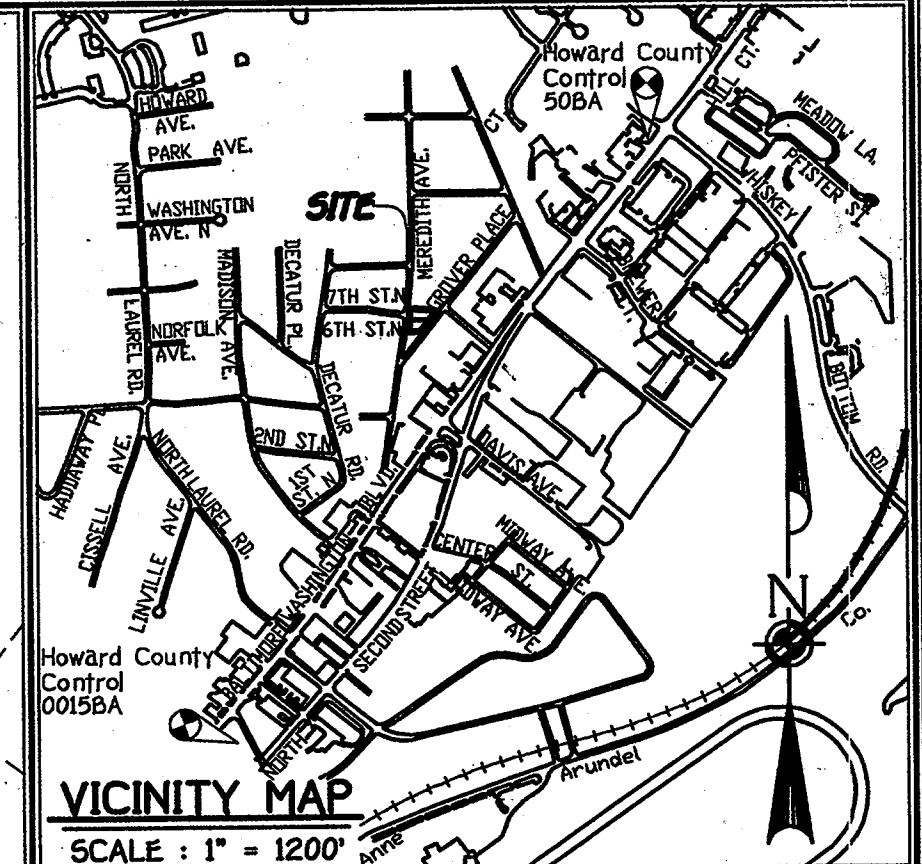


U.S. Equivalent Coordinate Table			Metric Coordinate Table		
POINT	NORTH	EAST	POINT	NORTH	EAST
10	526778.0783	1358264.0491	10	160562.2794	414091.1504
11	526779.6876	1358239.1013	11	160562.7699	414083.5462
211	526767.1581	1358728.7892	211	160559.0423	414141.3632
316	526631.1957	1358627.1400	316	160517.5895	414101.3605
318	526639.6939	1358555.1271	318	160520.0997	414088.4309
320	526764.4684	1358732.7989	320	160558.1311	414142.5048
321	526628.2060	1358631.1477	321	160516.5982	414111.6020
324	526749.5200	1358752.8355	324	160553.5748	414148.6926
325	526613.2576	1358651.1863	325	160512.0419	414117.7098
328	526641.3024	1358530.1792	328	160520.5900	414080.8268

This subdivision is subject to Section 16.122B of the Howard County Code. Public water and public sewer service HAS BEEN GRANTED under the terms and provisions, THEREOF, EFFECTIVE 11/5/03 ON WHICH DATE DEVELOPER AGREEMENT 24-1162-D was FILED AND ACCEPTED.



**General Notes Continued:**

20. Lots 31 And 32 Require The Submission And Approval Of A Site Development Plan In Accordance With Section 16.155(a)(2)(ii) Of The Subdivision Regulations.
21. In Accordance With The Howard County Design Manual, Vol. 1 Section 5, Stormwater Management For Water Quality Has Been Met By Means Of A Grass Channel. Quantity Management Is Not Required For This Site Since The 1 Year Rate Of Runoff Is Less Than 2.0 Fs.
22. Denotes 3,468 Square Foot Area Reserved For Private Use-In-Common Driveway Access Easement For Lots 31 And 32. Private Maintenance Agreement Recorded Among The Land Records Of Howard County Maryland.
23. Private Driveway Access To Lots 31 And 32 Will Be Abandoned Upon Construction Of Meredith Avenue And Reconnected To Meredith Avenue Roadway.
24. Gravity Sewer Service, First Floor Only, For Lots 31 And 32. Basement Sewer Service Shall Be Provided By On-Site Pump.
25. For Lots 31 And 32, Refuse Collection, Snow Removal And Road Maintenance Are Provided To The Junction Of The Proposed Driveway And Meredith Avenue Road Right Of Way Line Only And Not Onto The Private Driveway.

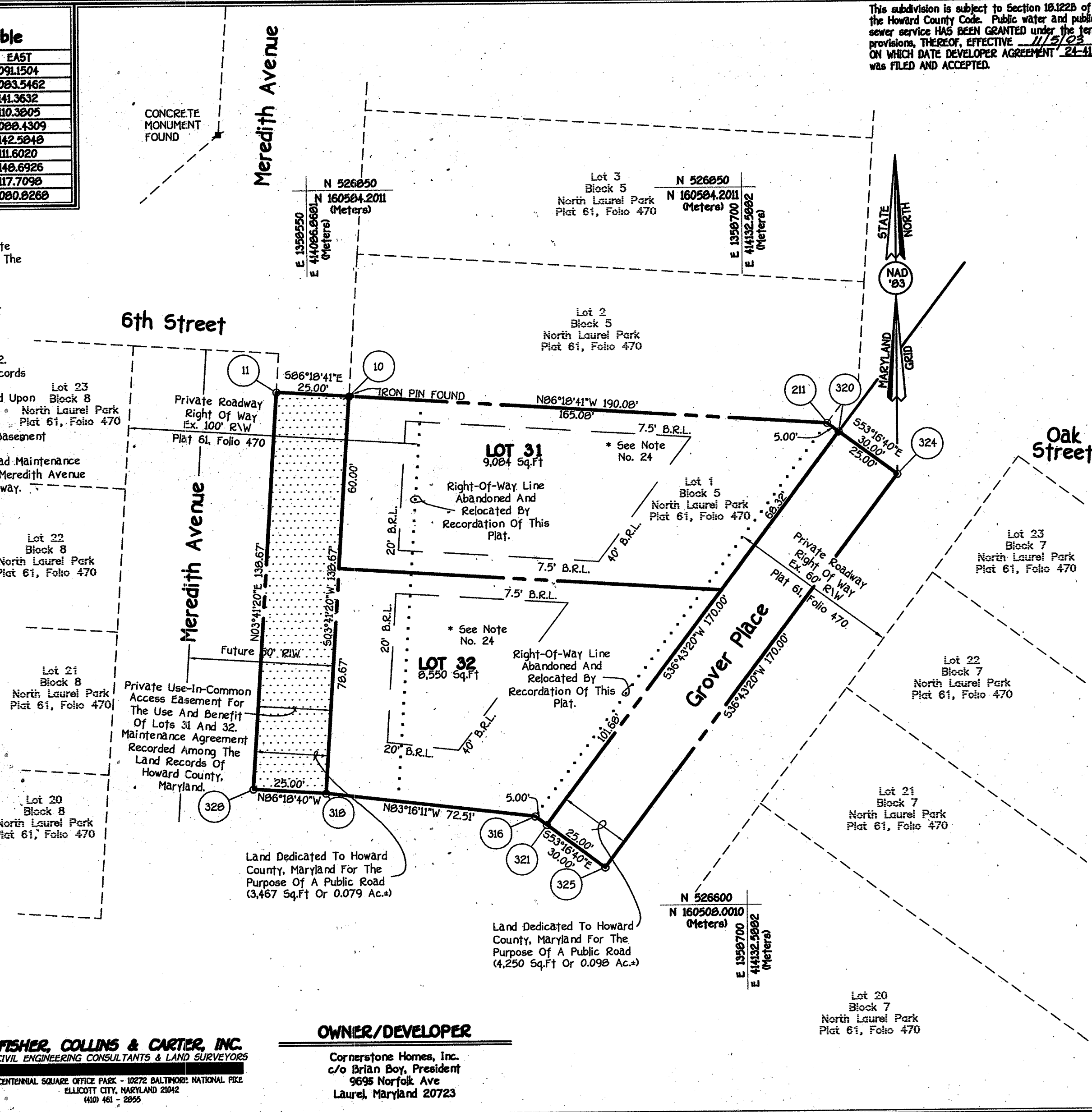
**Reservation Of Public Utility Easements**

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 31 And 32. 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.

The Requirements S3-108, 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

*Terrill A. Fisher* 10/28/03  
Terrill A. Fisher, L.S. #10692 (Registered Land Surveyor) Date

*Brian Boy* 10/28/03  
Cornerstone Homes, Inc. By: Brian Boy, President Date



**General Notes:**

1. Subject Property Zoned R5C Per 10/18/93 Comprehensive Zoning Plan. Coordinates Based On Nad '83, Maryland Coordinate System As Projected By Howard County Geodetic Control Stations No. 0015 And No. 508A.
  2. This Plat Is Based On Field Run Monumented Boundary Survey Performed On Or About January, 2003 By Fisher, Collins & Carter, Inc.
  3. B.R.L. Denotes Building Restriction Line.
  4. Denotes Iron Pin Set Capped "F.C.C. 106".
  5. Denotes Iron Pipe Or Iron Bar Found.
  6. Denotes Angular Change In Bearing Of Boundary Or Rights-Of-Way.
  7. Denotes Concrete Monument Set With Aluminum Plate "F.C.C. 106".
  8. Denotes Concrete Monument Or Stone Found.
  9. Use-In-Common Driveway(s) Shall Be Provided Prior To Issuance Of Residential And Occupancy Permit To Ensure Safe Access For Fire And Emergency Vehicles Per The Following (Minimum) Requirements:
    - a) Width - 12 Feet (4 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 (425-Loading);
    - e) Drainage Elements - Capable Or 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.
  10. All Lot Areas Are More Or Less (±).
  11. Distances Shown Are Based On Surface Measurement And Not Reduced To Nad '83 Grid Measurement.
  12. Water And Sewer Services To These Lots Will Be Granted Under Provisions Of Section 16.122B Of The Howard County Code. Public Water And Sewer Allocations Will Be Granted At The Time Of The Issuance Of The Building Permit If Capacity Is Available At That Time.
  13. No 100 Year Floodplain Exist On Site.
  14. A Wetland Report Was Prepared By Eco-Science Professionals, Inc. On January, 2003. No Wetlands Exist On Site.
  15. Landscaping For Lots 31 And 32 Is On File With This Plat And Is Provided In Accordance With A Certified Landscape Plan. Landscape Surety For 5 Shade Trees In The Amount Of \$1,500.00 Is Deferred Until Site Development Plan Approval And Will Be Paid With The Site Grading Permit. Landscape Surety For 3 Shade Trees On Lot 31 Is \$900.00 And 2 Shade Trees On Lot 32 Is \$600.00.
  16. This Plat Is In Compliance With The Fifth Edition Of The Subdivision And Land Development Regulations.
  17. A Fee In Lieu Of Providing Open Space Has Been Paid In The Amount Of \$1500.00.
  18. This Plan Is Exempt From Forest Conservation With Section 16.1202(b)(1) Of The Howard County Code And Forest Conservation Manual Since It Is A Subdivision For Development On Land Which Is Less Than 40,000 Square Feet.
- For Additional General Notes See This Sheet
- Purpose Note:**  
The Purpose Of This Plat Is To Subdivide Buildable Lot 1, North Laurel Park Into Buildable Lots 31 & 32 And Dedicate Road 6.

**AREA TABULATION FOR SHEET**

TOTAL NUMBER OF BUILDABLE LOTS TO BE RECORDED	2
TOTAL NUMBER OF OPEN SPACE LOTS TO BE RECORDED	0
TOTAL NUMBER OF LOTS TO BE RECORDED	2
TOTAL AREA OF BUILDABLE LOTS TO BE RECORDED	0.405 Acs
TOTAL AREA OF OPEN SPACE LOTS TO BE RECORDED	0.000 Acs
TOTAL AREA OF LOTS TO BE RECORDED	0.405 Acs
TOTAL AREA OF ROADWAY TO BE RECORDED	0.177 Acs
TOTAL AREA TO BE RECORDED	0.582 Acs

**FISHER, COLLINS & CARTER, INC.**  
CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS  
CENTENNIAL SQUARE OFFICE PARK - 10772 BALTIMORE NATIONAL PIKE  
ELLICOTT CITY, MARYLAND 21112  
(410) 461 - 2955

**OWNER/DEVELOPER**  
Cornerstone Homes, Inc.  
c/o Brian Boy, President  
9695 Norfolk Ave  
Laurel, Maryland 20723

APPROVED: For Public Water And Public Sewerage Systems In Conformance With The Master Plan Of Water And Sewerage For Howard County.

*Penny Brantley* 11-10-03  
Howard County Health Officer Date

APPROVED: Howard County Department Of Planning And Zoning.

*David R. Layton* 11/4/03  
Chief, Development Engineering Division Date

*Dan R. Layton* 11/14/03  
Director Date

**OWNER'S CERTIFICATE**

Cornerstone Homes, Inc., By Brian Boy, President, 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 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 28th Day Of October, 2003.

*Brian Boy*  
Cornerstone Homes, Inc. By: Brian Boy, President

*Terrill A. Fisher*  
Witness

**SURVEYOR'S CERTIFICATE**

I Herby Certify That The Final Plat Shown Hereon Is Correct; That It Is A Subdivision Of All Of The Lands Conveyed By Terrel A. Fisher And Joanne L. Fisher To Cornerstone Homes, Inc. By Deed Dated September 17, 2003 And Recorded Among The Land Records Of Howard County, Maryland In Liber No. 7644 At Folio 530, 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.

*Terrill A. Fisher* 10/28/03  
Terrill A. Fisher, Professional Land Surveyor No. 10692 Date

RECORDED AS PLAT No. 16328 ON 11-20-03  
AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

**LOTS 31 AND 32  
NORTH LAUREL PARK  
BLOCK '5'**

(A RESUBDIVISION OF LOT 1 - NORTH LAUREL PARK, BLOCK '5' - PLAT 61, FOLIO 470)

Zoned R5C  
Tax Map: 50 Parcel: 426 Grid: 4  
Sixth Election District  
Howard County, Maryland

Scale: 1" = 30'  
Date: June 19, 2003  
Revised: October 22, 2003  
Sheet 1 of 1