

GENERAL NOTES

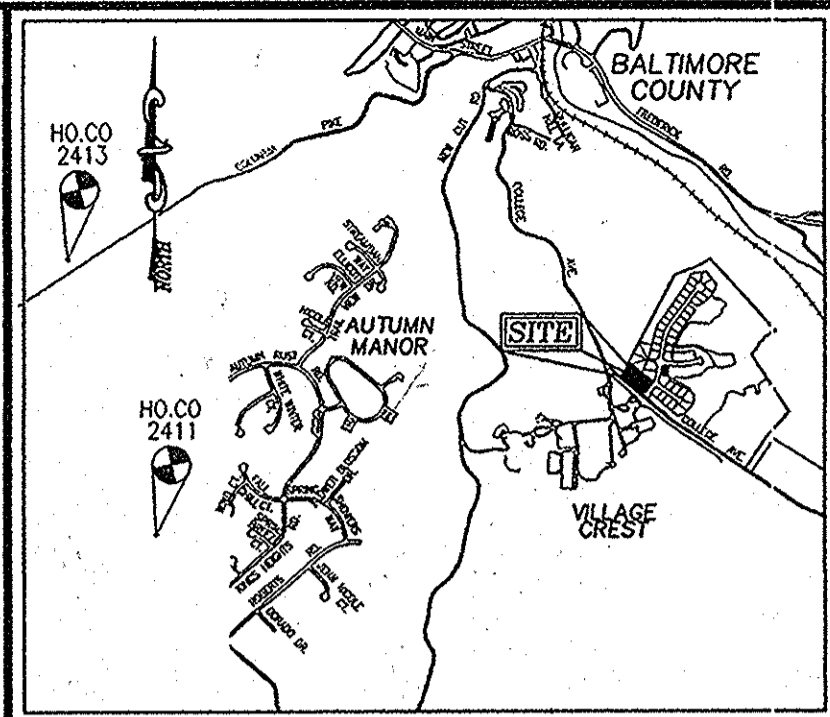
- COORDINATES SHOWN HEREON ARE BASED ON THE MARYLAND STATE GRID MERSHAW (NAD 83) AS PROJECTED BY HOWARD COUNTY CONTROL STATIONS NO. 2411 AND NO. 2413.
- THE PROJECT BOUNDARY SHOWN HEREON IS BASED ON A BOUNDARY SURVEY PREPARED BY FISHER, COLLINS & CARTER, INC. DATED FEBRUARY 14, 2005. MSHA WAS REVIEWED AS CORRECT BY ROBERT H. VOGEL ENGINEERING, INC. IN MARCH 2010.
- BRL DENOTES BUILDING RESTRICTION LINE.
- Ø DENOTES REBAR WITH CAP MARKED "PROP MARK 21204" SET.
- Ø DENOTES IRON PIPE OR IRON BAR FOUND.
- Ø DENOTES ANGLE OR CHANGE IN BEARING OF BOUNDARY OR RIGHT-OF-WAY.
- Ø DENOTES STONE OR MONUMENT FOUND.
- AREAS SHOWN HEREON ARE MORE OR LESS.
- THE SUBJECT PROPERTY IS ZONED "R-ED" IN ACCORDANCE WITH THE 2/2/04 COMPREHENSIVE ZONING PLAN AND THE COMP. USE ZONING REGULATIONS EFFECTIVE ON 7/23/06.
- OWNER'S SHALL BE PROVIDED PRIOR TO ISSUANCE OF A USE AND OCCUPANCY PERMIT FOR ANY NEW UNWELLING TO ENSURE SAFE ACCESS FOR FIRE EMERGENCY VEHICLES PER THE FOLLOWING MINIMUM REQUIREMENTS:
 - WIDTH - 12' (10' SERVING MORE THAN ONE RESIDENCE).
 - SURFACE - 6" OF COMPACTED CRUSHER RUN BASE 1/2" R/W AND CHIP CONTING (1-1/2" MAX).
 - CONCRETE - MINIMUM 15% GRADE, MAXIMUM 10% GRADE CHANGE, AND MINIMUM 45 FOOT TURNING RADIUS.
 - STRUCTURES (CULVERTS/BRIDGES) - CAPABLE OF SUPPORTING 25 GROSS TONS (HQS LOADING).
 - DRAINAGE ELEMENTS - CAPABLE OF SAFELY PASSING 100-YEAR FLOOD WITH NO MORE THAN 1 FOOT OF DEPTH OVER DRAINWAY SURFACE.
 - MAINTENANCE - SUFFICIENT TO ENSURE ALL WEATHER USE.
- NO GRADING, REMOVAL OF VEGETATIVE COVER OR TREES, PAVING AND NEW STRUCTURES SHALL BE PERMITTED WITHIN THE REQUIRED WETLANDS, STREAM(S) OR THEIR BUFFERS, FOREST CONSERVATION AREAS AND 100 YEAR FLOODPLAIN.
- THERE ARE NO FLOODPLAIN, STREAMS OR STEEP SLOPES OVER 20,000 SF CONTIGUOUS WITHIN PARCEL 159 OR THE PORTION OF PARCEL 279 (NON-BUILDABLE PARCEL C).
- THERE ARE WETLANDS ON SITE THAT WILL BE DISTURBED OR THAT WILL REQUIRE 401 AND 404 WETLANDS PERMITS FROM THE STATE OF MARYLAND.
- A NOISE STUDY IS NOT REQUIRED FOR THIS SUBDIVISION.
- THE EXISTING STRUCTURES LOCATED ON PARCELS 159 AND SHALL BE REMOVED PRIOR TO RECONSTRUCTION OF THE PLAT.
- TO THE BEST OF THE SURVEYOR'S KNOWLEDGE, THERE ARE NO BURIAL GROUNDS OR CEMETERIES LOCATED ON THIS PROPERTY.
- DPZ FILE REFERENCES: S-98-16, P-99-16, F-00-131, F-01-08, S-02-004, P.B. 325, P.B. 148, P-07-016, P-08-005, WP-09-063, F-09-021, F-10-061, F-11-067, ECP-11-054, WP-11-206, F-12-067, SP-12-001, P.B. 333.
- THIS PROJECT IS SUBJECT TO COMPLIANCE WITH THE AMENDED FOURTH EDITION OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS, DEVELOPMENT OR CONSTRUCTION ON THIS PROPERTY MUST COMPLY WITH SETBACK AND BUFFER REGULATIONS IN EFFECT AT THE TIME OF SUBMISSION OF THE SITE DEVELOPMENT PLAN, MAJOR PETITION APPLICATION OR BUILDING/GRADING PERMIT APPLICATIONS.
- STORM WATER MANAGEMENT TO BE PROVIDED FOR THE PARCEL 159 DEVELOPMENT BY ENVIRONMENTAL SITE DESIGN UTILIZING 2 WEDCO 800-RETENTION FACILITIES AND ROOFTOP DISCONNECTS, THE 2 WEDCO 800-RETENTION FACILITIES LOCATED ON OPEN SPACE LOT 120 WILL BE OWNED AND MAINTAINED BY THE HOA.
- LANDSCAPING FOR THIS PROJECT IS PROVIDED IN ACCORDANCE WITH A CERTIFIED LANDSCAPE PLAN ON FILE WITH F-13-019 IN ACCORDANCE WITH SECTION 16.124 OF THE HOWARD COUNTY CODE AND THE LANDSCAPE MANUAL.
- FINAL SURVEY FOR THE REQUIRED LANDSCAPING IN THE AMOUNT OF \$17,000.00 FOR 39 SHADE TREES AND 40 EVERGREEN TREES SHALL BE POSTED WITH THE BUILDER'S GRADING PERMIT FOR THIS PLAN.
- THIS PROJECT COMPLIES WITH THE REQUIREMENTS OF SECTION 16.120 OF THE HOWARD COUNTY CODE FOR FOREST CONSERVATION. THE FOREST CONSERVATION OBLIGATION FOR THE REQUIRED 0.21 ACRES OF AFFORRESTATION WILL BE MET IN A FOREST BANK COLLECTOR SIDEWALK AUTUMN RIVER BULK PARCEL "C", SPP-10-081.
- INGRESS AND EGRESS TO COLLEGE AVENUE (A SCenic ROAD) IS RESTRICTED AS SHOWN.
- WATER AND SEWER SERVICE TO THESE LOTS WILL GRANTED UNDER THE PROVISIONS OF SECTION 18.122.B OF THE HOWARD COUNTY CODE.
- PUBLIC WATER AND SEWERAGE ALLOCATION WILL BE GRANTED AT THE TIME OF ISSUANCE OF THE BUILDING PERMIT IF CAPACITY IS AVAILABLE AT THAT TIME.
- PUBLIC WATER AND PUBLIC SEWER FOR THIS DEVELOPMENT ARE AVAILABLE THROUGH CONTRACTS 14-4483-D & 14-4720-D.
- OWNER RESERVES UNTO ITSELF, ITS SUCCESSORS AND ASSIGNS, ALL EASEMENTS SHOWN ON THIS PLAN FOR WATER, SEWER, STORM DRAINAGE, PUBLIC STATION, AUTUMN RIVER BULK PARCEL "C", AND FOREST CONSERVATION (DESIGNATED AS "FOREST CONSERVATION AREA") LOCATED IN, ON, OVER AND THROUGH THE LOTS. ANY CONVEYANCES OF THE FOREST CONSERVATION AREA SHALL BE SUBJECT TO THE EASEMENTS HEREBY RESERVED, WHETHER OR NOT EXPRESSLY STATED IN THE DEEDS CONVEYING SAID LOTS. DEVELOPER SHALL EXECUTE AND DELIVER DEEDS FOR THE EASEMENTS HEREBY RESERVED TO HOWARD COUNTY, UPON COMPLETION OF THE PUBLIC UTILITIES AND THE FOREST CONSERVATION AREA, 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 RELEASE OF DEVELOPER'S SURETY POSTED WITH SAID AGREEMENT. THE COUNTY SHALL ACCEPT THE EASEMENTS AND RECORD THE DEED(S) OF EASEMENTS IN THE LAND RECORDS OF HOWARD COUNTY.
- THIS PLAN IS SUBJECT TO WP-11-206 TO SECTION 16.120(c)(4) OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATION TO EXTEND THE DISTANCE ALONG A PRIVATE ROAD FROM 200' TO 247' AND TO SECTION 16.120(c)(7) FOR THE REMOVAL OF THE EXISTING 32" SILVER MAPLE SPECIMEN TREE. APPROVAL IS SUBJECT TO THE FOLLOWING CONDITIONS:
 - ON THE PRELIMINARY EQUIVALENT SKETCH PLAN AND ALL FUTURE SUBDIVISION PLANS AND SITE DEVELOPMENT PLANS, PROVIDE A BRIEF DESCRIPTION OF WALTER PETRIK, WP-11-206, AS A GENERAL NOTE TO INCLUDE REQUEST, SECTIONS OF THE REGULATIONS, ACTION AND DATE.
 - THE PRIVATE ROAD MUST BE CONSTRUCTED TO PUBLIC ROAD STANDARDS IN ACCORDANCE WITH THE COMMENTS FROM THE DEVELOPMENT ENGINEERING DIVISION DATED JULY 8, 2011.
 - PROVIDE A 2'-1/2" TO 3" BUFFER ALONG THE COLLEGE AVENUE (SCenic ROAD) PROPERTY BOUNDARY. THESE TREES MUST BE A MINIMUM 2'-1/2" TO 3" CALIPER SHADES TREES AND 6'-8" IN HEIGHT EVERGREENS, OF THE REGULATIONS, ACTION AND DATE.
 - WATER APPROVAL IS LIMITED TO THE REMOVAL OF THE ONE 32" SILVER MAPLE TREE AS SHOWN ON THE WATER EXHIBIT.
 - THE DEVELOPER SHALL DESIGN THIS SUBDIVISION PROPOSAL TO BE IN ACCORDANCE WITH THE SCenic ROAD PROTECTION REQUIREMENTS OF SECTION 16.125 OF THE SUBDIVISION REGULATIONS.
- A TRAFFIC STUDY FOR THIS PROJECT WAS PREPARED BY THE TRAFFIC GROUP, INC. DATED JULY 2010.
- PLANNING BOARD CASE NO. 303 APPROVED BY PLANNING BOARD ON JUNE-21 2012.
- IN ACCORDANCE WITH SECTION 107.D.1.D OF THE HOWARD COUNTY ZONING REGULATIONS, LOT COVERAGE FOR ALL SINGLE FAMILY ATTACHED UNITS WITHIN THE ENTIRE AUTUMN RIVER SUBDIVISION WILL NOT EXCEED 50% OF THE GROSS ACREAGE OF EACH SINGLE FAMILY ATTACHED LOT.
- OPEN SPACE LOT 120 SHOWN HEREON ARE HEREBY DEDICATED TO THE HOME OWNERS ASSOCIATION FOR THE RESIDENTS OF THIS SUBDIVISION. THE ARTICLES OF INCORPORATION FOR THE HOME OWNERS ASSOCIATION WERE FILED WITH THE STATE DEPARTMENT OF ASSESSMENTS AND TAXATION ON 10 / 1 / 2012, RECEIPT NO. 014881858.
- THE PROTECTIVE COVENANTS, INCLUDING COVENANTS CONCERNING THE MAINTENANCE OF COMMUNITY OWNED OPEN SPACE, SHALL BE RECORDED CONCURRENTLY WITH THE RECORDS OF THIS PLAN.
- AUTUMN CREST WAY (PRIVATE ROAD) AND PRIVATE SIDEWALK SHALL BE OWNED AND MAINTAINED BY THE HOA FOR LOTS 113-119.
- THE DEPARTMENT OF PUBLIC WORKS IS NOT REQUIRING A REFUSE PAD FOR THE DWELLINGS ALONG AUTUMN CREST WAY, HOWEVER, TRASH COLLECTION MUST BE WITHIN 50' OF THE COUNTY ROADWAY. TRASH AND RECYCLING COLLECTION WILL BE PROVIDED AT THE INTERSECTION OF BENDING SKY WAY AND AUTUMN CREST WAY.
- THE PRIVATE USE-IN-COMMON ACCESS MAINTENANCE AGREEMENT FOR LOTS 113-119 WILL BE RECORDED CONCURRENTLY WITH THE RECORDING OF THIS PLAN.
- THE PROPERTIES SHOWN HEREON ARE SUBJECT TO A FEE OR ASSESSMENT TO COVER OR DEFERRAY 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.

CURVE TABLE

CURVE	RADIUS	ARC	DELTA	TAN	CHORD	LENGTH
C-1	820.00'	28.88'	2'01'05"	14.44'	S 81°53'22"E	28.88'
C-2	12,940.00'	218.39'	0°58'01"	109.20'	N 49°15'43"W	218.39'
C-3	50.00'	14.26'	16°20'27"	7.18'	N 57°54'58"W	14.21'
C-4	191.99'	55.76'	16°38'30"	28.08'	N 74°24'27"W	55.57'
C-6	41.95'	38.25'	52°14'17"	20.57'	S 65°09'39"W	36.94'
C-7	180.00'	41.90'	13°20'18"	21.05'	S 32°23'37"W	41.81'
C-8	520.00'	81.47'	8°58'38"	40.82'	S 53°24'26"E	81.39'
C-9	180.00'	44.18'	14°03'49"	22.20'	S 55°57'04"E	44.07'
C-10	180.00'	21.74'	06°35'09"	10.88'	S 66°26'31"E	21.72'
C-11	216.00'	78.38'	20°47'07"	39.61'	N 59°18'42"W	77.93'
C-13	484.00'	75.83'	8°58'38"	37.99'	N 53°24'26"E	75.76'
C-14	480.00'	75.21'	8°58'38"	37.68'	S 53°24'26"E	75.13'

COORDINATE LIST

NO.	NORTHING	EASTING	NO.	NORTHING	EASTING
100	N 579840.9292	E 1371318.0145	7502	N 579709.8144	E 1371459.7698
105	N 579784.6276	E 1371649.3129	7503	N 579665.0282	E 1371520.0913
106	N 579807.3069	E 1371682.5843	7504	N 579630.9242	E 1371574.4499
118	N 579513.6237	E 1371464.5759	7505	N 579702.1243	E 1371634.5456
119	N 579529.1394	E 1371498.0950	7506	N 579800.2752	E 137127.5371
120	N 579595.6209	E 1371552.0513	7507	N 579688.6165	E 1371712.2608
5120	N 579804.3500	E 1371698.9443	7508	N 579528.5598	E 1371411.0535
7500	N 579678.6312	E 1371233.5369	7509	N 579536.1088	E 1371399.0119
7501	N 579798.3254	E 1371358.2393	7510	N 579804.0309	E 1371360.3404



OPEN SPACE TABULATION:

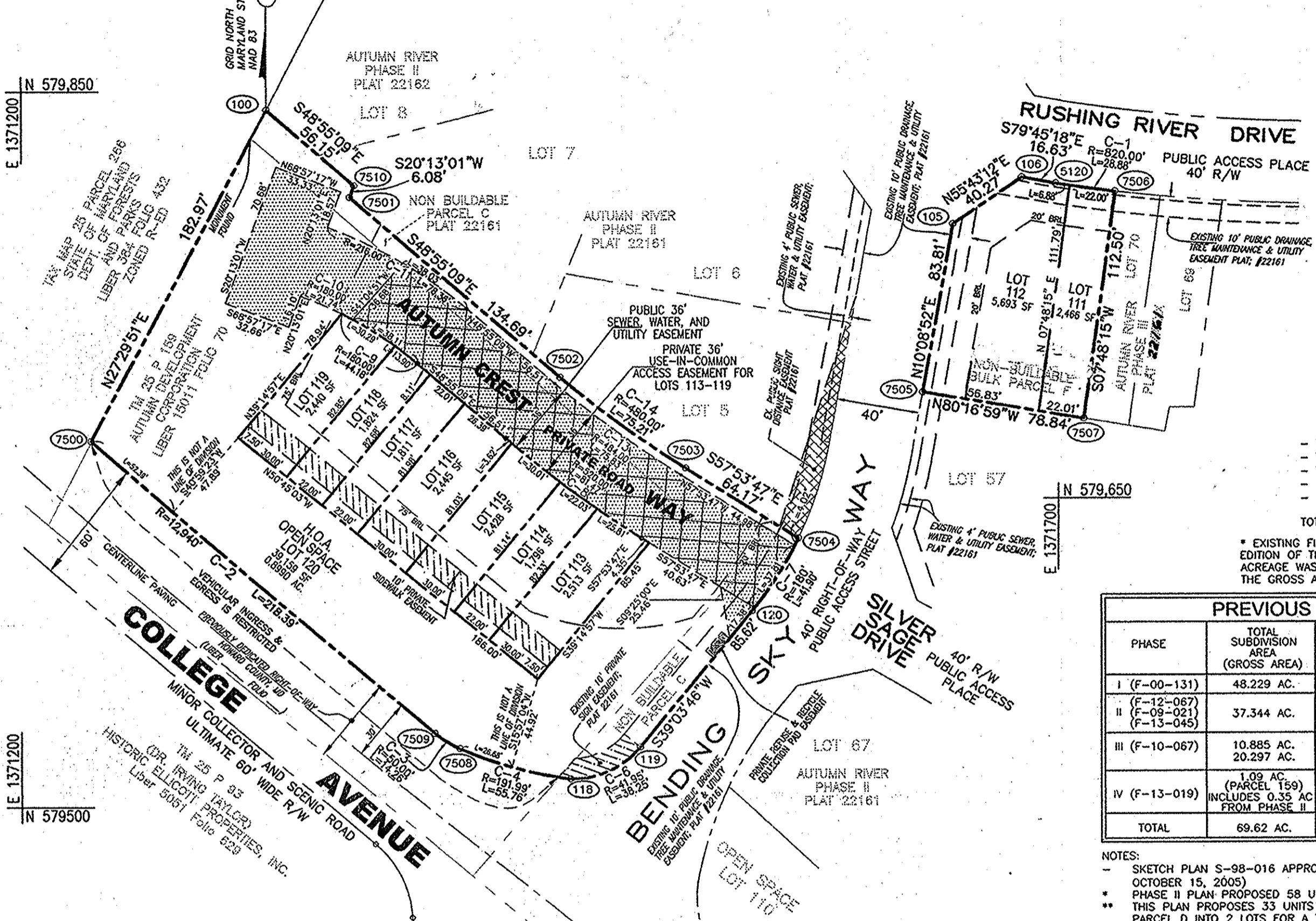
- AUTUMN RIVER PHASE I, II, III REQUIRED OPEN SPACE (25%) = 17.70 AC.
- AUTUMN RIVER PHASE IV (PARCEL 159) REQUIRED OPEN SPACE (50%) = 0.55 AC. (1.09 AC x 50%)
- GROSS OPEN SPACE THIS SUBMISSION = 2.34 AC.
- NON-CREDIT OPEN SPACE THIS SUBMISSION = 0.17 AC.
- NET OPEN SPACE THIS SUBMISSION = 2.17 AC.

AUTUMN RIVER PHASE I, II, III AND IV REQUIRED OPEN SPACE

- TOTAL CREDITED OPEN SPACE FOR AUTUMN RIVER PHASE I, II, III AND IV = 47.71 AC.
- TOTAL RECREATION OPEN SPACE REQUIRED FOR "AUTUMN RIVER" = 26,260 SF
- TOWNHOUSE (PARCEL 159) 400SF/UNITX7 UNITS = 2,800 SF
- TOWNHOUSE (PHASE II ADDITIONAL UNITS) 400SF/UNITX3 UNITS = 1,200 SF
- PHASE II & III SINGLE FAMILY DETACHED UNITS = 7X250 SF/UNITS = 1,750 SF
- PHASE II TOWNHOUSE UNITS = 17X200 SF/UNITS = 3,400 SF

TOTAL RECREATION OPEN SPACE PROVIDED FOR AUTUMN RIVER = 29,324 SF.

* EXISTING FINALS (F-09-021 & F-10-061) ARE SUBJECT TO THE AMENDED FOURTH EDITION OF THE SUBDIVISION REGULATIONS, UNDER THESE REGULATIONS 25% OF THE GROSS ACREAGE WAS REQUIRED FOR OPEN SPACE. THE CURRENT REGULATIONS REQUIRE 50% OF THE GROSS ACREAGE FOR OPEN SPACE.



PREVIOUS 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
I (F-00-131)	48,229 AC.	(# 14513)	-	-	-	-	02	102
II (F-12-087)	37,344 AC.	(# 14513)	0.86	5,786 AC.	30.70 AC.	61.40	60*	44
III (F-10-067)	10,885 AC.	(# 22159)	0.76	9,964 AC.	20.46 AC.	40.92	35**	9
IV (F-13-019)	1.09 AC. (PARCEL 159) INCLUDES 0.35 AC FROM PHASE II	(# 22159)	-	-	1.09 AC.	2.18	27***	0
TOTAL	69.62 AC.		1.62	15.75 AC.	52.25 AC.	104.50	104	0

NOTES:
 - SKETCH PLAN S-98-016 APPROVED 95 UNITS PLUS 2 EXISTING UNITS TOTALING 97 UNITS (LETTER DATED OCTOBER 15, 2005)
 - PHASE II PLAN PROPOSED 58 UNITS PLUS 2 EXISTING UNITS FOR A TOTAL OF 60 UNITS
 - THIS PLAN 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.
 - THERE ARE 18 UNITS RESUBDIVIDED (17 TOWNHOUSE AND 1 SINGLE FAMILY) FROM PHASE II TO BE RECONFIGURED, THERE ARE 27 UNITS PROPOSED UNDER PHASE IV NETTING THE 9 ADDITIONAL UNITS ALLOWED.

OWNERS
 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. REUER
 443-367-0422

AREA TABULATION

A. TOTAL NUMBER OF LOTS AND/OR PARCELS TO BE RECORDED	10
- BUILDABLE	9
- NON-BUILDABLE	0
- OPEN SPACE	1

B. TOTAL AREA OF LOTS AND/OR PARCELS	1.4365 AC
- BUILDABLE	0.5375 AC
- NON-BUILDABLE	0.0000 AC
- OPEN SPACE	0.8990 AC

C. TOTAL AREA OF ROADWAY TO BE RECORDED INCLUDING WIDENING STRIPS	0.0000 AC
- WIDENING STRIPS	0.0000 AC

D. TOTAL AREA OF SUBDIVISION TO BE RECORDED	1.4365 AC
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LEGEND

- PUBLIC 36" SEWER, WATER & UTILITY EASEMENT
- EXISTING 10' PRIVATE SIDEWALK EASEMENT PLAT 22161
- 10' PRIVATE SIDEWALK EASEMENT
- PRIVATE 36" USE-IN-COMMON ACCESS EASEMENT FOR LOTS 113-119
- PRIVATE REFUSE & RECYCLE COLLECTION PAD EASEMENT

ROBERT H. VOGEL ENGINEERING, INC.
 ENGINEERS • SURVEYORS • PLANNERS
 8407 MAIN STREET
 ELLICOTT CITY, MD 21043
 TEL: 410.461.7666
 FAX: 410.461.8966

THE REQUIREMENTS § 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. 2-25-14
 THOMAS M. HOFFMAN, JR. DATE
 PROPERTY LINE SURVEYOR, MD REG. NO. 287

Ronald L. Spahn 2/25/14
 AUTUMN DEVELOPMENT CORPORATION DATE
 RONALD L. SPAHN, PRESIDENT

PURPOSE:
 THE PURPOSE OF THIS PLAT IS TO SUBDIVIDE PARCEL 159 AND RESUBDIVIDE "AUTUMN RIVER, PHASE II NON-BUILDABLE PARCEL C & NON-BUILDABLE BULK PARCEL F" TO CREATE LOTS 111-119 AND OPEN SPACE LOT 120 & CREATE EASEMENTS AS SHOWN HEREON

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

Bryan M. Mauer 4/29/2014
 HOWARD COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

Shawn P. ... 4-10-14
 CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

Rod ... 5/21/14
 DIRECTOR DATE

OWNER'S CERTIFICATE

WE, AUTUMN DEVELOPMENT CORPORATION, OWNERS 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 25 DAY OF FEBRUARY 2014

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

Megan Brest
 WITNESS

SURVEYORS CERTIFICATE

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS A SUBDIVISION OF (1) PART OF THE LANDS CONVEYED BY HISTORIC ELLICOTT PROPERTIES, INC. TO AUTUMN DEVELOPMENT CORPORATION BY DEED DATED JUNE 20, 2013 AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER 15011, FOLIO 70 AND (2) PART 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 ;

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.

I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED BY ME OR UNDER MY RESPONSIBLE CHARGE, AND THAT I AM A DULY LICENSED PROPERTY LINE SURVEYOR UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 287, EXPIRATION DATE JULY 28, 2014.

Thomas M. Hoffman, Jr. 2-25-14
 THOMAS M. HOFFMAN, JR. DATE
 PROPERTY LINE SURVEYOR, MARYLAND REG. NO. 287

RECORDED AS PLAT No. 22807 ON 5/9/14
 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

**PLAT OF RESUBDIVISION
 AUTUMN RIVER - PHASE IV**
 LOTS 111-119 AND OPEN SPACE LOT 120

A SUBDIVISION OF PARCEL 159 (LIBER 15011 FOLIO 70) AND A RESUBDIVISION OF NON-BUILDABLE PARCEL C AND NON-BUILDABLE BULK PARCEL F, "AUTUMN RIVER, PHASE II, PART 1", (PLATS 22159-22167)

ZONED R-ED
 DPZ FILE NO. S-98-16, P-99-16, F-00-131, F-01-08, S-02-004, P.B.325, P.B.148, PLAT NOS. 14513-14515, P-08-008, P-07-016, WP-09-063, F-09-021, F-10-061, F-11-067, ECP-11-054, WP-11-206, F-12-067, SP-12-001, P.B.393

TAX MAP 25, GRIDS 14 & 21, PARCELS 159 & 279
 SECOND ELECTION DISTRICT, HOWARD COUNTY, MARYLAND
 SCALE: 1" = 50'
 FEBRUARY 25, 2014

GRAPHIC SCALE
 50' 0' 50' 100' 150'

SHEET 1 OF 1
 F-13-019

K:\PROJECTS\04-145\SURVEY\DWG\RECORD PLATS\PHASE IV\PLAT.DWG