

U.S. Equivalent Coordinate Table		Metric Coordinate Table		
POINT	NORTH (feet)	EAST (feet)	NORTH (meters)	EAST (meters)
603	557789.7000	1391302.9033	170009.546607	424069.974622
604	557784.1013	1391286.4593	170004.366161	424064.969822
621	557730.8713	1391299.5270	169999.147991	424060.944010
624	557742.4010	1391289.9445	170000.223838	424062.023599
625	557785.7246	1391302.1256	169999.132750	424252.616425
626	557772.6100	1391997.2442	170009.431564	424281.608646
627	557952.3381	1391486.4105	170004.395886	424253.906224
638	557910.9045	1391234.4204	170004.046504	424253.995505
641	557870.0432	1391295.3014	170002.125270	424067.569172
642	557921.7202	1391273.1123	170004.890450	424060.892207
650	557525.8324	1391874.8278	169934.213595	424244.296308
651	557536.7756	1391859.6616	169937.549400	424239.673378
652	557563.4442	1391787.6407	169945.677714	424217.721375
653	557685.9966	1391888.1487	169983.032344	424287.396151
654	557749.6679	1391635.6491	170002.438787	424217.394234
655	557786.1871	1391532.1974	170003.569875	424139.862076
656	557823.9059	1391545.5124	170025.066597	424143.920505
657	557787.3687	1391648.9641	170003.452683	424173.452683
658	557810.8277	1391727.7136	169994.822594	424199.452537
659	557600.9553	1391801.5302	169997.111118	424221.954838
660	557574.2877	1391873.5511	169948.982805	424243.906900
661	557542.2987	1391911.9653	169939.232552	424255.615993

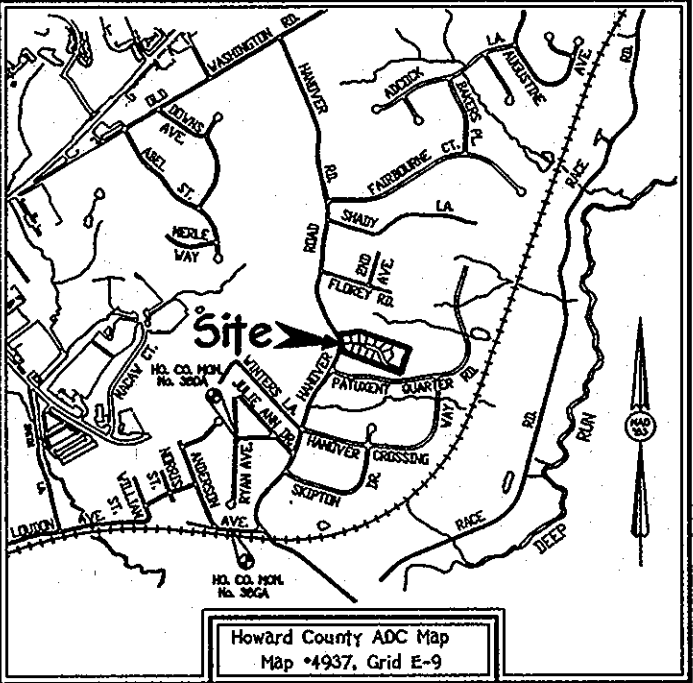
The Requirements S-108, The Real Property Article, Annotated Code Of Maryland, 1988 Replacement Volume, (As Supplemented) As Far As They Relate To The Making Of This Plat And The Setting Of Markers Have Been Complied With.

Terrell A. Fisher 10/3/11
 Registered Land Surveyor
Michael Greenspun 10/3/11
 Date

Gordon Development Co., Inc.
 By: Michael Greenspun, President

Grm	Bearing & Distance	Grm	Bearing & Distance
WS1	N 70°33'24" W 14.23'	WS10	N 82°01'47" W 33.89'
WS2	S 19°26'36" W 10.00'	WS11	S 07°23'22" W 4.95'
WS3	N 70°33'24" W 10.00'	WS12	N 02°36'38" E 10.00'
WS4	N 19°26'36" E 10.00'	WS13	N 07°23'22" E 5.05'
WS5	N 70°33'24" W 4.46'	WS14	N 02°01'47" W 20.86'
WS6	N 82°01'47" W 35.63'	WS15	N 07°58'13" E 30.00'
WS7	S 07°58'13" W 8.00'	WS16	S 82°01'47" E 123.59'
WS8	N 82°36'38" W 20.00'	WS17	S 70°33'24" E 31.71'
WS9	N 07°58'13" E 6.20'		

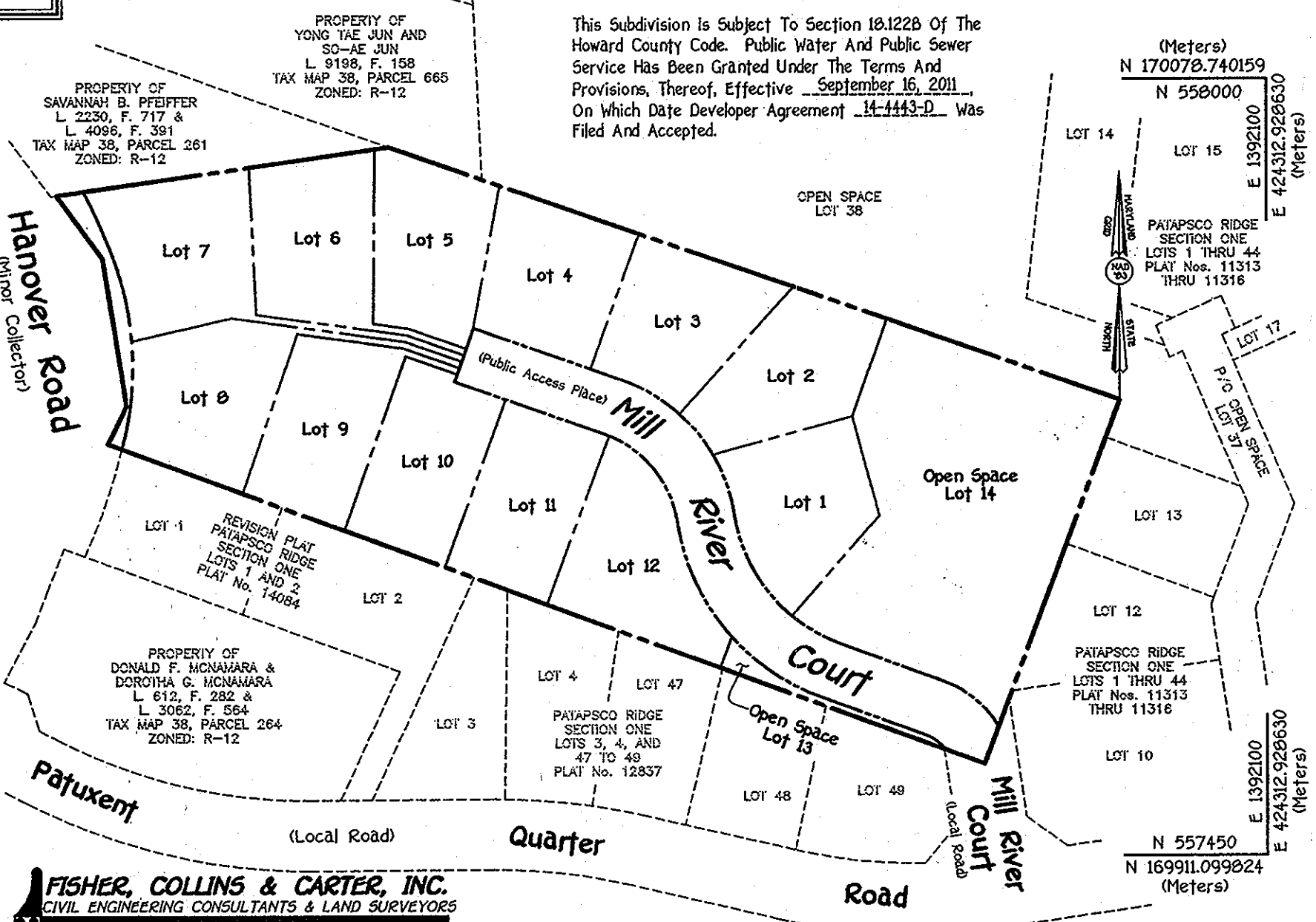
Pnt-Pnt	Radius	Arc Length	Delta	Tangent	Bearing & Distance
640-641	222.49'	133.25'	34°10'51"	68.69'	N 01°50'54" W 131.26'
641-642	380.77'	56.29'	8°20'14"	28.20'	N 23°14'26" W 56.24'
650-651	35.00'	18.93'	30°59'35"	9.70'	N 54°11'06" W 18.70'
652-653	195.00'	165.62'	61°13'21"	91.71'	N 39°04'13" W 157.86'
653-654	80.00'	96.70'	62°05'51"	48.16'	N 39°30'28" W 82.52'
657-658	120.00'	130.06'	62°05'51"	72.24'	S 39°30'28" E 123.78'
658-659	115.00'	122.80'	61°13'21"	68.04'	S 39°04'13" E 117.12'
660-661	75.00'	50.95'	38°58'02"	26.51'	S 50°12'53" E 49.99'



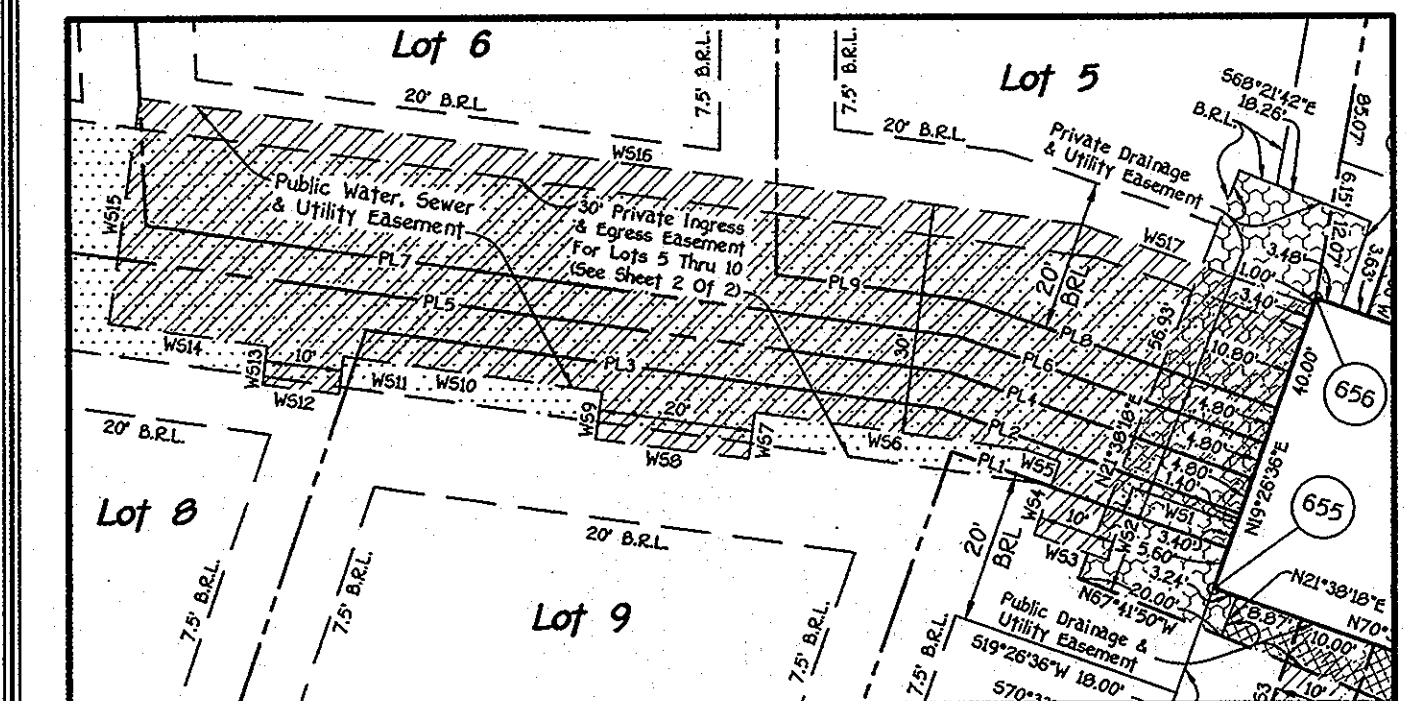
LOT No.	ADDRESS	MICRO BIO-RETENTION (NUMBER)	ENHANCED FILTER (NUMBER)	RAIN WATER HARVESTING (NUMBER)
1	6210 Mill River Court	N/A	N/A	N/A
3	6215 Mill River Court	FACILITY #3	N/A	N/A
4	6222 Mill River Court	FACILITY #4	N/A	N/A
5	6228 Mill River Court	FACILITY #5	N/A	N/A
6	6230 Mill River Court	FACILITY #6	N/A	N/A
7	6234 Mill River Court	FACILITY #7	N/A	N/A
8	6231 Mill River Court	FACILITY #8 & #9	N/A	1-RAIN BARRELS
9	6227 Mill River Court	FACILITY #11 & #12	N/A	2-RAIN BARRELS
10	6223 Mill River Court	FACILITY #13	N/A	2-RAIN BARRELS
11	6219 Mill River Court	FACILITY #14	N/A	2-RAIN BARRELS
12	6215 Mill River Court	FACILITY #15 & #16	N/A	N/A
13	Open Space Lot	N/A	N/A	N/A
14	Open Space Lot	N/A	FACILITY #1	N/A

Reservation Of Public Utility Easements

*Developer Reserves Unto Itself, Its Successors And Assigns, All Easements Shown On This Plan For Water, Sewer, Storm Drainage, And Other Public Utilities Located In, On, Over, And Through Lots 1 Thru 12 And Open Space Lots 13 & 14. Any 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 To The County, Upon Completion Of The Public Utilities And Their Acceptance By Howard County, The County Shall Accept The Easements And Record The Deeds Of Easement In The Land Records Of Howard County.



- General Notes:**
- Subject Property Zoned R-12 Per The 2004 Zoning Regulations And The Comp-Lite Zoning Amendments Dated 07-20-06.
 - Coordinates Based On Nad '83, Maryland Coordinate System As Projected By Howard County Geodetic Control Station No. 38GA And 38DA.
 - Station No. 38DA North 556,796.3031 East 1,390,221.1773
 - This Plat Is Based On Field-Run Monumented Boundary Survey Performed On Or About December, 2002, By Fisher, Collins And Carter, Inc.
 - B.R.L. Denotes Building Restriction Line.
 - Denotes Iron Pin Set With Cap "F.C.C. 106".
 - Denotes Iron Pipe Or Iron Bar Found.
 - Denotes Angular Change In Bearing Or Rights-Of-Way.
 - Denotes Concrete Monument Set With Cap "F.C.C. 106".
 - Denotes Concrete Monument Or Stone Found.
 - For Flag Or Pipe Stem Lots, Refuse Collection, Snow Removal And Road Maintenance Are Provided To The Junction Of Flag Or Pipe Stem And The Road Right-Of-Way Line Only And Not Onto The Flag Or Pipe Stem Lot Driveway.
 - Driveways Shall Be Provided Prior To Residential Occupancy To Ensure Safe Access For Fire And Emergency Vehicles Per The Following (Minimum) Requirements:
 - Width - 12 Feet (16 Feet Serving More Than One Residence);
 - Surface - Six (6") Inches Of Compacted Crusher Run Base With Tar And Chip Coating, (1 -1/2" Minimum);
 - Geometry - Maximum 15% Grade, Maximum 10% Grade Change And 45-Foot Turning Radius;
 - Structures (Culverts/Bridges) - Capable Of Supporting 25 Gross Tons (H25-Loading);
 - Drainage Elements - Capable Of Safely Passing 100 Year Flood With No More Than 1 Foot Depth Over Surface;
 - Structure Clearances - Minimum 12 Feet;
 - Maintenance - Sufficient To Ensure All Weather Use.
 - No Grading, Removal Of Vegetative Cover Or Trees, Or Placement Of New Structures Is Permitted Within The Limits Of Wetlands, Or Their Buffers.
 - All Lot Areas Are More Or Less (6').
 - Distances Shown Are Based On Surface Measurement And Not Reduced To Nad '83 Grid Measurement.
 - Traffic Impact Analysis For This Project Was Prepared By Mars Group, Dated November, 2002 And Approved Under 5-03-012.
 - No Cemeteries Exist On This Site Based On A Visual Site Visit And Based On A Examination Of The Howard County Cemetery Inventory Map.
 - Forest Stand Delineation And Wetland Delineation Information Shown For This Project Was Taken From Reports Prepared By Eco-Science Professionals, Inc. Dated November, 2002 And Approved Under Sketch Plan 5-03-012.
 - Previous Department Of Planning And Zoning File Numbers: 5-03-012 & P-07-007.
 - There Is No 100 Year Floodplain On This Property.
 - This Property Is Located Within The Metropolitan District. Public Water And/Or Sewer Allocations For This Development Are Subject To Section 18.122B Of The Howard County Code. Allocations Will Be Made Available At The Time Of Final Plat Approval, If Capacity Is Available At That Time.
 - Existing Dwelling Located On Lot 1 Is To Remain. No New Buildings, Extensions Or Additions To The Existing Dwelling Are To Be Constructed At A Distance Less Than The Zoning Regulations Allow.
 - This Plat Is In Compliance With The Amended Fifth Edition Of The Subdivision And Land Development Regulations Per Council Bill 45-2003 And The Zoning Regulations As Amended By Council Bill 75-2003. Development Or Construction On These Lots Must Comply With Setback And Buffer Regulations In Effect At The Time Of Submission Of The Site Development Plan, Waiver Petition Application, Or Building/Grading Permit.
 - Articles Of Incorporation For Mill River Homeowners Association, Inc. Was Filed With The Maryland State Department Of Assessment And Taxation On September, 20, 2011, Receipt No. D14301295.
 - Stormwater Management Will Be Provided For In Accordance With Howard County And MDE Specifications. Groundwater Recharge (Rev) Will Be Provided Via An Underground Stone Reservoir Storage Area Located Beneath The Proposed Bio-Retention Facility #1. Water Quality And Quantity Management Will Be Provided Via A Bio-Retention Facility Located On Open Space Lot 14. Maintenance Of This Facility Will Be Maintained By Mill River Homeowners Association, Inc. Private On-Lot Stormwater Management Facilities On Lot 3 Thru 12 Will Be Maintained By The Individual Lot Owner.



FISHER, COLLINS & CARTER, INC.
 CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS
 CENTENNIAL SQUARE OFFICE PARK - 10272 BALTIMORE NATIONAL PIKE
 ELLICOTT CITY, MARYLAND 21042
 (410) 481 - 2855

- Legend**
- Public Drainage & Utility Easement
 - Private Drainage & Utility Easement
 - Public Water, Sewer & Utility Easement
 - 30' Private Ingress & Egress Easement
 - Tee Turnaround Easement
 - 10' Public Tree Maintenance Easement
 - Wetland Area
 - Private Stormwater Management, Access, Drainage & Utility Easement
 - Credited Recreational Open Space Area
 - Non-Credited Recreational Open Space Area
 - 10' Public Sewer & Utility Easement
 - 12' Private Entrance Sign & Landscape Easement

- General Notes Continued:**
- The Forest Conservation Obligation For 0.60 Acres Reforestation Required For The Slusher Property, F-08-180 Is Provided Off-Site On The Property Of Quartz Hill, LLC, Tax Map 8, Tax Parcel 401 By The Creation Of 1.20 Acres Retention On An Approved Forest Retention Bank, SDP-10-104.
 - The Landscaping Surety In The Amount Of \$15,750.00 For Perimeter Landscape Requirements (40 Shade Trees, 23 Evergreen Trees And 2 Ornamental Trees) Of Section 16.124 Of The Howard County Code And Landscape Manual Is To Be Posted With The Final Developer's Agreement For This Subdivision.
 - Open Space Tabulation:
 Gross Area Of Tract: 4.111 Ac.
 Open Space Required = (20% x 4.111 Ac. For 9,600 Sq. Ft. Lot Option) = 0.822 Ac.
 Open Space Provided = 0.851 Ac. (Total) - 0.28 Ac. (Non-Credited) = 0.822 Ac. (Credited).
 - Open Space Lots 13 And 14 Are Owned And Maintained By Mill River Homeowners Association, Inc.
 - The 30' Private Ingress & Egress Easement For Lots 5 Thru 10 Has Been Recorded In The Land Records Of Howard County, Maryland Simultaneously With The Recording Of This Plat.
 - Recreational Area Tabulation:
 a) Total Recreational Area Required (2 Lots x 200 Sq. Ft./Lot) = 2,400 Sq. Ft.
 b) Total Recreational Area Provided = 5,090 Sq. Ft.
 c) Credited Recreational Area Provided = 2,700 Sq. Ft.
 - The Lots Created By This Subdivision Plat Are Subject To A Fee Or Assessment To Cover Or Defray All Or Part Of The Developer's Cost Of The Installation Of The Water And Sewer Facilities, Pursuant To The Howard County Code Section 18.112. This Fee Or Assessment, Which Runs With The Land, Is A Contractual Obligation Between The Developer And Each Owner Of This Property And Is Not In Any Way A Fee Or Assessment Of Howard County.
 - Private Entrance Sign And Landscaping Within Easement On Lot 12 Will Be Maintained By Mill River Homeowners Association, Inc. Access To The Private Entrance Sign And Landscape Easement Will Be Across Open Space Lot 13 Owned By Mill River Homeowners Association, Inc.

Area Tabulation This Submission

TOTAL NUMBER OF BUILDABLE LOTS TO BE RECORDED	12
TOTAL NUMBER OF OPEN SPACE LOTS TO BE RECORDED	2
TOTAL NUMBER OF LOTS/PARCELS TO BE RECORDED	14
TOTAL AREA OF BUILDABLE LOTS TO BE RECORDED	2,772 Ac.±
TOTAL AREA OF OPEN SPACE LOTS TO BE RECORDED	0.851 Ac.±
TOTAL AREA OF LOTS/PARCELS TO BE RECORDED	3,623 Ac.±
TOTAL AREA OF ROADWAY TO BE RECORDED	0.488 Ac.±
TOTAL AREA TO BE RECORDED	4.111 Ac.±

Owner/Developer

Gordon Development Co., Inc.
 1498 Reisterstown Road
 Suite 338
 Baltimore, Maryland 21208
 (443-375-0324)
 Attn: Mr. Michael Greenspun

APPROVED: For Public Water And Public Sewerage Systems.
 Howard County Health Department.

Peter Bilsonson 10/18/2011
 Howard County Health Officer Date

APPROVED: Howard County Department Of Planning And Zoning.

Michael Greenspun 10/2/11
 Chief, Development Engineering Division Date

J. Maenhardt 10/26/11
 Director Date

OWNER'S CERTIFICATE

Gordon Development Co., Inc., By Michael Greenspun, President, 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: (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 Rights-of-way And The Specific Easement Areas 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 Waterways 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 Erected On Or Over The Said Easements And Rights-of-way, Witness My Hand This 3rd Day Of October, 2011.

Michael Greenspun
 Gordon Development Co., Inc.
 By: Michael Greenspun, President

Carol Greenspun
 Witness

SURVEYOR'S CERTIFICATE

I Herby Certify That The Final Plat Shown Hereon Is Correct; That It Is A Subdivision Of All Of The Lands Conveyed By William Jack Slusher And Patricia May Slusher To Gordon Development Co., Inc. By Deed Dated April 30, 2003 And Recorded In The Land Records Of Howard County, Maryland In Liber No. 7159 At Folio 651 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, Maryland As Shown In Accordance With The Annotated Code Of Maryland, As Amended.

Terrell A. Fisher 10/3/11
 Terrell A. Fisher, Professional Land Surveyor No. 10692
 Expiration Date: December 13, 2011 Date

RECORDED AS PLAT No. 21733 ON 10/2/2011
 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

Slusher Property
 Buildable Lots 1 Thru 12 And
 Open Space Lots 13 & 14

Zoned: R-12
 Tax Map: 38, Grid: 15, Parcel: 745
 First Election District
 Howard County, Maryland

0' 100' 150' 200'
 Scale: 1" = 100'

Date: October 3, 2011
 Sheet 1 of 2

F-08-180

10' Public Sewer & Utility Easement Line Table

Sym	Bearing & Distance
S1	S 19°26'36" W 18.00'
S2	N 70°33'24" W 10.00'
S3	N 19°26'36" E 18.00'

The Requirements §3-108, The Real Property Article, Annotated Code of Maryland, 1988 Replacement Volume, (As Supplemented) As For As They Relate To The Making Of This Plat And The Setting Of Markers Have Been Compiled With.

Terrell A. Fisher 10/3/11
 Terrell A. Fisher, L.S. #10692
 Registered Land Surveyor
 10/3/11
 Gordon Development Co., Inc.
 BY: Michael Greenspun, President

Public Water, Sewer, & Utility Easement Line Table

Sym	Bearing & Distance
WS1	S 74°22'21" W 5.69'
WS2	N 18°44'25" W 19.33'
WS3	N 71°15'35" E 7.97'
WS4	S 19°26'36" W 10.13'
WS5	N 67°39'29" W 25.98'
WS6	N 19°26'36" E 8.82'

Reservation Of Public Utility Easements

"Developer Reserves unto itself, its Successors and Assigns, All Easements Shown on This Plan For Water, Sewer, Storm Drainage, and Other Public Utilities Located in, On, Over, And Through Lots 1 Thru 12 And Open Space Lots 13 & 14, Any Conveyances Of The Aforesaid Lots Shall Be Subject To The Easements Herein Reserved, Whether Or Not Expressly Stated In The Deed(s) 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 Record The Deed(s) Of Easement In The Land Records Of Howard County."

Public Drainage & Utility Easement Line Table

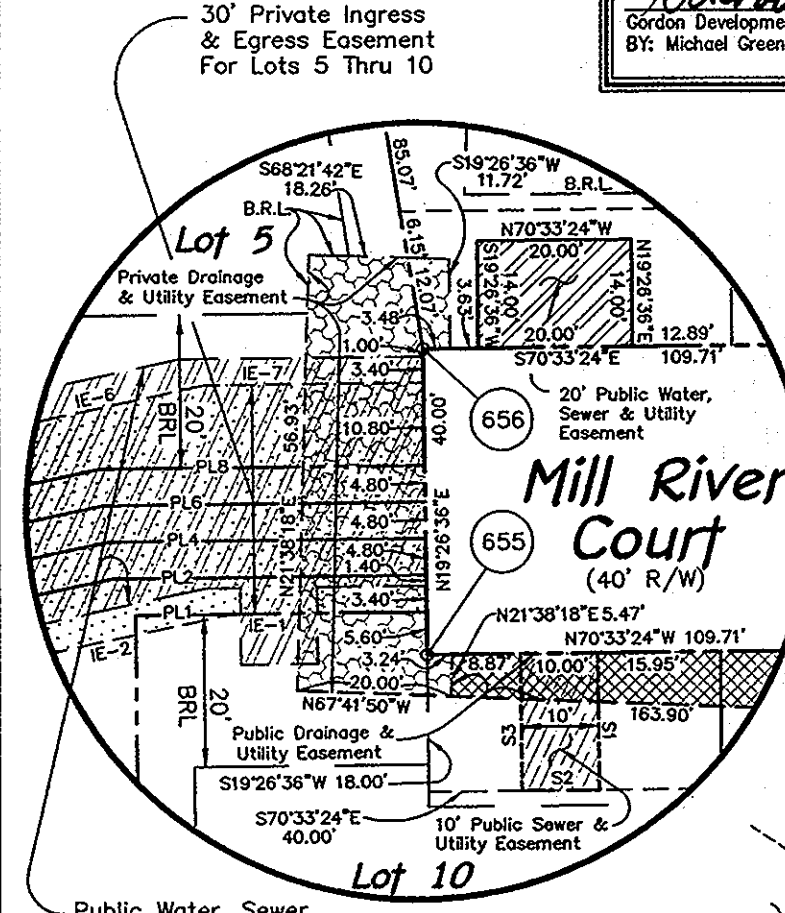
Sym	Bearing & Distance
SD1	N 69°26'54" W 143.84'
SD2	N 49°06'00" W 43.69'
SD3	R=110.00' L=53.11'
SD4	R=125.00' L=135.48'
SD5	N 70°33'24" W 69.71'

30' Private Ingress And Egress Easement Line Table

Sym.	Bearing & Distance
IE-1	N 70°33'24" W 25.34'
IE-2	N 82°01'47" W 127.57'
IE-3	S 76°56'10" W 37.38'
IE-4	N 13°03'50" W 34.00'
IE-5	N 76°56'10" E 32.55'
IE-6	S 82°01'47" E 147.30'
IE-7	S 70°33'24" E 28.35'

12' Private Entrance Sign & Landscape Easement Line Table

Sym	Bearing & Distance
L1	R=182.00' L=26.39'
L2	N 77°24'45" E 12.86'
L3	R=170.00' L=46.03'



Detail

SCALE: 1"=25'

Property Lot Line Table

Sym.	Bearing & Distance
PL1	N 70°33'24" W 37.89'
PL2	N 70°33'24" W 40.90'
PL3	N 82°01'47" W 75.40'
PL4	N 70°33'24" W 41.39'
PL5	N 82°01'47" W 122.78'
PL6	N 70°33'24" W 41.87'
PL7	N 82°01'47" W 106.55'
PL8	N 70°33'24" W 42.35'
PL9	N 82°01'47" W 25.08'

Minimum Lot Size Chart

Lot No.	Gross Area	Pipstem Area	Minimum Lot Size
6	10,241 Sq. Ft.	321 Sq. Ft.	9,920 Sq. Ft.
7	11,356 Sq. Ft.	710 Sq. Ft.	10,646 Sq. Ft.
8	11,013 Sq. Ft.	561 Sq. Ft.	10,452 Sq. Ft.
9	9,899 Sq. Ft.	182 Sq. Ft.	9,717 Sq. Ft.

Area Tabulation For This Sheet

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TOTAL NUMBER OF LOTS/PARCELS TO BE RECORDED	14
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TOTAL AREA OF OPEN SPACE LOTS TO BE RECORDED	0.851 Ac.±
TOTAL AREA OF LOTS/PARCELS TO BE RECORDED	3.623 Ac.±
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TOTAL AREA TO BE RECORDED	4.111 Ac.±

APPROVED: For Public Water And Public Sewerage Systems.
 Howard County Health Department.

B. J. Slusher 10/18/2011
 Howard County Health Officer Date

APPROVED: Howard County Department Of Planning And Zoning.

Michael Greenspun 10/17/11
 Chief, Development Engineering Division NY Date

J. Maunhardt 10/26/11
 Director Date

OWNER'S CERTIFICATE

Gordon Development Co., Inc., By Michael Greenspun, President, Owners Of The Property Shown And Described Hereon, Herby 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 Rights-of-way And The Specific Easement Areas 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, Herby Grant The Right And Option 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 Waterways 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 Erected On Or Over The Said Easements And Rights-of-way. Witness My Hand This 3rd Day Of October, 2011.

Michael Greenspun
 Gordon Development Co., Inc.
 By: Michael Greenspun, President

Carol Greenspun
 Witness

SURVEYOR'S CERTIFICATE

I Herby Certify That The Final Plat Shown Hereon Is Correct; That It Is A Subdivision Of All Of The Lands Conveyed By William Jack Slusher And Patricia May Slusher To Gordon Development Co., Inc. By Deed Dated April 30, 2003 And Recorded In The Land Records Of Howard County, Maryland In Liber No. 7159 At Folio 651 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, Maryland As Shown, In Accordance With The Annotated Code Of Maryland, As Amended.

Terrell A. Fisher 10/3/11
 Terrell A. Fisher, Professional Land Surveyor No. 10692
 Expiration Date: December 13, 2011 Date

RECORDED AS PLAT No. 21734 ON 10/28/11
 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

Slusher Property
 Buildable Lots 1 Thru 12 And
 Open Space Lots 13 & 14

Zoned: R-12
 Tax Map: 38, Grid: 15, Parcel: 745
 First Election District
 Howard County, Maryland



Scale: 1"=50'

Date: October 3, 2011
 Sheet 2 of 2

F-08-180