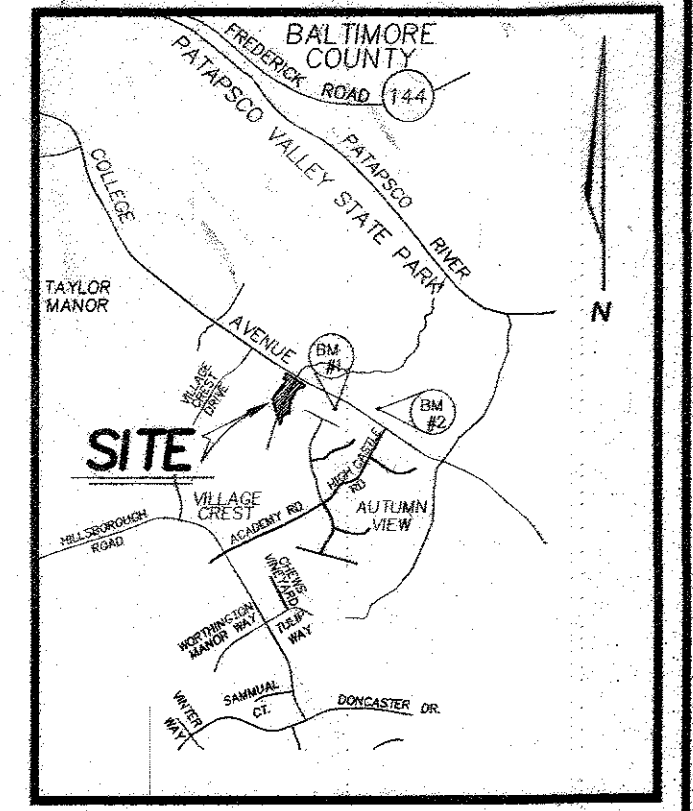


**GENERAL NOTES**

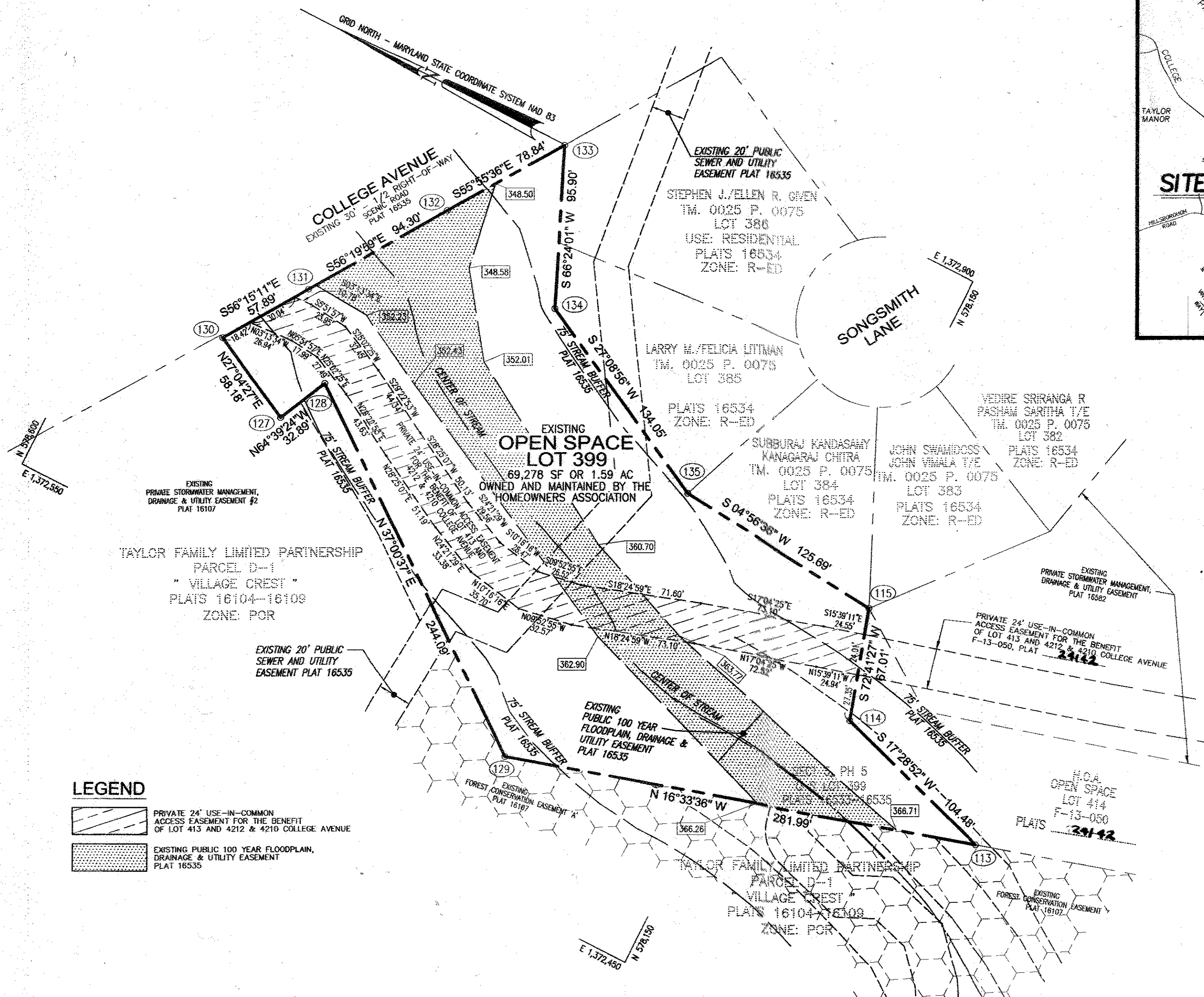
- THE SUBJECT PROPERTY IS ZONED R-ED PER THE 10/06/13 COMPREHENSIVE ZONING PLAN.
- COORDINATES SHOWN HEREON ARE BASED ON THE MARYLAND STATE GRID MERIDIAN (NAD83) AS PROJECTED BY HOWARD COUNTY CONTROL STATION NO. S 304400SR AND 304400AR.
- THIS PLAT IS BASED ON A MARCH 1997 BOUNDARY SURVEY BY MILDENBERG, BOENDER & ASSOCIATES, CONFIRMED BY ROBERT H. VOGEL ENGINEERING IN FEBRUARY 2012.
- DRIVEWAYS SHALL BE PROVIDED PRIOR TO THE ISSUANCE OF A USE AND OCCUPANCY PERMIT FOR ANY NEW DWELLINGS TO INSURE SAFE ACCESS FOR FIRE AND EMERGENCY VEHICLES PER THE FOLLOWING MINIMUM REQUIREMENTS:
  - WIDTH - 12'(16' SERVING MORE THAN ONE RESIDENCE)
  - SURFACE - 6" OF COMPACTED CRUSHER RUN BASE W/TAR AND CHIP COATING (1-1/2" MIN.)
  - GEOMETRY - MAX. 15% GRADE, MAX. 10% GRADE CHANGE AND MIN. 45' TURNING RADIUS
  - STRUCTURES (CULVERTS/BRIDGES) - CAPABLE OF SUPPORTING 25 GROSS TONS (H25 LOADING)
  - DRAINAGE EASEMENTS - CAPABLE OF SAFELY PASSING 100-YEAR FLOOD WITH NO MORE THAN 1 FOOT DEPTH OVER DRIVEWAY SURFACE
  - STRUCTURE CLEARANCES - MINIMUM 12 FEET
- NO GRADING, REMOVAL OF VEGETATIVE COVER OR TREES, PAVING AND NEW STRUCTURES SHALL BE PERMITTED WITHIN THE LIMITS OF WETLANDS, STREAMS, OR OTHER REQUIRED BUFFERS, FLOODPLAIN AND FOREST CONSERVATION EASEMENT AREAS.
- TO THE BEST OF THE OWNERS KNOWLEDGE, THERE ARE NO BURIAL GROUNDS OR CEMETERIES LOCATED ON THIS PROPERTY.
- DENOTES ANGULAR CHANGE IN BEARING OF BOUNDARY OR RIGHT OF WAY
  - DENOTES IRON PIPE OR BAR FOUND
  - DENOTES STONE OR MONUMENT FOUND
  - ⊗ DENOTES REBAR WITH CAP SET
  - 'BRL' DENOTES BUILDING RESTRICTION LINE
- ALL AREAS SHOWN HEREON ARE MORE OR LESS.
- RESERVATION OF PUBLIC UTILITY AND FOREST CONSERVATION EASEMENTS. DEVELOPER RESERVES UNTO ITSELF, ITS SUCCESSORS AND ASSIGNS, ALL EASEMENTS SHOWN ON THIS PLAT FOR WATER, SEWER, STORM DRAINAGE, OTHER PUBLIC UTILITIES AND FOREST CONSERVATION (DESIGNATED AS FOREST CONSERVATION AREA), LOCATED IN, ON, OVER AND THROUGH LOT/PARCELS, ANY CONVEYANCES OF THE AFORESAID LOTS/PARCELS SHALL BE SUBJECT TO THE EASEMENTS HEREIN RESERVED, WHETHER OR NOT EXPRESSLY STATED IN THE DEED(S) CONVEYING SAID LOT/PARCELS. DEVELOPER SHALL EXECUTE AND DELIVER DEEDS FOR THE EASEMENTS HEREIN RESERVED TO HOWARD COUNTY. UPON COMPLETION OF THE PUBLIC UTILITIES AND THEIR ACCEPTANCE BY HOWARD COUNTY, AND IN THE CASE OF THE FOREST CONSERVATION EASEMENT, UPON COMPLETION OF THE DEVELOPER'S OBLIGATIONS UNDER THE FOREST CONSERVATION INSTALLATION AND MAINTENANCE AGREEMENT EXECUTED BY THE DEVELOPER AND THE COUNTY, AND THE RELEASE OF THE DEVELOPER'S SURETY POSTED WITH SAID AGREEMENT, THE COUNTY SHALL ACCEPT THE EASEMENTS AND RECORD THE DEED(S) OF EASEMENT IN THE LAND RECORDS OF HOWARD COUNTY.
- IN ACCORDANCE WITH SECTION 16.124(a)(3)(g), THIS PLAT IS EXEMPT FROM LANDSCAPING REQUIREMENTS BECAUSE IT IS A PLAT OF REVISION.
- THIS PLAT IS EXEMPT FROM THE FOREST CONSERVATION REQUIREMENTS BECAUSE IT IS A REVISION PLAT THAT DOES NOT CREATE ANY NEW LOTS IN ACCORDANCE WITH SECTION 16.1202(b)(1)(vii) OF THE HOWARD COUNTY CODE.
- ARTICLES OF INCORPORATION FOR "TAYLOR PROPERTIES COMMUNITY ASSOCIATION, INC." H.O.A. IDENTIFICATION # D08178222.
- FOR OTHER PERTINENT NOTES, SEE F-03-208, AUTUMN VIEW, SECTION 5, PHASE 5.
- THE 24' WIDE USE-IN-COMMON EASEMENT IS TO PROVIDE VEHICULAR ACCESS THROUGH THE HOA OWNED OPEN SPACE FOR BUILDABLE LOT 413 OF AUTUMN VIEW AND THE TWO EXISTING RESIDENCES KNOWN AS 4212 AND 4210 COLLEGE AVENUE OF VILLAGE CREST. THIS WAS RECORDED WITH AUTUMN VIEW PLAT F-13-050.



**VICINITY MAP**  
SCALE 1"=2000'  
ADC: MAP : 4816-E10

**COORDINATE TABLE**

113	577997.6471	1372605.9910
114	578097.2983	1372637.3747
115	578117.2357	1372701.3500
127	578476.9330	1372642.8268
128	578462.8543	1372672.5524
129	578267.9392	1372525.6189
130	578528.7337	1372669.3053
131	578498.5729	1372717.4428
132	578444.2977	1372795.9238
133	578400.1282	1372861.2274
134	578361.7351	1372773.3480
135	578242.4541	1372712.1806



**LEGEND**

- PRIVATE 24' USE-IN-COMMON ACCESS EASEMENT FOR THE BENEFIT OF LOT 413 AND 4212 & 4210 COLLEGE AVENUE
- EXISTING PUBLIC 100 YEAR FLOODPLAIN, DRAINAGE & UTILITY EASEMENT PLAT 16535
- EXISTING FOREST CONSERVATION EASEMENT 'A'
- EXISTING FOREST CONSERVATION EASEMENT 'B'
- EXISTING FOREST CONSERVATION EASEMENT 'C'
- EXISTING FOREST CONSERVATION EASEMENT 'D'
- EXISTING FOREST CONSERVATION EASEMENT 'E'
- EXISTING FOREST CONSERVATION EASEMENT 'F'
- EXISTING FOREST CONSERVATION EASEMENT 'G'
- EXISTING FOREST CONSERVATION EASEMENT 'H'
- EXISTING FOREST CONSERVATION EASEMENT 'I'
- EXISTING FOREST CONSERVATION EASEMENT 'J'
- EXISTING FOREST CONSERVATION EASEMENT 'K'
- EXISTING FOREST CONSERVATION EASEMENT 'L'
- EXISTING FOREST CONSERVATION EASEMENT 'M'
- EXISTING FOREST CONSERVATION EASEMENT 'N'
- EXISTING FOREST CONSERVATION EASEMENT 'O'
- EXISTING FOREST CONSERVATION EASEMENT 'P'
- EXISTING FOREST CONSERVATION EASEMENT 'Q'
- EXISTING FOREST CONSERVATION EASEMENT 'R'
- EXISTING FOREST CONSERVATION EASEMENT 'S'
- EXISTING FOREST CONSERVATION EASEMENT 'T'
- EXISTING FOREST CONSERVATION EASEMENT 'U'
- EXISTING FOREST CONSERVATION EASEMENT 'V'
- EXISTING FOREST CONSERVATION EASEMENT 'W'
- EXISTING FOREST CONSERVATION EASEMENT 'X'
- EXISTING FOREST CONSERVATION EASEMENT 'Y'
- EXISTING FOREST CONSERVATION EASEMENT 'Z'

THE REQUIREMENTS OF 3-108, THE REAL PROPERTY ARTICLE, ANNOTATED CODE OF MARYLAND, 1988 REPLACEMENT VOLUME, (AS SUPPLEMENTED) AS FAR AS THEY RELATE TO THE MAKING OF THIS PLAT AND THE SETTING OF MARKERS HAVE BEEN COMPLIED WITH.

*Thomas M. Hoffman, Jr.* 10-12-16  
THOMAS M. HOFFMAN, JR. DATE  
PROPERTY LINE SURVEYOR, MARYLAND REG. NO. 267

*Bruce T. Taylor* 2/20/17  
TAYLOR PROPERTIES COMMUNITY ASSOCIATION, INC. DATE  
BRUCE T. TAYLOR, PRESIDENT

**AREA TABULATION**

TOTAL NUMBER OF BUILDABLE LOTS TO BE RECORDED.....	0
TOTAL NUMBER OF OPEN SPACE LOTS TO BE RECORDED.....	1
TOTAL NUMBER OF LOTS TO BE RECORDED.....	1
TOTAL AREA OF BUILDABLE LOTS TO BE RECORDED.....	0.0000 AC
TOTAL AREA OF OPEN SPACE LOTS TO BE RECORDED.....	1.59 AC
TOTAL AREA OF ROAD RIGHT-OF-WAY TO BE RECORDED.....	0.0000 AC
TOTAL AREA TO BE RECORDED.....	1.59 AC

**OWNER/DEVELOPER**  
TAYLOR PROPERTIES COMMUNITY ASSOCIATION, INC.  
4100 COLLEGE AVENUE  
ELLCOTT CITY, MARYLAND  
21043-5506  
410-465-3500

**ROBERT H. VOGEL ENGINEERING, INC.**  
ENGINEERS • SURVEYORS • PLANNERS  
8407 MAIN STREET  
ELLCOTT CITY, MD 21043 TEL: 410.461.7665  
FAX: 410.461.8961

**PURPOSE NOTE:**

THE PURPOSE OF THIS PLAT IS TO REVISE THE OWNERSHIP OF OPEN SPACE LOT 399 (FORMERLY OWNED BY THE DEPT. OF RECREATION AND PARKS) AND ADD A 24' USE-IN-COMMON ACCESS EASEMENT FROM COLLEGE AVENUE CONNECTING TO THAT OF AUTUMN VIEW OPEN SPACE LOT 414.

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

*Michael J. Quinn* 3/16/17  
HOWARD COUNTY HEALTH OFFICER R/VE DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

*Chief* 3-21-17  
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

*Director* 4-3-17  
DIRECTOR DATE

**OWNER'S CERTIFICATE**

TAYLOR PROPERTIES COMMUNITY ASSOCIATION, INC., OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON, ADOPT THIS PLAT OF SUBDIVISION, AND IN CONSIDERATION OF THE APPROVAL OF THIS PLAT BY THE DEPARTMENT OF PLANNING AND ZONING, ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES AND GRANT UNTO HOWARD COUNTY, MARYLAND, ITS SUCCESSORS AND ASSIGNS: 1) THE RIGHT TO LAY, CONSTRUCT AND MAINTAIN SEWERS, DRAINS, WATER PIPES AND OTHER MUNICIPAL UTILITIES AND SERVICES IN AND UNDER ALL ROADS AND STREET RIGHTS OF WAY AND THE SPECIFIC EASEMENT SHOWN; 2) THE RIGHT TO REQUIRE DEDICATION FOR THE PUBLIC USE OF THE BEDS OF THE STREETS AND/OR ROADS, THE FLOODPLAINS AND OPEN SPACES, WHERE APPLICABLE AND FOR THE GOOD AND AND OTHER VALUABLE CONSIDERATION, HEREBY GRANT THE RIGHT AND OPTION TO HOWARD COUNTY TO ACQUIRE THE FEE SIMPLE TITLE TO THE BEDS OF THE STREET AND/OR ROADS AND FLOODPLAINS, STORM DRAINAGE FACILITIES AND THE OPEN SPACE WHERE APPLICABLE; 3) THE RIGHT TO REQUIRE DEDICATION OF WATERWAYS AND DRAINAGE EASEMENTS FOR THE SPECIFIC PURPOSE OF THEIR CONSTRUCTION, REPAIR AND MAINTENANCE, 4) THAT NO BUILDING OR SIMILAR STRUCTURE OR ANY KIND SHALL BE ERRECTED ON OR OVER THE SAID RIGHT OF WAYS.

WITNESS OUR HAND THIS 20 DAY OF February, 2017

*Bruce T. Taylor*  
TAYLOR PROPERTIES COMMUNITY ASSOCIATION, INC.  
BRUCE T. TAYLOR, PRESIDENT

*Linda Ragu*  
WITNESS

**SURVEYORS CERTIFICATE**

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS A SUBDIVISION OF THE LANDS CONVEYED BY HOWARD COUNTY, MARYLAND TO TAYLOR PROPERTIES COMMUNITY ASSOCIATION, INC. BY DEED DATED APRIL 15, 2014 AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MD. IN LIBER 15556 FOLIO 084.

I ALSO CERTIFY ALL MONUMENTS ARE IN OR WILL BE IN PLACE PRIOR TO THE ACCEPTANCE OF THE STREETS IN THE SUBDIVISION BY HOWARD COUNTY AS SHOWN, IN ACCORDANCE WITH THE ANNOTATED CODE OF MARYLAND, AS AMENDED.

I HEREBY CERTIFY THAT: THESE DOCUMENTS WERE PREPARED BY ME OR UNDER MY RESPONSIBLE CHARGE, AND THAT I AM A DULY LICENCED PROPERTY LINE SURVEYOR UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 267, EXPIRATION DATE JULY 28, 2018.

*Thomas M. Hoffman, Jr.* 10-12-16  
THOMAS M. HOFFMAN, JR. DATE  
PROPERTY LINE SURVEYOR, MARYLAND REG. NO. 267

RECORDED AS PLAT No. 24197 ON 4/7/17  
AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

PLAT OF REVISION  
**AUTUMN VIEW**  
SECTION 5, PHASE 5, OPEN SPACE LOT 399  
A REVISION OF LOT 399, "AUTUMN VIEW, SECTION 5, PHASE 5, LOTS 380-396 AND OPEN SPACE LOT 399", PLATS 16533-16535

DPZ FILE NO'S: F-01-192, F-03-08, F-03-208, F-05-060, F-05-128, F-06-204, F-13-050, P-01-08, P-02-09, P-03-011, PB-329, PB-354, PLAT 24142 & S-99-01,

ZONED R-ED

TAX MAP 25, GRID 21, PARCEL 75  
SECOND ELECTION DISTRICT, HOWARD COUNTY, MARYLAND  
OCTOBER 10, 2016

SCALE: 1" = 50'

GRAPHIC SCALE

50' 0' 50' 100' 150'

SHEET 1 OF 1

K:\PROJECTS\12-02\SURVEY\65\RECORD PLATS\AUTUMN VIEW\399.PLAT OF REV\ARPLAT.dwg