

U.S. EQUIVALENT COORDINATE TABLE

POINT	NORTHING	EASTING
100	556,084.2150	1,370,803.7193
101	556,083.2625	1,370,813.7776
102	556,060.2132	1,371,057.1553
103	555,793.6722	1,371,108.6515
104	555,714.0666	1,370,858.1343
105	555,886.1455	1,370,827.6504

METRIC EQUIVALENT COORDINATE TABLE

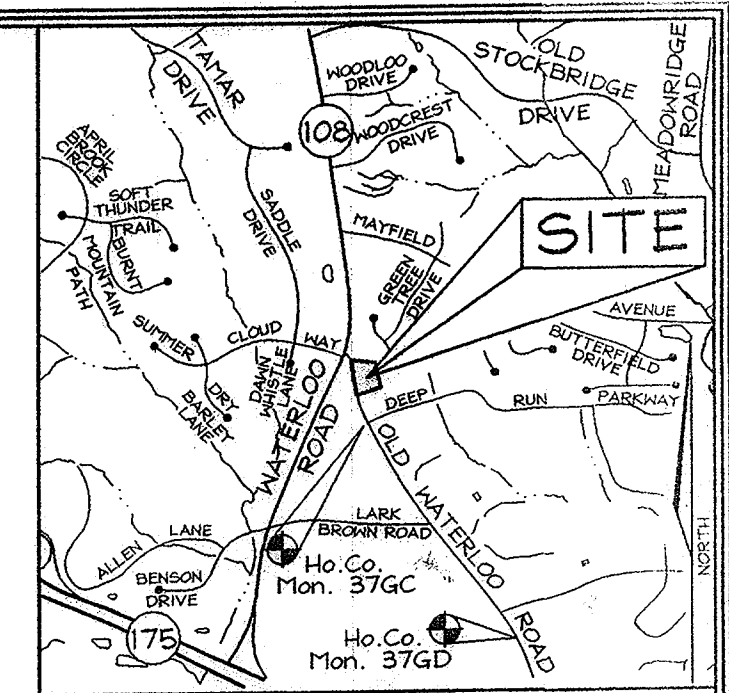
POINT	NORTHING	EASTING
100	1,824,419.6258	4,497,378.5286
101	1,824,416.5008	4,497,411.5282
102	1,824,340.8799	4,498,210.0099
103	1,823,466.4033	4,498,378.9603
104	1,823,205.2306	4,497,557.0552
105	1,823,769.7928	4,497,457.0426

MINIMUM LOT SIZE CHART

LOT NUMBER	GROSS AREA (sf)	PIPESTEM AREA (sf)	MINIMUM LOT SIZE
2	8,783.502±	361.219±	8,422.283±
3	9,071.864±	832.761±	8,239.103±
4	7,967.668±	616.263±	7,351.405±
5	6,913.579±	615.724±	6,297.855±
6	10,345.219±	855.145±	9,490.074±
7	6,598.528±	358.528±	6,240.000±

Reservation Of Public Utility And Forest Conservation Easements

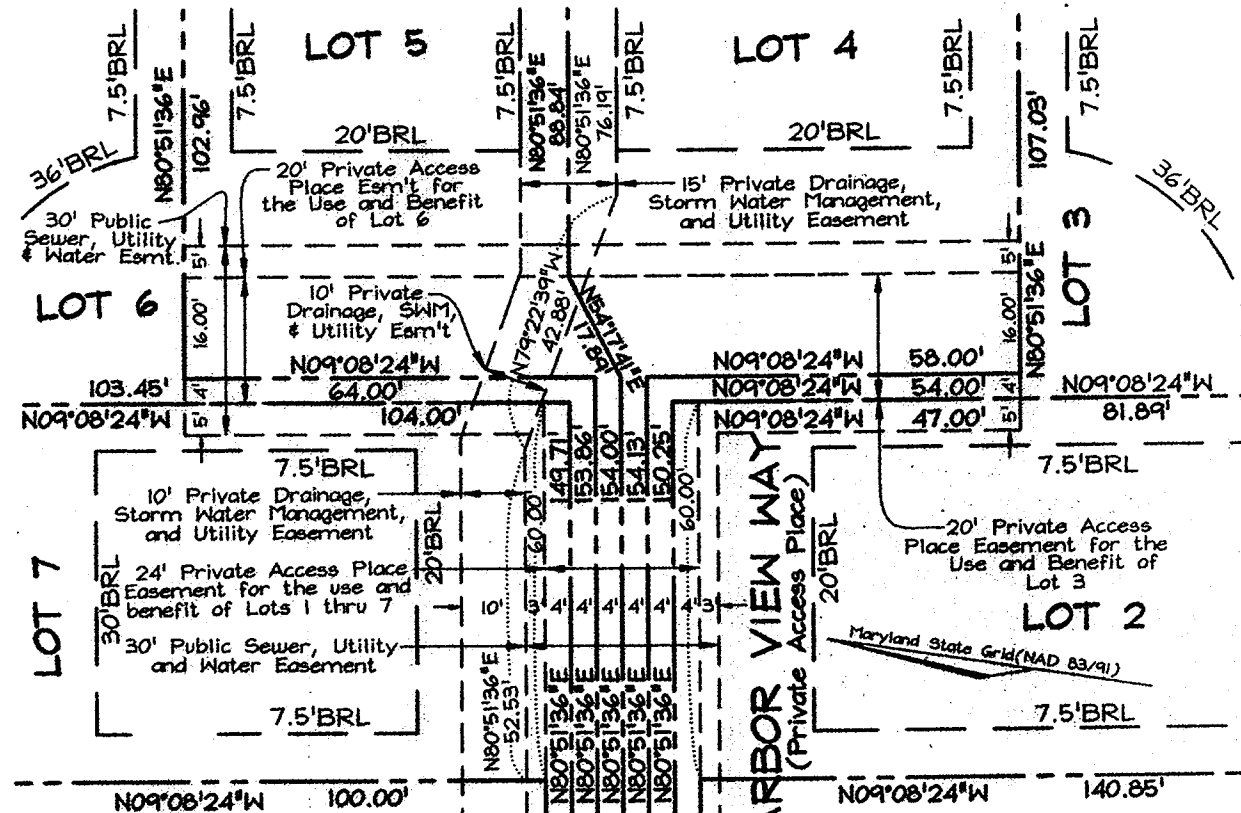
"Developer reserves unto itself, its successors and assigns, all easements shown on this plan for water, sewer, storm drainage, other public utilities and forest conservation (designated as "Forest Conservation Area") located in, on, over, and through lots 1 thru 8, any conveyances of the aforesaid lots shall be subject to easements herein reserved, whether or not expressly stated in deed(s) conveying said lot(s). Developer shall execute and deliver deeds for easements herein reserved to Howard County, with a Metes and Bounds Description of 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 the Developer's obligation 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(s) of easement in the land records of Howard County."



VICINITY MAP
SCALE: 1:2000'

General notes Continued

- Forest conservation obligations for this site are met by retention of 0.357Ac. of forest within open space Lot 8 and a Fee-in-lieu of reforestation of 0.120 Ac. in the amount of \$2,613.60.
- OPEN SPACE DEDICATION**
The Open Space shown hereon is hereby dedicated to a Home Owners Association for the residents of this subdivision and recording references of the Articles of Incorporation and restrictions is shown hereon D06947170 on 08-09-02.
- Water and sewer service to these lots will be granted under the Provision Of Section 18.122.B of the Howard County Code.
- Lots shown on this Plat comply with the minimum width and lot areas as required by the Maryland State Department of Health.
- Ingress, Egress and Maintenance of the Private Access Place is pursuant to the Declaration Of Right Of Access And Maintenance Obligations recorded among the land records of Howard County, Maryland.



T-TURNAROUND DETAIL
SCALE: 1"=30'

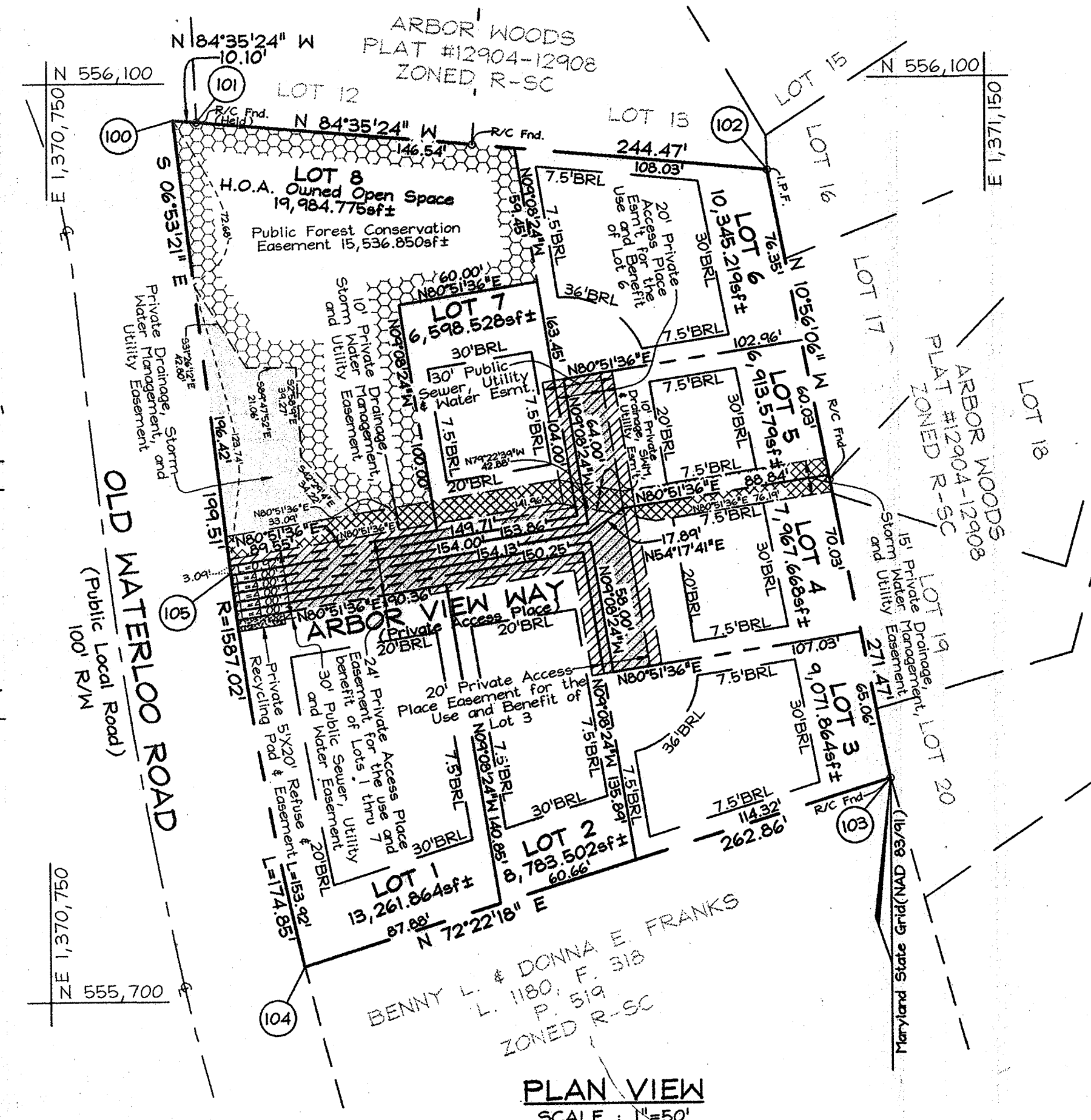
AREA TABULATION CHART

- Total number of Buildable Lots to be recorded: 7
- Total area of Buildable Lots to be recorded: 1.445 Acres±
- Total number of Open Space Lots to be recorded: 1
- Total area of Open Space Lots to be recorded: 0.459 Acres±
- Total area of public road right of way: 0 Acres
- Total area of subdivision to be recorded: 1.904 Acres±

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.

C.B. Miller 12/20/02
C.B. Miller (Maryland Property Line Surveyor #135) Date

Brian D. Boy 12/19/02
Brian D. Boy Managing Member Date



PLAN VIEW
SCALE: 1"=50'

GENERAL NOTES

- Subject property zoned R-SC per 10/18/93 Comprehensive Zoning Plan.
- Coordinates based on NAD '83, Maryland Coordinate System as projected by Howard County Geodetic Control Stations no. 37GC and no. 37GD. ♦ Denotes approximate location (see vicinity map).
Sta. 37GC (Meters) N 169,240.7797 E 417,865.2828 Elev.: 101.1425
(Feet) N 555,250.791 E 1,370,946.348 Elev.: 331.832
Sta. 37GD (Meters) N 168,627.0373 E 418,294.2157 Elev.: 88.6734
(Feet) N 553,237.204 E 1,372,353.605 Elev.: 290.923
- This plan is subject to compliance with the fourth edition of the Howard County subdivision regulations.
- Denotes iron pipe or rebar found.
- Denotes iron pipe set.
- Denotes concrete monument found.
- Denotes concrete monument set.
- 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 and 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 Easements are allowed.
- There are no wetlands or streams located on-site per a nontidal wetland delineation analysis performed by Exploration Research Inc. in Oct., 2000.
- Water and Sewer are public.
- BRL Denotes Building Restriction Line.
- This plat is based on field run Monumented Boundary Survey performed on or about Nov., 2000 By C.B. Miller and Associates, Inc. All lot areas are more or less (+/-).
- For flag or pipestem lots, refuse collection, snow removal and road maintenance are provided to the junction of the flag or pipestem and road right-of-way line only and not onto the pipestem lot driveway.
- Driveway(s) shall be provided prior to issuance of a use and occupancy permit to ensure safe access for fire and emergency vehicles per the following requirements:
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;
G) Maintenance - sufficient to ensure all weather use
- There is no 100 Year Floodplain existing on-site.
- Distances shown are based on surface measurement and not reduced to NAD '83 grid measurement.
- Density Calculations:
A. Density Allowable (4.0 units per acre): 1.904 ac. x 4.0 = 7 units
B. Density Proposed: 7 units
- Open space tabulation:
A. Open space required: 1.904 ac. x 0.20 = 0.381 ac. +/- (20% of gross area)
B. Open space provided: 0.459 ac.
- Lot Areas are more or less.

General notes Continued see this sheet.

OWNER/DEVELOPER
CORNERSTONE HOLDINGS, LLC
9691 Norfolk Avenue
Laurel, Maryland 20723

FSH Associates
Engineers Planners Surveyors
8318 Forrest Street Ellicott City, MD 21043
Tel: 410-750-2251 Fax: 410-750-7350
E-mail: FSHAssociates@cs.com

APPROVED: For Public Water and Public Sewerage Systems
Howard County Health Department

Penny Borenstein 1/10/03
Howard County Health Officer Date

APPROVED: Howard County Department of Planning and Zoning

Chad Williams 1/10/03
Chief, Development Engineering Division MK Date

Joseph Rutter 1/14/03
Director Date

OWNER'S CERTIFICATE

We, Cornerstone Holdings, LLC, 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 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 road and street 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; (2) 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 said Easements and Rights-of-Way.

Witness my hand this 19th day of DECEMBER, 2002.

Brian D. Boy
Brian D. Boy Managing Member

Zacharia Y. Fisch
Witness

SURVEYOR'S CERTIFICATE

I hereby certify that the final plat shown hereon is correct; that it is a subdivision of all of the lands conveyed by Mildred V. Tressler, To Cornerstone Holdings, LLC by deed dated August 21, 2002 and recorded in the land records of Howard County in liber 6394 folio 96, 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 amended.

C.B. Miller 12/20/02
C.B. Miller (Maryland Property Line Surveyor #135) Date



Recorded as Plat No. 15774 on Jan. 21, 2003
Among the Land Records of Howard County, Maryland.

**SUBDIVISION PLAT OF
ARBOR OVERLOOK**

LOTS 1 THRU 7 AND
OPEN SPACE LOT 8
A SUBDIVISION OF PARCEL 148
TAX MAP 37 GRID 20
1st ELECTION DISTRICT
HOWARD COUNTY, MARYLAND
Scale: As Shown
Date: Dec. 18, 2002
Sheet 1 of 1
SP-01-07 F-02-109