

Drāināge And Utility Easement	
SYM	BEARING & DISTANCE
(One)	506°35'32"E 73.31'
(013)	508°44'14"W 20.09'
(sund)	NØ6°35'32"W 91.45'
(out)	N48°24'28"E 28.28'

Pnt-Pnt Radius Arc Delta Tangent	Chard Brazina & Diadana
	Chord Bearing & Distance
655-3017   420.00'   115.72'   15°47'09"   50.23'	N11°10'02"E 115.35'
655-3017 420.00° 115.72° 15°47°09° 50.23° 3004-755 300.00° 70.02° 11°45°47° 39.15°	# 509*17'21"W 77.88'

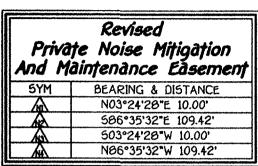
-Existing Centerline Of Roadway (

OUZ 548\*24\*28\*W (DUI)

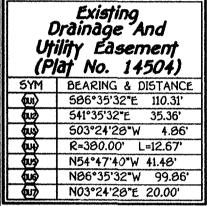
Public Drainage

And Utility

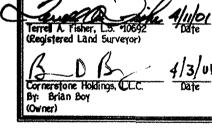
Easement



And Ma	Revised te Noise Mitigation Aintenance Easement
5YM	BEARING & DISTANCE
AS)	506°35'32"E 60.79'
_ Ando	508°44'14"W 10.04'
_ <b>A</b> A	N06°35'32"W 67.06'
_AA	503°24'20"W 10.00'



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



"Developer Reserves Unto Itself, Its Successors And Assigns, All Easements Shown On This Plan For Water, Sewer, Storm Drainage, Other Public Utilities, Located In, On, Over, And Through Lots 29 And 31, 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. Upon Completion Of The Public Utilities Their Acceptance By Howard County, And, The County Shall Accept The Easements And Record The Deed(s) Of

Easement in The Land Records Of Howard County."

0.643 Ac.4

0.000 Ac.

0.643 Ac.\*

0.000 Ac.

0.643 Ac.±

Lot 29 The Land Record Of 14,005 Sq.Ft.+ Howard County, Maryland. 503°24'28"W-Maintenance Provided By ·N03°24'28"E 4.86' Homeowner's Association. 4.86' Mitigated Existing Public 10' Wide Tree ROCKBURN VIEW 65dBA Line LOTS 4 THRU 35 Maintenance-PLAT Nos. 14503 - 14508 (756) |Lot 31| Easement Plat No. 14504: 14,000 Sq.Ft.+ Existing Public -(655) Existing Public 6'-Sewer & Utility Wide Drainage & Easement Moos Utility Easement Plat No. 14504 NBO-44"54"W 100.28" Plat No. 14504 LOT 24 ROCKBURN VIEW LOTS 4 THRU 35 PLAT Nos. 14503 - 14508 E 1377250 E 419786.6438 LOT 30 Reservation Of ROCKBURN VIEW a Cteller LOTS 4 THRU 35 Public Utility Easements PLAT Nos. 14503 - 14508 This subdivision is subject to Section 18.1228 of the Howard County Code. Public water and public sewer service HAS BEEN GRANTED under the terms and provisions, THEREOF, EFFECTIVE 10/2/2000

MONTGOMERY ROAD

-Mitigated 65dBA Line

506°35'32"E 110.31'

Existing Public Sewer Easement

L. 2088, F. 471-

Existing 20° Wide Public Drainage And

Utility Easement

Plat No. 14504

LOT 28

10' Wide Private Noise

Mitigation And Maintenance

Easement Recorded Among

FISHER. COLLINS & CARTER. INC. IVIL ENGINEERING CONSULTANTS & LAND SURVEYORS

tennial square office park - 10272 Baltimore national pike

ELLICOTT CITY, MARYLAND 21042

CORNERSTONE HOLDINGS. L.L.C.

Owner And Developer

provisions, Thereof, effective 10/2/2000 On which date developer agreement 14-3794-D

was filed and accepted.

ATTN: MR. BRIAN BOY 9691 NORFOLK AVENUE LAUREL, MARYLAND 20723

£ 1377750

Existing 20' Public Sewer Easement

· 10' Private Noise Mitigation

And Maintenance Easement

Recorded Among The Land

Record Of Howard County,

Maryland. Maintenance

Association.

Provided By Homeowner's

L. 2088, F. 471-

E 419939.0441

PROPERTY OF

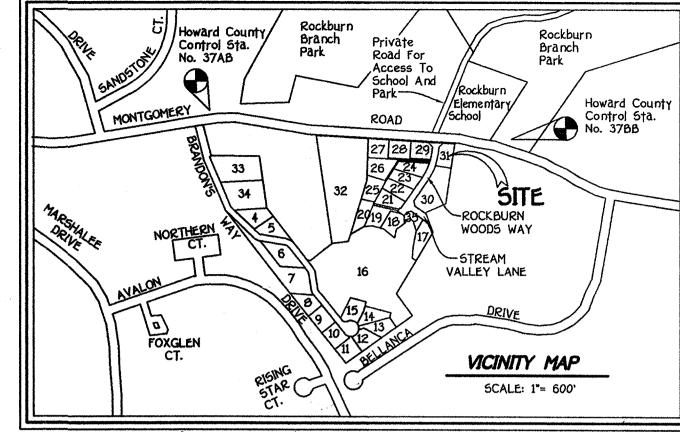
CORNERSTONE HOLDINGS, LLC

LIBER 5096, FOLIO B

TAX PARCEL No. 329

£ 1377750

E 419939.0441



## General Notes:

- Subject Property Zoned R-20 Per 10/18/93 Comprehensive Zoning Plan.
- Coordinates Based On Nad '83, Maryland Coordinate System As Projected By Howard County Geodetic Control Stations No. 37BA And No. 37BB. Sta. 37BA 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". 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".
- Denotes Concrete Monument Or Stone Found.
- 10. 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) Requirements:
- a) Width 12 Feet (14 Feet Serving More Than One Residence); Surface - Six (6") Inches Of Compacted Crusher Run Base With Tar And
- Chip Coating. (1-1/2" Minimum); Geometry - Maximum 15% Grade, Maximum 10% Grade Change And 45-Foot
- Turning Radius; 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 I Foot Depth Over Surface:
- Structure Clearances Minimum 12 Feet: Maintenance - Sufficient To Ensure All Weather Use.
- 11. All Lot Areas Are More Or Less (±).

Reforestation Obligation Occurred By This Subdivision.

- 12. Distances Shown Are Based On Surface Measurement And Not Reduced To Nad '83 Grid Measurement.
- 13. Plat Subject To Prior Department Of Planning File Nos. 597-06, P98-16 And
- 14. 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. D05962501.
- 15. • Denotes Mitigated 65dBA Line.

  16. Denotes Portion Of Existing Noise Mitigation And Maintenance Easement Removed By Recordation Of This Plat. The Portions Of The Existing Noise Mitigation And Maintenance Easements Are No Longer Required Since The Approved
- Site Development Plan Specifically Locates The Limits Of The Residential Rear Yard Which Requires Noise Mitigation. 17. 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

PURPOSE NOTE: The Purpose Of This Plat Is To Create A Public Drainage And Utility Easement Across Lot 31 And To Remove A Portion Of The Existing Noise Mitigation And Maintenance Easement Within Lots 29 And 31, Previously

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

Area Tabulation

Total Number Of Buildable Lots To Be Recorded

Total Area Of Buildable Lots To Be Recorded

Total Area Of Open Space Lots To Be Recorded

Total Number Of Lots To Be Recorded

Total Area Of Roadway To Be Recorded

Total Area Of Lots To Be Recorded

Total Area To Be Recorded

Total Number Of Open Space Lots To Be Recorded

Dia & Matural Marif 4-26-01

APPROVED: Howard County Department Of Planning And Zoning

Chief. Development Engineering Division

Cornerstone Holdings, L.L.C., A Maryland Limited Liability Company, By Brian Boy, Owner 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 Lines And Grant 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 And Floodplains And Open Space Where 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 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 green Day Of April, 2001.

<u>OWNER'S CERTIFICATE</u>

Cornerstone Holdings, L.L.C

En Sall

## SURVEYOR'S CERTIFICATE

I Hereby Certify That The Final Plat Shown Hereon Is Correct; That It Is A Subdivision Comprised Of (1) Part 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 Liber 5104 At Folio 121, And That All Monuments Are In Place Or Will Be In Place Prior To Acceptance Of The Streets In The Subdivision By Howard County, Maryland As Shown, In Advordance With The Annotated Code Of Maryland, As Amended, And Monumentation Is In Accordance With The Howard County Subdivision Regulations.



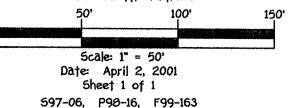
RECORDED AS PLAT No. 1476 ON 5/3/0/ AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

Recorded In Plat No. 14504.

## REVISION PLAT ROCKBURN VIEW

Lots 29 And 31 (A Resubdivision Of Lots 29 And 31- Rockburn View, Plat No. 14504) Zoning: R-20 Part Of Parcel 710

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



F-01-169