDIVISION COMPLIES WITH THE REQUIREMENTS OF SECTION 16.200 OF THE HOWARD COUNTY CODE FOR FOREST CONSERVATION VIA THE ON-SITE RETENTION OF 3.07 ACRES OF FOREST WITHIN A FOREST CONSERVATION EASEMENT AND BY THE ON-SITE REFORESTATION OF 5.27 ACRES AND 0.3 ACRES OF THE CHELSEA KNOLLS FOREST BANK SDP-14-032. SURETY, IN THE AMOUNT OF \$114,781.00 MUST BE POSTED WITH THE DPW DEVELOPER'S AGREEMENT.
- LANDSCAPING IS PROVIDED WITH A CERTIFIED LANDSCAPE PLAN IN ACCORDANCE ACCORDANCE WITH SECTION 16.124 OF THE HOWARD COUNTY CODE AND LANDSCAPE MANUAL. FINANCIAL POSTING OF SURETY FOR REQUIRED LANDSCAPING IN ACCORDANCE WITH SECTION 16.124 OF THE LANDSCAPE MANUAL, IN THE AMOUNT OF \$22,500 FOR 51 PERIMETER SHADE TREES AND 24 MITIGATION TREES FOR REMOVAL OF SPECIMEN TREES (WP-18-099). FINANCIAL SURETY FOR THE REQUIRED LANDSCAPING MUST BE POSTED AS PART OF THE BUILDER'S GRADING PERMIT IN THE FOLLOWING AMOUNTS: LOT 1 \$3,900.00 FOR 13 SHADE TREES; FOR LOT 2 \$1,500.00 FOR 5 SHADE TREES; LOT 3 17,100.00 FOR 57 SHADE TREES; LOT 4 \$0.00.
- THE PRIVATE MAINTENANCE ACCESS AGREEMENT FOR LOTS 1-4 SHALL BE RECORDED SIMULTANEOUSLY WITH THE RECORDATION OF THIS PLAN.

- THE LOTS SHOWN HEREON COMPLY WITH THE MINIMUM OWNERSHIP WIDTH AND LOT AREA AS REQUIRED BY THE MARYLAND DEPARTMENT OF THE ENVIRONMENT.
- ALL WELLS ARE TO BE DRILLED PRIOR TO SUBMITTAL OF THE RECORD PLAN FOR SIGNATURE. IT IS THE DEVELOPER'S RESPONSIBILITY TO SCHEDULE THE WELL DRILLING PRIOR TO THE FINAL PLAN SUBMISSION. IT WILL NOT BE CONSIDERED 'GOVERNMENT DELAY' IF THE WELL DRILLING HOLDS UP THE HEALTH DEPARTMENT'S SIGNATURE OF THE RECORD PLAN.
- THE PRESERVATION OBLIGATION FOR THE CLUSTER SUBDIVISION IS DEFERRED UNTIL THE FURTHER SUBDIVISION OF LOT 3 PER ZONING REGULATION 105.0.G(1)(h). THIS SUBDIVISION CREATES A PRESERVATION OBLIGATION OF 8.96 ACRES FOR LOTS 1,2&4.
- THIS IS LOCATED IN GROWTH TIER III. A PRE-SUBDIVISION COMMUNITY MEETING WAS HELD ON DECEMBER 14, 2017 AT FIFTH DISTRICT VOLUNTEER FIRE DEPARTMENT.
- NO GRADING, REMOVAL OF VEGETATIVE COVER OR TREES, PAVING AND NEW STRUCTURES SHALL BE PERMITTED WITHIN THE LIMITS OF WETLANDS, STREAMS, OR THEIR REQUIRED BUFFERS, FLOODPLAIN AND FOREST CONSERVATION EASEMENT AREAS.
- A MDE PERMIT NUMBER WILL BE PROVIDED UPON APPROVAL OF THE CHANNEL RECONSTRUCTION DESIGN. SINCE THE FARM POND IS FAILING AND THE SOIL CONSERVATION DISTRICT REQUIRES ITS REMOVAL, DPZ CONSIDERS THE ENVIRONMENTAL DISTURBANCE TO BE ESSENTIAL IN ACCORDANCE WITH SECT 16.116(c) OF THE SUBDIVISION REGULATIONS.

DENSITY CHART	
PARCEL INFORMATION	TAX MAP 34, GRID 23, PARCEL 301
TOTAL AREA OF SUBDIVISION	24.55 AC
DENSITY UNITS ALLOWED BY RIGHT	24.53 / 4.25 = 5 D.U.
MAXIMUM DEO UNITS ALLOWED	22.45 / 2 = 11 D.U.*
NUMBER OF UNITS PROPOSED	4 (3 CLUSTER LOTS AND 1 REMAINDER LOT FOR FUTURE SUBDIVISION)
CEO DENSITY UNITS RECEIVED FOR THIS PLAN	0

\*MAXIMUM DENSITY UNITS ALLOWED AS FOLLOWS:  
 TOTAL TRACT AREA (24.55 ac.)  
 FLOODPLAIN AREA (-2.10 ac.)  
 STEEP SLOPES AREA (-0.16 ac.)  
 STEEP SLOPES IN FLOODPLAIN (+0.16 ac.)  
 NET TRACT AREA = 22.45 ac.

BOUNDARY COORDINATES		
POINT #	NORTHING	EASTING
101	554310.1276	1324116.6821
102	554805.1582	1324632.6753
103	555057.8737	1324992.4944
104	554702.8058	1325528.7351
105	554115.9674	1326414.8984
106	553944.4334	1326297.7679
107	553989.2829	1326014.9349
108	553943.5768	1325838.2797
109	554411.4735	1325451.8093
110	554159.1374	1325248.1999
111	554268.2421	1325107.2782
112	554216.6258	1324276.2396
113	554229.3810	1324253.5834



**VICINITY MAP**  
 SCALE: 1" = 200'  
 ADC MAP 31; GRID C4  
**BENCHMARKS**

341A: N 553,271.9128    341B: N 554,973.5233  
 E 1,325,838.7488    E 1,327,078.7699  
 ELEV. 471.944        ELEV. 442.801

**LEGEND**

- LIMIT OF SUBMISSION
- BOUNDARY COORDINATE
- WETLAND LINE TAG
- WETLAND LIMITS
- FLOODPLAIN ELEVATION
- PRIVATE VARYING WIDTH USE-IN-COMMON ACCESS, DRAINAGE, STORMWATER MANAGEMENT, MAINTENANCE & UTILITY EASEMENT. THE EASEMENT IS FOR THE BENEFIT OF ACCESS TO LOTS 1-4
- PUBLIC FOREST CONSERVATION EASEMENT
- SEWAGE DISPOSAL AREA
- PUBLIC 100-YEAR FLOODPLAIN & UTILITY EASEMENT
- PRIVATE STORM DRAIN, DRAINAGE & UTILITY EASEMENT

PLEASE NOTE THAT ALL LOT/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 AT THE TIME OF BUILDING PERMIT ISSUANCE BY THE PERMIT APPLICANT.

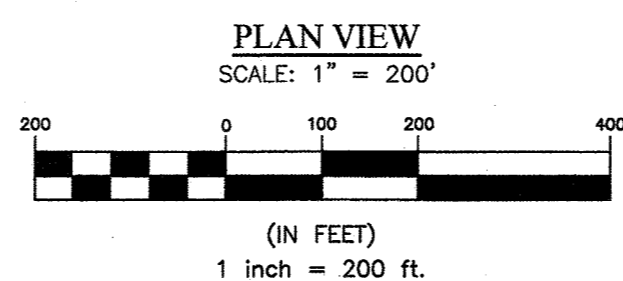
MODERATE INCOME HOUSING UNITS (MIHU) ALLOCATION EXEMPTION TRACKING	
TOTAL NUMBER OF LOTS/UNITS PROPOSED	4
NUMBER OF MIHU REQUIRED	0.4
NUMBER OF MIHU PROVIDED ONSITE (EXEMPT FROM APFO ALLOCATIONS)	0
NUMBER OF APFO ALLOCATIONS REQUIRED (REMAINING LOTS/UNITS)	4
MIHU FEE-IN-LIEU (INDICATE LOT/UNIT NUMBERS)	1,2,3&4

**BENCHMARK**

ENGINEERS ▲ LAND SURVEYORS ▲ PLANNERS  
**ENGINEERING, INC.**  
 8480 BALTIMORE NATIONAL PIKE # SUITE 315 ▲ ELLICOTT CITY, MARYLAND 21043  
 (P) 410-465-6105 (F) 410-465-6644  
 WWW.BEI-CVLENGINEERING.COM

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 MARKING OF THIS PLAN AND THE SETTING OF MARKERS HAVE BEEN COMPLIED WITH.

*Donald Mason* 6/10/19  
 DONALD A. MASON  
 PROFESSIONAL LAND SURVEYOR  
 MARYLAND NO. 21320  
 CLARKSVILLE NL LLC, OWNER  
 DATE



MINIMUM LOT SIZE CHART				
LOT	GROSS AREA (SF)	PIPESTEM AREA (SF)	MINIMUM LOT SIZE	
			SQUARE FEET	ACRES
1	57,337	5,369	51,968	1.19 AC
2	52,487	6,516	45,971	1.06 AC
3	908,418	10,487	897,931	20.61 AC
4	49,999	4,128	45,871	1.05 AC

**DEVELOPER**  
 ROCK REALTY, INC.  
 C/O H & H ROCK COMPANIES  
 6800 DEERPATH ROAD  
 SUITE #100  
 ELKBRIDGE, MARYLAND 21075  
 410-579-2442

**OWNER**  
 CLARKSVILLE NL LLC  
 C/O H&H ROCK COMPANIES  
 6800 DEERPATH ROAD  
 SUITE 100  
 ELKBRIDGE, MD 21075  
 410-579-2442

AREA TABULATION CHART	
TOTAL NUMBER OF LOTS AND/OR PARCELS TO BE RECORDED	
BUILDABLE	4
NON-BUILDABLE	0
OPEN SPACE	0
PRESERVATION PARCELS	0
TOTAL AREA OF LOTS AND/OR PARCELS TO BE RECORDED	24.53 AC.±
BUILDABLE	0
NON-BUILDABLE	0
OPEN SPACE	0
PRESERVATION PARCELS	0
TOTAL AREA OF ROADWAY TO BE RECORDED (INCLUDING WIDENING STRIPS)	0.02 AC.±
TOTAL AREA OF SUBDIVISION TO BE RECORDED	24.55 AC.±

APPROVED: FOR PRIVATE WATER AND PRIVATE SEWAGE SYSTEMS. HOWARD COUNTY HEALTH DEPARTMENT  
*William for Mauna Rotman* 8/14/2019  
 HOWARD COUNTY HEALTH OFFICER  
 DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING.  
*William* 7.24.19  
 CHIEF, DEVELOPMENT ENGINEERING DIVISION  
 DATE  
*William* 8-15-19  
 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 1-7-2021 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 CLARKSVILLE NL, LLC FROM BERTRAM JAMES BROWN, JR., AND BEVERLY ANN DUSTIN, AS TRUSTEES OF THE BROWN FAMILY PROTECTION TRUST, BY DEED DATED SEPTEMBER 28, 2017, AND RECORDED IN THE LAND RECORDS OF HOWARD COUNTY, MARYLAND, IN LIBER 17842 AT FOLIO 470; LEGAL DESCRIPTION CORRECTED IN CONFIRMATORY DEED DATED OCTOBER 12, 2018, AND RECORDED IN THE LAND RECORDS OF HOWARD COUNTY, MARYLAND, IN LIBER 18416 AT FOLIO 195; AND THAT ALL EASEMENTS ARE IN PLACE OR WILL BE IN PLACE PRIOR TO ACCEPTANCE OF THIS PLAN IN ACCORDANCE WITH THE ANNOTATED CODE OF MARYLAND, AS AMENDED.

*Donald Mason* 6/10/19  
 DONALD A. MASON  
 PROFESSIONAL LAND SURVEYOR MD NO. 21320  
 FOR BENCHMARK ENGINEERING, INC. MD NO. 351  
 DATE



**OWNER'S CERTIFICATE**  
 "CLARKSVILLE NL LLC, OWNER OF THE PROPERTY SHOWN HEREON, HEREBY ADOPTS THIS PLAN OF SUBDIVISION, AND IN CONSIDERATION OF APPROVAL OF THIS FINAL PLAN 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 MY HAND THIS 10TH DAY OF JUNE, 2019."

*Mark Levy* 6/10/19  
 MARK LEVY, MEMBER  
 CLARKSVILLE NL LLC  
 DATE

*William* 6/10/19  
 WITNESS  
 DATE

RECORDED AS PLAT NO. 25134 ON 6/10/19 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

**CLARKSVILLE CROSSING**  
 LOTS 1 THRU 4  
 MINOR SUBDIVISION

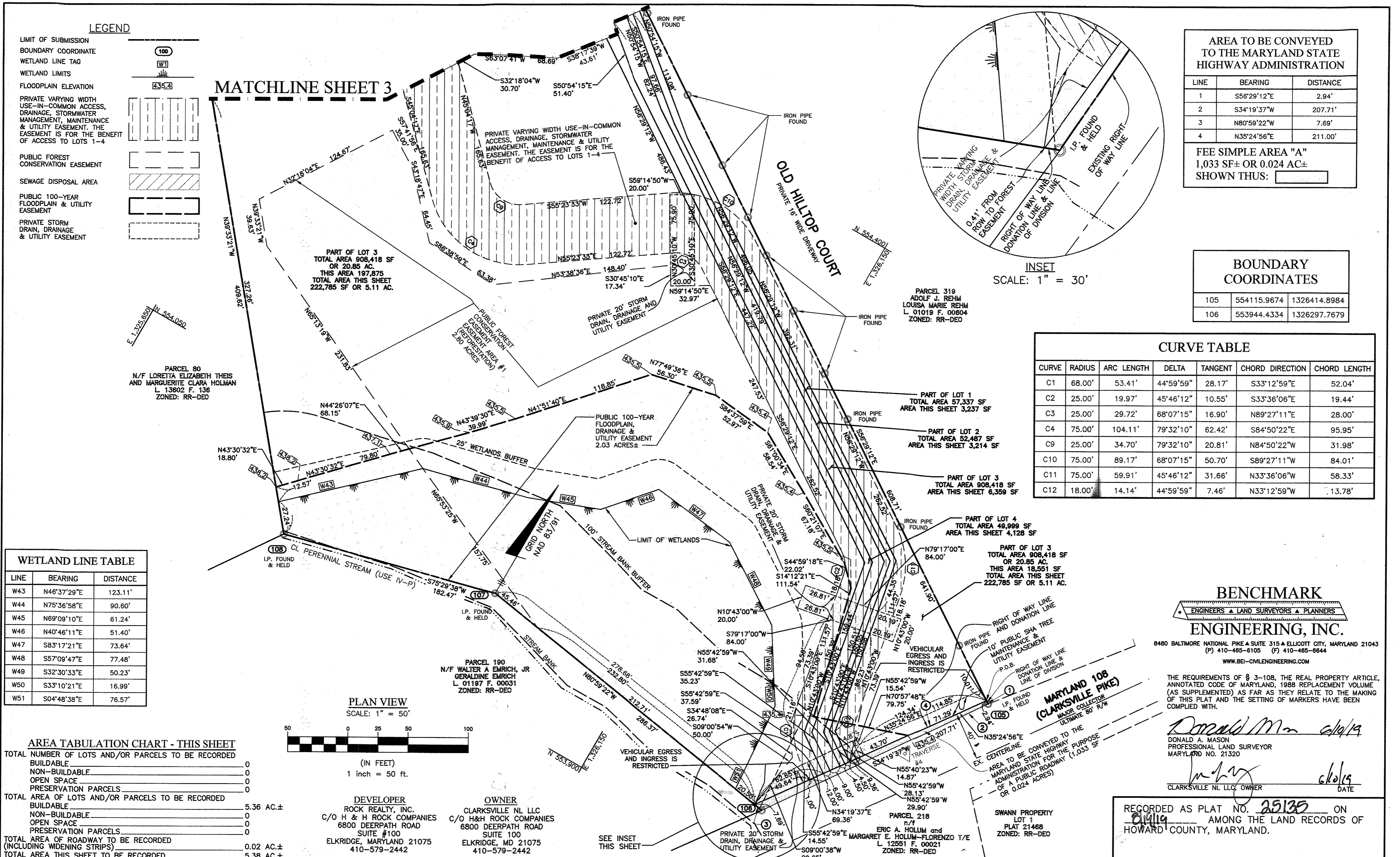
5th ELECTION DISTRICT OF HOWARD COUNTY, MARYLAND  
 TAX MAP: 34  
 GRID: 23  
 PARCEL: 301  
 ZONED: RR-DEO

SCALE: AS SHOWN  
 DATE: JUNE, 2019  
 SHEET: 1 OF 4

**LEGEND**

- LIMIT OF SUBMISSION 100
- BOUNDARY COORDINATE W3
- WETLAND LINE TAG W4
- WETLAND LIMITS W5
- FLOODPLAIN ELEVATION E35.4
- PRIVATE VARYING WIDTH USE-IN-COMMON ACCESS, DRAINAGE, STORMWATER MANAGEMENT, MAINTENANCE & UTILITY EASEMENT. THE EASEMENT IS FOR THE BENEFIT OF ACCESS TO LOTS 1-4
- PUBLIC FOREST CONSERVATION EASEMENT
- SEWAGE DISPOSAL AREA
- PUBLIC 100-YEAR FLOODPLAIN & UTILITY EASEMENT
- PRIVATE STORM DRAIN, DRAINAGE & UTILITY EASEMENT

**MATCHLINE SHEET 3**



**AREA TO BE CONVEYED TO THE MARYLAND STATE HIGHWAY ADMINISTRATION**

LINE	BEARING	DISTANCE
1	S56°29'12"E	2.94'
2	S34°19'37"W	207.71'
3	N80°59'22"W	7.69'
4	N35°24'56"E	211.00'

**FEE SIMPLE AREA "A"**  
1,033 SF± OR 0.024 AC±  
SHOWN THUS: A

**BOUNDARY COORDINATES**

LINE	BEARING	DISTANCE
105	S54115.9674	1326414.8984
106	S53944.4334	1326297.7679

**INSET**  
SCALE: 1" = 30'

**CURVE TABLE**

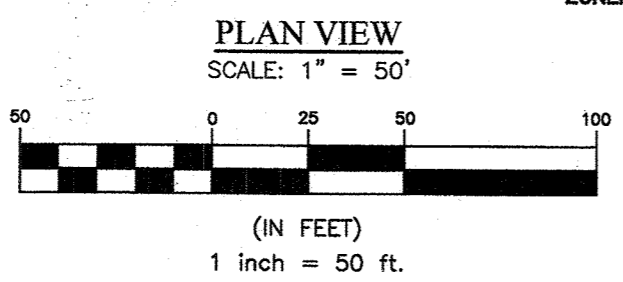
CURVE	RADIUS	ARC LENGTH	DELTA	TANGENT	CHORD DIRECTION	CHORD LENGTH
C1	68.00'	53.41'	44°59'59"	28.17'	S33°12'59"E	52.04'
C2	25.00'	19.97'	45°46'12"	10.55'	S33°36'06"E	19.44'
C3	25.00'	29.72'	68°07'15"	16.90'	N89°27'11"E	28.00'
C4	75.00'	104.11'	79°32'10"	62.42'	S84°50'22"E	95.95'
C9	25.00'	34.70'	79°32'10"	20.81'	N84°50'22"W	31.98'
C10	75.00'	89.17'	68°07'15"	50.70'	S89°27'11"W	84.01'
C11	75.00'	59.91'	45°46'12"	31.66'	N33°36'06"W	58.33'
C12	18.00'	14.14'	44°59'59"	7.46'	N33°12'59"W	13.78'

**WETLAND LINE TABLE**

LINE	BEARING	DISTANCE
W43	N46°37'29"E	123.11'
W44	N75°36'58"E	90.60'
W45	N69°09'10"E	61.24'
W46	N40°46'11"E	51.40'
W47	S83°17'21"E	73.64'
W48	S57°09'47"E	77.48'
W49	S32°30'33"E	50.23'
W50	S33°10'21"E	16.99'
W51	S04°48'38"E	76.57'

**AREA TABULATION CHART - THIS SHEET**

TOTAL NUMBER OF LOTS AND/OR PARCELS TO BE RECORDED	
BUILDABLE	0
NON-BUILDABLE	0
OPEN SPACE	0
PRESERVATION PARCELS	0
TOTAL AREA OF LOTS AND/OR PARCELS TO BE RECORDED	
BUILDABLE	5.36 AC.±
NON-BUILDABLE	0
OPEN SPACE	0
PRESERVATION PARCELS	0
TOTAL AREA OF ROADWAY TO BE RECORDED (INCLUDING WIDENING STRIPS)	0.02 AC.±
TOTAL AREA THIS SHEET TO BE RECORDED	5.38 AC.±



**DEVELOPER**  
ROCK REALTY, INC.  
C/O H & H ROCK COMPANIES  
6800 DEERPATH ROAD  
SUITE #100  
ELKRIDGE, MARYLAND 21075  
410-579-2442

**OWNER**  
CLARKSVILLE NL LLC  
C/O H&H ROCK COMPANIES  
6800 DEERPATH ROAD  
SUITE 100  
ELKRIDGE, MD 21075  
410-579-2442

APPROVED: FOR PRIVATE WATER AND PRIVATE SEWAGE SYSTEMS. HOWARD COUNTY HEALTH DEPARTMENT  
*Barbara M. Reardon* 8/14/2019  
HOWARD COUNTY HEALTH OFFICER

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING.  
*Donald A. Mason* 7.24.19  
CHIEF, DEVELOPMENT ENGINEERING DIVISION

*Vest Sheela* 8.15.19  
DIRECTOR

**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 1-7-2021 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 CLARKSVILLE NL, LCC FROM BERTRAM JAMES BROWN, JR., AND BEVERLY ANN DUSTIN, AS TRUSTEES OF THE BROWN FAMILY PROTECTION TRUST, BY DEED DATED SEPTEMBER 28, 2017, AND RECORDED IN THE LAND RECORDS OF HOWARD COUNTY, MARYLAND, IN LIBER 17842 AT FOLIO 470; LEGAL DESCRIPTION CORRECTED IN CONFIRMATORY DEED DATED OCTOBER 12, 2018, AND RECORDED IN THE LAND RECORDS OF HOWARD COUNTY, MARYLAND, IN LIBER 18416 AT FOLIO 195; AND THAT ALL INSTRUMENTS ARE IN PLACE OR WILL BE IN PLACE PRIOR TO ACCEPTANCE OF THIS PLAN IN ACCORDANCE WITH THE ANNOTATED CODE OF MARYLAND, AS AMENDED.

*Donald A. Mason* 6/10/19  
DONALD A. MASON  
PROFESSIONAL LAND SURVEYOR MD NO. 21320  
FOR BENCHMARK ENGINEERING, INC. MD NO. 351

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"CLARKSVILLE NL 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 MY HAND THIS 10TH DAY OF JUNE, 2019."

*Mark Levy* 6/10/19  
MARK LEVY, MEMBER  
CLARKSVILLE NL LLC

*Eric A. Hollum and Margaret E. Hollum-Florenzo* 6/10/19  
ERIC A. HOLLUM and MARGARET E. HOLLUM-FLORENZO T/E  
L. 12551 F. 00021  
ZONED: RR-DEO

**BENCHMARK ENGINEERING, INC.**  
ENGINEERS • LAND SURVEYORS • PLANNERS  
8480 BALTIMORE NATIONAL PIKE SUITE 315 • ELLICOTT CITY, MARYLAND 21043  
(P) 410-465-6105 (F) 410-465-6644  
WWW.BEI-CIVILENGINEERING.COM

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.

*Donald A. Mason* 6/10/19  
DONALD A. MASON  
PROFESSIONAL LAND SURVEYOR  
MARYLAND NO. 21320

*Mark Levy* 6/10/19  
CLARKSVILLE NL LLC, OWNER

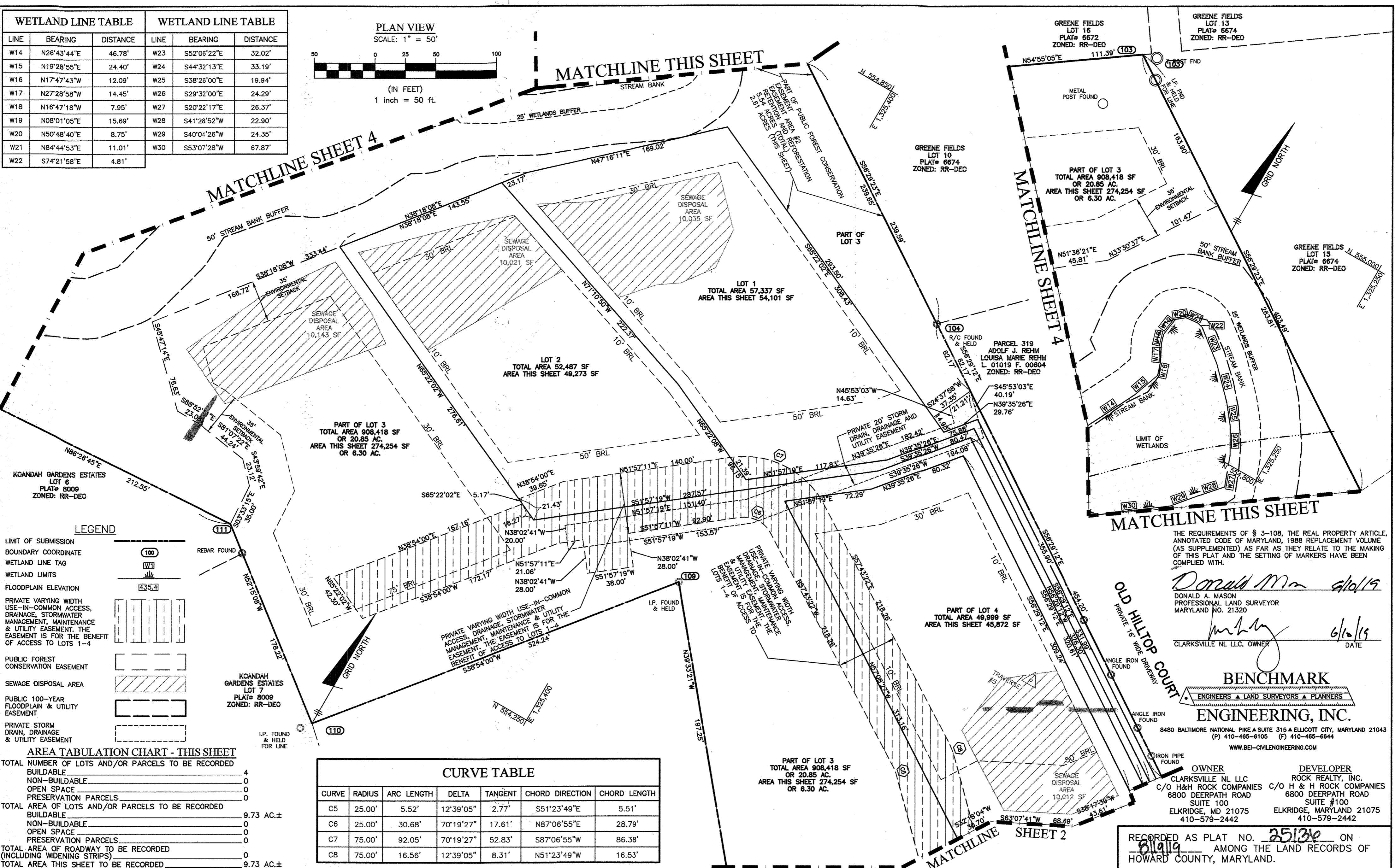
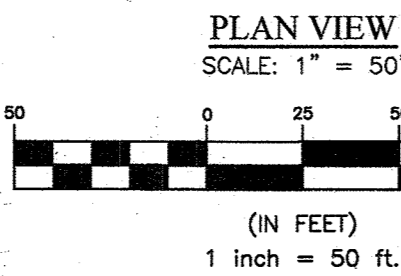
RECORDED AS PLAT NO. 25135 ON 6/10/19 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

**CLARKSVILLE CROSSING**  
LOTS 1 THRU 4  
MINOR SUBDIVISION

5th ELECTION DISTRICT OF HOWARD COUNTY, MARYLAND  
TAX MAP: 34  
GRID: 23  
PARCEL: 301  
ZONED: RR-DEO

SCALE: AS SHOWN  
DATE: JUNE, 2019  
SHEET: 2 OF 4

WETLAND LINE TABLE			WETLAND LINE TABLE		
LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
W14	N26°43'44"E	46.78'	W23	S52°06'22"E	32.02'
W15	N19°28'55"E	24.40'	W24	S44°32'13"E	33.19'
W16	N17°47'43"W	12.09'	W25	S38°26'00"E	19.94'
W17	N27°28'58"W	14.45'	W26	S29°32'00"E	24.29'
W18	N16°47'18"W	7.95'	W27	S20°22'17"E	26.37'
W19	N08°01'05"E	15.69'	W28	S41°28'52"W	22.90'
W20	N50°48'40"E	8.75'	W29	S40°04'26"W	24.35'
W21	N84°44'53"E	11.01'	W30	S53°07'28"W	67.87'
W22	S74°21'58"E	4.81'			



**LEGEND**

- LIMIT OF SUBMISSION
- BOUNDARY COORDINATE
- WETLAND LINE TAG
- WETLAND LIMITS
- FLOODPLAIN ELEVATION
- PRIVATE VARYING WIDTH USE-IN-COMMON ACCESS, DRAINAGE, STORMWATER MANAGEMENT, MAINTENANCE & UTILITY EASEMENT. THE EASEMENT IS FOR THE BENEFIT OF ACCESS TO LOTS 1-4
- PUBLIC FOREST CONSERVATION EASEMENT
- SEWAGE DISPOSAL AREA
- PUBLIC 100-YEAR FLOODPLAIN & UTILITY EASEMENT
- PRIVATE STORM DRAIN, DRAINAGE & UTILITY EASEMENT

**AREA TABULATION CHART - THIS SHEET**

TOTAL NUMBER OF LOTS AND/OR PARCELS TO BE RECORDED	4
BUILDABLE	0
NON-BUILDABLE	0
OPEN SPACE	0
PRESERVATION PARCELS	0
TOTAL AREA OF LOTS AND/OR PARCELS TO BE RECORDED	9.73 AC.±
BUILDABLE	0
NON-BUILDABLE	0
OPEN SPACE	0
PRESERVATION PARCELS	0
TOTAL AREA OF ROADWAY TO BE RECORDED (INCLUDING WIDENING STRIPS)	0
TOTAL AREA THIS SHEET TO BE RECORDED	9.73 AC.±

**CURVE TABLE**

CURVE	RADIUS	ARC LENGTH	DELTA	TANGENT	CHORD DIRECTION	CHORD LENGTH
C5	25.00'	5.52'	12°39'05"	2.77'	S51°23'49"E	5.51'
C6	25.00'	30.68'	70°19'27"	17.61'	N87°06'55"E	28.79'
C7	75.00'	92.05'	70°19'27"	52.83'	S87°06'55"W	86.38'
C8	75.00'	16.56'	12°39'05"	8.31'	N51°23'49"W	16.53'

APPROVED: FOR PRIVATE WATER AND PRIVATE SEWAGE SYSTEMS. HOWARD COUNTY HEALTH DEPARTMENT

*Barbara Maura* 8/14/2019  
HOWARD COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING.

*7-24A*  
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

*8-15-19*  
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 1-7-2021 AND THAT TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF THE INFORMATION SHOWN HEREON IS CORRECT, THAT IT IS ALL LAND ACQUIRED BY CLARKSVILLE NL, LLC FROM BERTRAM JAMES BROWN, JR., AND BEVERLY ANN DUSTIN, AS TRUSTEES OF THE BROWN FAMILY PROTECTION TRUST, BY DEED DATED SEPTEMBER 29, 2017, AND RECORDED IN THE LAND RECORDS OF HOWARD COUNTY, MARYLAND, IN LIBER 18416 AT FOLIO 195; LEGAL DESCRIPTION CORRECTED IN CONFIRMATORY DEED DATED OCTOBER 12, 2018, RECORDED IN THE LAND RECORDS OF HOWARD COUNTY, MARYLAND, IN LIBER 18416 AT FOLIO 195; THAT ALL MONUMENTS ARE IN PLACE OR WILL BE IN PLACE PRIOR TO ACCEPTANCE OF THIS PLAN IN ACCORDANCE WITH THE ANNOTATED CODE OF MARYLAND, AS AMENDED.

*Donald A. Mason* 8/14/19  
DONALD A. MASON  
PROFESSIONAL LAND SURVEYOR MD NO. 21320  
FOR BENCHMARK ENGINEERING, INC. MD NO. 351 DATE

**OWNER'S CERTIFICATE**

"CLARKSVILLE NL 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 MY HAND THIS 10TH DAY OF JUNE, 2019."

*Mark Levy* 6/10/19  
MARK LEVY MEMBER  
CLARKSVILLE NL LLC DATE

*John M. Cey* 6/10/19  
WITNESS DATE

RECORDED AS PLAT NO. 25130 ON 8/14/19 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

**CLARKSVILLE CROSSING**

LOTS 1 THRU 4  
MINOR SUBDIVISION

5th ELECTION DISTRICT OF HOWARD COUNTY, MARYLAND  
TAX MAP: 34  
GRID: 23  
PARCEL: 301  
ZONED: RR-DEO

SCALE: AS SHOWN  
DATE: JUNE, 2019  
SHEET: 3 OF 4

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.

*Donald A. Mason* 8/14/19  
DONALD A. MASON  
PROFESSIONAL LAND SURVEYOR  
MARYLAND NO. 21320

*Clarksville NL LLC* 6/10/19  
CLARKSVILLE NL LLC, OWNER DATE

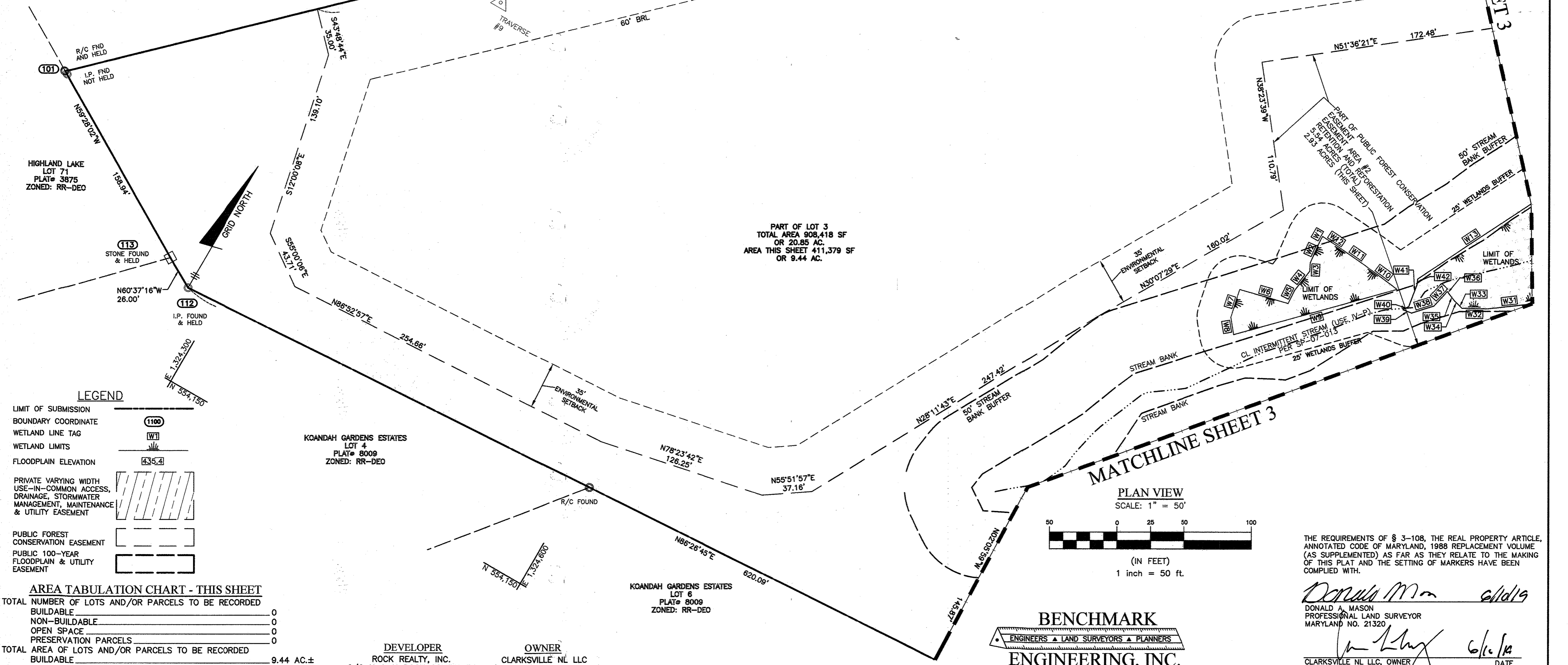
**BENCHMARK ENGINEERING, INC.**  
ENGINEERS • LAND SURVEYORS • PLANNERS  
8480 BALTIMORE NATIONAL PIKE & SUITE 315 • ELICOTT CITY, MARYLAND 21043  
(P) 410-465-6105 (F) 410-465-6644  
WWW.BEI-CVLENGINEERING.COM

**OWNER**  
CLARKSVILLE NL LLC  
C/O H&H ROCK COMPANIES  
6800 DEERPATH ROAD  
SUITE 100  
ELKRIDGE, MD 21075  
410-579-2442

**DEVELOPER**  
ROCK REALTY, INC.  
C/O H & H ROCK COMPANIES  
6800 DEERPATH ROAD  
SUITE #100  
ELKRIDGE, MARYLAND 21075  
410-579-2442

LINE	BEARING	DISTANCE
W1	S00°00'33"E	3.51'
W2	S06°06'43"E	18.12'
W3	S26°52'33"E	6.09'
W4	S07°56'28"W	17.95'
W5	S03°45'54"E	11.05'
W6	S76°07'43"W	37.48'
W7	S12°22'46"E	21.66'
W8	S39°16'16"E	13.09'
W9	N44°26'04"E	125.69'
W10	N83°22'48"W	30.35'
W11	N85°05'17"W	18.12'
W12	N86°19'57"W	19.30'

LINE	BEARING	DISTANCE
W13	N26°15'00"E	100.64'
W31	S53°25'12"W	33.34'
W32	S81°17'25"W	18.65'
W33	N7°59'53"W	4.34'
W34	N75°45'15"W	3.44'
W35	N67°26'07"W	6.91'
W36	N67°26'07"W	1.93'
W37	S12°54'32"W	14.78'
W38	S42°30'48"W	17.15'
W39	S80°39'40"W	6.85'
W40	N29°34'56"E	4.97'
W41	N09°20'59"W	17.29'
W42	N2°30'31"W	4.16'



**LEGEND**

- LIMIT OF SUBMISSION (1100)
- BOUNDARY COORDINATE (1100)
- WETLAND LINE TAG (WT)
- WETLAND LIMITS (W1-W42)
- FLOODPLAIN ELEVATION (435.4)
- PRIVATE VARYING WIDTH USE-IN-COMMON ACCESS, DRAINAGE, STORMWATER MANAGEMENT, MAINTENANCE & UTILITY EASEMENT (Hatched pattern)
- PUBLIC FOREST CONSERVATION EASEMENT (Dashed line)
- PUBLIC 100-YEAR FLOODPLAIN & UTILITY EASEMENT (Dashed line)

**AREA TABULATION CHART - THIS SHEET**

TOTAL NUMBER OF LOTS AND/OR PARCELS TO BE RECORDED	
BUILDABLE	0
NON-BUILDABLE	0
OPEN SPACE	0
PRESERVATION PARCELS	0
TOTAL AREA OF LOTS AND/OR PARCELS TO BE RECORDED	9.44 AC.±
BUILDABLE	0
NON-BUILDABLE	0
OPEN SPACE	0
PRESERVATION PARCELS	0
TOTAL AREA OF ROADWAY TO BE RECORDED (INCLUDING WIDENING STRIPS)	0
TOTAL AREA THIS SHEET TO BE RECORDED	9.44 AC.±

**DEVELOPER**  
 ROCK REALTY, INC.  
 C/O H & H ROCK COMPANIES  
 6800 DEERPATH ROAD  
 SUITE #100  
 ELKRIDGE, MARYLAND 21075  
 410-579-2442

**OWNER**  
 CLARKSVILLE NL LLC  
 C/O H&H ROCK COMPANIES  
 6800 DEERPATH ROAD  
 SUITE 100  
 ELKRIDGE, MD 21075  
 410-579-2442

**PLAN VIEW**  
 SCALE: 1" = 50'  
 (IN FEET)  
 1 inch = 50 ft.

**BENCHMARK ENGINEERING, INC.**  
 ENGINEERS • LAND SURVEYORS • PLANNERS  
 6480 BALTIMORE NATIONAL PIKE & SUITE 315 • ELLICOTT CITY, MARYLAND 21043  
 (P) 410-465-6105 (F) 410-465-6644  
 WWW.BEI-CIVILENGINEERING.COM

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.

*Donald A. Mason* 6/10/19  
 DONALD A. MASON  
 PROFESSIONAL LAND SURVEYOR  
 MARYLAND NO. 21320

*Clarksville NL LLC* 6/10/19  
 CLARKSVILLE NL LLC, OWNER  
 DATE

**APPROVED: FOR PRIVATE WATER AND PRIVATE SEWAGE SYSTEMS. HOWARD COUNTY HEALTH DEPARTMENT**

*Madeline Maura Rossman* 8/14/2019  
 HOWARD COUNTY HEALTH OFFICER DATE

**APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING.**

*Chief* 7-24-19  
 CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

*Kent* 8-15-19  
 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 1-7-2021 AND THAT TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF THE INFORMATION SHOWN HEREON IS CORRECT, THAT IT IS ALL LAND ACQUIRED BY CLARKSVILLE NL, LLC FROM BERTRAM JAMES BROWN, JR., AND BEVERLY ANN DUSTIN, AS TRUSTEES OF THE BROWN FAMILY PROTECTION TRUST, BY DEED DATED SEPTEMBER 28, 2017, AND RECORDED IN THE LAND RECORDS OF HOWARD COUNTY, MARYLAND, IN LIBER 17842 AT FOLIO 470; LEGAL DESCRIPTION CORRECTED IN CONFIRMATORY DEED DATED OCTOBER 12, 2018, AND RECORDED IN THE LAND RECORDS OF HOWARD COUNTY, MARYLAND, IN LIBER 18416 AT FOLIO 195; AND THAT ALL INSTRUMENTS ARE IN PLACE OR WILL BE IN PLACE PRIOR TO ACCEPTANCE OF THIS PLAT IN ACCORDANCE WITH THE ANNOTATED CODE OF MARYLAND, AS AMENDED.

*Donald A. Mason* 6/10/19  
 DONALD A. MASON  
 PROFESSIONAL LAND SURVEYOR MD NO. 21320  
 FOR BENCHMARK ENGINEERING, INC. MD NO. 351

**OWNER'S CERTIFICATE**

"CLARKSVILLE NL 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 MY HAND THIS 10TH DAY OF JUNE, 2019."

*Mark Levy* 6/10/19  
 MARK LEVY, MEMBER  
 CLARKSVILLE NL LLC DATE

*Witness* 6/10/19  
 WITNESS DATE

RECORDED AS PLAT NO. 25137 ON 6/10/19 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

**CLARKSVILLE CROSSING**  
 LOTS 1 THRU 4  
 MINOR SUBDIVISION

5th ELECTION DISTRICT OF HOWARD COUNTY, MARYLAND  
 TAX MAP: 34  
 GRID: 23  
 PARCEL: 301  
 ZONED: RR-DEO

SCALE: AS SHOWN  
 DATE: JUNE, 2019  
 SHEET: 4 OF 4