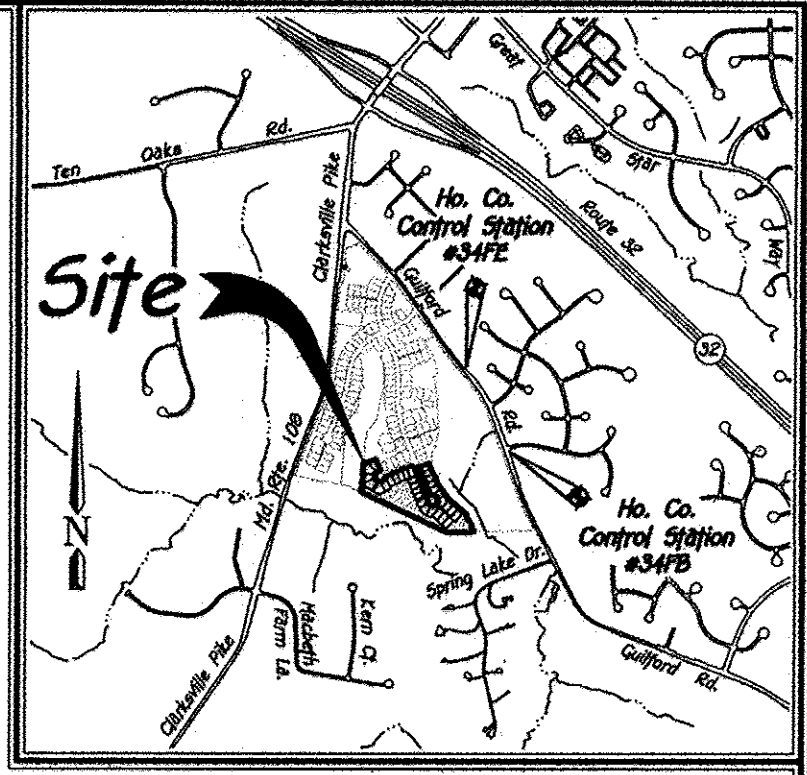


U.S. Equivalent Coordinate Table			Metric Coordinate Table		
Point	North (feet)	East (feet)	North (meters)	East (meters)	Point
130	556627.2540	1329227.0541	169660.326249	405240.805164	
689	557266.0982	1329355.0099	169825.696289	405180.460930	
690	557048.7042	1328616.2166	169786.784618	404963.027334	
691	557227.1373	1329371.7046	169843.305925	405193.305925	
692	557201.5181	1329394.4897	169835.368380	405200.290666	
693	557176.0416	1329398.0457	169827.971122	405201.334747	
702	557137.8444	1329412.8699	169815.934804	405209.869860	
703	556978.8258	1329572.2313	169785.708117	405240.710267	
704	556997.5614	1329543.8515	169781.004234	405245.775432	
705	556933.5037	1329583.3640	169793.671440	405257.801114	
783	557301.6819	1329175.0531	169865.892382	405133.366450	
784	557315.9397	1329148.7037	169870.230150	405123.506330	
786	557381.8726	1328772.2854	169890.334550	405010.602625	
789	557342.2143	1328681.5723	169878.246663	404982.953212	
790	557349.7438	1328647.9358	169880.541672	404972.700782	
801	557251.5196	1328625.7074	169799.642749	404965.929551	
802	557168.9543	1328633.9523	169824.709257	404968.438584	
803	557208.2789	1328643.2296	169837.214527	404971.266286	
804	557234.5272	1328640.9028	169843.435891	404970.251128	
805	557248.5317	1328641.7161	169852.740165	404970.805018	
806	557315.5160	1328643.9244	169870.109010	404971.478092	
807	557273.0897	1329039.4464	169897.177455	405002.033449	
808	557207.4528	1328809.3108	169837.171277	405046.272015	
809	557191.0493	1328875.1847	169832.170273	405041.966386	
811	556907.6112	1329609.8206	169749.779383	405263.792422	
812	556850.0873	1329675.0335	169726.248088	405266.830971	
813	556822.7348	1329715.4233	169719.908495	405290.071610	
814	556789.9911	1329721.2296	169709.928715	405299.841283	
815	556760.8555	1329737.2597	169701.048157	405304.727359	
816	556727.1130	1329763.8132	169690.763418	405312.820677	
817	556686.3645	1329775.2767	169678.952864	405316.314967	
818	556638.2543	1329798.8344	169663.679253	405323.495301	
820	557260.2391	1328825.4617	169853.260574	405026.010783	
821	557302.0966	1329228.2292	169866.018763	405146.664769	
822	557339.7220	1329322.4804	169877.487022	405179.216797	
823	557278.1927	1329349.3961	169868.732851	405186.494730	
900	557057.4860	1329333.8512	169791.461303	405170.589281	
901	557035.3968	1329276.8381	169785.947717	405164.390286	
902	556979.1761	1329311.1752	169787.924214	405174.896448	
903	556945.9981	1329306.6430	169781.934016	405176.426905	
904	557008.9734	1329356.3406	169776.529737	405191.671013	
905	557019.2799	1329343.6981	169779.816661	405184.769256	
906	556807.2876	1329138.3925	169715.200683	405122.193180	
907	556932.3840	1329196.2307	169733.330140	405159.821401	
908	556934.6239	1329300.0140	169772.300921	405171.454611	
909	557000.4042	1329342.9278	169780.128775	405184.334711	
910	557006.6386	1329341.4520	169781.812834	405214.268003	
911	557071.6460	1329459.7996	169795.772783	405220.157366	

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

Lot No.	Gross Area	Pipestem Area	Minimum Lot Size
148	7,626 Sq. Ft.	176 Sq. Ft.	7,450 Sq. Ft.
149	7,969 Sq. Ft.	445 Sq. Ft.	7,524 Sq. Ft.
150	8,496 Sq. Ft.	708 Sq. Ft.	7,788 Sq. Ft.
151	8,715 Sq. Ft.	795 Sq. Ft.	7,920 Sq. Ft.
152	8,168 Sq. Ft.	532 Sq. Ft.	7,636 Sq. Ft.
153	7,643 Sq. Ft.	271 Sq. Ft.	7,372 Sq. Ft.



Howard County ADC Map-Map #31, Grids 2-0 & 3-D
Vicinity Map
Scale: 1" = 2,000'

General Notes:

- Subject Property Zoned R-ED 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 Run 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 Found.
- 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 Found.
- 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 Top And Chip Coating (1 - 1/2" Minimum);
 - Geometry - Minimum 15% Grade, Maximum 10% Grade Change And 45-Foot Turning Radius;
 - Structures (Culverts/Bridges) - Capable Of Supporting 25 Gross Tons (H25-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 A 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, F-15-110, F-17-003 And F-18-024.
- 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 On This Site.
- This Plat Is In Compliance With The Amended Fifth Edition Of The Subdivision And Land Development Regulations Per Council Bill 32-2013 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.

General Notes Continued Sheet 4

Please Note That All Lots In This Subdivision Are Subject To The Moderate Income Housing Unit (M.I.H.U.) Fee-In-Lieu Requirement. Developer Will Pursue Alternative Compliance By Paying A Fee-In-Lieu.

Purpose Statement
The Purpose Of This Plat Is To Resubdivide Bulk Parcel 'C', As Shown On Plats Entitled "Enclave At River Hill, Phase 2, Lots 55 Thru 124, Open Space Lots 125 Thru 129 And Bulk Parcel 'C'" Recorded As Plat Nos. 24550 Thru 24558, Creating Lots 130 Thru 159 And Open Space Lot 160.

RECORDED AS PLAT NO. 24650 ON 6/1/18
AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

**Enclave At River Hill
Phase 3
Lots 130 Thru 159 And
Open Space Lot 160**

(Being A Resubdivision Of Bulk Parcel 'C', As Shown On Plats Entitled "Enclave At River Hill, Phase 2, Lots 55 Thru 124, Open Space Lots 125 Thru 129 And Bulk Parcel 'C'" Recorded Among The Land Records Of Howard County, Maryland As Plat Nos. 24550 Thru 24558)

Zoned: R-ED
Tax Map No. 34 Grid No. 18 Parcel 88
Fifth Election District - Howard County, Maryland
Date: March 8, 2018 Scale: As Shown Sheet 1 Of 4

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 4/12/18
Date
(Property) Line Surveyor

3-15-2018
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 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 130 Thru 159 And Open Space Lot 160. Any Conveyances Of The Aforesaid Lots Shall Be Subject To The Easements Herein Reserved, Whether Or Not Expressly Stated In The Deed(s) Conveying Said Lots. 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."

Area Tabulation This Submission

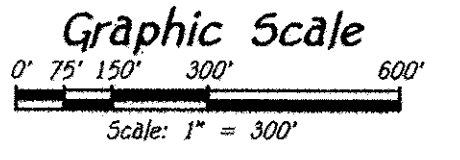
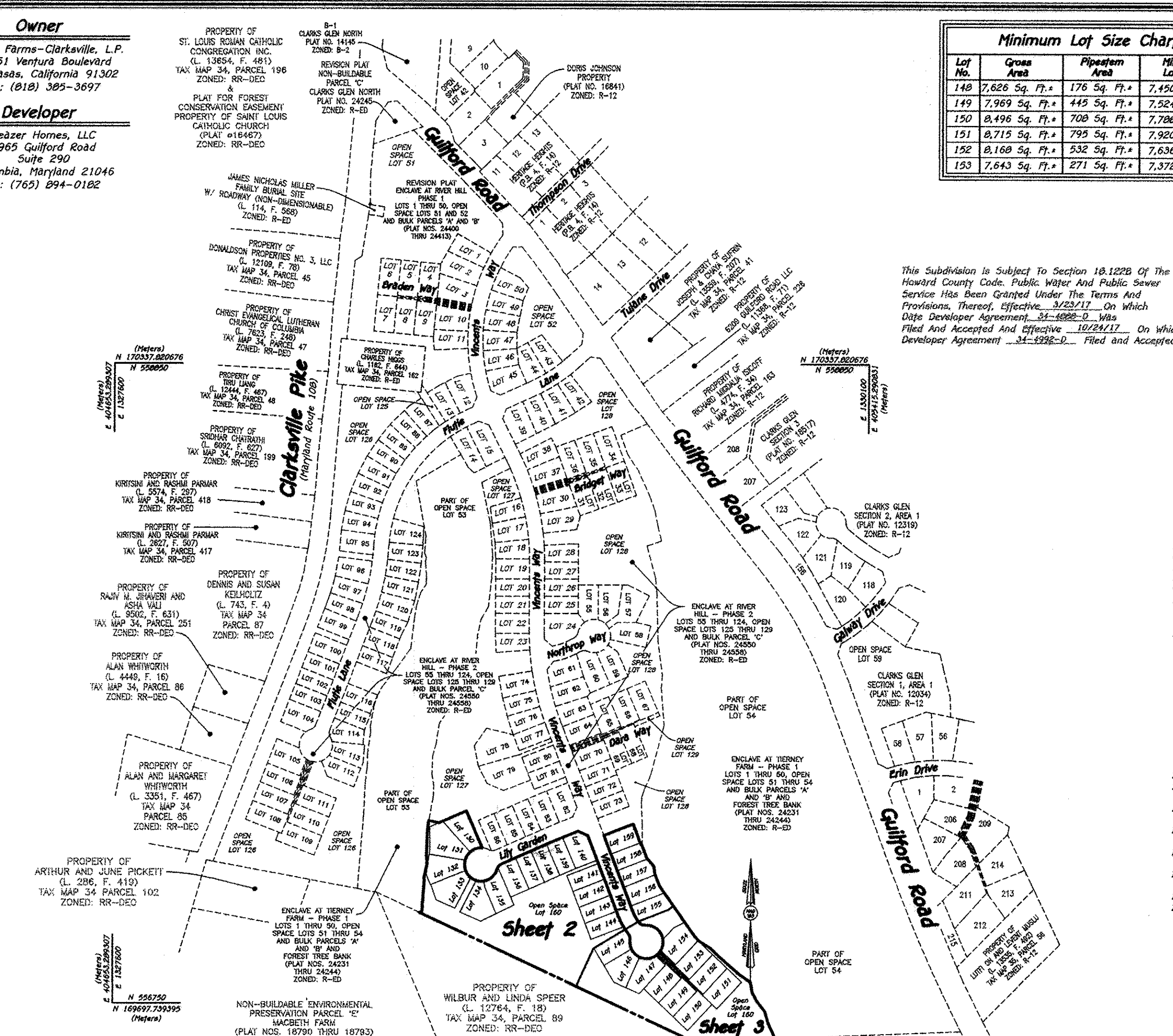
TOTAL NUMBER OF BUILDABLE LOTS TO BE RECORDED	30
TOTAL NUMBER OF OPEN SPACE LOTS TO BE RECORDED	1
TOTAL NUMBER OF BULK PARCELS TO BE RECORDED	0
TOTAL NUMBER OF LOTS/PARCELS TO BE RECORDED	31
TOTAL AREA OF BUILDABLE LOTS TO BE RECORDED	5,263 Ac.±
TOTAL AREA OF OPEN SPACE LOTS TO BE RECORDED	3,967 Ac.±
TOTAL AREA OF BULK PARCELS TO BE RECORDED	0.000 Ac.±
TOTAL AREA OF LOTS/PARCELS TO BE RECORDED	9,230 Ac.±
TOTAL AREA OF ROADWAY TO BE RECORDED	0.000 Ac.±
TOTAL AREA TO BE RECORDED	9,230 Ac.±

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

William for Maureen Rappaman 5/7/2018
Howard County Health Officer Date

APPROVED: Howard County Department Of Planning And Zoning

Chief, Development Engineering Division 5/17/18 Date
Karl Shalender 5-24-18 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 15 Day Of MARCH 2018.

Chief Cheryl A. Studley
WITNESS
CHERYL A. STUDLEY

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 Duty Licensed Property Line Surveyor Under The Laws Of The State Of Maryland; That It Is A Subdivision Of Part Of The Lands Conveyed By Hoddinott, 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 Being Bulk Parcel 'C', A Shown On Plats Entitled "Enclave At River Hill, Phase 2, Lots 55 Thru 124, Open Space Lots 125 Thru 129 And Bulk Parcel 'C'" Recorded Among The Aforesaid Land Records As Plat Nos. 24550 Thru 24558; 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 4/12/18 Date
Mark L. Robel, Property Line Surveyor No. 339 Date
Expiration Date: October 4, 2018

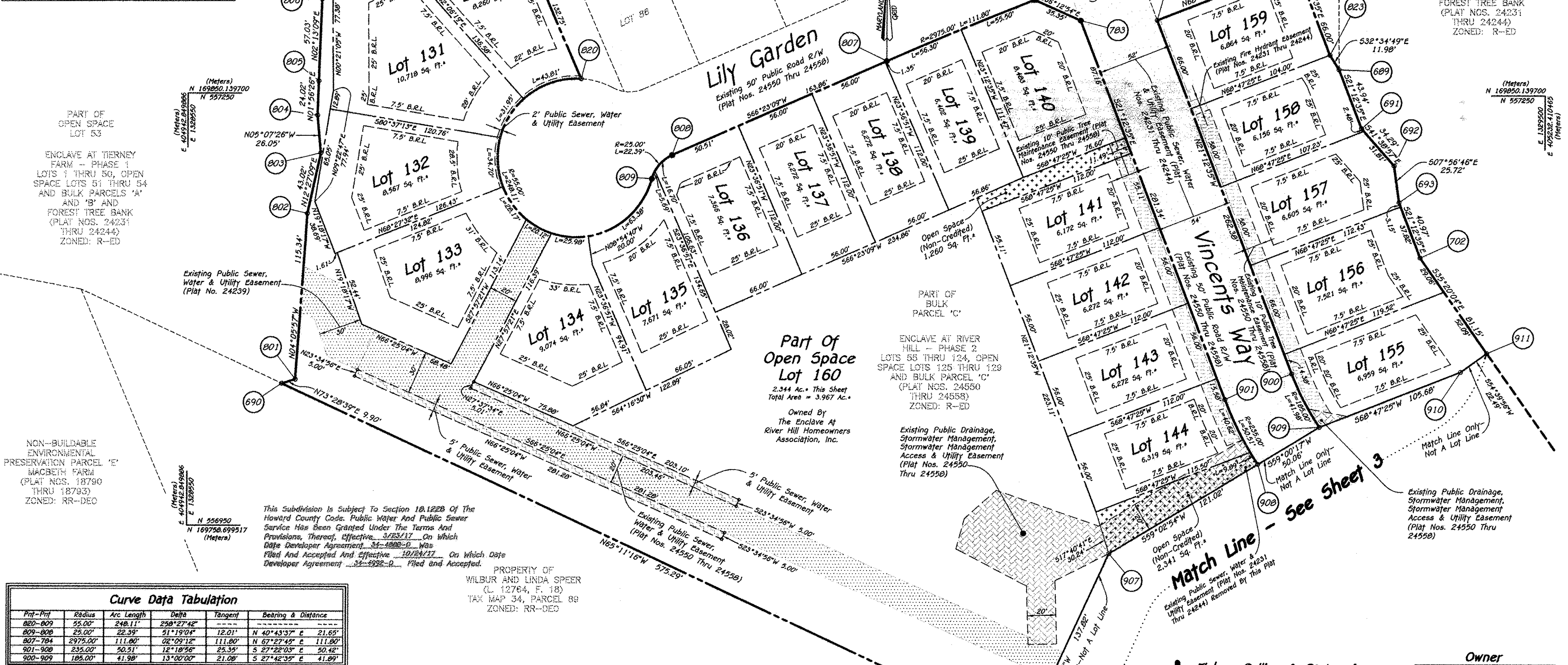


The Requirements 3-108, The Real Property Article, Annotated Code of Maryland, 1986 Replacement Volume, (As Supplemented) As Far As They Relate To The Making Of This Plat And The Setting Of Markers Have Been Complied With.

Mark L. Robel 4/12/18
 Mark L. Robel, P.L.S. #339
 (Property Line Surveyor)
 Date

3-15-2018
 Date

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



Curve Data Tabulation

Point-Point	Radius	Arc Length	Delta	Tangent	Bearing & Distance
820-809	55.00'	248.11'	259°27'42"	12.01'	N 40°43'37" E 21.65'
809-808	25.00'	22.93'	51°19'04"	11.80'	N 67°27'42" E 111.80'
807-704	2975.00'	111.80'	02°09'12"	25.35'	S 27°22'03" E 50.42'
901-900	235.00'	90.31'	12°18'56"	21.08'	S 27°42'39" E 41.89'
900-909	185.00'	41.98'	13°00'00"	21.08'	S 27°42'39" E 41.89'

Area Tabulation Sheet 2

TOTAL NUMBER OF BUILDABLE LOTS TO BE RECORDED	20
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	21
TOTAL AREA OF BUILDABLE LOTS TO BE RECORDED	3,381 Ac.±
TOTAL AREA OF OPEN SPACE LOTS TO BE RECORDED	2,344 Ac.±
TOTAL AREA OF BULK PARCELS TO BE RECORDED	0.000 Ac.±
TOTAL AREA OF LOTS/PARCELS TO BE RECORDED	5,725 Ac.±
TOTAL AREA OF ROADWAY TO BE RECORDED	0.000 Ac.±
TOTAL AREA TO BE RECORDED	5,725 Ac.±

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 34-4888-0 Was Filed And Accepted And Effective 10/28/17, On Which Date Developer Agreement 34-4932-0 Was Filed And Accepted.

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

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 130 Thru 159 and Open Space Lot 160. Any Conveyances of the Aforesaid Lots Shall Be Subject To The Easements Herein Reserved, Whether Or Not Expressly Stated In The Deed(s) Conveying Said Lots. 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's Certificate

Tierney Farms-Clarksville, L.P., By HLOJY 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 15 Day Of MARCH 2018.

Steven Porath
 Steven Porath, Authorized Person

Cheryl A. Studley
 Cheryl A. Studley
 Witness

Tierney Farms-Clarksville, L.P.
 By: HLOJY GP LLC, By Heartstone 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 Of 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 Being Bulk Parcel 'C', As Shown on Plats Entitled "Enclave At River Hill, Phase 2, Lots 55 Thru 124, Open Space Lots 125 Thru 129 And Bulk Parcel 'C'" Recorded Among The Aforesaid Land Records As Plat Nos. 24550 Thru 24558; 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 4/12/18
 Mark L. Robel, Property Line Surveyor No. 339 Date
 Expiration Date: October 4, 2018

RECORDED AS PLAT No. 24651 ON 4/11/18
 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

**Enclave At River Hill
 Phase 3
 Lots 130 Thru 159 And
 Open Space Lot 160**

(Being A Resubdivision Of Bulk Parcel 'C', As Shown On Plats Entitled "Enclave At River Hill, Phase 2, Lots 55 Thru 124, Open Space Lots 125 Thru 129 And Bulk Parcel 'C'" Recorded Among The Land Records Of Howard County, Maryland As Plat Nos. 24550 Thru 24558)

Zoned: R-ED
 Tax Map No. 34 Grid No. 18 Parcel 88
 Fifth Election District - Howard County, Maryland
 Date: March 8, 2018 Scale: 1" = 50' Sheet 2 Of 4

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) 894-0102

Graphic Scale
 0' 50' 100' 150'
 Scale: 1" = 50'

E:\2013\13008\ang\F Plans\RECORD PLATS\PHASE 3\PLAT 2.dwg, PLAT 2, 1:1

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 4/12/18
 Mark L. Robel, P.L.S. #339
 (Property Line Surveyor)
[Signature] 3-15-2018
 Date
 Tierney Farms-Clarksville, L.P., By HLOJV GP LLC,
 By Heartstone Lot Option Joint Venture, LLC,
 Managing Member By Steven Porath, Authorized Person

Curve Data Tabulation

Point-Point	Radius	Arc Length	Delta	Tangent	Bearing & Distance
909-905	189.00'	1.36'	00°25'20"	0.68'	S 34°25'19" E 1.36'
905-904	25.00'	26.23'	60°07'20"	14.47'	S 64°41'39" E 25.05'
904-903	55.00'	270.61'	201°54'28"	---	---
903-902	25.00'	19.79'	45°19'37"	10.44'	N 15°30'35" W 19.27'
902-900	235.00'	19.06'	04°30'52"	9.54'	N 35°50'57" W 19.06'

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

Developer
 Bedzer Homes, LLC
 8965 Guilford Road
 Suite 290
 Columbia, Maryland 21046
 Ph: (765) 094-0102

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 130 Thru 159 And Open Space Lot 160. Any Conveyances Of The Aforesaid Lots Shall Be Subject To The Easements Herein Reserved, Whether Or Not Expressly Stated In The Deed(s) Conveying Said Lots. 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."

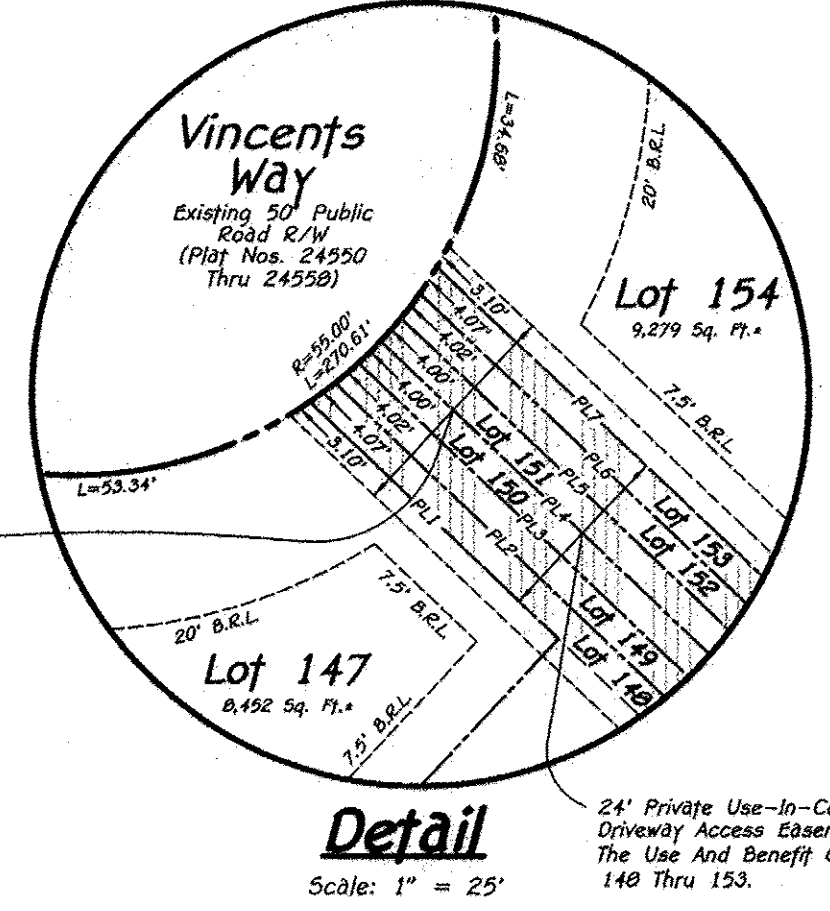
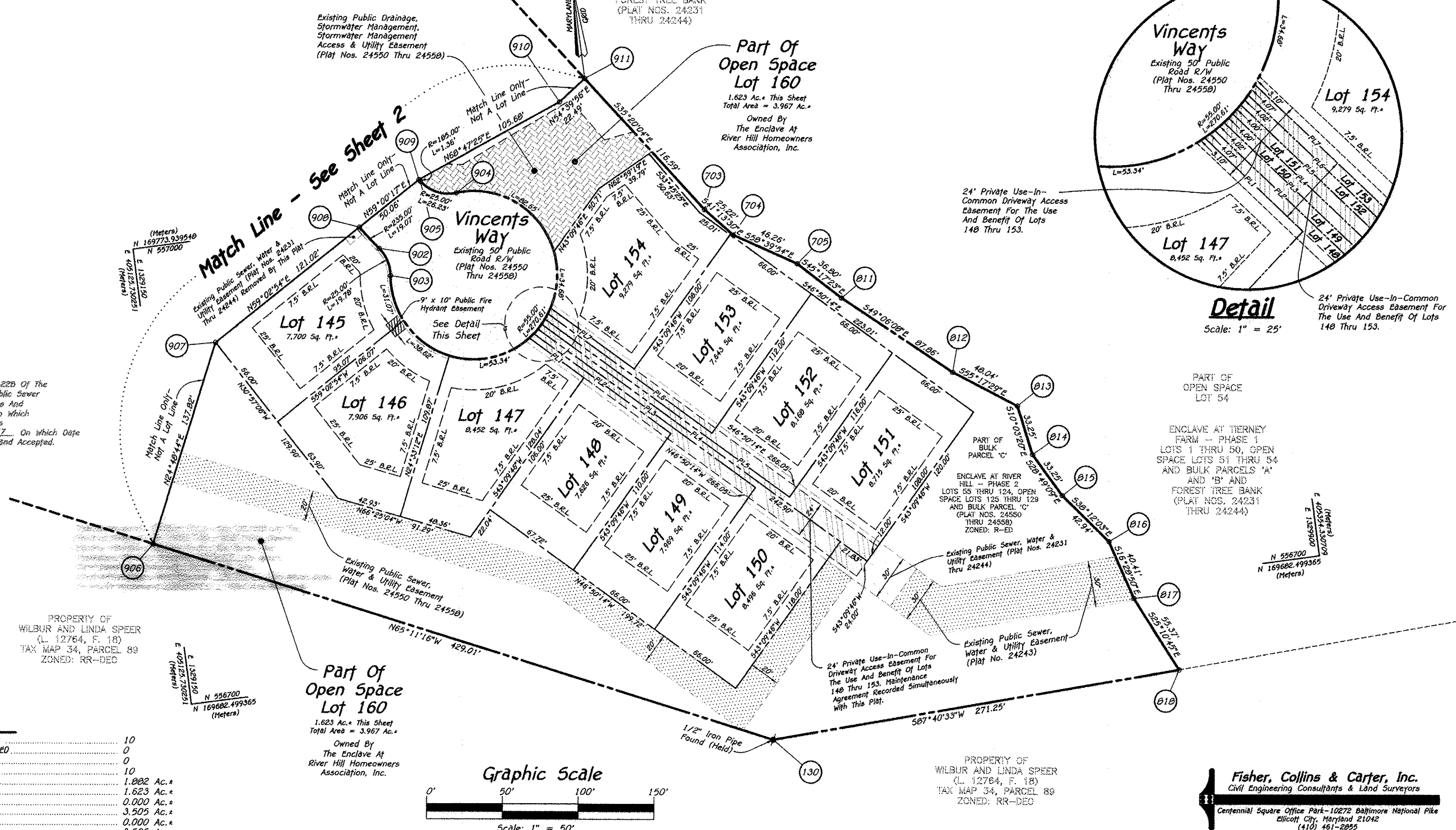
This Subdivision Is Subject To Section 18-1223 Of The Howard County Code. Public Water And Public Sewer Service Has Been Granted Under The Terms And Provisions, Thereof, Effective 3/23/17, On Which Date Developer Agreement 34-4936-2 Was Filed And Accepted And Effective 10/24/17, On Which Date Developer Agreement 34-4936-9 Was Filed And Accepted.

Property Line Line Table Chart

Line	Bearing	Length
PL1	S 46°50'14" E	44.50'
PL2	S 46°50'14" E	111.40'
PL3	S 46°50'14" E	177.04'
PL4	S 46°50'14" E	264.73'
PL5	S 46°50'14" E	198.07'
PL6	S 46°50'14" E	133.31'
PL7	S 46°50'14" E	68.05'

Area Tabulation Sheet 3

TOTAL NUMBER OF BUILDABLE LOTS TO BE RECORDED	10
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	10
TOTAL AREA OF BUILDABLE LOTS TO BE RECORDED	1,802 Ac.*
TOTAL AREA OF OPEN SPACE LOTS TO BE RECORDED	1,623 Ac.*
TOTAL AREA OF BULK PARCELS TO BE RECORDED	0.000 Ac.*
TOTAL AREA OF LOTS/PARCELS TO BE RECORDED	3,505 Ac.*
TOTAL AREA OF ROADWAY TO BE RECORDED	0.000 Ac.*
TOTAL AREA TO BE RECORDED	3,505 Ac.*



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

William M. Mauer 5/7/2018
 Howard County Health Officer

APPROVED: Howard County Department Of Planning And Zoning.

[Signature] 5/17/18
 Chief, Development Engineering Division

[Signature] 5-24-18
 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, 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 15 Day Of MARCH 2018.

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

[Signature]
 Witness
 CHERYL A. STUDLEY

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 Of 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 17305 At Folio 354; And Being Bulk Parcel 'C', A Shown On Plats Entitled "Enclave At River Hill, Phase 2, Lots 55 Thru 124, Open Space Lots 125 Thru 129 And Bulk Parcel 'C'" Recorded Among The Aforesaid Land Records As Plat Nos. 24550 Thru 24558; 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 4/12/18
 Mark L. Robel, Property Line Surveyor No. 339 Date
 Expiration Date: October 4, 2018

RECORDED AS PLAT No. 24657 ON 6/1/18
 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

**Enclave At River Hill
 Phase 3
 Lots 130 Thru 159 And
 Open Space Lot 160**

(Being A Resubdivision Of Bulk Parcel 'C', As Shown On Plats Entitled "Enclave At River Hill, Phase 2, Lots 55 Thru 124, Open Space Lots 125 Thru 129 And Bulk Parcel 'C'" Recorded Among The Land Records Of Howard County, Maryland As Plat Nos. 24550 Thru 24558)

Zoned: R-ED
 Tax Map No. 34 Grid No. 18 Parcel 08
 Fifth Election District - Howard County, Maryland
 Date: March 8, 2018 Scale: 1" = 50' Sheet 3 Of 4

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

F:\2013\13008.dwg\F Plots\RECORD PLATS\PHASE 3-PLAT 3.dwg, PLAT 3, 1:1

Phasing Chart

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

Legend

- Existing Public Sewer, Water & Utility Easement (Plat Nos. 24231 Thru 24244)
- Existing Public Sewer, Water & Utility Easement (Plat Nos. 24231 Thru 24244 And Plat Nos. 24550 Thru 24558)
- Existing 10' Public Tree Maintenance Easement (Plat Nos. 24550 Thru 24558)
- Existing Public Drainage, Stormwater Management Access & Utility Easement (Plat Nos. 24550 Thru 24558)
- 24' Private Use-In-Common Driveway Access Easement
- Non-Credited Open Space Area
- 9' x 10' Public Fire Hydrant Easement
- 5' Public Sewer, Water & Utility Easement

General Notes Continued This Sheet:

41. Density Tabulation:
 - a. Gross Area Of Total Site = 88.90 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
42. Open Space Tabulation:
 - a. Open Space Required:
 1. Total Project Open Space Required = 44.45 Acres (88.90 Acres x 50%)
 - 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. Phase 3 Total Open Space Provided = 3.967 Acres
 - a). Credited Open Space = 3.884 Acres
 - b). Non-Credited Open Space = 0.083 Acres
 4. Total Open Space Provided (Phase 1, 2 And 3) = 53.690 Acres (36.769 Ac. + 12.491 Ac. + 3.884 Ac.)
 - a). Total Credited Open Space = 53.144 Acres (36.769 Ac. + 12.491 Ac. + 3.884 Ac.)
 - b). Total Non-Credited Open Space = 0.546 Acres (0.007 Ac. + 0.456 Ac. + 0.083 Ac.)
43. 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. Recreational Open Space Provided (Open Space Lot 51) Recorded In Phase 1, F-15-110 On Plat Nos. 24231 Thru 24244 = 48,682 Sq. Ft.
44. 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:

20. The Project Is In Conformance With The Latest Howard County Standards Unless Waivers Have Been Approved.
21. The Traffic Study Dated September, 2014 For This Project Was Prepared By The Traffic Group And Approved On March 24, 2015.
22. 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.
23. Articles Of Incorporation For The Enclave At River Hill Homeowners Association, Inc. Has Been Filed With The State Department Of Assessments And Taxation On October 18, 2017, With Receipt No. 017650490.
24. Site Is Not Adjacent To A Scenic Road.
25. The Private Use-In-Common Driveway Access Easements And Maintenance Agreements For Shares A Driveways 148 Thru 159 Are Recorded Simultaneously With This Plat.
26. Declaration Of Covenants And Restrictions For The Enclave At River Hill Homeowners Association, Inc. Have Been Recorded In Liber 17960 At Folio 239.
27. The Forest Conservation Obligation For Phase 3 Has Been Satisfied With The Enclave At Tierney Farm, Phase 1 (F-15-110).
28. The Perimeter Landscaping For Phase 3 Was Provided With The Developers Agreement For The Enclave At River Hill (Formerly The Enclave At Tierney Farm, Phase 1, F-15-110).
29. Subdivision Is Subject To Section 104.0.F. Of The Zoning Regulations. At Least 10% Of The Dwelling Units Shall Be Moderate Income Housing Units (M.I.H.U.) Or An Alternative Compliance Will Be Provided. The Developer Shall Execute A M.I.H.U. Agreement With The Department Of Housing To Indicate How The M.I.H.U. Requirement Will Be Met. The M.I.H.U. Agreement And Covenants Will Be Recorded Simultaneously With This Plat In The Land Records Office Of Howard County, Maryland. This Development Will Meet M.I.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 3) = (30 Lots x 10%) = 3 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.
30. Stormwater Management Facilities For The Public Roads (Lily Garden And Vincents Way) Was Provided With The Developers Agreement For The Enclave At River Hill, Phase 2, F-17-003. On Lot Stormwater Management Facilities, Phase 3, Declaration Of Covenants Shall Be Recorded With This Final Plat.
31. The Stormwater Management Facilities Located On H.O.A. Open Space Lot 160 Will Be Owned And Maintained By The Enclave At River Hill Homeowners Association, Inc. On Lot Stormwater Management Facilities Are Owned And Maintained By The Individual Lot Owner.
32. In Accordance With Section 12B.0.A.(1)(I) Of The Zoning Regulations, Room Extensions And Building Additions Being Developed Under The R-EO 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.
33. Open Space Lot 160 Will Be Owned And Maintained By The Enclave At River Hill Homeowners Association, Inc.
34. This Plat Is Subject To WF-15-009 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 As Specimen Trees 2355, 2356, 2357, 2358, 2362, 2363, 2364, 2365, 2367, 2368, 2390, 2391, 2392, 2392, 2398 On The Waiver Petition Exhibit And Preliminary Equipment Sketch Plan. No Other Specimen Trees May Be Removed. Removal Of The Fourteen Specimen Trees Will Require Mitigation Of 5"-4" Caliper Trees. The Mitigated 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.
35. Approval Of A Site Development Plan Is Required For The Development Of All Residential Lots Within This Subdivision Prior To Issuance Of Any Grading Or Building Permits For New House Construction In Accordance With Section 16.155 Of The Subdivision And Land Development Regulations.
36. 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.
37. The Natural Resource Inventory/Forest Stand Delineation Plan For The Enclave At River Hill Was Prepared By Ecotone, Inc. On June 3, 2014 And Approved On March 24, 2015.
38. The Wetland Delineation Report For The Enclave At River Hill Was Prepared By Ecotone, Inc. On June 11, 2014 And Approved On March 24, 2015.
39. Surety For Street Trees For Vincents Way And Lily Garden Has Been Posted With The Developers Agreement For The Enclave At River Hill, Phase 2 (F-17-003).
40. Plan Subject To Planning Board Case No. 409 Approved By The Howard County Planning Board On January 18, 2015.

Total Sheet Tabulation This Submission

	Sheet 2	Sheet 3	Total
TOTAL NUMBER OF BUILDABLE LOTS TO BE RECORDED	20	10	30
TOTAL NUMBER OF OPEN SPACE LOTS TO BE RECORDED	1	0	1
TOTAL NUMBER OF BULK PARCELS TO BE RECORDED	0	0	0
TOTAL NUMBER OF LOTS/PARCELS TO BE RECORDED	21	10	31
TOTAL AREA OF BUILDABLE LOTS TO BE RECORDED	3,381 Ac.*	1,802 Ac.*	5,263 Ac.*
TOTAL AREA OF OPEN SPACE LOTS TO BE RECORDED	2,344 Ac.*	1,623 Ac.*	3,967 Ac.*
TOTAL AREA OF BULK PARCELS TO BE RECORDED	0.000 Ac.*	0.000 Ac.*	0.000 Ac.*
TOTAL AREA OF LOTS/PARCELS TO BE RECORDED	5,725 Ac.*	3,505 Ac.*	9,230 Ac.*
TOTAL AREA OF ROADWAY TO BE RECORDED	0.000 Ac.*	0.000 Ac.*	0.000 Ac.*
TOTAL AREA TO BE RECORDED	5,725 Ac.*	3,505 Ac.*	9,230 Ac.*

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

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.

Approval for Mauro Roseman 5/7/2018
Howard County Health Officer Date

APPROVED: Howard County Department Of Planning And Zoning.

[Signature]
Chief, Development Engineering Division JP Date 5/17/18

[Signature]
Director Date 5-24-18

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 15 Day Of MARCH 2018.

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

[Signature]
Witness
CHERYL A. STUDLEY

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 Of Part Of The Lands Conveyed By Hoddinott, 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 Being Bulk Parcel 'C', A Shown On Plats Entitled "Enclave At River Hill, Phase 2, Lots 55 Thru 124, Open Space Lots 125 Thru 129 And Bulk Parcel 'C'" Recorded Among The Aforesaid Land Records As Plat Nos. 24550 Thru 24558; 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.

[Signature]
Mark L. Robel, Property Line Surveyor No. 339 Date 4/12/18
Expiration Date: October 4, 2018

RECORDED AS PLAT No. 24553 ON 6/1/18
AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

**Enclave At River Hill
Phase 3
Lots 130 Thru 159 And
Open Space Lot 160**

(Being A Resubdivision Of Bulk Parcel 'C', As Shown On Plats Entitled "Enclave At River Hill, Phase 2, Lots 55 Thru 124, Open Space Lots 125 Thru 129 And Bulk Parcel 'C'" Recorded Among The Land Records Of Howard County, Maryland As Plat Nos. 24550 Thru 24558)

Zoned: R-ED
Tax Map No. 34 Grid No. 1B Parcel 88
Fifth Election District - Howard County, Maryland
Date: March 8, 2018 Scale: No Scale Sheet 4 Of 4