

COORDINATE TABLES

POINT	NORTHING	EASTING
189	577093.396	1372951.488
190	577149.066	1373050.553
191	577139.299	1373085.381
193	576944.185	1373195.026
194	576814.194	1373193.516
195	576681.408	1373114.780
196	576652.468	1373085.160
197	576609.059	1373040.729
198	576533.005	1372995.633
199	576524.038	1372961.253
200	576489.431	1372941.194
203	576377.529	1373134.251
204	576368.091	1373169.235
205	576364.046	1373184.229
206	576331.310	1373240.706

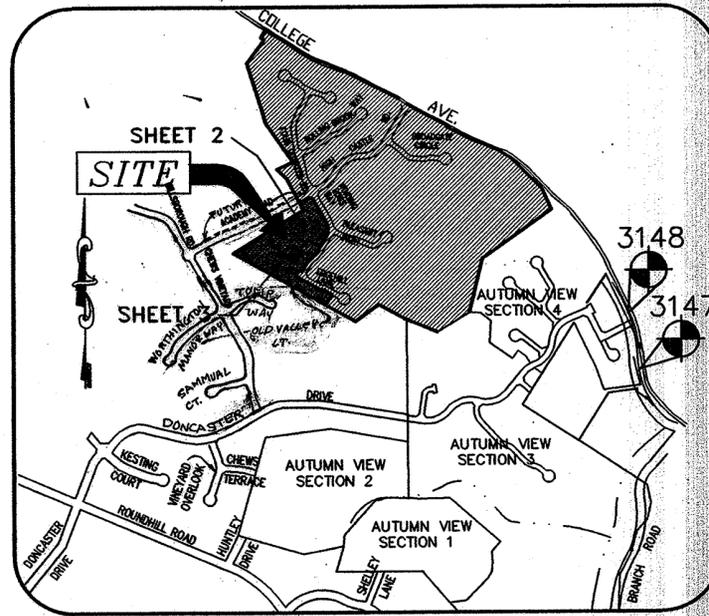
POINT	NORTHING	EASTING
207	576206.551	1373168.392
259	576515.260	1372896.633
260	576540.925	1372871.055
261	576551.925	1372860.093
262	576590.554	1372793.449
263	576591.932	1372771.131
264	576643.842	1372801.220
265	576625.161	1372813.508
266	576586.531	1372880.153
267	576580.866	1372905.731
268	576549.866	1372916.693
269	577011.112	1372994.461
270	576964.625	1373031.551
271	576634.283	1372419.552

NOTE: COORDINATES AND GRID TICKS SHOWN HEREON AREA BASED ON NAD '83' AND ARE IN FEET. TO CONVERT TO METERS DIVIDE BY 3.2808333.

- THIS SUBDIVISION IS SUBJECT TO SECTION 18.122B OF THE HOWARD COUNTY CODE. PUBLIC WATER AND/OR SEWER SERVICE HAS BEEN GRANTED UNDER THE TERMS AND PROVISIONS, THEREOF, EFFECTIVE 5/2/02 ON WHICH DATE DEVELOPER AGREEMENT #14-3974-D WAS FILED AND ACCEPTED.
- WATER AND SEWER SERVICE TO THESE LOTS WILL BE GRANTED UNDER THE PROVISIONS OF SECTION 18.122B OF HOWARD COUNTY CODE. PUBLIC WATER AND PUBLIC SEWER ALLOCATION WILL BE GRANTED AT THE TIME OF THE ISSUANCE OF THE BUILDING PERMIT IF CAPACITY IS AVAILABLE AT THAT TIME.
- THIS PLAN IS SUBJECT TO THE FOURTH EDITION OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS. THE PRELIMINARY EQUIVALENT SKETCH PLAN SP-99-01, HAS BEEN SIGNED BY THE DEPARTMENT OF PLANNING AND ZONING ON JULY 1, 1999.

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.
- NO 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 CONTROL HAS BEEN PROVIDED UNDER F-01-38.
- 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:
 - WIDTH - 12 FEET (14 FEET IF SERVING MORE THAN ONE RESIDENCE)
 - SURFACE - INCHES OF COMPACTED CRUSHER RUN BASE WITH TAR AND CHIP COATING
 - GEOMETRY - MAXIMUM 15% GRADE, MAXIMUM 10% GRADE CHANGE, AND MINIMUM 45 FOOT TURNING RADIUS
 - STRUCTURES (CULVERTS/BRIDGES) - MUST SUPPORT 25 GROSS TON LOADING (H25 LOADING)
 - DRAINAGE ELEMENTS - CAPABLE OF SAFELY PASSING 100 YEAR FLOOD EVENTS WITH NO MORE THAN 1 FOOT DEPTH OVER DRIVEWAY SURFACE
 - STRUCTURE CLEARANCES - MINIMUM 12 FEET
 - 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.
- THE FOREST CONSERVATION OBLIGATIONS ARE IN ACCORDANCE WITH SECTION 16.1202 OF THE HOWARD COUNTY CODE AND THE FOREST CONSERVATION MANUAL AND HAVE BEEN SATISFIED BY PLACEMENT OF A TOTAL OF 62.67 AC. IN A FOREST CONSERVATION EASEMENT (41.22 AC. OF RETENTION UNDER AUTUMN VIEW, SECTION 3 (F-98-45), 7.59 AC. OF RETENTION UNDER AUTUMN VIEW SECTION 5, PHASE 1 (F-01-32) AND 13.86 AC. OF RETENTION UNDER AUTUMN VIEW SECTION 5 PHASE 2 (F-01-38)), 56.80 AC. OF WHICH IS THE REQUIRED BREAK EVEN POINT FOR THE ACREAGE OF AUTUMN VIEW SECTIONS 3, 4 AND 5 (PHASES 1 THRU 3). THE REMAINING 5.87 AC. IS TO BE CREDITED TOWARD THE FUTURE PHASES OF 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.
- RECREATIONAL OPEN SPACE REQUIRED: 34x 250 = 8,500 SQ. FT. RECREATIONAL OPEN SPACE PROVIDED: 0 EXCESS RECREATIONAL OPEN SPACE AREA OF 10,000 S.F., PROVIDED UNDER PHASE 2 IS TO BE CREDITED TO THIS PHASE AND TO FUTURE PHASES OF THE OVERALL AUTUMN VIEW DEVELOPMENT AS SHOWN ON S-99-01.
- OPEN SPACE REQUIRED: 6.87 Ac x 25% = 1.72 ± Ac NET OPEN SPACE PROVIDED: 0.17 ± Ac NON-CREDITED OPEN SPACE PROVIDED: 0.07 Ac TOTAL OPEN SPACE PROVIDED: 0.24 ± Ac EXCESS OPEN SPACE PROVIDED UNDER PREVIOUS PHASES OF AUTUMN VIEW IS TO BE CREDITED TO THIS PHASE AND TO FUTURE PHASES OF THE OVERALL AUTUMN VIEW DEVELOPMENT AS SHOWN ON S-99-01. SEE OPEN SPACE TABULATION THIS SHEET.
- DRIVEWAY MAINTENANCE AGREEMENTS FOR USE-IN-COMMON DRIVEWAYS AS INDICATED ON THIS PLAT TO BE RECORDED AMONG THE LAND RECORDS FOR HOWARD COUNTY.
- THIS PROJECT IS SUBJECT TO P.B. CASE No. 329 APPROVED ON JULY 1, 1999
- WATER AND SEWER ARE PUBLIC, CONTRACT # 14-3974-D
- THE OPEN SPACE SHOWN HEREON IS HEREBY DEDICATED TO A PROPERTY OWNERS ASSOCIATION FOR THE RESIDENTS OF THIS SUBDIVISION 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. IDENTIFICATION # D06178222



VICINITY MAP
SCALE: 1'=1000'

OPEN SPACE TABULATION

SECTION	REQUIRED O/S	CREDITED O/S	NON-CREDITED O/S	PROVIDED O/S	REQ. REC. O/S	PROVD. REC. O/S
3	21.85 acres	60.44 acres	0.06 acres	60.50 acres	18,000 sq.ft.	18,000 sq.ft.
4	4.77 acres	8.81 acres	0.08 acres	8.89 acres	14,250 sq.ft.	14,250 sq.ft.
5(PH. 1)	7.79 acres	18.38 acres	0.09 acres	18.47 acres	11,500 sq.ft.	15,000 sq.ft.
5(PH. 2)	7.47 acres	20.04 acres	0.06 acres	20.10 acres	9,500 sq.ft.	19,500 sq.ft.
5(PH. 3)	1.72 acres	0.17 acres	0.07 acres	0.24 acres	8,500 sq.ft.	0
TOTAL	44.05 acres	105.84 acres	0.38 acres	106.22 acres	61,750 sq.ft.	66,750 sq.ft.

DENSITY TABULATION

SECTION	GROSS AREA	FLOODPLAIN	STEEP SLOPES	NET AREA	UNITS ALLOWED	UNITS PROPOSED
3	87.39 acres	6.19 acres	13.20 acres	68.00 acres	136	72*
4	19.08** acres	0.00 acres	2.05 acres	17.03 acres	34	56*
5(PH. 1)	31.15 acres	0.90 acres	6.28 acres	23.97 acres	47	46*
5(PH. 2)	29.87 acres	0.67 acres	5.16 acres	24.04 acres	48	38*
5(PH. 3)	6.87 acres	0	0	6.87 acres	13	34*
TOTAL	174.01 acres	7.76 acres	26.69 acres	139.56 acres	278	246*

* SEE GENERAL NOTES 22 AND 23.
** NOT INCLUDING BULK PARCEL A
AREA OF BULK PARCEL A = 4.32 Ac
AREA OF SECTION 4 INCLUDING PARCEL A = 23.40 Ac

OWNER
AUTUMN VIEW BUSINESS TRUST
8000 MAIN STREET
ELLCOTT CITY, MD 21043

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] 4/17/03
JOHN B. MILDENBERG, SURVEYOR
DATE
[Signature] 4/17/03
RONALD L. SPAHN, SOLE TRUSTEE
DATE

AREA TABULATION (TOTAL)

NUMBER OF BUILDABLE LOTS	34
NUMBER OF OPEN SPACE LOTS	1
NUMBER OF LOTS OR PARCELS	35
AREA OF BUILDABLE LOTS	6.27 AC.±
AREA OF OPEN SPACE LOTS	0.24 AC.±
AREA OF 100 YEAR FLOODPLAIN	0
AREA OF ROADWAY	0.36 AC.±
TOTAL AREA	6.87 AC.±

LEGEND

- DENOTES PUBLIC SEWER, WATER DRAINAGE AND UTILITY EASEMENT
- DENOTES NON-CREDITED OPEN SPACE
- DENOTES PUBLIC TREE MAINTENANCE AND UTILITY EASEMENT
- DENOTES PRIVATE USE-IN-COMMON ACCESS EASEMENT
- DENOTES PUBLIC WATER AND UTILITY EASEMENT

OWNER'S STATEMENT

AUTUMN VIEW BUSINESS TRUST, 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 17th DAY OF April, 2003

RONALD L. SPAHN, SOLE TRUSTEE

WITNESS

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT, AND IT IS A SUBDIVISION OF THE LAND CONVEYED BY BONNIE BRANCH CORPORATION TO AUTUMN VIEW BUSINESS TRUST BY DEED DATED FEBRUARY 26, 2003 AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY MARYLAND IN LIBER 6918 AT FOLIO 337, AND THAT ALL MONUMENTS ARE IN PLACE 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 THE BOUNDARY SURVEY IS IN ACCORDANCE WITH THE HOWARD COUNTY SUBDIVISION REGULATIONS.

JOHN B. MILDENBERG, SURVEYOR
NO. 10718

RECORDED AS PLAT 15962 ON 5-29-03 AMONG THE LAND RECORDS OF HOWARD COUNTY, MD.

AUTUMN VIEW
SECTION 5, PHASE 3
LOTS 301-335

TAX MAP 25 & 31 2ND ELECTION DISTRICT SCALE: AS SHOWN
PARCEL NO. P/O 75 HOWARD COUNTY, MARYLAND DATE: APRIL, 2003
EX. ZONING R-ED DPZ FILE NOS. S-99-01
AMENDED S-99-01

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

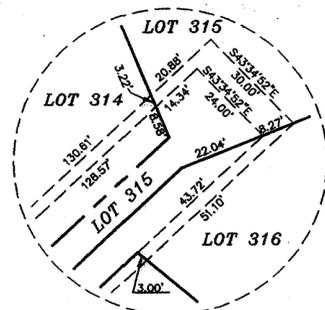
F 01-192

CURVE TABLE

CURVE	RADIUS	LENGTH	DELTA	CHORD DIRECTION	CHORD	TANGENT
C1	50.00'	75.75'	86°48'06"	N50°10'22"W	68.71'	47.28'
C2	25.00'	23.18'	53°07'48"	S33°20'13"E	22.36'	12.50'
C3	130.00'	136.14'	60°00'07"	N00°39'54"E	130.00'	75.06'

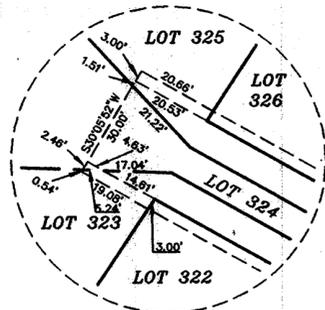
MINIMUM LOT SIZE CHART

LOT NO.	GROSS AREA	PIPESTEM AREA	MINIMUM LOT AREA
314	8,240 sq. ft.	482 sq. ft.	7,758 sq. ft.
315	9,275 sq. ft.	980 sq. ft.	8,295 sq. ft.
316	8,858 sq. ft.	787 sq. ft.	8,071 sq. ft.
323	10,503 sq. ft.	934 sq. ft.	9,569 sq. ft.
324	11,777 sq. ft.	924 sq. ft.	10,853 sq. ft.
325	9,915 sq. ft.	928 sq. ft.	8,987 sq. ft.



DETAIL "A"

1" = 30'



DETAIL "B"

1" = 30'

OWNER
AUTUMN VIEW BUSINESS TRUST
8000 MAIN STREET
ELLCOTT CITY, MD 21043

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]
JOHN B. MILDENBERG, SURVEYOR

4/17/03
DATE

[Signature]
RONALD L. SPAHN, SOLE TRUSTEE

4/17/03
DATE

AREA TABULATION (THIS SHEET)

NUMBER OF BUILDABLE LOTS	18
NUMBER OF OPEN SPACE LOTS	1
NUMBER OF LOTS OR PARCELS	19
AREA OF BUILDABLE LOTS	2.70 AC.±
AREA OF OPEN SPACE LOTS	0.24 AC.±
AREA OF 100 YEAR FLOODPLAIN	0
AREA OF ROADWAY	0
TOTAL AREA	2.94 AC.±

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

[Signature]
PENNY DOMESTIC, M.D., F.S.
HOWARD COUNTY HEALTH OFFICER

4-30-03
DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

[Signature]
CHIEF, DEVELOPMENT ENGINEERING DIVISION

5/16/03
DATE

[Signature]
DIRECTOR

OWNER'S STATEMENT

AUTUMN VIEW BUSINESS TRUST, 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 17th DAY OF April, 2003

RONALD L. SPAHN, SOLE TRUSTEE

WITNESS

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT, AND IT IS A SUBDIVISION OF THE LAND CONVEYED BY BONNIE BRANCH CORPORATION TO AUTUMN VIEW BUSINESS TRUST BY DEED DATED FEBRUARY 26, 2003 AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY MARYLAND IN LIBER 6918 AT FOLIO 337, AND THAT ALL MONUMENTS ARE IN PLACE 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 THE BOUNDARY SURVEY IS IN ACCORDANCE WITH THE HOWARD COUNTY SUBDIVISION REGULATIONS.



4/17/03
DATE

RECORDED AS PLAT 15963 ON 5-29-03 AMONG THE LAND RECORDS OF HOWARD COUNTY, MD.

AUTUMN VIEW
SECTION 5, PHASE 3
LOTS 301-335

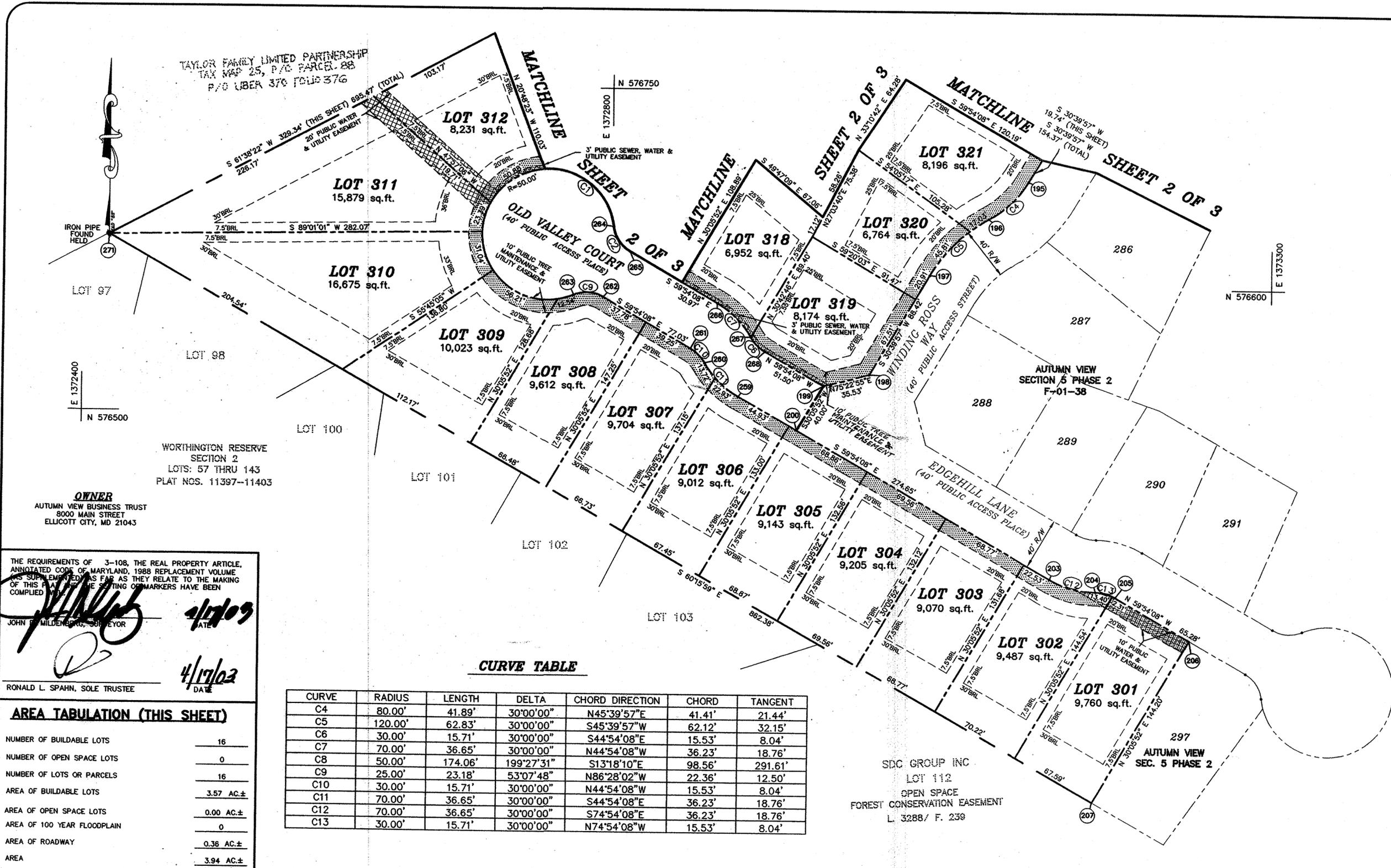
TAX MAP 25 & 31 2ND ELECTION DISTRICT SCALE: 1"=50'
PARCEL NO. P/O 75 HOWARD COUNTY, MARYLAND DATE: DEC. 2001
EX. ZONING R-ED DPZ FILE NOS. S-99-01
P-01-08
AMENDED-99-01

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.

F-01-192

00-66/DWG/FINAL/RP-2.DWG



TAYLOR FAMILY LIMITED PARTNERSHIP
TAX MAP 25, P/O PARCEL 288
P/O LIBER 379 FOLIO 376

IRON PIPE FOUND
HELD (27)

E 1372400
N 576500

WORTHINGTON RESERVE
SECTION 2
LOTS: 57 THRU 143
PLAT NCS. 11397-11403

OWNER
AUTUMN VIEW BUSINESS TRUST
8000 MAIN STREET
ELLCOTT CITY, MD 21043

THE REQUIREMENTS OF 3-108, THE REAL PROPERTY ARTICLE, ANNOTATED CODE OF MARYLAND, 1988 REPLACEMENT VOLUME HAS SUPPLEMENTED AS FAR AS THEY RELATE TO THE MAKING OF THIS PLAT AND THE SETTING OF MARKERS HAVE BEEN COMPLIED WITH.

[Signature]
JOHN R. MILDENBERG, SURVEYOR
DATE 4/17/03

[Signature]
RONALD L. SPAHN, SOLE TRUSTEE
DATE 4/17/03

AREA TABULATION (THIS SHEET)

NUMBER OF BUILDABLE LOTS	16
NUMBER OF OPEN SPACE LOTS	0
NUMBER OF LOTS OR PARCELS	16
AREA OF BUILDABLE LOTS	3.57 AC.±
AREA OF OPEN SPACE LOTS	0.00 AC.±
AREA OF 100 YEAR FLOODPLAIN	0
AREA OF ROADWAY	0.36 AC.±
AREA	3.94 AC.±

CURVE TABLE

CURVE	RADIUS	LENGTH	DELTA	CHORD DIRECTION	CHORD	TANGENT
C4	80.00'	41.89'	30°00'00"	N45°39'57"E	41.41'	21.44'
C5	120.00'	62.83'	30°00'00"	S45°39'57"W	62.12'	32.15'
C6	30.00'	15.71'	30°00'00"	S44°54'08"E	15.53'	8.04'
C7	70.00'	36.65'	30°00'00"	N44°54'08"W	36.23'	18.76'
C8	50.00'	174.06'	199°27'31"	S13°18'10"E	98.56'	291.61'
C9	25.00'	23.18'	53°07'48"	N86°28'02"W	22.36'	12.50'
C10	30.00'	15.71'	30°00'00"	N44°54'08"W	15.53'	8.04'
C11	70.00'	36.65'	30°00'00"	S44°54'08"E	36.23'	18.76'
C12	70.00'	36.65'	30°00'00"	S74°54'08"E	36.23'	18.76'
C13	30.00'	15.71'	30°00'00"	N74°54'08"W	15.53'	8.04'

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

[Signature]
HOWARD COUNTY HEALTH OFFICER
DATE 4-30-03

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

[Signature]
CHIEF, DEVELOPMENT ENGINEERING DIVISION
DATE 5/10/03

[Signature]
DIRECTOR
DATE 5/16/03

OWNER'S STATEMENT

AUTUMN VIEW BUSINESS TRUST, 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 17th DAY OF April, 2003

[Signature]
RONALD L. SPAHN, SOLE TRUSTEE

[Signature]
WITNESS

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; AND IT IS A SUBDIVISION OF THE LAND CONVEYED BY BONNIE BRANCH CORPORATION TO AUTUMN VIEW BUSINESS TRUST BY DEED DATED FEBRUARY 25, 2003 AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY MARYLAND IN LIBER 6918 AT FOLIO 337, AND THAT ALL MONUMENTS ARE IN PLACE 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 THE BOUNDARY SURVEY IS IN ACCORDANCE WITH THE HOWARD COUNTY SUBDIVISION REGULATIONS.

[Signature]
JOHN R. MILDENBERG, SURVEYOR
DATE 4/17/03

RECORDED AS PLAT 15964 ON 5-29-03 AMONG THE LAND RECORDS OF HOWARD COUNTY, MD.

**AUTUMN VIEW
SECTION 5, PHASE 3
LOTS 301-335**

TAX MAP 25 & 31 2ND ELECTION DISTRICT SCALE: 1"=50'
PARCEL NO. P/O 75 HOWARD COUNTY, MARYLAND DATE DEC. 2001
EX. ZONING R-ED DPZ FILE NOS. S-9-01
P-01-08
AMENDED S-99-01

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

5072 Dorsey Hall Drive, Suite 202, Ellicott City, Maryland 21042
(410) 997-0296 Belt (301) 691-5521 Wash. (301) 997-3200