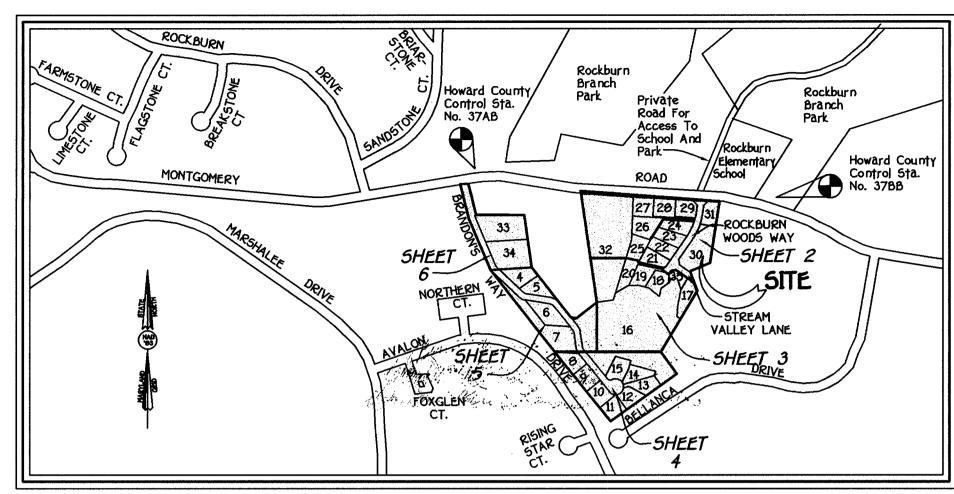
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562746.77433 <i>6</i> 563790.6 <i>6</i> 3153 563794.301473 563600.377432 563601.1450 <i>6</i> 33 563732.623342 563730.133352 563711.313632 562602.240356 56367 <i>6</i> .630143 563662.095673	1376643.569623 1376054.002622 1376104.743601 1376453.904010 1376153.634665 1376007.900904 1376041.704090 1377126.056622 1377411.126253 1377671.570020	804 853 856 886 887 917 918 919	171525.559869 171043.743913 171044.046779 171705.730613 171705.972593 171026.047247	419601.799225 419422.123220 419437.564725 419543.909033 419452.466751 419651.911900
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562602.240356 56367Ø.Ø30143 5636ØØ.5374Ø1 563662.095673	1377411.126253 1377671.576020		171819.552034	419748.861556
56367 <i>0.0</i> 30143 5636 <i>0</i> 0.5374 <i>0</i> 1 563662.095673	1377671.578020		171481.50600	419035.755100
563600.537401 563662.095673		3000	171809.651047	419915.136011
563662.095673	10// JUD 3 3 5 5 5 5 5 5 5 5 5 5 5 5 5 5 5 5 5	3002	171812.609850	419865.44725
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	1377531.735605	3004	171803.071243	419872.512782
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563659.718054	1377571.953921	3018	171003.025670	419884.771325
563603.107030	1377598.395729	3019	171810.979275	419892.83080
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563111.324663	1376463.607936	3022	171636.675031	419546.971177
563005.651279	1376624.339105	3023	171620.049760	419595.937751
563059.744788	1376660.359309	3024	171620.953453	419609.355160
562906.892728	1376766.317699	3025	171574.364052	419645.918587
562073.435709	1376002.567525	3026	171564.166357	419650.261882
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				419636.327523
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1376791.395842           562770.969563         1376776.599863           562867.858943         1376762.958198           562802.197631         1376756.851215           563035.049691         1376636.892705           563046.152473         1376618.026869           563071.825857         1376457.375701           563246.529356         1377392.414700           563154.421867         1377524.129920           563240.453997         1377470.901668           563279.309522         1377415.337630           563369.691302         1376143.940391           563275.946361         1376281.916995           563300.990242         1377145.808357 </td <td>563659.718054         1377571.953921         3018           563683.187838         1377598.395729         3019           563260.403429         1376298.361679         3020           563119.146149         1376447.815177         3021           563111.324663         1376463.687936         3022           563095.651279         13766624.339105         3023           563095.744788         1376668.359389         3024           562906.892728         1376708.317099         3025           562973.435789         1376802.567525         3026           562776.546410         1376962.2550324         3029           562761.913186         1376922.550324         3029           562573.568131         1376999.897685         3030           562497.790123         1376993.892130         3031           562736.825375         1376776.599863         3032           5628770.969563         1376776.599863         3033           562802.197631         137662.958198         3034           563035.049691         1376618.026669         3037           563046.152473         1376618.026669         3037           563246.529356         1377392.414700         3041           563246.529356         13773792.41299</td> <td>563659.718054         1377571.953921         3018         171803.825670           5636803.187838         1377598.395729         3019         171810.979275           563260.403429         1376298.361679         3020         171682.114329           563119.146149         1376447.815177         3021         171639.059024           563111.324663         1376463.607936         3022         171636.675031           563095.651279         1376664.339105         3023         171628.049768           563095.9744780         1376668.359389         3024         171620.953453           5622906.892720         1376708.317699         3025         171574.364052           5622973.435799         1376802.567525         3026         171564.166357           562761.913166         13768062.550324         3020         171534.634415           562761.913166         1376982.550324         3020         17147.750152           562573.566131         1376993.892130         3031         17147.750152           562497.780123         1376791.395842         3032         171522.527420           562736.825375         1376776.599863         3031         17149.666201           562607.058943         1376762.958198         3034         171566.836972</td>	563659.718054         1377571.953921         3018           563683.187838         1377598.395729         3019           563260.403429         1376298.361679         3020           563119.146149         1376447.815177         3021           563111.324663         1376463.687936         3022           563095.651279         13766624.339105         3023           563095.744788         1376668.359389         3024           562906.892728         1376708.317099         3025           562973.435789         1376802.567525         3026           562776.546410         1376962.2550324         3029           562761.913186         1376922.550324         3029           562573.568131         1376999.897685         3030           562497.790123         1376993.892130         3031           562736.825375         1376776.599863         3032           5628770.969563         1376776.599863         3033           562802.197631         137662.958198         3034           563035.049691         1376618.026669         3037           563046.152473         1376618.026669         3037           563246.529356         1377392.414700         3041           563246.529356         13773792.41299	563659.718054         1377571.953921         3018         171803.825670           5636803.187838         1377598.395729         3019         171810.979275           563260.403429         1376298.361679         3020         171682.114329           563119.146149         1376447.815177         3021         171639.059024           563111.324663         1376463.607936         3022         171636.675031           563095.651279         1376664.339105         3023         171628.049768           563095.9744780         1376668.359389         3024         171620.953453           5622906.892720         1376708.317699         3025         171574.364052           5622973.435799         1376802.567525         3026         171564.166357           562761.913166         13768062.550324         3020         171534.634415           562761.913166         1376982.550324         3020         17147.750152           562573.566131         1376993.892130         3031         17147.750152           562497.780123         1376791.395842         3032         171522.527420           562736.825375         1376776.599863         3031         17149.666201           562607.058943         1376762.958198         3034         171566.836972

U.S. EQUIVALENT

COORDINATE TABLE

METRIC COORDINATE TABLE



## VICINITY MAP

SCALE: 1"= 600"

Area Tabulation For All Sheets						
	5ht 2	5ht 3	Sht 4	5h† 5	5ht 6	Total
Total Number Of Buildable Lots To Be Recorded	12	4	8	3	2	29
Total Number Of Open Space Lots To Be Recorded	0	2	0	1	0	3
Total Number Of Lots To Be Recorded	12	6	8	4	2	32
Total Area Of Buildable Lots To Be Recorded	7.064 Ac.±	2.350 Ac.±	2.608 Ac.±	1.260 Ac.±	2.035 Ac.±	15.317 Ac.±
Total Area Of Open Space Lots To Be Recorded	0.000 Ac.	4.430 Ac.±	1.294 Ac.±	1.746 Ac.±	0.000 Ac.	7.470 Ac.±
Total Area Of Lots To Be Recorded	7.064 Ac.±	6.780 Ac.±	3.902 Ac.±	3.006 Ac.±	2.035 Ac.±	22.787 Ac.
Total Area Of Roadway To Be Recorded	0.861 Ac.+	0.000 Ac.±	0.419 Ac.±	0.747 Ac.±	0.571 Ac.±	2.618 Ac.+
Total Area To Be Recorded	7.945 Ac.+	6.780 Ac.±	4.321 Ac.±	3.753 Ac.±	2.606 Ac.±	25.405 Ac.±

OWNER'S CERTIFICATE

Francis J. Michael And Eleanora A. Michael, His Wife, And Daniel Eric Lewis And Janet Patricia Lewis, His Wife, And Cornerstone Holdings, L.L.C.,

A Maryland Limited Liability Company, By Brian Boy, Owners Of The Property Shown And Described Hereon, Hereby Adopt This Plan Of Subdivision,

And In Consideration Of The Approval Of This Final Plat By The Department Of Planning And Zoning, Establish The Minimum Building Restriction

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 And Floodplains And Open Space Where

Lines And Grant Unto Howard County, Maryland, Its Successors And Assigns; (1) The Right To Lay, Construct And Maintain Sewers, Drains, Water

Applicable And For Good And Other Valuable Consideration, Hereby Grant 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

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 4 Through 35, Any Conveyances Of The Aforesaid Lots Shall Be Subject To The Easements Herein Reserved, Whether Or Not Expressly Stated In The Deed(s) Conveying Said Lot(s). Developer Shall Execute And Deliver 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 The Case Of The Forest Conservation Easement(s), Upon Completion Of he Developer's Obligations Under The Forest Conservation Installation And Maintenance Agreement Executed By 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(5) Of Easement in The Land Records Of Howard

	The Requirements §3-100, The Real Property Arti Of Maryland, 1980 Replacement Volume, (As Suppl	cle, Annotated Code
l	They Relate To The Making Of This Plat And The	Setting Of Markers
On	Have Been Complied With	00///mg 0/ //m/////
C	Junell (g. John	6/28/00
7	Terrell A. Fisher, L.5. •10692	Date
l	(Registered Land Surveyor)	
1	frame, 2 Mgs	· alula
,	frames a My francis J. Michael	1 8/4/00 Date
.	(Owner)	nate
İ	•	
ŀ	Por hall	8/4/00
ł	Eleanora/A. Michael	Date
ŀ	Eleanora A. Michael (Owner)  Strandar  Sor Donnal Practice  And Translate  Love Donnal Practice  Marie Practie	
f	1 3/10 3	91221
' I	Touchiant the comme	9/22/00 Date
st	Daniel Eric Lewis	~ Date
-	(Owner)	•
l	Janet Patricia Comis	8-4-00
	Mart Patricia Lewis	8-4-00 Date
	(Owner)	pale
ŀ		2/2/-
ı	19-0 12/2	8/3/80 Date
	Cornerstone Holdings, L.L.C.	Date
I	By: Brian Boy	
Ł	(Owner)	

Minimum Lot Size Chart					
Lot No.	Gross Area	Pipestern Area	Minimum Lot Size		
11	14,232 5q.Ft.±	232 5q.F†.±	14,000 5q.Ft.±		
13	14,824 5q.Ft.±	824 Sq.Ft.±	14,000 5q.Ft.±		
14	14,559 Sq.F†.±	558 5q.Ft.±	14,001 Sq.Ft.+		
19	14,459 Sq.Ft.*	457 Sq.F†.*	14,002 5q.F†.±		
20	15,897 5q.Ft.±	1077 5q.Ft.±	14,020 5q.Ft.±		
25	16,710 Sq.F†.±	2066 5q.Ft.±	14,652 5q.Ft.±		
26	20,582 Sq.Ft.+	1193 5q.Ft.±	19,369 54.F†.±		
27	16,091 5q.F†.±	1574 Sq.Ft.±	15,317 Sq.Ft.±		
28	16,206 Sq.Ft.±	760 Sq.Ft.±	15,526 Sq.F†.±		

This subdivision is subject to Section 10.1228 of the Howard County Code. Public water and public sewer service HAS BEEN GRANTED under the terms and provisions, THEREOF, EFFECTIVE 10/2/2000 ON WHICH DATE DEVELOPER AGREEMENT 14-3794-D was filed and accepted.

# DEVELOPER

CORNERSTONE HOLDINGS, L.L.C. ATTN: MR. BRIAN BOY 9691 NORFOLK AVENUE LAUREL, MARYLAND 20723

#### General Notes:

1. Subject Property Zoned R-20 Per 10/18/93 Comprehensive Zoning Plan.
2. Coordinates Based On Nad '83, Maryland Coordinate System As Projected By Howard County Geodetic Control Stations No. 37BA And No. 37BB. 5ta. 378A N 171842.2058 (meters) E 419510.2654 (meters)

5ta. 37BB N 171804.9589 (meters) E 420027.5970 (meters) 3. This Plat Is Based On Field Run Monumented Boundary Survey Performed On Or About March, 1989 By Fisher, Collins and Carter, Inc.

B.R.L. Denotes Building Restriction Line.

• Denotes Iron Pin Set Capped "F.C.C. 106".

6. Denotes Iron Pipe Or Iron Bar Found.

O Denotes Angular Change In Bearing Of Boundary Or Rights-Of-Way.

■ Denotes Concrete Monument Set With Aluminum Plate "F.C.C. 106". 9. Denotes Concrete Monument Or Stone Found.

10. For Flag Or Pipestern Lots, Refuse Collection, Snow Removal And Road Maintenance Are Provided To The Junction Of The Flag Or Pipestern And Road Right-Of-Way Line And Not To The Pipestern Lot Driveway.

11. Driveway(5) Shall be Provided Prior To Issuance Of A Use And Occupancy Permit To Ensure Safe Access For Fire And Emergency Vehicles Per The Following (Minimum)

a) Width - 12 Feet (14 Feet Serving More Than One Residence);

b) Surface - Six (6") Inches Of Compacted Crusher Run Base With Tar And Chip Coating. (1 -1/2" Minimum); c) Geometry - Maximum 15% Grade, Maximum 10% Grade Change And 45-Foot

Turning Radius; d) Structures (Culverts/Bridges) - Capable Of Supporting 25 Gross Tons

(H25-Loading);

e) Drainage Elements - Capable Of Safely Passing 100 Year Flood With No More Than 1 Foot Depth Over Surface;

f) Structure Clearances - Minimum 12 Feet; Maintenance - Sufficient To Ensure All Weather Use.

12. All Lot Areas Are More Or Less (±).

13. Distances Shown Are Based On Surface Measurement And Not Reduced To Nad '83 Grid Measurement.

14. No Clearing, Grading Or Construction Is Permitted Within Wetland Or Stream Buffers Unless Approved By The Department Of Planning And Zoning.

15. Denotes Public Forest Conservation Easement. The Forest Conservation Easement Has Been Established To Fulfill The Requirements Of Section 16.1200 Of The Howard County Code 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.

Denotes Wetlands Area. Wetlands Area Delineated By Exploration Research, Inc.

·· Denotes Wetlands Area Outline. Denotes Existing Centerline Of Stream.

19. 470.0 Denotes Approximate Elevation Of 100 Year Flood Level.

20. Denotes Outline Of 100 Year Floodplain.

21. Existing Structures On Lot 32 And Lot 33 To Remain. No Additions Or Modifications To Existing Structures Shall Be Allowed To Extend Outside Of Building Restriction Line.

22. Plat Subject To Prior Department Of Planning File Nos. 597-06 And P90-16.

23. Open Space Tabulation

A. Open Space Required: 6.826 Ac. \* (30% Of Gross Area) Area Of Submission - Area Of Lots 2 And 3 Plat No. 9888 = (25.405 Ac. - 1.243 Ac. - 1.364 Ac.) x 30% = (22.797 Ac.)(30%) = 6.639 Ac.

B. Open Space Provided (Lot 7, Lot 16 And Lot 35) = 7.470 Ac. ± 24. Open Space Lot 7 And Lot 16 Owned And Maintained By Howard County Department Of Recreation And Parks. Recreational Open Space Lot 35 Owned And Maintained By Rockburn View Homeowner's Association.

25. Recreational Area Tabulation

A. Recreational Area Required = (200 Sq.Ft./Unit)X26 Lots = 5200 Sq.Ft.
(Note 29 Lots - Lot 32 - Lot 2 And 3 Of Plat No. 9000) = 26 Lots

B. Recreational Area Provided = 5209 Sq.Ft. On Open Space Lot 35.

26. Articles Of Incorporation Of The Rockburn View Homeowner's Association, Inc. Filed With The Maryland State Department Of Assessments And Taxation On September 7,2000 As Account No. 105962591.

27. Storm Water Management Will Be Provided By Detention Method And Will Be Located On The Adjoining Tax Parcel No. 329 Presently Owned By Cornerstone Holdings, LLC. Water Quality is Provided By Retention And Shallow Marsh.

20. Forest Conservation Obligations For This Site Have Been Met By Retaining 4.602 Acres Of On-Site Forest And Payment Of \$36,459.72 (Revised Amount 6/26/00) To The Howard County Forest Conservation Fund For The 2.79 Acres Of Reforestation Obligation Occurred By This Subdivision.

29. 0 0 Denotes Mitigated 65dBA Line.

30.  $\square$   $\square$  Denotes Unmitigated 65dBA Line.

31. Floodplain Tabulation Area = 0.033 AC.\*

OWNERS

FRANCIS J. AND ELEANORA A. MICHAEL 6090 MONTGOMERY ROAD ELKRIDGE, MARYLAND 21075

Subdivision\_Regulation

Terrell A. Fisher, Profe

DANIEL AND JANET LEWIS 6020 MONTGOMERY ROAD ELKRIDGE, MARYLAND 21075

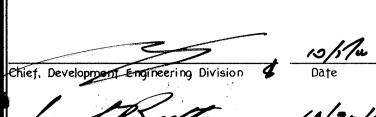
CORNERSTONE HOLDINGS, L.L.C. ATTN: MR. BRIAN BOY 9691 NORFOLK AVENUE LAUREL, MARYLAND 20723



APPROVED: For Public Water And Public Sewerage Systems In Conformance With The Master Plan Of Water And bewerage For Howard County.

oward County Health Officer TMR.

APPROVED: Howard County Department Of Planning And Zoning



Dedication Of Waterways And Drainage Easements For The Specific Purpose Of Their Construction, Repair And Maintenance: And (4) That No Delication Or Similar Structure Of Any Kind Shall Be Erected On Or Over The Said Easements And Rights-Of-Way. Witness My Hand This 22 Today Of Section 2000. Janet Patrolice Janet Patricia Lewis

Cornerstone Holdings, L.L.C.

By: Brian Boy

### <u>Surveyor's certificate</u>

I Hereby Certify That The Final Plat Shown Hereon Is Correct; That It Is Subdivision Comprised Of (1) Part Of The Lands Conveyed By Francis J. Michael And Eleanora A. Michael, His Wife, To Francis J. Michael And Eleanora A. Michael, His Wife, By Deed Dated November 15, 1986 And Recorded In The Land Records Of Howard County, Maryland In Liber No. 1573 At Folio 509, And (2) All The Lands Conveyed By Francis J. Michael And Eleanora A. Michael To Daniel Eric Lewis And Janet Patricia Lewis By Deed Dated June 12, 1991 And Recorded Among The Aforesaid Land Records In Liber 2346 At Folio 97; And (3) All Of The Lands Conveyed By Francis J. Michael And Eleanora A. Michael, His Wife To Cornerstone Holdings, L.L.C., By Deed Dated May 30, 2000 And Recorded Among The Aforesaid Land Records In Libér 5104 At Folio 121; And (4) All Of The Lands Conveyed By Mark Cisar And Dianne Cisar To Cornerstone Holdings, L.L.C. By Deed Dated May 30, 2000 A<u>nd Reco</u>rded Among The Aforesaid Land Records In Liber 5104 At Folio 133 Agrant and Country on the Subdivision By Howard Country, Maryland As Shown, In Acceptance with Agrand Code Of Maryland, As Amended, And Monumentary Island Accordance With The Howard Country

6/28/00 Date

Scale: As Shown

Date: JUNE 28, 2000 Sheet 1 of 6

RECORDED AS PLAT No. 4503 ON 10/26/2000 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

ROCKBURN VIEW

LOTS 4 THRU 35

(A Resubdivision of Lots 2 and 3, Michael Property

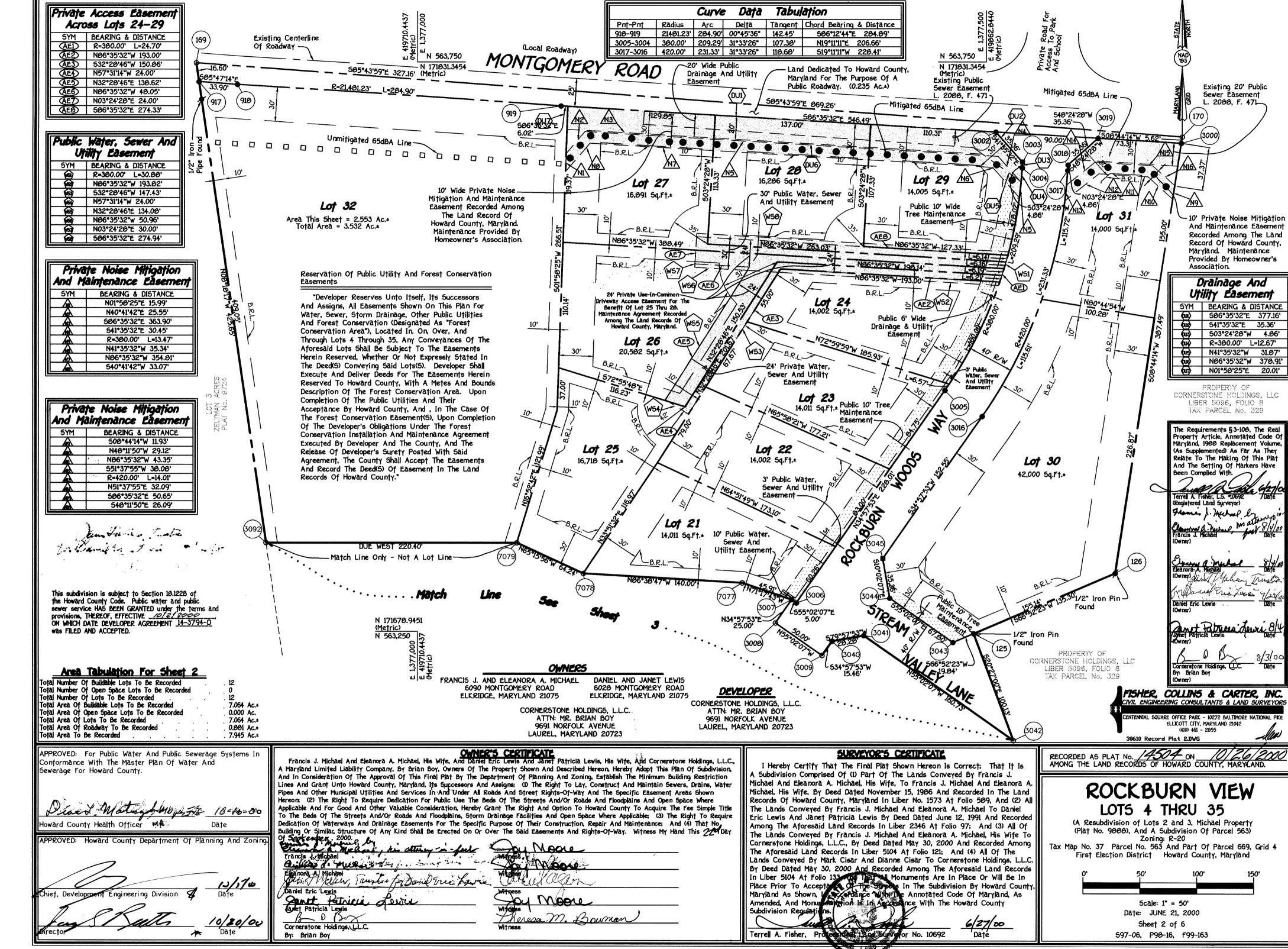
(Plat No. 9888), And A Subdivision Of Parcel 563)

Zoning: R-20

Tax Map No. 37 Parcel No. 563 And Part Of Parcel 669, Grid 48

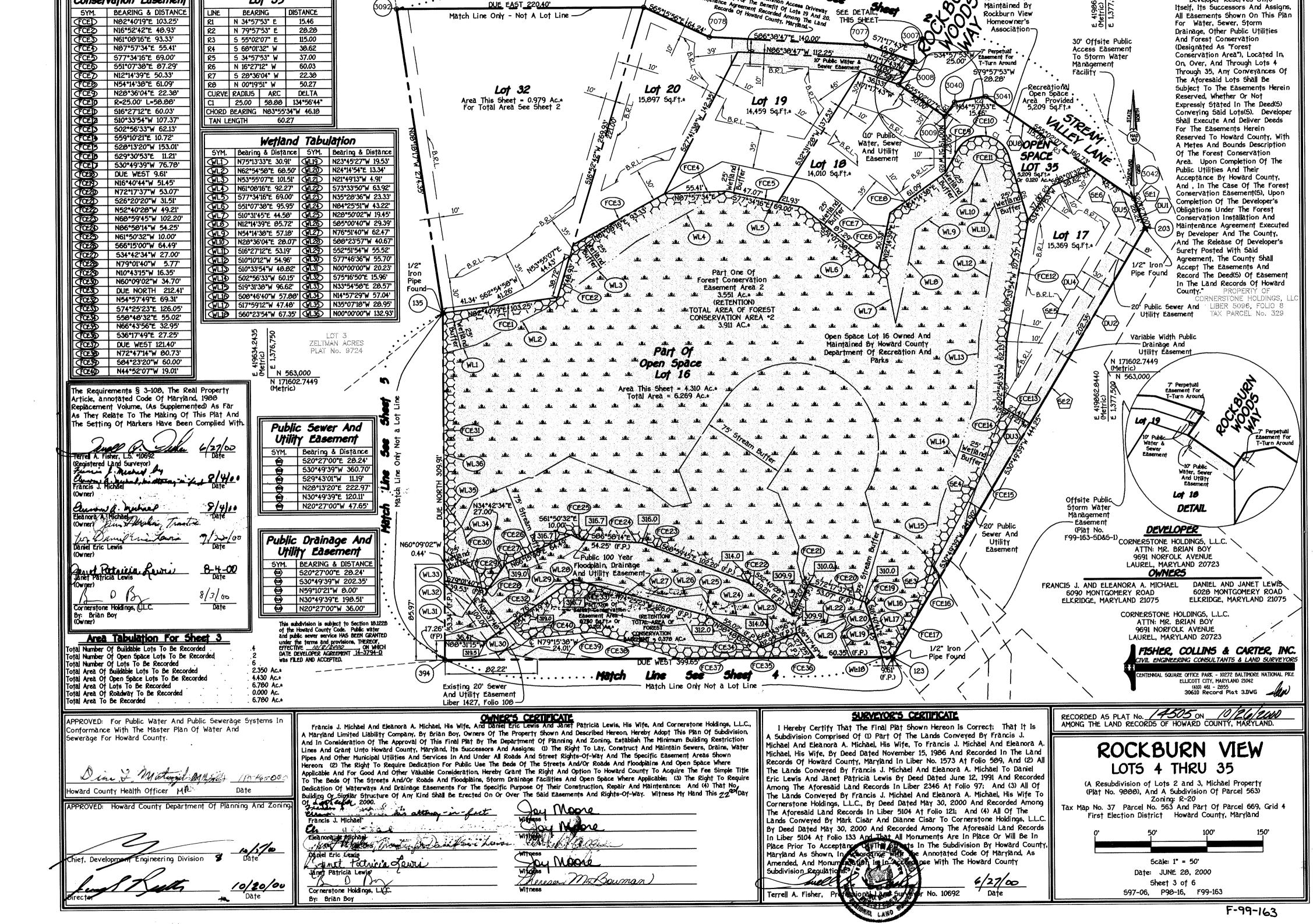
First Election District Howard County, Maryland

597-06, P90-16, F99-163



PLATS\30610

\Drawings 3\30610 Michael Property\FINALS\RECORD



Match

(7079

N 564,250

8 (Metric)

Open Space Lot

35 Owned And

N 171983.745

Reservation Of Public Utility And

\*Developer Reserves Unto

Forest Conservation Easements

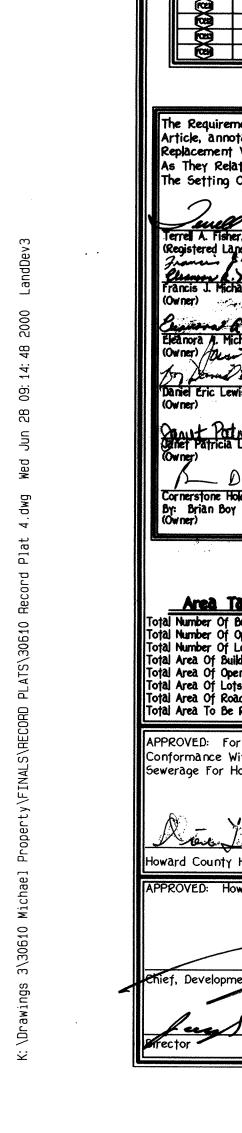
K:\Drawings 3\30610 Michael Property\FINALS\HECORD PLATS\30610 Record Plat 3.dwg Wed Jun 28 08:13:25 3

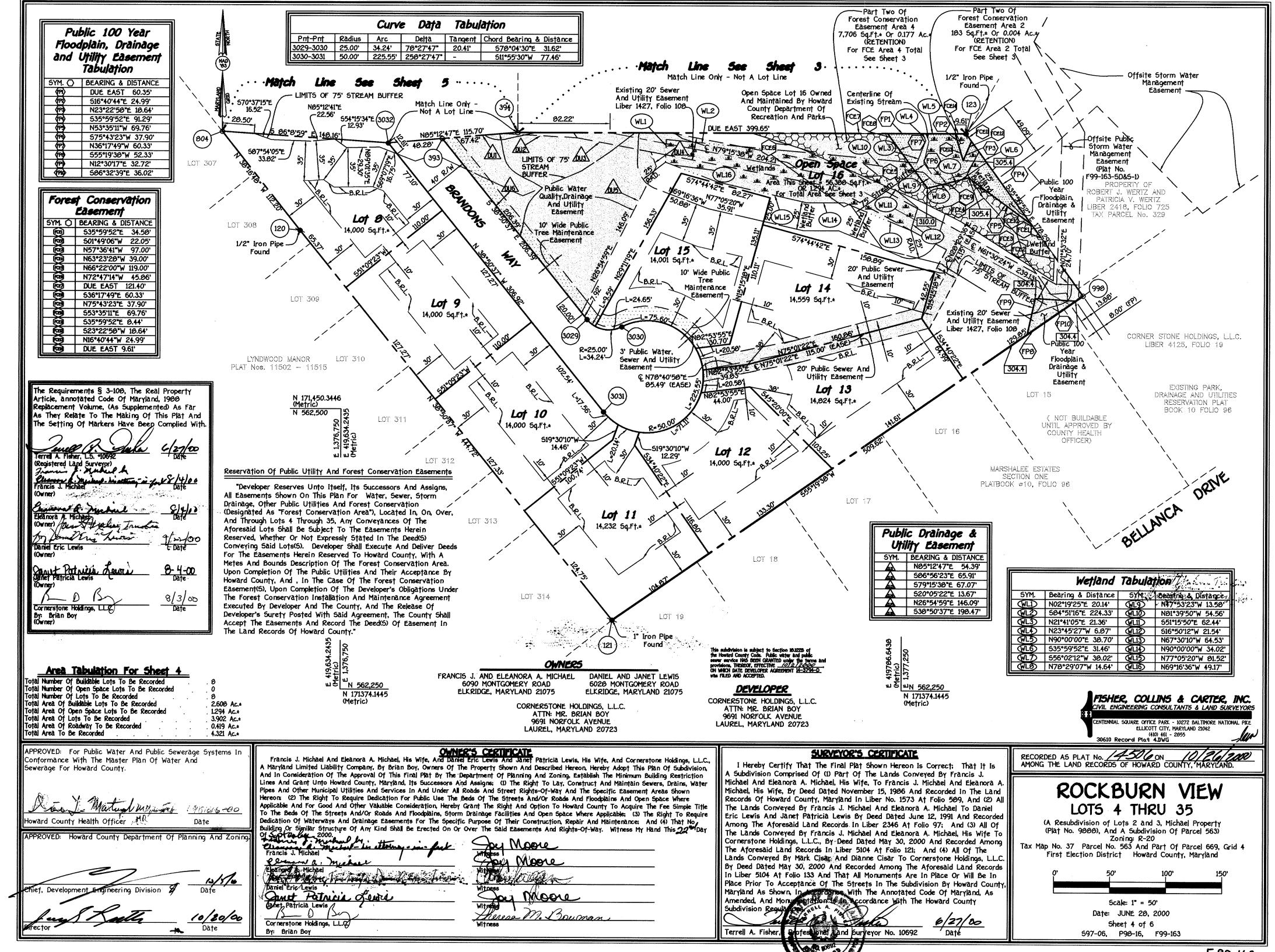
Public Forest

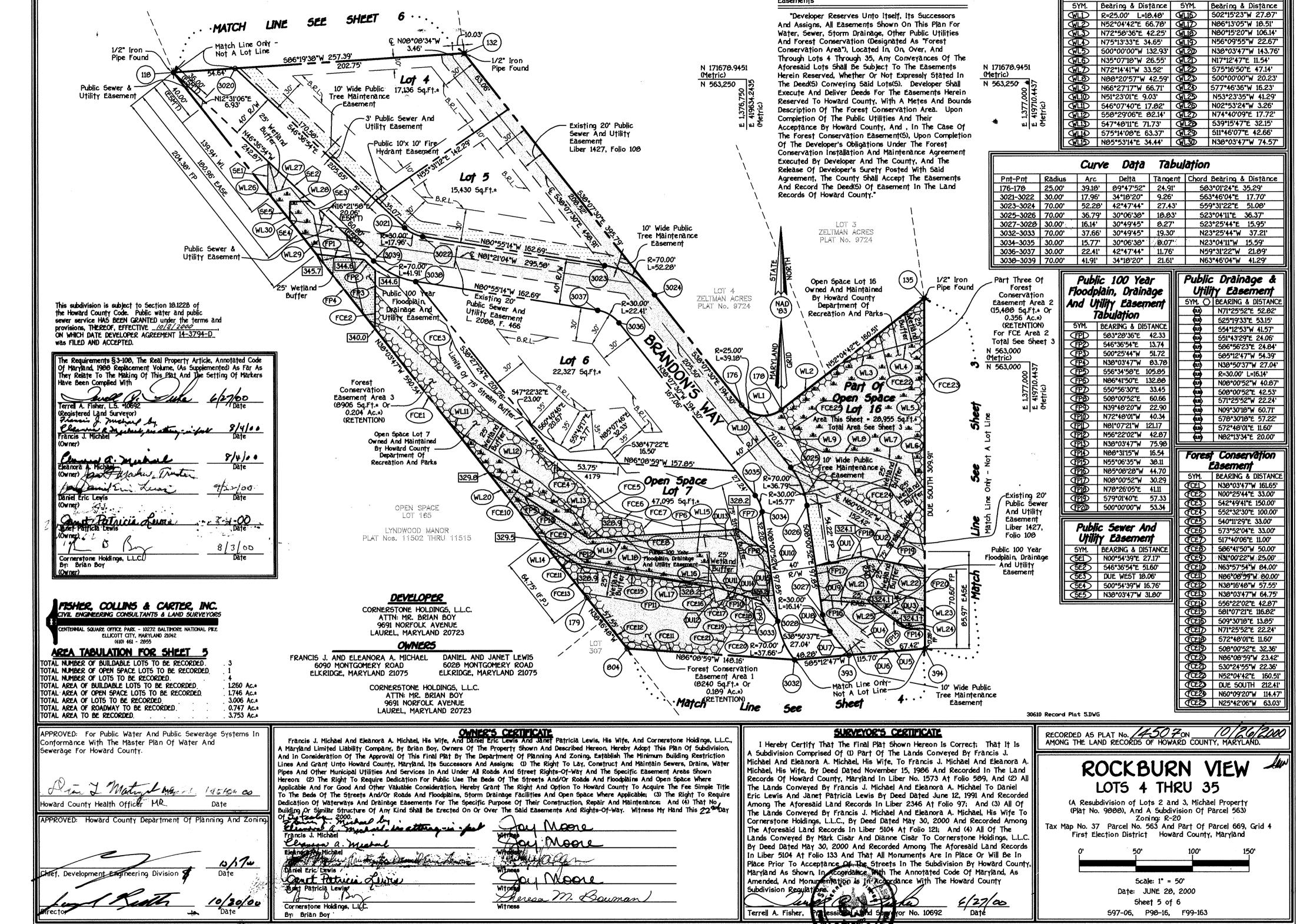
Conservation Easement

Recreation Open Space

Lot 35







\Drawings 3\30610

F-99-163

Wetland Tabulation

Reservation Of Public Utility And Forest Conservation

PLATS\30610

Property\FINALS\RECORD

Michae]

3/30610

\Drawings

Janet Patricia glewe

Adnet Patricia Lewis

Curve Data Tabulation Arc Delta Tangent Chord Bearing & Distance 1365.00' 50.79' 02°07'55" 25.40' N85°54'53"E 50.79' 518°37'49"E 25.18" 3046-3047 163.13' 25.20' 08°51'07" 12.63' 3048-3049 30.00' 12.34' 23°33'32" 6.26' 534°50'08"E 12.25'

The Requirements §3-100, The Real Property Article, Annotated Code Of Maryland, 1900 Replacement Volume, (As Supplemented) As Far As They Relate To The Making Of This Plat And The Setting Of Markers 8/4/00

sewer service HAS BEEN GRANTED under the terms and provisions, THEREOF, EFFECTIVE 14-3794-D, ON WHICH DATE DEVELOPER AGREEMENT 14-3794-D

FISHER, COLLINS & CARTER, ING. IVIL ENGINEERING CONSULTANTS & LAND SURVEYORS

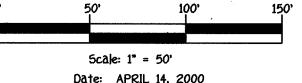
QUARE OFFICE PARK - 10272 BALTIMORE NATIONAL PIKE ELLICOTT CITY, MARYLAND 21042

RECORDED AS PLAT No. 14508 ON 10/26/0000 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

# LOTS 4 THRU 35

A Resubdivision of Lots 2 and 3, Michael Property (Plat No. 9000, And A Subdivision Of Parcel 563)

Zoning: R-20 Tax Map No. 37 Parcel No. 563 And Part Of Parcel 669, Grid 4 First Election District Howard County, Maryland



Date: APRIL 14, 2000 Sheet 6 of 6 597-06, P98-16, F99-163

4/24/2000

No. 10692

Terrell A. Fisher, Pro