



The Requirements 3-106, The Real Property Article, Annotated Code of Maryland, 1988 Replacement Volume, (As Supplemented) As Far As They Relate To The Filing Of This Plat And The Setting Of Markers Have Been Complied With.

*Mark L. Robel*  
 Mark L. Robel, P.L.S. #339  
 (Property Line Surveyor)  
 Date: 4/14/17

Tierney Farms-Clarksville, L.P., By HLOJV GP LLC  
 Date: 4-14-2017  
 By Heartstone Lot Option Joint Venture, LLC  
 Managing Member By Steven Porath, Authorized Person

This Subdivision Is Subject To Section 10.122B Of The Howard County Code. Public Water And Public Sewer Service Has Been Granted Under The Terms And Provisions, Thereof, Effective 3/23/17 On Which Date Developer Agreement 34-4888-D Was Filed And Accepted.

| Curve Data Tabulation |          |            |           |         |                       |
|-----------------------|----------|------------|-----------|---------|-----------------------|
| Proj-Point            | Radius   | Arc Length | Delta     | Tangent | Bearing & Distance    |
| 507-506               | 2685.00' | 474.65'    | 10°07'43" | 237.94' | S 39°41'06" E 474.03' |
| 601-602               | 2705.00' | 184.32'    | 03°54'15" | 92.20'  | S 42°54'13" E 184.29' |
| 603-604               | 575.00'  | 187.91'    | 18°43'27" | 94.80'  | S 27°29'26" W 187.07' |
| 604-605               | 575.00'  | 74.99'     | 07°28'20" | 37.55'  | S 14°23'33" W 74.93'  |
| 610-609               | 575.00'  | 157.68'    | 17°12'29" | 79.44'  | S 26°58'16" W 157.09' |
| 612-611               | 2705.00' | 193.29'    | 04°09'39" | 96.68'  | N 36°45'55" W 193.24' |

**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 Easement"), Located In, On, Over, And Through Buildable Lots 1 Thru 50, Open Space Lots 51 Thru 54 And Bulk Parcels 'A' And 'B'. 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 Lots/Parcels. Developer Shall Execute And Deliver Deeds For The Easements Herein Reserved To Howard County, With A 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(s), Upon Completion Of The Developer's Obligations Under The Forest Conservation Installation And Maintenance Agreement Executed By Developer And The County, And The Release Of 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.\*

| Public Drainage, Stormwater Management, Stormwater Management Access & Utility Easement Line Table-Sheet 3 |                     |         | Public Drainage, Stormwater Management, Stormwater Management Access & Utility Easement Line Table-Sheet 3 |             |         |
|------------------------------------------------------------------------------------------------------------|---------------------|---------|------------------------------------------------------------------------------------------------------------|-------------|---------|
| LINE                                                                                                       | BEARING             | LENGTH  | LINE                                                                                                       | BEARING     | LENGTH  |
| D1                                                                                                         | S51°11'48"E         | 10.92'  | D14                                                                                                        | N02°19'52"E | 20.00'  |
| D2                                                                                                         | N06°56'04"E         | 20.18'  | D15                                                                                                        | S07°40'08"E | 37.94'  |
| D3                                                                                                         | R=2115.13' L=14.06' |         | D16                                                                                                        | N25°39'04"W | 146.16' |
| D4                                                                                                         | S51°37'44"W         | 20.84'  | D17                                                                                                        | N39°04'20"W | 160.80' |
| D5                                                                                                         | S39°04'20"E         | 101.29' | D18                                                                                                        | N45°28'21"W | 15.79'  |
| D6                                                                                                         | N53°47'52"E         | 29.68'  | D19                                                                                                        | S03°08'56"E | 32.26'  |
| D7                                                                                                         | S55°16'54"W         | 32.18'  | D20                                                                                                        | S34°43'06"E | 14.32'  |
| D8                                                                                                         | S25°39'04"E         | 107.11' | D21                                                                                                        | S26°44'44"W | 25.97'  |
| D9                                                                                                         | N64°29'25"E         | 49.64'  | D22                                                                                                        | S49°43'23"E | 83.22'  |
| D10                                                                                                        | S61°16'25"W         | 9.36'   | D23                                                                                                        | N59°16'54"E | 37.77'  |
| D11                                                                                                        | S06°53'04"W         | 36.89'  | D24                                                                                                        | N49°37'29"W | 100.44' |
| D12                                                                                                        | N29°26'13"W         | 44.92'  | D25                                                                                                        | N29°26'13"W | 35.82'  |
| D13                                                                                                        | N07°40'08"W         | 49.00'  |                                                                                                            |             |         |

**Owner**  
 Tierney Farms-Clarksville, L.P.  
 24151 Ventura Boulevard  
 Calabasas, California 91302  
 Ph: (818) 385-3697

**Developer**  
 Beazer Homes, LLC  
 8965 Guilford Road  
 Suite 290  
 Columbia, Maryland 21046  
 Ph: (765) 894-0182

**Fisher, Collins & Carter, Inc.**  
 Civil Engineering Consultants & Land Surveyors  
 Centennial Square Office Park-10272 Baltimore National Pike  
 Ellicott City, Maryland 21042  
 (410) 461-2855

**Area Tabulation Sheet 2**

|                                                |            |
|------------------------------------------------|------------|
| TOTAL NUMBER OF BUILDABLE LOTS TO BE RECORDED  | 6          |
| TOTAL NUMBER OF OPEN SPACE LOTS TO BE RECORDED | 1          |
| TOTAL NUMBER OF BULK PARCELS TO BE RECORDED    | 0          |
| TOTAL NUMBER OF LOTS/PARCELS TO BE RECORDED    | 7          |
| TOTAL AREA OF BUILDABLE LOTS TO BE RECORDED    | 1.168 Ac.± |
| TOTAL AREA OF OPEN SPACE LOTS TO BE RECORDED   | 3.116 Ac.± |
| TOTAL AREA OF BULK PARCELS TO BE RECORDED      | 0.000 Ac.± |
| TOTAL AREA OF LOTS/PARCELS TO BE RECORDED      | 4.284 Ac.± |
| TOTAL AREA OF ROADWAY TO BE RECORDED           | 0.742 Ac.± |
| TOTAL AREA TO BE RECORDED                      | 5.026 Ac.± |

For Legend See Sheet 14

(Meters)  
 N 170535.941072  
 N 559500  
 E 404851.409703  
 E 13282820  
 N 559100  
 N 170414.020828  
 (Meters)

PROPERTY OF DONALDSON PROPERTIES NO. 3, LLC  
 (L 12108, F. 78)  
 TAX MAP 34, PARCEL 45  
 ZONED: RR-DEO

JAMES NICHOLAS MILLER FAMILY BURIAL SITE W/ ROADWAY (NON-DIMENSIONABLE) (L 114, F. 568)  
 ZONED: R-ED

PLAT FOR FOREST CONSERVATION EASEMENT PROPERTY OF SAINT LOUIS CATHOLIC CHURCH (PLAT NO. 16487)  
 ZONED: RR-DEO

PROPERTY OF ST. LOUIS ROMAN CATHOLIC CONGREGATION INC. (L 13654, F. 481)  
 TAX MAP 34, PARCEL 196  
 ZONED: RR-DEO

Clarksville Pike (Maryland Route 108)  
 Rebar And Cap Found (Held)  
 Vehicular Ingress And Egress Is Restricted

Vehicular Ingress And Egress Is Restricted

Vehicular Ingress And Egress Is Restricted

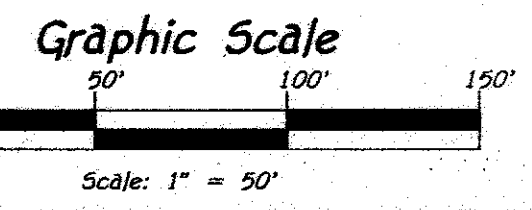
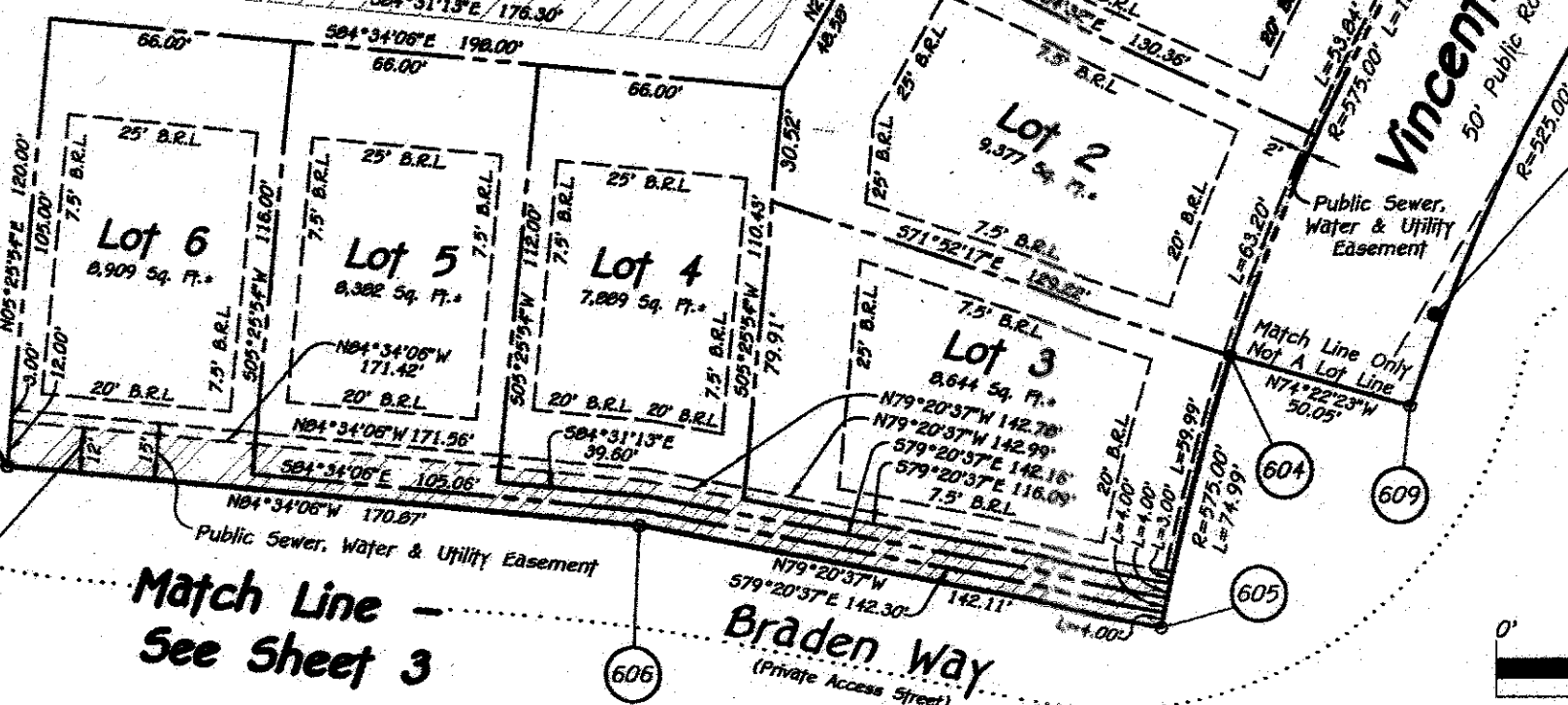
24' Private Use-In-Common Driveway Access Easement For The Use And Benefit Of Lots 4 Thru 9. Maintenance Agreement Recorded Simultaneously With This Plat.

NON-BUILDABLE PARCEL 'C' CLARK'S GLEN CHURCH (PLAT NO. 13827)  
 ZONED: R-ED

DORIS JOHNSON PROPERTY LOTS 1-4 (PLAT NO. 16841)  
 ZONED: R-12

Part Of Open Space Lot 51  
 3.116 Ac.± (This Sheet)  
 Total Area = 4.070 Ac.±  
 Dedicated To The Enclave At Tierney Farm Homeowners Association, Inc.

Recreational Open Space (Graded)  
 40,682 Sq. Ft.±



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

*Brandon for Maureen Roseman* 5/24/2017  
 Howard County Health Officer Date

APPROVED: Howard County Department Of Planning And Zoning.

*Chad Claborn* 6-2-17  
 Chief, Development Engineering Division Date

*Kevin Strohman* 6-7-17  
 Director Date

**Owner's Certificate**

Tierney Farms-Clarksville, L.P., By HLOJV GP LLC, By Heartstone Lot Option Joint Venture LLC, Managing Member By Steven Porath, Authorized Person, Owner Of The Property Shown And Described Hereon, Hereby Adopt This Plan Of Subdivision, And In Consideration Of The Approval Of This Final Plat By The Department Of Planning And Zoning, Establish The Minimum Building Restriction Lines And Grant Unto Howard County, Maryland, Its Successors And Assigns; (1) The Right To Lay, Construct And Maintain Sewers, Drains, Water Pipes And Other Municipal Utilities And Services In And Under All Roads And Street Rights-Of-Way And The Specific Easement Areas Shown Hereon; (2) The Right To Require Dedication For Public Use The Beds Of The Streets And/Or Roads And Floodplains And Open Space Where Applicable And For Good And Other Valuable Consideration, Hereby Grant The Right And Option To Howard County To Acquire The Fee Simple Title To The Beds Of The Streets And/Or Roads And Floodplains, Storm Drainage Facilities And Open Space Where Applicable; (3) The Right To Require Dedication Of Waterways And Drainage Easements For The Specific Purpose Of Their Construction, Repair And Maintenance; And (4) That No Building Or Similar Structure Of Any Kind Shall Be Erected On Or Over The Said Easements And Rights-Of-Way. Witness My Hand This 14th Day Of April 2017.

*Steven Porath*  
 Tierney Farms-Clarksville, L.P.  
 By: HLOJV GP LLC, By Heartstone Lot Option Joint Venture, LLC, Managing Member By Steven Porath, Authorized Person

**Surveyor's Certificate**

I Hereby Certify That To The Best Of My Knowledge That The Final Plat Shown Hereon Is Correct; That It Was 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; That It Is A Subdivision Comprised Of (1) All Of The Lands Conveyed By Hoddinoff, LLC To Tierney Farms-Clarksville, L.P. By Deed Dated January 12, 2017 And Recorded Among The Land Records Of Howard County, Maryland In Liber 17385 At Folio 354; And (2) All Of The Lands Conveyed By Jeanne C. Hoddinoff To Tierney Farms-Clarksville, L.P. By Deed Dated January 12, 2017 And Recorded Among The Aforesaid Land Records In Liber 17385 At Folio 388; And That All Monuments Are In Place Or Will Be In Place Prior To The Acceptance Of The Streets In The Subdivision By Howard County, Maryland As Shown, In Accordance With The Annotated Code Of Maryland.

*Mark L. Robel*  
 Mark L. Robel, Property Line Surveyor No. 339  
 Expiration Date: October 4, 2018

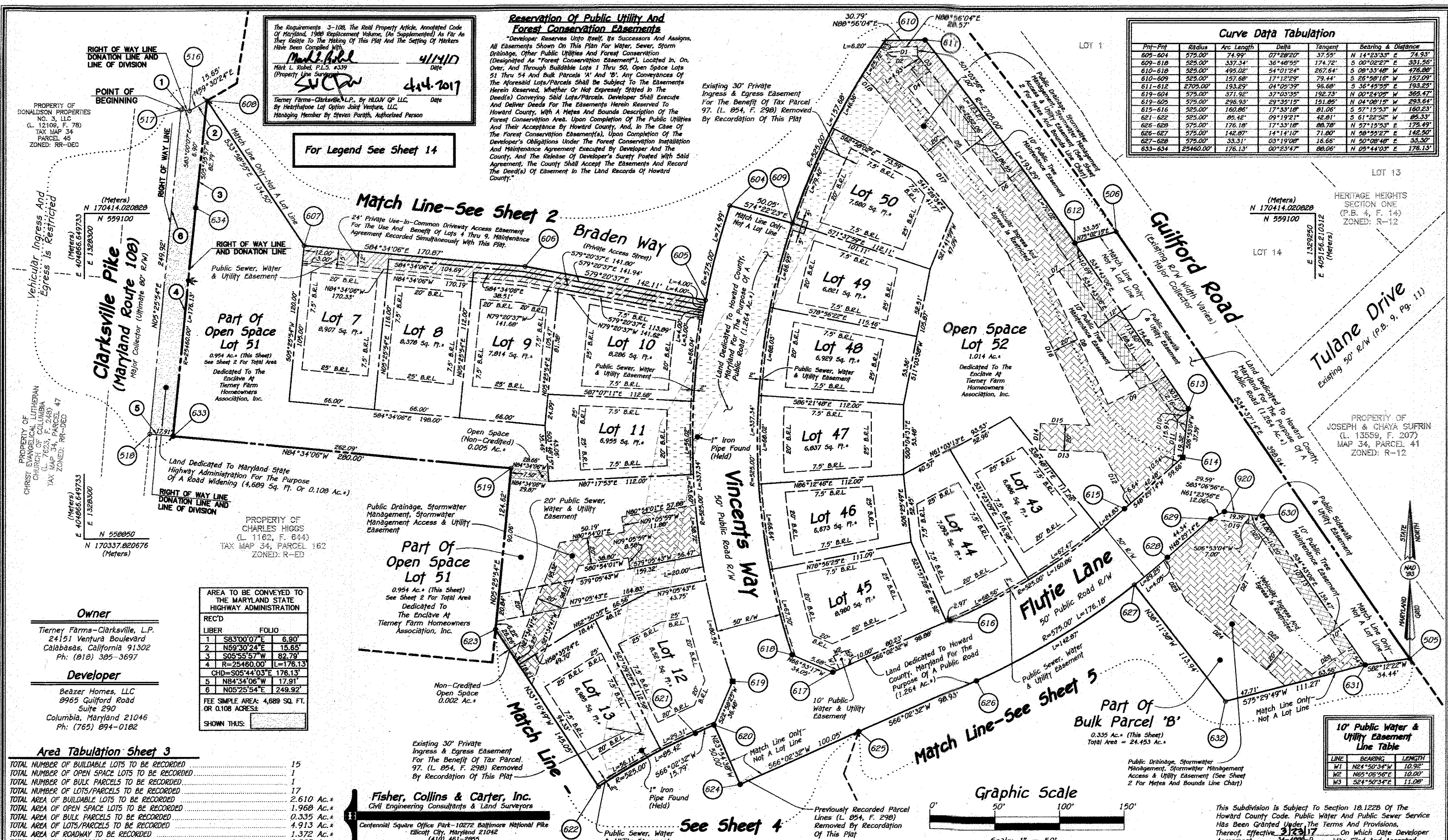
RECORDED AS PLAT No. 24232 ON 6/16/17  
 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

**Enclave At Tierney Farm Phase 1**  
 Lots 1 Thru 50, Open Space Lots 51 Thru 54 And Bulk Parcels 'A' And 'B' And Forest Tree Bank

(Being A Subdivision Of Tax Map 34, Parcel 88, As Recorded In Liber 15154 At Folio 250 And Tax Map 34, Parcel 97, As Recorded In Liber 854 At Folio 298)

Zoned: R-ED  
 Tax Map No. 34 Grid No. 18 Parcels 88 & 97  
 Fifth Election District - Howard County, Maryland  
 Date: February 22, 2017 Scale: 1"=50' Sheet 2 Of 14

I:\2013\13008\dwg\F Plans\RECORD PLATS\13008 PLAT 2.dwg, 4/10/2017 9:09:19 AM, Downstairs T1500 (temporary).pc3



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

*Mark L. Robel*  
Howard County Health Officer *5/14/2017*  
Date

**APPROVED:** Howard County Department Of Planning And Zoning.

*John J. ...*  
Chief, Development Engineering Division *6-2-17*  
Date

*Wendy ...*  
Director *6-7-17*  
Date

**Owner's Certificate**

Tierney Farms-Clarksville, L.P., by HLOJV GP LLC, By Hearststone Lot Option Joint Venture LLC, Managing Member By Steven Parath, Authorized Person, Owner Of The Property Shown And Described Hereon, Hereby Adopt This Plan Of Subdivision, And In Consideration Of The Approval Of This Final Plat By The Department Of Planning And Zoning, Establish The Minimum Building Restriction Lines And Grant Unto Howard County, Maryland, Its Successors And Assigns; (1) The Right To Lay, Construct And Maintain Sewers, Drains, Water Pipes And Other Municipal Utilities And Services In And Under All Roads And Street Rights-Of-Way And The Specific Easement Areas Shown Hereon; (2) The Right To Require Dedication For Public Use The Beds Of The Streets And/Or Roads And Floodplains And Open Space Where Applicable And For Good And Other Valuable Consideration, Hereby Grant The Right And Option To Howard County To Acquire The Fee Simple Title To The Beds Of The Streets And/Or Roads And Floodplains, Storm Drainage Facilities And Open Space Where Applicable; (3) The Right To Require Dedication Of Waterways And Drainage Easements For The Specific Purpose Of Their Construction, Repair And Maintenance; And (4) That No Building Or Similar Structure Of Any Kind Shall Be Erected On Or Over The Said Easements And Rights-Of-Way. Witness My Hand This *14th* Day Of *April* 2017.

*Steven Parath*  
Tierney Farms-Clarksville, L.P.  
By: HLOJV GP LLC, By Hearststone Lot Option Joint Venture, LLC, Managing Member By Steven Parath, Authorized Person

**Surveyor's Certificate**

I Herby Certify That To The Best Of My Knowledge That The Final Plat Shown Hereon Is Correct; That It Was 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; That It Is A Subdivision Comprised Of (1) All Of The Lands Conveyed By Hoddinoff, LLC To Tierney Farms-Clarksville, L.P. By Deed Dated January 12, 2017 And Recorded Among The Land Records Of Howard County, Maryland In Liber 17385 At Folio 354; And (2) All Of The Lands Conveyed By Jeanne C. Hoddinoff To Tierney Farms-Clarksville, L.P. By Deed Dated January 12, 2017 And Recorded Among The Aforesaid Land Records In Liber 17385 At Folio 388; And That All Monuments Are In Place Or Will Be In Place Prior To The Acceptance Of The Streets In The Subdivision By Howard County, Maryland As Shown, In Accordance With The Annotated Code Of Maryland.

*Mark L. Robel*  
Mark L. Robel, Property Line Surveyor No. 339  
Expiration Date: October 4, 2018

RECORDED AS PLAT No. *24233* ON *6/16/17*  
AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

**Enclave At Tierney Farm Phase 1**  
Lots 1 Thru 50, Open Space Lots 51 Thru 54 And Bulk Parcels 'A' And 'B' And Forest Tree Bank

(Being A Subdivision Of Tax Map 34, Parcel 88, As Recorded In Liber 15154 At Folio 250 And Tax Map 34, Parcel 97, As Recorded In Liber 854 At Folio 298)

Zoned: R-ED  
Tax Map No. 34 Grid No. 18 Parcels 88 & 97  
Fifth Election District - Howard County, Maryland  
Date: February 22, 2017 Scale: 1"=50' Sheet 3 Of 14

**Area Tabulation Sheet 3**

|                                                |            |
|------------------------------------------------|------------|
| TOTAL NUMBER OF BUILDABLE LOTS TO BE RECORDED  | 15         |
| TOTAL NUMBER OF OPEN SPACE LOTS TO BE RECORDED | 1          |
| TOTAL NUMBER OF BULK PARCELS TO BE RECORDED    | 1          |
| TOTAL NUMBER OF LOTS/PARCELS TO BE RECORDED    | 17         |
| TOTAL AREA OF BUILDABLE LOTS TO BE RECORDED    | 2,610 Ac.± |
| TOTAL AREA OF OPEN SPACE LOTS TO BE RECORDED   | 1,968 Ac.± |
| TOTAL AREA OF BULK PARCELS TO BE RECORDED      | 0.335 Ac.± |
| TOTAL AREA OF LOTS/PARCELS TO BE RECORDED      | 4,913 Ac.± |
| TOTAL AREA OF ROADWAY TO BE RECORDED           | 1,372 Ac.± |
| TOTAL AREA TO BE RECORDED                      | 6,295 Ac.± |

**Owner**  
Tierney Farms-Clarksville, L.P.  
24151 Ventura Boulevard  
Calabasas, California 91302  
Ph: (818) 305-3697

**Developer**  
Beazer Homes, LLC  
8965 Guilford Road  
Suite 290  
Columbia, Maryland 21046  
Ph: (765) 894-0182

**AREA TO BE CONVEYED TO THE MARYLAND STATE HIGHWAY ADMINISTRATION**

| REC'D LIBER | FOLIO       | AREA      |
|-------------|-------------|-----------|
| 1           | 58300/07'E  | 6.90'     |
| 2           | N59°30'24"E | 15.65'    |
| 3           | S05°55'57"W | 82.79'    |
| 4           | R=25460.00' | L=176.13' |
| CHD         | S05°44'03"E | 176.13'   |
| 5           | N84°34'06"W | 17.91'    |
| 6           | N05°25'54"E | 249.92'   |

FEE SIMPLE AREA: 4,689 SQ. FT. OR 0.108 ACRES±  
SHOWN THUS: [Symbol]

**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 Easement"). Located In, On, Over, And Through Buildable Lots 1 Thru 50, Open Space Lots 51 Thru 54 And Bulk Parcels 'A' And 'B'. Any Conveyances Of The Aforesaid Lots/Parcels Shall Be Subject To The Easements Herein Reserved, Whether Or Not Expressly Stated In The Deeds/Conveyances Said Lots/Parcels. Developer Shall Execute And Deliver Deeds For The Easements Herein Reserved To Howard County, With A 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(s), Upon Completion Of The Developer's Obligations Under The Forest Conservation Installation And Maintenance Agreement Executed By Developer And The County, And The Release Of 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.

**Fisher, Collins & Carter, Inc.**  
Civil Engineering Consultants & Land Surveyors  
Centennial Square Office Part - 10272 Baltimore National Pike  
Ellicott City, Maryland 21042  
(410) 461-2825

**RIGHT OF WAY LINE DONATION LINE AND LINE OF DIVISION**

**POINT OF BEGINNING**

PROPERTY OF DONALDSON PROPERTIES NO. 3, LLC (L. 12106, F. 78) TAX MAP 34 PARCEL 45 ZONED: RR-DEC

Clarksville Pike (Maryland Route 108)  
Major Collector (Ultimate R/W)

Guilford Road  
(Existing R/W Width Varied)  
Public Collector

Tulane Drive  
Existing 50' R/W (P.B. 9, Pg. 11)

HERITAGE HEIGHTS SECTION ONE (P.B. 4, F. 14) ZONED: R-12

PROPERTY OF JOSEPH & CHAYA SUFRIN (L. 13559, F. 207) MAP 34, PARCEL 41 ZONED: R-12

PROPERTY OF CHRIST EVANGELICAL LUTHERAN CHURCH OF COLUMBIA (L. 7623, F. 2483) TAX MAP 34, PARCEL 47 ZONED: RR-DEC

PROPERTY OF CHARLES HIGGS (L. 1162, F. 644) TAX MAP 34, PARCEL 162 ZONED: R-ED

**Match Line-See Sheet 2**

**Match Line-See Sheet 4**

**Match Line-See Sheet 5**

**Match Line-See Sheet 1**

**Match Line-See Sheet 3**

**Match Line-See Sheet 6**

**Match Line-See Sheet 7**

**Match Line-See Sheet 8**

**Match Line-See Sheet 9**

**Match Line-See Sheet 10**

**Match Line-See Sheet 11**

**Match Line-See Sheet 12**

**Match Line-See Sheet 13**

**Match Line-See Sheet 14**

**Match Line-See Sheet 15**

**Match Line-See Sheet 16**

**Match Line-See Sheet 17**

**Match Line-See Sheet 18**

**Match Line-See Sheet 19**

**Match Line-See Sheet 20**

**Match Line-See Sheet 21**

**Match Line-See Sheet 22**

**Match Line-See Sheet 23**

**Match Line-See Sheet 24**

**Match Line-See Sheet 25**

**Match Line-See Sheet 26**

**Match Line-See Sheet 27**

**Match Line-See Sheet 28**

**Match Line-See Sheet 29**

**Match Line-See Sheet 30**

**Match Line-See Sheet 31**

**Match Line-See Sheet 32**

**Match Line-See Sheet 33**

**Match Line-See Sheet 34**

**Match Line-See Sheet 35**

**Match Line-See Sheet 36**

**Match Line-See Sheet 37**

**Match Line-See Sheet 38**

**Match Line-See Sheet 39**

**Match Line-See Sheet 40**

**Match Line-See Sheet 41**

**Match Line-See Sheet 42**

**Match Line-See Sheet 43**

**Match Line-See Sheet 44**

**Match Line-See Sheet 45**

**Match Line-See Sheet 46**

**Match Line-See Sheet 47**

**Match Line-See Sheet 48**

**Match Line-See Sheet 49**

**Match Line-See Sheet 50**

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**Match Line-See Sheet 52**

**Match Line-See Sheet 53**

**Match Line-See Sheet 54**

**Match Line-See Sheet 55**

**Match Line-See Sheet 56**

**Match Line-See Sheet 57**

**Match Line-See Sheet 58**

**Match Line-See Sheet 59**

**Match Line-See Sheet 60**

**Match Line-See Sheet 61**

**Match Line-See Sheet 62**

**Match Line-See Sheet 63**

**Match Line-See Sheet 64**

**Match Line-See Sheet 65**

**Match Line-See Sheet 66**

**Match Line-See Sheet 67**

**Match Line-See Sheet 68**

**Match Line-See Sheet 69**

**Match Line-See Sheet 70**

**Match Line-See Sheet 71**

**Match Line-See Sheet 72**

**Match Line-See Sheet 73**

**Match Line-See Sheet 74**

**Match Line-See Sheet 75**

**Match Line-See Sheet 76**

**Match Line-See Sheet 77**

**Match Line-See Sheet 78**

**Match Line-See Sheet 79**

**Match Line-See Sheet 80**

**Match Line-See Sheet 81**

**Match Line-See Sheet 82**

**Match Line-See Sheet 83**

**Match Line-See Sheet 84**

**Match Line-See Sheet 85**

**Match Line-See Sheet 86**

**Match Line-See Sheet 87**

**Match Line-See Sheet 88**

**Match Line-See Sheet 89**

**Match Line-See Sheet 90**

**Match Line-See Sheet 91**

**Match Line-See Sheet 92**

**Match Line-See Sheet 93**

**Match Line-See Sheet 94**

**Match Line-See Sheet 95**

**Match Line-See Sheet 96**

**Match Line-See Sheet 97**

**Match Line-See Sheet 98**

**Match Line-See Sheet 99**

**Match Line-See Sheet 100**

The Requirements 3-108, The Real Property Article, Annotated Code Of Maryland, 1989 Replacement Volume, (As Supplemented) As Far As They Relate To The Making Of This Plat And The Setting Of Markers Have Been Complied With.

*Mark L. Robel* 4/14/17  
Date  
Mark L. Robel, P.L.S. #339  
(Property Line Surveyor)  
Tienery Farms-Clarksville, L.P. By HLOJV GP LLC Date  
By Hearstone Lot Option Joint Venture, LLC  
Managing Member By Steven Porath, Authorized Person

**Owner**  
Tienery Farms-Clarksville, L.P.  
24151 Ventura Boulevard  
Calabasas, California 91302  
Ph: (818) 385-3697

**Developer**  
Beazer Homes, LLC  
8965 Guilford Road  
Suite 290  
Columbia, Maryland 21046  
Ph: (765) 894-0182

**Fisher, Collins & Carter, Inc.**  
Civil Engineering Consultants & Land Surveyors  
Centennial Square Office Park-10272 Baltimore National Pike  
Ellicott City, Maryland 21042  
(410) 461-2955

This Subdivision Is Subject To Section 10.122B Of The Howard County Code. Public Water And Public Sewer Service Has Been Granted Under The Terms And Provisions, Thereof, Effective 3/14/17 On Which Date Developer Agreement 34-4800-D Was Filed And Accepted.

**Limit Of Wetlands Line Table**

| LINE | BEARING     | LENGTH |
|------|-------------|--------|
| W1   | S10°20'23"E | 21.53' |
| W2   | S19°17'44"E | 22.84' |
| W3   | S57°30'22"W | 10.02' |
| W4   | S49°50'48"W | 12.12' |
| W5   | N23°40'53"W | 30.71' |
| W6   | N18°22'40"E | 25.57' |
| W7   | N71°25'08"E | 11.22' |

PROPERTY OF KIRITSINI AND RASHMI PARMAR (L. 5574, F. 297)  
TAX MAP 34, PARCEL 418  
ZONED: RR-DEO

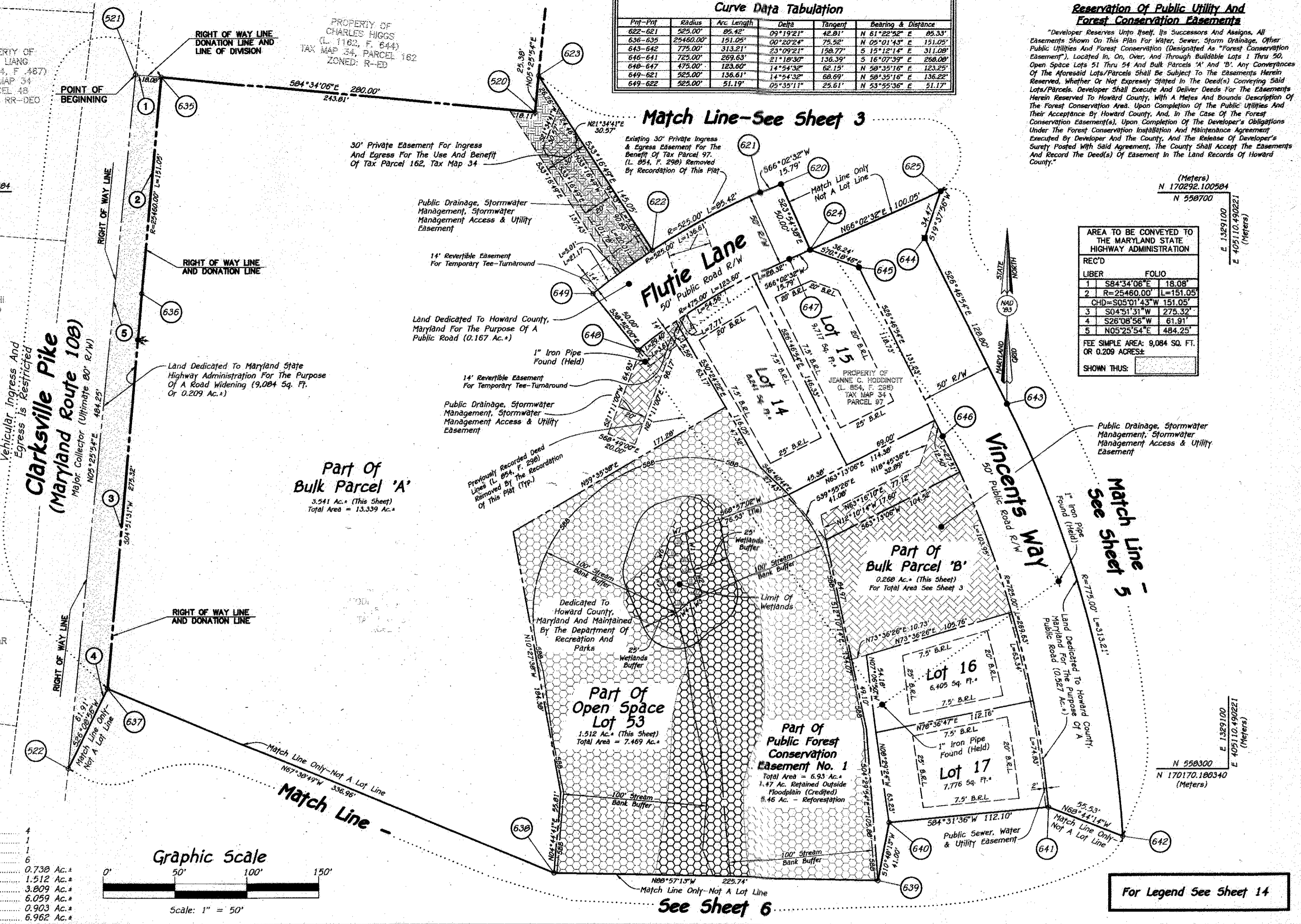
**Area Tabulation Sheet 4**

|                                                |            |
|------------------------------------------------|------------|
| TOTAL NUMBER OF BUILDABLE LOTS TO BE RECORDED  | 4          |
| TOTAL NUMBER OF OPEN SPACE LOTS TO BE RECORDED | 1          |
| TOTAL NUMBER OF BULK PARCELS TO BE RECORDED    | 1          |
| TOTAL NUMBER OF LOTS/PARCELS TO BE RECORDED    | 6          |
| TOTAL AREA OF BUILDABLE LOTS TO BE RECORDED    | 0.738 Ac.± |
| TOTAL AREA OF OPEN SPACE LOTS TO BE RECORDED   | 1.512 Ac.± |
| TOTAL AREA OF BULK PARCELS TO BE RECORDED      | 3.809 Ac.± |
| TOTAL AREA OF LOTS/PARCELS TO BE RECORDED      | 6.059 Ac.± |
| TOTAL AREA OF ROADWAY TO BE RECORDED           | 0.903 Ac.± |
| TOTAL AREA TO BE RECORDED                      | 6.962 Ac.± |

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

APPROVED: Howard County Department Of Planning And Zoning.

*Chad* 6-2-17  
Chief, Development Engineering Division  
*Kent Stalwood* 6-7-17  
Director



**Curve Data Tabulation**

| Fig-Point | Radius    | Arc Length | Delta     | Tangent | Bearing & Distance    |
|-----------|-----------|------------|-----------|---------|-----------------------|
| 622-621   | 525.00'   | 85.42'     | 09°13'21" | 42.81'  | N 81°22'52" E 95.33'  |
| 636-635   | 25460.00' | 151.09'    | 00°20'24" | 76.52'  | N 08°21'43" E 151.09' |
| 643-642   | 775.00'   | 313.21'    | 23°09'21" | 158.77' | S 15°12'14" E 311.08' |
| 646-641   | 725.00'   | 269.63'    | 21°10'30" | 136.39' | S 16°07'39" E 268.00' |
| 648-647   | 475.00'   | 123.60'    | 14°54'32" | 62.15'  | N 58°35'16" E 123.25' |
| 649-621   | 525.00'   | 136.61'    | 14°54'32" | 68.69'  | N 58°35'16" E 136.22' |
| 649-622   | 525.00'   | 51.19'     | 05°35'11" | 25.61'  | N 53°55'36" E 51.17'  |

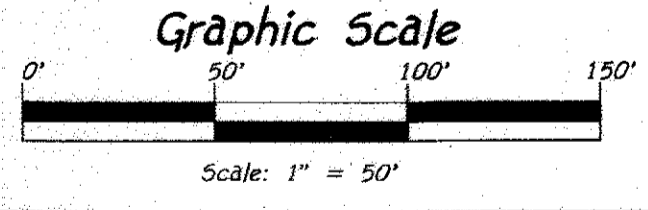
**Reservation Of Public Utility And Forest Conservation Easements**

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 Easement"). Located In, On, Over, And Through Buildable Lots 1 Thru 50, Open Space Lots 51 Thru 54 And Bulk Parcels 'A' And 'B'. 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 Lots/Parcels. Developer Shall Execute And Deliver Deeds For The Easements Herein Reserved To Howard County, With A 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(s), Upon Completion Of The Developer's Obligations Under The Forest Conservation Installation And Maintenance Agreement Executed By Developer And The County, And The Release Of 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.

AREA TO BE CONVEYED TO THE MARYLAND STATE HIGHWAY ADMINISTRATION

| REC'D | LIBER       | FOLIO     |
|-------|-------------|-----------|
| 1     | S84°34'06"E | 18.08'    |
| 2     | R-25460.00  | L-151.05' |
| 3     | S04°51'31"W | 275.32'   |
| 4     | S28°08'56"W | 61.91'    |
| 5     | N05°25'54"E | 484.25'   |

SEE SIMPLE AREA: 9,084 SQ. FT. OR 0.209 ACRES.  
SHOWN THUS: [Symbol]



Match Line-See Sheet 3

Match Line 5 - See Sheet 5

See Sheet 6

For Legend See Sheet 14

**Owner's Certificate**

Tienery Farms-Clarksville, L.P., By HLOJV GP LLC, By Hearstone Lot Option Joint Venture LLC, Managing Member By Steven Porath, Authorized Person, Owner Of The Property Shown And Described Hereon, Herby Adopt This Plan Of Subdivision, And In Consideration Of The Approval Of This Final Plat By The Department Of Planning And Zoning, Establish The Minimum Building Restriction Lines And Grant Unto Howard County, Maryland, Its Successors And Assigns; (1) The Right To Lay, Construct And Maintain Sewers, Drains, Water Pipes And Other Municipal Utilities And Services In And Under All Roads And Street Rights-Of-Way And The Specific Easement Areas Shown Hereon; (2) The Right To Require Dedication For Public Use The Beds Of The Streets And/Or Roads And Floodplains And Open Space Where Applicable And For Good And Other Valuable Consideration, Herby Grant The Right And Option To Howard County To Acquire The Fee Simple Title To The Beds Of The Streets And/Or Roads And Floodplains, Storm Drainage Facilities And Open Space Where Applicable; (3) The Right To Require Dedication Of Waterways And Drainage Easements For The Specific Purpose Of Their Construction, Repair And Maintenance; And (4) That No Building Or Similar Structure Of Any Kind Shall Be Erected On Or Over The Said Easements And Rights-Of-Way. Witness My Hand This 14<sup>th</sup> Day Of April 2017.

*Mark L. Robel*  
Chief, Development Engineering Division  
Date: 6-2-17

*Steven Porath*  
Chief, Planning Division  
Date: 6-7-17

*Steven Porath*  
Tienery Farms-Clarksville, L.P.  
By: HLOJV GP LLC, By Hearstone Lot Option Joint Venture, LLC, Managing Member By Steven Porath, Authorized Person

**Surveyor's Certificate**

I Herby Certify That To The Best Of My Knowledge That The Final Plat Shown Hereon Is Correct; That It Was 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; That It Is A Subdivision Comprised Of (1) All Of The Lands Conveyed By Hoddinoff, LLC To Tienery Farms-Clarksville, L.P. By Deed Dated January 12, 2017 And Recorded Among The Land Records Of Howard County, Maryland In Liber 17385 At Folio 354; And (2) All Of The Lands Conveyed By Jeanne C. Hoddinoff To Tienery Farms-Clarksville, L.P. By Deed Dated January 12, 2017 And Recorded Among The Aforesaid Land Records In Liber 17385 At Folio 388; And That All Monuments Are In Place Or Will Be In Place Prior To The Acceptance Of The Streets In The Subdivision By Howard County, Maryland As Shown, In Accordance With The Annotated Code Of Maryland, Title 86, Subtitle 10, Section 10-101.

*Mark L. Robel*  
Mark L. Robel, Property Line Surveyor No. 339  
Expiration Date: October 4, 2018

RECORDED AS PLAT No. 24234 ON 6/16/17  
AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

**Enclave At Tienery Farm Phase 1**  
Lots 1 Thru 50, Open Space Lots 51 Thru 54 And Bulk Parcels 'A' And 'B' And Forest Tree Bank

(Being A Subdivision Of Tax Map 34, Parcel 88, As Recorded In Liber 15154 At Folio 250 And Tax Map 34, Parcel 97, As Recorded In Liber 854 At Folio 298)

Zoned: R-ED  
Tax Map No. 34 Grid No. 18 Parcels 88 & 97  
Fifth Election District - Howard County, Maryland  
Date: January 23, 2017 Scale: 1=50' Sheet 4 Of 14

The Requirements 3-108, The Real Property Article, Annotated Code of Maryland, 1989 Replacement Volume, (As Supplemented) As Far As They Relate To The Making Of This Plat And The Setting Of Markers Have Been Complied With.

*Mark L. Robel*  
 Mark L. Robel, P.L.S. #339  
 (Property Line Surveyor)  
 4/14/17  
 4-14-2017

**Limit of Wetlands Line Table**

| LINE | BEARING     | LENGTH |
|------|-------------|--------|
| W1   | N22°47'49"W | 19.81' |
| W2   | N17°36'01"W | 25.35' |
| W3   | N68°13'03"E | 82.24' |
| W4   | S76°51'07"E | 32.55' |
| W5   | S22°37'03"E | 24.12' |

**Property Line Line Chart Tabulation**

| Line | Bearing       | Length  |
|------|---------------|---------|
| PL1  | N 73°04'15" E | 114.22' |
| PL2  | N 73°04'15" E | 112.90' |
| PL3  | N 70°02'48" E | 67.47'  |
| PL4  | N 73°04'15" E | 112.90' |
| PL5  | N 70°02'48" E | 113.58' |
| PL6  | N 73°04'15" E | 113.07' |
| PL7  | N 70°02'48" E | 199.69' |
| PL8  | N 73°04'15" E | 113.19' |
| PL9  | N 70°02'48" E | 133.79' |
| PL10 | N 73°04'15" E | 113.32' |
| PL11 | N 70°02'48" E | 67.90'  |
| PL12 | N 73°04'15" E | 115.49' |

Part Of Bulk Parcel 'B'  
 2.418 Ac. (This Sheet)  
 For Total Area See Sheet 3

Match Line - See Sheet 3  
 Flutie Lane

**Area Tabulation Sheet 5**

|                                                |            |
|------------------------------------------------|------------|
| TOTAL NUMBER OF BUILDABLE LOTS TO BE RECORDED  | 14         |
| TOTAL NUMBER OF OPEN SPACE LOTS TO BE RECORDED | 1          |
| TOTAL NUMBER OF BULK PARCELS TO BE RECORDED    | 0          |
| TOTAL NUMBER OF LOTS/PARCELS TO BE RECORDED    | 15         |
| TOTAL AREA OF BUILDABLE LOTS TO BE RECORDED    | 2,602 Ac.± |
| TOTAL AREA OF OPEN SPACE LOTS TO BE RECORDED   | 3,572 Ac.± |
| TOTAL AREA OF BULK PARCELS TO BE RECORDED      | 2,418 Ac.± |
| TOTAL AREA OF LOTS/PARCELS TO BE RECORDED      | 8,592 Ac.± |
| TOTAL AREA OF ROADWAY TO BE RECORDED           | 0.422 Ac.± |
| TOTAL AREA TO BE RECORDED                      | 9,014 Ac.± |

**Developer**  
 Beazer Homes, LLC  
 8965 Guilford Road  
 Suite 290  
 Columbia, Maryland 21046  
 Ph: (765) 894-0182

**Owner**  
 Tierney Farms-Clarksville, L.P.  
 24151 Ventura Boulevard  
 Calabasas, California 91302  
 Ph: (818) 385-3697

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

*Matthew R. Rossman* 5/24/2017  
 Howard County Health Officer Date

APPROVED: Howard County Department Of Planning And Zoning.

*Cheryl L. Hester* 6-2-17  
 Chief, Development Engineering Division Date

*Went Seabrook* 6-7-17  
 Director Date

**Owner's Certificate**

Tierney Farms-Clarksville, L.P., By HLOJV GP LLC, By Hearststone Lot Option Joint Venture LLC, Managing Member By Steven Porath, Authorized Person, Owner Of The Property Shown And Described Hereon, Hereby Adopt This Plan Of Subdivision, And In Consideration Of The Approval Of This Final Plat By The Department Of Planning And Zoning, Establish The Minimum Building Restriction Lines And Grant Unto Howard County, Maryland, Its Successors And Assigns; (1) The Right To Lay, Construct And Maintain Sewers, Drains, Water Pipes And Other Municipal Utilities And Services In And Under All Roads And Street Rights-Of-Way And The Specific Easement Areas Shown Hereon; (2) The Right To Require Dedication For Public Use The Beds Of The Streets And/Or Roads And Floodplains And Open Space Where Applicable And For Good And Other Valuable Consideration, Hereby Grant The Right And Option To Howard County To Acquire The Fee Simple Title To The Beds Of The Streets And/Or Roads And Floodplains, Storm Drainage Facilities And Open Space Where Applicable; (3) The Right To Require Dedication Of Waterways And Drainage Easements For The Specific Purpose Of Their Construction, Repair And Maintenance; And (4) That No Building Or Similar Structure Of Any Kind Shall Be Erected On Or Over The Said Easements And Rights-Of-Way. Witness My Hand This 14th Day Of April 2017.

*Steven Porath*  
 Tierney Farms-Clarksville, L.P.  
 By: HLOJV GP LLC, By Hearststone Lot Option Joint Venture, LLC, Managing Member By Steven Porath, Authorized Person

**Surveyor's Certificate**

I Herby Certify That To The Best Of My Knowledge That The Final Plat Shown Hereon Is Correct; That It Was 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; That It Is A Subdivision Comprised Of (1) All Of The Lands Conveyed By Hoddinoff, LLC To Tierney Farms-Clarksville, L.P. By Deed Dated January 12, 2017 And Recorded Among The Land Records Of Howard County, Maryland In Liber 17385 At Folio 354; And (2) All Of The Lands Conveyed By Jeanne C. Hoddinoff To Tierney Farms-Clarksville, L.P. By Deed Dated January 12, 2017 And Recorded Among The Aforesaid Land Records In Liber 17385 At Folio 388; And That All Monuments Are In Place Or Will Be In Place Prior To The Acceptance Of The Streets In The Subdivision By Howard County, Maryland As Shown, In Accordance With The Annotated Code Of Maryland.

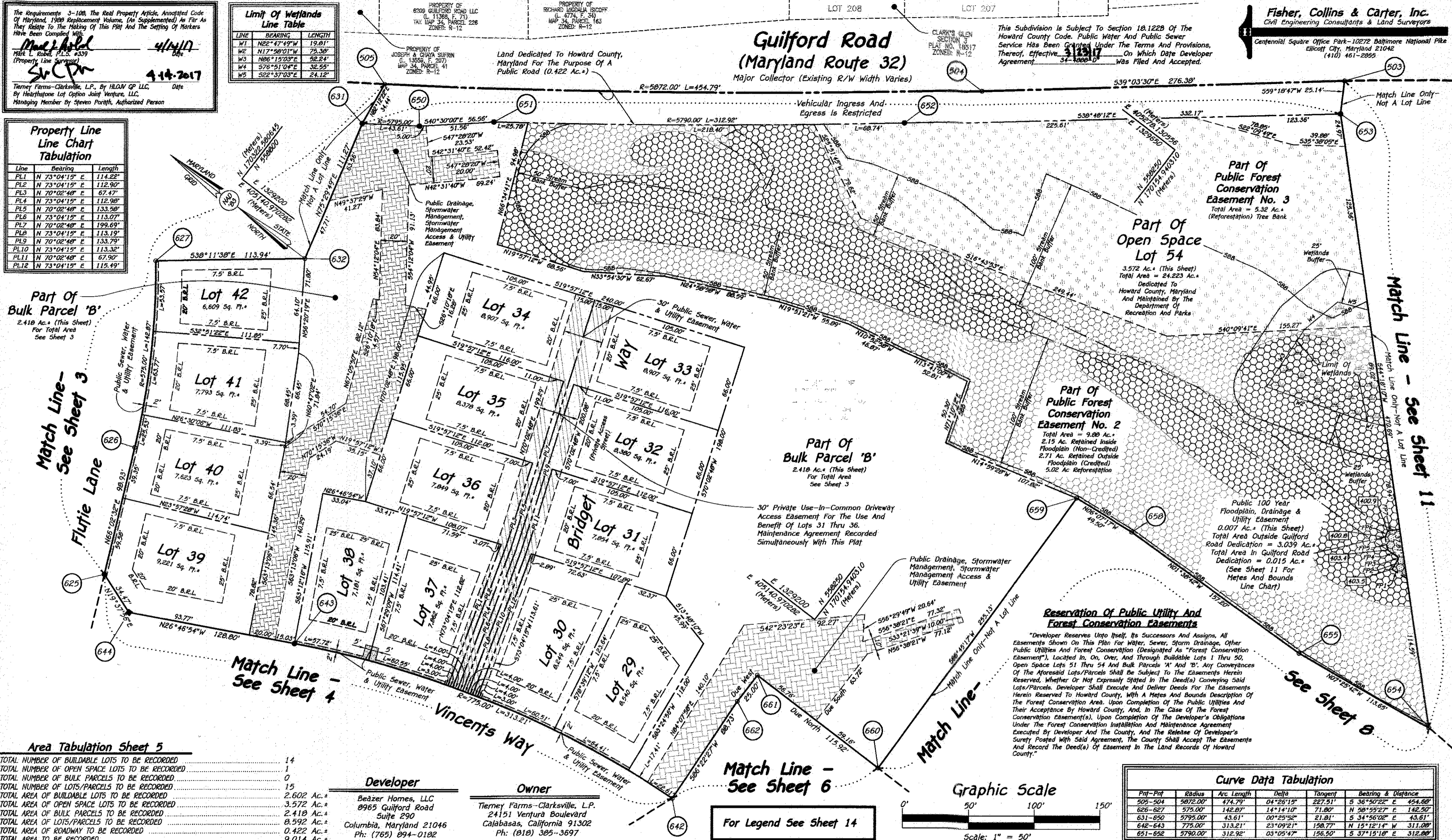
*Mark L. Robel*  
 Mark L. Robel, Property Line Surveyor No. 339  
 Expiration Date: October 4, 2018

RECORDED AS PLAT No. 24735 ON 6/16/17  
 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

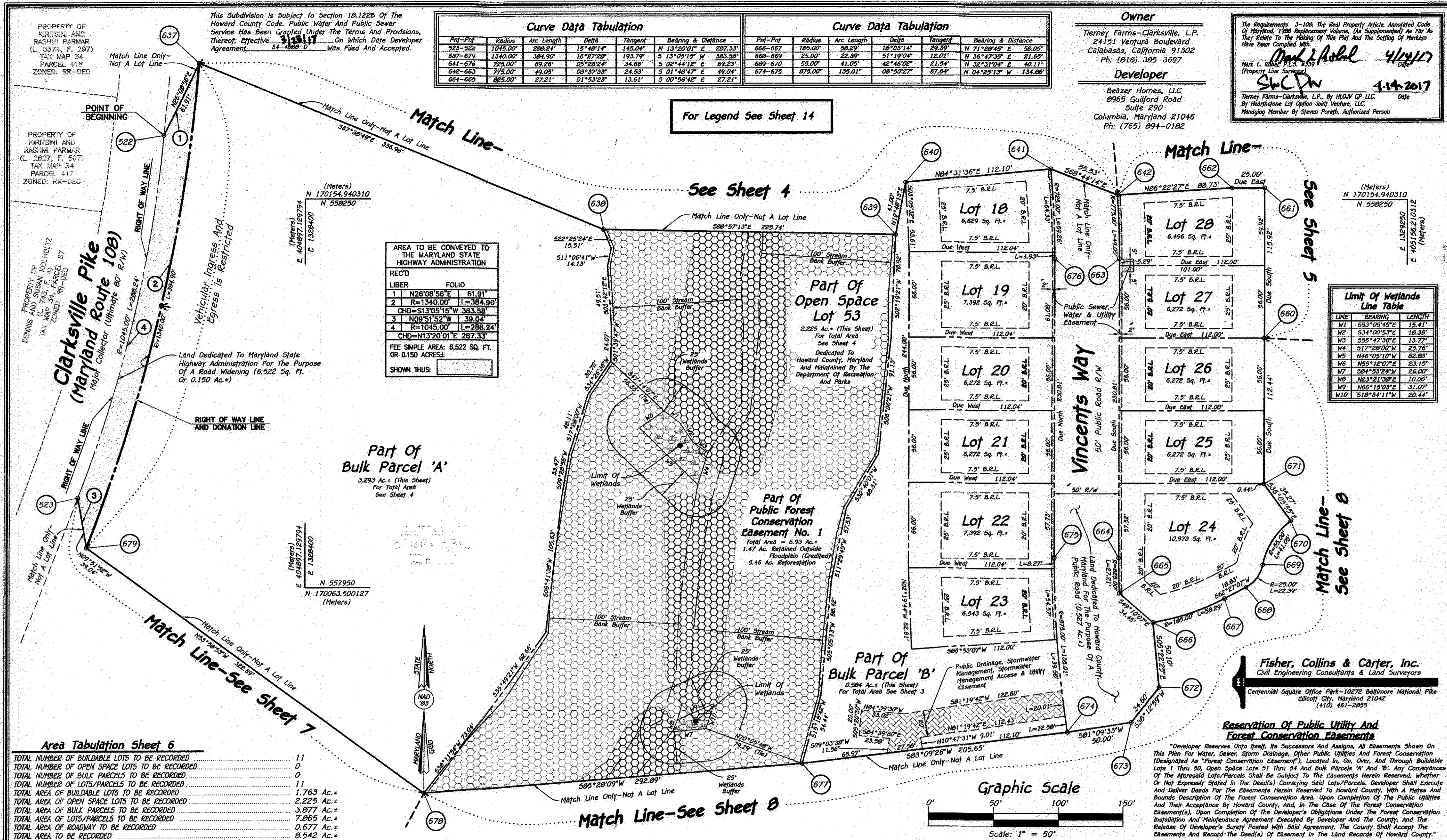
**Enclave At Tierney Farm Phase 1**  
 Lots 1 Thru 50, Open Space Lots 51 Thru 54 And Bulk Parcels 'A' And 'B' And Forest Tree Bank

(Being A Subdivision Of Tax Map 34, Parcel 88, As Recorded In Liber 15154 At Folio 250 And Tax Map 34, Parcel 97, As Recorded In Liber 854 At Folio 298)

Zoned: R-ED  
 Tax Map No. 34 Grid No. 18 Parcels 88 & 97  
 Fifth Election District - Howard County, Maryland  
 Date: January 23, 2017 Scale: 1"=50' Sheet 5 Of 14



I:\2013\33008\dwg\PLANS\RECORD PLATS\33008 PLAT 6.dwg, 4/10/2017 9:13:45 AM, Downstairs [1500 (temporary)].pc3



| Curve Data Tabulation |          |            |           |         |                       | Curve Data Tabulation |         |            |           |         |                       |
|-----------------------|----------|------------|-----------|---------|-----------------------|-----------------------|---------|------------|-----------|---------|-----------------------|
| Point-Point           | Radius   | Arc Length | Delta     | Tangent | Bearing & Distance    | Point-Point           | Radius  | Arc Length | Delta     | Tangent | Bearing & Distance    |
| 523-522               | 1045.00' | 290.24'    | 15°48'14" | 145.04' | N 13°20'01" E 287.33' | 666-667               | 105.00' | 50.29'     | 18°03'14" | 29.39'  | N 71°29'45" E 56.05'  |
| 637-679               | 1340.00' | 384.90'    | 16°27'22" | 193.79' | S 13°05'15" W 383.58' | 668-669               | 25.00'  | 22.39'     | 51°19'04" | 12.01'  | N 36°47'32" E 21.65'  |
| 641-676               | 725.00'  | 89.26'     | 05°28'24" | 34.66'  | S 02°44'12" E 69.23'  | 669-670               | 95.00'  | 41.05'     | 42°46'02" | 21.54'  | N 32°31'04" E 40.11'  |
| 642-663               | 775.00'  | 49.05'     | 03°37'33" | 24.53'  | S 01°40'47" E 49.04'  | 674-675               | 875.00' | 135.01'    | 08°50'27" | 67.64'  | N 04°25'13" W 134.88' |
| 664-665               | 825.00'  | 27.21'     | 01°53'23" | 13.61'  | S 00°56'42" E 27.21'  |                       |         |            |           |         |                       |

**Owner**  
Tierney Farms-Clarksville, L.P.  
24151 Ventura Boulevard  
Calabasas, California 91302  
Ph: (818) 385-3697

**Developer**  
Beazer Homes, LLC  
8965 Guilford Road  
Suite 290  
Columbia, Maryland 21046  
Ph: (765) 894-0182

**Surveyor**  
Mark L. Robel, P.L.S. 2339  
(Property Line Surveyor)  
Date: 4/14/17

AREA TO BE CONVEYED TO THE MARYLAND STATE HIGHWAY ADMINISTRATION

| REC'D | LIBER           | FOLIO     |
|-------|-----------------|-----------|
| 1     | N26°08'56"E     | 61.91'    |
| 2     | R=1340.00'      | L=384.90' |
| 3     | CHD=S13°05'15"W | 383.58'   |
| 4     | N09°51'52"W     | 39.04'    |
| 5     | R=1045.00'      | L=288.24' |
| 6     | CHD=N13°20'01"E | 287.33'   |

FEE SIMPLE AREA: 6,522 SQ. FT. OR 0.150 ACRES.  
SHOWN THIS: [ ]

**Limit of Wetlands Line Table**

| LINE | BEARING     | LENGTH |
|------|-------------|--------|
| W1   | S53°05'45"E | 15.41' |
| W2   | S34°00'55"E | 18.36' |
| W3   | S55°47'36"E | 13.77' |
| W4   | S17°28'00"W | 25.76' |
| W5   | N46°05'10"W | 62.83' |
| W6   | N55°12'07"E | 23.15' |
| W7   | S64°53'24"W | 26.00' |
| W8   | N63°21'38"E | 10.00' |
| W9   | N66°12'03"E | 31.07' |
| W10  | S18°34'11"W | 20.44' |

**Area Tabulation Sheet 6**

|                                                |            |
|------------------------------------------------|------------|
| TOTAL NUMBER OF BUILDABLE LOTS TO BE RECORDED  | 11         |
| TOTAL NUMBER OF OPEN SPACE LOTS TO BE RECORDED | 0          |
| TOTAL NUMBER OF BULK PARCELS TO BE RECORDED    | 0          |
| TOTAL NUMBER OF LOTS/PARCELS TO BE RECORDED    | 11         |
| TOTAL AREA OF BUILDABLE LOTS TO BE RECORDED    | 1.763 Ac.* |
| TOTAL AREA OF OPEN SPACE LOTS TO BE RECORDED   | 2.225 Ac.* |
| TOTAL AREA OF BULK PARCELS TO BE RECORDED      | 3.877 Ac.* |
| TOTAL AREA OF LOTS/PARCELS TO BE RECORDED      | 7.865 Ac.* |
| TOTAL AREA OF ROADWAY TO BE RECORDED           | 0.677 Ac.* |
| TOTAL AREA TO BE RECORDED                      | 8.542 Ac.* |

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

*Matthew Rossman* 5/24/2017  
Howard County Health Officer

APPROVED: Howard County Department Of Planning And Zoning.

*[Signature]* 6-2-17  
Chief, Development Engineering Division

*[Signature]* 6-2-17  
Director

**Owner's Certificate**

Tierney Farms-Clarksville, L.P., By HLOJV GP LLC, By Hearstone Lot Option Joint Venture LLC, Managing Member By Steven Porath, Authorized Person, Owner Of The Property Shown And Described Hereon, Herby Adopt This Plan Of Subdivision, And In Consideration Of The Approval Of This Final Plat By The Department Of Planning And Zoning, Establish The Minimum Building Restriction Lines And Grant Unto Howard County, Maryland, Its Successors And Assigns; (1) The Right To Lay, Construct And Maintain Sewers, Drains, Water Pipes And Other Municipal Utilities And Services In And Under All Roads And Street Rights-Of-Way And The Specific Easement Areas Shown Hereon; (2) The Right To Require Dedication For Public Use The Beds Of The Streets And/OR Roads And Floodplains And Open Space Where Applicable And For Good And Other Valuable Consideration, Herby Grant The Right And Option To Howard County To Acquire The Fee Simple Title To The Beds Of The Streets And/OR Roads And Floodplains, Storm Drainage Facilities And Open Space Where Applicable; (3) The Right To Require Dedication Of Waterways And Drainage Easements For The Specific Purpose Of Their Construction, Repair And Maintenance; And (4) That No Building Or Similar Structure Of Any Kind Shall Be Erected On Or Over The Said Easements And Rights-Of-Way. Witness My Hand This 14th Day Of April 2017.

*[Signature]*  
Tierney Farms-Clarksville, L.P.  
By: HLOJV GP LLC, By Hearstone Lot Option Joint Venture, LLC, Managing Member By Steven Porath, Authorized Person

**Surveyor's Certificate**

I Herby Certify That To The Best Of My Knowledge That The Final Plat Shown Hereon Is Correct; That It Was 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; That It Is A Subdivision Comprised Of (1) All Of The Lands Conveyed By Hoddinoff, LLC To Tierney Farms-Clarksville, L.P. By Deed Dated January 12, 2017 And Recorded Among The Land Records Of Howard County, Maryland In Liber 17305 At Folio 354; And (2) All Of The Lands Conveyed By Jeanne C. Hoddinoff To Tierney Farms-Clarksville, L.P. By Deed Dated January 12, 2017 And Recorded Among The Aforesaid Land Records In Liber 17305 At Folio 388; And That All Monuments Are In Place Or Will Be In Place Prior To The Acceptance Of The Streets In The Subdivision By Howard County, Maryland As Shown, In Accordance With The Annotated Code Of Maryland.

*[Signature]*  
Mark L. Robel, Property Line Surveyor No. 339  
Expiration Date: October 4, 2018

RECORDED AS PLAT No. 24236 ON 6/16/17  
AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

**Enclave At Tierney Farm Phase 1**  
Lots 1 Thru 50, Open Space Lots 51 Thru 54 And Bulk Parcels 'A' And 'B' And Forest Tree Bank

(Being A Subdivision Of Tax Map 34, Parcel 88, As Recorded In Liber 15154 At Folio 250 And Tax Map 34, Parcel 97, As Recorded In Liber 854 At Folio 298)

Zoned: R-ED  
Tax Map No. 34 Grid No. 18 Parcels 88 & 97  
Fifth Election District - Howard County, Maryland  
Date: January 23, 2017 Scale: 1"=50' Sheet 6 Of 14

The Requirements 3-10a, The Real Property Article, Annotated Code of Maryland, 1989 Replacement Volume, (As Supplemented) As Far As They Relate To The Making Of This Plat And The Setting Of Markers Have Been Complied With.

*Mark L. Robel* 4/14/17  
Date  
Mark L. Robel, P.L.S. #339  
(Property Line Surveyor)

*Steven Porath* 4-11-2017  
Date  
Tierney Farms-Clarksville, L.P., By HLOJV GP LLC,  
By Hearstone Lot Option Joint Venture, LLC,  
Managing Member By Steven Porath, Authorized Person

**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 Easement"), Located In, On, Over, And Through Buildable Lots 1 Thru 50, Open Space Lots 51 Thru 54 And Bulk Parcels 'A' And 'B'. 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 Lots/Parcels. Developer Shall Execute And Deliver Deeds For The Easements Herein Reserved To Howard County, With A 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(s), Upon Completion Of The Developer's Obligations Under The Forest Conservation Installation And Maintenance Agreement Executed By Developer And The County, And The Release Of 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."

This Subdivision Is Subject To Section 18.122B Of The Howard County Code. Public Water And Public Sewer Service Has Been Granted Under The Terms And Provisions, Thereof, Effective 3/23/17 On Which Date Developer Agreement 34-488-D Was Filed And Accepted.

PROPERTY OF  
ARTHUR AND JUNE PICKETT  
(L 286, F. 419)  
TAX MAP 34 PARCEL 102  
ZONED: RR-DED

**Owner**  
Tierney Farms-Clarksville, L.P.  
24151 Ventura Boulevard  
Cajabassas, California 91302  
Ph: (818) 385-3697

**Developer**  
Beazer Homes, LLC  
8965 Guilford Road  
Suite 290  
Columbia, Maryland 21046  
Ph: (765) 894-0182

**Fisher, Collins & Carter, Inc.**  
Civil Engineering Consultants & Land Surveyors  
Centennial Square Office Park-10272 Baltimore National Pike  
Ellicott City, Maryland 21042  
(410) 461-2895

**Area Tabulation Sheet 7**

|                                                |            |
|------------------------------------------------|------------|
| TOTAL NUMBER OF BUILDABLE LOTS TO BE RECORDED  | 0          |
| TOTAL NUMBER OF OPEN SPACE LOTS TO BE RECORDED | 0          |
| TOTAL NUMBER OF BULK PARCELS TO BE RECORDED    | 0          |
| TOTAL NUMBER OF LOTS/PARCELS TO BE RECORDED    | 0          |
| TOTAL AREA OF BUILDABLE LOTS TO BE RECORDED    | 0.000 Ac.* |
| TOTAL AREA OF OPEN SPACE LOTS TO BE RECORDED   | 1.950 Ac.* |
| TOTAL AREA OF BULK PARCELS TO BE RECORDED      | 6.505 Ac.* |
| TOTAL AREA OF LOTS/PARCELS TO BE RECORDED      | 8.455 Ac.* |
| TOTAL AREA OF ROADWAY TO BE RECORDED           | 0.379 Ac.* |
| TOTAL AREA TO BE RECORDED                      | 8.834 Ac.* |

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

*Paula M. Roman* 5/24/2017  
Date  
Howard County Health Officer

APPROVED: Howard County Department Of Planning And Zoning.

*Chad Clark* 6-2-17  
Date  
Chief, Development Engineering Division

*Kevin Stankovich* 6-7-17  
Date  
Director

**Owner's Certificate**

Tierney Farms-Clarksville, L.P., By HLOJV GP LLC, By Hearstone Lot Option Joint Venture LLC, Managing Member By Steven Porath, Authorized Person, Owner Of The Property Shown And Described Hereon, Hereby Adopt This Plan Of Subdivision, And In Consideration Of The Approval Of This Final Plat By The Department Of Planning And Zoning, Establish The Minimum Building Restriction Lines And Grant Unto Howard County, Maryland, Its Successors And Assigns; (1) The Right To Lay, Construct And Maintain Sewers, Drains, Water Pipes And Other Municipal Utilities And Services In And Under All Roads And Street Rights-Of-Way And The Specific Easement Areas Shown Hereon; (2) The Right To Require Dedication For Public Use The Beds Of The Streets And/OR Roads And Floodplains And Open Space Where Applicable And For Good And Other Valuable Consideration, Hereby Grant The Right And Option To Howard County To Acquire The Fee Simple Title To The Beds Of The Streets And/OR Roads And Floodplains, Storm Drainage Facilities And Open Space Where Applicable; (3) The Right To Require Dedication Of Waterways And Drainage Easements For The Specific Purpose Of Their Construction, Repair And Maintenance; And (4) That No Building Or Similar Structure Of Any Kind Shall Be Erected On Or Over The Said Easements And Rights-Of-Way. Witness My Hand This 14th Day Of April 2017.

*Steven Porath*  
Tierney Farms-Clarksville, L.P.  
By: HLOJV GP LLC, By Hearstone Lot Option  
Joint Venture, LLC, Managing Member By  
Steven Porath, Authorized Person

*Cheryl A. Studley*  
Witness

**Surveyor's Certificate**

I Hereby Certify That To The Best Of My Knowledge That The Final Plat Shown Hereon Is Correct; That It Was 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; That It Is A Subdivision Comprised Of (1) All Of The Lands Conveyed By Hoddinoff, LLC To Tierney Farms-Clarksville, L.P. By Deed Dated January 12, 2017 And Recorded Among The Land Records Of Howard County, Maryland In Liber 17385 At Folio 354; And (2) All Of The Lands Conveyed By Jeanne C. Hoddinoff To Tierney Farms-Clarksville, L.P. By Deed Dated January 12, 2017 And Recorded Among The Aforesaid Land Records In Liber 17385 At Folio 388; And That All Monuments Are In Place Or Will Be In Place Prior To The Acceptance Of The Streets In The Subdivision By Howard County, Maryland As Shown, In Accordance With The Annotated Code Of Maryland, As Amended.

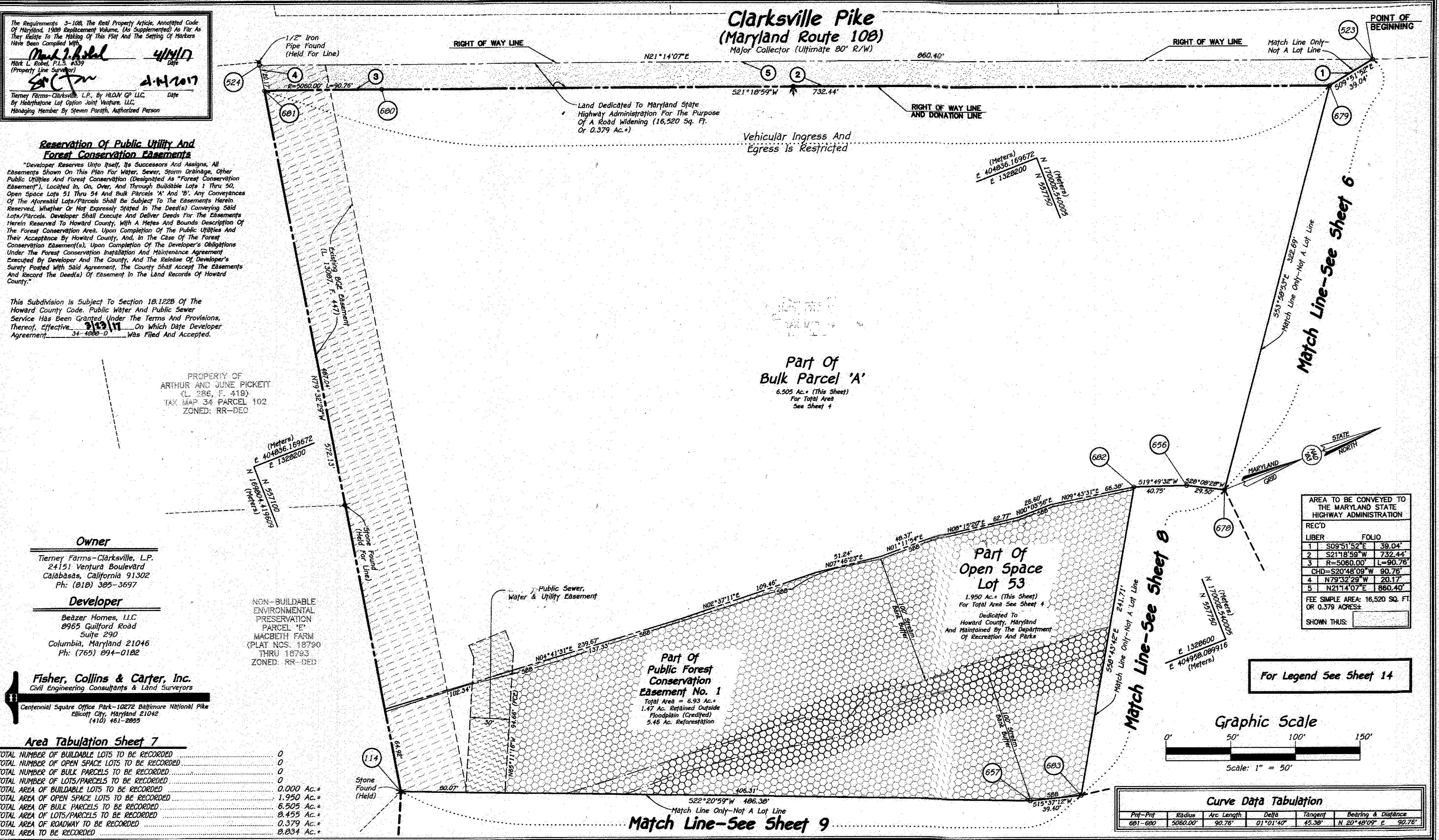
*Mark L. Robel*  
Mark L. Robel, Property Line Surveyor No. 339  
Expiration Date: October 4, 2018

RECORDED AS PLAT No. 24237 ON 6/16/17  
AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

**Enclave At Tierney Farm Phase 1**  
Lots 1 Thru 50, Open Space Lots 51 Thru 54 And Bulk Parcels 'A' And 'B' And Forest Tree Bank

(Being A Subdivision Of Tax Map 34, Parcel 88, As Recorded In Liber 15154 At Folio 250 And Tax Map 34, Parcel 97, As Recorded In Liber 854 At Folio 298)

Zoned: R-ED  
Tax Map No. 34 Grid No. 18 Parcels 88 & 97  
Fifth Election District - Howard County, Maryland  
Date: January 23, 2017 Scale: 1"=50' Sheet 7 Of 14



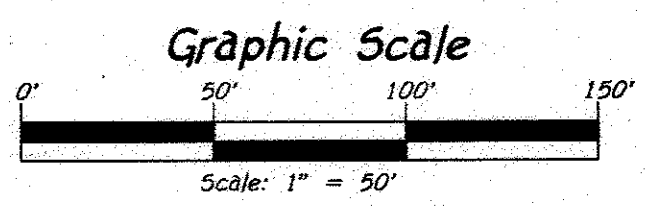
AREA TO BE CONVEYED TO THE MARYLAND STATE HIGHWAY ADMINISTRATION

| REC'D | FOLIO               |
|-------|---------------------|
| 1     | S09°51'52"E 39.04'  |
| 2     | S21°18'59"W 732.44' |
| 3     | R=5060.00' L=90.76' |
| CHD   | S20°48'09"W 90.76'  |
| 4     | N79°32'29"W 20.17'  |
| 5     | N21°14'07"E 860.40' |

SEE SIMPLE AREA: 16,520 SQ. FT. OR 0.379 ACRES.

SHOWN THUS:

For Legend See Sheet 14



**Curve Data Tabulation**

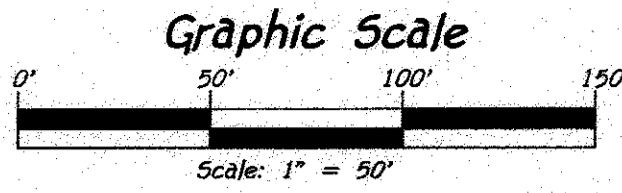
| Proj-Prj | Radius   | Arc Length | Delta     | Tangent | Bearing & Distance   |
|----------|----------|------------|-----------|---------|----------------------|
| 681-680  | 5060.00' | 90.76'     | 01°01'40" | 45.38'  | N 20°48'09" E 50.76' |

C:\2013\13008\dwg\F Plans\RECORD PLATS\13008 PLAT 7.dwg, 4/10/2017 9:14:38 AM, Downstairs T1500 (temporary).pc3

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 Compared With:

**Mark L. Robel** 4/14/17  
 Mark L. Robel, P.L.S. #339  
 (Property Line Surveyor)  
**SWC/TW** 4-14-2017  
 Tierney Farms-Clarksville, L.P., By HLOJV GP LLC, Date  
 By Hearthstone Lot Option Joint Venture, LLC,  
 Managing Member By Steven Porath, Authorized Person

**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 Easement"), Located In, On, Over, And Through Buildable Lots 1 Thru 50, Open Space Lots 51 Thru 54 And Bulk Parcels 'A' And 'B'. 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 Lots/Parcels. Developer Shall Execute And Deliver Deeds For The Easements Herein Reserved To Howard County, With A 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(s), Upon Completion Of The Developer's Obligations Under The Forest Conservation Installation And Maintenance Agreement Executed By Developer, And The County, And The Release Of 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."



This Subdivision Is Subject To Section 18.122B Of The Howard County Code. Public Water And Public Sewer Service Has Been Granted Under The Terms And Provisions, Thereof, Effective 3/28/17 On Which Date Developer Agreement 34-1888-D Was Filed And Accepted.

**Curve Data Tabulation**

| Proj-Prj | Radius  | Arc Length | Delta     | Tangent | Bearing & Distance   |
|----------|---------|------------|-----------|---------|----------------------|
| 666-667  | 105.00' | 58.29'     | 18°03'14" | 29.39'  | N 71°28'45" E 58.05' |
| 668-669  | 25.00'  | 22.39'     | 51°19'04" | 12.01'  | N 36°47'35" E 21.65' |
| 669-670  | 55.00'  | 41.05'     | 42°46'02" | 41.05'  | N 32°31'04" E 40.11' |

**Owner**  
 Tierney Farms-Clarksville, L.P.  
 24151 Ventura Boulevard  
 Calabasas, California 91302  
 Ph: (818) 385-3697

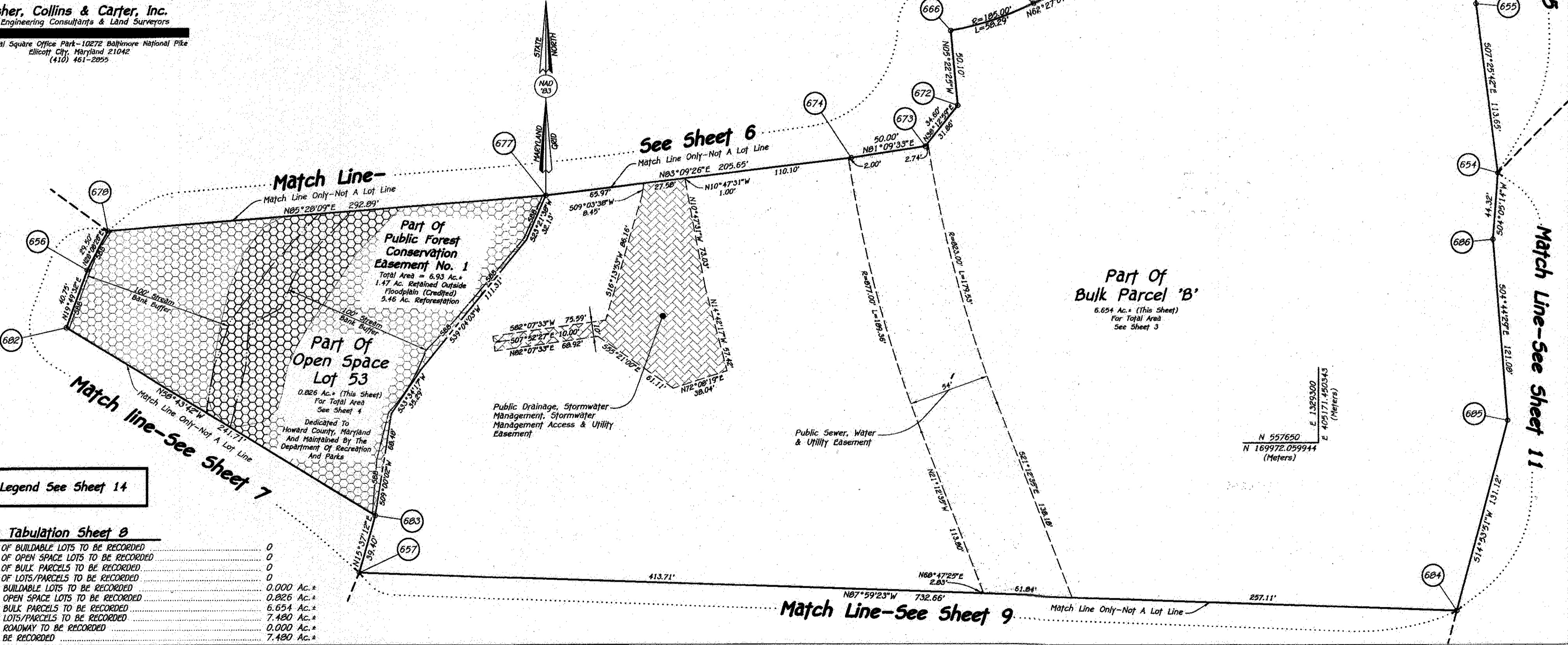
**Developer**  
 Beazer Homes, LLC  
 8965 Guilford Road  
 Suite 290  
 Columbia, Maryland 21046  
 Ph: (765) 894-0182

**Fisher, Collins & Carter, Inc.**  
 Civil Engineering Consultants & Land Surveyors  
 Centennial Square Office Park-10272 Baltimore National Pike  
 Ellicott City, Maryland 21042  
 (410) 461-2855

(Meters)  
 N 170078.740157  
 N 558000  
 E 401978.089916  
 E 1328000

(Meters)  
 N 170078.740157  
 N 558000  
 E 1328000  
 E 401978.089916

(Meters)  
 N 557650  
 N 169972.059944  
 E 1328000  
 E 401978.089916



For Legend See Sheet 14

**Area Tabulation Sheet B**

|                                                |            |
|------------------------------------------------|------------|
| TOTAL NUMBER OF BUILDABLE LOTS TO BE RECORDED  | 0          |
| TOTAL NUMBER OF OPEN SPACE LOTS TO BE RECORDED | 0          |
| TOTAL NUMBER OF BULK PARCELS TO BE RECORDED    | 0          |
| TOTAL NUMBER OF LOTS/PARCELS TO BE RECORDED    | 0          |
| TOTAL AREA OF BUILDABLE LOTS TO BE RECORDED    | 0.000 Ac.± |
| TOTAL AREA OF OPEN SPACE LOTS TO BE RECORDED   | 0.026 Ac.± |
| TOTAL AREA OF BULK PARCELS TO BE RECORDED      | 6.654 Ac.± |
| TOTAL AREA OF LOTS/PARCELS TO BE RECORDED      | 7.480 Ac.± |
| TOTAL AREA OF ROADWAY TO BE RECORDED           | 0.000 Ac.± |
| TOTAL AREA TO BE RECORDED                      | 7.480 Ac.± |

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

**Mark L. Robel** 5/24/2017  
 Howard County Health Officer

APPROVED: Howard County Department Of Planning And Zoning.

**JP** 6-2-17  
 Chief, Development Engineering Division

**VP** 6-7-17  
 Director

**Owner's Certificate**

Tierney Farms-Clarksville, L.P., By HLOJV GP LLC, By Hearthstone Lot Option Joint Venture LLC, Managing Member By Steven Porath, Authorized Person, Owner Of The Property Shown And Described Hereon, Hereby Adopt This Plan Of Subdivision, And In Consideration Of The Approval Of This Final Plat By The Department Of Planning And Zoning, Establish The Minimum Building Restriction Lines And Grant Unto Howard County, Maryland, Its Successors And Assigns; (1) The Right To Lay, Construct And Maintain Sewers, Drains, Water Pipes And Other Municipal Utilities And Services In And Under All Roads And Street Rights-Of-Way And The Specific Easement Areas Shown Hereon; (2) The Right To Require Dedication For Public Use The Beds Of The Streets And/Or Roads And Floodplains And Open Space Where Applicable And For Good And Other Valuable Consideration, Hereby Grant The Right And Option To Howard County To Acquire The Fee Simple Title To The Beds Of The Streets And/Or Roads And Floodplains, Storm Drainage Facilities And Open Space Where Applicable; (3) The Right To Require Dedication Of Waterways And Drainage Easements For The Specific Purpose Of Their Construction, Repair And Maintenance; And (4) That No Building Or Similar Structure Of Any Kind Shall Be Erected On Or Over The Said Easements And Rights-Of-Way. Witness My Hand This 14th Day Of April 2017.

**SWC/TW**  
 Tierney Farms-Clarksville, L.P.  
 By: HLOJV GP LLC, By Hearthstone Lot Option  
 Joint Venture, LLC, Managing Member By  
 Steven Porath, Authorized Person

**Chief A. Smalley**  
 Witness

**Surveyor's Certificate**

I Hereby Certify That To The Best Of My Knowledge That The Final Plat Shown Hereon Is Correct; That It Was 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; That It Is A Subdivision Comprised Of (1) All Of The Lands Conveyed By Hoddinoff, LLC To Tierney Farms-Clarksville, L.P. By Deed Dated January 12, 2017 And Recorded Among The Land Records Of Howard County, Maryland In Liber 17385 At Folio 354; And (2) All Of The Lands Conveyed By Jeanne C. Hoddinoff To Tierney Farms-Clarksville, L.P. By Deed Dated January 12, 2017 And Recorded Among The Aforesaid Land Records In Liber 17385 At Folio 388; And That All Monuments Are In Place Or Will Be In Place Prior To The Acceptance Of The Streets In The Subdivision By Howard County, Maryland As Shown, In Accordance With The Annotated Code Of Maryland.

**Mark L. Robel**  
 Mark L. Robel, Property Line Surveyor No. 339  
 Expiration Date: October 4, 2018

RECORDED AS PLAT No. 24238 ON 6/16/17  
 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

**Enclave At Tierney Farm  
 Phase 1**  
 Lots 1 Thru 50, Open Space Lots 51  
 Thru 54 And Bulk Parcels 'A' And 'B'  
 And Forest Tree Bank

(Being A Subdivision Of Tax Map 34, Parcel 88, As Recorded In Liber 15154 At Folio 250 And Tax Map 34, Parcel 97, As Recorded In Liber 854 At Folio 298)

Zoned: R-ED  
 Tax Map No. 34 Grid No. 18 Parcels 88 & 97  
 Fifth Election District - Howard County, Maryland  
 Date: January 23, 2017 Scale: 1"=50' Sheet B Of 14



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.

*Mark L. Robel* 4/14/17  
 Mark L. Robel, P.L.S. #339  
 (Property Line Surveyor)  
 SWCPW 4-14-2017

Tierney Farms-Clarksville, L.P., By HLOJV GP LLC, Date  
 By Heartstone Lot Option Joint Venture, LLC.  
 Managing Member By Steven Porath, Authorized Person

**Fisher, Collins & Carter, Inc.**  
 Civil Engineering Consultants & Land Surveyors

Centennial Square Office Park-12272 Baltimore National Pike  
 Ellicott City, Maryland 21042  
 (410) 461-2855

(Meters)  
 N 169911.099822  
 N 557450  
 E 404897.129794  
 E 1328400

**Owner**  
 Tierney Farms-Clarksville, L.P.  
 24151 Ventura Boulevard  
 Calabasas, California 91302  
 Ph: (818) 385-3697

**Developer**  
 Beazer Homes, LLC  
 8965 Guilford Road  
 Suite 290  
 Columbia, Maryland 21046  
 Ph: (765) 894-0182

(Meters)  
 N 557200  
 N 169834.899670  
 (Meters)  
 E 1328400  
 E 404897.129794

NON-BUILDABLE ENVIRONMENTAL PRESERVATION PARCEL 47  
 MACBETH FARM  
 (PLAT NOS. 18790 THRU 18793  
 ZONED: RR-DEC)

**Area Tabulation Sheet 9**

|                                                |            |
|------------------------------------------------|------------|
| TOTAL NUMBER OF BUILDABLE LOTS TO BE RECORDED  | 0          |
| TOTAL NUMBER OF OPEN SPACE LOTS TO BE RECORDED | 0          |
| TOTAL NUMBER OF BULK PARCELS TO BE RECORDED    | 0          |
| TOTAL NUMBER OF LOTS/PARCELS TO BE RECORDED    | 0          |
| TOTAL AREA OF BUILDABLE LOTS TO BE RECORDED    | 0.000 Ac.± |
| TOTAL AREA OF OPEN SPACE LOTS TO BE RECORDED   | 0.956 Ac.± |
| TOTAL AREA OF BULK PARCELS TO BE RECORDED      | 6.373 Ac.± |
| TOTAL AREA OF LOTS/PARCELS TO BE RECORDED      | 7.329 Ac.± |
| TOTAL AREA OF ROADWAY TO BE RECORDED           | 0.000 Ac.± |
| TOTAL AREA TO BE RECORDED                      | 7.329 Ac.± |

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

*Steven Porath* 5/24/2017  
 Howard County Health Officer

APPROVED: Howard County Department Of Planning And Zoning.

*David Clark* 6-2-17  
 Chief, Development Engineering Division

*Kent Sanderson* 6-7-17  
 Director

**Owner's Certificate**

Tierney Farms-Clarksville, L.P., By HLOJV GP LLC, By Heartstone Lot Option Joint Venture LLC, Managing Member By Steven Porath, Authorized Person, Owner Of The Property Shown And Described Hereon, Hereby Adopt This Plan Of Subdivision, And In Consideration Of The Approval Of This Final Plat By The Department Of Planning And Zoning, Establish The Minimum Building Restriction Lines And Grant Unto Howard County, Maryland, Its Successors And Assigns; (1) The Right To Lay, Construct And Maintain Sewers, Drains, Water Pipes And Other Municipal Utilities And Services In And Under All Roads And Street Rights-Of-Way And The Specific Easement Areas Shown Hereon; (2) The Right To Require Dedication For Public Use The Beds Of The Streets And/OR Roads And Floodplains And Open Space Where Applicable And For Good And Other Valuable Consideration, Hereby Grant The Right And Option To Howard County To Acquire The Fee Simple Title To The Beds Of The Streets And/OR Roads And Floodplains, Storm Drainage Facilities And Open Space Where Applicable; (3) The Right To Require Dedication Of Waterways And Drainage Easements For The Specific Purpose Of Their Construction, Repair And Maintenance; And (4) That No Building Or Similar Structure Of Any Kind Shall Be Erected On Or Over The Said Easements And Rights-Of-Way. Witness My Hand This 14th Day Of April 2017.

*SWCPW*  
 Tierney Farms-Clarksville, L.P.  
 By: HLOJV GP LLC, By Heartstone Lot Option Joint Venture, LLC, Managing Member By Steven Porath, Authorized Person

*Cheryl A. Smiley*  
 Witness

**Surveyor's Certificate**

I Hereby Certify That To The Best Of My Knowledge That The Final Plat Shown Hereon Is Correct; That It Was 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; That It Is A Subdivision Comprised Of (1) All Of The Lands Conveyed By Hoddinoff, LLC To Tierney Farms-Clarksville, L.P. By Deed Dated January 12, 2017 And Recorded Among The Land Records Of Howard County, Maryland In Liber 17385 At Folio 354; And (2) All Of The Lands Conveyed By Jeanne C. Hoddinoff To Tierney Farms-Clarksville, L.P. By Deed Dated January 12, 2017 And Recorded Among The Aforesaid Land Records In Liber 17385 At Folio 388; And That All Monuments Are In Place Or Will Be In Place Prior To The Acceptance Of The Streets In The Subdivision By Howard County, Maryland As Shown, In Accordance With The Annotated Code Of Maryland.

*Mark L. Robel*  
 Mark L. Robel, Property Line Surveyor No. 339  
 Expiration Date: October 4, 2018

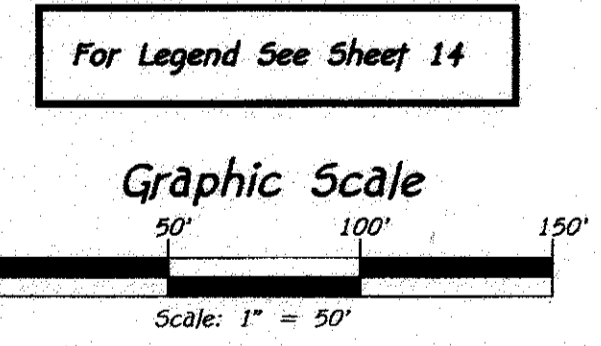
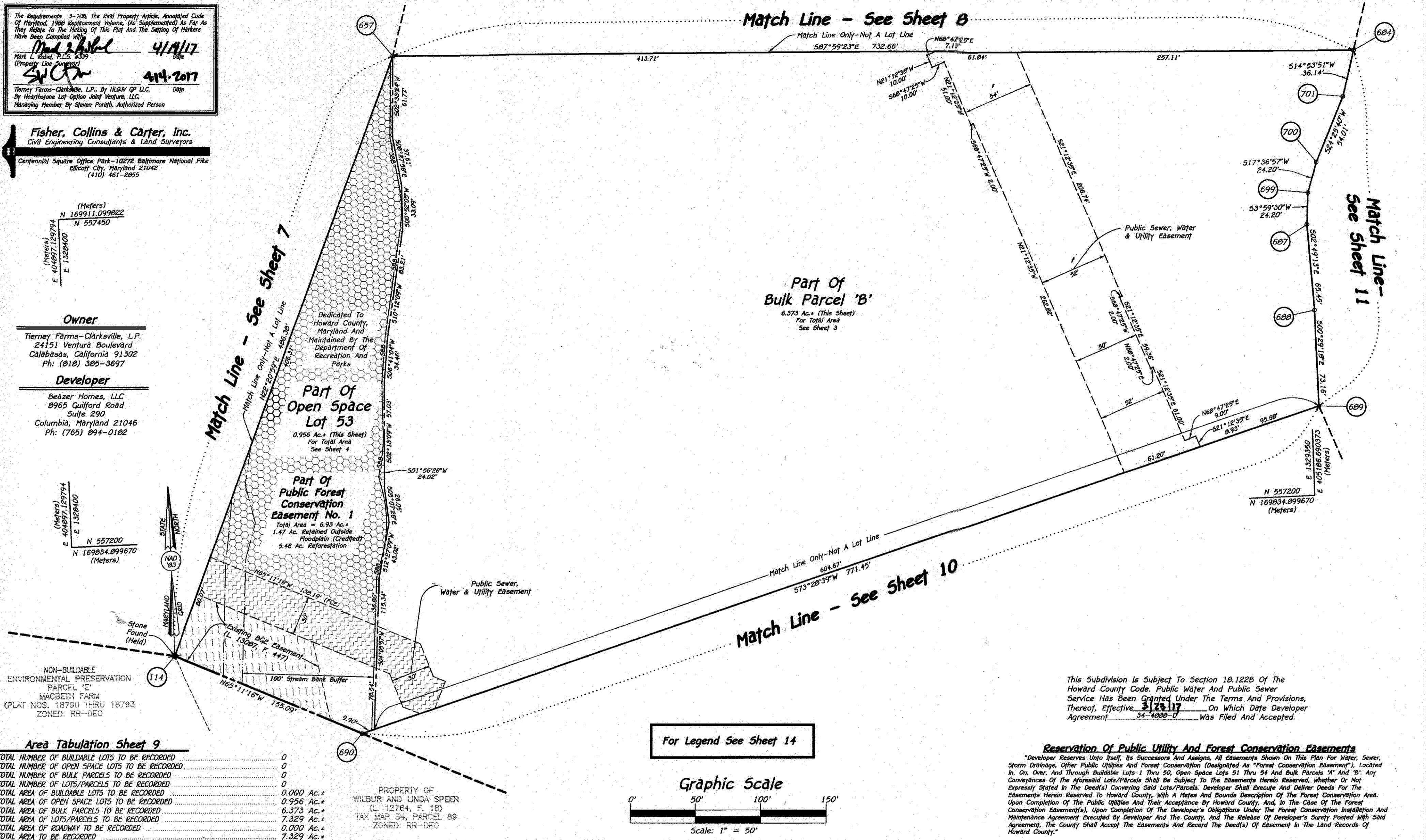
RECORDED AS PLAT No. 24239 ON 6/16/17  
 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

**Enclave At Tierney Farm  
 Phase 1**

Lots 1 Thru 50, Open Space Lots 51 Thru 54 And Bulk Parcels 'A' And 'B' And Forest Tree Bank

(Being A Subdivision Of Tax Map 34, Parcel 88, As Recorded In Liber 15154 At Folio 250 And Tax Map 34, Parcel 97, As Recorded In Liber 854 At Folio 298)

Zoned: R-ED  
 Tax Map No. 34 Grid No. 18 Parcels 88 & 97  
 Fifth Election District - Howard County, Maryland  
 Date: January 23, 2017 Scale: 1"=50' Sheet 9 Of 14



This Subdivision Is Subject To Section 18.122B Of The Howard County Code. Public Water And Public Sewer Service Has Been Granted Under The Terms And Provisions, Thereof, Effective 3/29/17 On Which Date Developer Agreement 34-4000-07 Was Filed And Accepted.

**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 Easement"), Located In, On, Over, And Through Buildable Lots 1 Thru 50, Open Space Lots 51 Thru 54 And Bulk Parcels 'A' And 'B'. 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 Lots/Parcels. Developer Shall Execute And Deliver Deeds For The Easements Herein Reserved To Howard County, With A 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(s), Upon Completion Of The Developer's Obligations Under The Forest Conservation Installation And Maintenance Agreement Executed By Developer And The County, And The Release Of 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."

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.

*Mark L. Robel* 4/11/17  
 Mark L. Robel P.L.S. #339  
 (Property Line Surveyor)  
*SWCTW* 4/14/2017  
 Tierney Farms-Clarksville, L.P., By HLOUV GP LLC, Date  
 By Hearthstone Lot Option Joint Venture, LLC,  
 Managing Member By Steven Porath, Authorized Person

**Reservation Of Public Utility And Forest Conservation Easements**

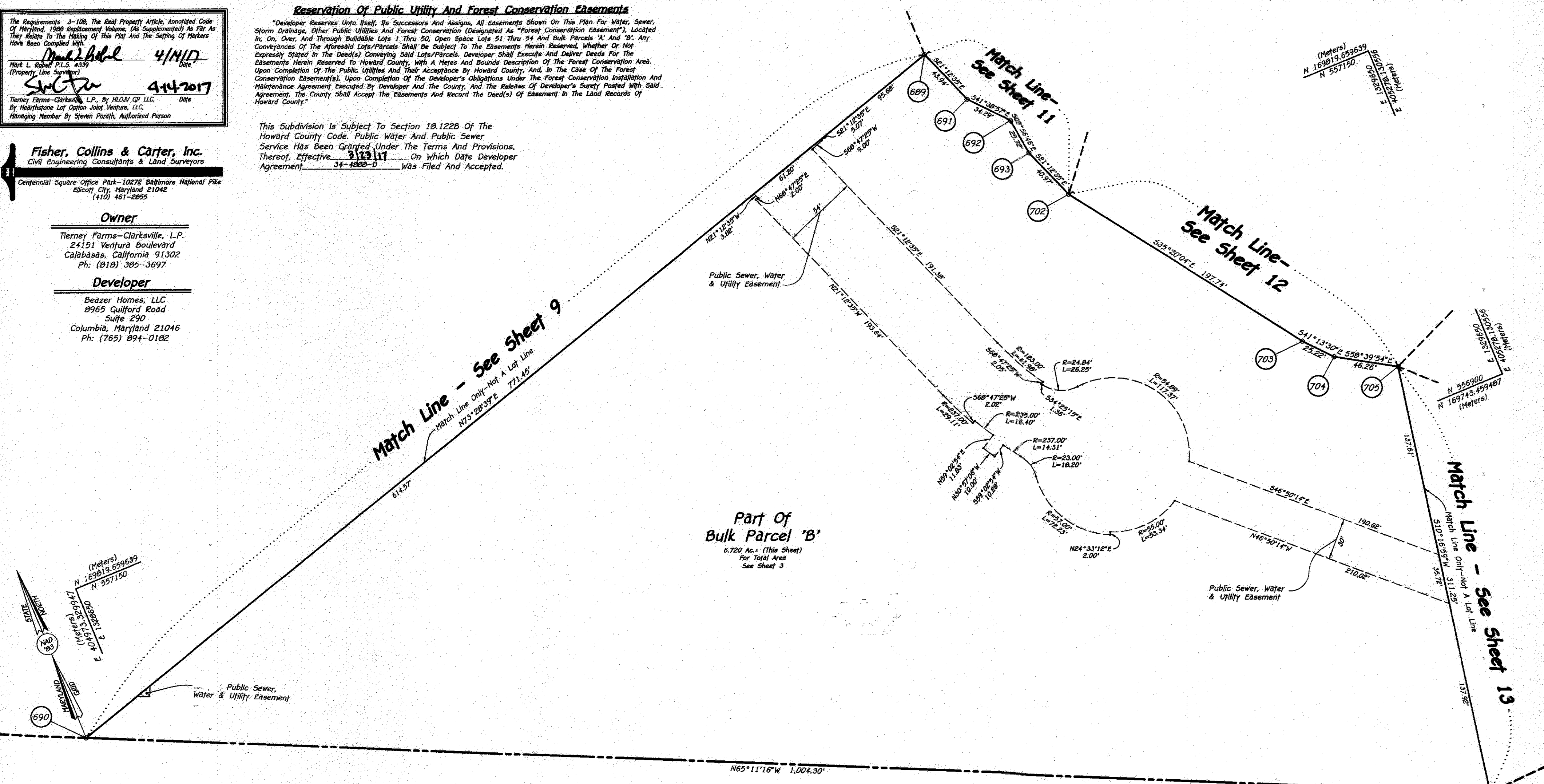
"Developer Reserves unto itself, its Successors And Assigns, All Easements Shown On This Plan For Water, Sewer, Storm Drainage, Other Public Utilities And Forest Conservation (Designated As "Forest Conservation Easement"). Located In, On, Over, And Through Buildable Lots 1 Thru 50, Open Space Lots 51 Thru 54 And Bulk Parcels 'A' And 'B'. 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 Lots/Parcels. Developer Shall Execute And Deliver Deeds For The Easements Herein Reserved To Howard County, With A 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(s), Upon Completion Of The Developer's Obligations Under The Forest Conservation Installation And Maintenance Agreement Executed By Developer And The County, And The Release Of 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."

This Subdivision Is Subject To Section 18.122B Of The Howard County Code. Public Water And Public Sewer Service Has Been Granted Under The Terms And Provisions, Thereof, Effective 3/23/17 On Which Date Developer Agreement 34-4888-D Was Filed And Accepted.

**Fisher, Collins & Carter, Inc.**  
 Civil Engineering Consultants & Land Surveyors  
 Centennial Square Office Park-10272 Baltimore National Pike  
 Ellicott City, Maryland 21042  
 (410) 461-2825

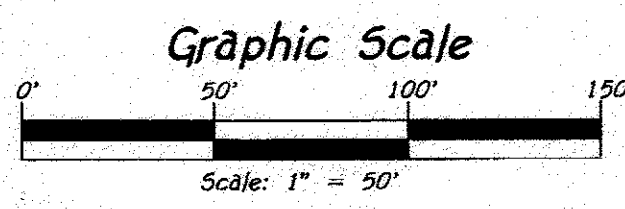
**Owner**  
 Tierney Farms-Clarksville, L.P.  
 24151 Ventura Boulevard  
 Calabasas, California 91302  
 Ph: (818) 385-3697

**Developer**  
 Beazer Homes, LLC  
 8965 Guilford Road  
 Suite 290  
 Columbia, Maryland 21046  
 Ph: (765) 894-0182



**Area Tabulation Sheet 10**

|                                                |            |
|------------------------------------------------|------------|
| TOTAL NUMBER OF BUILDABLE LOTS TO BE RECORDED  | 0          |
| TOTAL NUMBER OF OPEN SPACE LOTS TO BE RECORDED | 0          |
| TOTAL NUMBER OF BULK PARCELS TO BE RECORDED    | 0          |
| TOTAL NUMBER OF LOTS/PARCELS TO BE RECORDED    | 0          |
| TOTAL AREA OF BUILDABLE LOTS TO BE RECORDED    | 0.000 Ac.± |
| TOTAL AREA OF OPEN SPACE LOTS TO BE RECORDED   | 0.000 Ac.± |
| TOTAL AREA OF BULK PARCELS TO BE RECORDED      | 6.720 Ac.± |
| TOTAL AREA OF LOTS/PARCELS TO BE RECORDED      | 6.720 Ac.± |
| TOTAL AREA OF ROADWAY TO BE RECORDED           | 0.000 Ac.± |
| TOTAL AREA TO BE RECORDED                      | 6.720 Ac.± |



PROPERTY OF  
 WILBUR AND LINDA SPEER  
 (L 12764, F 18)  
 TAX MAP 34, PARCEL 89  
 ZONED: RR-DEO

For Legend See Sheet 14

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

*Madison for Maria Rogman* 5/24/2017  
 Howard County Health Officer *R* Date

APPROVED: Howard County Department Of Planning And Zoning.

*Chris Edman* 6-2-17  
 Chief, Development Engineering Division JP Date

*Vert Stankovich* 6-7-17  
 Director Date

**Owner's Certificate**

Tierney Farms-Clarksville, L.P., By HLOUV GP LLC, By Hearthstone Lot Option Joint Venture LLC, Managing Member By Steven Porath, Authorized Person, Owner Of The Property Shown And Described Hereon, Hereby Adopt This Plan Of Subdivision, And In Consideration Of The Approval Of This Final Plat By The Department Of Planning And Zoning, Establish The Minimum Building Restriction Lines And Grant Unto Howard County, Maryland, Its Successors And Assigns; (1) The Right To Lay, Construct And Maintain Sewers, Drains, Water Pipes And Other Municipal Utilities And Services In And Under All Roads And Street Rights-Of-Way And The Specific Easement Areas Shown Hereon; (2) The Right To Require Dedication For Public Use The Beds Of The Streets And/Or Roads And Floodplains And Open Space Where Applicable And For Good And Other Valuable Consideration, Hereby Grant The Right And Option To Howard County To Acquire The Fee Simple Title To The Beds Of The Streets And/Or Roads And Floodplains, Storm Drainage Facilities And Open Space Where Applicable; (3) The Right To Require Dedication Of Waterways And Drainage Easements For The Specific Purpose Of Their Construction, Repair And Maintenance; And (4) That No Building Or Similar Structure Of Any Kind Shall Be Erected On Or Over The Said Easements And Rights-Of-Way. Witness My Hand This 14th Day Of April 2017.

*SWCTW*  
 Tierney Farms-Clarksville, L.P.  
 By: HLOUV GP LLC, By Hearthstone Lot Option  
 Joint Venture, LLC, Managing Member By  
 Steven Porath, Authorized Person

*Chris A. Shudley*  
 Witness

**Surveyor's Certificate**

I Hereby Certify That To The Best Of My Knowledge That The Final Plat Shown Hereon Is Correct; That It Was Prepared By Me Or Under My Responsible Charge And That I Am A Duty Licensed Property Line Surveyor Under The Laws Of The State Of Maryland; That It Is A Subdivision Comprised Of (1) All Of The Lands Conveyed By Hoddinoff, LLC To Tierney Farms-Clarksville, L.P. By Deed Dated January 12, 2017 And Recorded Among The Land Records Of Howard County, Maryland In Liber 17385 At Folio 354; And (2) All Of The Lands Conveyed By Jeanne C. Hoddinoff To Tierney Farms-Clarksville, L.P. By Deed Dated January 12, 2017 And Recorded Among The Aforesaid Land Records In Liber 17385 At Folio 388; And That All Monuments Are In Place Or Will Be In Place Prior To The Acceptance Of The Streets In The Subdivision By Howard County, Maryland As Shown, In Accordance With The Annotated Code Of Maryland.

*Mark L. Robel*  
 Mark L. Robel, Property Line Surveyor No. 339  
 Expiration Date: October 4, 2018

RECORDED AS PLAT No. 24240 ON 6/16/17  
 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

**Enclave At Tierney Farm  
 Phase 1**

**Lots 1 Thru 50, Open Space Lots 51  
 Thru 54 Bulk Parcels 'A' And 'B'  
 And Forest Tree Bank**

(Being A Subdivision Of Tax Map 34, Parcel 88, As Recorded In Liber 15154 At Folio 250 And Tax Map 34, Parcel 97, As Recorded In Liber 854 At Folio 298)

Zoned: R-ED  
 Tax Map No. 34 Grid No. 18 Parcels 88 & 97  
 Fifth Election District - Howard County, Maryland  
 Date: January 23, 2017 Scale: 1"=50' Sheet 10 Of 14

I:\2013\13008\dwg\F Plans\RECORD PLATS\13008 PLAT 10.dwg, 4/10/2017 9:17:10 AM, Downstairs T1500 (temporary).pc3



The Requirements 3-106, The Real Property Article, Annotated Code of Maryland, 1999 Replacement Volume, (As Supplemented) As Far As They Relate To The Making Of This Plat And The Setting Of Markers Have Been Compared With:

**Mark L. Robel** 4/14/17  
 Mark L. Robel, P.L.S. #339  
 (Property Line Surveyor)  
 Date  
 4-14-2017

Tierney Farms-Clarksville, L.P., By HLOUV GP LLC, Date  
 By Hearthstone Lot Option Joint Venture, LLC,  
 Managing Member By Steven Porath, Authorized Person

**Fisher, Collins & Carter, Inc.**  
 Civil Engineering Consultants & Land Surveyors

Centennial Square Office Park-10272 Baltimore National Pike  
 Ellicott City, Maryland 21042  
 (410) 461-2895

**Owner**

Tierney Farms-Clarksville, L.P.  
 24151 Ventura Boulevard  
 Calabasas, California 91302  
 Ph: (818) 385-3697

**Developer**

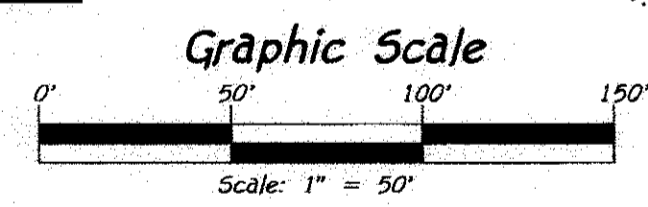
Beazer Homes, LLC  
 8965 Guilford Road  
 Suite 290  
 Columbia, Maryland 21046  
 Ph: (765) 894-0182

| Public 100 Year Floodplain, Drainage & Utility Easement Line Table |             | Public 100 Year Floodplain, Drainage & Utility Easement Line Table |      |             |        |
|--------------------------------------------------------------------|-------------|--------------------------------------------------------------------|------|-------------|--------|
| LINE                                                               | BEARING     | LENGTH                                                             | LINE | BEARING     | LENGTH |
| FP1                                                                | N17°07'38"W | 69.30'                                                             | FP30 | N89°10'27"E | 35.22' |
| FP2                                                                | N53°32'04"W | 108.54'                                                            | FP31 | S63°10'24"W | 63.06' |
| FP3                                                                | N39°09'38"W | 129.73'                                                            | FP32 | S63°09'38"W | 24.63' |
| FP4                                                                | S05°18'09"E | 224.47'                                                            | FP33 | S00°09'38"W | 12.51' |
| FP5                                                                | S68°51'41"E | 32.32'                                                             | FP34 | S42°45'26"W | 21.70' |
| FP6                                                                | N56°53'41"E | 32.66'                                                             | FP35 | S10°06'10"E | 13.48' |
| FP7                                                                | N30°47'21"E | 39.51'                                                             | FP36 | S05°27'13"W | 11.50' |
| FP8                                                                | N39°08'50"E | 68.33'                                                             | FP37 | S30°41'47"W | 18.00' |
| FP9                                                                | N16°14'09"E | 56.89'                                                             | FP38 | S32°28'09"W | 16.84' |
| FP10                                                               | N09°57'16"E | 51.44'                                                             | FP39 | S32°17'02"W | 14.21' |
| FP11                                                               | N15°33'26"E | 50.36'                                                             | FP40 | S23°40'39"W | 19.06' |
| FP12                                                               | N21°07'27"E | 41.34'                                                             | FP41 | S12°24'32"W | 51.23' |
| FP13                                                               | N30°19'13"E | 13.02'                                                             | FP42 | S16°28'23"W | 11.90' |
| FP14                                                               | N20°36'16"E | 28.04'                                                             | FP43 | S19°37'41"W | 19.55' |
| FP15                                                               | N29°23'27"E | 21.03'                                                             | FP44 | S22°05'58"W | 19.81' |
| FP16                                                               | N18°12'26"E | 24.51'                                                             | FP45 | S29°23'53"W | 7.54'  |
| FP17                                                               | N23°16'59"E | 31.56'                                                             | FP46 | S21°17'54"W | 8.68'  |
| FP18                                                               | N58°13'13"E | 22.71'                                                             | FP47 | S16°04'25"W | 13.55' |
| FP19                                                               | N36°46'01"E | 15.73'                                                             | FP48 | S25°22'58"W | 21.93' |
| FP20                                                               | N08°12'11"E | 23.87'                                                             | FP49 | S13°29'30"W | 26.71' |
| FP21                                                               | N46°41'36"E | 13.75'                                                             | FP50 | S21°22'48"W | 52.62' |
| FP22                                                               | N24°54'59"E | 4.94'                                                              | FP51 | S05°52'19"W | 38.96' |
| FP23                                                               | N01°52'44"W | 9.77'                                                              | FP52 | S05°54'32"E | 14.39' |
| FP24                                                               | N23°30'59"E | 7.53'                                                              | FP53 | S21°20'07"W | 47.22' |
| FP25                                                               | N88°03'19"E | 20.58'                                                             | FP54 | S39°04'19"W | 67.04' |
| FP26                                                               | N43°59'58"E | 30.01'                                                             | FP55 | S33°20'20"W | 37.28' |
| FP27                                                               | N54°14'14"E | 37.80'                                                             | FP56 | S45°53'42"W | 35.76' |
| FP28                                                               | N86°32'03"E | 27.95'                                                             | FP57 | S51°03'54"E | 84.06' |
| FP29                                                               | S67°55'26"E | 16.19'                                                             | FP58 | S39°33'46"E | 2.95'  |

**Public Forest Conservation Easement Line Table**

| LINE | BEARING     | LENGTH  |
|------|-------------|---------|
| FC1  | S07°11'50"E | 148.99' |
| FC2  | N47°49'21"E | 96.29'  |
| FC3  | N20°02'11"E | 195.37' |
| FC4  | N23°15'57"E | 197.09' |
| FC5  | N32°19'29"E | 18.57'  |
| FC6  | N21°02'52"E | 92.71'  |
| FC7  | N33°17'23"E | 29.19'  |
| FC8  | S21°21'09"E | 117.23' |
| FC9  | N53°08'14"W | 9.60'   |
| FC10 | N60°32'33"E | 46.04'  |
| FC11 | S29°40'06"W | 130.27' |
| FC12 | S19°40'05"W | 129.45' |
| FC13 | S06°14'48"W | 112.12' |
| FC14 | S26°54'16"W | 138.65' |
| FC15 | S30°06'50"W | 92.35'  |
| FC16 | S37°06'12"W | 73.42'  |

For Legend See Sheet 14



**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 Easement"), Located In, On, Over, And Through Buildable Lots 1 Thru 50, Open Space Lots 51 Thru 54 And Bulk Parcels 'A' And 'B'. 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 Lots/Parcels. Developer Shall Execute And Deliver Deeds For The Easements Herein Reserved To Howard County, With A 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(s), Upon Completion Of The Developer's Obligations Under The Forest Conservation Installation And Maintenance Agreement Executed By Developer And The County, And The Release Of 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."

**Area Tabulation Sheet 12**

|                                                |            |
|------------------------------------------------|------------|
| TOTAL NUMBER OF BUILDABLE LOTS TO BE RECORDED  | 0          |
| TOTAL NUMBER OF OPEN SPACE LOTS TO BE RECORDED | 0          |
| TOTAL NUMBER OF BULK PARCELS TO BE RECORDED    | 0          |
| TOTAL NUMBER OF LOTS/PARCELS TO BE RECORDED    | 0          |
| TOTAL AREA OF BUILDABLE LOTS TO BE RECORDED    | 0.000 Ac.* |
| TOTAL AREA OF OPEN SPACE LOTS TO BE RECORDED   | 7.448 Ac.* |
| TOTAL AREA OF BULK PARCELS TO BE RECORDED      | 0.000 Ac.* |
| TOTAL AREA OF LOTS/PARCELS TO BE RECORDED      | 7.448 Ac.* |
| TOTAL AREA OF ROADWAY TO BE RECORDED           | 0.382 Ac.* |
| TOTAL AREA TO BE RECORDED                      | 7.830 Ac.* |

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

*Steven Porath* for *Manon Rogers* 5/14/2017  
 Date  
 Howard County Health Officer

APPROVED: Howard County Department of Planning And Zoning.

*JP* 6-2-17  
 Chief, Development Engineering Division  
 Date

*Mark L. Robel* 6-7-17  
 Director  
 Date

**Owner's Certificate**

Tierney Farms-Clarksville, L.P., By HLOUV GP LLC, By Hearthstone Lot Option Joint Venture LLC, Managing Member By Steven Porath, Authorized Person, Owner Of The Property Shown And Described Hereon, Hereby Adopt This Plan Of Subdivision, And In Consideration Of The Approval Of This Final Plat By The Department Of Planning And Zoning, Establish The Minimum Building Restriction Lines And Grant Unto Howard County, Maryland, Its Successors And Assigns; (1) The Right To Lay, Construct And Maintain Sewers, Drains, Water Pipes And Other Municipal Utilities And Services In And Under All Roads And Street Rights-Of-Way And The Specific Easement Areas Shown Hereon; (2) The Right To Require Dedication For Public Use The Beds Of The Streets And/OR Roads And Floodplains And Open Space Where Applicable And For Good And Other Valuable Consideration, Hereby Grant The Right And Option To Howard County To Acquire The Fee Simple Title To The Beds Of The Streets And/OR Roads And Floodplains, Storm Drainage Facilities And Open Space Where Applicable; (3) The Right To Require Dedication Of Waterways And Drainage Easements For The Specific Purpose Of Their Construction, Repair And Maintenance; And (4) That No Building Or Similar Structure Of Any Kind Shall Be Erected On Or Over The Said Easements And Rights-Of-Way. Witness My Hand This 14th Day Of April 2017.

*Steven Porath*  
 Tierney Farms-Clarksville, L.P.  
 By: HLOUV GP LLC, By Hearthstone Lot Option Joint Venture, LLC, Managing Member By Steven Porath, Authorized Person

**Surveyor's Certificate**

I Hereby Certify That To The Best Of My Knowledge That The Final Plat Shown Hereon Is Correct; That It Was 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; That It Is A Subdivision Comprised Of (1) All Of The Lands Conveyed By Hoddinoff, LLC To Tierney Farms-Clarksville, L.P. By Deed Dated January 12, 2017 And Recorded Among The Land Records Of Howard County, Maryland In Liber 17385 At Folio 354; And (2) All Of The Lands Conveyed By Jeanne C. Hoddinoff To Tierney Farms-Clarksville, L.P. By Deed Dated January 12, 2017 And Recorded Among The Aforesaid Land Records In Liber 17385 At Folio 388; And That All Monuments Are In Place Or Will Be In Place Prior To The Acceptance Of The Streets In The Subdivision By Howard County, Maryland As Shown, In Accordance With The Annotated Code Of Maryland.

*Mark L. Robel*  
 Mark L. Robel, Property Line Surveyor No. 339  
 Expiration Date: October 4, 2018

RECORDED AS PLAT No. 24242 ON 6/16/17  
 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

**Enclave At Tierney Farm Phase 1**

Lots 1 Thru 50, Open Space Lots 51 Thru 54 And Bulk Parcels 'A' And 'B' And Forest Tree Bank

(Being A Subdivision Of Tax Map 34, Parcel 88, As Recorded In Liber 15154 At Folio 250 And Tax Map 34, Parcel 97, As Recorded In Liber 854 At Folio 298)

Zoned: R-ED  
 Tax Map No. 34 Grid No. 18 Parcels 88 & 97  
 Fifth Election District - Howard County, Maryland  
 Date: January 23, 2017 Scale: 1"=50' Sheet 12 Of 14

F:\2013\13008\dwg\Plans\RECORD PLATS\13008 PLAT 12.dwg, 4/10/2017 9:18:45 AM, Downstairs T1500 (temporary).pc3



