

**GENERAL NOTES**

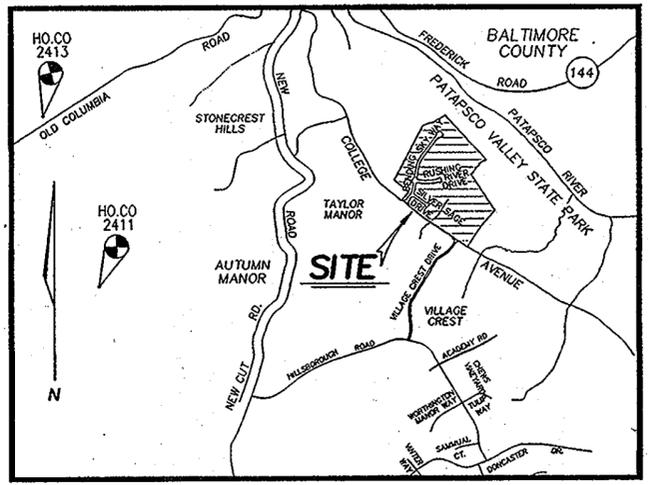
- THE SUBJECT PROPERTY IS ZONED R-ED PER THE 2/02/04 COMPREHENSIVE ZONING PLAN AND COMP-LITE ZONING AMENDMENTS DATED 07/28/06.
- DRIVEWAYS SHALL BE PROVIDED PRIOR TO THE ISSUANCE OF A USE AND OCCUPANCY PERMIT FOR ANY NEW DWELLINGS TO INSURE SAFE ACCESS FOR FIRE AND EMERGENCY VEHICLES PER THE FOLLOWING MINIMUM REQUIREMENTS:
  - WIDTH--12' (16' SERVING MORE THAN ONE RESIDENCE)
  - SURFACE--6" OF COMPACTED CRUSHER RUN BASE WITH CHIP COATING (1-1/2" 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 EASEMENTS--CAPABLE OF SAFELY PASSING 100-YEAR FLOOD WITH NO MORE THAN 1 FOOT DEPTH OVER DRIVEWAY SURFACE
  - MAINTENANCE--SUFFICIENT TO INSURE ALL WEATHER USE.
- NO CLEARING, REMOVAL OF VEGETATIVE COVER OR TREES, PAVING AND NEW STRUCTURES SHALL BE PERMITTED WITHIN THE LIMITS OF WETLANDS, STREAMS, OR OTHER REQUIRED BUFFERS, FLOODPLAIN AND FOREST CONSERVATION EASEMENT AREAS.
- THIS SUBDIVISION IS SUBJECT TO SECTION 18.122B OF THE HOWARD COUNTY CODE, PUBLIC WATER AND/OR SEWER SERVICES HAS BEEN GRANTED UNDER THE TERMS AND PROVISIONS THEREOF, EFFECTIVE 11-30-2011, ON WHICH DATE DEVELOPER AGREEMENT #14-4463-D WAS FILED AND ACCEPTED.
- WATER AND SEWER SERVICE TO THESE LOTS WILL BE GRANTED UNDER 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.
- THE FOREST CONSERVATION OBLIGATIONS FOR THIS PROJECT HAVE BEEN FULFILLED IN ACCORDANCE WITH SECTION 16.1200 OF THE HOWARD COUNTY CODE AND FOREST CONSERVATION MANUAL BY THE RETENTION OF 13.81 AC. OF CREDITED EASEMENT AND 0.12 AC. OF NON-CREDITED EASEMENT WHICH EXCEEDED THE BREAKDOWN POINT OBLIGATION OF 13.81 ACRES FOR THE SITE. SURETY HAS BEEN POSTED WITH THE DEVELOPER'S AGREEMENT FOR F-09-021.
- DEVELOPER RESERVES UNTO ITSELF, ITS SUCCESSORS AND ASSIGNS, ALL EASEMENTS SHOWN ON THIS PLAN FOR WATER, SEWER, STORM DRAINAGE, OTHER PUBLIC UTILITIES AND FOREST CONSERVATION (DESIGNATED AS FOREST CONSERVATION AREA), LOCATED IN, ON, OVER AND THROUGH LOT/PARCELS, ANY CONVEYANCES OF THE AFORESAID LOTS/PARCELS SHALL BE SUBJECT TO THE EASEMENTS HERIN RESERVED, WHETHER OR NOT EXPRESSLY STATED IN THE DEED(S) CONVEYING SAID LOT/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, 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 THE 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.
- LANDSCAPING AND STREET TREES OBLIGATION WAS FULFILLED UNDER F-09-021.
- COORDINATES SHOWN HEREON ARE BASED ON THE MARYLAND STATE GRID MERIDIAN (NAD 83) AS PROJECTED BY HOWARD COUNTY CONTROL STATIONS NO. 2411 AND NO. 2413.
- THE PROJECT BOUNDARY SHOWN HEREON IS BASED ON A BOUNDARY SURVEY PREPARED BY FISHER, COLLINS & CARTER, INC. IN FEB. 2000, CONFIRMED BY ROBERT H. VOGEL ENGINEERING IN MAR. 2010.
- THIS SITE IS NOT LOCATED IN A HISTORIC DISTRICT.
- THIS PROPERTY IS WITHIN THE METROPOLITAN DISTRICT.
- A GRAVE SITE EXISTS ON CURRENT NON-BUILDABLE BULK PARCEL "E".
- O DENOTES ANGULAR CHANGE IN BEARING OF BOUNDARY OR RIGHT OF WAY
- DENOTES IRON PIPE OR BAR FOUND
- DENOTES STONE OR MONUMENT FOUND
- DENOTES REBAR WITH CAP SET
- ALL AREAS SHOWN HEREON ARE MORE OR LESS.
- THIS SUBDIVISION COMPLES WITH THE AMENDED 4TH EDITION OF THE SUBDIVISION AND ZONING REGULATIONS, BOTH AS AMENDED BY COUNCIL BILL 75-2003.
- OPEN SPACE AND RECREATION OPEN SPACE OBLIGATIONS WERE FULFILLED UNDER F-09-021 BY CREATING OPEN SPACE LOTS 30, 37, 44, 68, & 110. OPEN SPACE LOT 37 IS OWNED BY HOWARD COUNTY, MARYLAND & MAINTAINED BY DEPT. OF PUBLIC WORKS. OPEN SPACE LOT 68 IS OWNED BY HOWARD COUNTY, MARYLAND & MAINTAINED BY DEPT. OF REC. & PARKS. LOTS 30, 44, & 110 ARE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
- STORMWATER MANAGEMENT TO BE PROVIDED FOR THE DEVELOPMENT BY A MICROPOOL EXTENDED DETENTION FACILITY LOCATED ON OPEN SPACE LOT 30. THE FACILITY IS HAZARD CLASS "A" AND WILL BE JOINTLY MAINTAINED BY THE HOMEOWNERS ASSOCIATION AND HOWARD COUNTY.
- REFERENCE WAIVER WP-07-095, APPROVED 8-22-07, GRANTED GRADING WITHIN 75 FEET OF A PERENNIAL STREAM BANK AND WITHIN STEEP SLOPES. REFERENCE DESIGN MANUAL WAIVER, APPROVED 10-15-08, GRANTED A 40' RIGHT-OF-WAY FOR A PUBLIC ACCESS PLACE AND PUBLIC ACCESS STREET.
- PROTECTIVE COVENANTS INCLUDING COVENANTS GOVERNING THE MAINTENANCE OF COMMUNITY OWNED OPEN SPACE, THE MAINTENANCE OF THE USE-IN-COMMON DRIVEWAY, THE MAINTENANCE OF THE STREET TREES, THE RESERVATION OF FOREST CONSERVATION AREAS, AND ANY RESERVATIONS OF THE HOMEOWNERS ASSOCIATION TO BE RECORDED. ARTICLES OF INCORPORATION OF THE HOMEOWNERS ASSOCIATION WERE ACCEPTED AND APPROVED BY THE STATE DEPARTMENT OF ASSESSMENTS AND TAXATION ON OCTOBER 1, 2012 (RECEIPT NO. D14881858).
- THE PROPERTY(S) SHOWN HEREON ARE SUBJECT TO A FEE OR ASSESSMENT TO COVER OR DEFRAY ALL OR PART OF THE DEVELOPER'S COST OF INSTALLATION OF WATER AND SEWER FACILITIES. THIS FEE OR ASSESSMENT WHICH RUNS WITH THE LAND IS A CONTRACTUAL OBLIGATION BETWEEN ELLICOTT CITY WATER COMPANY, LLC AND THE INDIVIDUAL LOT OWNERS AND IS NOT IN ANY WAY A FEE OR ASSESSMENT OF HOWARD COUNTY.
- THE OWNER & DEVELOPER RESERVES AN EASEMENT FOR ELLICOTT CITY CABLE COMPANY, LLC OR ITS ASSIGNS TO BUILD, MAINTAIN AND REPAIR TELECOMMUNICATION LINES OR TRANSMISSION LINES OVER AND UNDER THE GROUND WITHIN THE SUBJECT PROJECT.
- THE PLANNING BOARD APPROVED THE AMENDED SKETCH PLAN (S-98-16). THE PLAN WAS SIGNED ON FEBRUARY 8, 1999 AND PB 325 WAS APPROVED ON JANUARY 14, 1999.
- WAIVER PETITION WP-07-095 HAS BEEN SUBMITTED AND APPROVED, DATED AUGUST 22, 2007, TO WAIVE SECTION 16.116(A)(1) TO ALLOW GRADING REMOVAL OF VEGETATIVE COVER AND TREES, PAVING AND NEW STRUCTURES WITHIN 75 FEET OF A PERENNIAL STREAM BANK AND SECTION 16.116 (B) TO ALLOW GRADING, REMOVAL OF VEGETATIVE COVER AND TREES, NEW STRUCTURES AND PAVING ON LAND WITH STEEP SLOPES. APPROVAL IS SUBJECT TO THE FOLLOWING CONDITION: IN LIEU OF PROVIDING RETAINING WALLS ON OPEN SPACE LOT 68 (BEHIND LOTS 32 AND 33), THE AREA WILL BE GRADED, BUT NOT TO EXCEED THE LOD SHOWN ON THE WAIVER PETITION EXHIBIT, AND RESTABILIZED AND PLANTED. WAIVER PETITION WP-10-028 HAS BEEN SUBMITTED AND APPROVED, DATED SEPTEMBER 9, 2009, TO WAIVE SECTION 16.144(G)(3) TO ALLOW AN EXTENSION TO THE DEADLINE TO SUBMIT REVISED PLANS. WAIVER PETITION WP-12-034 HAS BEEN SUBMITTED AND APPROVED, DATED OCTOBER 6, 2011, TO WAIVE SECTION 16.144(G) TO ALLOW A ONE YEAR EXTENSION FOR THE SUBMISSION OF THE ORIGINAL RECORD PLAT.
- A DESIGN MANUAL WAIVER, TO WAIVE VOLUME IV, DETAIL R-1.02 WHICH REQUIRES A 50 FOOT WIDE RIGHT-OF-WAY FOR A PUBLIC ACCESS PLACE AND PUBLIC ACCESS STREET, HAS BEEN SUBMITTED AND APPROVED, DATED OCTOBER 15, 2008. APPROVAL WAS BASED ON THE FOLLOWING:
  - THE PLAN WAS ORIGINALLY DESIGNED AND APPROVED UNDER SEPARATE REGULATIONS WHICH ONLY REQUIRED A 40' RIGHT-OF-WAY. UPDATING THE PLAN TO CURRENT STANDARDS WOULD HAVE A SIGNIFICANT EFFECT ON THE SUBDIVISION AS ALREADY APPROVED.
  - THE REQUEST TO ALLOW THE 40' RIGHT-OF-WAY WIDTH IS APPROVED BUT THE MINIMUM PAVEMENT WIDTH MUST REMAIN.

**CURVE TABLE**

| CURVE | RADIUS   | ARC     | DELTA    | CHORD        | LENGTH  |
|-------|----------|---------|----------|--------------|---------|
| C-1   | 490.53'  | 25.78'  | 3'00"41" | N 52'30'21"W | 25.78'  |
| C-2   | 763.00'  | 110.09' | 8'15"00" | N 49'53'13"W | 109.99' |
| C-3   | 910.48'  | 43.67'  | 2'45"13" | N 47'07'40"W | 43.67'  |
| C-4   | 1425.00' | 203.33' | 8'10"32" | N 52'35'22"W | 203.18' |

**COORDINATE LIST**

| PT  | NORTH       | EAST         |
|-----|-------------|--------------|
| 89  | 579919.7290 | 1372581.5159 |
| 124 | 580827.6066 | 1371993.3052 |
| 138 | 579306.9242 | 1372978.5535 |
| 141 | 579059.4418 | 1372700.4670 |
| 187 | 579826.6191 | 1371310.5860 |
| 188 | 579818.4863 | 1371549.3138 |
| 190 | 580759.5730 | 1371796.1769 |
| 195 | 580924.1027 | 1372184.0613 |
| 196 | 580184.4607 | 1372836.4553 |
| 206 | 579986.7895 | 1372844.1920 |
| 207 | 580037.3338 | 1372668.5100 |
| 208 | 580065.3302 | 1372710.8633 |
| 209 | 580105.2081 | 1372727.4029 |
| 228 | 578700.4642 | 1372522.7830 |
| 361 | 579482.5883 | 1371464.9542 |
| 701 | 579498.2568 | 1371444.5016 |
| 782 | 579411.6886 | 1371549.0737 |
| 783 | 579381.9801 | 1371581.0749 |
| 784 | 579290.3556 | 1371684.6554 |
| 785 | 579186.9314 | 1371846.0287 |



**VICINITY MAP**  
SCALE 1"=2000'  
ADC MAP : 28 B-2

**GENERAL NOTES (CONT'D)**

- STORMWATER MANAGEMENT IS PROVIDED IN ACCORDANCE WITH THE 2000 MARYLAND STORMWATER DESIGN MANUAL VOLUMES 1 AND 2. IT WAS DETERMINED THAT THIS PROJECT MET THE CRITERIA OUTLINED IN THE MDE STORMWATER MANAGEMENT REGULATIONS GUIDANCE FOR IMPLEMENTATION FOR ACCEPTANCE OF THE 2000 DESIGN CRITERIA AND GRANTED A WAIVER. THIS PLAN RECEIVED PRELIMINARY APPROVAL (P-07-016) ON 3/04/08 AND FINAL APPROVAL (F-09-021) ON 11/13/09. THIS PLAN IS ALSO SUBJECT TO THE EXPIRATION OF THIS WAIVER UNLESS ALL STORMWATER MANAGEMENT IS CONSTRUCTED BY MAY 4, 2017.

**AUTUMN RIVER DENSITY TABULATION**

| PHASE                        | TOTAL SUBDIVISION AREA (GROSS AREA) | PREVIOUSLY RECORDED PLATS     | FLOODPLAIN | STEEP SLOPES | NET AREA   | UNITS PERMITTED BY NET AREA | UNITS PROPOSED | TOTAL UNITS REMAINING |
|------------------------------|-------------------------------------|-------------------------------|------------|--------------|------------|-----------------------------|----------------|-----------------------|
| PHASE I (F-09-021)           | 48,229 AC.                          | -                             | -          | -            | -          | -                           | 02             | 95                    |
| PHASE II, PART I (F-09-021)  | 37,344 AC.                          | (# 14513) (# 21894)           | 0.86       | 5,786 AC.    | 30,783 AC. | 62                          | 39 *           | 58                    |
| PHASE II, PART II (F-13-045) | 37,344 AC.                          | (# 14513) (# 21894) (# 22159) | 0.86       | 5,786 AC.    | 3,540 AC.  | 62                          | 21 *           | 37                    |

\* SKETCH PLAN S-98-016 APPROVED 95 UNITS PLUS 2 EXISTING UNITS TOTALING 97 UNITS (LETTER DATED OCTOBER 15, 2005) PHASE II, PART I PLAN PROPOSED 37 UNITS PLUS 2 EXISTING UNITS FOR A TOTAL OF 39 UNITS PHASE II, PART II PLAN PROPOSED 21 UNITS PLUS 39 EXISTING UNITS FOR A TOTAL OF 60 UNITS

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.

*Thomas M. Hoffman, Jr.* 5.06.13  
THOMAS M. HOFFMAN, JR. DATE  
PROPERTY LINE SURVEYOR, MARYLAND REG. NO. 267

*Ronald L. Spahn* 5/6/13  
AUTUMN DEVELOPMENT CORPORATION DATE  
RONALD L. SPAHN, PRESIDENT

**PURPOSE:**  
THE PURPOSE OF THIS PLAT IS TO RESUBDIVIDE "NON-BUILDABLE BULK PARCELS G & H" (PLATS 22159-22167) INTO 21 BUILDABLE LOTS.

**AREA TABULATION**

|  |            |
|--|------------|
| NUMBER OF BUILDABLE LOTS TO BE RECORDED  | 21         |
| NUMBER OF OPEN SPACE LOTS TO BE RECORDED | 0          |
| TOTAL NUMBER OF LOTS TO BE RECORDED      | 21         |
| AREA OF BUILDABLE LOTS TO BE RECORDED    | 3,539.8 AC |
| AREA OF OPEN SPACE LOTS TO BE RECORDED   | 0.0000 AC  |
| AREA TO BE RECORDED                      | 3,539.8 AC |

**OWNER**  
AUTUMN DEVELOPMENT CORPORATION  
C/O LAW OFFICES OF SPAHN & BROIDA  
5401 TWIN KNOLLS ROAD, SUITE 7  
COLUMBIA, MARYLAND 21045  
410-992-9700

**DEVELOPER**  
AUTUMN DEVELOPMENT CORPORATION  
C/O LAND DESIGN & DEVELOPMENT, INC.  
5300 DORSEY HALL DR. STE 102  
ELLICOTT CITY, MARYLAND 21042-7819  
ATTN: MR. DONALD R. REUWER  
443-367-0422

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

*Michael J. Davis* 6/27/13  
HOWARD COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

*Michael J. Davis* 6/25/13  
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

*Robert H. Vogel* 6/28/13  
DIRECTOR DATE

**OWNER'S CERTIFICATE**

AUTUMN DEVELOPMENT CORPORATION, AS THE OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON, ADOPTS THIS PLAT OF SUB-DIVISION, AND IN CONSIDERATION OF THE APPROVAL OF THIS 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 SHOWN; 2) THE RIGHT TO REQUIRE DEDICATION FOR THE PUBLIC USE THE BEDS OF THE STREETS AND/OR ROADS, THE FLOODPLAINS AND OPEN SPACES, WHERE APPLICABLE AND FOR THE GOOD AND AND OTHER VALUABLE CONSIDERATION, HEREBY GRANT THE RIGHT AND OPTION TO HOWARD COUNTY TO ACQUIRE THE FEE SIMPLE TITLE TO THE BEDS OF THE STREET AND/OR ROADS AND FLOODPLAINS, STORM DRAINAGE FACILITIES AND THE 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; 4) THAT NO BUILDING OR SIMILAR STRUCTURE OR ANY KIND SHALL BE ERCTED ON OR OVER THE SAID RIGHT OF WAY.

WITNESS OUR HAND THIS 6TH DAY OF MAY, 2013

*Ronald L. Spahn*  
AUTUMN DEVELOPMENT CORPORATION  
RONALD L. SPAHN, PRESIDENT

*Megan Brett*  
WITNESS

**SURVEYORS CERTIFICATE**

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS A RESUBDIVISION OF A PORTION OF THE LANDS CONVEYED BY AUTUMN RIVER CORPORATION TO AUTUMN DEVELOPMENT CORPORATION BY DEED DATED MARCH 11, 2013 AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER 14883, FOLIO 365.

FURTHER CERTIFY THAT ALL MONUMENTS HAVE BEEN INSTALLED OR WILL BE INSTALLED 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 THAT THE BOUNDARY IS IN ACCORDANCE WITH HOWARD COUNTY SUBDIVISION REGULATIONS.

I FURTHER CERTIFY THAT THESE DOCUMENTS WERE PREPARED BY ME OR UNDER MY RESPONSIBLE CHARGE, AND THAT I AM A DULY LICENSED PROPERTY LINE SURVEYOR UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 267, EXPIRATION DATE JULY 28, 2014.

*Thomas M. Hoffman, Jr.* 5.06.13  
THOMAS M. HOFFMAN, JR. DATE  
PROPERTY LINE SURVEYOR, MARYLAND REG. NO. 267

**ROBERT H. VOGEL ENGINEERING, INC.**  
8407 MAIN STREET, ELLICOTT CITY, MARYLAND 21043  
410-461-7666

RECORDED AS PLAT No. 22461 ON 6/28/13  
AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

**PLAT OF RESUBDIVISION**  
**AUTUMN RIVER - PHASE II - PART II**  
LOTS 15-29, 31-36

A RESUBDIVISION OF EXISTING NON-BUILDABLE BULK PARCELS G & H AS SHOWN ON PLAT OF "AUTUMN RIVER-PHASE II-PART I" RECORDED AS PLATS 22159-22167

DPZ FILES : S-98-16, P-99-16, F-00-131, F-01-08, F-09-021, F-12-067, S-02-004, P-07-016, P.B.325, P.B.148, PLATS 14513-14515, PLATS 21894-21896, PLATS 22159-22167

ZONED R-ED  
TAX MAP 25, GRIDS 14 & 21, PARCEL 279  
SECOND ELECTION DISTRICT, HOWARD COUNTY, MARYLAND  
SCALE : 1"= 200'  
MAY 3, 2013

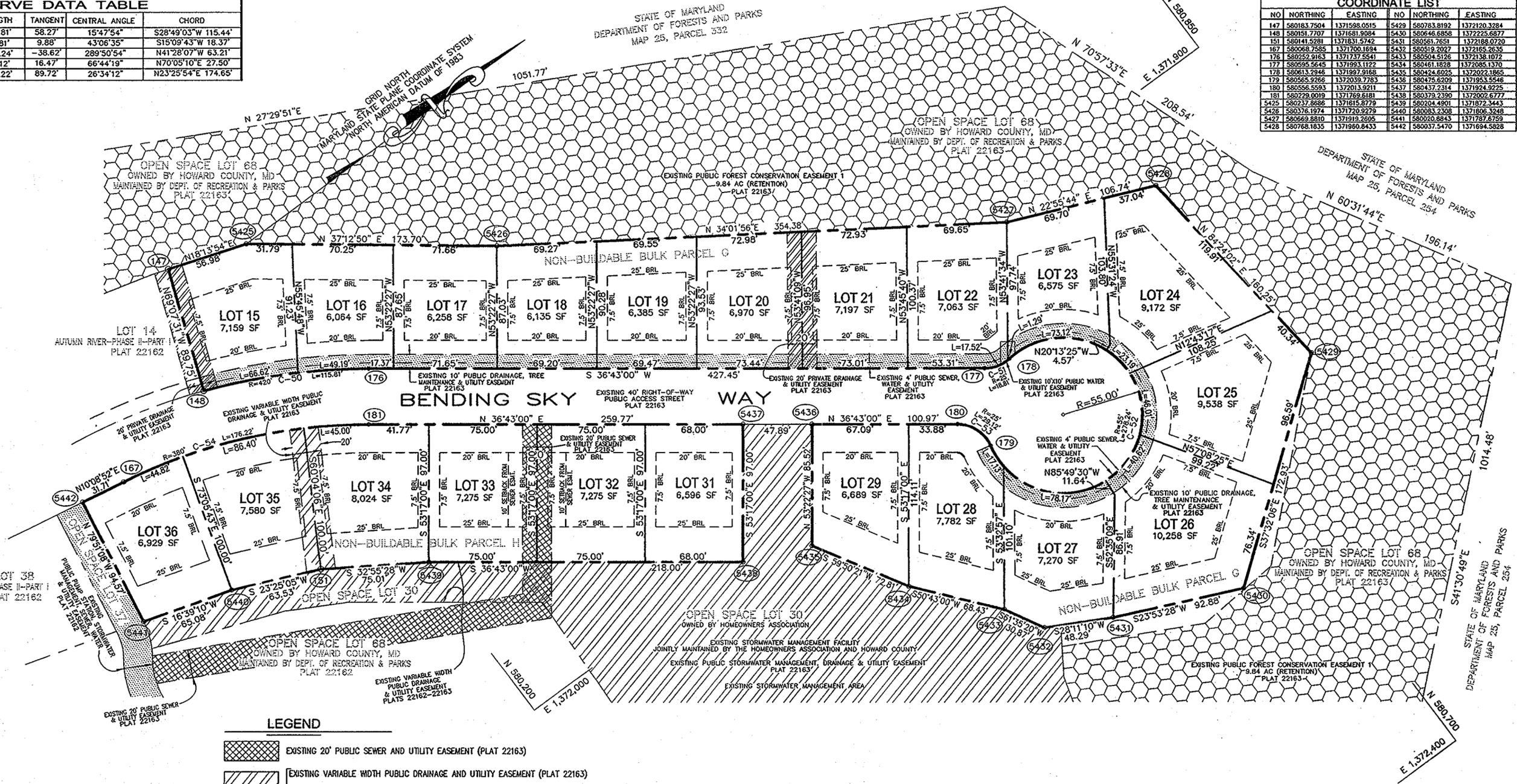
GRAPHIC SCALE  
200' 0' 200' 400' 600'

SHEET 1 OF 2  
F-13-045

K:\PROJECTS\04-145\SURVEY\DWG\RECORD PLATS\PHASE II\PART II\PLAT 1.dwg

| CURVE DATA TABLE |         |         |         |               |                     |
|------------------|---------|---------|---------|---------------|---------------------|
| CURVE NO.        | RADIUS  | LENGTH  | TANGENT | CENTRAL ANGLE | CHORD               |
| C-50             | 420.00' | 115.81' | 58.27'  | 15°47'54"     | S28°49'03"W 115.44' |
| C-51             | 25.00'  | 18.81'  | 9.88'   | 43°06'35"     | S15°09'43"W 18.37'  |
| C-52             | 55.00'  | 278.24' | -38.62' | 289°50'54"    | N41°28'07"W 63.21'  |
| C-53             | 25.00'  | 29.12'  | 16.47'  | 66°44'19"     | N70°05'10"E 27.50'  |
| C-54             | 380.00' | 176.22' | 89.72'  | 26°34'12"     | N23°25'54"E 174.65' |

| COORDINATE LIST |             |              |      |             |              |
|-----------------|-------------|--------------|------|-------------|--------------|
| NO              | NORTHING    | EASTING      | NO   | NORTHING    | EASTING      |
| 147             | 580183.7504 | 1371598.0515 | 5429 | 580783.8192 | 1372120.3284 |
| 148             | 580151.7707 | 1371681.9084 | 5430 | 580646.6858 | 1372225.6877 |
| 151             | 580141.5281 | 1371831.5742 | 5431 | 580581.7651 | 1372188.0720 |
| 167             | 580068.7585 | 1371700.1894 | 5432 | 580519.2027 | 1372185.2635 |
| 176             | 580252.9183 | 1371737.5541 | 5433 | 580504.5126 | 1372138.1072 |
| 177             | 580585.5645 | 1371983.1122 | 5434 | 580481.1828 | 1372085.1370 |
| 178             | 580613.2946 | 1371997.9168 | 5435 | 580424.6025 | 1372022.1865 |
| 179             | 580565.9266 | 1372039.7783 | 5436 | 580475.6209 | 1371953.5546 |
| 180             | 580556.5593 | 1372013.9211 | 5437 | 580437.2314 | 1371924.9225 |
| 181             | 580279.0019 | 1371769.6181 | 5438 | 580379.2390 | 1372025.6171 |
| 5425            | 580237.8686 | 1371615.8779 | 5439 | 580204.4901 | 1371872.3443 |
| 5426            | 580376.1974 | 1371720.9279 | 5440 | 580083.2308 | 1371806.3248 |
| 5427            | 580669.8810 | 1371919.2605 | 5441 | 580020.8843 | 1371787.6759 |
| 5428            | 580768.1835 | 1371960.8433 | 5442 | 580037.5470 | 1371694.5828 |



| AREA TABULATION                          |           |
|--|-----------|
| NUMBER OF BUILDABLE LOTS TO BE RECORDED  | 21        |
| NUMBER OF OPEN SPACE LOTS TO BE RECORDED | 0         |
| TOTAL NUMBER OF LOTS TO BE RECORDED      | 21        |
| AREA OF BUILDABLE LOTS TO BE RECORDED    | 3.5398 AC |
| AREA OF OPEN SPACE LOTS TO BE RECORDED   | 0.0000 AC |
| AREA TO BE RECORDED                      | 3.5398 AC |

- LEGEND**
- EXISTING 20' PUBLIC SEWER AND UTILITY EASEMENT (PLAT 22163)
  - EXISTING VARIABLE WIDTH PUBLIC DRAINAGE AND UTILITY EASEMENT (PLAT 22163)
  - EXISTING PUBLIC STORMWATER MANAGEMENT, DRAINAGE AND UTILITY EASEMENT (PLAT 22163)
  - EXISTING 20' PRIVATE DRAINAGE AND UTILITY EASEMENT (PLAT 22163)
  - EXISTING 10' PUBLIC DRAINAGE, TREE MAINTENANCE AND UTILITY EASEMENT (PLAT 22163)
  - EXISTING 4' PUBLIC SEWER, WATER & UTILITY EASEMENT (PLAT 22163)
  - EXISTING 10' X 10' PUBLIC WATER & UTILITY EASEMENT (PLAT 22163)
  - EXISTING PUBLIC PUMP STATION, STORMWATER MANAGEMENT, SEWER, WATER AND UTILITY EASEMENT (PLAT 22162)
  - EXISTING PUBLIC FOREST CONSERVATION EASEMENT (PLAT 22163) 9.84 AC (RETENTION)

**OWNER**  
 AUTUMN DEVELOPMENT CORPORATION  
 C/O LAW OFFICES OF SPAHN & BROIDA  
 5401 TWIN KNOLLS ROAD, SUITE 7  
 COLUMBIA, MARYLAND 21045  
 410-992-9700

**DEVELOPER**  
 AUTUMN DEVELOPMENT CORPORATION  
 C/O LAND DESIGN & DEVELOPMENT, INC.  
 5300 DORSEY HALL DR. STE 102  
 ELLICOTT CITY, MARYLAND 21042-7819  
 ATTN: MR. DONALD R. REUWER  
 443-367-0422

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.

*Thomas M. Hoffman, Jr.* 5.06.13  
 THOMAS M. HOFFMAN, JR. DATE  
 PROPERTY LINE SURVEYOR, MARYLAND REG. NO. 267

*Ronald L. Spahn* 5/6/13  
 AUTUMN DEVELOPMENT CORPORATION DATE  
 RONALD L. SPAHN, PRESIDENT

**PURPOSE:**  
 THE PURPOSE OF THIS PLAT IS TO RESUBDIVIDE "NON-BUILDABLE BULK PARCELS G & H" (PLATS 22159-22167) INTO 21 BUILDABLE LOTS.

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

*Michael J. Davis* 6/27/13  
 FOR HOWARD COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

*Robert H. Vogel* 6/15/13  
 CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

*Kat Seelbach* 6/28/13  
 DIRECTOR DATE

**OWNER'S CERTIFICATE**

AUTUMN DEVELOPMENT CORPORATION, AS THE OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON, ADOPTS THIS PLAT OF SUB-DIVISION, AND IN CONSIDERATION OF THE APPROVAL OF THIS 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 SHOWN; 2) THE RIGHT TO REQUIRE DEDICATION FOR THE PUBLIC USE THE BEDS OF THE STREETS AND/OR ROADS, THE FLOODPLAINS AND OPEN SPACES, WHERE APPLICABLE AND FOR THE GOOD AND AND OTHER VALUABLE CONSIDERATION, HEREBY GRANT THE RIGHT AND OPTION TO HOWARD COUNTY TO ACQUIRE THE FEE SIMPLE TITLE TO THE BEDS OF THE STREET AND/OR ROADS AND FLOODPLAINS, STORM DRAINAGE FACILITIES AND THE 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, 4) THAT NO BUILDING OR SIMILAR STRUCTURE OR ANY KIND SHALL BE ERCTED ON OR OVER THE SAID RIGHT OF WAYS.

WITNESS OUR HAND THIS 6TH DAY OF MAY 2013

*Ronald L. Spahn*  
 AUTUMN DEVELOPMENT CORPORATION  
 RONALD L. SPAHN, PRESIDENT

*Meghan Brett*  
 WITNESS

**SURVEYORS CERTIFICATE**

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT, THAT IT IS A RESUBDIVISION OF A PORTION OF THE LANDS CONVEYED BY AUTUMN RIVER CORPORATION TO AUTUMN DEVELOPMENT CORPORATION BY DEED DATED MARCH 11, 2013 AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER 14883, FOLIO 365.

I FURTHER CERTIFY THAT ALL MONUMENTS HAVE BEEN INSTALLED OR WILL BE INSTALLED 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 THAT THE BOUNDARY IS IN ACCORDANCE WITH HOWARD COUNTY SUBDIVISION REGULATIONS.

I FURTHER CERTIFY THAT THESE DOCUMENTS WERE PREPARED BY ME OR UNDER MY RESPONSIBLE CHARGE, AND THAT I AM A DULY LICENSED PROPERTY LINE SURVEYOR UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 267, EXPIRATION DATE JULY 28, 2014.

*Thomas M. Hoffman, Jr.* 5.06.13  
 THOMAS M. HOFFMAN, JR. DATE  
 PROPERTY LINE SURVEYOR, MARYLAND REG. NO. 267

**ROBERT H. VOGEL ENGINEERING, INC.**  
 8407 MAIN STREET, ELLICOTT CITY, MARYLAND 21043  
 410-461-7666

RECORDED AS PLAT NO. 22462 ON 6/28/13  
 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

**PLAT OF RESUBDIVISION  
 AUTUMN RIVER - PHASE II - PART II**  
 LOTS 15-29, 31-36

A RESUBDIVISION OF EXISTING NON-BUILDABLE BULK PARCELS G & H AS SHOWN ON PLAT OF "AUTUMN RIVER-PHASE II-PART I" RECORDED AS PLATS 22159-22167

DPZ FILES : S-98-16, P-99-16, F-00-131, F-01-08, F-09-021, F-12-067, S-02-004, P-07-016, P.B.325, P.B.148, PLATS 14513-14515, PLATS 21894-21896, PLATS 22159-22167

ZONED R-ED  
 TAX MAP 25, GRIDS 14 & 21, PARCEL 279  
 SECOND ELECTION DISTRICT, HOWARD COUNTY, MARYLAND  
 SCALE : 1" = 200'  
 MAY 3, 2013

GRAPHIC SCALE  
 50' 0' 50' 100' 150'

SHEET 2 OF 2  
 F-13-045

K:\PROJECTS\04-145\SURVEY\DWG\RECORD PLATS\PHASE II\PART II\RP.L2.dwg