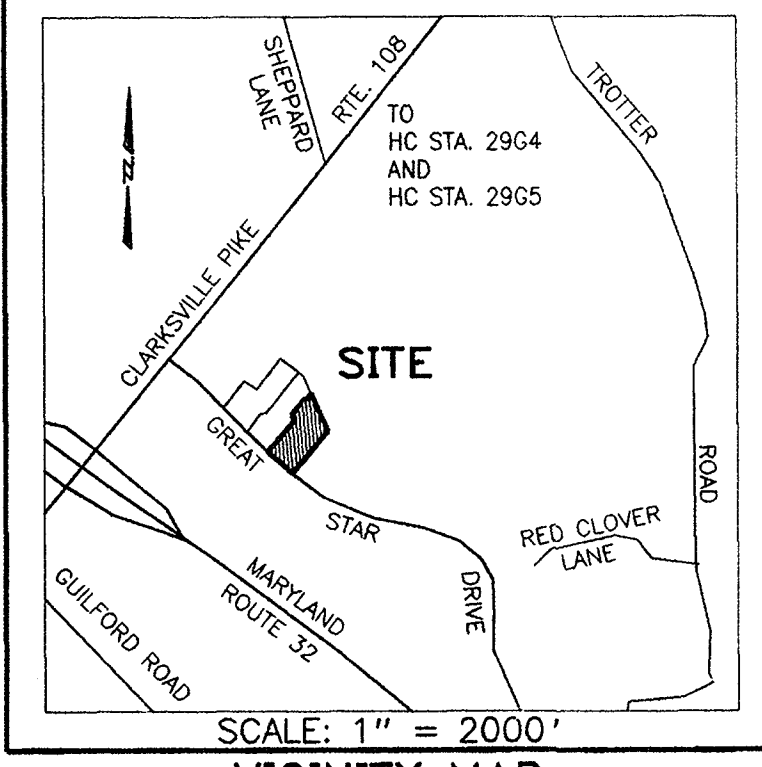


PARCEL A-3
VILLAGE OF RIVER HILL
SECTION 4 AREA 1 PHASE 1
PLAT NO. 14349



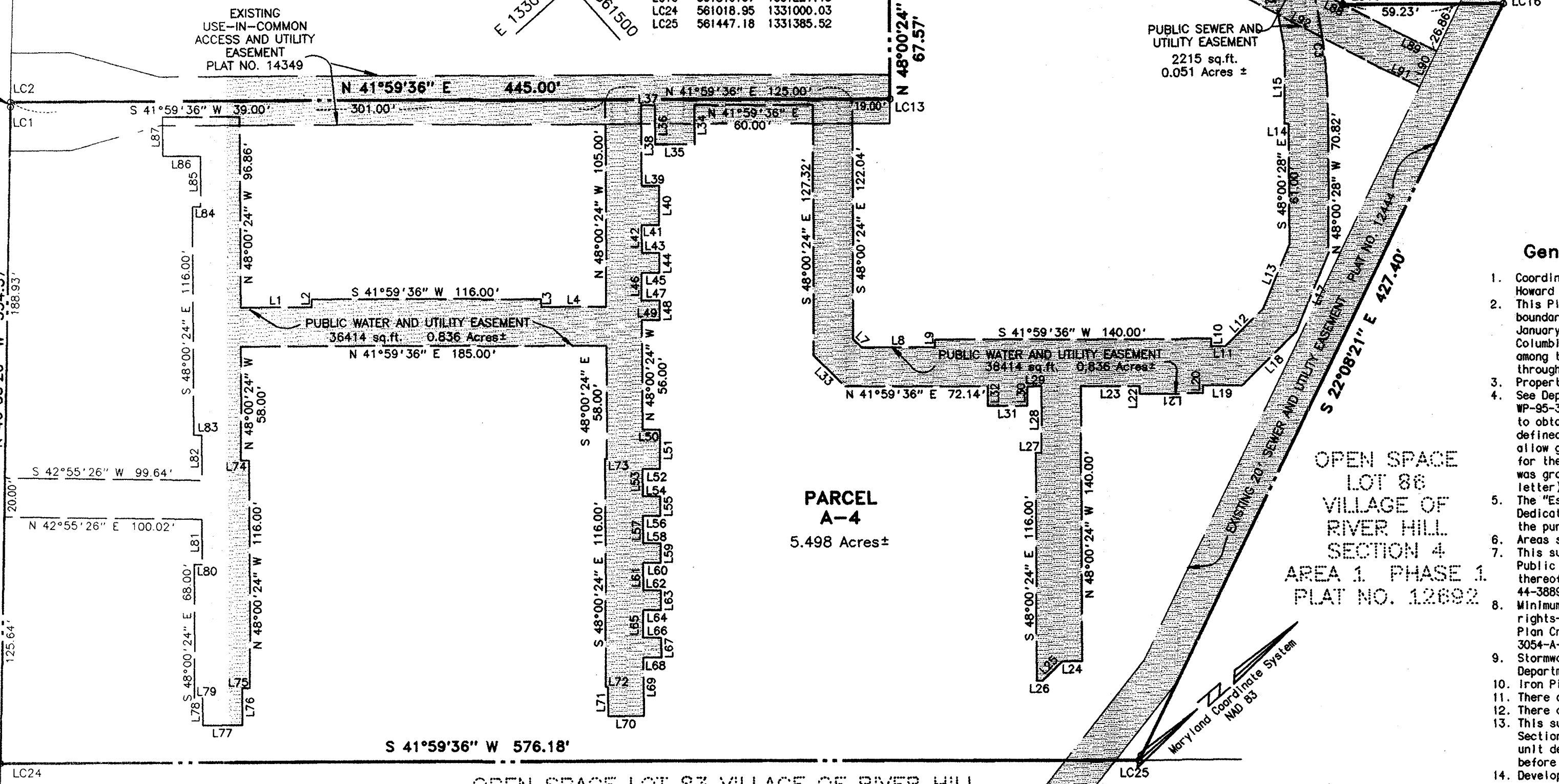
SCALE: 1" = 2000'
VICINITY MAP

Curve Table

Name	Delta	Radius	Length	Bearing	Chord	Tangent
C1	0°01'58"	4360.00'	2.49'	N 48°54'21" W	2.49'	1.25'
C2	10°14'16"	250.00'	44.67'	N 60°22'44" W	44.61'	22.39'
C3	16°09'27"	270.00'	76.14'	S 56°05'11" E	75.89'	38.32'

Coordinates

Point	North	East
LC1	561247.46	1330755.66
LC2	561249.16	1330753.83
LC11	561795.90	1331155.10
LC12	561625.10	1331001.34
LC13	561579.89	1331051.56
LC15	561782.53	1331169.95
LC16	561843.07	1331224.45
LC24	561018.95	1331000.03
LC25	561447.18	1331385.52



GREAT STAR DRIVE
(80' R/W) Plat No. 12692

General Notes

- Coordinates based on NAD 83', Maryland Coordinate System as projected by Howard County Geodetic Control Stations No. 2964 and No. 2965.
- This Plat and the coordinates shown hereon are based upon a field run boundary survey prepared by Whitman, Regardt & Associates, dated January 3, 1994 and revised March 8, 1999; and a record plat entitled Columbia Village of River Hill Section 4 Area 1 Phase 1 and recorded among the Land Records of Howard County, Maryland as Plat Numbers 12891 through 12894, prepared by Gutschick Little & Weber, P.A.
- Property is zoned "New Town" per the 10/18/1993 Comprehensive Zoning Plan. See Department of Planning and Zoning file numbers: S-93-21, P-95-10, WP-95-32 (on Sept. 27, 1994, waiver of requirement for plat and site plan to obtain a grading permit, was granted, subject to various conditions as defined in the approval letter), WP-95-78 (on May 19, 1995, waiver to allow grading within the 75 foot stream buffer and 25 foot wetlands buffer for the installation of storm drains and stormwater management facilities, was granted, subject to various conditions as defined in the approval letter), WP-95-114, F-96-89 and F-96-110.
- The "Establishment of Minimum Building Restriction Lines" in the Owner's Dedication, refers to the purposes of meeting zoning requirements, not for the purpose of creating a restriction of title or covenant.
- Areas shown are to be taken as more or less.
- This subdivision is subject to Section 18.122b of the Howard County Code. Public sewer service has been granted under the terms and provisions thereof effective _____, on which date Developer's Agreement No. 44-3889-D was filed and accepted.
- Minimum building restriction setbacks from property lines and public road rights-of-ways are to be in accordance with the recorded Final Development Plan Criteria Phase 222-A-1, Part 1, Paragraph 6, recorded as Plat Nos. 3054-A-1581 through 3054-A-1587.
- Stormwater Management facilities for this project are provided per Department of Planning and Zoning file No. F-96-110.
- Iron Pins shown thus:
- There are no wetlands on the site.
- There are no existing structures on site.
- This subdivision is exempt from the forest conservation requirements per Section 18.1202(b)(iv) of the Howard County Code because it is a planned unit development (PUD) which has preliminary development plan approval before 12/31/92.
- Developer reserves unto itself, its successors and assigns, all easements shown on this plat for water, sewer, storm drainage and other public utilities located in, over and through Parcel A-4. Any and all conveyances of aforesaid parcels shall be subject to the easements herein reserved, whether or not expressly stated in the deed(s) conveying said parcels. 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 easement in the Land Records of Howard County, Maryland.

OPEN SPACE LOT 83 VILLAGE OF RIVER HILL
SECTION 4 AREA 1 PHASE 2 PLAT NO. 12849

Line Table

Name	Bearing	Distance	Name	Bearing	Distance	Name	Bearing	Distance	Name	Bearing	Distance	Name	Bearing	Distance
L1	S 41°59'36" W	36.00'	L21	N 41°59'43" E	32.00'	L41	N 41°59'36" E	9.00'	L61	N 48°00'24" W	14.00'	L81	S 48°00'24" E	23.00'
L2	S 48°00'24" E	4.00'	L22	S 48°00'24" E	4.00'	L42	N 48°00'24" W	14.00'	L62	S 41°59'36" W	9.00'	L82	S 48°00'24" E	23.00'
L3	N 48°00'24" W	4.00'	L23	N 41°59'43" E	30.00'	L43	S 41°59'36" W	9.00'	L63	N 48°00'24" W	10.00'	L83	N 41°59'36" W	4.00'
L4	S 41°59'36" W	33.00'	L24	N 41°59'43" E	10.00'	L44	N 48°00'24" W	10.00'	L64	N 41°59'36" E	9.00'	L84	S 41°59'37" W	4.00'
L5	S 48°00'24" W	33.00'	L25	N 03°00'24" W	14.14'	L45	N 41°59'36" E	9.00'	L65	N 48°00'24" W	14.00'	L85	S 48°00'24" E	25.86'
L6	S 48°00'24" W	33.00'	L26	N 41°59'35" E	3.00'	L46	N 48°00'24" W	14.00'	L66	S 41°59'36" W	9.00'	L86	N 41°59'36" E	19.00'
L7	S 86°59'36" W	5.86'	L27	S 41°59'36" W	3.00'	L47	S 41°59'36" W	9.00'	L67	N 48°00'24" W	10.00'	L87	S 48°00'24" E	20.00'
L8	S 41°59'36" W	37.17'	L28	S 48°00'24" E	34.00'	L48	N 48°00'24" W	10.00'	L68	N 41°59'36" E	9.00'	L88	N 69°45'25" E	75.00'
L9	S 48°00'24" W	4.00'	L29	N 41°59'36" E	7.00'	L49	N 41°59'36" E	9.00'	L69	N 48°00'24" W	30.00'	L89	N 67°44'38" E	21.21'
L10	S 48°00'24" E	4.00'	L30	N 48°00'24" W	10.00'	L50	S 41°59'36" W	9.00'	L70	N 41°59'36" E	18.00'	L90	S 22°08'21" E	20.00'
L11	N 41°59'36" E	7.05'	L31	N 41°59'36" E	20.00'	L51	N 48°00'24" W	20.00'	L71	S 48°00'24" E	15.00'	L91	S 67°44'36" W	21.52'
L12	S 02°58'58" E	26.80'	L32	S 48°00'24" E	10.00'	L52	N 41°59'36" E	9.00'	L72	N 41°59'39" E	1.00'	L92	S 69°45'25" W	91.78'
L13	S 25°24'17" E	35.57'	L33	N 86°59'36" E	22.43'	L53	N 48°00'24" W	14.00'	L73	S 41°59'36" W	1.00'	L93	N 48°00'31" W	10.04'
L14	N 41°59'33" E	2.00'	L34	N 48°00'24" W	20.00'	L54	S 41°59'36" W	9.00'	L74	S 41°59'36" W	4.00'	L94	N 41°59'36" E	23.86'
L15	S 48°00'28" E	37.39'	L35	N 41°59'36" E	20.00'	L55	N 48°00'24" W	10.00'	L75	N 41°59'33" E	4.00'			
L16	S 41°59'36" W	20.89'	L36	S 48°00'24" E	20.00'	L56	N 41°59'36" E	9.00'	L76	N 48°00'24" W	19.00'			
L17	N 25°24'17" W	43.53'	L37	N 41°59'36" E	7.00'	L57	N 48°00'24" W	14.00'	L77	N 41°59'36" E	20.00'			
L18	N 02°58'58" E	39.05'	L38	N 48°00'24" W	41.00'	L58	S 41°59'36" W	9.00'	L78	S 48°00'24" E	14.00'			
L19	N 41°59'43" E	19.65'	L39	S 41°59'36" W	9.00'	L59	N 48°00'24" W	10.00'	L79	N 41°59'36" E	4.00'			
L20	N 48°00'24" W	4.00'	L40	N 48°00'24" W	20.00'	L60	N 41°59'36" E	9.00'	L80	S 41°59'36" W	4.00'			

OWNER
Beazer Homes Corp.
2905 GUILFORD RD. ATE 290
COLUMBIA, MD 21040-2905

Area Tabulations

a. Total Number of Lots/Parcels to be recorded	1
Buildable	1
Open Space	0
b. Total area of Lots	5.498 Ac ±
Buildable	5.498 Ac ±
Open Space	0.000 Ac ±
c. Total Area of road right-of-way to be recorded including widening strips	0.00 Ac ±
d. Total Area of Subdivision to be recorded	5.498 Ac ±



Scale 1" = 50'

THE PURPOSE OF THIS PLAT REVISION IS TO PROVIDE THE PUBLIC WATER AND UTILITY EASEMENT AND PUBLIC SEWER AND UTILITY EASEMENT ON PARCEL A-4

APPROVED: FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEMS, IN CONFORMANCE WITH THE MASTER PLAN OF WATER AND SEWERAGE FOR HOWARD COUNTY

Dean L. Mattingly M.D. Sr. 11-28-00
Howard County Health Officer *MR* Date

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

[Signature] 2/2/01
Chief, Development Engineering Division Date

[Signature] 2/28/01
Director Date

OWNER'S DEDICATION

We, **BEAZER HOMES, INC. TENNESSEE CORPORATION**, by **DAVID L. CONROY, ATTORNEY IN FACT & ROBERT GENTRY, SECRETARY**, owners 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,

- 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;
- The right to require dedication for public use the beds of the streets and/or roads, and floodplains and open spaces, where applicable, and for other good and 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 spaces, where applicable; and
- The right to require dedication of waterways and drainage easements for the specific purpose of their construction, repair and maintenance; and
- That no building or similar structure of any kind shall be erected on or over the said easements and right-of-ways.

The requirements of Section 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.

Witness our hands this day of *February* 2001
[Signature] Date *2/2/01*
[Signature] Date *2/2/01*
DAVID L. CONROY, ATTORNEY IN FACT
ROBERT GENTRY, SECRETARY
BEAZER HOMES, INC.

SURVEYOR'S CERTIFICATE

I hereby certify that the final plat shown hereon is correct, that it is a subdivision of all of the land conveyed by WRD Land Holdings, Inc. to Beazer Homes Corp. by deed dated 1/5/01 and recorded in the Land Records of Howard County, MD. in Liber 5309 Folio 002;

and that all monuments are in place or will be in place prior to acceptance of the streets in the subdivision by Howard County as shown. The requirements of Section 3-108, The Real Property Article, of the 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] 2/2/01
Anthony J. Vitelli Date
Professional Land Surveyor No. 10951

DMW
Daft · McCune · Walker, Inc.
A Team of Land Planners, Landscape Architects, Engineers, Surveyors & Environmental Professionals
200 East Pennsylvania Avenue
Towson, Maryland 21286
410.295.3333
Fax 295.4705

RECORDED AS PLAT NO. *14677* IN THE LAND RECORDS OF HOWARD COUNTY, MD.

PLAT OF REVISION
COLUMBIA VILLAGE OF RIVER HILL
Section 4 Area 1 Phase 1
Parcel: A-4
BEING A PART OF VILLAGE OF RIVER HILL PLAT NO. 14349
SHEET 1 OF 1
ZONING: NT-SFA
TAX MAP 35 GRIDS 1 and 7 PARCEL 452
FIFTH ELECTION DISTRICT
HOWARD COUNTY, MARYLAND
SCALE: 1" = 50' NOVEMBER 8, 2000