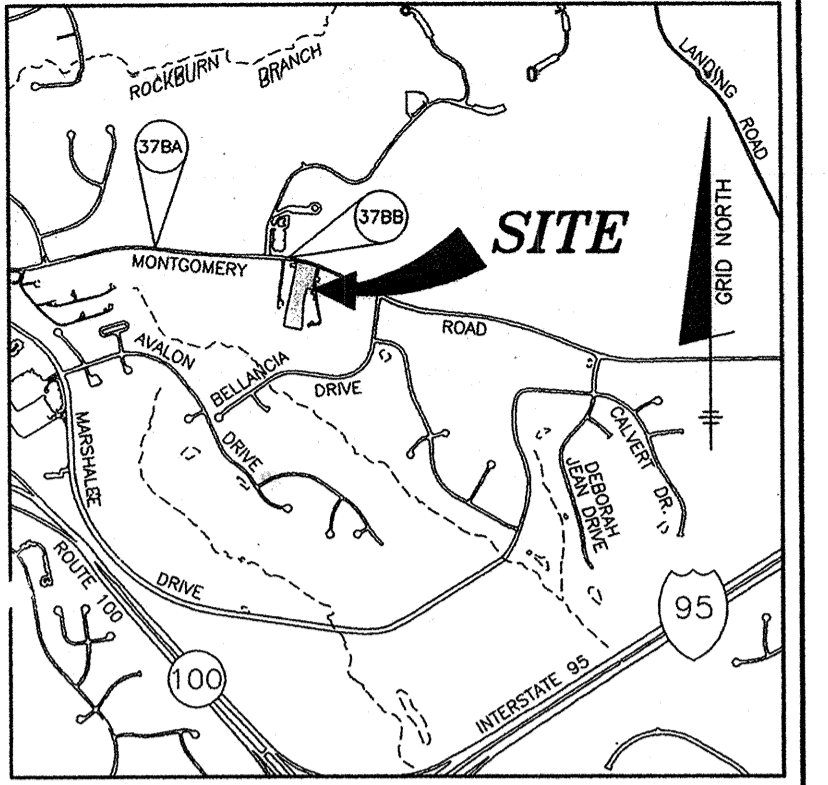


BENCH MARKS - NAD '83
 HO. CO. #37BA EL.=394.786
 N-563,785.618 E-1,376,343.172
 STAMPED DISC ON CONC. MONUMENT
 9.7' S. FROM EDGE OF E.B.L. OF
 MONTGOMERY ROAD; 64' W. FROM
 C/L DRWY. @ #6028

HO. CO. #37BB EL.=373.822
 N-563,663.415 E-1,378,040.471
 STAMPED DISC ON CONC. MONUMENT
 ALONG W.B.L. MONTGOMERY ROAD
 16.3' FROM END GRDL.; 3.5' FROM
 EDGE OF SDWLK.



VICINITY MAP
 SCALE: 1" = 2000'

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.

David Harris 9/10/05
 DAVID M. HARRIS DATE:
 MARYLAND REGISTERED PROFESSIONAL LAND SURVEYOR #10978
 FOR BENCHMARK ENGINEERING, INC. MARYLAND REG. NO. 351

Brian D. Boy 9/1/05
 SIGNATURE OF OWNER DATE:
 BRIAN D. BOY
 AUTHORIZED MEMBER - CORNERSTONE HOLDINGS, L.L.C.

COORDINATE TABLE		
NO.	NORTHING	EASTING
22	563,130.2175	1,377,755.0852
23	563,001.9397	1,377,734.3105
24	562,964.2906	1,377,905.1819
25	563,028.5004	1,377,908.9033
26	563,249.8850	1,377,925.1745
27	563,396.0752	1,377,957.1688
28	563,381.2852	1,378,025.6789
29	563,406.7408	1,378,021.7790
32	563,653.7849	1,377,870.3431
33	563,625.0524	1,377,984.8227
34	563,601.1397	1,378,062.3859

MINIMUM LOT SIZE CHART			
LOT NO.	GROSS AREA	PIPESTEM AREA	MIN. LOT SIZE
52	20,448 S.F.	2,448 S.F.	18,000 S.F.
53	22,462 S.F.	4,462 S.F.	18,000 S.F.

TOTAL TABULATION THIS SUBDIVISION

TOTAL NUMBER OF LOTS AND/OR PARCELS TO BE RECORDED	3
BUILDABLE:	3
NON-BUILDABLE:	0
OPEN SPACE:	0
PRESERVATION PARCELS:	0
TOTAL AREA OF LOTS AND/OR PARCELS TO BE RECORDED	1.40 AC.±
BUILDABLE:	1.40 AC.±
NON-BUILDABLE:	N/A
OPEN SPACE:	N/A
PRESERVATION PARCELS:	N/A
TOTAL AREA OF ROAD RIGHT-OF-WAY TO BE RECORDED (INCLUDING WIDENING STRIPS):	N/A
TOTAL GROSS AREA OF RE-SUBDIVISION TO BE RECORDED:	1.40 AC.±

- NOTES:**
- DENOTES 3/8" PIPE OR STEEL MARKER TO BE SET.
● DENOTES IRON PIPE FOUND.
 - PREVIOUS APPLICABLE HO. CO. DPZ FILE REFERENCES: F-03-114, WP-03-085
 - COORDINATES SHOWN HEREON ARE BASED ON THE NAD '83 MARYLAND COORDINATE SYSTEM AS PROJECTED BY HO. CO. GEODETIC CONTROL STATIONS MONUMENTS 37BA & 37BB, WHICH IS BASED ON THE MARYLAND STATE PLANE COORDINATE SYSTEM.
 - THIS PLAT IS BASED ON A MONUMENTED FIELD-RUN BOUNDARY SURVEY PERFORMED BY BENCHMARK ENGINEERING, INC. ON OR AROUND MAY, 2002.
 - SUBJECT PROPERTY IS ZONED R-20 PER 10-18-93 COMPREHENSIVE ZONING PLAN AND LIES WITHIN THE METROPOLITAN WATER & SEWER DISTRICT.
 - THERE IS AN EXISTING DWELLING LOCATED ON LOT 49 (PROPOSED LOT 51) TO REMAIN. NO NEW BUILDINGS, EXTENSIONS OR ADDITIONS TO THE EXISTING DWELLING ARE TO BE CONSTRUCTED AT A DISTANCE LESS THAN THE ZONING REGULATIONS REQUIRE.
 - TO THE BEST OF OUR KNOWLEDGE THERE ARE NO CEMETERY LOCATIONS ON-SITE.
 - THERE ARE NO EXISTING WETLANDS, WETLANDS BUFFERS, STREAMS, STREAM BUFFERS OR 100-YR. FLOODPLAIN ON-SITE.
 - ALL AREAS ON THIS PLAT ARE "MORE OR LESS".
 - THIS SUBDIVISION IS SUBJECT TO SECTION 18.122.B OF THE HOWARD COUNTY CODE. PUBLIC WATER AND PUBLIC SEWER SERVICE HAS BEEN GRANTED UNDER THE TERMS AND PROVISIONS, THEREOF.
 - BRL INDICATES BUILDING RESTRICTION LINE.
 - UNLESS OTHERWISE NOTED AS "PRIVATE", ALL EASEMENTS ARE "PUBLIC".
 - THE ARTICLES OF INCORPORATION FOR THE HOMEOWNER'S ASSOCIATION WERE RECORDED ON SEPTEMBER 7, 2000 AS ACCOUNT NO. 005982501 AMONG THE RECORDS OF THE MARYLAND STATE DEPARTMENT OF ASSESSMENTS AND TAXATION. A SIXTH AMENDMENT TO THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR THE ROCKBURN VIEW SUBDIVISION WAS RECORDED SIMULTANEOUSLY WITH PLAT NO. 16350 AMONG THE LAND RECORDS OF HOWARD COUNTY MARYLAND AT L.07587/F.341 DATED SEPTEMBER 30, 2003.
 - THE DEVELOPER RESERVES UNTO ITSELF, ITS SUCCESSORS AND ASSIGNS, ALL EASEMENTS SHOWN ON THIS PLAT FOR WATER, SEWER, STORM DRAINAGE AND OTHER PUBLIC UTILITIES LOCATED IN, ON, OVER AND THROUGH LOTS 52 AND 53. ANY AND ALL CONVEYANCES OF THE AFORESAID PARCELS SHALL BE SUBJECT TO THE EASEMENTS HERIN RESERVED, WHETHER OR NOT EXPRESSLY STATED IN THE DEED(S) CONVEYING SAID PARCEL(S). DEVELOPER SHALL EXECUTE AND DELIVER THE DEEDS FOR THE EASEMENTS HERIN 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 EASEMENTS IN THE LAND RECORDS OF HOWARD COUNTY.
 - STORMWATER MANAGEMENT SHALL BE PROVIDED FOR THIS PROJECT BASED ON GUIDELINES ESTABLISHED BY THE 2000 MARYLAND STORMWATER DESIGN MANUAL, VOLUMES 1 & 11. STORMWATER MANAGEMENT SHALL BE PROVIDED BY USE OF ROOFTOP DISCONNECTION CREDITS, NON-ROOFTOP DISCONNECTION CREDITS (INCLUDING GRASS SWALES), NATURAL CONSERVATION AREA CREDIT, SHEET FLOW TO BUFFER CREDIT AND THE USE OF DRYWELLS.
 - THE FOREST CONSERVATION EASEMENT HAS BEEN ESTABLISHED TO FULFILL THE REQUIREMENTS OF SECTION 16.120 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 EASEMENT ARE ALLOWED.
 - FOREST CONSERVATION PLAN AND FOREST STAND DELINEATION PLAN WERE PREPARED BY ECO-SCIENCE PROFESSIONALS, INC. DATED JANUARY, 2003, AND APPROVED UNDER F-03-114. THE FOREST CONSERVATION OBLIGATION HAS BEEN FULFILLED BY RETAINING 0.55 AC.± OF CREDITED EXISTING FOREST AS APPROVED UNDER F-03-114.
 - LANDSCAPING FOR THIS PROJECT WILL BE PROVIDED IN ACCORDANCE WITH A CERTIFIED LANDSCAPE PLAN ON FILE WITH F-03-114 IN ACCORDANCE WITH SECTION 16.124 OF THE HOWARD COUNTY CODE AND LANDSCAPE MANUAL. LANDSCAPE SURETY IN THE TOTAL AMOUNT OF \$5,700.00 WILL POSTED AS PART OF THE GRADING PERMITS FILED WITH THE SITE DEVELOPMENT PLANS.
 - WAIVER PETITION, WP-03-085 WAS REQUESTED AND APPROVED MARCH 27, 2003 TO WAIVE SECTION 16.120(a)(4)(i) & SECTION 16.121(a)(1) WHICH PROHIBITS ACCESS EASEMENTS FOR STORMWATER MANAGEMENT FACILITIES OR OPEN SPACE ON RESIDENTIAL LOTS AND WHICH REQUIRES OPEN SPACE LOTS TO HAVE A MINIMUM OF 40' FRONTING ON A PUBLIC ROAD, RESPECTIVELY.
 - FOR FLAG OR PIPESTEM LOTS, REFUSE COLLECTION, SNOW REMOVAL AND ROAD MAINTENANCE ARE PROVIDED TO THE JUNCTION OF THE FLAG OR PIPESTEM AND THE ROAD RIGHT-OF-WAY ONLY AND NOT ONTO THE FLAG OR PIPESTEM LOT DRIVEWAY.
 - DRIVEWAYS SHALL BE PROVIDED PRIOR TO ISSUANCE OF A USE AND OCCUPANCY PERMIT FOR ANY NEW DWELLINGS FOR FIRE AND EMERGENCY VEHICLES PER THE FOLLOWING MINIMUM REQUIREMENTS:
 A) WIDTH - 12' (14' SERVING MORE THAN ONE RESIDENCE).
 B) SURFACE - 6" OF COMPACT CRUSHER RUN BASE WITH TAR AND CHIP COATING.
 C) GEOMETRY - MAX. 15% GRADE, MAX. 10% GRADE CHANGE & MIN. 45' TURNING RADIUS.
 D) STRUCTURES (CULVERTS/BRIDGES) - CAPABLE OF SUPPORTING 25 GROSS TONS (H25 LOAD)
 E) DRAINAGE ELEMENTS - CAPABLE OF SAFELY PASSING 100 YEAR FLOODPLAIN WITH NO MORE THAN 1 FOOT DEPTH OVER DRIVEWAY.
 F) STRUCTURE CLEARANCES - MINIMUM 12 FEET.
 G) MAINTENANCE - SUFFICIENT TO INSURE ALL WEATHER USE.
 - THE OPEN SPACE FOR THIS RE-SUBDIVISION WAS PROVIDED UNDER PREVIOUSLY RECORDED PLAT NO. 16350 UNDER F-03-114 BY DEED DATED NOVEMBER 30, 2003 AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY MARYLAND AT L.07587/F.330.

THE SOLE AND ONLY PURPOSE OF THIS PLAT IS TO RE-SUBDIVIDE EX. LOT 49 TO CREATE PROP. LOTS 51 THRU 53 AS SHOWN

APPROVED: FOR PUBLIC WATER AND PUBLIC SEWER SYSTEMS:
 FOR PRIVATE SEWER SYSTEM ABANDONMENT:
 HOWARD COUNTY HEALTH DEPARTMENT

Robert J. Weber 9/16/05
 HOWARD COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

Mark DeLugge 9/15/05
 CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

Mark DeLugge 9/15/05
 DIRECTOR DATE

SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, THAT THE FINAL PLAT HEREIN IS CORRECT, THAT IT IS ALL OF THE LANDS CONVEYED BY CAROLYN S. DAYSON L/E TO CORNERSTONE HOLDINGS, L.L.C. BY DEED DATED JUNE 27, 2002 RECORDED AT LIBER 6259, FOLIO 001; RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND 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 NOW AMENDED.

David M. Harris 9/1/05
 DAVID M. HARRIS DATE:
 REGISTERED PROFESSIONAL LAND SURVEYOR MARYLAND REG. NO. 10978
 FOR BENCHMARK ENGINEERING, INC. MARYLAND REG. NO. 351

OWNER'S DEDICATION

CORNERSTONE HOLDINGS, L.L.C., OWNER OF THE SUBDIVISION SHOWN AND DESCRIBED HEREON, HEREBY ADOPT THIS PLAN OF RE-SUBDIVISION AND IN CONSIDERATION OF THE APPROVAL OF THIS FINAL PLAT BY THE DEPT. 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, FLOODPLAIN AND OPEN SPACE WHERE APPLICABLE, AND FOR GOOD AND OTHER VALUABLE CONSIDERATION, HEREBY GRANT THE 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 ERRECTED ON OR OVER THE SAID EASEMENTS AND RIGHTS-OF-WAY, WITNESS OUR HANDS THIS 1st DAY OF Sept. 2005.

Brian D. Boy 9/1/05
 SIGNATURE OF OWNER DATE:
 BRIAN D. BOY
 AUTHORIZED MEMBER - CORNERSTONE HOLDINGS, L.L.C.

Donald Maen 9/1/05
 WITNESS DATE:

RECORDED AS PLAT 17712
 ON 9/23/05 AMONG THE LAND
 RECORDS OF HOWARD COUNTY, MARYLAND.

ROCKBURN VIEW SECTION 3
 LOTS 51 THRU 53
 A RESUBDIVISION OF EX. LOT 49
 RECORDED UNDER
 F-03-114 AS PLAT #16350

1st ELECTION DISTRICT OF HOWARD COUNTY, MARYLAND
 TAX MAP No. 37 SCALE: AS SHOWN
 PARCEL: 213 DATE: SEPT. 6, 2003
 BLOCK: 4 SHEET: 1 OF 1
 ZONED: R-20 **F-03-115**