

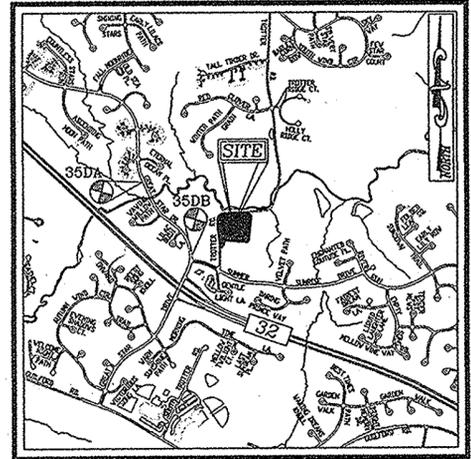
**GENERAL NOTES**

- COORDINATES BASED ON NAD83, MARYLAND COORDINATE SYSTEM AS PROJECTED BY HOWARD COUNTY GEODETIC CONTROL STATIONS NOS. 35DA AND 35DB.
  - DENOTES ANGLE CHANGE IN BEARING OF BOUNDARY OR RIGHT OF WAY  
● DENOTES IRON PIPE OR BAR FOUND  
⊙ DENOTES STONE OR MONUMENT FOUND  
⊕ DENOTES FEAR WITH CAP SET  
BRL DENOTES BUILDING RESTRICTION LINE
  - THIS PLAN IS BASED ON A FIELD RUN MONUMENTED BOUNDARY SURVEY PERFORMED ON OR ABOUT APRIL 08, 2014 BY ROBERT H. VOGEL ENGINEERING, INC.
  - THIS PLAN IS SUBJECT TO THE AMENDED FIFTH EDITION OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS. DEVELOPMENT OR CONSTRUCTION OF THESE LOTS MUST COMPLY WITH SETBACK AND BUFFER REGULATIONS IN EFFECT AT THE TIME OF SUBMISSION OF THE SITE DEVELOPMENT PLAN, WASTER PETITION, OR BUILDING AND GRADING PERMITS.
  - THE SUBJECT PROPERTY IS ZONED "R-ED" IN ACCORDANCE WITH THE 10/6/2013 COMPREHENSIVE ZONING PLAN.
  - AREAS SHOWN HEREON ARE MORE OR LESS.
  - THE EXISTING HOUSE LOCATED ON THIS PROPERTY IS TO BE RAZED. ALL EXISTING FEATURES SUCH AS SIDEWALKS AND DRIVEWAYS SHALL ALSO BE REMOVED. THE EXISTING DWELLING AND ALL OUT BUILDINGS MUST BE REMOVED PRIOR TO PLAT RECORDATION AND PHOTOGRAPHIC PROOF MUST BE SUBMITTED TO PROVE THE STRUCTURES HAVE BEEN REMOVED. DRIVEWAYS SHALL BE PROVIDED PRIOR TO ISSUANCE OF A USE AND OCCUPANCY PERMIT FOR ANY NEW DWELLINGS TO ENSURE SAFE ACCESS FOR FIRE EMERGENCY VEHICLES PER THE FOLLOWING MINIMUM REQUIREMENTS:  
A. WIDTH -- 12'(16' SERVING MORE THAN ONE RESIDENCE);  
B. SURFACE -- 6 INCHES OF COMPACTED CRUSHER RUN BASE WITH TAR AND CLIP COATING;  
C. GEOMETRY -- MAX. 15% GRADE, MAX. 10% GRADE CHANGE AND MIN. 45' TURNING RADIUS  
D. STRUCTURES (CULVERTS/BRIDGES) -- CAPABLE OF SUPPORTING 25 GROSS TONS (H25 LOADING)  
E. DRAINAGE ELEMENTS -- CAPABLE OF SAFELY PASSING 100-YEAR FLOOD WITH NO MORE THAN 1 FOOT OF DEPTH OVER DRIVEWAY SURFACE  
F. STRUCTURE CLEARANCES--MINIMUM 12 FEET.  
G. MAINTENANCE -- SUFFICIENT TO ENSURE ALL WEATHER USE.
  - TROTTER ROAD IS CLASSIFIED AS A LOCAL ROAD/SCENIC ROAD. SITE ACCESS SHALL BE VIA THE F-15-111 PRIVATE USE-IN-COMMON DRIVEWAY.
  - LOTS 1-8 & OPEN SPACE LOT 11 WILL UTILIZE A USE-IN-COMMON DRIVEWAY. A USE-IN-COMMON MAINTENANCE AGREEMENT FOR THE SHARED DRIVEWAY SHALL BE RECORDED SIMULTANEOUSLY WITH THIS PLAT.
  - FOR FLAG OR PIPESTEM LOTS, REFUSE COLLECTION, SNOW REMOVAL AND ROAD MAINTENANCE ARE PROVIDED TO THE JUNCTION OF THE FLAG OR PIPESTEM AND ROAD RIGHT OF WAY LINE AND NOT ONTO THE FLAG OR PIPESTEM LOT DRIVEWAY.
  - THIS PROPERTY IS WITHIN THE METROPOLITAN DISTRICT. ON JULY 27, 2015, HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS APPROVED THE REQUEST TO INCLUDE THE PROPERTY INTO THE METROPOLITAN DISTRICT, DECISION NUMBER 10-2015.
  - WATER AND SEWER SERVICE TO THESE LOTS WILL BE GRANTED UNDER THE PROVISIONS OF SECTION 18.122.B OF THE HOWARD COUNTY CODE. PUBLIC WATER AND SEWER ALLOCATION WILL BE GRANTED AT A TIME OF ISSUANCE OF BUILDING PERMIT IF CAPACITY IS AVAILABLE AT THAT TIME.
- THIS SUBDIVISION IS SUBJECT TO SECTION 18.122.B OF THE HOWARD COUNTY CODE. PUBLIC WATER AND/OR SEWER SERVICE HAS BEEN GRANTED UNDER THE TERMS AND PROVISIONS, THEREOF, EFFECTIVE **MARCH 4, 2016**, ON WHICH DATE DEVELOPER AGREEMENT # 34-4899-0 WAS FILED AND ACCEPTED.
- TO THE BEST OF THE OWNERS KNOWLEDGE, THERE ARE NO CEMETERIES OR GRAVE SITES LOCATED ON THE SUBJECT PROPERTY OR THE COUNTY'S CEMETERY SITE MAP.
  - PLAT SUBJECT TO PRIOR DEPARTMENT OF PLANNING AND ZONING FILES: ECP-14-089 (APPROVED 09/18/2014), CONT. #30-3096-0, CONT. #34-4275-0, WP-15-093, SP-15-009 (APPROVED 04/09/15), AND PB413.
  - THIS SITE IS NOT LOCATED IN A HISTORIC DISTRICT.
  - THE WETLANDS DELINEATION STUDY FOR THIS PROJECT WAS PREPARED BY JOHN CANOLES OF ECO-SCIENCE PROFESSIONALS, INC., DATED MAY, 2014, AND WAS APPROVED ON APRIL 09, 2015.
  - THERE ARE NO WETLANDS ON SITE THAT WILL BE DISTURBED OR THAT WILL REQUIRE 401 OR 404 WETLAND PERMITS FROM THE STATE OF MARYLAND.
  - NO CLEARING, GRADING, REMOVAL OF VEGETATIVE COVER OR TREES, PAVING OR NEW STRUCTURES SHALL BE PERMITTED WITHIN THE LIMITS OF THE WETLANDS, STREAMS OR THEIR REQUIRED BUFFERS OR FOREST CONSERVATION EASEMENT AREAS. THERE IS NO 100-YR FLOODPLAIN WITHIN THE LIMITS OF THIS SITE.
  - A NOISE STUDY IS NOT REQUIRED FOR THIS PROJECT.
  - STORM WATER MANAGEMENT FOR THIS PROJECT IS PROVIDED BY THE USE OF MICRO-SCALE PRACTICES IN ACCORDANCE WITH ENVIRONMENTAL SITE DESIGN CRITERIA. THESE FACILITIES WILL BE PRIVATELY OWNED AND MAINTAINED.
  - IN ACCORDANCE WITH SECTION 16.121(A)(2) OF THE HOWARD COUNTY SUBDIVISION AND LAND DEVELOPMENT REGULATIONS, THE OPEN SPACE REQUIREMENTS FOR THIS R-ED PROJECT IS 50% OF GROSS AREA (5.67 AC. ± 50% = 2.84 AC. REQUIRED).  
-OPEN SPACE LOTS 9-11 ARE TO BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION.  
-OPEN SPACE LOT 12 IS TO BE OWNED BY HOWARD COUNTY, MARYLAND, MAINTAINED BY DEPARTMENT OF RECREATION AND PARKS.  
-TOTAL OPEN SPACE PROVIDED IS 2.94 ACRES.
  - REFERENCE DESIGN MANUAL VOLUME III, SECTION 2.6.A W/AVER, APPROVED JANUARY 14, 2015, TO ALLOW MORE THAN 6 USERS ON A USE-IN-COMMON DRIVEWAY. THIS APPROVAL REQUIRED THE DRIVEWAY WIDTH TO BE 18' FOR THE TOTAL LENGTH, HAVE FLUSH CURBS ALONG BOTH SIDES, AND A VEHICLE TURN-AROUND AT THE END. THE DRIVEWAY SHALL BE WITHIN A 40' PRIVATE USE-IN-COMMON DRIVEWAY EASEMENT.
  - THIS PROJECT IS SUBJECT TO WP-15-093 TO WAIVE SECTION 16.1205(a)(7) AND 16.1205(a)(10) WHICH REQUIRE THE RETENTION OF SPECIMEN TREES (30' dbh OR GREATER) THAT ARE NOT CONTAINED WITHIN OTHER PRIORITY FOREST RETENTION AREAS AS OUTLINED IN SECTION 16.1205(a)(1-10), APPROVED MARCH 16, 2015. W/AVER APPROVAL IS SUBJECT TO THE FOLLOWING CONDITIONS:  
1. W/AVER APPROVAL IS LIMITED TO THE REMOVAL OF SPECIMEN TREES #1 THROUGH #3, #13 AND #14, AND #16 AS DEPICTED ON THE W/AVER EXHIBIT. ANY PROPOSAL TO REMOVE ADDITIONAL SPECIMEN TREES WILL REQUIRE A NEW W/AVER REQUEST OR AN AMENDMENT TO THIS W/AVER REQUEST.  
2. A MINIMUM OF 12 ADDITIONAL, NATIVE, 2"-3" CALIPER TREES SHALL BE PROVIDED ON SITE AS PART OF THE MITIGATION OF THE SPECIMEN TREE REMOVAL. THIS MITIGATION WILL BE ADDRESSED WITH THE PROJECT KNOWN AS "THE PRESERVE AT RIVER HILL" AND WILL BE IN ADDITION TO ANY REQUIRED LANDSCAPE OR FOREST CONSERVATION PLANNINGS. THE MITIGATION WILL BE SHOWN ON THE ASSOCIATED LANDSCAPE PLAN AND SURETY FOR THESE ADDITIONAL TREES WILL BE REQUIRED AS PART OF THE FINAL PLAN.  
3. SOME OR ALL OF THE MITIGATION PLANTINGS SHOULD BE PLACED WITHIN THE REAR YARDS OF THE PROPOSED LOTS AFTER GRADING AND FILL OCCURS BUT PRIOR TO SALES OF INDIVIDUAL LOTS.  
4. INDIVIDUAL TREE PROTECTION DEVICES (TREE FENCING) SHALL BE PLACED COMPLETELY AROUND SPECIMEN TREE #11 AND SPECIMEN TREE #4 PRIOR TO THE COMMENCEMENT OF ANY GRADING. THIS SHALL BE OUTLINED IN THE PRE-CONSTRUCTION MANAGEMENT PLAN OF THE FINAL FOREST CONSERVATION PLAN (FCP) AND WITHIN THE SEQUENCE OF CONSTRUCTION PROVIDED ON THE FINAL PLAN FOR "THE PRESERVE AT RIVER HILL".

- THE FOREST STAND DELINEATION (FSD) FOR THIS PROJECT WAS PERFORMED BY JOHN CANOLES OF ECO-SCIENCE PROFESSIONALS, INC., DATED MAY 2014. THE FSD PLAN WAS SUBMITTED/APPROVED IN SEPTEMBER, 2014 AND UPDATED/RE-SIGNED ON JANUARY 30, 2015.
- THE FOREST CONSERVATION EASEMENT HAS BEEN ESTABLISHED TO FULFILL THE REQUIREMENTS OF SECTION 16.1200 OF THE HOWARD COUNTY CODE AND FOREST CONSERVATION ACT. NO CLEARING, GRADING OR CONSTRUCTION IS PERMITTED WITHIN THE FOREST CONSERVATION EASEMENT, HOWEVER FOREST MANAGEMENT PRACTICES AS DEFINED IN THE DEED OF FOREST CONSERVATION EASEMENT ARE ALLOWED.  
- THE FOREST CONSERVATION OBLIGATION TO BE FULFILLED BY THE PLACEMENT OF 2.32 AC. INTO RETENTION EASEMENT. NO SURETY IS REQUIRED
- LANDSCAPING OBLIGATIONS FOR LOTS 1-12 HAVE BEEN PROVIDED IN ACCORDANCE WITH SECTION 16.124 OF THE HOWARD COUNTY CODE AND THE LANDSCAPE MANUAL. A FINANCIAL SURETY IN THE AMOUNT OF \$10,660.00 FOR THE REQUIRED 20 SHADY TREES, 8 EVERGREEN TREES, 45 SHRUBS (40 PERIMETER 1, 5 TRASH PAD), AND 211 LINEAR FEET OF FENCING SHALL BE POSTED WITH THE F-15-111 DEVELOPERS AGREEMENT.
- BOGE REVIEWED AND APPROVED THE PROPOSED TRASH PAD SCREENING AND PERIMETER TREE PLANTINGS ON 11/04/14.
- THE OFFICIAL PRE-SUBMISSION COMMUNITY MEETING WAS HELD FOR THIS PROJECT ON APRIL 28, 2014 AT 6:00 PM AT THE MEETING ROOM AT RIVER HILL POOL.
- AN ENVIRONMENTAL CONCEPT PLAN (ECP-14-089) WAS APPROVED ON SEPTEMBER 18, 2014.
- THE TRAFFIC STUDY FOR THIS PROJECT WAS PREPARED BY THE TRAFFIC GROUP, INC. DATED OCTOBER 2, 2014 AND WAS APPROVED ON FEBRUARY 03, 2015.
- DECLARATION OF COVENANTS FOR LOTS 1-11 SHALL BE RECORDED SIMULTANEOUSLY WITH THIS PLAT FOR THE PRIVATE STORMWATER DEVICES LOCATED ON THESE LOTS.
- SIGNED FINAL PLANS ARE ON FILE FOR THIS SUBDIVISION, F-15-111.
- ARTICLES OF INCORPORATION FOR THE HOMEOWNERS ASSOCIATION WERE ACCEPTED BY THE STATE DEPARTMENT OF ASSESSMENT AND TAXATION ON **NOVEMBER 16, 2015** DEPARTMENT REF# **16886502**.
- M/HS ARE REQUIRED FOR THIS PROJECT. THE DEVELOPER WILL PAY A FEE-IN-LIEU TO ADDRESS THIS REQUIREMENT.
- PLANNING BOARD CASE NO. 413 WAS APPROVED BY PLANNING BOARD ON JUNE 23, 2015.

**COORDINATE TABLE**

NO.	NORTH	EAST
99	557928.2268	1334899.5125
101	557958.8227	1334513.1051
102	557964.1912	1334444.0639
207	558456.5043	1334389.4431
208	558341.2097	1334944.1095
301	557819.6116	1334450.2578
302	557985.5397	1334427.0372
303	558313.7809	1334391.9942
304	558328.9119	1334391.7237
305	558431.0621	1334547.2644
306	558433.2597	1334637.2176
307	558409.8602	1334886.5696
320	558119.8712	1334411.5070



**RESERVATION OF PUBLIC UTILITY AND FOREST CONSERVATION EASEMENTS**

DEVELOPER RESERVES UNTO ITSELF, ITS SUCCESSORS AND ASSIGNS, ALL EASEMENTS SHOWN ON THIS PLAT FOR WATER, SEWER, STORM DRAINAGE, OTHER PUBLIC UTILITIES AND FOREST CONSERVATION (DESIGNATED AS FOREST CONSERVATION AREA), LOCATED IN, ON, OVER AND THROUGH LOTS 1 THROUGH 12, OR PORTIONS THEREOF, AND SHOWN ON THIS PLAT AS THE FOREST CONSERVATION AREA. 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 LOTS. DEVELOPER SHALL EXECUTE AND DELIVER DEEDS FOR THE EASEMENTS HEREIN RESERVED TO HOWARD COUNTY WITH A METES AND BOUNDS DESCRIPTION OF THE FOREST CONSERVATION AREA. 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 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.

**CURVE TABLE**

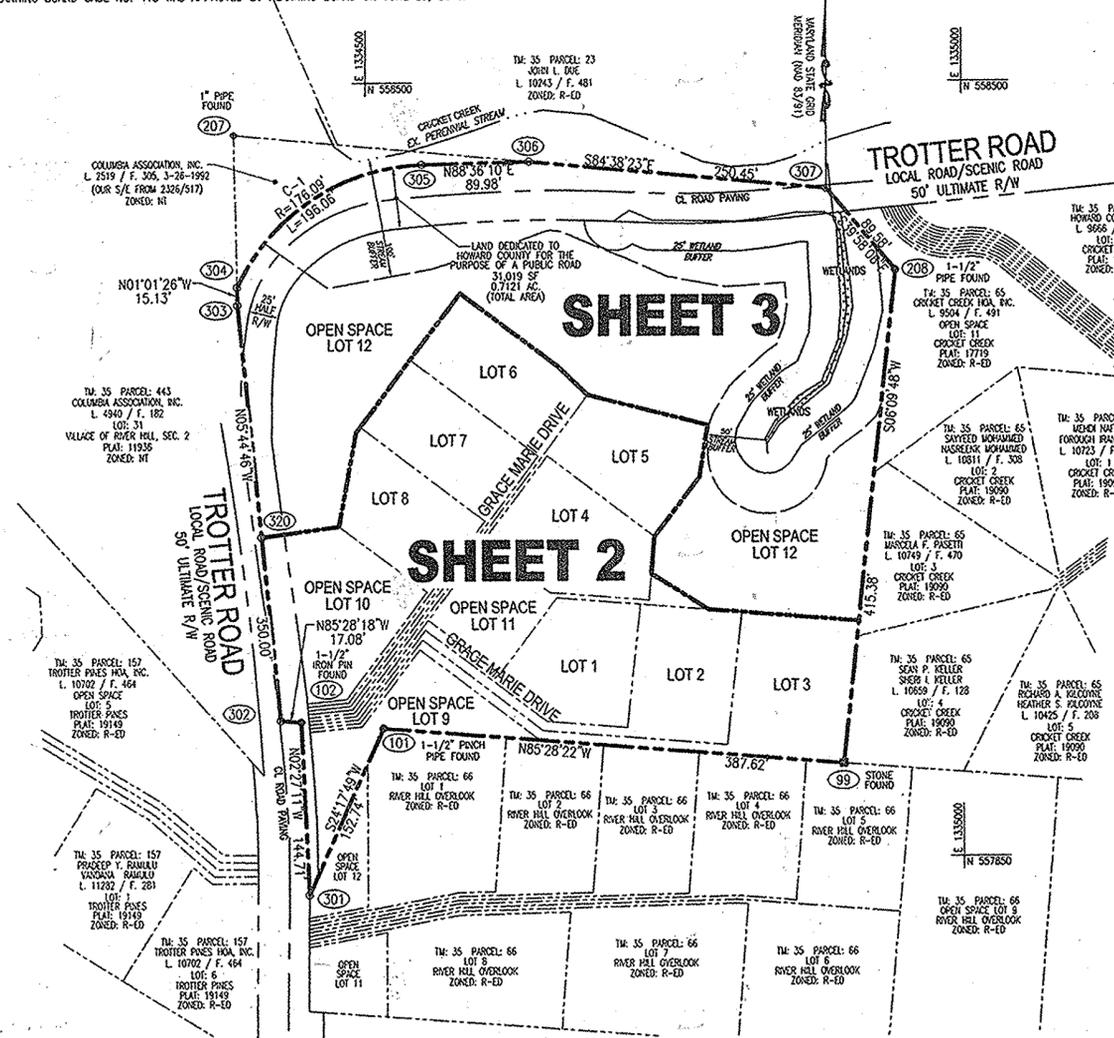
CURVE	RADIUS	LENGTH	DELTA	TAN	CHORD
C-1	176.09'	196.06'	63°47'32"	109.59'	556°42'19" W 186.08'

**M/HS AGREEMENT**

PLEASE NOTE THAT ALL LOTS/RESIDENTIAL UNITS IN THIS SUBDIVISION ARE SUBJECT TO THE M/HS FEE-IN-LIEU REQUIREMENT THAT IS TO BE CALCULATED AND PAID TO THE DEPARTMENT OF INSPECTIONS, LICENSES AND PERMITS AT THE TIME OF BUILDING PERMIT ISSUANCE BY THE PERMIT APPLICANT.

**AREA TABULATION CHART**

	SHEET 2	SHEET 3	TOTAL
TOTAL NUMBER OF BUILDABLE LOTS TO BE RECORDED	8	0	8
TOTAL NUMBER OF NON-BUILDABLE PARCELS TO BE RECORDED	0	0	0
TOTAL NUMBER OF PRESERVATION PARCELS TO BE RECORDED	0	0	0
TOTAL NUMBER OF OPEN SPACE LOTS TO BE RECORDED	3	1	4
TOTAL NUMBER OF LOTS AND PARCELS TO BE RECORDED	11	1	12
TOTAL AREA OF BUILDABLE LOTS TO BE RECORDED	2.0158 AC.	0.0000 AC.	2.0158 AC.
TOTAL AREA OF NON-BUILDABLE PARCELS TO BE RECORDED	0.0000 AC.	0.0000 AC.	0.0000 AC.
TOTAL AREA OF PRESERVATION PARCELS TO BE RECORDED	0.0000 AC.	0.0000 AC.	0.0000 AC.
TOTAL AREA OF OPEN SPACE LOTS TO BE RECORDED	0.6117 AC.	2.3334 AC.	2.9451 AC.
TOTAL AREA OF LOTS AND PARCELS TO BE RECORDED	2.6275 AC.	2.3334 AC.	4.9609 AC.
TOTAL AREA OF ROADWAY TO BE RECORDED	0.1047 AC.	0.6074 AC.	0.7121 AC.
TOTAL AREA TO BE RECORDED	2.7322 AC.	2.9408 AC.	5.6730 AC.



**LOCATION MAP**  
SCALE 1"=100'

**OWNER**  
ESTATES AT RIVER HILL LLC  
3675 PARK AVE., SUITE 301  
ELLCOTT CITY, MD 21043  
(410) 480-0023

**DEVELOPER**  
TRINITY HOMES MARY LAND, LLC  
3675 PARK AVE., SUITE 301  
ELLCOTT CITY, MD 21043  
(410) 480-0023

**ROBERT H. VOGEL ENGINEERING, INC.**  
ENGINEERS • SURVEYORS • PLANNERS  
8407 MAIN STREET  
ELLCOTT CITY, MD 21043  
TEL: 410.461.7669  
FAX: 410.461.8961

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.

*Eric David Salmi* 2/16/2016  
ERIC DAVID SALMI DATE  
PROFESSIONAL LAND SURVEYOR, MD REG. NO. 21639

*Michael J. Flannery* 3/22/16  
ESTATES AT RIVER HILL LLC DATE

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

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

*Chad Elms* 4-18-16  
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

*West Sandbrook* 4-29-16  
DIRECTOR DATE

**OWNER'S CERTIFICATE**

WE, ESTATES AT RIVER HILL LLC, OWNER OF THE PROPERTY SHOWN HEREON, ADOPTS THIS PLAT OF SUBDIVISION, 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:

- 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-WAYS AND THE SPECIFIC EASEMENTS SHOWN;
- THE RIGHT TO REQUIRE DEDICATION FOR THE PUBLIC USE OF THE BEDS OF THE STREETS AND/OR ROADS, THE FLOODPLAINS AND OPEN SPACES, WHERE APPLICABLE AND FOR THE GOOD AND OTHER VALUABLE CONSIDERATION, HEREBY GRANT THE RIGHT AND OPTION TO HOWARD COUNTY TO ACQUIRE THE FEE SIMPLE TITLE IN THE BEDS OF THE STREETS AND/OR ROADS, FLOOD PLAINS, STORM DRAINAGE FACILITIES AND OPEN SPACE WHERE APPLICABLE;
- THE RIGHT TO REQUIRE DEDICATION OF WATERWAYS AND DRAINAGE EASEMENTS FOR THE SPECIFIC PURPOSE OF THE CONSTRUCTION, REPAIR AND MAINTENANCE; AND
- THAT NO BUILDING OR SIMILAR STRUCTURE OF ANY KIND SHALL BE ERECTED ON OR OVER THE SAID RIGHT-OF-WAYS.

WITNESS OUR HANDS THIS 22 DAY OF MARCH 2016.

*Michael J. Flannery*  
ESTATES AT RIVER HILL LLC

*Eric David Salmi*  
PROFESSIONAL LAND SURVEYOR, MD REG. NO. 21639

**SURVEYOR'S CERTIFICATE**

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT AND IS A SUBDIVISION OF ALL THAT LAND CONVEYED FROM PETER DONALD CONGEDO AND CHERIE BROOKS CONGEDO TO ESTATES AT RIVER HILL LLC BY DEED DATED DECEMBER 15, 2015, AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY IN LIBER 16609, FOLIO 322.

I HEREBY FURTHER CERTIFY THAT ALL MONUMENTS ARE IN 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 THAT THE BOUNDARY IS IN ACCORDANCE WITH THE HOWARD COUNTY SUBDIVISION REGULATIONS.

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. 21639, EXPIRATION DATE JANUARY 3, 2018.

*Eric David Salmi* 2/16/2016  
ERIC DAVID SALMI DATE  
PROFESSIONAL LAND SURVEYOR, MD REG. NO. 21639



RECORDED AS PLAT No. 23750 ON 4/22/16  
AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

PLAT OF SUBDIVISION  
**THE PRESERVE AT RIVER HILL**  
LOTS 1-8 AND OPEN SPACE LOTS 9-12  
A SUBDIVISION OF TM 35 PARCEL 64 (L. 2326 / F. 517)

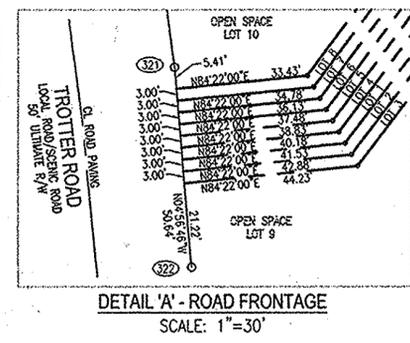
ZONED R-ED  
TAX MAP 35, GRID 14, PARCEL 64  
5TH ELECTION DISTRICT, HOWARD COUNTY, MARYLAND  
SCALE: 1" = 100' FEBRUARY 15, 2016  
GRAPHIC SCALE  
SHEET 1 OF 4

CURVE TABLE				
CURVE	RADIUS	LENGTH	DELTA	TAN CHORD
C-2	1,125.00'	99.52'	05°04'06"	49.79' S02°24'43"E 99.48'

MINIMUM LOT SIZE CHART				
LOT	GROSS AREA	PIPESTEM AREA	NET AREA	MIN. LOT SIZE
1	10,610 SF	1,003 SF	9,607 SF	6,000 SF
2	11,469 SF	1,967 SF	9,502 SF	6,000 SF
3	14,447 SF	2,643 SF	11,804 SF	6,000 SF
4	11,207 SF	657 SF	10,550 SF	6,000 SF
5	10,307 SF	921 SF	9,386 SF	6,000 SF
6	10,428 SF	898 SF	9,530 SF	6,000 SF
7	10,067 SF	680 SF	9,387 SF	6,000 SF
8	9,272 SF	441 SF	8,831 SF	6,000 SF

COORDINATE TABLE		
NO.	NORTH	EAST
99	557928.2268	1334899.5125
101	557958.8227	1334513.1051
102	557964.1912	1334444.0639
301	557819.6116	1334450.2578
302	557965.5397	1334427.0372
308	558122.4169	1334430.6559
309	558128.5031	1334476.4367
310	558206.6043	1334490.8480
311	558323.0880	1334578.8682
312	558260.3886	1334661.8429
313	558237.2436	1334685.8376
314	558211.6745	1334786.0589
315	558168.9897	1334779.2047
316	558118.8589	1334741.3236
317	558087.4917	1334738.8077
318	558057.3032	1334786.2043
319	558047.1845	1334912.3584
320	558119.8712	1334411.5070
321	557835.5003	1334457.4308
322	557934.8957	1334453.2443
323	557985.3485	1334448.8782

LEGEND	
	PRIVATE DRAINAGE & UTILITY EASEMENT
	PRIVATE USE-IN-COMMON ACCESS EASEMENT FOR THE BENEFIT OF LOTS 1-8 AND O.S. LOTS 11
	VARIABLE WIDTH PUBLIC SEWER, WATER & UTILITY EASEMENT
	PUBLIC FOREST CONSERVATION EASEMENT (RETENTION)



PUBLIC FOREST CONSERVATION EASEMENT (RETENTION) LINE TABLE	
LINE	COURSE
FC1	N04°44'36"E 20.98'
FC2	N16°19'23"E 18.31'
FC3	N38°27'31"W 37.46'

TM: 35 PARCEL: 443  
COLUMBIA ASSOCIATION, INC.  
L. 4940/F. 182  
LOT: 31  
VILLAGE OF RIVER HILL, SEC. 2  
PLAT: 11936  
ZONED: NT

TM: 35 PARCEL: 157  
TROTTER PINES HOA, INC.  
L. 10702/F. 464  
OPEN SPACE  
LOT: 5  
TROTTER PINES  
PLAT: 19149  
ZONED: R-ED

TM: 35 PARCEL: 157  
PRADEEP Y. RAMULU  
VANDANA RAMULU  
L. 11282/F. 281  
LOT: 1  
TROTTER PINES  
PLAT: 19149  
ZONED: R-ED

TM: 35 PARCEL: 65  
MARCELA F. PASETTI  
L. 10749/F. 470  
LOT: 3  
CRICKET CREEK  
PLAT: 19090  
ZONED: R-ED

TM: 35 PARCEL: 65  
SEAN P. KELLER  
SHERI L. KELLER  
L. 10659/F. 128  
LOT: 4  
CRICKET CREEK  
PLAT: 19090  
ZONED: R-ED

TM: 35 PARCEL: 65  
RICHARD A. KILCOYNE  
HEATHER S. KILCOYNE  
L. 10425/F. 208  
LOT: 5  
CRICKET CREEK  
PLAT: 19090  
ZONED: R-ED

TM: 35 PARCEL: 66  
OPEN SPACE LOT 9  
RIVER HILL OVERLOOK  
ZONED: R-ED

AREA TABULATION CHART (THIS SHEET)	
TOTAL NUMBER OF BUILDABLE LOTS TO BE RECORDED	8
TOTAL NUMBER OF NON-BUILDABLE PARCELS TO BE RECORDED	0
TOTAL NUMBER OF PRESERVATION PARCELS TO BE RECORDED	0
TOTAL NUMBER OF OPEN SPACE LOTS TO BE RECORDED	3
TOTAL NUMBER OF LOTS AND PARCELS TO BE RECORDED	11
TOTAL AREA OF BUILDABLE LOTS TO BE RECORDED	2,0158 AC.
TOTAL AREA OF NON-BUILDABLE PARCELS TO BE RECORDED	0.0000 AC.
TOTAL AREA OF PRESERVATION PARCELS TO BE RECORDED	0.0000 AC.
TOTAL AREA OF OPEN SPACE LOTS TO BE RECORDED	0.6117 AC.
TOTAL AREA OF LOTS AND PARCELS TO BE RECORDED	2,6275 AC.
TOTAL AREA OF ROADWAY TO BE RECORDED	0.1047 AC.
TOTAL AREA TO BE RECORDED	2,7322 AC.

<b>OWNER</b> ESTATES AT RIVER HILL LLC 3675 PARK AVE., SUITE 301 ELLCOTT CITY, MD 21043 (410) 480-0023	<b>DEVELOPER</b> TRINITY HOMES MARY LAND, LLC. 3675 PARK AVE., SUITE 301 ELLCOTT CITY, MD 21043 (410) 480-0023
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**NOTE**  
SEE SHEET 4 FOR THE METES AND BOUNDS  
DETAILING OF THE:  
1. PRIVATE DRAINAGE AND UTILITY EASEMENTS  
2. PRIVATE USE-IN-COMMON ACCESS EASEMENTS  
3. PUBLIC SEWER, WATER, & UTILITY EASEMENT

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.

*E.D. Salmi* 2/16/2016  
ERIC DAVID SALMI DATE  
PROFESSIONAL LAND SURVEYOR, MD REG. NO. 21639

*Michael Pflum* 3/22/16  
MICHAEL PFLUM DATE  
ESTATES AT RIVER HILL LLC

**ROBERT H. VOGEL ENGINEERING, INC.**  
ENGINEERS • SURVEYORS • PLANNERS  
8407 MAIN STREET  
ELLCOTT CITY, MD 21043 TEL: 410-461-7666 FAX: 410-461-8966

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

*Maura Rossman* 4/7/2016  
HOWARD COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

*Chad Clark* 4-18-16  
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

*Kent DeLoach* 4-19-16  
DIRECTOR DATE

**OWNER'S CERTIFICATE**

WE, ESTATES AT RIVER HILL LLC, OWNER OF THE PROPERTY SHOWN HEREON, ADOPTS THIS PLAT OF SUBDIVISION, 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-WAYS AND THE SPECIFIC EASEMENTS SHOWN;
- 2) THE RIGHT TO REQUIRE DEDICATION FOR THE PUBLIC USE OF THE STREETS AND/OR ROADS, THE FLOODPLAINS AND OPEN SPACES, WHERE APPLICABLE AND FOR THE GOOD AND OTHER VALUABLE CONSIDERATION, HEREBY GRANT THE RIGHT AND OPTION TO HOWARD COUNTY TO ACQUIRE THE FEE SIMPLE TITLE IN THE BEDS OF THE STREETS AND/OR ROADS, FLOOD PLAINS, STORM DRAINAGE FACILITIES AND OPEN SPACE WHERE APPLICABLE;
- 3) THE RIGHT TO REQUIRE DEDICATION OF WATERWAYS AND DRAINAGE EASEMENTS FOR THE SPECIFIC PURPOSE OF THE CONSTRUCTION, REPAIR AND MAINTENANCE; AND
- 4) THAT NO BUILDING OR SIMILAR STRUCTURE OF ANY KIND SHALL BE ERRECTED ON OR OVER THE SAID RIGHT-OF-WAYS.

WITNESS OUR HANDS THIS 22 DAY OF MARCH 2016.

*Michael Pflum*  
ESTATES AT RIVER HILL LLC

*[Signature]*  
WITNESS

**SURVEYOR'S CERTIFICATE**

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT AND IS A SUBDIVISION OF ALL THAT LAND CONVEYED FROM PETER DONALD CONGEDO AND CHERIE BROOKS CONGEDO TO ESTATES AT RIVER HILL LLC BY DEED DATED DECEMBER 15, 2015, AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY IN LIBER 16609, FOLIO 322.

I HEREBY FURTHER CERTIFY THAT ALL MONUMENTS ARE IN OR WILL BE IN PLACE PRIOR 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 THE HOWARD COUNTY SUBDIVISION REGULATIONS.

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. 21639, EXPIRATION DATE JANUARY 3, 2018.

*E.D. Salmi* 2/16/2016  
ERIC DAVID SALMI DATE  
PROFESSIONAL LAND SURVEYOR, MD REG. NO. 21639

RECORDED AS PLAT No. 23751 ON 4/22/16  
AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

PLAT OF SUBDIVISION

**THE PRESERVE AT RIVER HILL**  
LOTS 1-8 AND OPEN SPACE LOTS 9-12  
A SUBDIVISION OF TM 35 PARCEL 64 (L. 2326 / F. 517)  
ZONED R-ED

TAX MAP 35, GRID 14, PARCEL 64  
5TH ELECTION DISTRICT, HOWARD COUNTY, MARYLAND

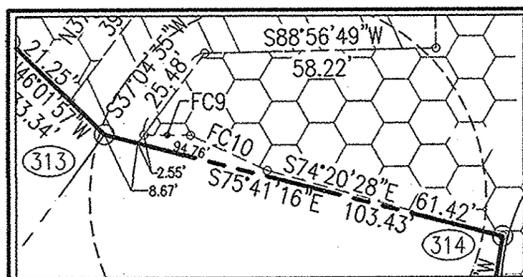
SCALE: 1" = 50' FEBRUARY 15, 2016

GRAPHIC SCALE: 0 50' 100' 150'

SHEET 2 OF 4

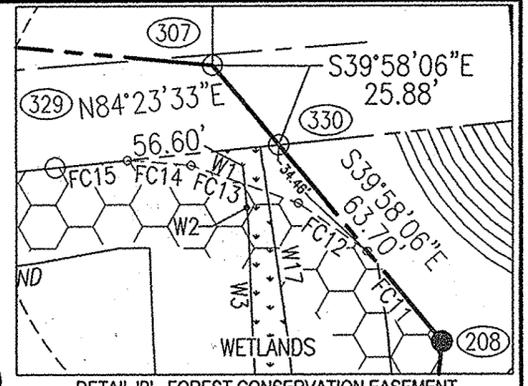


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CURVE	ARC	RADIUS	TANGENT	DELTA	CHORD
C1	198.06'	176.09'	109.59'	63°47'32"	S56°42'19"W 186.08'
C3	94.08'	808.52'	47.09'	6°40'01"	S02°41'03"W 94.03'
C4	55.64'	79.54'	29.02'	40°04'59"	S28°03'36"W 54.52'
C5	82.14'	125.38'	42.61'	37°32'13"	S64°52'12"W 80.68'
C6	201.47'	1180.60'	100.98'	9°46'40"	S88°31'39"W 201.23'
C7	124.09'	787.88'	62.17'	9°01'25"	N88°54'16"E 123.95'

**NOTE**  
SEE SHEET 4 FOR THE METES AND BOUNDS  
DETAILING OF THE PUBLIC SEWER, WATER,  
& UTILITY EASEMENT



DETAIL 'C' - FOREST CONSERVATION EASEMENT  
SCALE: 1"=30'

DETAIL 'B' - FOREST CONSERVATION EASEMENT  
SCALE: 1"=30'

**LEGEND**

- VARIABLE WIDTH PUBLIC SEWER, WATER, & UTILITY EASEMENT
- PUBLIC FOREST CONSERVATION EASEMENT (RETENTION)

1" PIPE FOUND  
COLUMBIA ASSOCIATION, INC.  
L. 2519/F. 305, S-28-1992  
(OUR S/E FROM 2328/517)  
ZONED: NT

TM: 35 PARCEL: 443  
COLUMBIA ASSOCIATION, INC.  
L. 4940/F. 182  
LOT: 31  
VILLAGE OF RIVER HILL, SEC. 2  
PLAT: 11936  
ZONED: NT

LINE	COURSE
FC4	N76°11'45"E 16.45'
FC5	S80°08'34"E 20.07'
FC6	S67°15'58"E 25.66'
FC7	S47°29'58"E 18.45'
FC8	R=787.88' L=24.19'
FC9	S89°21'06"E 11.82'
FC10	S65°38'41"E 21.21'
FC11	S39°58'06"E 29.24'
FC12	N55°22'21"W 21.09'
FC13	N70°49'16"W 28.51'
FC14	N85°18'05"W 16.04'
FC15	N84°23'33"E 18.28'
FC16	R=787.88' L=79.88'

LINE	COURSE
W1	N62°51'21"W 10.74'
W2	S05°21'40"E 14.74'
W3	N02°11'28"W 26.27'
W4	S03°17'56"E 33.99'
W5	N04°49'28"E 27.95'
W6	S21°52'31"W 37.23'
W7	N58°12'50"E 22.62'
W8	S43°47'02"W 29.06'
W9	N29°42'03"E 17.43'
W10	S33°34'07"E 3.80'
W11	S33°14'48"W 19.04'
W12	N51°48'20"E 22.51'
W13	S50°46'48"W 31.21'
W14	N21°19'29"E 38.98'
W15	S11°58'24"W 27.88'
W16	N05°32'15"E 31.89'
W17	S08°15'38"E 48.78'

NO.	NORTH	EAST
207	558456.5043	1334389.4431
208	558341.2097	1334944.1095
303	558313.7809	1334391.9942
304	558328.9119	1334391.7237
305	558431.0621	1334547.2644
306	558433.2597	1334637.2176
307	558409.8602	1334886.5698
308	558122.4169	1334430.6559
309	558128.5031	1334476.4367
310	558206.6043	1334490.8480
311	558323.0880	1334578.8682
312	558260.3886	1334661.8429
313	558237.2436	1334685.8376
314	558211.6745	1334786.0589
315	558168.9897	1334779.2047
316	558118.8589	1334741.3236
317	558087.4917	1334738.8077
318	558057.3032	1334786.2043
319	558047.1845	1334912.3584
320	558119.8712	1334411.5070
324	558199.7914	1334420.3698
325	558293.7161	1334424.7731
326	558342.6906	1334448.7230
327	558376.9536	1334521.7673
328	558382.1249	1334722.9289
329	558384.4952	1334846.8645
330	558390.0258	1334903.1939

**AREA TABULATION CHART (THIS SHEET)**

TOTAL NUMBER OF BUILDABLE LOTS TO BE RECORDED	0
TOTAL NUMBER OF NON-BUILDABLE PARCELS TO BE RECORDED	0
TOTAL NUMBER OF PRESERVATION PARCELS TO BE RECORDED	0
TOTAL NUMBER OF OPEN SPACE LOTS TO BE RECORDED	1
TOTAL NUMBER OF LOTS AND PARCELS TO BE RECORDED	1
TOTAL AREA OF BUILDABLE LOTS TO BE RECORDED	0.0000 AC.
TOTAL AREA OF NON-BUILDABLE PARCELS TO BE RECORDED	0.0000 AC.
TOTAL AREA OF PRESERVATION PARCELS TO BE RECORDED	0.0000 AC.
TOTAL AREA OF OPEN SPACE LOTS TO BE RECORDED	2.3334 AC.
TOTAL AREA OF LOTS AND PARCELS TO BE RECORDED	2.3334 AC.
TOTAL AREA OF ROADWAY TO BE RECORDED	0.6074 AC.
TOTAL AREA TO BE RECORDED	2.9408 AC.

**OWNER**  
ESTATES AT RIVER HILL LLC  
3675 PARK AVE., SUITE 301  
ELLCOTT CITY, MD 21043  
(410) 480-0023

**DEVELOPER**  
TRINITY HOMES MARY LAND, LLC.  
3675 PARK AVE., SUITE 301  
ELLCOTT CITY, MD 21043  
(410) 480-0023

**OWNER'S CERTIFICATE**

WE, ESTATES AT RIVER HILL LLC, OWNER OF THE PROPERTY SHOWN HEREON, ADOPTS THIS PLAT OF SUBDIVISION, 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

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-WAYS AND THE SPECIFIC EASEMENTS 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 OTHER VALUABLE CONSIDERATION, HEREBY GRANT THE RIGHT AND OPTION TO HOWARD COUNTY TO ACQUIRE THE FEE SIMPLE TITLE IN THE BEDS OF THE STREETS AND/OR ROADS, FLOOD PLAINS, STORM DRAINAGE FACILITIES AND OPEN SPACE WHERE APPLICABLE;

3) THE RIGHT TO REQUIRE DEDICATION OF WATERWAYS AND DRAINAGE EASEMENTS FOR THE SPECIFIC PURPOSE OF THE CONSTRUCTION, REPAIR AND MAINTENANCE; AND

4) THAT NO BUILDING OR SIMILAR STRUCTURE OF ANY KIND SHALL BE ERRECTED ON OR OVER THE SAID RIGHT-OF-WAYS.

WITNESS OUR HANDS THIS 22 DAY OF MARCH, 2016.

*Michael Pflum*  
ESTATES AT RIVER HILL LLC

*Justin Harris*  
WITNESS

**SURVEYOR'S CERTIFICATE**

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT AND IS A SUBDIVISION OF ALL THAT LAND CONVEYED FROM PETER DONALD CONGEDO AND CHERIE BROOKS CONGEDO TO ESTATES AT RIVER HILL LLC BY DEED DATED DECEMBER 15, 2015, AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY IN UBER 16609, FOLIO 322.

I HEREBY FURTHER CERTIFY THAT ALL MONUMENTS ARE IN OR WILL BE IN PLACE PRIOR THE 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 THE HOWARD COUNTY SUBDIVISION REGULATIONS.

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. 21639, EXPIRATION DATE JANUARY 3, 2018.

*Eric David Salmi*  
ERIC DAVID SALMI  
PROFESSIONAL LAND SURVEYOR, MD REG. NO. 21639

**ROBERT H. VOGEL**  
ENGINEERS • SURVEYORS • PLANNERS  
8407 MAIN STREET  
ELLCOTT CITY, MD 21043  
TEL: 410.461.7669  
FAX: 410.461.8961

RECORDED AS PLAT No. 23752 ON 4/22/16  
AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

PLAT OF SUBDIVISION  
**THE PRESERVE AT RIVER HILL**  
LOTS 1-8 AND OPEN SPACE LOTS 9-12  
A SUBDIVISION OF TM 35 PARCEL 64 (L. 2326 / F. 517)

ZONED R-ED  
TAX MAP 35, GRID 14, PARCEL 64  
5TH ELECTION DISTRICT, HOWARD COUNTY, MARYLAND  
SCALE: 1" = 50' FEBRUARY 15, 2016

GRAPHIC SCALE  
50' 0 50' 100' 150'  
SHEET 3 OF 4

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**DETAIL OF PUBLIC SEWER, WATER & UTILITY EASEMENT**  
SCALE: 1" = 50'

LINE	COURSE
SW1	S04°56'46"E 20.00'
SW2	N52°55'25"W 10.00'
SW3	R=787.88' L=201.47'
SW4	S52°55'25"E 10.00'
SW5	S37°04'35"W 6.00'
SW6	S52°55'25"E 11.50'

**TROTTER ROAD**  
LOCAL ROAD/SCENIC ROAD  
50' ULTIMATE R/W

NO.	NORTH	EAST
99	557928.2268	1334899.5125
101	557958.8227	1334513.1051
102	557964.1912	1334444.0639
301	557819.6116	1334450.2578
302	557965.5397	1334427.0372
308	558122.4169	1334430.6559
309	558128.5031	1334476.4367
311	558206.6043	1334490.8480
312	558323.0880	1334578.8682
313	558260.3886	1334661.8429
314	558237.2436	1334685.8376
315	558211.6745	1334786.0589
316	558168.9897	1334779.2047
317	558118.8589	1334741.3236
318	558087.4917	1334738.8077
319	558057.3032	1334786.2043
320	558047.1845	1334912.3584
321	558119.8712	1334411.5070
322	557934.8957	1334453.2443
323	557985.3485	1334448.8782
328	558382.1249	1334722.9289
329	558384.4952	1334846.8644

**DETAIL OF PRIVATE USE-IN-COMMON ACCESS EASEMENT AND PRIVATE DRAINAGE DRAINAGE & UTILITY EASEMENT**  
SCALE: 1" = 50'

LINE	COURSE
UC1	N04°56'46"W 37.42'
UC2	S07°34'21"E 2.59'
UC3	S52°55'25"E 18.00'
UC4	S52°55'25"E 18.00'
UC5	S52°55'25"E 18.00'
UC6	S52°55'25"E 18.00'
UC7	S06°09'05"W 24.01'

**LEGEND**

- PRIVATE DRAINAGE & UTILITY EASEMENT
- PRIVATE USE-IN-COMMON ACCESS EASEMENT FOR THE BENEFIT OF LOTS 1-8 AND O.S. LOTS 11
- VARIABLE WIDTH PUBLIC SEWER, WATER, & UTILITY EASEMENT

LINE	COURSE
L6	N42°53'23"E 45.96'
L7	S04°35'09"W 53.77'
L8	S85°24'51"E 253.91'

LINE	COURSE
L1	S37°04'35"W 11.02'
L2	S28°02'45"E 36.12'
L3	S06°09'05"W 10.00'
L4	S83°50'55"E 81.78'
L5	S28°02'45"E 36.77'

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.

*Eric David Salmi* 2/16/2016  
ERIC DAVID SALMI  
PROFESSIONAL LAND SURVEYOR, MD REG. NO. 21639

*Michael P. Foran* 3/22/16  
ESTATES AT RIVER HILL, LLC

CURVE	RADIUS	LENGTH	DELTA	TAN	CHORD
C-2	1,125.00'	99.52'	05°04'06"	49.79'	S02°24'43"E 99.48'
C-6	1,180.60'	201.47'	09°46'40"	100.98'	N88°31'39"E 201.23'
C-7	787.88'	124.09'	09°01'25"	62.17'	S88°54'16"W 123.96'

**OWNER**  
ESTATES AT RIVER HILL LLC  
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ELLCOTT CITY, MD 21043  
(410) 480-0023

**DEVELOPER**  
TRINITY HOMES MARY LAND, LLC  
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ELLCOTT CITY, MD 21043  
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**ROBERT H. VOGEL ENGINEERING, INC.**  
ENGINEERS • SURVEYORS • PLANNERS  
8407 MAIN STREET  
ELLCOTT CITY, MD 21043 TEL: 410.461.7666 FAX: 410.461.8961

**OWNER'S CERTIFICATE**

WE, ESTATES AT RIVER HILL LLC, OWNER OF THE PROPERTY SHOWN HEREON, ADOPTS THIS PLAT OF SUBDIVISION, 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:

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- THAT NO BUILDING OR SIMILAR STRUCTURE OF ANY KIND SHALL BE ERECTED ON OR OVER THE SAID RIGHT-OF-WAYS.

WITNESS OUR HANDS THIS 22 DAY OF MARCH, 2016.

*Michael P. Foran*  
ESTATES AT RIVER HILL, LLC

*Eric David Salmi*  
WITNESS

**SURVEYOR'S CERTIFICATE**

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*Eric David Salmi* 2/16/2016  
ERIC DAVID SALMI  
PROFESSIONAL LAND SURVEYOR, MD REG. NO. 21639



RECORDED AS PLAT No. 23753 ON 4/22/16  
AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

PLAT OF SUBDIVISION  
**THE PRESERVE AT RIVER HILL**  
LOTS 1-8 AND OPEN SPACE LOTS 9-12  
A SUBDIVISION OF TM 35 PARCEL 64 (L. 2326 / F. 517)

ZONED R-ED  
TAX MAP 35, GRID 14, PARCEL 64  
5TH ELECTION DISTRICT, HOWARD COUNTY, MARYLAND

SCALE: 1" = 50' FEBRUARY 15, 2016  
GRAPHIC SCALE  
SHEET 4 OF 4

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

*Maureen Rossman* 4/7/2016  
HOWARD COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING  
AND ZONING

*Chad Edmister* 4-18-16  
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

*Kate Schaefer* 4-19-16  
DIRECTOR DATE