

U.S. Equivalent Coordinate Table				Metric Coordinate Table			
Proj	North	East	Proj	North	East		
30	563659.95016	137779.925930	30	1725.791173	419917.601505		
144	563659.774902	137779.925930	144	1808.475985	419935.145754		
306	563659.830143	137779.925930	306	1808.610147	419915.138211		
3016	563659.520	137779.925930	3016	171735.593199	419861.803198		
3017	563659.065224	1377571.664959	3017	171802.346543	419884.683249		
3018	563659.718054	1377571.664959	3018	171803.825670	419884.771325		
3019	563659.187238	1377598.395723	3019	171810.979275	419892.830804		
3044	563659.309522	1377415.337630	3044	171687.876918	419837.034584		
3045	563659.123957	1377409.178857	3045	171688.488379	419835.156776		
3106	563179.412693	1377765.897040	3106	1557.428321	419943.885348		
3107	563179.984421	1377765.897040	3107	1557.428321	419943.885348		
3108	563179.829209	1377765.897040	3108	1557.428321	419943.885348		
4135	563179.190733	1377811.178811	4135	171720.149593	419957.687199		
7021	563179.718887	1377546.094947	7021	171660.006889	419876.889536		

Curve Data Tabulation					
Point	Knot	Arc	Delta	Tangent	Chord Bearing & Distance
3000	420.00'	52.34'	01°50'10"	25.17'	S85°36'28"E 50.34'
3001	65.00'	29.86'	31°33'26"	118.66'	N19°11'11"E 228.41'
3002	65.00'	29.86'	26°19'28"	15.20'	N41°52'23"W 29.60'

Private Noise Mitigation And Maintenance Easement	
SYM	BEARING & DISTANCE
▲	S03°24'28"W 10.00'
▲	S86°35'32"E 68.80'
▲	S66°35'32"E 30.22'
▲	S48°06'10"E 23.50'
▲	S08°46'07"W 11.94'
▲	N86°35'32"W 27.67'
▲	N86°35'32"W 67.87'

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.

Terril A. Fisher, L.S. 10692  
Date: 8/15/02  
(Registered Land Surveyor)

Cornerstone Holdings, L.L.C.  
By: Brian Boy  
(Owner)

**Reservation Of Public Utility Easements**

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 40 And 41, Rockburn View, And Lots 13 And 14, Rockburn View, Section Two. 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 And Their Acceptance By Howard County, The County Shall Accept The Easements And Record The Deed(s) Of Easement In The Land Records Of Howard County.

This subdivision is subject to Section 18.122B of the Howard County Code. Public water and public sewer service HAS BEEN INSTALLED under the terms and provisions, THEREOF, EFFECTIVE 10/27/2000 & 3/26/2002 ON WHICH DATE DEVELOPER AGREEMENT 14-3794-D & 14-3867-D WAS FILED AND ACCEPTED.

AREA TABULATION CHECK	
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:	2.717 Ac.
TOTAL AREA OF OPEN SPACE LOTS TO BE RECORDED:	0.000 Ac.
TOTAL AREA OF LOTS TO BE RECORDED:	2.717 Ac.
TOTAL AREA OF ROADWAY TO BE RECORDED:	0.000 Ac.
TOTAL AREA TO BE RECORDED:	2.717 Ac.

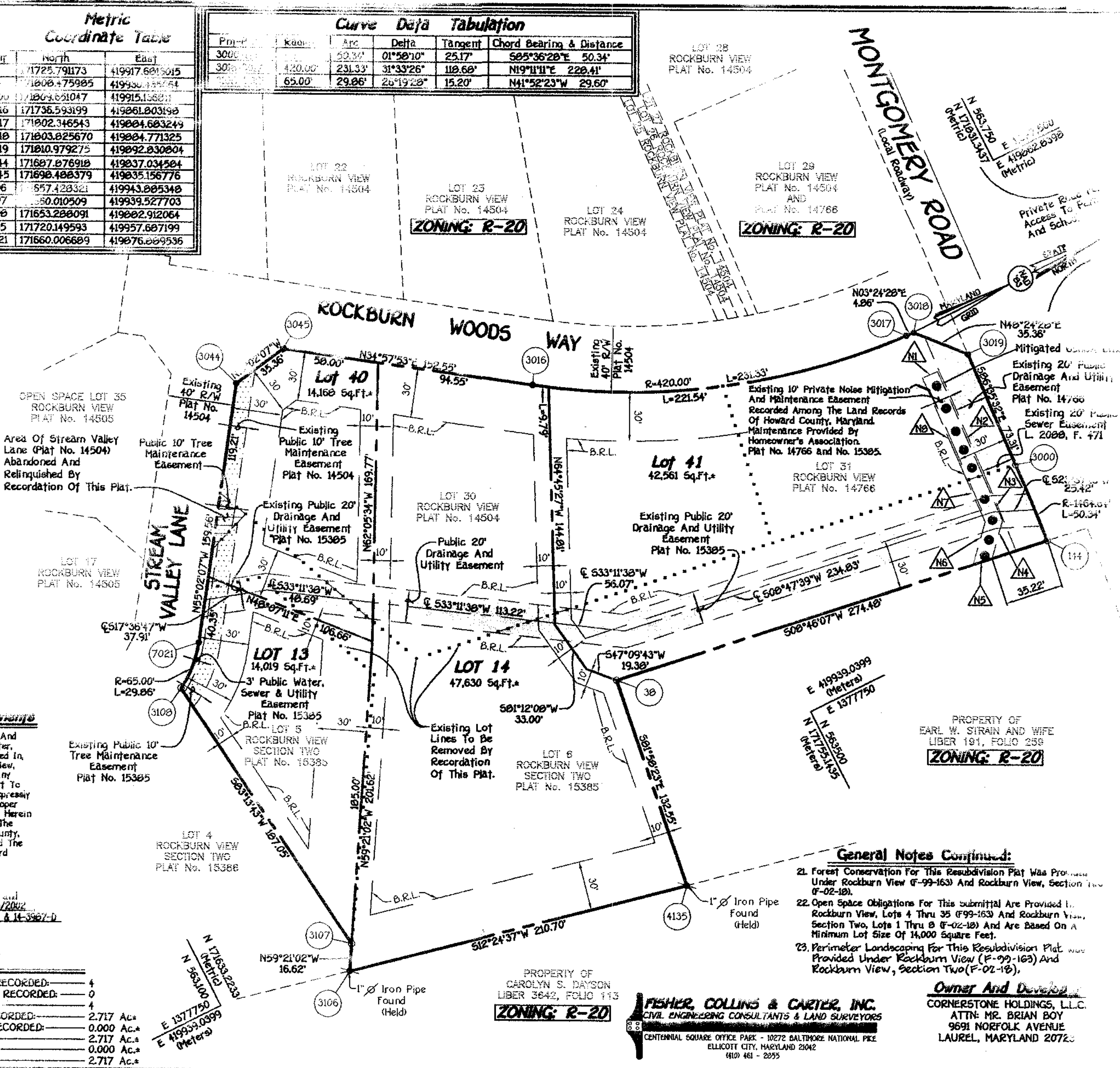
APPROVED: For Public Water And Public Sewerage Systems.  
Howard County Health Department.

Howard County Health Officer: *[Signature]* Date: 8/15/02

APPROVED: Howard County Department Of Planning And Zoning.

Chief, Development Engineering Division: *[Signature]* Date: 8/15/02

Director: *[Signature]* Date: 8/15/02



**OWNER'S CERTIFICATE**

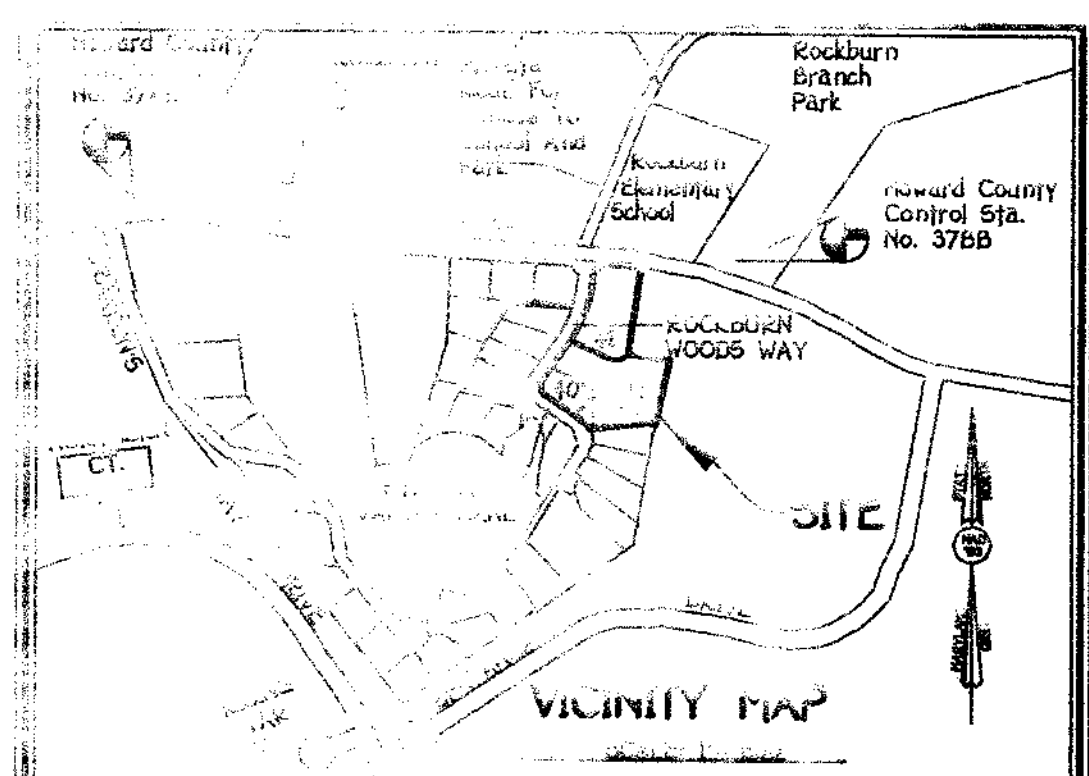
Cornerstone Holdings, L.L.C., A Maryland Limited Liability Company, By Brian Boy, Owners Of The Property Shown And Described Hereon, Hereby Adopt This Plan Of Subdivision, And In Consideration Of The Approval Of This Final Plat By The Department Of Planning And Zoning, Establish The Minimum Building Restriction 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 7TH Day Of August 2002.

Cornerstone Holdings, L.L.C.  
By: Brian Boy  
Witness: *[Signature]*

**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 Robert J. Wertz and Patricia V. Wertz To Cornerstone Holdings, L.L.C. by deed dated May 18, 2000 And Recorded Among The Land Records Of Howard County, Maryland In Liber No. 5096 At Folio 8; (2) 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 Land Records In Liber 5104 At Folio 121, And That All Monuments And 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 Subdivision Code Of Maryland, As Amended, And Monumentation Is In Accordance With The Howard County Subdivision Regulations.

Terril A. Fisher, Professional Land Surveyor No. 10692



**General Notes Continued:**

21. Forest Conservation For This Resubdivision Plat Was Provided Under Rockburn View (F-99-163) And Rockburn View, Section Two (F-02-18).
22. Open Space Obligations For This Submittal Are Provided In Rockburn View, Lots 4 Thru 35 (F-99-163) And Rockburn View, Section Two, Lots 1 Thru 8 (F-02-18) And Are Based On A Minimum Lot Size Of 14,000 Square Feet.
23. Perimeter Landscaping For This Resubdivision Plat Was Provided Under Rockburn View (F-99-163) And Rockburn View, Section Two (F-02-18).

**Owner And Developer:**  
CORNERSTONE HOLDINGS, L.L.C.  
ATTN: MR. BRIAN BOY  
3691 NORFOLK AVENUE  
LAUREL, MARYLAND 20723

**General Notes:**

1. The Plat Is Based On The Rockburn View Boundary Survey Performed On Or About March 1995 By Fisher, Collins & Carter, Inc.
2. B.R.L. Denotes Building Restriction Lines.
3. ▲ Denotes Iron Pipe Found (Held).
4. ○ Denotes Original Line Location Of Boundary Or Right-Of-Way.
5. E Denotes Easement Measurement With Maximum Plate T.C.C. 100'.
6. S Denotes Concrete Measurement In Feet.
7. (w/curb) Shall Be Provided At The Expense Of A User And Occupant, Permit To Install Safe Access For Fire And Other Vehicles Per The Following Minimum Requirements: (a) Width - 12 Feet (14 Feet Where More Than One Residence); (b) Surface - 6" (8") Minimum Concrete Curbs With Top And Chip Sealing; (c) 2" (2") Minimum Concrete Base Change And 12" (12") Turfing; (d) Structures - Concrete Or Masonry Supporting 40' (40') Grade Tents; (e) Drainage Easements - Minimum 1% Slope Change And 12" (12") Turfing; (f) Structural Clearances - Minimum 10' (10') Clearances; (g) Maintenance - Sufficient To Maintain The Easement.
8. All Lot Areas Are In Acres.
9. Distances Shown Are Based On The Survey Station And Not Reduced To Mean Sea Level Measurement.
10. Existing Drainage Improvements Shall Be Maintained And Not Subject To New Building Extensions Or Additions To The Existing Dwelling To Be Constructed At A Distance Less Than The Zoning Requirements.
11. The Private Sewerage Disposal System (The Existing Dwelling On Lot 14 Shall Be Properly Abandoned After Completion Of The Existing Dwelling To The Public Sewer.
12. Plat Subject To Prior Department Of Planning And Zoning File No. 597-06, P98-16, F99-163, F01-169, (Rockburn View), F99-18, F01-169, F02-18 (Rockburn View, Section 2).
13. Articles Of Incorporation Of The Rockburn View Homeowners Association, Inc. Filed With The Maryland State Department Of Assessments And Taxation On September 7, 2000 As Account No. D 05982501. Description Of The Covenants, Conditions And Restrictions And By Laws For Rockburn View Dated September 7, 2000 Are Recorded In Liber 5243 At Folio 39 And Liber 5243 At Folio 39 Resubdivision Plat (Amendment) Recorded In Liber 5456 At Folio 478. Second Amendment Recorded In Liber 5106. Declaration Of Covenants And Restrictions And By Laws For Rockburn View, Section Two Dated March 12, 2002 Recorded In Liber 6171 At Folio 221.
14. Storm Water Management For This Submittal Shall Be Provided By Detention Method And Will Be Located In The Subdivision On Lot 4 Thru 35, Rockburn View, Section 2 (F-02-18). Storm Water Management Shall Be Provided By Retention And Shallow Marsh.
15. The Forest Conservation obligation of the Rockburn View Developers' Agreement For F99-163 And F01-169 (Rockburn View) And Rockburn View, Section 2.
16. ▲ Denotes Mitigated Easement.
17. The Plat Is In Compliance With The Subdivision And Land Development Regulations.

**PURPOSE NOTE**

THE PURPOSE OF THIS PLAT IS:

- (1) TO RESUBDIVIDE LOT 30 OF ROCKBURN VIEW (F99-163), LOT 31 OF ROCKBURN VIEW (F01-169), AND LOTS 5 AND 6 OF ROCKBURN VIEW, SECTION TWO (F02-18) TO CREATE FOUR (4) BUILDABLE LOTS (LOTS 13, 14, 13, 14) IN ROCKBURN VIEW, SECTION TWO AND LOTS 40 AND 41 IN ROCKBURN VIEW.
- (2) TO ABANDON A PORTION OF THE STREAM VALLEY LANE ROAD RIGHT OF WAY AND TO INCORPORATE THE AREA INTO LOT 40.
- (3) TO ESTABLISH A WIDE PUBLIC DRAINAGE AND UTILITY EASEMENT ON LOTS 13, 14 AND 40 IDENTIFIED ALONG CENTERLINE 533°13'30"W.

RECORDED AS PLAT NO. 15560 ON 9-5-02  
AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

**ROCKBURN VIEW**  
Section Two  
Lots 13 and 14  
And  
Rockburn View  
Lots 40 and 41

Scale: 1" = 50'

August 8, 2002  
Sheet 1 of 1