

U.S. EQUIVALENT COORDINATE TABLE

POINT	NORTHING	EASTING
1	534,714.6310	1,347,519.3130
2	534,658.2014	1,347,604.2244
12	533,733.7367	1,346,948.0696
13	533,626.9674	1,347,035.9705
14	533,626.0340	1,347,035.6668
15	533,625.9185	1,347,035.7697
16	533,733.6272	1,346,948.1598
17	533,733.8073	1,346,880.9503
18	533,814.4124	1,346,743.0113
19	533,793.6621	1,346,730.9519
20	533,709.8248	1,346,874.4224
21	533,709.5740	1,346,967.9623
22	533,985.6916	1,347,292.0431
23	534,033.5931	1,347,215.1402

METRIC EQUIVALENT COORDINATE TABLE

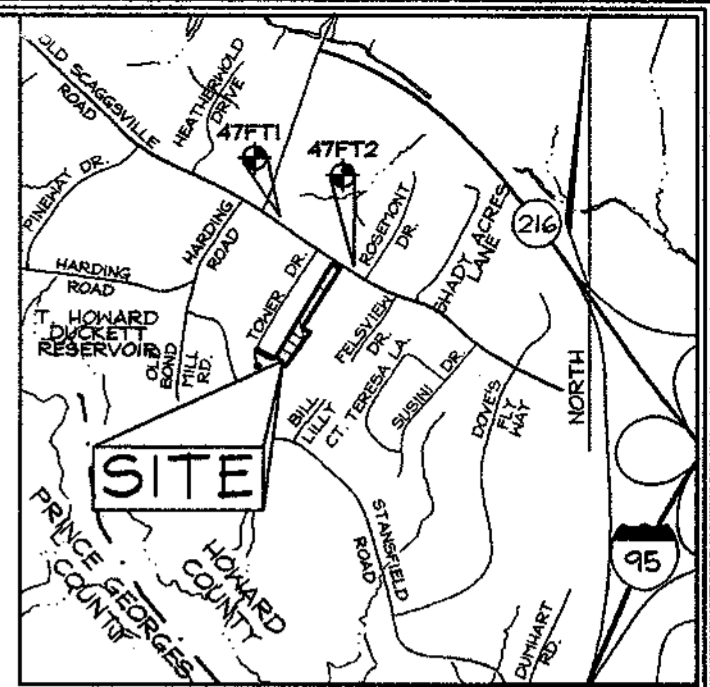
POINT	NORTHING	EASTING
1	162,981.3455	410,724.7081
2	162,964.1457	410,750.5891
12	162,682.3683	410,550.5927
13	162,649.8250	410,577.3850
14	162,649.5405	410,577.2924
15	162,649.5053	410,577.3238
16	162,682.3349	410,550.6202
17	162,682.3898	410,530.1347
18	162,706.9583	410,488.0908
19	162,700.6336	410,484.4151
20	162,675.0799	410,528.1450
21	162,675.0035	410,556.6560
22	162,759.1643	410,655.4360
23	162,773.7647	410,631.9960

MINIMUM LOT SIZE CHART

LOT NUMBER	GROSS AREA (sf)	PIPESTEM AREA (sf)	MINIMUM LOT SIZE
1	15,517±	1,520±	13,997±
2	16,103±	2,050±	14,053±
3	16,650±	2,612±	14,038±
4	17,145±	3,136±	14,009±

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 1-5, 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."



EASEMENT LINE TABLE

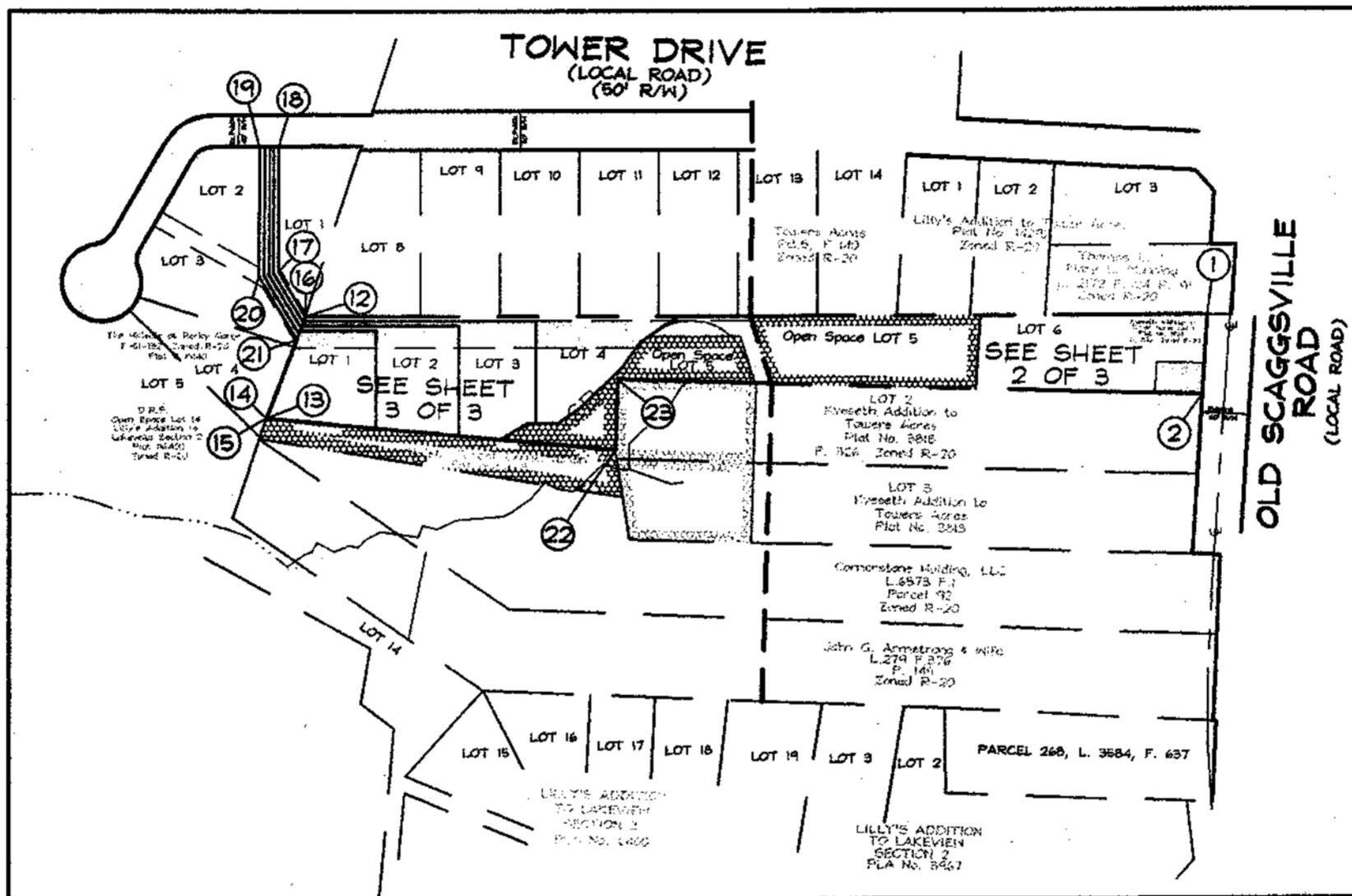
LINE	LENGTH	BEARING
E1	62.94'	N77°15'23"W
E2	114.79'	S30°12'55"W
E3	22.20'	S12°17'31"E
E4	431.28'	S30°12'55"W
E5	11.36'	N39°27'50"W
E6	5.62'	N89°50'47"W
E7	559.53'	N30°12'55"E
E8	84.56'	S77°15'23"E
E9	122.26'	S04°01'56"E
E10	15.48'	S25°00'42"E

PROPERTY LINE TABLE

LINE	LENGTH	BEARING
L1	39.76'	S01°07'28"E
L2	38.96'	S29°46'16"W
L3	32.28'	N04°10'05"W
L4	74.93'	N14°19'30"W
L5	39.79'	S25°00'42"E
L6	58.08'	N04°01'56"W

Continuation of General Notes

- Open space requirements:
 - Minimum open space required: (30% of gross area for 14,000 sq.ft. lots) 3.1234 ac. x 30% = 0.9370 ac. or 40,816.59 sq.ft.
 - Open space provided: 0.9843 ac.± or 42,876.1080 sq. ft.
- There are no floodplains, historic structures or cemeteries on-site.
- Landscape is provided in accordance with Section 16.124 of the Howard County Subdivision Regulations and the Landscape Manual.
- There is an existing dwelling on Lot 6 to remain. No new buildings, extensions, or additions to the existing dwelling are to be constructed at a distance less than the zoning regulation requires.
- This property is within the Metropolitan District.
- Public water and Public sewer will be used within this site.
- Public water and sewer service to these lots will be granted under the provisions of Section 18.122.B of the Howard County Code.
- Landscape for Lots 1 through 5 is provided under SDP-03-131.
- This plan is subject to the Fourth Edition of the Subdivision Regulations and the new zoning regulations as amended by Council Bill 50-2001.
- The Planning Director approved waiver petition WP-01-132 on July 3, 2001. The waiver from section 16.121.e.(1) to create open space lot no. 5 without the minimum required frontage on a public road was subject to the following:
 - Dedication of the open space to the Department of Recreation and Parks.
 - Provide access to the open space via a 24' public Access easement.
- A.P.F.O. traffic study prepared by The Traffic Group on April 6, 2001 approved under S-01-27.
- Based on a non-tidal wetland delineation investigation prepared by Exploration Research, Inc. approved under S-01-27 there are no wetlands on-site.
- Stormwater Management for the subject property to be provided as follows:
 - This site is exempt from providing channel protection (CPV).
 - Water quality and recharge for this site is provided by the sheet flow to buffer credit and a grass swale along the use-in-common access driveway.
- Water and sewer contract no. 24-3879-D to be utilized for lots 1 thru 4.
- Homeowner's Association declaration of covenants, conditions, and restrictions for this subdivision recorded in Liber T128 Folio 007.



GENERAL NOTES

- Subject property zoned R-20 per 10/18/93 Comprehensive Zoning Plan.
- Coordinates based on NAD '83/91, Maryland Coordinate System as projected by Howard County Geodetic Control Stations no. 47FT1 and no. 47FT2. ♦ Denotes approximate location (see vicinity map).
 - Sta. 47FT1 N 535143.322 (ft) E 1,346,960.276 (ft) Elev. 404.040 (ft)
 - N 163,112.0109 (m) E 410,554.3131 (m) Elev. 123.1516 (m)
 - Sta. 47FT2 N 534,509.424 (ft) E 1,347,851.039 (ft) Elev. 401.100 (ft)
 - N 162,918.7983 (m) E 410,825.8184 (m) Elev. 122.2555 (m)
- Denotes Sheet Flow to Buffer Credit Area
- Denotes iron pipe found.
- Denotes rebar and cap 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.
- This plat complies with the requirements of Section 16.1200 of the Howard County Code for Forest Conservation by Retention of 0.28 Ac.± of forest and Reforestation of 0.61 Ac.± on open space lot 5 and Offsite Retention of 0.44 Ac.± of forest on Open Space Lot 3, The Hillside at Rocky Gorge V, F-03-79.
- Denotes Wetland Areas. Wetland areas delineated by Exploration Research Inc.
 - W — Denotes Wetland Area outline.
 - Denotes existing centerline of Stream Channel.
 - WB — Denotes Wetland Buffer outline.
 - SB — Denotes Stream Buffer outline.
- BRL Denotes Building Restriction Line.
- No clearing, grading or construction is permitted within wetland or stream system buffers unless approved by the Department of Planning and Zoning.
- This plat is based on field run Monumented Boundary Survey performed on or about December 2001 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.
- 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:
 - 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);
 - Drainage elements - capable of safely passing 100 year flood with no more than 1 foot depth over surface;
 - Structure clearances - minimum 12 Feet;
 - Maintenances - sufficient to ensure all weather use
- Distances shown are based on surface measurement and not reduced to NAD '83 grid measurement.

The Requirements § 3-108, The Real Property Article, Annotated Code of Maryland, 1999 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. Brooke Miller 2/5/04
C. Brooke Miller (MD Property Line Surveyor #135) Date

Brian D. Boy 2/9/04
Brian D. Boy (Member) Date

AREA TABULATION CHART

- Total number of Buildable Lots to be recorded: 5
Total area of Buildable Lots to be recorded: 2.1410 Acres±
- Total number of Open Space Lots to be recorded: 1
Total area of Open Space Lots to be recorded: 0.9843 Acres±
- Total area of Subdivision to be recorded: 3.1253 Ac.±

OWNER/DEVELOPER
Cornerstone Holdings, LLC c/o Brian D. Boy
9691 Norfolk Avenue
Laurel, Maryland 20723
Tel.: (410)792-2565 Fax: (410)792-2567

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

The purpose of this plat is to resubdivide Lot 1, Kveseth Addition to Tower Acres Plat #3138 into 5 Buildable Lots and 1 Open Space Lot and also to Resubdivide the Non-Buildable Parcel 'A' Plat #15140 into 4 Pipestems for Buildable Lots #1 thru 4.

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

Darryl Hovatta MD MPH 3-2-04
Howard County Health Officer Date

APPROVED: Howard County Department of Planning and Zoning

Michael J. ... 2/26/04
Chief, Development Engineering Division Date

Frank ... 2/5/04
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 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 said Easements and Rights-of-Way.

Witness my hand this 9th day of February, 2004.

Brian D. Boy
Brian D. Boy (Member)

Rachana G. Fisch
Witness

SURVEYOR'S CERTIFICATE

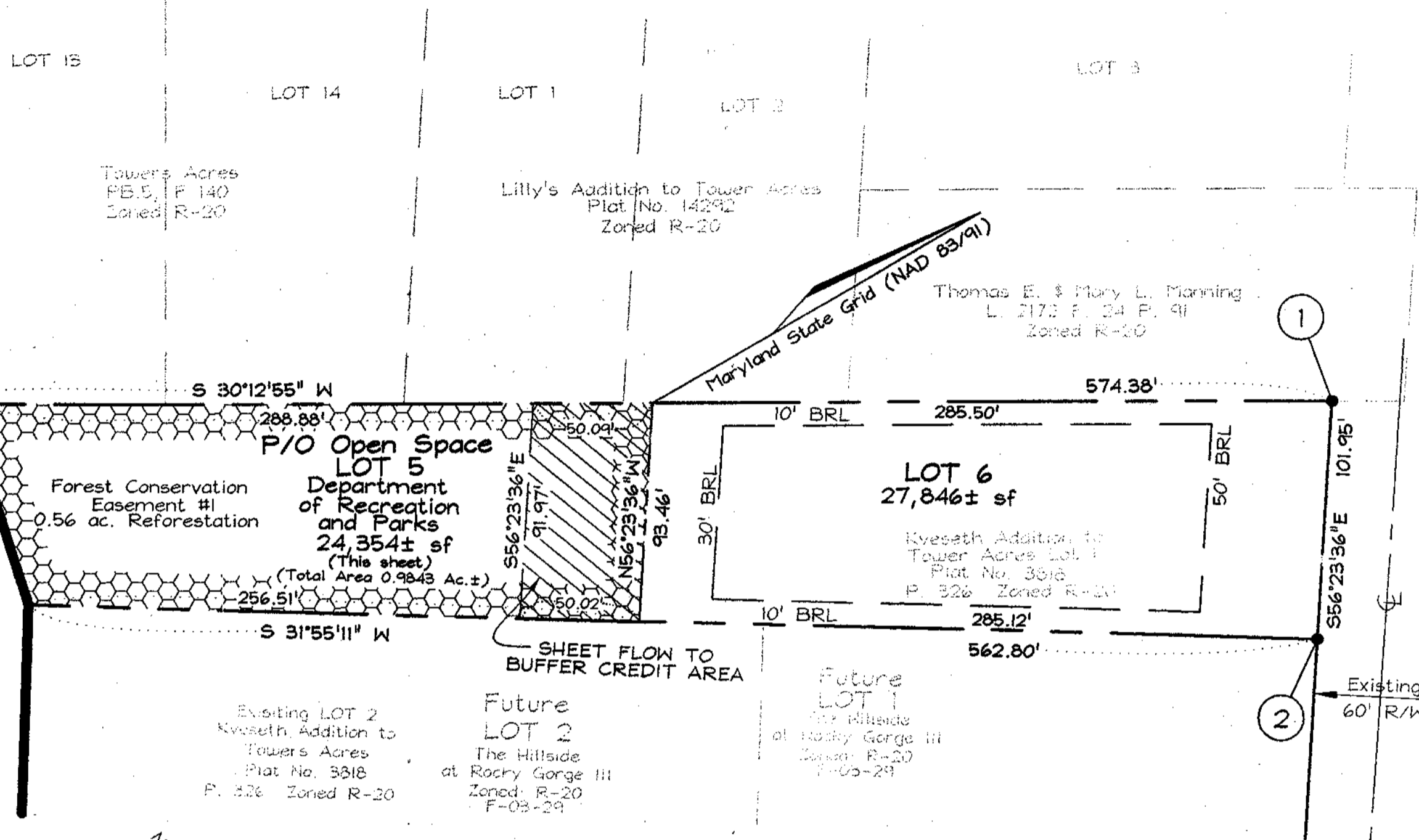
I hereby certify that the final plat shown hereon is correct; that it is a subdivision of all of the lands conveyed by DC Assets Inc. to Cornerstone Holdings, LLC by deed dated March 01, 2001 and recorded in the land records of Howard County in liber 5364 folio 222, and that all monuments are in place 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. Brooke Miller 2/5/04
C. Brooke Miller (MD Property Line Surveyor #135) Date

Recorded as Plat No. 16575 on March 9, 2004
Among the Land Records of Howard County, Maryland.

THE HILLSIDE AT ROCKY GORGE II
LOTS 1 THRU 4, 6 AND OPEN SPACE LOT 5
A RESUBDIVISION OF LOT 1, KVESETH ADDITION TO TOWER ACRES PLAT# 3818 AND A RESUBDIVISION OF NON-BUILDABLE PARCEL 'A' PLAT #15140
TAX MAP 46, GRID 18, PARCEL 326
4TH ELECTION DISTRICT
HOWARD COUNTY, MARYLAND
Scale: As Shown
Date: Feb. 5, 2004
Sheet: 1 of 3
S-01-27, WP-01-132, P-02-16

MATCHLINE SEE SHEET 3 OF 3



E 1,347,300 N 53A 875

N 53A 875
E 1,347,480

N 53A 190
E 1,347,480

OLD SCAGGSVILLE ROAD
(LOCAL ROAD)
(SHA OWNED AND MAINTAINED)

Reservation Of Public Utility And Forest Conservation Easements
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The Requirements § 3-108, The Real Property Article, Annotated Code of Maryland, 1999 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. Brooke Miller (MD Property Line Surveyor #135) 2/5/04
 Brian D. Boy (Member) 2/9/04

AREA TABULATION CHART (Total - This Sheet)

- Total number of Buildable Lots to be recorded: 1
Total area of Buildable Lots to be recorded: 0.6393 Acres±
- Total number of Open Space Lots to be recorded: 1
Total area of Open Space Lots to be recorded: 0.5591 Acres±
- Total area of Subdivision to be recorded: 1.1984 Ac.±

OWNER/DEVELOPER

Cornerstone Holdings, LLC c/o Brian D. Boy
 9691 Norfolk Avenue
 Laurel, Maryland 20723
 Tel: (410)792-2565 Fax: (410)792-2567

FSH Associates

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 E-mail: FSHAssociates@cs.com

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

[Signature] 3-2-04
 Howard County Health Officer MR Date

APPROVED: Howard County Department of Planning and Zoning

[Signature] 2/26/04
 Chief, Development Engineering Division Date
[Signature] 4/5/04
 Director Date

OWNER'S CERTIFICATE

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 Witness my hand this 9th day of February, 2004.
 Brian D. Boy (Member) *[Signature]* Zacharia J. Fisch
 Witness

SURVEYOR'S CERTIFICATE

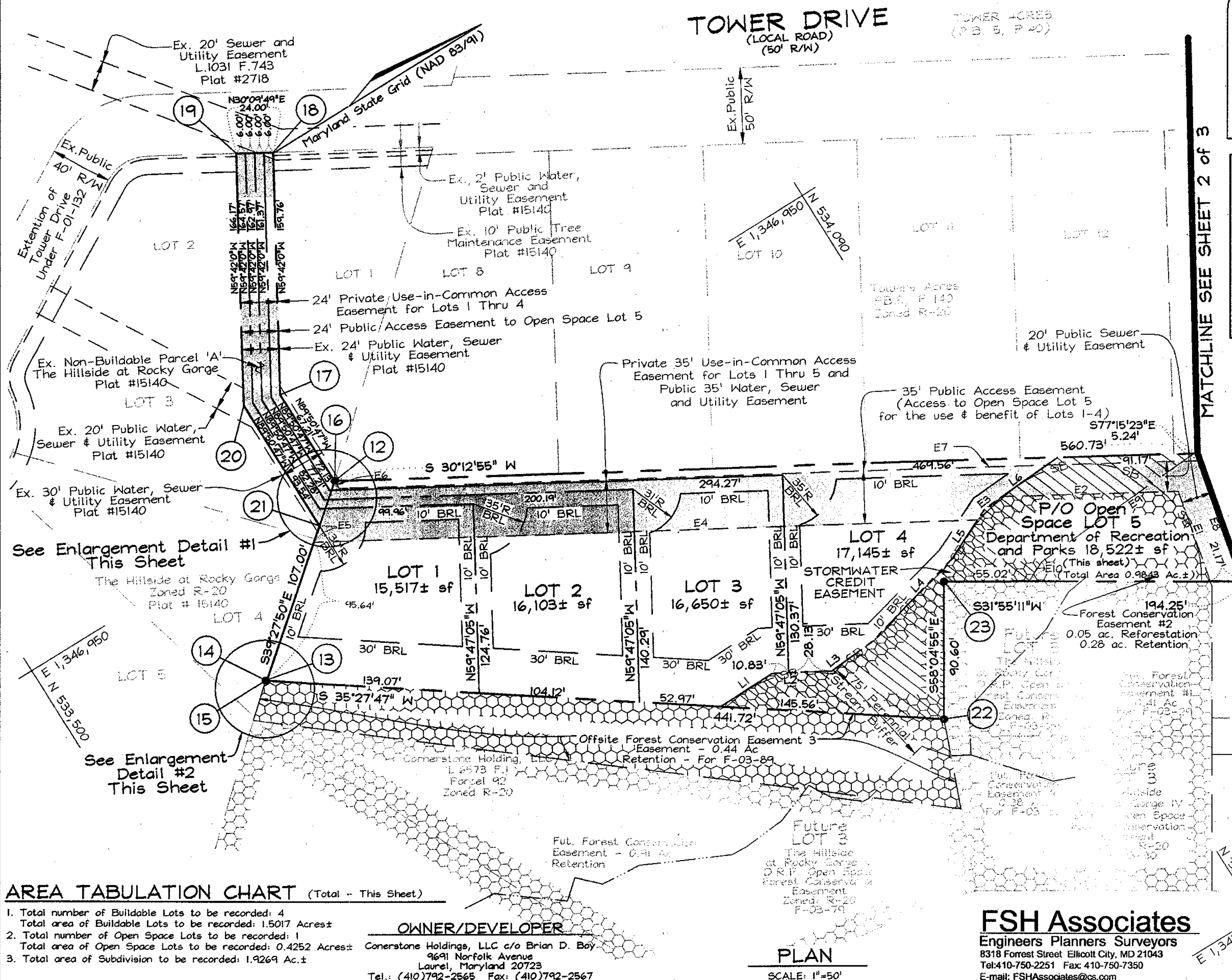
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[Signature] 2/5/04
 C. Brooke Miller (MD Property Line Surveyor #135) Date



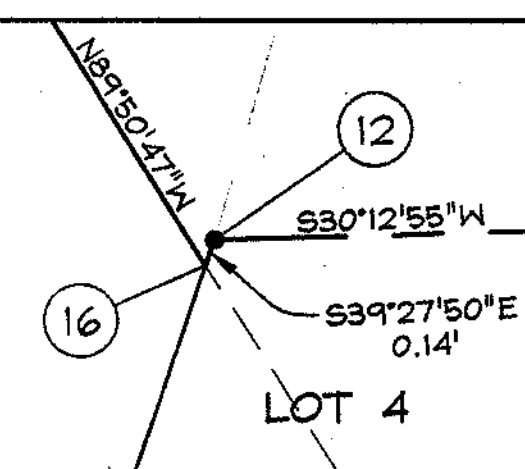
Recorded as Plot No. 16576 on March 9, 2004
 Among the Land Records of Howard County, Maryland.

THE HILLSIDE AT ROCKY GORGE II

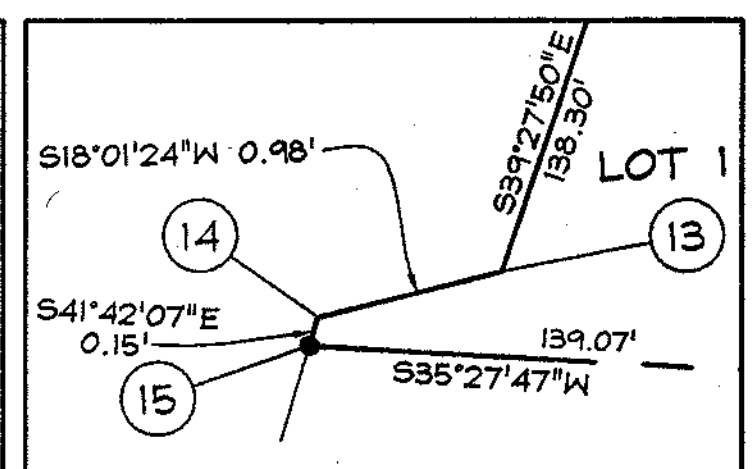
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 A RESUBDIVISION OF LOT 1, KVESETH ADDITION TO TOWER ACRES PLAT# 3818 AND A RESUBDIVISION OF NON-BUILDABLE PARCEL 'A' PLAT #15140
 TAX MAP 46, GRID 18, PARCEL 326
 6TH ELECTION DISTRICT
 HOWARD COUNTY, MARYLAND
 Scale: 1"=50'
 Date: Feb. 5, 2004
 Sheet: 2 of 3
 S-01-27, WP-01-132, P-02-16



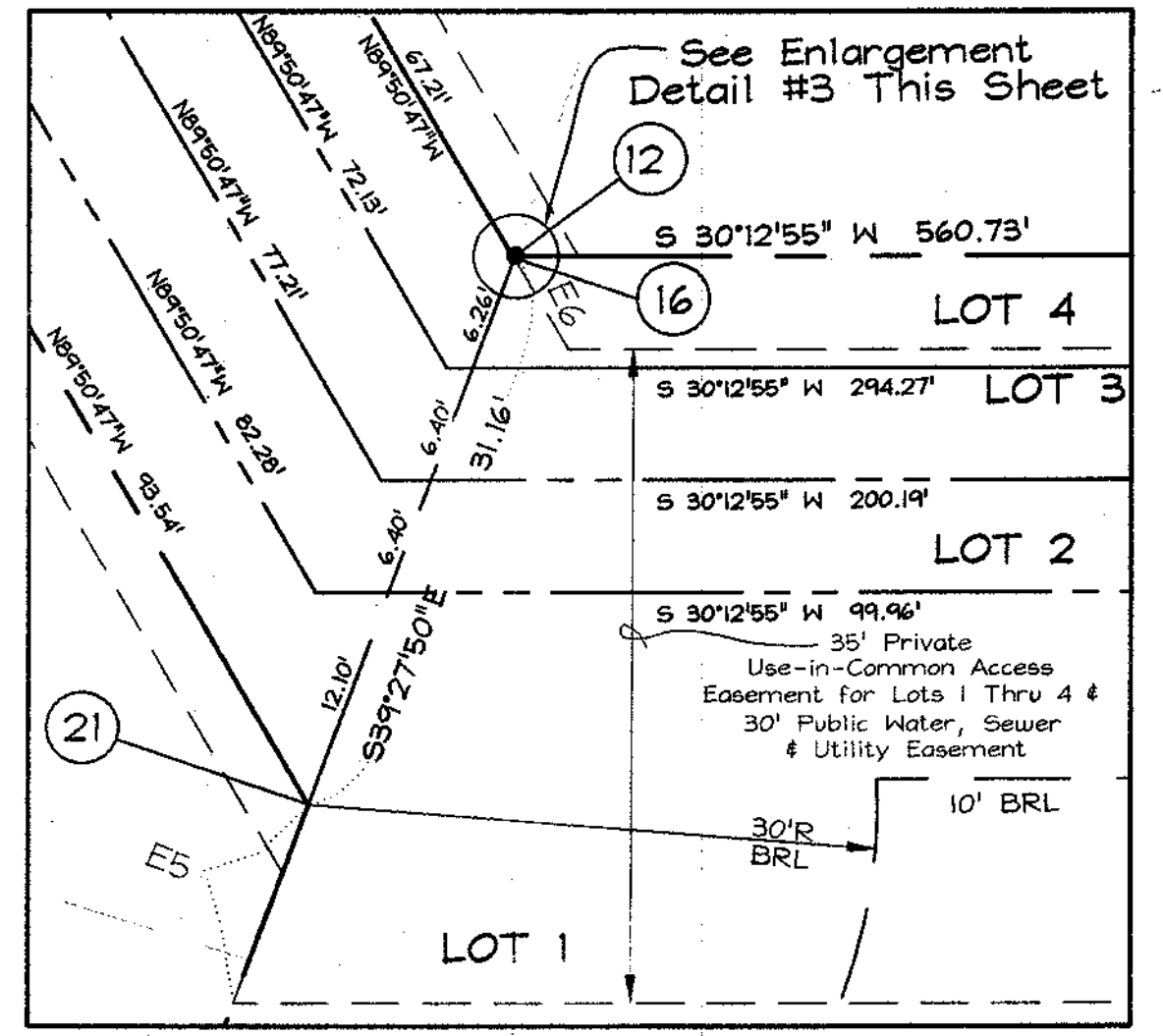
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ENLARGEMENT DETAIL #3
SCALE: 1"=1'



ENLARGEMENT DETAIL #2
SCALE: 1"=1'



ENLARGEMENT DETAIL #1
SCALE: 1"=10'

AREA TABULATION CHART (Total - This Sheet)

- Total number of Buildable Lots to be recorded: 4
Total area of Buildable Lots to be recorded: 1,5017 Acres±
- Total number of Open Space Lots to be recorded: 1
Total area of Open Space Lots to be recorded: 0.4252 Acres±
- Total area of Subdivision to be recorded: 1.9269 Ac.±

OWNER/DEVELOPER
 Cornerstone Holdings, LLC c/o Brian D. Boy
 9691 Norfolk Avenue
 Laurel, Maryland 20723
 Tel.: (410)792-2665 Fax: (410)792-2567

PLAN
 SCALE: 1"=50'

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

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C. Brooke Miller 2/5/04
 C. Brooke Miller (MD Property Line Surveyor #135) Date

Brian D. Boy 2/9/04
 Brian D. Boy (Member) Date

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

Denny Bonetto 3-2-04
 Howard County Health Officer Date

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Witness my hand this 9th day of February, 2004.

Brian D. Boy
 Brian D. Boy (Member)

Richard G. Fisch
 Witness

SURVEYOR'S CERTIFICATE

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C. Brooke Miller 2/5/04
 C. Brooke Miller (MD Property Line Surveyor #135) Date

APPROVED: Howard County Department of Planning and Zoning

Mark D. Wynn 2/26/04
 Chief, Development Engineering Division Date

Mark D. Wynn 2/5/04
 Director Date

Recorded as Plat No. 16577 on March 9, 2004
 Among the Land Records of Howard County, Maryland.

THE HILLSIDE AT ROCKY GORGE II
 LOTS 1 THRU 4, 6 AND OPEN SPACE LOT 5
 A RESUBDIVISION OF LOT 1, KVESETH ADDITION TO TOWER ACRES PLAT# 3818 AND A RESUBDIVISION OF NON-BUILDABLE PARCEL 'A' PLAT #15140
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MATCHLINE SEE SHEET 2 OF 3