

**U.S. Equivalent Coordinate Table**

**Metric Coordinate Table**

POINT	NORTH (feet)	EAST (feet)	NORTH (meters)	EAST (meters)
400	576510.0091	1354695.0080	175720.6022	412911.8643
401	576512.0665	1354700.0430	175721.2293	412913.3992
402	576813.3341	1355437.4351	175813.0550	413130.1565
403	576976.1351	1355301.0760	175862.6777	413121.2220
404	576999.1345	1355372.0692	175869.6879	413118.2329
405	576693.1447	1354595.6443	175776.4220	412881.5781
406	576691.3646	1354591.1274	175775.8794	412880.2014

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.

*Terrell A. Fisher* 3/22/10 Date  
 Terrell A. Fisher, L.S. #0692 (Registered Land Surveyor)  
*Lowell D. Rau* 3/22/10 Date  
 Lowell D. Rau (Owner)

Public Water And Public Sewer Service Has Been Granted Under The Terms And Provisions, Thereof, Effective 3/22/10 On Which Date Developer Agreement 24-4377-D Was Filed And Accepted.

**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 1 Thru 5, 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. 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."

**Legend**

- Public Sewer, Water & Utility Easement
- Private Use-In-Common Driveway Access Easement
- 10' Public Tree Maintenance Easement
- Private Trash Pad Easement

**FISHER, COLLINS & CARTER, INC.**  
 CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS  
 CENTENNIAL SQUARE OFFICE PARK - 10272 BALTIMORE NATIONAL PIKE  
 ELICOTT CITY, MARYLAND 21042  
 (410) 481-2895

**Area Tabulation**

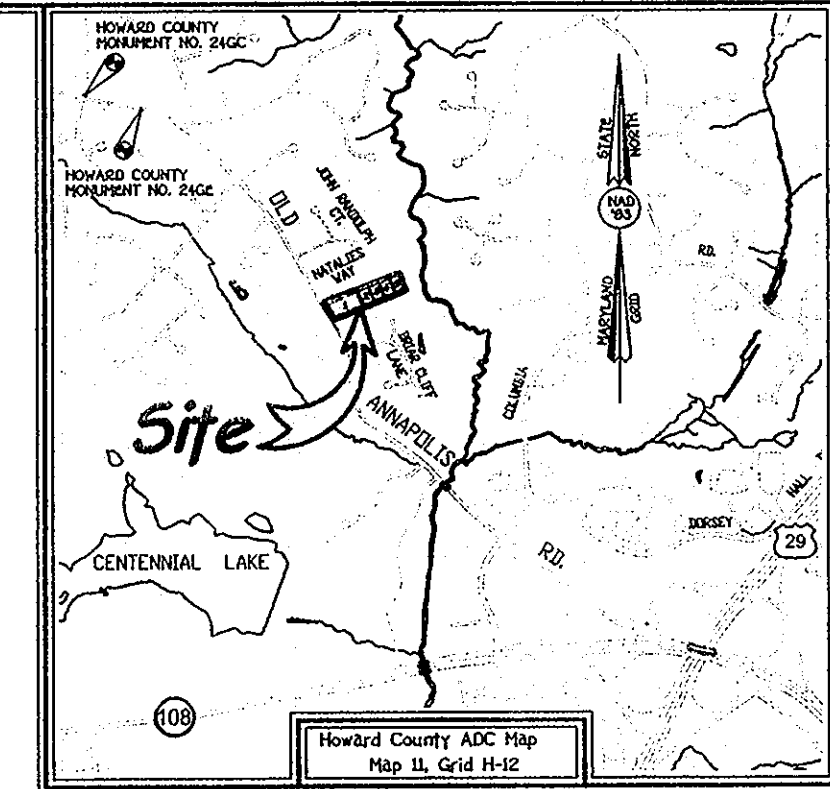
TOTAL NUMBER OF BUILDABLE LOTS TO BE RECORDED	5
TOTAL NUMBER OF OPEN SPACE LOTS TO BE RECORDED	0
TOTAL NUMBER OF LOTS/PARCELS TO BE RECORDED	5
TOTAL AREA OF BUILDABLE LOTS TO BE RECORDED	3.783 Ac.±
TOTAL AREA OF OPEN SPACE LOTS TO BE RECORDED	0.000 Ac.±
TOTAL AREA OF LOTS/PARCELS TO BE RECORDED	0.000 Ac.±
TOTAL AREA OF ROADWAY TO BE RECORDED	0.024 Ac.±
TOTAL AREA TO BE RECORDED	3.807 Ac.±

**General Notes Continued:**

- Approval Of A Site Development Plan Is Required For The Development Of All Residential Lots Within This Subdivision Prior To Issuance Of Any Grading Or Building Permits For New House Construction In Accordance With Section 16.155 Of The Subdivision And Land Development Regulations.
- No Noise Study Is Required For This Project Per Howard County Design Manual, Vol. III, Section 5.2.9.
- Stormwater Management For This Project Will Be Provided In Accordance With The Criteria Contained In The 2000 Maryland Stormwater Management Design Manual, Volumes I & II, Chapter 5 "Stormwater Credits For Innovative Site Planning". Wqy And Rev Will Be Provided And Maintained By Utilizing The Credits Found In Section 5.2 "Disconnection Of Rooftop Runoff Credit", Section 5.3 "Disconnection Of Non Rooftop Runoff Credit" Along With The Criteria Found In Appendix C.2 Section C.2.4.1 "Bioretention System". Cpv Was Not Required Because The 1 Year Storm Is Less Than The 2.0 cfs Mandated By The Aforementioned Manual. Any Further Subdivision (Including Where L.O.D. Is Less Than 5000 S.F.) Shall Require Additional SWM And Re-Evaluation Of Cpv Criteria For The Entire Lot (Lots 1-5).
- The Forest Conservation Requirements Per Section 16.1200 Of The Howard County Code And The Forest Conservation Manual And The Forest Conservation Obligation Of 0.57 Ac. Of Afforestation For This Subdivision Has Been Met/Provided By Providing A Fee-In-Lieu Payment In The Amount Of \$18,622.00 Based On 0.57 Acres x 43,560 Sq. Ft./Acre x \$0.75 To The Howard County Forest Conservation Fund.
- The Private Use-In-Common Driveway Access Easement For The Use And Benefit Of Lots 1 Thru 5 Has Been Recorded In The Land Records Of Howard County, Maryland Simultaneously With The Recording Of This Plat.
- Denotes A Public Tree Maintenance Easement, Ten Feet In Width, Running Along The Edge Of The Public Road Right-Of-Way As Shown On This Plat Of Subdivision Is Reserved Upon All Lots Fronting On The Said Public Road Right-Of-Way. This Easement Allows Howard County The Right To Access The Property, When Necessary, For The Specific Purpose Of Installation, Repair And Maintenance Of County-Owned 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.

**General Notes Continued:**

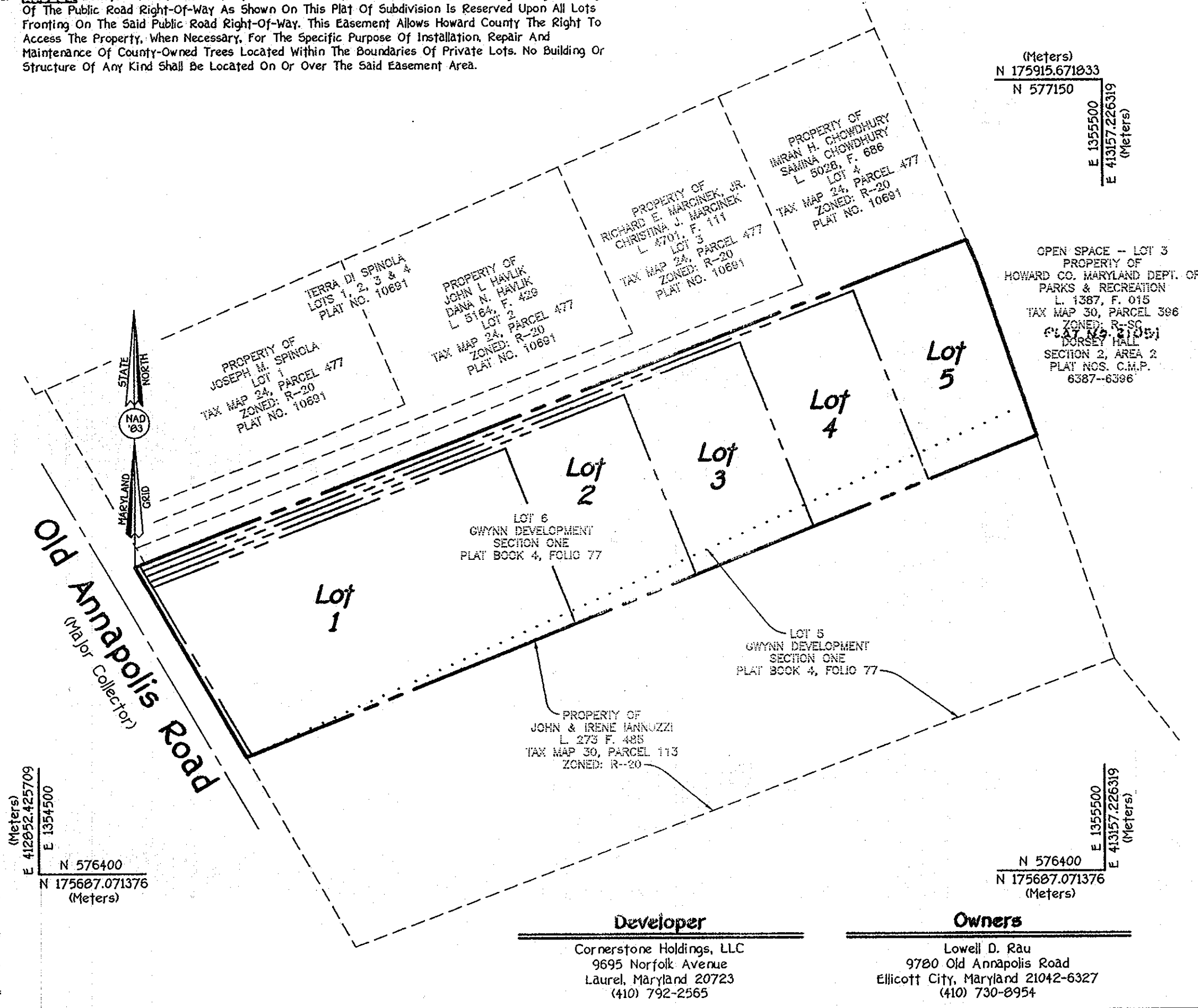
- Landscaping For Lots 1 Thru 5 On File With This Plat Is Provided With A Certified Landscape Plan In Accordance With Section 16.124 Of The Howard County Code And The Landscape Manual. The Landscape Surety In The Amount Of \$5,400.00 For Perimeter Landscape Requirements (7 Shade Trees And 10 Shrubs) Of Section 16.124 Of The Howard County Code And Landscape Manual Has Been Posted With The Developer's Agreement For Road Improvements. In Addition, A Street Tree Surety For 6 Shade Trees In The Amount Of \$1,800.00 Is Posted With The DPW Developer's Agreement.
- APFO Requirements For Traffic Have Been Met Via Payment Of A Fee-In-Lieu In The Amount Of \$23,572.00 For Road Improvements And Will Be Contributed To Capital Project N-3919 And Is Part Of The Developer's Agreement For Road Improvements.
- A Fee-In-Lieu Of Providing Open Space Has Been Paid In The Amount Of \$6,000.00.
- The Forest Stand Delineation And Wetland Delineation For This Project Was Prepared By Eco-Science Professionals, Inc., Dated November, 2005 And Approved On April 14, 2008 Under SP-07-006. There Are No Wetlands On-site.
- Public Water And Sewer Shall Be Utilized Within This Development.
- Water And Sewer Service To These Lots Will Be Granted Under The Provisions Of Section 18.122B Of The Howard County Code.
- Public Water And Sewer Allocations Will Be Granted At Time Of Issuance Of The Building Permit If Capacity Is Available At That Time.



**Vicinity Map**  
 Scale: 1"=2,000'

**General Notes:**

- Subject Property Zoned R-20 Per 2/02/04 Comprehensive Zoning Regulations And The Comp-Lite Zoning Amendments Dated 07-28-06.
- Coordinates Based On Nad '83, Maryland Coordinate System As Projected By Howard County Geodetic Control Stations No. 24GC And 24GE. Station No. 24GC North 578,868.593 East 1,352,120.690 Station No. 24GE North 578,706.480 East 1,352,699.690
- This Plat Is Based On Field Run Monumented Boundary Survey Performed On Or About April, 2005, By Shanabarger & Lane.
- B.R.L. Denotes Building Restriction Line.
- Denotes Iron Pin Set With Cap "F.C.C. 106".
- Denotes Iron Pipe Or Iron Bar Found.
- Denotes Angular Change In Bearing Or Rights-Of-Way.
- Denotes Concrete Monument Set With Cap "F.C.C. 106".
- Denotes Concrete Monument Or Stone Found.
- For Flag Or Pipe Stem Lots, Refuse Collection, Snow Removal And Road Maintenance Are Provided To The Junction Of Flag Or Pipe Stem And The Road Right-Of-Way Line Only And Not Onto The Flag Or Pipe Stem Lot Driveway.
- Driveways Shall Be Provided Prior To Residential Occupancy To Ensure Safe Access For Fire And Emergency Vehicles Per The Following (Minimum) Requirements:
  - Width - 12 Feet (6 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;
  - Maintenance - Sufficient To Ensure All Weather Use.
- All Lot Areas Are More Or Less (±).
- Distances Shown Are Based On Surface Measurement And Not Reduced To Nad '83 Grid Measurement.
- Traffic Study For This Project Was Prepared By Mars Group, Dated November, 2005 And Approved On April 14, 2008 Under SP-07-006.
- No Cemeteries Exist On This Site Based On A Visual Site Visit And Based On A Examination Of The Howard County Cemetery Inventory Map.
- Previous Department Of Planning And Zoning File Numbers: SP-07-006 And A Plat Entitled "Gwynn Development, Section One, Plat Book 4, Folio 77."
- There Is No 100 Year Floodplain On This Property.
- This Property Is Located Within The Metropolitan District. Public Water And/Or Sewer Allocations For This Development Are Subject To Section 18.122B Of The Howard County Code. Allocations Will Be Made Available At The Time Of Final Plat Approval, If Capacity Is Available At That Time.
- Existing Dwelling Located On Lot 1 Is To Remain. No New Buildings, Extensions Or Additions To The Existing Dwelling Are To Be Constructed At A Distance Less Than The Zoning Regulations Allow.
- This Plat Is In Compliance With The Amended Fifth Edition Of The Subdivision And Land Development Regulations Per Council Bill 45-2003 And The Zoning Regulations As Amended By Council Bill 75-2003. 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, Waiver Petition Application, Or Building/Grading Permit.



**Developer**  
 Cornerstone Holdings, LLC  
 9695 Norfolk Avenue  
 Laurel, Maryland 20723  
 (410) 792-2565

**Owners**  
 Lowell D. Rau  
 9780 Old Annapolis Road  
 Ellicott City, Maryland 21042-6327  
 (410) 730-8954

**OWNER'S CERTIFICATE**

Lowell D. Rau, 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 22 day Of MARCH, 2010.

*Lowell D. Rau*  
 Lowell D. Rau, Owner

*Terrell A. Fisher*  
 Terrell A. Fisher, Professional Land Surveyor No. 10692

**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 Lowell D. Rau And Elsie H. Rau To Lowell D. Rau By Deed Dated November, 1996 And Recorded Among The Land Records Of Howard County, Maryland In Liber 3858 At Folio 682 And Also A Life Estate Conveyed By Lowell D. Rau To Christiana Louise Rau, Susan Rau Handy And Michael Lee Rau By Deed Dated December 29, 2004 And Recorded In The Land Records Of Howard County, Maryland In Liber No. 8905 At Folio 191, 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, Maryland As Shown, In Accordance With The Annotated Code Of Maryland, As Amended.

*Terrell A. Fisher*  
 Terrell A. Fisher, Professional Land Surveyor No. 10692  
 3/22/10 Date

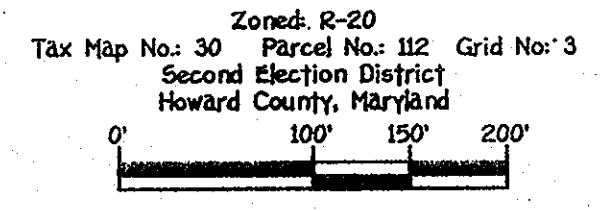
**Purpose Statement**

The Purpose Of This Plat Is To Resubdivide Lot 6 And Part Of Lot 5, As Shown On A Plat Entitled "Gwynn Development, Section One" And Recorded Among The Land Records Of Howard County, Maryland In Plat Book 4, At Folio 77 Into Five (5) Buildable Lots, To Create A Public Water And Utility Easement, To Create A Private Use-In-Common Driveway Access Easement For Lots 1 Thru 5 And To Create A Private Trash Pad Easement On Lot 1.

RECORDED AS PLAT No. 21149 ON 5/28/10  
 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

**Centennial Meadows**

**Lots 1 Thru 5**  
 A Resubdivision Of Lot 6 And Part Of Lot 5,  
 As Shown On A Plat Entitled "Gwynn Development, Section One" And  
 Recorded Among The Land Records Of Howard County, Maryland In  
 Plat Book 4, Folio 77.



Scale: 1" = 100' Date: March 11, 2009  
 Sheet 1 of 2

**F-09-018**

The Requirements §3-100, 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.

*Terrell A. Fisher, L.S. #10692* 3/22/10  
 (Registered Land Surveyor) Date

*Lowell D. Rau* 3/22/10  
 (Owner) Date

**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 1 Thru 5, Any Conveyances Of The Aforesaid Lots Shall Be Subject To The Easements Herein Reserved, Whether Or Not Expressly Stated In The Deeds) Conveying Said Lots. 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 Deeds) Of Easement In The Land Records Of Howard County."

**Property Lot Line Table**

Sym.	Bearing & Distance
PL1	N 68°29'26" E 355.78'
PL2	N 68°29'26" E 479.02'
PL3	N 68°29'26" E 599.35'
PL4	N 68°29'26" E 716.87'
PL5	N 68°29'26" E 834.54'

**Private Use-In-Common Driveway Access Easement Line Table**

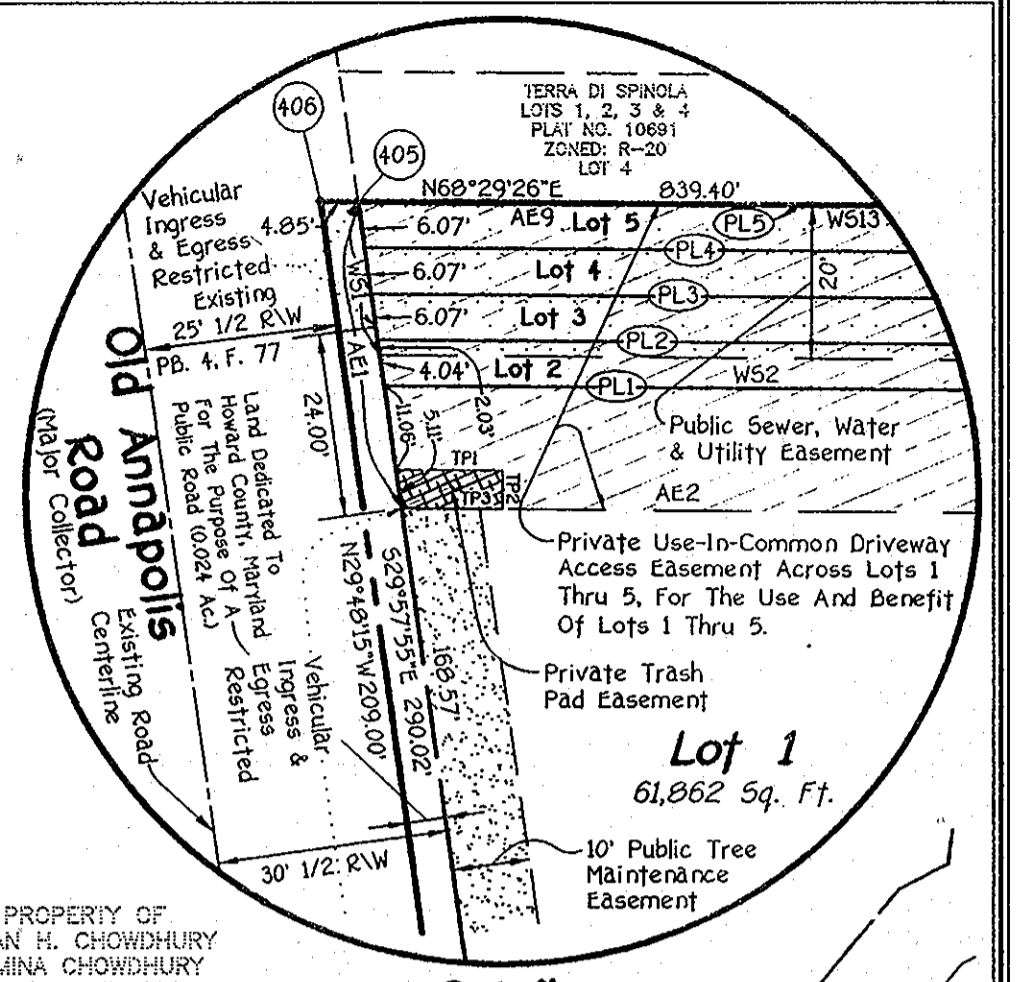
Sym.	Bearing & Distance
AE1	S 29°57'55" E 40.44'
AE2	N 68°29'26" E 98.29'
AE3	N 21°30'34" W 5.00'
AE4	N 68°29'26" E 601.50'
AE5	S 68°30'34" E 42.43'
AE6	N 68°29'26" E 38.00'
AE7	N 15°22'20" E 41.66'
AE8	N 21°30'34" W 31.68'
AE9	S 68°29'26" W 798.82'

**Public Sewer, Water & Utility Easement Line Table**

Sym.	Bearing & Distance
WS1	S 29°57'55" E 20.22'
WS2	N 68°29'26" E 346.37'
WS3	S 21°30'34" E 10.00'
WS4	N 68°29'26" E 12.92'
WS5	S 21°30'34" E 10.00'
WS6	N 68°29'26" E 10.00'
WS7	N 21°30'34" W 10.00'
WS8	N 68°29'26" E 462.73'
WS9	N 18°50'36" W 5.01'
WS10	N 23°05'36" W 15.00'
WS11	S 68°29'26" W 97.06'
WS12	N 21°30'34" W 10.00'
WS13	S 68°29'26" W 737.76'

**Private Trash Pad Easement Chart**

Line	Bearing	Length
TP1	N 68°29'26" E	13.77'
TP2	S 21°30'34" E	5.05'
TP3	S 68°29'26" W	13.02'



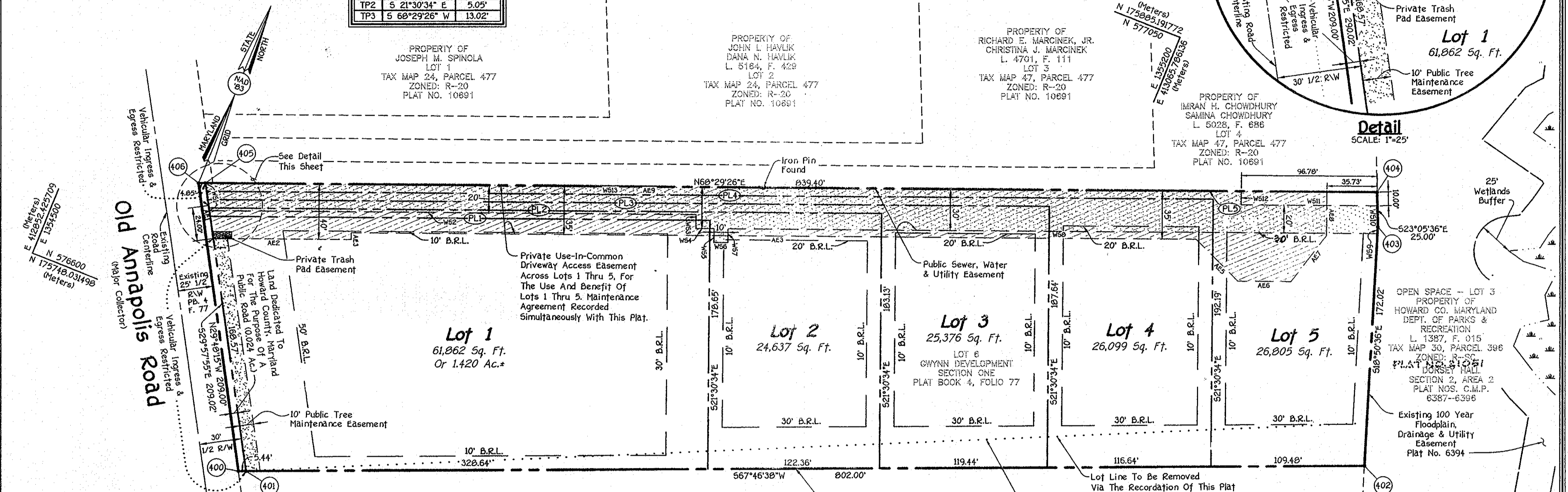
Public Water And Public Sewer Service Has Been Granted Under The Terms And Provisions, Thereof, Effective 3/22/10 On Which Date Developer Agreement 24-4377-D Was Filed And Accepted.

PROPERTY OF JOSEPH M. SPINOLA  
 LOT 1  
 TAX MAP 24, PARCEL 477  
 ZONED: R-20  
 PLAT NO. 10691

PROPERTY OF JOHN L. HAVLIK, DANA N. HAVLIK  
 LOT 2  
 TAX MAP 24, PARCEL 477  
 ZONED: R-20  
 PLAT NO. 10691

PROPERTY OF RICHARD E. MARCINEK, JR., CHRISTINA J. MARCINEK  
 LOT 3  
 TAX MAP 47, PARCEL 477  
 ZONED: R-20  
 PLAT NO. 10691

PROPERTY OF IMRAN H. CHOWDHURY, SAMINA CHOWDHURY  
 LOT 4  
 TAX MAP 47, PARCEL 477  
 ZONED: R-20  
 PLAT NO. 10691



**Minimum Lot Size Chart**

Lot No.	Gross Area	Pipestem Area	Minimum Lot Size
2	24,637 Sq. Ft.	2,137 Sq. Ft.	22,500 Sq. Ft.
3	25,376 Sq. Ft.	2,977 Sq. Ft.	22,499 Sq. Ft.
4	26,099 Sq. Ft.	3,599 Sq. Ft.	22,500 Sq. Ft.
5	26,805 Sq. Ft.	4,304 Sq. Ft.	22,501 Sq. Ft.

- Legend**
- Public Sewer, Water & Utility Easement
  - Private Use-In-Common Driveway Access Easement
  - 10' Public Tree Maintenance Easement
  - Private Trash Pad Easement

**Area Tabulation**

TOTAL NUMBER OF BUILDABLE LOTS TO BE RECORDED	5
TOTAL NUMBER OF OPEN SPACE LOTS TO BE RECORDED	0
TOTAL NUMBER OF LOTS/PARCELS TO BE RECORDED	5
TOTAL AREA OF BUILDABLE LOTS TO BE RECORDED	3,783 Ac.*
TOTAL AREA OF OPEN SPACE LOTS TO BE RECORDED	0.000 Ac.*
TOTAL AREA OF LOTS/PARCELS TO BE RECORDED	0.000 Ac.*
TOTAL AREA OF ROADWAY TO BE RECORDED	0.024 Ac.*
TOTAL AREA TO BE RECORDED	3.807 Ac.*

**FISHER, COLLINS & CARTER, INC.**  
 CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS  
 CENTENNIAL SQUARE OFFICE PARK - 10272 BALTIMORE NATIONAL PIKE  
 ELLICOTT CITY, MARYLAND 21112  
 (410) 461-2855

**Developer**  
 Cornerstone Holdings, LLC  
 9695 Norfolk Avenue  
 Laurel, Maryland 20723  
 (410) 792-2565

**Owners**  
 Lowell D. Rau  
 9780 Old Annapolis Road  
 Ellicott City, Maryland 21042-6327  
 (410) 730-8954

APPROVED: For Public Water And Public Sewerage Systems  
 Howard County Health Department.

*B. Wilson for Peter Brilemsen* 5/19/10  
 Howard County Health Officer Date

APPROVED: Howard County Department Of Planning And Zoning.

*Chief Development Engineering Division* 3/25/10  
 (Date)

*Kent Shulman* 5/24/10  
 Director Date

**OWNER'S CERTIFICATE**

Lowell D. Rau, 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 22<sup>nd</sup> Day Of MARCH, 2010.

*Lowell D. Rau*  
 Lowell D. Rau, Owner

*Terrell A. Fisher*  
 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 Lowell D. Rau And Elsie H. Rau To Lowell D. Rau By Deed Dated November, 1996 And Recorded Among The Land Records Of Howard County, Maryland In Liber 3858 At Folio 682 And Also A Life Estate Conveyed By Lowell D. Rau To Christina Louise Rau, Susan Rau Handy And Michael Lee Rau By Deed Dated December 29, 2004 And Recorded In The Land Records Of Howard County, Maryland In Liber No. 8905 At Folio 191, 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, Maryland As Shown, In Accordance With The Annotated Code Of Maryland, As Amended.

*Terrell A. Fisher* 3/22/10  
 Terrell A. Fisher, Professional Land Surveyor No. 10692 Date

RECORDED AS PLAT No. \_\_\_\_\_ ON \_\_\_\_\_  
 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

**Centennial Meadows**  
 Lots 1 Thru 5  
 A Resubdivision Of Lot 6 And Part Of Lot 5,  
 As Shown On A Plat Entitled "Gwynn Development, Section One" And  
 Recorded Among The Land Records Of Howard County, Maryland In  
 Plat Book 4, Folio 77.

Zoned R-20  
 Tax Map No.: 30 Parcel No.: 112 Grid No.: 3  
 Second Election District  
 Howard County, Maryland

Scale: 1" = 50' Date: March 11, 2009  
 Sheet 2 of 2

F-09-018