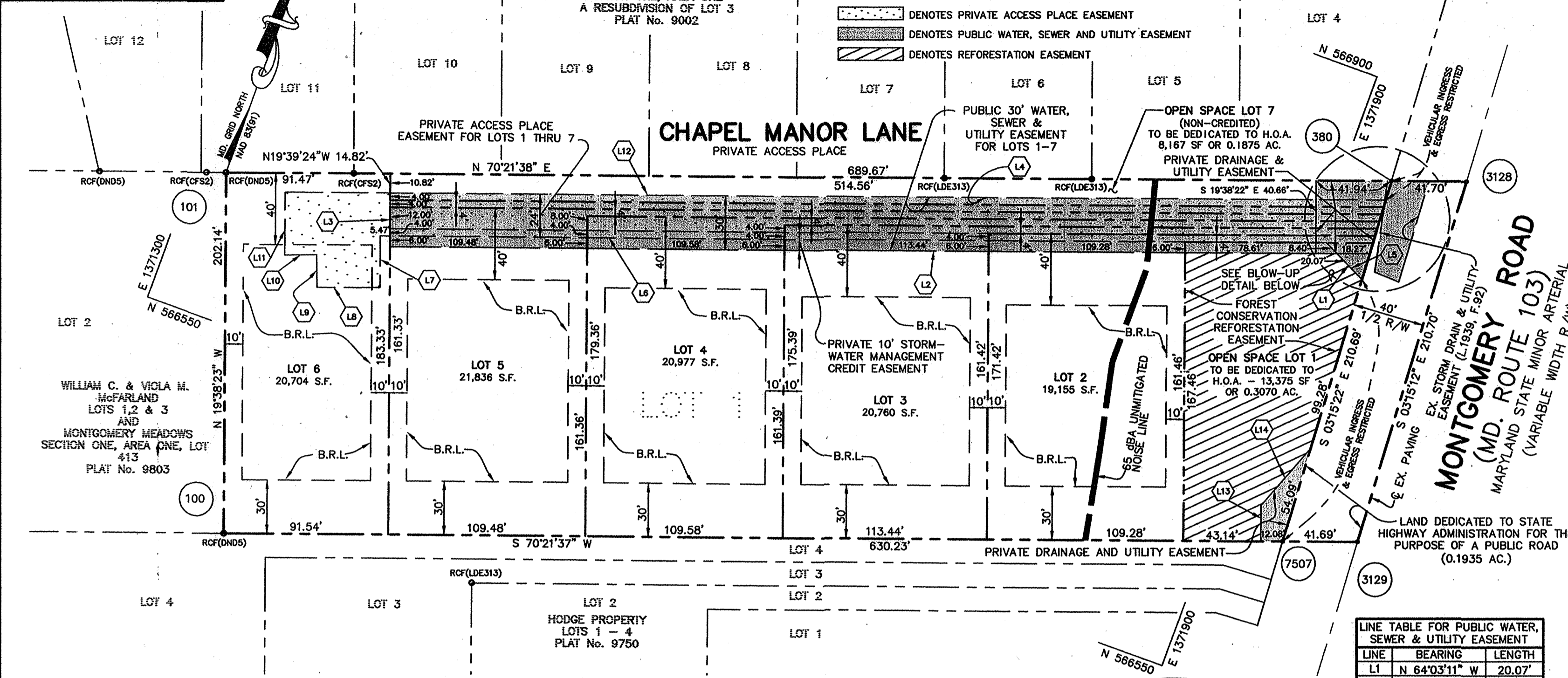
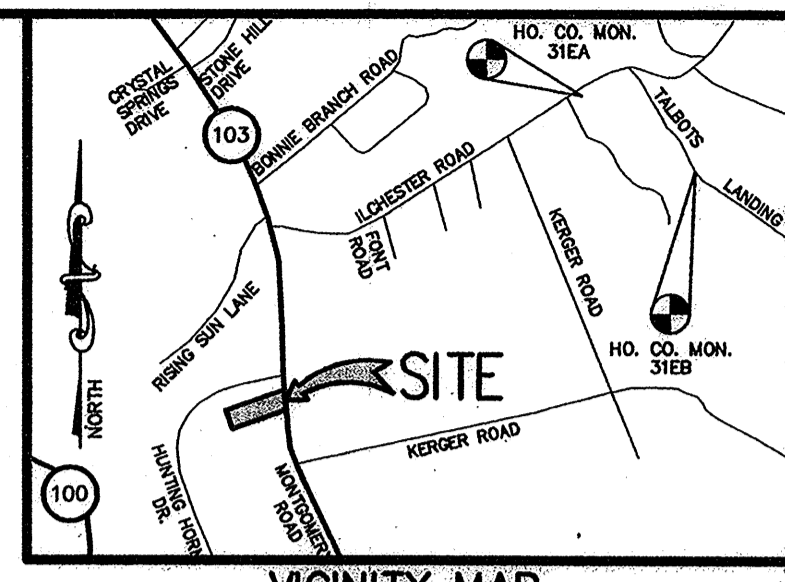


| COORDINATE LIST |            |             |
|-----------------|------------|-------------|
| POINT           | NORTH      | EAST        |
| 100             | 566440.259 | 1371385.053 |
| 101             | 566630.642 | 1371317.113 |
| 380             | 566848.426 | 1371927.389 |
| 3128            | 566862.440 | 1371966.662 |
| 3129            | 566652.084 | 1371978.619 |
| 7507            | 566638.072 | 1371939.357 |



### LEGEND

- DENOTES 5/8" Ø REBAR & CAP SET
- DENOTES 4" X 4" X 36" CONC. MONUMENT SET
- DENOTES REBAR & CAP FOUND
- B.R.L. DENOTES BUILDING RESTRICTION LINE
- DENOTES PROPERTY LINE
- DENOTES PRIVATE ACCESS PLACE EASEMENT
- DENOTES PUBLIC WATER, SEWER AND UTILITY EASEMENT
- DENOTES REFORESTATION EASEMENT



### GENERAL NOTES

- COORDINATES BASED ON THE MARYLAND COORDINATE SYSTEM (NAD83/91) AS PROJECTED BY HOWARD COUNTY GEODETIC CONTROL STATIONS Nos. 31E4 AND 31E8.
- ALL AREAS SHOWN ON THIS PLAT ARE MORE OR LESS.
- THIS PLAT IS BASED ON A FIELD RUN MONUMENTED BOUNDARY SURVEY PERFORMED IN JUNE, 2003 BY PATTON HARRIS RUST & ASSOCIATES, PC.
- THE SUBJECT PROPERTY IS ZONED R-20 AS PER 02-02-04 COMPREHENSIVE ZONING PLAN.
- THERE ARE NO VISIBLE SIGNS OF CEMETERIES WITHIN THE SUBJECT PROPERTY.
- THE STORMWATER MANAGEMENT FOR THIS SITE WILL BE PROVIDED BY A GRASS CHANNEL CREDIT AND DISCONNECTION OF ROOFTOP AND NON-ROOFTOP RUNOFF CREDIT AND RAINGARDENS.
- NO WETLANDS WERE PRESENT ON SITE AS FIELD VERIFIED BY PATTON HARRIS RUST & ASSOCIATES, PC. ON OR ABOUT JUNE 12, 2003.
- THERE ARE NO FLOODPLAIN LIMITS WITHIN THE LIMITS OF THE SUBJECT PROPERTY.
- THE SUBDIVISION IS SUBJECT TO SECTION 18.22.B OF THE HOWARD COUNTY CODE, PUBLIC WATER AND/OR SEWER SERVICE HAS BEEN GRANTED UNDER THE TERMS AND PROVISIONS THEREOF EFFECTIVE ON WHICH DATE DEVELOPER'S AGREEMENT 14-4172 WAS FILED AND ACCEPTED.
- 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 ONTO THE FLAG OR PIPESTEM LOT DRIVEWAY.
- THERE IS AN EXISTING DWELLING LOCATED ON LOT 3 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.
- THE FOREST CONSERVATION OBLIGATION FOR THE PROPOSED SITE DEVELOPMENT WILL BE MET BY AFFORESTATION ON 0.28 ACRES OF THE SITE. SURETY WILL BE POSTED IN THE AMOUNT OF \$6,031.50 (12,027 SF x \$0.50). A FEE-IN-LIEU IN THE AMOUNT OF \$ 3,920.40 (7,840.8 SF x \$0.50/SF) WILL BE PAID FOR THE REMAINING 0.18 ACRES OF OBLIGATION.
- DRIVEWAYS SHALL BE PROVIDED PRIOR TO ISSUANCE OF A USE AND OCCUPANCY PERMIT FOR ANY NEW DWELLINGS TO INSURE SAFE ACCESS FOR FIRE AND EMERGENCY VEHICLES PER THE FOLLOWING MINIMUM REQUIREMENTS:
  - WIDTH- 12'(14' SERVING MORE THAN ONE RESIDENCE);
  - SURFACE- 6" OF COMPACTED CRUSHER RUN BASE WITH TAR AND CHIP COATING (1/2" MIN.);
  - GEOMETRY- MAX. 15% GRADE, MAX. 10% GRADE CHANGE AND MIN. 45' 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 DRIVEWAY SURFACE;
  - MAINTENANCE- SUFFICIENT TO INSURE ALL WEATHER USE.
- A NOISE STUDY WAS PREPARED BY HARS GROUP AND APPROVED DATED AUGUST 2003.
- THIS SUBDIVISION IS SUBJECT TO THE FIFTH EDITION OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS AND THE AMENDED ZONING REGULATIONS PER COUNTY BILL 50-2001. DEVELOPMENT OR CONSTRUCTION ON THESE LOTS MUST COMPLY WITH SETBACK AND BUFFER REGULATIONS IN EFFECT AT THE TIME OF SUBMISSION OF THE SITE DEVELOPMENT PLAN, OR BUILDING/GRADING PERMITS.
- WP-03-86 WAIVER REQUEST TO WAIVE SECTIONS 16.120 (b)(4)(i) AND 16.121 (a)(i) OF THE HOWARD COUNTY SUBDIVISION AND LAND DEVELOPMENT REGULATIONS, WHICH PROHIBITS ACCESS EASEMENTS FOR STORMWATER MANAGEMENT FACILITIES OR OPEN SPACE ON RESIDENTIAL LOTS AND WHICH REQUIRES OPEN SPACE LOTS TO HAVE 40' OF FRONTAGE ON A PUBLIC ROAD, RESPECTIVELY WAS APPROVED ON MARCH 5, 2003, SUBJECT TO THE FOLLOWING CONDITION:
  - A MAINTENANCE AGREEMENT FOR THE PRIVATE ACCESS PLACE SERVING LOTS 2 THRU 6 AND OPEN SPACE LOTS 1 AND 7 SHALL BE RECORDED WITH THE FINAL PLAN.
  - OPEN SPACE REQUIRED: 3.0825 AC. X 10' = 0.3063 AC. OPEN SPACE PROVIDED: 0.3070 AC.
- DEVELOPER RESERVES UNTO ITSELF, ITS SUCCESSORS AND ASSIGNS, ALL EASEMENTS SHOWN ON THIS PLAN FOR WATER, SEWER AND OTHER PUBLIC UTILITIES LOCATED IN, ON, OVER AND THROUGH LOTS 2 THRU 6 AND OPEN SPACE LOT 7, 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 LOTS. DEVELOPER SHALL EXECUTE AND DELIVER DEEDS FOR THE EASEMENTS HEREIN RESERVED TO HOWARD COUNTY WITH METES AND BOUNDS DESCRIPTION OF THE FOREST CONSERVATION AREA. UPON COMPLETION OF THE PUBLIC UTILITIES AND ACCEPTANCE BY HOWARD COUNTY, AND IN THE CASE OF THE FOREST CONSERVATION EASEMENT(S), UPON COMPLETION OF THE DEVELOPER'S OBLIGATIONS UNDER THE FOREST CONSERVATION INSTALLATION AND MAINTENANCE AGREEMENT EXECUTED BY THE 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.
- WATER AND SEWER SERVICE TO THESE LOTS WILL BE GRANTED UNDER THE PROVISIONS OF SECTION 18.122.B OF THE HOWARD COUNTY CODE.
- PUBLIC WATER AND SEWAGE ALLOCATION WILL BE GRANTED AT THE TIME OF ISSUANCE OF THE BUILDING PERMIT IF CAPACITY IS AVAILABLE AT THAT TIME.
- ACCURATE OUTLINES OF ANY OPEN SPACE TO BE DEDICATED TO THE COUNTY OR RESERVED FOR COMMON USE BY RESIDENTS OF THE SUBDIVISION OR GENERAL USE, WITH THE PURPOSES AND OWNERSHIP INDICATED THEREON.
- LANDSCAPING FOR LOTS 2 AND 4-6 IS PROVIDED IN ACCORDANCE WITH A CERTIFIED LANDSCAPE PLAN INCLUDED WITH THE ROAD CONSTRUCTION PLAT SET IN ACCORDANCE WITH SECTION 16.124 OF THE HOWARD COUNTY CODE AND THE LANDSCAPE MANUAL.
- OPEN SPACE DEDICATION - THE OPEN SPACE SHOWN HEREON IS HEREBY DEDICATED TO A PROPERTY OWNERS ASSOCIATION FOR THE RESIDENTS OF THIS SUBDIVISION AND RECORDING REFERENCES OF THE ARTICLES OF INCORPORATION AND RESTRICTIONS ARE SHOWN HEREON.
- THE FOUR FEET BY TEN FEET (4' X 10') CONCRETE PAD AT THE PUBLIC RIGHT-OF-WAY WILL BE MAINTAINED BY THE OWNERS OF LOTS 2 THRU 6 PURSUANT TO THE DECLARATION OF RIGHT OF ACCESS AND MAINTENANCE OBLIGATIONS RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

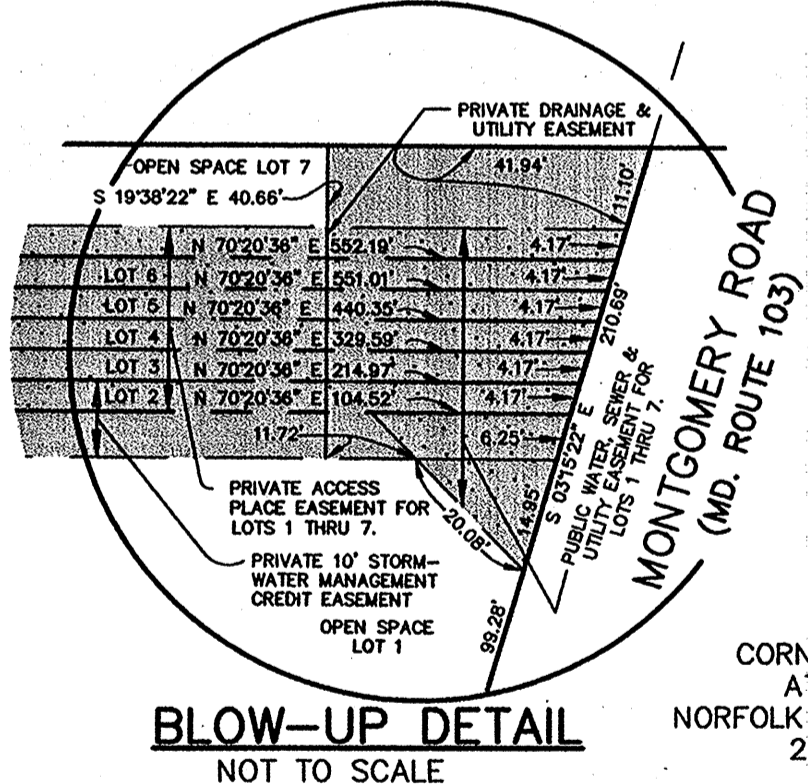
| TOTAL TABULATION THIS SUBMISSION  | TOTALS       |
|---|--------------|
| TOTAL NUMBER OF LOTS TO BE RECORDED:                                      |              |
| BUILDABLE LOTS  | 5            |
| NON-BUILDABLE LOTS  | 0            |
| OPEN SPACE  | 1            |
| OPEN SPACE (NON-CREDITED) (LOT 7)   | 1            |
| PRESERVATION PARCELS  | 0            |
| TOTAL AREA OF LOTS TO BE RECORDED:  |              |
| BUILDABLE LOTS  | 2.3745 AC. ± |
| NON-BUILDABLE LOTS  | 0.0000 AC. ± |
| OPEN SPACE  | 0.3070 AC. ± |
| OPEN SPACE (NON-CREDITED) (LOT 7)   | 0.1875 AC. ± |
| PRESERVATION PARCELS  | 0            |
| TOTAL AREA OF ROAD RIGHT-OF-WAY TO BE RECORDED INCLUDING WIDENING STRIPS: | 0.1935 AC. ± |
| TOTAL GROSS AREA OF SUBDIVISION TO BE RECORDED                            | 3.0625 AC. ± |

| MINIMUM LOT SIZE CHART |                |               |                  |
|------------------------|----------------|---------------|------------------|
| LOT No.                | GROSS AREA     | PIPESTEM AREA | MINIMUM LOT SIZE |
| 2                      | 19,155 SQ. FT. | 420 SQ. FT.   | 18,735 SQ. FT.   |
| 3                      | 20,760 SQ. FT. | 862 SQ. FT.   | 19,898 SQ. FT.   |
| 4                      | 20,977 SQ. FT. | 1,321 SQ. FT. | 19,656 SQ. FT.   |
| 5                      | 21,836 SQ. FT. | 1,764 SQ. FT. | 20,072 SQ. FT.   |
| 6                      | 20,704 SQ. FT. | 2,206 SQ. FT. | 18,498 SQ. FT.   |

I FURTHER CERTIFY THAT THE REQUIREMENTS OF SECTION 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.

*Brian D. Boy* 2/13/05  
 BRIAN D. BOY DATE

*Thomas L. Frazier, Jr.* 2/1/05  
 THOMAS L. FRAZIER, JR. NO. 21097 DATE



| LINE TABLE FOR PUBLIC WATER, SEWER & UTILITY EASEMENT |               |         |
|---|---------------|---------|
| LINE  | BEARING       | LENGTH  |
| L1  | N 64°03'11" W | 20.07'  |
| L2  | S 70°20'36" W | 526.27' |
| L3  | N 19°39'24" W | 30.00'  |
| L4  | N 70°20'36" E | 553.36' |

| LINE TABLE FOR PRIVATE ACCESS PLACE EASEMENT |               |         |
|--|---------------|---------|
| LINE   | BEARING       | LENGTH  |
| L5   | N 64°03'11" W | 28.47'  |
| L6   | S 70°20'36" W | 525.86' |
| L7   | N 19°39'24" E | 29.00'  |
| L8   | S 70°20'36" W | 35.00'  |
| L9   | N 20°35'55" W | 18.22'  |
| L10  | S 69°38'33" W | 17.70'  |
| L11  | N 19°39'24" W | 35.00'  |
| L12  | N 70°20'36" E | 611.83' |

| LINE TABLE FOR PRIVATE DRAINAGE & UTILITY EASEMENT |               |        |
|--|---------------|--------|
| LINE   | BEARING       | LENGTH |
| L13  | N 19°38'23" W | 20.00' |
| L14  | N 20°58'23" E | 42.01' |

**OWNER**  
 CORNERSTONE HOLDINGS, LLC  
 ATTN: BRIAN BOY 9691  
 NORFOLK AVENUE LAUREL, MARYLAND  
 20723 410-792-2565

**Patton Harris Rust & Associates, pc**  
 Engineers. Surveyors. Planners. Landscape Architects.

**PHRA** 8818 Centre Park Drive  
 Columbia, MD 21045  
 T 410.997.8900  
 F 410.997.9282

APPROVED: FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEMS  
 HOWARD COUNTY HEALTH DEPARTMENT

*Robert J. Weber* 3/1/05  
 HOWARD COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING.

*Thomas L. Frazier, Jr.* 2/1/05  
 CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

*Mark A. Wagle* 3/10/05  
 DIRECTOR DATE

### SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS ALL OF THE LANDS CONVEYED BY THE WILLIAM CLARE MCFARLAND, JR. TRUST AND THE VIOLA MARGARET MCFARLAND TRUST TO CHAPEL MANOR, LLC, A MARYLAND LIMITED LIABILITY COMPANY BY DEED DATED JANUARY 11, 2005 AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER 8909 AT FOLIO 234 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.

*Thomas L. Frazier, Jr.* 2/1/05  
 THOMAS L. FRAZIER, JR.  
 PROFESSIONAL LAND SURVEYOR  
 MD REGISTRATION NO. 21097 DATE

### OWNER'S CERTIFICATE

WE, CHAPEL MANOR, 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 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 ERRECTED ON OR OVER THE SAID EASEMENTS AND RIGHTS-OF-WAY.

WITNESS MY/OUR HANDS THIS 3rd DAY OF Feb., 2005.

*Brian D. Boy* 2/13/05  
 BRIAN D. BOY, MANAGING MEMBER DATE

*Headman Centuryp* 2/13/05  
 WITNESS DATE

### PURPOSE STATEMENT

THE PURPOSE OF THIS PLAT IS TO RESUBDIVIDE LOT 1 INTO 5 BUILDABLE LOTS AND 2 OPEN SPACE LOTS IN ACCORDANCE WITH THE CURRENT SUBDIVISION REGULATIONS OF HOWARD COUNTY, MARYLAND.

RECORDED AS PLAT No. 17311  
 ON 3-15-05  
 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

### CHAPEL MANOR

#### OPEN SPACE LOTS 1 & 7 AND LOTS 2 THRU 6

A RESUBDIVISION OF LOT 1 OF THE WILLIAM C. & VIOLA M. MCFARLAND PROPERTY  
 RECORDED AS PLAT NO. 9803  
 F-91-78, P-04-003, S-03-09 & WP-03-86

1ST ELECTION DISTRICT, HOWARD COUNTY, MARYLAND  
 GRID NO. 20 TAX MAP NO. 31 PARCEL 192 ZONED: R-20  
 SCALE: 1" = 50' DATE: 02-01-05 SHEET: 1 OF 1  
 P: PROJECT11818\1-0\SURVEY\WORK AREA\001-PLATA.DWG