

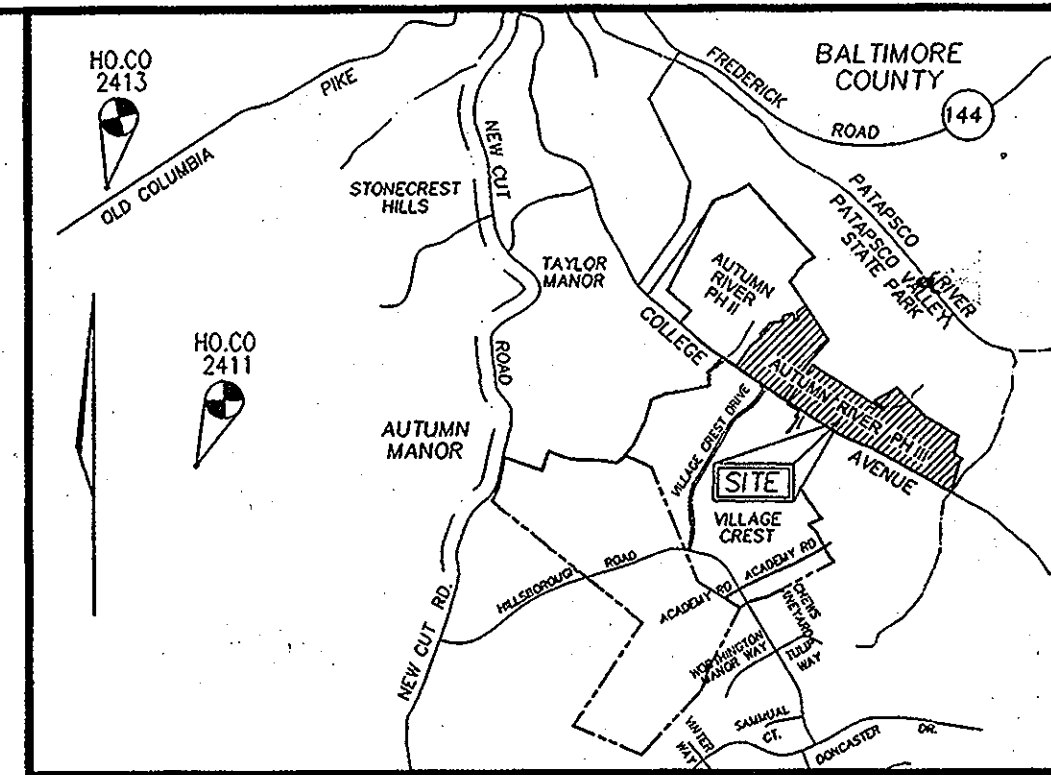
**GENERAL NOTES**

- THE SUBJECT PROPERTY IS ZONED R-ED PER THE 02/02/04 COMPREHENSIVE ZONING PLAN AND COMP-LITE ZONING AMENDMENTS DATED 07/28/06.
- DRIVEWAYS SHALL BE PROVIDED PRIOR TO THE ISSUANCE OF A USE AND OCCUPANCY PERMIT FOR ANY NEW DWELLINGS TO INSURE SAFE ACCESS FOR FIRE AND EMERGENCY VEHICLES PER THE FOLLOWING MINIMUM REQUIREMENTS:
  - WIDTH--12'(16' SERVING MORE THAN ONE RESIDENCE)
  - SURFACE--6" OF COMPACTED CRUSHER RUN BASE W/TAR AND CHIP COATING (1-1/2" MIN.)
  - GEOMETRY--MAX. 15% GRADE, MAX. 10% GRADE CHANGE AND MIN. 45' TURNING RADIUS
  - STRUCTURES (CULVERTS/BRIDGES)--CAPABLE OF SUPPORTING 25 GROSS TONS (H25 LOADING)
  - DRAINAGE EASEMENTS--CAPABLE OF SAFELY PASSING 100-YEAR FLOOD WITH NO MORE THAN 1 FOOT DEPTH OVER DRIVEWAY SURFACE
  - MAINTENANCE--SUFFICIENT TO INSURE ALL WEATHER USE.
- NO CLEARING, REMOVAL OF VEGETATIVE COVER OR TREES, PAVING AND NEW STRUCTURES SHALL BE PERMITTED WITHIN THE LIMITS OF WETLANDS, STREAMS, OR OTHER REQUIRED BUFFERS, FLOODPLAIN AND FOREST CONSERVATION EASEMENT AREAS.
- FOR FLAG OR PIPESTEM LOTS, REFUSE COLLECTION, SNOW REMOVAL AND ROAD MAINTENANCE ARE PROVIDED TO THE JUNCTION OF THE FLAG OR PIPESTEM AND ROAD RIGHT-OF-WAY LINE AND NOT ONTO THE PIPESTEM DRIVEWAY.
- WATER AND SEWER FOR THIS PROJECT WILL BY PUBLIC. WATER WILL BE PROVIDED THROUGH CONTRACT NO. 14-4520-D. SEWER WILL BE PROVIDED THROUGH CONTRACT# 14-4520-D. WATER SHED IS THE PATAPSCO RIVER.
- LOTS 75, 76, 77, 82, 83, 88, 89, 100, 101, 104, 105, 106, & 107 WILL UTILIZE PRIVATE USE-IN-COMMON DRIVEWAYS. THE USE-IN-COMMON DRIVEWAY MAINTENANCE AGREEMENTS AND PRIVATE REFUSE AND RECYCLING PAD MAINTENANCE AGREEMENTS ARE TO BE RECORDED SIMULTANEOUSLY WITH THIS PLAT AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND. THE MAINTENANCE AGREEMENT FOR THE USE-IN-COMMON LOTS BETWEEN LOTS 88 AND 89 WAS RECORDED WITH F-09-021.
- PUBLIC WATER AND SEWAGE ALLOCATION WILL BE GRANTED AT THE TIME OF ISSUANCE OF THE BUILDING PERMIT IF CAPACITY IS AVAILABLE AT THAT TIME.
- THE PUBLIC FOREST CONSERVATION EASEMENTS HAS BEEN ESTABLISHED TO FULFILL THE REQUIREMENTS OF SECTION 16.1200 OF THE HOWARD COUNTY CODE AND FOREST CONSERVATION ACT. NO CLEARING, GRADING OR CONSTRUCTION IS PERMITTED WITHIN THE FOREST CONSERVATION EASEMENT; HOWEVER, FOREST MANAGEMENT PRACTICES AS DEFINED IN THE DEED OF FOREST CONSERVATION EASEMENT ARE ALLOWED.
  - AUTUMN RIVER PHASE I: EXISTING FOREST EASEMENT COMBINED WITH FUTURE PHASE. AUTUMN RIVER PHASE II: 13.81 AC. RETENTION IN CREDITED EASEMENT
  - AUTUMN RIVER PHASE III: 9.42 AC. RETENTION REQUIRED, PROVIDED BY A FOREST BANK, COLLEGE AVENUE PUMP STATION, AUTUMN RIVER BULK PARCEL B, SDP-10-081.
- RESERVATION OF PUBLIC UTILITY AND FOREST CONSERVATION EASEMENTS DEVELOPER RESERVES UNTO ITSELF, ITS SUCCESSORS AND ASSIGNS, ALL EASEMENTS SHOWN ON THIS PLAN FOR WATER, SEWER, STORM DRAINAGE, OTHER PUBLIC UTILITIES AND FOREST CONSERVATION (DESIGNATED AS FOREST CONSERVATION AREA), LOCATED IN, ON, OVER AND THROUGH LOT/PARCELS, ANY CONVEYANCES OF THE AFORESAID LOTS/PARCELS SHALL BE SUBJECT TO THE EASEMENTS HEREIN RESERVED, WHETHER OR NOT EXPRESSLY STATED IN THE DEED(S) CONVEYING SAID LOT/PARCELS, DEVELOPER SHALL EXECUTE AND DELIVER DEEDS FOR THE EASEMENTS HEREIN RESERVED TO HOWARD COUNTY WITH METES AND BOUNDS DESCRIPTION OF THE FOREST CONSERVATION AREA. UPON COMPLETION OF THE PUBLIC UTILITIES AND THEIR ACCEPTANCE BY HOWARD COUNTY, AND IN THE CASE OF THE FOREST CONSERVATION EASEMENT, UPON COMPLETION OF THE DEVELOPER'S OBLIGATIONS UNDER THE FOREST CONSERVATION INSTALLATION AND MAINTENANCE AGREEMENT EXECUTED BY THE DEVELOPER AND THE COUNTY, AND THE RELEASE OF THE DEVELOPER'S SURETY POSTED WITH SAID AGREEMENT, THE COUNTY SHALL ACCEPT THE EASEMENTS AND RECORD THE DEED(S) OF EASEMENT IN THE LAND RECORDS OF HOWARD COUNTY.
- LANDSCAPING FOR THESE LOTS IS PROVIDED WITH A CERTIFIED LANDSCAPE PLAN INCLUDED WITH THE ROAD CONSTRUCTION PLAN SET IN ACCORDANCE WITH SECTION 16.124 OF THE HOWARD COUNTY CODE AND LANDSCAPE MANUAL. A FINANCIAL SURETY IN THE AMOUNT OF \$32,210.00 FOR THE REQUIRED 29 SHADE TREES (29x\$300), 115 EVERGREEN TREES (115x\$150), 68 SHRUBS (68x\$30) AND 422 LF OF FENCING (422x\$10).
- THE STREET TREES ARE PROVIDED FOR THE PROJECT IN ACCORDANCE WITH SECTION 16.124(e)(1) OF THE SUBDIVISION REGULATIONS AND THE LANDSCAPE MANUAL. A FINANCIAL SURETY IN THE AMOUNT OF \$21,300.00 TO BE POSTED AS PART OF THE DEVELOPER AGREEMENT FOR THE REQUIRED 71 PUBLIC STREET TREES.
- COORDINATES SHOWN HEREON ARE BASED ON THE MARYLAND STATE GRID MERIDIAN (NAD 83) AS PROJECTED BY HOWARD COUNTY CONTROL STATIONS NO. 2411 AND NO. 2413.
- THE PROJECT BOUNDARY SHOWN HEREON IS BASED ON A BOUNDARY SURVEY PREPARED BY FISHER, COLLINS & CARTER, INC. DATED FEBRUARY 14, 2000, WHICH WAS VERIFIED AS CORRECT BY ROBERT H. VOGEL ENGINEERING, INC. IN MARCH 2010.
- THIS SITE IS NOT LOCATED IN A HISTORIC DISTRICT.
- THE 100 YEAR FLOODPLAIN, DRAINAGE AND UTILITY EASEMENT SHOWN ON THIS SITE IS BASED ON A FLOODPLAIN STUDY PREPARED BY ROBERT H. VOGEL ENGINEERING, INC. DATED OCTOBER 2007 (P-07-016).
- THIS PROPERTY IS WITHIN THE METROPOLITAN DISTRICT.
- A GRAVE SITE EXISTS ON PREVIOUS BULK PARCEL 'A', PLAT NO 14514. THE ACCOMMODATION OF AND ACCESS TO THE CEMETERY ON BULK PARCEL 'A' WAS APPROVED BY THE PLANNING BOARD ON JANUARY 27, 1999 WITH SKETCH PLAN S-98-16. THE GRAVE SITE IS LOCATED ON CURRENT OPEN SPACE LOT 94.

- DENOTES ANGULAR CHANGE IN BEARING OF BOUNDARY OR RIGHT OF WAY
- DENOTES IRON PIPE OR BAR FOUND
- DENOTES STONE OR MONUMENT FOUND
- ⊗ DENOTES REBAR WITH CAP SET
- ALL AREAS SHOWN HEREON ARE MORE OR LESS.
- WETLAND AREAS DELINEATED BY CHESAPEAKE ENVIRONMENTAL AND APPROVED ON NOVEMBER 10, 1999 UNDER P-99-16, DATED JUNE 2004. (FOR LOTS 1, 2, 3 AND BULK PARCEL A, PLAT NO. 14514).
- THE PLANNING BOARD APPROVED THE AMENDED SKETCH PLAN (S-98-16). THE PLAN WAS SIGNED ON FEBRUARY 8, 1999 AND PB 325 WAS APPROVED ON JANUARY 14, 1999.
- THIS SUBDIVISION COMPLIES WITH THE AMENDED 4TH EDITION OF THE SUBDIVISION AND ZONING REGULATIONS, BOTH AS AMENDED BY COUNCIL BILL 75-2003.
- OPEN SPACE LOT 108 TO BE OWNED BY HOWARD COUNTY MARYLAND AND MAINTAINED BY THE DEPARTMENT OF RECREATION AND PARKS. OPEN SPACE LOTS 71, 87, 94, 103, AND 109 ARE TO BE DEDICATED TO, OWNED AND MAINTAINED BY TAYLOR PROPERTIES COMMUNITY ASSOCIATION FOR THE RESIDENTS OF THIS SUBDIVISION. THE RECORDING REFERENCE FOR H.O.A. ARTICLES OF INCORPORATION AND RESTRICTIONS IS SHOWN HEREON.
- PROTECTIVE COVENANTS INCLUDING COVENANTS GOVERNING THE MAINTENANCE OF COMMUNITY OWNED OPEN SPACE, THE MAINTENANCE OF THE USE-IN-COMMON DRIVEWAYS, THE MAINTENANCE OF THE STREET TREES, THE RESERVATION OF FOREST CONSERVATION AREAS, AND ANY RESERVATIONS OF THE HOMEOWNERS ASSOCIATION TO BE RECORDED SIMULTANEOUSLY WITH THIS PLAT. ARTICLES OF INCORPORATION OF THE HOMEOWNERS ASSOCIATION WERE ACCEPTED AND APPROVED BY THE STATE DEPARTMENT OF ASSESSMENTS AND TAXATION ON OCTOBER 21, 2012 (DEPT. ID # 014891858).
- STORMWATER MANAGEMENT TO BE PROVIDED FOR THE DEVELOPMENT BY MICROPOOL EXTENDED DETENTION FACILITY LOCATED IN OPEN SPACE LOT 87. A FACILITY HAZARD CLASS 'A' AND WILL BE OWNED BY THE HOMEOWNERS ASSOCIATION AND JOINTLY MAINTAINED BY THE HOMEOWNERS ASSOCIATION AND HOWARD COUNTY. STORMWATER MANAGEMENT IS PROVIDED IN ACCORDANCE WITH THE 2000 MARYLAND STORMWATER DESIGN MANUAL VOLUMES I AND II. IT WAS DETERMINED THAT THIS PROJECT MET THE CRITERIA OUTLINED IN THE MDE STORMWATER MANAGEMENT REGULATIONS GUIDANCE FOR IMPLEMENTATION FOR ACCEPTANCE OF THE 2000 DESIGN CRITERIA AND GRANTED A WAIVER. THIS PLAN IS ALSO SUBJECT TO THE EXPIRATION OF THIS WAIVER UNLESS ALL STORMWATER MANAGEMENT IS CONSTRUCTED BY MAY 4, 2017.
- WP-07-095: A WAIVER PETITION HAS BEEN SUBMITTED AND APPROVED, DATED AUGUST 22, 2007, TO WAIVE SECTION 16.116(A)(1) TO ALLOW GRADING REMOVAL OF VEGETATIVE COVER AND TREES, PAVING AND NEW STRUCTURES WITHIN 75 FEET OF A PERENNIAL STREAM BANK AND SECTION 16.116 (B) TO ALLOW GRADING, REMOVAL OF VEGETATIVE COVER AND TREES, NEW STRUCTURES AND PAVING ON LAND WITH STEEP SLOPES. APPROVAL IS SUBJECT TO THE FOLLOWING CONDITIONS:
  - COMPLIANCE WITH ALL SUBDIVISION REVIEW COMMITTEE COMMENTS.
  - COMPLIANCE WITH THE COMMENTS DATED AUGUST 14, 2007 FROM THE HOWARD SOIL CONSERVATION DISTRICT.
  - APPROVAL OF ANY STATE PERMITS REQUIRED FOR THE ENVIRONMENTAL DISTURBANCES. THE PERMIT NUMBER MUST BE SHOWN AS A GENERAL NOTE ON THE FINAL PLAN.
  - ON THE PRELIMINARY PLAN AND ALL FUTURE SUBDIVISION PLAT, PROVIDE A BRIEF DESCRIPTION OF WAIVER PETITION, WP-07-095, AS A GENERAL NOTE TO INCLUDE REQUESTS, SECTIONS OF THE REGULATIONS, ACTION AND DATE.
  - IN LIEU OF PROVIDING RETAINING WALLS ON OPEN SPACE LOT 68 (BEHIND LOTS 32 AND 33), THE AREA WILL BE GRADED, BUT NOT TO EXCEED THE LOD SHOWN ON THE WAIVER PETITION EXHIBIT, AND RESTABILIZED AND PLANTED.
- DESIGN MANUAL WAIVER; TO WAIVE VOLUME IV, DETAIL R-1.02, WHICH REQUIRES A 50 FOOT WIDE RIGHT-OF-WAY FOR A PUBLIC ACCESS PLACE AND PUBLIC ACCESS STREET, HAS BEEN SUBMITTED AND APPROVED, DATED OCTOBER 15, 2008. APPROVAL WAS BASED ON THE FOLLOWING:
  - THE PLAN WAS ORIGINALLY DESIGNED AND APPROVED UNDER SEPARATE REGULATIONS WHICH ONLY REQUIRED A 40' RIGHT-OF-WAY. UPDATING THE PLAN TO CURRENT STANDARDS WOULD HAVE A SIGNIFICANT EFFECT ON THE SUBDIVISION AS ALREADY APPROVED.
  - THE REQUEST TO ALLOW THE 40' RIGHT-OF-WAY WIDTH IS APPROVED BUT THE MINIMUM PAVEMENT WIDTH MUST REMAIN.
- DESIGN MANUAL WAIVER; TO WAIVE SECTION 4.3 OF VOLUME II, WHICH REQUIRES GRAVITY SEWER SERVICE TO THE BASEMENT OR LOWEST FLOOR OF THE LOTS CREATED THROUGH THE SUBDIVISION, HAS BEEN SUBMITTED AND APPROVED, DATED AUGUST 7, 2008. APPROVAL IS BASED ON THE FOLLOWING:
  - LOTS 73 THROUGH 77 WILL USE SEWER HOUSE CONNECTIONS ON A 1 PERCENT SLOPE WITH BASEMENT SEWER SERVICE TO BE PROVIDED BY PRIVATE ON-SITE PUMPS.
  - DESIGN MANUAL WAIVER WP-13-089, TO WAIVE SECTION 16.144(p) AND 16.144(q), WHICH REQUIRES SUBDIVISION PLAT SUBMITTAL FOR SIGNATURES WITHIN 180 DAYS OF FINAL PLAN APPROVAL, HAS BEEN SUBMITTED AND APPROVED, DATED AUGUST 8, 2013. APPROVAL IS BASED ON THE FOLLOWING:
    - DEVELOPERS AGREEMENT MUST BE SUBMITTED AND ALL FINANCIAL OBLIGATIONS SATISFIED BY SEPTEMBER 1, 2013.
    - FINAL PLAT MUST BE SUBMITTED FOR SIGNATURE AND RECORDATION BY OCTOBER 31, 2013.
- APPROVAL OF A SITE DEVELOPMENT PLAN IS REQUIRED FOR THE DEVELOPMENT OF ALL RESIDENTIAL LOTS WITHIN THIS SUBDIVISION PRIOR TO ISSUANCE OF ANY GRADING OR BUILDING PERMITS FOR NEW HOUSE CONSTRUCTION IN ACCORDANCE WITH SECTION 16.155 OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS.
- A.T.&T. EASEMENT (LIBER 167/502 & 232/96), AS SHOWN ON "AUTUMN RIVER, PHASE 2", WAS ABANDONED PER THE CREATION OF RELOCATED A.T.&T. EASEMENT AS SHOWN HEREON.
- ALL EXISTING STRUCTURES LOCATED ON THIS PROPERTY (EXISTING HOUSE & SHED ON OPEN SPACE LOTS 103 & 108) WERE REMOVED FROM THE SITE IN SEPT 2011, PRIOR TO THE RECORDING OF THIS PLAT.
- CATEGORIZED AS AN ESSENTIAL DISTURBANCE, AS REQUESTED BY THE HOWARD SOIL CONSERVATION DISTRICT DUE TO THE STORMWATER OUTFALL MAY CAUSE EROSION IF ABOVE THE STREAM AND STREAM BUFFER.
- CURRENTLY EXISTS AND A TYPE B LANDSCAPE BUFFER WILL BE ADDED IN AREAS WHERE A 35' FOREST DOES NOT CURRENTLY EXIST. SPECIES TYPICALLY OCCURRING IN THE EXISTING FORESTED AREA ALONG THE ROADWAY WILL BE USED FOR THE TYPE B LANDSCAPE BUFFER.
- THE PROPERTY(S) SHOWN HEREON ARE SUBJECT TO A FEE OR ASSESSMENT TO COVER OR DEFRAY ALL OR PART OF THE DEVELOPER'S COST OF INSTALLATION OF WATER AND SEWER FACILITIES. THIS FEE OR ASSESSMENT WHICH RUNS WITH THE LAND, IS A CONTRACTUAL OBLIGATION BETWEEN ELLICOTT CITY WATER COMPANY, LLC AND THE INDIVIDUAL LOT OWNERS AND IS NOT IN ANY WAY A FEE OR ASSESSMENT OF HOWARD COUNTY.
- THE OWNER & DEVELOPER RESERVES AN EASEMENT FOR ELLICOTT CITY CABLE COMPANY, LLC OR ITS ASSIGNS TO BUILD, MAINTAIN AND REPAIR TELECOMMUNICATION LINES OR TRANSMISSION LINES OVER AND UNDER THE GROUND WITHIN THE SUBJECT PROJECT.
- ALL ON LOT SWM DEVICES ARE SUBJECT TO THE CONDITIONS OF A RECORDED DOC.

**OPEN SPACE TABULATION: PHASE III**

OPEN SPACE REQUIRED: 17.7 AC. (70.74 AC X 25%) TOTAL REQUIRED FOR ALL THREE PHASES  
 CREDITED OPEN SPACE: 25.20 AC. (PHASE 1, PLAT 14514, 0.48 AC + PHASE 2, F-09-21, 24.72 AC)  
 OPEN SPACE PROVIDED: 21.95 AC.  
 CREDITED OPEN SPACE PROVIDED: 20.61 AC.  
 NON-CREDITED OPEN SPACE PROVIDED: 0.43 AC.  
 RECREATION OPEN SPACE REQUIRED: 8,650 SF.  
 FOR SINGLE FAMILY DETACHED UNIT: 33 (250 SF PER UNIT)= 8,250 SF.  
 FOR SINGLE FAMILY ATTACHED UNIT: 2 (200 SF PER UNIT)= 400 SF.  
 PASSIVE/ACTIVE RECREATION OPEN SPACE PROVIDED: 8,682 SF (LOT 71)  
 PASSIVE RECREATIONAL OPEN SPACE ONLY.  
 NO STRUCTURES ARE ALLOWED.  
 RECREATIONAL FACILITIES SUCH AS BASKETBALL OR TENNIS COURTS, FENCES, SWIMMING POOLS, PLAYGROUND EQUIPMENT OR TOT LOTS, ETC. THAT ARE PERMANENTLY ATTACHED TO THE GROUND ARE CONSIDERED TO BE STRUCTURES AND ARE NOT PERMITTED WITHIN THE PROPOSED RECREATIONAL AREA.



**VICINITY MAP**  
 SCALE 1" = 2000'  
 ADC MAP : 4816-D9, E9, D10, E10, F10

MILESTONE CHART				
PHASE	NO. TENTATIVE ALLOCATIONS	ALLOCATION YEAR	PRELIMINARY PLAN SUBMISSION MILESTONES	
PHASE II, PART I	37	2009	BETWEEN JULY 1, 2006 AND JAN. 1, 2007	
PHASE II, PART II	21	2009	BETWEEN JULY 1, 2006 AND JAN. 1, 2007	
PHASE III	37	2010	BETWEEN JULY 1, 2007 AND NOV. 1, 2007	

NOTE: REFERENCE S-98-016 LETTER DATED OCTOBER 12, 2005.

AUTUMN RIVER DENSITY TABULATION								
PHASE	TOTAL SUBDIVISION AREA (GROSS AREA)	PREVIOUSLY RECORDED PLATS	FLOODPLAIN	STEEP SLOPES	NET AREA	UNITS PERMITTED BY NET AREA	UNITS PROPOSED	TOTAL UNITS REMAINING 97
I (F-00-131)	48,229 AC.	-	-	-	-	-	02	95
II, PART I (F-09-021)	37,344 AC.	(# 14513) (# 21894)	0.86	5,786 AC.	30,783 AC.	62	39*	58
II, PART 2 (F-13-045)	37,344 AC.	(# 14513) (# 21894) (# 22159)	0.86	5,786 AC.	3,540 AC.	62	21*	37
III (F-10-067)	10,885 AC. 20,297 AC.	(# 22159) (# 15794)	0.76	9,964 AC.	20,296 AC.	40	35**	2
<b>TOTAL</b>	<b>68,526 AC.</b>		<b>1.62</b>	<b>15.75 AC.</b>	<b>51,079 AC.</b>	<b>102</b>	<b>95</b>	<b>2</b>

SKETCH PLAN S-98-016 APPROVED 95 UNITS PLUS 2 EXISTING UNITS TOTALING 97 UNITS ( LETTER DATED OCTOBER 15, 2005 )  
 \* PHASE II, PART I PLAN PROPOSED 37 UNITS PLUS 2 EXISTING UNITS FOR A TOTAL OF 39 UNITS  
 \* PHASE II, PART II PLAN PROPOSED 21 UNITS PLUS 39 EXISTING UNITS FOR A TOTAL OF 60 UNITS  
 \*\* PHASE III PROPOSES 33 UNITS PLUS 2 UNITS FROM THE RESUBDIVISION OF PHASE II NON BUILDABLE BULK PARCEL D INTO 2 LOTS FOR A TOTAL OF 35 UNITS

ON LOT PRIVATE STORMWATER MANAGEMENT CHART		
LOT NO.	PRACTICE	# OF PRACTICES
104	M-7 RAIN GARDEN	2
105	M-7 RAIN GARDEN	2
106	M-7 RAIN GARDEN	2
107	M-7 RAIN GARDEN	2
88	M-7 RAIN GARDEN	2
89	M-7 RAIN GARDEN	2

**OWNER**  
 AUTUMN DEVELOPMENT CORPORATION  
 C/O LAW OFFICES OF SPAHN & BROIDA  
 5401 TWIN KNOLLS ROAD, SUITE 7  
 COLUMBIA, MARYLAND 21045  
 410-992-9700

**DEVELOPER**  
 AUTUMN DEVELOPMENT CORPORATION  
 C/O LAND DESIGN & DEVELOPMENT, INC.  
 5300 DORSEY HALL, DR. STE. 102  
 ELLICOTT CITY, MARYLAND 21042-7819  
 ATTN: MR. DONALD R. REUWER  
 443-367-0422

**ROBERT H. VOGEL ENGINEERING, INC.**  
 ENGINEERS • SURVEYORS • PLANNERS  
 5107 MAIN STREET TEL: 410-481-6966  
 ELLICOTT CITY, MD 21043 FAX: 410-481-6961

THE REQUIREMENTS OF §8108, 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.  
 Thomas M. Hoffman, Jr. 12.20.13  
 THOMAS M. HOFFMAN, JR. DATE  
 PROPERTY LINE SURVEYOR, MARYLAND REG. NO. 267

AUTUMN DEVELOPMENT CORPORATION  
 RONALD L. SPAHN, PRESIDENT 12.20.13 DATE

**PURPOSE**  
 THE PURPOSE OF THIS PLAT IS TO RESUBDIVIDE NON-BUILDABLE BULK PARCELS B, D, & E INTO 33 SINGLE FAMILY DETACHED LOTS AND 2 SINGLE FAMILY ATTACHED LOTS, AND TO CREATE 2 PUBLIC ROADS AND 5 OPEN SPACE LOTS.

AREA TABULATION	SHEET 2	SHEET 3	SHEET 4	SHEET 5	SHEET 6	TOTAL
NUMBER OF BUILDABLE LOTS TO BE RECORDED	2	15	14	4	0	35
NUMBER OF OPEN SPACE LOTS TO BE RECORDED	0	2 & P/O 1	1 & P/O 1	1 & P/O 1	P/O 1	6
TOTAL NUMBER OF LOTS TO BE RECORDED	2	17 & P/O 1	15 & P/O 1	5 & P/O 1	P/O 1	41
AREA OF BUILDABLE LOTS TO BE RECORDED	0.1327 AC	3.1539 AC	3.3233 AC	1.5024 AC	0.0000 AC	8.1123 AC
AREA OF OPEN SPACE LOTS TO BE RECORDED	0.0000 AC	1.2083 AC	1.9485 AC	7.8498 AC	10.9436 AC	21.9502 AC
TOTAL AREA OF LOTS TO BE RECORDED	0.1327 AC	4.3622 AC	5.2718 AC	9.3522 AC	10.9436 AC	30.0825 AC
AREA OF ROADWAY TO BE RECORDED	0.0000 AC	0.7076 AC	0.4100 AC	0.0000 AC	0.0000 AC	1.1176 AC
AREA TO BE RECORDED	0.1327 AC	5.0698 AC	5.6818 AC	9.3522 AC	10.9436 AC	31.1801 AC

**OWNER'S CERTIFICATE**

AUTUMN DEVELOPMENT CORPORATION, OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON, ADOPT THIS PLAT OF SUBDIVISION, AND IN CONSIDERATION OF THE APPROVAL OF THIS 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 SHOWN; 2) THE RIGHT TO REQUIRE DEDICATION FOR THE PUBLIC USE OF THE BEDS OF THE STREETS AND/OR ROADS, THE FLOODPLAINS AND OPEN SPACES, WHERE APPLICABLE AND FOR THE GOOD AND AND OTHER VALUABLE CONSIDERATION, HEREBY GRANT THE RIGHT AND OPTION TO HOWARD COUNTY TO ACQUIRE THE FEE SIMPLE TITLE TO THE BEDS OF THE STREET AND/OR ROADS AND FLOODPLAINS, STORM DRAINAGE FACILITIES AND THE 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, 4) THAT NO BUILDING OR SIMILAR STRUCTURE OR ANY KIND SHALL BE ERRECTED ON OR OVER THE SAID RIGHT OF WAYS.

WITNESS OUR HAND THIS 20<sup>th</sup> DAY OF Dec 2010

AUTUMN DEVELOPMENT CORPORATION  
 RONALD L. SPAHN, PRESIDENT

Leslie J. Whelan  
 WITNESS

**SURVEYORS CERTIFICATE**

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS A SUBDIVISION OF 1) A PORTION OF THE LANDS CONVEYED BY AUTUMN RIVER CORPORATION TO AUTUMN DEVELOPMENT CORPORATION BY DEED DATED JUNE 27, 2012 AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER 14107, FOLIO 499, AND 2) ALL OF THE LANDS CONVEYED BY AUTUMN RIVER CORPORATION TO AUTUMN DEVELOPMENT CORPORATION BY DEED DATED OCTOBER 10, 2013 AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER 15276, FOLIO 142.

I FURTHER CERTIFY THAT ALL MONUMENTS HAVE BEEN INSTALLED OR WILL BE INSTALLED 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 THAT THE BOUNDARY IS IN ACCORDANCE WITH HOWARD COUNTY SUBDIVISION REGULATIONS.

Thomas M. Hoffman, Jr. 12.20.13  
 THOMAS M. HOFFMAN, JR. DATE  
 PROPERTY LINE SURVEYOR, MARYLAND REG. NO. 267



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

Baldwin for Monica Rossman 2/11/2014  
 HOWARD COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

Chad Edwards 2.3.14  
 CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

Ved Prasad 2/20/14  
 DIRECTOR DATE

RECORDED AS PLAT No. 82608 ON 2/21/14  
 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

**PLAT OF RESUBDIVISION**  
**AUTUMN RIVER - PHASE III**  
 LOTS 69-70, 72-86, 88-93, 95-102, 104-107  
 OPEN SPACE LOTS 71, 87, 94, 103, 108 AND 109

A RESUBDIVISION OF BULK PARCEL B AS SHOWN ON "PLAT OF REVISION, COLLEGE AVENUE PUMP STATION" RECORDED AS PLATS 21538-21540 AND A RESUBDIVISION OF NON-BUILDABLE BULK PARCELS D AND E, AS SHOWN ON PLAT OF "AUTUMN RIVER-PHASE II-PART I" RECORDED AS PLATS 22159-22167

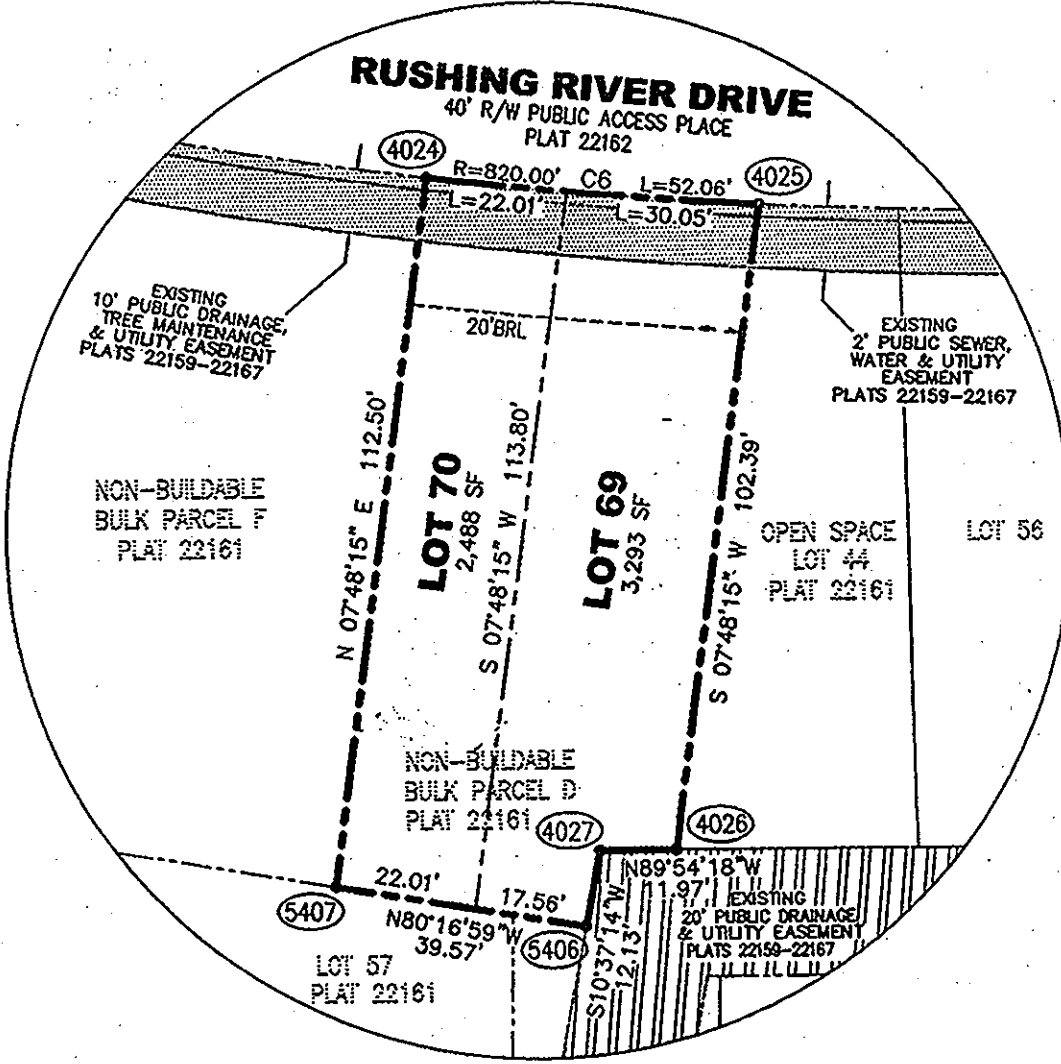
DP2 FILE NO. S-98-16, P-99-16, F-00-131, F-01-08, S-02-004, P-07-016, P-08-006, WP-09-063, P.B.325, P.B.148, PLATS 14513-14515 & 15794-15795, F-09-021 ZONED R-ED

TAX MAP 25, GRIDS 14 & 21, PARCELS 172 & 279  
 SECOND ELECTION DISTRICT, HOWARD COUNTY, MARYLAND

DECEMBER 19, 2013 SHEET 1 OF 6

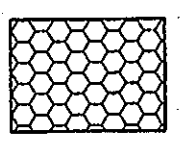


COORDINATE LIST		
POINT	NORTH	EAST
114	579249.4159	1372173.1215
138	579308.9242	1372978.5535
141	579059.6418	1372760.4670
185	579659.8874	1372749.8678
186	579598.1704	1372652.1150
191	579509.3694	1372665.7332
192	579503.5267	1372651.2200
193	579585.6551	1372618.6236
194	579555.3543	1372506.8250
228	578700.4642	1372822.7830
1000	579017.9570	1372817.0997
1001	578717.4630	1373597.5872
1002	578574.6239	1373547.9355
1003	578540.8891	1373561.9968
1004	578780.3534	1373689.8845
1006	578645.4044	1373480.9760
1007	578472.4469	1373987.6239
1008	578012.7449	1374349.2615
1011	578079.0776	1374283.2352
1012	577912.0385	1374326.7636
1013	577859.6103	1374302.8368
1015	577715.1209	1374267.9473
1016	578126.7385	1373536.6385
1017	578322.9381	1373636.3317
1018	578366.5336	1373551.4288
1019	578168.8553	1373452.7812
3737	579331.0878	1372277.4494
3775	579344.8137	1372266.0098
3776	579396.9258	1372301.5528
3777	579511.4326	1372333.3489
3778	579525.5348	1372398.6683
3779	579482.5201	1372508.3064
3780	579484.3086	1372517.6995
4024	579800.2752	1371727.5371
4025	579795.4828	1371779.3662
4026	579694.0429	1371765.4631
4027	579694.0628	1371753.4975
4029	578663.0147	1372582.2270
4030	578781.2510	1372662.3538
4031	578269.1941	1374325.2791
4032	578029.9688	1374358.4891
4033	577892.2121	1373950.2085
4034	577919.8681	1373903.0380
4035	578103.6130	1373579.9532
4036	578272.4473	1373203.7421
4037	578351.1400	1373047.1367
4038	578643.9623	1372610.1182
5406	579682.1382	1371791.2614
5407	579688.8165	1371712.2808
5424	579042.2831	1372026.8680



LOTS 69 & 70 DETAIL  
SCALE: 1"=30'

LEGEND



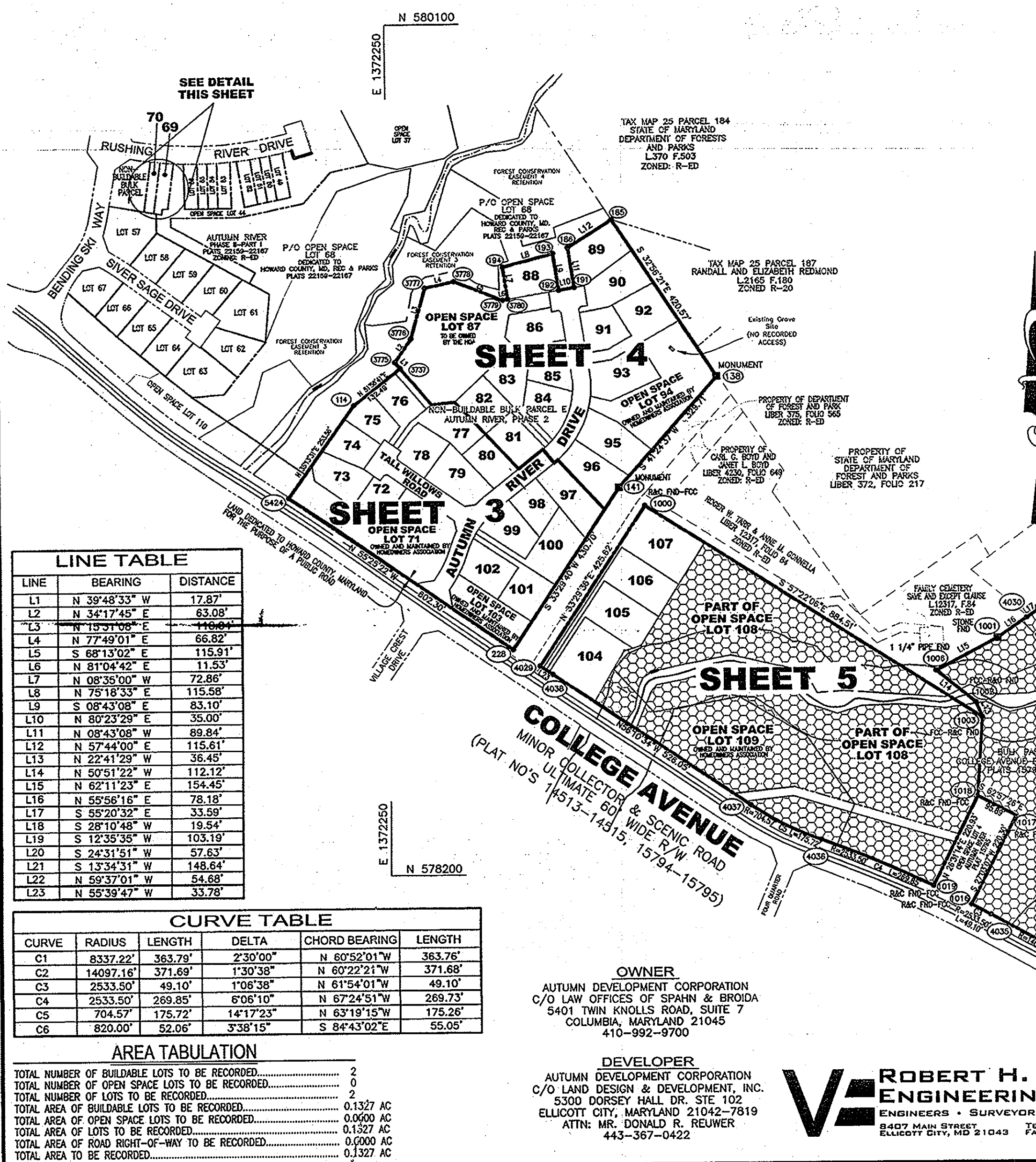
EXISTING PUBLIC FOREST CONSERVATION EASEMENT (RETENTION)

THE REQUIREMENTS OF 38108, 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.

Thomas M. Hoffman, Jr. 12-20-13  
THOMAS M. HOFFMAN, JR. DATE  
PROPERTY LINE SURVEYOR, MARYLAND REG. NO. 267

Ronald L. Spahn 12-20-13  
AUTUMN DEVELOPMENT CORPORATION DATE  
RONALD L. SPAHN, PRESIDENT

PURPOSE  
THE PURPOSE OF THIS PLAT IS TO RESUBDIVIDE NON-BUILDABLE BULK PARCELS B, D, & E INTO 33 SINGLE FAMILY DETACHED LOTS AND 2 SINGLE FAMILY ATTACHED LOTS, AND TO CREATE 2 PUBLIC ROADS AND 5 OPEN SPACE LOTS.



LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 39°48'33" W	17.87'
L2	N 34°17'45" E	63.08'
L3	N 15°31'08" E	110.04'
L4	N 77°49'01" E	66.82'
L5	S 68°13'02" E	115.91'
L6	N 81°04'42" E	11.53'
L7	N 08°35'00" W	72.86'
L8	N 75°18'33" E	115.58'
L9	S 08°43'08" E	83.10'
L10	N 80°23'29" E	35.00'
L11	N 08°43'08" W	89.84'
L12	N 57°44'00" E	115.61'
L13	N 22°41'29" W	36.45'
L14	N 50°51'22" W	112.12'
L15	N 62°11'23" E	154.45'
L16	N 55°58'16" E	78.18'
L17	S 55°20'32" E	33.59'
L18	S 28°10'48" W	19.54'
L19	S 12°35'35" W	103.19'
L20	S 24°31'51" W	57.63'
L21	S 13°34'31" W	148.64'
L22	N 59°37'01" W	54.68'
L23	N 55°39'47" W	33.78'

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	CHORD BEARING	LENGTH
C1	8337.22'	363.79'	2°30'00"	N 60°52'01" W	363.76'
C2	14097.16'	371.69'	1°30'38"	N 60°22'21" W	371.68'
C3	25333.50'	49.10'	1°06'38"	N 61°54'01" W	49.10'
C4	25333.50'	269.85'	6°06'10"	N 67°24'51" W	269.73'
C5	704.57'	175.72'	14°17'23"	N 63°19'15" W	175.26'
C6	820.00'	52.06'	3°38'15"	S 84°43'02" E	55.05'

AREA TABULATION	
TOTAL NUMBER OF BUILDABLE LOTS TO BE RECORDED.....	2
TOTAL NUMBER OF OPEN SPACE LOTS TO BE RECORDED.....	0
TOTAL NUMBER OF LOTS TO BE RECORDED.....	2
TOTAL AREA OF BUILDABLE LOTS TO BE RECORDED.....	0.1327 AC
TOTAL AREA OF OPEN SPACE LOTS TO BE RECORDED.....	0.0000 AC
TOTAL AREA OF LOTS TO BE RECORDED.....	0.1327 AC
TOTAL AREA OF ROAD RIGHT-OF-WAY TO BE RECORDED.....	0.0000 AC
TOTAL AREA TO BE RECORDED.....	0.1327 AC

OWNER  
AUTUMN DEVELOPMENT CORPORATION  
C/O LAW OFFICES OF SPAHN & BROIDA  
5401 TWIN KNOLLS ROAD, SUITE 7  
COLUMBIA, MARYLAND 21045  
410-992-9700

DEVELOPER  
AUTUMN DEVELOPMENT CORPORATION  
C/O LAND DESIGN & DEVELOPMENT, INC.  
5300 DORSEY HALL DR. STE 102  
ELlicott CITY, MARYLAND 21042-7819  
ATTN: MR. DONALD R. REUWER  
443-367-0422

**ROBERT H. VOGEL ENGINEERING, INC.**  
ENGINEERS • SURVEYORS • PLANNERS  
8407 MAIN STREET, ELlicott CITY, MD 21043  
TEL: 410.461.2666 FAX: 410.461.8951

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

*Bolton for Maura Rossman* 2/11/2014  
HOWARD COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

*Chad Edwards* 2-3-14  
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

*Victor DeLuca* 2/10/14  
DIRECTOR DATE

OWNER'S CERTIFICATE

AUTUMN DEVELOPMENT CORPORATION, OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON, ADOPT THIS PLAT OF SUBDIVISION, AND IN CONSIDERATION OF THE APPROVAL OF THIS PLAT BY THE DEPARTMENT OF PLANNING AND ZONING, ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES AND GRANT UNTO HOWARD COUNTY, MARYLAND, ITS SUCCESSORS AND ASSIGN; 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 SHOWN; 2) THE RIGHT TO REQUIRE DEDICATION FOR THE PUBLIC USE THE BEDS OF THE STREETS AND/OR ROADS, THE FLOODPLAINS AND OPEN SPACES, WHERE APPLICABLE AND FOR THE 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 STREET AND/OR ROADS AND FLOODPLAINS, STORM DRAINAGE FACILITIES AND THE 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, 4) THAT NO BUILDING OR SIMILAR STRUCTURE OR ANY KIND SHALL BE ERRECTED ON OR OVER THE SAID RIGHT OF WAYS.

WITNESS OUR HAND THIS 20th DAY OF December 2010

*Ronald L. Spahn*  
AUTUMN DEVELOPMENT CORPORATION  
RONALD L. SPAHN, PRESIDENT

*Debbie J. Muller*  
WITNESS

SURVEYORS CERTIFICATE

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS A SUBDIVISION OF 1) A PORTION OF THE LANDS CONVEYED BY AUTUMN RIVER CORPORATION TO AUTUMN DEVELOPMENT CORPORATION BY DEED DATED JUNE 27, 2012 AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER 14107, FOLIO 499, AND 2) ALL OF THE LANDS CONVEYED BY AUTUMN RIVER CORPORATION TO AUTUMN DEVELOPMENT CORPORATION BY DEED DATED OCTOBER 10, 2013 AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER 15276, FOLIO 142.

I FURTHER CERTIFY THAT ALL MONUMENTS HAVE BEEN INSTALLED OR WILL BE INSTALLED 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 THAT THE BOUNDARY IS IN ACCORDANCE WITH HOWARD COUNTY SUBDIVISION REGULATIONS.

*Thomas M. Hoffman, Jr.* 12-20-13  
THOMAS M. HOFFMAN, JR. DATE  
PROPERTY LINE SURVEYOR, MARYLAND REG. NO. 267

RECORDED AS PLAT No. 2014-11 ON 2/11/14  
AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

PLAT OF RESUBDIVISION  
**AUTUMN RIVER - PHASE III**  
LOTS 69-70, 72-86, 88-93, 95-102, 104-107  
OPEN SPACE LOTS 71, 87, 94, 103, 108 AND 109

A RESUBDIVISION OF BULK PARCEL B AS SHOWN ON "PLAT OF REVISION, COLLEGE AVENUE PUMP STATION" RECORDED AS PLATS 21538-21540 AND A RESUBDIVISION OF NON-BUILDABLE BULK PARCELS D AND E, AS SHOWN ON PLAT OF "AUTUMN RIVER-PHASE II-PART I" RECORDED AS PLATS 22159-22167

DPZ FILE NO. S-98-16, P-99-16, F-00-131, F-01-08, S-02-004, P-07-016, P-08-006, WP-09-063, P.B.325, P.B.148, PLATS 14513-14515 & 15794-15795, F-09-021  
ZONED R-ED

TAX MAP 25, GRIDS 14 & 21, PARCELS 172 & 279  
SECOND ELECTION DISTRICT, HOWARD COUNTY, MARYLAND

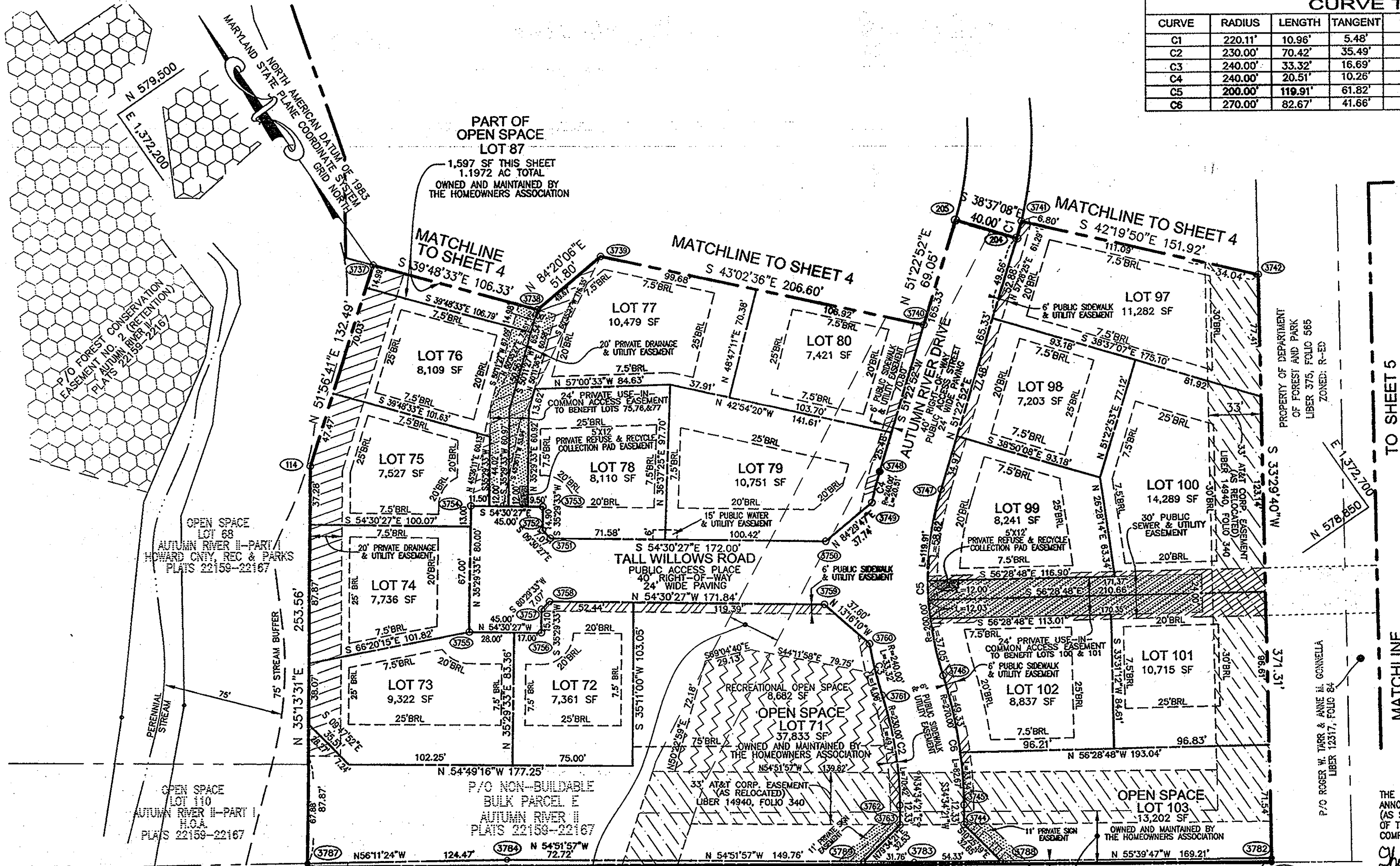
200' 0' 200' 400' 600'  
GRAPHIC SCALE: 1" = 200'

DECEMBER 19, 2013 SHEET 2 OF 6



POINT	NORTH	EAST
114	579249.4159	1372173.1215
204	579115.3721	1372617.0082
205	579146.6248	1372692.0408
228	579100.4642	1372522.7830
3737	579331.0878	1372277.4494
3738	579249.4044	1372345.5274
3739	579254.5179	1372397.0779
3740	579103.5286	1372638.0915
3741	579122.4279	1372625.3854
3742	579010.1143	1372727.8924
3744	578933.1862	1372683.6309
3745	578944.3493	1372385.5825
3746	578914.4894	1372421.4242
3747	578012.1817	1372487.8283
3748	579043.4342	1372482.8632
3749	579029.9669	1372447.4067
3750	579026.3474	1372409.8431
3751	579126.2123	1372269.7993
3752	579133.1862	1372268.6309
3753	579145.3183	1372277.2823
3754	579171.4451	1372240.6438
3755	579106.3098	1372194.1959
3756	579080.1829	1372230.8345
3757	579092.4766	1372239.8011
3758	578993.6448	1372248.5751
3759	578993.6477	1372385.4818
3760	578957.2828	1372385.1119
3761	578926.2035	1372383.1779
3762	578883.0472	1372352.6461
3763	578852.8954	1372345.6501
3762	578702.6381	1372524.2216
3763	578628.7303	1372339.6528
3764	578675.0427	1372131.7145
3767	579044.3029	1372028.2341
3768	578798.0839	1372384.4866
3769	578847.0080	1372313.6591
3774	579042.2831	1372028.8880

CURVE	RADIUS	LENGTH	TANGENT	DELTA	CHORD BEARING	LENGTH
C1	220.11'	10.96'	5.48'	2°51'08"	S 49°54'02" W	10.95'
C2	230.00'	70.42'	35.49'	17°32'37"	N 25°48'02" E	70.15'
C3	240.00'	33.32'	16.69'	7°57'15"	N 21°00'22" E	33.29'
C4	240.00'	20.51'	10.26'	4°53'45"	N 48°56'03" E	20.50'
C5	200.00'	119.91'	61.82'	34°21'08"	S 34°12'18" W	118.12'
C6	270.00'	82.67'	41.66'	17°32'37"	S 25°48'02" W	82.35'



LEGEND	
	RECREATIONAL OPEN SPACE 12,111 SF & 6,213 SF
	11' PRIVATE SIGN EASEMENT
	24' PRIVATE USE-IN-COMMON ACCESS EASEMENT TO BENEFIT LOTS 75, 76 & 77
	24' PRIVATE USE-IN-COMMON ACCESS EASEMENT TO BENEFIT LOTS 100 & 101
	33' AT&T CORP. EASEMENT LIBER 14940, FOLIO 340
	20' PRIVATE DRAINAGE & UTILITY EASEMENT
	5'x12' PRIVATE REFUSE & RECYCLE COLLECTION PAD EASEMENT
	6' PUBLIC SIDEWALK & UTILITY EASEMENT
	30' PUBLIC SEWER & UTILITY EASEMENT

**ROBERT H. VOGEL ENGINEERING, INC.**  
 ENGINEERS • SURVEYORS • PLANNERS  
 8407 MAIN STREET, TEL: 410.481.7666  
 ELICOTT CITY, MD 21043 FAX: 410.481.8961

AREA TABULATION	
TOTAL NUMBER OF BUILDABLE LOTS TO BE RECORDED.....	15
TOTAL NUMBER OF OPEN SPACE LOTS TO BE RECORDED.....	2 & P/O 1
TOTAL NUMBER OF LOTS TO BE RECORDED.....	17 & P/O 1
TOTAL AREA OF BUILDABLE LOTS TO BE RECORDED.....	3.1539 AC
TOTAL AREA OF OPEN SPACE LOTS TO BE RECORDED.....	1.2083 AC
TOTAL AREA OF LOTS TO BE RECORDED.....	4.3622 AC
TOTAL AREA OF ROAD RIGHT-OF-WAY TO BE RECORDED.....	0.7076 AC
TOTAL AREA TO BE RECORDED.....	5.0688 AC

**OWNER**  
 AUTUMN DEVELOPMENT CORPORATION  
 C/O LAW OFFICES OF SPAHN & BROIDA  
 5401 TWIN KNOLLS ROAD, SUITE 7  
 COLUMBIA, MARYLAND 21045  
 410-992-9700

**DEVELOPER**  
 AUTUMN DEVELOPMENT CORPORATION  
 C/O LAND DESIGN & DEVELOPMENT, INC.  
 5300 DORSEY HALL DR. STE 102  
 ELICOTT CITY, MARYLAND 21042-7819  
 ATTN: MR. DONALD R. REUWER  
 443-367-0422

**COLLEGE AVENUE**  
 MINOR COLLECTOR & SCENIC ROAD  
 (ULTIMATE 60' WIDE R/W)  
 (PLATS 14513-14515)

THE REQUIREMENTS OF 38108, 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.

*Thomas M. Hoffman, Jr.* 12-20-13  
 THOMAS M. HOFFMAN, JR. DATE  
 PROPERTY LINE SURVEYOR, MARYLAND REG. NO. 267

*Ronald L. Spahn* 12-20-13  
 AUTUMN DEVELOPMENT CORPORATION DATE  
 RONALD L. SPAHN, PRESIDENT

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

*Balinton for Monica Roseman* 2/11/2014  
 HOWARD COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

*Shelley E. Edwards* 2-3-14  
 CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

*Ronald L. Spahn* 2/20/14  
 DIRECTOR DATE

**OWNER'S CERTIFICATE**

AUTUMN DEVELOPMENT CORPORATION, OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON, ADOPT THIS PLAT OF SUBDIVISION, AND IN CONSIDERATION OF THE APPROVAL OF THIS 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 SHOWN; 2) THE RIGHT TO REQUIRE DEDICATION FOR THE PUBLIC USE OF THE BEDS OF THE STREETS AND/OR ROADS, THE FLOODPLAINS AND OPEN SPACES, WHERE APPLICABLE AND FOR THE GOOD AND AND OTHER VALUABLE CONSIDERATION, HEREBY GRANT THE RIGHT AND OPTION TO HOWARD COUNTY TO ACQUIRE THE FEE SIMPLE TITLE TO THE BEDS OF THE STREET AND/OR ROADS AND FLOODPLAINS, STORM DRAINAGE FACILITIES AND THE 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; 4) THAT NO BUILDING OR SIMILAR STRUCTURE OR ANY KIND SHALL BE ERRECTED ON OR OVER THE SAID RIGHT OF WAYS.

WITNESS OUR HAND THIS 20<sup>th</sup> DAY OF December, 2010

*Ronald L. Spahn*  
 AUTUMN DEVELOPMENT CORPORATION  
 RONALD L. SPAHN, PRESIDENT

*Debbie J. Mulligan*  
 WITNESS

**SURVEYORS CERTIFICATE**

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS A SUBDIVISION OF 1) A PORTION OF THE LANDS CONVEYED BY AUTUMN RIVER CORPORATION TO AUTUMN DEVELOPMENT CORPORATION BY DEED DATED JUNE 27, 2012 AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER 14107, FOLIO 499, AND 2) ALL OF THE LANDS CONVEYED BY AUTUMN RIVER CORPORATION TO AUTUMN DEVELOPMENT CORPORATION BY DEED DATED OCTOBER 10, 2013 AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER 15276, FOLIO 142.

I FURTHER CERTIFY THAT ALL MONUMENTS HAVE BEEN INSTALLED OR WILL BE INSTALLED 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 THAT THE BOUNDARY IS IN ACCORDANCE WITH HOWARD COUNTY SUBDIVISION REGULATIONS.

*Thomas M. Hoffman, Jr.* 12-20-13  
 THOMAS M. HOFFMAN, JR. DATE  
 PROPERTY LINE SURVEYOR, MARYLAND REG. NO. 267



RECORDED AS PLAT No. *212/114* ON 2/12/14  
 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

**PLAT OF RESUBDIVISION**  
**AUTUMN RIVER - PHASE III**  
 LOTS 69-70, 72-86, 88-93, 95-102, 104-107  
 OPEN SPACE LOTS 71, 87, 94, 103, 108 AND 109

A RESUBDIVISION OF BULK PARCEL B  
 "PLAT OF REVISION, COLLEGE AVENUE PUMP STATION"  
 RECORDED AS PLATS 21538-21540  
 AND A RESUBDIVISION OF NON-BUILDABLE BULK PARCELS D AND E,  
 AS SHOWN ON PLAT OF "AUTUMN RIVER-PHASE II-PART I"  
 RECORDED AS PLATS 22159-22167

DPZ FILE NO. S-98-16, P-99-16, F-00-131, F-01-08, S-02-004, P-07-016,  
 P-08-006, WP-09-063, P.B.325, P.B.148, PLATS 14513-14515 & 15794-15795, F-09-021  
 ZONED R-ED

TAX MAP 25, GRIDS 14 & 21, PARCELS 172 & 279  
 SECOND ELECTION DISTRICT, HOWARD COUNTY, MARYLAND

50' 0' 50' 100' 150'  
 GRAPHIC SCALE: 1" = 50'

DECEMBER 19, 2013 SHEET 3 OF 6



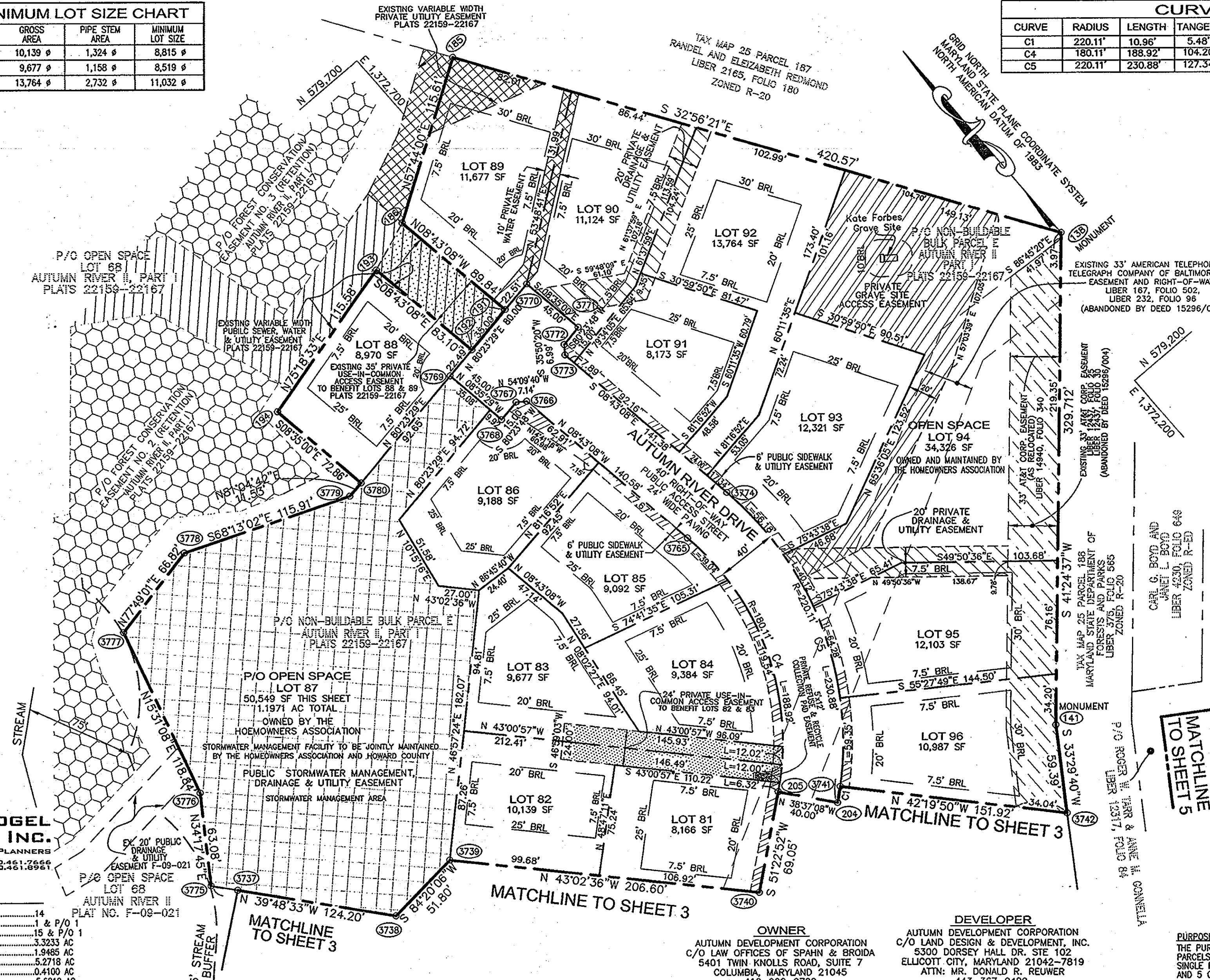
POINT	NORTH	EAST
138	579306.9242	1372978.5535
141	579059.6418	1372760.4670
185	579659.8874	1372749.8678
186	579698.1704	1372652.1150
191	579509.3694	1372665.7332
192	579503.5267	1372631.2200
193	579585.6651	1372618.6236
194	579556.3543	1372606.8250
204	579148.6248	1372592.0408
205	579148.6248	1372277.4494
3737	579331.0878	1372617.0062
3738	579249.4044	1372345.5274
3739	579254.5179	1372397.0779
3740	579103.8286	1372538.0915
3741	579122.4279	1372625.3854
3742	579010.1143	1372727.8924
3765	579314.8494	1372657.8564
3768	579453.6049	1372636.3466
3767	579457.7838	1372630.5607
3768	579455.2814	1372615.7709
3769	579499.7733	1372609.0489
3770	579513.1271	1372687.9298
3771	579468.6271	1372694.6465
3772	579466.1247	1372697.8567
3773	579460.4571	1372675.7633
3774	579320.7128	1372697.1941
3775	579344.8137	1372266.0098
3776	579396.9259	1372301.5528
3777	579511.4326	1372333.3489
3778	579525.5348	1372398.6683
3779	579482.5201	1372506.3064
3780	579484.3086	1372517.6995

LOT NO.	GROSS AREA	PIPE STEM AREA	MINIMUM LOT SIZE
82	10,139 sq	1,324 sq	8,815 sq
83	9,677 sq	1,158 sq	8,519 sq
92	13,764 sq	2,732 sq	11,032 sq

CURVE	RADIUS	LENGTH	TANGENT	DELTA	CHORD BEARING	LENGTH
C1	220.11'	10.96'	5.48'	2°51'06"	S 49°54'02" W	10.95'
C4	180.11'	188.92'	104.20'	60°06'00"	N 21°19'52" E	180.38'
C5	220.11'	230.88'	127.34'	60°06'00"	S 21°19'52" W	220.44'

LINE	BEARING	LENGTH
L53	S22°53'28"W	30.70'
L54	S46°16'54"W	55.60'
L55	S07°21'33"E	25.71'
L90	N01°27'06"W	34.79'
L91	N50°25'32"E	45.56'
L92	N25°51'11"E	67.17'
L93	N06°13'51"W	56.72'
L94	N29°20'08"E	21.37'

- LEGEND**
- EXISTING VARIABLE WIDTH PUBLIC SEWER, WATER & UTILITY EASEMENT PLATS 22159-22167
  - EXISTING 35' PRIVATE USE-IN-COMMON ACCESS EASEMENT TO BENEFIT LOTS 88 & 89 PLATS 22159-22167
  - EXISTING VARIABLE WIDTH PRIVATE UTILITY EASEMENT PLATS 22159-22167
  - 10' PRIVATE WATER EASEMENT
  - 24' PRIVATE USE-IN-COMMON ACCESS EASEMENT TO BENEFIT LOTS 82 & 83
  - PUBLIC STORMWATER MANAGEMENT, DRAINAGE & UTILITY EASEMENT
  - 33' AT&T CORP. EASEMENT LIBER 14940, FOLIO 340
  - 20' PRIVATE DRAINAGE & UTILITY EASEMENT
  - 5'x12' PRIVATE REFUSE & RECYCLE COLLECTION PAD EASEMENT
  - 6' PUBLIC SIDEWALK & UTILITY EASEMENT
  - PRIVATE GRAVE SITE ACCESS EASEMENT



**ROBERT H. VOGEL ENGINEERING, INC.**  
 ENGINEERS - SURVEYORS - PLANNERS  
 8407 MAIN STREET  
 ELICOTT CITY, MD 21043 TEL: 410-461-7666  
 FAX: 410-461-8966

**AREA TABULATION**

TOTAL NUMBER OF BUILDABLE LOTS TO BE RECORDED.....	14
TOTAL NUMBER OF OPEN SPACE LOTS TO BE RECORDED.....	1 & P/O 1
TOTAL NUMBER OF LOTS TO BE RECORDED.....	15 & P/O 1
TOTAL AREA OF BUILDABLE LOTS TO BE RECORDED.....	3.3233 AC
TOTAL AREA OF OPEN SPACE LOTS TO BE RECORDED.....	1.9485 AC
TOTAL AREA OF LOTS TO BE RECORDED.....	5.2718 AC
TOTAL AREA OF ROADWAY TO BE RECORDED.....	0.4100 AC
TOTAL AREA TO BE RECORDED.....	5.6818 AC

75' STREAM BUFFER  
 MATCHLINE TO SHEET 3  
 MATCHLINE TO SHEET 5

**OWNER**  
 AUTUMN DEVELOPMENT CORPORATION  
 C/O LAW OFFICES OF SPAHN & BROIDA  
 5401 TWIN KNOLLS ROAD, SUITE 7  
 COLUMBIA, MARYLAND 21045  
 410-992-9700

**DEVELOPER**  
 AUTUMN DEVELOPMENT CORPORATION  
 C/O LAND DESIGN & DEVELOPMENT, INC.  
 5300 DORSEY HALL DR. STE 102  
 ELLICOTT CITY, MARYLAND 21042-7819  
 ATTN: MR. DONALD R. REUWER  
 443-367-0422

THE REQUIREMENTS OF §8108, 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.

Thomas M. Hoffmann, Jr. 12-20-13  
 THOMAS M. HOFFMANN, JR. DATE  
 PROPERTY LINE SURVEYOR, MARYLAND REG. NO. 267

12-20-13  
 AUTUMN DEVELOPMENT CORPORATION DATE  
 RONALD L. SPAHN, PRESIDENT

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

B. Wilson for Maria Rosman 2/11/2014  
 HOWARD COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING  
 AND ZONING

Chen Edmond 2-3-14  
 CHIEF, DEVELOPMENT ENGINEERING DIVISION 445 DATE

Rest Andrew 2/20/14  
 DIRECTOR DATE

**OWNER'S CERTIFICATE**

AUTUMN DEVELOPMENT CORPORATION, OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON, ADOPT THIS PLAT OF SUBDIVISION, AND IN CONSIDERATION OF THE APPROVAL OF THIS 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 SHOWN; 2) THE RIGHT TO REQUIRE DEDICATION FOR THE PUBLIC USE OF THE BEDS OF THE STREETS AND/OR ROADS, THE FLOODPLAINS AND OPEN SPACES, WHERE APPLICABLE AND FOR THE GOOD AND AND OTHER VALUABLE CONSIDERATION, HEREBY GRANT THE RIGHT AND OPTION TO HOWARD COUNTY TO ACQUIRE THE FEE SIMPLE TITLE TO THE BEDS OF THE STREET AND/OR ROADS AND FLOODPLAINS, STORM DRAINAGE FACILITIES AND THE 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; 4) THAT NO BUILDING OR SIMILAR STRUCTURE OR ANY KIND SHALL BE ERECTED ON OR OVER THE SAID RIGHT OF WAYS.

WITNESS OUR HAND THIS 20th DAY OF Dec 2010

AUTUMN DEVELOPMENT CORPORATION  
 RONALD L. SPAHN, PRESIDENT

Leslie J. Mulleray  
 WITNESS

**SURVEYORS CERTIFICATE**

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS A SUBDIVISION OF 1) A PORTION OF THE LANDS CONVEYED BY AUTUMN RIVER CORPORATION TO AUTUMN DEVELOPMENT CORPORATION BY DEED DATED JUNE 27, 2012 AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER 14107, FOLIO 499, AND 2) ALL OF THE LANDS CONVEYED BY AUTUMN RIVER CORPORATION TO AUTUMN DEVELOPMENT CORPORATION BY DEED DATED OCTOBER 10, 2013 AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER 15276, FOLIO 142.

I FURTHER CERTIFY THAT ALL MONUMENTS HAVE BEEN INSTALLED OR WILL BE INSTALLED 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 THAT THE BOUNDARY IS IN ACCORDANCE WITH HOWARD COUNTY SUBDIVISION REGULATIONS.

Thomas M. Hoffmann, Jr. 12-20-13  
 THOMAS M. HOFFMANN, JR. DATE  
 PROPERTY LINE SURVEYOR, MARYLAND REG. NO. 267

RECORDED AS PLAT No. 22071 ON 2/10/14  
 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

**PLAT OF RESUBDIVISION**  
**AUTUMN RIVER - PHASE III**  
 LOTS 69-70, 72-86, 88-93, 95-102, 104-107  
 OPEN SPACE LOTS 71, 87, 94, 103, 108 AND 109

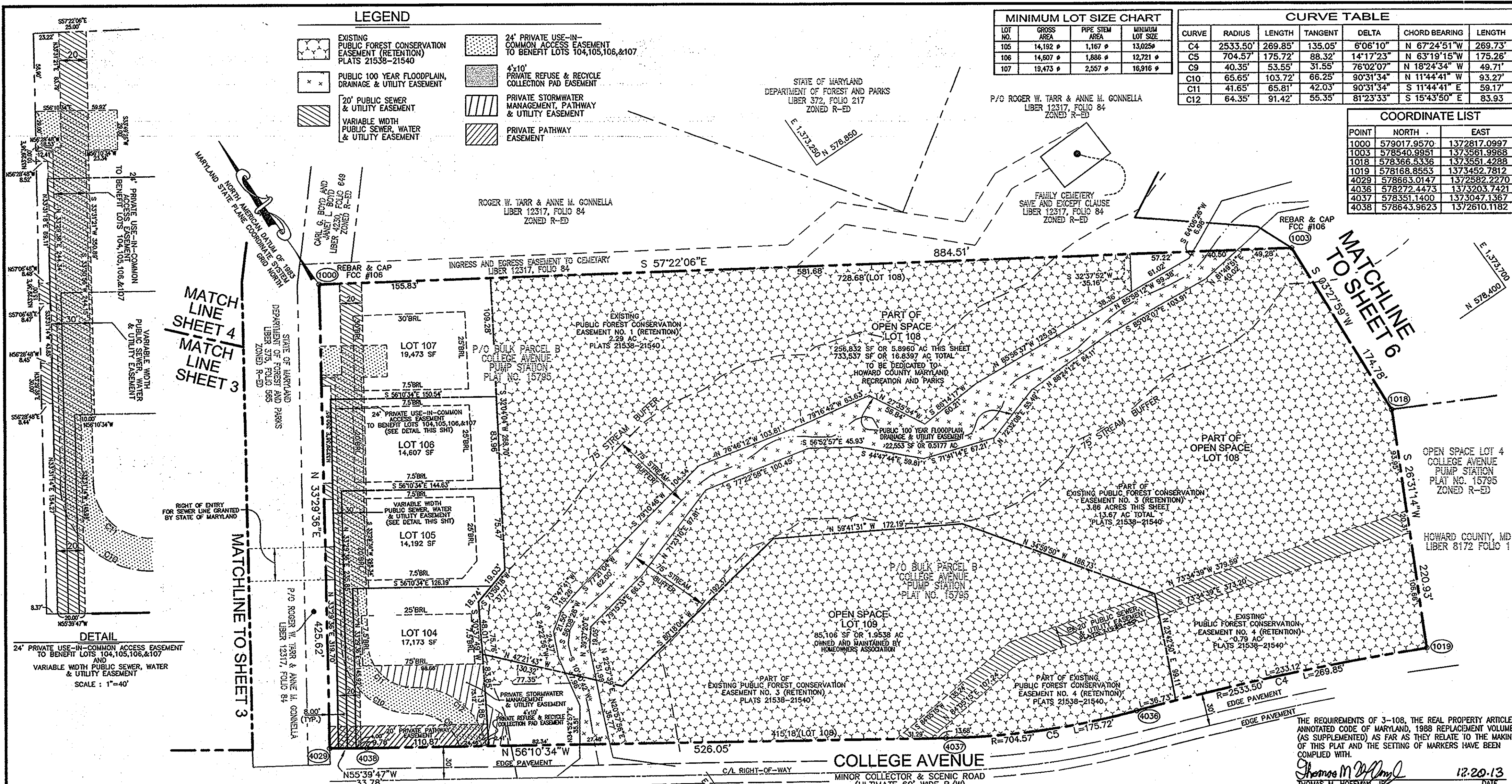
AS SHOWN ON "PLAT OF REVISION, COLLEGE AVENUE PUMP STATION" RECORDED AS PLATS 21538-21540  
 AND A RESUBDIVISION OF NON-BUILDABLE BULK PARCELS D AND E, AS SHOWN ON PLAT OF "AUTUMN RIVER - PHASE II - PART I" RECORDED AS PLATS 22159-22167

DPZ FILE NO. S-88-16, P-99-16, F-00-131, F-01-08, S-02-004, P-07-016, P-08-006, WP-09-063, P.B.325, P.B.148, PLATS 14513-14515 & 15794-15795, F-09-021  
 ZONED R-ED  
 TAX MAP 25, GRIDS 14 & 21, PARCELS 172 & 279  
 SECOND ELECTION DISTRICT, HOWARD COUNTY, MARYLAND

50' 0' 50' 100' 150'  
 GRAPHIC SCALE: 1" = 50'

DECEMBER 19, 2013 SHEET 4 OF 6





**AREA TABULATION**

TOTAL NUMBER OF BUILDABLE LOTS TO BE RECORDED.....	4
TOTAL NUMBER OF OPEN SPACE LOTS TO BE RECORDED.....	1 & P/O 1
TOTAL NUMBER OF LOTS TO BE RECORDED.....	5 & P/O 1
TOTAL AREA OF BUILDABLE LOTS TO BE RECORDED.....	1,502.4 AC
TOTAL AREA OF OPEN SPACE LOTS TO BE RECORDED.....	7,849.8 AC
TOTAL AREA OF LOTS TO BE RECORDED.....	9,352.2 AC
TOTAL AREA OF ROAD RIGHT-OF-WAY TO BE RECORDED.....	0.0000 AC
TOTAL AREA TO BE RECORDED.....	9,352.2 AC

**ROBERT H. VOGEL ENGINEERING, INC.**  
 ENGINEERS • SURVEYORS • PLANNERS  
 8407 MAIN STREET  
 ELLICOTT CITY, MD 21043 FAX: 410-461-8966

**OWNER**  
 AUTUMN DEVELOPMENT CORPORATION  
 C/O LAW OFFICES OF SPAHN & BROIDA  
 5401 TWIN KNOLLS ROAD, SUITE 7  
 COLUMBIA, MARYLAND 21045  
 410-992-9700

**DEVELOPER**  
 AUTUMN DEVELOPMENT CORPORATION  
 C/O LAND DESIGN & DEVELOPMENT, INC.  
 5300 DORSEY HALL DR. STE 102  
 ELLICOTT CITY, MARYLAND 21042-7819  
 ATTN: MR. DONALD R. REUWER  
 443-367-0422

**PURPOSE**  
 THE PURPOSE OF THIS PLAT IS TO RESUBDIVIDE NON-BUILDABLE BULK PARCELS B, D, & E INTO 33 SINGLE FAMILY DETACHED LOTS AND 2 SINGLE FAMILY ATTACHED LOTS, AND TO CREATE 2 PUBLIC ROADS AND 5 OPEN SPACE LOTS.

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.

*Thomas M. Hoffman, Jr.* 12-20-13  
 THOMAS M. HOFFMAN, JR. DATE  
 PROPERTY LINE SURVEYOR, MARYLAND REG. NO. 267

*Ronald L. Spahn* 12-20-13  
 RONALD L. SPAHN, PRESIDENT DATE

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

*B. Wilson for Maureen Rosman* 2/11/2014  
 HOWARD COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING  
 AND ZONING

*Chris Edmund* 2-3-14  
 CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

*Kevin Shallock* 2/20/14  
 DIRECTOR DATE

**OWNER'S CERTIFICATE**

AUTUMN DEVELOPMENT CORPORATION, OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON, ADOPT THIS PLAT OF SUBDIVISION, AND IN CONSIDERATION OF THE APPROVAL OF THIS 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 SHOWN; 2) THE RIGHT TO REQUIRE DEDICATION FOR THE PUBLIC USE THE BEDS OF THE STREETS AND/OR ROADS, THE FLOODPLAINS AND OPEN SPACES, WHERE APPLICABLE AND FOR THE 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 STREET AND/OR ROADS AND FLOODPLAINS, STORM DRAINAGE FACILITIES AND THE 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, 4) THAT NO BUILDING OR SIMILAR STRUCTURE OR ANY KIND SHALL BE ERRECTED ON OR OVER THE SAID RIGHT OF WAYS.

WITNESS OUR HAND THIS 20<sup>th</sup> DAY OF December, 2010

*Ronald L. Spahn*  
 AUTUMN DEVELOPMENT CORPORATION  
 RONALD L. SPAHN, PRESIDENT

*Rebecca J. Melloray*  
 WITNESS

**SURVEYORS CERTIFICATE**

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS A SUBDIVISION OF 1) A PORTION OF THE LANDS CONVEYED BY AUTUMN RIVER CORPORATION TO AUTUMN DEVELOPMENT CORPORATION BY DEED DATED JUNE 27, 2012 AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER 14107, FOLIO 499, AND 2) ALL OF THE LANDS CONVEYED BY AUTUMN RIVER CORPORATION TO AUTUMN DEVELOPMENT CORPORATION BY DEED DATED OCTOBER 10, 2013 AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER 15276, FOLIO 142.

I FURTHER CERTIFY THAT ALL MONUMENTS HAVE BEEN INSTALLED OR WILL BE INSTALLED 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 THAT THE BOUNDARY IS IN ACCORDANCE WITH HOWARD COUNTY SUBDIVISION REGULATIONS.

*Thomas M. Hoffman, Jr.* 12-20-13  
 THOMAS M. HOFFMAN, JR. DATE  
 PROPERTY LINE SURVEYOR, MARYLAND REG. NO. 267

RECORDED AS PLAT No. 2012-20 ON 2/21/14  
 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

**PLAT OF RESUBDIVISION  
 AUTUMN RIVER - PHASE III**  
 LOTS 69-70, 72-86, 88-93, 95-102, 104-107  
 OPEN SPACE LOTS 71, 87, 94, 103, 108 AND 109

A RESUBDIVISION OF BULK PARCEL B AS SHOWN ON "PLAT OF REVISION, COLLEGE AVENUE PUMP STATION" RECORDED AS PLATS 21538-21540 AND A RESUBDIVISION OF NON-BUILDABLE BULK PARCELS D AND E AS SHOWN ON PLAT OF "AUTUMN RIVER-PHASE II-PART I" RECORDED AS PLATS 22159-22167

DPZ FILE NO. S-98-16, P-99-16, F-00-131, F-01-08, S-02-004, P-07-016, P-08-006, WP-09-063, P.B.325, P.B.148, PLATS 14513-14515 & 15794-15795, F-09-021  
 ZONED R-ED  
 TAX MAP 25, GRIDS 14 & 21, PARCELS 172 & 279  
 SECOND ELECTION DISTRICT, HOWARD COUNTY, MARYLAND

GRAPHIC SCALE: 1" = 60'

DECEMBER 19, 2013 SHEET 5 OF 6

**MINIMUM LOT SIZE CHART**

LOT NO.	GROSS AREA	PIPE STEM AREA	MINIMUM LOT SIZE
105	14,192 SF	1,167 SF	13,025 SF
106	14,607 SF	1,886 SF	12,721 SF
107	19,473 SF	2,557 SF	16,916 SF

**CURVE TABLE**

CURVE	RADIUS	LENGTH	TANGENT	DELTA	CHORD BEARING	LENGTH
C4	2533.50'	269.85'	135.05'	6°06'10"	N 67°24'51" W	269.73'
C5	704.57'	175.72'	88.32'	14°17'23"	N 63°19'15" W	175.26'
C9	40.35'	53.55'	31.55'	76°02'07"	N 18°24'34" W	49.71'
C10	65.65'	103.72'	66.25'	90°31'34"	N 11°44'41" W	93.27'
C11	41.65'	65.81'	42.03'	90°31'34"	S 11°44'41" E	59.17'
C12	64.35'	91.42'	55.35'	81°23'33"	S 15°43'50" E	83.93'

**COORDINATE LIST**

POINT	NORTH	EAST
1000	579017.9570	1372817.0997
1003	578540.9951	1373561.9988
1018	578366.5336	1373551.4288
1019	578168.8553	1373452.7812
4029	578663.0147	1372582.2270
4036	578272.4473	1373203.7421
4037	578351.1400	1373047.1367
4038	578643.9623	1372610.1182

**MATCHLINE TO SHEET 6**

OPEN SPACE LOT 4  
 COLLEGE AVENUE  
 PUMP STATION  
 PLAT NO. 15795  
 ZONED R-ED

HOWARD COUNTY, MD  
 LIBER 8172 FOLIO 1

**MATCHLINE TO SHEET 3**

STATE OF MARYLAND  
 DEPARTMENT OF FOREST AND PARKS  
 LIBER 12317, FOLIO 84  
 ZONED R-ED

STATE OF MARYLAND  
 DEPARTMENT OF FOREST AND PARKS  
 LIBER 12317, FOLIO 84  
 ZONED R-ED

STATE OF MARYLAND  
 DEPARTMENT OF FOREST AND PARKS  
 LIBER 12317, FOLIO 84  
 ZONED R-ED

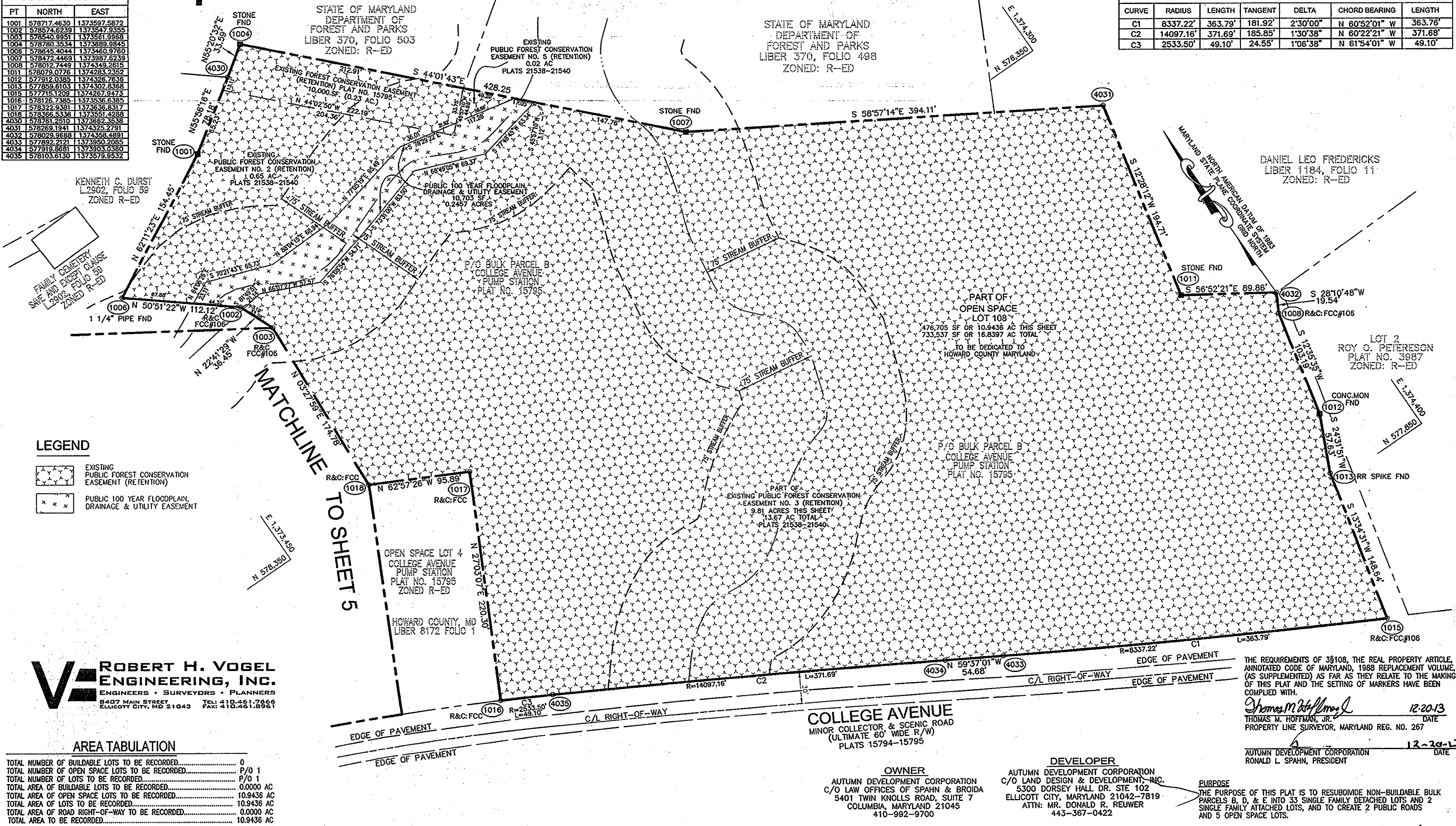
**LEGEND**

- EXISTING PUBLIC FOREST CONSERVATION EASEMENT (RETENTION) PLATS 21538-21540
- PUBLIC 100 YEAR FLOODPLAIN, DRAINAGE & UTILITY EASEMENT
- 20' PUBLIC SEWER & UTILITY EASEMENT
- VARIABLE WIDTH PUBLIC SEWER, WATER & UTILITY EASEMENT
- 24' PRIVATE USE-IN-COMMON ACCESS EASEMENT TO BENEFIT LOTS 104,105,106,&107
- 4'x10' PRIVATE REFUSE & RECYCLE COLLECTION PAD EASEMENT
- PRIVATE STORMWATER MANAGEMENT, PATHWAY & UTILITY EASEMENT
- PRIVATE PATHWAY EASEMENT



PT	NORTH	EAST
1001	578717.4630	1373597.5872
1002	578574.6239	1373547.9355
1003	578540.9951	1373551.9968
1004	578780.3534	1373889.9845
1006	578645.4044	1373460.9760
1007	578472.4489	1373987.8239
1008	578012.7449	1374349.2615
1011	578079.0776	1374283.2352
1012	577912.0385	1374326.7636
1013	577859.6103	1374302.8368
1015	577715.1209	1374287.9473
1016	578126.7385	1373536.6385
1017	578322.9361	1373636.8317
1018	578366.5336	1373551.4288
4030	578761.2510	1373682.3538
4031	578269.1941	1374325.2791
4032	578029.8688	1374358.4891
4033	577892.2121	1373950.2085
4034	577919.8681	1373803.0380
4035	578103.6130	1373579.9532

CURVE	RADIUS	LENGTH	TANGENT	DELTA	CHORD BEARING	LENGTH
C1	8337.22'	363.79'	181.92'	2'30"00"	N 60°52'01" W	363.78'
C2	14097.16'	371.69'	185.85'	1'30"38"	N 60°22'21" W	371.68'
C3	2533.50'	49.10'	24.55'	1'06"38"	N 61°54'01" W	49.10'



- LEGEND**
- EXISTING PUBLIC FOREST CONSERVATION EASEMENT (RETENTION)
  - PUBLIC 100 YEAR FLOODPLAIN, DRAINAGE & UTILITY EASEMENT

**ROBERT H. VOGEL ENGINEERING, INC.**  
 ENGINEERS • SURVEYORS • PLANNERS  
 6407 MAIN STREET  
 ELICOTT CITY, MD 21043 FAX: 410.481.2989

**AREA TABULATION**

TOTAL NUMBER OF BUILDABLE LOTS TO BE RECORDED.....	0
TOTAL NUMBER OF OPEN SPACE LOTS TO BE RECORDED.....	P/O 1
TOTAL NUMBER OF LOTS TO BE RECORDED.....	P/O 1
TOTAL AREA OF BUILDABLE LOTS TO BE RECORDED.....	0.0000 AC
TOTAL AREA OF OPEN SPACE LOTS TO BE RECORDED.....	10.9436 AC
TOTAL AREA OF LOTS TO BE RECORDED.....	10.9436 AC
TOTAL AREA OF ROAD RIGHT-OF-WAY TO BE RECORDED.....	0.0000 AC
TOTAL AREA TO BE RECORDED.....	10.9436 AC

THE REQUIREMENTS OF 38108, 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.

*Thomas M. Hoffmann, Jr.* 12-20-13  
 THOMAS M. HOFFMANN, JR. DATE  
 PROPERTY LINE SURVEYOR, MARYLAND REG. NO. 267

AUTUMN DEVELOPMENT CORPORATION  
 RONALD L. SPAHN, PRESIDENT 12-20-13 DATE

**OWNER**  
 AUTUMN DEVELOPMENT CORPORATION  
 C/O LAW OFFICES OF SPAHN & BROIDA  
 5401 TWIN KNOLLS ROAD, SUITE 7  
 COLUMBIA, MARYLAND 21045  
 410-992-9700

**DEVELOPER**  
 AUTUMN DEVELOPMENT CORPORATION  
 C/O LAND DESIGN & DEVELOPMENT, INC.  
 5300 DORSEY HALL DR. STE 102  
 ELLICOTT CITY, MARYLAND 21042-7819  
 ATTN: MR. DONALD R. REUWER  
 443-367-0422

**PURPOSE**  
 THE PURPOSE OF THIS PLAT IS TO RESUBDIVIDE NON-BUILDABLE BULK PARCELS B, D, & E INTO 33 SINGLE FAMILY DETACHED LOTS AND 2 SINGLE FAMILY ATTACHED LOTS, AND TO CREATE 2 PUBLIC ROADS AND 5 OPEN SPACE LOTS.

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

*Radison for Mauna Rossman 2/11/2014*  
 HOWARD COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING  
 AND ZONING

*Chris Edmund 2-3-14*  
 CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

*Walt Schaefer 2/20/14*  
 DIRECTOR DATE

**OWNER'S CERTIFICATE**

AUTUMN DEVELOPMENT CORPORATION, OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON, ADOPT THIS PLAT OF SUBDIVISION, AND IN CONSIDERATION OF THE APPROVAL OF THIS 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 SHOWN; 2) THE RIGHT TO REQUIRE DEDICATION FOR THE PUBLIC USE THE BEDS OF THE STREETS AND/OR ROADS, THE FLOODPLAINS AND OPEN SPACES, WHERE APPLICABLE AND FOR THE GOOD AND AND OTHER VALUABLE CONSIDERATION, HEREBY GRANT THE RIGHT AND OPTION TO HOWARD COUNTY TO ACQUIRE THE FEE SIMPLE TITLE TO THE BEDS OF THE STREET AND/OR ROADS AND FLOODPLAINS, STORM DRAINAGE FACILITIES AND THE 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, 4) THAT NO BUILDING OR SIMILAR STRUCTURE OR ANY KIND SHALL BE ERRECTED ON OR OVER THE SAID RIGHT OF WAYS.

WITNESS OUR HAND THIS 20<sup>th</sup> DAY OF December, 2010

*Ronald L. Spahn*  
 AUTUMN DEVELOPMENT CORPORATION  
 RONALD L. SPAHN, PRESIDENT

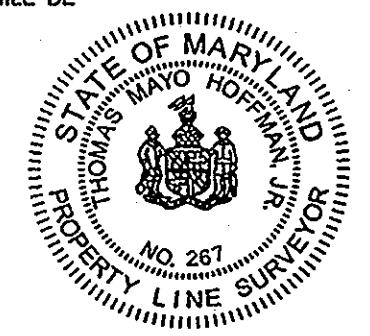
*Leslie J. Mullens*  
 WITNESS

**SURVEYORS CERTIFICATE**

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*Thomas M. Hoffmann, Jr.* 12-20-13  
 THOMAS M. HOFFMANN, JR. DATE  
 PROPERTY LINE SURVEYOR, MARYLAND REG. NO. 267



RECORDED AS PLAT No. *20475* ON *2/11/14*  
 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

**PLAT OF RESUBDIVISION  
 AUTUMN RIVER - PHASE III**

LOTS 69-70, 72-86, 88-93, 95-102, 104-107  
 OPEN SPACE LOTS 71, 87, 94, 103, 108 AND 109

A RESUBDIVISION OF BULK PARCEL B  
 "PLAT OF REVISION, COLLEGE AVENUE PUMP STATION"  
 RECORDED AS PLATS 21538-21540  
 AND A RESUBDIVISION OF NON-BUILDABLE BULK PARCELS D AND E,  
 AS SHOWN ON PLAT OF "AUTUMN RIVER-PHASE II-PART I"  
 RECORDED AS PLATS 22159-22167

DPZ FILE NO. S-98-16, P-99-16, F-00-131, F-01-08, S-02-004, P-07-016,  
 P-08-006, WP-08-063, P.B.325, P.B.148, PLATS 14513-14515 & 15794-15795, F-09-021  
 ZONED R-ED

TAX MAP 25, GRIDS 14 & 21, PARCELS 172 & 279  
 SECOND ELECTION DISTRICT, HOWARD COUNTY, MARYLAND

60' 0' 60' 120' 180'

GRAPHIC SCALE: 1" = 60'

DECEMBER 19, 2013 SHEET 6 OF 6