

**COORDINATE TABLES**

POINT	NORTHING	EASTING
100	575723.852	1374904.620
101	575792.129	1374874.248
102	575835.006	1374809.965
103	575772.609	1374764.607
104	575907.522	1374573.801
105	576087.445	1374582.983
106	576155.572	1374502.676
107	576163.553	1374408.708
108	576613.067	1374516.909
109	576867.618	1374764.202
110	577048.096	1375045.749
120	576232.114	1375384.948
121	576443.591	1375525.168
122	576477.869	1375547.763
123	576084.899	1375732.451
124	576105.920	1375682.836
125	576069.042	1375698.727
126	576034.295	1375683.021
127	575965.926	1375535.639
128	575978.085	1375502.440
129	576130.270	1375431.843
130	576141.632	1375456.336
131	576214.204	1375422.671
132	576197.372	1375386.385
133	576185.842	1375391.734
134	576121.856	1375221.951
135	576095.461	1375170.505
136	576098.833	1375133.301
137	576183.327	1375054.052
138	576223.428	1375049.069
139	576325.177	1375105.464
140	576395.167	1375104.240
141	576535.116	1375020.143
142	576557.409	1375018.413
143	576526.505	1374966.984
144	576514.513	1374985.857
145	576374.564	1375069.954
146	576344.568	1375070.479
147	576251.065	1375018.654
148	576245.065	1374987.215
149	576320.026	1374895.934
150	576334.990	1374862.934

POINT	NORTHING	EASTING
151	576341.404	1374848.791
152	576382.655	1374798.559
153	576403.076	1374789.449
154	576356.708	1374751.371
155	576351.743	1374773.173
156	576310.491	1374823.406
157	576295.527	1374856.406
158	576288.113	1374870.549
159	576183.879	1374998.694
160	576071.151	1375104.423
161	576033.461	1375105.825
162	575917.359	1375059.172
163	575860.552	1375042.909
164	575853.705	1375011.476
165	576001.464	1374820.057
166	575924.033	1374822.175
167	575924.898	1374853.786
168	575821.695	1374987.483
169	575789.036	1374989.306
170	575751.087	1374923.132
171	575700.930	1374931.623
172	575703.842	1374939.502
173	575910.669	1375108.723
174	576075.068	1375239.584
175	576118.460	1375354.721
176	576104.598	1375388.635
177	575889.008	1375488.643
178	575891.114	1375493.183
179	575760.038	1375553.987
180	575829.107	1375588.087
181	575842.911	1375559.638
182	575918.467	1375552.148
183	575986.431	1375698.659
184	575971.438	1375728.980
185	575572.098	1375790.829
186	575538.062	1375798.124
187	575505.045	1375530.331
188	575698.096	1375461.301
189	576067.272	1375281.343
190	575641.862	1375013.969
191	575540.974	1374315.807

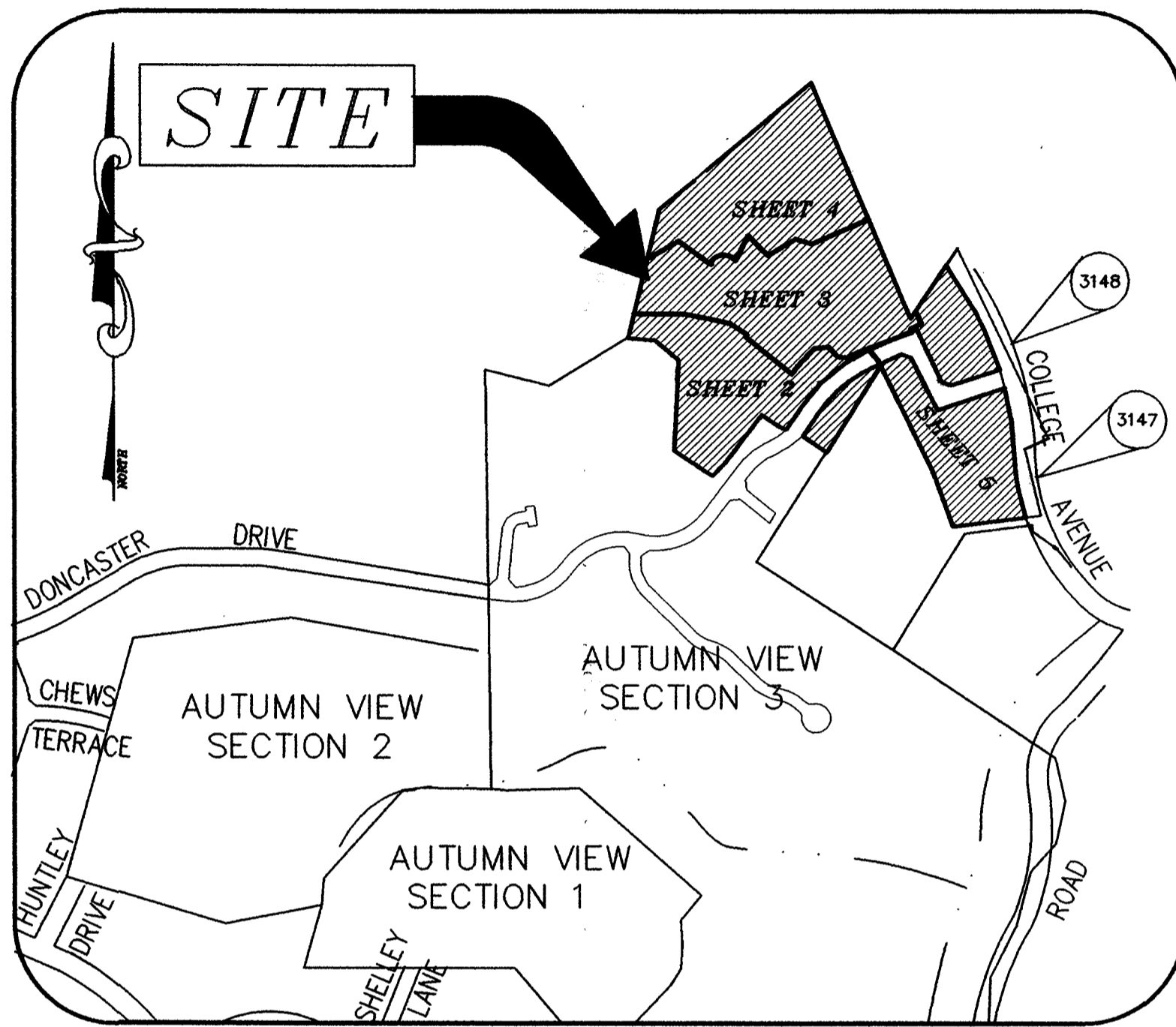
**MINIMUM LOT AREA TABULATION**

LOT	TOTAL AREA	PIPESTEM AREA	MINIMUM LOT SIZE
183	11,329 S.F.	1,018 S.F.	10,311
184	13,205 S.F.	1,002 S.F.	12,203

- LOTS 186-200 MUST BE DEVELOPED WITH HOUSES THAT HAVE REAR ENTRY GARAGES AND THE FRONT OF THE UNITS FACING COLLEGE AVENUE, AND LOT 201 MUST BE DEVELOPED WITH A HOUSE THAT HAS THE FRONT OR SIDE OF THE UNIT ORIENTED TOWARDS COLLEGE AVENUE.
- RETAINING WALL MAINTENANCE EASEMENT AS INDICATED ON THIS PLAT TO BE RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

**GENERAL NOTES:**

- SUBJECT PROPERTY ZONED R-ED AS PER THE 10/18/93 COMPREHENSIVE ZONING PLAN.
- 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
- THIS PLAT IS BASED ON A FIELD RUN MONUMENTED BOUNDARY SURVEY PERFORMED ON OR ABOUT MARCH 1997 BY MILDENBERG, BOENDER & ASSOCIATES, INC.
- BRL DENOTES BUILDING RESTRICTION LINE.
- DENOTES IRON PIN SET.
- DENOTES IRON PIPE OR IRON BAR FOUND.
- DENOTES ANGULAR CHANGE IN BEARING OF BOUNDARY OR RIGHT-OF-WAY.
- ◆ DENOTES CONCRETE MONUMENT SET.
- ◇ DENOTES CONCRETE MONUMENT FOUND.
- THE SUBDIVISION IS IN THE METROPOLITAN DISTRICT.
- STEEP SLOPES EXIST ON SITE.
- NO BURIAL OR CEMETERY SITES ARE LOCATED ON THE SITE.
- ALL AREAS ARE SHOWN MORE OR LESS (±), UNLESS THE AREA IS MEANT TO BE TAKEN FOR EXACT.
- 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.
- 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.
- STORMWATER MANAGEMENT IS PRIVATELY OWNED AND MAINTAINED. IT IS PROVIDED UNDER AUTUMN VIEW SEC. 3 F-99-45.
- THERE ARE NO HISTORIC SITES ON OR ADJACENT TO THE SITE.
- 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 IS 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
- FOR FLAG OR PIPESTEM LOTS, REFUSE COLLECTION, SNOW REMOVAL, AND ROAD MAINTENANCE ARE PROVIDED TO THE JUNCTION OF THE FLAG OR PIPESTEM AND THE ROAD RIGHT-OF-WAY LINE ONLY.
- FOREST CONSERVATION OBLIGATIONS IN ACCORDANCE WITH SECTION 16.1202 OF THE HOWARD COUNTY CODE AND THE FOREST CONSERVATION MANUAL HAVE BEEN SATISFIED UNDER AUTUMN VIEW SECTION 3 (F-99-45), BY THE PLACEMENT OF 41.22 ACRES IN A FOREST CONSERVATION EASEMENT - 33.72 AC OF WHICH IS THE REQUIRED BREAK EVEN POINT FOR THE ACREAGE OF AUTUMN VIEW SECTION 3 AND 4 COMBINED. THE REMAINING 7.50 AC IS TO BE CREDITED TOWARD AUTUMN VIEW SECTION 5.
- 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, MARYLAND.
- NO FLOODPLAINS EXIST ON SITE.
- PROJECT IS SUBJECT TO WP-99-50 TO PERMIT REACTIVATION OF SP-98-12 (SEC. 16.144(C)(2)) APPROVED DECEMBER 10, 1998.
- RECREATIONAL OPEN SPACE REQUIRED: 56 x 250 = 14,000 SQ. FT.  
RECREATIONAL OPEN SPACE PROVIDED: 14,250 SQ. FT.
- OPEN SPACE REQUIRED: 19.08 acres x 25% = 4.77 acres  
GROSS OPEN SPACE PROVIDED: 6.89 acres  
NON-CREDITED OPEN SPACE PROVIDED: 0.08 acres  
NET OPEN SPACE PROVIDED: 6.81 acres
- 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.
- DRIVEWAY MAINTENANCE AGREEMENTS FOR USE-IN-COMMON DRIVEWAYS AS INDICATED ON THIS PLAT TO BE RECORDED AMONG THE LAND RECORDS FOR HOWARD COUNTY, MARYLAND.
- THIS PLAT IS SUBJECT TO THE REQUIREMENTS OF THE PB CASE 321, APPROVED JULY 14, 1999. REQUESTING APPROVAL OF A PRELIMINARY EQUIVALENT SKETCH PLAN (SP-98-12) FOR 57 SINGLE FAMILY DETACHED UNITS IN R-ED ZONING DISTRICT IN ACCORDANCE WITH SECTION 10.7E OF THE ZONING REGULATIONS.
- THE OPEN SPACE LOTS 208 AND 210 SHOWN HEREON ARE HEREBY DEDICATED TO A HOME OWNERS ASSOCIATION FOR THE RESIDENTS OF THIS SUBDIVISION AND AUTUMN VIEW SECTION 4 PROPERTY. F-01-15 AND RECORDING REFERENCES OF THE ARTICLES OF INCORPORATION AND RESTRICTIONS ARE SHOWN HEREON.
- ARTICLES OF INCORPORATION FOR "TAYLOR PROPERTIES COMMUNITY ASSOCIATION, Inc." H.O.A. RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER 5371, FOLIO 0165



**VICINITY MAP**

SCALE: 1"=500'

**DENSITY TABULATION**

SECTION	GROSS AREA	FLOODPLAIN	STEEP SLOPES	NET AREA	UNITS ALLOWED	UNITS PROPOSED
4	19.08** acres	0.00 acres	2.05 acres	17.03 acres	34	56*
3	87.39 acres	6.19 acres	13.20 acres	68.00 acres	136	72*
3+4	106.47 acres	6.19 acres	15.25 acres	85.03 acres	170	128*

\*SEE GENERAL NOTE 26  
\*\* NOT INCLUDING BULK PARCEL A (AUTUMN VIEW SEC. 3)

**OPEN SPACE TABULATION**

SECTION	O/S AREA REQUIRED	GROSS O/S AREA PROVIDED	NON-CREDITED O/S	NET O/S AREA
4	4.77 acres	6.89 acres	0.08 acres	6.81 acres
3	21.85 acres	60.50 acres	0.06 acres	60.44 acres
3+4	26.62 acres	67.39 acres	0.14 acres	67.25 acres

\*SEE GENERAL NOTE 26

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* 8/2/01  
JOHN B. MILDENBERG, SURVEYOR  
DATE

*Bruce T. Taylor* 8/1/01  
BRUCE T. TAYLOR, PRESIDENT  
DATE

*Irving J. Taylor* 8/1/01  
IRVING J. TAYLOR, SECRETARY  
DATE

**TOTAL AREA TABULATION**

NUMBER OF BUILDABLE LOTS TO BE RECORDED	56
NUMBER OF BULK PARCELS TO BE RECORDED	0
NUMBER OF OPEN SPACE LOTS TO BE RECORDED	3
NUMBER OF LOTS OR PARCELS TO BE RECORDED	59
AREA OF BUILDABLE LOTS	14.39 AC ±
AREA OF OPEN SPACE LOTS	6.89 AC ±
AREA OF 100 YEAR FLOODPLAIN	0.00 AC ±
AREA OF ROADWAY TO BE RECORDED	2.12 AC ±
AREA TO BE RECORDED	23.40 AC ±

- DENOTES WATER, SEWER, STORMDRAIN AND UTILITY EASEMENT
- DENOTES 100 YR FLOODPLAIN EASEMENT
- DENOTES FOREST CONSERVATION EASEMENT
- DENOTES WETLANDS
- DENOTES TREE MAINTENANCE EASEMENT
- DENOTES USE IN COMMON ACCESS EASEMENT
- DENOTES NON-CREDITED OPEN SPACE
- DENOTES PRIVATE RETAINING WALL MAINTENANCE EASEMENT

**OWNER AND DEVELOPER**

BONNIE BRANCH CORPORATION  
P.O. BOX 396  
ELLCOTT CITY, MD 21043

THIS SUBDIVISION IS SUBJECT TO SECTION 18.122B OF THE HOWARD COUNTY CODE. PUBLIC WATER AND PUBLIC SEWER SERVICE HAS BEEN GRANTED UNDER THE TERMS AND PROVISIONS THEREOF EFFECTIVE 8-2-01 ON WHICH DATE DEVELOPER AGREEMENT F-01-15 WAS FILED AND ACCEPTED.

**OWNER'S STATEMENT**

BONNIE BRANCH CORPORATION, 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 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 ERRECTED ON OR OVER THE SAID EASEMENT AND RIGHTS-OF-WAY.

WITNESS MY HAND THIS 8TH DAY OF August, 2001

*Bruce Taylor*  
BRUCE T. TAYLOR, PRESIDENT

*Irving J. Taylor*  
IRVING J. TAYLOR, SECRETARY

*Robert Webster*  
WITNESS

*Robert Webster*  
WITNESS

**SURVEYOR'S CERTIFICATE**

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS A RESUBDIVISION OF BULK PARCEL "A", AUTUMN VIEW SEC.3, AS RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND AS PLAT NO. 13895 AND THE REMAINING PORTION OF THE LAND CONVEYED TO IRVING J. TAYLOR AND EDITH L. TAYLOR AFTER ADJOINER TRANSFER BY DEED DATED FEBRUARY 15, 2000 AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER NO. 5105 AT FOLIO 652, AND THE LAND CONVEYED BY IRVING J. TAYLOR AND EDITH L. TAYLOR TO BONNIE BRANCH CORPORATION BY DEED DATED FEBRUARY 15, 2000 AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER NO. 5105 AT FOLIO 652, AND THE LAND CONVEYED BY ARTHUR E. MILLER AND NORMA L. MILLER TO IRVING J. TAYLOR AND EDITH L. TAYLOR AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER NO. 478 AND FOLIO 290, AND THAT ALL MONUMENTS AND MARKERS WILL BE IN PLACE PRIOR TO THE ACCEPTANCE OF THIS PLAT. THE SUBDIVISION BY HOWARD COUNTY AS SHOWN IN ACCORDANCE WITH THE ANNOTATED CODE OF MARYLAND AS AMENDED AND THE SUBDIVISION SURVEY IS IN ACCORDANCE WITH THE HOWARD COUNTY ZONING REGULATIONS.

*John B. Mildenberg*  
JOHN B. MILDENBERG, SURVEYOR  
DATE

RECORDED AS PLAT 14931 ON 9/17/01 AMONG THE LAND RECORDS OF HOWARD COUNTY, MD.

**AUTUMN VIEW SECTION 4**

LOTS 152-210  
SUBDIVISION OF P/O PARCEL 75  
AND RESUBDIVISION OF BULK PARCEL A  
AUTUMN VIEW, SECTION 3 SHEET 1 OF 5

TAX MAP 25 SECOND ELECTION DISTRICT SCALE: N/A  
& 31 HOWARD COUNTY, MARYLAND DATE: JULY 2001  
P/O PARCEL 75 EX. ZONING R-ED DPZ FILE NOS. P-98-12  
504, BULK PARCEL A S-99-01, S-96-14, P-98-10, SP-98-12

**MILDENBERG, BOENDER & ASSOC., INC.**  
Engineers Planners Surveyors

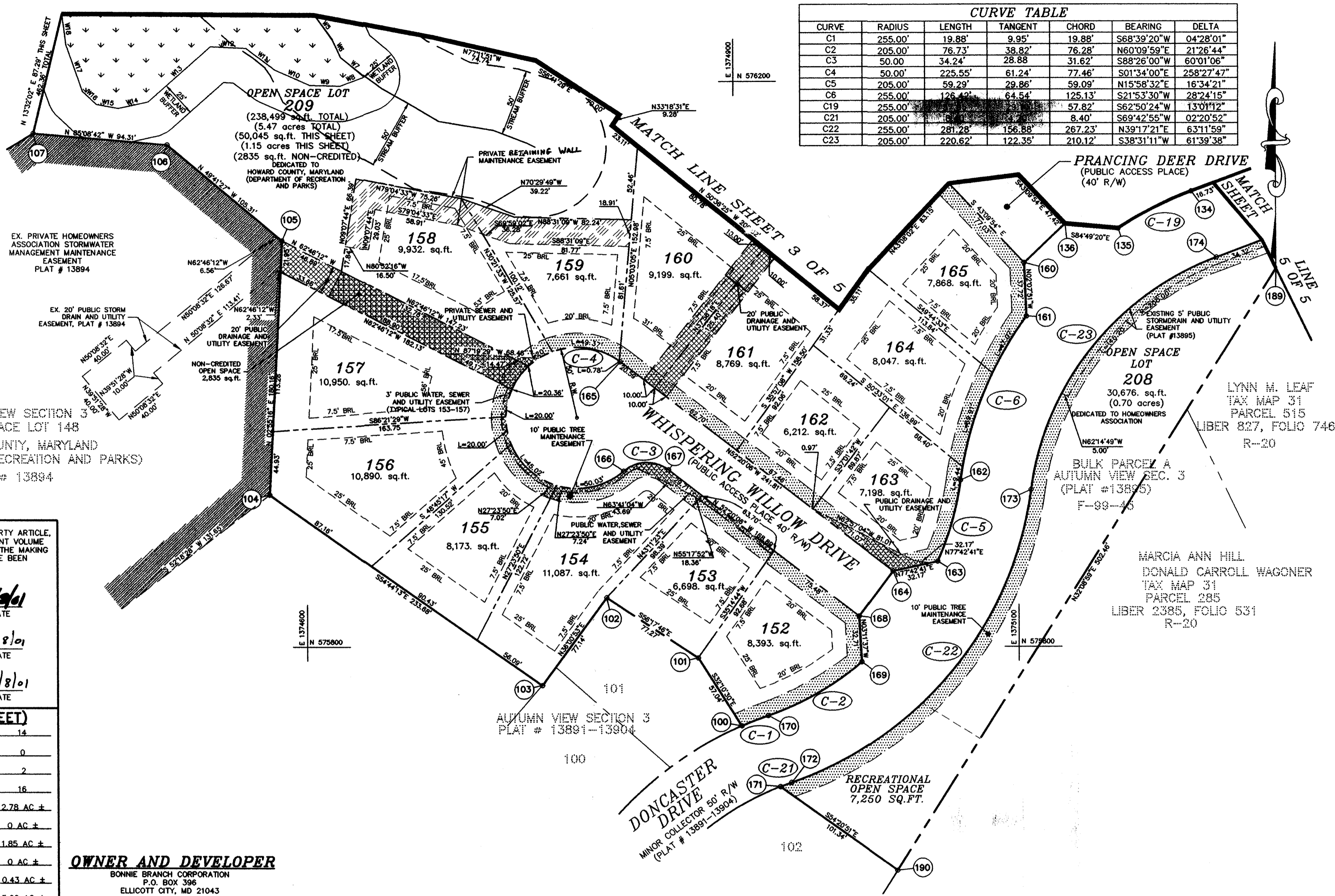
5072 Dorsey Hall Drive, Suite 202, Ellicott City, Maryland 21042  
(410) 997-0286 Balt. (301) 621-5521 Wash. (410) 997-0288 Fax.

**WETLAND TABLE:**

LINE	LENGTH	BEARING
W5	21.19'	S36°16'13"E
W6	14.20'	S24°23'06"E
W7	21.43'	S49°46'54"E
W8	18.21'	S69°52'29"W
W9	21.09'	N88°27'10"W
W10	26.79'	N66°10'26"W
W11	25.64'	N53°08'48"W
W12	24.53'	N87°20'19"W
W13	58.91'	S48°09'12"W
W14	21.57'	S77°48'24"W
W15	15.65'	N79°30'53"W
W16	13.30'	N46°45'11"W
W17	34.94'	N19°02'10"W
W18	22.24'	N07°14'19"W

**CURVE TABLE**

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	255.00'	19.88'	9.95'	19.88'	S68°39'20"W	04°28'01"
C2	205.00'	76.73'	38.82'	76.28'	N60°09'59"E	21°26'44"
C3	50.00'	34.24'	28.88'	31.62'	S88°26'00"W	60°01'06"
C4	50.00'	225.55'	61.24'	77.46'	S01°34'00"E	258°27'47"
C5	205.00'	59.29'	29.86'	59.09'	N15°58'32"E	16°34'21"
C6	255.00'	126.49'	64.54'	125.13'	S21°53'20"W	28°24'15"
C19	255.00'	57.82'	29.00'	57.82'	S62°50'24"W	13°01'12"
C21	205.00'	8.40'	4.20'	8.40'	S69°42'55"W	02°20'52"
C22	255.00'	281.28'	156.88'	267.23'	N39°17'21"E	63°11'59"
C23	205.00'	220.62'	122.35'	210.12'	S38°31'11"W	61°39'38"



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.

*[Signature]* 8/9/01  
JOHN B. MILDENBERG, SURVEYOR DATE

*[Signature]* 8/8/01  
BRUCE T. TAYLOR, PRESIDENT DATE

*[Signature]* 8/8/01  
IRVING J. TAYLOR, SECRETARY DATE

**AREA TABULATION (THIS SHEET)**

NUMBER OF BUILDABLE LOTS TO BE RECORDED	14
NUMBER OF BULK PARCELS TO BE RECORDED	0
NUMBER OF OPEN SPACE LOTS TO BE RECORDED	2
NUMBER OF LOTS OR PARCELS TO BE RECORDED	16
AREA OF BUILDABLE LOTS	2.78 AC ±
AREA OF BULK PARCELS	0 AC ±
AREA OF OPEN SPACE LOTS	1.85 AC ±
AREA OF 100 YEAR FLOODPLAIN	0 AC ±
AREA OF ROADWAY TO BE RECORDED	0.43 AC ±
AREA TO BE RECORDED	5.06 AC ±

**OWNER AND DEVELOPER**  
 BONNIE BRANCH CORPORATION  
 P.O. BOX 396  
 ELLICOTT CITY, MD 21043

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

*[Signature]* 8/30/01  
 DIANE L. MATYAS, M.D. HOWARD COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

*[Signature]* 8/17/01  
 CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

*[Signature]* 9/7/01  
 DIRECTOR DATE

**OWNER'S STATEMENT**

BONNIE BRANCH CORPORATION, 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 ERRECTED ON OR OVER THE SAID EASEMENT AND RIGHTS-OF-WAY.

WITNESS MY HAND THIS 8TH DAY OF August, 2001

*[Signature]*  
 BRUCE T. TAYLOR, PRESIDENT

*[Signature]*  
 IRVING J. TAYLOR, SECRETARY

*[Signature]*  
 WITNESS

*[Signature]*  
 WITNESS

**SURVEYOR'S CERTIFICATE**

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS A RESUBDIVISION OF BULK PARCEL "A", AUTUMN VIEW SEC. 3, AS RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND AS PLAT NO. 13891 AND THE REMAINING PORTION OF THE LAND CONVEYED TO IRVING J. TAYLOR AND EDITH L. TAYLOR AFTER ADJOINER TRANSFER BY DEED DATED FEBRUARY 15, 2000 AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER NO. 5105 AT FOLIO 652, AND THE LAND CONVEYED BY IRVING J. TAYLOR AND EDITH L. TAYLOR TO BONNIE BRANCH CORPORATION BY DEED DATED FEBRUARY 15, 2000 AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER NO. 5105 AT FOLIO 652, AND THE LAND CONVEYED BY ARTHUR E. MILLER, MILLER TO IRVING J. TAYLOR AND EDITH L. TAYLOR, AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER NO. 478 AND FOLIO 290, AND THAT ALL NECESSARY RECORDS AND INSTRUMENTS WILL BE IN PLACE PRIOR TO THE RECORDING OF THIS PLAT. THE STREETS IN THE SUBDIVISION BY HOWARD COUNTY SHALL BE CONVEYED WITH THE ANNOTATED CODE OF MARYLAND. THE BOUNDARY SURVEY IS IN ACCORDANCE WITH THE REGULATIONS.

*[Signature]*  
 JOHN B. MILDENBERG, SURVEYOR DATE

RECORDED AS PLAT 14932 ON 9/17/01 AMONG THE LAND RECORDS OF HOWARD COUNTY, MD.

**AUTUMN VIEW SECTION 4 LOTS 152-210**  
 SUBDIVISION OF P/O PARCEL 75 AND RESUBDIVISION OF BULK PARCEL A AUTUMN VIEW, SECTION 3 SHEET 2 OF 5

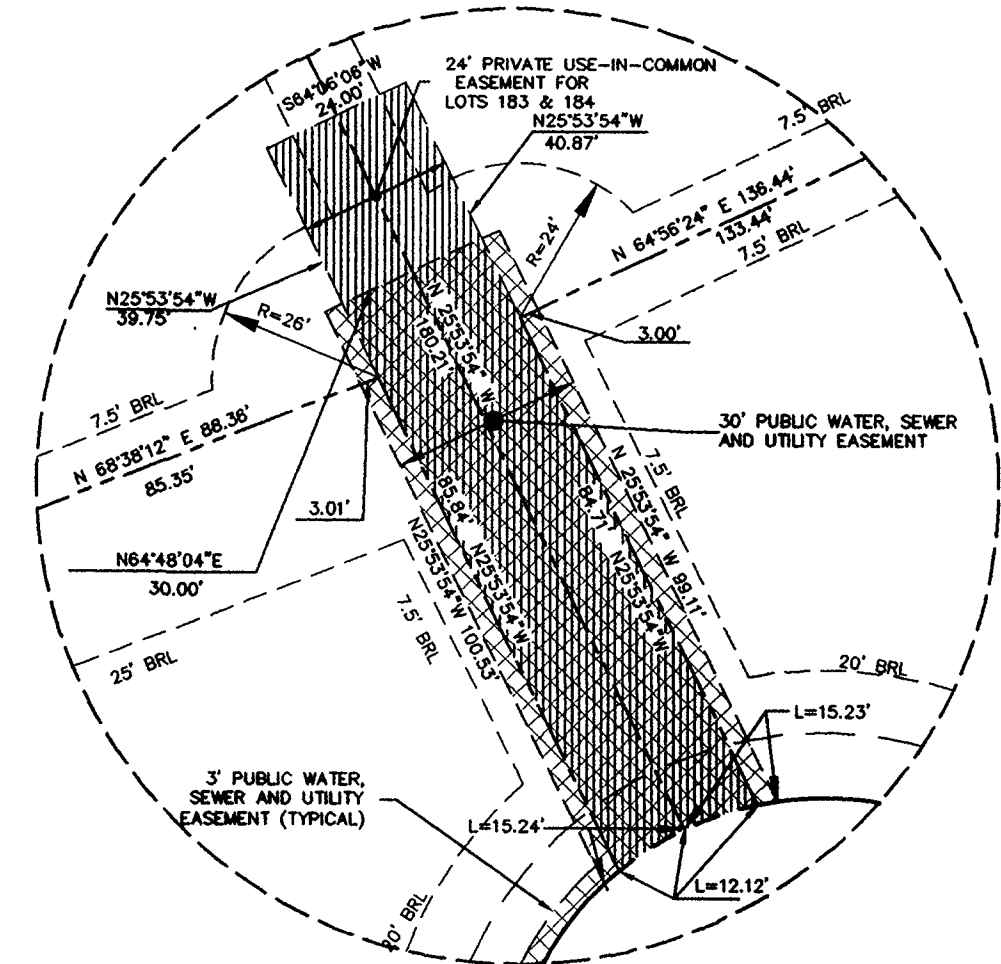
TAX MAP 25 SECOND ELECTION DISTRICT SCALE: 1"=50'  
 & 31 HOWARD COUNTY, MARYLAND DATE: JUNE 2001  
 P/O PARCEL 75 EX. ZONING R-ED DPZ FILE NOS. P-98-12  
 504, BULK PARCEL A S-99-01, S-96-14, P-98-10.

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

00-021.DWG.FINAL.RP-2



CURVE TABLE						
CURVE	LENGTH	RADIUS	TANGENT	CHORD	DIRECTION	DELTA
C15	23.18	25.00	12.50	22.36	N57°34'02"W	53°07'48"
C16	249.81	50.00	37.50	60.00	S58°59'52"W	286°15'37"
C17	23.18	25.00	12.50	22.36	S04°26'14"E	53°07'48"



DETAIL A  
SCALE: 1"=30'

AUTUMN VIEW  
SECTION 5  
PHASE 1  
F-01-23

TAX MAP 31, PARCEL 105  
LIBER 1967, FOLIO 629  
1.605 ACRES\*

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* 8/2/01  
JOHN B. MILDENBERG, SURVEYOR DATE

*Bruce T. Taylor* 8/2/01  
BRUCE T. TAYLOR, PRESIDENT DATE

*Irving J. Taylor* 8/2/01  
IRVING J. TAYLOR, SECRETARY DATE

**AREA TABULATION (THIS SHEET)**

NUMBER OF BUILDABLE LOTS TO BE RECORDED	8
NUMBER OF BULK PARCELS TO BE RECORDED	0
NUMBER OF OPEN SPACE LOTS TO BE RECORDED	1
NUMBER OF LOTS OR PARCELS TO BE RECORDED	9
AREA OF BUILDABLE LOTS	2.03 AC ±
AREA OF BULK PARCELS	0 AC ±
AREA OF OPEN SPACE LOTS	3.67 AC ±
AREA OF RECREATIONAL OPEN SPACE	0 AC ±
AREA OF 100 YEAR FLOODPLAIN	0 AC ±
AREA OF ROADWAY TO BE RECORDED	0.22 AC ±
AREA TO BE RECORDED	5.92 AC ±

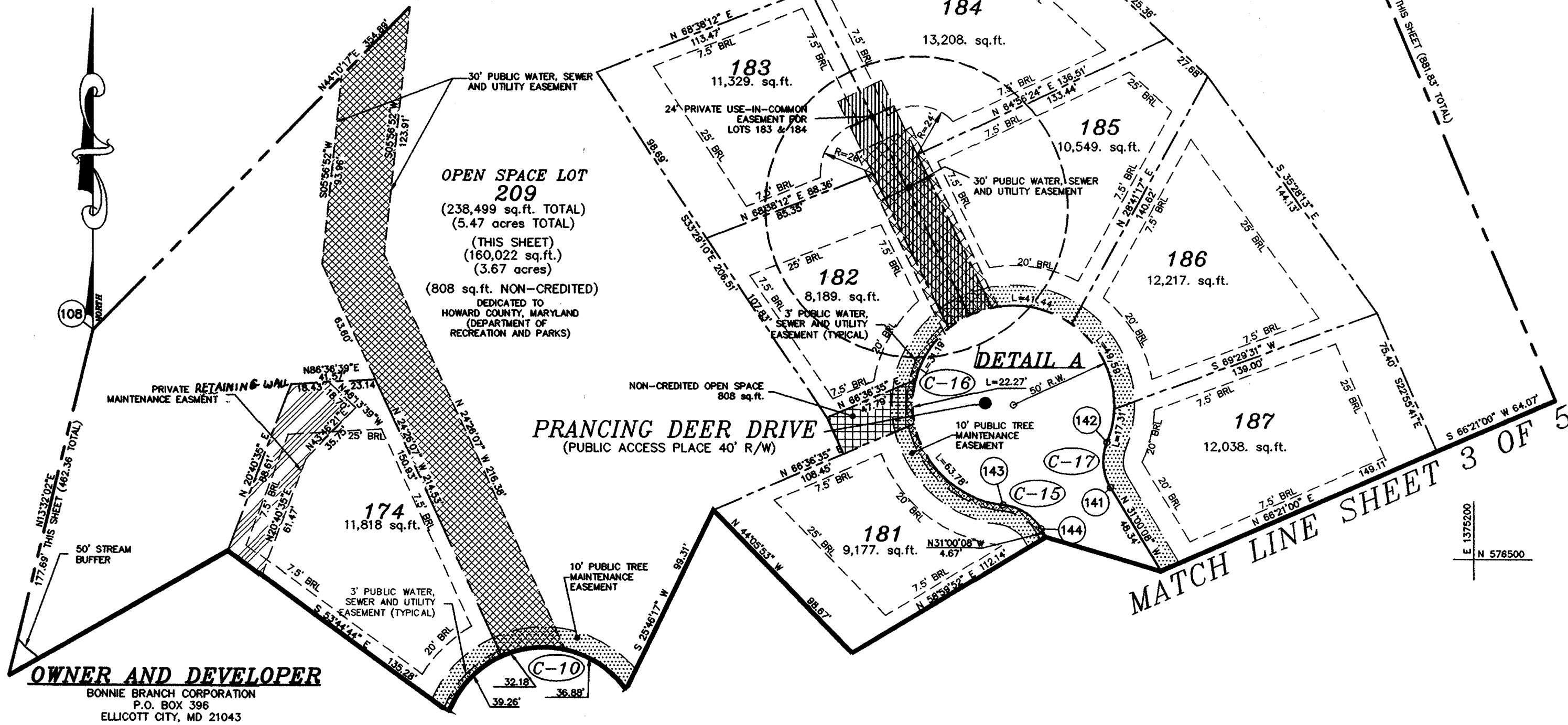
APPROVED: FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEMS  
HOWARD COUNTY HEALTH DEPARTMENT

*Doreen M. Moloney* 8/30/01  
HOWARD COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

*Robert Taylor* 8/2/01  
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

*John B. Mildenberg* 9/2/01  
DIRECTOR DATE



**OWNER AND DEVELOPER**  
BONNIE BRANCH CORPORATION  
P.O. BOX 396  
ELlicott CITY, MD 21043

**OWNER'S STATEMENT**

BONNIE BRANCH CORPORATION, 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, 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 ERRECTED ON OR OVER THE SAID EASEMENT AND RIGHTS-OF-WAY.

WITNESS MY HAND THIS 8<sup>TH</sup> DAY OF AUGUST, 2001.

*Bruce T. Taylor*  
BRUCE T. TAYLOR, PRESIDENT

*Irving J. Taylor*  
IRVING J. TAYLOR, SECRETARY

*Robert Webster*  
WITNESS

*Robert Webster*  
WITNESS

**SURVEYOR'S CERTIFICATE**

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS A RESUBDIVISION OF BULK PARCEL "A", AUTUMN VIEW SEC.3, AS RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND AS PLAT NO. 13895 AND THE REMAINING PORTION OF THE LAND CONVEYED TO IRVING J. TAYLOR AND EDITH L. TAYLOR AFTER ADJOINER TRANSFER BY DEED DATED FEBRUARY 15, 2000 AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER NO. 5105 AT FOLIO 652, AND THE LAND CONVEYED BY IRVING J. TAYLOR AND EDITH L. TAYLOR TO BONNIE BRANCH CORPORATION BY DEED DATED FEBRUARY 15, 2000 AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER NO. 5105 AT FOLIO 652, AND THE LAND CONVEYED BY ARTHUR E. MILLER AND BONNIE BRANCH CORPORATION TO IRVING J. TAYLOR AND EDITH L. TAYLOR AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER NO. 478 AND FOLIO 290, AND THAT ALL MONUMENTS, MARKERS AND BOUNDARIES WILL BE IN PLACE PRIOR TO THE ACCURATE SETTING OF THE BOUNDARIES IN THE SUBDIVISION BY HOWARD COUNTY AS SHOWN ACCORDING WITH THE ANNOTATED CODE OF MARYLAND AS AMENDED, AND THE BOUNDARY SURVEY IS IN ACCORDANCE WITH THE HOWARD COUNTY SUBDIVISION REGULATIONS.

*John B. Mildenberg* 8/2/01  
JOHN B. MILDENBERG, SURVEYOR DATE

RECORDED AS PLAT 14934 ON 9/17/01 AMONG THE LAND RECORDS OF HOWARD COUNTY, MD.

**AUTUMN VIEW  
SECTION 4  
LOTS 152-210**

SUBDIVISION OF P/O PARCEL 75  
AND RESUBDIVISION OF BULK PARCEL A  
AUTUMN VIEW, SECTION 3 SHEET 4 OF 5

TAX MAP 25 SECOND ELECTION DISTRICT SCALE: 1"=50'  
& 31 HOWARD COUNTY, MARYLAND DATE: JUNE 2001  
P/O PARCEL 75, EX. ZONING R-ED DPZ FILE NOS. P-98-12  
504, BULK PARCEL A S-99-01, S-96-14, P-98-10, SP-98-12

**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.

