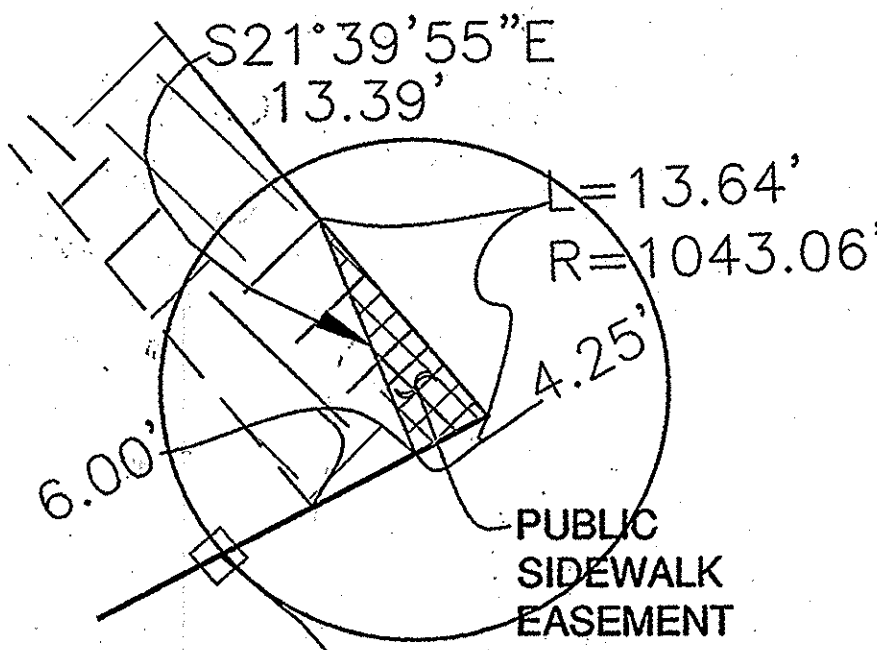
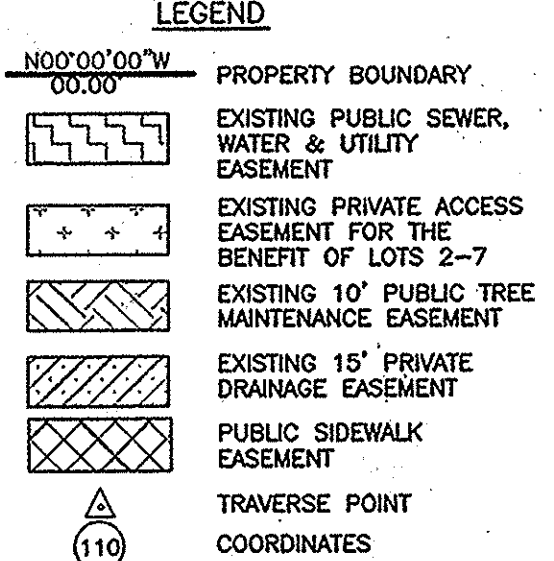


NOTES:

- DENOTES STONE OR CONCRETE MONUMENT FOUND.
○ DENOTES IRON PIPE (IP) OR REBAR & CAP (RC) FOUND.
△ DENOTES TRAVERSE POINT.
- THE COORDINATES SHOWN HEREON ARE BASED UPON GLOBAL POSITIONING SYSTEM COORDINATES WHICH ARE BASED UPON THE MARYLAND STATE PLANE COORDINATE SYSTEM. GPS#1 AND GPS#2 AS DEFINED ON THIS SHEET WERE USED FOR THIS PROJECT. DISTANCES SHOWN ARE BASED ON MARYLAND STATE PLANE, U.S. FOOT.
- SUBJECT PROPERTY ZONED R-SC PER THE 10/6/13 ZONING REGULATIONS.
- THERE ARE NO KNOWN CEMETERIES LOCATED ON THIS SITE.
- ALL AREAS ON THIS PLAT ARE "MORE OR LESS".
- THIS PLAT IS BASED ON A FIELD R/W BOUNDARY SURVEY PERFORMED BY BENCHMARK ENGINEERING INC. DATED JULY 2011.
- PREVIOUS DPZ SUBMISSIONS: ECP-12-007, WP-12-023, F-12-048, WP-13-094, F-13-065, SDP-14-044.
- THERE ARE NO FLOODPLAINS, WETLANDS, STREAM OR THEIR BUFFERS, STEEP SLOPES OR FOREST CONSERVATION EASEMENTS LOCATED ON-SITE.
- THIS SUBDIVISION PLAN IS SUBJECT TO THE AMENDED FIFTH EDITION OF THE HOWARD COUNTY SUBDIVISION AND LAND DEVELOPMENT REGULATIONS PER COUNCIL BILL NO. 45-2003, EFFECTIVE 10-02-03 AND THE ZONING REGULATIONS 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 RESERVES UNTO ITSELF, ITS SUCCESSORS AND ASSIGNS, ALL EASEMENTS SHOWN ON THIS PLAN FOR WATER, SEWER, STORM DRAINAGE, OTHER PUBLIC UTILITIES LOCATED IN, ON, OVER AND THROUGH LOTS/PARCELS. ANY CONVEYANCES OF THE AFORESAID LOT/PARCELS SHALL BE SUBJECT TO THE EASEMENTS HERIN RESERVED, WHETHER OR NOT EXPRESSLY STATED IN THE DEED(S) CONVEYING SAID LOTS/PARCELS. DEVELOPER SHALL EXECUTE AND DELIVER DEEDS FOR THE EASEMENTS HERIN RESERVED TO HOWARD COUNTY, UPON COMPLETION OF THE PUBLIC UTILITIES AND THEIR ACCEPTANCE BY HOWARD COUNTY, AND IN THE CASE OF THE FOREST CONSERVATION EASEMENT(S), UPON COMPLETION OF THE DEVELOPER'S OBLIGATION 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 EASEMENT AND RECORD THE DEED(S) OF EASEMENT IN THE LAND RECORDS OF HOWARD COUNTY.
- WETLAND DELINEATION AND SIMPLIFIED FOREST STAND DELINEATION WERE PERFORMED BY ECO-SCIENCE PROFESSIONALS, INC. IN AUGUST, 2011.
- A TRAFFIC STUDY WAS PREPARED BY MARS GROUP, INC., DATED DECEMBER 23, 2012, AND APPROVED MAY, 2013.
- A NOISE STUDY IS NOT REQUIRED FOR THIS PROJECT.
- LANDSCAPING WAS PREVIOUSLY ADDRESSED UNDER F-13-065 IN ACCORDANCE WITH A CERTIFIED LANDSCAPE PLAN ON FILE AT HOWARD COUNTY IN ACCORDANCE WITH SECTION 16.124 OF THE HOWARD COUNTY CODE AND LANDSCAPE MANUAL.
- THIS PROJECT COMPLIES WITH THE REQUIREMENTS OF SECTION 16.1200 OF THE HOWARD COUNTY CODE AND THE FOREST CONSERVATION MANUAL AND WAS PREVIOUSLY ADDRESSED UNDER F-13-065.
- OPEN SPACE LOT 1 IS CONVEYED TO, AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
- WP-13-094 WAS APPROVED JANUARY 16, 2013, WAIVING SECTION 16.121(c)(3) TO ALLOW CREDIT FOR OPEN SPACE LAND LESS THAN 35' IN WIDTH AND SECTIONS 16.144(b) AND 16.145 TO WAIVE THE REQUIREMENT OF SKETCH OR PRELIMINARY EQUIVALENT SKETCH PLANS. THE APPROVAL IS SUBJECT TO THE FOLLOWING CONDITIONS:
A. THE FINAL PLAN MUST BE SUBMITTED TO DPZ ON OR BEFORE MAY 16, 2013.
B. SECTION 16.121(c)(3)(iii) OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS CONTAINS SEVERAL ITEMS THAT ARE NOT PERMITTED TO BE CREDITED TOWARD THE REQUIRED OPEN SPACE OBLIGATION. THIS WAIVER APPROVAL IS TO ALLOW OPEN SPACE CREDIT FOR NARROW STRIPS LESS THAN 35 FEET WIDE FOR OPEN SPACE LOT 7 ONLY. NOT OTHER REQUESTS ARE BEING ENDORSED BY THIS WAIVER APPROVAL.
C. THE PROPOSED OPEN SPACE LOT SHALL ACCOMMODATE A PATHWAY THAT MEETS THE DEPARTMENT OF RECREATION AND PARKS STANDARDS, WHILE INCORPORATING A SITE DESIGN THAT PROVIDES ADEQUATE STORMWATER MANAGEMENT AND LANDSCAPING PER THE COUNTY CODE AND LANDSCAPE MANUAL.
D. THE PROPOSAL MUST BE IN COMPLIANCE WITH THE DEPARTMENT OF RECREATION AND PARKS COMMENTS DATED SEPTEMBER 21, 2011. THE APPLICANT SHALL CONTINUE TO COOPERATE WITH THE DEPARTMENT OF RECREATION AND PARKS TO ENSURE THE PATHWAY COMES INTO FRUITION AND THE OPEN SPACE WITH THE PATHWAY DEDICATED TO THE COUNTY.
- THERE ARE NO HISTORICAL STRUCTURES LOCATED ON THIS SITE.



BLOW UP
SCALE: 1" = 10'



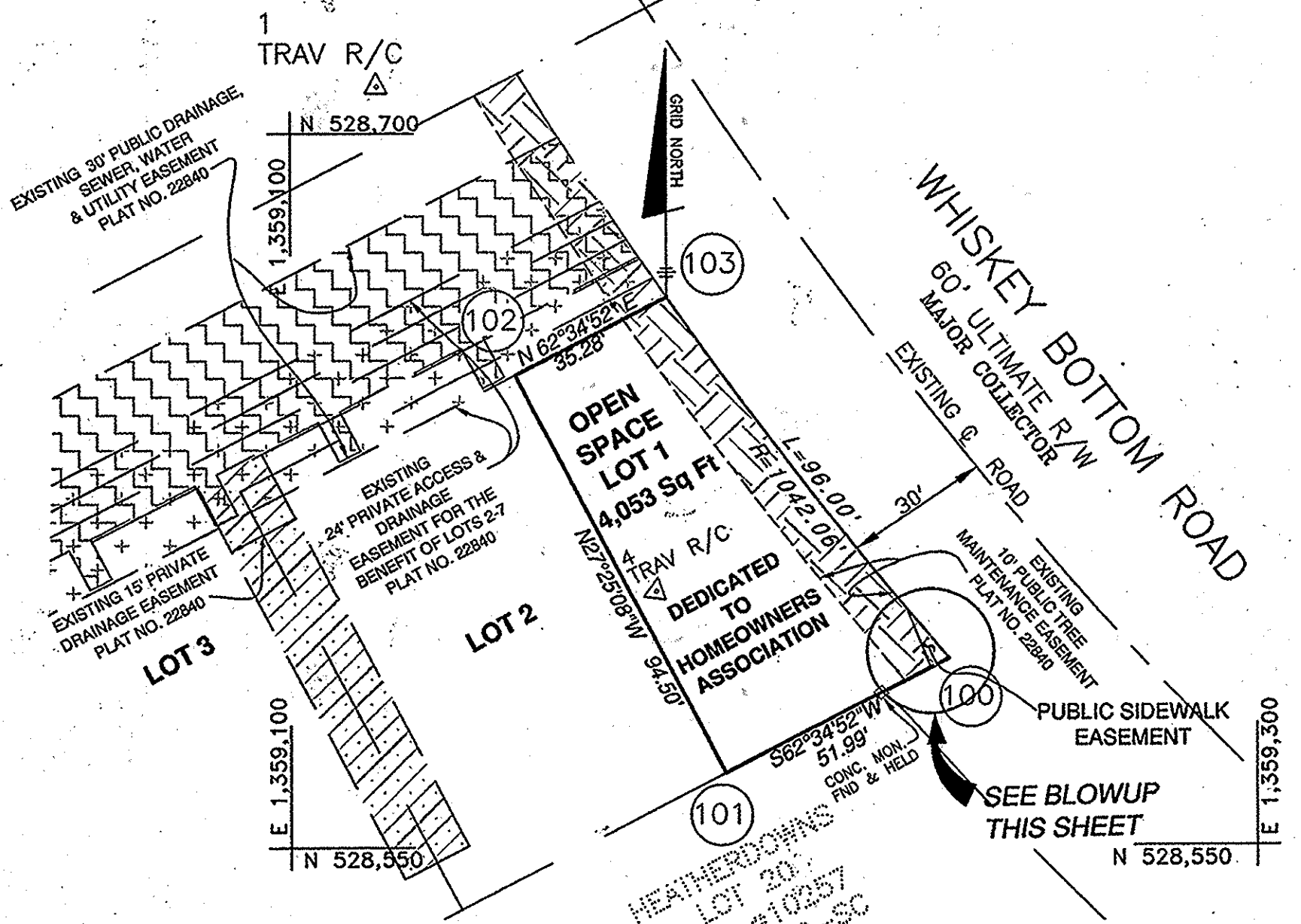
BENCHMARK NAD'83 HORIZONTAL

GPS#1
REBAR AND CAP SET NORTH SIDE TO THE REAR OF SUBJECT PROPERTY WITHIN PROPERTY BOUNDARY.
N 528709.91' E 1359118.00'
ELEVATION: 262.22'

GPS#2
REBAR AND CAP SET NORTH SIDE TO THE FRONT OF SUBJECT PROPERTY OUTSIDE OF PROPERTY BOUNDARY.
N 528570.97' E 1358878.47'
ELEVATION: 262.29'



ADC MAP 40, GRID D7
VICINITY MAP
SCALE: 1" = 2000'



PLAN VIEW
SCALE: 1" = 30'

TRAVERSE POINT CHART (NAD '83)

| No. | NORTH | EAST |
|-----|--------------|----------------|
| 1 | 528,709.9060 | 1,359,118.0020 |
| 2 | 528,570.9748 | 1,358,878.4676 |
| 4 | 528,531.7514 | 1,359,175.7200 |

BOUNDARY COORDINATE CHART (NAD '83)

| No. | NORTH | EAST |
|-----|--------------|----------------|
| 100 | 528,589.3339 | 1,359,236.1817 |
| 101 | 528,585.3930 | 1,359,190.0320 |
| 102 | 528,649.2773 | 1,359,146.5157 |
| 103 | 528,665.5249 | 1,359,177.8354 |

CURVE TABLE

| CURVE | LENGTH | RADIUS | DELTA | TANGENT | BEARING | CHORD |
|-------|--------|---------|----------|---------|-------------|-------|
| C1 | 96.00 | 1042.06 | 5°16'42" | 48.03 | S37°26'40"E | 95.97 |

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

ENGINEER:
BENCHMARK ENGINEERING INC.
SUITE 315
8460 BALTIMORE NATIONAL PIKE
ELLCOTT CITY, MD 21043
410-456-6105

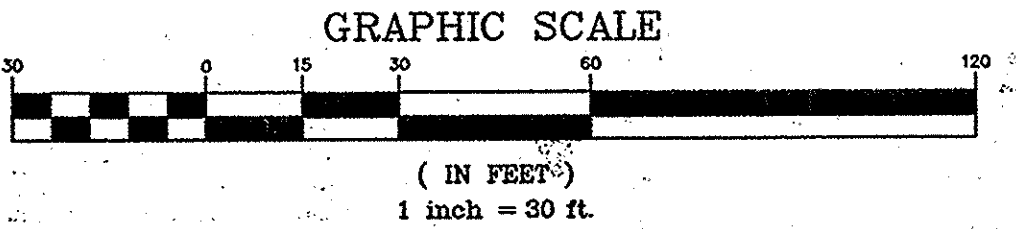
THE REQUIREMENTS § 3-108, THE REAL PROPERTY ARTICLE, ANNOTATED CODE OF MARYLAND, 1988 REPLACEMENT VOLUME, (AS SUPPLEMENTED) AS FAR AS THEY RELATE TO THE MAKING OF THIS PLAT AND THE SETTING OF MARKERS HAVE BEEN COMPLIED WITH.

Donald Mason 3-29-16
DONALD A. MASON
REGISTERED PROFESSIONAL LAND SURVEYOR
MD. REG. NO. 21320
FOR BENCHMARK ENGINEERING, INC.
MD. REG. NO. 351

B. D. B. 4-22-16
PARKSIDE ESTATES HOMEOWNERS ASSOCIATION INC.
BRIAN D. BOY, MEMBER

TOTAL TABULATION THIS SUBDIVISION

| | |
|---|-----------|
| TOTAL NUMBER OF LOTS AND/OR PARCELS TO BE RECORDED | 0 |
| BUILDABLE: | 0 |
| NON-BUILDABLE: | 0 |
| OPEN SPACE: | 1 |
| TOTAL AREA OF LOTS AND/OR PARCELS TO BE RECORDED: | 0.09 AC.± |
| BUILDABLE LOTS: | 0 AC. |
| NON-BUILDABLE: | 0 AC. |
| OPEN SPACE: | 0.09 AC. |
| TOTAL AREA OF ROAD RIGHT-OF-WAY TO BE RECORDED (INCLUDING WIDENING STRIPS): | 0 |
| TOTAL GROSS AREA OF SUBDIVISION TO BE RECORDED: | 0.09 AC.± |



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

Walter M. Roseman 5/26/2016
HOWARD COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

Cheryl Anderson 6-2-16
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

Walter M. Roseman 6/6/16
DIRECTOR DATE

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED BY ME OR UNDER MY RESPONSIBLE CHARGE, AND THAT I AM A DULY LICENSED PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 21320, EXPIRATION DATE 1/7/2017, AND THAT, TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, INFORMATION AND BELIEF, THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS ALL OF THE LAND OBTAINED BY PARKSIDE ESTATES HOMEOWNERS ASSOCIATION INC. FROM CORNERSTONE HOLDINGS LLC, BY DEED DATED FEBRUARY 10, 2014 AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER 15616 AT FOLIO 089. ALL MONUMENTS ARE IN PLACE OR WILL BE IN PLACE IN ACCORDANCE WITH ANNOTATED CODE OF MARYLAND, AS AMENDED.

Donald A. Mason 3-29-16
DONALD A. MASON
PROFESSIONAL LAND SURVEYOR MARYLAND REG. NO. 21320
FOR BENCHMARK ENGINEERING, INC. MARYLAND REG. NO. 351 DATE:

OWNER'S DEDICATION

PARKSIDE ESTATES HOMEOWNERS ASSOCIATION INC., OWNER OF THE PROPERTY SHOWN HEREON, HEREBY ADOPTS THIS PLAN OF SUBDIVISION, AND IN CONSIDERATION OF APPROVAL OF THIS FINAL PLAT BY THE DEPARTMENT OF PLANNING AND ZONING, ESTABLISHES THE MINIMUM BUILDING RESTRICTION LINES AND GRANTS 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 OUR HANDS THIS 22 DAY OF APRIL, 2016.

B. D. B. 4-22-16
PARKSIDE ESTATES HOMEOWNERS ASSOCIATION INC.
BRIAN D. BOY, MEMBER DATE:

Donald A. Mason 4-22-16
WITNESS DATE:

THE PURPOSE OF THIS PLAT OF REVISION IS TO ADD A SIDEWALK EASEMENT WITHIN OPEN SPACE LOT 1 THAT WAS PREVIOUSLY RECORDED UNDER F-13-065.

RECORDED AS PLAT 2380P
ON 6/9/16 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

REVISION PLAT
PARKSIDE ESTATES
OPEN SPACE LOT 1
PREVIOUSLY RECORDED AS PLAT NO. 22840

6th ELECTION DISTRICT OF HOWARD COUNTY, MARYLAND
TAX MAP No. 50, GRID No. 4 SCALE: AS SHOWN
PARCEL No. 438 DATE: MARCH, 2016
ZONED: R-SC SHEET: 1 OF 1