

LEGEND

- EXISTING PRIVATE ACCESS EASEMENT
- EXISTING FOREST CONSERVATION EASEMENT
- EXISTING PUBLIC DRAINAGE & UTILITY EASEMENT
- EXISTING WETLANDS
- EXISTING PUBLIC 100 YEAR FLOODPLAIN DRAINAGE & UTILITY EASEMENT
- EXISTING PUBLIC SEWER EASEMENT

FOREST CONSERVATION EASEMENT TABULATION
SEE PLAT NO. XXXX

FOREST CONSERVATION EASEMENT 1 REFORESTATION 0.29 AC RETENTION 0.29 AC TOTAL 0.29 AC	FOREST CONSERVATION EASEMENT 7 REFORESTATION 0.79 AC RETENTION 0.79 AC TOTAL 0.79 AC
FOREST CONSERVATION EASEMENT 2 REFORESTATION 0.31 AC RETENTION 2.55 AC TOTAL 2.86 AC	FOREST CONSERVATION EASEMENT 8 REFORESTATION 0.10 AC RETENTION 0.30 AC TOTAL 0.40 AC
FOREST CONSERVATION EASEMENT 3 REFORESTATION 0.09 AC RETENTION 0.27 AC TOTAL 0.36 AC	FOREST CONSERVATION EASEMENT 9 REFORESTATION 0.04 AC RETENTION 1.12 AC TOTAL 1.16 AC
FOREST CONSERVATION EASEMENT 4 REFORESTATION 0.02 AC RETENTION 0.25 AC TOTAL 0.27 AC	FOREST CONSERVATION EASEMENT 10 REFORESTATION 0.08 AC RETENTION 0.47 AC TOTAL 0.55 AC
FOREST CONSERVATION EASEMENT 5 REFORESTATION 1.64 AC RETENTION 0.54 AC TOTAL 2.18 AC	TOTAL FOREST CONSERVATION EASEMENT TOTAL REFORESTATION 3.69 AC TOTAL RETENTION 5.50 AC TOTAL (FCE) 9.19 AC
FOREST CONSERVATION EASEMENT 6 REFORESTATION 0.33 AC RETENTION 0.33 AC TOTAL 0.33 AC	

RESERVATION OF PUBLIC UTILITY EASEMENTS

THE DEVELOPER RESERVES UNTO ITSELF, ITS SUCCESSORS AND ASSIGNEES, ALL EASEMENTS SHOWN ON THIS PLAN FOR WATER, SEWER, STORM DRAINAGE AND OTHER PUBLIC UTILITIES, LOCATED IN, ON, OVER AND THROUGH PARCELS C AND I. ANY CONVEYANCES OF THE 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.

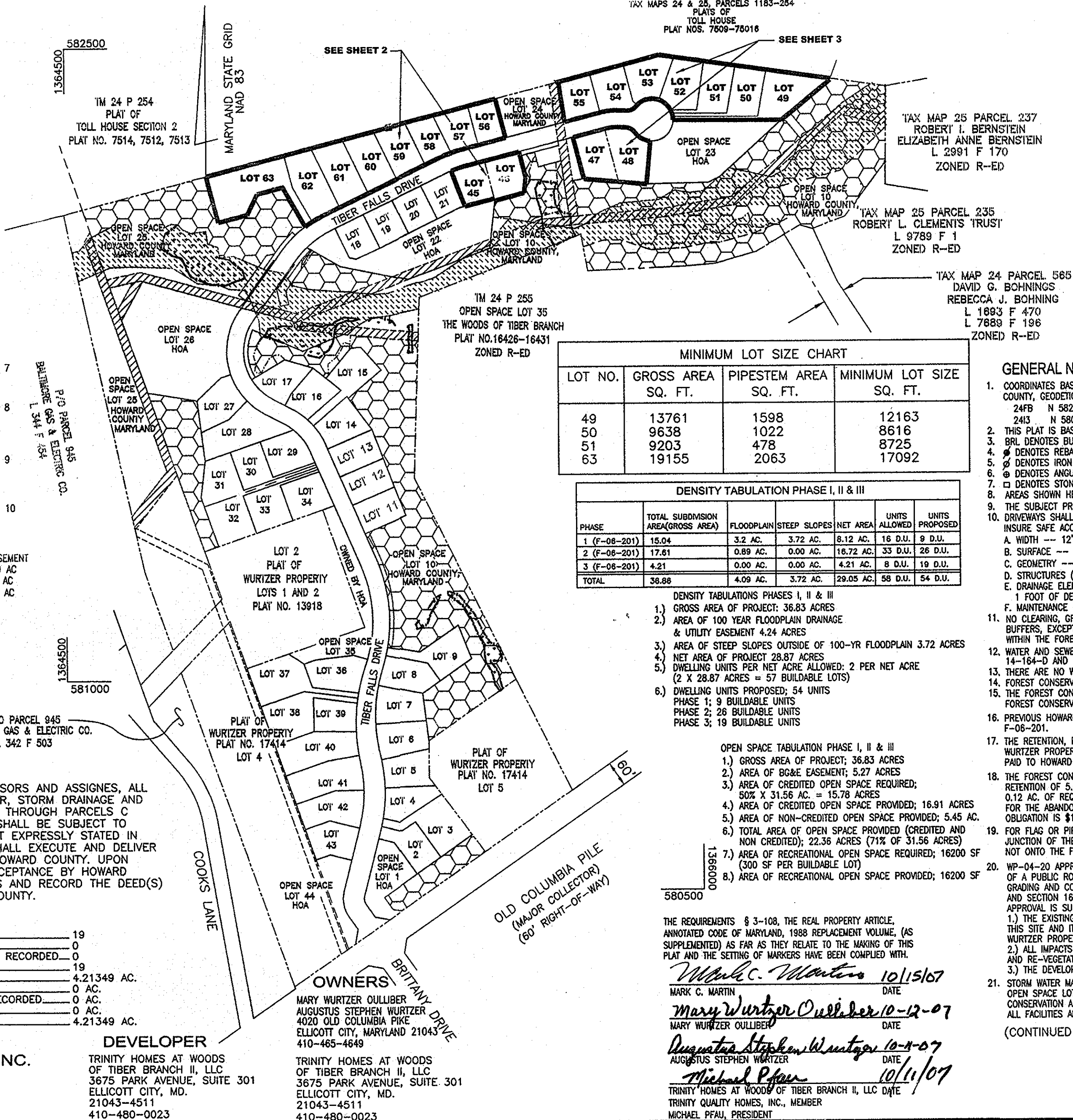
AREA TABULATION CHART PHASE III

TOTAL NUMBER OF BUILDABLE LOTS TO BE RECORDED	19
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	19
TOTAL AREA OF BUILDABLE LOTS TO BE RECORDED	4.21349 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	4.21349 AC.

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

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 NO.	GROSS AREA SQ. FT.	PIPESTEM AREA SQ. FT.	MINIMUM LOT SIZE SQ. FT.
49	13761	1598	12163
50	9638	1022	8616
51	9203	478	8725
63	19155	2063	17092

DENSITY TABULATION PHASE I, II & III

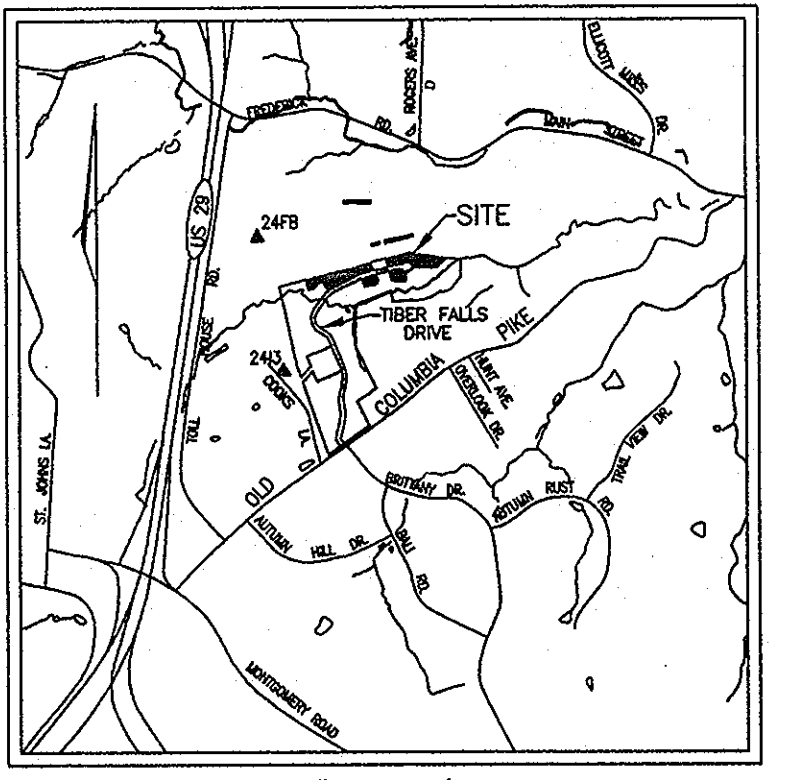
PHASE	TOTAL SUBDIVISION AREA (GROSS AREA)	FLOODPLAIN	STEEP SLOPES	NET AREA	UNITS ALLOWED	UNITS PROPOSED
1 (F-08-201)	15.04	3.2 AC.	3.72 AC.	8.12 AC.	16 D.U.	9 D.U.
2 (F-08-201)	17.61	0.89 AC.	0.00 AC.	16.72 AC.	33 D.U.	26 D.U.
3 (F-06-201)	4.21	0.00 AC.	0.00 AC.	4.21 AC.	8 D.U.	19 D.U.
TOTAL	36.86	4.09 AC.	3.72 AC.	29.05 AC.	58 D.U.	54 D.U.

- DENSITY TABULATIONS PHASES I, II & III**
- GROSS AREA OF PROJECT: 36.83 ACRES
 - AREA OF 100 YEAR FLOODPLAIN DRAINAGE & UTILITY EASEMENT 4.24 ACRES
 - AREA OF STEEP SLOPES OUTSIDE OF 100-YR FLOODPLAIN 3.72 ACRES
 - NET AREA OF PROJECT 28.87 ACRES
 - DWELLING UNITS PER NET ACRE ALLOWED: 2 PER NET ACRE (2 X 28.87 ACRES = 57 BUILDABLE LOTS)
 - DWELLING UNITS PROPOSED: 54 UNITS
PHASE 1: 9 BUILDABLE UNITS
PHASE 2: 26 BUILDABLE UNITS
PHASE 3: 19 BUILDABLE UNITS

- OPEN SPACE TABULATION PHASE I, II & III**
- GROSS AREA OF PROJECT: 36.83 ACRES
 - AREA OF BG&E EASEMENT: 5.27 ACRES
 - AREA OF CREDITED OPEN SPACE REQUIRED: 50% X 31.56 AC. = 15.78 ACRES
 - AREA OF CREDITED OPEN SPACE PROVIDED: 16.91 ACRES
 - AREA OF NON-CREDITED OPEN SPACE PROVIDED: 5.45 AC.
 - TOTAL AREA OF OPEN SPACE PROVIDED (CREDITED AND NON CREDITED): 22.36 ACRES (71% OF 31.56 ACRES)
 - AREA OF RECREATIONAL OPEN SPACE REQUIRED: 16200 SF (300 SF PER BUILDABLE LOT)
 - AREA OF RECREATIONAL OPEN SPACE PROVIDED: 16200 SF

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 10/15/07
MARK C. MARTIN DATE
Mary Wurtzer Oulliber 10-12-07
MARY WURTZER OULLIBER DATE
Augustus Stephen Wurtzer 10-1-07
AUGUSTUS STEPHEN WURTZER DATE
Michael Pfaul 10/11/07
TRINITY HOMES AT WOODS OF TIBER BRANCH II, LLC DATE
TRINITY QUALITY HOMES, INC., MEMBER
MICHAEL PFAUL, PRESIDENT



- GENERAL NOTES PHASES I, II & III (CONTINUED ON SHEET 2)**
- COORDINATES BASED ON NAD '83/91, MARYLAND COORDINATE SYSTEM AS PROJECTED BY HOWARD COUNTY, GEODETIC CONTROL STATION NO. 10A AND 10HA
24FB N 582652.103 E 1,364255.938
2413 N 580648.911 E 1,364974.459
 - THIS PLAT IS BASED ON A FIELD RUN BOUNDARY SURVEY PERFORMED BY VOGEL ASSOCIATES, INC. MARCH 2001.
 - BRL DENOTES BUILDING RESTRICTION LINE.
 - Ø DENOTES REBAR WITH 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 02/02/04 COMPREHENSIVE ZONING PLAN.
 - DRIVEWAYS SHALL BE PROVIDED PRIOR TO ISSUANCE OF A USE AND OCCUPANCY PERMIT FOR ANY NEW DWELLINGS TO INSURE SAFE ACCESS FOR FIRE EMERGENCY VEHICLES PER THE FOLLOWING MINIMUM REQUIREMENTS:
A. WIDTH --- 12'(16' SERVING MORE THAN ONE RESIDENCE);
B. SURFACE --- 6" OF COMPACTED CRUSHER RUN BASE W/TAR AND CHIP COATING (1-1/2" MIN.);
C. GEOMETRY --- MAX. 15% GRADE, MAX. 10% GRADE CHANGE AND MIN. 45' TURNING RADIUS;
D. STRUCTURES (CULVERTS/BRIDGES) --- CAPABLE OF SUPPORTING 25 GROSS TONS (H2S LOADING);
E. DRAINAGE ELEMENTS --- CAPABLE OF SAFELY PASSING 100-YEAR FLOOD WITH NO MORE THAN 1' FOOT OF DEPTH OVER DRIVEWAY SURFACE;
F. MAINTENANCE --- SUFFICIENT TO INSURE ALL WEATHER USE.
 - NO CLEARING, GRADING, OR CONSTRUCTION IS PERMITTED WITHIN THE 100 YEAR FLOODPLAIN, WETLANDS, STREAMS OR THEIR BUFFERS, EXCEPT THOSE AREAS SPECIFIED IN WP-04-20. NO CLEARING, GRADING OR CONSTRUCTION IS PERMITTED WITHIN THE FOREST CONSERVATION EASEMENTS.
 - WATER AND SEWERAGE FOR THIS PROJECT WILL BE PUBLIC. WATER CONTRACT NO. 11-W, SEWER CONTRACT NO. 680-S, 14-164-D AND 14-4393-D.
 - THERE ARE NO WETLANDS OR FLOODPLAINS ON THESE LOTS.
 - FOREST CONSERVATION PLAN HAS BEEN PREPARED BY ROBERT H. VOGEL ENGINEERING, INC., DATED JUNE 2004.
 - THE FOREST CONSERVATION REQUIREMENTS PER SECTION 16.1202 OF THE HOWARD COUNTY CODE; FOREST CONSERVATION ACT, FOR THIS SUBDIVISION HAVE BEEN FULFILLED BY SUBDIVISION PLAT/PLAN F-06-201.
 - PREVIOUS HOWARD COUNTY FILE NUMBERS F-98-12, F-98-130, SP-04-14, PB 371, F-05-079, WP-04-20, WP-99-48, F-06-201.
 - THE RETENTION, FCE OF 0.80 ACRE ON FORMER LOT 3, WURTZER PROPERTY, F-98-130, P.N. 13918, NOW LOT 4, WURTZER PROPERTY, F-05-79, P.N. 17414, HAS BEEN ABANDONED BY F-06-201 WITH AN ABANDONMENT FEE OF \$34848.00 PAID TO HOWARD COUNTY FOREST CONSERVATION FUND.
 - THE FOREST CONSERVATION OBLIGATION FOR THIS ENTIRE 36.85682 AC. RESUBDIVISION/SUBDIVISION HAS BEEN FULFILLED BY THE RETENTION OF 5.50 AC. (\$4798.00), REFORESTATION, 3.69 AC. (\$80368.20) AND FEE IN LIEU PAYMENT FOR THE REMAINING 0.12 AC. OF REQUIRED 3.81 AC. OF REFORESTATION, (\$2613.60) AND THE PAYMENT OF AN ABANDONMENT FEE OF \$34848.00 FOR THE ABANDONMENT OF 0.80 AC. RETENTION FOREST CONSERVATION EASEMENT PER F-06-201. TOTAL FINANCIAL SURETY OBLIGATION IS \$130897.80 AC. UNDER THE DEVELOPERS AGREEMENT FOR F-06-201.
 - FOR FLAG OR PIPE STEM LOTS, REFUSE COLLECTION, SNOW REMOVAL AND ROAD MAINTENANCE ARE PROVIDED TO THE JUNCTION OF THE FLAG, PIPE STEM OR PRIVATE ACCESS PLACE EASEMENTS AND THE ROAD RIGHT OF WAY LINE ONLY AND NOT ONTO THE FLAG/PIPE STEM DRIVEWAY.
 - WP-04-20 APPROVED DECEMBER 18, 2003 TO WAIVE SECTION 16.115(C) TO PERMIT CLEARING, GRADING AND CONSTRUCTION OF A PUBLIC ROAD WITHIN THE 100 YEAR FLOODPLAIN; SECTIONS 16.116(A)(1) AND 16.116(C)(2) TO PERMIT CLEARING, GRADING AND CONSTRUCTION OF A PUBLIC ROAD WITHIN THE 25' WETLAND BUFFERS AND THE 50' AND 75' STREAM BUFFERS AND SECTION 16.116(B) TO PERMIT CLEARING, GRADING AND THE CONSTRUCTION OF A PUBLIC ROAD ON STEEP SLOPE AREAS. APPROVAL IS SUBJECT TO THE FOLLOWING CONDITIONS:
1.) THE EXISTING RETENTION FCE OF 0.80 ACRES ON LOT 3 MUST BE RELOCATED TO ANOTHER HIGH PRIORITY AREA ON THIS SITE AND IT IS IN ADDITION TO THE FOREST CONSERVATION OBLIGATION FOR THIS PROPOSED RESUBDIVISION OF LOT 3, WURTZER PROPERTY, PER GENERAL NOTE 18 ON F-98-130.
2.) ALL IMPACTS TO THE ENVIRONMENTALLY SENSITIVE FEATURES MUST BE MINIMIZED. GRADING AREAS MUST BE RE-STABILIZED AND RE-VEGETATED.
3.) THE DEVELOPER MUST OBTAIN ANY REQUIRED PERMITS FOR THE PROPOSED ENVIRONMENTAL IMPACTS.
 - STORM WATER MANAGEMENT TO BE PROVIDED FOR THIS DEVELOPMENT BY A MICROPOOL EXTENDED DETENTION FACILITY LOCATED IN OPEN SPACE LOT 28 AND TWO POCKET PONDS LOCATED IN OPEN SPACE LOT 22 AND OPEN SPACE LOT 23 AND NATURAL CONSERVATION AREAS (PRIVATE STORMWATER MANAGEMENT EASEMENTS 1-11)
ALL FACILITIES ARE HAZARD CLASS "A" AND WILL BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION. SEE NOTE 30.

THE PURPOSE OF THIS PLAT IS TO RESUBDIVIDE NON-BUILDABLE PARCELS A, B, C, AND D SHOWN ON THE PLAT OF THE WOODS OF TIBER BRANCH II PHASE I, II AND III TO CREATE NEW LOTS 45-63, THE WOODS OF TIBER BRANCH II, PHASE III, AND TO ABANDON AND CREATE A 24' WIDE COMMON ACCESS EASEMENT

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

B. Wurtzer for Peter Brulenson 11/6/07
HOWARD COUNTY HEALTH OFFICER 50 DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

Michael Pfaul 10/30/07
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

Michael Pfaul 11/15/07
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 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 12 DAY OF October, 2007

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

Michael Pfaul
WITNESS
Michael Pfaul
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 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 ON THE PLAT 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. **19601** ON **11/15/07**
AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

THE WOODS OF TIBER BRANCH II PHASE III
LOTS 45-55, 56-63
A RESUBDIVISION OF
PHASE III - NON-BUILDABLE PARCELS A, B, C & D
AS SHOWN ON A PLAT ENTITLED
THE WOODS OF TIBER BRANCH II PHASES I, II AND III
RECORDED AS PLAT NOS. 19490-19503
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, F-06-201
PLAT NOS,
SCALE 1"= 200' OCTOBER 10, 2007
SHEET 1 OF 3

F-08-01a

GENERAL NOTES

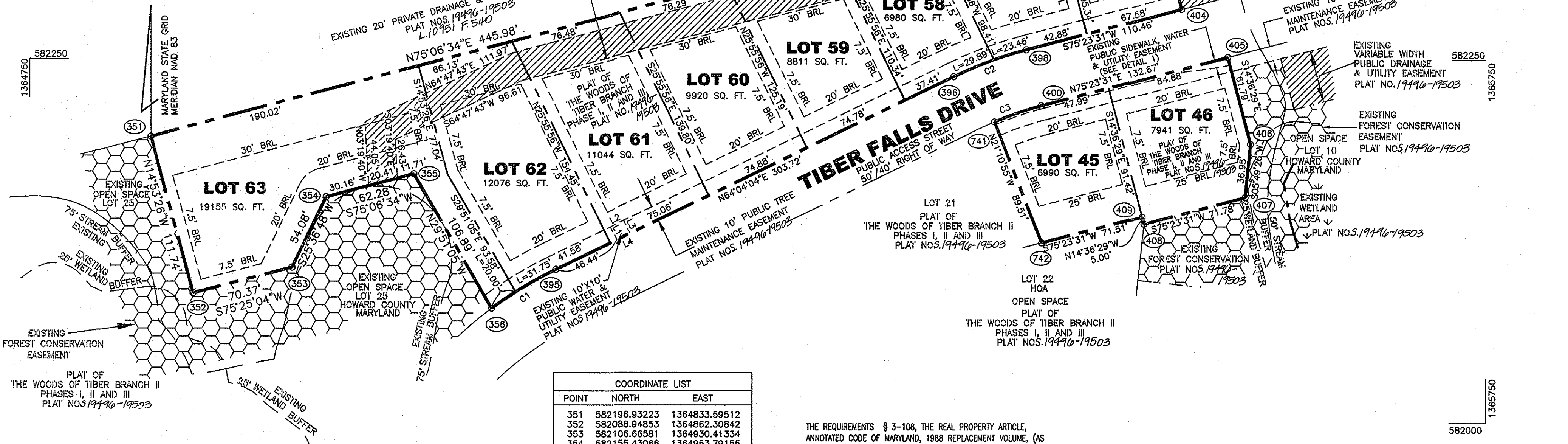
(CONTINUED FROM SHEET 1)

22. 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.
23. WP-99-48 APPROVED DECEMBER 30, 1998
A) TO WAIVE SECTION 16.144(1) TO REACTIVATE THE FINAL PLAN SUBMISSION F-98-130 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.
24. 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.
25. RETAINING WALLS ARE PRIVATELY OWNED AND MAINTAINED BY THE INDIVIDUAL LOT OWNER.
26. STORMWATER MANAGEMENT FACILITIES ON LOTS 22, 23 AND 26 WILL BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
27. THE NON-BUILDABLE PARCELS WILL BECOME BUILDABLE LOTS 45-55, 56-63 UPON RECORDING THIS RESUBDIVISION PLAT.

28. SP-04-014 SIGNED/APPROVED ON 1-27-06.
29. PRIVATE STORM WATER CREDIT EASEMENTS 1-11 ARE IN ACCORDANCE WITH THE MDE NATURAL AREA CONSERVATION AREA REQUIREMENTS.
30. LOTS 29-34 AND LOTS 36-39, 49-52 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.
31. APPD TRAFFIC STUDY PREPARED BY THE TRAFFIC GROUP, DATED JANUARY 2004.
32. 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 \$45600.00 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 ALL OF THIS PER F-06-201.
33. THE ARTICLES OF INCORPORATION FOR TRINITY HOMES AT WOODS OF TIBER BRANCH II, LLC WERE APPROVED ON JANUARY 2006 AND RECORDED AS DEPARTMENT OF REGISTERED PROFESSIONALS PLAT NOS. 19496-19503.
34. MAINTENANCE AGREEMENT FOR 24' PRIVATE USE IN COMMON ACCESS AGREEMENT TO BE RECORDED CONCURRENTLY WITH THIS PLAT.

CURVE	ARC	CURVE DATA			
		RADIUS	TANGENT	DELTA	CHORD
C1	51.75'	270.00'	25.95'	10°59'00"	N58°34'34"E 51.67'
C2	53.36'	270.00'	26.76'	11°19'27"	N69°43'48"E 53.27'
C3	33.89'	230.00'	16.97'	08°26'34"	N71°10'14"E 33.86'

LEGEND	
	EXISTING FOREST CONSERVATION EASEMENT
	EXISTING PUBLIC DRAINAGE & UTILITY EASEMENT
	EXISTING WETLANDS



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
395	582105.67077	1365111.28847
396	582238.48837	1365384.42614
398	582256.94584	1365434.40348
400	582218.23888	1365444.49165
403	582376.95335	1365517.27487
404	582284.80404	1365541.29168
405	582251.69909	1365572.87405
406	582191.90449	1365588.45828
407	582155.14433	1365584.70875
408	582137.04126	1365515.24968
409	582141.87963	1365513.98866
411	582311.53805	1365264.59947
741	582207.31036	1365412.44314
742	582123.84380	1365444.78757

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 10/15/07
MARK C. MARTIN DATE

Mary Wurtzer Oulliber 10-13-07
MARY WURTZER OULLIBER DATE

Augustus Stephen Wurtzer 10-11-07
AUGUSTUS STEPHEN WURTZER DATE

Michael Pfauf 10-11-07
TRINITY HOMES AT WOODS OF TIBER BRANCH II, LLC DATE
TRINITY QUALITY HOMES, INC., MEMBER
MICHAEL PFAUF, 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 NON-BUILDABLE PARCELS A, B, C, AND D SHOWN ON THE PLAT OF THE WOODS OF TIBER BRANCH II, PHASE I, II AND III, TO CREATE NEW LOTS 45-63, THE WOODS OF TIBER BRANCH II, PHASE III, AND TO ABANDON AND CREATE A 24' USE IN COMMON ACCESS EASEMENT.

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.

B. Nyman for Peter Beldersen 11/6/07
HOWARD COUNTY HEALTH OFFICER 50 11/6/07 DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

Michael Pfauf 10/30/07
CHIEF, DEVELOPMENT ENGINEERING DIVISION 44 DATE

Robert H. Vogel 10/15/07
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 12 DAY OF October, 2007.

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

Michael Pfauf
WITNESS
Michael Pfauf
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. 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 8666 FOLIO 161 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

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

Mark C. Martin 10/15/07
MARK C. MARTIN, PROFESSIONAL LAND SURVEYOR REGISTERED PROFESSIONALS

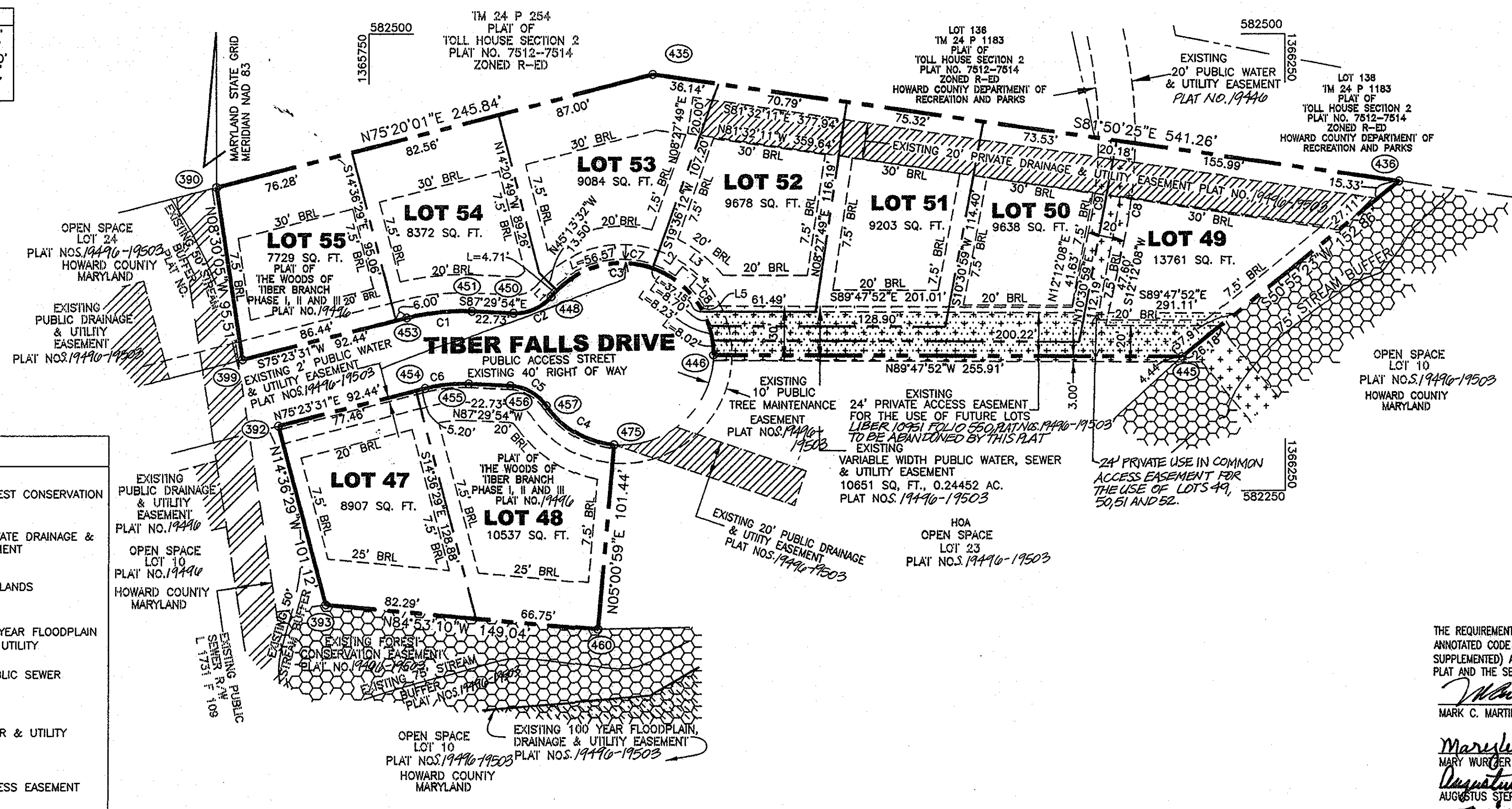
RECORDED AS PLAT No. 19502 ON 10/26/07
AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

THE WOODS OF TIBER BRANCH II PHASE III
LOTS 45-55, 56-63
A RESUBDIVISION OF
PHASE III - NON-BUILDABLE PARCELS A, B, C & D AS SHOWN ON A PLAT ENTITLED
THE WOODS OF TIBER BRANCH II PHASES I, II AND III RECORDED AS PLAT NOS. 19496-19503
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, F-06-201
PLAT NOS.
SCALE 1"=50'
OCTOBER 10, 2007

CURVE DATA						
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	123.40'	50.00'	142.82'	141°24'39"	S69°55'23"E	94.38'
C4	44.17'	50.00'	23.64'	50°36'56"	N59°40'34"W	42.74'
C5	23.18'	25.00'	12.50'	53°07'48"	S60°56'00"E	22.36'
C6	23.88'	80.00'	12.03'	17°06'35"	S83°56'49"W	23.80'
C7	76.82'	76.82'	47.35'	84°38'59"	N81°41'47"E	70.02'
C8	13.17'	13.17'	6.62'	14°30'54"	S37°41'08"E	13.13'

COORDINATE LIST		
POINT	NORTH	EAST
390	582415.66580	1365666.83628
392	582284.96429	1365700.50822
393	582187.11660	1365726.01020
399	582321.20463	1365680.95592
435	582477.90985	1365904.66413
436	582419.46544	1366312.26913
445	582323.10550	1366193.60078
446	582324.00933	1365937.69108
448	582356.40944	1365849.04357
450	582347.29192	1365828.62615
451	582348.28421	1365805.91408
453	582344.51945	1365770.41182
454	582305.81249	1365780.49999
455	582308.32233	1365804.16816
456	582307.33005	1365826.88023
457	582296.46662	1365846.42469
460	582173.83221	1365874.45401
475	582274.88373	1365883.32403

LINE TABLE	
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'



LEGEND	
	EXISTING FOREST CONSERVATION EASEMENT
	EXISTING PRIVATE DRAINAGE & UTILITY EASEMENT
	EXISTING WETLANDS
	EXISTING PUBLIC 100 YEAR FLOODPLAIN DRAINAGE & UTILITY
	EXISTING PUBLIC SEWER EASEMENT
	EXISTING PUBLIC WATER & UTILITY EASEMENT
	EXISTING PRIVATE ACCESS EASEMENT

AREA TABULATION CHART PHASE III	
TOTAL NUMBER OF BUILDABLE LOTS TO BE RECORDED	9
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	9
TOTAL AREA OF BUILDABLE LOTS TO BE RECORDED	1.99532 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	1.99532 AC.

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

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

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 10/15/07
 MARK C. MARTIN DATE

Mary Wurtzer Oulliber 10-12-07
 MARY WURTZER OULLIBER DATE

Augustus Stephen Wurtzer 10-11-07
 AUGUSTUS STEPHEN WURTZER DATE

Michael Pfau 10-17-07
 TRINITY HOMES AT WOODS OF TIBER BRANCH II, LLC DATE
 TRINITY QUALITY HOMES, INC., MEMBER
 MICHAEL PFAU, PRESIDENT

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

B. Nyman for Peter Beilensen 11/6/07
 HOWARD COUNTY HEALTH OFFICER 90 11/6/07 DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

Mark C. Martin 10/30/07
 CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

Mark C. Martin 11/15/07
 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 12 DAY OF October, 2007

Mary Wurtzer Oulliber
 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

Mark C. Martin
 WITNESS
Mark C. Martin
 WITNESS
 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 AND ACCEPTANCE OF THE STREETS IN THE SUBDIVISION BY HOWARD COUNTY IS SHOWN ACCORDANCE WITH THE ANNOTATED CODE OF MARYLAND, AS SUPPLEMENTED. 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. 19563 ON 11/16/07
 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

THE WOODS OF TIBER BRANCH II PHASE III
 LOTS 45-55, 56-63
 A RESUBDIVISION OF
 PHASE III - NON-BUILDABLE PARCELS A, B, C & D
 AS SHOWN ON A PLAT ENTITLED
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 PLAT NOS.
 SCALE 1"=80' OCTOBER 10, 2007

SHEET 3 OF 3