

COORDINATE LIST			MINIMUM LOT SIZE CHART			
NO.	NORTH	EAST	LOT NO.	GROSS AREA	PIPESTEM AREA	MINIMUM LOT SIZE
103	585110.145	1370374.832	1	23,608 SQ. FT.	3,608 SQ. FT.	20,000 SQ. FT.
104	584724.012	1369945.973	3	22,374 SQ. FT.	2,371 SQ. FT.	20,003 SQ. FT.
1	584900.469	1370547.624				
7	584887.796	1370541.332				
8	584885.884	1370526.032				
9	584801.459	1370458.583				
10	584606.476	1370374.747				
11	584570.183	1370320.490				
12	584569.172	1370250.312				
13	584563.792	1370210.066				
14	584537.139	1370155.643				
15	584637.921	1369945.173				
16	584695.626	1369951.740				
17	584732.578	1369955.486				

NOTE: COORDINATES AND GRID TICS SHOWN HEREON ARE BASED ON NAD '83 AND ARE IN FEET, TO CONVERT TO METERS DIVIDE BY 3.28083333.

THE PURPOSE OF THIS PLAT IS TO CORRECT THE METES AND BOUNDS DESCRIPTION OF THE PROPERTY LINES, TO MODIFY AN EXISTING RECORDED USE-IN-COMMON ACCESS AND UTILITY EASEMENT, AND TO ESTABLISH A PRIVATE 12' WIDE RETAINING WALL MAINTENANCE EASEMENT WITHIN LOT 1

OWNER AND DEVELOPER

NANCY LEE DEVINE
WILLIAM F. DEVINE
3611 CHURCH ROAD
ELLCOTT CITY, MD 21043

TRINITY QUALITY HOMES, INC.
3675 PARK AVE
ELLCOTT CITY MD 21043-4511

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

John B. Mildenberg 2/28/06
JOHN B. MILDENBERG, SURVEYOR DATE

Nancy Lee Devine 2/28/06
NANCY LEE DEVINE, OWNER DATE

William F. Devine 2/28/06
WILLIAM F. DEVINE, OWNER DATE

Michael Pfauf 2/28/06
TRINITY QUALITY HOMES, INC.
MICHAEL PFAUF, PRESIDENT DATE

AREA TABULATION	
NUMBER OF BUILDABLE LOTS	4
NUMBER OF BULK PARCELS	0
NUMBER OF OPEN SPACE LOTS	0
NUMBER OF LOTS OR PARCELS	4
AREA OF BUILDABLE LOTS	3.98 AC ±
AREA OF BULK PARCELS	0 AC ±
AREA OF OPEN SPACE LOTS	0 AC ±
AREA OF RECREATIONAL OPEN SPACE	0 AC ±
AREA OF 100 YEAR FLOODPLAIN	0 AC ±
AREA OF ROADWAY TO BE DEDICATED	0 AC ±
TOTAL AREA TO BE RECORDED	3.98 AC ±

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

Robert J. Weber 5/3/04
FOR HOWARD COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

Michael Pfauf 2/28/06
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

Mark B. Wyle 5/4/04
DIRECTOR DATE

OWNER'S STATEMENT

WE OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON, TRINITY QUALITY HOMES (LOTS 1-3), NANCY LEE DEVINE AND WILLIAM L. DEVINE (LOT 4) 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 RIGHT-OF-WAYS AND THE SPECIFIC EASEMENTS 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 WATERWAY 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 EASEMENT AND RIGHTS-OF-WAY.

WITNESS MY HAND THIS 28th DAY OF February, 2006

Nancy Lee Devine
NANCY LEE DEVINE, OWNER

William F. Devine
WILLIAM F. DEVINE, OWNER

Michael Pfauf
TRINITY QUALITY HOMES, INC.
MICHAEL PFAUF, PRESIDENT

John B. Mildenberg
JOHN B. MILDENBERG, SURVEYOR

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT, THAT IT IS A PLAT OF REVISION OF DEVINE PROPERTY, LOTS 1 THRU 4, PLAT NOS. 15871-2, AND THE LAND CONVEYED BY NANCY LEE DEVINE TO TRINITY QUALITY HOMES (LOTS 1-3) BY DEED DATED JUNE 20, 2005 AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY AT LIBER 9256, FOLIO 257 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 AS SHOWN IN ACCORDANCE WITH THE ANNOTATED CODE OF MARYLAND AS AMENDED, AND THE BOUNDARY SURVEY IS IN ACCORDANCE WITH THE HOWARD COUNTY SUBDIVISION REGULATIONS.

John B. Mildenberg 2/28/06
JOHN B. MILDENBERG, SURVEYOR DATE

RECORDED AS PLAT 18254 ON 5-10-06 AMONG THE LAND RECORDS OF HOWARD COUNTY, MD.

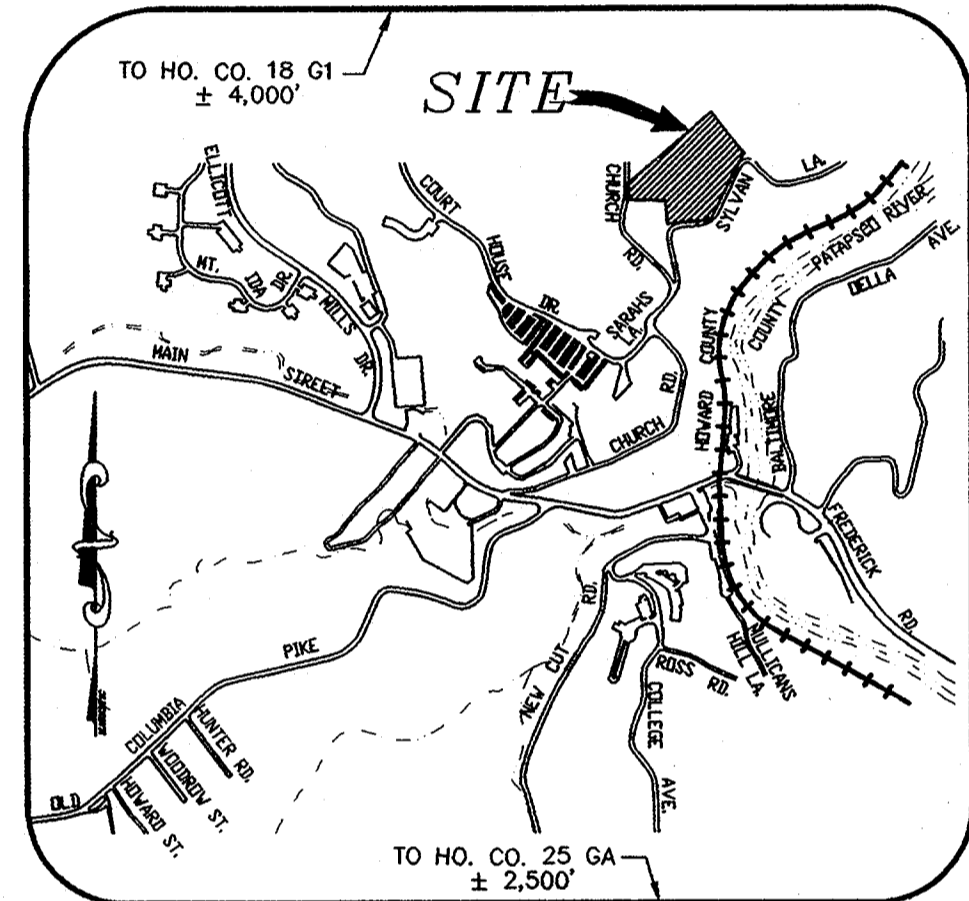
DEVINE PROPERTY
LOTS 1 THRU 4
PLAT OF REVISION SHEET 1 OF 2

TAX MAP 25 SECOND ELECTION DISTRICT SCALE: 1"=50'
PARCEL NO. 213 HOWARD COUNTY, MARYLAND DATE: JANUARY 2006
GRID NO. 8 EX. ZONING R-20 DPZ FILE NOS. F-01-104, WP-05-113, WP-04-090, SDP-03-147, SDP-05-127, HDC-05-04, 05-06, 05-021, BA-496-D, BA-519-D

MILDENBERG, BOENDER & ASSOC., INC.
Engineers Planners Surveyors

5072 Dorsey Hall Drive, Suite 202, Ellicott City, Maryland 21042
(410) 997-0296 Balt. (301) 621-5521 Wash. (410) 997-0298 Fax.

28. THE FOREST CONSERVATION REQUIREMENTS OF SECTION 16.1200 OF HOWARD COUNTY CODE FOR THIS SUBDIVISION HAVE BEEN FILLED BY A RETENTION CREDIT OF 1.48 ACRES OF EXISTING FOREST LOCATED ON LOT 4 WHICH IS SUFFICIENT TO EXCEED THE BREAK-EVEN POINT OF 1.12 ACRES IN ACCORDANCE WITH THE ADOPTED DPZ POLICY DATED MAY 11, 1999 FOR THE RESIDENTIAL LOTS GREATER THAN 60,000 SQUARE FEET UNDER F-01-104.
29. THE GRANTOR ACKNOWLEDGES THAT THE DEDICATION OF THE STORMWATER MANAGEMENT CREDIT EASEMENT AREA TO THE COUNTY HAS BENEFITED THE GRANTOR BY REDUCING THE SIZE OF THE STORM WATER MANAGEMENT FACILITY REQUIRED BY THE DEVELOPMENT OF THE PROPERTY ASSOCIATED WITH THE EASEMENT AREA. ACCORDINGLY, THE GRANTOR FOR ITSELF AND ITS SUCCESSORS AND ASSIGNS, SHALL NOT AND SHALL NOT PERMIT OTHERS TO GRADE WITHIN THE EASEMENT AREA OR MOW GRASSY VEGETATION WITHIN THE EASEMENT AREA. THE GRANTOR AND ITS SUCCESSORS AND ASSIGNS SHALL PERIODICALLY INSPECT THE EASEMENT AREA AND TAKE NECESSARY STEPS TO REMOVE DEBRIS AND TRASH, CONTROL THE GROWTH OF NOXIOUS WEEDS AND THE GRANTOR SHALL POST AND MAINTAIN MARKERS AT REGULAR INTERVALS NO MORE THAN FIFTY (50) FEET APART IDENTIFYING THE BOUNDARY OF THE EASEMENT AREA. THE MARKERS SHALL CONTAIN A STATEMENT OF THE PROHIBITED ACTIVITIES WITHIN THE EASEMENT AREA. THE PENALTIES FOR VIOLATION OF THE TERMS OF THIS EASEMENT ARE SET FORTH IN HOWARD COUNTY CODE SECTION 18.907.
- THE 24' PRIVATE USE-IN-COMMON ACCESS EASEMENT FOR LOTS 1 THRU 4 TO CHURCH ROAD IS BEING PROVIDED FOR THIS SUBDIVISION BECAUSE OF ENVIRONMENTAL REASONS FOR THE PROTECTION OF WOODED STEEP SLOPES AND FOR THE PRESERVATION OF THE EXISTING 40" TREE ADJACENT TO SYLVAN LANE.
- THIS SUBDIVISION IS GRANDFATHERED TO THE FOURTH EDITION OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS AS RECORDED UNDER F-01-104.
30. FOR OTHER PERTINENT NOTES, SEE F-01-104, DEVINE PROPERTY, LOTS 1 THRU 4, PLAT NOS. 15871-2.



31. THIS PROJECT IS SUBJECT TO WP-05-113, WAIVERS FROM SECTIONS 16.116(b)(1)(i) OF THE REGULATIONS WHICH PROHIBITS GRADING, REMOVAL OF VEGETATIVE COVER AND TREES, PAVING AND NEW STRUCTURES ON LAND WITH EXISTING 25% OR GREATER STEEP SLOPES OVER 20,000 SQUARE FEET CONTIGUOUS AREA FOR THE DISTURBANCE ASSOCIATED WITH THE CONSTRUCTION OF ONE (1) PROPOSED DETACHED GARAGE STRUCTURE AND THE AREA LOCATED SOUTHWEST OF THE REAR PORCH ON LOT 2 AND TO CONSTRUCT THE REAR PORCH OF THE PROPOSED HOUSE LOCATED ON LOT 1, AND A WAIVER FROM SECTION 16.120(b)(6)(iv) IN ORDER TO UTILIZE THE EXISTING RECORDED BRL'S INCLUDING THE FRONT YARD BRL ARCS IN LIEU OF THE NEW PARALLEL FRONT YARD BUILDING RESTRICTION LINES. THE WAIVERS WERE APPROVED BY THE DIRECTOR OF THE DEPARTMENT OF PLANNING AND ZONING ON AUGUST 2, 2005 SUBJECT TO THE FOLLOWING CONDITIONS:
1. THE WAIVER PETITION APPROVAL PERTAINS ONLY TO THE LIMIT OF DISTURBANCE WITHIN THE 25% OR GREATER STEEP SLOPE AREA AS SHOWN ON THE REVISED WAIVER PETITION PLAN EXHIBIT AND SITE DEVELOPMENT PLAN, SDP-05-127. THE LIMIT OF DISTURBANCE TO THE WOODED STEEP SLOPES SHALL BE THE MINIMUM NECESSARY FOR THE PROPOSED SITE IMPROVEMENTS.
 2. SUBJECT TO COMPLIANCE WITH THE "CERTIFICATES OF APPROVAL" ISSUED BY THE HISTORIC DISTRICT COMMISSION FOR THE DEVELOPMENT OF THIS PROPERTY.
 3. SUBJECT TO COMPLIANCE WITH THE SRC AGENCIES COMMENTS ISSUED FOR SDP-15-127.
32. THIS PROJECT IS SUBJECT TO WP-04-090, WAIVER FROM SECTION 16.116(b) OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATION WHICH REQUIRES THAT GRADING OR REMOVAL OF VEGETATIVE COVER ON EXISTING STEEP SLOPES SHALL NOT BE PERMITTED. WP-04-090 WAS DENIED BY THE DIRECTOR OF THE DEPARTMENT OF PLANNING AND ZONING OF FEBRUARY 17, 2004.
33. THIS SUBDIVISION IS SUBJECT TO SECTION 18.122B OF THE HOWARD COUNTY CODE. PUBLIC WATER AND/OR SEWER SERVICES HAS BEEN GRANTED UNDER THE TERMS AND PROVISIONS, THEREOF, EFFECTIVE 12/20/02 ON WHICH DATE DEVELOPER AGREEMENT# 14-3964-D WAS FILED AND ACCEPTED.

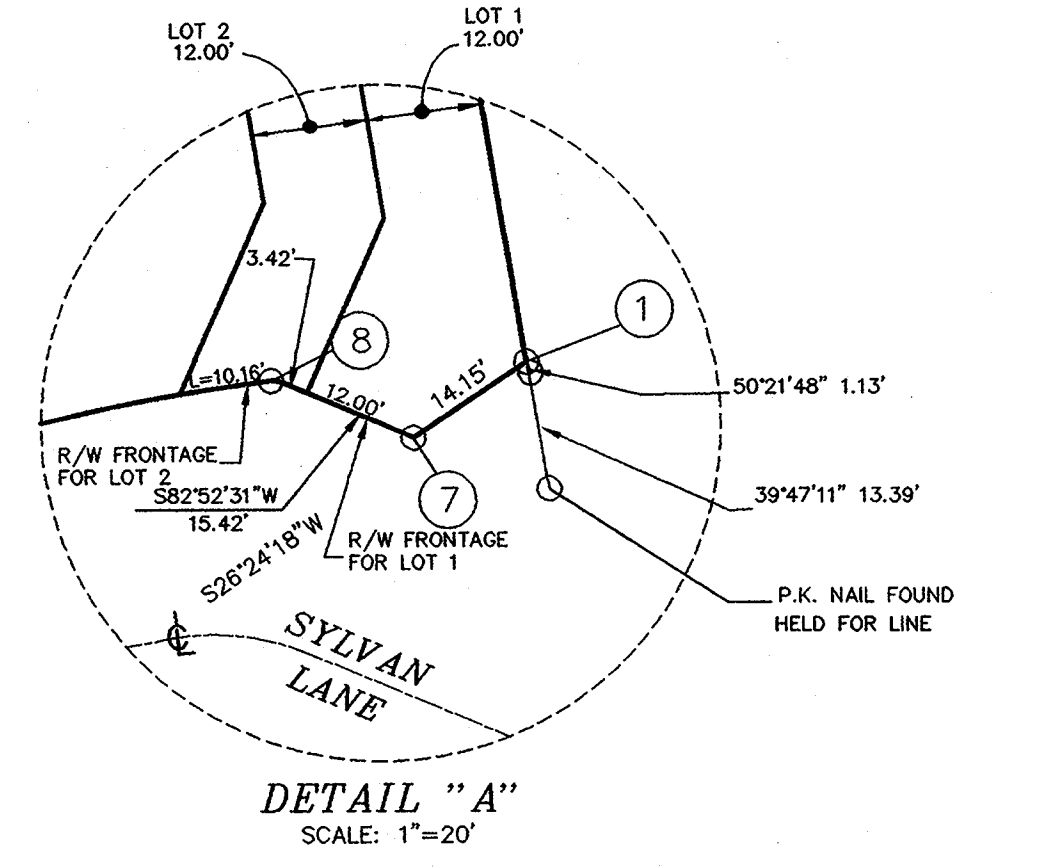
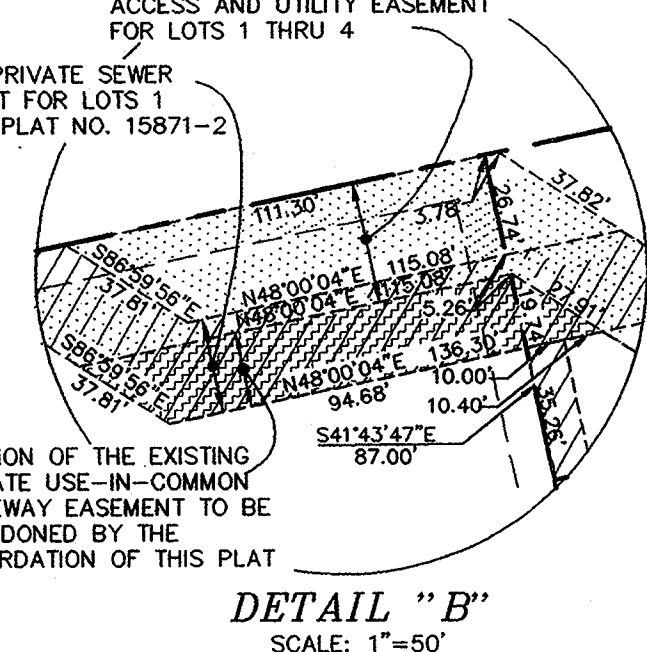
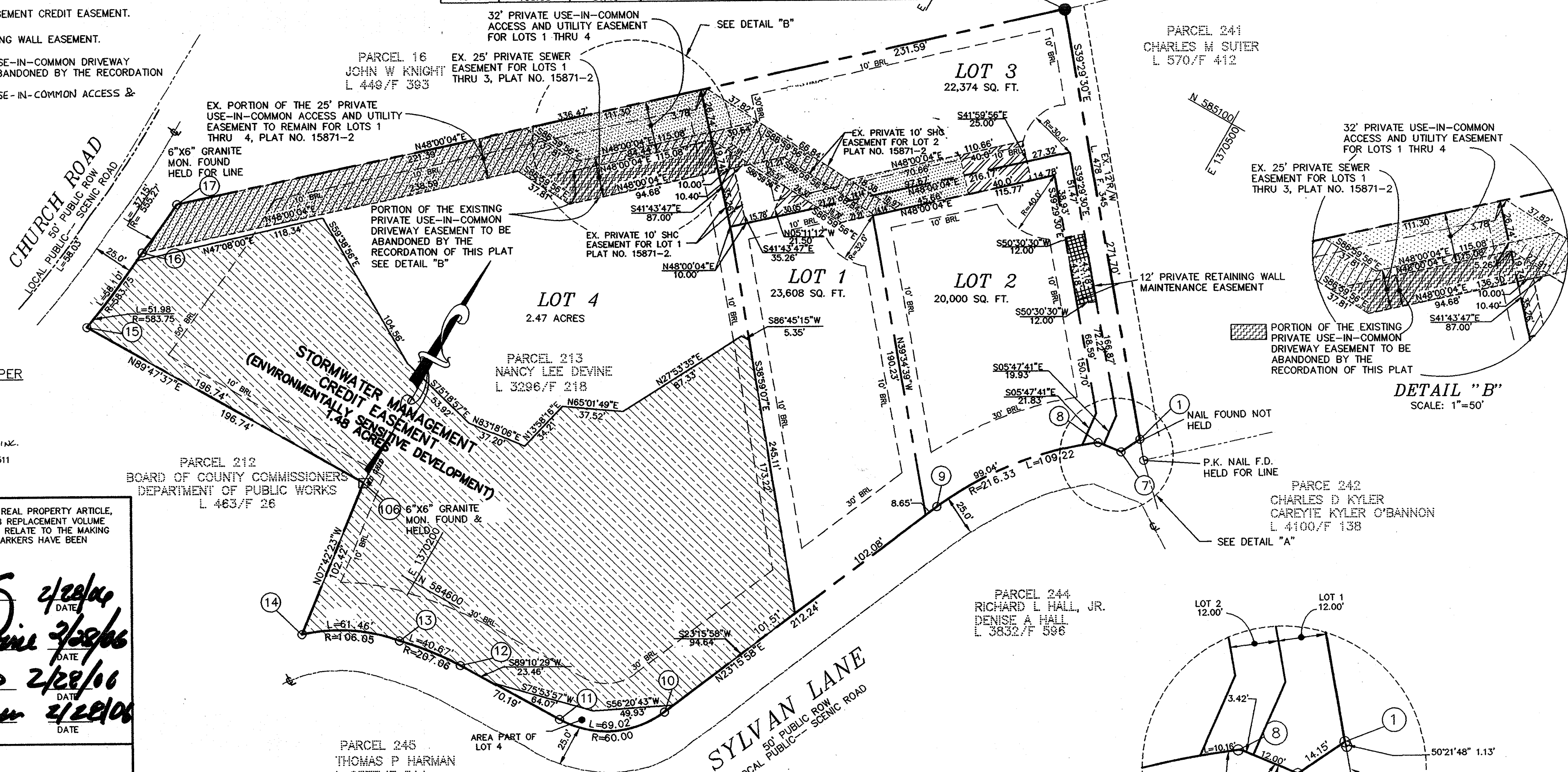
GENERAL NOTES

1. TAX MAP: 25, PARCEL: 213, BLOCK: 8
2. SUBJECT PROPERTY ZONED R-20 PER THE 02/02/04 COMPREHENSIVE ZONING PLAN.
3. THIS PLAT IS BASED ON A FIELD RUN MONUMENTED BOUNDARY SURVEY PERFORMED SEPTEMBER 2000, BY MILDENBERG, BOENDER & ASSOC., INC.
4. COORDINATES BASED ON NAD '83 MARYLAND COORDINATE SYSTEM AS PROJECTED BY HOWARD COUNTY GEODETIC CONTROL STATIONS NO. 18G1 AND 28GA.
STA. No. 18G1 N 589,984.951 ELEV. 408.49
E 1,367,750.255
STA. No. 28GA N 579,483.641 ELEV. 382.613
E 1,371,171.795
5. ● DENOTES AN IRON PIN OR IRON PIPE FOUND.
● DENOTES AN IRON ROD AND CAP FOUND.
⊙ DENOTES AN IRON ROD WITH CAP SET.
○ DENOTES STONE FOUND.
⊕ DENOTES ANGULAR CHANGE IN BEARING OF BOUNDARY OR RIGHT-OF-WAY.
BRL DENOTES A BUILDING RESTRICTION LINE.
6. SURVEY WORK AND DOCUMENTS ARE TO BE PERFORMED IN CONFORMANCE WITH SUBTITLE 13, BOARD OF PROFESSIONAL LAND SURVEYORS, 09.13.06 STATE OF MARYLAND MINIMUM STANDARDS OF PROFESSIONAL PRACTICE.
7. ALL AREAS ARE MORE OR LESS.
8. THIS SUBDIVISION IS IN THE METROPOLITAN DISTRICT.
9. NO WETLANDS, FLOODPLAIN OR STREAMS EXIST ON-SITE.
10. NO BURIAL GROUNDS OR CEMETERIES EXIST ON SITE.
11. NO NEW BUILDINGS, EXTENSIONS OR ADDITIONS TO THE EXISTING STRUCTURES ON LOT 4 ARE TO BE CONSTRUCTED AT A DISTANCE LESS THAN THE ZONING REGULATIONS REQUIRE. THE HOUSE AND STUDIO STRUCTURE ON LOT 4 ARE TO REMAIN.
12. STORMWATER MANAGEMENT REQUIREMENTS HAVE BEEN PROVIDED UNDER F-01-104 AND SDP-05-127 VIA THE USE OF DRY WELLS, ROOFTOP DISCONNECTION, RAINGARDEN, NON ROOFTOP DISCONNECTION, NATURAL AREA OF CONSERVATION CREDITS AND BIORETENTION. THE DRYWELLS ON LOT 4 TREATING EXISTING STRUCTURES WILL BE USED AS A SUBSTITUTION FOR LOT 2 TREATMENT. ALL PROPOSED BIORETENTION FACILITIES ARE PRIVATELY OWNED AND MAINTAINED.
13. OPEN SPACE REQUIREMENTS HAVE BEEN SATISFIED VIA PAYMENT OF A FEE-IN-LIEU OF OPEN SPACE IN THE AMOUNT OF \$4,500.00 UNDER F-01-104.
14. BOTH CHURCH ROAD AND SYLVAN LANE ARE SCENIC ROADS, THIS SUBDIVISION IS LOCATED IN THE ELLICOTT CITY HISTORIC DISTRICT.
15. THE EXISTING HOUSE LOCATED ON LOT 4 IS IDENTIFIED AS HISTORIC STRUCTURE, HO-345 ON THE MARYLAND HISTORIC TRUST INVENTORY.
16. AREA OF SUBDIVISION = 3.98 AC. ±
AREA OF THE SMALLEST LOT (MINIMUM AREA) = 20,000 SQ. FT.
17. FOR FLAG OR PIPESTEM LOTS, REFUSE COLLECTION, SNOW REMOVAL AND ROAD MAINTENANCE ARE PROVIDED TO THE JUNCTION OF THE FLAG OR PIPESTEM AND THE ROAD RIGHT OF WAY LINE ONLY AND NOT ONTO THE FLAG OR PIPESTEM LOT DRIVEWAY.
18. 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 (14 FEET SERVING MORE THAN ONE RESIDENCE).
B) SURFACE - 6 INCHES OF COMPACTED CRUSHER RUN BASE WITH TAR AND CHIP COATING.
C) GEOMETRY - MAXIMUM 15% GRADE, MAXIMUM 10% GRADE CHANGE AND MINIMUM OF 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 DRIVEWAY SURFACE.
F) STRUCTURE CLEARANCES - MINIMUM 12 FEET
G) MAINTENANCE - SUFFICIENT TO ENSURE ALL WEATHER USE.
19. [Symbol] DENOTES EX. PRIVATE USE-IN-COMMON ACCESS & UTILITY EASEMENT PLAT NO. 15871-2.
20. [Symbol] DENOTES EXISTING PRIVATE SEWER EASEMENT, PLAT NO. 15871-2.
21. [Symbol] DENOTES EX. STORMWATER MANAGEMENT CREDIT EASEMENT, PLAT NO. 15871-2.
22. [Symbol] DENOTES PRIVATE 12' RETAINING WALL EASEMENT.
23. [Symbol] DENOTES EX. PRIVATE USE-IN-COMMON EASEMENT TO BE ABANDONED BY THIS PLAT
24. [Symbol] DENOTES PRIVATE USE-IN-COMMON ACCESS & UTILITY EASEMENT.
25. DRIVEWAY MAINTENANCE AGREEMENTS FOR LOTS 1 THRU 4 WAS RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND AS LIBER 7025, FOLIO 395 ON 4/3/03 UNDER F-01-104.
26. DEVELOPER RESERVES UNTO ITSELF, ITS SUCCESSORS AND ASSIGNS, ALL EASEMENTS SHOWN ON THIS PLAT FOR WATER, SEWER, STORM DRAINAGE AND OTHER PUBLIC UTILITIES LOCATED IN, OVER AND THROUGH LOTS 1 THROUGH 4. ANY AND ALL CONVEYANCES OF AFORESAID LOTS SHALL BE SUBJECT TO THE EASEMENTS HEREIN RESERVED, WHETHER OR NOT EXPRESSLY STATED IN THE DEED(S) CONVEYING SAID LOT(S). 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.
27. LANDSCAPING FOR LOTS 1 THRU 3 WAS PROVIDED IN ACCORDANCE WITH A CERTIFIED LANDSCAPE PLAN ON FILE WITH F-01-104 AND SDP-05-127 IN ACCORDANCE WITH SECTION 16.124 OF HOWARD COUNTY CODE AND LANDSCAPE MANUAL. LOT 4 IS EXEMPT FROM LANDSCAPING BECAUSE AN EXISTING DWELLING IS TO REMAIN ON THE LOT. FINANCIAL SURETY FOR 8 SHADE TREES IN THE AMOUNT OF \$2,400.00 HAS BEEN POSTED AS PART OF THE DPW, DEVELOPERS AGREEMENT AND \$4,050.00 OF SURETY WILL BE POSTED UNDER A DEVELOPER'S AGREEMENT FOR SDP-05-127.

LEGEND

- PRIVATE USE-IN-COMMON ACCESS & UTILITY EASEMENT.
- EXISTING PRIVATE SEWER EASEMENT, PLAT NO. 15871-2.
- STORMWATER MANAGEMENT CREDIT EASEMENT.
- PRIVATE 12' RETAINING WALL EASEMENT.
- EXISTING PRIVATE USE-IN-COMMON DRIVEWAY EASEMENT TO BE ABANDONED BY THE RECORDATION OF THIS PLAT.
- DENOTES PRIVATE USE-IN-COMMON ACCESS & UTILITY EASEMENT.

CURVE	RADIUS	LENGTH	TANGENT	DELTA	CHORD
8-9	216.33'	109.23'	55.80'	28°55'36"	S38°37'20"W 108.06'
10-11	60.00'	58.39'	38.90'	65°54'31"	S56°13'14"W 65.28'
12-13	207.06'	40.64'	20.40'	11°15'14"	S82°23'09"W 40.60'
13-14	106.05'	61.46'	31.62'	30°12'11"	S63°54'27"W 60.60'



OWNER AND DEVELOPER

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WILLIAM F. DEVINE
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ELLCOTT CITY, MD 21043

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

[Signature] 2/22/06
JOHN B. MILDENBERG, SURVEYOR DATE

[Signature] 2/22/06
NANCY LEE DEVINE, OWNER DATE

[Signature] 2/22/06
WILLIAM F. DEVINE, OWNER DATE

[Signature] 2/22/06
MICHAEL PFAU, PRESIDENT DATE

AREA TABULATION

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NUMBER OF OPEN SPACE LOTS	0
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AREA OF ROADWAY TO BE DEDICATED	0 AC ±
TOTAL AREA TO BE RECORDED	3.98 AC ±

THE PURPOSE OF THIS PLAT IS TO CORRECT THE METES AND BOUNDS DESCRIPTION OF THE PROPERTY LINES, TO MODIFY AN EXISTING RECORDED USE-IN-COMMON ACCESS AND UTILITY EASEMENT, AND TO ESTABLISH A PRIVATE 12' WIDE RETAINING WALL MAINTENANCE EASEMENT WITHIN LOT 1

OWNER'S STATEMENT

WE OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON, TRINITY QUALITY HOMES (LOTS 1-3), NANCY LEE DEVINE AND WILLIAM L. DEVINE (LOT 4) 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 RIGHT-OF-WAYS AND THE SPECIFIC EASEMENTS 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 WATERWAY 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 EASEMENT AND RIGHTS-OF-WAY.

WITNESS MY HAND THIS 28th DAY OF February, 2006.

[Signature]
NANCY LEE DEVINE
OWNER

[Signature]
WILLIAM F. DEVINE
OWNER

[Signature]
MICHAEL PFAU
TRINITY QUALITY HOMES, INC.
MICHAEL PFAU, PRESIDENT

[Signature]
WITNESS

[Signature]
WITNESS

[Signature]
WITNESS

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS A PLAT OF REVISION OF DEVINE PROPERTY, LOTS 1 THRU 4, PLAT NOS. 15871-2, AND THE LAND CONVEYED BY NANCY LEE DEVINE TO TRINITY QUALITY HOMES (LOTS 1-3) BY DEED DATED JUNE 20, 2005 AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY AT LIBER 9256, FOLIO 257 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 AS SHOWN IN ACCORDANCE WITH THE ANNOTATED CODE OF MARYLAND AS AMENDED, AND THE BOUNDARY SURVEY IS IN ACCORDANCE WITH THE HOWARD COUNTY SUBDIVISION REGULATIONS.

[Signature]
JOHN B. MILDENBERG, SURVEYOR
DATE 2/22/06

RECORDED AS PLAT 18255 ON 5-10-06 AMONG THE LAND RECORDS OF HOWARD COUNTY, MD.

DEVINE PROPERTY
LOTS 1 THRU 4
PLAT OF REVISION SHEET 2 OF 2

TAX MAP 25
PARCEL NO. 213
GRID NO. 8

SECOND ELECTION DISTRICT
HOWARD COUNTY, MARYLAND
EX. ZONING R-20

SCALE: 1"=50'
DATE: FEBRUARY 2006
DPZ FILE NOS. F-01-104, WP-05-113
WP-04-090, SDP-03-147, SDP-05-127
HDC-05-04, 05-06, 05-021
BA-496-D, BA-519-D

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