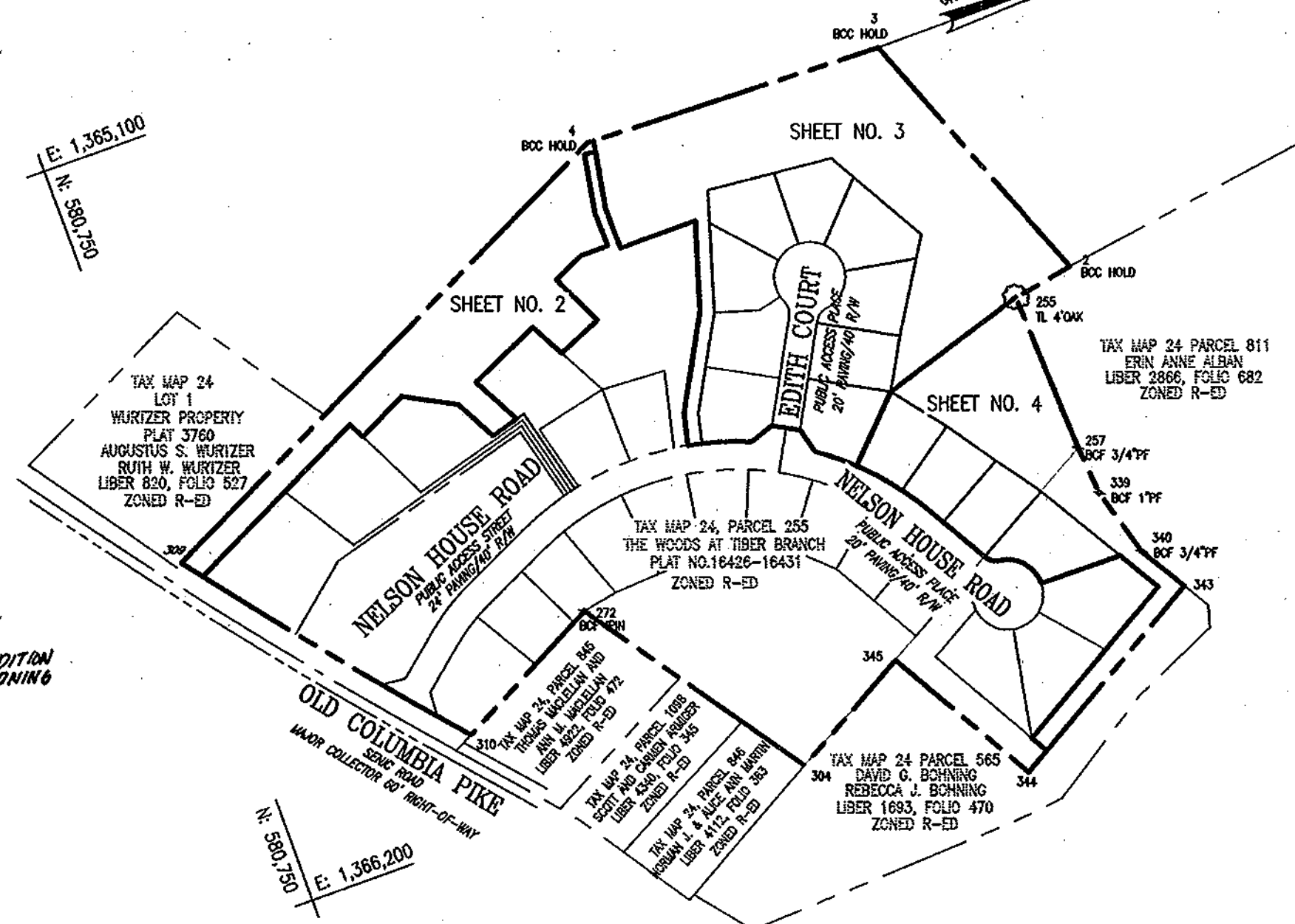
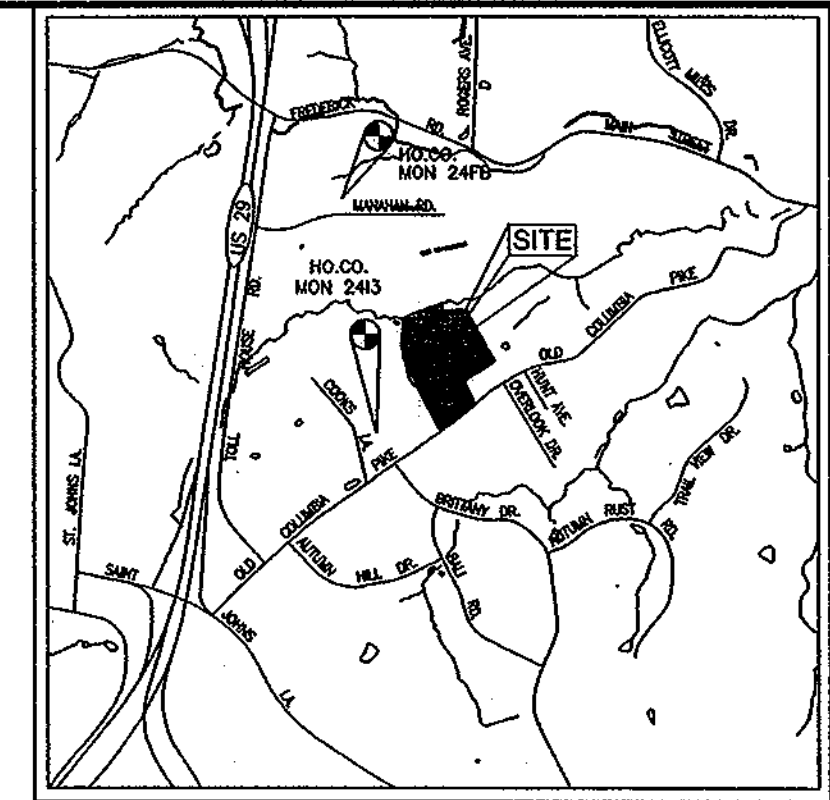


GENERAL NOTES

- COORDINATES BASED ON NAD '83/91, MARYLAND COORDINATE SYSTEM AS PROJECTED BY HOWARD COUNTY, GEODETIC CONTROL. STATION NO. 24FB AND 243. 24FB N 582,652.103 E 1,364,255.930 EL. 423.282. 243 N 580,648.904 E 1,364,974.471 EL. 404.481.
- THIS PLAT IS BASED ON A FIELD RUN BOUNDARY SURVEY PERFORMED BY FREDERICK WARD ASSOCIATES, INC. JUNE 2001.
- 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 AND REVISED ON 02/02/2004.
- 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:
 - WIDTH -- 12' (14' SERVING MORE THAN ONE RESIDENCE);
 - SURFACE -- 6" OF COMPACTED CRUSHER RUN BASE W/TAR AND CHIP COATING (1-1/2" MIN.);
 - GEOMETRY -- MAX. 15% GRADE, MAX. 10% GRADE CHANGE AND MIN. 45' TURNING RADIUS;
 - STRUCTURES (CULVERTS/BRIDGES) -- CAPABLE OF SUPPORTING 25 GROSS TONS (H25 LOADING);
 - DRAINAGE ELEMENTS -- CAPABLE OF SAFELY PASSING 100-YEAR FLOOD WITH NO MORE THAN 1 FOOT OF DEPTH OVER DRIVEWAY SURFACE;
 - 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 TO THE PIPESTEM LOT DRIVEWAY.
- PUBLIC WATER AND SEWER ALLOCATION FOR THIS DEVELOPMENT IS SUBJECT TO SECTION 18.122B OF THE HOWARD COUNTY CODE. ALLOCATION WILL BE MADE AT THE TIME OF FINAL PLAT APPROVAL, IF CAPACITY IS AVAILABLE AT THAT TIME.
- 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 11/21/2003, ON WHICH DATE DEVELOPER AGREEMENT #14-4054-D WAS FILED AND ACCEPTED, WITH F-03-119.
- THE FOREST CONSERVATION REQUIREMENTS FOR THE WOODS AT TIBER BRANCH SUBDIVISION WERE ADDRESSED UNDER F-03-119. THIS PLAT PROPOSES TO ABANDON PREVIOUSLY RECORDED 2.0066 ACRES OF RETENTION AREA IN FCE # 1, AND 1.0135 ACRES OF RETENTION AREA IN FCE # 2, TO RECORD 2.2079 ACRES OF RETENTION IN FCE # 5 AND 0.7915 ACRES OF RETENTION IN FCE # 6, LEAVING A TOTAL OF 5.07 ACRES OF RETENTION FOR THE OVERALL PROJECT. AN ADDITIONAL FEE-IN-LIEU, IN THE AMOUNT OF \$435.50 WILL BE PAID FOR OUTSTANDING FOREST CONSERVATION OBLIGATION CREATED BY THE CHANGE IN RETENTION AREAS.
- 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 36, ANY CONVEYANCES OF THE AFORESAID LOTS 1 THROUGH 36 SHALL BE SUBJECT TO THE EASEMENTS HEREIN RESERVED, WHETHER OR NOT EXPRESSLY STATED IN THE DEEDS CONVEYING SAID LOTS 1 THROUGH 36. 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 OBLIGATIONS HAVE BEEN ADDRESSED UNDER F-03-119.
- THE FOREST CONSERVATION EASEMENTS HAVE BEEN ESTABLISHED TO FULFILL THE REQUIREMENTS OF SECTION 16.1200 OF THE HOWARD COUNTY FOREST CONSERVATION ACT.
- OPEN SPACE REQUIREMENTS HAVE BEEN ADDRESSED UNDER F-03-119.
- STREAMS SHOWN ON SITE ARE BASED ON A FIELD INVESTIGATION PERFORMED BY ECO-SCIENCES, DATED NOVEMBER 2001, AND AERIAL PHOTOGRAMMETRIC.
- FLOODPLAIN PER PAGES 31-43 OF THE TIBER/NELSON FP STUDY, HOWARD COUNTY CAPITAL PROJECT NO. C-4-0119.
- STORMWATER MANAGEMENT REQUIREMENTS HAVE BEEN ADDRESSED UNDER F-03-119.
- THIS PROJECT, PB CASE NO. 352, WAS APPROVED BY THE PLANNING BOARD, DECISION AND ORDER WAS SIGNED ON JUNE 13, 2001.
- WP-03-26: A WAIVER PETITION HAS BEEN SUBMITTED AND APPROVED, DATED OCTOBER 25, 2002, TO WAIVE SECTION 16.102.c.(2), TO BE ALLOWED TO TRANSFER A PORTION OF PARCEL 565, TAX MAP NO. 24, TO PARCEL 255, TAX MAP NO. 24, BY DEED ADJOINER INSTEAD OF BY RECORDING A SUBDIVISION PLAT. APPROVAL IS SUBJECT TO THE FOLLOWING CONDITIONS:
 - THE ADJOINER DEED MUST BE RECORDED PRIOR TO SIGNATURE APPROVAL OF THE PENDING PLAT F-03-119.
 - AS A CONSEQUENCE OF ITS SUBMISSION AFTER NOVEMBER 19, 2001, THIS SUBDIVISION IS SUBJECT TO THE AMENDED FIFTH EDITION OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS (PER COUNTY COUNCIL BILL 45-2002) AND THE AMENDED ZONING REGULATIONS (PER COUNTY COUNCIL BILL 75-2003).
- PERIMETER AND STORMWATER MANAGEMENT LANDSCAPING REQUIREMENTS WERE ADDRESSED UNDER F-03-119.
- APPLICABLE DP2 REFERENCES: S-01-09, PB CASE NO. 352 (APP. 6/13/01), P-02-14, WP-03-26 (APP. 10/25/02), F-03-119.

LEGEND

- | | | | | | |
|--|--------------------------------------------------------------------------|--|--------------------------------------------------------------------------------------|--|-----------------------------------------------------------------------------|
| | EX. FOREST CONSERVATION EASEMENT RETENTION AREA PER PLAT NO. 16426-16431 | | EX. PUBLIC TREE MAINTENANCE & UTILITY EASEMENT PER PLAT NO. 16426-16431 | | EX. 20' PUBLIC SEWER & UTILITY EASEMENT TO BE ABANDONED BY THIS PLAT |
| | FOREST CONSERVATION EASEMENT RETENTION AREA | | EX. PRIVATE STORMWATER MANAGEMENT EASEMENT PER PLAT NO. 16426-16431 | | EX. PUBLIC 100 YEAR FLOOD PLAIN & UTILITY EASEMENT PER PLAT NO. 16426-16431 |
| | EX. 30' PUBLIC SEWER, WATER & UTILITY EASEMENT PER PLAT NO. 16426-16431 | | PUBLIC DRAINAGE & UTILITY EASEMENT PER PLAT NO. 16426-16431 | | EX. PUBLIC DRAINAGE & UTILITY EASEMENT PER PLAT NO. 16426-16431 |
| | EX. 2' PUBLIC SEWER, WATER & UTILITY EASEMENT PER PLAT NO. 16426-16431 | | VARIABLE WIDTH PRIVATE WALL MAINTENANCE EASEMENT TO BE OWNED & MAINTAINED BY THE HOA | | |



VICINITY MAP
SCALE 1"=2000'

COORDINATE TABLE

POINT	NORTH	EAST
2	582057.2070	1365717.8900
3	581909.6990	1365335.1930
4	581479.5351	1365321.8576
255	581970.6893	1365733.6812
257	581980.3079	1365963.5335
272	581249.0524	1365944.8649
304	581464.6708	1366256.9637
309	580740.9201	1365687.6382
310	581039.2303	1366056.4062
339	581986.4723	1366033.9210
340	582014.0462	1366132.3050
343	582053.3344	1366199.1284
344	581757.1603	1366373.2613
345	581635.6204	1366159.6825

FOREST CONSERVATION EASEMENTS AREA TABULATION

FOREST CONSERVATION EASEMENT No. 1 (RETENTION) TO BE ABANDONED.....	2.0066 AC
FOREST CONSERVATION EASEMENT No. 2 (RETENTION) TO BE ABANDONED.....	1.0135 AC
FOREST CONSERVATION EASEMENT No. 5 (RETENTION).....	2.2079 AC
FOREST CONSERVATION EASEMENT No. 6 (RETENTION).....	0.7915 AC
TOTAL RETENTION.....	2.9994 AC

ROBERT H. VOGEL ENGINEERING, INC.
ENGINEERS • SURVEYORS • PLANNERS

8407 MAIN STREET
ELLCOTT CITY, MARYLAND 21043
TEL: 410.461.7666 FAX: 410.461.9961

AREA TABULATION	SHEET 2	SHEET 3	SHEET 4	TOTAL
NUMBER OF BUILDABLE LOTS TO BE RECORDED.....	0	6	4	10
NUMBER OF OPEN SPACE LOTS TO BE RECORDED.....	0	1	0	1
NUMBER OF LOTS TO BE RECORDED.....	0	7	4	11
AREA OF BUILDABLE LOTS TO BE RECORDED.....	0.0000 AC	1.3337 AC	0.8912 AC	2.2249 AC
AREA OF OPEN SPACE LOTS TO BE RECORDED.....	0.0000 AC	5.4944 AC	0.0000 AC	5.4944 AC
AREA OF LOTS TO BE RECORDED.....	0.0000 AC	6.8281 AC	0.8912 AC	7.7193 AC
AREA OF ROADWAY TO BE RECORDED.....	0.0000 AC	0.0000 AC	0.0000 AC	0.0000 AC
AREA TO BE RECORDED.....	0.0000 AC	6.8281 AC	0.8912 AC	7.7193 AC

OWNER
HOWARD COUNTY, MARYLAND
3430 COURT HOUSE DRIVE
ELLCOTT CITY, MARYLAND
21043-4300

OWNER/DEVELOPER
THE WOODS AT TIBER BRANCH, LLC
C/O TRINITY QUALITY HOMES, INC.
3675 PARK AVENUE, SUITE 301
ELLCOTT CITY, MARYLAND 21043
(410) 480-0023

THE PURPOSE OF THIS PLAT IS TO ABANDON AN EXISTING 20' PUBLIC SEWER & UTILITY EASEMENT AND TO CREATE A 20' PUBLIC SEWER & UTILITY EASEMENT AND A VARIABLE WIDTH PRIVATE WALL MAINTENANCE EASEMENT AND TO ABANDON EXISTING FOREST CONSERVATION EASEMENT (FCE) NO. 1 (2.0066 AC) AND EXISTING FCE NO. 2 (1.0135 AC) AND TO CREATE (FCE) NO. 5 (2.2079 AC) AND (FCE) NO. 6 (0.7915 AC) FOR A TOTAL (FCE) RETENTION AREA FOR THIS PROJECT OF 2.9994 AC.



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 SETTING OF MARKERS HAVE BEEN COMPLIED WITH.

James R. Meeks 7/01/04
JAMES ROBERT MEEKS, LS #10857 DATE

Michael Pfaul 7/01/04
THE WOODS AT TIBER BRANCH, LLC
MICHAEL PFAUL, MEMBER DATE

Raquel Sanudo acting 7/1/04
JAMES N. ROBEY, COUNTY EXECUTIVE, DATE
HOWARD COUNTY, MARYLAND

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

[Signature] 7/1/04
HOWARD COUNTY HEALTH OFFICER JAS DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

[Signature] 7/1/04
CHIEF, DEVELOPMENT ENGINEERING DIVISION MAJ DATE

[Signature] 7/1/04
DIRECTOR DATE

OWNER'S CERTIFICATE

WE, THE WOODS AT TIBER BRANCH LLC AND HOWARD COUNTY, MARYLAND BY RAQUEL SANUDO, CHIEF ADMINISTRATIVE OFFICER AND JAMES N. ROBEY, COUNTY EXECUTIVE, OWNERS 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 DAY OF

Michael Pfaul
THE WOODS AT TIBER BRANCH LLC, MICHAEL PFAUL, MEMBER

Raquel Sanudo acting
JAMES N. ROBEY, COUNTY EXECUTIVE, HOWARD COUNTY, MARYLAND

[Signature]
WITNESS

Charles A. Salsky, acting
RAQUEL SANUDO, CHIEF ADMINISTRATIVE OFFICER, HOWARD COUNTY

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS A SUBDIVISION OF PART THE LAND CONVEYED BY THEODORE M. NELSON AND PATRICIA M. NELSON TO THE WOODS OF TIBER BRANCH, LLC BY A DEED DATED JANUARY 6, 2004 AND RECORDED IN LIBER 8005 AT FOLIO 191, AND PART OF THE LAND CONVEYED BY THEODORE M. NELSON AND PATRICIA M. NELSON TO HOWARD COUNTY, MARYLAND BY DEED DATED DECEMBER 2, 2003 AND RECORDED IN LIBER 8159 AT FOLIO 96 ALL AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

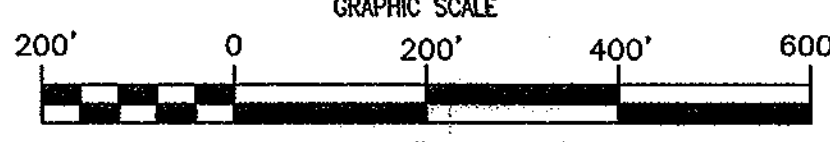
I ALSO CERTIFY ALL MONUMENTS ARE IN OR WILL BE IN PLACE PRIOR TO THE ACCEPTANCE OF THE STREETS IN THE SUBDIVISION BY HOWARD COUNTY AS SHOWN, IN ACCORDANCE WITH THE ANNOTATED CODE OF MARYLAND, AS AMENDED AND BOUNDARY SURVEY IS IN ACCORDANCE WITH THE HOWARD COUNTY SUBDIVISION REGULATIONS.

James R. Meeks 7/01/04
JAMES ROBERT MEEKS, PROFESSIONAL LAND SURVEYOR #10857 DATE

RECORDED AS PLAT No. 16897 ON 9-10-04
AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

PLAT OF REVISION
THE WOODS OF TIBER BRANCH
LOTS 14 THROUGH 21 AND 35
ZONED R-ED

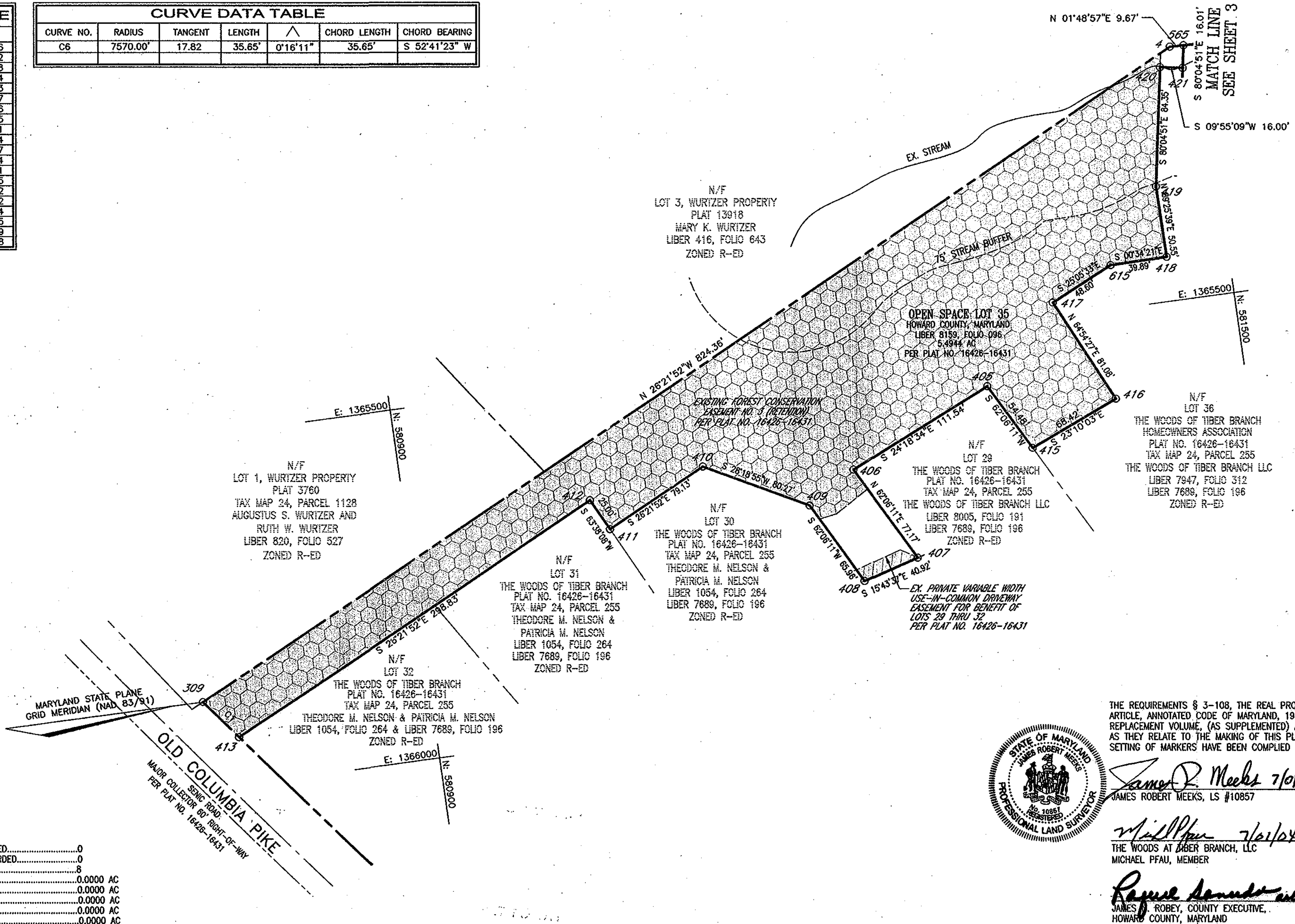
TAX MAP No. 24 BLK: 18 PARCEL No. 255
2ND ELECTION DISTRICT
HOWARD COUNTY, MARYLAND
JUNE 30, 2004



SCALE: 1" = 200'
SHEET No. 1 OF 4

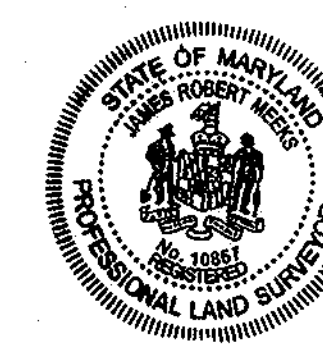
COORDINATE TABLE		
POINT	NORTHING	EASTING
4	581479.5351	1365321.5576
309	580740.9201	1365687.6382
405	581318.7417	1365541.7088
406	581217.0922	1365587.6254
407	581253.1985	1365655.8273
408	581213.8108	1365666.9187
409	581182.9486	1365608.6226
410	581112.2787	1365570.5465
411	581041.3781	1365605.6871
412	581030.2761	1365583.2874
413	580762.5278	1365715.9917
415	581344.2333	1365589.8604
416	581407.1327	1365562.9441
417	581372.7488	1365489.5175
418	581456.6529	1365468.5082
419	581456.1479	1365417.9652
420	581470.6780	1365334.8754
421	581486.4388	1365337.6315
565	581489.1962	1365321.8639
615	581416.7628	1365468.9068

CURVE DATA TABLE						
CURVE NO.	RADIUS	TANGENT	LENGTH	Δ	CHORD LENGTH	CHORD BEARING
C6	7570.00'	17.82	35.65'	0°16'11"	35.65'	S 52°41'23" W



AREA TABULATION	
TOTAL NUMBER OF BUILDABLE LOTS TO BE RECORDED.....	0
TOTAL NUMBER OF OPEN SPACE LOTS TO BE RECORDED.....	0
TOTAL NUMBER OF LOTS TO BE RECORDED.....	8
TOTAL AREA OF BUILDABLE LOTS TO BE RECORDED.....	0.0000 AC
TOTAL AREA OF OPEN SPACE LOTS TO BE RECORDED.....	0.0000 AC
TOTAL AREA OF LOTS TO BE RECORDED.....	0.0000 AC
TOTAL AREA OF ROADWAY TO BE RECORDED.....	0.0000 AC
TOTAL AREA TO BE RECORDED.....	0.0000 AC

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 SETTING OF MARKERS HAVE BEEN COMPLIED WITH.



James R. Meeks 7/01/04
 JAMES ROBERT MEEKS, LS #10857 DATE

Michael Pfauf 7/01/04
 THE WOODS AT TIBER BRANCH, LLC DATE
 MICHAEL PFAU, MEMBER

Raquel Sanudo 7/11/04
 JAMES N. ROBEY, COUNTY EXECUTIVE, DATE
 HOWARD COUNTY, MARYLAND

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

JAB 7/13/04
 HOWARD COUNTY HEALTH OFFICER JAB DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

Michael Pfauf 8/13/04
 CHIEF, DEVELOPMENT ENGINEERING DIVISION MAJ DATE

Mark D. Wagle 9/3/04
 DIRECTOR DATE

OWNER'S CERTIFICATE

WE, THE WOODS AT TIBER BRANCH LLC AND HOWARD COUNTY, MARYLAND BY RAQUEL SANUDO, CHIEF ADMINISTRATIVE OFFICER AND JAMES N. ROBEY, COUNTY EXECUTIVE, OWNERS 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 PLANS 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 PLANS, 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 DAY OF

Michael Pfauf
 THE WOODS AT TIBER BRANCH LLC, MICHAEL PFAU, MEMBER

Raquel Sanudo
 RAQUEL SANUDO, CHIEF ADMINISTRATIVE OFFICER, HOWARD COUNTY

Charles A. Yarbrough
 WITNESS

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS A SUBDIVISION OF PART THE LAND CONVEYED BY THEODORE M. NELSON AND PATRICIA M. NELSON TO THE WOODS OF TIBER BRANCH, LLC BY A DEED DATED JANUARY 6, 2004 AND RECORDED IN LIBER 8005 AT FOLIO 191, AND PART OF THE LAND CONVEYED BY THEODORE M. NELSON AND PATRICIA M. NELSON TO HOWARD COUNTY, MARYLAND BY DEED DATED DECEMBER 2, 2003 AND RECORDED IN LIBER 8159 AT FOLIO 96 ALL AMONG 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. Meeks 7/01/04
 JAMES ROBERT MEEKS, PROFESSIONAL LAND SURVEYOR #10857 DATE

RECORDED AS PLAT No. 16898 ON 9-10-04
 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

PLAT OF REVISION

THE WOODS OF TIBER BRANCH
LOTS 14 THROUGH 21 AND 35
 ZONED R-ED

TAX MAP No. 24 BLK: 18 PARCEL No. 255
 2ND ELECTION DISTRICT
 HOWARD COUNTY, MARYLAND
 JUNE 30, 2004

GRAPHIC SCALE

SCALE: 1" = 50'
 SHEET No. 2 OF 4

Point	Northing	Easting
2	582057.2070	1365717.8900
3	581909.6990	1365335.1930
255	581970.6853	1365733.6812
356	581551.9323	1365798.4703
357	581586.7623	1365786.9148
358	581661.8789	1365650.6342
360	581662.7756	1365628.2915
362	581715.3221	1365657.2546
364	581696.9099	1365669.9429
365	581621.7933	1365806.2235
366	581630.6209	1365841.8428
365	581759.6143	1365798.8116
423	581472.7462	1365477.7669
424	581584.6539	1365477.0141
427	581466.0292	1365772.8663
444	581678.7112	1365881.1241
565	581489.1962	1365321.8639

POINT	BEARING	DISTANCE
D1	S 48°43'06" W	114.10'
D2	S 18°42'27" E	3.70'
D3	S 72°53'02" E	24.67'
D4	N 18°42'27" W	4.80'
D5	N 48°43'06" E	100.77'

CURVE NO.	RADIUS	TANGENT	LENGTH	Δ	CHORD LENGTH	CHORD BEARING
C15	420.00'	45.08'	89.81'	12°15'06"	89.64'	N 16°35'49" E
C16	25.00'	12.50'	23.18'	53°07'48"	22.36'	N 87°42'07" W
C17	50.00'	37.50'	249.81'	286°15'37"	60.00'	N 28°51'47" E
C18	25.00'	12.50'	23.18'	53°07'48"	22.36'	S 34°34'18" E
C19	420.00'	31.13'	62.15'	8°28'43"	62.09'	N 39°14'34" E

POINT	BEARING	DISTANCE
S1	N 46°38'35" W	81.84'
S2	N 60°33'27" E	96.85'
S3	S 58°09'18" E	136.20'
S4	S 60°40'58" E	93.08'
S5	N 51°45'02" E	15.93'
S21	S 02°49'40" W	20.03'
S22	N 89°56'36" E	157.97'
S23	S 46°38'35" E	103.61'

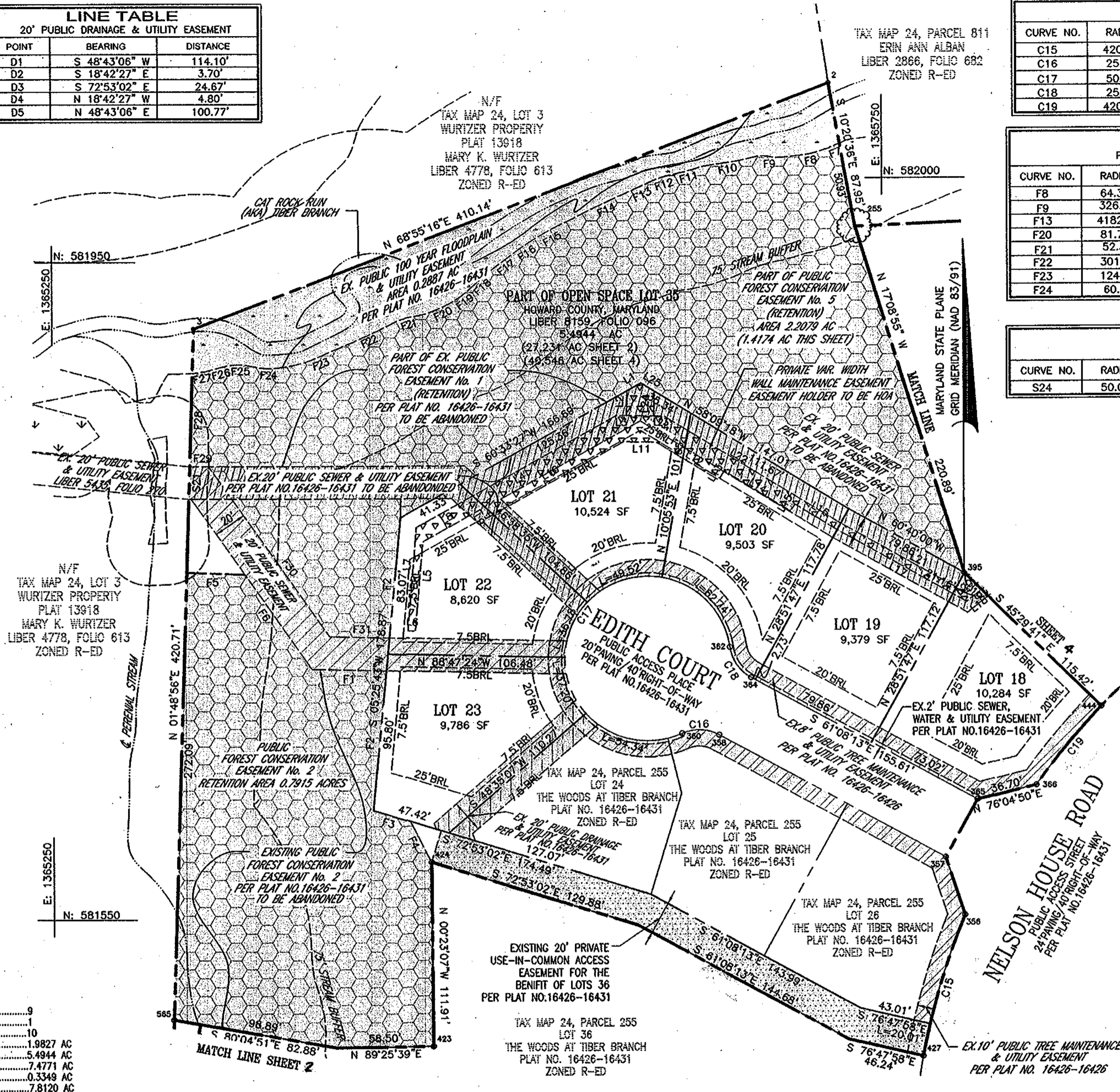
CURVE NO.	RADIUS	TANGENT	LENGTH	Δ	CHORD LENGTH	CHORD BEARING
F8	64.31'	12.09'	23.89'	21°17'09"	23.75'	S 78°19'50" W
F9	326.07'	11.15'	22.28'	3°54'56"	22.28'	S 88°42'22" W
F13	4182.39'	10.50'	21.00'	0°17'16"	21.00'	S 65°52'02" W
F20	81.79'	11.77'	23.38'	16°22'33"	23.30'	S 65°43'25" W
F21	52.34'	10.72'	21.15'	23°09'10"	21.01'	S 72°59'28" W
F22	301.25'	15.61'	31.19'	5°55'54"	31.17'	S 65°13'36" W
F23	124.84'	16.41'	32.63'	14°58'30"	32.54'	S 69°44'55" W
F24	60.81'	14.69'	28.82'	27°09'28"	28.55'	N 89°11'06" W

POINT	BEARING	DISTANCE
F7	S 67°41'15" W	8.25'
F10	S 79°53'31" W	29.95'
F11	S 75°00'25" W	19.92'
F12	S 73°07'38" W	10.20'
F14	S 64°44'38" W	24.66'
F15	S 62°37'38" W	32.15'
F16	S 56°29'47" W	18.70'
F17	S 52°10'37" W	16.04'
F18	S 48°58'07" W	21.52'
F19	S 53°39'27" W	5.67'
F25	S 89°18'18" W	7.48'
F26	S 76°28'11" W	10.50'
F27	S 79°50'44" W	13.28'
F28	S 01°24'03" W	57.23'
F29	N 89°56'36" E	164.92'
F30	S 46°38'35" E	8.79'
F31	N 60°33'27" E	114.89'

CURVE NO.	RADIUS	TANGENT	LENGTH	Δ	CHORD LENGTH	CHORD BEARING
S24	50.00'	10.21'	20.14'	23°04'26"	20.00'	N 43°21'25" E

POINT	BEARING	DISTANCE
F1	S 88°47'24" E	44.34'
F2	S 05°25'43" W	85.77'
F3	S 72°53'02" E	25.27'
F4	S 26°50'33" E	27.78'
F5	S 88°07'47" E	33.94'
F6	S 35°41'37" E	70.70'

COURSE	BEARING	DISTANCE
L1	S 60°33'27" W	9.67'
L2	S 01°12'04" W	15.15'
L3	N 88°47'56" W	5.95'
L4	S 60°33'27" W	138.89'
L5	S 04°52'54" W	62.69'
L6	S 85°07'06" E	4.50'
L7	N 04°52'54" E	54.26'
L8	N 60°33'27" E	40.02'
L9	S 29°26'33" E	6.50'
L10	N 60°33'27" E	95.53'
L11	S 88°47'56" E	19.78'
L12	S 58°09'18" E	44.05'
L13	N 31°50'42" E	6.50'
L14	S 58°09'18" E	46.97'
L15	N 31°50'42" E	5.00'
L16	S 58°09'18" E	29.40'
L17	S 60°40'00" E	89.88'
L18	N 51°45'02" E	52.69'
L19	S 51°45'02" W	41.15'
L20	N 45°29'41" W	4.54'
L21	N 65°21'10" W	90.11'
L22	N 58°09'18" W	124.71'
L23	N 88°47'56" W	6.17'
L24	N 01°12'04" E	15.28'
L25	N 58°09'18" W	9.42'



AREA TABULATION	
TOTAL NUMBER OF BUILDABLE LOTS TO BE RECORDED.....	9
TOTAL NUMBER OF OPEN SPACE LOTS TO BE RECORDED.....	1
TOTAL NUMBER OF LOTS TO BE RECORDED.....	10
TOTAL AREA OF BUILDABLE LOTS TO BE RECORDED.....	1.9827 AC
TOTAL AREA OF OPEN SPACE LOTS TO BE RECORDED.....	5.4944 AC
TOTAL AREA OF LOTS TO BE RECORDED.....	7.4771 AC
TOTAL AREA OF ROADWAY TO BE RECORDED.....	0.3349 AC
TOTAL AREA TO BE RECORDED.....	7.8120 AC

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

[Signature] 8/10/04
HOWARD COUNTY HEALTH OFFICER JAB DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING
AND ZONING

[Signature] 8/13/04
CHIEF, DEVELOPMENT ENGINEERING DIVISION MARJ DATE

[Signature] 9/13/04
DIRECTOR DATE

OWNER'S CERTIFICATE

WE, THE WOODS AT TIBER BRANCH LLC AND HOWARD COUNTY, MARYLAND BY RAQUEL SANUDO, CHIEF ADMINISTRATIVE OFFICER AND JAMES N. ROBEY, COUNTY EXECUTIVE, OWNERS 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 RESTRICTIONS 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 DAY OF

[Signature]
THE WOODS AT TIBER BRANCH LLC, MICHAEL PFAU, MEMBER

[Signature]
RAQUEL SANUDO, CHIEF ADMINISTRATIVE OFFICER, HOWARD COUNTY

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS A SUBDIVISION OF PART THE LAND CONVEYED BY THEODORE M. NELSON AND PATRICIA M. NELSON TO THE WOODS OF TIBER BRANCH, LLC BY A DEED DATED JANUARY 6, 2004 AND RECORDED IN LIBER 8005 AT FOLIO 191, AND PART OF THE LAND CONVEYED BY THEODORE M. NELSON AND PATRICIA M. NELSON TO HOWARD COUNTY, MARYLAND BY DEED DATED DECEMBER 2, 2003 AND RECORDED IN LIBER 8159 AT FOLIO 96 ALL AMONG 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.

[Signature] 7/01/04
JAMES ROBEY MECKS, PROFESSIONAL LAND SURVEYOR #10857 DATE

RECORDED AS PLAT No. 16899 ON 9-10-04
AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

PLAT OF REVISION

THE WOODS OF TIBER BRANCH
LOTS 14 THROUGH 21 AND 35
ZONED R-ED

TAX MAP No. 24, BLK: 18, PARCEL No. 255
2ND ELECTION DISTRICT
HOWARD COUNTY, MARYLAND
JUNE 30, 2004
GRAPHIC SCALE

50' 0 50' 100' 150'

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



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

[Signature] 7/01/04
JAMES ROBEY MECKS, LS #10857 DATE

[Signature] 7/01/04
THE WOODS AT TIBER BRANCH, LLC DATE
MICHAEL PFAU, MEMBER

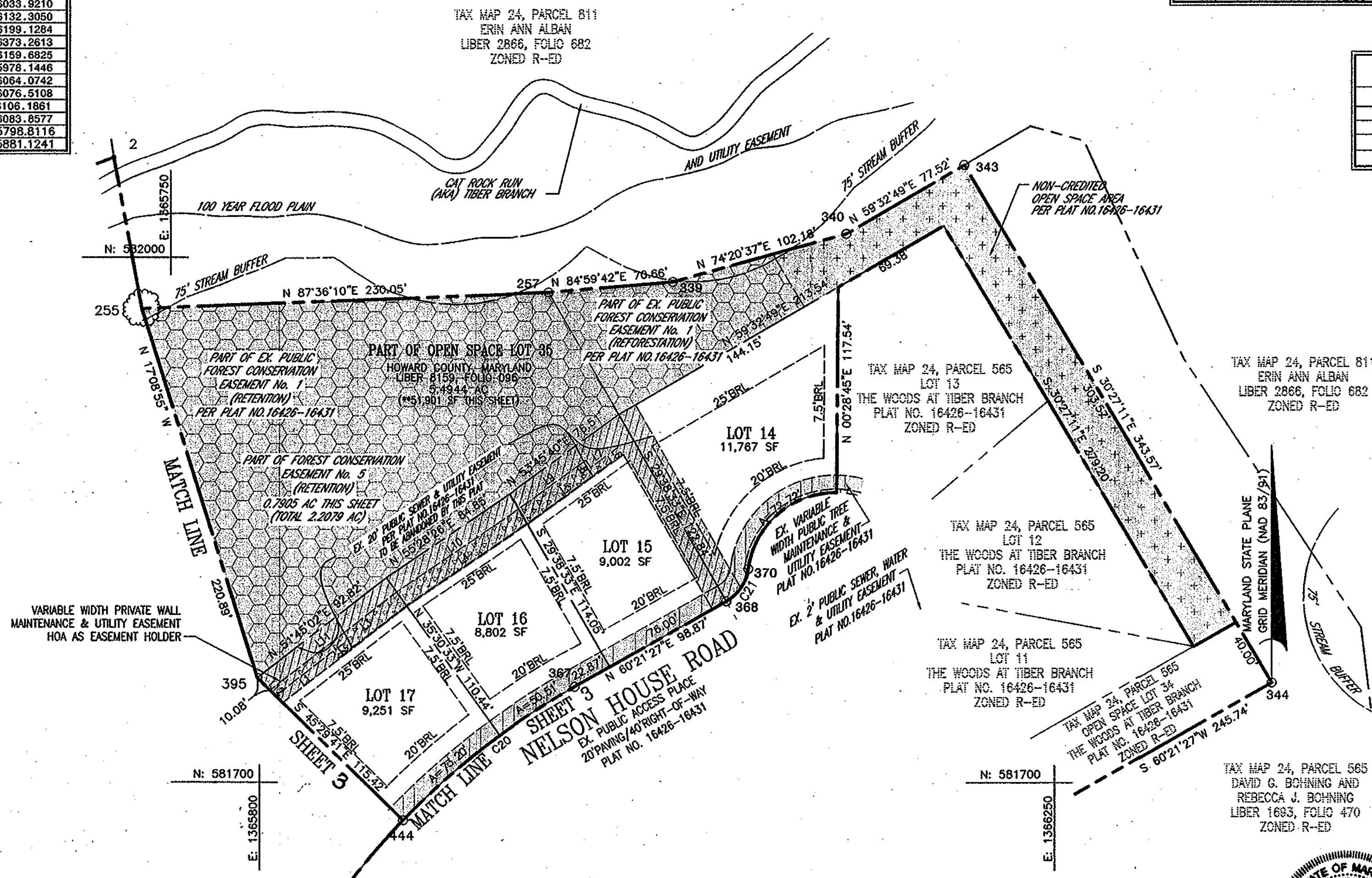
[Signature] 7/01/04
JAMES N. ROBEY, COUNTY EXECUTIVE, HOWARD COUNTY, MARYLAND DATE

COORDINATE TABLE		
POINT	NORTHING	EASTING
2	582057.2070	1365717.8900
255	581970.6853	1365733.6812
257	581980.3079	1365963.5335
339	581988.4723	1366033.9210
340	582014.0462	1366132.3050
343	582053.3344	1366199.1284
344	581757.1603	1366373.2613
345	581635.6204	1366159.6825
367	581754.7310	1365978.1446
368	581803.6304	1366064.0742
370	581822.2134	1366076.5108
372	581770.0658	1366106.1861
374	581768.8653	1366083.8577
395	581759.6143	1365798.8116
444	581678.7112	1365881.1241

CURVE DATA TABLE						
CURVE NO.	RADIUS	TANGENT	LENGTH	Δ	CHORD LENGTH	CHORD BEARING
C20	420.00'	62.30'	123.70'	16°52'31"	123.26'	N 51°55'11" E
C21	25.00'	12.50'	23.18'	53°07'48"	22.36'	N 33°47'32" E
C22	50.00'	37.50'	249.81'	286°15'37"	60.00'	S 29°38'33" E
C23	25.00'	12.50'	23.18'	53°07'48"	22.36'	S 86°55'21" W

LINE TABLE		
PUBLIC NON-CREDITED OPEN SPACE		
POINT	BEARING	DISTANCE
L1	S 30°27'11" E	303.57'
L2	N 60°21'27" E	27.71'
L3	S 59°32'49" W	91.68'
L4	N 74°20'37" E	43.31'

LINE TABLE			
VARIABLE WIDTH PRIVATE WALL MAINTENANCE EASEMENT	COURSE	BEARING	DISTANCE
L1	N 51°45'02" E		52.69'
L2	S 38°14'58" E		4.97'
L3	N 51°45'02" E		48.77'
L4	N 55°28'26" E		84.94'
L5	N 53°45'40" E		57.65'
L6	N 36°14'20" W		4.60'
L7	S 53°45'40" W		11.48'
L8	N 36°14'20" W		5.00'
L9	S 53°45'40" W		46.03'
L10	S 55°28'26" W		84.87'
L11	S 51°45'02" W		99.19'
L12	S 45°29'41" E		4.31'



AREA TABULATION

TOTAL NUMBER OF BUILDABLE LOTS TO BE RECORDED.....	7
TOTAL NUMBER OF OPEN SPACE LOTS TO BE RECORDED.....	0
TOTAL NUMBER OF LOTS TO BE RECORDED.....	7
TOTAL AREA OF BUILDABLE LOTS TO BE RECORDED.....	1.7089 AC
TOTAL AREA OF OPEN SPACE LOTS TO BE RECORDED.....	0.0000 AC
TOTAL AREA OF LOTS TO BE RECORDED.....	1.7089 AC
TOTAL AREA OF ROADWAY TO BE RECORDED.....	0.1920 AC
TOTAL AREA TO BE RECORDED.....	1.9009 AC

*AREA NOT INCLUDED ON THIS SHEET (SEE SHEET 3)
**AREA NOT INCLUDED ON THIS SHEET (SEE SHEET 5)

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 SETTING OF MARKERS HAVE BEEN COMPLIED WITH.

James R. Meeks 7/01/04
JAMES ROBERT MEEKS, LS #10857 DATE

Michael Pfau 7/01/04
THE WOODS AT TIBER BRANCH, LLC
MICHAEL PFAU, MEMBER

Raquel Sanudo 7/10/04
JAMES N. ROBEY, COUNTY EXECUTIVE
HOWARD COUNTY, MARYLAND



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

JAB 8/31/04
HOWARD COUNTY HEALTH OFFICER JAB DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

MAJ 8/13/04
CHIEF, DEVELOPMENT ENGINEERING DIVISION MAJ DATE

W. N. Robey 9/3/04
DIRECTOR W. N. ROBEY DATE

OWNER'S CERTIFICATE

WE, THE WOODS AT TIBER BRANCH LLC AND HOWARD COUNTY, MARYLAND BY RAQUEL SANUDO, CHIEF ADMINISTRATIVE OFFICER AND JAMES N. ROBEY, COUNTY EXECUTIVE, OWNERS 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 _____ DAY OF _____

Michael Pfau
THE WOODS AT TIBER BRANCH LLC, MICHAEL PFAU, MEMBER

Raquel Sanudo
JAMES N. ROBEY, COUNTY EXECUTIVE, HOWARD COUNTY, MARYLAND

Charles D. Swope
WITNESS
CHARLES D. SWOPE, ACTING
RAQUEL SANUDO, CHIEF ADMINISTRATIVE OFFICER, HOWARD COUNTY

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS A SUBDIVISION OF PART THE LAND CONVEYED BY THEODORE M. NELSON AND PATRICIA M. NELSON TO THE WOODS OF TIBER BRANCH, LLC BY A DEED DATED JANUARY 6, 2004 AND RECORDED IN LIBER 8005 AT FOLIO 191, AND PART OF THE LAND CONVEYED BY THEODORE M. NELSON AND PATRICIA M. NELSON TO HOWARD COUNTY, MARYLAND BY DEED DATED DECEMBER 2, 2003 AND RECORDED IN LIBER 8159 AT FOLIO 96 ALL AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

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James R. Meeks 7/01/04
JAMES ROBERT MEEKS, PROFESSIONAL LAND SURVEYOR #10857 DATE

RECORDED AS PLAT No. 16900 ON 9-10-04
AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

PLAT OF REVISION

**THE WOODS OF TIBER BRANCH
LOTS 14 THROUGH 21 AND 35**

ZONED R-ED

TAX MAP No. 24, BLK: 18 PARCEL No. 255
2ND ELECTION DISTRICT
HOWARD COUNTY, MARYLAND
JUNE 30, 2004

GRAPHIC SCALE

50' 0 50' 100' 150'

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

M:\PROJECTS\20170801\SURV\REPLT\PRPF-4.dwg