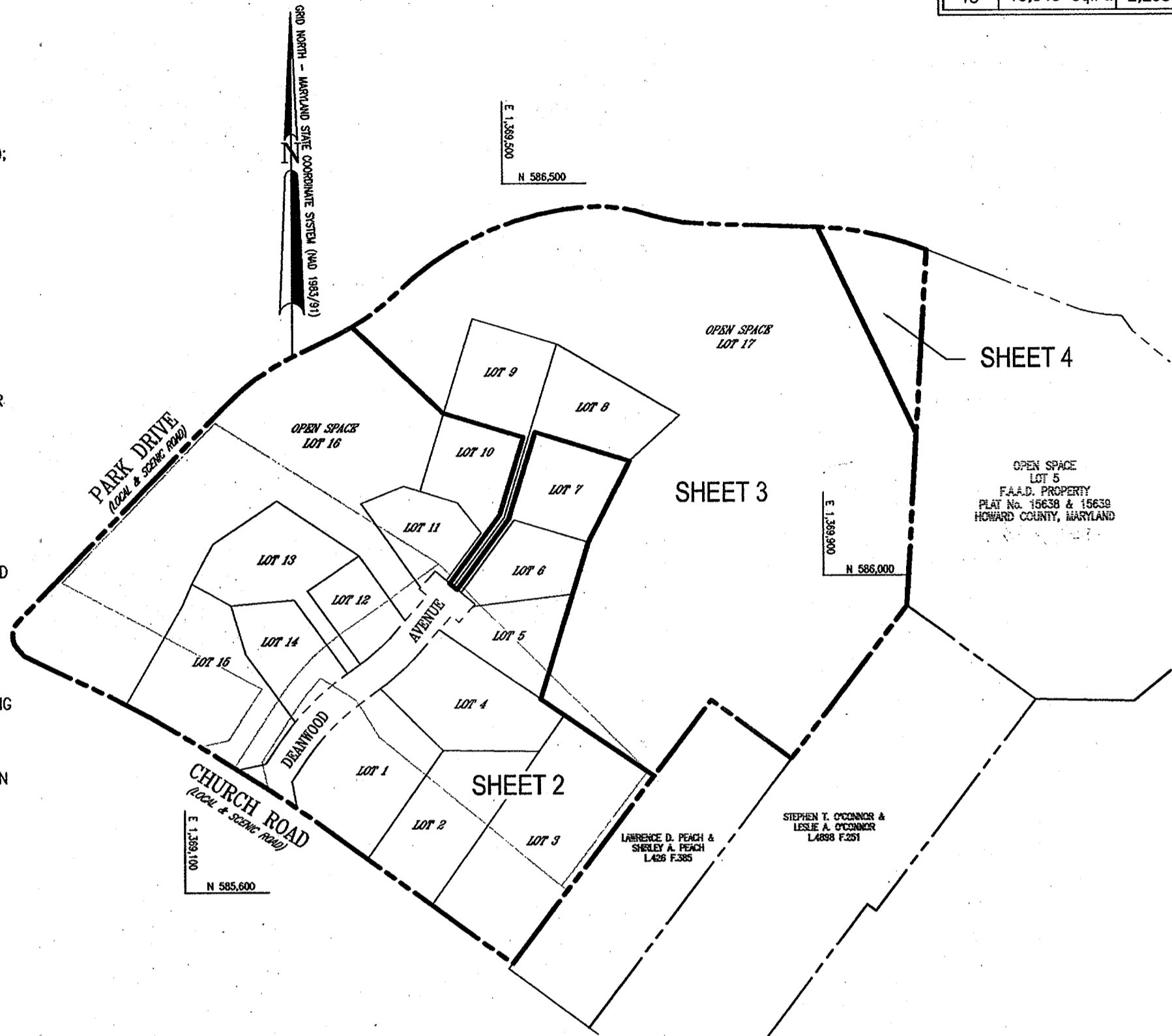
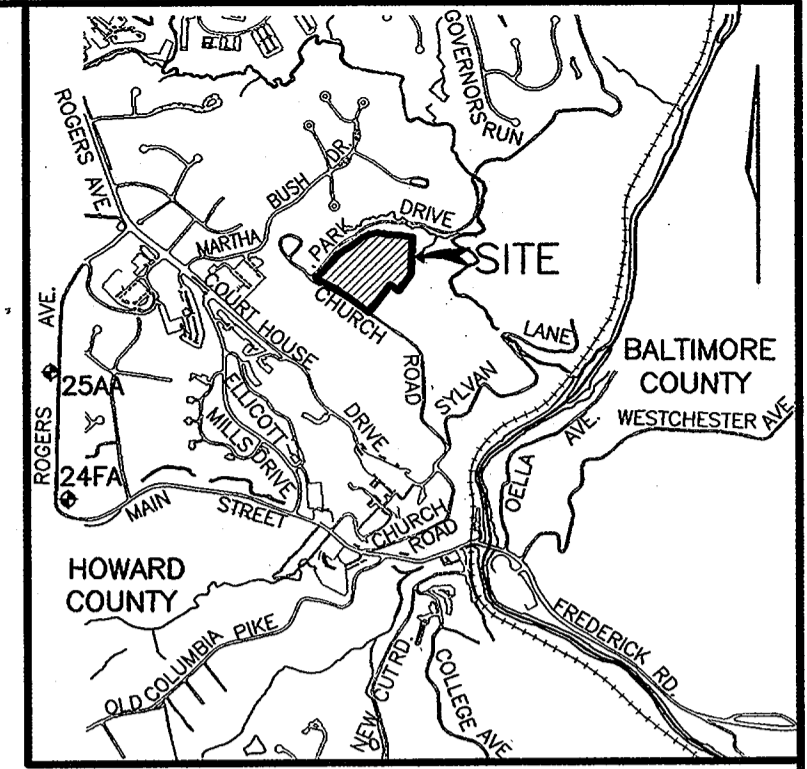


GENERAL NOTES

- COORDINATES BASED ON NAD '83/91, MARYLAND COORDINATE SYSTEM AS PROJECTED BY HOWARD COUNTY, GEODETIC CONTROL STATION No. 24F4 AND 25AA
24F4 N 583,751.410 E 1,366,091.943
25AA N 585,307.185 E 1,366,071.024
- THIS PLAT IS BASED ON A FIELD RUN BOUNDARY SURVEY PERFORMED BY VOGEL ASSOCIATES, INC. OCTOBER 1999.
- BRL DENOTES BUILDING RESTRICTION LINE.
- Ø DENOTES REBAR WITH FWA4 CAP SET.
- ⊗ DENOTES IRON PIPE OR IRON BAR FOUND.
- ⊕ DENOTES ANGULAR CHANGE IN BEARING OF BOUNDARY OR RIGHT-OF-WAY.
- DENOTES STONE OR MONUMENT FOUND.
- AREAS SHOWN HEREON ARE MORE OR LESS.
- THE SUBJECT PROPERTY IS ZONED R-ED PER THE 10/18/1993 COMPREHENSIVE ZONING PLAN.
- DRIVEWAYS SHALL BE PROVIDED PRIOR TO ISSUANCE OF A USE AND OCCUPANCY PERMIT FOR ANY NEW DWELLINGS TO INSURE SAFE ACCESS FOR FIRE EMERGENCY VEHICLES PER THE FOLLOWING MINIMUM REQUIREMENTS:
A. WIDTH --- 12'(14' SERVING MORE THAN ONE RESIDENCE);
B. SURFACE --- 6" OF COMPACTED CRUSHER RUN BASE W/TAR AND CHIP COATING (1-1/2" MIN.);
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. MAINTENANCE --- SUFFICIENT TO INSURE ALL WEATHER USE.
- NO GRADING, REMOVAL OF VEGETATIVE COVER OR TREES, OR PLACEMENT OF NEW STRUCTURES IS PERMITTED WITHIN THE LIMITS OF WETLANDS, STREAMS, OR THEIR BUFFERS AND FOREST CONSERVATION EASEMENT AREA.
- 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 LOT DRIVEWAY.
- THIS SUBDIVISION IS SUBJECT TO SECTION 18.122B OF THE HOWARD COUNTY CODE. PUBLIC WATER AND/OR SEWER SERVICE HAS BEEN GRANTED UNDER THE TERMS AND PROVISIONS, THEREOF, EFFECTIVE 6/09/03, ON WHICH DATE DEVELOPER AGREEMENT #24-4028-D WAS FILED AND ACCEPTED.
- PUBLIC WATER AND SEWER ALLOCATION WILL BE GRANTED AT THE TIME OF ISSUANCE OF THE BUILDING PERMIT IF CAPACITY IS AVAILABLE AT THAT TIME.
- THE FOREST CONSERVATION REQUIREMENTS PER SECTION 16.1202 OF THE HOWARD COUNTY CODE; FOREST CONSERVATION ACT, FOR THIS SUBDIVISION HAVE BEEN FULFILLED THROUGH:
A. THE FOREST RETENTION OF 3.7434 ACRES LOCATED ON FOREST CONSERVATION No. 1 AND 1.0164 ACRES LOCATED ON FOREST CONSERVATION EASEMENT No. 2, AND 0.5616 ACRES LOCATED ON FOREST CONSERVATION EASEMENT No. 3
B. THE FOREST CONSERVATION BREAK-EVEN OBLIGATION REQUIREMENT OF 5.32 ACRES.
- 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 (FOREST CONSERVATION AREA), LOCATED IN, ON, OVER AND THROUGH LOTS 1 THROUGH 17, ANY CONVEYANCES OF THE AFORESAID LOTS 1 THROUGH 17 SHALL BE SUBJECT TO THE EASEMENTS HEREIN RESERVED, WHETHER OR NOT EXPRESSLY STATED IN THE DEEDS CONVEYING SAID LOTS 1 THROUGH 17. DEVELOPER SHALL EXECUTE AND DELIVER DEEDS FOR THE EASEMENTS HEREIN RESERVED TO HOWARD COUNTY WITH METES AND BOUNDS DESCRIPTION OF THE FOREST CONSERVATION AREA. 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 THE RELEASE OF DEVELOPER'S SURETY POSTED WITH SAID AGREEMENT. THE COUNTY SHALL ACCEPT THE EASEMENTS AND RECORD THE DEED OF EASEMENT IN THE LAND RECORDS OF HOWARD COUNTY.
- LANDSCAPING FOR LOTS 1 THROUGH 17 IS PROVIDED IN ACCORDANCE WITH A CERTIFIED LANDSCAPE PLAN INCLUDED WITH THE ROAD CONSTRUCTION PLAN SET IN ACCORDANCE WITH SECTION 16.124 OF THE HOWARD COUNTY CODE AND THE LANDSCAPE MANUAL.
- THE FOREST CONSERVATION EASEMENTS HAVE BEEN ESTABLISHED TO FULFILL THE REQUIREMENTS OF SECTION 16.1200 OF THE HOWARD COUNTY FOREST CONSERVATION ACT.
- OPEN SPACE CALCULATION:
OPEN SPACE REQUIRED 15.211 AC. x .25 = 3.803 AC.
OPEN SPACE PROVIDED 8.967 AC.
- OPEN SPACE LOT 16 WILL BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION. OPEN SPACE LOT 17 WILL BE OWNED AND MAINTAINED BY HOWARD COUNTY DEPARTMENT OF RECREATION AND PARKS.
- WETLANDS AND STREAMS SHOWN ONSITE ARE BASED ON A FIELD INVESTIGATION PERFORMED BY WILDMAN ENVIRONMENTAL SERVICES AND AERIAL PHOTOGRAMMETRIC.
- FLOODPLAIN PER PLAT No. 10817.
- STORMWATER MANAGEMENT IS PROVIDED FOR THE DEVELOPMENT BY EXTENDED DETENTION FACILITY THAT WILL BE LOCATED ON OPEN SPACE LOT 16.
- THIS PLAN AND PROJECT ARE GRANDFATHERED TO THE FOURTH EDITION OF THE HOWARD COUNTY SUBDIVISION AND LAND DEVELOPMENT REGULATIONS.

MINIMUM LOT SIZE CHART

LOT NO.	GROSS AREA	PIPE STEM AREA	MINIMUM LOT SIZE
7	13,676 Sq.Ft.	677 Sq.Ft.	12,999 Sq.Ft.
8	16,072 Sq.Ft.	1,343 Sq.Ft.	14,729 Sq.Ft.
9	15,109 Sq.Ft.	1,267 Sq.Ft.	13,842 Sq.Ft.
10	12,161 Sq.Ft.	440 Sq.Ft.	11,721 Sq.Ft.
13	18,343 Sq.Ft.	2,295 Sq.Ft.	16,048 Sq.Ft.



GENERAL NOTES (CONTINUED)

- ARTICLES OF INCORPORATION OF THE WOODS OF PARK PLACE HOMEOWNER'S ASSOCIATION WAS FILED WITH THE MARYLAND DEPARTMENT OF ASSESSMENTS AND TAXATION ON JANUARY 2, 2003. DEPARTMENT ID # D0159130.
- DEPARTMENT OF PLANNING AND ZONING REFERENCE NUMBERS: F-92-132, F-03-42, PB-276, S-00-10, P-02-02, PB-344 AND WP-02-57.
- DENSITY:
NUMBER OF ENTITIES PERMITTED BY RIGHT: 7.83 ACRES X 2 = 15 LOTS
NUMBER OF BUILDABLE ENTITIES PROPOSED: 15 LOTS
GROSS SITE AREA: 15.211 ACRES
100 YEAR FLOOD PLAIN OUTSIDE STEEP SLOPES: 0.03 ACRES
25% STEEP SLOPE AREA: -7.35 ACERS
NET AREA: 7.83 ACRES X 2 = 15 LOTS
- WP-02-57; A WAIVER HAS BEEN SUBMITTED AND APPROVED ON FEBRUARY 26, 2002 (WP-02-57) TO WAIVE SECTION 16.134(b)(1)(i) OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS TO ALLOW A PUBLIC ROAD WITHOUT A SIDEWALK. A WAIVER HAS BEEN SUBMITTED AND APPROVED ON FEBRUARY 7, 2002 TO WAIVE SECTION 2.3.2.B OF THE DESIGN MANUAL, VOLUME III, TO ALLOW A TEE-TURNAROUND ON A PERMANENT NON-THROUGH STREET.
- THE SUBJECT PROPERTY IS LOCATED IN THE ELLICOTT CITY HISTORIC DISTRICT. NO HISTORIC STRUCTURES OR CEMETERIES EXIST ON THIS PROPERTY.
- ALL PROPOSED STRUCTURES AND DEVELOPMENT ON LOTS 1 THRU 17 ARE REQUIRED TO OBTAIN APPROVAL FROM THE HISTORIC DISTRICT COMMISSION (HDC) AND SITE DEVELOPMENT PLAN APPROVAL BY THE HOWARD COUNTY PLANNING BOARD PRIOR TO ISSUANCE OF ANY GRADING OR BUILDING PERMITS.
- THE SUBJECT DEVELOPMENT WAS APPROVED BY THE HOWARD COUNTY PLANNING BOARD PER PB CASE No. 344 ON JANUARY 24, 2001.
- THE PRIVATE USE-IN-COMMON DRIVEWAY MAINTENANCE AGREEMENT FOR LOTS 2 AND 3, AND LOTS 7 THRU 10 ARE TO BE RECORDED AT THE HOWARD COUNTY OFFICE OF LAND RECORDS CONCURRENT WITH THE RECORDING OF THIS SUBDIVISION PLAT BY THE DEPARTMENT OF PLANNING AND ZONING.
- THE PROPOSED ROUTE FOR THE SEWER LINE CONNECTION AND THE LOCATION FOR THE SWM FACILITY HAVE BEEN DETERMINED A NECESSARY DISTURBANCE OF THE 25% OR GREATER STEEP SLOPES BY DPZ IN ACCORDANCE WITH SECTION 16.116(c) OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS.

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 BEEN COMPLIED WITH.

James R. Meeke 6/10/03
JAMES ROBERT MEEKS, PROF LS #10857 DATE

Michael Pfauf 6/11/03
MICHAEL PFAU, PRESIDENT
TRINITY QUALITY HOMES, INC DATE

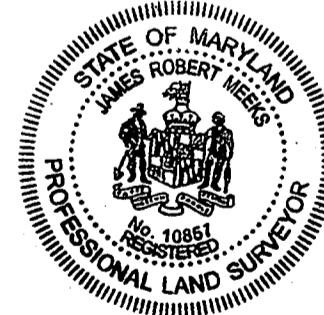
AREA TABULATION

	SHEET 2	SHEET 3	SHEET 4	TOTAL
TOTAL NUMBER OF BUILDABLE LOTS TO BE RECORDED	13	2	0	15
TOTAL NUMBER OF OPEN SPACE LOTS TO BE RECORDED	1	1	0	2
TOTAL NUMBER OF LOTS TO BE RECORDED	14	3	0	17
TOTAL AREA OF BUILDABLE LOTS TO BE RECORDED	5,176 Ac.	0,716 Ac.	0,000 Ac.	5,892 Ac.
TOTAL AREA OF OPEN SPACE LOTS TO BE RECORDED	2,277 Ac.	6,307 Ac.	0,383 Ac.	8,967 Ac.
TOTAL AREA OF LOTS TO BE RECORDED	7,453 Ac.	7,023 Ac.	0,383 Ac.	14,859 Ac.
TOTAL AREA OF ROADWAY TO BE RECORDED	0,352 Ac.	0,000 Ac.	0,000 Ac.	0,352 Ac.
TOTAL AREA TO BE RECORDED	7,805 Ac.	7,023 Ac.	0,383 Ac.	15,211 Ac.

OWNER/DEVELOPER
TRINITY QUALITY HOMES, INC.
MICHAEL PFAU, PRESIDENT
3675 PARK AVE., STE. 301
ELLICOTT CITY, MD 21043
(410) 480-0023

THE PURPOSE OF THIS PLAT IS TO RESUBDIVIDE EXISTING F.A.A.D. PROPERTY LOTS 1 THRU 4 INTO THE WOODS OF PARK PLACE LOTS 1 THRU 17. ALSO TO CREATE TWO 24' PRIVATE USE-IN-COMMON ACCESS EASEMENTS, A 20' PUBLIC USE-IN-COMMON ACCESS EASEMENT, THREE VARIABLE WIDTH PUBLIC SEWER AND UTILITY EASEMENTS, AND THREE FOREST CONSERVATION EASEMENTS.

FREDERICK WARD ASSOCIATES, INC.
7125 Riverwood Drive Columbia, Maryland 21046-2354
Phone: 410-720-6900 or 410-209-9550 Fax: 410-720-6226
Bel Air, Maryland Warrenton, Virginia



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

Penny Brader 7-1-03
HOWARD COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING
AND ZONING

Michael Pfauf 6/23/03
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

Mark J. Layle 7/1/03
DIRECTOR DATE

OWNER'S CERTIFICATE

TRINITY QUALITY HOMES, INC., BY AUTHORIZED AGENT MICHAEL PFAU, PRESIDENT, 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-WAYS. WITNESS OUR HANDS THIS 11th DAY OF JUNE, 2003.

By: *Michael Pfauf*
TRINITY QUALITY HOMES, INC.
MICHAEL PFAU, PRESIDENT

Timothy J. Keane
WITNESS

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS A RESUBDIVISION OF THE LAND CONVEYED BY FOUNDATION FOR AUTISM AND ATYPICAL DEVELOPMENT, INC. TO TRINITY QUALITY HOMES, INC., BY DEED DATED NOVEMBER 24, 1999 AND RECORDED IN LIBER 4974 AT FOLIO 351 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.

James R. Meeke 6/10/03
JAMES ROBERT MEEKS, PROFESSIONAL LAND SURVEYOR #10857 DATE

RECORDED AS PLAT No. 16049 ON 7-17-03
AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

THE WOODS OF PARK PLACE
LOTS 1 THRU 15 AND
OPEN SPACE LOTS 16 & 17
A RESUBDIVISION OF F.A.A.D. PROPERTY
LOTS 1 THRU 4
ZONED R-ED
TAX MAP No. 25 GRIDS: 1 & 2 PARCEL No. 3
2ND ELECTION DISTRICT
HOWARD COUNTY, MARYLAND
APRIL 25, 2003
GRAPHIC SCALE
100' 0 100' 200' 300'
SCALE: 1" = 100' SHEET No. 1 OF 4

POINT	NORTH	EAST
306	586413.2545	1370030.3048
307	586442.4377	1369894.0347
309	586459.6120	1369684.1946
310	586469.8530	1369604.9637
311	586362.7637	1369368.7446
312	586307.3385	1369290.9124
313	586280.4691	1369236.5279
314	586218.2548	1369152.0312
315	585945.5296	1368892.6418
316	585911.5728	1368892.1756
317	585902.2524	1368900.5651
318	585848.9756	1369008.8928
319	585794.1587	1369106.2170
322	585734.3582	1369199.7549
323	585902.9145	1370004.2870
324	585767.0497	1369859.0234
325	585842.0051	1369758.9900
326	585508.5012	1369509.0286
327	585695.8125	1369255.7833
411	585642.5596	1369327.7812
412	585779.2212	1369422.6370
413	585777.7517	1369543.1042
414	585583.1845	1369408.0566
415	585857.4703	1369344.9237
416	585823.7292	1369575.0168
417	585745.9860	1369687.0237
418	585932.3640	1369418.5033
419	585844.0899	1369545.6824
420	585977.2817	1369585.9422
421	585962.2327	1369460.9397
422	585816.3313	1369237.8997
423	585901.5094	1369177.1908
502	585992.0017	1369066.0546

STATE OF MARYLAND
 JAMES ROBERT MEEKS
 PROFESSIONAL LAND SURVEYOR
 No. 10857

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

James D. Meeks 6/10/03
 JAMES ROBERT MEEKS, PROF. LS #10857 DATE

Michael Pfauf 6/11/03
 MICHAEL PFAU, PRESIDENT DATE
 TRINITY QUALITY HOMES, INC.

FREDERICK WARD ASSOCIATES, INC.
 ENGINEERS 7125 Riverwood Drive Columbia, Maryland 21046-2354
 ARCHITECTS Phone: 410-720-6900 or 410-209-9550 Fax: 410-720-6228
 SURVEYORS Bel Air, Maryland Warrenton, Virginia

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

Penny Brantley 6/11/03
 HOWARD COUNTY HEALTH OFFICER MR. DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING
 AND ZONING

Michael Pfauf 6/10/03
 CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

Michael Pfauf 7/1/03
 DIRECTOR DATE

OWNER'S CERTIFICATE

TRINITY QUALITY HOMES, INC., BY AUTHORIZED AGENT MICHAEL PFAU, PRESIDENT, 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-WAYS. WITNESS OUR HANDS THIS 11TH DAY OF JUNE, 2003.

BY: *Michael Pfauf*
 TRINITY QUALITY HOMES, INC.
 MICHAEL PFAU, PRESIDENT

WITNESS: *Janet Leane*

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS A RESUBDIVISION OF THE LAND CONVEYED BY FOUNDATION FOR AUTISM AND ATYPICAL DEVELOPMENT, INC. TO TRINITY QUALITY HOMES, INC., BY DEED DATED NOVEMBER 24, 1999 AND RECORDED IN LIBER 4974 AT FOLIO 351 OF THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

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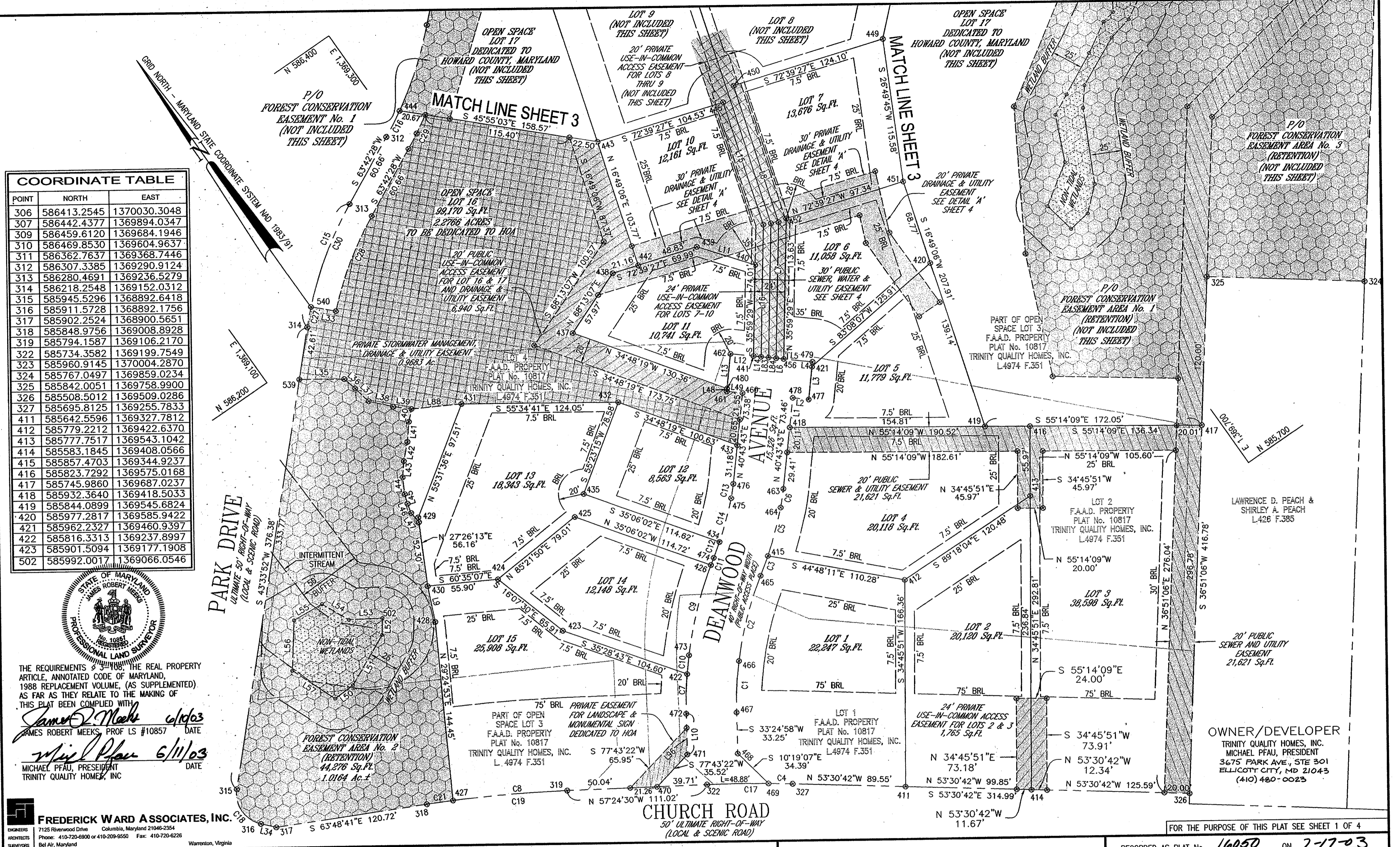
James D. Meeks 6/10/03
 JAMES ROBERT MEEKS, PROFESSIONAL LAND SURVEYOR #10857 DATE

RECORDED AS PLAT No. 16050 ON 7-17-03
 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

THE WOODS OF PARK PLACE
 LOTS 1 THRU 15 AND
 OPEN SPACE LOTS 16 & 17
 A RESUBDIVISION OF F.A.A.D. PROPERTY
 LOTS 1 THRU 4
 ZONED R-ED
 TAX MAP No. 25 GRIDS: 1 & 2 PARCEL No. 3
 2ND ELECTION DISTRICT
 HOWARD COUNTY, MARYLAND
 APRIL 25, 2003
 GRAPHIC SCALE

50' 0 50' 100' 150'

SCALE: 1" = 50' SHEET No. 2 OF 4
 F 02-154



POINT	NORTH	EAST
119	586206.0691	1369550.6291
423	585901.5094	1369177.1908
424	585964.8231	1369158.8863
425	585971.2092	1369237.6373
426	585877.3505	1369303.8037
427	585839.4839	1369027.6899
428	585965.3111	1369098.6323
429	586042.1186	1369136.0642
430	585992.2790	1369110.1890
431	586097.3138	1369216.4537
432	586027.1916	1369318.7803
433	585944.5611	1369376.2212
434	585888.7829	1369320.0142
435	585982.5562	1369254.1079
436	585982.0996	1369179.5609
437	586093.6442	1369321.3009
438	586115.1542	1369375.1307
439	586094.2907	1369441.9406
440	586055.7785	1369471.3909
441	585995.8949	1369427.8966
442	586108.8469	1369395.3281
443	586208.1773	1369425.3526
444	586318.4966	1369311.4427
445	586177.0179	1369251.1328
446	586328.0609	1369461.5898
447	586295.1129	1369567.0975
448	586203.9253	1369720.1655
449	586146.2475	1369658.0045
450	586183.2387	1369539.5494
451	586043.1083	1369605.8396
452	586072.1237	1369512.9250
456	585980.1818	1369446.1463
460	585976.5466	1369403.7609
461	585984.8135	1369394.1595
462	586007.8586	1369414.0016
463	585894.8358	1369386.1912
464	585883.7189	1369375.7137
465	585847.6363	1369331.0265
466	585801.2862	1369277.6026
467	585768.6326	1369252.4389
468	585740.8750	1369234.1250
469	585707.0426	1369240.2848
470	585755.7499	1369166.2947
471	585763.3026	1369201.0006
472	585790.6918	1369219.0714
473	585827.9244	1369247.7630
474	585880.9050	1369308.8185
475	585912.4428	1369347.8761
476	585920.9349	1369355.8789
477	585942.2339	1369443.7205
478	585950.5007	1369434.1191
479	585965.2257	1369463.5167
480	585986.6099	1369395.7062
482	585935.3935	1369692.9577
502	585992.0017	1369066.1546
509	586179.7390	1370016.8734
539	586187.3818	1369122.6679
540	586230.0988	1369163.9451

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 BEEN COMPLIED WITH.

James D. Meeks 6/10/03
 JAMES ROBERT MEEKS, PROF LS #10857 DATE

Michael Pfauf 6/11/03
 MICHAEL PFAU, PRESIDENT DATE
 TRINITY QUALITY HOMES, INC



FREDERICK WARD ASSOCIATES, INC.
 ENGINEERS 7125 Riverwood Drive Columbia, Maryland 21046-2354
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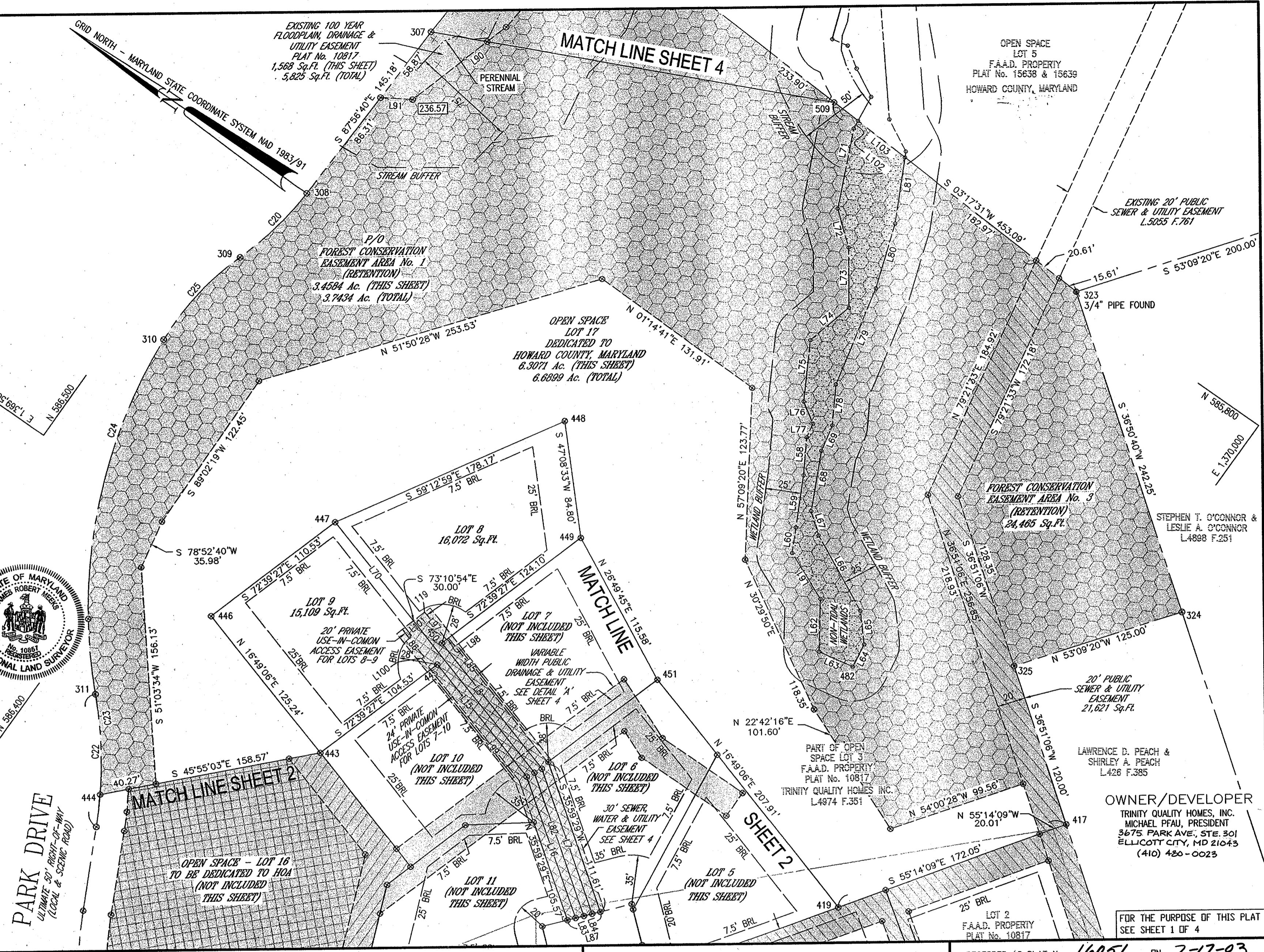
APPROVED: FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEM
 HOWARD COUNTY HEALTH DEPARTMENT

Perry Bonetto 6/11/03
 HOWARD COUNTY HEALTH OFFICER MR DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING
 AND ZONING

Chris Dammann 6/15/03
 CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

Frank J. Leight 6/11/03
 DIRECTOR DATE



PARK DRIVE
 ULTIMATE 50' RIGHT-OF-WAY (LOCAL & SCENIC ROAD)

OWNER'S CERTIFICATE

TRINITY QUALITY HOMES, INC., BY AUTHORIZED AGENT MICHAEL PFAU, PRESIDENT, 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-WAYS. WITNESS OUR HANDS THIS 11th DAY OF JUNE, 2003.

BY: *Michael Pfauf*
 TRINITY QUALITY HOMES, INC.
 MICHAEL PFAU, PRESIDENT

WITNESS: *Janethy L. Keane*

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS A RESUBDIVISION OF THE LAND CONVEYED BY FOUNDATION FOR AUTISM AND ATYPICAL DEVELOPMENT, INC. TO TRINITY QUALITY HOMES, INC., BY DEED DATED NOVEMBER 24, 1999 AND RECORDED IN LIBER 4974 AT FOLIO 351 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.

James D. Meeks 6/10/03
 JAMES ROBERT MEEKS, PROFESSIONAL LAND SURVEYOR #10857 DATE

RECORDED AS PLAT No. 16051 ON 7-17-03
 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

THE WOODS OF PARK PLACE
 LOTS 1 THRU 15 AND
 OPEN SPACE LOTS 16 & 17
 A RESUBDIVISION OF F.A.A.D. PROPERTY
 LOTS 1 THRU 4
 ZONED R-ED
 TAX MAP No. 25 GRIDS: 1 & 2 PARCEL No. 3
 2ND ELECTION DISTRICT
 HOWARD COUNTY, MARYLAND
 APRIL 25, 2003
 GRAPHIC SCALE

50' 0 50' 100' 150'

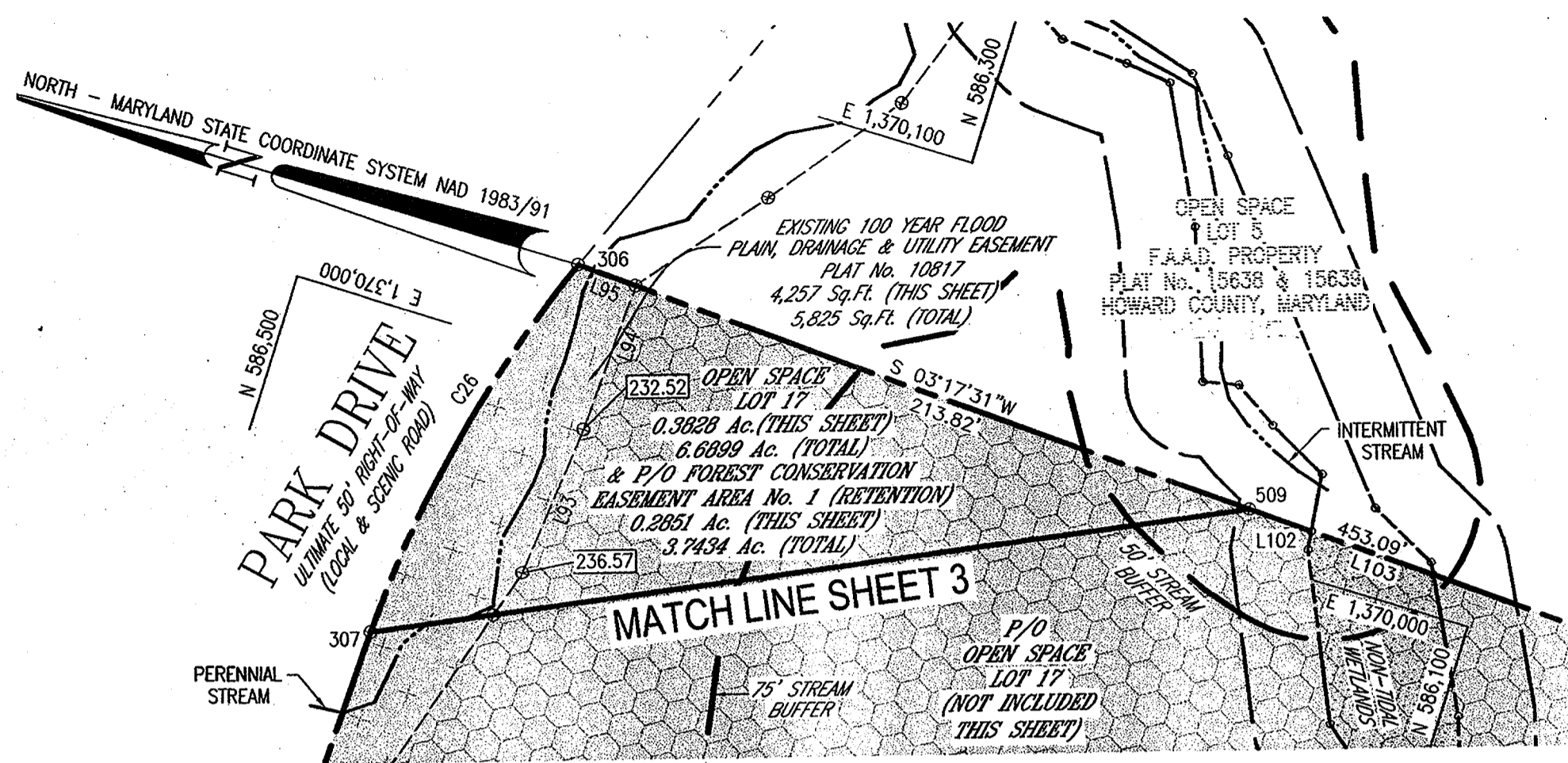
SCALE: 1" = 50' SHEET No. 3 OF 4

F 02-154

M:\PROJECTS\2010\19143\SURV\PPF_03.DWG

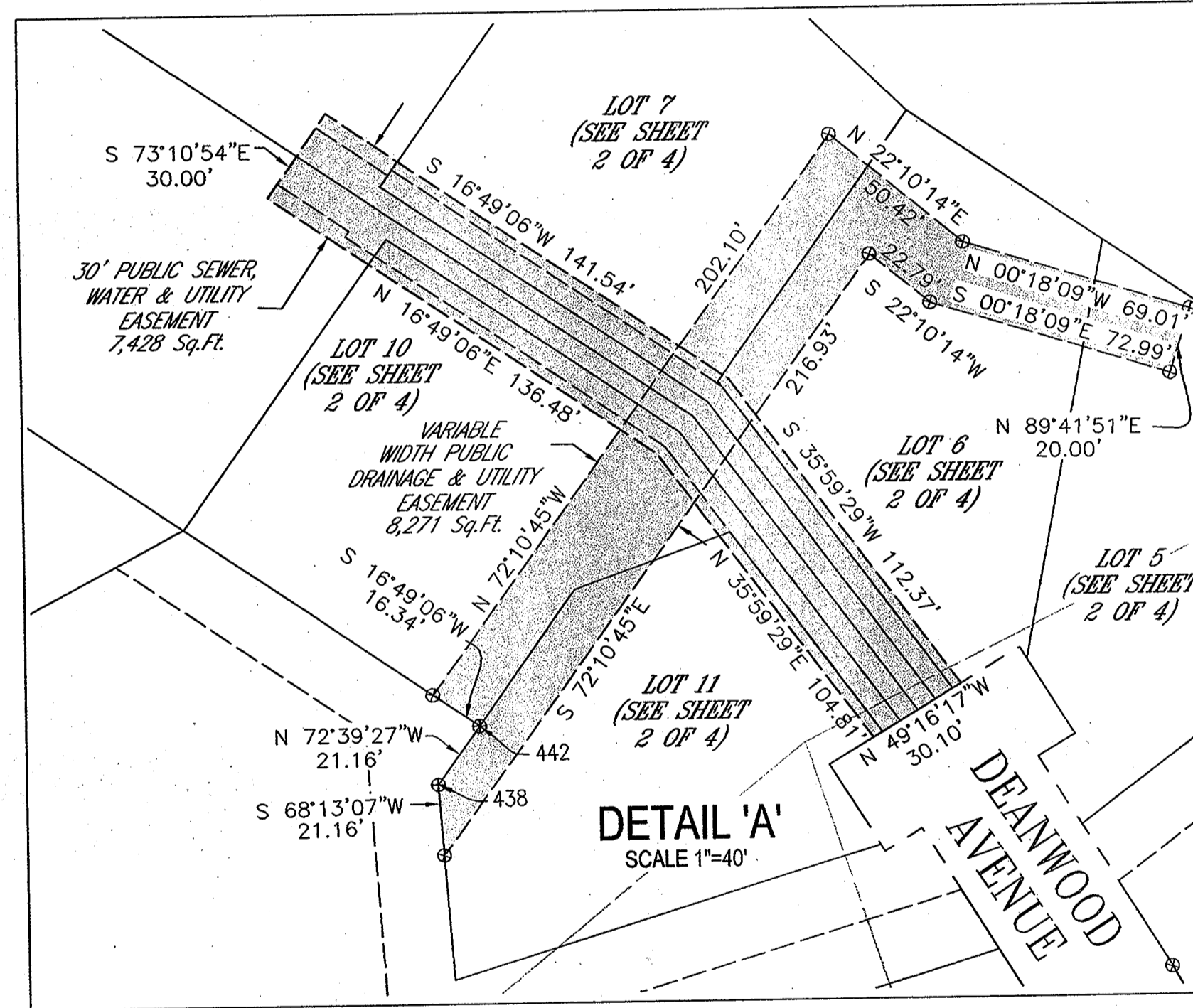
POINT	BEARING	DISTANCE
L1	N 40°43'43" E	23.93'
L2	S 49°16'17" E	12.67'
L3	N 40°43'43" E	26.39'
L4	N 40°43'43" E	3.95'
L5	N 49°16'17" W	22.92'
L6	N 49°16'17" W	6.02'
L7	N 35°59'29" E	110.10'
L8	N 16°49'06" E	114.96'
L9	N 23°11'49" E	29.34'
L10	S 33°24'58" W	32.81'
L11	S 37°24'19" E	48.48'
L12	N 49°16'17" W	18.34'
L13	S 40°43'43" W	28.04'
L14	N 49°16'17" W	6.02'
L15	S 16°49'06" W	102.81'
L16	S 35°59'29" W	107.08'
L33	N 44°50'31" W	20.01'
L34	S 41°59'28" E	12.54'
L35	S 55°25'00" E	35.51'
L36	S 13°47'20" E	11.57'
L37	S 10°57'44" E	14.83'
L38	S 42°09'46" E	19.96'
L39	S 47°44'39" E	14.68'
L40	S 46°33'07" W	10.46'
L41	S 39°07'04" W	16.26'
L42	S 45°28'45" W	15.67'
L43	S 39°09'36" W	12.97'
L44	S 28°04'06" W	13.63'
L45	S 18°39'15" W	8.08'
L46	S 14°02'49" W	8.13'
L47	S 04°16'46" E	9.68'
L48	S 40°43'43" W	2.37'
L49	S 49°16'17" E	12.67'
L50	N 87°45'53" E	17.70'

POINT	BEARING	DISTANCE
L51	N 64°42'44" E	46.36'
L52	N 36°04'42" E	13.57'
L53	N 57°44'13" W	26.72'
L54	N 24°29'26" W	24.58'
L55	N 85°12'50" W	25.65'
L56	S 36°49'42" W	40.55'
L57	S 21°43'31" E	40.67'
L58	S 59°24'03" W	27.58'
L59	S 63°08'29" W	37.90'
L60	S 63°09'56" W	18.48'
L61	S 23°42'58" W	38.71'
L62	S 56°16'18" W	37.84'
L63	S 10°43'56" E	26.15'
L64	N 81°48'00" E	17.98'
L65	N 48°13'25" E	24.31'
L66	N 26°20'07" E	61.70'
L67	N 38°09'23" E	18.20'
L68	N 64°12'40" E	44.03'
L69	N 77°43'23" E	19.97'
L70	S 16°49'06" W	229.01'
L71	S 65°55'14" W	58.52'
L72	S 39°27'28" W	28.97'
L73	S 54°37'20" W	43.23'
L74	N 75°30'20" W	35.72'
L75	S 60°52'03" W	44.36'
L76	S 32°14'04" W	17.17'
L77	S 79°31'00" W	10.87'
L78	N 59°46'05" E	29.50'
L79	N 77°08'43" E	74.38'
L80	N 71°09'24" E	48.63'
L81	N 63°07'47" E	47.66'
L82	S 35°59'29" W	108.59'
L83	N 49°16'17" W	6.02'
L84	N 49°16'17" W	6.02'
L85	S 16°49'06" W	115.92'
L86	N 16°49'06" E	24.90'
L87	N 49°16'17" W	24.08'
L88	N 60°44'22" W	39.78'
L89	N 73°09'37" W	83.97'
L91	N 31°25'36" W	22.72'
L93	N 84°23'41" W	51.91'
L94	N 87°05'03" W	50.13'
L95	S 03°17'31" W	20.08'
L96	S 33°24'58" W	21.47'
L97	S 16°49'06" W	25.10'
L98	S 72°39'27" E	2.00'
L99	N 16°49'06" E	112.09'
L100	S 73°10'54" E	2.00'
L101	S 73°10'54" E	20.00'
L102	S 83°11'03" W	6.25'
L103	N 03°17'31" E	42.47'



LEGEND

- EXISTING 100 YEAR FLOOD PLAIN, DRAINAGE & UTILITY EASEMENT PLAT No. 10817
- FOREST CONSERVATION EASEMENT AREA
- PRIVATE USE-IN-COMMON ACCESS EASEMENT
- PUBLIC SEWER, & UTILITY EASEMENT
- PUBLIC DRAINAGE & UTILITY EASEMENT
- PRIVATE STORMWATER MANAGEMENT, DRAINAGE AND UTILITY EASEMENT
- PRIVATE EASEMENT FOR LANDSCAPE & MONUMENTAL SIGN DEDICATED TO HOA



CURVE DATA TABLE

CURVE NO.	RADIUS	TANGENT	LENGTH	Δ	CHORD LENGTH	CHORD BEARING
C1	288.78'	20.67'	41.26'	8°11'10"	41.22'	N 37°37'08" E
C2	280.00'	35.85'	70.92'	14°30'42"	70.73'	N 49°03'19" E
C3	319.10'	8.52'	17.03'	3°03'26"	17.02'	N 54°42'57" E
C4	1000.00'	9.57'	19.14'	1°05'48"	19.14'	N 54°04'23" W
C5	319.10'	20.27'	40.49'	7°16'11"	40.46'	N 49°33'09" E
C6	170.00'	7.65'	15.28'	5°09'01"	15.28'	N 43°18'14" E
C7	328.78'	15.92'	31.82'	5°32'44"	31.81'	S 36°17'30" W
C8	1000.00'	45.38'	90.70'	5°11'48"	90.67'	N 60°00'25" W
C9	320.00'	37.54'	74.74'	13°22'58"	74.57'	S 48°29'14" W
C10	328.78'	7.61'	15.22'	2°39'10"	15.22'	S 40°23'27" W
C11	320.00'	3.16'	6.31'	1°07'48"	6.31'	S 55°43'15" W
C12	279.11'	6.85'	13.69'	2°48'38"	13.69'	S 54°52'04" W
C13	130.00'	5.84'	11.67'	5°08'41"	11.67'	S 43°18'04" W
C14	279.10'	18.32'	36.58'	7°30'32"	36.55'	S 49°39'45" W
C15	300.00'	53.29'	105.47'	20°08'37"	104.93'	S 53°38'10" W
C16	300.00'	11.69'	23.37'	4°27'50"	23.37'	N 61°28'25" E
C17	1000.00'	34.02'	68.02'	3°53'50"	68.01'	S 55°28'24" E
C18	25.00'	23.13'	37.33'	85°33'44"	33.96'	S 00°47'12" W
C19	1000.00'	55.94'	111.76'	6°24'12"	111.70'	S 60°36'36" E
C20	225.00'	33.28'	66.09'	16°49'44"	65.85'	N 79°31'45" W
C21	1000.00'	10.53'	21.06'	1°12'24"	21.06'	N 63°12'30" W
C22	300.00'	48.39'	95.96'	18°19'36"	95.55'	S 54°32'42" W
C23	300.00'	36.47'	72.59'	13°51'46"	72.41'	N 52°18'47" E
C24	375.00'	138.21'	264.83'	40°27'46"	259.36'	S 65°36'47" W
C25	200.00'	40.77'	80.43'	23°02'30"	79.89'	N 82°38'06" W
C26	400.00'	70.76'	140.07'	20°03'51"	139.36'	N 77°54'44" W
C27	300.00'	8.40'	16.80'	3°12'32"	16.80'	N 45°10'07" E
C28	280.00'	41.40'	82.20'	16°49'10"	81.90'	N 55°17'53" E
C29	320.00'	15.18'	30.34'	5°25'55"	30.33'	N 60°59'32" E
C30	300.00'	44.66'	88.67'	16°56'05"	88.35'	N 55°14'26" E

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 BEEN COMPLIED WITH.

James D. Meeks 6/10/03
 JAMES ROBERT MEEKS, PROF LS #10857 DATE

Michael Pfauf 6/11/03
 MICHAEL PFAUF, PRESIDENT
 TRINITY QUALITY HOMES, INC. DATE



FREDERICK WARD ASSOCIATES, INC.
 ENGINEERS 7125 Riverwood Drive Columbia, Maryland 21046-2354
 ARCHITECTS Phone: 410-720-6900 or 410-209-9550 Fax: 410-720-6226
 SURVEYORS Bel Air, Maryland Warrenton, Virginia

APPROVED: FOR PUBLIC WATER AND PUBLIS SEWERAGE SYSTEM
 HOWARD COUNTY HEALTH DEPARTMENT

Peng Dorante-Meyers 7-1-03
 HOWARD COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING
 AND ZONING

Clark D. Williams 6/5/03
 CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

Frank D. Wynn 7/1/03
 DIRECTOR DATE

OWNER'S CERTIFICATE

TRINITY QUALITY HOMES, INC., BY AUTHORIZED AGENT MICHAEL PFAUF, PRESIDENT, 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-WAYS. WITNESS OUR HANDS THIS 11th DAY OF June, 2003.

BY: *Michael Pfauf*
 TRINITY QUALITY HOMES, INC.
 MICHAEL PFAUF, PRESIDENT

WITNESS: *James D. Meeks*

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS A RESUBDIVISION OF THE LAND CONVEYED BY FOUNDATION FOR AUTISM AND ATYPICAL DEVELOPMENT, INC. TO TRINITY QUALITY HOMES, INC., BY DEED DATED NOVEMBER 24, 1999 AND RECORDED IN LIBER 4974 AT FOLIO 351 OF THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

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James D. Meeks 6/10/03
 JAMES ROBERT MEEKS, PROFESSIONAL LAND SURVEYOR #10857 DATE

OWNER/DEVELOPER
 TRINITY QUALITY HOMES, INC.
 MICHAEL PFAUF, PRESIDENT
 3675 PARK AVE., STE. 301
 ELLICOTT CITY, MD 21043
 (410) 480-0023

FOR THE PURPOSE OF THIS PLAT SEE SHEET 1 OF 4

RECORDED AS PLAT No. 16052 ON 7-17-03
 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

THE WOODS OF PARK PLACE

LOTS 1 THRU 15 AND
 OPEN SPACE LOTS 16 & 17
 A RESUBDIVISION OF F.A.A.D. PROPERTY
 LOTS 1 THRU 4
 ZONED R-ED
 TAX MAP No. 25 GRIDS: 1 & 2 PARCEL No. 3
 2ND ELECTION DISTRICT
 HOWARD COUNTY, MARYLAND
 APRIL 25, 2003

GRAPHIC SCALE
 50' 0 50' 100' 150'
 SCALE: 1" = 50' SHEET No. 4 OF 4