

COORDINATE TABLES

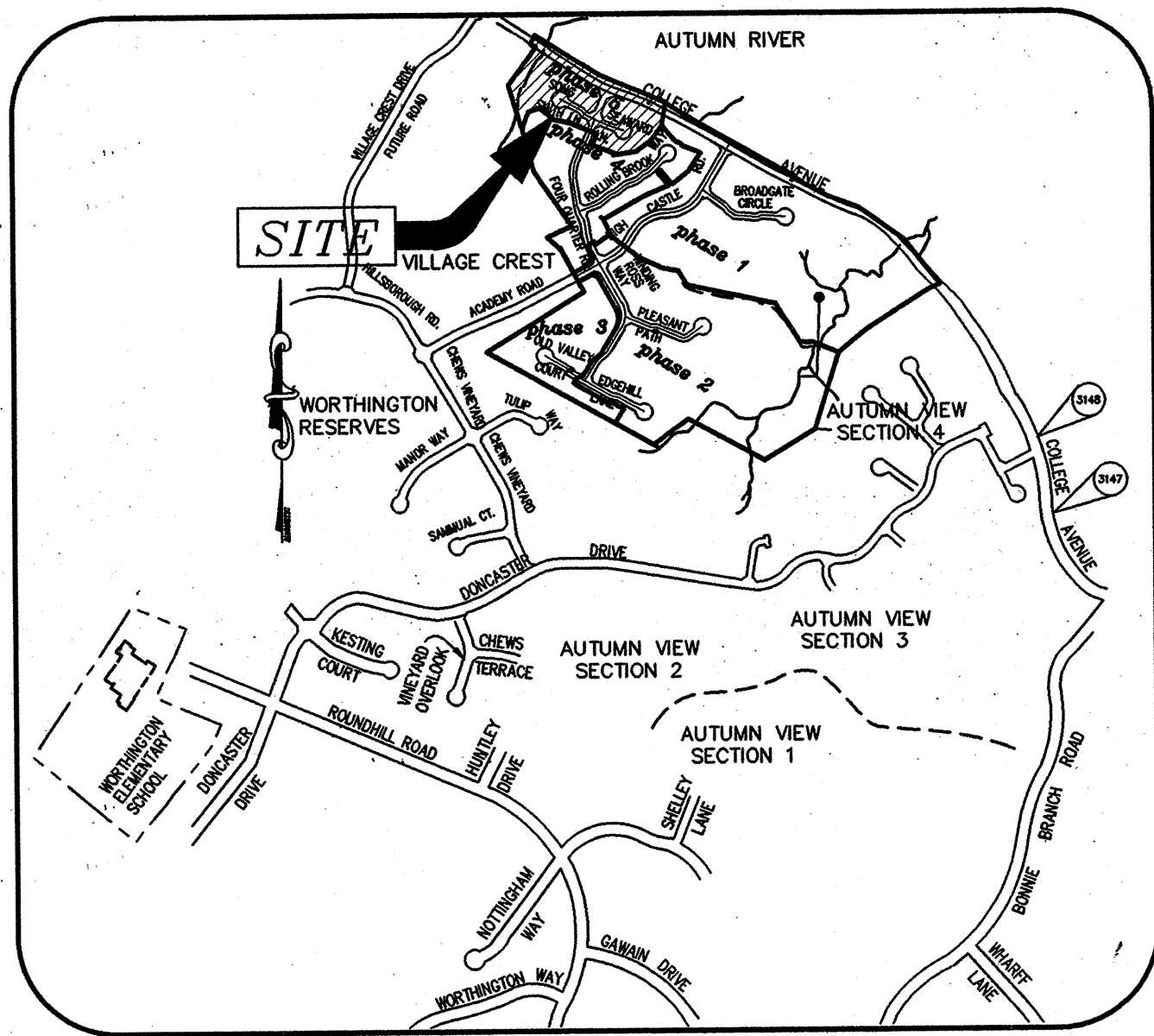
POINT	NORTHING	EASTING	POINT	NORTHING	EASTING
348	578630.78	1372578.515	395	578100.0925	1372971.654
349	578482.2613	1372798.293	396	578075.4262	1372998.197
350	578416.5511	1372900.467	397	578068.137	1373015.426
351	578309.9112	1373061.294	398	578035.4311	1373028.854
352	578279.4101	1373114.352	399	578020.0092	1373065.762
353	578257.1153	1373166.387	400	578033.4376	1373098.468
354	578157.3832	1373407.873	401	578002.6919	1373172.048
355	578130.0561	1373391.033	402	577985.754	1373186.646
356	578048.252	1373340.824	403	578041.1153	1373209.779
357	577979.809	1373398.23	404	578039.5994	1373187.47
358	57795.4118	1373340.912	405	578070.3451	1373113.89
359	577835.5066	1373259.289	406	578103.051	1373100.461
360	577823.1809	1373129.2	407	578204.5252	1373142.863
361	577831.3429	1373136.983	408	578218.5037	1373175.791
362	577889.8219	1373001.199	409	578196.6713	1373226.611
363	577918.5002	1373023.346	410	578164.3345	1373314.066
364	577947.3000	1373035.380			
365	577965.6753	1372999.707			
366	578001.8197	1372923.424			
367	578028.0063	1372861.178			
368	578043.7493	1372791.332			
369	578118.3871	1372702.843			
370	578098.4875	1372638.859			
371	577998.857	1372607.419			
372	578269.1914	1372527.207			
373	578464.0177	1372674.253			
374	578478.1134	1372644.537			
375	578529.9012	1372671.047			
376	578543.3703	1372677.942			
377	578612.8625	1372565.245			
378	578497.7188	1372719.157			
379	578445.3986	137297.508			
380	578389.8166	137287.88			
381	578332.3708	1372865.389			
382	578279.89	1373046.311			
383	578255.165	1373093.675			
384	578221.086	1373106.198			
385	578118.473	1373063.554			
386	578105.0448	1373030.848			
387	578110.7765	1373016.915			
388	578121.3477	1373005.539			
389	578146.014	1372978.997			
390	578178.3086	1372918.006			
391	578196.5051	1372905.01			
392	578143.4798	1372876.933			
393	578142.9584	1372899.288			
394	578110.6638	1372960.279			

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

GENERAL NOTES:

- 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 01/23/04, ON WHICH DATE DEVELOPER AGREEMENT #F-03-208 WAS FILED AND ACCEPTED.
- WATER AND SEWER SERVICE TO THESE LOTS WILL BE GRANTED UNDER THE PROVISION 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 WAS SUBMITTED PRIOR TO NOV. 15, 2001 AND THUS GRANDFATHERED TO THE FOURTH EDITION OF THE SUBDIVISION REGULATIONS.

- 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.
STA No. 3147 N 575,798.0794 EL= 335.987
(IRON ROD) E 1,375,801.7684
STA No. 3148 N 576,015.4313 EL= 379.248
(CONCRETE MONUMENT) 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.
- THERE ARE NO HISTORIC SITES ON OR ADJACENT TO THE SITE.
- ALL AREAS ARE SHOWN MORE OR LESS (±).
- 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 VIA THE METHOD OF EXTENDED DETENTION IN ACCORDANCE WITH HOWARD COUNTY DESIGN MANUAL VOLUME I (JULY 1995 AMENDMENT). SWM IS PRIVATELY OWNED AND MAINTAINED. IT IS PROVIDED UNDER F-01-023 & F-03-08.
- 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 IF 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
- FOREST CONSERVATION OBLIGATIONS IN ACCORDANCE WITH SECTION 16.1202 OF THE HOWARD COUNTY CODE AND THE FOREST CONSERVATION MANUAL HAVE BEEN SATISFIED BY PLACEMENT OF A TOTAL OF 62.67 ACRES IN A FOREST CONSERVATION EASEMENT (41.22 ACRES OF RETENTION UNDER AUTUMN VIEW, SECTION 3 (F-99-45) 7.59 ACRES OF RETENTION UNDER AUTUMN VIEW, SECTION 5, PHASE 1 (F-01-23), AND 13.86 ACRES OF RETENTION UNDER AUTUMN VIEW, SECTION 5, PHASE 2 (F-01-38). 62.67 ACRES OF WHICH IS THE REQUIRED BREAK EVEN POINT FOR THE ACREAGE OF AUTUMN VIEW, SECTIONS 3, 4, AND 5 (PHASE 1 THRU 5). THESE EXISTING FOREST CONSERVATION EASEMENTS UNDER AUTUMN VIEW, SECTION 3 AND 5, PHASES 1 & 2, SATISFY THE FOREST CONSERVATION REQUIREMENTS FOR AUTUMN VIEW, SECTION 3, 4, AND 5, PHASES 1 THRU 5. NO ADDITIONAL EASEMENT AREA ON-SITE OR OFF-SITE IS REQUIRED.
- 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: 17x 250 = 4,250 SQ. FT. RECREATIONAL OPEN SPACE PROVIDED: = 0 SQ. FT.
- OPEN SPACE REQUIRED: 7.45 Ac x 25% = 1.86 ± Ac
TOTAL OPEN SPACE PROVIDED: = 1.59 ± Ac
NON-CREDITED OPEN SPACE PROVIDED: 0.00 Ac
CREDITED OPEN SPACE PROVIDED: 1.59 ± Ac
- 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.
- THIS PROJECT IS SUBJECT TO P.B. CASE No. 329 APPROVED ON JULY 1, 1999
- WATER AND SEWER ARE PUBLIC, CONTRACT # 14-4079-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
- THIS PROJECT IS SUBJECT TO P.B. CASE No. 354 REQUESTING APPROVAL TO AMEND S-99-01 TO CHANGE THE LOCATION OF THE WATER AND SEWER EASEMENTS. IT WAS APPROVED ON DEC. 13, 2001. IN ACCORDANCE WITH THE SCENIC ROAD GUIDELINES OF SUBDIVISION SECTION 16.125, PB-329, S-99-01 AND AMENDED S-99-01, LOTS 386-391 MUST BE DEVELOPED WITH HOUSES THAT HAVE REAR ENTRY GARAGES AND THE FRONT OF THE UNITS FACING COLLEGE AVENUE.



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 F-99-45	21.85 acres	60.44 acres	0.06 acres	60.50 acres	18,000 sq.ft.	18,000 sq.ft.
4 F-01-15	4.77 acres	6.81 acres	0.08 acres	6.89 acres	14,000 sq.ft.	14,250 sq.ft.
5(PH. 1) F-01-23	7.79 acres	18.38 acres	0.09 acres	18.47 acres	11,500 sq.ft.	15,000 sq.ft.
5(PH. 2) F-01-38	7.47 acres	20.04 acres	0.06 acres	20.10 acres	9,500 sq.ft.	19,500 sq.ft.
5(PH. 3) F-01-192	1.72 acres	0.17 acres	0.07 acres	0.24 acres	8,500 sq.ft.	0 sq.ft.
5(PH. 4) F-03-08	2.33 acres	2.92 acres	0.08 acres	3.00 acres	10,750 sq.ft.	11,000 sq.ft.
5(PH. 5) F-03-208	1.86 acres	1.59 acres	0.00 acres	1.59 acres	4,250 sq.ft.	0 sq.ft.
TOTAL	48.24 acres	110.35 acres	0.46 acres	110.81 acres	76,750 sq.ft.	77,750 sq.ft.

DENSITY TABULATION

SECTION	GROSS AREA	FLOODPLAIN	STEEP SLOPES	NET AREA	UNITS ALLOWED	UNITS PROPOSED
3 F-99-45	87.39 acres	6.19 acres	13.20 acres	68.00 acres	136	72*
4 F-01-15	19.08** acres	0.00 acres	2.05 acres	17.03 acres	34	56*
5(PH. 1) F-01-23	31.15 acres	0.90 acres	6.28 acres	23.97 acres	47	46*
5(PH. 2) F-01-38	29.87 acres	0.67 acres	5.16 acres	24.04 acres	48	38*
5(PH. 3) F-01-192	6.87 acres	0	0	6.87 acres	13	34*
5(PH. 4) F-03-08	9.30 acres	0	0	9.30 acres	18	43*
5(PH. 5) F-03-208	7.45 acres	0.53	0	6.92 acres	13	17*
TOTAL	191.11 acres	8.29 acres	26.69 acres	156.13 acres	309	306*

* 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.

Ronald L. Spahn
RONALD L. SPAHN, SOLE TRUSTEE
DATE: 1/19/04

AREA TABULATION (THIS SHEET)

NUMBER OF BUILDABLE LOTS	17
NUMBER OF BULK PARCELS	0
NUMBER OF OPEN SPACE LOTS	1
NUMBER OF LOTS OR PARCELS	18
AREA OF BUILDABLE LOTS	4.24
AREA OF BULK PARCELS	0 AC ±
AREA OF OPEN SPACE LOTS	1.59 AC ±
AREA OF RECREATIONAL OPEN SPACE	0 AC ±
AREA OF 100 YEAR FLOODPLAIN	0.53 AC ±
AREA OF ROADWAY	1.62 AC ±
AREA	7.45 AC ±

LEGEND

- DENOTES PUBLIC TREE MAINTENANCE AND UTILITY EASEMENT
- DENOTES 100 YR FLOODPLAIN AND DRAINAGE EASEMENT
- DENOTES PUBLIC SEWER, DRAINAGE AND UTILITY EASEMENT
- DENOTES AREA DEDICATED TO HOWARD COUNTY, MARYLAND FOR THE PURPOSE OF PUBLIC ROAD
- DENOTES PRIVATE SIGN MAINTENANCE 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 19th DAY OF Jan 2004

RONALD L. SPAHN, SOLE TRUSTEE
Ronald L. Spahn
WITNESS
John

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.

Ronald L. Spahn
RONALD L. SPAHN, L.S. No. 176
DATE: 1/19/04

RECORDED AS PLAT 16533 ON 1/20/04 AMONG THE LAND RECORDS OF HOWARD COUNTY, MD.

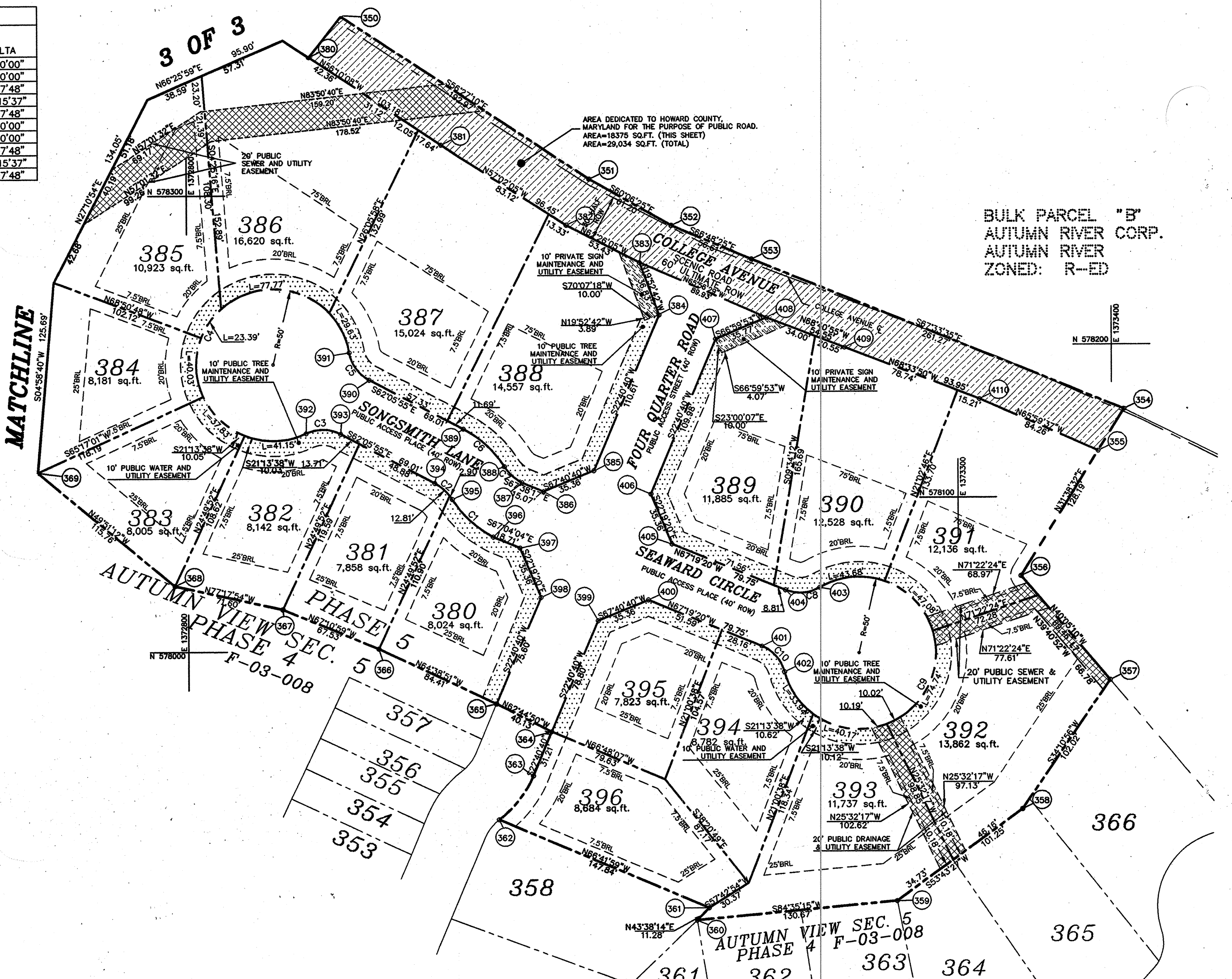
AUTUMN VIEW
SECTION 5, PHASE 5
LOTS 380-396 AND
OPEN SPACE LOT 399 SHEET 1 OF 3

TAX MAP 25 SECOND ELECTION DISTRICT SCALE: 1"=50'
PARCEL NO. 75 HOWARD COUNTY, MARYLAND DATE: JAN. 2004
GRID 21 EX. ZONING R-ED DPZ FILE NOS. S-99-01, P-02-09
AMENDED S-99-01, P-01-08, S-99-01
PB-329, PB 354, P-03-011

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

CURVE TABLE

CURVE (ft)	LENGTH (ft)	RADIUS (ft)	TANGENT (ft)	CHORD (ft)	DIRECTION	DELTA
C1	36.65	70.00	18.76	36.23	S47°05'55"E	30°00'00"
C2	15.71	30.00	8.04	15.53	N47°05'55"W	30°00'00"
C3	23.18	25.00	12.50	22.36	N88°39'50"W	53°07'48"
C4	249.81	50.00	37.50	60.00	S27°54'05"W	286°15'37"
C5	23.18	25.00	12.50	22.36	S35°32'01"E	53°07'48"
C6	36.65	70.00	18.76	36.23	N47°05'55"W	30°00'00"
C7	15.71	30.00	8.04	15.53	S47°05'55"E	30°00'00"
C8	23.18	25.00	12.50	22.36	N86°06'46"E	53°07'48"
C9	249.81	50.00	37.50	60.00	N22°40'40"E	286°15'37"
C10	23.18	25.00	12.50	22.36	N40°45'26"W	53°07'48"



BULK PARCEL "B"
AUTUMN RIVER CORP.
AUTUMN RIVER
ZONED: R-ED

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 COMPLETED) AS FAR AS THEY RELATE TO THE MAKING OF THIS PLAN AND THE SETTING OF MARKERS HAVE BEEN COMPLIED WITH.

[Signature] 1/19/04
DATE
RONALD L. SPAHN, SOLE TRUSTEE
DATE

AREA TABULATION (THIS SHEET)

NUMBER OF BUILDABLE LOTS	17
NUMBER OF BULK PARCELS	0
NUMBER OF OPEN SPACE LOTS	0
NUMBER OF LOTS OR PARCELS	17
AREA OF BUILDABLE LOTS	0 AC ±
AREA OF BULK PARCELS	0 AC ±
AREA OF OPEN SPACE LOTS	4.24 AC ±
AREA OF RECREATIONAL OPEN SPACE	0 AC ±
AREA OF 100 YEAR FLOODPLAIN	0 AC ±
AREA OF ROADWAY	1.38 AC ±
AREA	5.62 AC ±

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

[Signature] 2-5-04
DATE
HOWARD COUNTY HEALTH OFFICER

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

[Signature] 2/4/04
DATE
CHIEF, DEVELOPMENT ENGINEERING DIVISION

[Signature] 2/12/04
DATE
DIRECTOR

OWNER'S STATEMENT

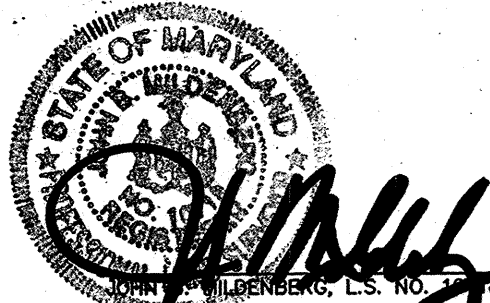
AUTUMN VIEW BUSINESS TRUST, OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY ADOPT THIS PLAN OF SUBDIVISION, AND IN CONSIDERATION OF THE APPROVAL OF THIS FINAL PLAT BY THE DEPARTMENT OF PLANNING AND ZONING, ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES AND GRANT UNTO HOWARD COUNTY, MARYLAND, 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 19th DAY OF Jan 2004

[Signature]
RONALD L. SPAHN, SOLE TRUSTEE

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.



[Signature] 1/19/04
DATE

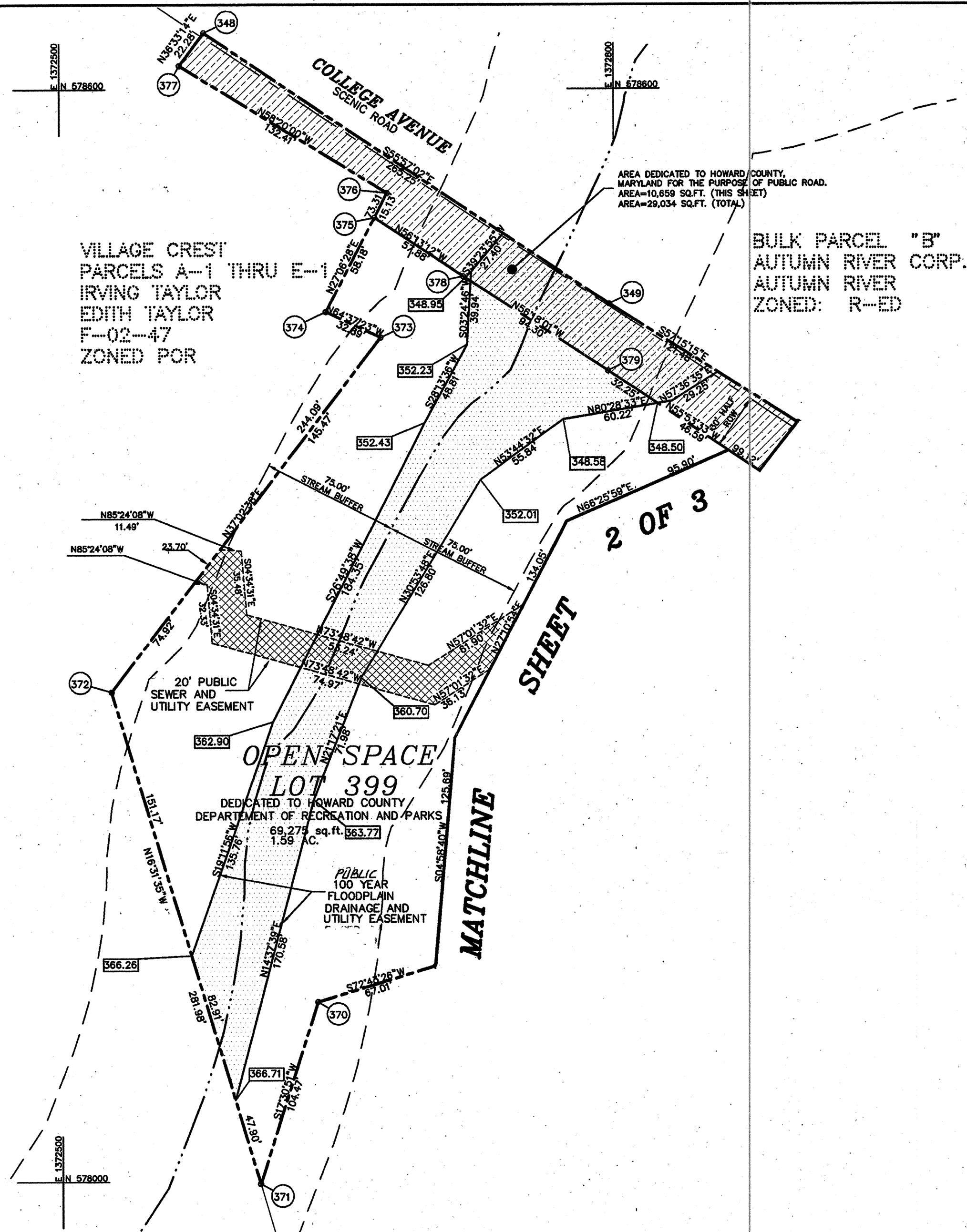
RECORDED AS PLAT 16534 ON 2/20/04 AMONG THE LAND RECORDS OF HOWARD COUNTY, MD.

AUTUMN VIEW
SECTION 5, PHASE 5
LOTS 380-396 AND
OPEN SPACE LOT 399
SHEET 2 OF 3

TAX MAP 25 PARCEL NO. 75 GRID 21
SECOND ELECTION DISTRICT HOWARD COUNTY, MARYLAND EX. ZONING R-ED
SCALE: 1"=50'
DATE: JAN. 2004
DPZ FILE NOS. S-99-01, P-02-09
AMENDED S-99-01, P-01-08, S-99-01
PB-329, PB 354, P-03-011

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.



VILLAGE CREST
PARCELS A-1 THRU E-1
IRVING TAYLOR
EDITH TAYLOR
F-02-47
ZONED POR

AREA DEDICATED TO HOWARD COUNTY,
MARYLAND FOR THE PURPOSE
OF PUBLIC ROAD.
AREA=10,659 SQ.FT. (THIS SHEET)
AREA=29,034 SQ.FT. (TOTAL)

BULK PARCEL "B"
AUTUMN RIVER CORP.
AUTUMN RIVER
ZONED: R-ED

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 PLAN AND THE SETTING OF MARKERS HAVE BEEN
COMPLIED WITH.

John W. Mildenberg 1/19/04
JOHN W. MILDENBERG, SURVEYOR DATE
RONALD L. SPAHN, SOLE TRUSTEE DATE 1-19-04

AREA TABULATION (THIS SHEET)

NUMBER OF BUILDABLE LOTS	0
NUMBER OF BULK PARCELS	0
NUMBER OF OPEN SPACE LOTS	1
NUMBER OF LOTS OR PARCELS	1
AREA OF BUILDABLE LOTS	0 AC ±
AREA OF BULK PARCELS	0 AC ±
AREA OF OPEN SPACE LOTS	1.59 AC ±
AREA OF RECREATIONAL OPEN SPACE	0 AC ±
AREA OF 100 YEAR FLOODPLAIN	0.53 AC ±
AREA OF ROADWAY	0.24 AC ±
AREA	1.83 AC ±

APPROVED: FOR PUBLIC WATER AND PUBLIC
SEWERAGE SYSTEMS
HOWARD COUNTY HEALTH DEPARTMENT
Penny Boender 2-5-04
HOWARD COUNTY HEALTH OFFICER MR DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF
PLANNING AND ZONING
Mark D. Wynn 2/10/04
CHIEF, DEVELOPMENT ENGINEERING DIVISION MR DATE
Frank D. Wynn 2/10/04
DIRECTOR DATE

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 19th DAY OF January 2004
RONALD L. SPAHN, SOLE TRUSTEE
Ronald L. Spahn
WITNESS
John W. Mildenberg

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.
STATE OF MARYLAND
JOHN W. MILDENBERG, NO. 1718
John W. Mildenberg
DATE 1/19/04

RECORDED AS PLAT 16535 ON 2/10/04 AMONG THE LAND RECORDS OF HOWARD COUNTY, MD.

AUTUMN VIEW
SECTION 5, PHASE 5
LOTS 380-396 AND
OPEN SPACE LOT 399 SHEET 3 OF 3

TAX MAP 25 SECOND ELECTION DISTRICT SCALE: 1"=50'
PARCEL NO. 75 HOWARD COUNTY, MARYLAND DATE: JAN. 2004
GRID 21 EX. ZONING R-ED DPZ FILE NOS. P-03-011
DPZ FILE NOS. S-99-01, P-02-09
AMENDED S-99-01, P-01-08, S-99-01
PB-329, PB 354, P-03-011

**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.

02-082.DWG.FINAL\02-082-BASE