

U.S. EQUIVALENT COORDINATE TABLE

POINT	NORTH	EAST
467	578366.569565	1373561.323116
468	578322.950401	1373636.654599
1236	578166.904096	1373432.546384
1237	578126.745028	1373536.374308
1238	578761.219744	1373662.176000
6001	577859.411332	1374302.489550
6023	577918.679413	1374326.497680
6035	578760.254788	1373689.768160
6082	578637.173617	1372565.036825
6124	578717.431945	1373597.409497
6228	578662.817752	1372581.821296
6229	578351.902299	1373046.903598
6230	578272.497597	1373203.507477
6231	578103.404389	1373579.695075
6232	577919.660703	1373902.777737
6233	577892.003543	1373949.950086
6235	577714.910945	1374267.690894
6241	578472.451736	1373987.499828
6269	579017.996231	1372816.976470
6291	578540.961068	1373561.850768
6292	578645.392193	1373460.800611
6293	578574.574072	1373547.827237
644	578289.031895	1374326.870113
6471	578802.520779	1374348.971000
6477	578078.916421	1374283.003330
6500	578029.739544	1374358.211690
6501	577681.942409	1374259.751400
6823	578481.119529	1372796.626515
6824	578415.466037	1372998.897063
6825	578308.915400	1373059.783315
6826	578256.177826	1373164.905297
6827	578156.579747	1373406.446703
6828	578108.077147	1373503.519433
6829	577918.499950	1373843.338885
6830	577872.066791	1373921.635664
6831	577724.026495	1374177.216654
6837	578278.443819	1373112.858006

METRIC COORDINATE TABLE

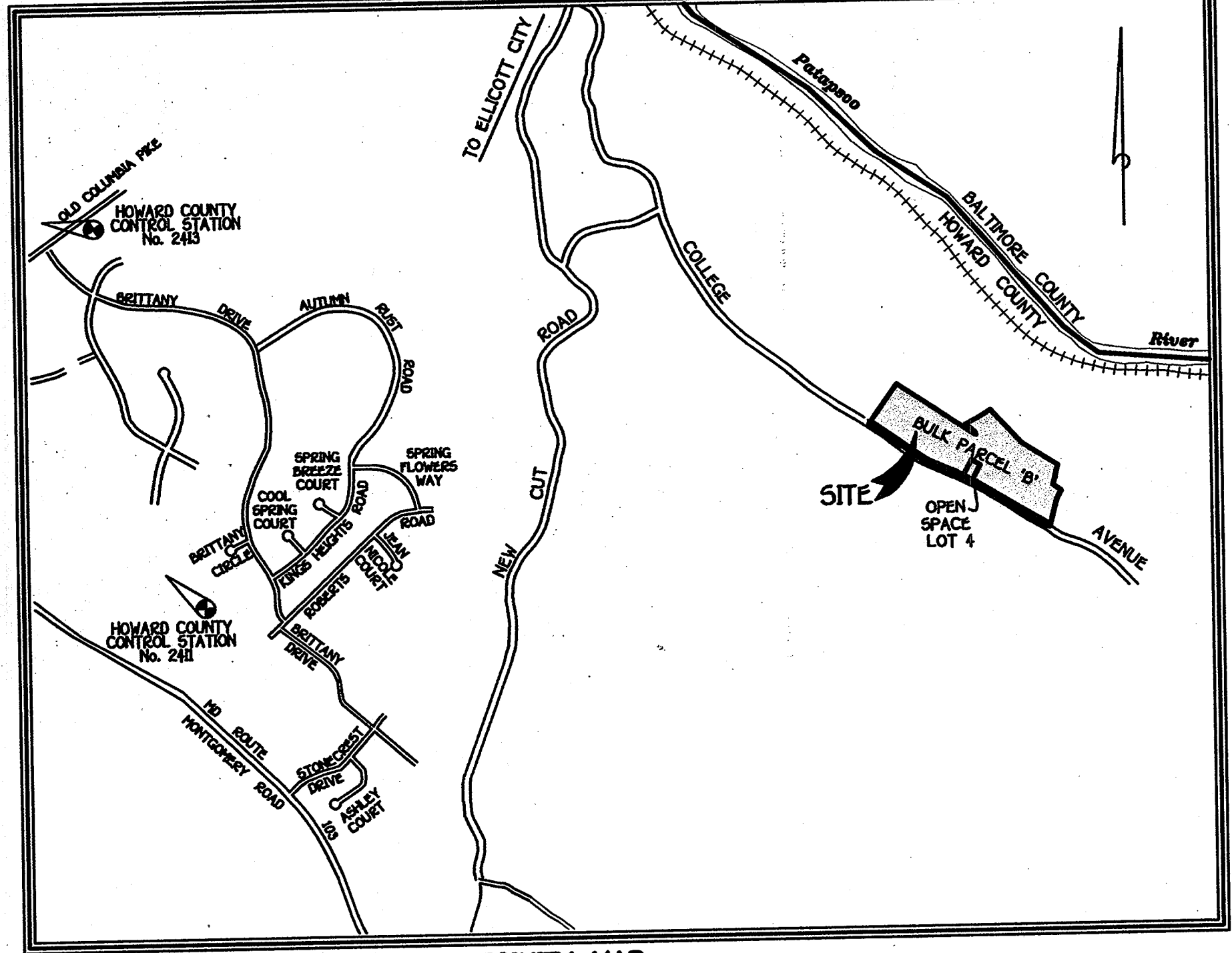
POINT	NORTH	EAST
467	176286.482976	418659.280604
488	176273.190267	418685.289680
1236	176226.234600	418629.173821
1237	176213.384734	418654.724824
1238	176406.772771	418693.069086
6001	176131.908838	418808.236592
6023	176147.893141	418895.5542844
6035	176412.574485	418701.478738
6082	176369.054696	418358.659941
6124	176393.428044	418673.327761
6228	176376.779604	418363.775899
6229	176281.795348	418505.533228
6230	176257.809783	418553.266185
6231	176206.270070	418667.928395
6232	176150.264883	418766.404887
6233	176141.894964	418780.782348
6235	176087.857032	418877.629940
6241	176318.755827	418792.227471
6269	176485.007741	418435.451299
6291	176339.637613	418662.489439
6292	176371.488283	418631.689290
6293	176349.888277	418658.215098
644	176256.753614	418895.130663
6471	176178.568691	418902.404166
6477	176198.806123	418882.297180
6500	176183.818991	418905.220731
6501	176077.808202	418875.209977
6823	176321.397875	418429.266908
6824	176301.386651	418460.420746
6825	176268.909952	418509.458973
6826	176252.835507	418541.500217
6827	176222.477952	418615.122185
6828	176207.694330	418644.731958
6829	176149.911085	418772.287128
6830	176135.758229	418772.152095
6831	176090.635457	418850.053336
6837	176259.622195	418525.636171

CURVE DATA TABULATION

PT. - PT.	RADIUS	ARC	DELTA	TANGENT	CHORD BEARING & DISTANCE
6229 - 6230	704.57'	175.72'	14°17'22"	88.32'	S63°19'15"E 175.26'
6230 - 6231	2533.50'	412.90'	09°20'16"	206.91'	S65°47'47"E 412.44'
6231 - 6232	14097.16'	371.69'	01°30'39"	184.85'	S60°22'20"E 371.68'
6233 - 6235	8337.22'	363.79'	02°30'00"	181.92'	S60°52'01"E 363.76'

GENERAL NOTES:

- Subject Property Zoned R-ED Per 10/18/93 Comprehensive Zoning Plan.
- Coordinates Based On Nad '83, Maryland Coordinate System As Projected By Howard County Geodetic Control Stations No. 2411 And No. 2413. Sta. 2411 N 175960.8942 E 416380.5461 (Meters) Sta. 2413 N 176982.1419 E 416045.0472 (Meters)
- This Plat Is Based On Field Run Monumented Boundary Survey Performed On Or About August, 1999, By Fisher, Collins And Carter, Inc.
- B.R.L. Denotes Building Restriction Line.
- ⊙ Denotes Iron Pin Set Capped "F.C.C. 106".
- ⊗ Denotes Iron Pipe Or Iron Bar Found.
- Denotes Angular Change In Bearing Of Boundary Or Rights-Of-Way.
- Denotes Concrete Monument Set With Aluminum Plate "F.C.C. 106".
- ⊚ Denotes Concrete Monument Or Stone Found.
- All Lot Areas Are More Or Less (±).
- Distances Shown Are Based On Surface Measurement And Not Reduced To Nad '83 Grid Measurement.
- Denotes Existing Centerline Of Stream.
- A Traffic Impact Analysis Was Prepared By The Traffic Group And Approved On February 8, 1999 Under 5-98-16.
- The Stormwater Management Requirements, Floodplain Analysis And Noise Study Will Be Provided Under Phase 2 Of This Project.
- Bulk Parcel 'B' Reserves The Right To Be Further Subdivided In Accordance With The Approved Sketch Plan S-98-16.
- Bulk Parcel 'B' Is Non-Buildable Until APFO Allocations Are Applied For In Accordance With The Approved Sketch Plan S-98-16.
- The Purpose Of This Subdivision Is To Create 1 Open Space Lot And 1 Bulk Parcel For Future Subdivision In Accordance With APFO Requirements With Phase 2.
- The Intended Use Of Open Space Lot 4 Is For A Waste Water Pumping Station And Appurtenances.
- Open Space Lot 4 Owned And Maintained By Howard County, Maryland
- No Tidal Wetlands, Wetland Buffers, Stream Or Stream Buffers Are Located Within Open Space Lot 4. Wetland Locations Determined By Chesapeake Environmental In March, 1995 Shown On S-98-16.
- Landscaping Will Be Provided With The Submittal Of The Site Development Plan For Waste Water Pumping Station On Open Space Lot 4.
- Stormwater Management Will Be Deferred And Provided With The Site Development Plan For The Waste Water Pumping Station.
- Forest Conservation Obligations For Open Space Lot 4 Are Met By Providing A Forest Conservation Easement Of 0.23 Acres As Part Of This Submission. The Forest Conservation Obligation For Bulk Parcel 'B' Are Deferred Until Future Phases Of Autumn River Are Submitted.
- Stream, Wetland And The Associated Buffers On Bulk Parcel 'B' Will Be Identified Upon Resubdivision Of Phased Project Under S-98-16.
- Plat Subject To Prior Department Of Planning And Zoning File No. S-98-16, P-99-16, F-00-131, P.B.325 And P.B. 348.
- ⊠ Denotes Public Forest Conservation Easement. The Forest Conservation Easement Has Been Established To Fulfill The Requirements Of Section 16.1200 Of The Howard County Code 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 Minimum Forest Conservation (10,000 Square Feet) Has Been Provided. The Forest Conservation Obligation For This Submittal Is 0.10 Acres Or 4,350 Square Feet. The Excess Of 0.13 Acres Or 5,650 Square Feet Will Be Used To Meet The Obligations For Future Phase Of Autumn River.
- No Forest Conservation Surety Is Required For This Subdivision Because It Is A Minor Subdivision Which Addresses Its Obligation Through Retention Only.
- This Plat Is In Compliance With The Fourth Edition Of The Subdivision And Land Development Regulations.
- The Planning Board approved the Amended Sketch Plan (S-98-16) for Autumn River, to create O.S. Lot 4, on April 18, 2001, by signature of the Decision and Order.



VICINITY MAP
SCALE: 1" = 1200'

RESERVATION OF PUBLIC UTILITY AND FOREST CONSERVATION EASEMENTS

"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 Open Space Lot 4 And Bulk Parcel "B". 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, 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 Developer And The County, And The Release Of Developer's Surety Posted With Said Agreement, The County Shall Accept The Easements And Record The Deeds Of Easement In The Land Records Of Howard County."

TOTAL AREA TABULATION

TOTAL NUMBER OF BUILDABLE LOTS TO BE RECORDED	0
TOTAL NUMBER OF OPEN SPACE LOTS TO BE RECORDED	1
TOTAL NUMBER OF BULK PARCELS TO BE RECORDED	1
TOTAL NUMBER OF LOTS/PARCELS TO BE RECORDED	2
TOTAL AREA OF BUILDABLE LOTS TO BE RECORDED	0.000 AC.±
TOTAL AREA OF OPEN SPACE LOTS TO BE RECORDED	0.480 AC.±
TOTAL AREA OF BULK PARCELS TO BE RECORDED	20.297 AC.±
TOTAL AREA OF LOTS/PARCELS TO BE RECORDED	20.777 AC.±
TOTAL AREA OF ROADWAY TO BE RECORDED	1.399 AC.±
TOTAL AREA TO BE RECORDED	22.176 AC.±

OWNER AND DEVELOPER
AUTUMN RIVER CORPORATION
c/o LAND DESIGN & DEVELOPMENT, LLC
8000 MAIN STREET
ELLICOTT CITY, MARYLAND 21043

FISHER, COLLINS & CARTER, INC.
CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS
CENTRAL SQUARE OFFICE PARK - 10272 BALTIMORE NATIONAL PIKE
ELLICOTT CITY, MARYLAND 21042
(410) 461-2255

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

Terrell A. Fisher 12/20/02
Terrell A. Fisher, L.S. #10692
(Registered Land Surveyor)
Date

Bruce Taylor 12/25/02
Autumn River Corporation
By: Bruce Taylor, President
Date

APPROVED: For Public Water And Public Sewerage Systems In Conformance With The Master Plan Of Water And Sewerage For Howard County.

Lenny Brewster M.D. 1/12/03
Howard County Health Officer Date

APPROVED: Howard County Department Of Planning And Zoning.

[Signature] 1/15/03
Chief, Development Engineering Division (MNS) Date

[Signature] 1/21/03
Director (acting) HB Date

OWNER'S CERTIFICATE

Autumn River Corporation, By Bruce Taylor, President, 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 Right To Lay, Construct And Maintain Sewers, Drains, Water Pipes And Other Municipal Utilities And Services In And Under All Right To Lay, Construct And Maintain Sewers, Drains, Water Pipes And Other Municipal Utilities And Services In And Under All 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 20th Day Of December, 2002.

Bruce Taylor
Autumn River Corporation
By: Bruce Taylor, President

Robert H. DeBater
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 Howard County Sanitarium Company To Autumn River Corporation By Deed Dated December 16, 1996 And Recorded Among The Land Records Of Howard County, Maryland In Liber No. 3883 At Folio 725, And That All Monuments Are In Place Or Will Be In Place Prior To Acceptance Of The Streets In The Subdivision By Howard County, Maryland As Shown, In Accordance With The Annotated Code Of Maryland, As Amended, And Monumentation Is In Accordance With The Howard County Subdivision Regulations.

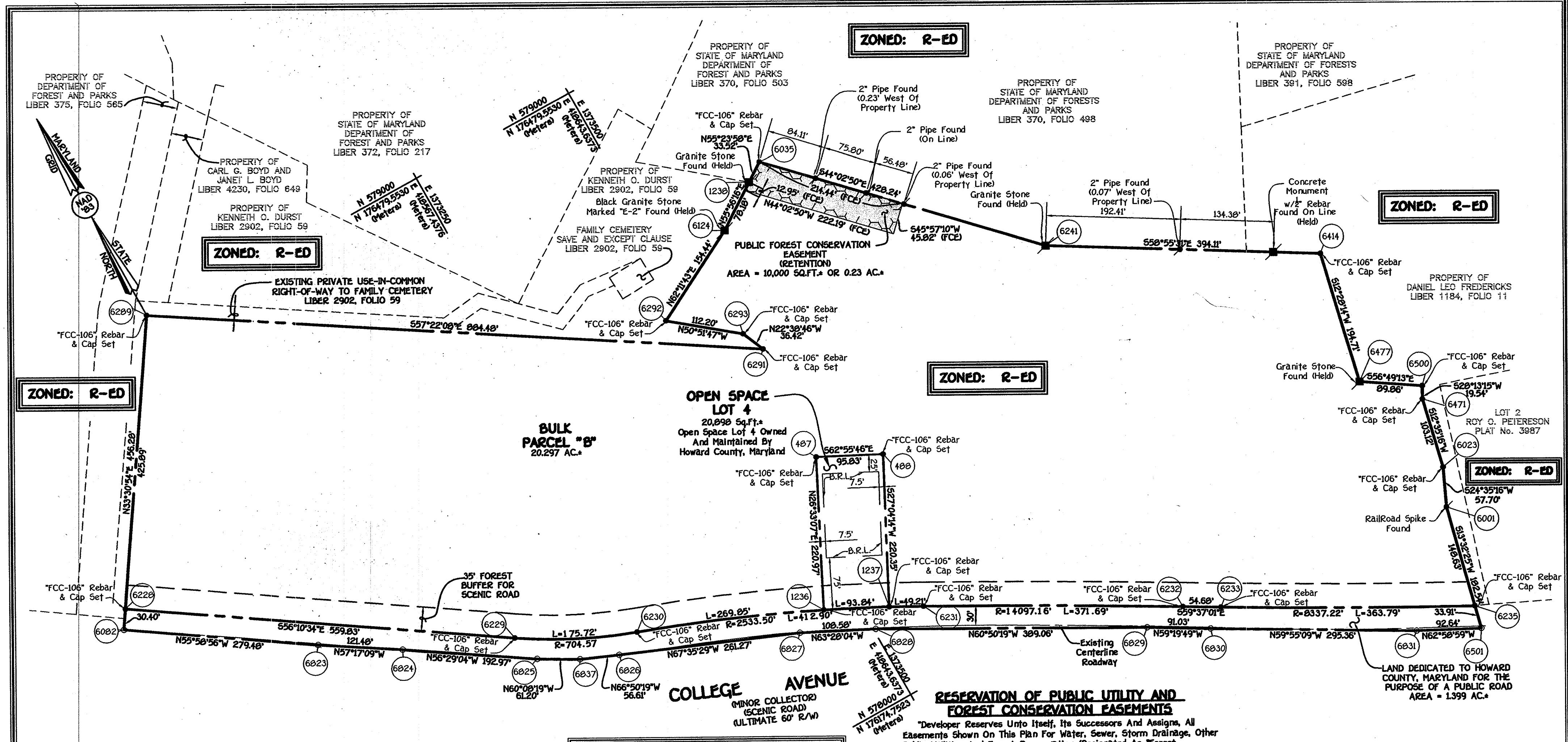
Terrell A. Fisher 12/20/02
Terrell A. Fisher, Professional Land Surveyor No. 10692
Date

RECORDED AS PLAT No. 15794 ON 1-27-2003
AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

COLLEGE AVENUE PUMP STATION

Autumn River, Open Space LOT 4
AND BULK PARCEL "B"
(A SUBDIVISION OF LIBER 3883 AT FOLIO 725)
ZONING: R-ED
TAX MAP No. 25 PARCEL #172 GRID No. 21
SECOND ELECTION DISTRICT
HOWARD COUNTY, MARYLAND

SCALE: AS SHOWN
DATE: DECEMBER 20, 2002
SHEET 1 OF 2
F01-08



ZONED: R-ED

ZONED: R-ED

ZONED: R-ED

ZONED: R-ED

AREA TABULATION FOR SHEET 2

TOTAL NUMBER OF BUILDABLE LOTS TO BE RECORDED	0
TOTAL NUMBER OF OPEN SPACE LOTS TO BE RECORDED	1
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TOTAL NUMBER OF LOTS/PARCELS TO BE RECORDED	2
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TOTAL AREA OF ROADWAY TO BE RECORDED	1.399 AC.
TOTAL AREA TO BE RECORDED	22.176 AC.

OWNER AND DEVELOPER
 AUTUMN RIVER CORPORATION
 c/o LAND DESIGN & DEVELOPMENT, LLC
 8000 MAIN STREET
 ELLICOTT CITY, MARYLAND 21043

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

Terrell A. Fisher 12/20/02
 Terrell A. Fisher, L.S. #10692
 (Registered Land Surveyor)

Bruce Taylor 12/23/02
 Autumn River Corporation
 By: Bruce Taylor, President

RESERVATION OF PUBLIC UTILITY AND FOREST CONSERVATION EASEMENTS

"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 Open Space Lot 4 And Bulk Parcel "B". Any Conveyances Of The Aforesaid Lots Shall Be Subject To The Easements Herein Reserved, Whether Or Not Expressly Stated In The Deeds(s) Conveying Said Lot(s). 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 Developer And The County, And The Release Of Developer's Surety Posted With Said Agreement, The County Shall Accept The Easements And Record The Deeds(s) Of Easement In The Land Records Of Howard County."

FISHER, COLLINS & CARTER, INC.
 CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS
 CENTENNIAL SQUARE OFFICE PARK - 10272 BALTIMORE NATIONAL PIKE
 ELLICOTT CITY, MARYLAND 21042
 (410) 461 - 2955

APPROVED: For Public Water And Public Sewerage Systems In Conformance With The Master Plan Of Water And Sewerage For Howard County.

Penny Borenstein M.D. 1/17/03
 Howard County Health Officer Date

APPROVED: Howard County Department Of Planning And Zoning.

Mark J. Taylor 1/15/03
 Chief, Development Engineering Division MA3 Date

Mark J. Taylor 1/21/03
 Director HB Date

OWNER'S CERTIFICATE

Autumn River Corporation, By Bruce Taylor, President, 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 29th Day Of December, 2002.

Bruce Taylor
 Autumn River Corporation
 By: Bruce Taylor, President

Robert Webster
 Witness

SURVEYOR'S CERTIFICATE

I Herby Certify That The Final Plat Shown Hereon Is Correct; That It Is A Subdivision Of All Of The Lands Conveyed By Howard County Sanitarium Company To Autumn River Corporation By Deed Dated December 16, 1996 And Recorded Among The Land Records Of Howard County, Maryland In Liber No. 3903 At Folio 725, And That All Monuments Are In Place Or Will Be In Place Prior To Acceptance Of The Streets In The Subdivision By Howard County, Maryland As Shown, In Accordance With The Annotated Code Of Maryland, As Amended, And Monumentation Is In Accordance With The Howard County Subdivision Requirements.

Terrell A. Fisher 12/20/02
 Terrell A. Fisher, Professional Land Surveyor No. 10692 Date

RECORDED AS PLAT No. 15795 ON 1-27-2003
 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

COLLEGE AVENUE PUMP STATION

Autumn River, Open Space LOT 4 AND BULK PARCEL "B"
 (A SUBDIVISION OF LIBER 3903 AT FOLIO 725)
 ZONING: R-ED
 TAX MAP No. 25 PARCEL #172 GRID No. 21
 SECOND ELECTION DISTRICT
 HOWARD COUNTY, MARYLAND

Scale: 1" = 100'
 DATE: DECEMBER 20, 2002
 SHEET 2 OF 2
 F01-08

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