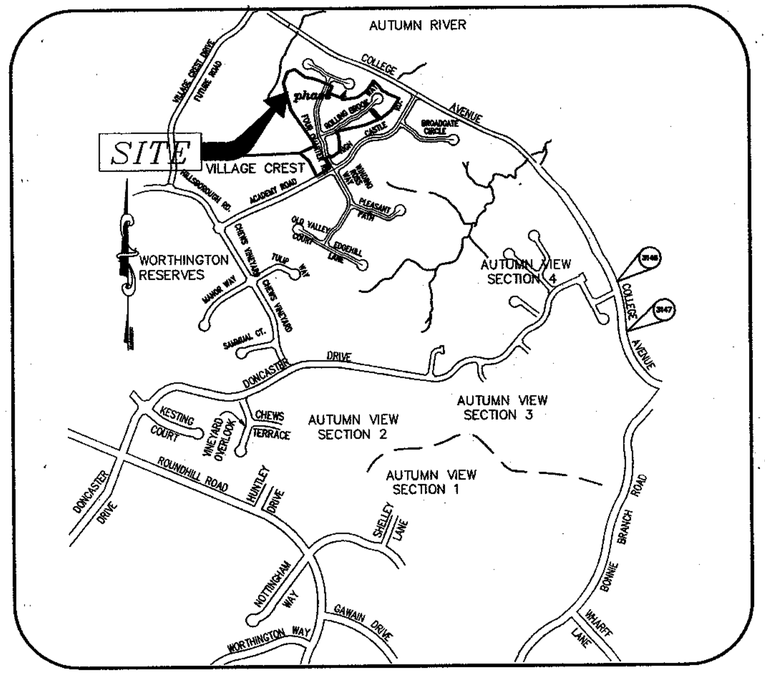
COORDINATE TABLES

POINT	NORTHING	EASTING	POINT	NORTHING	EASTING
272	578118.3871	1372702.8433	310	577933.922	1372986.438
273	578043.7493	1372791.3319	311	577921.631	1372976.947
274	578028.0067	1372861.1782	312	577892.953	1372954.799
275	578001.8197	1372923.4235	313	577821.292	1372924.855
276	577965.6753	1372999.7066	314	577705.578	1372910.026
277	577947.3000	1373035.3800	315	577527.929	1372935.222
278	577918.5002	1373023.3459	316	577470.781	1372959.565
279	577889.8219	1373001.1985	317	577432.683	1372975.794
280	577831.3429	1373136.9830	318	577355.635	1372986.722
281	577823.1809	1373129.2004	319	577361.251	1373026.325
282	577835.5066	1373259.2890	320	577437.500	1373015.625
283	577895.4118	1373340.9118	321	577487.500	1372996.875
284	577979.8090	1373398.2301	322	577533.546	1372974.826
285	577880.9619	1373481.4263	323	577589.523	1372966.887
286	577856.3926	1373521.4312	324	577617.814	1372988.124
287	577809.1802	1373625.4978	325	577657.418	1372982.507
288	577703.1658	1373558.5176	326	577671.651	1372955.238
289	577634.1151	1373470.7107	327	577711.195	1372949.630
290	577718.5934	1373401.2243	328	577805.870	1372961.763
291	577709.0953	1373383.1404	329	577877.531	1372991.707
292	577627.3341	1373450.3918	330	577675.182	1373106.734
293	577580.0931	1373328.7187	331	577681.271	1373121.036
294	577536.6392	1373082.2469	332	577695.474	1373154.372
295	577492.0004	1373107.5468	332	577707.450	1373238.777
296	577354.1802	1373122.9783	333	577724.129	1373292.899
297	577299.7999	1373046.8133	334	577736.479	1373318.023
298	577318.1950	1373038.0167	335	577743.504	1373353.570
299	577298.4779	1373002.9303	336	577746.514	1373368.804
300	577228.9261	1373040.7493	337	577791.053	1373426.185
301	577195.6698	1373031.4228	338	577815.221	1373430.899
302	577137.7364	1372928.3308	339	577781.106	1373480.512
303	577277.2968	1372855.4446	340	577771.627	1373461.988
304	577354.6618	1372771.9192	341	577703.593	1373350.904
305	577416.1147	1372908.9176	342	577700.582	1373335.669
306	577749.1601	1372681.5072	343	577688.232	1373310.546
307	577998.8570	1372607.4187	344	577667.847	1373244.397
308	578098.4875	1372638.8590	345	577655.870	1373159.991
309	578118.3871	1372702.8433	346	577649.784	1373145.705
			347	577635.585	1373112.397

NOTE: COORDINATES AND GRID TICKS SHOWN HEREON AREA BASED ON NAD "83 " AND ARE IN FEET. TO CONVERT TO METERS DIVIDE BY 3.2808333.

29. THIS SUBDIVISION IS SUBJECT TO SECTION 18.122B OF THE HOWARD COUNTY CODE. PUBLIC WATER AND/OR SEWER SERVICE HAS BEEN GRANTED UNDER THE TERMS AND PROVISIONS, THEREOF, EFFECTIVE 12/2/03 , ON WHICH DATE DEVELOPER AGREEMENT #.14-4079-D WAS FILED AND ACCEPTED.

30. WATER AND SEWER SERVICE TO THESE LOTS WILL BE GRANTED UNDER THE PROVISION OF SECTION 18.122B OF HOWARD COUNTY CODE. PUBLIC WATER AND PUBLIC SEWER ALLOCATION WILL BE GRANTED AT THE TIME OF THE ISSUANCE OF THE BUILDING PERMIT IF CAPACITY IS AVAILABLE AT THAT TIME.



VICINITY MAP

SCALE: 1"=1000'

GENERAL NOTES:

1. SUBJECT PROPERTY ZONED R-ED AS PER THE 10/18/93 COMPREHENSIVE ZONING PLAN.
2. COORDINATES REFERENCED ARE BASED ON THE NAD 83 MARYLAND COORDINATE SYSTEM AS PROJECTED BY HOWARD COUNTY GEODETIC CONTROL.
   STATION 3147 N 575,598.0794 E 1,375,801.7684
   STATION 3148 N 576,015.4313 E 1,375,770.4364
3. THIS PLAT IS BASED ON A FIELD RUN MONUMENTED BOUNDARY SURVEY PERFORMED ON OR ABOUT MARCH 1997 BY MILDENBERG, BOENDER & ASSOCIATES, INC.
4. BRL DENOTES BUILDING RESTRICTION LINE.
5. ● DENOTES IRON PIN SET.
6. ◐ DENOTES IRON PIPE OR IRON BAR FOUND.
7. ○ DENOTES ANGULAR CHANGE IN BEARING OF BOUNDARY OR RIGHT-OF-WAY.
8. ◆ DENOTES CONCRETE MONUMENT SET.
9. ◇ DENOTES CONCRETE MONUMENT FOUND.
10. THE SUBDIVISION IS IN THE METROPOLITAN DISTRICT.
11. NO STEEP SLOPES EXIST ON SITE.
12. NO BURIAL OR CEMETERY SITES ARE LOCATED ON THE SITE.
13. THERE ARE NO HISTORIC SITES ON OR ADJACENT TO THE SITE.
14. ALL AREAS ARE SHOWN MORE OR LESS (±).
15. ALL SURVEY WORK AND DOCUMENTS HAVE BEEN PERFORMED IN CONFORMANCE WITH SUBTITLE 13 BOARD OF PROFESSIONAL SURVEYORS, 09.13.06 STATE OF MARYLAND, MINIMUM STANDARDS OF PROFESSIONAL PRACTICE.
16. NO CLEARING, GRADING, OR CONSTRUCTION IS PERMITTED WITHIN THE WETLANDS, WETLANDS BUFFER, FLOODPLAIN, FOREST CONSERVATION EASEMENTS, OR STREAM BUFFER AREAS EXCEPT AS SHOWN ON APPROVED PLANS.
17. STORMWATER MANAGEMENT CONTROL HAS BEEN PROVIDED VIA THE METHOD OF EXTENDED DETENTION IN ACCORDANCE WITH HOWARD COUNTY DESIGN MANUAL VOLUME I (JULY 1995 AMENDMENT). SWM IS PRIVATELY OWNED AND MAINTAINED.
18. DRIVEWAYS SHALL BE PROVIDED PRIOR TO RESIDENT OCCUPANCY TO INSURE SAFE ACCESS FOR FIRE AND EMERGENCY VEHICLES PER THE FOLLOWING MINIMUM REQUIREMENTS:
    A) WIDTH – 12 FEET (14 FEET IF SERVING MORE THAN ONE RESIDENCE)
    B) SURFACE – 6 INCHES OF COMPACTED CRUSHER RUN BASE WITH TAR AND CHIP COATING
    C) GEOMETRY – MAXIMUM 15% GRADE, MAXIMUM 10% GRADE CHANGE, AND MINIMUM 45 FOOT TURNING RADIUS
    D) STRUCTURES (CULVERTS/BRIDGES) – MUST SUPPORT 25 GROSS TON LOADING (H25 LOADING)
    E) DRAINAGE ELEMENTS – CAPABLE OF SAFELY PASSING 100 YEAR FLOOD EVENTS WITH NO MORE THAN 1 FOOT DEPTH OVER DRIVEWAY SURFACE
    F) STRUCTURE CLEARANCES – MINIMUM 12 FEET
    G) MAINTENANCE – SUFFICIENT TO INSURE ALL WEATHER USE
19. FOREST CONSERVATION OBLIGATIONS IN ACCORDANCE WITH SECTION 16.1202 OF THE HOWARD COUNTY CODE AND THE FOREST CONSERVATION MANUAL HAVE BEEN SATISFIED BY PLACEMENT OF A TOTAL OF 62.67 ACRES IN A FOREST CONSERVATION EASEMENT (41.22 ACRES OF RETENTION UNDER AUTUMN VIEW, SECTION 3 (F-99-45) 7.59 ACRES OF RETENTION UNDER AUTUMN VIEW, SECTION 5, PHASE 1 (F-01-23), AND 13.86 ACRES OF RETENTION UNDER AUTUMN VIEW, SECTION 5, PHASE 2 (F-01-38). 59.66 ACRES OF WHICH IS THE REQUIRED BREAK EVEN POINT FOR THE ACREAGE OF AUTUMN VIEW, SECTIONS 3, 4, AND 5 (PHASE 1 THRU 4). THE REMAINING 3.01 ACRES IS TO BE CREDITED TOWARD THE FUTURE PHASES OF AUTUMN VIEW, SECTION 5.
20. DEVELOPER RESERVES UNTO ITSELF, ITS SUCCESSORS AND ASSIGNS, ALL EASEMENTS SHOWN ON THIS PLAT FOR WATER, SEWER, STORM DRAINAGE, AND ALL OTHER PUBLIC UTILITIES LOCATED IN, OVER, AND THROUGH ANY LOT OR PARCEL SHOWN ON THIS PLAT. ANY AND ALL CONVEYANCES OF THE AFORESAID LOTS AND PARCELS SHALL BE SUBJECT TO THE EASEMENTS HEREIN RESERVED, WHETHER OR NOT EXPRESSLY STATED IN THE DEED(S) CONVEYING THE 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 THE EASEMENT AMONG THE LAND RECORDS FOR HOWARD COUNTY.
21. RECREATIONAL OPEN SPACE REQUIRED: 43x 250 = 10,750 SQ. FT.
    RECREATIONAL OPEN SPACE PROVIDED: 11,000
    EXCESS RECREATIONAL OPEN SPACE AREA OF 250 S.F., PROVIDED FOR THE FUTURE RESUBDIVISION OF LOT 205 AUTUMN VIEW SECTION 4 F-01-15.
22. OPEN SPACE REQUIRED: 9.30 Ac x 25% = 2.33 ±Ac
    TOTAL OPEN SPACE PROVIDED: 3.00 ±Ac
    NON-CREDITED OPEN SPACE PROVIDED: 0.08 Ac
    CREDITED OPEN SPACE PROVIDED: 2.92 ± Ac
23. EXCESS OPEN SPACE IS BEING DEDICATED AS A PART OF THIS SECTION AS REQUESTED BY HOWARD COUNTY. EXCESS OPEN SPACE AND ALLOWABLE LOTS ARE TO BE CREDITED TO FUTURE SECTIONS OF THE OVERALL AUTUMN VIEW DEVELOPMENT AS SHOWN ON S 99-01.
24. THIS PROJECT IS SUBJECT TO P.B. CASE No. 329 APPROVED ON JULY 1, 1999
25. WATER AND SEWER ARE PUBLIC, CONTRACT # 14-3895-D
26. 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.
27. ARTICLES OF INCORPORATION FOR "TAYLOR PROPERTIES COMMUNITY ASSOCIATION, Inc." H.O.A. IDENTIFICATION # D06178222
28. THIS PROJECT IS SUBJECT TO P.B. CASE No. 354 REQUESTING APPROVAL TO AMEND S-99-01 TO CHANGE THE LOCATION OF THE WATER AND SEWER EASEMENTS. IT WAS APPROVED ON DEC. 13, 2001.

OWNER

AUTUMN VIEW BUSINESS TRUST
8000 MAIN STREET
ELLICOTT CITY, MD 21043

THE REQUIREMENTS OF 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.

JOHN B. MILDENBERG, SURVEYOR — DATE 1/6/04

RONALD L. SPAHN, SOLE TRUSTEE — DATE 1-6-04

LEGEND

- DENOTES NON-CREDITED OPEN SPACE
- DENOTES PUBLIC TREE MAINTENANCE AND UTILITY EASEMENT
- DENOTES PRIVATE SWM, DRAINAGE AND UTILITY EASEMENT
- DENOTES PUBLIC AND UTILITY EASEMENT

OPEN SPACE TABULATION

SECTION	REQUIRED O/S	CREDITED O/S	NON-CREDITED O/S	PROVIDED O/S	REQ. REC. O/S	PROVD. REC. O/S
3 F-99-45	21.85 acres	60.44 acres	0.06 acres	60.50 acres	18,000 sq.ft.	18,000 sq.ft.
4 F-01-15	4.77 acres	6.81 acres	0.08 acres	6.89 acres	14,000 sq.ft.	14,250 sq.ft.
5(PH. 1) F-01-23	7.79 acres	18.38 acres	0.09 acres	18.47 acres	11,500 sq.ft.	15,000 sq.ft.
5(PH. 2) F-01-38	7.47 acres	20.04 acres	0.06 acres	20.10 acres	9,500 sq.ft.	19,500 sq.ft.
5(PH. 3) F-01-192	1.72 acres	0.17 acres	0.07 acres	0.24 acres	8,500 sq.ft.	0
5(PH. 4) F-03-08	2.33 acres	2.92 acres	0.08 acres	3.00 acres	10,750 sq.ft.	11,000 sq.ft.
TOTAL	46.38 acres	108.76 acres	0.46 acres	109.22 acres	72,500 sq.ft.	77,750 sq.ft.

DENSITY TABULATION

SECTION	GROSS AREA	FLOODPLAIN	STEEP SLOPES	NET AREA	UNITS ALLOWED	UNITS PROPOSED
3 F-99-45	87.39 acres	6.19 acres	13.20 acres	68.00 acres	136	72*
4 F-01-15	19.08** acres	0.00 acres	2.05 acres	17.03 acres	34	56*
5(PH. 1) F-01-23	31.15 acres	0.90 acres	6.28 acres	23.97 acres	47	46*
5(PH. 2) F-01-38	29.87 acres	0.67 acres	5.16 acres	24.04 acres	48	38*
5(PH. 3) F-01-192	6.87 acres	0	0	6.87 acres	13	34*
5(PH. 4) F-03-08	9.30 acres	0	0	9.30 acres	18	43*
TOTAL	183.31 acres	7.76 acres	26.69 acres	148.86 acres	296	289*

* SEE GENERAL NOTES 22 AND 23.
** NOT INCLUDING BULK PARCEL A.
AREA OF BULK PARCEL A= 4.32 Ac
AREA OF SECTION 4 INCLUDING PARCEL A= 23.40 Ac

AREA TABULATION (TOTAL)

NUMBER OF BUILDABLE LOTS	43
NUMBER OF OPEN SPACE LOTS	1
NUMBER OF LOTS OR PARCELS	44
AREA OF BUILDABLE LOTS	4.99 AC.±
AREA OF OPEN SPACE LOTS	3.00 AC.±
AREA OF ROADWAY	1.31 AC.±
TOTAL AREA	9.30 AC.±

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

HOWARD COUNTY HEALTH OFFICER — DATE 2-26-04

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

CHIEF, DEVELOPMENT ENGINEERING DIVISION MAS — DATE 3/5/04

DIRECTOR — DATE 3/5/04

OWNER'S STATEMENT

AUTUMN VIEW BUSINESS TRUST, OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY ADOPTS 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 RIGHT-OF-WAYS AND THE SPECIFIC EASEMENTS 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 WATERWAY 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 EASEMENT AND RIGHTS-OF-WAY.

WITNESS MY HAND THIS 6th DAY OF January 2004

RONALD L. SPAHN, SOLE TRUSTEE — WITNESS

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; AND IT IS A SUBDIVISION OF THE LAND CONVEYED BY BONNIE BRANCH CORPORATION TO AUTUMN VIEW BUSINESS TRUST BY DEED DATED FEBRUARY 26, 2003 AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY MARYLAND IN LIBER 6918 AT FOLIO 337. 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, AND THE BOUNDARY SURVEY IS IN ACCORDANCE WITH THE HOWARD COUNTY SUBDIVISION REGULATIONS.

STATE OF MARYLAND — JOHN B. MILDENBERG — No. 10718

JOHN B. MILDENBERG, L.S. NO. 10718 — DATE 1/6/04

RECORDED AS PLAT 16581 ON 3/12/04 AMONG THE LAND RECORDS OF HOWARD COUNTY, MD.

AUTUMN VIEW
SECTION 5, PHASE 4
LOTS 336-379

SHEET 1 OF 3

TAX MAP 31
PARCEL NO. P/O 4
GRID 3

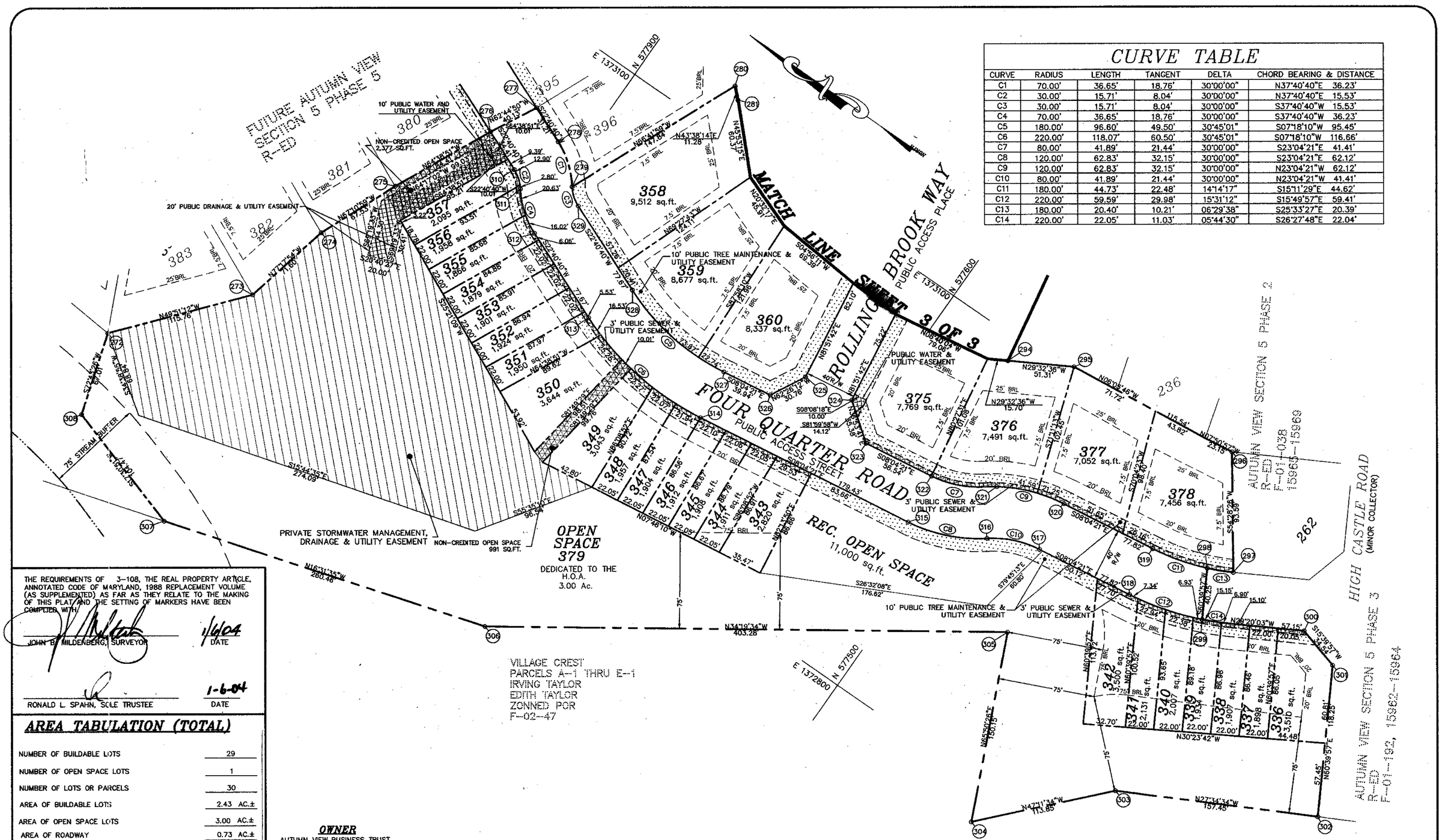
2ND ELECTION DISTRICT
HOWARD COUNTY, MARYLAND
EX. ZONING R-ED

SCALE : AS SHOWN
DATE : JAN. 2004
DPZ FILE NOS. S-99-01, P-02-09
AMENDED S-99-01, P-01-08, S-99-01
PB-329, PB 354

MILDENBERG, BOENDER & ASSOC., INC.
Engineers Planners Surveyors
5072 Dorsey Hall Drive, Suite 202, Ellicott City, Maryland 21042
(410) 997-0296 Balt. (301) 621-5521 Wash. (410) 997-0298 Fax.

00-68/DWG/FINAL/RP/RP-1.DWG

F-03-08



CURVE TABLE

CURVE	RADIUS	LENGTH	TANGENT	DELTA	CHORD BEARING & DISTANCE
C1	70.00'	36.65'	18.76'	30°00'00"	N37°40'40"E 36.23'
C2	30.00'	15.71'	8.04'	30°00'00"	N37°40'40"E 15.53'
C3	30.00'	15.71'	8.04'	30°00'00"	S37°40'40"W 15.53'
C4	70.00'	36.65'	18.76'	30°00'00"	S37°40'40"W 36.23'
C5	180.00'	96.60'	49.50'	30°45'01"	S07°18'10"W 95.45'
C6	220.00'	118.07'	60.50'	30°45'01"	S07°18'10"W 116.66'
C7	80.00'	41.89'	21.44'	30°00'00"	S23°04'21"E 41.41'
C8	120.00'	62.83'	32.15'	30°00'00"	S23°04'21"E 62.12'
C9	120.00'	62.83'	32.15'	30°00'00"	N23°04'21"W 62.12'
C10	80.00'	41.89'	21.44'	30°00'00"	N23°04'21"W 41.41'
C11	180.00'	44.73'	22.48'	14°14'17"	S15°11'29"E 44.62'
C12	220.00'	59.59'	29.98'	15°31'12"	S15°49'57"E 59.41'
C13	180.00'	20.40'	10.21'	06°29'38"	S25°33'27"E 20.39'
C14	220.00'	22.05'	11.03'	05°44'30"	S26°27'48"E 22.04'

THE REQUIREMENTS OF 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.

JOHN B. MILDENBERG, SURVEYOR — DATE 1/6/04

RONALD L. SPAHN, SOLE TRUSTEE — DATE 1-6-04

AREA TABULATION (TOTAL)

NUMBER OF BUILDABLE LOTS	29
NUMBER OF OPEN SPACE LOTS	1
NUMBER OF LOTS OR PARCELS	30
AREA OF BUILDABLE LOTS	2.43 AC.±
AREA OF OPEN SPACE LOTS	3.00 AC.±
AREA OF ROADWAY	0.73 AC.±
TOTAL AREA	6.17 AC.±

OWNER
AUTUMN VIEW BUSINESS TRUST
8000 MAIN STREET
ELLICOTT CITY, MD 21043

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

HOWARD COUNTY HEALTH OFFICER — DATE 2-26-04

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

CHIEF, DEVELOPMENT ENGINEERING DIVISION MAJ — DATE 3/4/04

DIRECTOR — DATE 3/5/04

OWNER'S STATEMENT

AUTUMN VIEW BUSINESS TRUST, OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY ADOPTS 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 RIGHT-OF-WAYS AND THE SPECIFIC EASEMENTS 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 WATERWAY 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 EASEMENT AND RIGHTS-OF-WAY.

WITNESS MY HAND THIS 6th DAY OF January 2004

RONALD L. SPAHN, SOLE TRUSTEE — WITNESS

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; AND IT IS A SUBDIVISION OF THE LAND CONVEYED BY BONNIE BRANCH CORPORATION TO AUTUMN VIEW BUSINESS TRUST BY DEED DATED FEBRUARY 26, 2003 AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY MARYLAND IN LIBER 6918 AT FOLIO 337, 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, AND THE BOUNDARY SURVEY IS IN ACCORDANCE WITH THE HOWARD COUNTY SUBDIVISION REGULATIONS.

STATE OF MARYLAND — JOHN B. MILDENBERG — REG. NO. 10718

JOHN B. MILDENBERG, L.S. NO. 10718 — DATE 1/6/04

RECORDED AS PLAT 16582 ON 3/18/04 AMONG THE LAND RECORDS OF HOWARD COUNTY, MD.

AUTUMN VIEW
SECTION 5, PHASE 4
LOTS 336-379

SHEET 2 OF 3

TAX MAP 31
PARCEL NO. P/O 4
GRID 3

2ND ELECTION DISTRICT
HOWARD COUNTY, MARYLAND
EX. ZONING R-ED

SCALE : 1"=50'
DATE : JAN. 2004
DPZ FILE NOS. S-99-01, P-02-09
AMENDED S-99-01, P-01-08, S-99-01
PB-329, PB 354

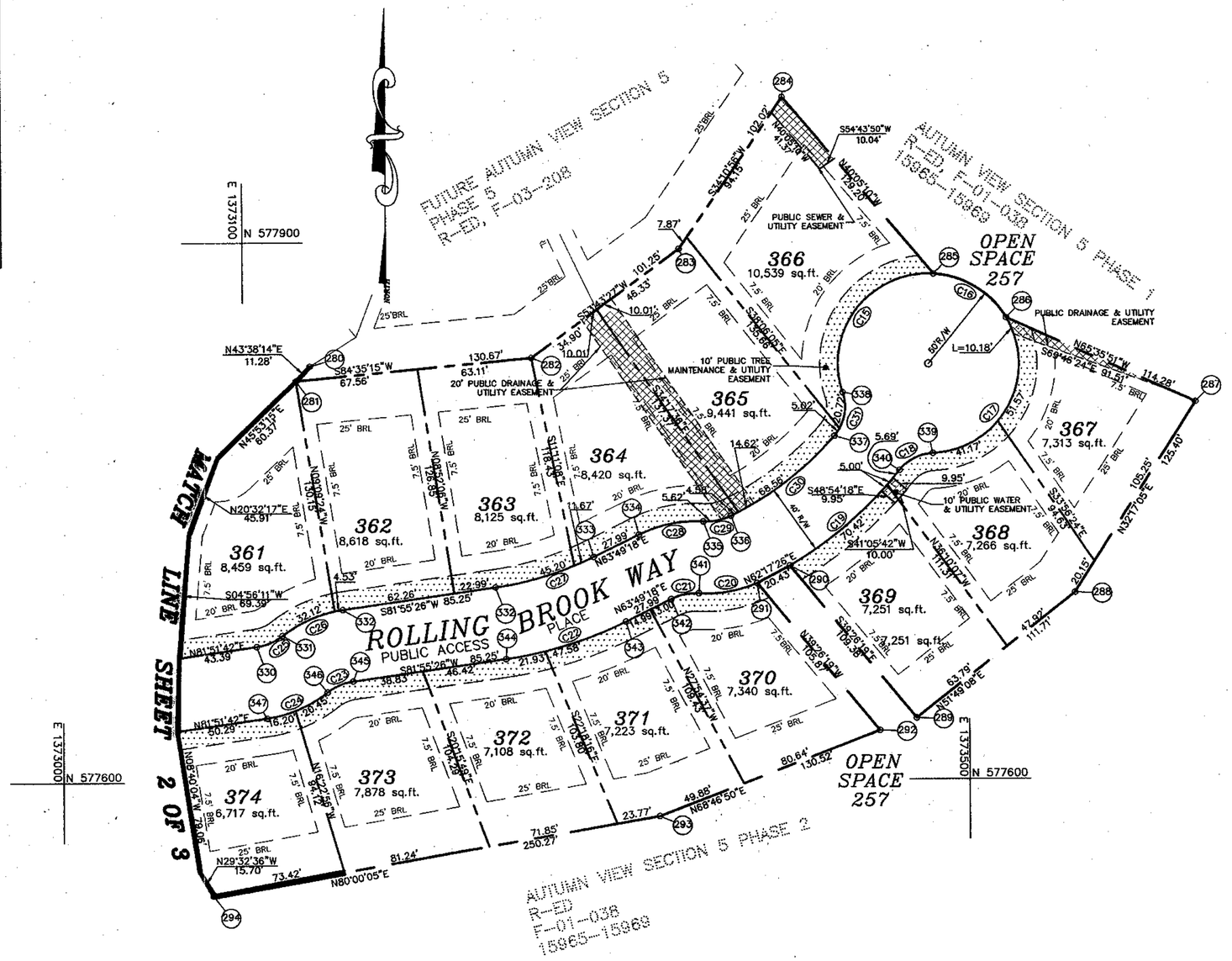
MILDENBERG, BOENDER & ASSOC., INC.
Engineers Planners Surveyors
5072 Dorsey Hall Drive, Suite 202, Ellicott City, Maryland 21042
(410) 997-0296 Balt. (301) 621-5521 Wash. (410) 997-0298 Fax.

00-68/DWG/FINAL/RP/RP-1.DWG

F-03-08

CURVE TABLE

CURVE	RADIUS	LENGTH	TANGENT	DELTA	CHORD BEARING & DISTANCE
C15	50.00'	97.76'	74.16'	112°01'19"	S37°32'44"W 82.91'
C16	50.00'	48.87'	26.59'	56°00'00"	N58°26'37"W 46.95'
C17	50.00'	102.92'	83.11'	117°56'11"	N28°31'29"E 85.69'
C18	25.00'	21.46'	11.44'	49°11'09"	S62°54'00"W 20.81'
C19	219.65'	81.11'	41.02'	21°09'29"	N48°53'10"E 80.65'
C20	70.00'	33.01'	16.82'	27°01'02"	N80°18'47"E 32.70'
C21	30.00'	15.71'	8.04'	30°00'00"	S78°49'18"W 15.53'
C22	220.00'	69.51'	35.05'	18°06'08"	N72°52'22"E 69.22'
C23	30.00'	15.71'	8.04'	30°00'00"	S66°55'26"W 15.53'
C24	70.00'	36.65'	18.76'	30°00'00"	N66°55'26"E 36.23'
C25	30.00'	15.71'	8.04'	30°00'00"	N66°55'26"E 15.53'
C26	70.00'	36.65'	18.76'	30°00'00"	S66°55'26"W 36.23'
C28	70.00'	36.65'	18.76'	30°00'00"	S78°49'18"W 36.23'
C29	30.00'	15.71'	8.04'	30°00'00"	N78°49'18"E 15.53'
C30	180.00'	73.14'	37.08'	23°16'52"	N52°10'52"E 72.64'
C31	25.00'	25.75'	14.15'	59°00'21"	N11°02'15"E 24.62'



OWNER
AUTUMN VIEW BUSINESS TRUST
8000 MAIN STREET
ELLICOTT CITY, MD 21043

THE REQUIREMENTS OF 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.

JOHN B. MILDENBERG, SURVEYOR — DATE 1/6/04

RONALD L. SPAHN, SOLE TRUSTEE — DATE 1/6/04

AREA TABULATION (TOTAL)

NUMBER OF BUILDABLE LOTS	14
NUMBER OF OPEN SPACE LOTS	0
NUMBER OF LOTS OR PARCELS	14
AREA OF BUILDABLE LOTS	2.56 AC.±
AREA OF OPEN SPACE LOTS	0.000 AC.±
AREA OF ROADWAY	0.58 AC.±
TOTAL AREA	3.13 AC.±

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

HOWARD COUNTY HEALTH OFFICER — DATE 2-26-04

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

CHIEF, DEVELOPMENT ENGINEERING DIVISION MAJ — DATE 2/4/04

DIRECTOR — DATE 2/5/04

OWNER'S STATEMENT

AUTUMN VIEW BUSINESS TRUST, OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY ADOPTS 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 RIGHT-OF-WAYS AND THE SPECIFIC EASEMENTS 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 WATERWAY 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 EASEMENT AND RIGHTS-OF-WAY.

WITNESS MY HAND THIS 6TH DAY OF January 2004

RONALD L. SPAHN, SOLE TRUSTEE — WITNESS

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; AND IT IS A SUBDIVISION OF THE LAND CONVEYED BY BONNIE BRANCH CORPORATION TO AUTUMN VIEW BUSINESS TRUST BY DEED DATED FEBRUARY 26, 2003 AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY MARYLAND IN LIBER 6918 AT FOLIO 337. 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, AND THE BOUNDARY SURVEY IS IN ACCORDANCE WITH THE HOWARD COUNTY SUBDIVISION REGULATIONS.

STATE OF MARYLAND — JOHN B. MILDENBERG — REGISTERED PROFESSIONAL LAND SURVEYOR

JOHN B. MILDENBERG, L.S. NO. 10768 — DATE 1/6/04

RECORDED AS PLAT 16583 ON 3/12/04 AMONG THE LAND RECORDS OF HOWARD COUNTY, MD.

AUTUMN VIEW
SECTION 5, PHASE 4
LOTS 336-379

SHEET 3 OF 3

TAX MAP 31
PARCEL NO. P/O 4
GRID 3

2ND ELECTION DISTRICT
HOWARD COUNTY, MARYLAND
EX. ZONING R-ED

SCALE : 1"=50'
DATE : JAN. 2004
DPZ FILE NOS. S-99-01, P-02-09
AMENDED S-99-01, P-01-08, S-99-01
PB-329, PB 354

MILDENBERG, BOENDER & ASSOC., INC.
Engineers Planners Surveyors
5072 Dorsey Hall Drive, Suite 202, Ellicott City, Maryland 21042
(410) 997-0296 Balt. (301) 621-5521 Wash. (410) 997-0298 Fax.

00-68/DWG/FINAL/RP/RP-1.DWG

F-03-08