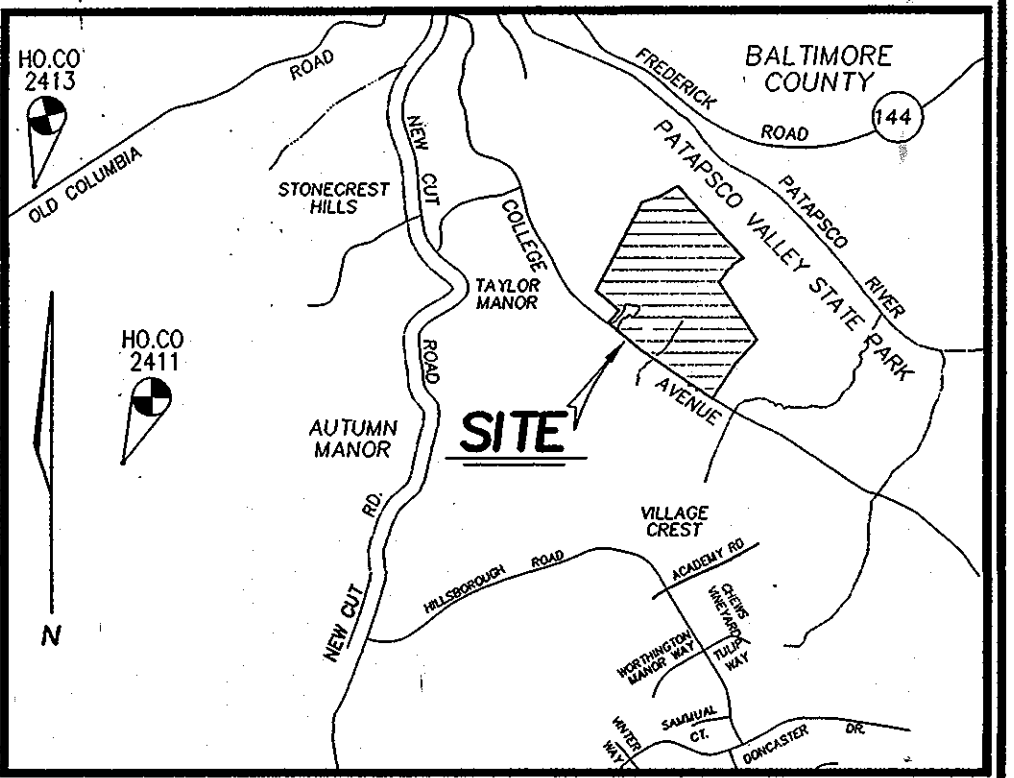


CURVE	RADIUS	ARC	DELTA	CHORD	LENGTH
C-1	490.53'	25.78'	3°00'41"	N 52°30'21"W	25.78'
C-2	763.00'	110.09'	8°16'00"	N 49°53'13"W	109.99'
C-3	910.46'	43.67'	2°44'53"	N 47°07'40"W	43.67'
C-4	1425.00'	203.33'	8°10'32"	N 52°35'22"W	203.16'

POINT	NORTH	EAST
89	579919.7290	1372581.5159
124	580827.6066	1371993.3052
138	579306.9242	1372978.5535
141	579059.6418	1372760.4670
187	579826.6191	1371310.5660
188	579618.4863	1371549.3138
190	580759.5730	1371796.1769
195	580924.1027	1372164.0613
196	580164.4607	1372836.4553
206	579996.7895	1372644.1920
207	580037.3338	1372668.5100
208	580065.3302	1372710.8633
209	580105.2061	1372727.4029
228	578700.4642	1372522.7830
361	579482.5663	1371464.9542
701	579498.2568	1371444.5016
782	579411.6886	1371549.0737
783	579381.9901	1371581.0749
784	579290.3556	1371684.6554
785	579166.9314	1371846.0267

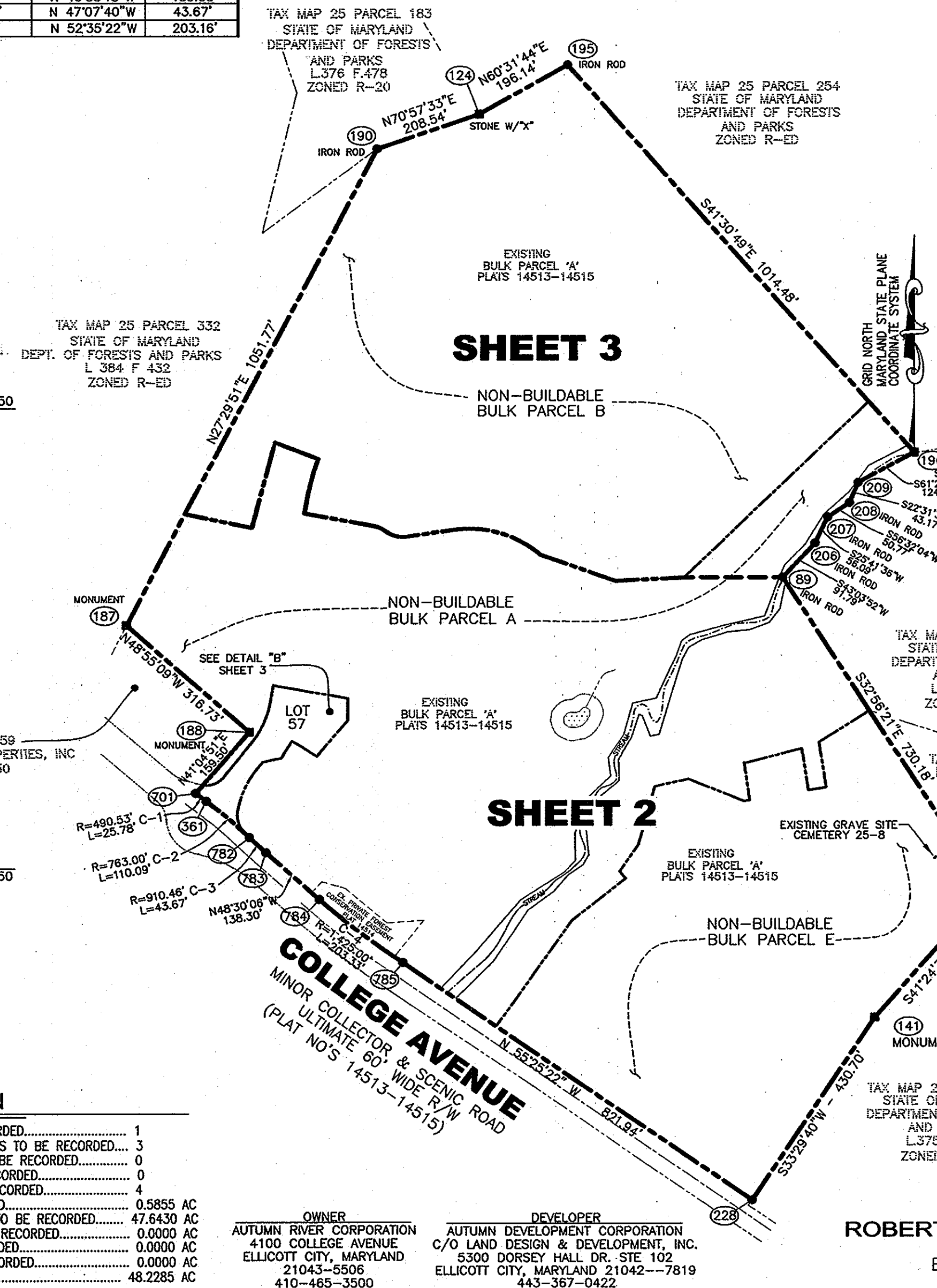
GENERAL NOTES

- THE SUBJECT PROPERTY IS ZONED R-ED PER THE 10/02/04 COMPREHENSIVE ZONING PLAN AND COMP-LITE ZONING AMENDMENTS DATED 07/28/06.
- NO GRADING, 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.
- WATER AND SEWER SERVICE FOR THIS PROJECT WILL BE PUBLIC. WATER WILL BE PROVIDED THROUGH CONTRACT NO. 14-4463-D. SEWER WILL BE PROVIDED THROUGH CONTRACT NO. 14-4463-D.
- WATER AND SEWER SERVICE TO THESE LOTS WILL BE GRANTED UNDER PROVISIONS OF SECTION 18.122.B OF THE HOWARD COUNTY CODE.
- 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 EXISTING HOUSE AND BARN ON EXISTING NON-BUILDABLE BULK PARCEL 'E' PLAT NOS. 14513 AND 15794 ARE TO BE REMOVED.
- THE FOREST CONSERVATION EASEMENT 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. THE FOREST CONSERVATION OBLIGATION HAS BEEN FULFILLED UNDER F-00-131.
- 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 HERIN RESERVED, WHETHER OR NOT EXPRESSLY STATED IN THE DEED(S) CONVEYING SAID LOT/PARCELS, DEVELOPER SHALL EXECUTE AND DELIVER DEEDS FOR THE EASEMENTS HERIN 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 OBLIGATION WAS FULFILLED UNDER SDP-12-047 IN ACCORDANCE WITH SECTION 16.124 OF THE SUBDIVISION REGULATIONS AND THE LANDSCAPE MANUAL.
- THE STREET TREES ARE PROVIDED FOR THE PROJECT IN ACCORDANCE WITH SECTION 16.124(e)(1) OF THE SUBDIVISION REGULATIONS AND THE LANDSCAPE MANUAL. FINANCIAL SURETY SHALL BE POSTED UNDER F 09-021
- COORDINATES SHOWN HEREON ARE BASED ON THE MARYLAND STATE GRID MERIDIAN (NAD83) AS PROJECTED BY HOWARD COUNTY CONTROL STATIONS NO. 2411 AND NO. 2413.



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

- NOTES CONTINUED
- THE PROJECT BOUNDARY SHOWN HEREON IS BASED ON A BOUNDARY SURVEY PREPARED BY FISHER, COLLINS & CARTER, INC. DATED FEBRUARY 14, 2000.
 - 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 DECEMBER 2006.
 - 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 S-98-16. THE GRAVE SITE IS LOCATED ON CURRENT NON-BUILDABLE BULK PARCEL 'E'.
 - 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).
 - THE PLANNING BOARD APPROVED THE AMENDED 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.
 - NON-BUILDABLE BULK PARCEL A & B WILL BE RE-SUBDIVIDED UNDER PHASE II F-09-021.
 - STORMWATER MANAGEMENT PROVIDED UNDER F 09-021
 - OPEN SPACE OBLIGATIONS HAVE BEEN FULFILLED UNDER F-09-021 IS RECORDED.
 - NON-BUILDABLE BULK PARCEL B WILL BE PROVIDED ROAD FRONTAGE WHEN F-09-021 IS RECORDED.
 - LOT 57 WILL NOT BE ALLOWED TO BE OCCUPIED AS A RESIDENCE UNTIL THE PUMP STATION IS OPERATIONAL.
 - 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:
1) WIDTH--12' (16' SERVING MORE THAN ONE RESIDENCE)
2) SURFACE--6" OF COMPACTED CRUSHER RUN BASE W/TAR AND CHIP COATING (1-1/2" MIN.)
3) GEOMETRY--MAX. 15% GRADE, MAX. 10% GRADE CHANGE AND MIN. 45' TURNING RADIUS
4) STRUCTURES (CULVERTS/BRIDGES)--CAPABLE OF SUPPORTING 25 GROSS TONS (H25 LOADING)
5) DRAINAGE EASEMENTS--CAPABLE OF SAFELY PASSING 100-YEAR FLOOD WITH NO MORE THAN 1 FOOT DEPTH OVER DRIVEWAY SURFACE
6) MAINTENANCE--SUFFICIENT TO INSURE ALL WEATHER USE.
 - 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.



AREA TABULATION

TOTAL NUMBER OF BUILDABLE LOTS TO BE RECORDED.....	1
TOTAL NUMBER OF NON-BUILDABLE BULK PARCELS TO BE RECORDED....	3
TOTAL NUMBER OF NON-BUILDABLE PARCELS TO BE RECORDED.....	0
TOTAL NUMBER OF OPEN SPACE LOTS TO BE RECORDED.....	0
TOTAL NUMBER OF LOTS AND PARCELS TO BE RECORDED.....	4
TOTAL AREA OF BUILDABLE LOTS TO BE RECORDED.....	0.5855 AC
TOTAL AREA OF NON-BUILDABLE BULK PARCELS TO BE RECORDED.....	47.6430 AC
TOTAL AREA OF NON-BUILDABLE PARCELS TO BE RECORDED.....	0.0000 AC
TOTAL AREA OF OPEN SPACE LOTS TO BE RECORDED.....	0.0000 AC
TOTAL AREA OF ROAD RIGHT-OF-WAY TO BE RECORDED.....	0.0000 AC
TOTAL AREA TO BE RECORDED.....	48.2285 AC

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. 4-13-12
THOMAS M. HOFFMAN, JR. DATE
PROPERTY LINE SURVEYOR, MARYLAND REG. NO. 267

Bruce T. Taylor 4/13/12
BRUCE T. TAYLOR, PRESIDENT DATE

PURPOSE:
THE PURPOSE OF THIS PLAT IS TO VACATE, ANNUL AND ABANDON LINES OF DIVISION, BUILDING RESTRICTION LINES, PRIVATE USE-IN-COMMON EASEMENTS, REVERTIBLE SLOPE EASEMENTS, AND FUTURE RIGHTS-OF-WAY SHOWN ON THE PLAT OF AUTUMN RIVER PHASE I (PLATS 14513-14515). THE PURPOSE IS ALSO TO CREATE LOT 57 AND NON-BUILDABLE BULK PARCELS A, B & E. LOT 57, NON-BUILDABLE BULK PARCELS A & B SHALL BE RESUBDIVIDED AS SHOWN ON F-09-021.

ROBERT H. VOGEL, ENGINEERING, INC.
8407 MAIN STREET
ELLICOTT CITY, MARYLAND 21043
410-461-7666

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

Brian P. Oster 4/12/2012
HOWARD COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

Karl Schaefer 4/12/12
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

Karl Schaefer 5-7-12
DIRECTOR DATE

OWNER'S CERTIFICATE

AUTUMN RIVER CORPORATION, AS THE 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 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 13th DAY OF April, 2012

Bruce T. Taylor
AUTUMN RIVER CORPORATION
BRUCE T. TAYLOR, PRESIDENT

Thomas M. Hoffman, Jr.
WITNESS

SURVEYORS CERTIFICATE

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS A SUBDIVISION OF A PORTION OF THE LANDS CONVEYED BY HOWARD COUNTY SANITARIUM COMPANY TO AUTUMN RIVER CORPORATION ACCORDING TO THE DEED FOUND AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER 3883, FOLIO 735;

I ALSO CERTIFY ALL MONUMENTS ARE IN 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.

PROFESSIONAL CERTIFICATION: I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED BY ME OR UNDER MY RESPONSIBLE CHARGE, AND THAT I AM A DULY LICENCED PROPERTY LINE SURVEYOR UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 267, EXPIRATION DATE JULY 28, 2012.

Thomas M. Hoffman, Jr. 4-13-12
THOMAS M. HOFFMAN, JR. DATE
PROPERTY LINE SURVEYOR, MARYLAND REG. NO. 267

RECORDED AS PLAT No. 21894 ON 5/11/12
AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

PLAT OF RESUBDIVISION
AUTUMN RIVER - PHASE II
LOT 57 AND
NON-BUILDABLE BULK PARCELS A, B, & E

A RESUBDIVISION OF EXISTING LOTS 1, 2, 3 & BULK PARCEL A AS SHOWN ON THE PLAT OF "AUTUMN RIVER, PHASE I" RECORDED AS PLAT NO. 14513-14515

DPZ FILE NO. S-98-16, P-99-16, F-00-131, F-01-08, S-02-004, P-07-016, P.B.325, P.B.148, PLAT NOS. 14513-14515, F-09-021

TAX MAP 25, GRIDS 14 & 21, PARCEL 279 ZONED R-ED
SECOND ELECTION DISTRICT, HOWARD COUNTY, MARYLAND

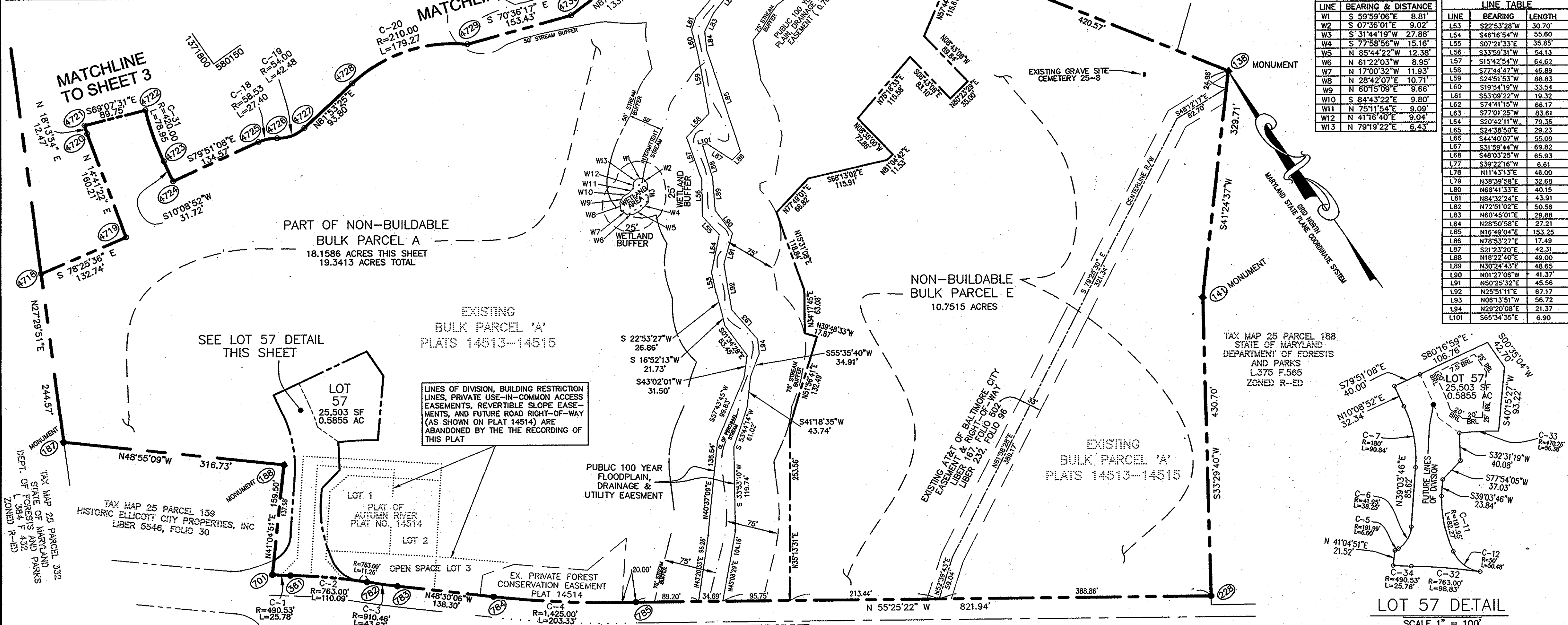
200' 0' 200' 400' 600'
GRAPHIC SCALE: 1" = 200'

APRIL 13, 2012 SHEET 1 OF 3

CURVE TABLE													
CURVE	RADIUS	ARC	TANGENT	DELTA	CHORD	LENGTH	CURVE	RADIUS	ARC	TANGENT	DELTA	CHORD	LENGTH
C-1	490.53	25.78	12.89	3'00"41"	N 52°30'21"W	25.78	C-31	420.00	78.95	39.59	10°46'14"	S 15°31'59"W	78.84
C-2	763.00	110.09	55.14	8'16"00"	N 49°53'13"W	109.99	C-32	763.00	98.83	49.49	7°25'18"	N 50°18'35"W	98.76
C-3	910.46	43.67	21.84	2'44"53"	N 47°07'40"W	43.67	C-33	470.26	56.38	28.22	6°52'09"	N 57°32'03"W	56.35
C-4	1425.00	203.33	101.84	8'10"32"	N 52°35'22"W	203.16	C-34	490.53	25.78	12.89	3'00"41"	N 52°30'21"W	25.78
C-5	191.99	6.00	3.00	1'47"22"	S 81°50'01"E	6.00							
C-6	41.95	38.25	20.57	52'14"17"	N 65°09'39"E	36.94							
C-7	180.00	90.84	46.41	28°54'53"	N 24°36'19"E	89.88							
C-11	191.95	82.27	41.78	24°33'23"	S 23°29'25"W	81.64							
C-12	50.00	50.48	27.63	57°50'50"	S 17°42'42"E	48.36							
C-18	58.53	27.40	13.95	26°49'06"	S 66°26'34"E	27.15							
C-19	54.00	42.48	22.41	45°04'34"	S 75°34'18"E	41.40							
C-20	210.00	179.27	95.51	48°54'42"	S 73°39'14"E	173.88							

COORDINATE LIST					
POINT	NORTH	EAST	POINT	NORTH	EAST
89	579919.7290	1372581.5159	4718	580043.5609	1371423.4862
138	579306.9242	1372978.5535	4719	580016.9311	1371553.5240
141	579059.6418	1372760.4670	4720	580171.9070	1371594.1504
143	579919.4656	1372390.1249	4721	580183.7504	1371598.0515
187	579826.6191	1371100.5680	4722	580151.7007	1371601.9384
188	579518.4363	1371549.3138	4723	580075.8147	1371660.7967
228	578700.4642	1372522.7830	4724	580044.5946	1371655.2086
361	579482.5663	1371464.9542	4725	580020.8843	1371787.6759
701	579498.2568	1371444.5016	4726	580010.0345	1371812.5810
782	579411.6986	1371549.0737	4727	579999.7199	1371852.6515
783	579381.9901	1371581.0749	4728	580012.9523	1371945.5131
784	579290.3556	1371884.6554	4729	579964.0170	1372112.3613
785	579166.9314	1371846.0663	4730	579913.0663	1372257.0813

WETLANDS LINE TABLE			FLOOD PLAIN EASEMENT LINE TABLE		
LINE	BEARING & DISTANCE	LENGTH	LINE	BEARING & DISTANCE	LENGTH
W1	S 59°59'06"E 8.81'	8.81	L53	S 22°53'28"W 30.70'	30.70
W2	S 07°36'01"E 9.02'	9.02	L54	S 46°16'54"W 55.60'	55.60
W3	S 31°44'19"W 27.88'	27.88	L55	S 07°21'33"E 35.85'	35.85
W4	S 77°58'56"W 15.16'	15.16	L56	S 33°52'31"W 54.13'	54.13
W5	N 85°44'22"W 12.38'	12.38	L57	S 15°42'54"W 64.62'	64.62
W6	N 61°22'03"W 8.95'	8.95	L58	S 72°44'47"W 46.89'	46.89
W7	N 17°00'32"W 11.93'	11.93	L59	S 24°51'53"W 32.68'	32.68
W8	N 28°42'07"E 10.71'	10.71	L60	S 19°54'19"W 33.54'	33.54
W9	N 60°15'09"E 9.66'	9.66	L61	S 53°09'22"W 19.32'	19.32
W10	S 84°43'22"E 9.80'	9.80	L62	S 74°41'15"W 66.17'	66.17
W11	N 75°11'54"E 9.09'	9.09	L63	S 77°01'25"W 83.61'	83.61
W12	N 41°16'40"E 9.04'	9.04	L64	S 20°42'11"W 79.36'	79.36
W13	N 79°19'22"E 6.43'	6.43	L65	S 24°38'50"E 29.23'	29.23
			L66	S 44°40'07"W 55.09'	55.09
			L67	S 31°58'44"W 69.82'	69.82
			L68	S 48°03'25"W 65.93'	65.93
			L69	S 39°22'16"W 6.61'	6.61
			L70	N 11°43'13"E 46.00'	46.00
			L71	N 38°38'58"E 32.68'	32.68
			L72	N 68°41'33"E 40.15'	40.15
			L73	N 84°32'24"E 43.91'	43.91
			L74	N 72°51'02"E 50.58'	50.58
			L75	N 60°45'01"E 29.88'	29.88
			L76	N 28°50'58"E 27.21'	27.21
			L77	N 16°49'04"E 153.25'	153.25
			L78	N 78°53'27"E 17.49'	17.49
			L79	S 21°23'20"E 42.31'	42.31
			L80	N 18°22'40"E 49.00'	49.00
			L81	N 30°24'43"E 48.65'	48.65
			L82	N 01°27'06"W 41.37'	41.37
			L83	N 50°25'32"E 45.56'	45.56
			L84	N 25°51'11"E 67.17'	67.17
			L85	N 06°13'51"W 56.72'	56.72
			L86	N 29°20'08"E 21.37'	21.37
			L87	S 65°34'35"E 6.90'	6.90



AREA TABULATION

TOTAL NUMBER OF BUILDABLE LOTS TO BE RECORDED..... 1

TOTAL NUMBER OF NON-BUILDABLE BULK PARCELS TO BE RECORDED..... 1 & P/O 1

TOTAL NUMBER OF NON-BUILDABLE PARCELS TO BE RECORDED..... 0

TOTAL NUMBER OF OPEN SPACE LOTS TO BE RECORDED..... 0

TOTAL NUMBER OF LOTS AND PARCELS TO BE RECORDED..... 2 & P/O 1

TOTAL AREA OF BUILDABLE LOTS TO BE RECORDED..... 0.5855 AC

TOTAL AREA OF NON-BUILDABLE BULK PARCELS TO BE RECORDED..... 28.9101 AC

TOTAL AREA OF NON-BUILDABLE PARCELS TO BE RECORDED..... 0.0000 AC

TOTAL AREA OF OPEN SPACE LOTS TO BE RECORDED..... 0.0000 AC

TOTAL AREA OF ROAD RIGHT-OF-WAY TO BE RECORDED..... 0.0000 AC

TOTAL AREA TO BE RECORDED..... 29.4956 AC

OWNER'S CERTIFICATE

AUTUMN RIVER CORPORATION, AS THE OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON, ADOPT THIS PLAT OF SUB-DIVISION, 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 13th DAY OF April 2012

Bruce T. Taylor
AUTUMN RIVER CORPORATION
BRUCE T. TAYLOR, PRESIDENT

Paul C. Taylor
WITNESS

OWNER
AUTUMN RIVER CORPORATION
4100 COLLEGE AVENUE
ELLICOTT CITY, MARYLAND
21043-5506
410-465-3500

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

ROBERT H. VOGEL, ENGINEERING, INC.
8407 MAIN STREET
ELLICOTT CITY, MARYLAND 21043
410-461-7666

SURVEYORS CERTIFICATE

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS A SUBDIVISION OF A PORTION OF THE LANDS CONVEYED BY HOWARD COUNTY SANITARIUM COMPANY TO AUTUMN RIVER CORPORATION ACCORDING TO THE DEED FOUND AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER 3883, FOLIO 735;

I ALSO CERTIFY ALL MONUMENTS ARE IN 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.

PROFESSIONAL CERTIFICATION: I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED BY ME OR UNDER MY RESPONSIBLE CHARGE, AND THAT I AM A DULY LICENCED PROPERTY LINE SURVEYOR UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 267, EXPIRATION DATE JULY 28, 2012.

Thomas M. Hoffman, Jr. 4-13-12
THOMAS M. HOFFMAN, JR. DATE
PROPERTY LINE SURVEYOR, MARYLAND REG. NO. 267

Bruce T. Taylor 4/13/12
AUTUMN RIVER CORPORATION DATE
BRUCE T. TAYLOR, PRESIDENT

PURPOSE:
THE PURPOSE OF THIS PLAT IS TO VACATE, ANNUAL AND ABANDON LINES OF DIVISION, BUILDING RESTRICTION LINES, PRIVATE USE-IN-COMMON EASEMENTS, REVERTIBLE SLOPE EASEMENTS, AND FUTURE RIGHTS-OF-WAY SHOWN ON THE PLAT OF AUTUMN RIVER PHASE I (PLATS 14513-14515) THE PURPOSE IS ALSO TO CREATE LOT 57 AND NON-BUILDABLE BULK PARCELS A, B & E. LOT 57, NON-BUILDABLE BULK PARCELS A & B SHALL BE RESUBDIVIDED AS SHOWN ON F-09-021.

RECORDED AS PLAT No. 21895 ON 5/11/12
AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

PLAT OF RESUBDIVISION
AUTUMN RIVER - PHASE II
LOT 57 AND
NON-BUILDABLE BULK PARCELS A, B, & E

A RESUBDIVISION OF EXISTING LOTS 1, 2, 3 & BULK PARCEL A AS SHOWN ON THE PLAT OF "AUTUMN RIVER, PHASE I" RECORDED AS PLAT NO. 14513-14515

DPZ FILE NO. S-98-16, P-99-16, F-00-131, F-01-08, S-02-004, P-07-016, P.B.325, P.B.148, PLAT NOS. 14513-14515, F-09-021

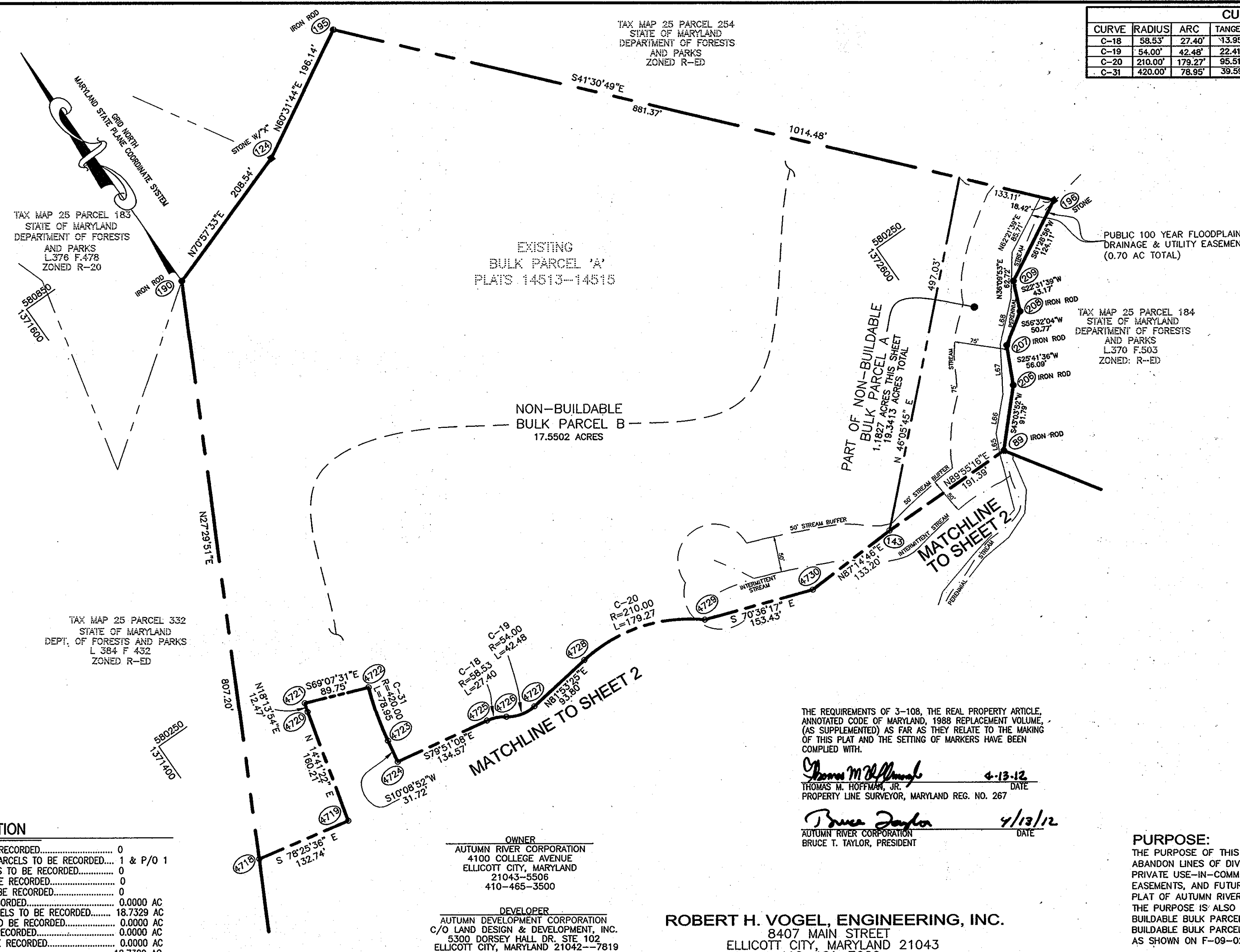
TAX MAP 25, GRIDS 14 & 21, PARCEL 279 ZONED R-ED
SECOND ELECTION DISTRICT, HOWARD COUNTY, MARYLAND

100' 0' 100' 200' 300'
GRAPHIC SCALE: 1" = 100'

APRIL 13, 2012 SHEET 2 OF 3

K:\PROJECTS\04-145\SURVEY\DWG\RECORD PLATS PH II\LOT 57\PLAT 2.DWG

CURVE TABLE						
CURVE	RADIUS	ARC	TANGENT	DELTA	CHORD	LENGTH
C-18	58.53'	27.40'	13.95'	26°49'06"	S 66°26'34" E	27.15'
C-19	54.00'	42.48'	22.41'	45°04'34"	S 75°34'18" E	41.40'
C-20	210.00'	179.27'	95.51'	48°54'42"	S 73°39'14" E	173.88'
C-31	420.00'	78.95'	39.59'	10°46'14"	S 15°31'59" W	78.84'



COORDINATE LIST		
POINT	NORTH	EAST
89	579919.7290	1372581.5159
124	580827.6066	1371993.3052
143	579919.4656	1372390.1249
190	580759.5730	1371796.1769
195	580924.1027	1372164.0613
198	580164.4607	1372836.4553
206	579986.7895	1372644.1920
207	580037.3338	1372668.5100
208	580065.3302	1372710.8633
209	580105.2061	1372727.4029
4718	580043.5609	1371423.4862
4719	580016.9311	1371553.5240
4720	580171.9070	1371584.1504
4721	580183.7504	1371598.0515
4722	580151.7707	1371681.9084
4723	580075.8147	1371660.7967
4724	580044.5946	1371655.2086
4725	580020.8843	1371787.6759
4726	580010.0345	1371812.5610
4727	579999.7199	1371852.8515
4728	580012.9523	1371945.5131
4729	579964.0170	1372112.3613
4730	579913.0663	1372257.0813

AREA TABULATION	
TOTAL NUMBER OF BUILDABLE LOTS TO BE RECORDED.....	0
TOTAL NUMBER OF NON-BUILDABLE BULK PARCELS TO BE RECORDED.....	1 & P/O 1
TOTAL NUMBER OF NON-BUILDABLE PARCELS TO BE RECORDED.....	0
TOTAL NUMBER OF OPEN SPACE LOTS TO BE RECORDED.....	0
TOTAL NUMBER OF LOTS AND PARCELS TO BE RECORDED.....	0
TOTAL AREA OF BUILDABLE LOTS TO BE RECORDED.....	0.0000 AC
TOTAL AREA OF NON-BUILDABLE BULK PARCELS TO BE RECORDED.....	18.7329 AC
TOTAL AREA OF NON-BUILDABLE PARCELS TO BE RECORDED.....	0.0000 AC
TOTAL AREA OF OPEN SPACE LOTS TO BE RECORDED.....	0.0000 AC
TOTAL AREA OF ROAD RIGHT-OF-WAY TO BE RECORDED.....	0.0000 AC
TOTAL AREA TO BE RECORDED.....	18.7329 AC

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. 4-13-12
 THOMAS M. HOFFMAN, JR. DATE
 PROPERTY LINE SURVEYOR, MARYLAND REG. NO. 267

Bruce Taylor 4/13/12
 AUTUMN RIVER CORPORATION DATE
 BRUCE T. TAYLOR, PRESIDENT

ROBERT H. VOGEL, ENGINEERING, INC.
 8407 MAIN STREET
 ELLICOTT CITY, MARYLAND 21043
 410-461-7666

PURPOSE:
 THE PURPOSE OF THIS PLAT IS TO VACATE, ANNUL AND ABANDON LINES OF DIVISION, BUILDING RESTRICTION LINES, PRIVATE USE-IN-COMMON EASEMENTS, REVERTIBLE SLOPE EASEMENTS, AND FUTURE RIGHTS-OF-WAY SHOWN ON THE PLAT OF AUTUMN RIVER PHASE 1 (PLATS 14513-14515). THE PURPOSE IS ALSO TO CREATE LOT 57 AND NON-BUILDABLE BULK PARCELS A, B & E. LOT 57, NON-BUILDABLE BULK PARCELS A & B SHALL BE RESUBDIVIDED AS SHOWN ON F-09-021.

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

B. Nyam for Peter Beileman 4/25/12
 HOWARD COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

Robert H. Vogel 4/12/12
 CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE
Kurt Sheehan 5-7-12
 DIRECTOR DATE

OWNER'S CERTIFICATE

AUTUMN RIVER CORPORATION, AS THE 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 13th DAY OF April, 2012
Bruce Taylor
 AUTUMN RIVER CORPORATION
 BRUCE T. TAYLOR, PRESIDENT
 Witness: *Robert H. Vogel*

SURVEYORS CERTIFICATE

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS A SUBDIVISION OF A PORTION OF THE LANDS CONVEYED BY HOWARD COUNTY SANITARIUM COMPANY TO AUTUMN RIVER CORPORATION ACCORDING TO THE DEED FOUND AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER 3883, FOLIO 735;

I ALSO CERTIFY ALL MONUMENTS ARE IN 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.

PROFESSIONAL CERTIFICATION: I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED BY ME OR UNDER MY RESPONSIBLE CHARGE, AND THAT I AM A DULY LICENCED PROPERTY LINE SURVEYOR UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 267, EXPIRATION DATE JULY 28, 2012.

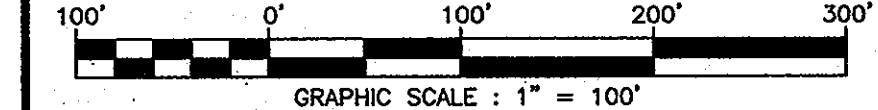
Thomas M. Hoffman, Jr. 4-13-12
 THOMAS M. HOFFMAN, JR. DATE
 PROPERTY LINE SURVEYOR, MARYLAND REG. NO. 267



RECORDED AS PLAT No. 21046 ON 5/11/12
 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

**PLAT OF RESUBDIVISION
 AUTUMN RIVER - PHASE II
 LOT 57 AND
 NON-BUILDABLE BULK PARCELS A, B, & E**

A RESUBDIVISION OF EXISTING LOTS 1, 2, 3 & BULK PARCEL A AS SHOWN ON THE PLAT OF "AUTUMN RIVER, PHASE I" RECORDED AS PLAT NO. 14513-14515
 DPZ FILE NO. S-98-16, P-99-16, F-00-131, F-01-08, S-02-004, P-07-016, P.B.325, P.B.148, PLAT NOS. 14513-14515, F-09-021
 TAX MAP 25, GRIDS 14 & 21, PARCEL 279 ZONED R-ED
 SECOND ELECTION DISTRICT, HOWARD COUNTY, MARYLAND



APRIL 13, 2012 SHEET 3 OF 3

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