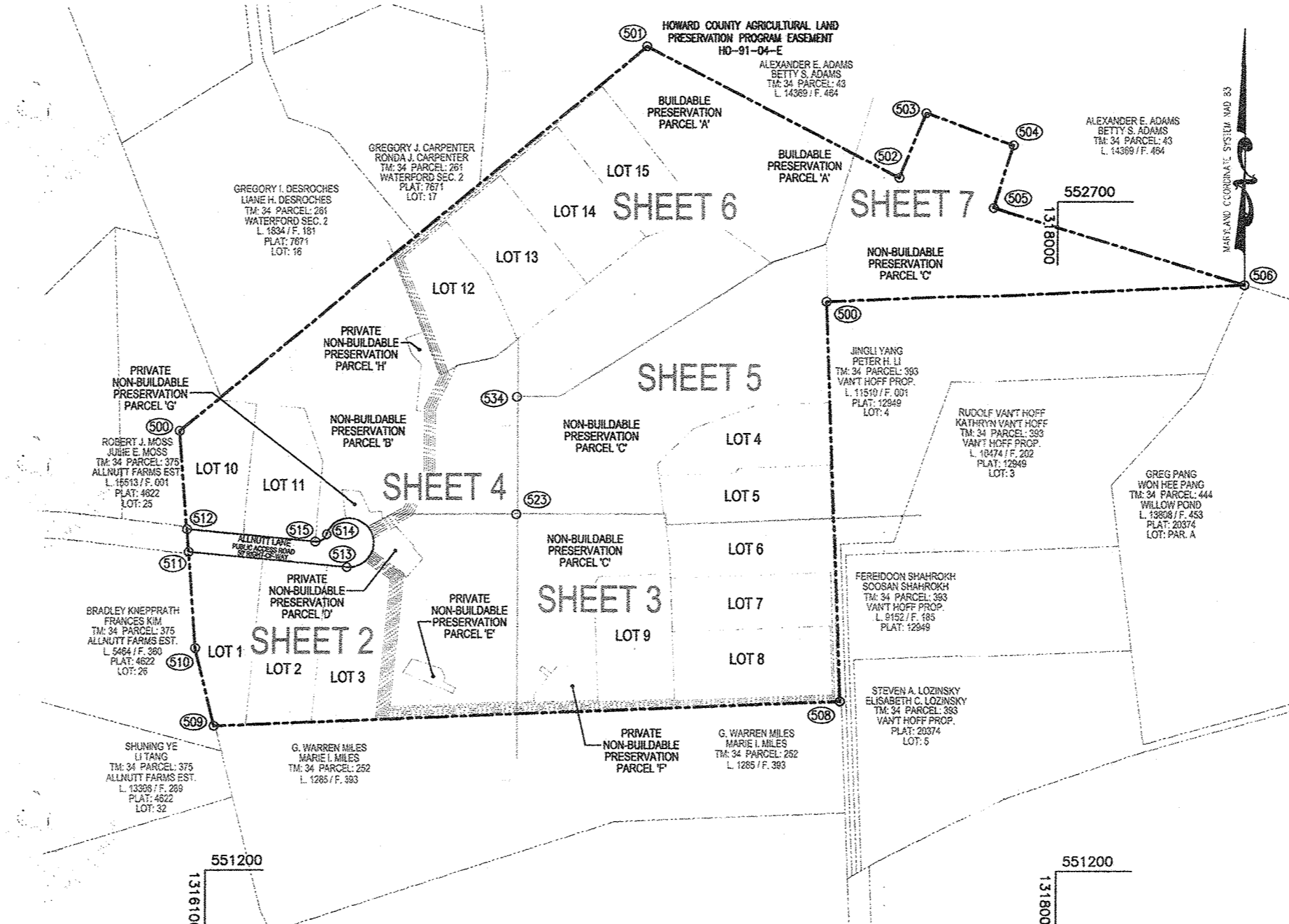
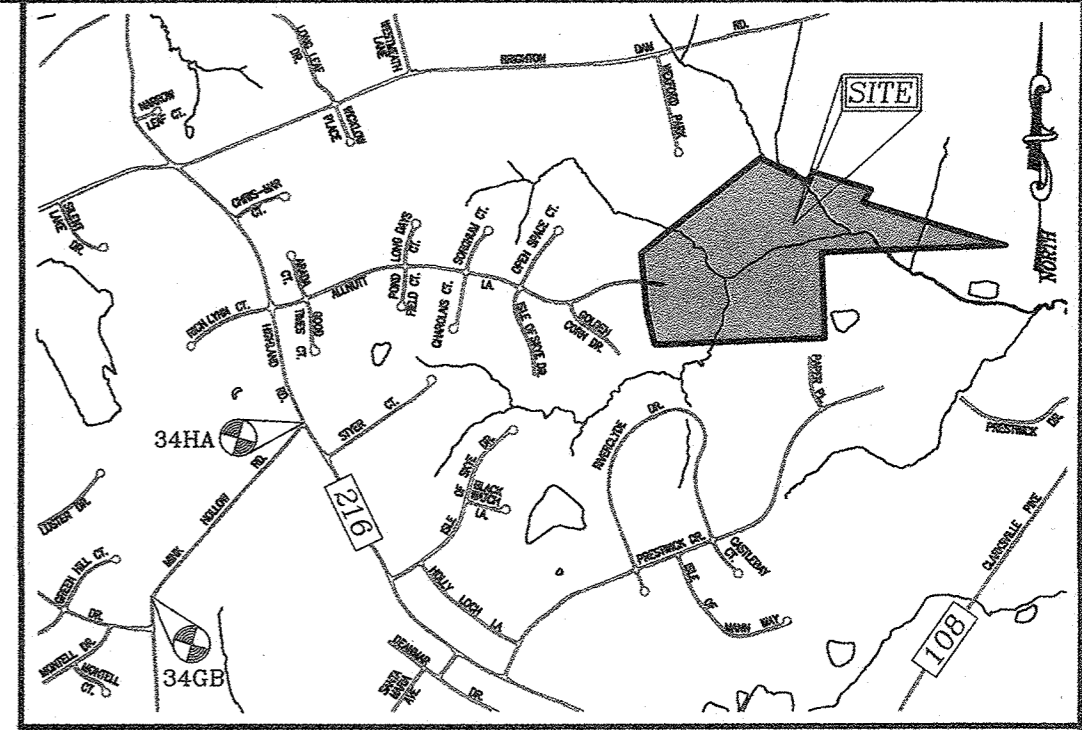


GENERAL NOTES

- THE COORDINATES SHOWN HEREON ARE BASED UPON THE HOWARD COUNTY GEODETIC CONTROL WHICH IS BASED UPON THE MARYLAND STATE PLANE COORDINATE SYSTEM. HOWARD COUNTY MONUMENT NOS. 34HA AND 34GB WERE USED FOR THIS PROJECT.
- 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
 - DENOTES BUILDING RESTRICTION LINE
- THIS PLAT IS BASED ON A FIELD RUN MONUMENTED BOUNDARY SURVEY PERFORMED ON OR ABOUT JULY, 2016 BY ROBERT H. VOGEL ENGINEERING, INC.
- ALL AREAS ARE MORE OR LESS (±).
- PLAT SUBJECT TO PRIOR DEPARTMENT OF PLANNING AND ZONING FILE ECP-16-064 (APPROVED DECEMBER 21, 2016) AND SP-17-007.
- TO THE BEST OF THE OWNERS KNOWLEDGE, THERE ARE NO CEMETERY OR BURIAL SITES LOCATED ON THE SUBJECT PROPERTY.
- A FOREST STAND DELINEATION AND ENVIRONMENTAL RESOURCES ASSESSMENT FOR THIS PROJECT WAS PREPARED BY ECO SCIENCE PROFESSIONALS INC., C/O MR. JOHN CANOLES, DATED JUNE 10, 2016, UPDATED JANUARY 18, 2017.
- THERE IS A PREVIOUSLY PLATTED FLOODPLAIN EASEMENT ON PARCEL 389, LOT 1 - GREENE PROPERTY (PLAT 5208). THIS EASEMENT WILL BE EXTINGUISHED BY THIS PLAT AND RE-RECORDED AS SHOWN HEREON IN ACCORDANCE WITH THE FLOODPLAIN STUDY PREPARED BY ROBERT H. VOGEL ENGINEERING DATED 11/13/2016 AND REVISED MAY 31, 2017. ADDENDUM APRIL 03, 2018.
- AN APFO TRAFFIC STUDY WAS PREPARED BY THE TRAFFIC GROUP AND APPROVED SEPTEMBER 21, 2017.
- A NOISE STUDY IS NOT REQUIRED FOR THIS PROJECT.
- STORM WATER MANAGEMENT PRACTICES ARE REQUIRED IN ACCORDANCE WITH THE DESIGN MANUALS. PRIOR TO SIGNATURE APPROVAL OF THE FINAL PLAT, THE DEVELOPER WILL BE REQUIRED TO EXECUTE THE DECLARATION OF COVENANT AND/OR A DEVELOPER'S AGREEMENT FOR THE CONSTRUCTION OF THE STORM WATER MANAGEMENT PRACTICES AND A MAINTENANCE AGREEMENT. STORM WATER MANAGEMENT FOR THIS PROJECT TO BE PROVIDED BY THE USE OF NON-STRUCTURAL PRACTICES AND MICRO-SCALE PRACTICES IN ACCORDANCE WITH ENVIRONMENTAL SITE DESIGN CRITERIA. THESE FACILITIES SHALL BE PRIVATELY OWNED AND MAINTAINED.
- WATER AND SEWER SERVICE TO BE PROVIDED BY PRIVATE WELLS AND SEPTIC SYSTEMS.
- FOR FLAG OR PIPESTEM LOTS, REFUSE COLLECTION, SNOW REMOVAL AND ROAD MAINTENANCE ARE PROVIDED TO THE JUNCTION OF THE FLAG OR PIPESTEM AND THE ROAD RIGHT-OF-WAY ONLY AND NOT ONTO THE FLAG OR PIPESTEM LOT DRIVEWAY.
- THE MAINTENANCE OF THE TRASH PAD AND ITS LANDSCAPING IS THE RESPONSIBILITY OF THE HOA.
- DRIVEWAYS SHALL BE PROVIDED PRIOR TO ISSUANCE OF A USE AND OCCUPANCY PERMIT FOR ANY NEW DWELLINGS TO ENSURE SAFE ACCESS FOR FIRE EMERGENCY VEHICLES PER THE FOLLOWING MINIMUM REQUIREMENTS:
 - A. WIDTH --- 12'(16' SERVING MORE THAN ONE RESIDENCE);
 - B. SURFACE --- 6 INCHES OF COMPACTED CRUSHER RUN BASE WITH TAR AND CHIP COATING (1"-1 1/2" MINIMUM).
 - C. GEOMETRY --- MAX. 15% GRADE, MAX. 10% GRADE CHANGE AND MIN. 45' TURNING RADIUS
 - D. STRUCTURES (CULVERTS/BRIDGES) --- CAPABLE OF SUPPORTING 25 GROSS TONS (H25 LOADING)
 - E. DRAINAGE ELEMENTS --- CAPABLE OF SAFELY PASSING 100-YEAR FLOOD WITH NO MORE THAN 1 FOOT OF DEPTH OVER DRIVEWAY SURFACE
 - F. STRUCTURE CLEARANCES---MINIMUM 12 FEET.
 - G. MAINTENANCE --- SUFFICIENT TO ENSURE ALL WEATHER USE.
- THE SUBJECT PROPERTY IS ZONED "RR-DEO" PER THE 10/06/2013 COMPREHENSIVE ZONING PLAN.
- NO GRADING, REMOVAL OF VEGETATIVE COVER OR TREES, PAVING OR NEW STRUCTURES SHALL BE PERMITTED WITHIN THE LIMITS OF WELANDS, STREAMS, OR THEIR REQUIRED BUFFERS, FLOODPLAIN AND FOREST CONSERVATION EASEMENT AREAS.
- FOREST CONSERVATION REQUIREMENTS AS SET FORTH IN SECTION 16.1202 OF THE HOWARD COUNTY CODE AND THE FOREST CONSERVATION MANUAL. NO CLEARING, GRADING OR CONSTRUCTION IS PERMITTED WITHIN THE FOREST CONSERVATION EASEMENT. HOWEVER, FOREST MANAGEMENT PRACTICES AS DEFINED IN THE DEED OF FOREST CONSERVATION EASEMENT ARE ALLOWED.
- THE FOREST CONSERVATION OBLIGATION TO BE FULFILLED BY THE PLACEMENT OF 7.44 ACRES INTO RETENTION EASEMENTS AND BY THE PLACEMENT OF 3.69 ACRES INTO A AFFORESTATION EASEMENT. 3.83 ACRES OF ADDITIONAL AFFORESTATION HAVE BEEN PROVIDED FOR THE PURPOSE OF A FOREST BANK. THE SURETY FOR THE AFFORESTATION (160,736 S.F.) IS \$80,368.20. THE SURETY FOR THE FOREST MITIGATION BANK (166,835 S.F.) IS \$83,417.50.
- THIS PLAN HAS BEEN PREPARED IN ACCORDANCE WITH SECTION 16.124 OF THE HOWARD COUNTY CODE AND THE LANDSCAPE MANUAL. A FINANCIAL SURETY IN THE AMOUNT OF \$25,200 FOR THE REQUIRED 84 SHADE TREES SHALL BE POSTED AT THE TIME OF FINAL PLAT SUBMISSION. THIS FINANCIAL SURETY SHALL BE SEPARATE FROM THE SURETY FOR PUBLIC STREET TREES AND SHRUBS FROM GENERAL NOTE 19, BELOW.
- A FINANCIAL SURETY IN THE AMOUNT OF \$6000 FOR THE REQUIRED 19 PUBLIC STREET TREES, 10 SHRUBS, AND TWO TRASH PADS SHALL BE POSTED AT THE TIME OF FINAL PLAT SUBMISSION. THIS FINANCIAL SURETY IS SEPARATE FROM THE SURETY FOR SHADE TREES FROM GENERAL NOTE 19, ABOVE.
- THIS PLAN IS SUBJECT TO THE AMENDED FIFTH EDITION OF THE SUBDIVISION AND LAND REGULATIONS.
- DEVELOPMENT OR CONSTRUCTION OF THESE LOTS MUST COMPLY WITH SETBACK AND BUFFER REGULATIONS IN EFFECT AT THE TIME OF SUBMISSION OF THE SITE DEVELOPMENT PLAN, WAIVER PETITION, OR BUILDING AND GRADING PERMITS.
- ALL UTILITY LINES ARE CLASSIFIED AS A PUBLIC ACCESS ROAD. SITE ACCESS SHALL BE VIA THE F-18-064 PRIVATE USE-IN-COMMON DRIVEWAY.
- LOTS 4-9, 12-15, BUILDABLE PRESERVATION PARCEL 'A' AND NON-BUILDABLE PRESERVATION PARCELS 'C', 'I' AND 'H' WILL UTILIZE A USE-IN-COMMON DRIVEWAY. A USE-IN-COMMON MAINTENANCE AGREEMENT FOR THE SHARED DRIVEWAYS SHALL BE RECORDED SIMULTANEOUSLY WITH THIS PLAT.
- THIS SITE IS NOT LOCATED IN A HISTORIC DISTRICT.
- A PRE-SUBMISSION COMMUNITY MEETING WAS HELD ON MARCH 29, 2016 AT 6:00 PM AT THE BOARD ROOM AT CLARET HALL A SECOND COMMUNITY MEETING WAS HELD ON FEBRUARY 21, 2017 AT THE SAME TIME AND LOCATION AS THE FIRST.
- IN ACCORDANCE WITH SECTIONS 105.0.G AND 106.0 OF THE ZONING REGULATIONS, THIS PROJECT IS BEING DEVELOPED UTILIZING THE CLUSTER SUBDIVISION REQUIREMENTS AND DENSITY EXCHANGE OPTION. THIS SUBDIVISION REQUIRES 6 DWELLING UNITS FROM AN ELIGIBLE SENDING PARCEL. (ZITZMAN PROPERTY, F-18-064(S1)).
- PER SECTION 105.0.G.1.d., NON-BUILDABLE PRESERVATION PARCELS 'B' AND 'C' WILL BE OWNED BY HOWARD COUNTY MARYLAND WITH THE HOA AS THE EASEMENT HOLDER.
- AN ALTERNATIVE COMPLIANCE PETITION TO SECTION 16.1205(a)(7), FILED AS WP-17-128, TO REMOVE 10 SPECIMEN TREES WAS APPROVED ON FEBRUARY 2, 2018. APPROVAL IS SUBJECT TO THE FOLLOWING CONDITIONS:
 - THE REMOVAL OF THE TEN (10) SPECIMEN TREES WILL REQUIRE MITIGATION WITH THE PLANTING OF 2:1 REPLACEMENT TREES (20 TOTAL) WITH A MINIMUM 3" CALIPER NATIVE PLANT SPECIES AS PART OF THIS SUBDIVISION'S LANDSCAPE PLAN. SURETY FOR THE 20 TREES WILL BE INCORPORATED INTO THE LANDSCAPE SURETY WITH THE FINAL PLAN.
 - PROVIDE A NOTE ON ALL SUBDIVISION PLANS REGARDING THIS ALTERNATIVE COMPLIANCE PETITION APPROVAL. THIS NOTE SHALL INCLUDE THE REGULATION SECTIONS PETITIONED, THE DATE OF THE ALTERNATIVE COMPLIANCE APPROVAL AND THE CONDITIONS OF THE APPROVAL.
- REFERENCE DESIGN MANUAL WAIVER, APPROVED MAY 22, 2017, TO WAIVE SECTION 2.6B WHICH REQUIRES THE CONSTRUCTION OF A PUBLIC ROADWAY WHERE SHARED ACCESS DRIVEWAYS CROSS A 100-YEAR FLOODPLAIN. THIS APPROVAL IS SUBJECT TO THE FOLLOWING CONDITIONS:
 - BOTH DRAINAGE STRUCTURES SHALL MEET COUNTY STANDARDS AND SHALL PASS THE 100-YEAR STORM WITH A FREEBOARD OF 1-FOOT BETWEEN THE 100-YEAR WEEL AND THE LOWEST CHORD OF THE BRIDGE OR THE OUTSIDE EDGE OF THE PAVEMENT
 - THE IMPACTS TO STREAM BANKS, CHANNELS AND ASSOCIATED VEGETATION SHALL BE LIMITED. THE PLANS SHALL NOT BE APPROVED UNLESS SUFFICIENT EFFORTS ARE MADE.
 - SPECIFY WHO WILL BE RESPONSIBLE FOR THE MAINTENANCE OF THE BRIDGE ON THE SITE PLANS.
 - A DETAILED O&M FOR THE BRIDGE MUST BE PROVIDED ON THE PLANS.

COORDINATE TABLE

POINT	NORTHING	EASTING
500	557467.5849	1323075.6795
501	558328.0582	1324120.0127
502	558033.2951	1324682.7923
503	558178.5170	1324741.9264
504	558109.2677	1324938.2566
505	557988.8644	1324892.3552
506	557795.1502	1325452.0431
507	557755.3494	1324519.7162
508	556860.3755	1324553.5032
509	556805.6387	1323153.6393
510	556980.7859	1323111.4188
511	557196.7935	1323095.5605
512	557247.3975	1323091.8452
513	557162.0097	1323450.3631
514	557235.6276	1323404.0715
515	557219.3288	1323378.1515
523	557280.0809	1323829.8529
534	557542.3866	1323829.8529



VICINITY MAP
SCALE: 1"=2000'
ADC MAP: PAGE: 31 / GRID: B2, B3, & C2

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.

Edward John Glawe *Edward John Glawe* 04/24/2019
EDWARD JOHN GLAWE DATE
PROFESSIONAL LAND SURVEYOR, MD REG. NO. 21391

Michael Pfaus *Michael Pfaus* 5-29-19
ESTATES AT RIVER HILL, LLC MEMBER DATE

MIHU AGREEMENT

PLEASE NOTE THAT ALL LOTS/RESIDENTIAL UNITS IN THIS SUBDIVISION ARE SUBJECT TO THE MIHU FEE-IN-LIEU REQUIREMENT THAT IS TO BE CALCULATED AND PAID TO THE DEPARTMENT OF INSPECTIONS, LICENSES AND PERMITS AT THE TIME OF BUILDING PERMIT ISSUANCE BY THE PERMIT APPLICANT.

DENSITY EXCHANGE TABULATION

SECTION 105.G OF THE ZONING REGULATIONS AND SECTION 106.0 OF THE ZONING REGULATIONS

RECEIVING PARCEL INFORMATION	THE ESTATES OF RIVER HILL TM: 34, GRID: 23, PAR: 389 F-18-064
GROSS ACREAGE OF PARCEL	42.60 ACRES
NET ACREAGE OF PARCEL	35.10 ACRES
MAXIMUM NUMBER OF UNITS ALLOWED BY RIGHT	42.60 ACRES/4.25 (ACRES PER UNIT) = 10 UNITS
MAXIMUM NUMBER OF DENSITY UNITS ALLOWED	35.10 NET ACRES 2 DWELLING UNITS/NET ACRE = 17 UNITS
PROPOSED PROJECT UNITS	16 UNITS-10 UNITS = 6 DEO UNITS
NUMBER OF DEO UNITS REQUIRED	6 UNITS REQUIRED
SENDING PARCEL INFORMATION	6 DEO UNITS FROM ZITZMAN PROPERTY TM: 10, GRID: 08, PAR: 113 RE-16-003(S2)

AREA TABULATION CHART

	SHEET 2	SHEET 3	SHEET 4	SHEET 5	SHEET 6	SHEET 7	TOTAL
BUILDABLE LOTS TO BE RECORDED	3, P/0-10	P/0-6	2, P/0-4	P/0-2	P/0-4	0	5, P/0-26
NON-BUILDABLE PRES. PARCELS TO BE RECORDED	2, P/0-1	1, P/0-1	2, P/0-2	P/0-1	P/0-1	P/0-1	5, P/0-7
BUILDABLE PRES. PARCELS TO BE RECORDED	P/0-1	0	P/0-1	0	P/0-1	0	P/0-3
TOTAL LOTS AND PARCELS TO BE RECORDED	5, P/0-12	1, P/0-7	4, P/0-6	P/0-3	P/0-6	P/0-1	10, P/0-35
AREA OF BUILDABLE LOTS TO BE RECORDED	3,885.3 AC	4,767.6 AC	2,116.6 AC	2,058.9 AC	4,736.0 AC	0.0000 AC	17,564.4 AC
AREA OF NON-BUILDABLE PRES. PARCELS TO BE RECORDED	2,736.8 AC	2,224.5 AC	4,848.9 AC	4,874.4 AC	2,330.4 AC	4,168.3 AC	21,183.1 AC
AREA OF BUILDABLE PRES. PARCELS TO BE RECORDED	0.0069 AC	0.0000 AC	0.0382 AC	0.0000 AC	3,221.9 AC	0.0000 AC	3,267.0 AC
AREA OF LOTS AND PARCELS TO BE RECORDED	6,628.8 AC	6,992.7 AC	7,003.7 AC	6,933.3 AC	10,283.3 AC	4,168.3 AC	42,014.5 AC
AREA OF ROADWAY TO BE RECORDED	0.5862 AC	0.0000 AC	0.0000 AC	0.0000 AC	0.0000 AC	0.0000 AC	0.5862 AC
TOTAL AREA TO BE RECORDED	7,215.0 AC	6,992.1 AC	7,003.7 AC	6,933.3 AC	10,283.3 AC	4,168.3 AC	42,800.7 AC

MINIMUM LOT SIZE CHART

LOT #	GROSS AREA	PIPESTEM AREA	NET AREA	LOT #	GROSS AREA	PIPESTEM AREA	NET AREA
1	142,319 SF	6,217 SF	136,096 SF	9	51,515 SF	3,430 SF	48,085 SF
4	53,373 SF	7,788 SF	45,585 SF	12	48,837 SF	2,044 SF	46,793 SF
5	50,875 SF	7,256 SF	43,619 SF	13	56,315 SF	4,013 SF	52,302 SF
6	50,227 SF	6,724 SF	43,503 SF	14	57,679 SF	4,773 SF	52,906 SF
7	48,991 SF	6,194 SF	42,797 SF	15	51,839 SF	5,574 SF	46,265 SF
8	58,803 SF	4,131 SF	54,672 SF				

OWNER
ESTATES AT RIVER HILL, LLC
MICHAEL PFAU, MEMBER
3675 PARK AVE., SUITE 301
ELLCOTT CITY, MD 21043
(410) 480-0073

DEVELOPER
TRINITY HOMES MARY LAND, LLC
3675 PARK AVE., SUITE 301
ELLCOTT CITY, MD 21043
(410) 480-0023

PURPOSE:
THE PURPOSE OF THIS PLAT IS TO RESUBDIVIDE GREENE PROPERTY, LOTS 1 TO 15, NON-BUILDABLE PRESERVATION PARCELS B-H AND CREATE VARIOUS EASEMENTS.

APPROVED: FOR PRIVATE WATER AND PRIVATE SEWER SYSTEMS
HOWARD COUNTY HEALTH DEPARTMENT.

Madison M. Rossman 6/21/2019
HOWARD COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

Robert H. Vogel 6-27-19
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

Robert H. Vogel 7-12-19
DIRECTOR DATE

OWNER'S CERTIFICATE

WE, ESTATES AT RIVER HILL, LLC, OWNERS OF THE PROPERTY SHOWN HEREON, ADOPTS 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:

- 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-WAYS AND THE SPECIFIC EASEMENTS SHOWN;
- 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 OTHER VALUABLE CONSIDERATION, HEREBY GRANT THE RIGHT AND OPTION TO HOWARD COUNTY TO ACQUIRE THE FEE SIMPLE TITLE IN THE BEDS OF THE STREETS AND/OR ROADS, FLOOD PLAINS, STORM DRAINAGE FACILITIES AND OPEN SPACE WHERE APPLICABLE;
- THE RIGHT TO REQUIRE DEDICATION OF WATERWAYS AND DRAINAGE EASEMENTS FOR THE SPECIFIC PURPOSE OF THE CONSTRUCTION, REPAIR, AND MAINTENANCE; AND
- THAT NO BUILDING OR SIMILAR STRUCTURE OF ANY KIND SHALL BE ERECTED ON OR OVER THE SAID RIGHT-OF-WAYS.

WITNESS OUR HANDS THIS 29th DAY OF MAY 2019.

Michael Pfaus
ESTATES AT RIVER HILL, LLC MEMBER

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS A SUBDIVISION OF THE LANDS CONVEYED FROM RENE & JEANNE GELBER TO ESTATES AT RIVER HILL, LLC, BY DEED DATED DECEMBER 14, 2018 AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER 18487, FOLIO 262.

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, AND BOUNDARY SURVEY IS IN ACCORDANCE WITH THE HOWARD COUNTY SUBDIVISION REGULATIONS.

I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED BY ME OR UNDER MY RESPONSIBLE CHARGE, AND THAT I AM A DULY LICENSED PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 21391, EXPIRATION DATE JUNE 04, 2019.

Edward John Glawe 04/24/2019
EDWARD JOHN GLAWE DATE
PROFESSIONAL LAND SURVEYOR, MD REG. NO. 21391

ROBERT H. VOGEL ENGINEERING, INC.
ENGINEERS • SURVEYORS • PLANNERS
3300 NORTH RIVER ROAD
ELLCOTT CITY, MD 21043 TEL: 410.461.7666 FAX: 410.461.8961

RECORDED AS PLAT No. 25085 ON 7/18/19
AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

PLAT OF RESUBDIVISION
THE ESTATES AT RIVER HILL

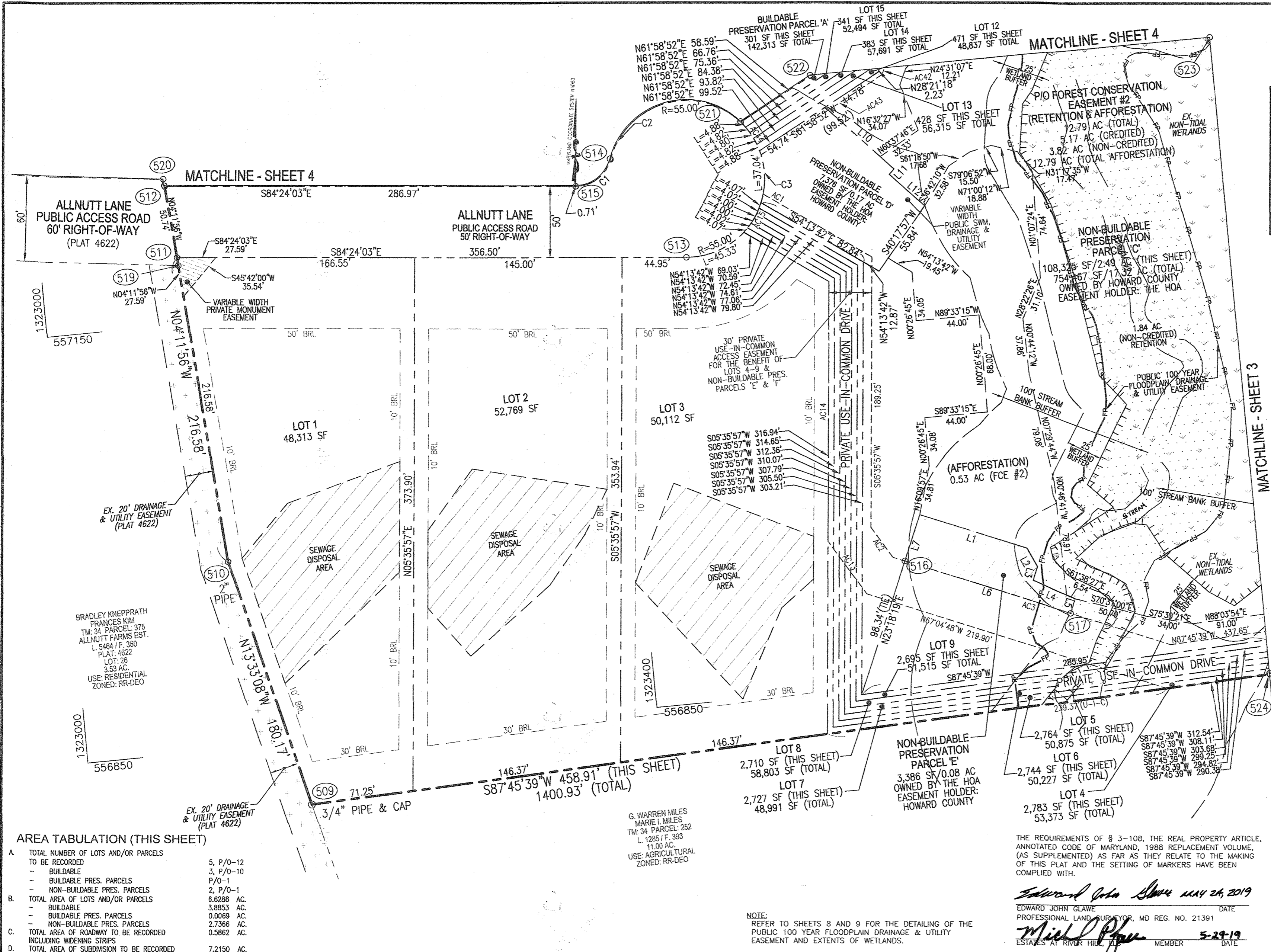
LOTS 1-15, BUILDABLE PRESERVATION PARCEL 'A' AND NON-BUILDABLE PRESERVATION PARCELS 'B'-H
A RE-SUBDIVISION OF THE "GREENE PROPERTY", LOT 1 - PLAT 5208

DPZ REF: PLAT 5208, ECP 16-064, WP 17-034, WP 17-128, SP 17-007, PB CASE NO. 434
TAX MAP 34, GRID 23, PARCEL 389 ZONED: RR-DEO
5TH ELECTION DISTRICT
HOWARD COUNTY, MARYLAND

SCALE: AS SHOWN MARCH, 2019

300' 0 300' 600' 900'
GRAPHIC SCALE

SHEET 1 OF 10



CURVE TABLE					
LINE	LENGTH	RADIUS	TAN	DELTA	CHORD & DIST.
C1	32.95'	25.00'	19.36'	75°31'21"	S97°50'17"W 30.62'
C2	114.52'	55.00'	93.94'	119°18'07"	S51°03'25"W 56.62'
C3	130.76'	55.00'	136.89'	136°13'14"	S27°28'20"W 102.07'

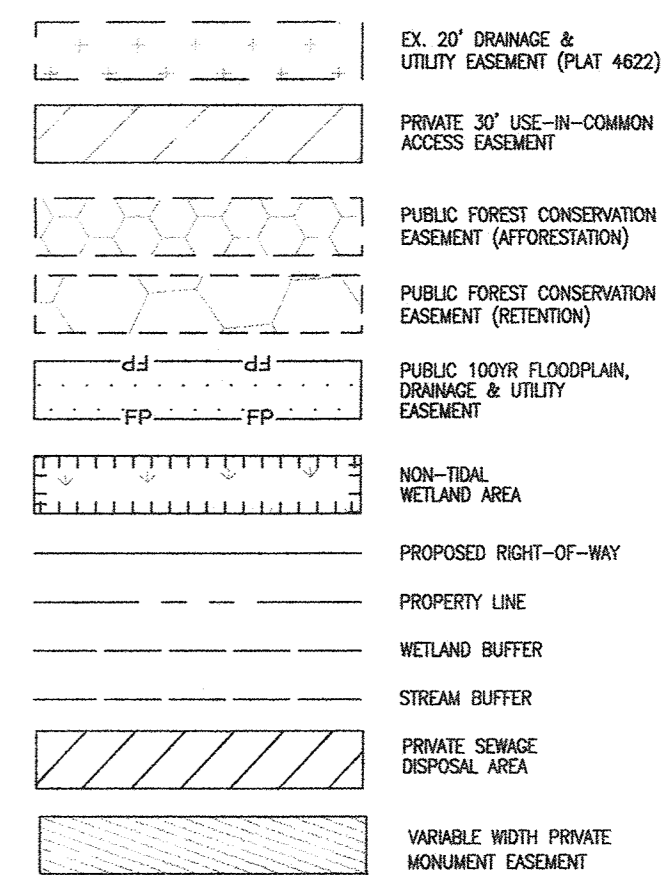
LOT LINE TABLE		
LINE	BEARING	LENGTH
L1	S67°04'48"W	78.69'
L2	S24°09'22"E	14.89'
L3	S22°55'12"W	10.24'
L4	S61°38'27"E	31.68'
L5	S22°55'12"W	10.73'
L6	N67°04'48"W	121.13'
L7	N22°55'12"E	34.11'
L8	N84°19'02"E	25.52'
L9	S05°40'58"E	17.79'
L10	S42°49'01"E	64.88'
L11	S47°00'18"W	5.00'
L12	S42°49'01"E	33.17'

COORDINATE TABLE		
POINT	NORTHING	EASTING
509	556605.6387	1323153.6393
510	556680.7959	1323111.4168
511	557196.7935	1323095.5805
512	557247.3975	1323091.8452
513	557162.0097	1323450.3631
515	557219.3288	1323378.1515
516	556835.2356	1323582.8261
517	556888.0826	1323694.3913
519	557191.1638	1323095.9738
520	557252.1755	1323091.4944
521	557252.5553	1323497.4761
522	557280.0809	1323549.2031
523	557280.0809	1323829.6529
524	556832.0719	1323829.6529

30' PRIVATE USE-IN-COMMON ACCESS EASEMENT LINE TABLE		
LINE	BEARING	LENGTH
AC1	S54°13'42"E	87.99'
AC2	S30°44'25"E	26.22'
AC3	S67°04'48"E	203.36'
AC13	N30°44'25"W	45.91'
AC14	N05°35'57"E	188.59'
AC43	S61°38'27"E	101.18'

30' PRIVATE USE-IN-COMMON ACCESS EASEMENT CURVE TABLE					
LINE	LENGTH	RADIUS	TAN	DELTA	CHORD & DIST.
AC15	30.44'	55.00'	15.62'	34°42'20"	N32°31'17"E 30.05'
AC44	27.29'	55.00'	13.93'	28°25'44"	N26°24'24"W 27.01'

LEGEND



AREA TABULATION (THIS SHEET)

A. TOTAL NUMBER OF LOTS AND/OR PARCELS TO BE RECORDED	5, P/0-12
- BUILDABLE	3, P/0-10
- BUILDABLE PRES. PARCELS	P/0-1
- NON-BUILDABLE PRES. PARCELS	2, P/0-1
B. TOTAL AREA OF LOTS AND/OR PARCELS	6.6288 AC.
- BUILDABLE	3.8853 AC.
- BUILDABLE PRES. PARCELS	0.0069 AC.
- NON-BUILDABLE PRES. PARCELS	2.7366 AC.
C. TOTAL AREA OF ROADWAY TO BE RECORDED INCLUDING WIDENING STRIPS	0.5862 AC.
D. TOTAL AREA OF SUBDIVISION TO BE RECORDED	7.2150 AC.

APPROVED: FOR PRIVATE WATER AND PRIVATE SEWER SYSTEMS
HOWARD COUNTY HEALTH DEPARTMENT.

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

OWNER'S CERTIFICATE

WE, ESTATES AT RIVER HILL, LLC, OWNERS OF THE PROPERTY SHOWN HEREON, ADOPTS 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;

- 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-WAYS AND THE SPECIFIC EASEMENTS SHOWN;
- THE RIGHT TO REQUIRE DEDICATION FOR THE PUBLIC USE THE BEDS OF THE STREETS AND/OR ROADS, THE FLOODPLAINS AND OPEN SPACES, WHERE APPLICABLE AND FOR THE GOOD AND OTHER VALUABLE CONSIDERATION, HEREBY GRANT THE RIGHT AND OPTION TO HOWARD COUNTY TO ACQUIRE THE FEE SIMPLE TITLE IN THE BEDS OF THE STREETS AND/OR ROADS, FLOOD PLAINS, STORM DRAINAGE FACILITIES AND OPEN SPACE WHERE APPLICABLE;
- THE RIGHT TO REQUIRE DEDICATION OF WATERWAYS AND DRAINAGE EASEMENTS FOR THE SPECIFIC PURPOSE OF THE CONSTRUCTION, REPAIR AND MAINTENANCE; AND
- THAT NO BUILDING OR SIMILAR STRUCTURE OF ANY KIND SHALL BE ERECTED ON OR OVER THE SAID RIGHT-OF-WAYS.

WITNESS OUR HANDS THIS 29th DAY OF MAY, 2019.

Michael P. Pfeiffer
ESTATES AT RIVER HILL, LLC. MEMBER

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT. THAT IT IS A SUBDIVISION OF THE LANDS CONVEYED FROM RENE & JEANNE GELBER TO ESTATES AT RIVER HILL, LLC, BY DEED DATED DECEMBER 14, 2018 AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER 18487, FOLIO 262.

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, AND BOUNDARY SURVEY IS IN ACCORDANCE WITH THE HOWARD COUNTY SUBDIVISION REGULATIONS.

I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED BY ME OR UNDER MY RESPONSIBLE CHARGE, AND THAT I AM A DULY LICENSED PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 21391, EXPIRATION DATE JUNE 04, 2019.

Edward John Glawe MAY 24, 2019
EDWARD JOHN GLAWE DATE
PROFESSIONAL LAND SURVEYOR, MD REG. NO. 21391

Michael P. Pfeiffer 5-29-19
ESTATES AT RIVER HILL, LLC MEMBER DATE

ROBERT H. VOGEL ENGINEERING, INC.
ENGINEERS • SURVEYORS • PLANNERS
3300 NORTH RIDGE ROAD ELLICOTT CITY, MD 21043 TEL: 410.481.7666 FAX: 410.481.6961

RECORDED AS PLAT No. 25086 ON 7/18/19
AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

PLAT OF RESUBDIVISION THE ESTATES AT RIVER HILL

LOTS 1-15, BUILDABLE PRESERVATION PARCEL 'A' AND NON-BUILDABLE PRESERVATION PARCELS 'B'-'H' A RE-SUBDIVISION OF THE "GREENE PROPERTY", LOT 1 - PLAT 5208

DPZ REF: PLAT 5208, ECP 16-064, WP 17-034, WP 17-128, SP 17-007, PB CASE NO. 434
TAX MAP 34, GRID 23, PARCEL 389 ZONED: RR-DEO
5TH ELECTION DISTRICT HOWARD COUNTY, MARYLAND

SCALE: 1" = 50' MARCH, 2019

SHEET 2 OF 10

POINT	NORTHING	EASTING
508	656860.3755	1324553.5032
523	657280.0809	1323829.6529
524	656832.0719	1323829.6529
525	657280.0809	1324159.6869
526	657256.6819	1324162.9271
527	657270.8866	1324538.0056
538	657280.0809	1324136.6805

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.

Edward John Glawe MAY 24, 2019
EDWARD JOHN GLAWE
PROFESSIONAL LAND SURVEYOR, MD REG. NO. 21391

Michael Pfau 5-29-19
ESTATES AT RIVER HILL, LLC MEMBER DATE

LINE	BEARING	LENGTH
DU5	S02°09'43"E	630.60'
DU6	S55°41'08"W	36.95'
DU7	S87°49'37"W	55.60'
DU8	N02°10'23"W	20.00'
DU9	N87°49'37"E	49.84'
DU10	N55°41'08"E	20.14'
DU11	N02°09'43"W	215.38'

LINE	BEARING	LENGTH
AC4	N42°47'58"E	28.30'
AC12	S42°47'58"W	53.13'

LEGEND

- PRIVATE 30' USE-IN-COMMON ACCESS EASEMENT
- VARIABLE WIDTH PRIVATE SWM, DRAINAGE & UTILITY EASEMENT
- PUBLIC FOREST CONSERVATION EASEMENT (AFFORESTATION)
- PUBLIC FOREST CONSERVATION EASEMENT (RETENTION)
- NON-TIDAL WETLAND AREA
- PRIVATE SEWAGE DISPOSAL AREA
- PROPERTY LINE
- WETLAND BUFFER
- STREAM BUFFER

NOTE:
REFER TO SHEETS 8 AND 9 FOR THE DETAILING OF THE PUBLIC 100 YEAR FLOODPLAIN DRAINAGE & UTILITY EASEMENT AND EXTENTS OF WETLANDS.

AREA TABULATION (THIS SHEET)

A. TOTAL NUMBER OF LOTS AND/OR PARCELS TO BE RECORDED	1, P/O-7
- BUILDABLE PRES. PARCELS	P/O-6
- NON-BUILDABLE PRES. PARCELS	0
B. TOTAL AREA OF LOTS AND/OR PARCELS	1, P/O-1
- BUILDABLE	6.9921 AC.
- BUILDABLE PRES. PARCELS	4.7676 AC.
- NON-BUILDABLE PRES. PARCELS	0.0000 AC.
C. TOTAL AREA OF ROADWAY TO BE RECORDED INCLUDING WIDENING STRIPS	2.2245 AC.
D. TOTAL AREA OF SUBDIVISION TO BE RECORDED	0.0000 AC.
	6.9921 AC.

APPROVED: FOR PRIVATE WATER AND PRIVATE SEWER SYSTEMS
HOWARD COUNTY HEALTH DEPARTMENT.

Bethan for Mauna Korman 6/2/2019
HOWARD COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

Michael Pfau 6-27-19
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

Venturini 7-12-19
DIRECTOR DATE

OWNER'S CERTIFICATE

WE, ESTATES AT RIVER HILL, LLC, OWNERS OF THE PROPERTY SHOWN HEREON, ADOPTS 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:

- 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-WAYS AND THE SPECIFIC EASEMENTS SHOWN;
- THE RIGHT TO REQUIRE DEDICATION FOR THE PUBLIC USE THE BEDS OF THE STREETS AND/OR ROADS, THE FLOODPLAINS AND OPEN SPACES, WHERE APPLICABLE AND FOR THE GOOD AND OTHER VALUABLE CONSIDERATION, HEREBY GRANT THE RIGHT AND OPTION TO HOWARD COUNTY TO ACQUIRE THE FEE SIMPLE TITLE IN THE BEDS OF THE STREETS AND/OR ROADS, FLOOD PLAINS, STORM DRAINAGE FACILITIES AND OPEN SPACE WHERE APPLICABLE;
- THE RIGHT TO REQUIRE DEDICATION OF WATERWAYS AND DRAINAGE EASEMENTS FOR THE SPECIFIC PURPOSE OF THE CONSTRUCTION, REPAIR AND MAINTENANCE; AND
- THAT NO BUILDING OR SIMILAR STRUCTURE OF ANY KIND SHALL BE ERECTED ON OR OVER THE SAID RIGHT-OF-WAYS.

WITNESS OUR HANDS THIS 29th DAY OF MAY, 2019.
Michael Pfau
ESTATES AT RIVER HILL, LLC MEMBER

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS A SUBDIVISION OF THE LANDS CONVEYED FROM RENE & JEANNE GELBER TO ESTATES AT RIVER HILL, LLC, BY DEED DATED DECEMBER 14, 2018 AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER 18487, FOLIO 262.

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, AND BOUNDARY SURVEY IS IN ACCORDANCE WITH THE HOWARD COUNTY SUBDIVISION REGULATIONS.

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Edward John Glawe MAY 24, 2019
EDWARD JOHN GLAWE
PROFESSIONAL LAND SURVEYOR, MD REG. NO. 21391



ROBERT H. VOGEL ENGINEERING, INC.
ENGINEERS • SURVEYORS • PLANNERS
3300 NORTH RIDGE ROAD ELLICOTT CITY, MD 21043 TEL: 410.461.7666 FAX: 410.461.6961

RECORDED AS PLAT No. 25087 ON 7/18/19
AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

PLAT OF RESUBDIVISION THE ESTATES AT RIVER HILL

LOTS 1-15, BUILDABLE PRESERVATION PARCEL 'A' AND NON-BUILDABLE PRESERVATION PARCELS 'B'-'H' A RE-SUBDIVISION OF THE "GREENE PROPERTY", LOT 1 - PLAT 5208

DPZ REF: PLAT 5208, ECP 16-064, WP 17-034, WP 17-128, SP 17-007, PB CASE NO. 434
TAX MAP 34, GRID 23, PARCEL 389 ZONED: RR-DEO
5TH ELECTION DISTRICT HOWARD COUNTY, MARYLAND

SCALE: 1" = 50'
GRAPHIC SCALE
MARCH, 2019
SHEET 3 OF 10

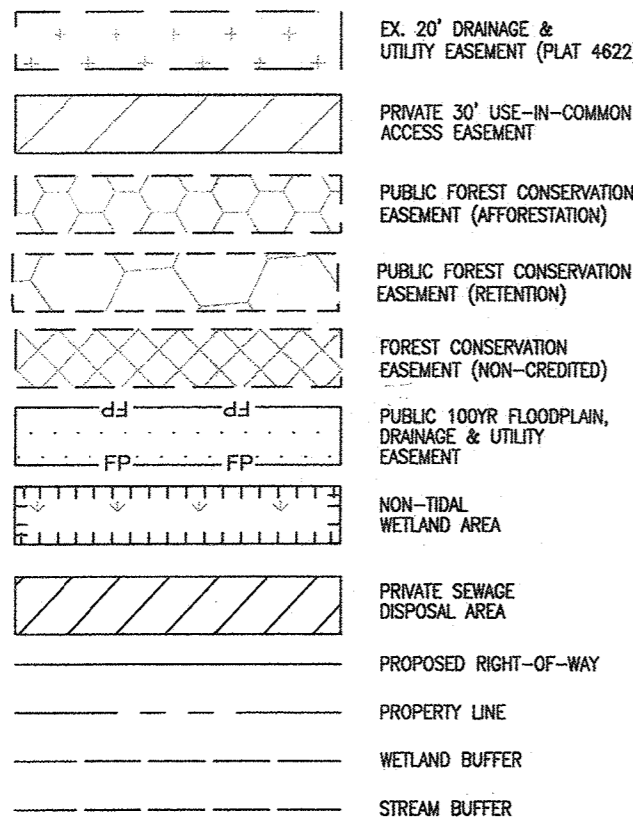
CURVE TABLE			
LINE	LENGTH	RADIUS	CHORD
C1	32.95'	25.00'	S57°50'17"W 30.82'
C2	59.48'	55.00'	S51°03'25"W 56.62'

COORDINATE TABLE		
POINT	NORTHING	EASTING
500	557467.5849	1323075.6795
512	557247.3975	1323091.8452
514	557235.6276	1323404.0715
515	557219.3288	1323378.1515
518	557848.0236	1323537.4077
519	557191.1638	1323095.9738
520	557252.1755	1323091.4944
521	557252.5553	1323497.4761
522	557280.0809	1323549.2031
523	557280.0809	1323829.6529
528	557859.7778	1323551.6734
529	557590.7920	1323657.5516
530	557612.3858	1323694.4987
531	557629.6000	1323777.0312
532	557671.6106	1323829.6529
534	557542.3866	1323829.6529

LINE TABLE		
LINE	BEARING	LENGTH
L8	N84°19'02"E	25.52'
L9	S05°40'58"E	17.79'

30' PRIVATE USE-IN-COMMON ACCESS EASEMENT LINE TABLE		
LINE	BEARING	LENGTH
AC16	N61°58'52"E	92.12'
AC17	N28°21'18"E	91.18'
AC18	N00°15'38"E	142.34'
AC19	N25°35'00"E	77.84'
AC20	N21°29'08"W	267.58'
AC35	S21°29'08"E	92.23'
AC36	S66°29'08"E	14.14'
AC37	S21°29'08"E	45.80'
AC38	S23°30'52"W	14.14'
AC39	S21°29'08"E	100.47'
AC40	S25°35'00"W	84.17'
AC41	S00°15'38"W	143.11'
AC42	S28°21'18"W	107.75'

LEGEND



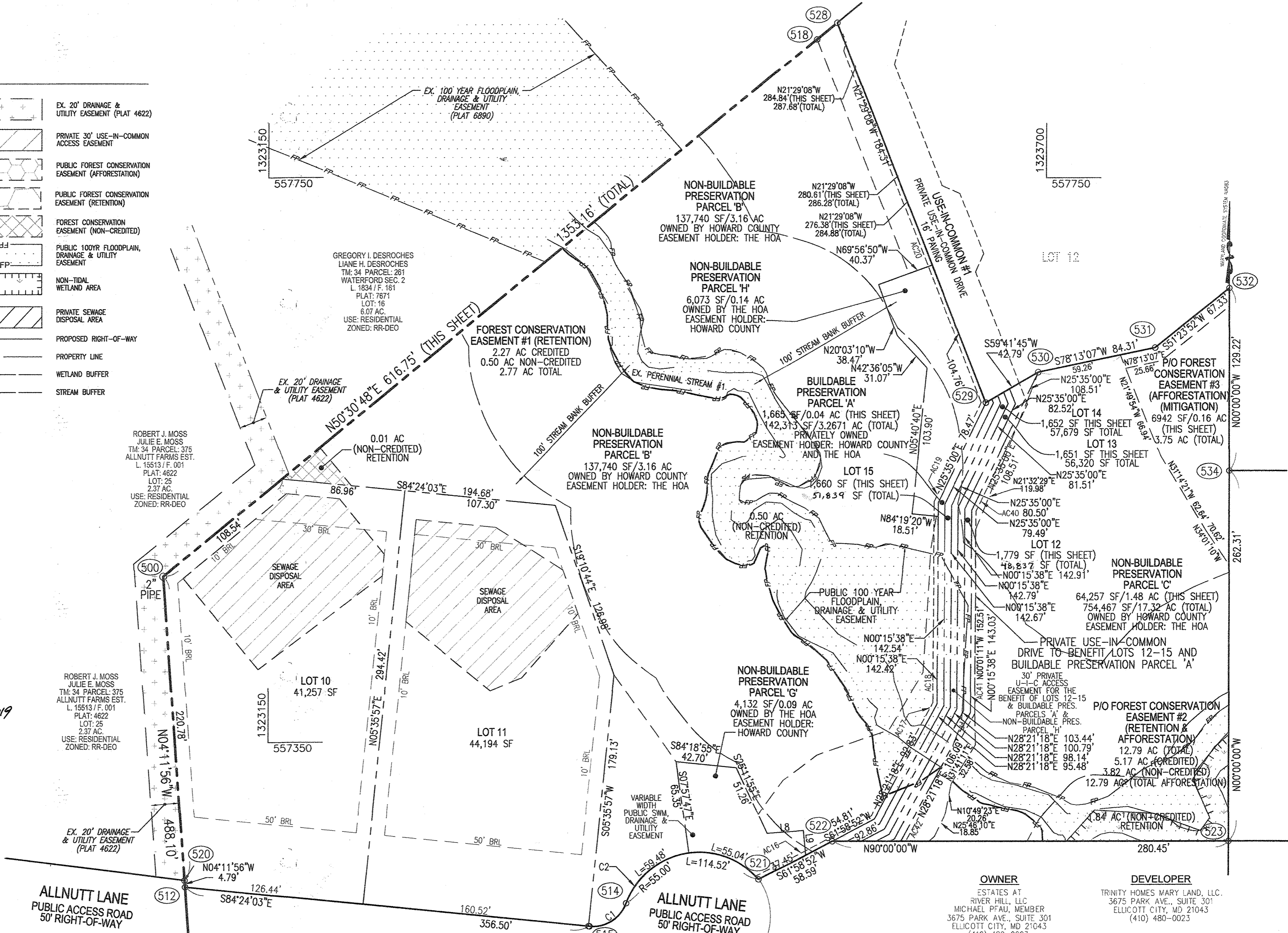
NOTE: REFER TO SHEETS 8 AND 9 FOR THE DETAILING OF THE PUBLIC 100 YEAR FLOODPLAIN DRAINAGE & UTILITY EASEMENT AND EXTENTS OF WETLANDS.

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.

Edward John Glawe MAY 24, 2019
 EDWARD JOHN GLAWE DATE
 PROFESSIONAL LAND SURVEYOR, MD REG. NO. 21391
Michael Pfau 5-29-19
 ESTATES AT RIVER HILL, LLC MEMBER DATE

AREA TABULATION (THIS SHEET)

A. TOTAL NUMBER OF LOTS AND/OR PARCELS TO BE RECORDED	4, P/O-6
- BUILDABLE	2, P/O-4
- BUILDABLE PRES. PARCELS	P/O-1
- NON-BUILDABLE PRES. PARCELS	2, P/O-2
B. TOTAL AREA OF LOTS AND/OR PARCELS	7.0037 AC.
- BUILDABLE	2.1766 AC.
- BUILDABLE PRES. PARCELS	0.0382 AC.
- NON-BUILDABLE PRES. PARCELS	4.8489 AC.
C. TOTAL AREA OF ROADWAY TO BE RECORDED INCLUDING WIDENING STRIPS	0.0000 AC.
D. TOTAL AREA OF SUBDIVISION TO BE RECORDED	7.0037 AC.



ALLNUTT LANE PUBLIC ACCESS ROAD 50' RIGHT-OF-WAY

ALLNUTT LANE PUBLIC ACCESS ROAD 50' RIGHT-OF-WAY

OWNER'S CERTIFICATE

WE, ESTATES AT RIVER HILL, LLC OWNERS OF THE PROPERTY SHOWN HEREON, ADOPTS 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;

- 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-WAYS AND THE SPECIFIC EASEMENTS SHOWN;
- THE RIGHT TO REQUIRE DEDICATION FOR THE PUBLIC USE THE BEDS OF THE STREETS AND/OR ROADS, THE FLOODPLAINS AND OPEN SPACES, WHERE APPLICABLE AND FOR THE GOOD AND OTHER VALUABLE CONSIDERATION, HEREBY GRANT THE RIGHT AND OPTION TO HOWARD COUNTY TO ACQUIRE THE FEE SIMPLE TITLE IN THE BEDS OF THE STREETS AND/OR ROADS, FLOOD PLAINS, STORM DRAINAGE FACILITIES AND OPEN SPACE WHERE APPLICABLE;
- THE RIGHT TO REQUIRE DEDICATION OF WATERWAYS AND DRAINAGE EASEMENTS FOR THE SPECIFIC PURPOSE OF THE CONSTRUCTION, REPAIR AND MAINTENANCE; AND
- THAT NO BUILDING OR SIMILAR STRUCTURE OF ANY KIND SHALL BE ERRECTED ON OR OVER THE SAID RIGHT-OF-WAYS.

WITNESS OUR HANDS THIS 29th DAY OF MAY, 2019.
Michael Pfau
 ESTATES AT RIVER HILL, LLC MEMBER

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS A SUBDIVISION OF THE LANDS CONVEYED FROM RENE & JEANNE GELBER TO ESTATES AT RIVER HILL, LLC, BY DEED DATED DECEMBER 14, 2018 AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER 18487, FOLIO 262.

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, AND BOUNDARY SURVEY IS IN ACCORDANCE WITH THE HOWARD COUNTY SUBDIVISION REGULATIONS.

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Edward John Glawe MAY 24, 2019
 EDWARD JOHN GLAWE DATE
 PROFESSIONAL LAND SURVEYOR, MD REG. NO. 21391



ROBERT H. VOGEL ENGINEERING, INC.
 ENGINEERS • SURVEYORS • PLANNERS
 3300 NORTH RIDGE ROAD ELLICOTT CITY, MD 21043 TEL: 410.461.7666 FAX: 410.461.8961

RECORDED AS PLAT No. 25088 ON 7/18/19 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

THE ESTATES AT RIVER HILL

LOTS 1-15, BUILDABLE PRESERVATION PARCEL 'A' AND NON-BUILDABLE PRESERVATION PARCELS 'B'-'H' A RE-SUBDIVISION OF THE "GREENE PROPERTY", LOT 1 - PLAT 5208

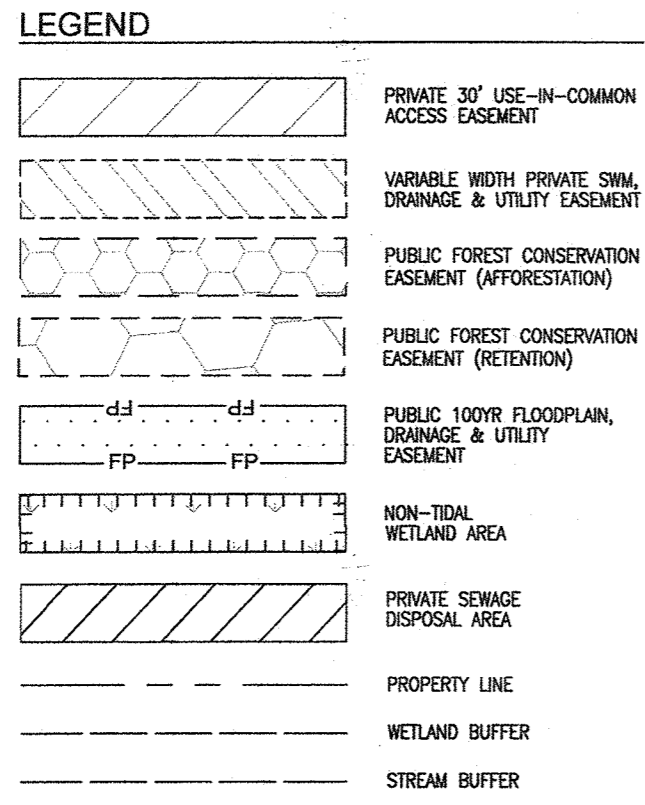
DP2 REF: PLAT 5208, ECP 16-064, WP 17-034, WP 17-128, SP 17-007, PB CASE NO. 434 TAX MAP 34, GRID 23, PARCEL 389 ZONED: RR-DEO

5TH ELECTION DISTRICT HOWARD COUNTY, MARYLAND

SCALE: 1" = 50' MARCH, 2019

SHEET 4 OF 10

POINT	NORTHING	EASTING
507	557755.3484	1324519.7162
523	557280.0809	1323829.6529
525	557280.0809	1324159.6869
526	557256.6819	1324162.9271
527	557270.8866	1324538.0056
533	557542.3866	1323922.9864
534	557542.3866	1323829.6529
535	557843.0001	1324396.5680
536	557883.5934	1324517.2410
538	557280.0809	1324136.6805



LINE	BEARING	LENGTH
ACS	N47°09'43"W	33.94'
AC6	S87°50'17"W	30.00'
AC7	N02°09'43"W	28.00'
AC8	N87°50'17"E	30.00'
AC9	N42°50'17"E	28.28'
AC10	N02°09'43"W	30.01'
AC11	N87°49'52"E	34.00'

LINE	BEARING	LENGTH
DU1	N02°10'08"W	12.64'
DU2	N63°26'15"E	5.72'
DU3	N87°49'52"E	46.53'
DU4	N87°49'52"E	20.00'
DU5	S02°09'43"E	630.60'

NOTE: REFER TO SHEETS 8 AND 9 FOR THE DETAILING OF THE PUBLIC 100 YEAR FLOODPLAIN DRAINAGE & UTILITY EASEMENT AND EXTENTS OF WETLANDS.

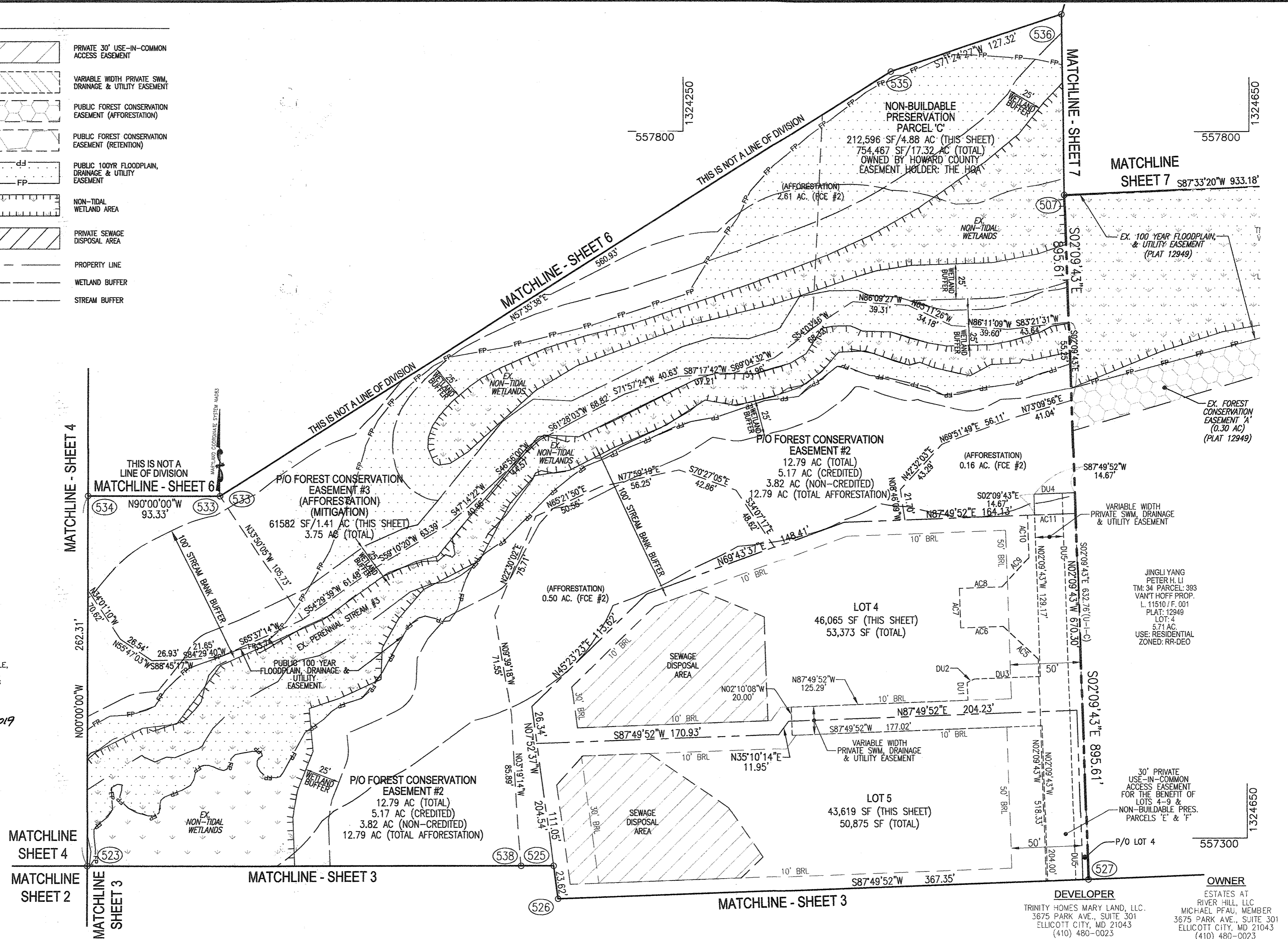
THE REQUIREMENTS OF § 3-108, THE REAL PROPERTY ARTICLE, ANNOTATED CODE OF MARYLAND, 1988 REPLACEMENT VOLUME, (AS SUPPLEMENTED) AS FAR AS THEY RELATE TO THE MAKING OF THIS PLAT AND THE SETTING OF MARKERS HAVE BEEN COMPLIED WITH.

Edward John Glawe MAY 24, 2019
 EDWARD JOHN GLAWE DATE
 PROFESSIONAL LAND SURVEYOR, MD REG. NO. 21391

Michael Pfaue 5-29-19
 ESTATED AT RIVER HILL, LLC MEMBER DATE

AREA TABULATION (THIS SHEET)

A. TOTAL NUMBER OF LOTS AND/OR PARCELS TO BE RECORDED	P/0-3
- BUILDABLE	P/0-2
- BUILDABLE PRES. PARCELS	0
- NON-BUILDABLE PRES. PARCELS	P/0-1
B. TOTAL AREA OF LOTS AND/OR PARCELS	6.9333 AC.
- BUILDABLE	2.0589 AC.
- BUILDABLE PRES. PARCELS	0.0000 AC.
- NON-BUILDABLE PRES. PARCELS	4.8744 AC.
C. TOTAL AREA OF ROADWAY TO BE RECORDED INCLUDING WIDENING STRIPS	0.0000 AC.
D. TOTAL AREA OF SUBDIVISION TO BE RECORDED	6.9333 AC.



APPROVED: FOR PRIVATE WATER AND PRIVATE SEWER SYSTEMS
 HOWARD COUNTY HEALTH DEPARTMENT.

Bradford for Maura Reason 6/21/2019
 HOWARD COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

Michael Pfaue 6.27.19
 CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

Kent Schwick 7.12.19
 DIRECTOR DATE

OWNER'S CERTIFICATE

WE, ESTATES AT RIVER HILL, LLC OWNERS OF THE PROPERTY SHOWN HEREON, ADOPTS 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-WAYS AND THE SPECIFIC EASEMENTS SHOWN;
- 2) THE RIGHT TO REQUIRE DEDICATION FOR THE PUBLIC USE THE BEDS OF THE STREETS AND/OR ROADS, THE FLOODPLAINS AND OPEN SPACES, WHERE APPLICABLE AND FOR THE GOOD AND OTHER VALUABLE CONSIDERATION, HEREBY GRANT THE RIGHT AND OPTION TO HOWARD COUNTY TO ACQUIRE THE FEE SIMPLE TITLE IN THE BEDS OF THE STREETS AND/OR ROADS, FLOOD PLAINS, STORM DRAINAGE FACILITIES AND OPEN SPACE WHERE APPLICABLE;
- 3) THE RIGHT TO REQUIRE DEDICATION OF WATERWAYS AND DRAINAGE EASEMENTS FOR THE SPECIFIC PURPOSE OF THE CONSTRUCTION, REPAIR AND MAINTENANCE; AND
- 4) THAT NO BUILDING OR SIMILAR STRUCTURE OF ANY KIND SHALL BE ERECTED ON OR OVER THE SAID RIGHT-OF-WAYS.

WITNESS OUR HANDS THIS 29th DAY OF MAY, 2019.

Michael Pfaue
 ESTATES AT RIVER HILL, LLC MEMBER

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS A SUBDIVISION OF THE LANDS CONVEYED FROM RENE & JEANNE GELBER TO ESTATES AT RIVER HILL, LLC, BY DEED DATED DECEMBER 14, 2018 AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER 18487, FOLIO 262.

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Edward John Glawe MAY 24, 2019
 EDWARD JOHN GLAWE DATE
 PROFESSIONAL LAND SURVEYOR, MD REG. NO. 21391

ROBERT H. VOGEL ENGINEERING, INC.
 ENGINEERS • SURVEYORS • PLANNERS
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 ELLICOTT CITY, MD 21043 FAX: 410.481.2889

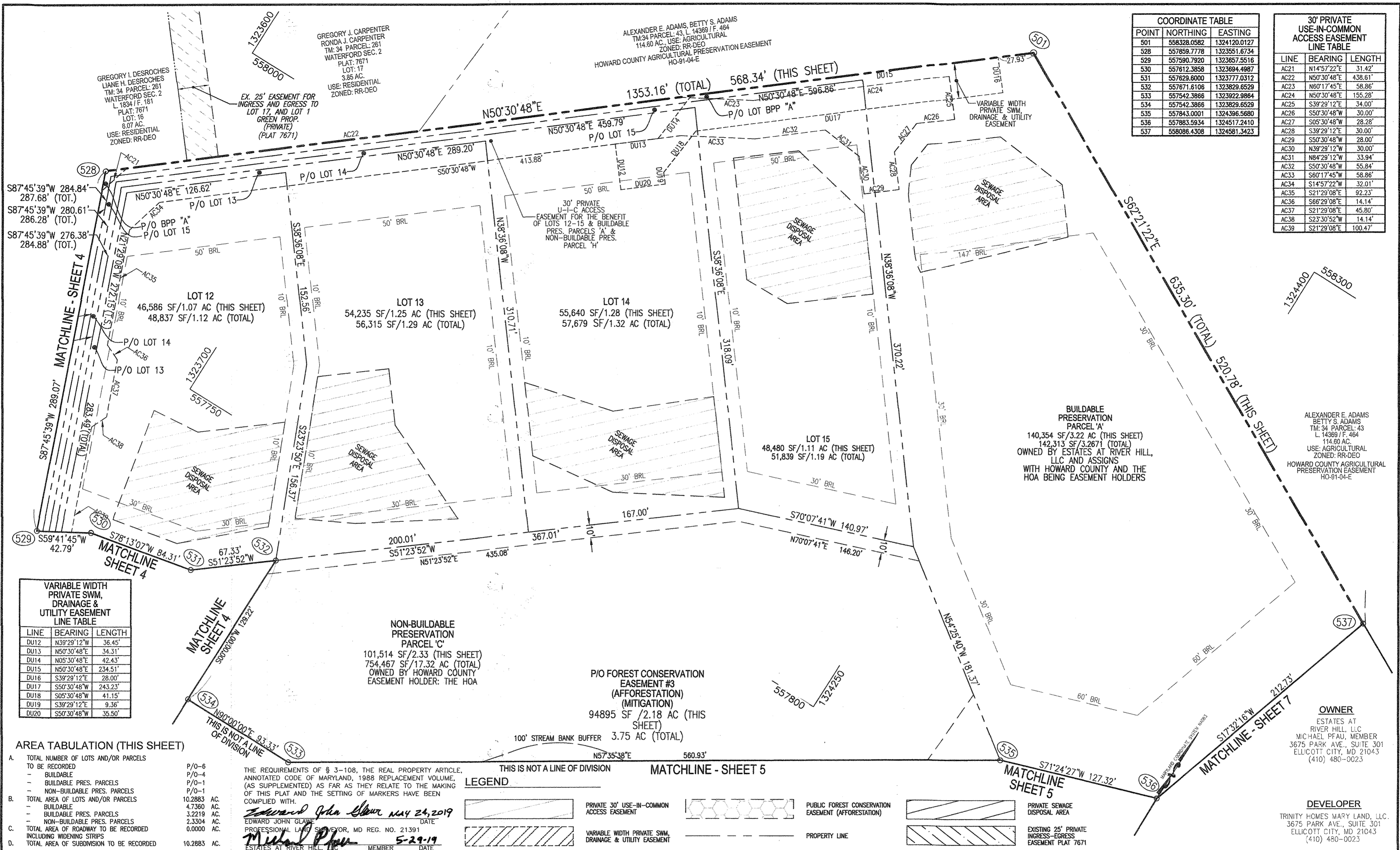
RECORDED AS PLAT No. **25089** ON **7/18/19**
 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

**PLAT OF RESUBDIVISION
 THE ESTATES AT RIVER HILL**

LOTS 1-15, BUILDABLE PRESERVATION PARCEL 'A'
 AND NON-BUILDABLE PRESERVATION PARCELS 'B'-'H'
 A RE-SUBDIVISION OF THE "GREENE PROPERTY", LOT 1 - PLAT 5208

DPZ REF: PLAT 5208, ECP 16-064, WP 17-034, WP 17-128, SP 17-007, PB CASE NO. 434
 TAX MAP 34, GRID 23, PARCEL 389 ZONED: RR-DEO
 5TH ELECTION DISTRICT
 HOWARD COUNTY, MARYLAND

SCALE: 1" = 50'
 GRAPHIC SCALE
 SHEET 5 OF 10



POINT	NORTHING	EASTING
501	558328.0582	1324120.0127
528	557859.7778	1323551.6734
529	557590.7920	1323657.5516
530	557612.3858	1323694.4987
531	557629.6000	1323777.0312
532	557671.6106	1323829.6529
533	557542.3866	1323922.9864
534	557542.3866	1323829.6529
535	557843.0001	1324396.5680
536	557883.5934	1324517.2410
537	558086.4308	1324581.3423

LINE	BEARING	LENGTH
AC21	N14°57'22"E	31.42'
AC22	N50°30'48"E	438.61'
AC23	N60°17'45"E	58.86'
AC24	N50°30'48"E	155.28'
AC25	S39°29'12"E	34.00'
AC26	S50°30'48"W	30.00'
AC27	S05°30'48"W	28.28'
AC28	S39°29'12"E	30.00'
AC29	S50°30'48"W	28.00'
AC30	N39°29'12"W	30.00'
AC31	N84°29'12"W	33.94'
AC32	S50°30'48"W	55.84'
AC33	S60°17'45"W	58.86'
AC34	S14°57'22"W	32.01'
AC35	S21°29'08"E	92.23'
AC36	S66°28'08"E	14.14'
AC37	S21°29'08"E	45.80'
AC38	S23°30'52"W	14.14'
AC39	S21°29'08"E	100.47'

LINE	BEARING	LENGTH
DU12	N39°29'12"W	36.45'
DU13	N50°30'48"E	34.31'
DU14	N05°30'48"E	42.43'
DU15	N50°30'48"E	234.51'
DU16	S39°29'12"E	28.00'
DU17	S50°30'48"W	243.23'
DU18	S05°30'48"W	41.15'
DU19	S39°29'12"E	9.36'
DU20	S50°30'48"W	35.50'

AREA TABULATION (THIS SHEET)

DESCRIPTION	AREA (AC)
TOTAL NUMBER OF LOTS AND/OR PARCELS TO BE RECORDED	P/O-6
- BUILDABLE	P/O-4
- BUILDABLE PRES. PARCELS	P/O-1
- NON-BUILDABLE PRES. PARCELS	P/O-1
TOTAL AREA OF LOTS AND/OR PARCELS	10,288.3 AC
- BUILDABLE	4,736.0 AC
- BUILDABLE PRES. PARCELS	3,221.9 AC
- NON-BUILDABLE PRES. PARCELS	2,330.4 AC
TOTAL AREA OF ROADWAY TO BE RECORDED INCLUDING WIDENING STRIPS	0.0000 AC
TOTAL AREA OF SUBDIVISION TO BE RECORDED	10,288.3 AC

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.

Edward John Glawe MAY 24, 2019
EDWARD JOHN GLAWE DATE
PROFESSIONAL LAND SURVEYOR, MD REG. NO. 21391

Michael Pfaus 5-29-19
ESTATES AT RIVER HILL, LLC MEMBER DATE

LEGEND

- PRIVATE 30' USE-IN-COMMON ACCESS EASEMENT
- PUBLIC FOREST CONSERVATION EASEMENT (AFFORESTATION)
- PRIVATE SEWAGE DISPOSAL AREA
- EXISTING 25' PRIVATE INGRESS-EGRESS EASEMENT PLAT 7671
- VARIABLE WIDTH PRIVATE SWM, DRAINAGE & UTILITY EASEMENT
- PROPERTY LINE

APPROVED: FOR PRIVATE WATER AND PRIVATE SEWER SYSTEMS
HOWARD COUNTY HEALTH DEPARTMENT.

Madeline for Maureen Roseman 6/21/2019
HOWARD COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

Chad Edmister 6-27-19
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

Vent Stedman 7-12-19
DIRECTOR DATE

OWNER'S CERTIFICATE

WE, ESTATES AT RIVER HILL, LLC, OWNERS OF THE PROPERTY SHOWN HEREON, ADOPTS 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 TO HOWARD COUNTY, MARYLAND, ITS SUCCESSORS AND ASSIGNS:

- 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-WAYS AND THE SPECIFIC EASEMENTS SHOWN;
- 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 OTHER VALUABLE CONSIDERATION, HEREBY GRANT THE RIGHT AND OPTION TO HOWARD COUNTY TO ACQUIRE THE FEE SIMPLE TITLE IN THE BEDS OF THE STREETS AND/OR ROADS, FLOOD PLAINS, STORM DRAINAGE FACILITIES AND OPEN SPACE WHERE APPLICABLE;
- THE RIGHT TO REQUIRE DEDICATION OF WATERWAYS AND DRAINAGE EASEMENTS FOR THE SPECIFIC PURPOSE OF THE CONSTRUCTION, REPAIR AND MAINTENANCE; AND
- THAT NO BUILDING OR SIMILAR STRUCTURE OF ANY KIND SHALL BE ERRECTED ON OR OVER THE SAID RIGHT-OF-WAYS.

WITNESS OUR HANDS THIS 29th DAY OF MAY 2019.

Michael Pfaus
ESTATES AT RIVER HILL, LLC MEMBER

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS A SUBDIVISION OF THE LANDS CONVEYED FROM RENE & JEANNE GELBER TO ESTATES AT RIVER HILL, LLC, BY DEED DATED DECEMBER 14, 2018 AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER 18487, FOLIO 262.

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, AND BOUNDARY SURVEY IS IN ACCORDANCE WITH THE HOWARD COUNTY SUBDIVISION REGULATIONS.

I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED BY ME OR UNDER MY RESPONSIBLE CHARGE, AND THAT I AM A DULY LICENSED PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 21391, EXPIRATION DATE JUNE 04, 2019.

Edward John Glawe MAY 24, 2019
EDWARD JOHN GLAWE DATE
PROFESSIONAL LAND SURVEYOR, MD REG. NO. 21391

ROBERT H. VOGEL ENGINEERS, INC.
ENGINEERS • SURVEYORS • PLANNERS
2300 NORTH RIDGE ROAD ELLICOTT CITY, MD 21043 TEL: 410.461.7666 FAX: 410.461.8966

RECORDED AS PLAT No. 25090 ON 7/18/19
AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

PLAT OF RESUBDIVISION THE ESTATES AT RIVER HILL

LOTS 1-15, BUILDABLE PRESERVATION PARCEL 'A' AND NON-BUILDABLE PRESERVATION PARCELS 'B'-H' A RE-SUBDIVISION OF THE "GREENE PROPERTY", LOT 1 - PLAT 5208

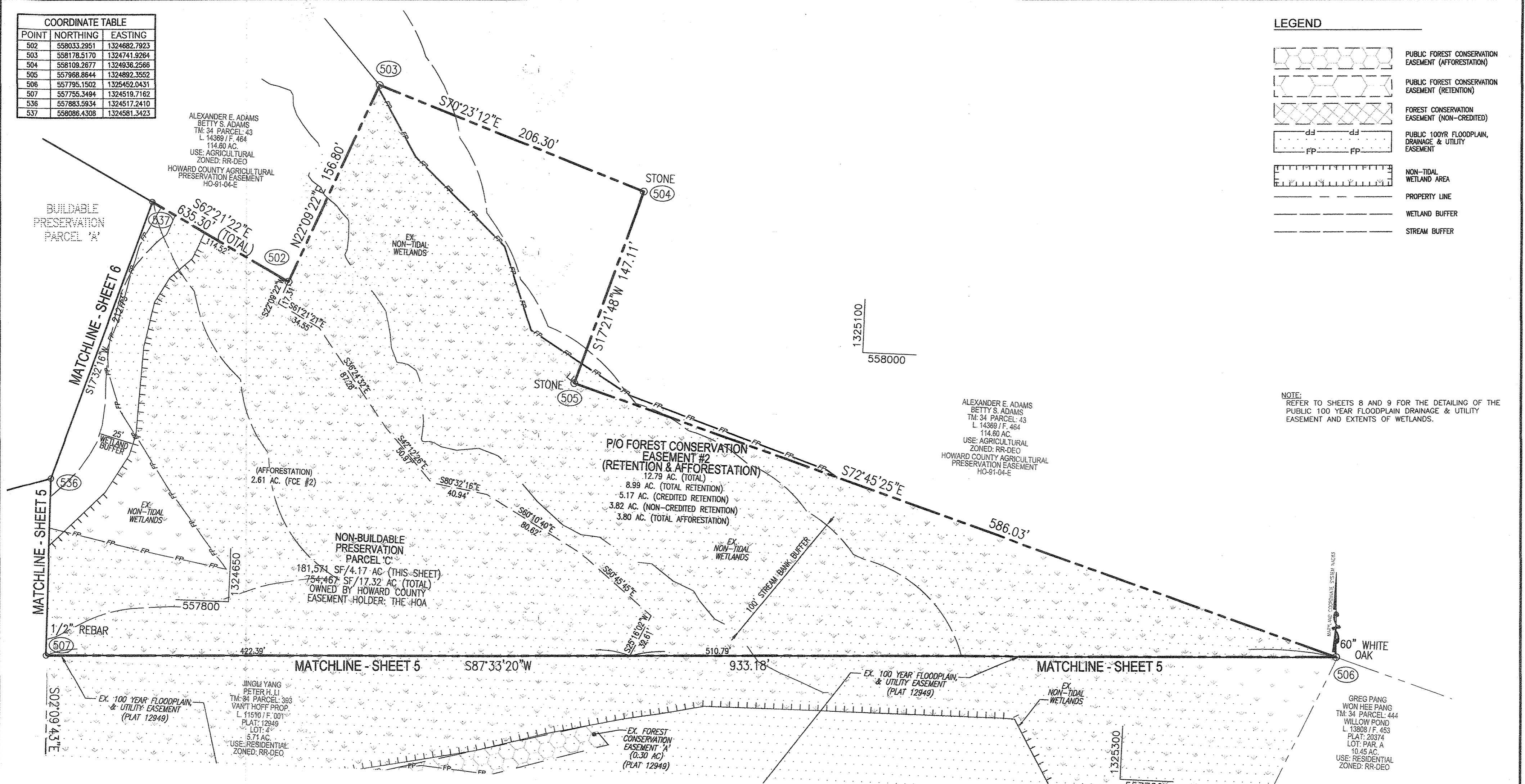
DPZ REF: PLAT 5208, ECP 16-064, WP 17-034, WP 17-128, SP 17-007, PB CASE NO. 434
TAX MAP 34, GRID 23, PARCEL 389 ZONED: RR-DEO
5TH ELECTION DISTRICT HOWARD COUNTY, MARYLAND

SCALE: 1" = 50' GRAPHIC SCALE MARCH, 2019

SHEET 6 OF 10

POINT	NORTHING	EASTING
502	558033.2951	1324882.7923
503	558178.5170	1324741.9284
504	556109.2677	1324936.2586
505	557968.8644	1324892.3552
506	557795.1502	1324552.0431
507	557755.3494	1324519.7162
536	557883.5934	1324517.2410
537	558086.4308	1324581.3423

LEGEND	
	PUBLIC FOREST CONSERVATION EASEMENT (AFFORESTATION)
	PUBLIC FOREST CONSERVATION EASEMENT (RETENTION)
	FOREST CONSERVATION EASEMENT (NON-CREDITED)
	PUBLIC 100YR FLOODPLAIN, DRAINAGE & UTILITY EASEMENT
	NON-TIDAL WETLAND AREA
	PROPERTY LINE
	WETLAND BUFFER
	STREAM BUFFER



AREA TABULATION (THIS SHEET)

DESCRIPTION	AREA (AC)
TOTAL NUMBER OF LOTS AND/OR PARCELS TO BE RECORDED	P/0-1
BUILDABLE	0
BUILDABLE PRES. PARCELS	0
NON-BUILDABLE PRES. PARCELS	P/0-1
TOTAL AREA OF LOTS AND/OR PARCELS	4.1683 AC
BUILDABLE	0.0000 AC
BUILDABLE PRES. PARCELS	0.0000 AC
NON-BUILDABLE PRES. PARCELS	4.1683 AC
TOTAL AREA OF ROADWAY TO BE RECORDED INCLUDING WIDENING STRIPS	0.0000 AC
TOTAL AREA OF SUBDIVISION TO BE RECORDED	4.1683 AC

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.

Edward John Glawe MAY 24, 2019
EDWARD JOHN GLAWE DATE
PROFESSIONAL LAND SURVEYOR, MD REG. NO. 21391

Michael Pfaelzer 5-29-19
MICHAEL PFAELZER DATE
ESTATES AT RIVER HILL, LLC MEMBER

OWNER
ESTATES AT RIVER HILL, LLC
MICHAEL PFAELZER, MEMBER
3675 PARK AVE., SUITE 301
ELLCOTT CITY, MD 21043
(410) 480-0023

DEVELOPER
TRINITY HOMES MARY LAND, LLC.
3675 PARK AVE., SUITE 301
ELLCOTT CITY, MD 21043
(410) 480-0023

APPROVED: FOR PRIVATE WATER AND PRIVATE SEWER SYSTEMS
HOWARD COUNTY HEALTH DEPARTMENT.

Maureen Roseman 6/24/2019
HOWARD COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

Michael Pfaelzer 6-27-19
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

Kent Redwood 7-12-19
DIRECTOR DATE

OWNER'S CERTIFICATE

WE, ESTATES AT RIVER HILL, LLC, OWNERS OF THE PROPERTY SHOWN HEREON, ADOPTS 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:

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WITNESS OUR HANDS THIS 29th DAY OF MAY 2019.

Michael Pfaelzer
ESTATES AT RIVER HILL, LLC MEMBER

SURVEYOR'S CERTIFICATE

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Edward John Glawe MAY 24, 2019
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RECORDED AS PLAT No. 25091 ON 7/18/19
AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

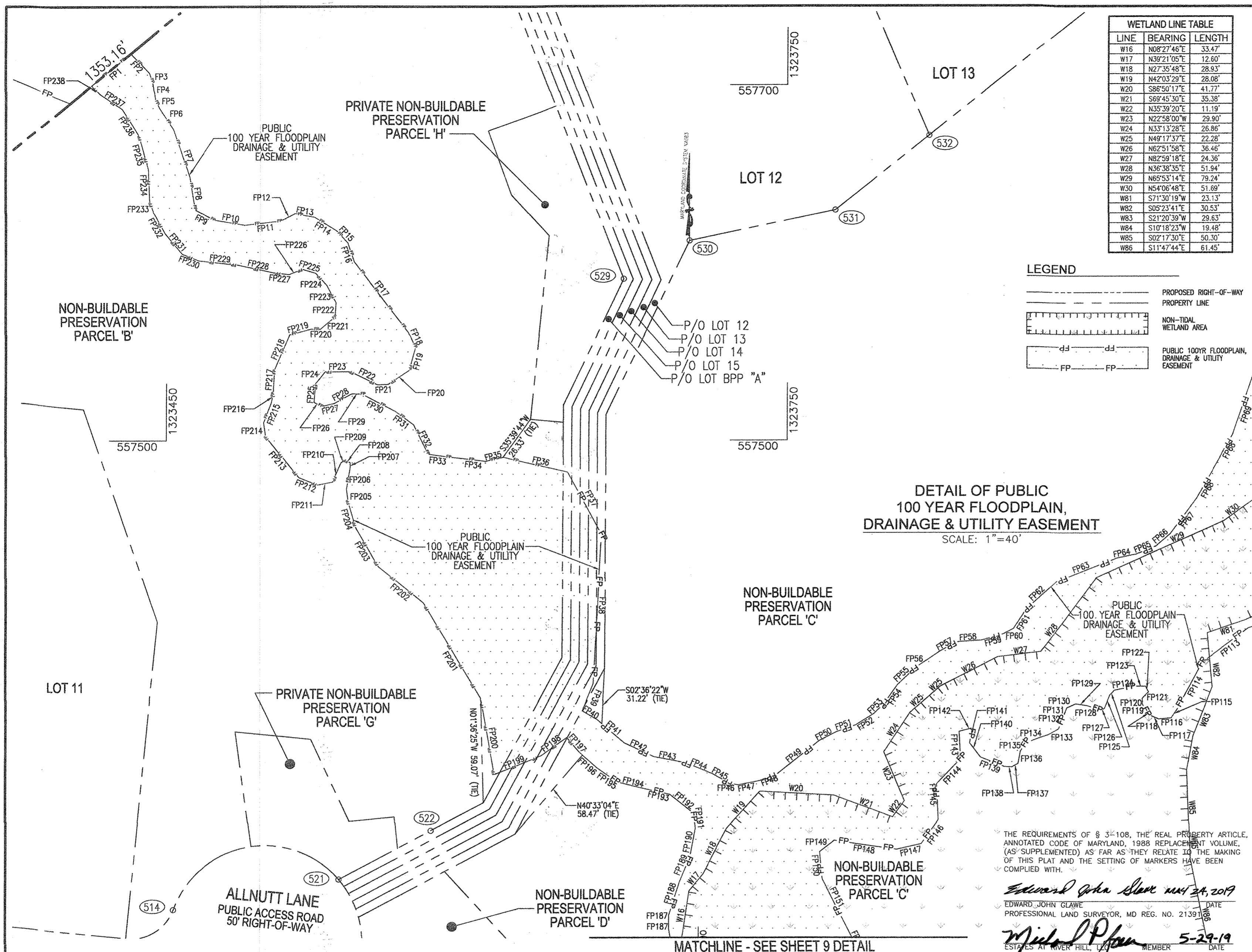
PLAT OF RESUBDIVISION
THE ESTATES AT RIVER HILL

LOTS 1-15, BUILDABLE PRESERVATION PARCEL 'A' AND NON-BUILDABLE PRESERVATION PARCELS 'B'-'H' A RE-SUBDIVISION OF THE "GREENE PROPERTY", LOT 1 - PLAT 5208

DPZ REF: PLAT 5208, ECP 16-064, WP 17-034, WP 17-128, SP 17-007, PB CASE NO. 434
TAX MAP 34, GRID 23, PARCEL 389 ZONED: RR-DEO
5TH ELECTION DISTRICT
HOWARD COUNTY, MARYLAND

SCALE: 1" = 50'
GRAPHIC SCALE
MARCH, 2019

SHEET 7 OF 10



LINE	BEARING	LENGTH
W16	N08°27'46"E	33.47'
W17	N39°21'05"E	12.60'
W18	N27°35'48"E	28.93'
W19	N42°03'29"E	28.08'
W20	S86°50'17"E	41.77'
W21	S69°45'30"E	35.38'
W22	N35°39'20"E	11.19'
W23	N22°58'00"W	29.90'
W24	N33°13'28"E	26.86'
W25	N49°17'37"E	22.28'
W26	N62°51'58"E	36.48'
W27	N82°59'18"E	24.36'
W28	N36°38'35"E	51.94'
W29	N65°53'14"E	79.24'
W30	N54°06'48"E	51.69'
W81	S71°30'19"W	23.13'
W82	S05°23'41"E	30.53'
W83	S21°20'39"W	29.63'
W84	S10°18'23"W	19.48'
W85	S02°17'30"E	50.30'
W86	S11°47'44"E	61.45'

LEGEND

- PROPOSED RIGHT-OF-WAY
- PROPERTY LINE
- NON-TIDAL WETLAND AREA
- PUBLIC 100YR FLOODPLAIN, DRAINAGE & UTILITY EASEMENT

DETAIL OF PUBLIC 100 YEAR FLOODPLAIN, DRAINAGE & UTILITY EASEMENT
SCALE: 1"=40'

MATCHLINE - SHEET 9

LINE	BEARING	LENGTH
FP1	N50°30'48"E	28.58'
FP2	S43°38'06"E	15.24'
FP3	S19°18'24"E	5.73'
FP4	S08°07'14"E	9.20'
FP5	S24°43'35"E	5.95'
FP6	S33°17'51"E	14.22'
FP7	S19°16'45"E	27.96'
FP8	S09°10'53"E	19.14'
FP9	S62°13'22"E	12.17'
FP10	S08°25'54"E	17.51'
FP11	S83°35'15"E	20.30'
FP12	N62°48'42"E	9.21'
FP13	S79°26'16"E	11.04'
FP14	S68°17'09"E	14.79'
FP15	S42°19'56"E	9.18'
FP16	S19°18'06"E	11.45'
FP17	S37°26'54"E	50.18'
FP18	S24°43'47"E	9.14'
FP19	S15°24'42"W	13.40'
FP20	S65°01'44"W	14.15'
FP21	S87°30'43"W	6.07'
FP22	N64°14'36"W	16.99'
FP23	S89°47'53"W	14.10'
FP24	S38°57'42"W	8.68'
FP25	S04°35'49"W	10.39'
FP26	S63°17'00"E	5.03'
FP27	N77°03'15"E	7.34'
FP28	N60°57'33"E	11.04'
FP29	S89°01'35"E	5.42'
FP30	S62°55'03"E	21.54'
FP31	S53°47'05"E	12.80'
FP32	S26°37'21"E	18.43'
FP33	S81°57'00"E	9.89'
FP34	S83°19'13"E	22.55'
FP35	N77°17'27"E	10.18'
FP36	S76°50'47"E	37.04'
FP37	S28°43'57"E	39.94'
FP38	S03°02'58"W	84.43'
FP39	S22°04'55"W	16.53'
FP40	S59°19'51"E	10.03'
FP41	S49°21'16"E	20.10'
FP42	S64°56'02"E	18.22'
FP43	S79°08'36"E	17.92'
FP44	S68°08'20"E	16.08'
FP45	S62°01'47"E	12.51'
FP46	S80°56'50"E	4.19'
FP47	N78°58'19"E	12.23'
FP48	N69°07'43"E	10.88'
FP49	N51°31'33"E	29.81'
FP50	N62°37'07"E	11.31'
FP51	N70°09'18"E	11.58'
FP52	N57°46'20"E	11.63'
FP53	N45°40'30"E	9.31'
FP54	N35°03'51"E	12.38'
FP55	N46°28'54"E	13.59'
FP56	N56°11'35"E	16.23'
FP57	N60°37'03"E	10.99'
FP58	N86°13'31"E	13.95'
FP59	N74°16'10"E	12.24'
FP60	N63°03'39"E	7.09'
FP61	N32°55'11"E	13.00'
FP62	N47°07'15"E	22.95'
FP63	N68°41'18"E	36.64'
FP64	N78°21'28"E	10.74'
FP65	N67°56'35"E	12.09'
FP66	N49°29'43"E	11.05'
FP67	N36°13'14"E	24.64'
FP68	N29°45'32"E	41.34'
FP69	N18°41'01"E	79.32'
FP70	S53°09'04"W	32.54'
FP71	S28°20'56"W	30.56'
FP72	S34°52'50"W	5.19'
FP73	S85°29'07"W	7.26'
FP74	N66°42'27"W	4.71'
FP75	N45°45'35"W	3.62'
FP76	N29°01'32"W	4.49'
FP77	N01°49'09"E	3.27'
FP78	N43°21'19"E	5.07'
FP79	N26°34'38"W	3.48'
FP80	N88°55'12"W	5.50'
FP81	S79°16'01"W	12.26'
FP82	S43°26'24"W	4.00'
FP83	S22°11'14"W	8.09'
FP84	S69°47'07"W	2.48'
FP85	N71°11'31"W	7.73'

LINE	BEARING	LENGTH
FP129	N81°07'25"W	6.62'
FP130	S65°10'36"W	5.45'
FP131	S21°07'15"W	12.60'
FP132	S58°59'28"W	6.63'
FP133	S69°10'18"W	13.42'
FP134	S32°50'38"W	5.97'
FP135	S10°14'58"W	6.82'
FP136	S61°18'25"W	3.87'
FP137	N87°50'22"W	4.29'
FP138	N68°32'15"W	14.48'
FP139	N37°42'36"W	10.09'
FP140	N10°50'47"E	8.69'
FP141	S75°38'35"W	7.69'
FP142	S02°59'48"E	15.63'
FP143	S43°37'34"W	19.45'
FP144	S02°51'50"E	20.22'
FP145	S35°46'00"W	16.61'
FP146	S77°02'33"W	14.41'
FP147	N81°44'35"W	35.30'
FP148	S52°16'52"W	10.38'
FP149	S05°26'36"E	15.16'
FP150	S27°05'22"E	39.68'
FP151	S10°46'22"E	117.17'
FP152	N17°36'38"E	20.03'
FP153	N22°19'43"E	15.23'
FP154	N10°31'02"E	16.18'
FP155	N07°53'29"W	8.78'
FP156	N51°31'04"W	16.65'
FP157	N77°20'42"W	16.42'
FP158	N75°55'00"W	14.25'
FP159	N55°05'57"W	13.57'
FP160	N48°40'26"W	11.06'
FP161	N46°39'03"W	3.25'
FP162	N40°07'23"W	10.13'
FP163	S54°44'10"W	17.58'
FP164	S68°11'24"W	28.35'
FP165	N10°14'09"W	43.79'
FP166	N31°06'33"W	62.53'
FP167	N51°15'28"W	32.46'
FP168	N38°51'34"W	29.60'
FP169	N07°49'59"W	7.99'
FP170	N21°22'54"E	12.14'
FP171	N09°06'25"E	5.80'
FP172	N03°15'50"E	12.66'
FP173	N23°22'00"E	21.28'
FP174	N74°23'33"E	12.30'
FP175	S89°13'34"E	5.44'
FP176	N50°18'28"E	10.92'
FP177	N03°43'24"E	8.01'
FP178	N27°36'02"W	10.85'
FP179	N43°03'12"W	9.52'
FP180	N73°05'42"W	7.89'
FP181	S67°47'44"W	7.94'
FP182	N83°41'21"W	8.44'
FP183	N77°45'11"W	20.40'
FP184	N83°23'43"W	23.02'
FP185	N68°12'41"W	10.04'
FP186	N39°37'10"W	14.96'
FP187	N28°57'21"W	13.26'
FP188	N18°08'52"W	7.52'
FP189	N02°24'14"W	17.62'
FP190	N15°48'16"W	19.45'
FP191	N31°57'37"W	17.77'
FP192	N56°05'14"W	15.28'
FP193	N43°46'13"W	6.58'

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.

Edward John Glawe MAY 24, 2019
EDWARD JOHN GLAWE DATE
PROFESSIONAL LAND SURVEYOR, MD REG. NO. 21391 MEMBER

Michael P. Pagan 5-29-19
MICHAEL P. PAGAN DATE
ESTATES AT RIVER HILL, LLC MEMBER

DEVELOPER
TRINITY HOMES MARY LAND, LLC.
3675 PARK AVE., SUITE 301
ELLCOTT CITY, MD 21043
(410) 480-0023

OWNER
ESTATES AT RIVER HILL, LLC
MICHAEL P. PAGAN, MEMBER
3675 PARK AVE., SUITE 301
ELLCOTT CITY, MD 21043
(410) 480-0023

APPROVED: FOR PRIVATE WATER AND PRIVATE SEWER SYSTEMS
HOWARD COUNTY HEALTH DEPARTMENT.

Maureen Rossman 6/2/2019
HOWARD COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

Michael Pagan 6-27-19
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

Kurt Rudolph 7-12-19
DIRECTOR DATE

OWNER'S CERTIFICATE

WE, ESTATES AT RIVER HILL, LLC, OWNERS OF THE PROPERTY SHOWN HEREON, ADOPTS 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-WAYS AND THE SPECIFIC EASEMENTS SHOWN;
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- 3) THE RIGHT TO REQUIRE DEDICATION OF WATERWAYS AND DRAINAGE EASEMENTS FOR THE SPECIFIC PURPOSE OF THE CONSTRUCTION, REPAIR AND MAINTENANCE; AND
- 4) THAT NO BUILDING OR SIMILAR STRUCTURE OF ANY KIND SHALL BE ERECTED ON OR OVER THE SAID RIGHT-OF-WAYS.

WITNESS OUR HANDS THIS 29th DAY OF MAY 2019.

Michael Pagan
ESTATES AT RIVER HILL, LLC. MEMBER

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS A SUBDIVISION OF THE LANDS CONVEYED FROM RENE & JEANNE GELBER TO ESTATES AT RIVER HILL, LLC, BY DEED DATED DECEMBER 14, 2018 AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER 18487, FOLIO 262.

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Edward John Glawe MAY 24, 2019
EDWARD JOHN GLAWE DATE
PROFESSIONAL LAND SURVEYOR, MD REG. NO. 21391 MEMBER

ROBERT H. VOGEL ENGINEERING, INC.
ENGINEERS - SURVEYORS - PLANNERS
2303 NORTH RIDGE ROAD
ELLCOTT CITY, MD 21043 TEL: 410.481.7669 FAX: 410.481.8991

RECORDED AS PLAT No. 25092 ON 7/18/19
AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

PLAT OF RESUBDIVISION

THE ESTATES AT RIVER HILL

LOTS 1-15, BUILDABLE PRESERVATION PARCEL 'A' AND NON-BUILDABLE PRESERVATION PARCELS 'B'-'H'
A RE-SUBDIVISION OF THE "GREENE PROPERTY", LOT 1 - PLAT 5208

DPZ REF: PLAT 5208, ECP 16-064, WP 17-034, WP 17-128, SP 17-007, PB CASE NO. 434
TAX MAP 34, GRID 23, PARCEL 389 ZONED: RR-DEO
5TH ELECTION DISTRICT
HOWARD COUNTY, MARYLAND

SCALE: 1" = 40' GRAPHIC SCALE MARCH, 2019

SHEET 8 OF 10

LINE	BEARING	LENGTH
W1	N43°31'01"E	28.54'
W2	N69°10'58"E	17.14'
W3	N23°52'28"E	16.05'
W4	N31°09'50"E	28.93'
W5	N45°21'04"W	16.81'
W6	N58°41'07"W	21.10'
W7	N37°43'34"W	15.58'
W8	N07°26'28"W	8.37'
W9	N62°38'44"E	52.15'
W10	N43°39'46"W	24.17'
W11	N31°31'00"E	62.62'
W12	N38°20'05"W	27.93'
W13	N08°18'17"W	68.46'
W14	N12°35'58"W	56.45'
W15	N25°21'11"W	41.94'
W16	N08°27'46"E	33.47'
W30	N54°06'48"E	51.69'
W31	N66°06'42"E	26.34'
W32	N75°50'31"E	15.28'
W33	N99°28'08"E	99.22'
W34	N53°45'58"E	15.22'
W35	S87°21'01"E	24.79'
W36	N63°45'27"E	91.81'
W37	N72°33'22"E	14.62'
W38	S88°41'51"E	27.12'
W39	N72°04'16"E	27.44'
W40	N58°08'41"E	12.57'
W41	N31°29'57"E	20.85'
W42	N79°18'39"E	8.18'
W43	N89°08'08"E	12.20'
W44	S66°08'33"E	9.30'
W45	S88°36'43"E	19.99'
W46	S73°27'03"E	28.32'
W47	S81°17'54"E	12.81'
W48	N88°19'27"E	31.15'
W49	N79°31'22"E	14.83'
W50	N73°21'45"E	21.25'
W51	N62°05'29"E	9.23'

LINE	BEARING	LENGTH
W52	N80°46'22"E	12.37'
W53	S02°09'43"E	21.53'
W54	N88°25'14"W	4.95'
W55	S77°50'17"W	23.92'
W56	N78°23'53"W	5.46'
W57	S28°15'27"W	3.06'
W58	S85°53'47"W	20.81'
W59	S61°43'09"W	16.78'
W60	N77°24'03"W	27.21'
W61	N68°40'15"W	10.10'
W62	S73°58'35"W	7.63'
W63	N72°04'55"W	32.97'
W64	S87°19'43"W	18.66'
W65	S40°41'50"W	17.82'
W66	S53°43'11"W	18.14'
W67	S69°30'41"W	20.03'
W68	S75°14'40"W	27.76'
W69	N79°55'06"W	22.54'
W70	S56°52'30"W	32.47'
W71	S68°45'00"W	40.66'
W72	S62°57'47"W	35.02'
W73	S81°21'42"W	24.61'
W74	S41°30'08"W	26.51'
W75	S27°55'38"W	45.68'
W76	S62°59'26"W	44.83'
W77	S40°20'24"W	27.21'
W78	S28°44'35"W	23.83'
W79	S02°05'12"W	22.87'
W80	S65°17'20"W	31.79'
W81	S71°30'19"W	23.13'

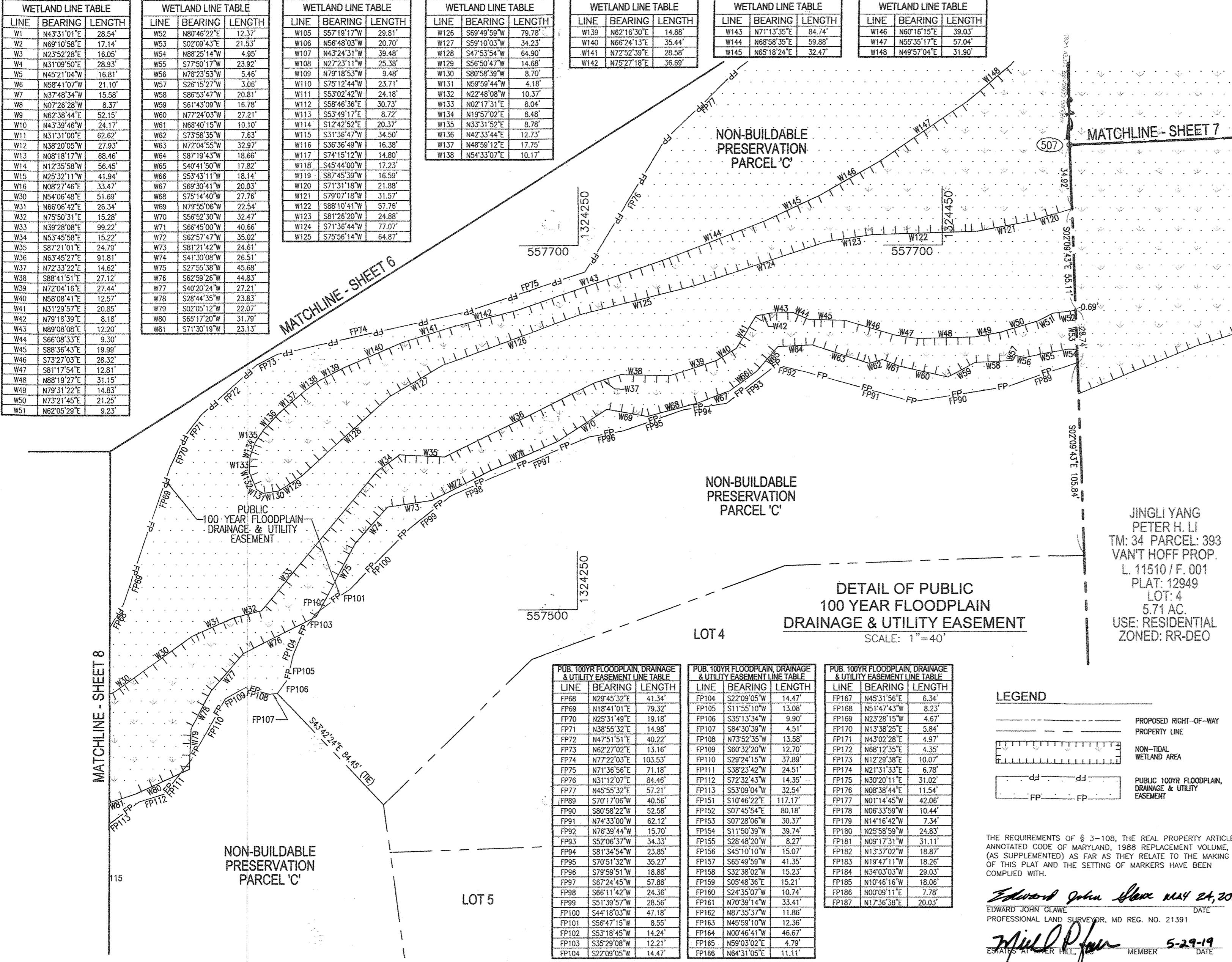
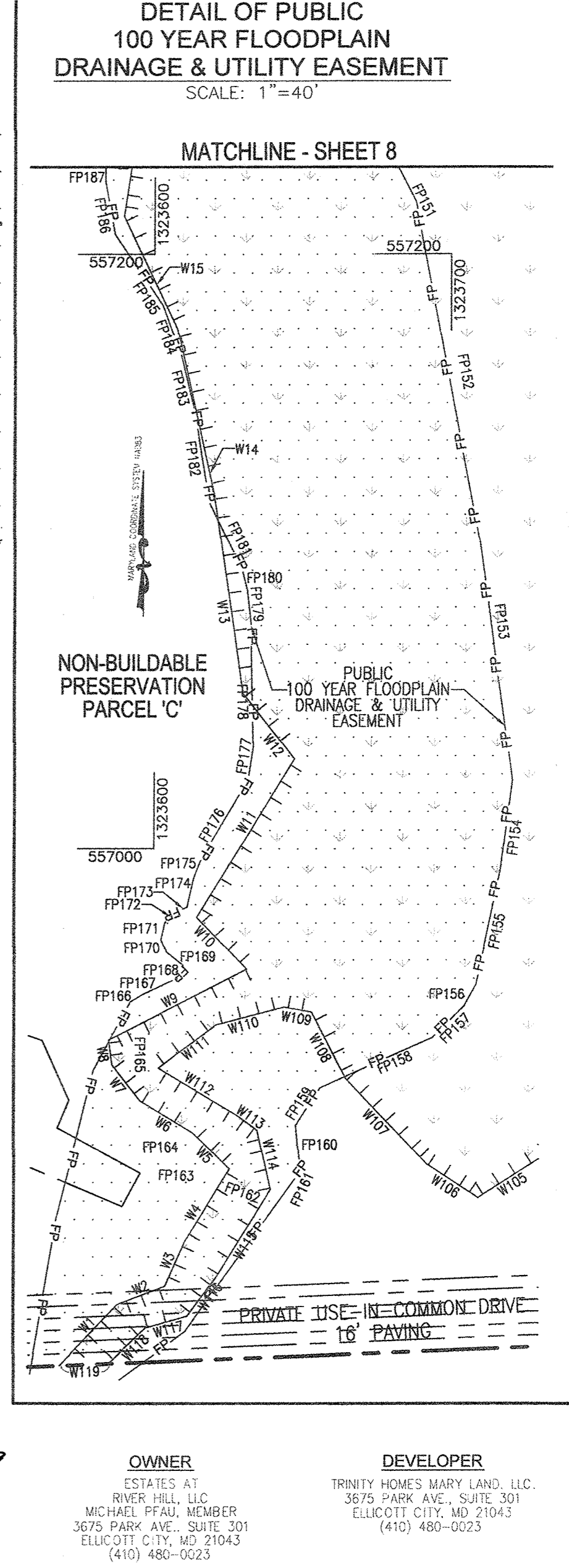
LINE	BEARING	LENGTH
W105	S57°19'17"W	29.81'
W106	N56°48'03"W	20.70'
W107	N43°24'31"W	39.48'
W108	N27°23'11"W	25.38'
W109	N79°18'53"W	9.48'
W110	S75°12'44"W	23.71'
W111	S53°02'42"W	24.18'
W112	S58°46'36"E	30.73'
W113	S53°49'17"E	8.72'
W114	S12°42'52"E	20.37'
W115	S31°36'47"W	34.50'
W116	S36°36'49"W	16.38'
W117	S74°15'12"W	14.80'
W118	S45°44'00"W	17.23'
W119	S87°45'39"W	16.59'
W120	S71°31'18"W	21.88'
W121	S79°07'18"W	31.57'
W122	S88°10'41"W	57.76'
W123	S81°26'20"W	24.88'
W124	S71°36'44"W	77.07'
W125	S75°56'14"W	64.87'

LINE	BEARING	LENGTH
W126	S69°49'59"W	79.78'
W127	S59°10'03"W	34.23'
W128	S47°53'54"W	64.90'
W129	S56°50'47"W	14.68'
W130	S80°58'39"W	8.70'
W131	N59°59'44"W	4.18'
W132	N22°48'08"W	10.37'
W133	N02°17'31"E	8.04'
W134	N19°57'02"E	8.48'
W135	N33°31'52"E	8.78'
W136	N42°33'44"E	12.73'
W137	N48°58'12"E	17.75'
W138	N54°33'07"E	10.17'

LINE	BEARING	LENGTH
W139	N62°16'30"E	14.86'
W140	N65°24'13"E	35.44'
W141	N72°52'39"E	28.58'
W142	N75°27'18"E	36.89'

LINE	BEARING	LENGTH
W143	N71°13'35"E	84.74'
W144	N68°58'35"E	59.88'
W145	N65°18'24"E	32.47'

LINE	BEARING	LENGTH
W146	N60°16'15"E	39.03'
W147	N55°35'17"E	57.04'
W148	N49°57'04"E	31.90'



LINE	BEARING	LENGTH
FP88	N29°45'32"E	41.34'
FP89	N18°41'01"E	79.32'
FP70	N25°31'49"E	19.18'
FP71	N38°55'32"E	14.98'
FP72	N47°51'51"E	40.22'
FP73	N62°27'02"E	13.16'
FP74	N77°22'03"E	103.53'
FP75	N71°36'56"E	71.18'
FP76	N31°12'07"E	84.46'
FP77	N45°55'32"E	57.21'
FP89	S70°17'06"W	40.56'
FP90	S80°58'22"W	52.58'
FP91	N74°33'00"W	62.12'
FP92	N76°39'44"W	15.70'
FP93	S52°06'37"W	34.33'
FP94	S81°34'54"W	23.85'
FP95	S70°51'32"W	35.27'
FP96	S79°59'51"W	18.88'
FP97	S87°24'45"W	57.88'
FP98	S86°11'42"W	24.36'
FP99	S51°39'57"W	28.56'
FP100	S44°18'03"W	47.18'
FP101	S56°47'15"W	8.55'
FP102	S53°18'45"W	14.24'
FP103	S35°29'08"W	12.21'
FP104	S22°09'05"W	14.47'

LINE	BEARING	LENGTH
FP104	S22°09'05"W	14.47'
FP105	S11°55'10"W	13.08'
FP106	S35°13'34"W	9.90'
FP107	S84°30'39"W	4.51'
FP108	N73°52'35"W	13.58'
FP109	S80°32'20"W	12.70'
FP110	S29°24'15"W	37.89'
FP111	S38°23'42"W	24.51'
FP112	S72°32'43"W	14.35'
FP113	S53°09'04"W	32.54'
FP151	S10°46'22"E	117.17'
FP152	S07°45'54"E	80.18'
FP153	S07°28'06"W	30.37'
FP154	S11°50'39"W	39.74'
FP155	S28°48'20"W	8.27'
FP156	S45°10'10"W	15.07'
FP157	S65°49'59"W	41.35'
FP158	S32°38'02"W	15.23'
FP159	S05°48'36"E	15.21'
FP160	S24°35'07"W	10.74'
FP161	N70°39'14"W	33.41'
FP162	N87°35'37"W	11.86'
FP163	N45°59'10"W	12.36'
FP164	N00°46'41"W	46.67'
FP165	N59°03'02"E	4.79'
FP166	N64°31'05"E	11.11'

LINE	BEARING	LENGTH
FP167	N45°31'56"E	6.34'
FP168	N51°47'43"W	8.23'
FP169	N23°28'15"W	4.67'
FP170	N13°38'25"E	5.84'
FP171	N43°02'28"E	4.97'
FP172	N65°12'35"E	4.35'
FP173	N12°29'38"E	10.07'
FP174	N21°31'33"E	6.78'
FP175	N30°20'11"E	31.02'
FP176	N08°38'44"E	11.54'
FP177	N01°14'45"W	42.06'
FP178	N06°33'59"W	10.44'
FP179	N14°16'42"W	7.34'
FP180	N25°58'59"W	24.83'
FP181	N09°17'31"W	31.11'
FP182	N13°37'02"W	18.87'
FP183	N19°47'11"W	18.26'
FP184	N34°03'03"W	29.03'
FP185	N10°46'16"W	18.06'
FP186	N00°09'11"E	7.78'
FP187	N17°36'38"E	20.03'

LEGEND
 - - - - - PROPOSED RIGHT-OF-WAY PROPERTY LINE
 [Symbol] NON-TIDAL WETLAND AREA
 [Symbol] PUBLIC 100YR FLOODPLAIN, DRAINAGE & UTILITY EASEMENT

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.
 Edward John Glawe MAY 24, 2019
 EDWARD JOHN GLAWE DATE
 PROFESSIONAL LAND SURVEYOR, MD REG. NO. 21391
 [Signature] 5-29-19
 MEMBER DATE

OWNER
 ESTATES AT RIVER HILL, LLC
 MICHAEL PFALL, MEMBER
 3675 PARK AVE., SUITE 301
 ELLICOTT CITY, MD 21043
 (410) 486-0023

DEVELOPER
 TRINITY HOME'S MARY LAND, LLC.
 3675 PARK AVE., SUITE 301
 ELLICOTT CITY, MD 21043
 (410) 486-0023

APPROVED: FOR PRIVATE WATER AND PRIVATE SEWER SYSTEMS HOWARD COUNTY HEALTH DEPARTMENT.
 [Signature] 6/21/2019
 HOWARD COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING
 [Signature] 6-27-19
 CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

[Signature] 7-12-19
 DIRECTOR DATE

OWNER'S CERTIFICATE

WE, ESTATES AT RIVER HILL, LLC, OWNERS OF THE PROPERTY SHOWN HEREON, ADOPTS 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-WAYS AND THE SPECIFIC EASEMENTS SHOWN;
 2) THE RIGHT TO REQUIRE DEDICATION FOR THE PUBLIC USE OF THE STREETS AND/OR ROADS, THE FLOODPLAINS AND OPEN SPACES, WHERE APPLICABLE AND FOR THE GOOD AND OTHER VALUABLE CONSIDERATION, HEREBY GRANT THE RIGHT AND OPTION TO HOWARD COUNTY TO ACQUIRE THE FEE SIMPLE TITLE IN THE BEDS OF THE STREETS AND/OR ROADS, FLOOD PLAINS, STORM DRAINAGE FACILITIES AND OPEN SPACE WHERE APPLICABLE;
 3) THE RIGHT TO REQUIRE DEDICATION OF WATERWAYS AND DRAINAGE EASEMENTS FOR THE SPECIFIC PURPOSE OF THE CONSTRUCTION, REPAIR AND MAINTENANCE; AND
 4) THAT NO BUILDING OR SIMILAR STRUCTURE OF ANY KIND SHALL BE ERECTED ON OR OVER THE SAID RIGHT-OF-WAYS.

WITNESS OUR HANDS THIS 29th DAY OF MAY 2019.
 [Signature] MEMBER

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS A SUBDIVISION OF THE LANDS CONVEYED FROM RENE & JEANNE GELBER TO ESTATES AT RIVER HILL, LLC, BY DEED DATED DECEMBER 14, 2018 AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER 18487, FOLIO 262.
 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, AND BOUNDARY SURVEY IS IN ACCORDANCE WITH THE HOWARD COUNTY SUBDIVISION REGULATIONS.
 I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED BY ME OR UNDER MY RESPONSIBLE CHARGE, AND THAT I AM A DULY LICENSED PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 21391, EXPIRATION DATE JUNE 04, 2019.

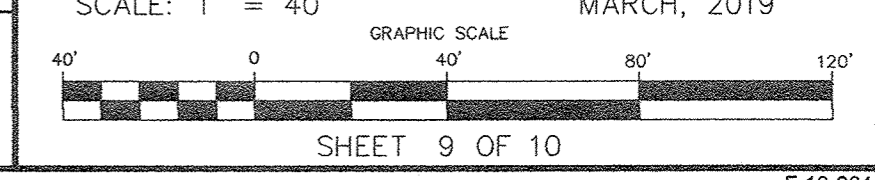
[Signature] MAY 24, 2019
 EDWARD JOHN GLAWE DATE
 PROFESSIONAL LAND SURVEYOR, MD REG. NO. 21391

RECORDED AS PLAT NO. 25093 ON 7/18/19
 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

PLAT OF RESUBDIVISION THE ESTATES AT RIVER HILL

LOTS 1-15, BUILDABLE PRESERVATION PARCEL 'A' AND NON-BUILDABLE PRESERVATION PARCELS 'B'-'H' A RE-SUBDIVISION OF THE "GREENE PROPERTY", LOT 1 - PLAT 5208

DPZ REF: PLAT 5208, ECP 16-064, WP 17-034, WP 17-128, SP 17-007, PB CASE NO. 434
 TAX MAP 34, GRID 23, PARCEL 389 ZONED: RR-DEO
 5TH ELECTION DISTRICT HOWARD COUNTY, MARYLAND



GENERAL NOTES, CONTINUED

- 29. A PERCOLATION CERTIFICATION PLAN WAS PREPARED BY ROBERT H. VOGEL ENGINEERING, INC. DATED MARCH 05, 2018 AND SIGNED BY THE HEALTH OFFICER ON MARCH 06, 2018. ALL SEWAGE DISPOSAL AREAS SHOWN HEREON MATCH THE SIGNED PERC. CERT.
- 30. DEVELOPER RESERVES UNTO ITSELF, ITS SUCCESSORS AND ASSIGNS, ALL EASEMENTS SHOWN ON THIS PLAN FOR WATER, SEWER, STORM DRAINAGE, OTHER PUBLIC UTILITIES AND FOREST CONSERVATION (DESIGNATED AS "FOREST CONSERVATION AREA"), LOCATED IN, ON, OVER AND THROUGH THE LOTS. ANY CONVEYANCES OF THE AFORESAID LOTS SHALL BE SUBJECT TO THE EASEMENTS HEREIN RESERVED, WHETHER OR NOT EXPRESSLY STATED IN THE DEEDS CONVEYING SAID LOTS.
- 31. 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 EASEMENTS, UPON COMPLETION OF THE DEVELOPER'S OBLIGATIONS UNDER THE FOREST CONSERVATION INSTALLATION AND MAINTENANCE AGREEMENT EXECUTED BY THE DEVELOPER AND THE COUNTY, AND RELEASE OF DEVELOPER'S SURETY POSTED WITH SAID AGREEMENT. THE COUNTY SHALL ACCEPT THE EASEMENTS AND RECORD THE DEED(S) OF EASEMENTS IN THE LAND RECORDS OF HOWARD COUNTY.
- 32. THE ARTICLES OF INCORPORATION FOR THE HOMEOWNERS ASSOCIATION, INC. WERE FILED WITH THE STATE DEPARTMENT OF ASSESSMENTS AND TAXATION ON DEPARTMENT REFERENCE NUMBER D19062258 DATED 08-23-2018.
- 33. THE PROTECTIVE COVENANTS, INCLUDING COVENANTS GOVERNING THE MAINTENANCE OF NON-BUILDABLE PRESERVATION PARCEL "B" SHALL BE RECORDED CONCURRENTLY WITH THE RECORDING OF THIS PLAT.
- 34. THE LOTS SHOWN HEREON COMPLY WITH THE MINIMUM OWNERSHIP, WIDTH AND LOT AREA AS REQUIRED BY THE MARYLAND STATE DEPARTMENT OF THE ENVIRONMENT.
- 35. THIS AREA DESIGNATES A PRIVATE SEWAGE DISPOSAL AREA OF 10,000 SQUARE FEET AS REQUIRED BY THE MARYLAND DEPARTMENT OF THE ENVIRONMENT FOR INDIVIDUAL SEWAGE DISPOSAL. IMPROVEMENTS OF ANY NATURE IN THIS AREA ARE RESTRICTED UNTIL PUBLIC SEWERAGE IS AVAILABLE. THESE AREAS SHALL BECOME NULL AND VOID UPON CONNECTION TO A PUBLIC SEWERAGE SYSTEM. THE COUNTY HEALTH OFFICER SHALL HAVE THE AUTHORITY TO GRANT VARIANCES FOR ENCROACHMENT INTO THE PRIVATE SEWERAGE AREA.
- 36. THIS SUBDIVISION WAS APPROVED BY THE HOWARD COUNTY PLANNING BOARD AS A PUBLIC HEARING ON DECEMBER 14, 2017 AND THE DECISION AND ORDER WAS SIGNED BY THE PLANNING BOARD ON JANUARY 25, 2018.
- 37. THE EXISTING HOUSE IS TO REMAIN AND BE LOCATED ON LOT 14. THE EXISTING BARN AND GARAGE IS TO BE REMOVED/RAZED PRIOR TO RECORDATION OF THIS PLAT.
- 38. THIS PROPERTY IS IN GROWTH TIER III, PER SB-236. MAJOR SUBDIVISIONS OF 5 LOTS OR MORE ARE PERMITTED UTILIZING ON-SITE SEPTIC SYSTEMS, COMMUNITY SEPTIC SYSTEMS OR A SHARED FACILITY IN HOWARD COUNTY SUBJECT TO PLANNING BOARD REVIEW.
- 39. IN ACCORDANCE WITH SB-236, THIS SUBDIVISION WAS APPROVED BY THE HOWARD COUNTY PLANNING BOARD AS PB CASE 434 AT A PUBLIC HEARING ON DEC. 14, 2017 AND A DECISION AND ORDER WAS SIGNED BY THE BOARD ON JAN. 25, 2018.
- 40. PER SECTION 105.0.6.4.b OF THE ZONING REGULATIONS, PRIVATELY OWNED BUILDABLE PRESERVATION PARCEL A HAS TWO EASEMENT HOLDERS: HOWARD COUNTY AND THE ESTATES AT RIVER HILL HOMEOWNER'S ASSOCIATION. THE HOA WILL OWN D, E, F, G, AND H. HOWARD COUNTY WILL OWN B AND C.
- 41. THE PURPOSE OF THE NON-BUILDABLE PRESERVATION PARCELS ARE AS FOLLOWS: PARCELS B AND C, FOREST CONSERVATION, PARCELS D, E, F, G, AND H, STORM WATER MANAGEMENT.
- 42. APPROXIMATE FLOODPLAIN DELINEATION WAS GENERATED FROM PRELIMINARY HEC-RAS ANALYSIS, PREPARED BY ROBERT H. VOGEL ENGINEERING, INC.
- 43. PER SECTION 16.120(c)(5) OF THE REGULATIONS, DPZ HAS DECIDED THAT DIRECT PUBLIC ROAD FRONTAGE FOR NON-BUILDABLE PRESERVATION PARCELS C, D, E, F, AND H ARE NOT REQUIRED. THIS DECISION WAS MADE DUE TO DESIGN CONSTRAINTS, THE FACT THAT PARCELS ARE ONLY FOR SWM FACILITIES, AND BECAUSE THE PARCELS WILL HAVE ADEQUATE PUBLIC ROAD ACCESS VIA THE USE-IN-COMMON DRIVEWAYS FOR ANY REQUIRED MAINTENANCE OF THE SWM FACILITIES.
- 44. AN ALTERNATIVE COMPLIANCE PETITION TO SECTION 16.115(c)(2), "PROHIBITIONS ON USE OF FLOODPLAIN LAND", SECTION 16.116(g)(2), "STREAMS AND WETLANDS", AND SECTION 16.120(b)(6)(i)(c), "LENGTH OF PIPESTEM LOT", FILED AS WP-17-034, WAS APPROVED ON JANUARY 19, 2018. APPROVAL IS SUBJECT TO THE FOLLOWING CONDITIONS:
 - 1. COMPLIANCE WITH ALL SRC AGENCY COMMENTS GENERATED WITH THE REVIEW OF THE SUBMITTED ENVIRONMENTAL CONCEPT PLAN (ECP-16-064)
 - 2. APPLICATION FOR ALL PERMITS AS MAY BE REQUIRED BY THE MARYLAND DEPARTMENT OF THE ENVIRONMENT FOR THE DISTURBANCE TO THE FLOODPLAIN AND STREAM CROSSING FOR CONSTRUCTION OF A NEW BRIDGE STRUCTURE AND DRIVEWAY AND UPGRADES TO THE EXISTING STREAM CROSSING.
 - 3. ALL GRADING AND WORK WITHIN THE STREAM, STREAM BUFFER, FLOODPLAIN AREAS, AND WETLAND BUFFER AREAS SHALL BE MINIMIZED TO THE EXTENT REQUIRED TO CONSTRUCT THE PROPOSED HOUSE AND SHARED DRIVEWAY. ANY DISTURBANCES TO THE STREAM AND BUFFERS MUST BE STABILIZED AND RESTORED.
 - 4. COMPLIANCE WITH ALL ATTACHED COMMENTS FROM THE DEVELOPMENT ENGINEERING DIVISION DATED 10/26/2016.
 - 5. INCLUDE THE ALTERNATIVE COMPLIANCE REQUEST NUMBER, DESCRIPTION, AND DECISION ON ALL ASSOCIATED AND FUTURE PLANS.
- 45. THERE IS NO SURETY FOR FOREST RETENTION.
- 46. DEED REFERENCE W.A.R. LIBER 18487 FOLIO 262, DATED DECEMBER 14, 2018.

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.

OWNER
ESTATES AT RIVER HILL, LLC
MICHAEL PFALU, MEMBER
3675 PARK AVE., SUITE 301
ELLICOTT CITY, MD 21043
(410) 480-0023

DEVELOPER
TRINITY HOMES MARYLAND, LLC
3675 PARK AVE., SUITE 301
ELLICOTT CITY, MD 21043
(410) 480-0023

Edward John Glawe MAY 24, 2019
EDWARD JOHN GLAWE DATE
PROFESSIONAL LAND SURVEYOR, MD REG. NO. 21391
Michael Pfalu 5-29-19
ESTATES AT RIVER HILL, LLC MEMBER DATE

APPROVED: FOR PRIVATE WATER AND PRIVATE SEWER SYSTEMS
HOWARD COUNTY HEALTH DEPARTMENT.

Michael Pfalu 6/21/2019
HOWARD COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING
AND ZONING

Michael Pfalu 6-27-19
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE
Michael Pfalu 7-12-13
DIRECTOR DATE

OWNER'S CERTIFICATE

WE, ESTATES AT RIVER HILL, LLC, OWNERS OF THE PROPERTY SHOWN HEREON, ADOPTS 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-WAYS AND THE SPECIFIC EASEMENTS SHOWN;
- 2) THE RIGHT TO REQUIRE DEDICATION FOR THE PUBLIC USE THE BEDS OF THE STREETS AND/OR ROADS, THE FLOODPLAINS AND OPEN SPACES, WHERE APPLICABLE AND FOR THE GOOD AND OTHER VALUABLE CONSIDERATION, HEREBY GRANT THE RIGHT AND OPTION TO HOWARD COUNTY TO ACQUIRE THE FEE SIMPLE TITLE IN THE BEDS OF THE STREETS AND/OR ROADS, FLOOD PLAINS, STORM DRAINAGE FACILITIES AND OPEN SPACE WHERE APPLICABLE;
- 3) THE RIGHT TO REQUIRE DEDICATION OF WATERWAYS AND DRAINAGE EASEMENTS FOR THE SPECIFIC PURPOSE OF THE CONSTRUCTION, REPAIR AND MAINTENANCE; AND
- 4) THAT NO BUILDING OR SIMILAR STRUCTURE OF ANY KIND SHALL BE ERRECTED ON OR OVER THE SAID RIGHT-OF-WAYS.

WITNESS OUR HANDS THIS 29th DAY OF MAY, 2019.
Michael Pfalu
ESTATES AT RIVER HILL, LLC MEMBER

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS A SUBDIVISION OF THE LANDS CONVEYED FROM RENE & JEANNE GELBER TO ESTATES AT RIVER HILL, LLC, BY DEED DATED DECEMBER 14, 2018 AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER 18487, FOLIO 262.

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, AND BOUNDARY SURVEY IS IN ACCORDANCE WITH THE HOWARD COUNTY SUBDIVISION REGULATIONS.

I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED BY ME OR UNDER MY RESPONSIBLE CHARGE, AND THAT I AM A DULY LICENSED PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 21391, EXPIRATION DATE JUNE 04, 2019.

Edward John Glawe MAY 24, 2019
EDWARD JOHN GLAWE DATE
PROFESSIONAL LAND SURVEYOR, MD REG. NO. 21391

ROBERT H. VOGEL ENGINEERING, INC.
ENGINEERS • SURVEYORS • PLANNERS
3300 NORTH RIDGE ROAD TEL: 410.481.7666
ELLICOTT CITY, MD 21043 FAX: 410.481.8961



RECORDED AS PLAT No. 25094 ON 7/18/19
AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

**PLAT OF RESUBDIVISION
THE ESTATES AT RIVER HILL**

LOTS 1-15, BUILDABLE PRESERVATION PARCEL 'A'
AND NON-BUILDABLE PRESERVATION PARCELS 'B'-'H'
A RE-SUBDIVISION OF THE "GREENE PROPERTY", LOT 1 - PLAT 5208

DPZ REF: PLAT 5208, ECP 16-064, WP 17-034, WP 17-128, SP 17-007, PB CASE NO. 434
TAX MAP 34, GRID 23, PARCEL 389 ZONED: RR-DEO
5TH ELECTION DISTRICT
HOWARD COUNTY, MARYLAND

SCALE: AS SHOWN MARCH, 2019

