

MINIMUM LOT SIZE CHART			
LOT	NET AREA	PIPE STEM	TOTAL AREA
3	10970	1581	12551 SQ. FT.
2	7070	1131	8201 SQ. FT.

CURVE DATA					
CURVE	ARC	RADIUS	TANGENT	DELTA	CHORD
C1	9.31'	380.00'	4.65'	01°24'15"	S13°04'37"E 9.31'
C2	12.32'	375.00'	6.16'	01°53'01"	S12°50'14"E 12.32'
C3	64.48'	75.00'	34.38'	49°15'46"	N10°31'57"W 62.51'
C4	151.06'	325.00'	76.92'	26°37'55"	N00°46'58"E 149.70'
C5	182.46'	375.00'	93.07'	27°52'40"	S00°09'36"W 180.66'
C6	21.49'	25.00'	11.46'	49°15'46"	S10°31'57"E 20.83'

COORDINATE LIST		
POINT	NORTH	EAST
200	580273.10443	1365030.92077
201	580724.97165	1364872.11570
202	580774.69568	1365013.60149
203	580809.75034	1365113.34639
204	580822.88466	1365186.85005
205	580833.48312	1365235.15518
207	580824.41284	1365237.26206
208	580812.39375	1365240.00095
209	580835.96432	1365351.89504
210	580767.74269	1365352.36836
211	580591.41581	1365482.75996
212	580374.88528	1365175.39748
213	580409.72091	1365181.43724
214	580439.17344	1365160.68854
216	580500.63696	1365149.26087
217	580655.92737	1365186.26392
219	580805.62237	1365190.30948
220	580643.74756	1365236.75776
221	580488.45715	1365197.75471
222	580467.96931	1365201.56393
223	580438.51678	1365222.31263
224	580432.47702	1365257.14826

GENERAL NOTES

(CONTINUED FROM SHEET 1)

- LOTS 1, 22, 23, 26 35 & 44 WILL BE DEDICATED TO THE HOMEOWNERS ASSOCIATION AND OPEN SPACE LOTS 10, 24 AND 25 ARE DEDICATED TO HOWARD COUNTY, MARYLAND.
- WP-99-48 APPROVED DECEMBER 30, 1998
A) TO WAIVE SECTION 16.144(1) TO REACTIVATE THE FINAL PLAN SUBMISSION F-98-13 AND TO GRANT A 45 DAY EXTENSION TO SUBMIT THE REVISED PLANS.
B) WAIVE SECTION 16.147(C)(17) TO NOT BE REQUIRED TO INDICATE THE LOCATIONS OF FLOODPLAINS, WETLANDS, STREAMS AND THEIR BUFFERS ON PROPOSED LOT 3.
- PB-371 D&O SIGNED ON 11-05-05, SP-04-014 LETTER OF 12-22-05 GRANTED TENTATIVE ALLOCATIONS FOR THE SUBDIVISION IN ACCORDANCE WITH THE FOLLOWING ALLOCATION SCHEDULE

PHASE 1	9	ALLOCATIONS	YEAR 2008	FINAL SUBMISSION BY 4/22/06
PHASE 2	26	ALLOCATIONS	YEAR 2009	FINAL SUBMISSION BETWEEN 7/1/06 AND 11/1/06
PHASE 3	17	ALLOCATIONS	YEAR 2010	FINAL SUBMISSION BETWEEN 7/01/07 AND 11/1/07

TWO CREDIT HOUSING UNIT ALLOCATIONS ARE RECOGNIZED FOR THIS DEVELOPMENT FOR THE TWO PROPERTIES WITH HOUSES THAT WERE RESUBDIVIDED/SUBDIVIDED TO CREATE IT.
- RETAINING WALLS ARE PRIVATELY OWNED AND MAINTAINED BY THE INDIVIDUAL LOT OWNER, OR HOMEOWNERS ASSOCIATION.
- STORMWATER MANAGEMENT FACILITIES ON LOTS 22, 23 AND 26 WILL BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
- THE NON-BUILDABLE PARCELS WILL BECOME BUILDABLE BY RESUBDIVIDING THE PARCELS WHEN ALLOCATIONS BECOME AVAILABLE.
- PB 371 DECISION AND ORDER SIGNED ON 11-10-05.
- SP-04-014 SIGNED/APPROVED ON 1-27-06.
- PRIVATE STORM WATER CREDIT EASEMENTS 1-11 ARE IN ACCORDANCE WITH THE MDE NATURAL AREA CONSERVATION AREA REQUIREMENTS.
- LOTS 29-34 AND LOTS 36-39 WILL UTILIZE USE-IN-COMMON DRIVEWAYS. HOWARD COUNTY STANDARD DETAIL NO. R-6.06 WILL BE UTILIZED FOR THE ENTRANCE AT THE INTERSECTION OF THE PUBLIC ROAD AND EACH USE-IN-COMMON DRIVEWAY.
- APO TRAFFIC STUDY PREPARED BY THE TRAFFIC GROUP, DATED JANUARY 2004.
- STREET TREES ARE PROVIDED FOR THIS PROJECT IN ACCORDANCE WITH SECTION 16.124(E)(1) OF THE SUBDIVISION REGULATIONS AND THE LANDSCAPE MANUAL. A FINANCIAL SURETY IN THE AMOUNT OF \$4500.00 HAS BEEN POSTED AS PART OF THE DEVELOPER'S AGREEMENT FOR THE REQUIRED 152 PUBLIC STREET TREES. FINANCIAL SURETY FOR THE REQUIRED LANDSCAPING PROVIDED PER THE LANDSCAPE MANUAL HAS BEEN POSTED WITH THE DEVELOPER'S AGREEMENT IN THE AMOUNT OF \$36950.00 FOR THE REQUIRED 96 SHADE TREES AND THE REQUIRED 36 EVERGREEN TREES AND 275 LINEAR FEET OF FENCE.
- THE HOMEOWNERS ASSOCIATION IS TRINITY HOMES AT WOODS OF TIBER BRANCH II, LLC. THE RECORDING REFERENCE FOR THE ARTICLES OF INCORPORATION ARE RECORDED WITH THE DEPARTMENT OF ASSESSMENT AND TAXATION AS DEPARTMENT 12# W110192B2, AREA TABULATION CHART (THIS SHEET) JANUARY 20, 2006.

TOTAL NUMBER OF BUILDABLE LOTS TO BE RECORDED	7
TOTAL NUMBER OF OPEN SPACE LOTS TO BE RECORDED	1+P/O LOT 44
TOTAL NUMBER OF NON BUILDABLE BULK PARCELS TO BE RECORDED	0
TOTAL NUMBER OF LOTS AND PARCELS TO BE RECORDED	8+P/O LOT 44
TOTAL AREA OF BUILDABLE LOTS TO BE RECORDED	1.59700 AC.
TOTAL AREA OF OPEN SPACE TO BE RECORDED	2.37267 AC.
TOTAL AREA OF NON BUILDABLE BULK PARCELS TO BE RECORDED	0 AC.
TOTAL AREA OF ROADWAY TO BE RECORDED	0.52428 AC.
TOTAL AREA TO BE RECORDED	4.49395 AC.

ROBERT H. VOGEL ENGINEERING, INC.
8407 MAIN STREET
ELLCOTT CITY, MARYLAND 21043
410-461-7666

OWNER'S CERTIFICATE

WE, MARY WURTZER OULLIBER, AUGUSTUS STEPHEN WURTZER AND TRINITY HOMES AT WOODS OF TIBER BRANCH II, LLC BY OWNERS OF THE PROPERTY SHOWN HEREON, HEREBY ADOPT THIS PLAN OF SUBDIVISION AND IN CONSIDERATION OF THE APPROVAL OF THIS FINAL PLAT BY THE DEPARTMENT OF PLANNING AND ZONING, ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES AND GRANT UNTO HOWARD COUNTY, MARYLAND, ITS SUCCESSORS AND ASSIGNS: 1) THE RIGHT TO LAY, CONSTRUCT AND MAINTAIN SEWERS, DRAINS, WATER PIPES AND OTHER MUNICIPAL UTILITIES AND SERVICES IN AND UNDER ALL ROADS 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 13th DAY OF AUGUST, 2007.

Mary Wurtzer Oulliber
Augustus Stephen Wurtzer
Michael Pfau
TRINITY HOMES AT WOODS OF TIBER BRANCH II, LLC
TRINITY QUALITY HOMES, INC., MEMBER
MICHAEL PFAU, PRESIDENT

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS A SUBDIVISION OF PART OF THE LANDS CONVEYED BY EDITH M. JACOB TO MARY W. WURTZER BY DEED DATED APRIL 13, 1964 RECORDED IN LIBER 416 FOLIO 643 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND AND ALL OF THE LANDS CONVEYED BY EDWARD F. MCGINTY AND ELIZABETH A. MCGINTY TO TRINITY HOMES AT WOODS OF TIBER BRANCH II, LLC BY DEED BY DEED DATED FEBRUARY 28, 2006 RECORDED IN LIBER 9866 FOLIO 161 AMONG 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 THAT THE BOUNDARY SURVEY IS IN ACCORDANCE WITH THE HOWARD COUNTY SUBDIVISION REGULATIONS.

Mark C. Martin
MARK C. MARTIN, PROFESSIONAL LAND SURVEYOR #10884

RECORDED AS PLAT No. 19497 ON 10/29/07 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

THE WOODS OF TIBER BRANCH II PHASES I, II AND III

PHASE I - LOTS 2-9, OPEN SPACE LOTS 1 AND 10
PHASE II - LOTS 11-21, 27-34, 36-43, OPEN SPACE LOTS 22-26, 35, 44
PHASE III - NON-BUILDABLE PARCELS A, B, C & D

A RESUBDIVISION OF LOT 4 AS SHOWN ON A PLAT ENTITLED PLAT OF RESUBDIVISION LOT 4 & LOT 5 WURTZER PROPERTY RECORDED AS PLAT NO. 17414

TAX MAP NO. 24 BLOCK 18, PARCEL NO. 264 AND A SUBDIVISION OF TAX MAP NO. 24 BLOCK 18, PARCEL NO. 811

SECOND ELECTION DISTRICT, HOWARD COUNTY, MARYLAND ZONED: R-ED

DPZ FILE NO. F-78-12, F-98-130, SP-04-14, WP-99-48, F-05-079, WP-04-020, PB 371

SCALE 1" = 50' JUNE 5, 2007

SHEET 2 OF 8

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

S. Wilson for Peter Beileman 9/19/07
HOWARD COUNTY HEALTH OFFICER 30 2007 DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

Michael Pfau 9/20/07 DATE
CHIEF, DEVELOPMENT ENGINEERING DIVISION

Robert H. Vogel 10/05/07 DATE
DIRECTOR

LEGEND

- PRIVATE ACCESS EASEMENT
- FOREST CONSERVATION EASEMENT (RETENTION)
- FOREST CONSERVATION EASEMENT (REFORESTATION)
- PRIVATE DRAINAGE & UTILITY EASEMENT
- PUBLIC SIGHT DISTANCE EASEMENT
- WETLANDS
- PUBLIC 100 YEAR FLOODPLAIN DRAINAGE & UTILITY EASEMENT
- EXISTING PUBLIC SEWER EASEMENT
- RECREATION OPEN SPACE
- NON-CREDITED OPEN SPACE

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

Mark C. Martin 10/26/07
MARK C. MARTIN DATE

Mary Wurtzer Oulliber 6-27-07
MARY WURTZER OULLIBER DATE

Augustus Stephen Wurtzer 7-2-07
AUGUSTUS STEPHEN WURTZER DATE

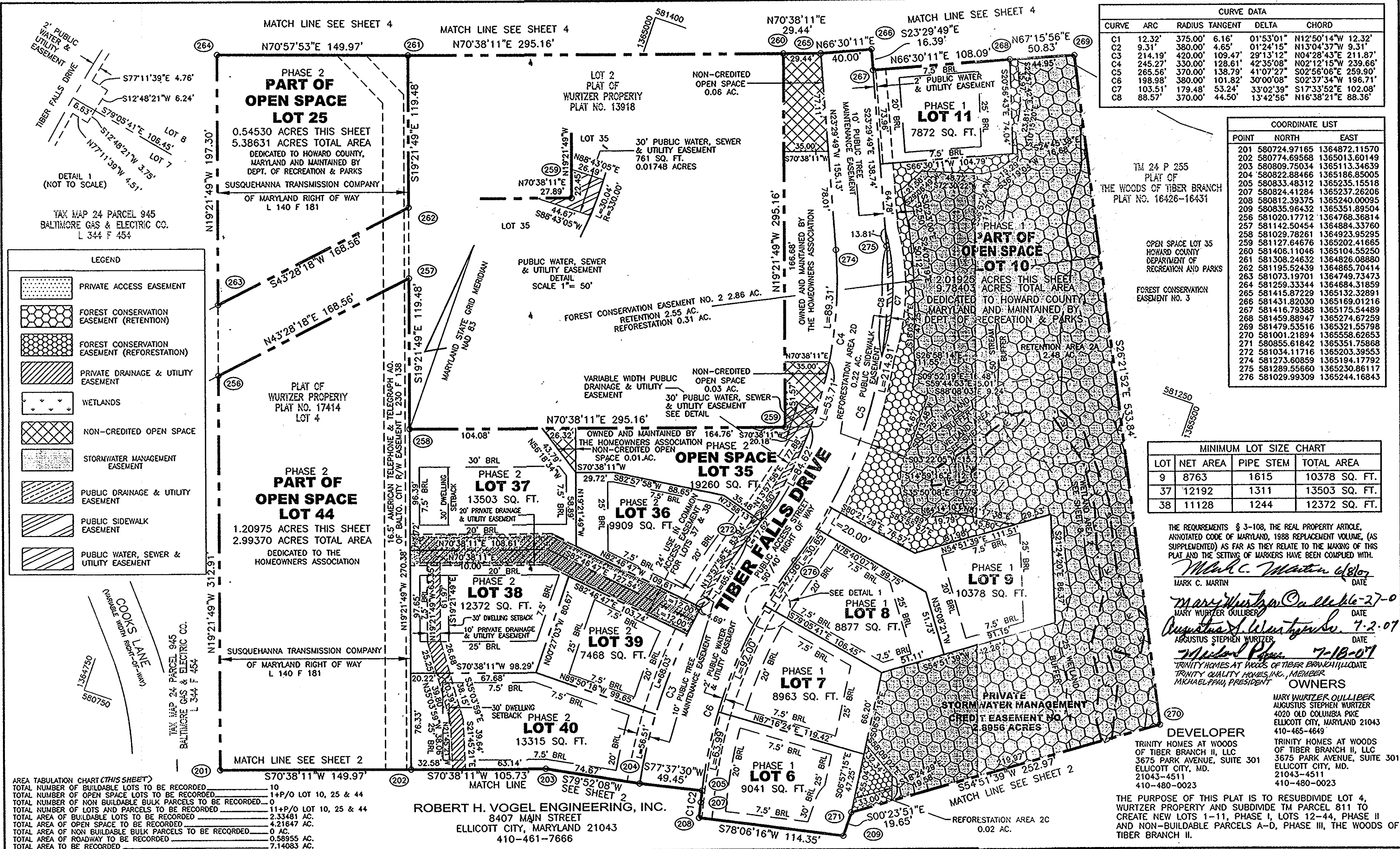
Michael Pfau 7-18-07
TRINITY HOMES AT WOODS OF TIBER BRANCH II, LLC DATE
TRINITY QUALITY HOMES, INC., MEMBER
MICHAEL PFAU, PRESIDENT

OWNERS
MARY WURTZER OULLIBER
AUGUSTUS STEPHEN WURTZER
4020 OLD COLUMBIA PIKE
ELLCOTT CITY, MARYLAND 21043
410-465-4649

TRINITY HOMES AT WOODS OF TIBER BRANCH II, LLC
3675 PARK AVENUE, SUITE 301
ELLCOTT CITY, MD.
21043-4511
410-480-0023

DEVELOPER
TRINITY HOMES AT WOODS OF TIBER BRANCH II, LLC
3675 PARK AVENUE, SUITE 301
ELLCOTT CITY, MD.
21043-4511
410-480-0023

THE PURPOSE OF THIS PLAT IS TO RESUBDIVIDE LOT 4, WURTZER PROPERTY AND SUBDIVIDE TM PARCEL 811 TO CREATE NEW LOTS 1-11, PHASE I, LOTS 12-44, PHASE II AND NON-BUILDABLE PARCELS A-D, PHASE III, THE WOODS OF TIBER BRANCH II.



CURVE DATA					
CURVE	ARC	RADIUS	TANGENT	DELTA	CHORD
C1	12.32'	375.00'	6.16'	01°50'11"	N12°50'14"W 12.32'
C2	9.31'	380.00'	4.65'	01°24'15"	N13°04'37"W 9.31'
C3	214.19'	420.00'	109.47'	29°13'12"	N04°28'43"E 211.87'
C4	245.27'	330.00'	128.61'	42°35'08"	N02°12'15"W 239.66'
C5	265.56'	370.00'	138.79'	41°07'27"	S02°56'06"E 259.90'
C6	198.98'	380.00'	101.82'	30°00'08"	S02°37'34"W 196.71'
C7	103.51'	179.48'	53.24'	33°02'39"	S17°33'52"E 102.08'
C8	88.57'	370.00'	44.50'	13°42'56"	N16°38'21"E 88.36'

COORDINATE LIST		
POINT	NORTH	EAST
201	580724.97165	1364872.11570
202	580774.69568	1365013.60149
203	580809.75034	1365113.34639
204	580822.88466	1365186.85005
205	580833.48312	1365235.15518
207	580824.41284	1365237.26206
208	580812.39375	1365240.00095
209	580835.96432	1365351.89504
256	581020.17712	1364768.36814
257	581142.50454	1364884.33760
258	581029.78261	1364923.95295
259	581127.64676	1365202.41665
260	581406.11046	1365104.55250
261	581308.24632	1364826.08880
262	581195.52439	1364865.70414
263	581073.19701	1364749.73473
264	581259.33344	1364684.31859
265	581415.87229	1365132.32891
266	581431.82030	1365169.01216
267	581416.79388	1365175.54489
268	581459.88947	1365274.67259
269	581479.53516	1365321.55798
270	581001.21894	1365558.62653
271	580855.61842	1365351.75688
272	581034.11716	1365203.39553
274	581273.60859	1365194.17792
275	581289.55660	1365230.86117
276	581029.99309	1365244.16843

MINIMUM LOT SIZE CHART			
LOT	NET AREA	PIPE STEM	TOTAL AREA
9	8763	1615	10378 SQ. FT.
37	12192	1311	13503 SQ. FT.
38	11128	1244	12372 SQ. FT.

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

Mark C. Martin 6/2/07
MARK C. MARTIN DATE

Mary Wurtzer Oulliber 7-2-07
MARY WURTZER OULLIBER DATE

Augustus Stephen Wurtzer 7-2-07
AUGUSTUS STEPHEN WURTZER DATE

Michael Pfau 7-18-07
MICHAEL PFAU, PRESIDENT DATE

OWNERS
MARY WURTZER OULLIBER
AUGUSTUS STEPHEN WURTZER
4020 OLD COLUMBIA PIKE
ELLCOTT CITY, MARYLAND 21043
410-465-4649

DEVELOPER
TRINITY HOMES AT WOODS OF TIBER BRANCH II, LLC
3675 PARK AVENUE, SUITE 301
ELLCOTT CITY, MD.
21043-4511
410-480-0023

TRINITY HOMES AT WOODS OF TIBER BRANCH II, LLC
3675 PARK AVENUE, SUITE 301
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21043-4511
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THE PURPOSE OF THIS PLAT IS TO RESUBDIVIDE LOT 4, WURTZER PROPERTY AND SUBDIVIDE TMS PARCEL 811 TO CREATE NEW LOTS 1-11, PHASE I, LOTS 12-44, PHASE II AND NON-BUILDABLE PARCELS A-D, PHASE III, THE WOODS OF TIBER BRANCH II.

LEGEND	
	PRIVATE ACCESS EASEMENT
	FOREST CONSERVATION EASEMENT (RETENTION)
	FOREST CONSERVATION EASEMENT (REFORESTATION)
	PRIVATE DRAINAGE & UTILITY EASEMENT
	WETLANDS
	NON-CREDITED OPEN SPACE
	STORMWATER MANAGEMENT EASEMENT
	PUBLIC DRAINAGE & UTILITY EASEMENT
	PUBLIC SIDEWALK EASEMENT
	PUBLIC WATER, SEWER & UTILITY EASEMENT

AREA TABULATION CHART (THIS SHEET)	
TOTAL NUMBER OF BUILDABLE LOTS TO BE RECORDED	10
TOTAL NUMBER OF OPEN SPACE LOTS TO BE RECORDED	1+P/O LOT 10, 25 & 44
TOTAL NUMBER OF NON-BUILDABLE BULK PARCELS TO BE RECORDED	0
TOTAL NUMBER OF LOTS AND PARCELS TO BE RECORDED	11+P/O LOT 10, 25 & 44
TOTAL AREA OF BUILDABLE LOTS TO BE RECORDED	2,334.81 AC.
TOTAL AREA OF OPEN SPACE TO BE RECORDED	4,216.47 AC.
TOTAL AREA OF NON-BUILDABLE BULK PARCELS TO BE RECORDED	0 AC.
TOTAL AREA OF ROADWAY TO BE RECORDED	0.58955 AC.
TOTAL AREA TO BE RECORDED	7,140.83 AC.

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

B. Wilson for Peter Beilenson 9/19/07
HOWARD COUNTY HEALTH OFFICER 50 15079 DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

Mark C. Martin 9/2/07
CHIEF, DEVELOPMENT ENGINEERING DIVISION 6 DATE

Robert H. Vogel 11/10/07
DIRECTOR DATE

OWNER'S CERTIFICATE

WE, MARY WURTZER OULLIBER, AUGUSTUS STEPHEN WURTZER AND TRINITY HOMES AT WOODS OF TIBER BRANCH II, LLC OWNERS OF THE PROPERTY SHOWN HEREON, HEREBY ADOPT THIS PLAN OF SUBDIVISION AND IN CONSIDERATION OF THE APPROVAL OF THIS FINAL PLAT BY THE DEPARTMENT OF PLANNING AND ZONING, ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES AND GRANT UNTO HOWARD COUNTY, MARYLAND, ITS SUCCESSORS AND ASSIGNS; 1) THE RIGHT TO LAY, CONSTRUCT AND MAINTAIN SEWERS, DRAINS, WATER PIPES AND OTHER MUNICIPAL UTILITIES AND SERVICES IN AND UNDER ALL ROADS 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 August 2007.

Mary Wurtzer Oulliber
MARY WURTZER OULLIBER
Augustus Stephen Wurtzer
AUGUSTUS STEPHEN WURTZER
Michael Pfau
TRINITY HOMES AT WOODS OF TIBER BRANCH II, LLC
TRINITY QUALITY HOMES, INC., MEMBER
MICHAEL PFAU, PRESIDENT

Liam McKeef
WITNESS
Janeth A. Keane
WITNESS
Janeth A. Keane
WITNESS

ROBERT H. VOGEL ENGINEERING, INC.
8407 MAIN STREET
ELLCOTT CITY, MARYLAND 21043
410-461-7666

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS A SUBDIVISION OF PART OF THE LANDS CONVEYED BY EDITH M. JACOB TO MARY K. WURTZER BY DEED DATED APRIL 13, 1964 RECORDED IN LIBER 416 FOLIO 643 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND AND ALL OF THE LANDS CONVEYED BY EDWARD F. MCGINTY AND ELIZABETH A. MCGINTY TO TRINITY HOMES AT WOODS OF TIBER BRANCH II, LLC BY DEED BY DEED DATED FEBRUARY 28, 2006 RECORDED IN LIBER 9866 FOLIO 161 AMONG 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 A CONDITION OF THE BOUNDARY SURVEY IS IN ACCORDANCE WITH THE HOWARD COUNTY SUBDIVISION REGULATIONS.

Mark C. Martin
MARK C. MARTIN, PROFESSIONAL LAND SURVEYOR #10884

RECORDED AS PLAT No. 1949B ON 10/29/07
AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

THE WOODS OF TIBER BRANCH II
PHASES I, II AND III

PHASE I - LOTS 2-9, OPEN SPACE LOTS 1 AND 10
PHASE II - LOTS 11-21, 27-34, 36-43, OPEN SPACE LOTS 22-26, 35, 44
PHASE III - NON-BUILDABLE PARCELS A, B, C & D

A RESUBDIVISION OF LOT 4 AS SHOWN ON A PLAT ENTITLED PLAT OF RESUBDIVISION LOT 4 & LOT 5 WURTZER PROPERTY RECORDED AS PLAT NO. 17414

TAX MAP NO. 24 BLOCK 18, PARCEL NO. 264
AND A SUBDIVISION OF
TAX MAP NO. 24 BLOCK 18, PARCEL NO. 811

SECOND ELECTION DISTRICT, HOWARD COUNTY, MARYLAND
ZONED: R-ED

DPZ FILE NO. F-78-12, F-98-130, SP-04-14, WP-99-48,
F-05-079, WP-04-020, PB 371

SCALE 1"= 50' JUNE 5, 2007
SHEET 3 OF 8

LEGEND

- PRIVATE ACCESS EASEMENT
- FOREST CONSERVATION EASEMENT (RETENTION)
- FOREST CONSERVATION EASEMENT (REFORESTATION)
- PUBLIC DRAINAGE & UTILITY EASEMENT
- PUBLIC SIGHT DISTANCE EASEMENT
- WETLANDS
- PUBLIC 100 YEAR FLOODPLAIN DRAINAGE & UTILITY EASEMENT
- EXISTING PUBLIC SEWER EASEMENT
- STORM WATER MANAGEMENT EASEMENT

LINE TABLE

L1	N72°09'22"W	12.94'	L21	N82°55'49"E	9.06'
L2	N52°50'26"W	16.91'	L22	S58°15'37"E	16.24'
L3	N26°49'37"W	49.43'	L23	S31°28'18"E	4.23'
L4	N16°54'05"W	13.58'	L24	N00°40'29"W	26.68'
L5	N06°24'17"W	25.00'	L25	N49°04'19"E	27.92'
L6	N17°24'01"E	15.49'	L26	N30°33'04"E	26.78'
L7	N10°52'40"E	62.76'	L27	N12°28'21"E	9.97'
L8	N32°12'18"E	16.26'	L28	S79°18'54"E	14.98'
L9	N38°33'30"W	23.73'	L29	S05°42'44"W	14.16'
L10	S68°56'40"E	30.57'	L30	N05°42'44"E	35.00'
L11	S38°07'38"W	16.52'	L31	S06°05'14"W	35.13'
L12	S27°39'24"W	27.40'	L32	N05°42'44"E	15.67'
L13	S14°34'23"W	13.13'	L33	S46°34'28"E	42.27'
L14	S15°39'21"E	17.15'	L34	S24°01'37"E	31.96'
L15	S05°05'47"E	5.85'	L35	S19°33'35"W	45.67'
L16	S11°26'14"W	13.53'	L36	S55°58'52"W	43.98'
L17	S52°32'44"E	10.66'	L37	S40°34'28"W	26.90'
L18	N62°31'21"E	9.88'	L38	N38°27'32"W	23.05'
L19	N29°06'06"E	37.04'	L39	N66°56'40"W	50.74'
L20	N57°17'49"E	12.57'	L40	N24°07'40"E	48.08'

COORDINATE LIST

POINT	NORTH	EAST	POINT	NORTH	EAST
261	581308.24632	1364826.08880	323	581741.24871	1364927.50684
264	581259.33344	1364884.31859	325	581857.90515	1364944.40122
265	581415.87229	1365132.32891	326	581876.15896	1364957.27777
266	581431.82030	1365169.01216	327	581854.67354	1365036.70871
267	581416.79388	1365175.54489	328	581834.43392	1365044.63881
268	581459.88947	1365274.67259	329	581805.70049	1365331.89882
269	581479.53516	1365321.55798	330	581545.69907	1365075.88684
318	581662.37068	1364595.23590	332	581609.39200	1365016.28352
319	581684.19263	1364693.96506	333	581631.89954	1364972.66930
320	581664.97309	1364809.96302	334	581667.44537	1364991.01307
321	581720.76920	1364867.06888	335	581644.93783	1365034.62729
322	581728.41160	1364889.62269	336	581561.64708	1365112.57009

CURVE DATA

CURVE	ARC	RADIUS	TANGENT	DELTA	CHORD
C1	122.33'	130.00'	66.12'	53°55'08"	N08°14'25"E 117.87'
C2	88.95'	130.00'	46.29'	39°12'24"	N43°06'01"W 87.23'
C3	130.50'	170.00'	68.65'	43°59'04"	N40°42'41"W 127.32'
C4	99.79'	130.00'	52.50'	43°59'04"	S40°42'41"E 97.36'
C5	116.32'	170.00'	60.54'	39°12'24"	S43°06'01"E 114.07'
C6	94.40'	120.00'	48.80'	45°04'37"	N02°49'28"E 91.99'

581750
1364500

TM 24 P 945
BALTIMORE GAS & ELECTRIC CO.
L 344 F 454

581400
1364500

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

Mark C. Martin 6/10/07
MARK C. MARTIN DATE

Mary Wurtzer Oulliber 7-2-07
MARY WURTZER OULLIBER DATE

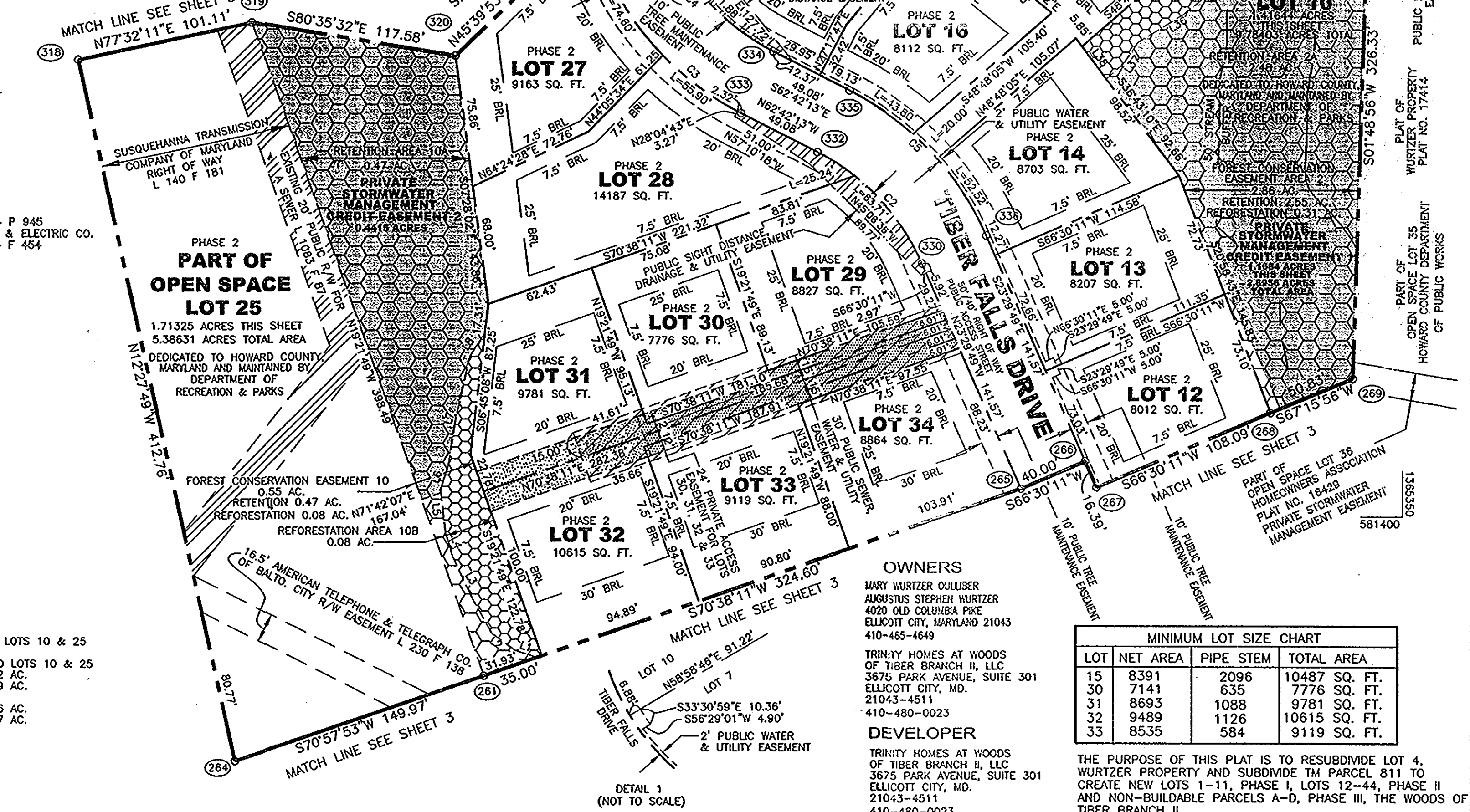
Augustus Stephen Wurtzer 7-18-07
AUGUSTUS STEPHEN WURTZER DATE

Michael Pfaul 7-18-07
TRINITY HOMES AT WOODS OF TIBER BRANCH II, LLC
TRINITY QUALITY HOMES, INC., MEMBER
MICHAEL PFAUL, PRESIDENT

AREA TABULATION CHART (THIS SHEET)

TOTAL NUMBER OF BUILDABLE LOTS TO BE RECORDED	14
TOTAL NUMBER OF OPEN SPACE LOTS TO BE RECORDED	0+P/O LOTS 10 & 25
TOTAL NUMBER OF NON-BUILDABLE BULK PARCELS TO BE RECORDED	0
TOTAL NUMBER OF LOTS AND PARCELS TO BE RECORDED	14+P/O LOTS 10 & 25
TOTAL AREA OF BUILDABLE LOTS TO BE RECORDED	2,984.52 AC.
TOTAL AREA OF OPEN SPACE TO BE RECORDED	3,129.69 AC.
TOTAL AREA OF NON-BUILDABLE BULK PARCELS TO BE RECORDED	0 AC.
TOTAL AREA OF ROADWAY TO BE RECORDED	0.37506 AC.
TOTAL AREA TO BE RECORDED	6,489.27 AC.

ROBERT H. VOGEL ENGINEERING, INC.
8407 MAIN STREET
ELLCOTT CITY, MARYLAND 21043
410-461-7666



OWNERS
MARY WURTZER OULLIBER
AUGUSTUS STEPHEN WURTZER
4020 OLD COLUMBIA PKE
ELLCOTT CITY, MARYLAND 21043
410-465-4649

DEVELOPER
TRINITY HOMES AT WOODS OF TIBER BRANCH II, LLC
3675 PARK AVENUE, SUITE 301
ELLCOTT CITY, MD.
21043-4511
410-480-0023

MINIMUM LOT SIZE CHART

LOT	NET AREA	PIPE STEM	TOTAL AREA
15	8391	2096	10487 SQ. FT.
30	7141	635	7776 SQ. FT.
31	8693	1088	9781 SQ. FT.
32	9489	1126	10615 SQ. FT.
33	8535	584	9119 SQ. FT.

THE PURPOSE OF THIS PLAT IS TO RESUBDIVIDE LOT 4, WURTZER PROPERTY AND SUBDIVIDE TM PARCEL 811 TO CREATE NEW LOTS 1-11, PHASE I, LOTS 12-44, PHASE II AND NON-BUILDABLE PARCELS A-D, PHASE III, THE WOODS OF TIBER BRANCH II.

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

S. Nipon for Peter Biedeman 9/19/07
HOWARD COUNTY HEALTH OFFICER SO DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

Robert H. Vogel 9/18/07
CHIEF, DEVELOPMENT ENGINEERING DIVISION & DATE

Robert H. Vogel 10/10/07
DIRECTOR DATE

OWNER'S CERTIFICATE

WE, MARY WURTZER OULLIBER, AUGUSTUS STEPHEN WURTZER AND TRINITY HOMES AT WOODS OF TIBER BRANCH II, LLC OWNERS OF THE PROPERTY SHOWN HEREON, HEREBY ADOPT THIS PLAN OF SUBDIVISION AND IN CONSIDERATION OF THE APPROVAL OF THIS FINAL PLAT BY THE DEPARTMENT OF PLANNING AND ZONING, ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES AND GRANT UNTO HOWARD COUNTY, MARYLAND, ITS SUCCESSORS AND ASSIGNS; 1) THE RIGHT TO LAY, CONSTRUCT AND MAINTAIN SEWERS, DRAINS, WATER PIPES AND OTHER MUNICIPAL UTILITIES AND SERVICES IN AND UNDER ALL ROADS 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 11th DAY OF August, 2007

Mary Wurtzer Oulliber
MARY WURTZER OULLIBER
Augustus Stephen Wurtzer
AUGUSTUS STEPHEN WURTZER
Mark C. Martin
TRINITY HOMES AT WOODS OF TIBER BRANCH II, LLC
TRINITY QUALITY HOMES, INC., MEMBER
MICHAEL PFAUL, PRESIDENT

Deanna Melley
DEANNA MELLE
Jonathan D. Keane
JONATHAN D. KEANE
Jonathan D. Keane
JONATHAN D. KEANE

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS A SUBDIVISION OF PART OF THE LANDS CONVEYED BY EDITH M. JACOB TO MARY K. WURTZER BY DEED DATED APRIL 13, 1984 RECORDED IN LIBER 416 FOLIO 643 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND AND ALL OF THE LANDS CONVEYED BY EDWARD F. MCGINITY AND ELIZABETH A. MCGINITY TO TRINITY HOMES AT WOODS OF TIBER BRANCH II, LLC BY DEED BY DEED DATED FEBRUARY 28, 2006 RECORDED IN LIBER 9866 FOLIO 161 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

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

Mark C. Martin
MARK C. MARTIN, PROFESSIONAL LAND SURVEYOR #10884

RECORDED AS PLAT No. 19499 ON 10/29/07
AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

THE WOODS OF TIBER BRANCH II PHASES I, II AND III

PHASE I - LOTS 2-9, OPEN SPACE LOTS 1 AND 10
PHASE II - LOTS 11-21, 27-34, 36-43, OPEN SPACE LOTS 22-26, 35, 44
PHASE III - NON-BUILDABLE PARCELS A, B, C & D

A RESUBDIVISION OF LOT 4 AS SHOWN ON A PLAT ENTITLED PLAT OF RESUBDIVISION LOT 4 & LOT 5 WURTZER PROPERTY RECORDED AS PLAT NO. 17414

TAX MAP NO. 24 BLOCK 18, PARCEL NO. 264
AND A SUBDIVISION OF
TAX MAP NO. 24 BLOCK 18, PARCEL NO. 811
SECOND ELECTION DISTRICT, HOWARD COUNTY, MARYLAND
ZONED: R-ED
DPZ FILE NO. F-78-12, F-98-130, SP-04-14, WP-99-48,
F-05-079, WP-04-020, PB 371
SCALE 1"= 50'
JUNE 5, 2007
SHEET 4 OF 8

LINE TABLE	
L1	N74°27'44"E 18.25'
L2	N39°53'11"E 37.27'
L3	N62°21'45"E 55.69'
L4	N90°00'00"E 22.03'
L5	S43°32'09"E 32.57'
L6	N67°07'30"E 50.68'
L7	S87°04'07"E 25.53'
L8	N66°44'02"E 29.77'
L9	S87°08'51"E 15.40'
L10	S41°29'36"E 15.71'
L11	S66°04'48"E 21.92'
L12	N82°39'44"E 35.80'
L13	S08°35'58"E 30.01'
L14	S72°11'07"E 24.63'
L15	S10°21'12"E 24.67'
L16	N85°14'26"E 33.16'
L17	S66°55'44"E 83.80'
L18	S80°46'18"E 4.19'
L19	S38°39'33"E 27.73'
L20	S76°16'21"E 38.13'
L21	S85°35'20"E 157.54'
L22	N85°44'08"E 28.83'
L23	N70°16'20"E 58.70'
L24	S77°51'46"W 73.28'
L25	S85°05'22"W 40.42'
L26	S58°33'59"W 76.09'
L27	N25°41'27"W 55.74'
L28	N86°25'33"W 37.17'
L29	N65°32'56"W 25.37'
L30	N86°37'52"W 50.79'
L31	N57°44'09"W 69.87'
L32	N89°18'21"W 146.93'
L33	S66°41'26"W 82.47'
L34	S22°03'20"E 67.09'
L35	N24°07'40"E 4.28'
L36	N41°21'34"E 32.63'
L37	N12°40'19"W 33.68'
L38	N35°11'59"E 37.69'

CURVE DATA					
CURVE	ARC	RADIUS	TANGENT	DELTA	CHORD
C1	30.91'	270.00'	15.47'	06°33'41"	S49°48'14"W 30.90'
C2	122.33'	130.00'	66.12'	53°55'08"	S08°14'25"W 117.87'
C3	159.89'	170.00'	86.46'	53°55'08"	N08°14'25"E 154.14'
C4	43.39'	270.00'	26.78'	11°19'24"	N05°14'17"E 43.23'
C5	45.45'	230.00'	22.80'	11°19'24"	S40°51'41"W 45.38'

FOREST CONSERVATION EASEMENT 9
1.16 AC.
RETENTION 1.12 AC.
REFORESTATION 0.04 AC.

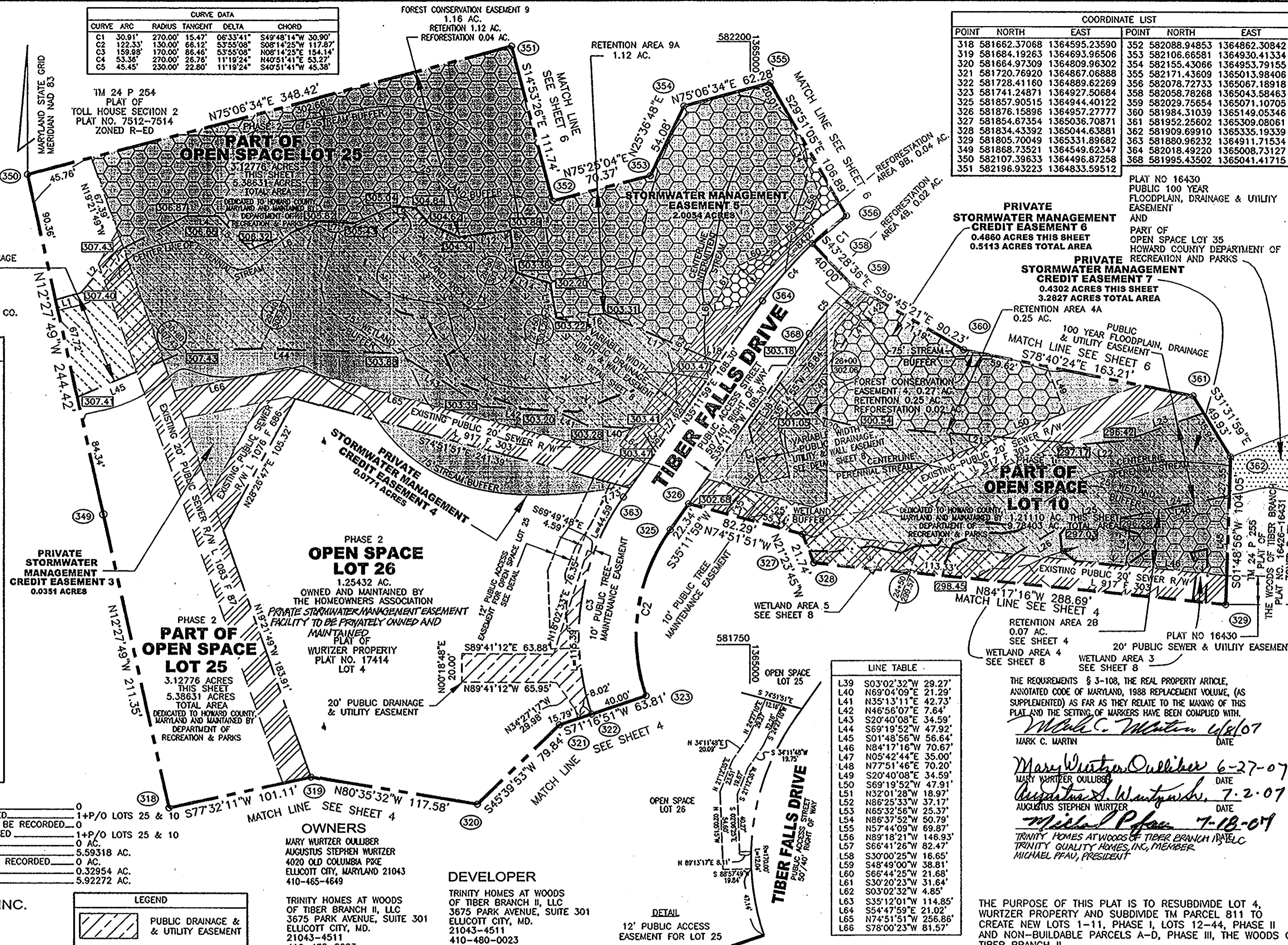
COORDINATE LIST					
POINT	NORTH	EAST	POINT	NORTH	EAST
318	581662.37068	1364595.23590	352	582088.94853	1364862.30842
319	581684.19263	1364693.96506	353	582106.66581	1364930.41334
320	581664.97309	1364809.96302	354	582155.43066	1364953.79155
321	581720.76920	1364867.06888	355	582171.43609	1365013.98406
322	581728.41160	1364889.62269	356	582078.72733	1365067.18918
323	581741.24871	1364927.50684	358	582058.78268	1365043.58463
325	581857.90515	1364944.40122	359	582029.75654	1365071.10705
326	581876.15896	1364957.27777	360	581984.31039	1365149.05346
327	581854.67354	1365036.70871	361	581952.25602	1365309.08061
328	581834.43392	1365044.63881	362	581909.69910	1365335.19339
329	581805.70049	1365331.89682	363	581880.96232	1364911.71534
349	581868.73521	1364549.62347	364	582018.49220	1365008.73127
350	582107.39633	1364496.87258	368	581995.43502	1365041.41715
351	582196.93223	1364833.59512			

LEGEND

- PRIVATE ACCESS EASEMENT
- PUBLIC ACCESS EASEMENT
- FOREST CONSERVATION EASEMENT (RETENTION)
- FOREST CONSERVATION EASEMENT (REFORESTATION)
- PRIVATE WALL MAINTENANCE EASEMENT
- PUBLIC SIGHT DISTANCE EASEMENT
- WETLANDS
- PUBLIC 100 YEAR FLOODPLAIN DRAINAGE & UTILITY EASEMENT
- EXISTING PUBLIC SEWER EASEMENT
- RECREATION OPEN SPACE
- NON-CREDITED OPEN SPACE
- STORMWATER MANAGEMENT EASEMENT

AREA TABULATION CHART (THIS SHEET)

TOTAL NUMBER OF BUILDABLE LOTS TO BE RECORDED	0
TOTAL NUMBER OF OPEN SPACE LOTS TO BE RECORDED	1+P/O LOTS 25 & 10
TOTAL NUMBER OF NON BUILDABLE BULK PARCELS TO BE RECORDED	0
TOTAL AREA OF BUILDABLE LOTS TO BE RECORDED	0 AC.
TOTAL AREA OF OPEN SPACE TO BE RECORDED	5.59318 AC.
TOTAL AREA OF NON BUILDABLE BULK PARCELS TO BE RECORDED	0 AC.
TOTAL AREA OF ROADWAY TO BE RECORDED	0.32954 AC.
TOTAL AREA TO BE RECORDED	5.92272 AC.



ROBERT H. VOGEL ENGINEERING, INC.
8407 MAIN STREET
ELLCOTT CITY, MARYLAND 21043
410-461-7666

LEGEND

- PUBLIC DRAINAGE & UTILITY EASEMENT

OWNERS
MARY WURTZER OULLIBER
AUGUSTUS STEPHEN WURTZER
4020 OLD COLUMBIA PKE
ELLCOTT CITY, MARYLAND 21043
410-465-4649

DEVELOPER
TRINITY HOMES AT WOODS OF TIBER BRANCH II, LLC
3675 PARK AVENUE, SUITE 301
ELLCOTT CITY, MD.
21043-4511
410-480-0023

LINE TABLE	
L39	S03°02'32"W 29.27'
L40	N69°04'09"E 21.29'
L41	N35°13'11"E 42.73'
L42	N46°56'07"E 7.64'
L43	S20°40'08"E 34.59'
L44	S69°19'52"W 47.92'
L45	S01°48'56"W 56.64'
L46	N84°17'16"W 70.67'
L47	N05°42'44"E 35.00'
L48	N77°51'46"E 70.20'
L49	S20°40'08"E 34.59'
L50	S69°19'52"W 47.91'
L51	S62°01'28"W 18.97'
L52	N86°25'33"W 37.17'
L53	N65°32'56"W 25.37'
L54	N86°37'52"W 50.79'
L55	N57°44'09"W 69.87'
L56	N89°18'21"W 146.93'
L57	S66°41'26"W 82.47'
L58	S30°00'25"W 16.65'
L59	S48°49'00"W 38.81'
L60	S66°44'25"W 21.68'
L61	S30°20'23"W 31.64'
L62	S03°02'32"W 4.85'
L63	S35°12'01"W 114.85'
L64	S54°47'59"E 21.02'
L65	N74°51'51"W 258.86'
L66	S78°00'23"W 81.57'

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

Mark C. Martin 6-27-07
MARK C. MARTIN DATE

Mary Wurtzer Oulliber 6-27-07
MARY WURTZER OULLIBER DATE

Augustus S. Wurtzer 7-2-07
AUGUSTUS STEPHEN WURTZER DATE

Michael Pfaaf 7-18-07
TRINITY HOMES AT WOODS OF TIBER BRANCH II, LLC
TRINITY QUALITY HOMES, INC., MEMBER
MICHAEL PFAAF, PRESIDENT

THE PURPOSE OF THIS PLAT IS TO RESUBDIVIDE LOT 4, WURTZER PROPERTY AND SUBDIVIDE TM PARCEL 811 TO CREATE NEW LOTS 1-11, PHASE I, LOTS 12-44, PHASE II AND NON-BUILDABLE PARCELS A-D, PHASE III, THE WOODS OF TIBER BRANCH II.

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

David A. Bilson 9/19/07
HOWARD COUNTY HEALTH OFFICER 50 1798 DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

David A. Bilson 9/12/07
CHIEF, DEVELOPMENT ENGINEERING DIVISION & DATE

David A. Bilson 10/16/07
DIRECTOR DATE

OWNER'S CERTIFICATE

WE, MARY WURTZER OULLIBER, AUGUSTUS STEPHEN WURTZER AND TRINITY HOMES AT WOODS OF TIBER BRANCH II, LLC OWNERS OF THE PROPERTY SHOWN HEREON, HEREBY ADOPT THIS PLAN OF SUBDIVISION AND IN CONSIDERATION OF THE APPROVAL OF THIS FINAL PLAT BY THE DEPARTMENT OF PLANNING AND ZONING, ESTABLISH THE MAXIMUM 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, WITHIN OUR HANDS THIS 17th DAY OF August, 2007.

Mary Wurtzer Oulliber
MARY WURTZER OULLIBER
Augustus S. Wurtzer
AUGUSTUS STEPHEN WURTZER
Michael Pfaaf
TRINITY HOMES AT WOODS OF TIBER BRANCH II, LLC
TRINITY QUALITY HOMES, INC., MEMBER
MICHAEL PFAAF, PRESIDENT

Angus Melton
WITNESS
Janet Keane
WITNESS
Janet Keane
WITNESS

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS A SUBDIVISION OF PART OF THE LANDS CONVEYED BY EDITH M. JACOB TO MARY K. WURTZER BY DEED DATED APRIL 13, 1964 RECORDED IN LIBER 416 FOLIO 643 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND AND ALL OF THE LANDS CONVEYED BY EDWARD F. MCGINTY AND ELIZABETH A. MCGINTY TO TRINITY HOMES AT WOODS OF TIBER BRANCH II, LLC BY DEED BY DEED DATED FEBRUARY 28, 2006 RECORDED IN LIBER 9866 FOLIO 161 AMONG 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 THAT THE BOUNDARY SURVEY IS IN ACCORDANCE WITH THE HOWARD COUNTY SUBDIVISION REGULATIONS.

Mark C. Martin
MARK C. MARTIN, PROFESSIONAL LAND SURVEYOR #1088

RECORDED AS PLAT No. 19500 ON 10/29/07
AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

THE WOODS OF TIBER BRANCH II PHASES I, II AND III

PHASE I - LOTS 2-9, OPEN SPACE LOTS 1 AND 10
PHASE II - LOTS 11-21, 27-34, 36-43, OPEN SPACE LOTS 22-26, 35, 44
PHASE III - NON-BUILDABLE PARCELS A, B, C & D

A RESUBDIVISION OF LOT 4 AS SHOWN ON A PLAT ENTITLED PLAT OF RESUBDIVISION LOT 4 & LOT 5 WURTZER PROPERTY RECORDED AS PLAT NO. 17414

TAX MAP NO. 24 BLOCK 18, PARCEL NO. 264
AND A SUBDIVISION OF
TAX MAP NO. 24 BLOCK 18, PARCEL NO. 811

SECOND ELECTION DISTRICT, HOWARD COUNTY, MARYLAND
ZONED: R-ED
DPZ FILE NO. F-78-12, F-98-130, SP-04-14, WP-99-48,
F-05-079, WP-04-020, PB 371
SCALE 1"= 50'
JUNE 5, 2007
SHEET 5 OF 8

LEGEND

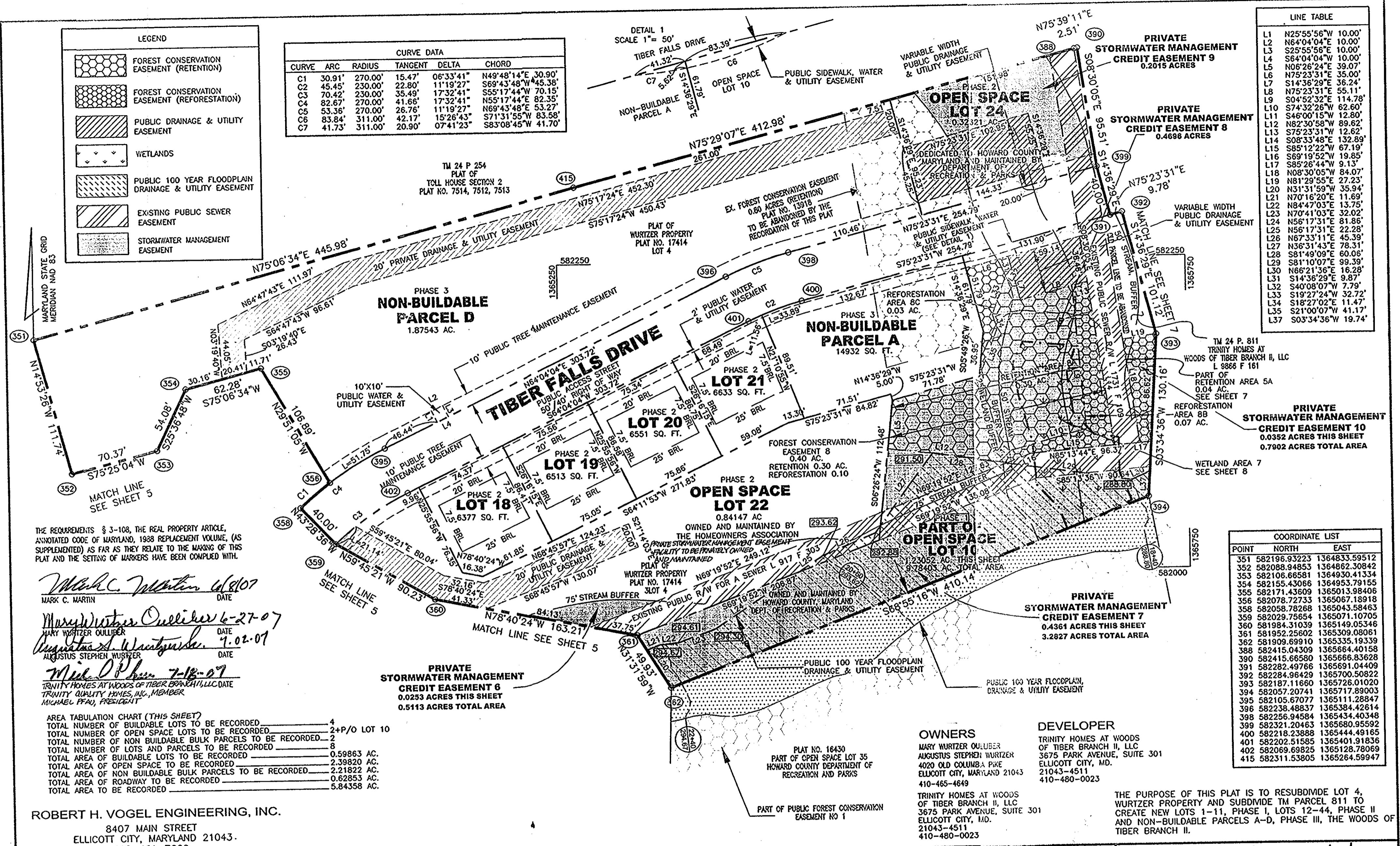
	FOREST CONSERVATION EASEMENT (RETENTION)
	FOREST CONSERVATION EASEMENT (REFORESTATION)
	PUBLIC DRAINAGE & UTILITY EASEMENT
	WETLANDS
	PUBLIC 100 YEAR FLOODPLAIN DRAINAGE & UTILITY EASEMENT
	EXISTING PUBLIC SEWER EASEMENT
	STORMWATER MANAGEMENT EASEMENT

CURVE DATA

CURVE	ARC	RADIUS	TANGENT	DELTA	CHORD
C1	30.91'	270.00'	15.47'	06°33'41"	N49°48'14"E 30.90'
C2	45.45'	230.00'	22.80'	11°19'27"	S69°43'48"W 45.38'
C3	70.42'	230.00'	35.49'	17°32'41"	S55°17'44"W 70.15'
C4	82.67'	270.00'	41.66'	17°32'41"	N55°17'44"E 82.35'
C5	53.36'	270.00'	26.76'	11°19'27"	N69°43'48"E 53.27'
C6	83.84'	311.00'	42.17'	15°26'43"	S71°31'55"W 83.58'
C7	41.73'	311.00'	20.90'	07°41'23"	S83°08'45"W 41.70'

LINE TABLE

LINE	DESCRIPTION	ACRES
L1	N25°55'56"W 10.00'	
L2	N64°04'04"E 10.00'	
L3	S25°55'56"E 10.00'	
L4	S64°04'04"W 10.00'	
L5	N06°26'21"E 39.07'	
L6	N75°23'31"E 35.00'	
L7	S14°36'29"E 36.24'	
L8	N75°23'31"E 55.11'	
L9	S04°52'32"E 114.78'	
L10	S74°32'26"W 62.60'	
L11	S46°00'15"W 12.80'	
L12	N82°30'58"W 89.82'	
L13	S75°23'31"W 12.62'	
L14	S08°33'48"E 132.89'	
L15	S85°12'22"W 67.19'	
L16	S69°19'52"W 19.85'	
L17	S85°26'44"W 9.13'	
L18	N08°30'05"W 84.07'	
L19	N81°29'55"E 27.23'	
L20	N31°31'59"W 35.94'	
L21	N70°16'20"E 11.69'	
L22	N84°47'03"E 13.75'	
L23	N70°41'03"E 32.02'	
L24	N56°17'31"E 81.86'	
L25	N56°17'31"E 22.28'	
L26	N67°33'11"E 45.39'	
L27	S83°31'43"E 78.31'	
L28	S81°49'09"E 60.06'	
L29	S81°10'07"E 99.39'	
L30	N66°21'36"E 16.28'	
L31	S14°36'29"E 9.87'	
L32	S40°08'07"W 7.79'	
L33	S19°27'24"W 32.72'	
L34	S18°27'02"E 11.47'	
L35	S21°00'07"W 41.17'	
L37	S03°34'36"W 19.74'	



COORDINATE LIST

POINT	NORTH	EAST
351	582196.93223	1364833.59512
352	582088.94853	1364862.30842
353	582106.66581	1364930.41334
354	582155.43066	1364953.79155
355	582171.43609	1365013.98406
356	582078.72733	1365067.18918
358	582058.78268	1365043.58463
359	582029.76564	1365071.10705
360	581984.31039	1365149.05346
361	581952.25602	1365309.08061
362	581909.69910	1365335.19339
388	582415.04309	1365864.40158
390	582415.66580	1365866.83628
391	582282.49766	1365891.04409
392	582284.96429	1365700.50822
393	582187.11660	1365726.01020
394	582057.20741	1365717.89003
395	582105.67077	1365111.28847
396	582238.48837	1365384.42614
398	582256.94584	1365434.40348
399	582321.20463	1365680.95592
400	582218.23888	1365444.49165
401	582202.51585	1365401.91836
402	582069.69825	1365128.78069
415	582311.53805	1365264.59947

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

Mark C. Martin 6/8/07
MARK C. MARTIN DATE

Mary Wurtzer Oulliber 6-27-07
MARY WURTZER OULLIBER DATE

Augustus St. Wurtzger 7-02-07
AUGUSTUS STEPHEN WURTZER DATE

Michael P. Pfaud 7-18-07
TRINITY HOMES AT WOODS OF TIBER BRANCH II, LLC DATE
TRINITY QUALITY HOMES, INC., MEMBER
MICHAEL PFAUD, PRESIDENT

AREA TABULATION CHART (THIS SHEET)

TOTAL NUMBER OF BUILDABLE LOTS TO BE RECORDED	4
TOTAL NUMBER OF OPEN SPACE LOTS TO BE RECORDED	2+P/O LOT 10
TOTAL NUMBER OF NON-BUILDABLE BULK PARCELS TO BE RECORDED	2
TOTAL NUMBER OF LOTS AND PARCELS TO BE RECORDED	8
TOTAL AREA OF BUILDABLE LOTS TO BE RECORDED	0.59863 AC.
TOTAL AREA OF OPEN SPACE TO BE RECORDED	2.39820 AC.
TOTAL AREA OF NON-BUILDABLE BULK PARCELS TO BE RECORDED	2.21822 AC.
TOTAL AREA OF ROADWAY TO BE RECORDED	0.62853 AC.
TOTAL AREA TO BE RECORDED	5.84358 AC.

ROBERT H. VOGEL ENGINEERING, INC.
8407 MAIN STREET
ELLCOTT CITY, MARYLAND 21043.
410-461-7666

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

S. Wilson for Peter Beilenson 9/19/07
HOWARD COUNTY HEALTH OFFICER 50 7299 DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

Michael Pfaud 9/2/07
CHIEF, DEVELOPMENT ENGINEERING DIVISION 6 DATE

Robert H. Vogel 10/18/07
DIRECTOR DATE

OWNER'S CERTIFICATE

WE, MARY WURTZER OULLIBER, AUGUSTUS STEPHEN WURTZER AND TRINITY HOMES AT WOODS OF TIBER BRANCH II, LLC OWNERS OF THE PROPERTY SHOWN HEREON, HEREBY ADOPT THIS PLAN OF SUBDIVISION AND IN CONSIDERATION OF THE APPROVAL OF THIS FINAL PLAT BY THE DEPARTMENT OF PLANNING AND ZONING, ESTABLISH THE MINIMUM BUILDING RESTRICTIONS 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 OF 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 August, 2007.

Mary Wurtzer Oulliber
MARY WURTZER OULLIBER
Augustus St. Wurtzger
AUGUSTUS STEPHEN WURTZER
Michael Pfaud
TRINITY HOMES AT WOODS OF TIBER BRANCH II, LLC
TRINITY QUALITY HOMES, INC., MEMBER
MICHAEL PFAUD, PRESIDENT

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS A SUBDIVISION OF PART OF THE LANDS CONVEYED BY EDITH M. JACOB TO MARY K. WURTZER BY DEED DATED APRIL 13, 1964 RECORDED IN LIBER 416 FOLIO 643 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND AND ALL OF THE LANDS CONVEYED BY EDWARD F. MCGINITY AND ELIZABETH A. MCGINITY TO TRINITY HOMES AT WOODS OF TIBER BRANCH II, LLC BY DEED DATED FEBRUARY 28, 2006 RECORDED IN LIBER 9866 FOLIO 161 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

I ALSO CERTIFY THAT ALL MONUMENTS ARE IN OR WILL BE REPLACED PROPERLY AND THAT THE ACCEPTANCE OF THE STREETS IN THE SUBDIVISION BY HOWARD COUNTY AS SHOWN ACCORDANCE WITH THE ANNOTATED CODE OF MARYLAND, IS ADJUDICATED AND THAT THE BOUNDARY SURVEY IS IN ACCORDANCE WITH THE HOWARD COUNTY SURVEYING REGULATIONS.

Mark C. Martin
MARK C. MARTIN, PROFESSIONAL LAND SURVEYOR #10884

RECORDED AS PLAT NO. 19501 ON 10/29/07
AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

THE WOODS OF TIBER BRANCH II PHASES I, II AND III

PHASE I - LOTS 2-9, OPEN SPACE LOTS 1 AND 10
PHASE II - LOTS 11-21, 27-34, 36-43, OPEN SPACE LOTS 22-26, 35, 44
PHASE III - NON-BUILDABLE PARCELS A, B, C & D

A RESUBDIVISION OF LOT 4 AS SHOWN ON A PLAT ENTITLED PLAT OF RESUBDIVISION LOT 4 & LOT 5 WURTZER PROPERTY RECORDED AS PLAT NO. 17414

TAX MAP NO. 24 BLOCK 18, PARCEL NO. 264
AND A SUBDIVISION OF
TAX MAP NO. 24 BLOCK 18, PARCEL NO. 811

SECOND ELECTION DISTRICT, HOWARD COUNTY, MARYLAND
ZONED: R-ED
DPZ FILE NO. F-78-12, F-98-130, SP-04-14, WP-99-48,
F-05-079, WP-04-020, PB 371
SCALE 1"= 50' JUNE 5, 2007
SHEET 6 OF 8

LINE	BEARING	DISTANCE	ANGLE
L1	N50°37'45"W	2.00'	
L2	N39°32'20"E	6.34'	
L3	S50°27'40"E	10.00'	
L4	S39°32'20"W	6.34'	
L5	S59°34'19"W	2.00'	
L6	N66°40'29"W	8.29'	
L7	S65°30'03"W	23.38'	
L8	N85°22'35"W	21.77'	
L9	N19°31'07"W	32.83'	
L10	S50°08'08"W	17.61'	
L11	S80°21'38"W	12.60'	
L12	S52°35'26"W	56.56'	
L13	N60°48'09"W	22.16'	
L14	S88°17'30"W	21.98'	
L15	S33°46'18"W	47.12'	
L16	S85°23'57"W	90.48'	
L17	N71°03'33"W	29.21'	
L18	N37°55'12"W	33.88'	
L19	N04°40'56"W	34.60'	
L20	N66°21'36"E	17.02'	
L21	N48°39'04"E	36.73'	
L22	N66°35'05"E	53.82'	
L23	N85°05'38"E	91.51'	
L24	N59°15'57"E	43.57'	
L25	S79°52'55"E	35.12'	
L26	N83°17'39"E	35.22'	
L27	N47°11'15"E	43.19'	
L28	S77°37'00"E	101.31'	
L29	N61°46'49"E	37.18'	
L30	N32°58'00"E	38.62'	
L31	N21°37'13"E	53.97'	
L32	N64°50'59"E	35.42'	
L33	N47°23'18"E	84.44'	
L34	N56°43'59"E	81.15'	
L35	S46°42'04"W	147.01'	
L36	S75°56'58"W	147.29'	
L37	S18°53'34"E	71.29'	
L38	S27°54'39"W	7.82'	
L39	S66°09'07"W	84.71'	
L40	S75°07'00"W	87.31'	
L41	N86°22'13"W	19.99'	
L42	S78°07'07"W	52.21'	
L43	N72°20'41"W	48.74'	
L44	S88°50'36"W	40.75'	
L45	S71°50'13"W	49.21'	

SYMBOL	DESCRIPTION
[Pattern]	FOREST CONSERVATION EASEMENT (RETENTION)
[Pattern]	FOREST CONSERVATION EASEMENT (REFORESTATION)
[Pattern]	PRIVATE DRAINAGE & UTILITY EASEMENT
[Pattern]	WETLANDS
[Pattern]	PUBLIC 100 YEAR FLOODPLAIN DRAINAGE & UTILITY
[Pattern]	EXISTING PUBLIC SEWER EASEMENT
[Pattern]	STORMWATER MANAGEMENT EASEMENT
[Pattern]	PUBLIC WATER & UTILITY EASEMENT
[Pattern]	PRIVATE ACCESS EASEMENT

DESCRIPTION	AREA (AC)
TOTAL NUMBER OF BUILDABLE LOTS TO BE RECORDED	0
TOTAL NUMBER OF OPEN SPACE LOTS TO BE RECORDED	1+P/O LOT 10
TOTAL NUMBER OF NON-BUILDABLE BULK PARCELS TO BE RECORDED	2
TOTAL NUMBER OF LOTS AND PARCELS TO BE RECORDED	3+P/O LOT 10
TOTAL AREA OF BUILDABLE LOTS TO BE RECORDED	0 AC
TOTAL AREA OF OPEN SPACE TO BE RECORDED	4.64597 AC.
TOTAL AREA OF NON-BUILDABLE BULK PARCELS TO BE RECORDED	1.99527 AC.
TOTAL AREA OF ROADWAY TO BE RECORDED	0.32523 AC.
TOTAL AREA TO BE RECORDED	6.96647 AC.

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

S. Wilson for Peter Bidelman 9/19/07
HOWARD COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

[Signature] 9/12/07
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

[Signature] 10/10/07
DIRECTOR DATE

OWNER'S CERTIFICATE

WE, MARY WURTZER OULLIBER, AUGUSTUS STEPHEN WURTZER AND TRINITY HOMES AT WOODS OF TIBER BRANCH II, LLC OWNERS OF THE PROPERTY SHOWN HEREON, HEREBY ADOPT THIS PLAN OF SUBDIVISION AND IN CONSIDERATION OF THE APPROVAL OF THIS FINAL PLAT BY THE DEPARTMENT OF PLANNING AND ZONING, ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES AND GRANT UNTO HOWARD COUNTY, MARYLAND, ITS SUCCESSORS AND ASSIGNS; 1) THE RIGHT TO LAY, CONSTRUCT AND MAINTAIN SEWERS, DRAINS, WATER PIPES AND OTHER MUNICIPAL UTILITIES AND SERVICES IN AND UNDER ALL ROADS 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 AUGUST, 2007.

Mary Wurtzer Oulliber
MARY WURTZER OULLIBER

Augustus Stephen Wurtzer
AUGUSTUS STEPHEN WURTZER

Michael P. Pfaa
TRINITY HOMES AT WOODS OF TIBER BRANCH II, LLC
TRINITY QUALITY HOMES, INC., MEMBER
MICHAEL PFAA, 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 SUBDIVISION OF PART OF THE LANDS CONVEYED BY EDITH M. JACOB TO MARY K. WURTZER BY DEED DATED APRIL 13, 1964 RECORDED IN LIBER 416 FOLIO 643 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND AND ALL OF THE LANDS CONVEYED BY EDWARD F. MCGINTY AND ELIZABETH A. MCGINTY TO TRINITY HOMES AT WOODS OF TIBER BRANCH II, LLC BY DEED BY DEED DATED FEBRUARY 28, 2006 RECORDED IN LIBER 9866 FOLIO 161 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

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

[Signature]
MARK C. MARTIN, PROFESSIONAL LAND SURVEYOR #10886

RECORDED AS PLAT No. 19502 ON 10/29/07
AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

THE WOODS OF TIBER BRANCH II PHASES I, II AND III

PHASE I - LOTS 2-9, OPEN SPACE LOTS 1 AND 10
PHASE II - LOTS 11-21, 27-34, 36-43, OPEN SPACE LOTS 22-26, 35, 44
PHASE III - NON-BUILDABLE PARCELS A, B, C & D

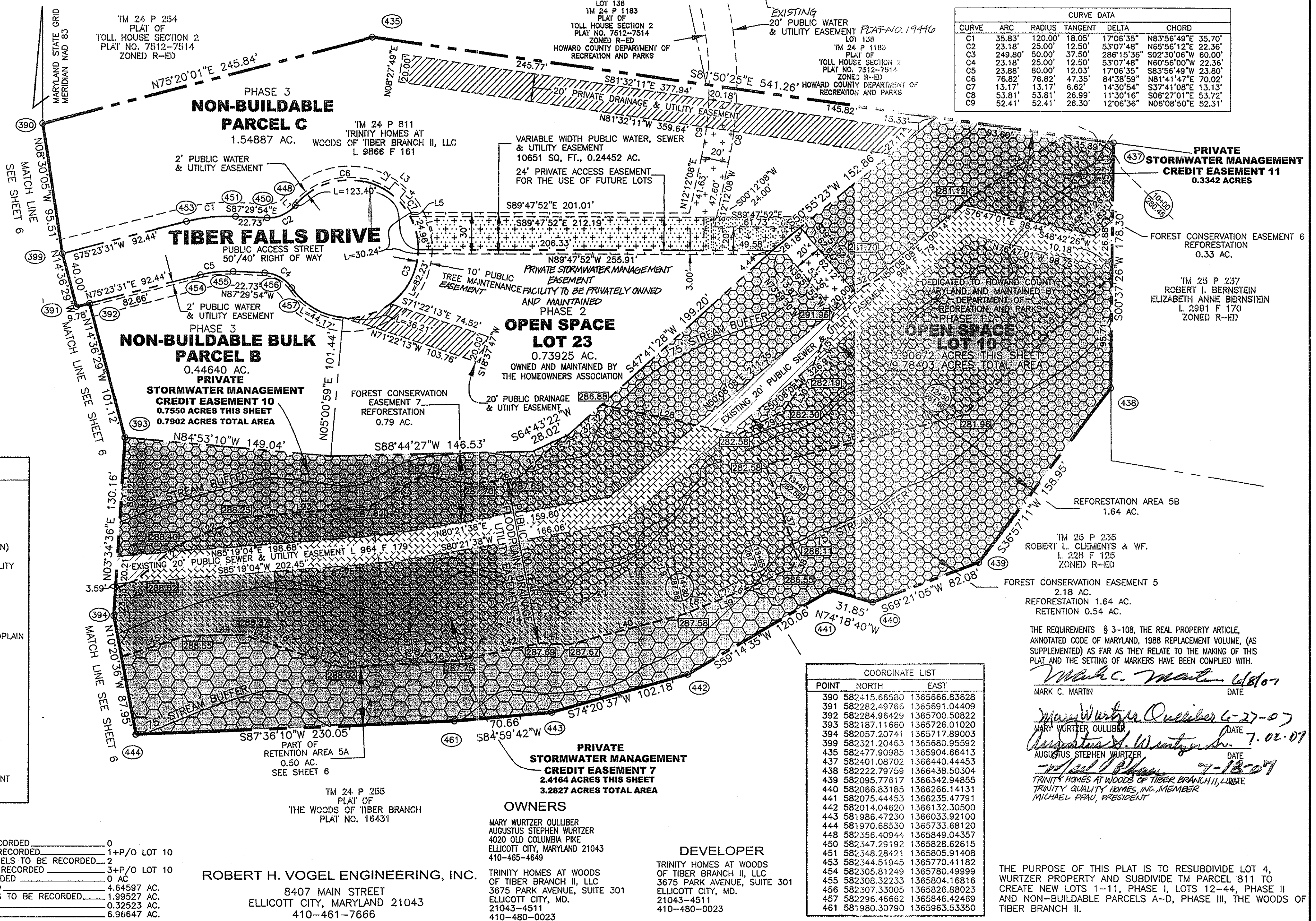
A RESUBDIVISION OF LOT 4 AS SHOWN ON A PLAT ENTITLED PLAT OF RESUBDIVISION LOT 4 & LOT 5 WURTZER PROPERTY RECORDED AS PLAT NO. 17414

TAX MAP NO. 24 BLOCK 18, PARCEL NO. 264
AND A SUBDIVISION OF
TAX MAP NO. 24 BLOCK 18, PARCEL NO. 811

SECOND ELECTION DISTRICT, HOWARD COUNTY, MARYLAND
ZONED: R-ED

DPZ FILE NO. F-78-12, F-98-130, SP-04-14, WP-99-48,
F-05-079, WP-04-020, PB 371

SCALE 1" = 50' JUNE 5, 2007
SHEET 7 OF 8



CURVE	ARC	RADIUS	TANGENT	DELTA	CHORD
C1	35.83'	120.00'	18.05'	17°06'35"	N83°56'49"E 35.70'
C2	23.18'	25.00'	12.50'	53°07'48"	N65°56'12"E 22.36'
C3	249.80'	50.00'	37.50'	286°15'36"	S02°30'06"W 60.00'
C4	23.18'	25.00'	12.50'	53°07'48"	N60°56'00"W 22.36'
C5	23.88'	80.00'	12.03'	17°06'35"	S83°56'49"W 23.80'
C6	76.82'	76.82'	47.35'	84°38'59"	N81°41'47"E 70.02'
C7	13.17'	13.17'	6.62'	14°30'54"	S37°41'08"E 13.13'
C8	53.81'	53.81'	26.99'	11°30'18"	S06°27'01"E 53.72'
C9	52.41'	52.41'	26.30'	12°06'36"	N06°08'50"E 52.31'

POINT	NORTH	EAST
390	582415.66580	1365666.83628
391	582282.49766	1365691.04409
392	582284.96429	1365700.50822
393	582187.11660	1365726.01020
394	582057.20741	1365717.89003
399	582321.20463	1365680.95592
435	582477.90985	1365904.66413
437	582401.08702	1366440.44453
438	582222.79759	1366438.50304
439	582095.77617	1366342.94855
440	582066.83185	1366266.14131
441	582075.44453	1366235.47791
442	582014.04620	1366132.30500
443	581986.47230	1366033.92100
444	581970.66530	1365733.68120
448	582356.40944	1365849.04357
450	582347.29192	1365828.62615
451	582348.28421	1365805.91408
452	582344.51945	1365770.41182
454	582305.81249	1365780.49999
455	582308.32233	1365804.16816
456	582307.33005	1365826.88023
457	582296.46662	1365846.42469
461	581980.30790	1365963.53350

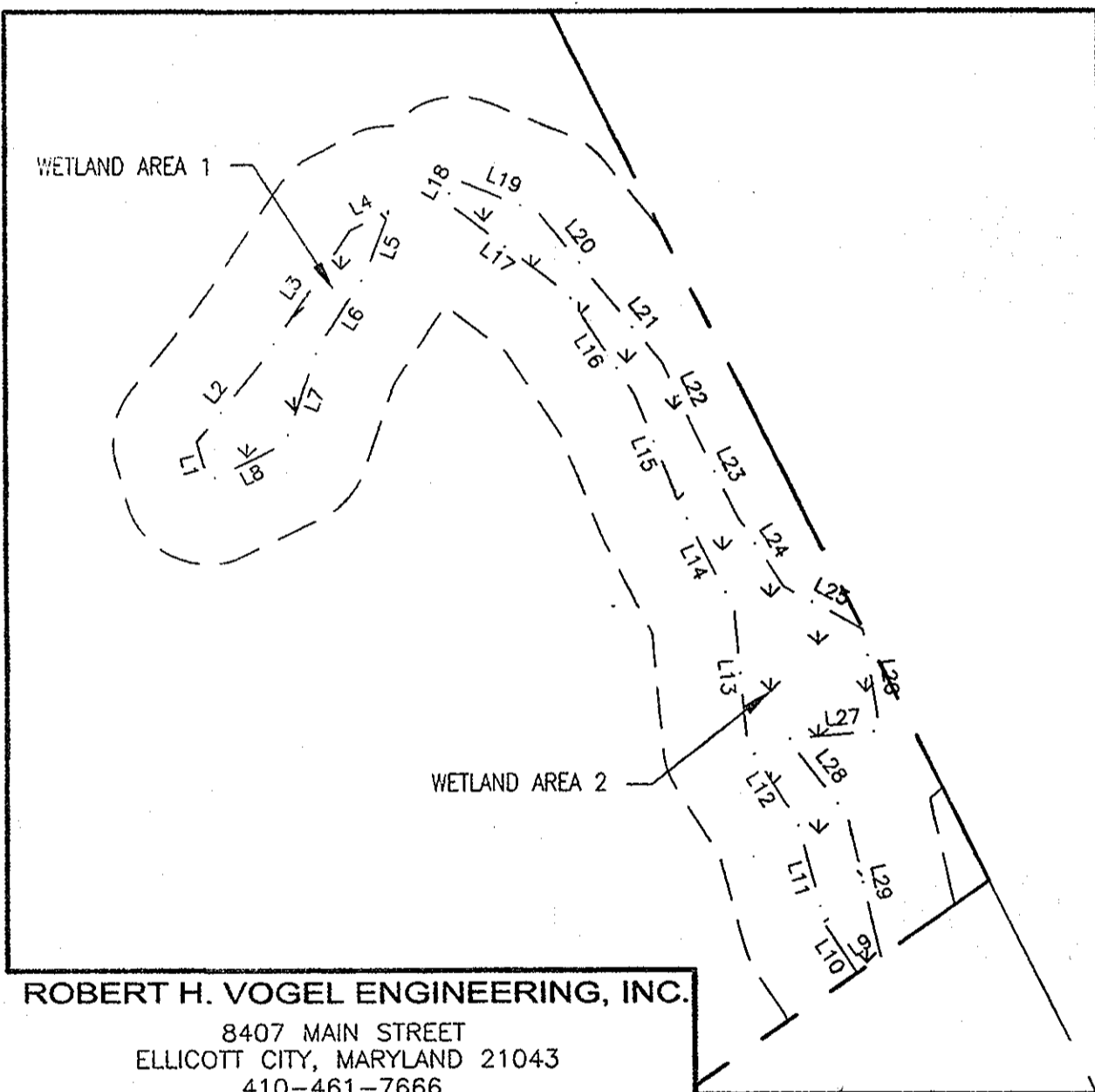
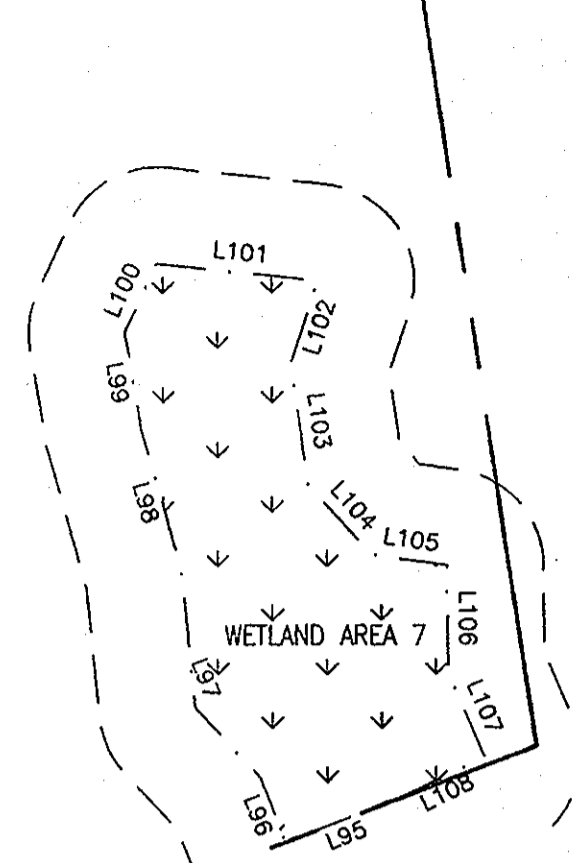
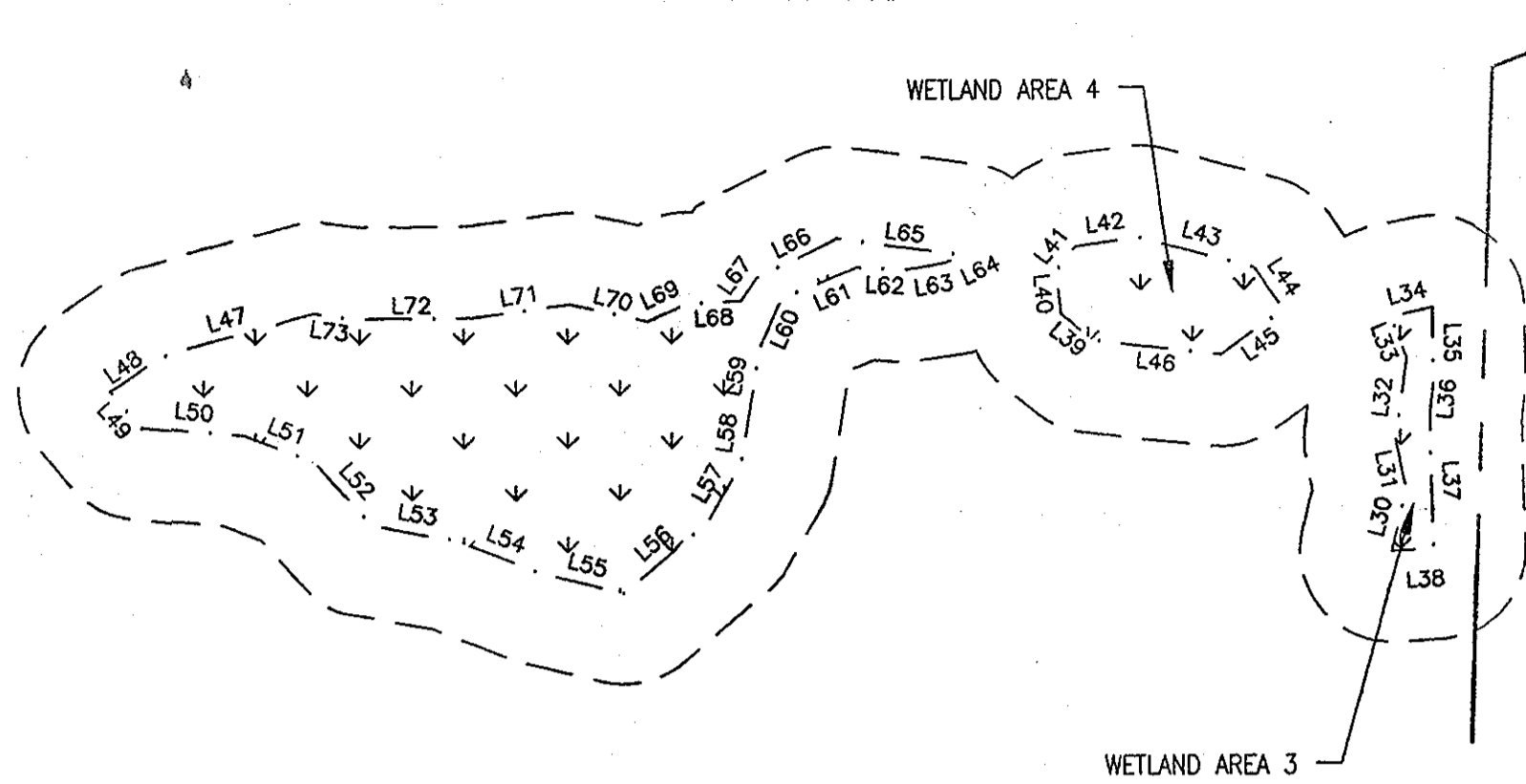
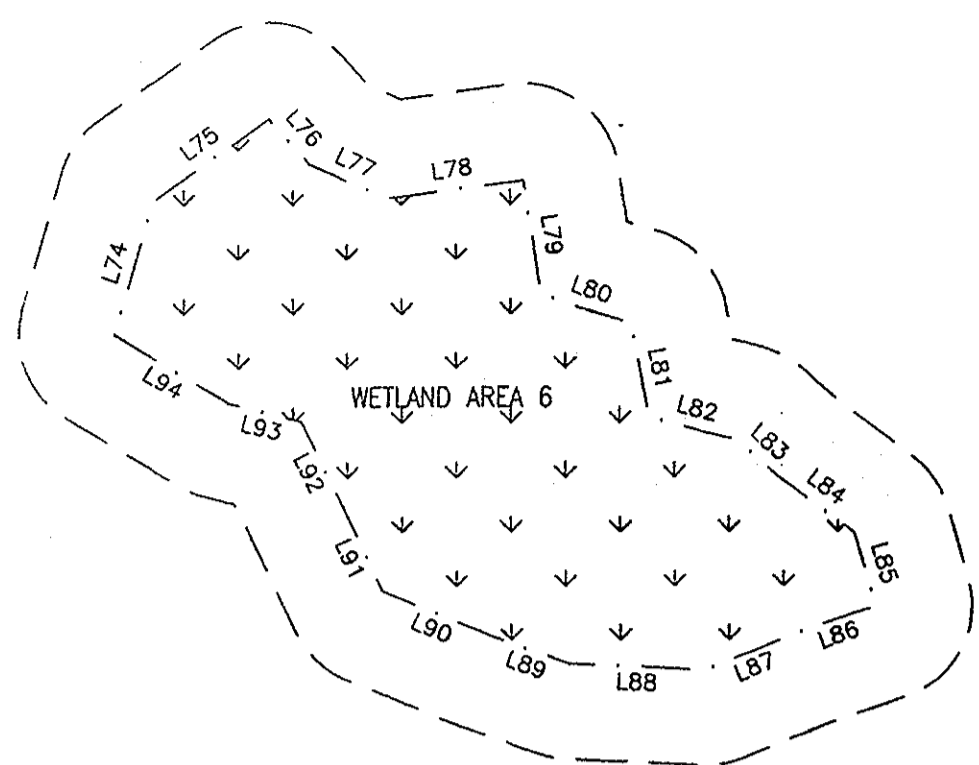
THE REQUIREMENTS § 3-108, THE REAL PROPERTY ARTICLE, ANNOTATED CODE OF MARYLAND, 1988 REPLACEMENT VOLUME, (AS SUPPLEMENTED) AS FAR AS THEY RELATE TO THE MAKING OF THIS PLAT AND THE SETTING OF MARKERS HAVE BEEN COMPLIED WITH.

Mark C. Martin 10/18/07
MARK C. MARTIN DATE

Mary Wurtzer Oulliber October 6-27-07
MARY WURTZER OULLIBER DATE

Augustus Stephen Wurtzer 7.02.07
AUGUSTUS STEPHEN WURTZER DATE

Michael P. Pfaa 7-18-07
TRINITY HOMES AT WOODS OF TIBER BRANCH II, LLC
TRINITY QUALITY HOMES, INC., MEMBER
MICHAEL PFAA, PRESIDENT



ROBERT H. VOGEL ENGINEERING, INC.
 8407 MAIN STREET
 ELLICOTT CITY, MARYLAND 21043
 410-461-7666

AREA TABULATION CHART (THIS SHEET)	
TOTAL NUMBER OF BUILDABLE LOTS TO BE RECORDED	0
TOTAL NUMBER OF OPEN SPACE LOTS TO BE RECORDED	0
TOTAL NUMBER OF NON-BUILDABLE BULK PARCELS TO BE RECORDED	0
TOTAL NUMBER OF LOTS AND PARCELS TO BE RECORDED	0 AC
TOTAL AREA OF BUILDABLE LOTS TO BE RECORDED	0 AC
TOTAL AREA OF OPEN SPACE TO BE RECORDED	0 AC
TOTAL AREA OF NON-BUILDABLE BULK PARCELS TO BE RECORDED	0 AC
TOTAL AREA OF ROADWAY TO BE RECORDED	0 AC
TOTAL AREA TO BE RECORDED	0 AC

Course	Bearing	Distance
L1	N 14°59'16" W	12.15'
L2	N 38°48'18" E	30.89'
L3	N 33°51'12" E	47.42'
L4	N 61°47'21" E	13.79'
L5	S 21°10'40" W	21.25'
L6	S 33°04'39" W	25.59'
L7	S 19°04'40" W	30.99'
L8	S 64°07'47" W	25.58'
L9	S 54°51'39" W	8.60'
L10	N 32°57'14" W	16.77'
L11	N 15°05'43" W	32.21'
L12	N 32°24'31" W	28.04'
L13	N 05°07'45" W	40.14'
L14	N 27°02'35" W	35.80'
L15	N 21°52'48" W	35.10'
L16	N 32°59'25" W	36.82'
L17	N 52°35'29" W	45.50'
L18	N 29°51'17" E	7.21'
L19	S 67°46'52" E	26.03'
L20	S 39°08'52" E	27.13'
L21	S 39°07'56" E	31.08'
L22	S 24°40'58" E	22.13'
L23	S 26°07'38" E	28.85'
L24	S 32°56'29" E	25.65'
L25	S 62°42'10" E	27.14'
L26	S 07°57'42" E	31.30'
L27	S 85°12'41" W	27.56'
L28	S 37°44'47" W	29.11'
L29	S 12°57'10" E	43.08'
L30	N 13°26'47" E	16.77'
L31	N 11°20'58" W	14.00'
L32	N 07°30'30" E	22.34'
L33	N 20°42'02" W	12.17'
L34	N 78°05'28" E	11.67'
L35	S 00°51'28" E	19.60'
L36	S 06°43'00" W	9.49'

Course	Bearing	Distance
L37	S 01°37'01" E	36.43'
L38	S 87°18'16" W	11.41'
L39	N 51°47'48" W	11.66'
L40	N 06°06'55" W	11.73'
L41	N 38°25'11" E	8.60'
L42	N 82°50'57" E	17.64'
L43	S 75°16'53" E	32.14'
L44	S 34°10'58" E	13.89'
L45	S 54°42'59" W	20.66'
L46	N 83°44'41" W	34.67'
L47	S 74°41'35" W	43.14'
L48	S 55°50'31" W	16.19'
L49	S 40°25'21" E	13.10'
L50	S 84°51'29" E	27.70'
L51	S 69°22'03" E	20.37'
L52	S 42°08'02" E	23.52'
L53	S 79°48'59" E	23.39'
L54	S 68°45'43" E	24.95'
L55	S 76°08'48" E	22.72'
L56	N 49°46'43" E	29.89'
L57	N 29°30'02" E	18.63'
L58	N 09°02'22" E	14.78'
L59	N 09°28'05" E	16.29'
L60	N 23°22'57" E	14.81'
L61	N 67°37'44" E	22.40'
L62	S 86°58'16" E	13.04'
L63	N 80°42'29" E	11.05'
L64	N 65°14'14" E	5.13'
L65	N 82°39'25" W	34.56'
L66	S 64°03'54" W	23.86'
L67	S 35°58'49" W	7.83'
L68	S 87°14'31" W	14.84'
L69	S 66°15'03" W	11.51'
L70	N 77°23'39" W	21.44'
L71	S 82°12'55" W	26.71'
L72	S 89°36'58" W	33.19'

Course	Bearing	Distance
L73	N 81°41'46" W	10.26'
L74	N 16°16'35" E	36.54'
L75	N 54°59'56" E	36.62'
L76	S 41°29'36" E	15.71'
L77	S 66°04'48" E	21.92'
L78	N 82°39'44" E	35.81'
L79	S 08°35'58" E	30.02'
L80	S 72°11'07" E	24.64'
L81	S 10°21'12" E	24.68'
L82	S 75°33'29" E	23.75'
L83	S 48°33'02" E	13.68'
L84	S 53°10'46" E	25.08'
L85	S 15°58'16" E	19.87'
L86	S 70°47'21" W	23.08'
L87	S 67°29'53" W	24.05'
L88	N 87°15'38" W	35.69'
L89	N 70°00'23" W	20.73'
L90	N 67°19'02" W	31.35'
L91	N 24°39'22" W	23.24'
L92	N 25°59'55" W	25.50'
L93	N 75°37'35" W	19.32'
L94	N 59°14'39" W	34.58'
L95	S 68°55'16" W	30.93'
L96	N 21°07'07" W	18.04'
L97	N 20°29'03" W	58.46'
L98	N 15°42'01" W	38.01'
L99	N 09°24'38" W	25.06'
L100	N 25°09'06" E	19.51'
L101	S 83°58'32" E	42.00'
L102	S 18°24'40" W	22.48'
L103	S 07°59'27" E	31.72'
L104	S 41°58'25" E	24.33'
L105	S 81°56'30" E	19.96'
L106	S 00°34'15" E	28.06'
L107	S 22°48'37" E	24.22'
L108	S 64°17'16" W	25.39'

LEGEND

- WETLANDS
- PRIVATE WALL MAINTENANCE EASEMENT

COORDINATE LIST

POINT	NORTHING	EASTING
358	582058.783	1365043.585
359	582029.757	1365071.107
364	582018.492	1365008.731
368	581995.435	1365041.417
1277	580978.499	1365526.346
1458	581778.466	1365307.617
1459	581835.894	1365226.831
1483	582043.195	1365681.537
2044	582028.186	1364726.372
2109	581843.810	1365014.632
2205	581121.306	1365326.563

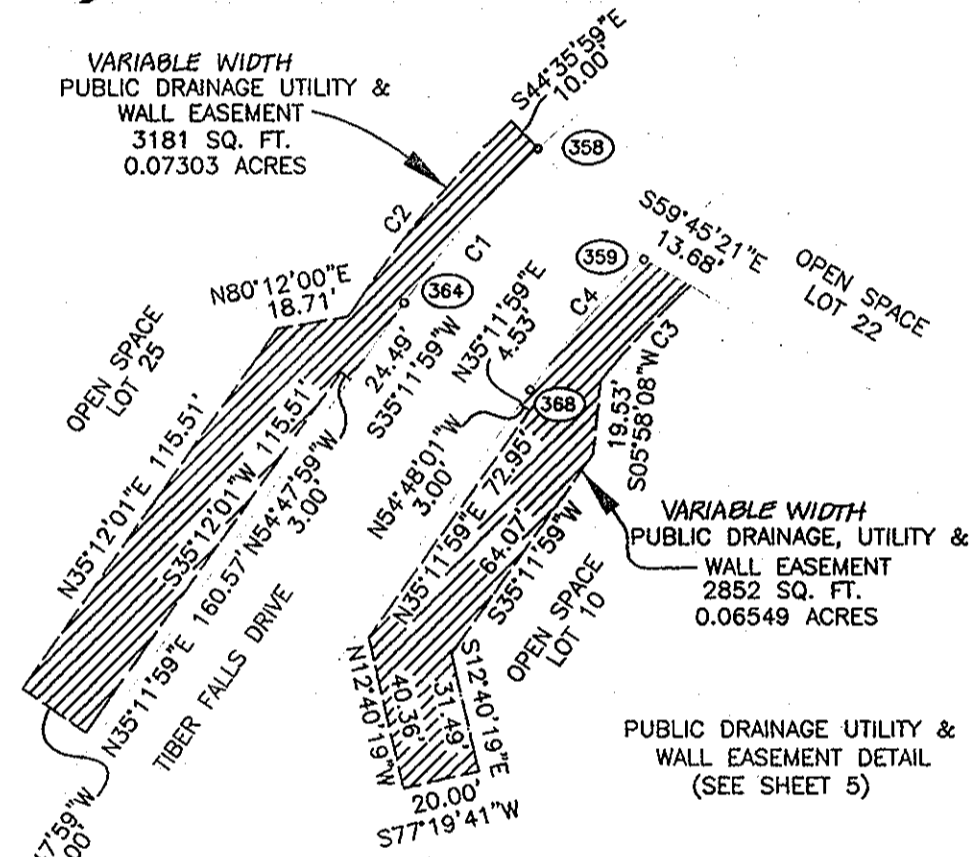
CURVE DATA

CURVE	ARC	RADIUS	TANGENT	DELTA	CHORD
C1	53.36'	270.00'	26.76'	11°19'24"	S40°51'41" W 53.27'
C2	66.41'	280.00'	33.36'	13°35'22"	N39°41'18" E 66.25'
C3	34.18'	216.90'	17.12'	09°01'44"	S43°01'19" W 34.14'
C4	45.45'	230.00'	22.80'	11°19'24"	N40°51'41" E 45.38'

OWNER
 MARY WURTZER OULLIBER
 AUGUSTUS STEPHEN WURTZER
 4020 OLD COLUMBIA PIKE
 ELLICOTT CITY, MARYLAND 21043
 410-465-4649

OWNER
 TRINITY HOMES AT WOODS OF TIBER BRANCH II, LLC
 3675 PARK AVENUE, SUITE 301
 ELLICOTT CITY, MD.
 21043-4511
 410-480-0023

DEVELOPER
 TRINITY HOMES AT WOODS OF TIBER BRANCH II, LLC
 3675 PARK AVENUE, SUITE 301
 ELLICOTT CITY, MD.
 21043-4511
 410-480-0023



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

Mark C. Martin DATE 10/29/07
 MARK C. MARTIN
 MARY WURTZER OULLIBER DATE 6-27-07
 AUGUSTUS STEPHEN WURTZER DATE 7-2-07
 MICHAEL PFAU DATE 7-18-07
 TRINITY HOMES AT WOODS OF TIBER BRANCH II, LLC DATE
 TRINITY QUALITY HOMES, INC., MEMBER
 MICHAEL PFAU, PRESIDENT

THE PURPOSE OF THIS PLAT IS TO RESUBDIVIDE LOT 4, WURTZER PROPERTY AND SUBDIVIDE TM PARCEL 811 TO CREATE NEW LOTS 1-11, PHASE I, LOTS 12-44, PHASE II AND NON-BUILDABLE PARCELS A-D, PHASE III, THE WOODS OF TIBER BRANCH II.

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

Paul J. Wagner DATE 9/19/07
 HOWARD COUNTY HEALTH OFFICER

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

Paul J. Wagner DATE 10/18/07
 DIRECTOR

OWNER'S CERTIFICATE

WE, MARY WURTZER OULLIBER, AUGUSTUS STEPHEN WURTZER AND TRINITY HOMES AT WOODS OF TIBER BRANCH II, LLC OWNERS OF THE PROPERTY SHOWN HEREON, HEREBY ADOPT THIS PLAN OF SUBDIVISION AND IN CONSIDERATION OF THE APPROVAL OF THIS FINAL PLAT BY THE DEPARTMENT OF PLANNING AND ZONING, ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES AND GRANT UNTO HOWARD COUNTY, MARYLAND, ITS SUCCESSORS AND ASSIGNS; 1) THE RIGHT TO LAY, CONSTRUCT AND MAINTAIN SEWERS, DRAINS, WATER PIPES AND OTHER MUNICIPAL UTILITIES AND SERVICES IN AND UNDER ALL ROADS 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 ERECTED ON OR OVER THE SAID EASEMENTS AND RIGHTS-OF-WAYS. WITNESS OUR HANDS THIS 17TH DAY OF AUGUST, 2007.

Mary Wurtzer Oulliber WITNESS
 MARY WURTZER OULLIBER
Augustus Stephen Wurtzer WITNESS
 AUGUSTUS STEPHEN WURTZER
Michael Pfau WITNESS
 TRINITY HOMES AT WOODS OF TIBER BRANCH II, LLC
 TRINITY QUALITY HOMES, INC., MEMBER
 MICHAEL PFAU, PRESIDENT

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS A SUBDIVISION OF PART OF THE LANDS CONVEYED BY EDITH M. JACOB TO MARY K. WURTZER BY DEED DATED APRIL 13, 1984 RECORDED IN LIBER 416 FOLIO 643 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND AND ALL OF THE LANDS CONVEYED BY EDWARD F. MCGINTY AND ELIZABETH A. MCGINTY TO TRINITY HOMES AT WOODS OF TIBER BRANCH II, LLC BY DEED BY DEED DATED FEBRUARY 28, 2006 RECORDED IN LIBER 9866 FOLIO 161 AMONG 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 THAT THE BOUNDARY SURVEY IS IN ACCORDANCE WITH THE HOWARD COUNTY SUBDIVISION REGULATIONS.

Mark C. Martin
 MARK C. MARTIN, PROFESSIONAL LAND SURVEYOR #10884

RECORDED AS PLAT No. 19503 ON 10/29/07
 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

THE WOODS OF TIBER BRANCH II PHASES I, II AND III

PHASE I - LOTS 2-9, OPEN SPACE LOTS 1 AND 10
 PHASE II - LOTS 11-21, 27-34, 36-43, OPEN SPACE LOTS 22-26, 35, 44
 PHASE III - NON-BUILDABLE PARCELS A, B, C & D

A RESUBDIVISION OF LOT 4 AS SHOWN ON A PLAT ENTITLED PLAT OF RESUBDIVISION LOT 4 & LOT 5 WURTZER PROPERTY RECORDED AS PLAT NO. 17414

TAX MAP NO. 24 BLOCK 18, PARCEL NO. 264
 AND A SUBDIVISION OF
 TAX MAP NO. 24 BLOCK 18, PARCEL NO. 811

SECOND ELECTION DISTRICT, HOWARD COUNTY, MARYLAND
 ZONED: R-ED
 DPZ FILE NO. F-78-12, F-98-130, SP-04-14, WP-99-48,
 F-05-079, WP-04-020, PB 371
 SCALE 1" = 50' JUNE 5, 2007
 SHEET 8 OF 8