

General Notes

- IRON PINS SHOWN THUS:
 - THIS PLAT AND THE COORDINATES SHOWN HEREON, ARE BASED UPON A FIELD RUN BOUNDARY SURVEY PREPARED BY WHITMAN, REQUARDT & ASSOC. DATED AUGUST 1, 1996; AND A FIELD RUN BOUNDARY SURVEY PREPARED BY KCI TECHNOLOGIES, INC. DATED AUGUST 19, 1991.
 - PROPERTY IS ZONED 'NEW TOWN' PER THE 10-18-93 COMPREHENSIVE ZONING PLAN.
 - SEE DEPARTMENT OF PLANNING AND ZONING FILE NUMBERS: S-93-21, P-95-10, WP-95-32 (*), WP-95-78 (**), WP-95-114 & F-96-89, 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.
 - COORDINATES BASED ON NAD '83 MARYLAND COORDINATE SYSTEM AS PROJECTED BY HOWARD COUNTY GEODETIC CONTROL STATIONS NO. 29G4 AND NO. 29G5.
 - 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 MARCH 14, 1997, ON WHICH DATE DEVELOPER'S AGREEMENT NO. 34-3524-D WAS FILED AND ACCEPTED.
 - A TREE MAINTENANCE EASEMENT, TEN FEET IN WIDTH, RUNNING ALONG THE EDGE OF THE PUBLIC RIGHT-OF-WAY AS SHOWN ON THIS PLAT OF SUBDIVISION IS RESERVED UPON ALL LOTS FRONTING ON THE SAID PUBLIC RIGHT-OF-WAY. THIS EASEMENT ALLOWS HOWARD COUNTY THE RIGHT TO ACCESS THE PROPERTY, WHEN NECESSARY, FOR THE SPECIFIC PURPOSE OF INSTALLATION, REPAIR AND MAINTENANCE OF COUNTY-OWNED TREES LOCATED WITHIN THE BOUNDARIES OF PRIVATE LOTS. NO BUILDINGS OR STRUCTURE OF ANY KIND SHALL BE LOCATED ON OR OVER THE SAID EASEMENT AREA.
 - MINIMUM BUILDING RESTRICTION SETBACKS FROM PROPERTY LINES AND PUBLIC ROAD RIGHTS-OF-WAYS ARE TO BE IN ACCORDANCE WITH THE RECORDED FINAL DEVELOPMENT PLAN FDP-222-A-1, AND RECORDED AS PLAT Nos. 3054-A-1687 THRU 3054-A-1693
 - STORMWATER MANAGEMENT (SWM) IS PROVIDED FOR QUANTITY AS PROPOSED, PER F-96-110. THE WATER QUALITY REQUIREMENT IS PROVIDED BY THE PRIVATE SWM FACILITY ON PARCEL B-1 AND OPEN SPACE LOT 87, PER SDP-01-144.
- * - ON SEPTEMBER 27, 1994, WP-95-32, 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.
- ** - ON MAY 19, 1995, WP-95-78, WAIVER TO ALLOW GRADING WITHIN THE 75 FOOT STREAM BUFFER AND 25' WETLANDS BUFFER FOR THE INSTALLATION OF STORM DRAINS AND STORMWATER MANAGEMENT FACILITIES, WAS GRANTED, SUBJECT TO VARIOUS CONDITIONS AS DEFINED IN THE APPROVAL LETTER.

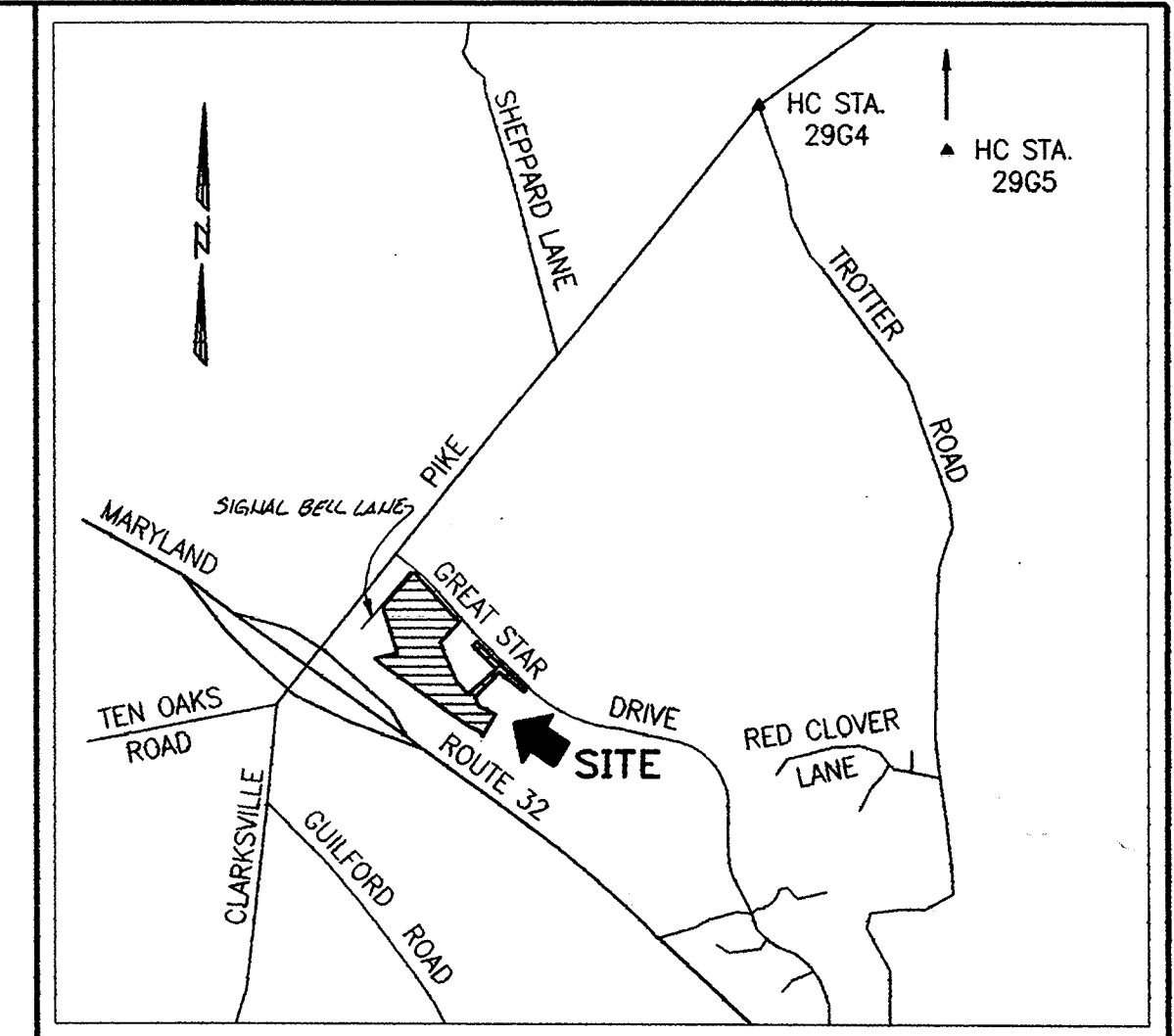
Curve	Delta	Radius	Length	Chord Bearing	Distance	Tangent
C-1	02°09'26"	2210.00'	83.21'	S 44°16'51" E	83.20'	41.61'
C-2	02°04'42"	4440.00'	161.05'	S 45°52'59" E	161.05'	80.54'
C-3	01°44'28"	1320.00'	40.10'	S 47°47'33" E	40.10'	20.05'
C-4	57°16'43"	25.00'	24.99'	S 03°50'58" W	23.98'	13.65'

Coordinates			Line Table		
Point	North	East	Name	Bearing	Distance
1022	560294.68	1330858.18	L1	S 01°47'52" W	12.27'
1023	560346.63	1330834.07	L2	S 46°47'52" W	34.35'
1024	560391.57	1330537.96	L3	S 46°47'52" W	13.02'
1025	560617.87	1330193.87	L4	N 43°12'08" W	10.00'
1026	561065.28	1329547.83	L5	N 46°47'52" E	13.02'
1361	560832.05	1331082.78	L6	N 43°12'08" W	20.00'
1362	561189.02	1330701.02	L7	N 46°47'52" E	20.00'
1364	561947.08	1329976.27	L8	N 46°47'52" E	23.30'
2720	561104.34	1329508.76	L9	S 43°12'08" E	13.12'
2721	561160.33	1329739.31	L10	N 46°47'52" E	39.09'
2722	561648.33	1329582.61	L11	N 01°47'52" E	84.31'
2723	562004.09	1329878.02	L12	N 46°47'52" E	34.35'
2764	562006.65	1329918.17	L13	N 01°47'52" E	23.99'
2765	561885.04	1329770.67	L14	S 43°01'20" E	57.40'
2766	561878.82	1329778.50	L15	S 75°52'19" E	89.50'
3001	560529.04	1330796.50	L16	S 32°29'19" W	31.13'
4001	560805.11	1331112.48	L17	S 24°47'23" E	61.87'
4002	560778.37	1331088.95	L18	S 46°59'39" E	19.23'
4003	560979.93	1330819.71	L19	S 37°49'31" E	48.18'
4004	560711.08	1330572.53	L20	S 22°06'09" W	29.11'
4005	560621.56	1330609.49	L21	S 51°10'56" W	4.17'
4006	561301.13	1330585.40	L22	S 39°28'22" E	86.35'
4007	561257.41	1330541.44	L23	S 77°46'20" W	29.79'
4008	561010.67	1330786.84	L24	N 39°26'11" W	94.61'
4009	560743.28	1330501.51	L25	S 68°28'36" W	52.05'
4010	560863.15	1330380.25	L26	N 39°09'26" E	56.14'
4011	561286.23	1330189.03			
4012	561499.01	1330397.06			

NOTE: 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, ON, OVER AND THROUGH LOT 87 AND PARCEL B-1. ANY AND ALL 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. UPON COMPLETION OF THE PUBLIC UTILITIES AND THEIR ACCEPTANCE BY HOWARD COUNTY, THE COUNTY SHALL ACCEPT THE EASEMENTS AND RECORDS OF HOWARD COUNTY, MARYLAND.

NOTE: NO CLEARING, GRADING OR CONSTRUCTION IS PERMITTED WITHIN WETLANDS, WETLANDS BUFFERS OR STREAM BUFFERS, EXCEPT AS PERMITTED UNDER WP-95-78.

NOTE: THIS PLAT IS EXEMPT FROM THE FOREST CONSERVATION REQUIREMENTS PER SECTION 16.1202 (b)(1)(iv) OF THE HOWARD COUNTY CODE BECAUSE IT IS A PLANNED UNIT DEVELOPMENT (NEW TOWN) APPROVED PRIOR TO 12/31/02.



VICINITY MAP
1" = 2000'

OWNER: PARCEL "B-1"

BEAZER HOMES CORP.
8965 GUILFORD ROAD SUITE 290
COLUMBIA, MARYLAND 21046-2385

OWNER: OPEN SPACE LOT 87

THE HOWARD RESEARCH AND DEVELOPMENT CORPORATION
10275 LITTLE PATUXENT PARKWAY
COLUMBIA, MARYLAND 21044

OWNER'S DEDICATION

We, Beazer Homes Corp., a Tennessee corporation, by Joseph D. Fortino, owners of Parcel "B-1", shown and described hereon, and The Howard Research And Development Corporation, a Maryland Corporation, by David E. Forester, Senior Vice-President, owners of Lot 87, shown and described hereon, and 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 20th day of December 2001.

Parcel "B-1": Beazer Homes Corp.
By: Joseph D. Fortino 12/20/01
Joseph D. Fortino, Attorney-in-fact Date
Witness: Matthew Schmitt 12/20/01
Date

Open Space Lot 87: The Howard Research And Development Corporation
By: David E. Forester 12-20-01
David E. Forester, Senior Vice President Date
Witness: Judith D. Delph 12/20/01
Date

SURVEYOR'S CERTIFICATE

I hereby certify that the final plat shown hereon is correct, that it is a subdivision of the lands conveyed by The Howard Research and Development Corporation to Beazer Homes Corp., by deed dated September 17, 2001 and recorded in the Land Records of Howard County, Maryland, in Liber 5688 folio 534; and part of the lands conveyed by Howard Research and Development Corporation to HRD Land Holdings Inc., by deed dated December 18, 2000 and recorded in the Land Records of Howard County, Maryland, in Liber 5289 folio 330; HRD Land Holdings, Inc. having thereafter changed its name to The Howard Research and Development Corporation by Articles of Amendment dated January 5, 2001, 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.

Anthony J. Vitti 12/20/01
Anthony J. Vitti 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
410 296 3333
Fax 296 4705

THE PURPOSE OF THIS PLAT OF REVISION IS TO PROVIDE THE PRIVATE STORM WATER MANAGEMENT, DRAINAGE AND UTILITY EASEMENT ON PARCEL B-1 AND OPEN SPACE LOT 87; AND THE PUBLIC WATER AND UTILITY EASEMENT ON PARCEL B-1.

RECORDED AS PLAT No. 15178
ON 1-29-02 IN THE
LAND RECORDS OF HOWARD COUNTY, MD.

PLAT OF REVISION
COLUMBIA
VILLAGE OF RIVER HILL
Section 4, Area 1, Phase 1
PARCEL B-1 & OPEN SPACE LOT 87
SHEET 1 OF 2
ZONING: NT

TAX MAP 35 GRID 7 PARCEL 452
FIFTH ELECTION DISTRICT
HOWARD COUNTY MARYLAND
SCALE: 1" = 100'
DECEMBER 5, 2001

FO2-87

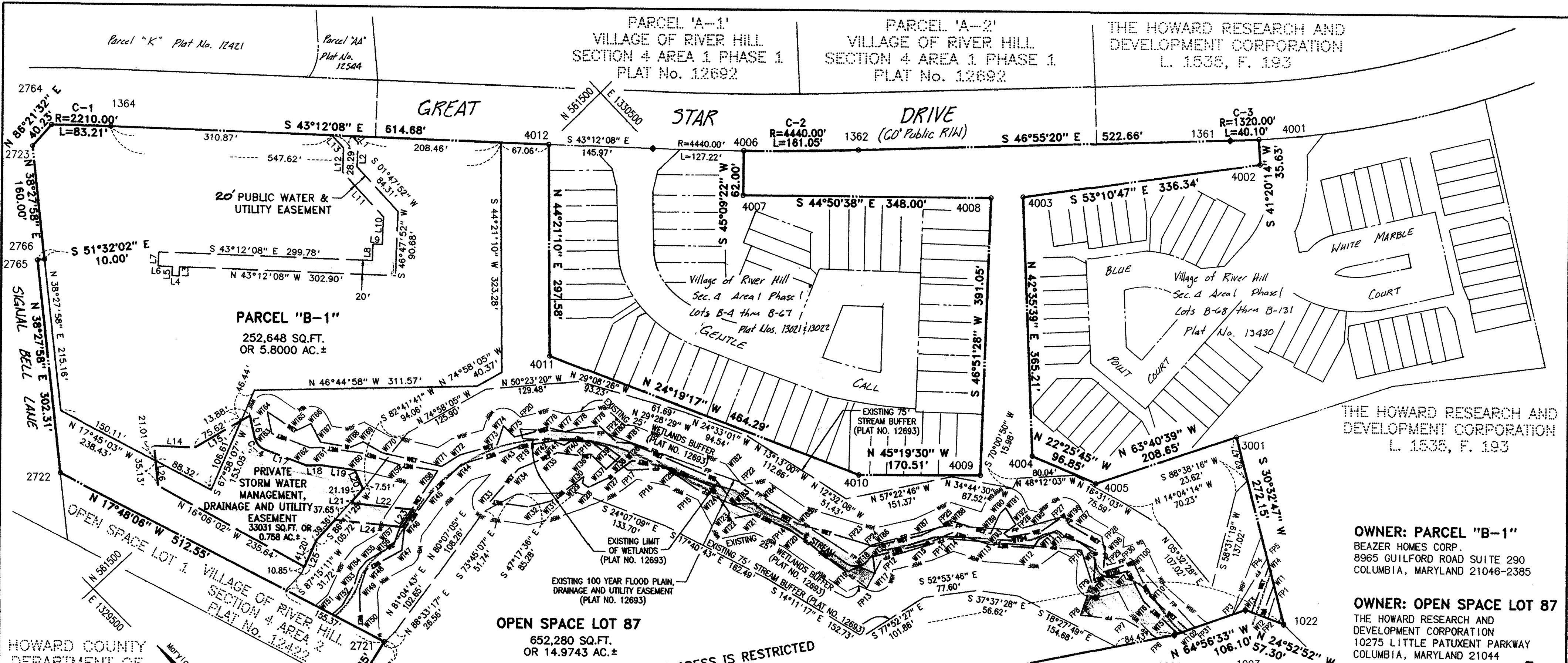
APPROVED: FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEMS, IN CONFORMANCE WITH THE MASTER PLAN OF WATER AND SEWERAGE FOR HOWARD COUNTY

Penny Borenstein M.D. 1/24/02
Howard County Health Officer Date

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

Mark Drummond 1/17/02
Chief, Development Engineering Division Date

James B. Ruff 1/25/02
Director Date



TABULATION OF FINAL PLAT

- TOTAL NUMBER OF LOTS AND PARCELS TO BE RECORDED 2
- TOTAL NUMBER OF OPEN SPACE LOTS TO BE RECORDED 1
- TOTAL AREA OF OPEN SPACE LOTS TO BE RECORDED 14.9743 AC.±
- TOTAL NUMBER OF BUILDABLE PARCELS TO BE RECORDED 1
- TOTAL AREA OF BUILDABLE PARCELS TO BE RECORDED 5.8000 AC.±
- TOTAL AREA OF ROADWAYS TO BE RECORDED 0.0000 AC.±
- TOTAL AREA OF SUBDIVISION TO BE RECORDED 20.7743 AC.±

BOUNDARY CERTIFICATION

I HEREBY CERTIFY, TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, THAT THE BOUNDARY OF THIS PLAT OF REVISION (BETWEEN POINTS 1022 THRU 1026 & 2720) IS CORRECT, AND IT CORRESPONDS TO A BOUNDARY SURVEY PREPARED BY WHITMAN, REQUARDT AND ASSOCIATES ENTITLED, "BOUNDARY SURVEY AND PORTION OF THE LANDS OF HOWARD RESEARCH AND DEVELOPMENT CORPORATION" DATED JANUARY 3, 1994.

St R Wiehe 12/21/01 DATE
 STEVEN R. WIEHE
 PROFESSIONAL LAND SURVEYOR
 MARYLAND REGISTRATION NO. 10973

100 YEAR FLOODPLAIN COORDINATES

NAME	NORTH	EAST	NAME	NORTH	EAST	NAME	NORTH	EAST
FP1	560333.22	1330680.94	FP13	560338.13	1330636.02	FP25	560343.46	1330686.98
FP2	560315.99	1330646.28	FP14	560359.43	1330621.24	FP26	560323.97	1330644.58
FP3	560359.43	1330621.24	FP15	560389.43	1330594.54	FP27	560323.97	1330644.58
FP4	560378.10	1330703.10	FP16	560454.63	1330540.21	FP28	560323.97	1330644.58
FP5	560378.47	1330707.84	FP17	560501.57	1330554.54	FP29	560323.97	1330644.58
FP6	560404.58	1330518.21	FP18	560525.44	1330511.55	FP30	560323.97	1330644.58
FP7	560457.00	1330503.10	FP19	560554.08	1330543.39	FP31	560378.41	1330686.10
FP8	560503.50	1330482.70	FP20	560581.90	1330521.98			
FP9	560524.00	1330505.90	FP21	560607.22	1330524.10			
FP10	560524.00	1330505.90	FP22	560628.40	1330522.30			
FP11	560710.40	1330406.70	FP23	560675.00	1330492.49			
FP12	560755.50	1330319.50	FP24	560725.00	1330461.20			
FP13	560741.30	1330275.90	FP25	560725.00	1330461.20			
FP14	560771.00	1330226.90	FP26	560725.00	1330461.20			
FP15	561007.80	1330204.30	FP27	560725.00	1330461.20			
FP16	561058.80	1330194.50	FP28	560725.00	1330461.20			
FP17	561094.80	1330183.70	FP29	560725.00	1330461.20			
FP18	561159.70	1330145.00	FP30	560725.00	1330461.20			
FP19	561229.60	1330080.00	FP31	560725.00	1330461.20			
FP20	561241.90	1330066.80						
FP21	561151.70	1330168.60						
FP22	560972.20	1330254.40						
FP23	560782.40	1330234.10						
FP24	560780.80	1330212.30						
FP25	560725.00	1330192.20						
FP26	560684.00	1330481.50						
FP27	560620.80	1330542.30						
FP28	560562.10	1330583.20						
FP29	560527.80	1330539.90						
FP30	560511.10	1330570.30						
FP31	560378.41	1330686.10						

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

Penny Boerstein, M.D. 1/24/02
 Howard County Health Officer Date

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

Chief, Development Engineering Division 1/17/02 Date

Director 1/27/02 Date

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Witness our hands this 20th day of December, 2001

Parcel "B-1": Beazer Homes Corp.
Joseph D. Fortino 12/20/01 Date
 Joseph D. Fortino, Attorney-in-Fact
Matthew Williams 12/20/01 Date

Open Space Lot 87: The Howard Research and Development Corporation
David E. Forester 12-20-01 Date
 David E. Forester, Senior Vice President
Quintin G. Delph 12/20/01 Date

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Anthony J. Vitelli 12/20/01 Date
 ANTHONY J. VITELLI
 PROFESSIONAL LAND SURVEYOR
 MARYLAND REGISTRATION NO. 10973

RECORDED AS PLAT No. 15179
 ON 1-29-02 IN THE
 LAND RECORDS OF HOWARD COUNTY, MD.

PLAT OF REVISION
 COLUMBIA
 VILLAGE OF RIVER HILL
 Section 4, Area 1, Phase 1
 PARCEL B-1 & OPEN SPACE LOT 87
 SHEET 2 OF 2
 ZONING: NT
 TAX MAP 35 GRID 7 PARCEL 452
 FIFTH ELECTION DISTRICT
 HOWARD COUNTY MARYLAND
 FO2-87

DMW
 Daft · McCune · Walker, Inc.
 A Team of Land Planners, Landscape Architects, Engineers, Surveyors & Environmental Professionals
 200 East Potomac Avenue
 Towson, Maryland 21286
 410 298 3333
 Fax 298 4705