



FOREST CONSERVATION LINE TABLE

LINE	BEARING	DISTANCE
F61	N39°33'21"W	40.57'
F62	N32°18'04"E	165.90'
F63	S45°04'17"E	92.50'
F64	N55°23'33"E	120.45'
F65	S30°45'10"E	10.10'
F66	S53°38'36"W	148.40'
F67	N86°38'59"W	63.38'
F68	N43°18'47"W	64.45'
F69	N57°41'56"W	35.00'
F70	S32°18'04"W	124.67'
F71	S39°33'21"E	39.63'
F72	N65°13'19"W	19.05'
F73	S50°26'39"W	16.75'

FOREST CONSERVATION LINE TABLE

LINE	BEARING	DISTANCE
F1	S17°18'22"E	31.51'
F2	N78°23'42"E	29.63'
F3	N58°51'57"E	37.16'
F4	N28°11'43"E	16.30'
F5	N00°25'43"E	111.08'
F6	N45°25'40"E	179.02'
F15	N30°07'29"E	70.11'
F16	N09°20'18"W	92.21'
F17	N34°53'51"W	34.98'
F18	N52°27'13"E	174.77'
F19	N52°27'13"E	86.23'
F20	S37°32'47"E	40.98'
F21	S07°14'08"W	9.25'
F22	S16°47'18"E	8.89'
F23	S27°28'58"E	14.47'
F24	S17°47'43"E	10.83'
F25	S19°28'55"W	23.19'
F26	S26°43'44"W	46.60'
F27	S26°15'00"W	102.08'
F28	S24°30'31"E	5.18'

FOREST CONSERVATION LINE TABLE

LINE	BEARING	DISTANCE
F29	S09°20'59"E	15.83'
F30	S29°34'56"W	10.19'
F31	N80°39'40"E	14.17'
F32	N42°30'48"E	18.98'
F33	N66°21'38"E	18.15'
F34	N61°17'25"E	20.06'
F35	N53°25'12"E	33.55'
F36	N53°07'28"E	68.22'
F37	N40°04'26"E	24.66'
F38	N41°28'52"E	17.86'
F39	N82°08'46"E	19.75'
F40	S42°43'49"E	50.00'
F41	S47°16'11"W	147.85'
F42	S38°18'08"W	166.72'
F43	S35°15'24"W	76.55'
F44	S25°01'01"W	86.76'
F45	S65°22'02"E	110.53'
F46	S15°34'06"W	4.52'
F47	S43°59'42"E	23.12'
F48	S03°33'15"E	35.00'

FOREST CONSERVATION LINE TABLE

LINE	BEARING	DISTANCE
F49	S86°26'45"W	832.64'
F50	N60°37'16"W	26.00'
F51	N59°28'02"W	158.94'
F52	N46°11'16"E	319.90'
F53	S43°48'44"E	69.92'
F54	S11°17'58"W	72.45'
F55	N78°42'02"W	61.00'
F56	S11°17'58"W	105.59'
F57	S12°00'08"E	37.06'
F58	S55°00'06"E	31.96'
F59	N86°52'57"E	136.41'
F60	N76°59'20"E	218.58'

FOREST CONSERVATION LINE TABLE

LINE	BEARING	DISTANCE
F74	S56°29'12"E	143.21'
F75	S55°23'33"W	122.72'
F76	N45°44'57"W	121.68'
F77	N32°18'04"E	10.22'
F78	N63°07'41"E	68.89'
F79	N38°17'39"E	43.61'

FOREST CONSERVATION LINE TABLE

LINE	BEARING	DISTANCE
F80	N39°33'21"W	113.95'
F81	N76°28'55"E	59.21'
F82	S65°13'19"E	83.72'
F83	S65°53'25"E	78.84'
F84	S75°29'38"W	137.35'

FOREST CONSERVATION LINE TABLE

LINE	BEARING	DISTANCE
F120	N65°22'02"W	208.65'
F121	N42°43'49"W	45.34'
F122	N22°08'00"E	58.11'
F123	N53°44'59"E	15.40'
F124	S56°29'23"E	256.33'
F125	S33°30'37"W	50.00'

NON-BUILDABLE BULK PARCEL 'B' (FUTURE SUBDIVISION)
 TOTAL AREA 140,930 SF OR 3.24 ACRES
 AREA THIS SHEET 11,611 SF OR 0.27 ACRES
 THIS AREA 5,252 SF OR 0.12 ACRES

AREA TABULATION CHART THIS SHEET

TOTAL NUMBER OF LOTS AND/OR PARCELS TO BE RECORDED	
BUILDABLE	0
NON-BUILDABLE	1
OPEN SPACE	0
PRESERVATION PARCELS	1
TOTAL AREA OF LOTS AND/OR PARCELS TO BE RECORDED	
BUILDABLE	0.00 AC.
NON-BUILDABLE	0.27 AC.±
OPEN SPACE	0
PRESERVATION PARCELS	4.96 AC.±
TOTAL AREA OF ROADWAY TO BE RECORDED (INCLUDING WIDENING STRIPS)	0.00 AC.
TOTAL AREA OF SUBDIVISION TO BE RECORDED	5.23 AC.±

BENCHMARK ENGINEERING, INC.
 ENGINEERS & LAND SURVEYORS & PLANNERS
 3300 NORTH RIDGE ROAD SUITE 140 & ELLICOTT CITY, MARYLAND 21043
 (P) 410-465-6105 (F) 410-465-6844
 WWW.BEI-CIVLENGINEERING.COM

LEGEND

- LIMIT OF SUBMISSION
- BOUNDARY COORDINATE
- EASEMENT LINE TAG
- WETLAND LIMITS
- EXISTING 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
- EXISTING PUBLIC FOREST CONSERVATION EASEMENT TO REMAIN
- SEWAGE DISPOSAL AREA
- EXISTING PUBLIC 100-YEAR FLOODPLAIN & UTILITY EASEMENT
- EXISTING PRIVATE STORM DRAIN, DRAINAGE & UTILITY EASEMENT
- PRIVATE VARYING WIDTH USE-IN-COMMON ACCESS, DRAINAGE, STORMWATER MANAGEMENT, MAINTENANCE & UTILITY EASEMENT.
- PUBLIC FOREST CONSERVATION EASEMENT

PLAN VIEW
 SCALE: 1" = 50'
 1 inch = 50 ft.

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 8/23/23
 DONALD A. MASON
 REGISTERED PROFESSIONAL LAND SURVEYOR
 MARYLAND NO. 21320
 DATE

Mark Levy 8/23/23
 MARK LEVY, MEMBER
 CLARKSVILLE NL LLC
 DATE

APPROVED: FOR PRIVATE WATER AND PRIVATE SEWAGE SYSTEMS. HOWARD COUNTY HEALTH DEPARTMENT
Howard County Health Officer 12/14/23
 DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING.
Chief, Development Engineering Division 12-21-23
 DATE

Director 3/21/24
 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 1-7-2025 AND THAT TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF THE INFORMATION SHOWN HEREON IS CORRECT, THAT IT IS PART OF THE LAND ACQUIRED BY CLARKSVILLE NL, L.C.C., 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 MONUMENTS 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 8/23/23
 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 ERRECTED ON OR OVER THE SAID EASEMENTS AND RIGHTS-OF-WAY, WITNESS MY HAND THIS 23RD DAY OF August, 2023."

Mark Levy 8/23/2023
 MARK LEVY, MEMBER
 CLARKSVILLE NL LLC
 DATE

Witness 8/23/23
 WITNESS
 DATE

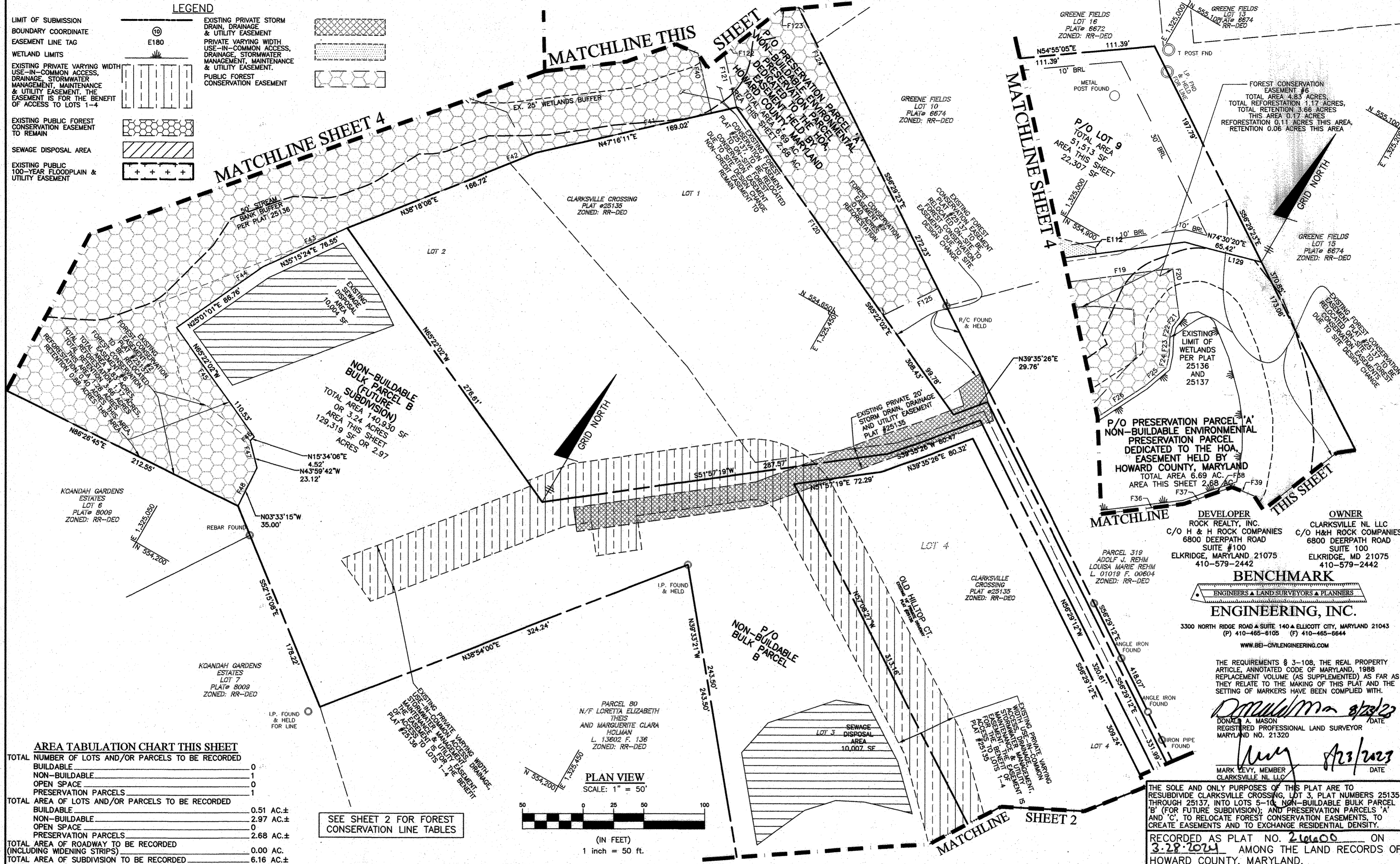
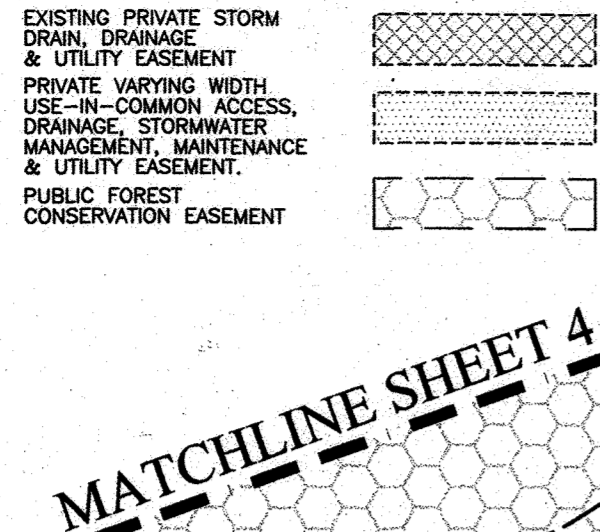
CLARKSVILLE CROSSING PHASE 2, AREA 1
 A RESUBDIVISION OF CLARKSVILLE CROSSING LOT 3 (PLAT #25135-25137)
 TO CREATE BUILDABLE LOTS 5-10;
 NON-BUILDABLE BULK PARCEL 'B'; AND
 NON-BUILDABLE PRESERVATION PARCELS 'A' & 'C'

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

SCALE: AS SHOWN
 DATE: AUGUST, 2023
 SHEET: 2 OF 4

LEGEND

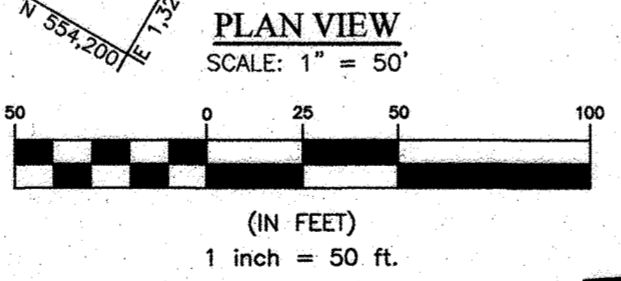
- LIMIT OF SUBMISSION
- BOUNDARY COORDINATE
- EASEMENT LINE TAG
- WETLAND LIMITS
- EXISTING PRIVATE VARYING WIDTH USE-IN-COMMON ACCESS, DRAINAGE, STORMWATER MANAGEMENT, MAINTENANCE & UTILITY EASEMENT. THE EASEMENT IS FOR THE BENEFIT OF ACCESS TO LOTS 1-4
- EXISTING PUBLIC FOREST CONSERVATION EASEMENT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



AREA TABULATION CHART THIS SHEET

TOTAL NUMBER OF LOTS AND/OR PARCELS TO BE RECORDED	0
BUILDABLE	0
NON-BUILDABLE	1
OPEN SPACE	0
PRESERVATION PARCELS	1
TOTAL AREA OF LOTS AND/OR PARCELS TO BE RECORDED	0.51 AC.±
BUILDABLE	0.51 AC.±
NON-BUILDABLE	2.97 AC.±
OPEN SPACE	0
PRESERVATION PARCELS	2.68 AC.±
TOTAL AREA OF ROADWAY TO BE RECORDED (INCLUDING WIDENING STRIPS)	0.00 AC.
TOTAL AREA OF SUBDIVISION TO BE RECORDED	6.16 AC.±

SEE SHEET 2 FOR FOREST CONSERVATION LINE TABLES



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

[Signature] 12/14/23
HOWARD COUNTY HEALTH OFFICER

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

[Signature] 12-21-23
CHIEF, DEVELOPMENT ENGINEERING DIVISION

[Signature] 3/25/24
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 1-7-2025 AND THAT TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF THE INFORMATION SHOWN HEREON IS CORRECT, THAT IT IS PART OF THE LAND ACQUIRED BY CLARKSVILLE NL, L.C.C., 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 13842 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 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.

[Signature] 8/23/23
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 ERECTED ON OR OVER THE SAID EASEMENTS AND RIGHTS-OF-WAY, WITNESS MY HAND THIS 23rd DAY OF August, 2023."

[Signature] 8/23/2023
MARK LEVY, MEMBER
CLARKSVILLE NL LLC

[Signature] 8/23/2023
WITNESS

CLARKSVILLE CROSSING
PHASE 2, AREA 1
A RESUBDIVISION OF CLARKSVILLE CROSSING
LOT 3 (PLAT #25135-25137)
TO CREATE BUILDABLE LOTS 5-10;
NON-BUILDABLE BULK PARCEL 'B'; AND
NON-BUILDABLE PRESERVATION PARCELS 'A' & 'C'

5th ELECTION DISTRICT OF HOWARD COUNTY, MARYLAND

TAX MAP: 34
GRID: 23
P/O PARCEL: 301
ZONED: RR-DEO

SCALE: AS SHOWN
DATE: AUGUST, 2023
SHEET: 3 OF 4

RECORDED AS PLAT NO. 216600 ON 3-28-2024 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

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.

[Signature] 8/23/23
DONALD A. MASON
REGISTERED PROFESSIONAL LAND SURVEYOR
MARYLAND NO. 21320

[Signature] 8/23/2023
MARK LEVY, MEMBER
CLARKSVILLE NL LLC

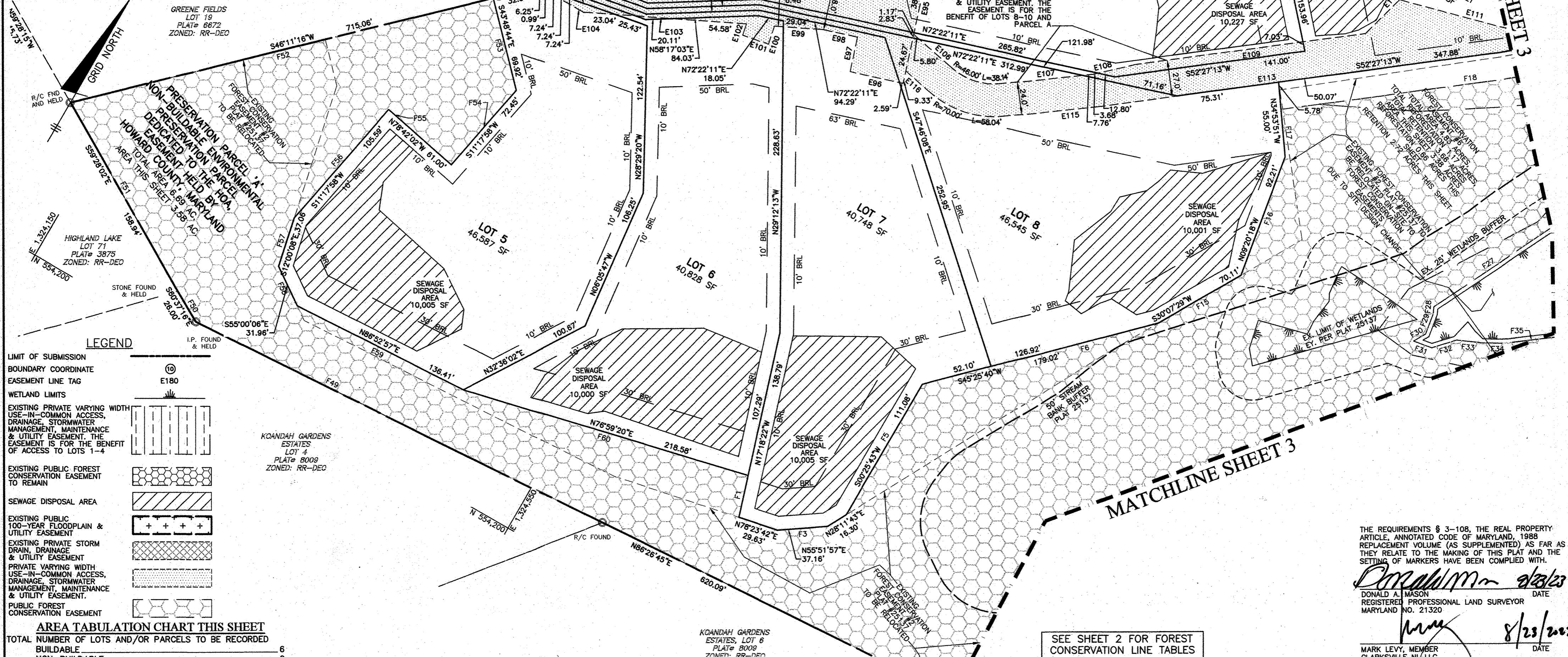
BENCHMARK ENGINEERING, INC.
ENGINEERS & LAND SURVEYORS & PLANNERS
3300 NORTH RIDGE ROAD & SUITE 140 • ELICOTT CITY, MARYLAND 21043
(P) 410-465-6105 (F) 410-465-6644
WWW.BEI-CVLENGINEERING.COM

DEVELOPER: ROCK REALTY, INC. / C/O H & H ROCK COMPANIES
OWNER: CLARKSVILLE NL LLC / C/O H&H ROCK COMPANIES

P/O PRESERVATION PARCEL 'A'
NON-BUILDABLE ENVIRONMENTAL PRESERVATION PARCEL DEDICATED TO THE HOA, EASEMENT HELD BY HOWARD COUNTY, MARYLAND
TOTAL AREA 6.69 AC. AREA THIS SHEET 2.68 AC.

P/O PRESERVATION PARCEL 'B'
NON-BUILDABLE ENVIRONMENTAL PRESERVATION PARCEL DEDICATED TO THE HOA, EASEMENT HELD BY HOWARD COUNTY, MARYLAND
TOTAL AREA 4.87 ACRES. TOTAL REFORESTATION 1.17 ACRES. TOTAL RETENTION 3.66 ACRES. THIS AREA 0.17 ACRES. REFORESTATION 0.11 ACRES THIS AREA. RETENTION 0.06 ACRES THIS AREA.

EASEMENT LINE TABLE			EASEMENT LINE TABLE			EASEMENT LINE TABLE		
LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
E85	N64°17'38"E	98.71'	E96	S72°22'11"W	40.00'	E107	N54°06'02"E	68.32'
E86	N11°25'35"W	12.70'	E97	N17°37'49"W	26.00'	E108	N47°07'37"E	32.26'
E87	N04°28'07"E	14.59'	E98	S72°22'11"W	26.17'	E109	N52°27'13"E	170.73'
E88	S85°31'53"E	20.00'	E99	S64°17'38"W	35.52'	E110	N15°10'30"E	35.08'
E89	S04°28'07"W	11.80'	E100	S11°25'35"E	13.93'	E111	N75°15'43"E	111.60'
E90	S11°25'35"E	4.81'	E101	S78°34'25"W	20.00'	E112	S37°32'47"E	5.00'
E91	N64°17'38"E	28.53'	E102	N11°25'35"W	8.84'	E113	S52°27'13"W	333.37'
E92	N72°22'11"E	28.85'	E103	S64°17'38"W	120.28'	E115	S54°06'02"W	69.28'
E93	N17°37'49"W	12.00'	E104	N89°47'40"W	27.61'	E116	N78°23'21"W	23.98'
E94	N72°22'11"E	40.00'	E105	N63°52'58"W	7.69'			
E95	S17°37'49"E	76.00'	E106	S78°23'21"E	37.41'			



LEGEND

LIMIT OF SUBMISSION
BOUNDARY COORDINATE
EASEMENT LINE TAG
WETLAND LIMITS

EXISTING 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

EXISTING PUBLIC FOREST CONSERVATION EASEMENT TO REMAIN

SEWAGE DISPOSAL AREA

EXISTING PUBLIC 100-YEAR FLOODPLAIN & UTILITY EASEMENT

EXISTING PRIVATE STORM DRAIN, DRAINAGE & UTILITY EASEMENT

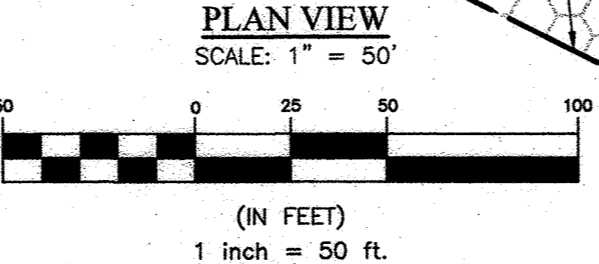
PRIVATE VARYING WIDTH USE-IN-COMMON ACCESS, DRAINAGE, STORMWATER MANAGEMENT, MAINTENANCE & UTILITY EASEMENT.

PUBLIC FOREST CONSERVATION EASEMENT

AREA TABULATION CHART THIS SHEET

TOTAL NUMBER OF LOTS AND/OR PARCELS TO BE RECORDED	
BUILDABLE	6
NON-BUILDABLE	0
OPEN SPACE	0
PRESERVATION PARCELS	0
TOTAL AREA OF LOTS AND/OR PARCELS TO BE RECORDED	
BUILDABLE	5.88 AC.±
NON-BUILDABLE	0.00 AC.
OPEN SPACE	0
PRESERVATION PARCELS	3.58 AC.±
TOTAL AREA OF ROADWAY TO BE RECORDED (INCLUDING WIDENING STRIPS)	0.00 AC.
TOTAL AREA OF SUBDIVISION TO BE RECORDED	9.46 AC.±

BENCHMARK ENGINEERING, INC.
ENGINEERS • LAND SURVEYORS • PLANNERS
3300 NORTH RIDGE ROAD & SUITE 140 • ELLICOTT CITY, MARYLAND 21043
(P) 410-465-6105 (F) 410-465-6844
WWW.BEI-CIVILENGINEERING.COM



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

SEE SHEET 2 FOR FOREST CONSERVATION LINE TABLES

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 8/23/23
DONALD A. MASON
REGISTERED PROFESSIONAL LAND SURVEYOR
MARYLAND NO. 21320

Mark Levy 8/23/23
MARK LEVY, MEMBER
CLARKSVILLE NL LLC

THE SOLE AND ONLY PURPOSES OF THIS PLAT ARE TO RESUBDIVIDE CLARKSVILLE CROSSING, LOT 3, PLAT NUMBERS 25135 THROUGH 25137, INTO LOTS 5-10; NON-BUILDABLE BULK PARCEL 'B' (FOR FUTURE SUBDIVISION); AND PRESERVATION PARCELS 'A' AND 'C', TO RELOCATE FOREST CONSERVATION EASEMENTS, TO CREATE EASEMENTS AND TO EXCHANGE RESIDENTIAL DENSITY.

RECORDED AS PLAT NO. 21601 ON 3-28-2024 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

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

[Signature] 10/14/23
HOWARD COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING.

[Signature] 12-21-23
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

[Signature] 3/21/24
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 1-7-2025 AND THAT TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF THE INFORMATION SHOWN HEREON IS CORRECT, THAT IT IS PART OF THE LAND ACQUIRED BY CLARKSVILLE NL, L.C.C., 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 MONUMENTS 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 8/23/23
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 23rd DAY OF August, 2023."

Mark Levy 8/23/23
MARK LEVY, MEMBER
CLARKSVILLE NL LLC

[Signature] 8/23/23
WITNESS DATE

CLARKSVILLE CROSSING PHASE 2, AREA 1

A RESUBDIVISION OF CLARKSVILLE CROSSING LOT 3 (PLAT #25135-25137) TO CREATE BUILDABLE LOTS 5-10; NON-BUILDABLE BULK PARCEL 'B'; AND NON-BUILDABLE PRESERVATION PARCELS 'A' & 'C'

5th ELECTION DISTRICT OF HOWARD COUNTY, MARYLAND

TAX MAP: 34
GRID: 23
P/O PARCEL: 301
ZONED: RR-DEO

SCALE: AS SHOWN
DATE: AUGUST, 2023
SHEET: 4 OF 4