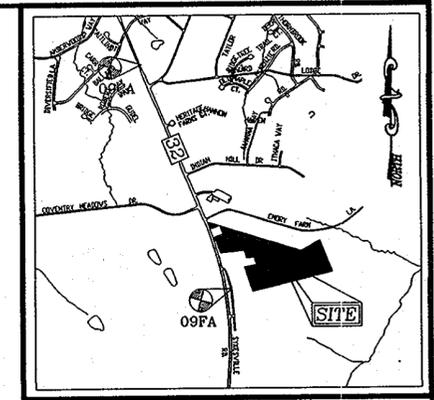


GENERAL NOTES

- COORDINATES BASED ON NAD '83/91, MARYLAND COORDINATE SYSTEM AS PROJECTED BY HOWARD COUNTY, GEODETIC CONTROL STATION NO. 09FA N 605,227.63 E 1,326,992.69
09CA N 609,059.60 E 1,325,501.33
- THIS PLAT IS BASED ON A FIELD RUN BOUNDARY SURVEY PERFORMED BY ROBERT H. VOGEL ENGINEERING, INC., DATED MAY 2012.
- BRL DENOTES BUILDING RESTRICTION LINE.
- Ø DENOTES REBAR WITH CAP MARKED "PMP MARK 21204" SET
- ⊗ DENOTES IRON PIPE OR IRON BAR FOUND.
- ⊙ DENOTES ANGULAR CHANGE IN BEARING OF BOUNDARY OR RIGHT-OF-WAY.
- DENOTES 5" ONE OR MONUMENT FOUND.
- AREAS SHOWN HEREON ARE MORE OR LESS.
- THE SUBJECT PROPERTY IS ZONED RR-DEO PER THE 02/02/2004 COMPREHENSIVE ZONING PLAN AND AMENDED BY THE COMPREHENSIVE LITE AMENDMENT DATED 07/28/2006.
- DRIVEWAY(S) 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 - 6 INCHES OF COMPACTED CRUSHER RUN BASE WITH TAR AND CLIP COATING.
c) GEOMETRY - MAXIMUM 15% GRADE, MAXIMUM 10% CHANGE AND MINIMUM OF 45-FOOT DEPTH TURNING RADIUS.
d) STRUCTURES (CULVERTY/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 DRIVEWAY SURFACE.
f) STRUCTURE CLEARANCES-MINIMUM 12 FEET.
g) MAINTENANCE - SUFFICIENT TO ENSURE ALL WEATHER USE.
- THERE IS NO 100 YEAR FLOODPLAIN LOCATED ON-SITE.
- 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. FOREST CONSERVATION OBLIGATIONS FOR THIS SITE SHALL BE FULFILLED BY THE PLACEMENT OF 6.97 ACRES OF RETENTION INTO AN ON-SITE EASEMENT WHICH IS SUFFICIENT TO MEET THE BREAK-EVEN POINT OF 6.97 ACRES OF RETENTION. NO SURETY IS REQUIRED FOR RETENTION.
- THIS PROJECT IS NOT LOCATED IN AN HISTORIC DISTRICT.
- FOR FLAG OR PIPESTEM LOTS, REFUSE COLLECTION, SNOW REMOVAL AND ROAD MAINTENANCE ARE PROVIDED TO THE JUNCTION OF THE FLAG OR PIPESTEM AND ROAD RIGHT-OF-WAY LINE AND NOT ONTO THE PIPESTEM DRIVEWAY.
- A USE-IN-COMMON DRIVEWAY MAINTENANCE AGREEMENT FOR LOTS 5-8 SHALL BE RECORDED SIMULTANEOUSLY WITH THIS PLAT IN THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.
- NON-BUILDABLE PRESERVATION PARCELS A & B ARE TO BE PRIVATELY OWNED WITH KEANE PROPERTY HOMEOWNERS ASSOCIATION AND HOWARD COUNTY AS THE REQUIRED TWO EASEMENT HOLDERS.
- THIS PROPERTY IS NOT LOCATED WITHIN THE METROPOLITAN DISTRICT.
- TO THE BEST OF THE OWNERS KNOWLEDGE, THERE ARE NO CEMETERIES OR GRAVE SITES LOCATED ON THE SUBJECT PROPERTY.
- THE SUBDIVISION PLAN IS SUBJECT TO THE FOLLOWING DPZ FILES: F-99-98, PLAT# 13804, WP-13-033.
- THIS SUBDIVISION IS SUBJECT TO THE REQUIREMENTS OF THE AMENDED FIFTH EDITION OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS AS AMENDED BY COUNCIL BILL 45-2003.
- PERIMETER LANDSCAPING IN ACCORDANCE WITH SECTION 16.124 OF THE LANDSCAPE MANUAL SHALL BE PROVIDED AS SHOWN ON THE LANDSCAPE PLAN SHEET OF THE SUPPLEMENTAL PLANS. FINANCIAL SURETY IN THE AMOUNT OF \$600.00 FOR THE REQUIRED 2 SHADE TREES SHALL BE POSTED WITH THE DEVELOPERS AGREEMENT.
- STORM WATER MANAGEMENT TO BE PROVIDED FOR THIS DEVELOPMENT BY ENVIRONMENTAL SITE DESIGN UTILIZING RAIN GARDENS, NON-ROOF TOP DISCONNECTION AND ROOFTOP DISCONNECTION.
- TWO NON-BUILDABLE PRESERVATION PARCELS (A & B) HAVE BEEN CREATED TO FULFILL THE PREVIOUS OBLIGATION OF A REQUIRED MINIMUM 6.16 AC. PRESERVATION DEBT FOR LOTS 2 & 3 (2 x 4.25 - 2.34 AC = 6.16 AC).
- SIGNED SUPPLEMENTAL/GRADING/LANDSCAPING AND FOREST CONSERVATION PLAN SHEET ORIGINALS ARE ON FILE FOR THIS SUBDIVISION F-13-006.
- THE HOMEOWNERS ASSOCIATION DOCUMENTS HAVE BEEN FILED WITH THE STATE DEPARTMENT OF ASSESSMENTS AND TAXATION ON 11/25/12 (DATE) AS REFERENCE NUMBER DEED 10 14970701
- THE FINALIZED AND FULLY EXECUTED DECLARATION OF COVENANTS FOR THE HOA ARE RECORDED SIMULTANEOUSLY WITH THIS PLAT.
- THERE IS AN EXISTING DWELLING AND OTHER ACCESSORY STRUCTURES LOCATED ON LOT 5 TO REMAIN. NO NEW STRUCTURES OR BUILDING EXTENSIONS ARE PERMITTED WITHIN THE SETBACKS AS SHOWN ON THIS PLAT.

- NO GRADING, REMOVAL OF VEGETATIVE COVER OR TREES, PAVING, OR NEW STRUCTURES SHALL BE PERMITTED WITHIN THE LIMIT OF WETLANDS, STREAMS OR REQUIRED BUFFERS, FLOODPLAIN, OR FOREST CONSERVATION EASEMENTS.
- A PRE-SUBDIVISION COMMUNITY MEETING WAS HELD FOR THIS SUBDIVISION ON MAY 22, 2012.
- NON-BUILDABLE PRESERVATION PARCELS A AND B HAVE BEEN CREATED TO PROTECT EXISTING FORESTED AREAS.
- THIS AREA DESIGNATES A PRIVATE SEWAGE EASEMENT 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 EASEMENTS 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 EASEMENT.
- REFERENCE : WAIVER WP-13-033, APPROVED 12-12-2012, TO SECTION 16.120(b)(4)(iii)b PROHIBITING ENVIRONMENTAL FEATURES ON LOTS LESS THAN TEN ACRES IN SIZE TO ALLOW 100' STREAM BANK BUFFER ON PROPOSED LOTS 6 AND 7, AND TO ALLOW FOREST CONSERVATION EASEMENTS ON LOTS 5, 6, AND 7. SUBJECT TO THE FOLLOWING:
1) A 35' BUILDING RESTRICTION LINE SHALL BE SHOWN FROM THE FOREST CONSERVATION EASEMENTS LOCATED ON LOTS 5, 6, AND 7.
2) REFERENCE THIS WAIVER PETITION FILE NUMBER, ACTION TAKEN AND DATE ON THE FINAL PLAT F-13-016, AND ANY FUTURE DEVELOPMENT PLANS AND/OR BUILDING PERMITS.
3) NO GRADING, REMOVAL OF VEGETATIVE COVER AND TREES, PAVING OR NEW STRUCTURES ARE PERMITTED WITHIN THE 100' STREAM BANK BUFFER OR FOREST CONSERVATION EASEMENTS.
- REFERENCE : WAIVER, APPROVED 9-11-2011, TO DESIGN MANUAL III, SECTION 2.6.A, WHICH PERMITS A MAXIMUM OF 6 LOTS TO SHARE A SINGLE USE-IN-COMMON DRIVEWAY.
1) THE DRIVEWAY BEING BUILT TO H.C. STANDARD DETAIL R-1.101 (22' P-2 PAVING) FROM ROUTE 32 UP TO THE EXISTING DRIVEWAY ON LOT 2.
- OPEN SPACE FEE-IN-LIEU IN THE AMOUNT OF \$4,500 (FOR 3 NEW LOTS) HAS BEEN PROVIDED.

CURVE DATA TABLE					
CURVE	RADIUS	LENGTH	TANGENT	Δ	CHORD
C1	154.00'	40.32'	20.27'	15°00'00"	N 72°47'15" E 40.20'
C2	146.00'	76.45'	39.12'	30°00'00"	N 80°17'15" E 75.58'
C3	154.00'	80.63'	41.26'	30°00'00"	N 80°17'15" E 79.72'
C4	146.00'	106.10'	52.24'	42°48'52"	N 86°41'41" E 106.58'
C5	130.00'	78.24'	40.35'	34°29'01"	S 89°08'23" E 77.07'



VICINITY MAP
SCALE: 1"=2000'
ADC MAP : 4693 / J7

COORDINATE TABLE		
NO.	NDRTH	EAST
310	605594.8381	1327207.1396
311	605768.1790	1327372.8121
312	605756.5310	1327246.2453
313	605884.1973	1327204.6272
318	605514.7261	1328675.6958
324	605875.3914	1328152.4371
337	606052.9232	1328463.8718
340	605183.9778	1327344.2045
341	605840.5726	1326804.4983
361	605888.5376	1326785.9402
362	605895.1491	1326824.5685
363	605907.0456	1326862.9701
364	605919.7955	1326937.4620
365	605933.2439	1327016.0357
366	605939.3888	1327122.4367
367	605914.6416	1327198.1420
368	605928.9725	1327237.6670
369	605874.0259	1327399.6387
370	605872.8690	1327476.6953
371	605914.7145	1327619.0421
372	606042.6688	1327614.0931
702	605637.7536	1327401.5390

MINIMUM LOT SIZE CHART				
LOT	GROSS AREA	PIPESTEM AREA	NET AREA	MIN. LOT SIZE
5	133,395 SF 3.0623 AC	2,672 SF 0.0613 AC	130,723 SF 3.0010 AC	130,680 SF 3.0000 AC
6	135,066 SF 3.1236 AC	5,169 SF 0.1187 AC	130,897 SF 3.0050 AC	130,680 SF 3.0000 AC
7	140,899 SF 3.2346 AC	10,177 SF 0.2336 AC	130,722 SF 3.0010 AC	130,680 SF 3.0000 AC
8	136,123 SF 3.1250 AC	5,424 SF 0.1245 AC	130,699 SF 3.0004 AC	130,680 SF 3.0000 AC
PARCEL A	265,572 SF 6.0967 AC	6,639 SF 0.1524 AC	258,933 SF 5.9443 AC	130,680 SF 3.0000 AC

AREA TABULATION

TOTAL NUMBER OF BUILDABLE LOTS TO BE RECORDED	4
TOTAL NUMBER OF NON-BUILDABLE PARCELS TO BE RECORDED	2
TOTAL NUMBER OF LOTS AND PARCELS TO BE RECORDED	6
TOTAL AREA OF BUILDABLE LOTS TO BE RECORDED	12,5455 AC
TOTAL AREA OF NON-BUILDABLE PARCELS TO BE RECORDED	6,3692 AC
TOTAL AREA TO BE RECORDED	18,9147 AC

OWNER

CHRISTIAN FAMILY OUTREACH CENTER
1475 MD. ROUTE 32
SYKESVILLE, MD 21784
(443) 324-9806
ATTN: MR. TIM KEANE

DEVELOPER

TRINITY QUALITY HOMES, INC.
3675 PARK AVENUE, SUITE 301
ELLCOTT CITY, MD 21043
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ATTN: MR. MICHAEL PFAU

ROBERT H. VOGEL ENGINEERING, INC.
ENGINEERS • SURVEYORS • PLANNERS
8407 MAIN STREET
ELLCOTT CITY, MD 21043 TEL: 410.461.5661 FAX: 410.461.5661

PURPOSE:

THE PURPOSE OF THIS PLAT IS TO RESUBDIVIDE LOT 4 AS SHOWN ON PLAT OF CHRISTIAN FAMILY OUTREACH CENTER (PLATS 13804-13805), AND TO CREATE LOTS 5 TO 8, NON-BUILDABLE PRESERVATION PARCELS A & B, TO CREATE 2 USE-IN-COMMON ACCESS EASEMENTS AND TO SHOW FOREST CONSERVATION EASEMENT NUMBER 1.

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

Thomas M. Hoffman, Jr. 12-18-12
THOMAS M. HOFFMAN, JR. DATE
PROPERTY LINE SURVEYOR, MD REG. NO. 267

Timothy Keane 12/17/12
TIMOTHY KEANE DATE
EXECUTIVE DIRECTOR
CHRISTIAN FAMILY OUTREACH CENTER

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

Balvion for Maurea Rogeman 12/19/12
HOWARD COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

[Signature] 12/19/12
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

[Signature] 12/20/12
DIRECTOR DATE

OWNER'S CERTIFICATE

CHRISTIAN FAMILY OUTREACH CENTER, OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON, ADOPT THIS FINAL PLAT 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 OR STREET RIGHTS-OF-WAYS AND THE SPECIFIC EASEMENT AREAS SHOWN HEREON; 2) THE RIGHT TO REQUIRE DEDICATION FOR PUBLIC USE OF THE BEDS OF THE STREETS AND/OR ROADS, THE FLOOD PLAINS AND OPEN SPACE WHERE APPLICABLE AND FOR GOOD AND 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 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 THEIR CONSTRUCTION, REPAIR AND MAINTENANCE; 4) THAT NO BUILDING OR SIMILAR STRUCTURE OF ANY KIND SHALL BE ERRECTED ON OR OVER THE SAID EASEMENTS AND RIGHTS-OF-WAY. WITNESS OUR HANDS THIS 17 DAY OF DECEMBER 2012

[Signature]
TIMOTHY KEANE, EXECUTIVE DIRECTOR
CHRISTIAN FAMILY OUTREACH CENTER

[Signature]
WITNESS

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS A RESUBDIVISION OF PART OF THE LAND CONVEYED BY VICTOR A. FAZEKAS AND ALICE B. FAZEKAS TO CHRISTIAN FAMILY OUTREACH CENTER BY DEED DATED DECEMBER 30, 1996 AND RECORDED IN LIBER 4105 AT FOLIO 168 OF THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.
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 ALSO CERTIFY THAT THESE DOCUMENTS WERE 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, LICENSE NO. 267, EXPIRATION DATE JULY 28, 2014.

[Signature] 12-18-12
THOMAS M. HOFFMAN, JR. DATE
PROPERTY LINE SURVEYOR, MD. REG. NO. 267



RECORDED AS PLAT No. 22194 ON 12/20/12
AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

PLAT OF RESUBDIVISION KEANE PROPERTY
LOTS 5-8 AND NON-BUILDABLE PRESERVATION PARCELS A & B
A RESUBDIVISION OF LOT 4, "CHRISTIAN FAMILY OUTREACH CENTER PROPERTY", PLAT 13804-13805
ZONED RR-DEO

FILE #S : F-99-98, PLAT# 13804, WP-13-033
TAX MAP 9, GRID 17 & 18, PARCEL 41
THIRD ELECTION DISTRICT HOWARD COUNTY, MARYLAND
SCALE : 1" = 200' DECEMBER 7, 2012

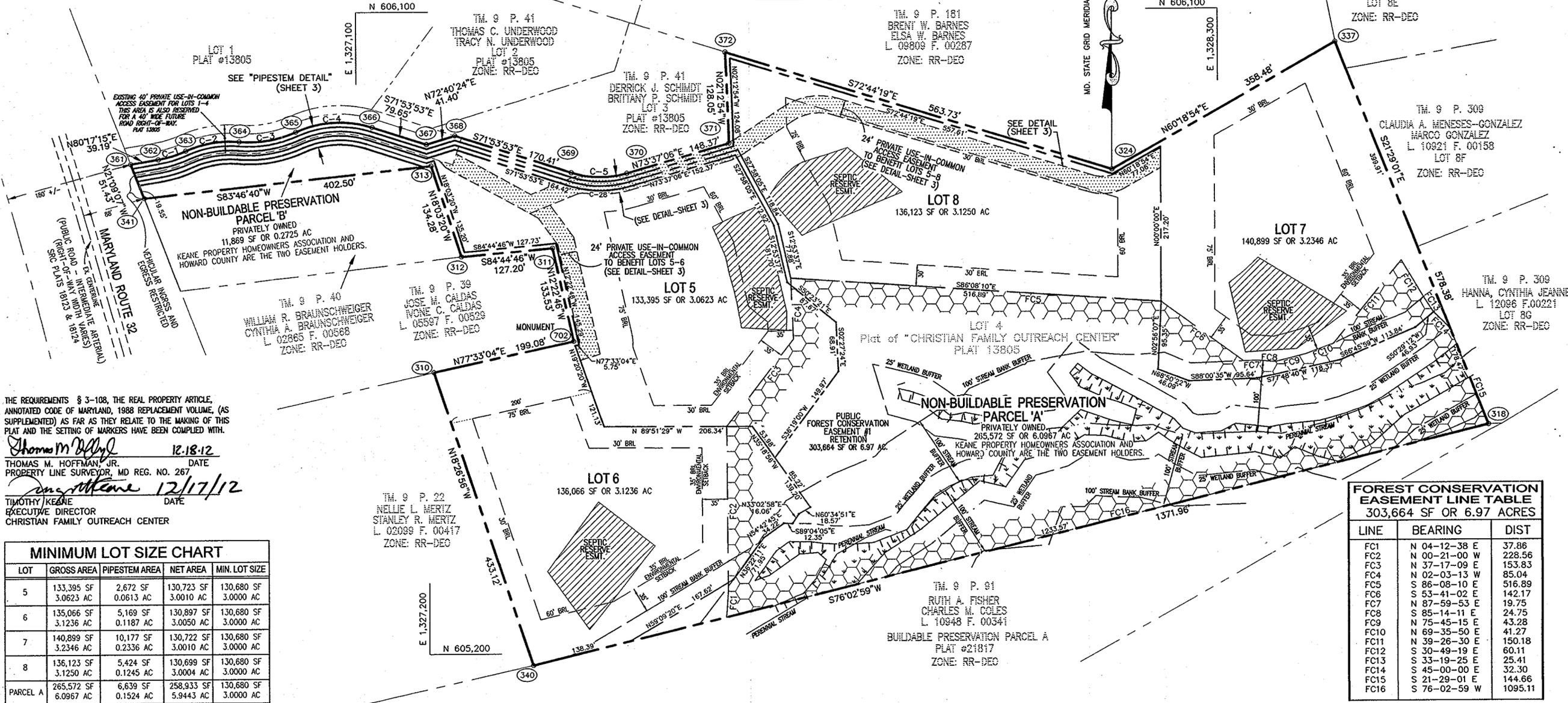
GRAPHIC SCALE
400 200 100 0 200 400
SHEET 1 OF 3

COORDINATE TABLE					
NO.	NORTH	EAST	NO.	EAST	
310	605594.8381	1327207.1396	363	605907.0456	1326862.9701
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312	605756.5310	1327246.2453	365	605933.2439	1327016.0357
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C5	130.00'	78.24'	40.35'	34°29'01"	S 89°08'23" E 77.07'

LEGEND

- 24' PRIVATE USE-IN-COMMON ACCESS EASEMENT
- EXISTING WETLAND AREA
- PROPOSED SEPTIC AREA
- PUBLIC FOREST CONSERVATION EASEMENT RETENTION



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.

Thomas M. Hoffman, Jr. 12-18-12
 THOMAS M. HOFFMAN, JR. DATE
 PROPERTY LINE SURVEYOR, MD REG. NO. 267

Meghan Keane 12/17/12
 TIMOTHY KEANE DATE
 EXECUTIVE DIRECTOR
 CHRISTIAN FAMILY OUTREACH CENTER

MINIMUM LOT SIZE CHART				
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OWNER
 CHRISTIAN FAMILY OUTREACH CENTER
 1475 MD. ROUTE 32
 SYKESVILLE, MD 21784
 (443) 324-9806
 ATTN: MR. TIM KEANE

DEVELOPER
 TRINITY QUALITY HOMES, INC.
 3675 PARK AVENUE, SUITE 301
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 8407 MAIN STREET
 ELLICOTT CITY, MD 21043
 TEL: 410.461.7666
 FAX: 410.461.8961

FOREST CONSERVATION EASEMENT LINE TABLE		
303,664 SF OR 6.97 ACRES		
LINE	BEARING	DIST
FC1	N 04-12-38 E	37.86
FC2	N 00-21-00 W	228.56
FC3	N 37-17-09 E	153.83
FC4	N 02-03-13 W	85.04
FC5	S 86-08-10 E	516.89
FC6	S 53-41-02 E	142.17
FC7	N 87-59-53 E	19.75
FC8	S 85-14-11 E	24.75
FC9	N 75-45-15 E	43.28
FC10	N 69-35-50 E	150.18
FC11	N 39-26-30 E	41.27
FC12	S 30-49-19 E	60.11
FC13	S 33-9-25 E	25.41
FC14	S 45-00-00 E	32.30
FC15	S 21-29-01 E	144.66
FC16	S 76-02-59 W	1095.11

PURPOSE:
 THE PURPOSE OF THIS PLAT IS TO RESUBDIVIDE LOT 4 AS SHOWN ON PLAT OF CHRISTIAN FAMILY OUTREACH CENTER (PLATS 13804-13805), AND TO CREATE LOTS 5 TO 8, NON-BUILDABLE PRESERVATION PARCELS A & B, TO CREATE 2 USE-IN-COMMON ACCESS EASEMENTS AND TO SHOW FOREST CONSERVATION EASEMENT NUMBER #1.

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

Madeline for Moura Reason 12/19/12
 HOWARD COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

Thomas M. Hoffman, Jr. 12/19/12
 CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

Kate Seaton 12/20/12
 DIRECTOR DATE

OWNER'S CERTIFICATE

CHRISTIAN FAMILY OUTREACH CENTER, OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON, ADOPT THIS FINAL PLAT 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 OR STREET RIGHTS-OF-WAYS AND THE SPECIFIC EASEMENT AREAS SHOWN HEREON; 2) THE RIGHT TO REQUIRE DEDICATION FOR PUBLIC USE OF THE BEDS OF THE STREETS AND/OR ROADS, THE FLOOD PLAINS AND OPEN SPACE WHERE APPLICABLE AND FOR GOOD AND 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 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 THEIR CONSTRUCTION, REPAIR AND MAINTENANCE; 4) THAT NO BUILDING OR SIMILAR STRUCTURE OF ANY KIND SHALL BE ERRECTED ON OR OVER THE SAID EASEMENTS AND RIGHTS-OF-WAY. WITNESS OUR HANDS THIS 17 DAY OF DECEMBER 2012

Meghan Keane
 TIMOTHY KEANE, EXECUTIVE DIRECTOR
 CHRISTIAN FAMILY OUTREACH CENTER

Meghan Brett
 WITNESS

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS A RESUBDIVISION OF PART OF THE LAND CONVEYED BY VICTOR A. FAZEKAS AND ALICE B. FAZEKAS TO CHRISTIAN FAMILY OUTREACH CENTER BY DEED DATED DECEMBER 30, 1996 AND RECORDED IN LIBER 4105 AT FOLIO 168 OF THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

I ALSO CERTIFY THAT 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 ALSO CERTIFY THAT THESE DOCUMENTS WERE 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, LICENSE NO. 267, EXPIRATION DATE JULY 28, 2014.

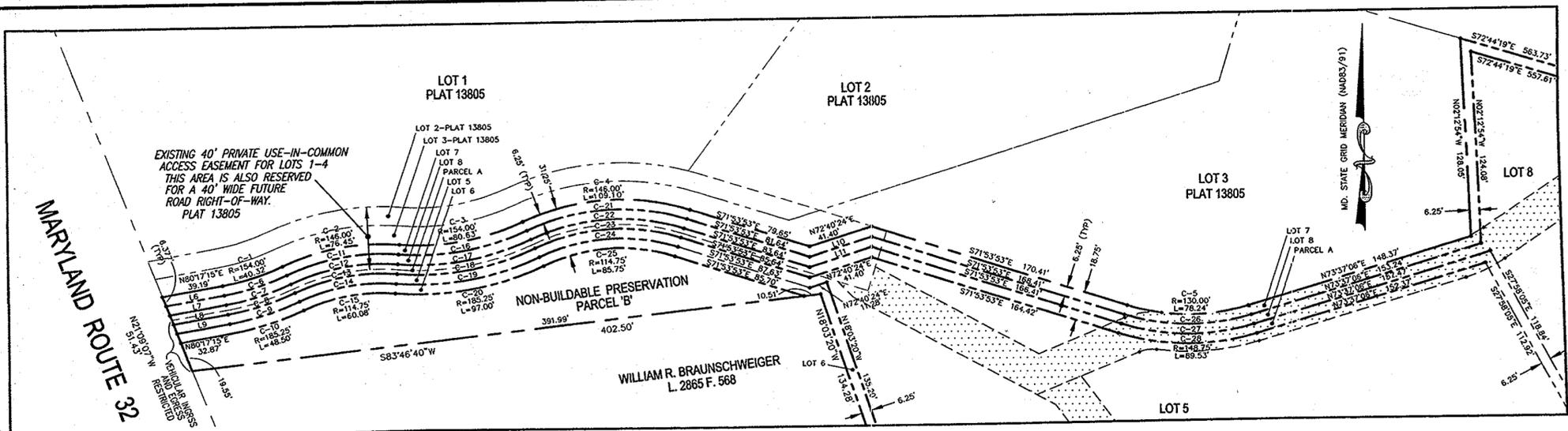
Thomas M. Hoffman, Jr. 12-18-12
 THOMAS M. HOFFMAN, JR. DATE
 PROPERTY LINE SURVEYOR, MD REG. NO. 267

RECORDED AS PLAT No. **2295** ON **12/20/12**
 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

PLAT OF RESUBDIVISION KEANE PROPERTY
 LOTS 5-8 AND NON-BUILDABLE PRESERVATION PARCELS A & B
 A RESUBDIVISION OF LOT 4, "CHRISTIAN FAMILY OUTREACH CENTER PROPERTY", PLAT 13804-13805

ZONED RR-DEC
 FILE #S: F-99-98, PLAT# 13804, WP-13-033
 TAX MAP 9, GRID 17 & 18, PARCEL 41
 THIRD ELECTION DISTRICT HOWARD COUNTY, MARYLAND
 SCALE: 1" = 100' DECEMBER 7, 2012

GRAPHIC SCALE
 200 100 50 0 100 200
 SHEET 2 OF 3



PIPESTEM DETAIL

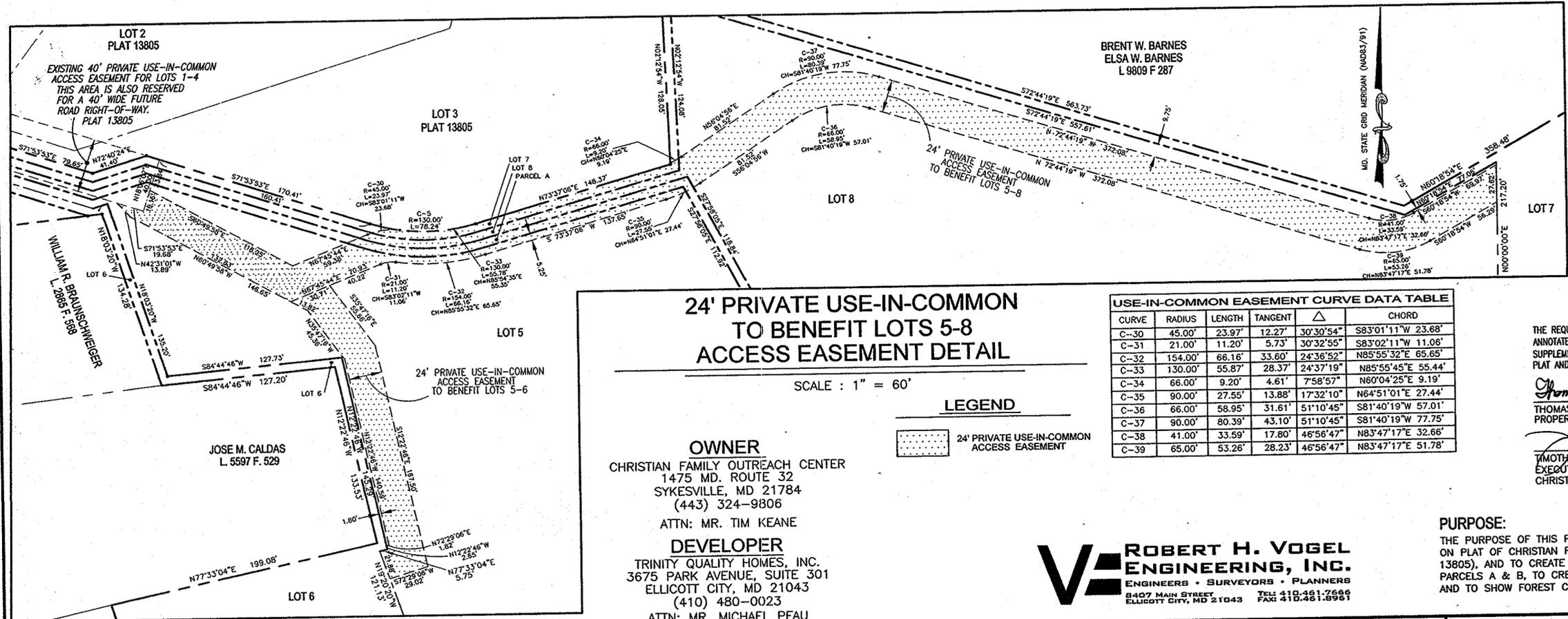
SCALE : 1" = 60'

PIPESTEM CURVE DATA TABLE

CURVE	RADIUS	LENGTH	TANGENT	Δ	CHORD
C-1	154.00'	40.32'	20.27'	15°00'00"	N72°47'15"E 40.20'
C-2	146.00'	76.45'	39.12'	30°00'00"	N80°17'15"E 75.58'
C-3	154.00'	80.63'	41.26'	30°00'00"	N80°17'15"E 79.72'
C-4	146.00'	109.10'	57.24'	42°48'52"	N86°41'41"E 106.58'
C-5	130.00'	78.24'	40.35'	34°29'01"	S89°08'23"E 77.07'
C-6	160.25'	41.95'	21.10'	15°00'00"	N72°47'15"E 41.83'
C-7	166.50'	43.59'	21.92'	15°00'00"	N72°47'15"E 43.47'
C-8	172.75'	45.23'	22.74'	15°00'00"	N72°47'15"E 45.10'
C-9	179.00'	46.86'	23.57'	15°00'00"	N72°47'15"E 46.73'
C-10	185.25'	48.50'	24.39'	15°00'00"	N72°47'15"E 48.36'
C-11	139.75'	73.17'	37.45'	30°00'00"	N80°17'15"E 72.34'
C-12	133.50'	69.90'	35.77'	30°00'00"	N80°17'15"E 69.10'
C-13	127.25'	66.63'	34.10'	30°00'00"	N80°17'15"E 65.87'
C-14	121.00'	63.36'	32.42'	30°00'00"	N80°17'15"E 62.63'
C-15	114.75'	60.08'	30.75'	30°00'00"	N80°17'15"E 59.40'
C-16	160.25'	83.91'	42.94'	30°00'00"	N80°17'15"E 82.95'
C-17	166.50'	87.18'	44.61'	30°00'00"	N80°17'15"E 86.19'
C-18	172.75'	90.45'	46.29'	30°00'00"	N80°17'15"E 89.42'
C-19	179.00'	93.72'	47.96'	30°00'00"	N80°17'15"E 92.66'
C-20	185.25'	97.00'	49.64'	30°00'00"	N80°17'15"E 95.89'
C-21	139.75'	104.43'	54.79'	42°48'52"	N86°41'41"E 102.02'
C-22	133.50'	99.76'	52.34'	42°48'52"	N86°41'41"E 97.45'
C-23	127.25'	95.09'	49.89'	42°48'52"	N86°41'41"E 92.89'
C-24	121.00'	90.42'	47.44'	42°48'52"	N86°41'41"E 88.33'
C-25	114.75'	85.75'	44.99'	42°48'52"	N86°41'41"E 83.77'
C-26	136.25'	82.00'	42.29'	34°29'01"	S89°08'23"E 80.77'
C-27	142.50'	85.76'	44.23'	34°29'01"	S89°08'23"E 84.48'
C-28	148.75'	89.53'	46.16'	34°29'01"	S89°08'23"E 88.18'

PIPESTEM LINE TABLE

LINE	COURSE
L6	N80°17'15"E 37.93'
L7	N80°17'15"E 36.66'
L8	N80°17'15"E 35.40'
L9	N80°17'15"E 34.13'
L10	N72°40'24"E 41.40'
L11	N72°40'24"E 41.40'



24' PRIVATE USE-IN-COMMON ACCESS EASEMENT DETAIL

SCALE : 1" = 60'

LEGEND



OWNER
 CHRISTIAN FAMILY OUTREACH CENTER
 1475 MD. ROUTE 32
 SYKESVILLE, MD 21784
 (443) 324-9806
 ATTN: MR. TIM KEANE

DEVELOPER
 TRINITY QUALITY HOMES, INC.
 3675 PARK AVENUE, SUITE 301
 ELLICOTT CITY, MD 21043
 (410) 480-0023
 ATTN: MR. MICHAEL PFAU

USE-IN-COMMON EASEMENT CURVE DATA TABLE

CURVE	RADIUS	LENGTH	TANGENT	Δ	CHORD
C-30	45.00'	23.97'	12.27'	30°30'54"	S83°01'11"W 23.68'
C-31	21.00'	11.20'	5.73'	30°32'55"	S83°02'11"W 11.06'
C-32	154.00'	66.16'	33.60'	24°36'52"	N85°55'32"E 65.65'
C-33	130.00'	55.87'	28.37'	24°37'19"	N85°55'45"E 55.44'
C-34	66.00'	9.20'	4.61'	7°58'57"	N60°04'25"E 9.19'
C-35	90.00'	27.55'	13.88'	17°32'10"	N64°51'01"E 27.44'
C-36	66.00'	58.95'	31.61'	51°10'45"	S81°40'19"W 57.01'
C-37	90.00'	80.39'	43.10'	51°10'45"	S81°40'19"W 77.75'
C-38	41.00'	33.59'	17.80'	46°56'47"	N83°47'17"E 32.66'
C-39	65.00'	53.26'	28.23'	46°56'47"	N83°47'17"E 51.78'

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.

Thomas M. Hoffman, Jr. 12-18-12
 THOMAS M. HOFFMAN, JR. DATE
 PROPERTY LINE SURVEYOR, MD REG. NO. 267

Timothy Keane 12/17/12
 TIMOTHY KEANE DATE
 EXECUTIVE DIRECTOR
 CHRISTIAN FAMILY OUTREACH CENTER

PURPOSE:
 THE PURPOSE OF THIS PLAT IS TO RESUBDIVIDE LOT 4 AS SHOWN ON PLAT OF CHRISTIAN FAMILY OUTREACH CENTER (PLATS 13804-13805), AND TO CREATE LOTS 5 TO 8, NON-BUILDABLE PRESERVATION PARCELS A & B, TO CREATE 2 USE-IN-COMMON ACCESS EASEMENTS AND TO SHOW FOREST CONSERVATION EASEMENT NUMBER 1.

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

Barton for Monica Rostman 12/19/12
 HOWARD COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

Keith DeLeonardis 12/20/12
 CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE
 DIRECTOR

OWNER'S CERTIFICATE

CHRISTIAN FAMILY OUTREACH CENTER, OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON, ADOPT THIS FINAL PLAT 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 OR STREET RIGHTS-OF-WAYS AND THE SPECIFIC EASEMENT AREAS SHOWN HEREON; 2) THE RIGHT TO REQUIRE DEDICATION FOR PUBLIC USE OF THE BEDS OF THE STREETS AND/OR ROADS, THE FLOOD PLAINS AND OPEN SPACE WHERE APPLICABLE AND FOR GOOD AND 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 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 THEIR CONSTRUCTION, REPAIR AND MAINTENANCE; 4) THAT NO BUILDING OR SIMILAR STRUCTURE OF ANY KIND SHALL BE ERRECTED ON OR OVER THE SAID EASEMENTS AND RIGHTS-OF-WAY. WITNESS OUR HANDS THIS 17 DAY OF *DECEMBER 2012*

Timothy Keane
 TIMOTHY KEANE, EXECUTIVE DIRECTOR
 CHRISTIAN FAMILY OUTREACH CENTER

Megan Brett
 WITNESS

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS A RESUBDIVISION OF PART OF THE LAND CONVEYED BY VICTOR A. FAZEKAS AND ALICE B. FAZEKAS TO CHRISTIAN FAMILY OUTREACH CENTER BY DEED DATED DECEMBER 30, 1996 AND RECORDED IN LIBER 4105 AT FOLIO 168 OF THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

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 ALSO CERTIFY THAT THESE DOCUMENTS WERE 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, LICENSE NO. 267, EXPIRATION DATE JULY 28, 2014.

Thomas M. Hoffman, Jr. 12-18-12
 THOMAS M. HOFFMAN, JR. DATE
 PROPERTY LINE SURVEYOR, MD REG. NO. 267

RECORDED AS PLAT No. *22196* ON *12/20/12*
 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

**PLAT OF RESUBDIVISION
 KEANE PROPERTY
 LOTS 5-8 AND
 NON-BUILDABLE PRESERVATION PARCELS A & B**
 A RESUBDIVISION OF LOT 4,
 "CHRISTIAN FAMILY OUTREACH CENTER PROPERTY", PLAT 13804-13805

ZONED RR-DEO
 FILE #S : F-99-98, PLAT# 13804, WP-13-033
 TAX MAP 9, GRID 17 & 18, PARCEL 41
 THIRD ELECTION DISTRICT HOWARD COUNTY, MARYLAND
 SCALE : 1" = 60' DECEMBER 7, 2012

GRAPHIC SCALE
 120 60 30 0 60 120
 SHEET 3 OF 3

F-13-006