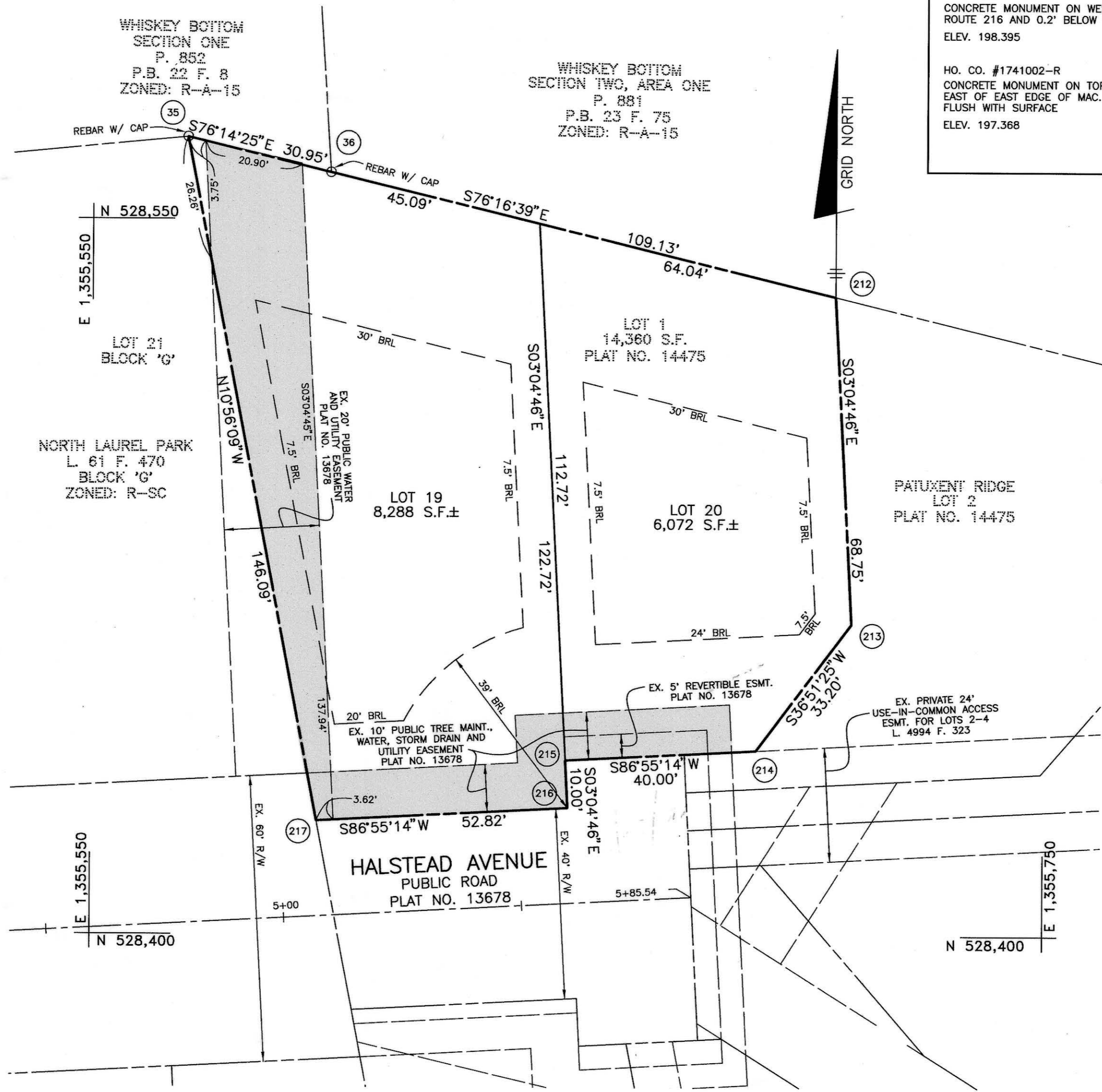


COORDINATES (NAD'83)

BOUNDARY COORDINATES		
No.	NORTH	EAST
35	528567.2889	1355569.8558
36	528559.9264	1355599.9215
212	528534.0377	1355705.9397
213	528465.3895	1355709.6328
214	528438.8263	1355689.7198
215	528436.6775	1355649.7776
216	528426.6919	1355650.3148
217	528423.8543	1355597.5697

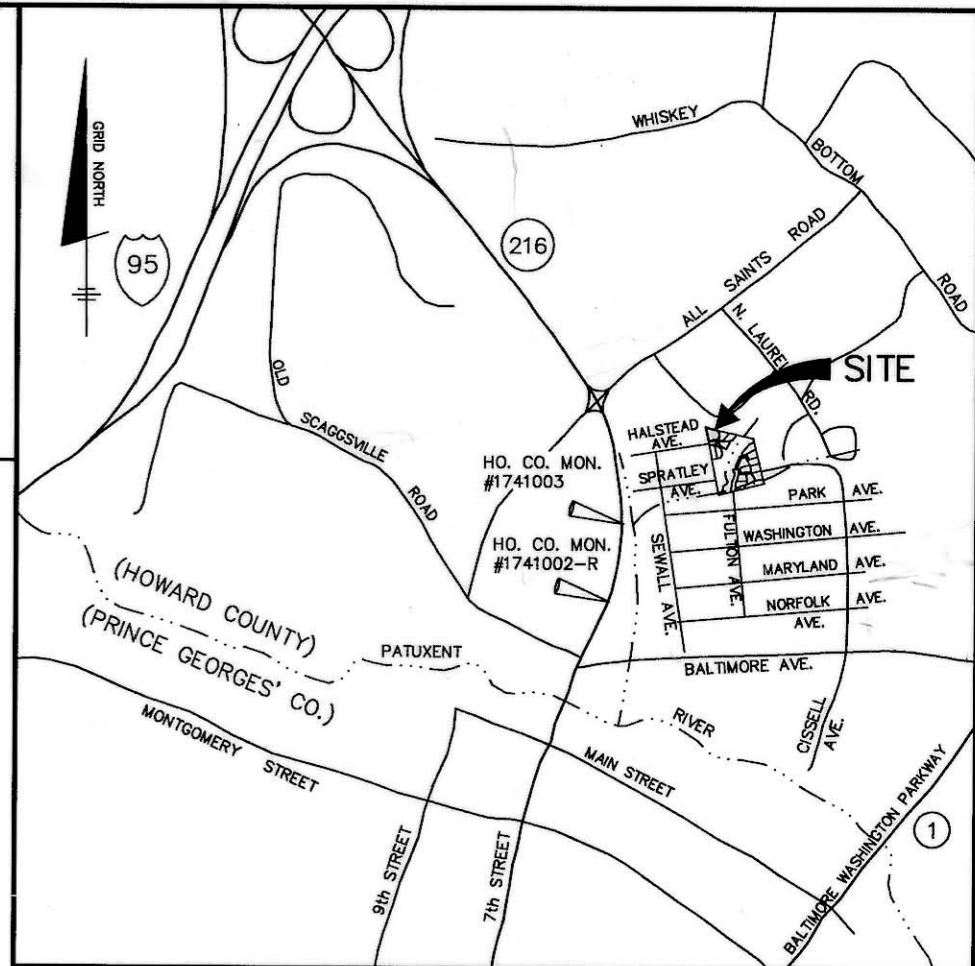
NOTES:

- DENOTES 4" X 4" X 30" CONCRETE MONUMENT TO BE SET.
○ DENOTES 3/8" X 30" PIPE OR STEEL MARKER TO BE SET.
● DENOTES STONE FOUND.
• DENOTES IRON PIPE FOUND.
- COORDINATES BASED ON NAD '83, MARYLAND COORDINATE SYSTEM, AS PROJECTED BY HOWARD COUNTY CONTROL STATIONS NOS. 1741003 AND 1741002-R.
- BRL INDICATES BUILDING RESTRICTION LINE.
- THE SUBJECT PROPERTY IS ZONED R-SC PER THE 10-18-93 COMPREHENSIVE ZONING PLAN.
- THIS SUBDIVISION IS SUBJECT TO SECTION 18.122.B OF THE HOWARD COUNTY CODE. PUBLIC WATER AND PUBLIC SEWER SERVICE HAS BEEN GRANTED UNDER THE TERMS AND PROVISIONS, THEREOF, EFFECTIVE NOV. 29, 1999 ON WHICH DATE DEVELOPER AGREEMENT NO. 34-3722-D WAS FILED AND ACCEPTED.
- A TREE MAINTENANCE EASEMENT RUNNING ALONG THE EDGE OF THE PUBLIC ROAD RIGHT-OF-WAY AS SHOWN ON THIS PLAT OF SUBDIVISION IS RESERVED UPON ALL LOTS FRONTING ON THE SAID PUBLIC ROAD RIGHT-OF-WAY. THIS EASEMENT ALLOWS HOWARD COUNTY THE RIGHT TO ACCESS THE PROPERTY, WHEN NECESSARY, FOR THE SPECIFIC PURPOSE OF INSTALLATION, REPAIR AND MAINTENANCE OF COUNTY-OWNED TREES LOCATED WITHIN THE BOUNDARIES OF PRIVATE LOTS. NO BUILDING OR STRUCTURE OF ANY KIND SHALL BE LOCATED ON OR OVER THE SAID EASEMENT AREA.
- ALL AREAS ON THIS PLAT ARE "MORE OR LESS".
- THIS PLAT IS BASED ON A FIELD RUN MONUMENTED BOUNDARY SURVEY PERFORMED ON OR ABOUT NOVEMBER, 1995 BY FISHER, COLLINS AND CARTER, INC. AND CONFIRMED BY TSA GROUP, INC. IN MARCH, 1997.
- THERE ARE NO WETLANDS, WETLAND BUFFERS, STREAMS, STREAM BUFFERS OR 100 YEAR FLOODPLAINS LOCATED ON THESE LOTS.
- THE DEVELOPER RESERVES UNTO ITSELF, ITS SUCCESSORS AND ASSIGNS, ALL EASEMENTS SHOWN ON THIS PLAT FOR WATER, SEWER, STORM DRAINAGE AND OTHER PUBLIC UTILITIES LOCATED IN, ON, OVER AND THROUGH THESE LOTS ANY AND ALL 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 THE DEEDS FOR THE EASEMENTS HEREIN RESERVED TO HOWARD COUNTY, UPON COMPLETION OF THE PUBLIC UTILITIES AND THEIR ACCEPTANCE BY HOWARD COUNTY, THE COUNTY SHALL ACCEPT THE EASEMENTS AND RECORD THE DEED(S) OF EASEMENTS IN THE LAND RECORDS OF HOWARD COUNTY.
- PERIMETER LANDSCAPING FOR THESE LOTS WAS PROVIDED UNDER THE F-99-147 ROAD CONSTRUCTION PLANS AND THE SDP-00-61 PLANS. LANDSCAPE SURETY IN THE AMOUNT OF \$300.00 FOR ONE SHADE TREE SHALL BE PROVIDED WITH THE GRADING PERMIT FOR LOT 20 AND BASED UPON APPROVAL OF THE SITE PLAN.
- FOREST CONSERVATION FOR THESE LOTS WAS PROVIDED UNDER THE F-99-147 ROAD CONSTRUCTION PLANS.
- DRIVEWAY(S) SHALL BE CONSTRUCTED PRIOR TO RESIDENTIAL OCCUPANCY TO INSURE SAFE ACCESS FOR FIRE AND EMERGENCY VEHICLES PER THE FOLLOWING MINIMUM REQUIREMENTS:
A) WIDTH - 12 FEET (14 FEET SERVING MORE THAN ONE RESIDENCE)
B) SURFACE - 6 INCHES OF COMPACTED CRUSHER RUN BASE WITH TAR AND CHIP COATING.
C) GEOMETRY - MAXIMUM 15% GRADE, MINIMUM 10% GRADE CHANGE AND MINIMUM OF 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 DRIVEWAY SURFACE.
F) STRUCTURE CLEARANCES - MINIMUM 12 FEET.
G) MAINTENANCE - SUFFICIENT TO INSURE ALL WEATHER USE.



PLAN VIEW
SCALE: 1" = 20'

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'

OWNER/DEVELOPER:
CORNERSTONE HOLDINGS, L.L.C.
9891 NORFOLK AVENUE
LAUREL, MARYLAND 20723
410-792-2565

ENGINEER/SURVEYOR:
BENCHMARK ENGINEERING, INC.
8480 BALT. NATL. PIKE, SUITE 418
ELLCOTT CITY, MARYLAND 21043
410-465-6105

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.

David M. Harris 11/09/2000
DAVID M. HARRIS
REGISTERED PROFESSIONAL LAND SURVEYOR
MARYLAND NO. 10978
FOR BENCHMARK ENGINEERING, INC.
MARYLAND NO. 351
BRIAN BOY
OWNER
Brian Boy 11/14/2000
SIGNATURE OF OWNER DATE

AREA TABULATION CHART

TOTAL NUMBER OF LOTS AND/OR PARCELS TO BE RECORDED	
BUILDABLE	2
NON-BUILDABLE	0
OPEN SPACE	0
PRESERVATION PARCELS	0
TOTAL AREA OF LOTS AND/OR PARCELS TO BE RECORDED	
BUILDABLE	0.33 AC.±
NON-BUILDABLE	0.00 AC.
OPEN SPACE	0.00 AC.
PRESERVATION PARCELS	0.00 AC.
TOTAL AREA OF ROADWAY TO BE RECORDED (INCLUDING WIDENING STRIPS)	0.00 AC.
TOTAL AREA OF SUBDIVISION TO BE RECORDED	0.33 AC.±

APPROVED: FOR PUBLIC WATER AND PUBLIC SEWER SYSTEMS.
HOWARD COUNTY HEALTH DEPARTMENT

David J. Matlock 11-28-00
HOWARD COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING.

David J. Matlock 11/22/00
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

David J. Matlock 11/29/00
DIRECTOR DATE

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY, TO THE BEST OF MY KNOWLEDGE AND BELIEF, THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS A RESUBDIVISION OF PART OF THE LAND CONVEYED FROM WARD DEVELOPMENT CORPORATION TO CORNERSTONE HOLDINGS, L.L.C. BY DEED DATED NOVEMBER 24, 1997 AND RECORDED IN 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 THE ACCEPTANCE OF THE STREETS IN THE SUBDIVISION BY HOWARD COUNTY, AS SHOWN IN ACCORDANCE WITH THE ANNOTATED CODE OF MARYLAND, AS NOW AMENDED.

David M. Harris 11/09/2000
DAVID M. HARRIS
REGISTERED PROFESSIONAL LAND SURVEYOR
MARYLAND NO. 10978
FOR BENCHMARK ENGINEERING, INC.
MARYLAND NO. 351

OWNER'S DEDICATION

"CORNERSTONE HOLDINGS, LLC, A MARYLAND LIMITED LIABILITY COMPANY, 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 OUR HANDS THIS 14TH DAY OF NOVEMBER, 2000."

Brian Boy 11/14/00
BRIAN BOY
CORNERSTONE HOLDINGS, LLC
DATE
David J. Matlock 11/14/00
WITNESS DATE

THE PURPOSE OF THIS PLAT IS TO RESUBDIVIDE LOT 1, RECORDED AS PLAT NO. 14475, INTO 2 BUILDABLE LOTS; 19 AND 20.

RECORDED AS PLAT NO. 14548
ON 12/4/00 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

RESUBDIVISION PLAT
PATUXENT RIDGE
LOTS 19 AND 20
A RESUBDIVISION OF LOT 1 AS SHOWN ON PLAT NO. 14475

SP-98-09 F-99-23 F-99-147 F-01-44
6th ELECTION DISTRICT OF HOWARD COUNTY, MARYLAND
TAX MAP NO. 50 SCALE: AS SHOWN
GRID: 3 DATE: NOVEMBER, 2000
PARCEL NO. 374 ZONED: R-SC SHEET: 1 OF 1