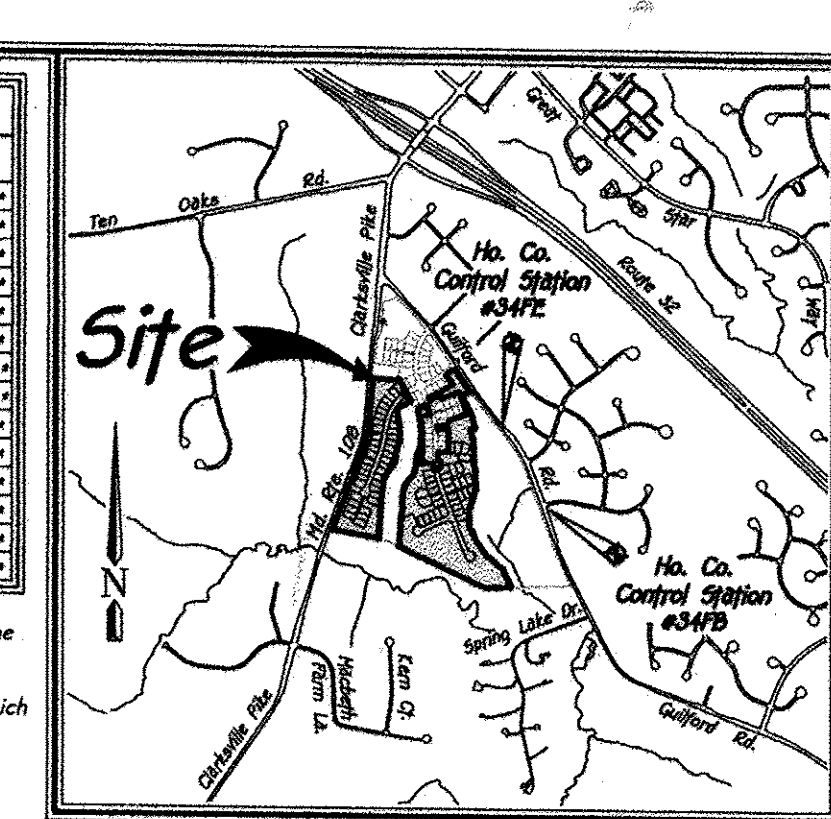
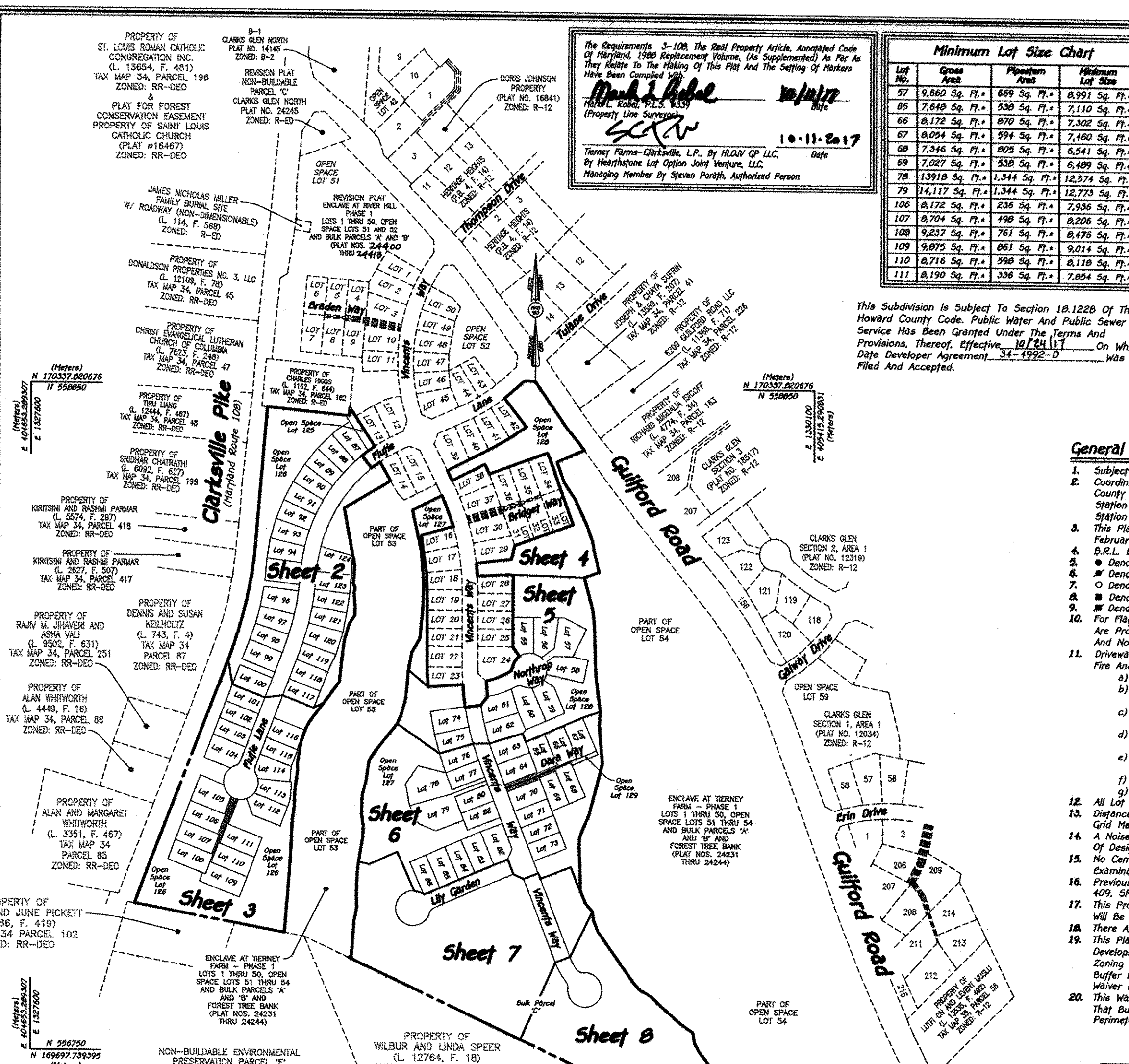


U.S. Equivalent Coordinate Table		Metric Coordinate Table		U.S. Equivalent Coordinate Table		Metric Coordinate Table	
Point	North (feet)	East (feet)	Point	North (meters)	East (meters)	Point	North (meters)
130	52874.791	132603.821	130	15802.291	39890.821	130	15802.291
131	52874.791	132603.821	131	15802.291	39890.821	131	15802.291
132	52874.791	132603.821	132	15802.291	39890.821	132	15802.291
133	52874.791	132603.821	133	15802.291	39890.821	133	15802.291
134	52874.791	132603.821	134	15802.291	39890.821	134	15802.291
135	52874.791	132603.821	135	15802.291	39890.821	135	15802.291
136	52874.791	132603.821	136	15802.291	39890.821	136	15802.291
137	52874.791	132603.821	137	15802.291	39890.821	137	15802.291
138	52874.791	132603.821	138	15802.291	39890.821	138	15802.291
139	52874.791	132603.821	139	15802.291	39890.821	139	15802.291
140	52874.791	132603.821	140	15802.291	39890.821	140	15802.291
141	52874.791	132603.821	141	15802.291	39890.821	141	15802.291
142	52874.791	132603.821	142	15802.291	39890.821	142	15802.291
143	52874.791	132603.821	143	15802.291	39890.821	143	15802.291
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148	52874.791	132603.821	148	15802.291	39890.821	148	15802.291
149	52874.791	132603.821	149	15802.291	39890.821	149	15802.291
150	52874.791	132603.821	150	15802.291	39890.821	150	15802.291



Lot No.	Gross Area	Pipestem Area	Minimum Lot Size
57	9,660 Sq. Ft.	669 Sq. Ft.	8,991 Sq. Ft.
58	7,640 Sq. Ft.	538 Sq. Ft.	7,110 Sq. Ft.
66	8,172 Sq. Ft.	570 Sq. Ft.	7,602 Sq. Ft.
67	8,054 Sq. Ft.	594 Sq. Ft.	7,460 Sq. Ft.
68	7,346 Sq. Ft.	605 Sq. Ft.	6,741 Sq. Ft.
69	7,027 Sq. Ft.	530 Sq. Ft.	6,499 Sq. Ft.
70	13,910 Sq. Ft.	1,344 Sq. Ft.	12,575 Sq. Ft.
79	14,117 Sq. Ft.	1,344 Sq. Ft.	12,773 Sq. Ft.
106	8,172 Sq. Ft.	236 Sq. Ft.	7,936 Sq. Ft.
107	8,704 Sq. Ft.	498 Sq. Ft.	8,206 Sq. Ft.
109	9,237 Sq. Ft.	761 Sq. Ft.	8,476 Sq. Ft.
109	9,237 Sq. Ft.	761 Sq. Ft.	8,476 Sq. Ft.
109	9,237 Sq. Ft.	761 Sq. Ft.	8,476 Sq. Ft.
110	8,716 Sq. Ft.	598 Sq. Ft.	8,118 Sq. Ft.
111	8,190 Sq. Ft.	336 Sq. Ft.	7,854 Sq. Ft.

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 10/24/17. On Which Date Developer Agreement #34-1992-D Was Filed And Accepted.

- General Notes:**
- Subject Property Zoned R-EO Per The 10/06/13 Comprehensive Zoning Plan
  - Coordinates Based on Nad '83, Maryland Coordinate System As Projected By Howard County Geodetic Control Stations No. 34FB And 34FE
  - This Plat is Based on Field Non-Monumented Boundary Survey Performed On Or About February, 2014 By Fisher, Collins & Carter, Inc.
  - B.R.L. Denotes Building Restriction Line.
  - Denotes Iron Pin Set With Cap "F.C.C. 106".
  - Denotes Iron Pipe Or Iron Bar 106".
  - Denotes Angular Change in Bearing of Boundary Or Rights-Of-Way.
  - Denotes Concrete Monument Set With Cap "F.C.C. 106".
  - Denotes Concrete Monument Or Stone Foundation.
  - For Flag Or Pipe Stem Lots, Refuse Collection, Snow Removal And Road Maintenance Are Provided To The Junction Of Flag Or Pipe Stem And Road Right-Of-Way Line Only And Not Onto The Flag Or Pipe Stem Lot Driveway.
  - Driveways Shall Be Provided Prior To Residential Occupancy To Ensure Safe Access For Fire And Emergency Vehicles Per The Following (Minimum) Requirements:
    - Width - 12 Feet (16 Feet Serving More Than One Residence);
    - Surface - Six (6") Inches Of Compacted Crusher Run Base With Tar And Chip Coating (1 - 1/2" Minimum);
    - Geometry - Maximum 15% Grade, Maximum 10% Grade Change And 45-Foot Turning Radius;
    - Structures (Culverts/Bridges) - Capable Of Supporting 25 Gross Tons (HSR-Loading);
    - Drainage Elements - Capable Of Safely Passing 100 Year Flood With No More Than 1 Foot Depth Over Surface;
    - Structure Clearances - Minimum 12 Feet;
    - Maintenance - Sufficient To Ensure All Weather Use.
  - All Lot Areas Are More Or Less (±).
  - Distances Shown Are Based On Surface Measurement And Not Reduced To Nad '83 Grid Measurement.
  - A Noise Study Is Not Required Because The Project Does Not Fall Within The Guidelines Of Design Manual, Volume III, Roads And Bridges, Section 5.2, F.2.
  - No Cemeteries Exist On This Site Based On A Visual Site Visit And Based On An Examination Of The Howard County Cemetery Inventory Map.
  - Previous Department Of Planning And Zoning File Numbers: ECP-15-005, PB Case No. 409, SP-15-006, WP-15-069, WP-16-152 And F-15-110.
  - This Property Is Located Within The Metropolitan District. Public Water And Public Sewer Will Be Utilized For This Project.
  - There Are No Existing Structures Located Within This Final Plat Submission.
  - This Plat Is In Compliance With The Amended Fifth Edition Of The Subdivision And Land Development Regulations Per Council Bill 45-2003 And The 10/06/13 Comprehensive Zoning Plan. Development Or Construction On These Lots Must Comply With Setback And Buffer Regulations In Effect At The Time Of Submission Of The Site Development Plan, Waiver Petition Application, Or Building/Grading Permit.
  - This Was The Site For HO-163, A Historic House Called "Terney Gambrel Roof House" That Burned Down In 1977. An Archeology Dig Was Performed Around The Foundation Perimeter.

TOTAL NUMBER OF BUILDABLE LOTS TO BE RECORDED	70
TOTAL NUMBER OF OPEN SPACE LOTS TO BE RECORDED	5
TOTAL NUMBER OF BULK PARCELS TO BE RECORDED	1
TOTAL NUMBER OF LOTS/PARCELS TO BE RECORDED	76
TOTAL AREA OF BUILDABLE LOTS TO BE RECORDED	12,000 Ac.±
TOTAL AREA OF OPEN SPACE LOTS TO BE RECORDED	12,947 Ac.±
TOTAL AREA OF BULK PARCELS TO BE RECORDED	9,230 Ac.±
TOTAL AREA OF LOTS/PARCELS TO BE RECORDED	34,177 Ac.±
TOTAL AREA OF ROADWAY TO BE RECORDED	3,615 Ac.±
TOTAL AREA TO BE RECORDED	37,792 Ac.±

**Reservation Of Public Utility Easements**

"Developer Reserves unto itself, its Successors and Assigns, All Easements Shown On This Plan For Water, Sewer, Storm Drainage, And Other Public Utilities Located In, On, Over, And Through Lots 55 Thru 124, Open Space Lots 125 Thru 129 And Bulk Parcel 'C'. Any Conveyances Of The Aforesaid Lots/Parcel Shall Be Subject To The Easements Herein Reserved, Whether Or Not Expressly Stated In The Deeds/Conveying Said Lots/Parcel. Developer Shall Execute And Deliver Deeds For The Easements Herein Reserved To Howard County. Upon Completion Of The Public Utilities And Their Acceptance By Howard County, The County Shall Accept The Easements And Record The Deeds(s) Of Easement In The Land Records Of Howard County."

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

*Howard County Health Officer* 1/3/2018  
Date

APPROVED: Howard County Department Of Planning And Zoning.

*Chief, Development Engineering Division* 1/16/18  
Date

*Director* 2/2/18  
Date

**Owner's Certificate**

Terney Farms-Clarkville, 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 Adopts 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/O 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/O 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 11<sup>th</sup> Day Of October, 2017.

*Steven Porath*  
Terney Farms-Clarkville, L.P.  
By: HLOJV GP LLC, By Hearthstone Lot Option Joint Venture, LLC, Managing Member By Steven Porath, Authorized Person

*Witness VESELA BOSNICH*

**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) Part Of The Lands Conveyed By Hoddinoff, LLC To Terney Farms-Clarkville, 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) Part Of The Lands Conveyed By Jeanne C. Hoddinoff To Terney Farms-Clarkville, L.P. By Deed Dated January 12, 2017 And Recorded Among The Aforesaid Land Records In Liber 17305 At Folio 388; And Being Bulk Parcels 'A' And 'B', As Shown On Plats Entitled "Revision Plat, Enclave At River Hill, Phase 1, Lots 1 Thru 50, Open Space Lots 51 And 52 And Bulk Parcels 'A' And 'B' Recorded Among The Aforesaid Land Records As Plat Nos. 24400 Thru 24413; 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

**General Notes Continued Sheet 9**

Please Note That All Lots/Residential Units In This Subdivision Are Subject To The Moderate Income Housing Unit (M.I.H.U.) Fee-In-Lieu Requirement That Is To Be Paid To The Department Of Inspections, Licenses And Permits At The Time Of Building Permit Issuance By The Permit Applicant.

**Purpose Statement**

The Purpose Of This Plat Is To Resubdivide Bulk Parcels 'A' And 'B', As Shown On Plats Entitled "Revision Plat, Enclave At River Hill, Phase 1, Lots 1 Thru 50, Open Space Lots 51 And 52 And Bulk Parcels 'A' And 'B' Recorded As Plat Nos. 24400 Thru 24413, Creating Lots 55 Thru 124, Open Space Lots 125 Thru 129 And Bulk Parcel 'C'.

RECORDED AS PLAT NO. 24550 ON 2/19/18  
AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

**Enclave At River Hill Phase 2**

**Lots 55 Thru 124, Open Space Lots 125 Thru 129 And Bulk Parcel 'C'**

(Being A Resubdivision Of Bulk Parcels 'A' And 'B', As Shown On Plats Entitled "Revision Plat, Enclave At River Hill, Phase 1, Lots 1 Thru 50, Open Space Lots 51 And 52 And Bulk Parcels 'A' And 'B' Recorded Among The Land Records Of Howard County, Maryland As Plat Nos. 24400 Thru 24413)

Zoned: R-EO  
Tax Map No. 34 Grid No. 18 Parcel 00 & 77  
Fifth Election District - Howard County, Maryland  
Date: September 20, 2017 Scale: As Shown Sheet 1 Of 9

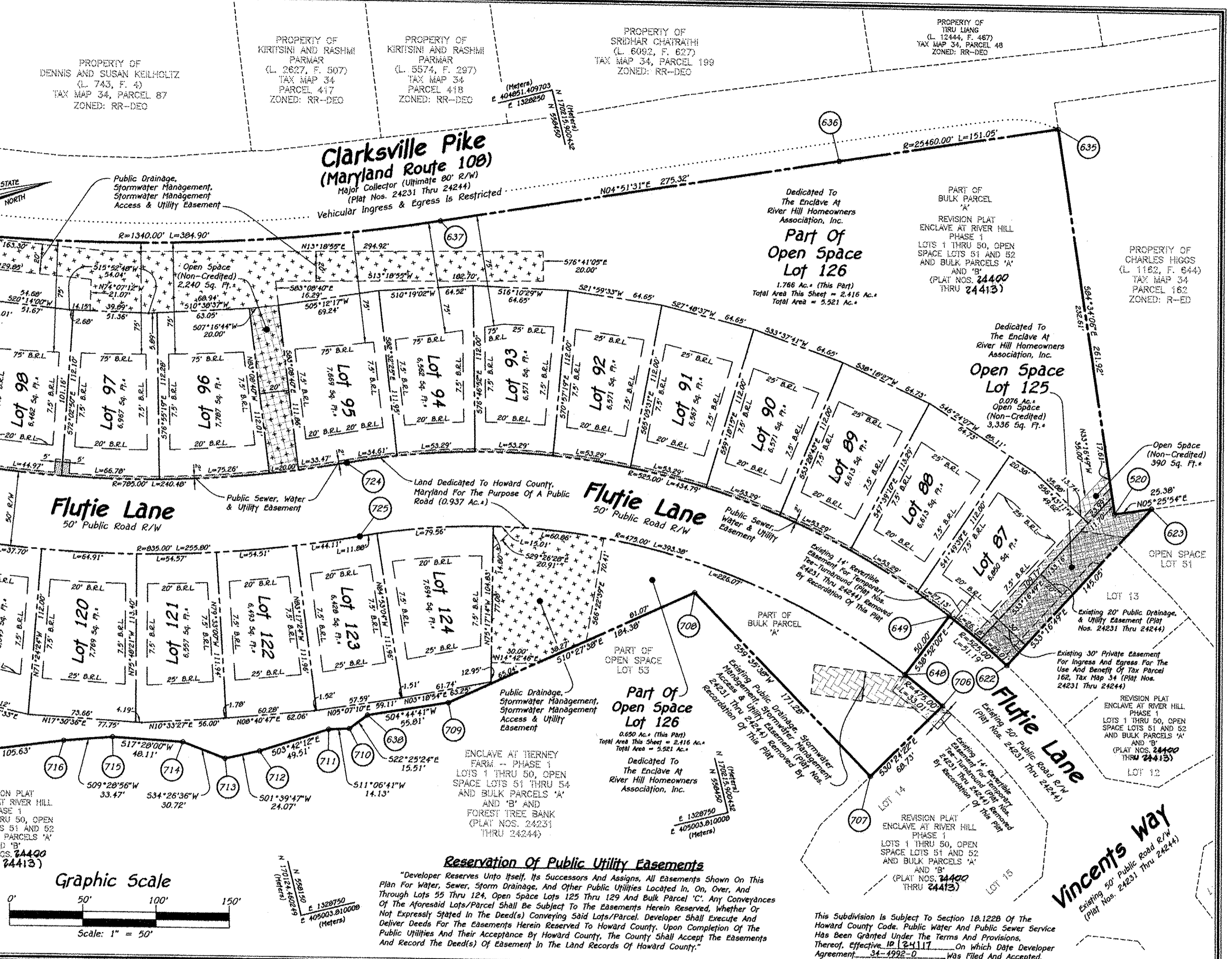
The Requirements 3-108, The Real Property Article, Annotated Code of Maryland, 1986 Replacement Volume, (As Supplemented) As Far As They Guide To The Making Of This Plat And The Setting Of Markers Have Been Complied With.

*Mark L. Kober*  
 Mark L. Kober, P.L.S. #339  
 (Property Line Surveyor)  
 Date: 10-11-2017

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

**Owner**  
 Tierney Farms-Clarksville, L.P.  
 24151 Ventura Boulevard  
 Calabasas, California 91302  
 Ph: (818) 365-3697

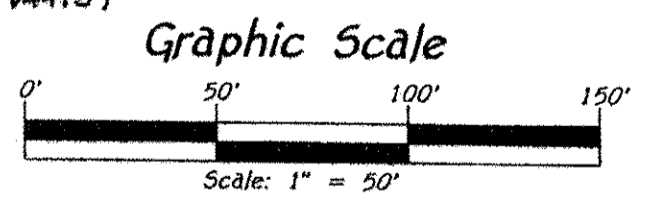
**Developer**  
 Beazer Homes, LLC  
 8965 Guilford Road  
 Suite 290  
 Columbia, Maryland 21046  
 Ph: (765) 894-0182



**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	22
TOTAL NUMBER OF OPEN SPACE LOTS TO BE RECORDED	1 + P.O. 1
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	23 + P.O. 1
TOTAL AREA OF OPEN SPACE LOTS TO BE RECORDED	3.465 Ac.*
TOTAL AREA OF BULK PARCELS TO BE RECORDED	2.492 Ac.*
TOTAL AREA OF LOTS/PARCELS TO BE RECORDED	0.000 Ac.*
TOTAL AREA OF ROADWAY TO BE RECORDED	5.957 Ac.*
TOTAL AREA TO BE RECORDED	0.937 Ac.*
TOTAL AREA TO BE RECORDED	6.894 Ac.*



**Reservation Of Public Utility Easements**

"Developer Reserves unto itself, its Successors and Assigns, All Easements Shown On This Plan For Water, Sewer, Storm Drainage, And Other Public Utilities Located In, On, Over, And Through Lots 55 Thru 124, Open Space Lots 125 Thru 129 And Bulk Parcel 'C'. Any Conveyances Of The Aforesaid Lots/Parcel Shall Be Subject To The Easements Herein Reserved, Whether Or Not Expressly Stated In The Deed(s) Conveying Said Lots/Parcel. Developer Shall Execute And Deliver Deeds For The Easements Herein Reserved To Howard County. Upon Completion Of The Public Utilities And Their Acceptance By Howard County, The County Shall Accept The Easements And Record The Deed(s) Of Easement In The Land Records Of Howard County."

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

*Howard County Health Officer*  
 Date: 11/3/2018

APPROVED: Howard County Department Of Planning And Zoning.

*Chief, Development Engineering Division JP*  
 Date: 1-18-18

*Director*  
 Date: 2/2/18

**Owner's Certificate**

Tierney Farms-Clarksville, L.P., By HLOUV 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 11<sup>th</sup> Day Of October, 2017.

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

**Surveyor's Certificate**

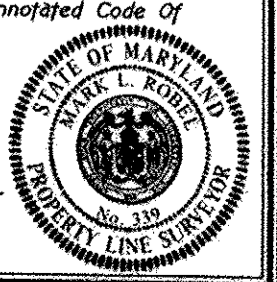
I Herby Certify That To The Best Of My Knowledge That The Final Plat Shown Hereon is Correct; That It Was Prepared By Me Or Under My Responsible Charge And That I Am A Duly Licensed Property Line Surveyor Under The Laws Of The State Of Maryland; That It Is A Subdivision Comprised Of (1) Part Of The Lands Conveyed By Hoddnott, 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) Part Of The Lands Conveyed By Jeanne C. Hoddnott To Tierney Farms-Clarksville, L.P. By Deed Dated January 12, 2017 And Recorded Among The Aforesaid Land Records In Liber 17305 At Folio 360; And Being Bulk Parcels 'A' And 'B', As Shown On Plats Entitled "Revision Plat, Enclave At River Hill, Phase 1, Lots 1 Thru 50, Open Space Lots 51 And 52 And Bulk Parcels 'A' And 'B' Recorded Among The Aforesaid Land Records As Plat Nos. 24400 Thru 24413, 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. Kober*  
 Mark L. Kober, Property Line Surveyor No. 339  
 Expiration Date: October 4, 2018

RECORDED AS PLAT No. 24551 ON 2/19/18  
 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

**Enclave At River Hill Phase 2**  
 Lots 55 Thru 124, Open Space Lots 125 Thru 129 And Bulk Parcel 'C'  
 (Being A Resubdivision Of Bulk Parcels 'A' And 'B', As Shown On Plats Entitled "Revision Plat, Enclave At River Hill, Phase 1, Lots 1 Thru 50, Open Space Lots 51 And 52 And Bulk Parcels 'A' And 'B' Recorded Among The Land Records Of Howard County, Maryland As Plat Nos. 24400 Thru 24413.)

Zoned: R-ED  
 Tax Map No. 34 Grid No. 10 Parcel 20 & 91  
 Fifth Election District - Howard County, Maryland  
 Date: September 20, 2017 Scale: 1"=50' Sheet 2 of 9

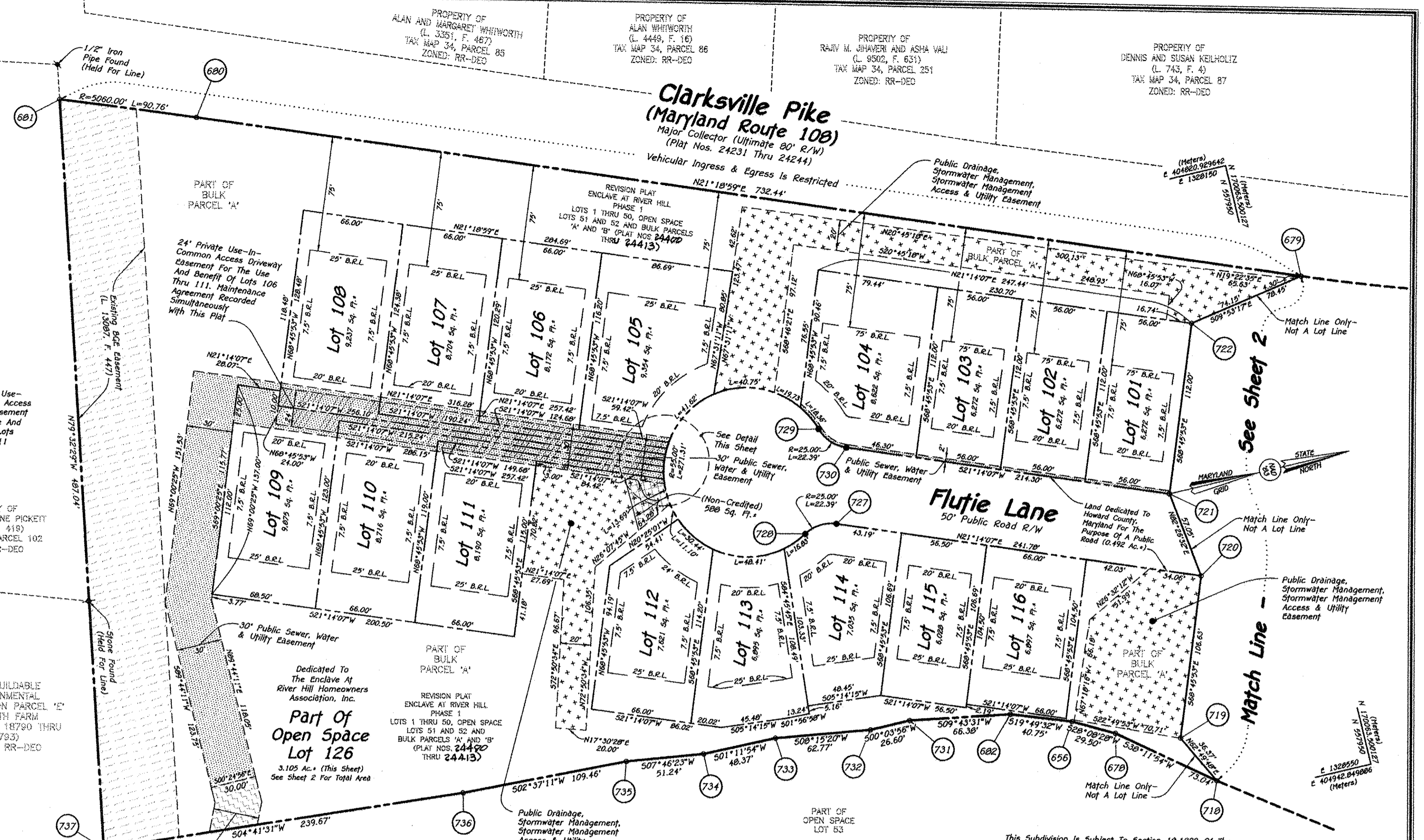
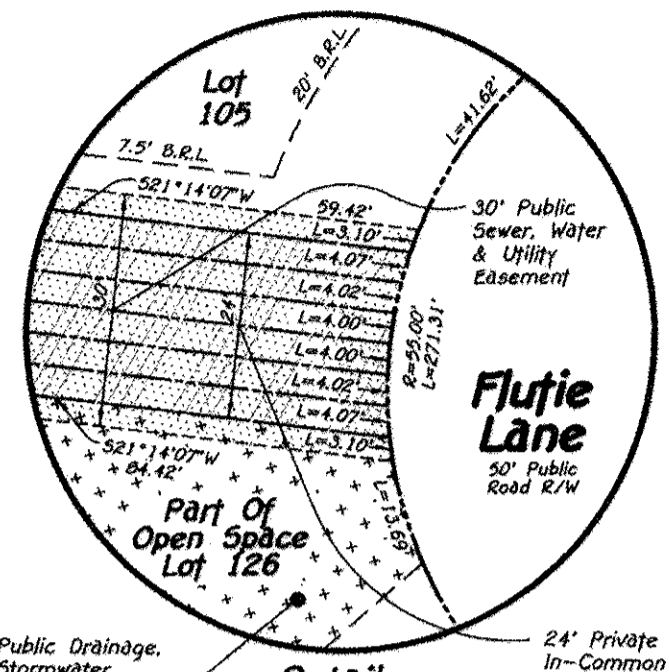


I:\2013113008\dwg\F Plans\RECORD PLATS\PHASE 2-PLAT 2.dwg, 10/3/2017 11:59:17 AM, Downstairs T1500 (temporary).p3

The Requirements 3-108, The Real Property Article, Annotated Code of Maryland, 1986 Reprint 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)  
 10/18/17  
 Date  
 10-11-2017  
 Date

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



**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) 894-0102

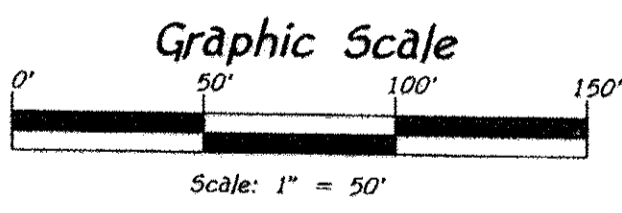
NON-BUILDABLE ENVIRONMENTAL PRESERVATION PARCEL 'C' MACBETH FARM (PLAT NOS. 18790 THRU 18793) ZONED: RR-DEO

Dedicated To The Enclave At River Hill Homeowners Association, Inc.  
**Part Of Open Space Lot 126**  
 3.105 Ac. (This Sheet)  
 See Sheet 2 For Total Area

**Area Tabulation Sheet 3**

TOTAL NUMBER OF BUILDABLE LOTS TO BE RECORDED	16
TOTAL NUMBER OF OPEN SPACE LOTS TO BE RECORDED	9/01 0.3-147
TOTAL NUMBER OF BULK PARCELS TO BE RECORDED	0
TOTAL NUMBER OF LOTS/PARCELS TO BE RECORDED	16 + 9/01 0.3-147
TOTAL AREA OF BUILDABLE LOTS TO BE RECORDED	2.850 Ac.±
TOTAL AREA OF OPEN SPACE LOTS TO BE RECORDED	3.105 Ac.±
TOTAL AREA OF BULK PARCELS TO BE RECORDED	0.000 Ac.±
TOTAL AREA OF LOTS/PARCELS TO BE RECORDED	5.955 Ac.±
TOTAL AREA OF ROADWAY TO BE RECORDED	0.492 Ac.±
TOTAL AREA TO BE RECORDED	6.447 Ac.±

**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 10/24/17 On Which Date Developer Agreement 34-4392-D Was Filed And Accepted.

**Reservation Of Public Utility Easements**  
 "Developer Reserves Unto Itself, Its Successors And Assigns, All Easements Shown On This Plan For Water, Sewer, Storm Drainage, And Other Public Utilities Located In, On, Over, And Through Lots 55 Thru 124, Open Space Lots 125 Thru 129 And Bulk Parcel 'C'. Any Conveyances Of The Aforesaid Lots/Parcel Shall Be Subject To The Easements Herein Reserved, Whether Or Not Expressly Stated In The Deed(s) Conveying Said Lots/Parcel. Developer Shall Execute And Deliver Deeds For The Easements Herein Reserved To Howard County. Upon Completion Of The Public Utilities And Their Acceptance By Howard County, The County Shall Accept The Easements And Record The Deed(s) Of Easement In The Land Records Of Howard County."

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

**Howard County Health Officer**  
 Howard County Health Officer  
 Date: 11/3/2018

APPROVED: Howard County Department Of Planning And Zoning.

**Chief, Development Engineering Division JP**  
 Date: 11-18-18  
 Date: 2/2/18  
 Date: 11/18/18

**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 11/17 Day Of October 2017.

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) Part Of The Lands Conveyed By Recorded Among The Land Records Of Howard County, Maryland In Liber 17305 At Folio 354; And (2) Part Of The Lands Conveyed By Jeanne C. Hoddinott To Tierney Farms-Clarksville, L.P. By Deed Dated January 12, 2017 And Recorded Among The Aforesaid Land Records In Liber 17305 At Folio 368; And Being Bulk Parcels 'A' And 'B', As Shown On Plats Entitled "Revision Plat, Enclave At River Hill, Phase 1, Lots 1 Thru 50, Open Space Lots 51 And 52 And Bulk Parcels 'A' And 'B' Recorded Among The Aforesaid Land Records As Plat Nos. 24400 Thru 24413; 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. 24552 ON 2/19/18  
 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

**Enclave At River Hill Phase 2**  
 Lots 55 Thru 124, Open Space Lots 125 Thru 129 And Bulk Parcel 'C'  
 (Being A Resubdivision Of Bulk Parcels 'A' And 'B', As Shown On Plats Entitled "Revision Plat, Enclave At River Hill, Phase 1, Lots 1 Thru 50, Open Space Lots 51 And 52 And Bulk Parcels 'A' And 'B' Recorded Among The Land Records Of Howard County, Maryland As Plat Nos. 24400 Thru 24413)  
 Zoned: R-ED  
 Tax Map No. 34 Grid No. 10 Parcel 80 497  
 Fifth Election District - Howard County, Maryland  
 Date: September 20, 2017 Scale: 1"=50' Sheet 3 Of 9

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

**Mark L. Robel** 10/14/17  
 Mark L. Robel, P.L.S. #339  
 (Property Line Surveyor)

**10-11-2017**  
 Tierney Farms-Clarksville, L.P., By HLOJV GP LLC,  
 By Hearthstone Lot Option Joint Venture, LLC,  
 Managing Member By Steven Parath, 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 10/14/17 On Which Date Deception Agreement, 34-4992-D Was Filed And Accepted.

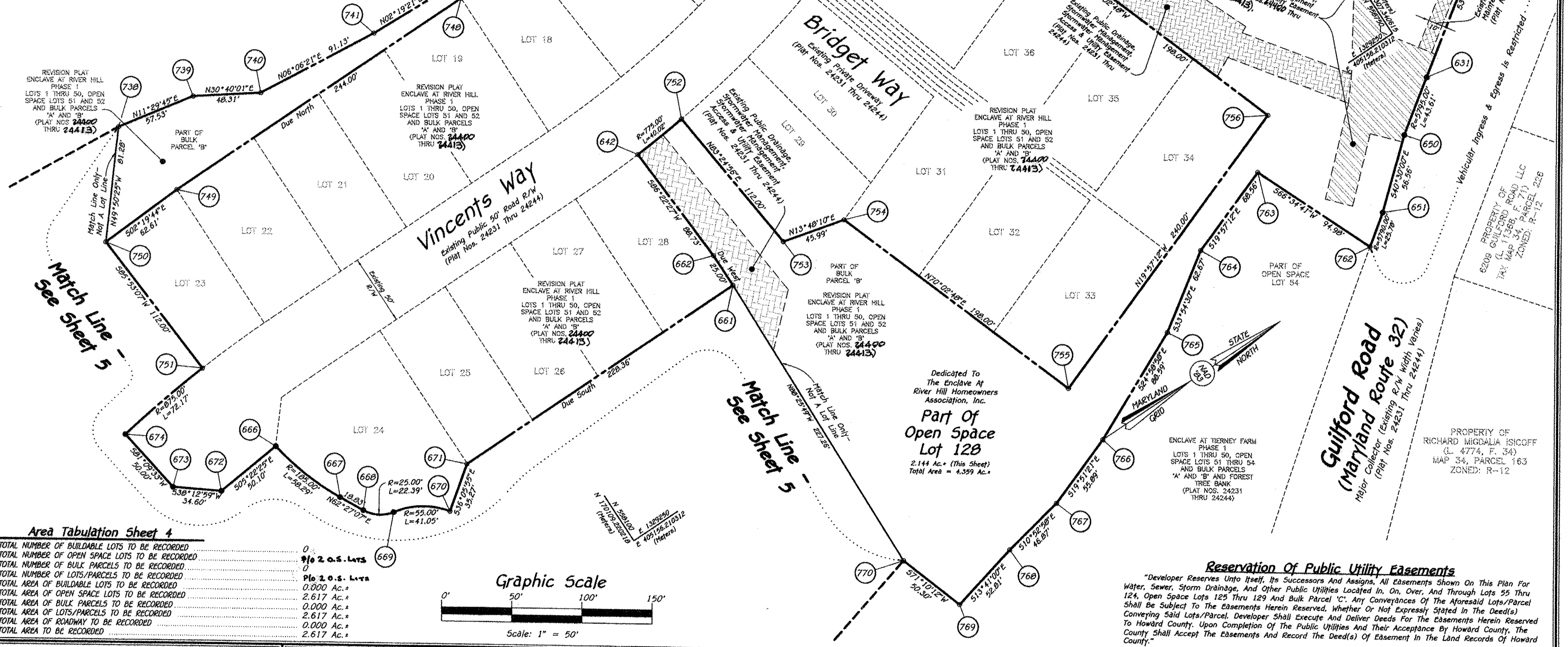
**Fisher, Collins & Carter, Inc.**  
 Civil Engineering Consultants & Land Surveyors  
 Centennial Square Office Park-10272 Baltimore National Pike  
 Ellicott City, Maryland 21042  
 (410) 461-2855

Dedicated To The Enclave At River Hill Homeowners Association, Inc.

**Part Of Open Space Lot 127**  
 0.473 Ac. (This Sheet)  
 Total Area = 2.994 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 Tabulation Sheet 4**

TOTAL NUMBER OF BUILDABLE LOTS TO BE RECORDED	0
TOTAL NUMBER OF OPEN SPACE LOTS TO BE RECORDED	9/10 O.S. LOTS
TOTAL NUMBER OF BULK PARCELS TO BE RECORDED	0
TOTAL AREA OF BULK PARCELS TO BE RECORDED	0.000 Ac.*
TOTAL AREA OF OPEN SPACE LOTS TO BE RECORDED	2.617 Ac.*
TOTAL AREA OF BULK PARCELS TO BE RECORDED	0.000 Ac.*
TOTAL AREA OF OPEN SPACE LOTS TO BE RECORDED	2.617 Ac.*
TOTAL AREA OF ROADWAY TO BE RECORDED	0.000 Ac.*
TOTAL AREA TO BE RECORDED	2.617 Ac.*

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

*Steven Parath* 11/3/2017  
 Howard County Health Officer

APPROVED: Howard County Department Of Planning And Zoning.

*John J. Anderson* 1-18-18  
 Chief, Development Engineering Division JP

*David L. ...* 2/21/18  
 Director

**Owner's Certificate**

Tierney Farms-Clarksville, L.P., By HLOJV GP LLC, By Hearthstone 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 11<sup>th</sup> Day Of October, 2017.

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

*Mark L. Robel*  
 Witness VESELA BOSMICH

**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) Part 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) Part 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 Being Bulk Parcels 'A' And 'B', As Shown On Plats Entitled "Revision Plat, Enclave At River Hill, Phase 1, Lots 1 Thru 50, Open Space Lots 51 And 52 And Bulk Parcels 'A' And 'B' Recorded Among The Aforesaid Land Records As Plat Nos. 24400 Thru 24413; 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* 10/14/17  
 Mark L. Robel, Property Line Surveyor No. 339  
 Expiration Date: October 4, 2018

RECORDED AS PLAT No. 24553 ON 2/9/18  
 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

**Enclave At River Hill Phase 2**  
 Lots 55 Thru 124, Open Space Lots 125 Thru 129 And Bulk Parcel 'C'

(Being A Resubdivision Of Bulk Parcels 'A' And 'B', As Shown On Plats Entitled "Revision Plat, Enclave At River Hill, Phase 1, Lots 1 Thru 50, Open Space Lots 51 And 52 And Bulk Parcels 'A' And 'B' Recorded Among The Land Records Of Howard County, Maryland As Plat Nos. 24400 Thru 24413)

Zoned: R-ED  
 Tax Map No. 34 Grid No. 18 Parcel 00497  
 Fifth Election District - Howard County, Maryland  
 Date: September 20, 2017 Scale: 1"=50' Sheet 4 Of 9



I:\2013\13008\dwg\F Plans\RECORD PLATS\PHASE 2-PLAT 4.dwg, 10/3/2017 1:09:00 PM, Downstairs T1500 (temporary).pc3

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

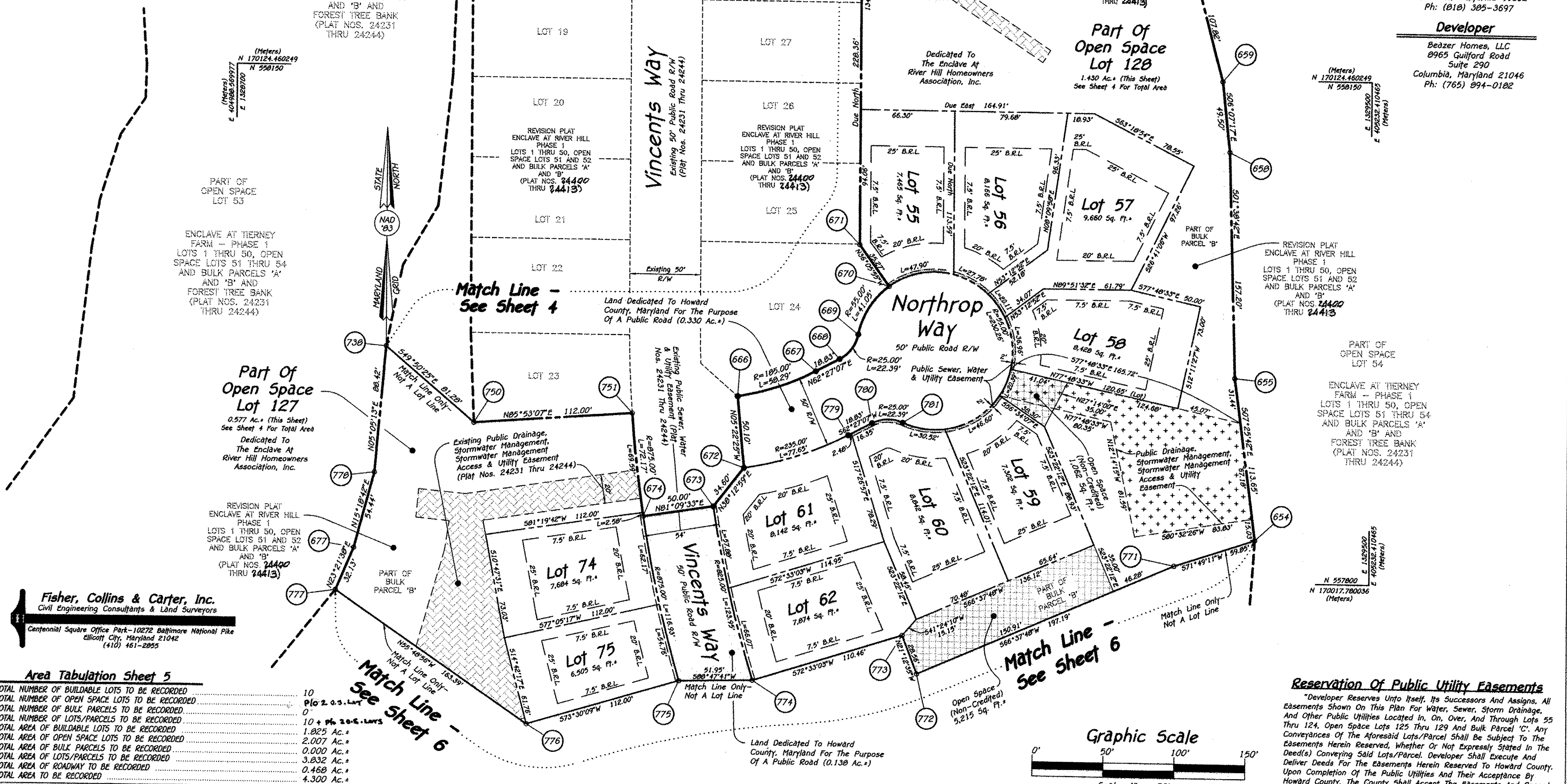
**Mark L. Robel** 10/11/17  
 Mark L. Robel, P.L.S. #339  
 (Property Line Surveyor)

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

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 10/11/17, On Which Date Developer Agreement 34-4992-D Was Filed And Accepted.

**Owner**  
 Terney Farms-Clarksville, L.P.  
 24151 Ventura Boulevard  
 Calabasas, California 91302  
 Ph: (818) 365-3697

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



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

*Barbara M. Roseman* 8/3/2018  
 Howard County Health Officer

APPROVED: Howard County Department Of Planning And Zoning.

*Chad Chubb* 1-18-18  
 Chief, Development Engineering Division

*Jim Lane* 2/2/18  
 Director

**Owner's Certificate**

Terney Farms-Clarksville, L.P., By HLOJ 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 11<sup>th</sup> Day Of October, 2017.

*Mark L. Robel*  
 Terney Farms-Clarksville, L.P.  
 By: HLOJ GP LLC, By Hearthstone Lot Option Joint Venture, LLC, Managing Member By Steven Porath, Authorized Person

*Wesela Bosnich*  
 Witness

**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) Part Of The Lands Conveyed By Hoddinoff, LLC To Terney 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) Part Of The Lands Conveyed By Jeanne C. Hoddinoff To Terney Farms-Clarksville, L.P. By Deed Dated January 12, 2017 And Recorded Among The Aforesaid Land Records In Liber 17385 At Folio 368; And Being Bulk Parcels 'A' And 'B', As Shown On Plats Entitled "Revision Plat, Enclave At River Hill, Phase 1, Lots 1 Thru 50, Open Space Lots 51 And 52 And Bulk Parcels 'A' And 'B' Recorded Among The Aforesaid Land Records As Plat Nos. 24400 Thru 24413 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* 10/11/17  
 Mark L. Robel, Property Line Surveyor No. 339 Date  
 Expiration Date: October 4, 2018

RECORDED AS PLAT No. 24554 ON 2/9/18  
 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

**Enclave At River Hill Phase 2**  
 Lots 55 Thru 124, Open Space Lots 125 Thru 129 And Bulk Parcel 'C'

(Being A Resubdivision Of Bulk Parcels 'A' And 'B', As Shown On Plats Entitled "Revision Plat, Enclave At River Hill, Phase 1, Lots 1 Thru 50, Open Space Lots 51 And 52 And Bulk Parcels 'A' And 'B' Recorded Among The Land Records Of Howard County, Maryland As Plat Nos. 24400 Thru 24413)

Zoned: R-ED  
 Tax Map No. 34 Grid No. 18 Parcel 80 & 91  
 Fifth Election District - Howard County, Maryland  
 Date: September 20, 2017 Scale: 1"=50' Sheet 5 Of 9



The Requirements 3-100, 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**, P.L.S. #339  
(Property Line Surveyor)  
Date: 10/11/17

**Terney Farms-Clarksville, L.P.**, By HLOJV GP LLC,  
By Heathstone Lot Option Joint Venture, LLC,  
Managing Member By Steven Porath, Authorized Person  
Date: 10-11-2017

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

(Meters)  
N 189972.09944  
N 557650  
E 401942.0986  
E 1320250

**Property Line Line Chart Tabulation**

Line	Bearing	Length
PL1	S 68°47'25" W	115.03'
PL2	S 68°47'25" W	115.13'
PL3	S 68°47'25" W	115.17'
PL4	S 68°47'25" W	115.22'
PL5	S 68°47'25" W	115.31'

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 10/11/17, On Which Date Developer Agreement 34-4992-D Was Filed And Accepted.

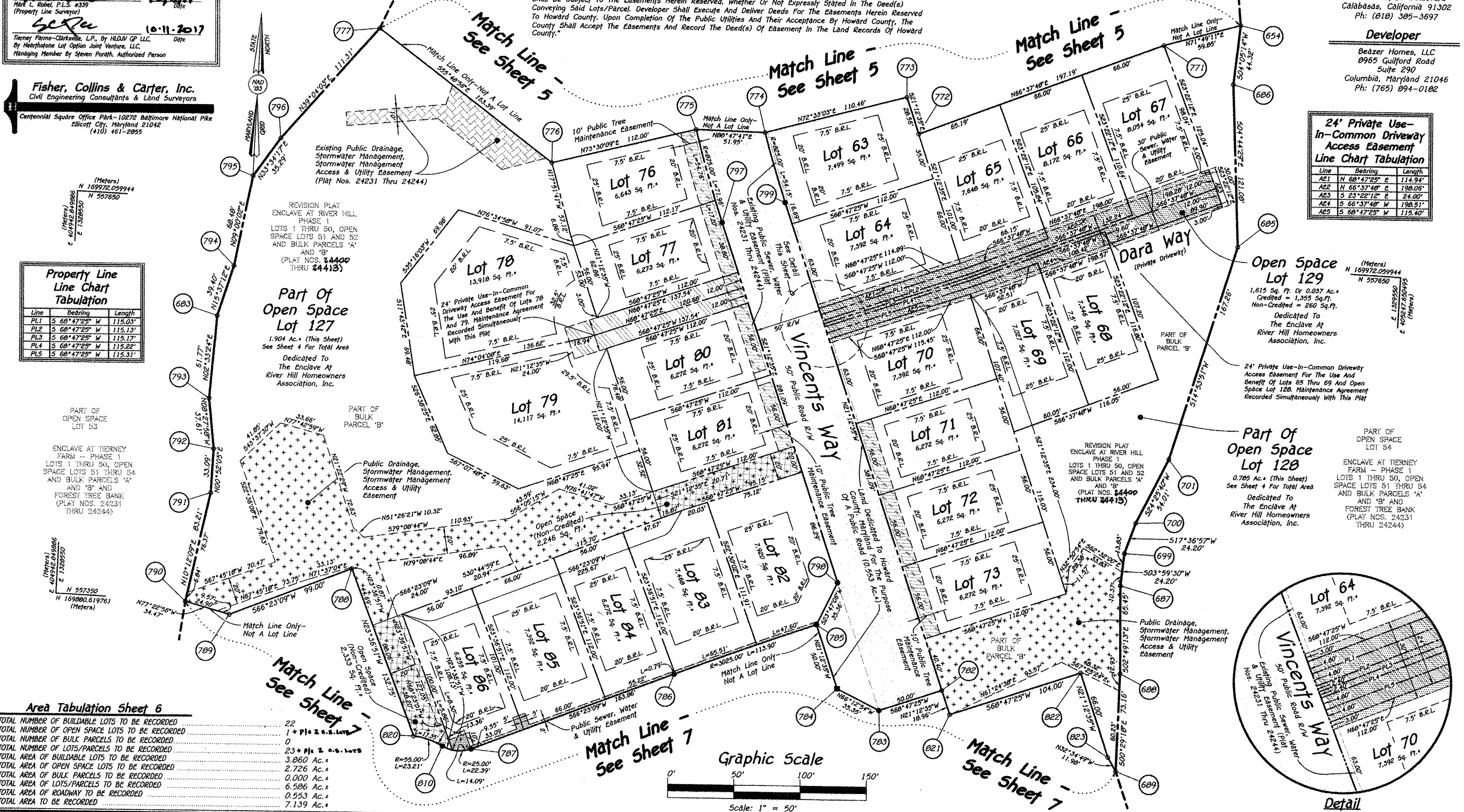
**Reservation Of Public Utility Easements**  
"Developer Reserves Unto Itself, Its Successors And Assigns, All Easements Shown On This Plan For Water, Sewer, Storm Drainage, And Other Public Utilities Located In, On, Over, And Through Lots 55 Thru 124, Open Space Lots 125 Thru 129 And Bulk Parcel 'C'. 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/Parcel. Developer Shall Execute And Deliver Deeds For The Easements Herein Reserved To Howard County. Upon Completion Of The Public Utilities And Their Acceptance By Howard County, The County Shall Accept The Easements And Record The Deed(s) Of Easement In The Land Records Of Howard County."

**Owner**  
Terney 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

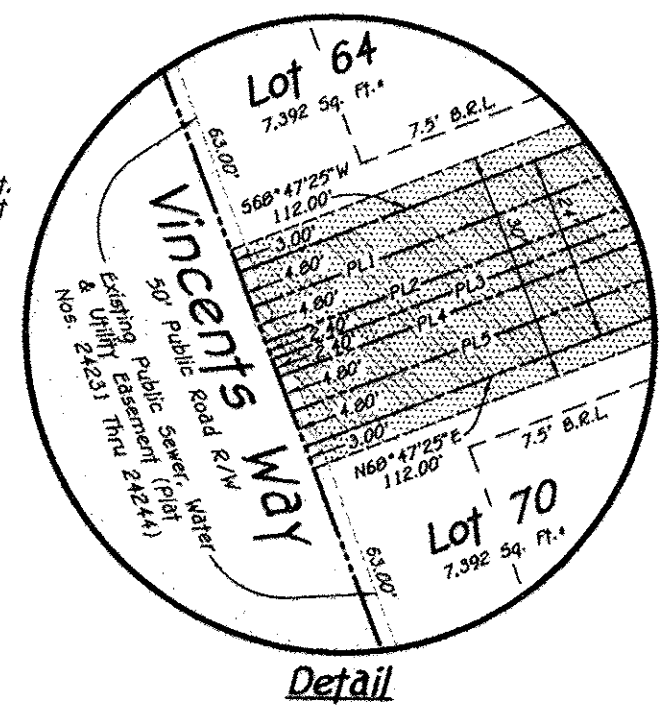
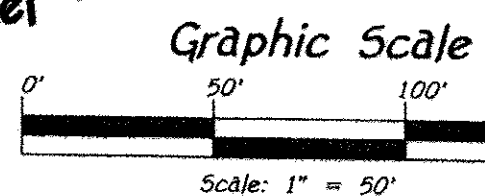
**24' Private Use-In-Common Driveway Access Easement Line Chart Tabulation**

Line	Bearing	Length
AE1	N 68°47'25" E	114.94'
AE2	N 68°37'48" E	198.06'
AE3	S 25°32'12" E	24.00'
AE4	S 68°37'48" W	198.51'
AE5	S 68°47'25" W	115.40'



**Area Tabulation Sheet 6**

TOTAL NUMBER OF BUILDABLE LOTS TO BE RECORDED	22
TOTAL NUMBER OF OPEN SPACE LOTS TO BE RECORDED	1 + PL 2 + 1 = 4
TOTAL NUMBER OF BULK PARCELS TO BE RECORDED	0
TOTAL NUMBER OF LOTS/PARCELS TO BE RECORDED	23 + PL 2 + 1 = 24
TOTAL AREA OF BUILDABLE LOTS TO BE RECORDED	3.860 Ac.±
TOTAL AREA OF OPEN SPACE LOTS TO BE RECORDED	2.726 Ac.±
TOTAL AREA OF BULK PARCELS TO BE RECORDED	0.000 Ac.±
TOTAL AREA OF LOTS/PARCELS TO BE RECORDED	6.586 Ac.±
TOTAL AREA OF ROADWAY TO BE RECORDED	0.553 Ac.±
TOTAL AREA TO BE RECORDED	7.139 Ac.±



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

**Steven Porath**, 1/3/2018  
Howard County Health Officer

APPROVED: Howard County Department Of Planning And Zoning.

**John S. ...**, 1-18-18  
Chief, Development Engineering Division JP

**Jim ...**, 2/2/18  
Director

**Owner's Certificate**

Terney Farms-Clarksville, L.P., By HLOJV GP LLC, By Heathstone 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 11/17 Day Of October, 2017.

**Mark L. Robel**, 10/11/17  
Witness **VESELA BOSNICH**  
Terney Farms-Clarksville, L.P.  
By: HLOJV GP LLC, By Heathstone Lot Option Joint Venture, LLC, Managing Member By Steven Porath, Authorized Person

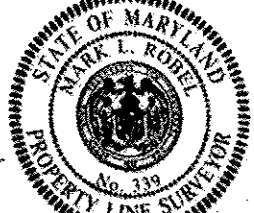
**Surveyor's Certificate**

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) Part Of The Lands Conveyed By Record Among The Land Records Of Howard County, Maryland In Liber 17385 At Folio 354; And (2) Part Of The Lands Conveyed By Jeanne C. Hoddinott To Terney Farms-Clarksville, L.P. By Deed Dated January 12, 2017 And Recorded Among The Aforesaid Land Records In Liber 17385 At Folio 388; And Being Bulk Parcels 'A' And 'B'; As Shown On Plats Entitled "Revision Plat, Enclave At River Hill, Phase 1, Lots 1 Thru 50, Open Space Lots 51 And 52 And Bulk Parcels 'A' And 'B' Recorded Among The Aforesaid Land Records As Plat Nos. 24400 Thru 24413; 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**, 10/11/17  
Mark L. Robel, Property Line Surveyor No. 339 Date  
Expiration Date: October 4, 2018

RECORDED AS PLAT No. 24555 ON 2/19/18  
AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

**Enclave At River Hill Phase 2**  
Lots 55 Thru 124, Open Space Lots 125 Thru 129 And Bulk Parcel 'C'  
(Being A Resubdivision Of Bulk Parcels 'A' And 'B', As Shown On Plats Entitled "Revision Plat, Enclave At River Hill, Phase 1, Lots 1 Thru 50, Open Space Lots 51 And 52 And Bulk Parcels 'A' And 'B' Recorded Among The Land Records Of Howard County, Maryland As Plat Nos. 24400 Thru 24413)  
Zoned: R-ED  
Tax Map No. 34 Grid No. 18 Parcel 80497  
Fifth Election District - Howard County, Maryland  
Date: September 20, 2017 Scale: 1"=50' Sheet 6 of 9





The Requirements 3-108, The Real Property Article, Annotated Code Of Maryland, 1989 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* 10/11/17  
 Mark L. Robel, P.L.S. #339  
 (Property Line Surveyor)  
 Date

*SEPA* 10-11-2017  
 Tierney Farms-Clarksville, L.P., By HLOJV GP LLC.  
 By Hearthstone Lot Option Joint Venture, LLC.  
 Managing Member By Steven Porath, Authorized Person  
 Date

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 10/11/17 On Which Date Developer Agreement 34-4992-01 Was Filed And Accepted.

**Reservation Of Public Utility Easements**

"Developer Reserves Unto Itself, Its Successors And Assigns, All Easements Shown On This Plan For Water, Sewer, Storm Drainage, And Other Public Utilities Located In, On, Over, And Through Lots 55 Thru 124, Open Space Lots 125 Thru 129 And Bulk Parcel 'C'. Any Conveyances Of The Aforesaid Lots/Parcel Shall Be Subject To The Easements Herein Reserved, Whether Or Not Expressly Stated In The Deed(s) Conveying Said Lots/Parcel. Developer Shall Execute And Deliver Deeds For The Easements Herein Reserved To Howard County, Upon Completion Of The Public Utilities And Their Acceptance By Howard County, The County Shall Accept The Easements And Record The Deed(s) Of Easement In The Land Records Of Howard County."

**Owner**

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

**Developer**

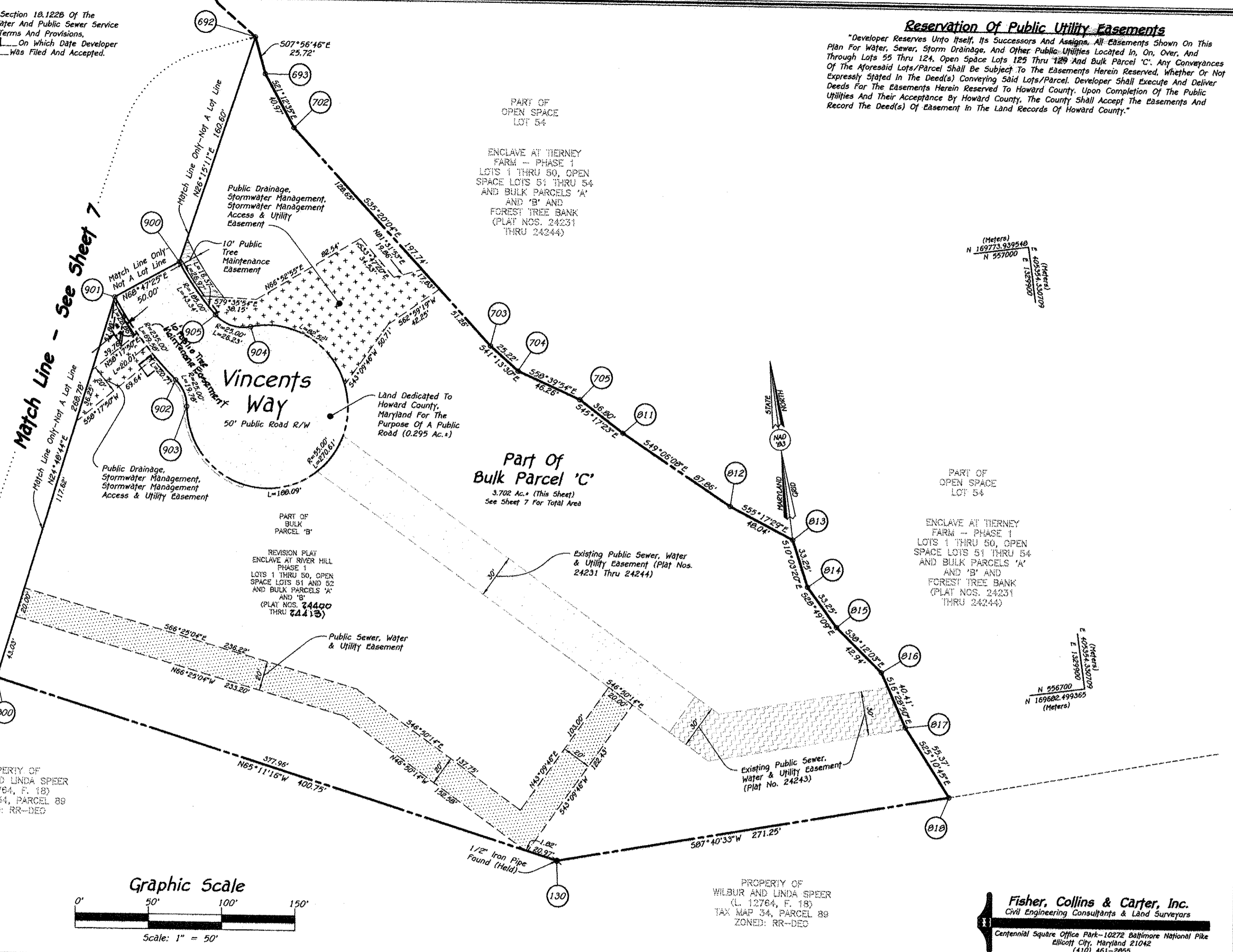
Bedzer Homes, LLC  
 8965 Guilford Road  
 Suite 290  
 Columbia, Maryland 21046  
 Ph: (765) 894-0182

Match Line - See Sheet 7

(Meters)  
 N 189773.939248  
 E 1329129  
 E 10125.7502821  
 N 957000  
 (Meters)

(Meters)  
 N 169773.939248  
 E 1329129  
 E 10125.7502821  
 N 957000  
 (Meters)

(Meters)  
 N 169682.493365  
 E 1329129  
 E 10125.7502821  
 N 957000  
 (Meters)

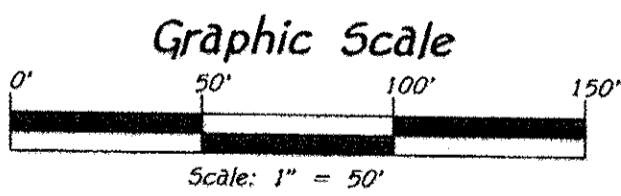


PROPERTY OF  
 WILBUR AND LINDA SPEER  
 (L. 12764, F. 18)  
 TAX MAP 34, PARCEL 88  
 ZONED: RR-DEC

PROPERTY OF  
 WILBUR AND LINDA SPEER  
 (L. 12764, F. 18)  
 TAX MAP 34, PARCEL 88  
 ZONED: RR-DEC

**Area Tabulation Sheet 8**

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	Plat 1 Parcel
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	3.702 Ac.±
TOTAL AREA OF LOTS/PARCELS TO BE RECORDED	3.702 Ac.±
TOTAL AREA OF ROADWAY TO BE RECORDED	0.295 Ac.±
TOTAL AREA TO BE RECORDED	3.997 Ac.±



**Fisher, Collins & Carter, Inc.**  
 Civil Engineering Consultants & Land Surveyors  
 Centennial Square Office Park-10272 Baltimore National Pike  
 Ellicott City, Maryland 21042  
 (410) 461-2055

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

*Howard County Health Officer* 1/3/2018  
 Howard County Health Officer Date

APPROVED: Howard County Department Of Planning And Zoning.

*Chief, Development Engineering Division* 1-18-18  
 Chief, Development Engineering Division Date

*Director* 2/2/18  
 Director Date

**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 11<sup>th</sup> Day Of October 2017.

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

**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) Part 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) Part 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 Being Bulk Parcels 'A' And 'B'. As Shown On Plats Entitled "Revision Plat, Enclave At River Hill, Phase 1, Lots 1 Thru 50, Open Space Lots 51 And 52 And Bulk Parcels 'A' And 'B' Recorded Among The Aforesaid Land Records As Plat Nos. 24400 Thru 24413; 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.

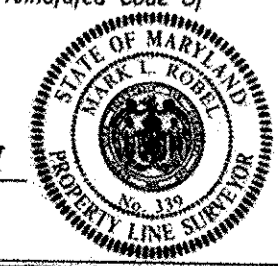
*Mark L. Robel* 10/11/17  
 Mark L. Robel, Property Line Surveyor No. 339 Date  
 Expiration Date: October 4, 2018

RECORDED AS PLAT No. 24557 ON 2/19/18  
 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

**Enclave At River Hill  
 Phase 2**  
 Lots 55 Thru 124, Open Space Lots  
 125 Thru 129 And Bulk Parcel 'C'

(Being A Resubdivision Of Bulk Parcels 'A' And 'B', As Shown On Plats Entitled "Revision Plat, Enclave At River Hill, Phase 1, Lots 1 Thru 50, Open Space Lots 51 And 52 And Bulk Parcels 'A' And 'B' Recorded Among The Land Records Of Howard County, Maryland As Plat Nos. 24400 Thru 24413.)

Zoned: R-ED  
 Tax Map No. 34 Grid No. 18 Parcel 88 & 97  
 Fifth Election District - Howard County, Maryland  
 Date: September 20, 2017 Scale: 1"=50' Sheet 8 of 9





The Requirements 3-108, The Real Property Article, Annotated Code of Maryland, 1989 Replacement Volume, (As Supplemented) As Far As They Relate To The Holding 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)

10/11/17  
 Date

10-11-2017  
 Date

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

Phase	No. Of Lots	APFO Year	Remarks	Final Plan Submission
1	50*	2018	*Includes 2 Allocations For Existing Parcels	By November 6, 2015
2	70	2019	-----	Between July 1, 2016 - December 31, 2016
3	30	2020	-----	Between July 1, 2017 - October 31, 2017

**General Notes Continued This Sheet:**

44. Density Tabulation:  
 a. Gross Area of Total Site = 86.90 Acres  
 b. Net Area of Site = 85.85 Acres  
 1. Floodplain Area = 3.05 Acres  
 2. Steep Slopes Greater Than 25% = 0.00 Acres  
 c. Maximum Units Allowed = 171 Units  
 (85.85 Acres x 2 Units/Net Acre) = 171.50 Units/Net Acre  
 d. Total Density Units Proposed = 150 Units  
 1. APFO Phase 1 = 50 Lots  
 2. APFO Phase 2 = 70 Lots  
 3. APFO Phase 3 = 30 Lots
45. Open Space Tabulation:  
 a. Open Space Required:  
 1. Total Project Open Space Required = 44.45 Acres  
 (86.90 Acres x 50%)  
 2. Percentage of Total Open Space Required For Phases 1 And 2 = 80%  
 (Phase 1 + Phase 2/Total Project Lots)  
 (50 Lots + 70 Lots/150 Lots)  
 3. Total Credited Open Space Required (Phase 1 + 2) = 35.560 Acres  
 (44.45 Acres x 80%)  
 b. Open Space Provided:  
 1. Phase 1 Total Open Space Provided = 36.776 Acres  
 a. Credited Open Space = 36.769 Acres  
 b. Non-Credited Open Space = 0.007 Acres  
 2. Phase 2 Total Open Space Provided = 12.947 Acres  
 a. Credited Open Space = 12.491 Acres  
 b. Non-Credited Open Space = 0.456 Acres  
 3. Total Open Space Provided (Phase 1 + 2) = 49.723 Acres  
 a. Total Credited Open Space = 49.260 Acres  
 (36.769 Ac. + 12.491 Ac.)  
 b. Total Non-Credited Open Space = 0.463 Acres  
 (0.007 Ac. + 0.456 Ac.)  
 4. Percentage of Total Credited Open Space Required = 80%  
 (Phase 1 And Phase 2)  
 5. Percentage of Total Credited Open Space Provided = 111%  
 (49.260 Ac. x 80% / 35.560 Ac.)
46. Recreational Open Space Tabulation:  
 a. Total Project Recreational Open Space Required (Phase 1, 2, 3) = 45,000 Sq. Ft.  
 1. Single Family Detached (150 Units x 300 Sq. Ft./Unit)  
 b. Total Recreational Open Space Provided (Recreational) Open Was Provided With Phase 1.)  
 Permitted Within The Limits Of Wetlands, Stream, Or Their Required Buffers, Floodplain And Forest Conservation Easement Areas.
47. No Grading, Removal Of Vegetative Cover Or Trees, Paving And New Structures Shall Be Permitted Within The Limits Of Wetlands, Stream, Or Their Required Buffers, Floodplain And Forest Conservation Easement Areas.
48. This Plan Is Subject To A Request For Alternative Compliance Petition WP-16-152 To Section 16.116(d) Of The Subdivision And Land Development Which Prohibits Grading, Removal Of Vegetative Cover And Trees, Paving And New Structures Within Streams, Wetlands, And Their Buffers. The Planning Director Approved The Request For Alternative Compliance Petition To Section 16.116(d) On September 15, 2016.
- Approval Is Subject To The Following Conditions:  
 1. In Compliance With The Development Engineering Division Comments Dated August 26, 2016:  
 a. Applicant Shall Convey The Runoff In A Non-Erosive Manner.  
 b. Applicant Shall Provide Benches Where The Slope Height Exceeds 20'. Check With Soil Conservation District For Further Guidance.  
 c. Grading Shall Not Impact The Floodplain And Environmental Features.  
 2. In Compliance With The Howard Soil Conservation District Comments Dated June 28, 2016:  
 a. The Use Of The Access Bridges Should Be The Longest Possible To Support The Needed Construction Vehicles To Minimize Disturbance To The Environmental Features.  
 3. The Final Road Construction Drawings For F-15-110 Must Be Redlined To Mimic The Alternative Compliance Petition Exhibit. The Redline Must Be Approved, And Changes Made To The Original, Prior To Applying For A Grading Permit.  
 4. All Revisions To F-15-110 Must Be In Compliance With The Approved Maryland Department Of Environment Permit (Tracking No. 15-MT-3284/201561579).  
 5. Disturbance To The Environmental Features Is Only For The Use Of The Temporary Access Bridges. No Permanent Disturbance Or Grading Shall Occur Within The Environmental Features. Once The Temporary Access Bridges Are Abandoned The Area Must Be Stabilized As Required As Part Of Forest Conservation Easement In Accordance With The Forest Conservation Plan.  
 6. The Alternative Compliance Petition, Requested Sections, Decision Date And Conditions Of Approval Shall Be Indicated On The Final Road Construction Plans And Subdivision Plat As A General Note.  
 This Plan Is Also Subject To A Request For Alternative Compliance Petition To Section 16.123(a)(2) Of The Subdivision And Land Development Which Requires Grading To Be Performed Under A Valid Permit In Accordance With The Approved Final Subdivision Plan. The Planning Director Denied The Request For Alternative Compliance Of Section 16.123(a)(2) Of The Subdivision And Land Development On September 15, 2016. Denial Was Based On The Following Reasons:  
 1. The Final Road Construction Plans, F-15-110, Have Been Signed By The Department Of Planning And Zoning, Therefore, A Mass Grading Plan Will Not Be Accepted. A Grading Permit Must Be Issued For All Grading In Accordance With The Final Road Construction Drawings. A Redline To The Final Road Construction Plans Will Be Required.  
 2. A Small Portion Of The Approved Forest Conservation Retention Easement Will Be Impacted By The Installation Of The Temporary Access Bridge. The Applicant Must Redline The Final Road Construction Plans To Revise The Retention Easement To A Reforestation Easement.  
 49. The Individual Lot Owner On Use-In-Common Driveways Are Responsible For Maintenance Of The Use-In-Common Driveway, Refuse And Recycling Collection Pads And Associated Landscaping Located In The Public Road Right-Of-Way.

**General Notes Continued From Sheet 1:**

21. This Plat Is In Conformance With The Latest Howard County Standards Unless Waivers Have Been Approved.  
 22. The Traffic Study Dated September, 2014 For This Project Was Prepared By The Traffic Group And Approved On March 24, 2015.  
 23. A Pre-Submission Community Meeting Was Held For This Project On June 26, 2014 In Accordance With Section 16.127 Of The Howard County Subdivision And Land Development Regulations.  
 24. Article 13 Incorporation For The Enclave At River Hill Homeowners Association, Inc. Has Been Filed With The State Department Of Assessments And Taxation On October 16, 2017. As Recited No. 211609490.  
 25. Site Is Not Adjacent To A Scenic Road.  
 26. The Private Use-In-Common Driveway Access Easements And Maintenance Agreements For Shared Driveways 65 Thru 69 And Open Space Lot 128, 70 And 79 And 106 Thru 111 Are Recorded Simultaneously With This Plat.  
 27. Declaration Of Covenants And Restrictions For The Enclave At Tierney Farm Homeowners Association, Inc. Have Been Recorded In Liber 17644 At Folio 379.  
 28. The Forest Obligation For The Enclave At River Hill, Phase 2 (Formerly Enclave At Tierney Farm) Were Provided With The Enclave At Tierney Farm, Phase 1 (F-15-110). The Landscape Obligation For This Project Has Been Provided Under F-15-110. A Landscape Surety In The Amount Of \$420,000 Based On 14 Shrubs @ \$30/Shrub Shall Be Bonded As Part Of The DPW Easement Agreement.  
 29. The Landscape Obligation For This Project Has Been Provided Under F-15-110. A Landscape Surety In The Amount Of \$420,000 Based On 14 Shrubs @ \$30/Shrub Shall Be Bonded As Part Of The DPW Easement Agreement.  
 30. Subdivision Is Subject To Section 104.01 Of Housing Units (M.H.U.) Or An Alternative Compliance Will Be Provided. The Developer Shall Execute A M.H.U. Agreement With The Department Of Housing To Indicate How The M.H.U. Requirement Will Be Met. In The Land Records Office Of Howard County, Maryland. This Development Will Meet M.H.U. Alternative Compliance By A Payment Of A Fee-In-Lieu To The Department Of Housing For Each Required Unit. Moderate Income Housing Unit (M.I.H.U.) Tabulation:  
 a. M.I.H.U. Required (Phase 2) = (70 Lots x 10%) = 7 M.I.H.U.  
 b. M.I.H.U. Proposed = Developer Will Pursue Alternative Compliance By Paying A Fee-In-Lieu To The Howard County Housing Department For The Units Required By The Development.  
 c. An Executed M.I.H.U. Agreement With The Howard County Housing Department Has Been Completed.  
 31. Stormwater Management Is In Accordance With The M.D.C. Storm Water Design Manual, Volumes I & II, Revised 2009. We Are Providing Stormwater Management By The Use And Excess The Required 150 Volume.  
 32. The Stormwater Management Facilities Located On H.O.A. Open Space Lots 125 Thru 129 Will Be Owned And Maintained By The Enclave At River Hill Homeowners Association, Inc.  
 33. The 100 Year Floodplain Shown On This Plan Was Prepared By Fisher, Collins & Carter, Inc. And The 100 Year Floodplain Study And Computations Report, Dated November 20, 2014 And Approved On March 24, 2015.  
 34. In Accordance With Section 128.0A(1)(i) Of The Zoning Regulations, Room Extensions And Building Additions Being Developed Under The R-20 Regulations May Project 10 Feet Into A Rear Setback, Along Not More Than 60% Of The Rear Face Of A Dwelling, On A Lot Which Adjoins Open Space Along The Majority Of The Rear Lot Line.  
 35. Open Space Lots 125 Thru 129 Will Be Owned And Maintained By The Enclave At River Hill Homeowners Association, Inc.  
 36. This Plat Is Subject To WP-15-059 Which On December 8, 2014 The Planning Director Approved A Request To Waive Section 16.1205(a)(7) & (10) Of The Subdivision And Land Development Regulations; Which Requires The Retention Of State Champion Trees, 75% Of The Diameter Of State Champion Trees, And Trees 30' In Diameter Or Larger. Approval Is Subject To The Following Conditions:  
 1. Approval Of Section 16.1205(a)(7)&(10) Is For The Removal Of Fourteen (14) Specimen Trees Identified In The R-20 Regulations: 2355, 2356, 2357, 2398, 2362, 2363, 2364, 2366, 2367, 2368, 2392, 2394 And 2399 On The Waiver Petition Exhibit And Preliminary Equivalent Sketch. Plans. No Other Specimen Trees May Be Removed. Removal Of The Fourteen Specimen Trees Will Require Migration Of 3"-4" Caliper Trees. The Migrated Trees Shall Be Native Species And Be Shown As Part Of The Landscape Plan With The Final Plan. And Shall Be Bonded With The Landscape Plan.  
 37. Public Water And Sewer Shall Be Used Within This Development.  
 38. Approval Of A Site Development Plan Is Required For The Development Of All Residential Lots Within This Subdivision Prior To Issuance Of Any Building Permits For New House Construction In Accordance With Section 16.155 Of The Subdivision And Land Development Regulations.  
 39. The Lots Created By This Subdivision Plat Are Subject To A Fee Or An Assessment To Cover Or Defray All Or Part Of The Developers Cost Of The Installation Of The Water And Sewer Facilities, Pursuant To The Howard County Code Section 18.112. This Fee Or Assessment, Which Runs With The Land, Is A Contractual Obligation Between The Developer And Each Owner Of This Property And Is Not In Any Way A Fee Or Assessment Of Howard County.  
 40. The Natural Resource Inventory/Forest Stand Delineation Plan For The Enclave At River Hill (Formerly Enclave At Tierney Farm) Was Prepared By Ecotone, Inc. On June 3, 2014 And Approved On March 24, 2015.  
 41. The Wetland Delineation Report For The Enclave At River Hill (Formerly Enclave At Tierney Farm) Was Prepared By Ecotone, Inc. On June 11, 2014 And Approved On March 24, 2015.  
 42. Street Trees Along Public Roads Have Been Reviewed And Approved. Surety For Installation Of These Trees Has Been Posted With The Developers Agreement, F-17-003 In The Amount Of \$43,500.00 For 145 Street Trees @ \$300/Tree. Public Street Trees Will Be Included In The Engineers Cost Estimate.  
 43. Plan Subject To Planning Board Case No. 409 Approved By The Howard County Planning Board On January 28, 2015.

**Open Space Tabulation - Phase 2**

Open Space Lot No.	Credited Area	Non-Credited Area	Total Open Space Area
125	0.000 Ac.*	0.076 Ac.*	0.076 Ac.*
126	5.396 Ac.*	0.125 Ac.*	5.521 Ac.*
127	2.849 Ac.*	0.105 Ac.*	2.954 Ac.*
128	4.215 Ac.*	0.144 Ac.*	4.359 Ac.*
129	0.031 Ac.*	0.006 Ac.*	0.037 Ac.*
Totals	12.491 Ac.*	0.456 Ac.*	12.947 Ac.*

**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

**Curve Data Tabulation**

Proj-Point	Radius	Arc Length	Delta	Tangent	Bearing & Distance
679-637	1340.00'	384.90'	16°27'28"	193.79'	N 13°05'15" E 363.58'
636-635	25460.00'	151.05'	00°20'24"	75.52'	N 05°01'43" E 151.05'
622-649	525.00'	51.19'	05°35'11"	25.61'	S 53°55'36" W 51.17'
649-724	525.00'	434.79'	47°27'01"	230.73'	S 27°24'30" W 422.47'
622-724	525.00'	489.97'	53°02'12"	261.97'	S 30°12'05" W 468.81'
724-723	785.00'	240.48'	17°33'08"	121.19'	S 12°27'33" W 239.54'
726-725	835.00'	255.80'	17°33'08"	128.91'	N 12°27'33" E 259.80'
725-649	475.00'	393.38'	47°27'01"	208.76'	N 27°24'30" E 382.23'
648-706	475.00'	33.01'	03°58'53"	16.51'	N 53°07'27" E 33.00'
725-706	475.00'	426.39'	51°25'54"	228.76'	N 29°32'56" E 412.21'
681-680	5060.00'	90.78'	01°01'40"	45.38'	N 20°48'09" E 90.76'
727-728	25.00'	22.39'	51°19'04"	12.01'	S 04°25'25" E 21.65'
728-729	25.00'	271.31'	282°38'08"	-----	-----
729-730	25.00'	22.39'	51°19'04"	12.01'	N 46°53'39" E 21.65'
744-745	725.00'	103.95'	08°12'53"	52.06'	S 20°30'01" E 103.86'
627-628	575.00'	33.31'	03°19'08"	16.66'	N 50°08'48" E 33.30'
631-650	5795.00'	43.61'	00°25'52"	21.81'	S 34°56'02" E 43.61'
651-762	5790.00'	27.78'	00°15'18"	12.89'	S 35°50'03" E 25.78'
670-669	55.00'	41.05'	42°46'02"	21.54'	S 32°31'04" W 40.11'
669-668	25.00'	22.39'	51°19'04"	12.01'	S 36°47'35" W 21.65'
667-666	185.00'	58.29'	18°03'14"	29.39'	S 71°28'45" W 98.05'
674-751	875.00'	72.17'	04°43'34"	36.11'	N 06°28'40" W 72.15'
642-752	775.00'	40.02'	02°07'31"	20.01'	N 05°06'19" W 40.01'
751-674	875.00'	72.17'	04°43'34"	36.11'	S 06°28'40" E 72.15'
751-775	875.00'	189.11'	12°22'58"	94.92'	S 10°18'22" E 188.74'
669-781	55.00'	271.31'	282°38'08"	-----	-----
781-780	25.00'	22.39'	51°19'04"	12.01'	S 08°06'40" W 21.65'
779-672	235.00'	77.65'	18°55'54"	39.18'	S 71°55'04" W 77.30'
673-774	825.00'	123.95'	08°36'31"	62.09'	S 13°08'42" E 123.84'
785-786	3025.00'	113.90'	02°09'26"	56.96'	S 67°27'52" W 113.89'
787-788	25.00'	14.09'	32°17'49"	7.24'	S 82°32'03" W 13.91'
775-797	875.00'	71.96'	04°42'44"	36.00'	S 18°51'13" E 71.94'
799-774	825.00'	54.15'	03°45'38"	27.08'	N 19°19'46" W 54.14'
784-807	2975.00'	111.80'	02°09'12"	55.91'	S 67°27'45" W 111.80'
808-809	55.00'	22.39'	51°19'04"	12.01'	S 40°43'37" W 21.65'
809-810	55.00'	271.31'	282°38'08"	-----	-----
809-820	55.00'	248.11'	258°27'42"	-----	-----
820-810	55.00'	23.21'	24°10'27"	11.78'	S 74°23'00" E 23.03'
810-787	25.00'	22.39'	51°19'04"	12.01'	S 07°57'19" E 21.65'
900-905	185.00'	43.39'	13°25'20"	21.77'	S 27°55'15" E 43.24'
904-903	25.00'	26.23'	60°07'20"	14.47'	S 64°41'35" E 25.05'
904-904	25.00'	270.61'	281°54'28"	-----	-----
903-902	25.00'	19.78'	45°19'37"	10.44'	N 15°30'35" W 19.27'
902-901	235.00'	69.58'	16°57'49"	35.04'	N 29°41'29" W 69.32'

**Legend**

- Existing BQE Easement (L. 13087, F. 447)
- Existing 30' Public Sewer, Water & Utility Easement (Plat Nos. 24231 Thru 24244)
- Existing 20' Public Drainage & Utility Easement (Plat Nos. 24231 Thru 24244)
- Existing Public Drainage, Stormwater Management, Stormwater Management Access & Utility Easement (Plat Nos. 24231 Thru 24244)
- Existing Public Drainage, Stormwater Management, Stormwater Management Access & Utility Easement (Plat Nos. 24400 Thru 24413)
- Existing Public Sewer, Water & Utility Easement (Plat Nos. 24231 Thru 24244)
- Existing 14' Reversible Easement For Temporary Tee-Turnaround. (Plat Nos. 24231 Thru 24244) Removed By Recardation Of This Plat
- Existing 30' Private Easement For Ingress And Egress For The Use And Benefit Of Tax Parcel 162, Tax Map 34 (Plat Nos. 24231 Thru 24244)
- Existing Private Entrance Feature Easement (Plat Nos. 24400 Thru 24413)
- Existing Public Sidewalk & Utility Easement (Plat Nos. 24400 Thru 24413)
- Existing 10' Public Tree Maintenance Easement (Plat Nos. 24400 Thru 24413)
- 10' Public Tree Maintenance Easement
- 30' Private Use-In-Common Driveway Access Easement
- Public Sewer, Water & Utility Easement
- Public Drainage, Stormwater Management, Stormwater Management Access & Utility Easement
- Denotes Non-Credited Open Space Area

**Total Sheet Tabulation This Submission**

	Sheet 2	Sheet 3	Sheet 4	Sheet 5	Sheet 6	Sheet 7	Sheet 8	Total
TOTAL NUMBER OF BUILDABLE LOTS TO BE RECORDED	22	18	0	10	22	0	0	70
TOTAL NUMBER OF OPEN SPACE LOTS TO BE RECORDED	2	0	2	0	0	0	0	5
TOTAL NUMBER OF BULK PARCELS TO BE RECORDED	0	0	0	0	0	0	0	0
TOTAL AREA OF BUILDABLE LOTS TO BE RECORDED	24	16	2	10	23	1	0	76
TOTAL AREA OF OPEN SPACE LOTS TO BE RECORDED	3.465 Ac.*	2.890 Ac.*	0.000 Ac.*	1.825 Ac.*	3.860 Ac.*	0.000 Ac.*	0.000 Ac.*	12.000 Ac.*
TOTAL AREA OF BULK PARCELS TO BE RECORDED	2.492 Ac.*	3.105 Ac.*	2.617 Ac.*	2.007 Ac.*	2.726 Ac.*	0.000 Ac.*	0.000 Ac.*	12.947 Ac.*
TOTAL AREA OF LOTS/PARCELS TO BE RECORDED	0.000 Ac.*	0.000 Ac.*	0.000 Ac.*	0.000 Ac.*	0.000 Ac.*	0.000 Ac.*	0.000 Ac.*	0.000 Ac.*
TOTAL AREA OF ROADWAY TO BE RECORDED	0.937 Ac.*	0.492 Ac.*	2.617 Ac.*	3.832 Ac.*	6.286 Ac.*	5.528 Ac.*	3.702 Ac.*	34.177 Ac.*
TOTAL AREA TO BE RECORDED	6.894 Ac.*	6.487 Ac.*	2.617 Ac.*	4.300 Ac.*	7.139 Ac.*	6.390 Ac.*	3.997 Ac.*	37.792 Ac.*

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

*Steven Porath*  
 Steven Porath, Authorized Person  
 Date: 1/3/2018

APPROVED: Howard County Department Of Planning And Zoning.

*Chris Plummer*  
 Chief, Development Engineering Division  
 Date: 1/18/18

*Steven Porath*  
 Director  
 Date: 2/2/18

**Owner's Certificate**

Tierney Farms-Clarksville, L.P., By HLOJ 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 11<sup>th</sup> Day Of October, 2017.

*Steven Porath*  
 Tierney Farms-Clarksville, L.P.  
 By: HLOJ 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) Part 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) Part 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 Being Bulk Parcels 'A' And 'B', As Shown On Plats Entitled "Revision Plat, Enclave At River Hill, Phase 1, Lots 1 Thru 50, Open Space Lots 51 And 52 And Bulk Parcels 'A' And 'B' Recorded Among The Aforesaid Land Records As Plat Nos. 24400 Thru 24413; 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  
 Date: 10/11/17

RECORDED AS PLAT No. 24558 ON 2/19/18  
 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.