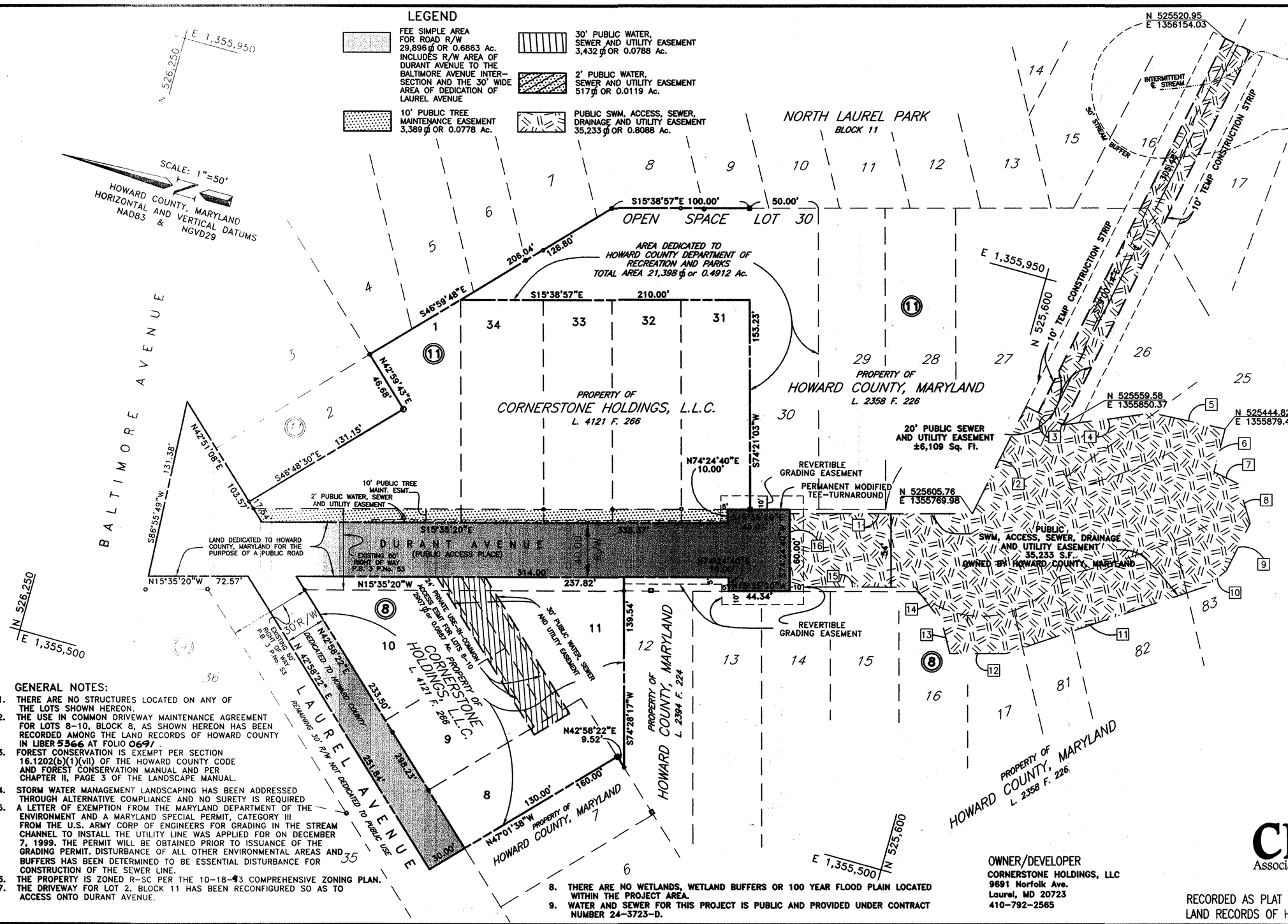

COORDINATE NOTE:

COORDINATES SHOWN ARE BASED ON NAD'83, MARYLAND COORDINATE SYSTEM AS PROJECTED BY HOWARD COUNTY GEODETIC CONTROL STATIONS No. 47GA AND 47GB.
STATION 47GA IS LOCATED IN THE MEDIAN OF RTE 216 AT ITS INTERSECTION WITH I-95. STATION 47GB IS ALSO IN THE MEDIAN FOR 216 AND APPROXIMATELY 3200 FEET SOUTH AND EAST OF 47GA.
THIS SITE IS ABOUT 4200 FEET SOUTH AND EAST OF STATION 47GB.

PUBLIC SWM, ACCESS, SEWER, DRAINAGE AND UTILITY EASEMENT

LINE	BEARING	LENGTH
1	S15°35'20"E	133.01'
2	S79°00'14"E	87.72'
3	S10°59'46"W	30.00'
4	S23°17'43"E	65.96'
5	S03°06'39"E	54.26'
6	S88°59'24"W	32.35'
7	S10°46'33"W	20.00'
8	S58°08'34"W	30.00'
9	N79°02'15"W	39.05'
10	N55°42'21"W	17.12'
11	N34°13'56"W	155.92'
12	N15°25'35"W	40.95'
13	N60°48'04"E	23.62'
14	N37°05'01"E	32.18'
15	N15°35'20"W	91.30'
16	N74°24'40"E	54.00'

GENERAL NOTES:

1. THERE ARE NO STRUCTURES LOCATED ON ANY OF THE LOTS SHOWN HEREON.
2. THE USE IN COMMON DRIVEWAY MAINTENANCE AGREEMENT FOR LOTS 8-10, BLOCK 8, AS SHOWN HEREON HAS BEEN RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY IN LIBER 5366 AT FOLIO 0691.
3. FOREST CONSERVATION IS EXEMPT PER SECTION 16.1202(b)(1)(vii) OF THE HOWARD COUNTY CODE AND FOREST CONSERVATION MANUAL AND PER CHAPTER II, PAGE 3 OF THE LANDSCAPE MANUAL.
4. STORM WATER MANAGEMENT LANDSCAPING HAS BEEN ADDRESSED THROUGH ALTERNATIVE COMPLIANCE AND NO SURETY IS REQUIRED
5. A LETTER OF EXEMPTION FROM THE MARYLAND DEPARTMENT OF THE ENVIRONMENT AND A MARYLAND SPECIAL PERMIT, CATEGORY III FROM THE U.S. ARMY CORP OF ENGINEERS FOR GRADING IN THE STREAM CHANNEL TO INSTALL THE UTILITY LINE WAS APPLIED FOR ON DECEMBER 7, 1999. THE PERMIT WILL BE OBTAINED PRIOR TO ISSUANCE OF THE GRADING PERMIT. DISTURBANCE OF ALL OTHER ENVIRONMENTAL AREAS AND BUFFERS HAS BEEN DETERMINED TO BE ESSENTIAL DISTURBANCE FOR CONSTRUCTION OF THE SEWER LINE.
6. THE PROPERTY IS ZONED R-SC PER THE 10-18-93 COMPREHENSIVE ZONING PLAN.
7. THE DRIVEWAY FOR LOT 2, BLOCK 11 HAS BEEN RECONFIGURED SO AS TO ACCESS ONTO DURANT AVENUE.
8. THERE ARE NO WETLANDS, WETLAND BUFFERS OR 100 YEAR FLOOD PLAIN LOCATED WITHIN THE PROJECT AREA.
9. WATER AND SEWER FOR THIS PROJECT IS PUBLIC AND PROVIDED UNDER CONTRACT NUMBER 24-3723-D.

OWNER/DEVELOPER
CORNERSTONE HOLDINGS, LLC
9691 Norfolk Ave.
Laurel, MD 20723
410-792-2565

CPJ Associates
Charles P. Johnson & Associates, Inc.
PLANNERS • ENGINEERS • LANDSCAPE ARCHITECTS • SURVEYORS
1751 ELTON ROAD SUITE 300 SILVER SPRING, MARYLAND 20903
Phone:(301)434-7000 E-mail:ss@cpja.com Fax:(301)434-9394
FREDERICK, MD FAIRFAX, VA

RECORDED AS PLAT No. 14719 ON 4/9/01 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE INFORMATION SHOWN HEREON IS CORRECT, THAT IT IS PART OF THE PROPERTY ACQUIRED BY CORNERSTONE HOLDINGS, LLC FROM WARD CORPORATION BY DEED DATED NOVEMBER 24, 1997 AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY MARYLAND, IN LIBER 4121 AT FOLIO 266. AND THAT ALL MONUMENTS ARE IN PLACE OR WILL BE IN PLACE PRIOR TO ACCEPTANCE OF THE STREETS BY HOWARD COUNTY, IN ACCORDANCE WITH THE ANNOTATED CODE OF MARYLAND, AS AMENDED.

PURPOSE STATEMENT:

THE PURPOSE OF THIS PLAT IS TO SHOW THE PUBLIC RIGHT-OF-WAY AREA DEDICATED TO HOWARD COUNTY FOR DURANT AND LAUREL AVENUES, TO SHOW THE CONVEYANCE OF LAND FROM LOTS 31 THROUGH 34, BLOCK 11 TO LOT 30 WHICH SHALL BE DEDICATED TO HOWARD COUNTY DEPARTMENT OF RECREATIONS AND PARKS AND DESIGNATED AS OPEN SPACE LOT 30, TO SHOW THE PUBLIC STORM WATER MANAGEMENT FACILITY AREA AND THE WATER, SEWER, DRAINAGE AND UTILITY AND TREE MAINTENANCE EASEMENTS.

RONALD L. COLLIER
PROFESSIONAL LAND SURVEYOR
MARYLAND REG No. 20014

OWNER'S CERTIFICATE

THE UNDERSIGNED OWNER OF THE PROPERTY SHOWN AND DESCRIBED ON THE PLAT DOES HEREBY GRANT UNTO HOWARD COUNTY, MARYLAND, ITS SUCCESSORS AND ASSIGNS, THE RIGHT TO LAY, CONSTRUCT AND MAINTAIN SEWERS, DRAINS, WATER PIPES AND OTHER MUNICIPAL UTILITIES AND SERVICES, IN AND THROUGH THE SPECIFIC RESERVED EASEMENT AREAS AS SHOWN HEREON. IT IS AGREED THAT NO BUILDINGS OR SIMILAR STRUCTURES OF ANY KIND SHALL BE ERECTED IN, ON OR OVER THE SAID RIGHTS OF WAY AND EASEMENTS BY THE GRANTOR, ITS SUCCESSORS AND ASSIGNS, OR THE GRANTEE. IT IS AGREED THAT HOWARD COUNTY, MARYLAND IS IN NO WAY BOUND BY THE RECORDING OF THIS PLAT TO THE OWNERSHIP OF THE EASEMENT AREAS UNTIL SUCH TIME AS THE PUBLIC FACILITIES LOCATED WITHIN THE EASEMENT AREAS ARE ACCEPTED INTO THE PUBLIC SYSTEM BY HOWARD COUNTY, MARYLAND AND THE DEED OF EASEMENT AND AGREEMENT SIGNED BY THE GRANTOR HEREIN, IS RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND. NEVERTHELESS, THE GRANTOR HEREBY EXPRESSLY AGREES THAT ANY AND ALL SALES OF THE PROPERTY, DESCRIBED ON THIS PLAT, PRIOR TO THE RECORDATION OF THE DEED OF EASEMENT AND AGREEMENT, SHALL SPECIFICALLY REFER TO THIS PLAT AND SHALL BE MADE SUBJECT TO THE RESERVED EASEMENT GRANTED HEREIN.

DATE

BY: 3/6/01
BRIAN BOY, PRESIDENT
CORNERSTONE HOLDINGS, L.L.C.

BY: DATE 3/13/01
JAMES N. ROBEY, COUNTY EXECUTIVE

WITNESS 3/6/01 WITNESS 3-13-01

PLAT FOR PUBLIC DEDICATION
HOWARD COUNTY, MARYLAND
DURANT AVENUE, PUBLIC ACCESS PLACE, TREE MAINTENANCE EASEMENT
PUBLIC STORM WATER MANAGEMENT FACILITY AND
PUBLIC WATER, SEWER, DRAINAGE AND UTILITY EASEMENTS
PROPERTY OF

CORNERSTONE HOLDINGS, L.L.C

(NORTH LAUREL PARK - DURANT AVENUE (F-00-82))
DURANT AVENUE BLOCK 8, LOTS 8 THRU 11 & BLOCK 11, LOTS 1 AND 31 THRU 34
TAX MAP No. 50, BLOCK 3
SIXTH ELECTION DISTRICT
HOWARD COUNTY, MARYLAND

APPROVED : FOR PUBLIC WATER AND PUBLIC SEWER SYSTEMS HOWARD COUNTY HEALTH OFFICER.
3/20/01
HOWARD COUNTY HEALTH OFFICER DATE:

APPROVED : HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING
3/15/01
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE
3/30/01
DIRECTOR DATE

APPROVED :
3/22/01
Chief, REAL ESTATE SERVICE DIVISION DATE

DESIGN SWJ	APPROVED	SHEET 1 OF 1	
DRAFT DAO	DATE		
	SCALE 1"=50'	FILE NO : F-00-82	

F-00-82

Dwg: N:\99999\NRTHLAUR\dwg\97-03 Xref:

Plotted: Feb. 9, 2001