

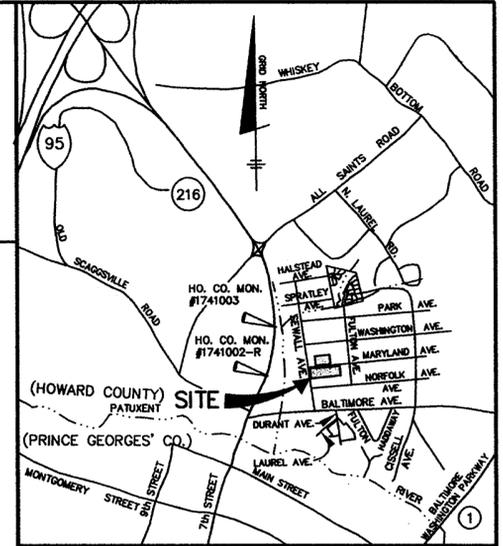
GENERAL NOTES

1. THE PROPERTY IS ZONED R-SC PER THE 10-18-83 COMPREHENSIVE ZONING PLAN.
2. FOREST CONSERVATION IS EXEMPT PER SECTION 16.120.2(b)(1)(viii) OF THE HOWARD COUNTY CODE AND FOREST CONSERVATION MANUAL AND PER CHAPTER II, PAGE 3 OF THE LANDSCAPE MANUAL.
3. THIS PROJECT IS EXEMPT FROM PERIMETER LANDSCAPING AS NO NEW LOTS ARE BEING CREATED.
4. THE USE-IN-COMMON DRIVEWAY MAINTENANCE AGREEMENT FOR LOTS 8-10 BLOCK 'K' SHALL BE RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY.
5. THERE ARE NO STRUCTURES LOCATED ON ANY OF THE LOTS SHOWN HEREON.
6. NO DISTURBANCE IS PERMITTED WITHIN THE WETLANDS OR WETLANDS BUFFERS. THERE IS NO 100 YEAR FLOODPLAIN LOCATED ON THIS SITE.
7. WATER AND SEWER FOR THIS PROJECT IS PUBLIC AND PROVIDED UNDER CONTRACT NUMBER 24-3963-D.
8. THE 20 FOOT WIDE STRIP SHOWN ALONG THE FRONT OF LOTS 8-10 BLOCK 'K' IS FOR THE PURPOSE OF DEDICATION TO HOWARD COUNTY FOR PURPOSES OF A FUTURE PUBLIC ROAD AS THE ORIGINAL PROPERTY DEEDS CALL FOR LOTS TO OWN TO CENTERLINE OF ROADWAY (MARYLAND AVE.)

BENCH MARKS NAD 83

HO. CO. #1741003 NAD 83
 CONCRETE MONUMENT ON WEST SIDE OF
 ROUTE 216 AND 0.2' BELOW SURFACE
 ELEV. 198.395

HO. CO. #1741002-R NAD 83
 CONCRETE MONUMENT ON TOP OF BANK
 EAST OF EAST EDGE OF MAC. OF ROUTE 216
 FLUSH WITH SURFACE
 ELEV. 197.368



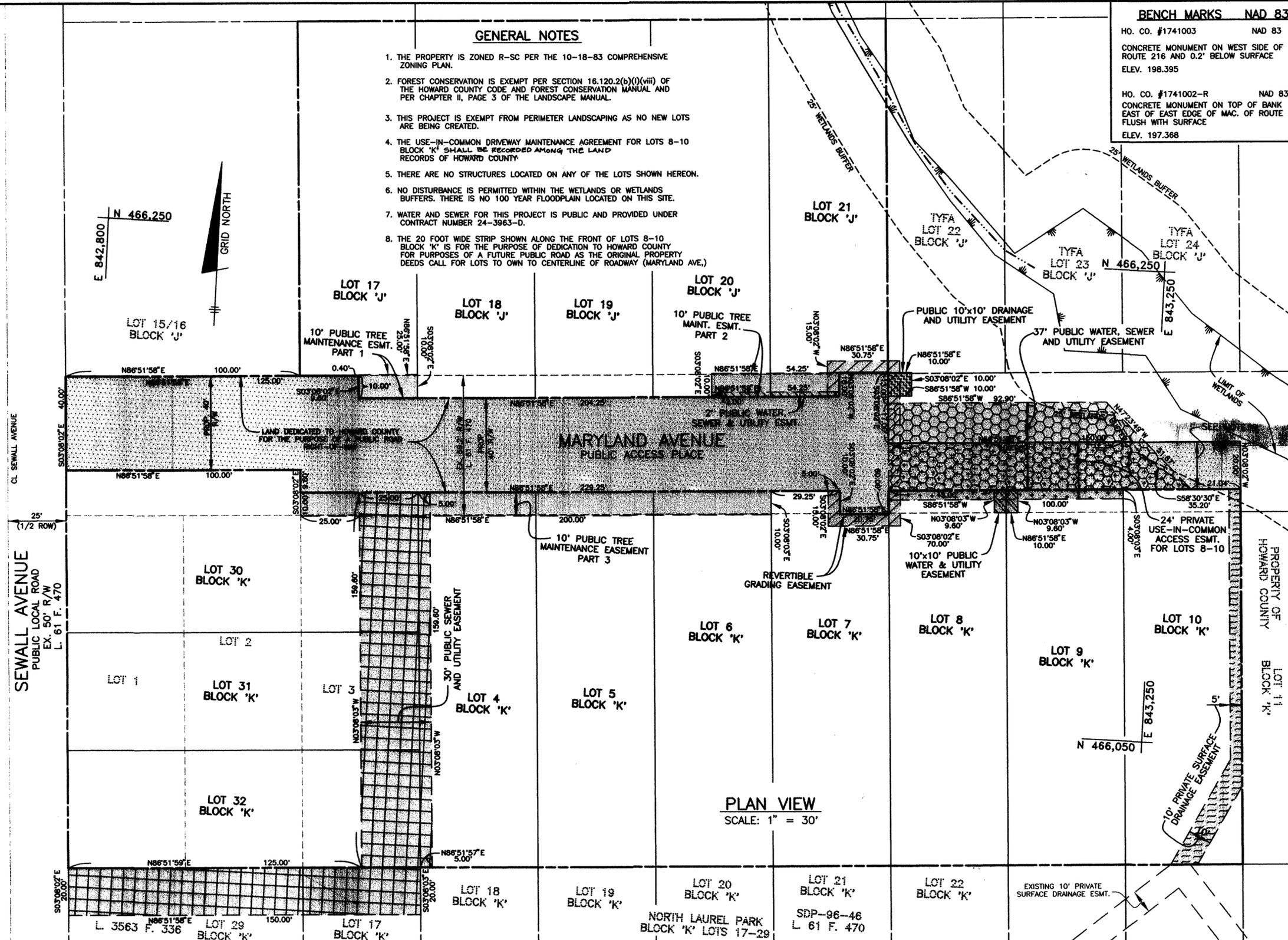
VICINITY MAP

SCALE: 1" = 2000'

- DENOTES 20' PUBLIC SEWER AND UTILITY EASEMENT 7,788 S.F.
- DENOTES FEE SIMPLE AREA DEDICATED TO HOWARD COUNTY FOR A ROAD R/W 17,655 S.F.
- DENOTES PUBLIC WATER, SEWER AND UTILITY EASEMENT 4,105 S.F.
- DENOTES REVERTIBLE GRADING EASEMENT 708 S.F.
- DENOTES 2' PUBLIC WATER, SEWER AND UTILITY EASEMENT 109 S.F.
- DENOTES 10' PRIVATE DRAINAGE EASEMENT 1,054 S.F.
- DENOTES PRIVATE USE-IN-COMMON ACCESS EASEMENT 2,690 S.F.
- DENOTES 10'x9.6' PUBLIC WATER AND UTILITY EASEMENT 96 S.F.
- DENOTES PUBLIC 10'x10' DRAINAGE & UTILITY EASEMENT 100 S.F.
- DENOTES 10' PUBLIC TREE MAINTENANCE EASEMENT 250 S.F. PART 1 543 S.F. PART 2 2,000 S.F. PART 3

PURPOSE STATEMENT:

THE SOLE AND ONLY PURPOSE OF THIS PLAT IS TO SHOW PUBLIC RIGHT-OF-WAY AREA DEDICATED TO HOWARD COUNTY FOR MARYLAND AVENUE AND TO SHOW PUBLIC AND PRIVATE WATER, SEWER, DRAINAGE, UTILITY, TREE MAINTENANCE AND USE-IN-COMMON ACCESS EASEMENTS.



PLAN VIEW
 SCALE: 1" = 30'

BENCHMARK

ENGINEERS • LAND SURVEYORS • PLANNERS
ENGINEERING, INC.
 8480 BALTIMORE NATIONAL PIKE # SUITE 418
 ELLICOTT CITY, MARYLAND 21043
 PHONE: 410-465-6105 FAX: 410-465-6644

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 ERRECTED 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.

Brian Boy 7/31/01 DATE
 BRIAN BOY, PRESIDENT
 CORNERSTONE HOLDINGS, L.L.C.

David Harris 7/31/01 DATE
 WITNESS

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF THAT THE INFORMATION SHOWN HEREON IS CORRECT, THAT IT IS PART OF THE PROPERTY ACQUIRED BY CORNERSTONE HOLDINGS, LLC FROM CENTERRA CORPORATION BY DEED DATED JULY 26, 2000, AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER 5164 AR FOLIO 491 AND PART OF THE LAND ACQUIRED BY CORNERSTONE HOLDINGS, LLC FROM GEORGE TYFA BY DEED DATED OCTOBER 2, 2000, AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER 5226 AT FOLIO 295 AND THAT ALL MONUMENTS ARE IN PLACE OR WILL BE IN PLACE PRIOR TO ACCEPTANCE OF THE EASEMENTS BY HOWARD COUNTY, IN ACCORDANCE WITH THE ANNOTATED CODE OF MARYLAND, AS AMENDED.

David M. Harris DATE
 DAVID M. HARRIS
 REGISTERED PROFESSIONAL LAND SURVEYOR
 MARYLAND No. 10978
 FOR BENCHMARK ENGINEERING, INC.
 MARYLAND No. 351



**PLAT FOR PUBLIC DEDICATION
 HOWARD COUNTY, MARYLAND
 FEE SIMPLE AND MULTIPLE EASEMENT ACQUISITION**

PROPERTY OF
CORNERSTONE HOLDINGS, L.L.C.
 NORTH LAUREL PARK
 MARYLAND AVENUE
 BLOCK 'J' LOTS 17-21 AND
 BLOCK 'K' LOTS 4-10, 17 AND 29-32

6th ELECTION DISTRICT OF HOWARD COUNTY, MARYLAND
 TAX MAP: 50 SCALE: AS SHOWN
 GRID: 3 DATE: AUGUST, 2001
 PARCEL: P/O 426 SHEET: 1 OF 1
 ZONED: R-SC

RECORDED AS PLAT NO. 14930
 ON 9/14/01 AMONG THE LAND
 RECORDS OF HOWARD COUNTY, MARYLAND.

APPROVED: FOR PUBLIC WATER AND PUBLIC SEWER SYSTEMS
David M. Harris 8/30/01 DATE
 HOWARD COUNTY HEALTH OFFICER

APPROVED:
David M. Harris 8/31/01 DATE
 REAL ESTATE SERVICES DIVISION

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING
David M. Harris 8/30/01 DATE
 CHIEF DEVELOPMENT ENGINEERING DIVISION

David M. Harris 9/7/01 DATE
 DIRECTOR

OWNER/DEVELOPER:
 CORNERSTONE HOLDINGS, L.L.C.
 9691 NORFOLK AVENUE
 LAUREL, MARYLAND 20723
 410-792-2565