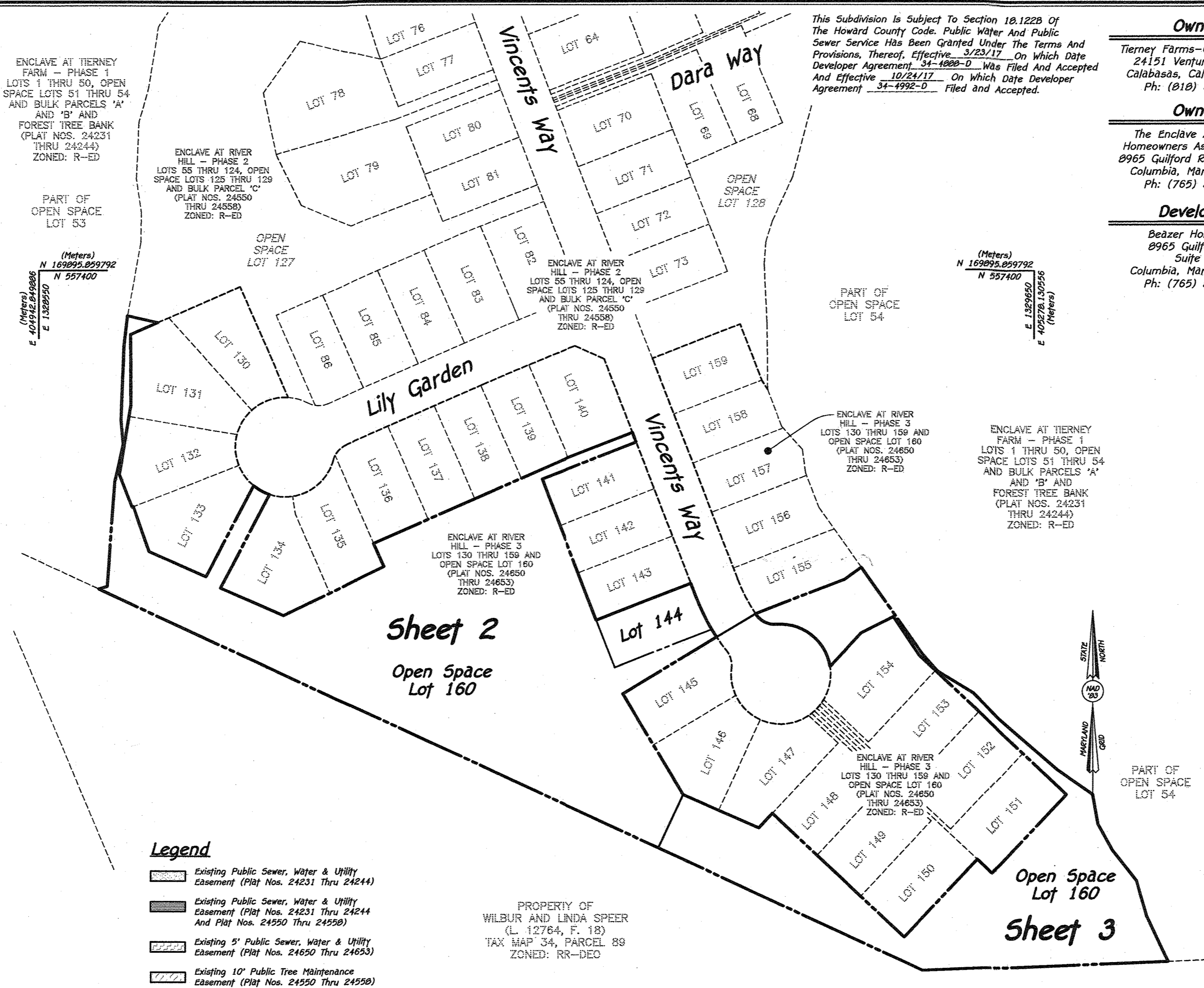


| U.S. Equivalent Coordinate Table |              | Metric Coordinate Table |                |               |
|----------------------------------|--------------|-------------------------|----------------|---------------|
| Point                            | North (feet) | East (feet)             | North (meters) | East (meters) |
| 130                              | 526827.2540  | 132927.8041             | 159860.326349  | 405240.809164 |
| 690                              | 527048.7042  | 132926.12166            | 159788.704618  | 404963.032734 |
| 703                              | 526976.5298  | 132927.2313             | 159766.705917  | 405240.710969 |
| 704                              | 526957.5614  | 132943.8515             | 159761.004234  | 405245.776432 |
| 705                              | 526933.5037  | 132950.3649             | 159753.671440  | 405257.820114 |
| 789                              | 527342.2143  | 1328091.5723            | 159870.246663  | 404982.953212 |
| 792                              | 527349.7438  | 1328047.9250            | 159880.541672  | 404972.702782 |
| 801                              | 527361.6196  | 1328024.7074            | 159789.642749  | 404965.922521 |
| 802                              | 527166.5663  | 1328633.9523            | 159824.709257  | 404968.438284 |
| 803                              | 527208.5789  | 1328643.2296            | 159837.514527  | 404971.266326 |
| 804                              | 527234.5272  | 1328640.9028            | 159845.423501  | 404970.551226 |
| 805                              | 527250.5317  | 1328641.7161            | 159852.740169  | 404970.805018 |
| 806                              | 527315.5160  | 1328643.9244            | 159870.109010  | 404971.478022 |
| 811                              | 526807.6112  | 1329609.5206            | 159745.779383  | 405265.792422 |
| 812                              | 526850.0873  | 132975.9335             | 159728.246069  | 405266.035097 |
| 813                              | 526822.7346  | 1329715.4233            | 159719.308945  | 405268.071610 |
| 814                              | 526789.9911  | 1329721.2296            | 159709.928715  | 405269.041363 |
| 815                              | 526760.8555  | 1329737.2597            | 159701.048157  | 405304.727399 |
| 816                              | 526727.1130  | 1329763.0132            | 159690.763418  | 405312.820277 |
| 817                              | 526686.3649  | 1329775.2767            | 159676.952864  | 405316.314967 |
| 818                              | 526638.2543  | 1329798.0344            | 159663.679253  | 405323.495381 |
| 901                              | 527039.3968  | 1329276.8381            | 159785.947717  | 405164.390266 |
| 904                              | 527008.5734  | 1329366.3406            | 159776.526737  | 405191.671013 |
| 905                              | 527019.2799  | 1329343.6991            | 159779.816061  | 405184.789526 |
| 907                              | 526832.3040  | 1329196.2307            | 159758.330140  | 405193.737228 |
| 908                              | 526894.6239  | 1329200.0140            | 159778.302821  | 405171.454611 |
| 909                              | 527020.4042  | 1329342.9276            | 159780.128775  | 405184.534711 |
| 910                              | 527058.6386  | 1329441.4520            | 159791.812634  | 405214.565003 |
| 911                              | 527071.6460  | 1329459.7996            | 159795.772203  | 405220.157366 |
| 930                              | 527328.9966  | 1328651.3387            | 159804.217904  | 404973.737970 |
| 931                              | 527281.6131  | 1328651.8133            | 159805.631372  | 404973.882650 |
| 932                              | 527174.7155  | 1328639.1109            | 159807.192953  | 404970.010937 |
| 933                              | 527138.7278  | 1328693.3166            | 159816.223873  | 404974.340845 |
| 934                              | 527139.5109  | 1328694.8140            | 159816.404037  | 404974.737228 |
| 937                              | 527089.8286  | 1328672.1506            | 159801.318750  | 404982.081498 |
| 938                              | 527052.4239  | 1328724.9119            | 159792.368216  | 404999.211161 |
| 937                              | 527162.6715  | 1328787.3795            | 159825.521916  | 405015.202071 |
| 939                              | 527153.0830  | 1328804.9311            | 159820.599589  | 405020.553053 |
| 939                              | 527049.9676  | 1328790.9631            | 159789.169829  | 405004.103669 |
| 940                              | 527019.6110  | 1328820.5049            | 159779.917000  | 405025.299444 |
| 941                              | 527072.9909  | 1328931.2120            | 159796.174915  | 405059.043544 |
| 942                              | 527098.6280  | 1328919.3662            | 159804.001429  | 405095.821915 |
| 943                              | 527192.7063  | 1329135.1775            | 159832.676531  | 405121.212346 |
| 944                              | 527220.4189  | 1329206.9289            | 159841.123953  | 405142.878750 |
| 945                              | 527205.7105  | 1329210.7445            | 159837.899431  | 405144.242801 |
| 946                              | 527169.1908  | 1329108.3311            | 159825.508998  | 405112.419940 |
| 947                              | 527013.4004  | 1329166.7887            | 159786.024005  | 405130.847447 |
| 948                              | 527053.9201  | 1329271.2020            | 159792.374436  | 405162.672708 |
| 949                              | 526820.9781  | 1329263.0420            | 159791.373570  | 405160.189226 |
| 950                              | 526762.2196  | 1329235.8765            | 159701.463943  | 405151.905448 |
| 951                              | 526962.1656  | 1329425.2534            | 159762.407606  | 405209.627669 |
| 952                              | 526999.1596  | 1329459.9440            | 159773.682165  | 405220.201364 |
| 953                              | 527017.2289  | 1329495.3975            | 159780.193831  | 405231.007619 |
| 954                              | 526975.1328  | 1329523.5327            | 159786.360015  | 405239.583240 |
| 955                              | 526822.5763  | 1329686.2012            | 159719.860705  | 405289.164697 |
| 956                              | 526735.0466  | 1329604.1126            | 159693.181591  | 405264.144036 |
| 957                              | 526749.9786  | 1329606.1907            | 159697.732882  | 405299.291059 |
| 958                              | 526663.9077  | 1329507.4703            | 159671.498410  | 405234.687409 |
| 959                              | 526800.5326  | 1329351.7893            | 159713.141767  | 405190.283774 |
| 960                              | 526784.4348  | 1329346.7110            | 159708.241231  | 405185.687870 |

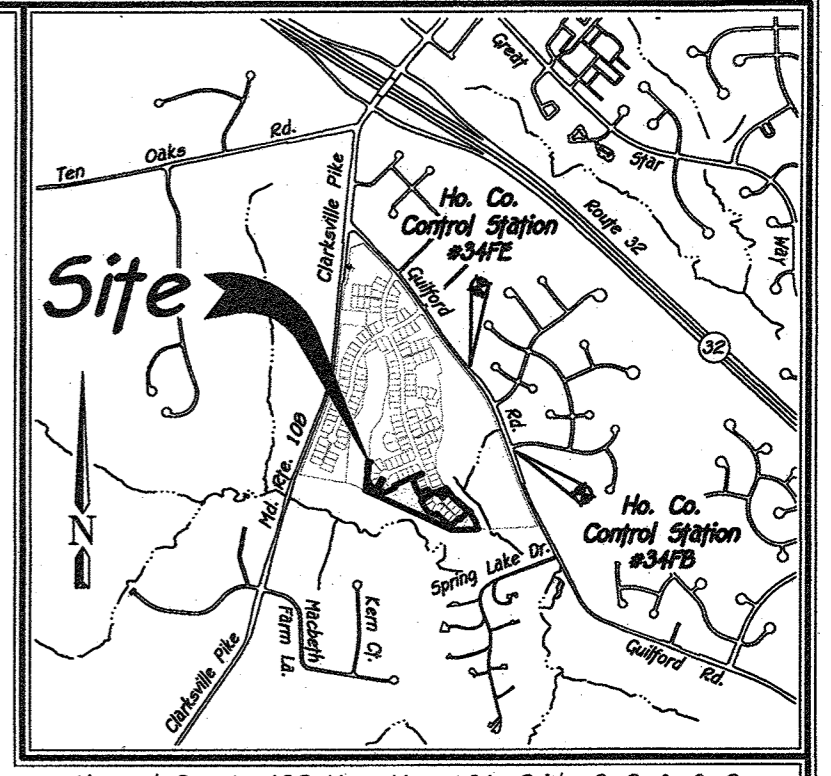


This Subdivision is Subject To Section 18.122B Of The Howard County Code. Public Water And Public Sewer Service Has Been Granted Under The Terms And Provisions, Thereof, Effective 3/23/17, On Which Date Developer Agreement 34-4998-0 Was Filed And Accepted And Effective 10/4/17, On Which Date Developer Agreement 34-4992-0 Filed And Accepted.

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

**Owner**  
The Enclave At River Hill  
Homeowners Association, Inc.  
8965 Guilford Road-Suite 290  
Columbia, Maryland 21046  
Ph: (765) 894-0182

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



**Vicinity Map**  
Scale: 1" = 2,000'

**General Notes:**

1. Subject Property Zoned R-ED Per The 10/06/13 Comprehensive Zoning Plan
2. Coordinates Based On Nad '83, Maryland Coordinate System As Projected By Howard County Geodetic Control Stations No. 34FB And 34FE
3. Station No. 34FE North 557,439.9130 East 1,330,191.3224 Elev.=406.148
4. Station No. 34FE North 558,339.6005 East 1,329,709.0245 Elev.=431.118
5. This Plat Is Based On Field Run Monumented Boundary Survey Performed On Or About February, 2014 By Fisher, Collins & Carter, Inc.
6. B.L. Denotes Building Restriction Line.
7.  $\bullet$  Denotes Iron Pin Set With Cap "F.C.C. 106".
8.  $\bullet$  Denotes Iron Pipe Or Iron Bar Found.
9.  $\circ$  Denotes Angular Change In Bearing Of Boundary Or Rights-Of-Way.
10.  $\blacksquare$  Denotes Concrete Monument Set With Cap "F.C.C. 106".
11.  $\blacksquare$  Denotes Concrete Monument Or Spine Found.
12. Driveways Shall Be Provided Prior To Residential Occupancy To Ensure Safe Access For Fire And Emergency Vehicles Per The Following (Minimum) Requirements:
  - a) Width - 12 Feet (16 Feet Serving More Than One Residence);
  - b) Surface - Six (6") Inches Of Compacted Crusher Run Base With Tar And Chip Coating. (1 - 1/2" Minimum);
  - c) Geometry - Maximum 15% Grade, Maximum 10% Grade Change And 45-Foot 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 Depth Over Surface.
  - f) Structure Clearances - Minimum 12 Feet;
  - g) Maintenance - Sufficient To Ensure All Weather Use.
13. All Lot Areas Are More Or Less (+).
14. Distances Shown Are Based On Surface Measurement And Not Reduced To Nad '83 Grid Measurement.
15. No Cemeteries Exist On This Site Based On A Visual Site Visit And Based On A Examination Of The Howard County Cemetery Inventory Map.
16. Previous Department Of Planning And Zoning File Numbers: ECP-15-005, PB Case No. 409, SP-15-006, WP-15-009, F-15-110, F-17-003, F-18-024 And F-18-031.
17. This Property Is Located Within The Metropolitan District, Public Water And Public Sewer Will Be Utilized For This Project.
18. There Are No Existing Structures Located On This Site.
19. 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.
20. 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.

**General Notes Continued Sheet 3**

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* 2/22/19 Date  
Mark L. Robel, P.L.S. #339  
(Property Line Surveyor)

*[Signature]* 10-17-18 Date  
Tierney Farms-Clarksville, L.P., By HLOJV GP LLC,  
By Heartstone Lot Option Joint Venture, LLC,  
Managing Member By Steven Porath, Authorized Person

*[Signature]* 10/9/18 Date  
The Enclave At River Hill Homeowners Association, Inc.  
By Patrick Gosey, President

**Legend**

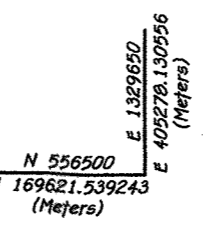
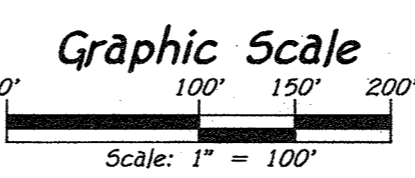
- [Pattern] Existing Public Sewer, Water & Utility Easement (Plat Nos. 24231 Thru 24244)
- [Pattern] Existing Public Sewer, Water & Utility Easement (Plat Nos. 24231 Thru 24244 And Plat Nos. 24550 Thru 24558)
- [Pattern] Existing 5' Public Sewer, Water & Utility Easement (Plat Nos. 24650 Thru 24653)
- [Pattern] Existing 10' Public Tree Maintenance Easement (Plat Nos. 24550 Thru 24558)
- [Pattern] Existing Public Drainage, Stormwater Management, Stormwater Management Access & Utility Easement (Plat Nos. 24550 Thru 24558) Removed By Recordation Of This Plat
- [Pattern] Existing 24' Private Use-In-Common Driveway Access Easement For The Use And Benefit Of Lots 148 Thru 153 (Plat Nos. 24650 Thru 24653)
- [Pattern] Existing Non-Credited Open Space Area (Plat Nos. 24650 Thru 24653)
- [Pattern] Public Drainage, Stormwater Management, Stormwater Management Access & Utility Easement

**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 Lot 144 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  | 1           |
| 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    | 2           |
| TOTAL AREA OF BUILDABLE LOTS TO BE RECORDED    | 0.145 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      | 4.112 Ac. ± |
| TOTAL AREA OF ROADWAY TO BE RECORDED           | 0.000 Ac. ± |
| TOTAL AREA TO BE RECORDED                      | 4.112 Ac. ± |



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

*Britton for Maurice Rosman* 3/8/2019  
Howard County Health Officer Date

APPROVED: Howard County Department Of Planning And Zoning.

*[Signature]* 3-15-19  
Chief, Development Engineering Division Date

*[Signature]* 3-21-19  
Director Date

**Owner's Certificate**

Tierney Farms-Clarksville, L.P., By HLOJV GP LLC, By Heartstone Lot Option Joint Venture LLC, Managing Member By Steven Porath, Authorized Person, And The Enclave At River Hill Homeowners Association, Inc., By Patrick Gosey, President, Owner Of The Property Shown And Described Hereon, Herewith 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 17th Day Of October 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]*  
The Enclave At River Hill Homeowners Association, Inc.  
By: Patrick Gosey, President

**Surveyor's Certificate**

I Herewith 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 (1) Part Of The Lands Conveyed By Hoddinoff, LLC To Tierney Farms-Clarksville, L.P. By Deed Dated January 12, 2017 And Recorded Among The Land Records Of Howard County, Maryland In Liber 17385 At Folio 354; And (2) All The Lands Conveyed By Tierney Farms-Clarksville, L.P., To The Enclave At River Hill Homeowners Association, Inc. By Deed Dated March 20, 2018 And Recorded Among The Aforesaid Land Records In Liber 18201 At Folio 190; And Being Lot 144 And Open Space Lot 160, A Shown on Plats Entitled "Enclave At River Hill, Phase 3, Lots 130 Thru 159 And Open Space Lot 160" Recorded Among The Aforesaid Land Records As Plat Nos. 24650 Thru 24653; 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* 2/22/19 Date  
Mark L. Robel, Property Line Surveyor No. 339 Date  
Expiration Date: October 4, 2020

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

**Purpose Statement**  
The Purpose Of This Plat Is To Revise The Existing Public Drainage, Stormwater Management, Stormwater Management Access & Utility Easement That Runs In, Through, Over And Across Lot 144 And Open Space Lot 160, As Shown On Plats Entitled "Enclave At River Hill, Phase 3, Lots 130 Thru 159 And Open Space Lot 160" Recorded As Plat Nos. 24650 Thru 24653.

RECORDED AS PLAT NO. 24982 ON 3/27/19  
AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

**Revision Plat**  
**Enclave At River Hill**  
**Phase 3**  
**Lot 144 And Open Space Lot 160**  
(Being A Revision To Lot 144 And Open Space Lot 160, As Shown On Plats Entitled "Enclave At River Hill, Phase 3, Lots 130 Thru 159 And Open Space Lot 160" Recorded Among The Land Records Of Howard County, Maryland As Plat Nos. 24650 Thru 24653)

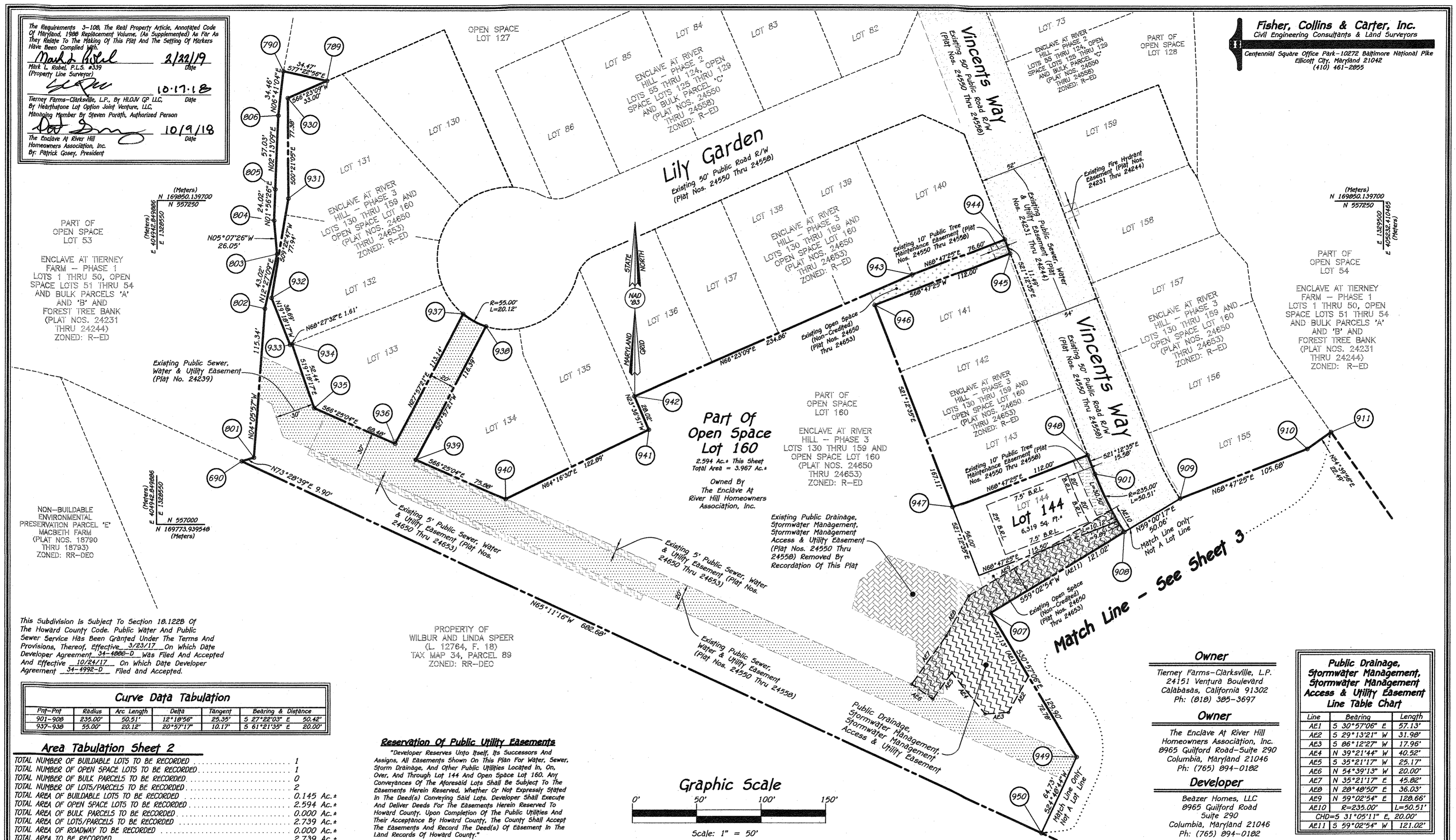
Zoned: R-ED  
Grid No. 18 Parcel 08  
Fifth Election District - Howard County, Maryland  
Date: October 2, 2018 Scale: As Shown Sheet 1 Of 3

The Requirements 3-106, 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 2/22/19  
Date  
Mark L. Robel, P.L.S. #339  
(Property Line Surveyor)

Steven Porath 10-17-18  
Date  
Terney Farms-Clarksville, L.P., By HLOUV GP LLC,  
By Hearthstone Lot Option Joint Venture, LLC,  
Managing Member By Steven Porath, Authorized Person

Patrick Gosey 10/9/18  
Date  
The Enclave At River Hill Homeowners Association, Inc.  
By: Patrick Gosey, President



(Meters)  
N 169850.139700  
N 557250  
E 1328250  
E 401945.09866

PART OF OPEN SPACE LOT 53

ENCLAVE AT TIERNY FARM - PHASE 1 LOTS 1 THRU 50, OPEN SPACE LOTS 51 THRU 54 AND BULK PARCELS 'A' AND 'B' AND FOREST TREE BANK (PLAT NOS. 24231 THRU 24244) ZONED: R-ED

Existing Public Sewer, Water & Utility Easement (Plat No. 24239)

(Meters)  
N 557000  
N 169773.939546  
E 1328250

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

(Meters)  
N 169850.139700  
N 557250  
E 1328250  
E 401945.09866

PART OF OPEN SPACE LOT 54

ENCLAVE AT TIERNY FARM - PHASE 1 LOTS 1 THRU 50, OPEN SPACE LOTS 51 THRU 54 AND BULK PARCELS 'A' AND 'B' AND FOREST TREE BANK (PLAT NOS. 24231 THRU 24244) ZONED: R-ED

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 34-488-D Was Filed And Accepted And Effective 10/24/17 On Which Date Developer Agreement 34-492-D Filed and Accepted.

**Curve Data Tabulation**

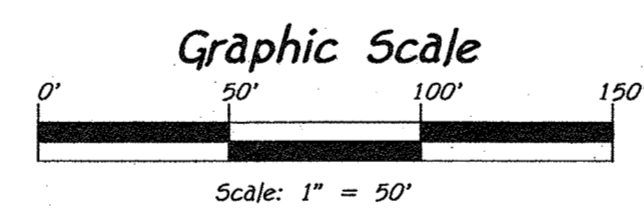
| Point-Point | Radius  | Arc Length | Delta     | Tangent | Bearing & Distance   |
|-------------|---------|------------|-----------|---------|----------------------|
| 901-908     | 235.00' | 50.51'     | 12°18'56" | 25.35'  | S 27°22'03" E 50.42' |
| 937-938     | 55.00'  | 20.12'     | 20°57'17" | 10.17'  | S 61°21'35" E 20.00' |

**Area Tabulation Sheet 2**

|  |            |
|--|------------|
| TOTAL NUMBER OF BUILDABLE LOTS TO BE RECORDED  | 1          |
| 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    | 2          |
| TOTAL AREA OF BUILDABLE LOTS TO BE RECORDED    | 0.145 Ac.± |
| TOTAL AREA OF OPEN SPACE LOTS TO BE RECORDED   | 2.594 Ac.± |
| TOTAL AREA OF BULK PARCELS TO BE RECORDED      | 0.000 Ac.± |
| TOTAL AREA OF LOTS/PARCELS TO BE RECORDED      | 2.739 Ac.± |
| TOTAL AREA OF ROADWAY TO BE RECORDED           | 0.000 Ac.± |
| TOTAL AREA TO BE RECORDED                      | 2.739 Ac.± |

**Reservation Of Public Utility Easements**

\*Developer Reserves Unto Itself, Its Successors And Assigns, All Easements Shown On This Plan For Water, Sewer, Storm Drainage, And Other Public Utilities Located In, On, Over, And Through Lot 144 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**

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

**Owner**

The Enclave At River Hill Homeowners Association, Inc.  
8965 Guilford Road-Suite 290  
Columbia, Maryland 21046  
Ph: (765) 894-0182

**Developer**

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

**Public Drainage, Stormwater Management, Access & Utility Easement Line Table Chart**

| Line | Bearing               | Length  |
|------|-----------------------|---------|
| AE1  | S 30°57'06" E         | 57.13'  |
| AE2  | S 29°13'21" W         | 31.98'  |
| AE3  | S 06°12'27" W         | 17.96'  |
| AE4  | N 39°21'44" W         | 40.52'  |
| AE5  | S 35°21'17" W         | 25.17'  |
| AE6  | N 54°39'13" W         | 20.00'  |
| AE7  | N 35°21'17" E         | 45.82'  |
| AE8  | N 28°49'50" E         | 36.03'  |
| AE9  | N 59°02'54" E         | 128.66' |
| AE10 | R=235.00' L=50.51'    | 20.00'  |
| AE11 | S 31°05'11" E, 20.00' | 121.02' |

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

Buckton for Maurea Rossman 3/8/2019  
Howard County Health Officer

APPROVED: Howard County Department Of Planning And Zoning.

Chad P. ... 3-15-19  
Chief, Development Engineering Division

Kristen ... 3-21-19  
Director

**Owner's Certificate**

Terney Farms-Clarksville, L.P., By HLOUV GP LLC, By Hearthstone Lot Option Joint Venture LLC, Managing Member By Steven Porath, Authorized Person, And The Enclave At River Hill Homeowners Association, Inc., By Patrick Gosey, President, 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/Or Roads 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 17th Day of October 2018.

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

Patrick Gosey  
The Enclave At River Hill Homeowners Association, Inc.  
By: Patrick Gosey, President

**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 (1) Part Of The Lands Conveyed By Hoddinoff, LLC To Terney Farms-Clarksville, L.P. By Deed Dated January 12, 2017 And Recorded Among The Land Records Of Howard County, Maryland In Liber 17385 At Folio 354; And (2) All The Lands Conveyed By Terney Farms-Clarksville, L.P. To The Enclave At River Hill Homeowners Association, Inc. By Deed Dated March 20, 2018 And Recorded Among The Aforesaid Land Records In Liber 18201 At Folio 190; And Being Lot 144 And Open Space Lot 160, A Shown On Plats Entitled "Enclave At River Hill, Phase 3, Lots 130 Thru 159 And Open Space Lot 160" Recorded Among The Aforesaid Land Records As Plat Nos. 24650 Thru 24653; 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 2/22/19  
Mark L. Robel, Property Line Surveyor No. 339 Date  
Expiration Date: October 4, 2020

RECORDED AS PLAT No. 24983 ON 3/27/19  
AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

**Revision Plat**  
**Enclave At River Hill**  
**Phase 3**  
**Lot 144 And Open Space Lot 160**

(Being A Revision To Lot 144 And Open Space Lot 160, As Shown On Plats Entitled "Enclave At River Hill, Phase 3, Lots 130 Thru 159 And Open Space Lot 160" Recorded Among The Land Records Of Howard County, Maryland As Plat Nos. 24650 Thru 24653)

Zoned: R-ED  
Tax Map No. 34 Grid No. 18 Parcel 08  
Fifth Election District - Howard County, Maryland  
Date: October 2, 2018 Scale: 1" = 50' Sheet 2 Of 3

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 Completed.

Mark L. Robel 2/22/19  
 Mark L. Robel, P.L.S. #339  
 (Property Line Surveyor)  
 Date

[Signature] 10-17-18  
 Tierney Farms-Clarksville, L.P., By HLOJV GP LLC,  
 By Heartstone Lot Option Joint Venture, LLC,  
 Managing Member By Steven Porath, Authorized Person  
 Date

[Signature] 10/9/18  
 The Enclave At River Hill  
 Homeowners Association, Inc.  
 By: Patrick Gosey, President  
 Date

This Subdivision Is Subject To Section 10.122B Of The Howard County Code. Public Water And Public Sewer Service Has Been Granted Under The Terms And Provisions, Thereof, Effective 3/23/17 On Which Date Developer Agreement 34-4988-D Was Filed And Accepted And Effective 10/24/17 On Which Date Developer Agreement 34-4992-D Filed And Accepted.

| Proj-Prnt | Radius  | Arc Length | Delta     | Tangent | Bearing & Distance   |
|-----------|---------|------------|-----------|---------|----------------------|
| 951-904   | 55.00'  | 82.55'     | 85°57'58" | 51.26'  | N 51°46'16" W 75.00' |
| 904-905   | 25.00'  | 26.23'     | 60°07'20" | 14.47'  | N 64°41'35" W 25.05' |
| 905-909   | 185.00' | 1.36'      | 00°25'20" | 0.68'   | N 34°25'15" W 1.36'  |

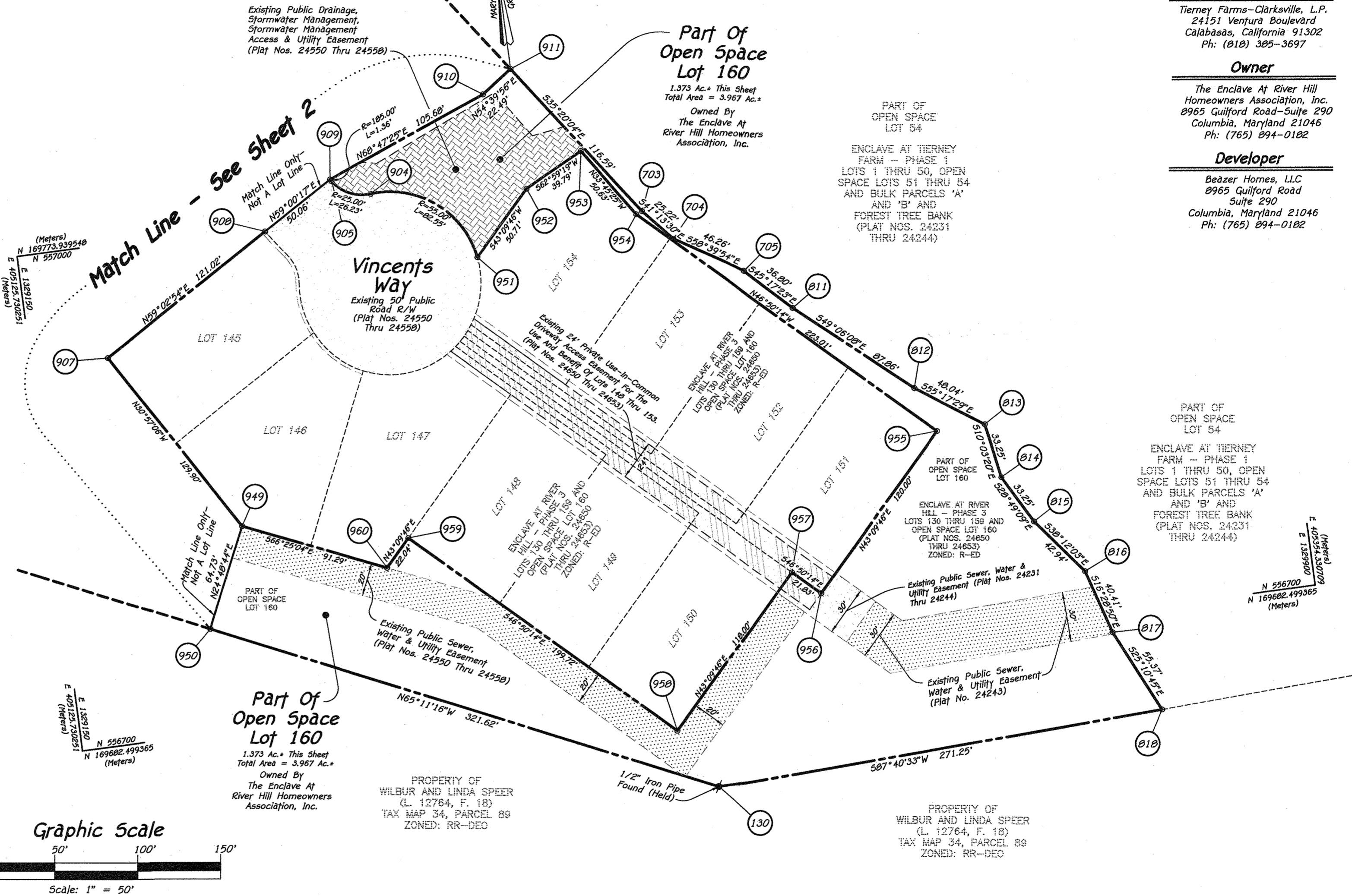
**Reservation Of Public Utility Easements**  
 "Developer Reserves unto itself, its Successors And Assigns, All Easements Shown On This Plan For Water, Sewer, Storm Drainage, And Other Public Utilities Located In, On, Over, And Through Lot 144 And Open Space Lot 160. Any Conveyances Of The Aforesaid Lots Shall Be Subject To The Easements Herein Reserved, Whether Or Not Expressly Stated In The Deeds 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 Deeds Of Easement In The Land Records Of Howard County."

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

**Owner**  
 The Enclave At River Hill  
 Homeowners Association, Inc.  
 8965 Guilford Road-Suite 290  
 Columbia, Maryland 21046  
 Ph: (765) 894-0182

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

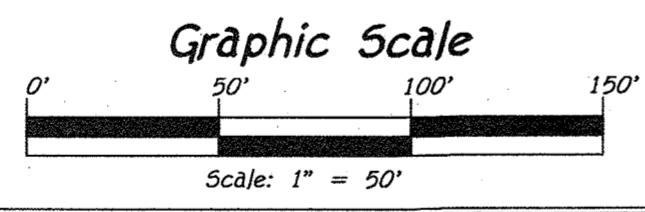
- General Notes Continued From Sheet 1:**
19. Declaration Of Covenants And Restrictions For The Enclave At River Hill Homeowners Association, Inc. Have Been Recorded In Liber 17960 At Folio 239.
  20. The Forest Conservation Obligation For Phase 3 Has Been Satisfied With The Enclave At Tierney Farm, Phase 1 (F-15-110).
  21. 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).
  22. Subdivision Is Subject To Section 10A.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) = (1 Lot x 10%) = 0.1 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.
  23. In Accordance With Section 12B.0.A.1.(1) Of The Zoning Regulations, Room Extensions And Building Additions Being Developed Under The R-ED 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.
  24. Open Space Lot 160 Is Owned And Maintained By The Enclave At River Hill Homeowners Association, Inc.
  25. Approval Of A Site Development Plan Is Required For The Development Of Lot 144 Prior To Issuance Of Any Grading Or Building Permits For New House Construction In Accordance With Section 16.195 Of The Subdivision And Land Development Regulations.



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

**Area Tabulation Sheet 3**

|  |            |
|--|------------|
| TOTAL NUMBER OF BUILDABLE LOTS TO BE RECORDED  | 0          |
| TOTAL NUMBER OF OPEN SPACE LOTS TO BE RECORDED | 0          |
| TOTAL NUMBER OF BULK PARCELS TO BE RECORDED    | 0          |
| TOTAL NUMBER OF LOTS/PARCELS TO BE RECORDED    | 0          |
| TOTAL AREA OF BUILDABLE LOTS TO BE RECORDED    | 0.000 Ac.* |
| TOTAL AREA OF OPEN SPACE LOTS TO BE RECORDED   | 1.373 Ac.* |
| TOTAL AREA OF BULK PARCELS TO BE RECORDED      | 0.000 Ac.* |
| TOTAL AREA OF LOTS/PARCELS TO BE RECORDED      | 1.373 Ac.* |
| TOTAL AREA OF ROADWAY TO BE RECORDED           | 0.000 Ac.* |
| TOTAL AREA TO BE RECORDED                      | 1.373 Ac.* |



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

[Signature] 3/8/2019  
 Howard County Health Officer

APPROVED: Howard County Department Of Planning And Zoning.

[Signature] 3-15-19  
 Chief, Development Engineering Division

[Signature] 3-21-19  
 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, And The Enclave At River Hill Homeowners Association, Inc., By Patrick Gosey, President, 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/Or 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 17th Day Of October 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]  
 The Enclave At River Hill Homeowners Association, Inc.  
 By: Patrick Gosey, President

**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 (1) Part Of The Lands Conveyed By Hoddinoff, LLC To Tierney Farms-Clarksville, L.P. By Deed Dated January 12, 2017 And Recorded Among The Land Records Of Howard County, Maryland In Liber 17385 At Folio 354; And (2) All The Lands Conveyed By Tierney Farms-Clarksville, L.P., To The Enclave At River Hill Homeowners Association, Inc. By Deed Dated March 20, 2018 And Recorded Among The Aforesaid Land Records In Liber 18201 At Folio 190; And Being Lot 144 And Open Space Lot 160, A Shown on Plats Entitled "Enclave At River Hill, Phase 3, Lots 130 Thru 159 And Open Space Lot 160" Recorded Among The Aforesaid Land Records As Plat Nos. 24650 Thru 24653; 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] 2/22/19  
 Mark L. Robel, Property Line Surveyor No. 339  
 Expiration Date: October 4, 2020

RECORDED AS PLAT No. 24984 ON 3/27/19  
 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

**Revision Plat**  
**Enclave At River Hill**  
**Phase 3**  
**Lot 144 And Open Space Lot 160**

(Being A Revision To Lot 144 And Open Space Lot 160, As Shown On Plats Entitled "Enclave At River Hill, Phase 3, Lots 130 Thru 159 And Open Space Lot 160" Recorded Among The Land Records Of Howard County, Maryland As Plat Nos. 24650 Thru 24653)

Zoned: R-ED  
 Tax Map No. 34 Grid No. 18 Parcel 88  
 Fifth Election District - Howard County, Maryland  
 Date: October 2, 2018 Scale: 1" = 50' Sheet 3 Of 3