

U.S. EQUIVALENT COORDINATE TABLE		METRIC COORDINATE TABLE	
No.	NORTH	No.	NORTH
27	563130.1134370	27	171642.4010770
2974	562926.1006000	2974	171500.2430100
2975	562791.0430130	2975	171539.2986500
3106	563179.4126930	3106	171657.4283211
3107	563107.0044210	3107	171660.0105090
3108	563165.0292090	3108	171653.2000913
4206	562004.0122070	4206	171543.2498646
7013	563032.7575510	7013	171612.7277444
7014	563022.5004560	7014	171609.6030140
7015	562900.1590070	7015	171599.1343320
7022	563101.2945560	7022	171633.6170653

CURVE DATA TABULATION					
PT-PT.	RADIUS	ARC LENGTH	DELTA	TANGENT	CHORD BEARING AND DISTANCE
7022-3106	65.00'	67.55'	59°32'17"	37.10'	N01°03'30"E 64.55'

This subdivision is subject to Section 10.122B 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 14-39B-D WAS FILED AND ACCEPTED.

E 1377250
419710.4394
(Meters)
N 171602.7432
(Meters)

The Requirements §3-100, The Real Property Article, Annotated Code of Maryland, 1986 Replacement Volume, (As Supplemented) As Far As They Relate To The Making Of This Plat And The Setting Of Markers Have Been Complied With

Terrell A. Fisher 6/17/02
Date
(Registered Land Surveyor)

Brian Boy 6/19/02
Date
Cornerstone Holdings, L.L.C.
(Owner) By: Brian Boy

Reservation Of Public Utility Easements

"Developer Reserves unto itself, its successors and assigns, all easements shown on this plan for water, sewer, storm drainage and other public utilities, located in, on, over, and through lots 9 through 12 any conveyances of the aforesaid lots shall be subject to the easements herein reserved, whether or not expressly stated in the deeds conveying said lots. Developer shall execute and deliver 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 deeds of easement in the land records of Howard County."

AREA TABULATION

TOTAL NUMBER OF BUILDABLE LOTS TO BE RECORDED	4
TOTAL NUMBER OF OPEN SPACE LOTS TO BE RECORDED	0
TOTAL NUMBER OF LOTS TO BE RECORDED	4
TOTAL AREA OF BUILDABLE LOTS TO BE RECORDED	1.431 AC±
TOTAL AREA OF OPEN SPACE LOTS TO BE RECORDED	0.000 AC±
TOTAL AREA OF LOTS TO BE RECORDED	1.431 AC±
TOTAL AREA OF ROADWAY TO BE RECORDED	0.000 AC±
TOTAL AREA TO BE RECORDED	1.431 AC±

OWNER AND DEVELOPER
CORNERSTONE HOLDINGS, L.L.C.
9691 NORFOLK AVENUE
LAUREL, MARYLAND 20723
ATTENTION: MR. BRIAN BOY

FISHER, COLLINS & CARTER, INC.
CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS
CENTENNIAL SQUARE OFFICE PARK - 10272 BALTIMORE NATIONAL PKWY
ELLCOTT CITY, MARYLAND 21042
(410) 481 - 2095

OWNER'S CERTIFICATE

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 of 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 19th Day of June 2002.

Brian Boy
Date
Cornerstone Holdings, L.L.C.
By: Brian Boy

SURVEYOR'S CERTIFICATE

I hereby certify that to the best of my knowledge the final plat shown hereon is correct; that it is a subdivision of part of the lands conveyed by Robert J. Wertz and Patricia V. Wertz to Cornerstone Holdings, L.L.C. by deed dated May 10, 2000 and recorded among the land records of Howard County, Maryland in Liber No. 5096 at Folio 8, 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 accordance with the annotated code of Maryland, as amended, and monumentation is in accordance with the Howard County Subdivision Regulations.

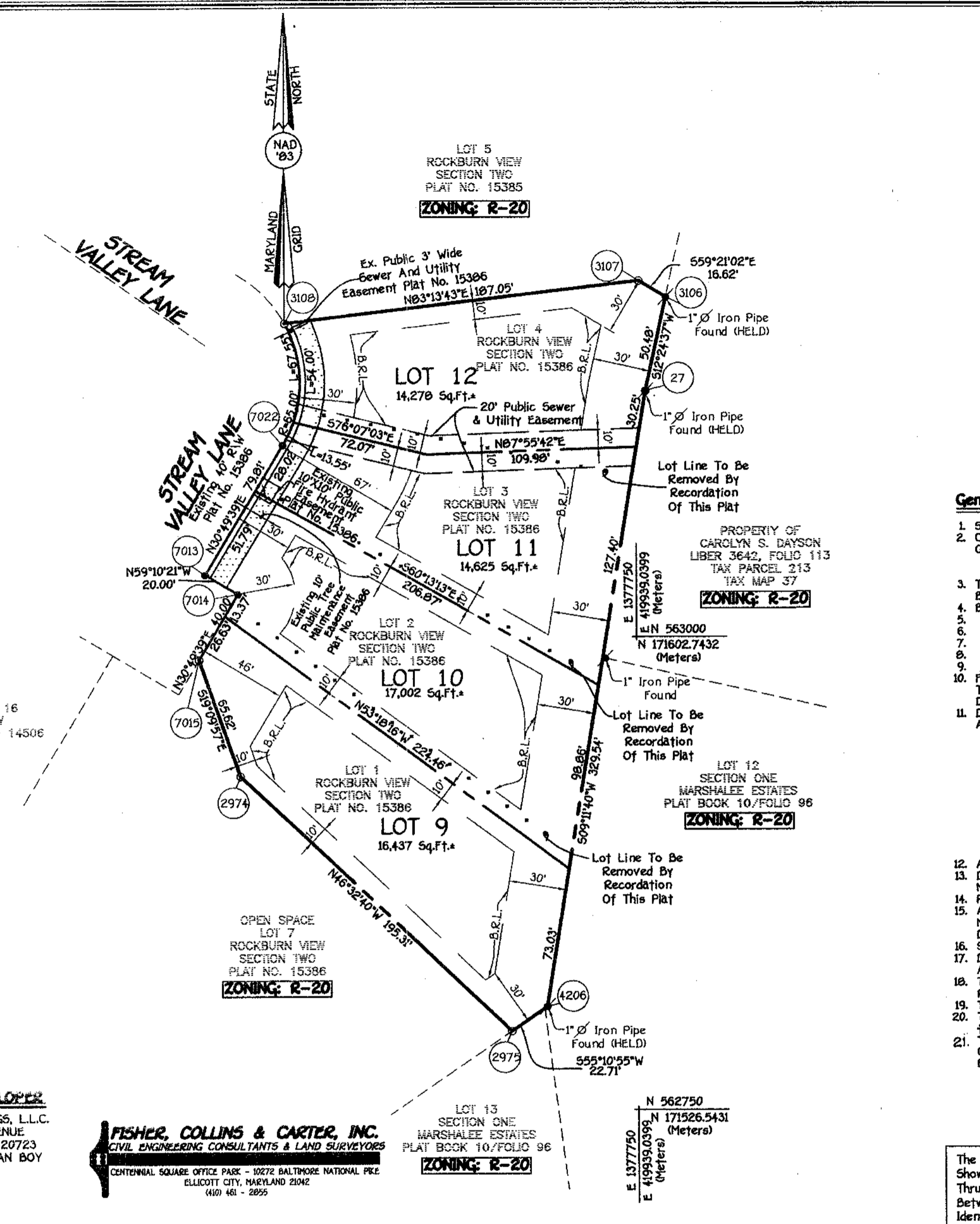
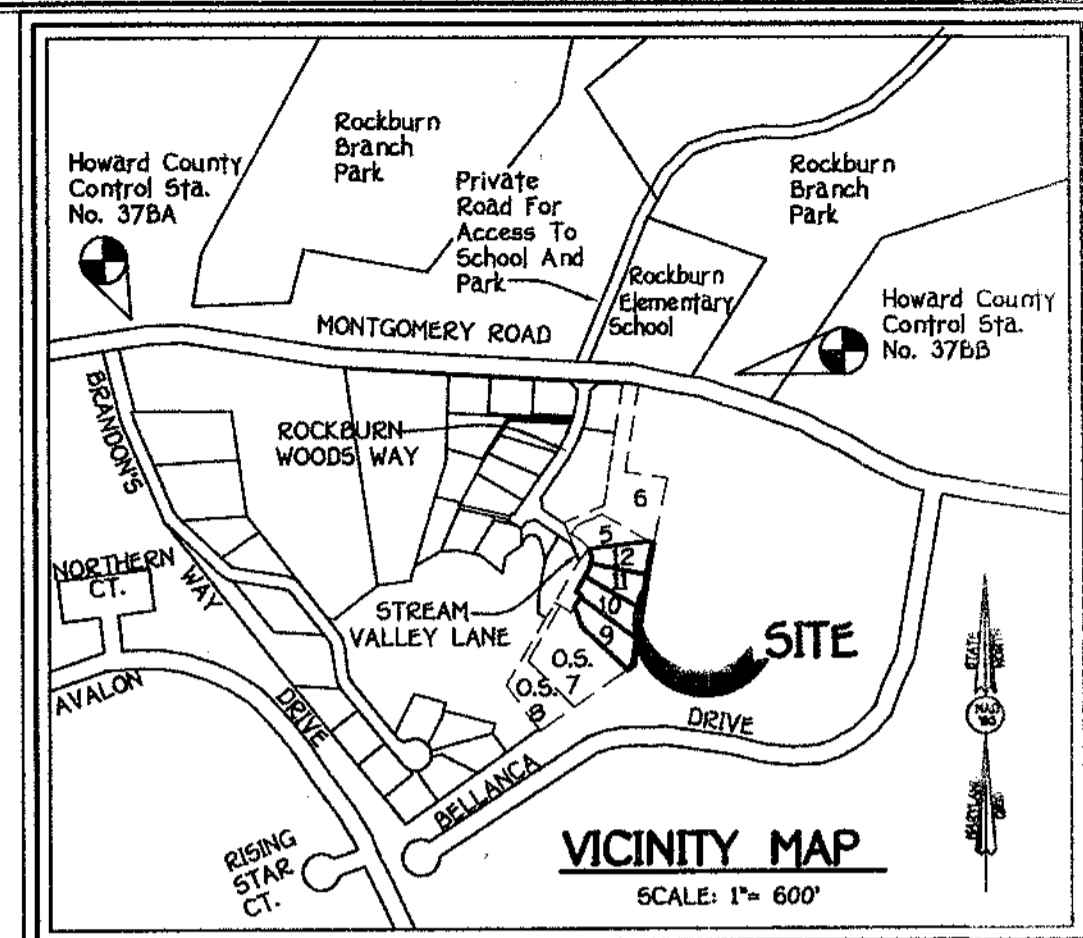
Terrell A. Fisher
Date
Terrell A. Fisher, Professional Land Surveyor No. 10692

RECORDED AS PLAT No. 15487 ON 7-3-02 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

ROCKBURN VIEW
SECTION TWO
LOTS 9 THRU 12
(A Resubdivision of Lots 1 Thru 4, Rockburn View, Plat No. 15386)
ZONING: R-20
TAX MAP No. 37 PARCEL No. 329, GRID 4
FIRST ELECTION DISTRICT
HOWARD COUNTY, MARYLAND

Scale: 1" = 50'
DATE: JUNE 13, 2002
SHEET 1 OF 1

K:\Drawings 03\0584 Wertz Property\Record Plats\30084 Record Plat Sheet 3 Revised.dwg, 6/17/2002 1:26:44 PM



General Notes:

- Subject Property Zoned R-20 Per 10/10/93 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 171042.2050 (meters) E 419510.2654 (meters)
Sta. 37BB N 171004.9509 (meters) E 420027.5970 (meters)
- This Plat Is Based On Field Run Monumented Boundary Survey Performed On Or About March, 1909 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.
- Denotes Angular Change In Bearing Or Rights-Of-Way.
- Denotes Concrete Monument Set With Aluminum Plate "F.C.C. 106".
- Denotes Concrete Monument Or Stone Found.
- 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 And Not To 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 (Minimum) 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 - 1/2" 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 (225-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.
- All Lot Areas Are More Or Less (±).
- Distances Shown Are Based On Surface Measurement And Not Reduced To Nad '83 Grid Measurement.
- Plat Subject To Prior Department Of Planning File Nos. 599-10, P01-10 & F-02-10.
- 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. 005962501.
- Storm Water Management Will Be Provided By Existing Detention Pond On Lot 7, (F99-163).
- Declaration Of Covenants, Conditions And Restrictions For Rockburn Subdivision In Liber 5243 At Folio 39.
- This Plat Is In Compliance With The Fifth Edition Of The Subdivision And Land Development Regulations.
- The Forest Conservation Obligation Was Provided Under Developers' Agreement For F-02-10.
- The Open Space Requirements For Lots 9 Thru 12 Were Fulfilled Under Section F-02-10 Based On The Smallest Lot Size For This Subdivision Of 14,000 Sq. Ft.
- This Plan Is Exempt From Perimeter Landscaping In Accordance With Section 16.124 Of The Howard County Code And Landscape Manual, Since It Is A Plat Of Resubdivision To Revise Property Lines Between Interior Lots Of The Same Subdivision.

The Purpose Of This Plat Is (1) To Relocate The Common Lot Lines Between Lots 1 Thru 4 As Shown On A Plat Entitled "Rockburn View, Section Two" And Recorded As Plat Nos. 15304 Thru 15306 And (2) To Add A Public Sewer And Utility Easement Along The Common Lot Line Between Lot 11 And Lot 12 To Provide Sewer Service To The Adjoining Parcel Of Land Identified As Tax Parcel 213 On Tax Map 37.