

**GENERAL NOTES:**

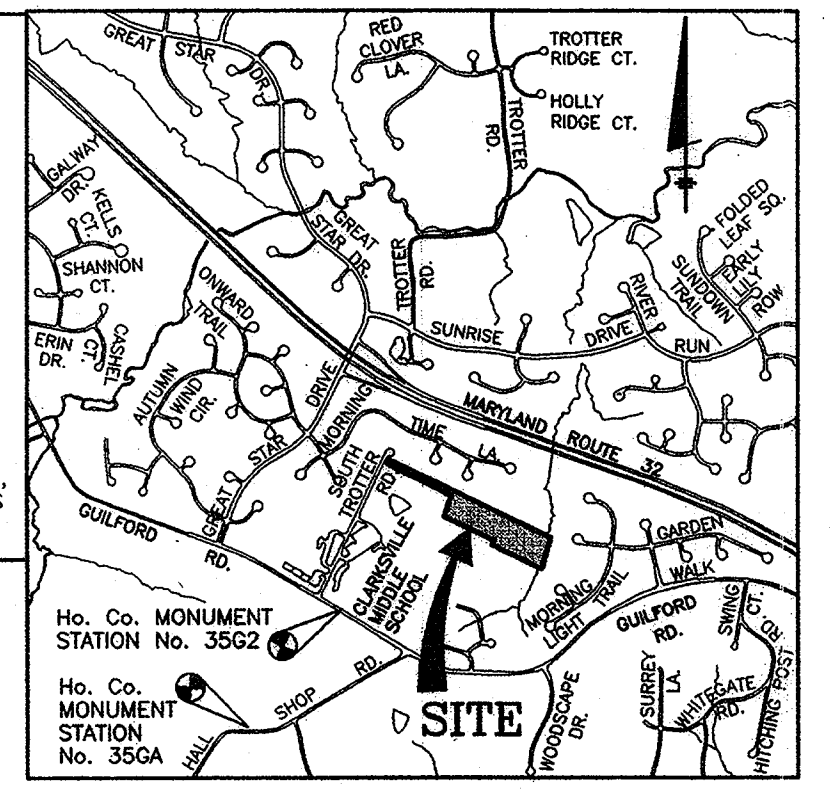
1. DENOTES 4" X 4" X 30" CONCRETE MONUMENT TO BE SET.  
 DENOTES 3/8" X 30" PIPE OR STEEL MARKER TO BE SET.  
 DENOTES STONE FOUND.  
 DENOTES IRON PIPE FOUND.
2. COORDINATES SHOWN HEREON ARE BASED ON THE MARYLAND STATE GRID SYSTEM, NAD 83, AS PROJECTED BY HO. CO. GEODETIC CONTROL STATIONS 35GA AND 35G2.
3. BRL INDICATES BUILDING RESTRICTION LINE.
4. SUBJECT PROPERTY ZONED R-20 PER 02-02-04 COMPREHENSIVE ZONING PLAN.
5. 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, EFFECTIVE \_\_\_\_\_ ON WHICH DATE DEVELOPER AGREEMENT No. \_\_\_\_\_ WAS FILED AND ACCEPTED.
6. A TREE MAINTENANCE EASEMENT RUNNING ALONG THE EDGE OF THE PUBLIC ACCESS PLACE AS SHOWN ON THIS PLAT OF SUBDIVISION IS RESERVED UPON ALL LOTS FRONTING ON THE SAID ACCESS PLACE. THIS EASEMENT ALLOWS HOWARD COUNTY THE RIGHT TO ACCESS THE PROPERTY, WHEN NECESSARY, FOR THE SPECIFIC PURPOSE OF INSTALLATION, REPAIR AND MAINTENANCE OF THE STREET. TREES LOCATED WITHIN THE BOUNDARIES OF PRIVATE LOTS, NO BUILDING OR STRUCTURE OF ANY KIND SHALL BE LOCATED ON OR OVER THE SAID EASEMENT AREA.
7. ALL AREAS ON THIS PLAT ARE "MORE OR LESS".
8. THIS PLAT IS BASED ON A FIELD RUN MONUMENTED BOUNDARY SURVEY PERFORMED ON OR ABOUT NOVEMBER, 2003 BY BENCHMARK ENGINEERING, INC.
9. THE ARTICLES OF INCORPORATION FOR THE HOMEOWNERS ASSOCIATION WERE RECORDED ON \_\_\_\_\_ AS NO. D \_\_\_\_\_ AMONG THE MARYLAND STATE DEPARTMENT OF ASSESSMENTS AND TAXATION.
10. NO CLEARING, GRADING OR CONSTRUCTION IS PERMITTED WITHIN THE FOREST CONSERVATION EASEMENT. BEST MANAGEMENT PRACTICES AS DEFINED IN THE DEED OF FOREST CONSERVATION ARE ALLOWED.
11. FOR FLAG OR PIPE STEM LOTS, REFUSE COLLECTION, SNOW REMOVAL AND ROAD MAINTENANCE ARE PROVIDED TO THE JUNCTION OF THE FLAG OR PIPE STEM AND ROAD RIGHT-OF-WAY LINE AND NOT ONTO THE FLAG OR PIPE STEM LOTS DRIVEWAY.
12. DRIVEWAYS SHALL BE PROVIDED PRIOR TO RESIDENTIAL OCCUPANCY TO INSURE SAFE ACCESS 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 - MAXIMUM 15% GRADE, MAXIMUM 10% GRADE CHANGE AND MINIMUM 45' TURNING RADIUS.
  - d) STRUCTURES (CULVERTS/BRIDGES) - CAPABLE OF SUPPORTING 25 GROSS TONS (H25 LOADING).
  - 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.
13. 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 1-15 ANY AND ALL 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 THE 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 EASEMENTS IN THE LAND RECORDS OF HOWARD COUNTY.
14. AS A CONSEQUENCE OF SUBMISSION OF THE SKETCH PLAN FOR COUNTY REVIEW PRIOR TO NOVEMBER 15, 2001, THIS PLAN IS SUBJECT TO THE FIFTH EDITION OF THE SUBDIVISION REGULATIONS. IN ADDITION, BECAUSE THE PRELIMINARY PLAN WAS NOT SIGNED PRIOR TO NOVEMBER 15, 2001, THE PLAN IS SUBJECT TO THE 2002 ZONING REGULATIONS, COUNTY COUNCIL BILL 50-2001.
15. FINANCIAL SURETY FOR THE REQUIRED LANDSCAPING WILL BE POSTED AS PART OF THE DPW DEVELOPER'S AGREEMENT IN THE AMOUNT OF \$8,700.00.
16. THERE IS AN EXISTING DWELLING LOCATED ON LOT 2 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 EXISTING BUILDING WAS CONSTRUCTED IN 1977.
17. THIS PLAN IS SUBJECT TO THE FOLLOWING PLANNING AND ZONING NUMBERS: SP-03-02, WP-03-14.
18. PUBLIC WATER AND SEWER SYSTEMS SHALL BE PROVIDED FOR THIS DEVELOPMENT. THIS PROJECT IS WITHIN THE WATER/SEWER METROPOLITAN DISTRICT, IT WAS INCORPORATED INTO THE METROPOLITAN DISTRICT ON DECEMBER 6, 2004. PUBLIC WATER AND SEWER CONNECTIONS WILL BE MADE TO CONTR. NO. 34-3296-D.
19. WETLAND DELINEATION PROVIDED BY ECO-SCIENCE PROFESSIONALS, INC., DATED JULY, 2000, AND APPROVED UNDER S-01-01 AND S-01-32.
20. TRAFFIC STUDY PREPARED BY THE TRAFFIC CONCEPTS, INC., DATED JUNE, 2002 WAS APPROVED UNDER SP-03-02.
21. MINIMUM BUILDABLE LOT SIZE SHALL BE 14,000 SQUARE FEET. 30% OPEN SPACE WILL BE PROVIDED.
22. STORMWATER MANAGEMENT SHALL BE PROVIDED BY A RECHARGE CHAMBER, A MICROPOOL EXTENDED DETENTION FACILITY AND NON-STRUCTURAL METHODS THAT INCLUDE OPEN CANNEL USE. ALL FACILITIES TO BE CLASS 'A' STRUCTURES. ALL NECESSARY MDE PERMITS SHALL BE OBTAINED FOR DISTURBANCE TO WETLANDS PRIOR TO CONSTRUCTION.
23. TO THE BEST OF OUR KNOWLEDGE THERE ARE NO CEMETERY LOCATIONS ON-SITE.

24. THE DISTURBANCE TO THE 100-YEAR FLOODPLAIN, WETLAND, WETLAND BUFFER, STREAM AND STREAM BUFFER ON THE WESTERN PORTION OF THE SITE IS NECESSARY TO ACCESS THE SITE. THE DISTURBANCE TO THE 100-YR FLOODPLAIN, WETLAND, WETLAND BUFFER, STREAM, AND STREAM BUFFER ON THE EASTERN PORTION OF THE SITE AND THE ADJACENT VILLAGE OF RIVER HILL OPEN SPACE LOT 103 IS NECESSARY TO PROVIDE PUBLIC SEWER SERVICE TO THE SITE. THESE DISTURBANCES HAVE BEEN DEEMED NECESSARY BY THE DEPARTMENT OF PLANNING AND ZONING.
25. WP-03-14 WAS APPROVED BY THE PLANNING DIRECTOR ON SEPTEMBER 26, 2002. THIS WAVES SECTION 18.119(a)(5) OF THE HOWARD COUNTY SUBDIVISIONS AND LAND DEVELOPMENT REGULATIONS TO ALLOW DESIGN OF THE PUBLIC RIGHT-OF-WAY TO SERVE TROTTERS RUN WITHOUT THE REQUIRED 25 FOOT INTERSECTION TRUNCATION.
26. THE DEVELOPER HAS APPLIED FOR THE REQUIRED MDE WETLAND DISTURBANCE PERMITS FOR THE NECESSARY ROAD CROSSING AND SEWER OUTFALL. THE PERMITS SHALL BE OBTAINED PRIOR TO ANY DISTURBANCES TO THE STREAMS. THE TRACKING NUMBER IS 200563010.
27. THE FOREST CONSERVATION OBLIGATION IS MET BY 1.5 AC. OF FOREST RETENTION ON-SITE AND OFF-SITE REFORESTATION IN THE AMOUNT ON 1.5 ACRES ON THE TALLEY PROPERTY (F-05-012). THE SURETY AMOUNT FOR THE RETENTION IS \$13,068. SURETY AMOUNT FOR THE REFORESTATION IS \$32,670. THE TOTAL SURETY AMOUNT IS \$45,738.
28. THIS PLAN IS SUBJECT TO THE FIFTH EDITION OF THE SUBDIVISION REGULATIONS AND TO CB 50-2001 ZONING REGULATIONS. THE SITE DEVELOPMENT PLAN WILL BE SUBJECT TO THE SUBDIVISION REGULATION IN EFFECT AT THE TIME OF THE PLAN SUBMISSION. THE BUILDING PERMIT WILL BE SUBJECT TO THE SUBDIVISION REGULATIONS IN EFFECT AT THE TIME OF THE PERMIT SUBMISSION.
29. DEPARTMENT OF RECREATIONS AND PARKS IS NOT REQUIRED TO PARTICIPATE IN MAINTENANCE OF THE ACCESS ACROSS OPEN SPACE LOT 13 TO BENEFIT OPEN SPACE LOT 14.
30. OPEN SPACE LOTS 13 AND 15 ARE TO BE OWNED BY THE HOMEOWNERS ASSOCIATION. OPEN SPACE LOT 14 IS TO BE OWNED BY HOWARD COUNTY.
31. BUILDING RESTRICTION LINES AT THE SITE DEVELOPMENT PLAN STAGE SHALL BE DESIGNED TO CURRENT REQUIREMENTS. SEE ZONING SECTION 108 FOR R-20 BULK REGULATIONS.
32. THE WELL ON LOT 2 SHALL BE PROPERLY ABANDONED BY A LICENSED WELL DRILLER WITHIN 30 DAYS AFTER THE PUBLIC WATER AND SEWER SERVICES ARE IN OPERATION.

*See F-05-012 V.R.H. Phase 1, OS Lot 103, plat #180113 for 20 foot public sewer & utility easement to Scott Property Lot 9.*

DESIGNATION	TYPE	ACRAGE
1	RETENTION	0.6
2	RETENTION	0.9
TALLEY PROPERTY EASEMENT #5	REFORESTATION	0.44
TALLEY PROPERTY EASEMENT #6	REFORESTATION	1.06

**BENCHMARKS (NAD '83):**  
 STATION 35GA  
 NORTHING: 553249.684 EASTING: 1,332,627.281  
 ELEVATION: 482.037  
 STAMPED DISC SET ON TOP OF A CONC. (3" DEEP) COLUMN, SET 1" OR 2" BELOW TERRAIN SURFACE. LOCATED 17.1' NORTH OF THE C/L OF HALL SHOP ROAD, 15.0' EAST OF C&P POLE G510 (G&E POLE 112401), 72.4' WEST OF AN ENTRANCE AND 0.35 MILES WEST OF MD ROUTE 32.  
 STATION 35G2  
 NORTHING: 554,965.671 EASTING: 1,332,934.904  
 ELEVATION: 477.490  
 STAMPED DISC SET ON TOP OF A CONC. (3" DEEP) COLUMN, SET 1" OR 2" BELOW TERRAIN SURFACE. LOCATED 15.0' NORTH OF THE EDGE OF PAVING OF GUILFORD ROAD, 128.3' EAST OF G&E POLE 5103, 107.9' WEST OF G&E POLE 176031 AND 0.15 MILES WEST OF TROTTER ROAD.

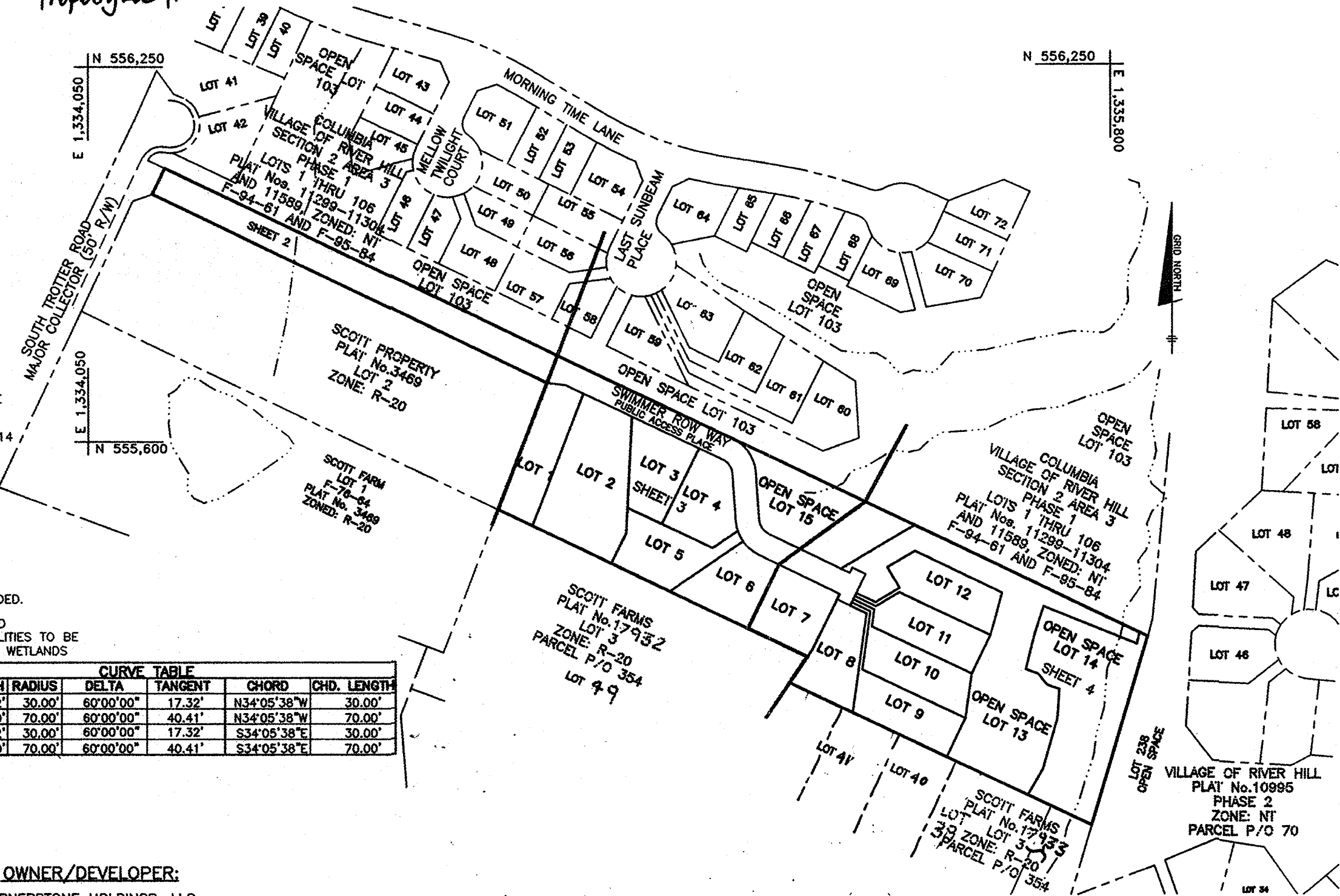


**LEGEND**

- COORDINATE POINT
- CURVE DESIGNATION
- WETLANDS LIMITS
- STREAM
- FOREST CONSERVATION EASEMENT
- FLOODPLAIN
- EASEMENT

**MINIMUM LOT SIZE CHART**

LOT NO.	GROSS AREA	PIPESTEM AREA	MINIMUM LOT SIZE
5	15,017 S.F.	1,004 S.F.	14,013 S.F.
9	14,918 S.F.	798 S.F.	14,120 S.F.
10	14,872 S.F.	396 S.F.	14,476 S.F.
11	14,312 S.F.	239 S.F.	14,073 S.F.
12	14,503 S.F.	501 S.F.	14,002 S.F.



**COORDINATE CHART (NAD '83)**

BOUNDARY COORDINATES					
No.	NORTH	EAST	No.	EAST	
104	555700.8363	1334835.1708	205	555544.3322	1335191.9024
105	555747.7957	1334853.1079	206	555460.3691	1335197.9122
120	555257.2528	1335863.0729	207	555457.5134	1335158.0142
127	554930.8942	1335767.1572	208	555399.6451	1335197.2529
132	555178.4415	1335250.1778	209	555435.5256	1335214.7287
133	555223.3194	1335279.9783	210	555368.3364	1335353.0626
136	555480.2466	1334751.2500	211	555332.3559	1335335.5868
200	556073.7941	1334181.9188	212	555377.3315	1335357.4316
201	556028.3772	1334160.8100	213	555366.4091	1335379.9194
202	555602.3005	1335152.6637	214	555312.4384	1335353.7057
203	555566.3200	1335135.1879	215	555323.3608	1335331.2179
204	555541.4765	1335152.0045	216	555696.7940	1334866.5588

- OPEN SPACE DATA:**
- 1.) MINIMUM RESIDENTIAL LOT SIZE SELECTED \_\_\_\_\_ 14,000 S.F.
  - 2.) OPEN SPACE REQUIRED \_\_\_\_\_ 2.69± AC. (30% OF 8.96± AC.)
  - 3.) TOTAL CREDITED OPEN SPACE PROVIDED \_\_\_\_\_ 3.04± AC.
  - 4.) NUMBER OF UNITS \_\_\_\_\_ 12
  - 5.) RECREATION OPEN SPACE REQUIREMENT \_\_\_\_\_ 200 SF/UNIT
  - 6.) REQUIRED RECREATIONAL OPEN SPACE \_\_\_\_\_ 2400 SF
  - 7.) PROVIDED RECREATIONAL OPEN SPACE \_\_\_\_\_ 2400 SF

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 M. Harris* 12/30/05  
 DAVID M. HARRIS  
 REGISTERED PROFESSIONAL LAND SURVEYOR  
 MARYLAND NO. 10978  
 FOR BENCHMARK ENGINEERING, INC.  
 MARYLAND NO. 351

*Brian Boy* 12/29/05  
 BRIAN BOY, MEMBER  
 CORNERSTONE HOLDINGS, LLC  
 OWNER  
**ENGINEER**  
 BENCHMARK ENGINEERING, INC.  
 8480 BALTIMORE NATIONAL PIKE, SUITE 418  
 ELLICOTT CITY, MARYLAND 21043  
 410-465-6105  
 www.bei-civilengineering.com

THE SOLE AND ONLY PURPOSE OF THIS PLAT IS TO RESUBDIVIDE SCOTT PROPERTY, LOT 4 AS SHOWN ON PLAT NO.3540 TO CREATE NEW LOTS 1-12, OPEN SPACE LOTS 13-15 AND RIGHT-OF-WAY FOR SWIMMER ROW WAY.

RECORDED AS PLAT NO. 18049  
 ON 2/26/06 AMONG THE LAND  
 RECORDS OF HOWARD COUNTY, MARYLAND.

**TROTTERS RUN**  
 LOTS 1 - 12 AND  
 OPEN SPACE LOTS 13 - 15

5th ELECTION DISTRICT OF HOWARD COUNTY, MARYLAND  
 TAX MAP: 35  
 GRID: 20  
 PARCEL: 342  
 ZONED: R-20  
 SCALE: AS SHOWN  
 DATE: APRIL, 2005  
 SHEET: 1 OF 4

APPROVED: FOR PUBLIC WATER AND PUBLIC SEWER SYSTEMS.  
 HOWARD COUNTY HEALTH DEPARTMENT  
*Robert J. Walsh* 1/26/06  
 HOWARD COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING.  
*Mark M. Doyle* 2/9/06  
 CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE  
*Mark M. Doyle* 2/9/06  
 DIRECTOR DATE

**SURVEYOR'S CERTIFICATION**  
 I HEREBY CERTIFY, TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS ALL OF THE LANDS CONVEYED BY KATHLEEN JULIA KRALOWEC TO CORNERSTONE HOLDINGS, LLC, BY DEED DATED 12/13/05 RECORDED AT LIBER 7677, FOLIO 304 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.



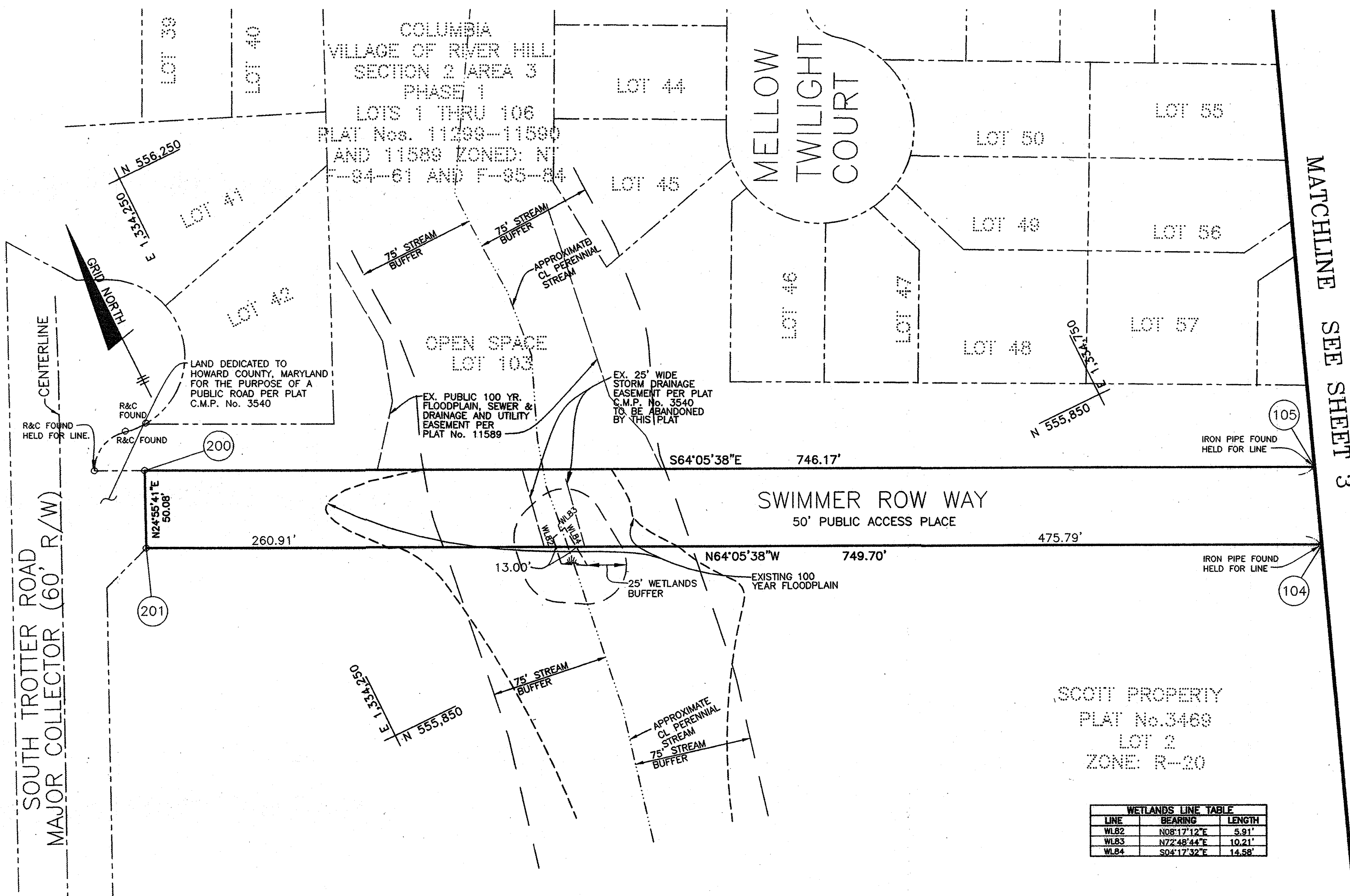
*David M. Harris*  
 DAVID M. HARRIS  
 REGISTERED PROFESSIONAL LAND SURVEYOR  
 MARYLAND NO. 10978  
 FOR BENCHMARK ENGINEERING, INC.  
 MARYLAND NO. 351

**OWNER'S DEDICATION**  
 CORNERSTONE HOLDINGS, LLC, OWNER OF THE PROPERTY SHOWN HEREON, HEREBY ADOPT THIS PLAN OF SUBDIVISION, AND IN CONSIDERATION OF 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, FLOODPLAINS AND OPEN SPACE WHERE APPLICABLE, AND FOR GOOD AND OTHER VALUABLE CONSIDERATION, HEREBY GRANTS 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 HAND THIS 29th DAY OF December, 2005.

*Brian Boy* 12/29/05  
 BRIAN BOY, MEMBER DATE  
*John M. Cuy* 12/29/05  
 WITNESS DATE

**LEGEND**

- COORDINATE POINT
- CURVE DESIGNATION
- WETLANDS LIMITS
- STREAM
- EASEMENT
- FOREST CONSERVATION EASEMENT
- FLOODPLAIN



MATCHLINE SEE SHEET 3

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* 12/29/05  
 DAVID N. HARRIS  
 REGISTERED PROFESSIONAL LAND SURVEYOR  
 MD. REG. NO. 10978  
 FOR BENCHMARK ENGINEERING, INC.  
 MD. REG. NO. 351

*Brian Boy* 12/29/05  
 BRIAN BOY, MEMBER  
 CORNERSTONE HOLDINGS, LLC  
 OWNER

**AREA TABULATION CHART THIS SHEET**

TOTAL NUMBER OF LOTS AND/OR PARCELS TO BE RECORDED	
BUILDABLE	0
NON-BUILDABLE	0
OPEN SPACE	0
PRESERVATION PARCELS	0
TOTAL AREA OF LOTS AND/OR PARCELS TO BE RECORDED	
BUILDABLE	0.00 AC.
NON-BUILDABLE	0.00 AC.
OPEN SPACE	0.00 AC.
PRESERVATION PARCELS	0.00 AC.
TOTAL AREA OF ROADWAY TO BE RECORDED (INCLUDING WIDENING STRIPS)	0.86± AC.
TOTAL AREA OF SUBDIVISION TO BE RECORDED	0.86± AC.

**OWNER/DEVELOPER:**  
 CORNERSTONE HOLDINGS, LLC.  
 8695 NORFOLK AVENUE  
 LAUREL, MARYLAND 20723  
 410-792-2565

**BENCHMARK ENGINEERING, INC.**  
 ENGINEERS & LAND SURVEYORS & PLANNERS  
 8480 BALTIMORE NATIONAL PIKE & SUITE 418  
 ELLICOTT CITY, MARYLAND 21043  
 phone: 410-465-5105 & fax: 410-465-8844  
 www.bei-chilfengineering.com

**PLAN**  
 SCALE: 1" = 50'

SCOTT PROPERTY  
 PLAT No. 3469  
 LOT 2  
 ZONE: R-20

**WETLANDS LINE TABLE**

LINE	BEARING	LENGTH
WL82	N08°17'12"E	5.91'
WL83	N72°48'44"E	10.21'
WL84	S04°17'32"E	14.58'

THE SOLE AND ONLY PURPOSE OF THIS PLAT IS TO RESUBDIVIDE SCOTT PROPERTY, LOT 4 AS SHOWN ON PLAT NO. 3540 TO CREATE NEW LOTS 1-12, OPEN SPACE LOTS 13-15 AND RIGHT-OF-WAY FOR SWIMMER ROW WAY.

APPROVED: FOR PUBLIC WATER AND PUBLIC SEWER SYSTEMS.  
 HOWARD COUNTY HEALTH DEPARTMENT

*Robert J. Weber* 1/26/06  
 HOWARD COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING.

*Michael J. ...* 1/11/06  
 CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

*Mark ...* 2/9/06  
 DIRECTOR DATE

**SURVEYOR'S CERTIFICATION**

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*David Harris* DATE  
 DAVID N. HARRIS  
 REGISTERED PROFESSIONAL LAND SURVEYOR  
 MARYLAND NO. 10978  
 FOR BENCHMARK ENGINEERING, INC.  
 MARYLAND NO. 351

**OWNER'S DEDICATION**

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*Brian Boy* 12/29/05  
 BRIAN BOY, MEMBER DATE

*John M. Coy* 12/29/05  
 WITNESS DATE

RECORDED AS PLAT NO. 18050  
 ON 2-16-06 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.





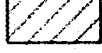
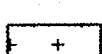

**TROTTERS RUN**

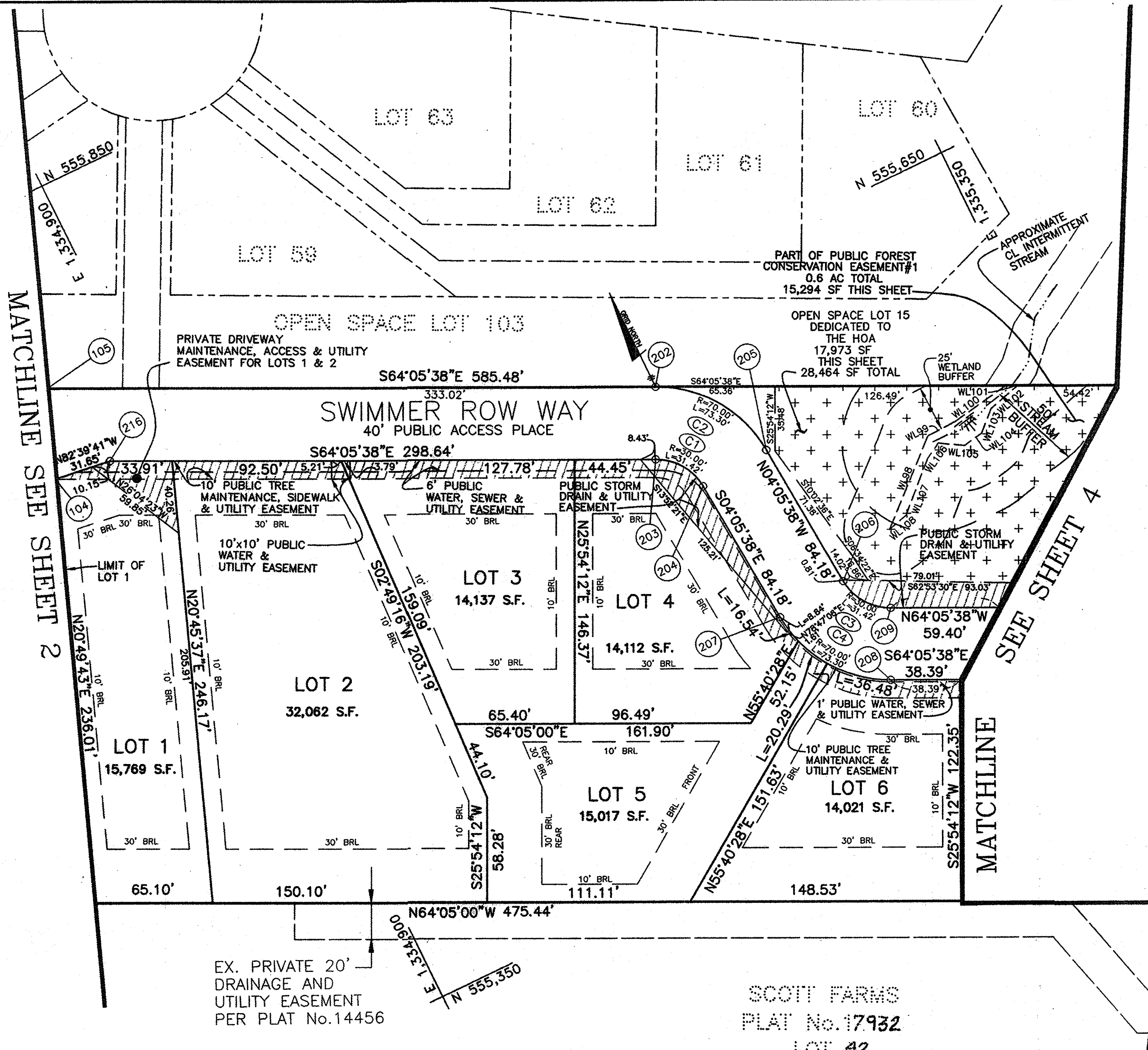
LOTS 1 - 12 AND  
 OPEN SPACE LOTS 13 - 15

5th ELECTION DISTRICT OF HOWARD COUNTY, MARYLAND  
 TAX MAP: 35 SCALE: 1"=50'  
 GRID: 20 DATE: APRIL, 2005  
 PARCEL: 342 ZONED: R-20 SHEET: 2 OF 4



**LEGEND**

- COORDINATE POINT 
- CURVE DESIGNATION 
- WETLANDS LIMITS 
- STREAM 
- EASEMENT 
- FOREST CONSERVATION EASEMENT 
- FLOODPLAIN 



LINE	BEARING	LENGTH
WL98	N48°03'10"E	55.77'
WL99	N88°15'47"E	17.08'
WL100	N80°33'01"E	33.93'
WL101	S64°05'38"E	6.41'
WL102	S74°39'57"W	19.21'
WL103	S47°20'29"W	14.40'
WL104	S79°36'28"W	11.51'
WL105	N88°47'36"W	14.48'
WL106	S81°02'47"W	10.39'
WL107	S46°34'57"W	33.63'
WL108	S75°15'02"W	11.83'

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* 12/30/05  
 DAVID M. HARRIS  
 REGISTERED PROFESSIONAL LAND SURVEYOR  
 MD. REG. NO. 10978  
 FOR BENCHMARK ENGINEERING, INC.  
 MD. REG. NO. 351

*Brian Boy* 12/21/05  
 BRIAN BOY, MEMBER  
 CORNERSTONE HOLDINGS, LLC  
 OWNER

**AREA TABULATION CHART THIS SHEET**

TOTAL NUMBER OF LOTS AND/OR PARCELS TO BE RECORDED	6
BUILDABLE	0
NON-BUILDABLE	0
OPEN SPACE	1
PRESERVATION PARCELS	0
TOTAL AREA OF LOTS AND/OR PARCELS TO BE RECORDED	
BUILDABLE	2.41± AC.
NON-BUILDABLE	0.00 AC.
OPEN SPACE	0.41± AC.
PRESERVATION PARCELS	0.00 AC.
TOTAL AREA OF ROADWAY TO BE RECORDED (INCLUDING WIDENING STRIPS)	0.53± AC.
TOTAL AREA OF SUBDIVISION TO BE RECORDED	3.35± AC.

**OWNER/DEVELOPER:**  
 CORNERSTONE HOLDINGS, LLC.  
 9695 NORFOLK AVENUE  
 LAUREL, MARYLAND 20723  
 410-792-2565

**BENCHMARK ENGINEERING, INC.**  
 ENGINEERS • LAND SURVEYORS • PLANNERS  
 8480 BALTIMORE NATIONAL PIKE A SUITE 418  
 ELLICOTT CITY, MARYLAND 21043  
 phone: 410-465-8108 • fax: 410-465-8844  
 www.bel-cvllengineering.com

SCOTT FARMS  
 PLAT No. 17932  
 LOT 42  
 ZONE: R-20  
 PARCEL P/O 354

PLAN  
 SCALE: 1" = 50'

THE SOLE AND ONLY PURPOSE OF THIS PLAT IS TO RESUBDIVIDE SCOTT PROPERTY, LOT 4 AS SHOWN ON PLAT NO. 3540 TO CREATE NEW LOTS 1-12, OPEN SPACE LOTS 13-15 AND RIGHT-OF-WAY FOR SWIMMER ROW WAY.

APPROVED: FOR PUBLIC WATER AND PUBLIC SEWER SYSTEMS.  
 HOWARD COUNTY HEALTH DEPARTMENT  
*Robert J. Walker* 1/24/06  
 HOWARD COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING.  
*Charles D. ...* 1/11/06  
 CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE  
*Marshall ...* 4/9/06  
 DIRECTOR DATE

**SURVEYOR'S CERTIFICATION**  
 I HEREBY CERTIFY, TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS ALL OF THE LANDS CONVEYED BY KATHLEEN JULIA KRALOWEC TO CORNERSTONE HOLDINGS, LLC, BY DEED DATED 12/12/05 RECORDED AT LIBER 9697, FOLIO 304 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 Harris* DATE  
 DAVID M. HARRIS  
 REGISTERED PROFESSIONAL LAND SURVEYOR  
 MARYLAND NO. 10978  
 FOR BENCHMARK ENGINEERING, INC.  
 MARYLAND NO. 351



**OWNER'S DEDICATION**  
 CORNERSTONE HOLDINGS, LLC, OWNER OF THE PROPERTY SHOWN HEREON, HEREBY ADOPT THIS PLAN OF SUBDIVISION, AND IN CONSIDERATION OF 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, FLOODPLAINS AND OPEN SPACE WHERE APPLICABLE, AND FOR GOOD AND OTHER VALUABLE CONSIDERATION, HEREBY GRANTS 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 HAND THIS 29th DAY OF December, 2005.

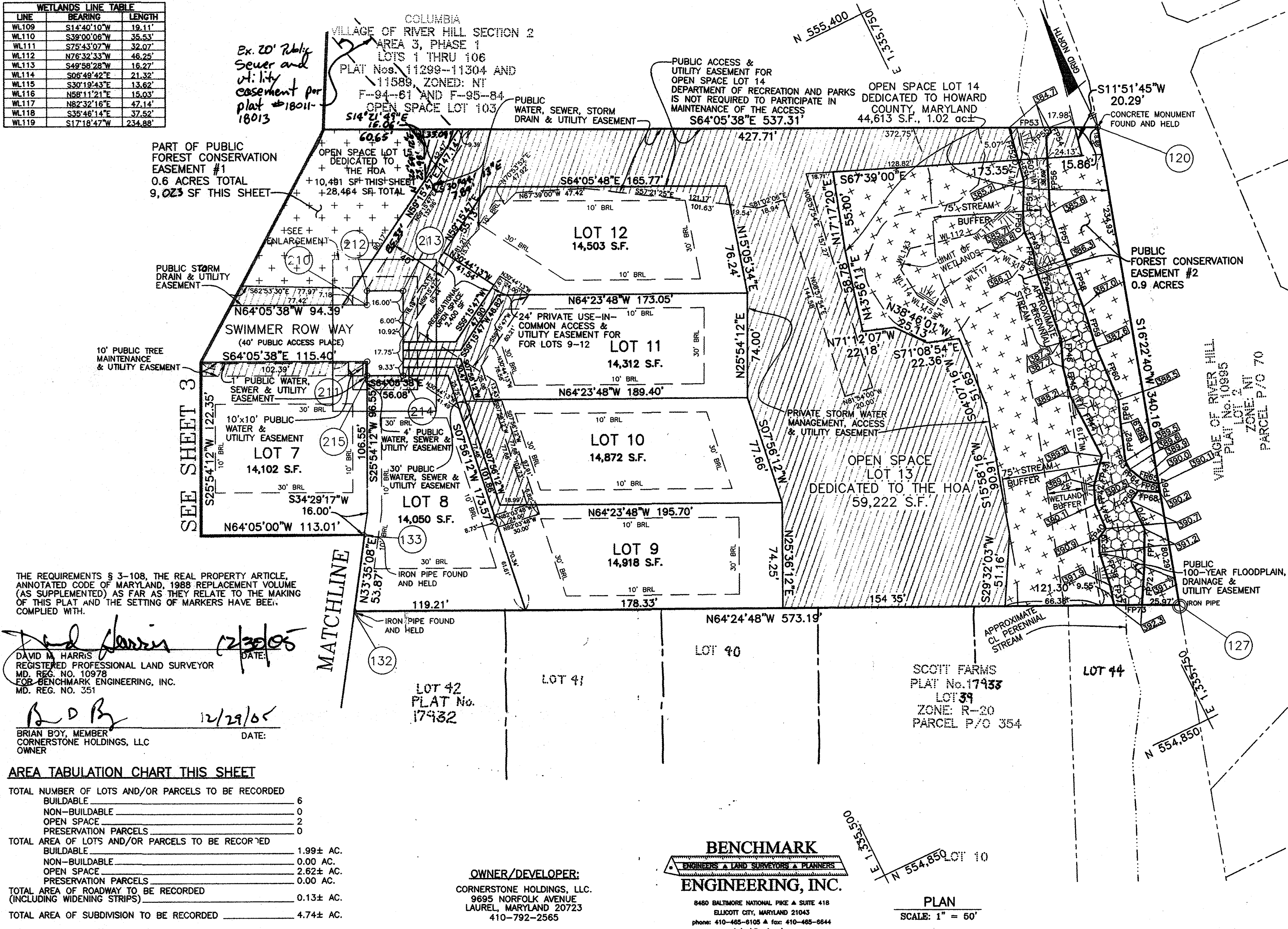
*Brian Boy* 12/21/05  
 BRIAN BOY, MEMBER DATE  
*John M. Guy* 12/29/05  
 WITNESS DATE

RECORDED AS PLAT NO. 18051  
 ON 2-16-06 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

**TROTTERS RUN**  
 LOTS 1 - 12 AND  
 OPEN SPACE LOTS 13 - 15  
 5th ELECTION DISTRICT OF HOWARD COUNTY, MARYLAND  
 TAX MAP: 35  
 GRID: 20  
 PARCEL: 342  
 ZONED: R-20  
 SCALE: 1"=50'  
 DATE: JANUARY, 2005  
 SHEET: 3 OF 4

LINE	BEARING	LENGTH
WL109	S14°40'10"W	19.11'
WL110	S39°00'06"W	35.53'
WL111	S75°43'07"W	32.07'
WL112	N76°32'33"W	46.25'
WL113	S49°58'28"W	16.27'
WL114	S06°49'42"E	21.32'
WL115	S30°19'43"E	13.62'
WL116	N58°11'21"E	15.03'
WL117	N82°32'16"E	47.14'
WL118	S35°46'14"E	37.52'
WL119	S17°18'47"W	234.88'

LINE	BEARING	LENGTH
FP37	N15°04'15"E	14.40'
FP38	N08°00'45"E	24.22'
FP39	N23°05'04"E	10.14'
FP40	N61°34'59"E	8.33'
FP41	N53°18'34"E	18.57'
FP42	N21°42'14"E	12.86'
FP43	N40°59'11"E	21.40'
FP44	N01°28'21"W	47.36'
FP45	N11°40'48"W	21.89'
FP46	N22°55'20"W	19.19'
FP47	N06°28'25"E	52.74'
FP48	N17°45'49"E	13.04'
FP49	N00°43'05"E	13.95'
FP50	N16°28'37"E	6.99'
FP51	N26°58'43"E	29.27'
FP52	N10°49'24"E	39.46'
FP53	S64°05'38"E	27.60'
FP54	S00°02'13"E	3.53'
FP55	S74°36'38"W	4.59'
FP56	S23°08'36"W	53.59'
FP57	S08°08'12"W	35.45'
FP58	S05°07'50"W	34.12'
FP59	S08°34'21"W	29.74'
FP60	S03°38'24"W	40.70'
FP61	S20°22'06"W	17.15'
FP62	S18°48'01"W	26.13'
FP63	S01°20'01"E	6.55'
FP64	S26°36'46"E	12.00'
FP65	S47°31'14"E	4.86'
FP66	S51°20'08"E	6.10'
FP67	S16°22'42"W	5.87'
FP68	N58°48'56"W	15.19'
FP69	S61°55'42"W	8.78'
FP70	S00°21'40"W	21.99'
FP71	S26°23'25"W	26.39'
FP72	S29°20'09"W	27.18'
FP73	S64°24'48"E	19.40'



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 M. Harris* 12/29/05  
 DAVID M. HARRIS  
 REGISTERED PROFESSIONAL LAND SURVEYOR  
 MD. REG. NO. 10978  
 FOR BENCHMARK ENGINEERING, INC.  
 MD. REG. NO. 351

*Brian Boy* 12/29/05  
 BRIAN BOY, MEMBER  
 CORNERSTONE HOLDINGS, LLC  
 OWNER

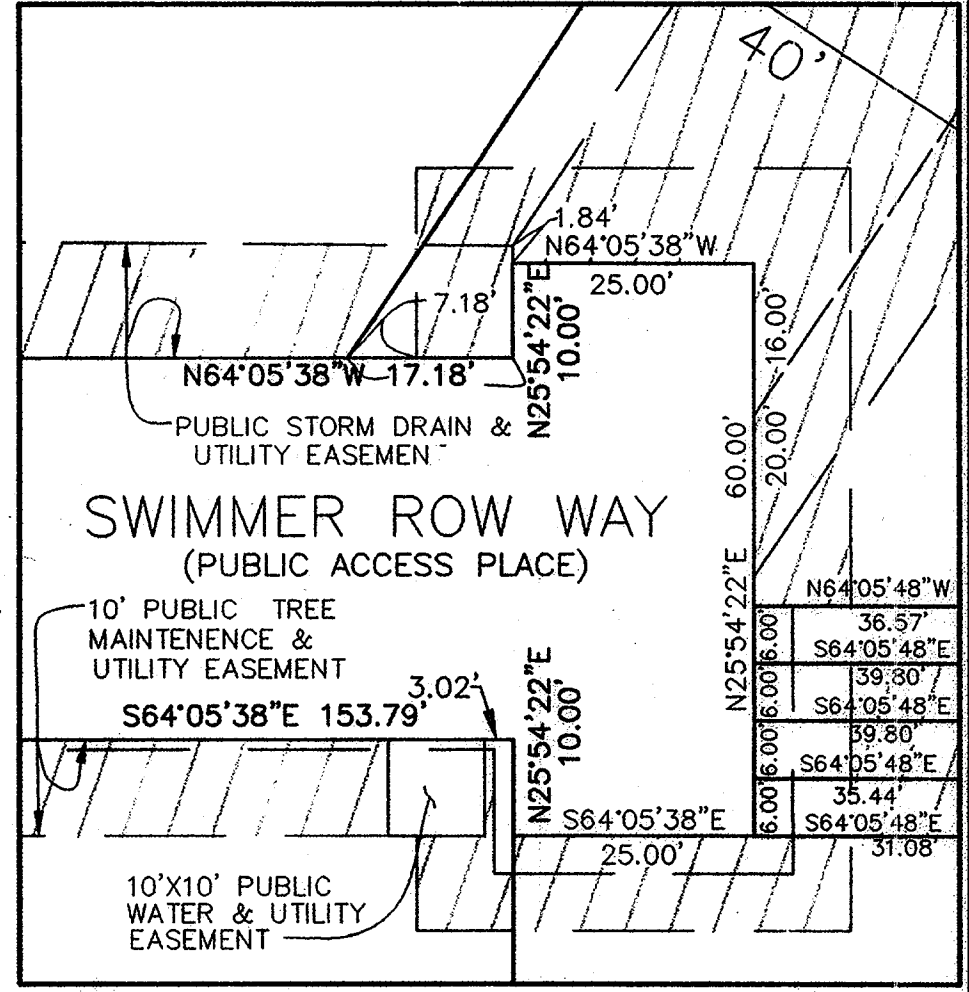
**AREA TABULATION CHART THIS SHEET**

TOTAL NUMBER OF LOTS AND/OR PARCELS TO BE RECORDED	6
BUILDABLE	0
NON-BUILDABLE	0
OPEN SPACE	2
PRESERVATION PARCELS	0
TOTAL AREA OF LOTS AND/OR PARCELS TO BE RECORDED	
BUILDABLE	1.99± AC.
NON-BUILDABLE	0.00 AC.
OPEN SPACE	2.62± AC.
PRESERVATION PARCELS	0.00 AC.
TOTAL AREA OF ROADWAY TO BE RECORDED (INCLUDING WIDENING STRIPS)	0.13± AC.
TOTAL AREA OF SUBDIVISION TO BE RECORDED	4.74± AC.

**OWNER/DEVELOPER:**  
 CORNERSTONE HOLDINGS, LLC.  
 9695 NORFOLK AVENUE  
 LAUREL, MARYLAND 20723  
 410-792-2565

**BENCHMARK ENGINEERING, INC.**  
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 phone: 410-465-6105 A Fax: 410-465-6844  
 www.bel-chilengineering.com

**PLAN**  
 SCALE: 1" = 50'



**ENLARGEMENT TEE TURN AROUND**  
 SCALE: 1" = 20'

THE SOLE AND ONLY PURPOSE OF THIS PLAT IS TO RESUBDIVIDE SCOTT PROPERTY, LOT 4 AS SHOWN ON PLAT NO. 3540 TO CREATE NEW LOTS 1-12; OPEN SPACE LOTS 13-15 AND RIGHT-OF-WAY FOR SWIMMER ROW WAY.

APPROVED: FOR PUBLIC WATER AND PUBLIC SEWER SYSTEMS.  
 HOWARD COUNTY HEALTH DEPARTMENT  
*Robert J. Walen* 1/26/06  
 HOWARD COUNTY HEALTH OFFICER 560 DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING.  
*Mark Williams* 4/1/06  
 CHIEF, DEVELOPMENT ENGINEERING DIVISION 8 DATE  
*Marsha K. Ugle* 2/9/06  
 DIRECTOR DATE

**SURVEYOR'S CERTIFICATION**  
 I HEREBY CERTIFY, TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS ALL OF THE LANDS CONVEYED BY KATHLEEN JULIA KRALOWEC TO CORNERSTONE HOLDINGS, LLC, BY DEED DATED 12/13/05 RECORDED AT LIBER 9697, FOLIO 304 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*  
 DAVID M. HARRIS  
 REGISTERED PROFESSIONAL LAND SURVEYOR  
 MARYLAND NO. 10978  
 FOR BENCHMARK ENGINEERING, INC.  
 MARYLAND NO. 351

**OWNER'S DEDICATION**  
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*Brian Boy* 12/29/05  
 BRIAN BOY, MEMBER DATE

*John M. Camp* 12/29/05  
 WITNESS DATE

RECORDED AS PLAT NO. 18052  
 ON 2-16-06 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

**TROTTERS RUN**  
 LOTS 1 - 12 AND  
 OPEN SPACE LOTS 13 - 15  
 5th ELECTION DISTRICT OF HOWARD COUNTY, MARYLAND  
 TAX MAP: 35  
 GRID: 20  
 PARCEL: 342  
 ZONED: R-20  
 SCALE: 1"=50'  
 DATE: APRIL, 2005  
 SHEET: 4 OF 4