

GENERAL NOTES

- SUBJECT PROPERTY IS ZONED RC-DEO AS PER THE 2-2-04 COMPREHENSIVE ZONING PLAN AND THE COMP LITE ZONING REGULATION AMENDMENTS EFFECTIVE 7/28/06.
- COORDINATES BASED ON THE MARYLAND COORDINATE SYSTEM AS PROJECTED BY HOWARD COUNTY CONTROL STATIONS; 18HC N 58780.909 E 1341530.141; 18HD N 590674.171 E 1340043.586
- THIS PLAT IS BASED ON A FIELD RUN BOUNDARY SURVEY PERFORMED BY ROBERT H. VOGEL ENGINEERING, INC. IN JULY, 2005.
- ALL AREAS ARE MORE OR LESS.
- DENOTES AN IRON PIN SET
○ DENOTES AN IRON PIN OR PIPE FOUND
◇ DENOTES AN ANGULAR CHANGE IN BEARING
■ DENOTES CONCRETE MONUMENT OR STONE
- THERE IS AN EXISTING DWELLING LOCATED ON LOT 4 TO REMAIN. NO NEW BUILDINGS, EXTENSIONS OR ADDITIONS TO THE EXISTING DWELLING ARE TO BE CONSTRUCTED AT A DISTANCE LESS THAN THE ZONING REGULATIONS REQUIRE.
- DRIVEWAYS SHALL BE PROVIDED PRIOR TO THE ISSUANCE OF A USE AND OCCUPANCY PERMIT FOR ANY NEW DWELLINGS TO INSURE SAFE ACCESS FOR FIRE AND EMERGENCY VEHICLES PER THE FOLLOWING MINIMUM REQUIREMENTS:
1) WIDTH--12' (16' SERVING MORE THAN ONE RESIDENCE)
2) SURFACE--6" OF COMPACTED CRUSHER RUN BASE W/TAR AND CHIP COATING (1-1/2" MIN.)
3) GEOMETRY--MAX. 15% GRADE, MAX. 10% GRADE CHANGE AND MIN. 45' TURNING RADIUS
4) STRUCTURES (CULVERTS/BRIDGES)--CAPABLE OF SUPPORTING 25 GROSS TONS (H25 LOADING)
5) DRAINAGE EASEMENTS--CAPABLE OF SAFELY PASSING 100-YEAR FLOOD WITH NO MORE THAN 1 FOOT DEPTH OVER DRIVEWAY SURFACE
6) MAINTENANCE--SUFFICIENT TO INSURE ALL WEATHER USE.
- THE FOREST CONSERVATION EASEMENT HAS BEEN ESTABLISHED TO FULFILL THE REQUIREMENTS OF SECTION 16.1200 OF THE HOWARD COUNTY CODE AND FOREST CONSERVATION ACT. NO CLEARING, GRADING OR CONSTRUCTION IS PERMITTED WITHIN THE FOREST CONSERVATION EASEMENT; HOWEVER, FOREST MANAGEMENT PRACTICES AS DEFINED IN THE DEED OF FOREST CONSERVATION EASEMENT ARE ALLOWED.
- FOR FLAG OR PIPESTEM LOTS, REFUSE COLLECTION, SNOW REMOVAL AND ROAD MAINTENANCE ARE PROVIDED TO THE JUNCTION OF THE FLAG OR PIPESTEM AND ROAD RIGHT OF WAY LINE AND NOT ONTO THE PIPESTEM DRIVEWAY.
- WATER SERVICE TO LOTS 1-3 AND 5-8 WILL BE GRANTED UNDER THE PROVISIONS OF SECTION 18.122(B) OF THE HOWARD COUNTY CODE. PUBLIC WATER ALLOCATION WILL BE GRANTED AT THE TIME OF ISSUANCE OF THE BUILDING PERMIT IF CAPACITY IS AVAILABLE AT THAT TIME. ACCESS TO WATER HAS BEEN PROVIDED UNDER CONTRACT NO. 44-3480.
- NO CLEARING, GRADING OR CONSTRUCTION IS PERMITTED WITHIN THE WETLANDS, STREAMS OR THEIR BUFFERS AND THE FOREST CONSERVATION EASEMENTS AND 100 YEAR FLOODPLAIN.
- A NOISE STUDY WAS PREPARED BY FREDERICK WARD ASSOCIATES, DATED SEPTEMBER, 2001 APPROVED UNDER SP-02-08.
- THIS PLAT IS SUBJECT TO THE DENSITY RECEIVING PLAT, HOMESTEAD, SP-02-08 RECORDED AS PLAT NO. 18162 AS A RECEIVING PARCEL FOR DENSITY TRANSFER AND TO IDENTIFY THE SENDING OF 1 DEO UNIT BEING TRANSFERRED FROM CATTAL CREEK COUNTRY CLUB, INC. AND 3 DEO UNITS BEING TRANSFERRED FROM THE CHASE AT STONEY BROOK.
- RESERVATION OF PUBLIC UTILITY AND FOREST CONSERVATION EASEMENTS DEVELOPING RESERVES UNTO ITSELF, ITS SUCCESSORS AND ASSIGNS. ALL EASEMENTS SHOWN ON THIS PLAN FOR WATER, SEWER, STORM DRAINAGE, OTHER PUBLIC UTILITIES AND FOREST CONSERVATION (DESIGNATED AS FOREST CONSERVATION AREA), LOCATED IN, ON, OVER AND THROUGH LOT/PARCELS, ANY CONVEYANCES OF THE AFORESAID LOTS/PARCELS SHALL BE SUBJECT TO THE EASEMENTS HEREIN RESERVED, WHETHER OR NOT EXPRESSLY STATED IN THE DEED(S) OF SAID LOTS/PARCELS. DEVELOPER SHALL EXECUTE AND DELIVER DEEDS FOR THE EASEMENTS HEREIN RESERVED TO HOWARD COUNTY WITH METES AND BOUNDS DESCRIPTION OF THE FOREST CONSERVATION AREA UPON COMPLETION OF THE PUBLIC UTILITIES AND THEIR ACCEPTANCE BY HOWARD COUNTY, AND IN THE CASE OF THE FOREST CONSERVATION EASEMENT, UPON COMPLETION OF THE DEVELOPER'S OBLIGATIONS UNDER THE FOREST CONSERVATION INSTALLATION AND MAINTENANCE AGREEMENT EXECUTED BY THE DEVELOPER AND THE COUNTY, AND THE RELEASE OF DEVELOPER'S SURETY POSTED WITH SAID AGREEMENT. THE COUNTY SHALL ACCEPT THE EASEMENTS AND RECORD THE DEED(S) OF EASEMENT IN THE LAND RECORDS OF HOWARD COUNTY.
- LANDSCAPING FOR THESE LOTS IS PROVIDED WITH A CERTIFIED LANDSCAPE PLAN INCLUDED WITH THE ROAD CONSTRUCTION PLAN SET IN ACCORDANCE WITH SECTION 16.124 OF THE HOWARD COUNTY CODE AND LANDSCAPE MANUAL.
- FOREST CONSERVATION REQUIREMENTS PER SECTION 16.1202 OF THE HOWARD COUNTY CODE AND FOREST CONSERVATION MANUAL FOR THIS SUBDIVISION WILL BE FULFILLED BY A FOREST CONSERVATION RETENTION EASEMENT ON NON-BUILDABLE PRESERVATION PARCEL A IN THE AMOUNT OF 6.38 AC AND A FEE IN LIEU PAYMENT IN THE AMOUNT OF \$327.00 FOR THE REQUIRED 0.01 AC OF REQUIRED REFORESTATION. A FINANCIAL SURETY IN THE AMOUNT OF \$5583.00 WILL BE POSTED WITH THE FOREST CONSERVATION MAINTENANCE AGREEMENT. TOTAL FOREST CONSERVATION OBLIGATION FOR THIS SUBDIVISION IS 6.39 AC. RETENTION; (6.38 AC.) 277912.80 SQ. FT. X 0.20 = \$5583.00. FEE IN LIEU FOR REMAINING REFORESTATION (0.01 AC.) 435.60 SQ. FT. X 0.75 = \$327.00.

GENERAL NOTES (CONTINUED)

- ALL LANDSCAPING REQUIREMENTS AS SET FORTH IN SECTION 16.124 OF THE HOWARD COUNTY SUBDIVISION REGULATIONS AND LANDSCAPE MANUAL SHALL BE COMPLIED WITH. FINANCIAL SURETY FOR THE REQUIRED 23 SHADE TREES AND 2 EVERGREEN TREES IN THE AMOUNT OF \$7200.00 WILL BE POSTED AS PART OF THE DEVELOPERS AGREEMENT.
- THIS PROPERTY IS WITHIN THE METROPOLITAN DISTRICT.
- TO THE BEST OF THE OWNERS KNOWLEDGE THERE ARE NO BURIAL, CEMETERY LOCATIONS OR HISTORICAL STRUCTURES ON THIS SITE.
- THIS SUBDIVISION COMPLIES WITH THE FOURTH EDITION OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS AND THE ZONING REGULATIONS AS AMENDED BY COUNCIL BILL 50-2001. THIS SUBDIVISION PER SP-02-08 IS GRANDFATHERED TO THE FOURTH EDITION OF THE SUBDIVISION REGULATIONS BECAUSE F-02-41 AND F-02-42 HOMESTEAD I AND HOMESTEAD II WERE SUBMITTED FOR REVIEW PRIOR TO 11/15/01. DEVELOPMENT OR CONSTRUCTION ON THESE LOTS OR PARCELS MUST COMPLY WITH SETBACK AND BUFFER REGULATIONS IN EFFECT AT THE TIME OF SUBMISSION OF THE BUILDING AND GRADING PERMIT APPLICATIONS.

LEGEND

- PUBLIC 100 YEAR FLOODPLAIN, DRAINAGE & UTILITY EASEMENT
- NON-TIDAL WETLANDS
- PUBLIC STORMWATER MANAGEMENT CREDIT EASEMENT
- PUBLIC FOREST CONSERVATION EASEMENT RETENTION

LINE TABLE

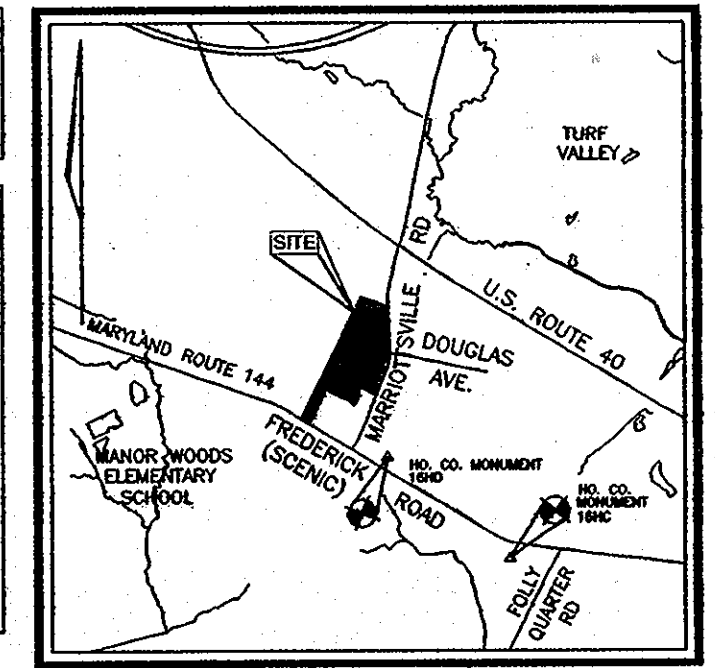
L1	N68°03'10"W	214.76'
L2	S22°08'51"W	92.93'
L3	S34°36'24"W	99.49'
L4	N58°53'02"W	61.93'
L5	N64°38'15"W	142.49'
L6	N62°20'04"W	106.55'

MINIMUM LOT SIZE CHART

LOT NO.	GROSS AREA	PIPESTEM AREA	MINIMUM LOT SIZE
4	57216 SQ. FT.	8666 SQ. FT.	48548 SQ. FT.
5	54662 SQ. FT.	7610 SQ. FT.	47052 SQ. FT.

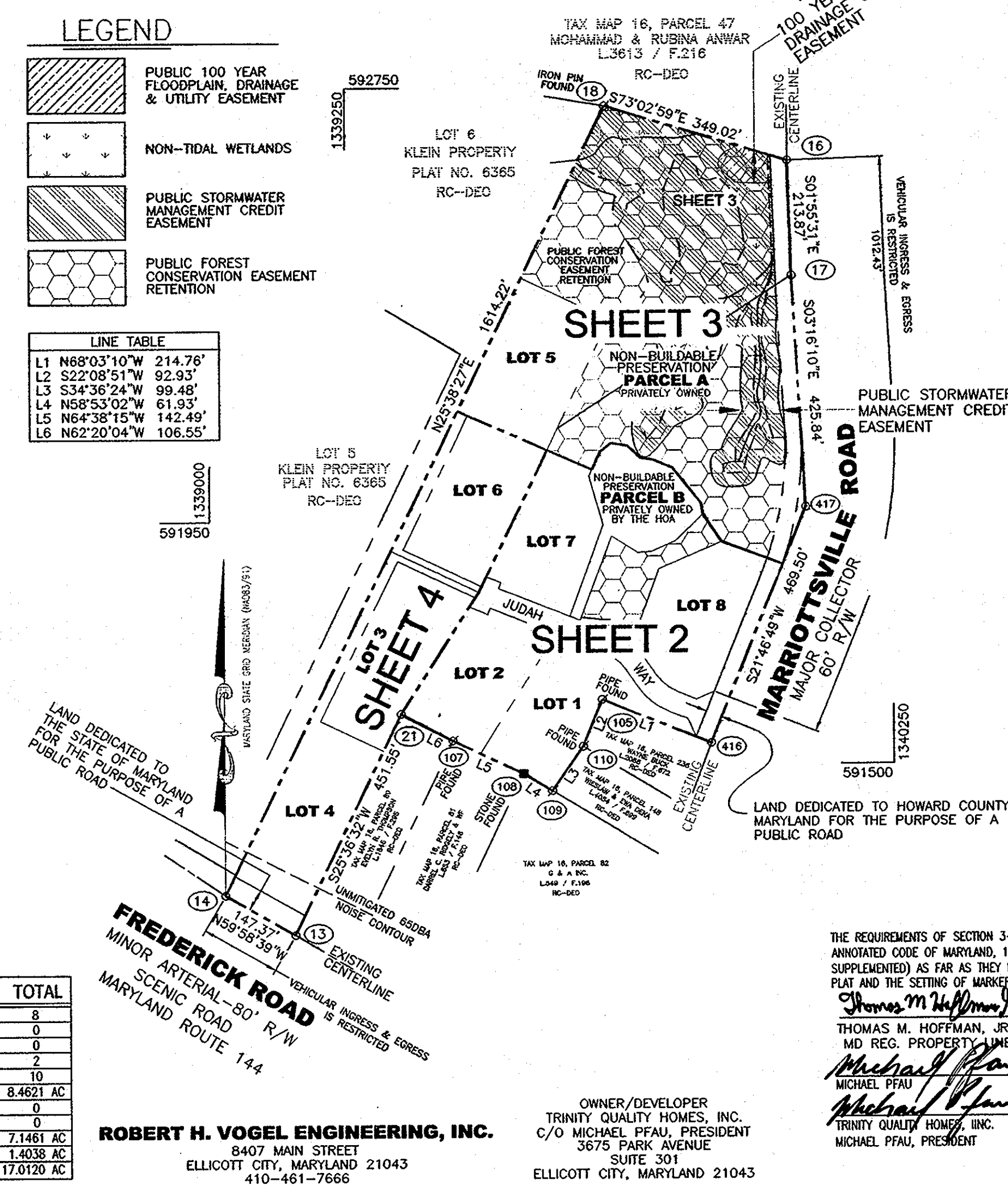
COORDINATE LIST

POINT	NORTH	EAST
13	591187.1403	1339154.0328
14	591260.8754	1339026.4362
16	592614.3813	1340058.8115
17	592400.6367	1340065.9965
18	592716.1345	1339724.9540
21	591594.3291	1339349.2036
105	591619.7733	1339716.8800
107	591544.8569	1339443.5720
108	591483.8219	1339572.3290
109	591451.8192	1339625.3470
110	591533.6976	1339681.8450
416	591539.5060	1339916.0759
417	591975.4899	1340090.2836



GENERAL NOTES (CONTINUED)

- THIS AREA DESIGNATES A PRIVATE SEWAGE EASEMENT OF 10000 SQUARE FEET AS REQUIRED BY THE MARYLAND DEPARTMENT OF THE ENVIRONMENT FOR INDIVIDUAL SEWAGE DISPOSAL. IMPROVEMENTS OF ANY NATURE IN THIS AREA ARE RESTRICTED UNTIL PUBLIC SEWERAGE IS AVAILABLE. THESE EASEMENTS SHALL BECOME NULL AND VOID UPON CONNECTION TO A PUBLIC SEWERAGE SYSTEM. THE COUNTY HEALTH OFFICER SHALL HAVE THE AUTHORITY TO GRANT VARIANCES FOR ENCROACHMENT INTO THE PRIVATE SEWAGE EASEMENT. (SEE SHEET 4 FOR A CONTINUATION OF GENERAL NOTES)
- NON-BUILDABLE PRESERVATION PARCEL A IS TO BE PRIVATELY OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION AND HOWARD COUNTY AS THE EASEMENT HOLDER. PRESERVATION PARCEL B IS TO BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION WITH HOWARD COUNTY AS THE EASEMENT HOLDER. PRESERVATION PARCEL A IS ESTABLISHED FOR ENVIRONMENTAL PROTECTION OF WETLANDS, STREAM, FLOOD PLAN AND FOREST CONSERVATION AREAS. PRESERVATION PARCEL B IS ESTABLISHED FOR STORM WATER MANAGEMENT.
- THE ARTICLES OF INCORPORATION FOR ESTABLISHMENT OF THE HOMESTEAD HOA WAS ACCEPTED BY THE STATE DEPARTMENT OF ASSESSMENT AND TAXATION ON 1/18/2010 AS RECEIPT NO. 015996080.
- USING THE DENSITY/CLUSTER EXCHANGE OPTION DESCRIBED UNDER SECTION 106 OF THE ZONING REGULATIONS, THE DEVELOPMENT RIGHTS FOR 4 OF THE LOTS SHOWN ON THIS SUBDIVISION PLAN HAVE BEEN TRANSFERRED FROM THE CHASE AT STONEY BROOK (3 DEO UNITS) AND CATTAL CREEK COUNTRY CLUB, INC. (1 DEO UNIT) UNDER RE-06-03 RECORDED ON 3/17/06 AS PLAT NO. 18162 (SEE GENERAL NOTE 8 OF RE-06-03).
- THE LOTS SHOWN HEREON COMPLY WITH THE MINIMUM OWNERSHIP WIDTH AND LOT AREA AS REQUIRED BY THE MARYLAND DEPARTMENT OF THE ENVIRONMENT.
- A TREE MAINTENANCE EASEMENT RUNNING ALONG THE EDGE OF THE PUBLIC ROAD RIGHT OF WAY AS SHOWN ON THIS PLAT OF SUBDIVISION IS RESERVED UPON ALL LOTS FRONTING ON THE SAID PUBLIC ROAD RIGHT OF WAY. THIS EASEMENT ALLOWS HOWARD COUNTY THE RIGHT TO ACCESS THE PROPERTY, WHEN NECESSARY, FOR THE SPECIFIC PURPOSE OF INSTALLATION, REPAIR AND MAINTENANCE OF COUNTY OWNED TREES LOCATED WITHIN THE BOUNDARIES OF PRIVATE LOTS. NO BUILDING OR STRUCTURE OF ANY KIND SHALL BE LOCATED ON OR OVER THE SAID EASEMENT AREAS.
- THE USE IN COMMON DRIVEWAY MAINTENANCE AGREEMENTS FOR LOTS 3 THROUGH 6 WERE RECORDED IN THE HOWARD COUNTY LAND RECORDS OFFICE SIMULTANEOUS WITH THE RECORDING OF THIS PLAT.
- THE 65 DBA NOISE CONTOUR LINE DRAWN ON THIS SUBDIVISION PLAN IS ADVISORY AS REQUIRED BY THE HOWARD COUNTY DESIGN MANUAL, CHAPTER 5, REVISED FEBRUARY, 1992 AND CANNOT BE CONSIDERED TO EXACTLY LOCATE THE 65 DBA NOISE EXPOSURE. THE 65 DBA NOISE LINE WAS ESTABLISHED BY HOWARD COUNTY TO ALERT DEVELOPERS, BUILDERS AND FUTURE RESIDENTS THAT AREAS BEYOND THIS THRESHOLD MAY EXCEED GENERALLY ACCEPTED NOISE LEVELS ESTABLISHED BY THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT.
- THE WETLAND DELINEATION FOR THIS SUBDIVISION WAS PERFORMED BY ECO-SCIENCES, DATED SEPTEMBER, 2001.
- STORM WATER MANAGEMENT TO BE PROVIDED FOR THE DEVELOPMENT. THE STORMWATER MANAGEMENT FACILITY IS HAZARD CLASS A AND DOES NOT QUALIFY AS A MD-37B FACILITY. THE MICROPOOL EXTENDED POOL WILL BE PRIVATELY OWNED AND MAINTAINED BY THE HOA.
- STREET TREES ARE PROVIDED FOR THIS SUBDIVISION IN ACCORDANCE WITH SECTION 16.124(E)(1) OF THE SUBDIVISION REGULATIONS AND THE LANDSCAPE MANUAL. FINANCIAL SURETY FOR THE REQUIRED 31 STREET TREES IN THE AMOUNT OF \$9300 WILL BE POSTED AS PART OF THE DEVELOPERS AGREEMENT.



TOTAL AREA TABULATION CHART

	SHEET 2	SHEET 3	SHEET 4	TOTAL
TOTAL NUMBER OF BUILDABLE LOTS TO BE RECORDED	4	P/0 1	3 & P/0 1	8
TOTAL NUMBER OF NON-BUILDABLE LOTS TO BE RECORDED	0	0	0	0
TOTAL NUMBER OF OPEN SPACE LOTS TO BE RECORDED	0	0	0	0
TOTAL NUMBER OF PRESERVATION PARCELS TO BE RECORDED	1 & P/0 1	P/0 1	0	2
TOTAL NUMBER OF LOTS/PARCELS TO BE RECORDED	5 & P/0 1	P/0 2	3 & P/0 1	10
TOTAL AREA OF BUILDABLE LOTS TO BE RECORDED	3.8478 AC	1.0802 AC	3.5341 AC	8.4621 AC
TOTAL AREA OF NON-BUILDABLE LOTS TO BE RECORDED	0	0	0	0
TOTAL AREA OF OPEN SPACE LOTS TO BE RECORDED	0	0	0	0
TOTAL AREA OF PRESERVATION PARCELS TO BE RECORDED	1.2080 AC	5.9381 AC	0	7.1461 AC
TOTAL AREA OF ROADWAY TO BE RECORDED	0.7188 AC	0.5497 AC	0.1353 AC	1.4038 AC
TOTAL AREA OF SUBDIVISION TO BE RECORDED	5.7746 AC	7.5680 AC	3.6694 AC	17.0120 AC

THE REQUIREMENTS OF SECTION 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.

Thomas M. Hoffman, Jr. 3-03-10
THOMAS M. HOFFMAN, JR. DATE
MD REG. PROPERTY LINE SURVEYOR NO. 267

Michael Pfafl 5-19-10
MICHAEL PFAU DATE
Michael Pfafl 5-19-10
MICHAEL PFAU, PRESIDENT DATE

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

OWNER/DEVELOPER
TRINITY QUALITY HOMES, INC.
C/O MICHAEL PFAU, PRESIDENT
3675 PARK AVENUE
SUITE 301
ELLCOTT CITY, MARYLAND 21043

DENSITY EXCHANGE CHART

TOTAL GROSS AREA OF SUBDIVISION	17.01 ACRES
AREA OF 100 YEAR FLOODPLAIN	0.12 ACRES
AREA OF 25% SLOPES (OUTSIDE FLOODPLAIN)	0.22 ACRES
NET TRACT AREA	16.67 ACRES
NUMBER OF RESIDENTIAL UNITS ALLOWED BY RIGHT	4 (GROSS AREA/4.25)
NUMBER OF RESIDENTIAL UNITS ALLOWED BY DENSITY EXCHANGE	8 (NET AREA/2)
NUMBER OF RESIDENTIAL UNITS PROPOSED	8
NUMBER OF DEO UNITS REQUIRED	4 (8-4 BASE DENSITY)
3 DEO UNITS FROM CHASE AT STONEY BROOK, LOCATED ON TAX MAP NO. 7, GRID 17, PARCEL NO. 133, LIBER 6377, FOLIO 176 AND 1 DEO UNIT FROM CATTAL CREEK COUNTRY CLUB, INC. ON TAX MAP 21, GRID 3 PARCEL NO. 3, LIBER 4617, FOLIO 100, RE-06-03 RECORDED ON 3/17/06 AS PLAT NO. 18162.	

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

Robert H. Vogel 6/30/10
HOWARD COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

John P. DeWitt 5/27/10
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

Kurt Schellwieser 7/15/10
DIRECTOR DATE

OWNER'S CERTIFICATE

WE, MICHAEL L. PFAU, INDIVIDUALLY AND TRINITY QUALITY HOMES, INC. BY MICHAEL L. PFAU, PRESIDENT OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY ADOPT THIS FINAL 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 RIGHTS-OF-WAY AND THE SPECIFIC EASEMENT SHOWN HEREON; 2) THE RIGHT TO REQUIRE DEDICATION FOR PUBLIC USE THE BEDS OF THE STREETS AND/OR ROADS, THE 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 STREET 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 RIGHT-OF-WAYS.

WITNESS OUR HANDS THIS 19th DAY OF May, 2010.

Michael Pfafl
MICHAEL L. PFAU
WITNESS

Michael Pfafl
TRINITY QUALITY HOMES, INC.
MICHAEL L. PFAU, PRESIDENT
WITNESS

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE PLAT SHOWN HEREON IS CORRECT; THAT IT IS A SUBDIVISION OF ALL OF THE LAND CONVEYED BY EMANUEL EVANGELICAL LUTHERAN CHURCH, INC. TO MICHAEL L. PFAU BY DEED DATED OCTOBER 18, 2000 RECORDED IN LIBER 5239 FOLIO 319 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND AND ALL OF THE LAND CONVEYED BY BARBARA MAYO-WELLS TO TRINITY QUALITY HOMES, INC. BY DEED DATED DECEMBER 20, 2001 RECORDED IN LIBER 5871 FOLIO 36 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND AND ALL OF THE LAND CONVEYED BY MICHAEL L. PFAU TO TRINITY QUALITY HOMES, INC. BY DEED DATED DECEMBER 20, 2001 RECORDED IN LIBER 5871, FOLIO 68 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND 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.

Thomas M. Hoffman, Jr. 3-03-10
THOMAS M. HOFFMAN, JR. DATE
PROPERTY LINE SURVEYOR, MARYLAND REG. NO. 267

RECORDED AS PLAT No. 21199 ON 7/16/10
AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

BRANTWOOD OVERLOOK
LOTS 1-8 AND NON-BUILDABLE PRESERVATION PARCELS A & B

DPZ FILES NO. F-02-41, F-02-42, SP-02-08, RE-06-03

TAX MAP 16, PARCELS 94 & 259
THIRD ELECTION DISTRICT, HOWARD COUNTY, MARYLAND

SCALE 1" = 200' FEBRUARY 11, 2010

GRAPHIC SCALE
200' 0 200' 400' 600'

SHEET 1 OF 4
F-08-042

K:\PROJECTS\06-65\SURVEY\DWG\PLAT1.DWG

COORDINATE LIST		
PT	NORTH	EAST
21	591594.3291	1339349.2036
33	591791.4187	1339474.8804
34	591777.5814	1339509.2199
35	591788.7139	1339513.7058
38	591703.5484	1339725.0574
40	591674.8226	1339760.9742
41	591641.0954	1339784.2781
43	591598.1643	1339837.7645
44	591583.2780	1339874.3379
45	591550.7186	1339888.2500
46	591847.7821	1339506.2417
47	591836.9432	1339533.1401
48	591825.8129	1339528.8550
49	591740.6495	1339740.0075
50	591697.5609	1339793.8827
51	591663.8337	1339817.1866
52	591635.2129	1339852.8442
53	591620.4232	1339889.1802
54	591634.2140	1339921.6125
55	591852.5305	1340008.8461
59	591818.8723	1339492.3865
64	592081.2014	1339618.1095
74	591911.4838	1339338.5383
75	591880.6505	1340018.3005
76	592045.2791	1339700.3490
77	592077.1686	1339714.2784
78	592053.8257	1339735.2456
79	592088.8846	1339765.5725
80	592067.1658	1339788.2808
81	592062.6758	1339812.7737
82	592048.0872	1339847.2330
83	591982.5551	1339899.7047
84	591962.1061	1339902.6541
95	591869.2502	1340047.8330
105	591619.7733	1339716.8800
107	591544.8569	1339443.5720
108	591483.8219	1339572.3290
109	591451.8192	1339625.3470
110	591533.6976	1339681.8450
416	591539.5060	1339916.0759

LINE TABLE		
L1	N06°32'39"W	9.71'
L2	S85°42'27"W	24.33'
L3	N04°17'33"W	30.00'
L4	N85°42'27"E	23.15'
L5	N06°32'39"W	2.92'
L6	S85°42'27"W	19.07'
L7	S06°32'39"E	16.20'
L8	S22°08'51"W	50.83'

CURVE DATA					
CURVE	ARC	RADIUS	TANGENT	DELTA	CHORD
C1	69.55'	120.00'	35.78'	33°12'35"	N51°14'51"W 68.58'
C2	46.65'	80.00'	24.01'	33°24'36"	N51°20'52"W 45.99'
C3	69.97'	120.00'	36.01'	33°24'36"	S51°20'52"E 68.99'
C4	46.37'	80.00'	23.86'	33°12'35"	S51°14'51"E 45.72'
C5	30.00'	620.00'	15.00'	02°46'21"	N20°23'38"E 30.00'

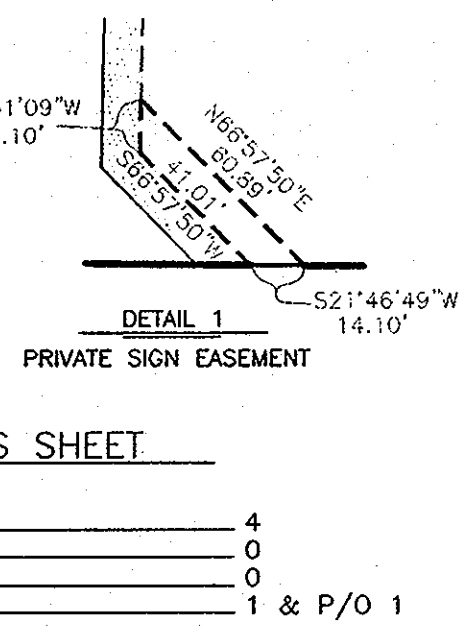
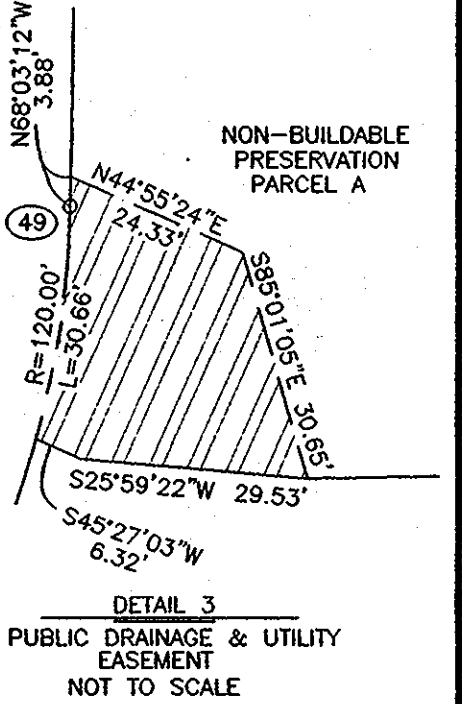
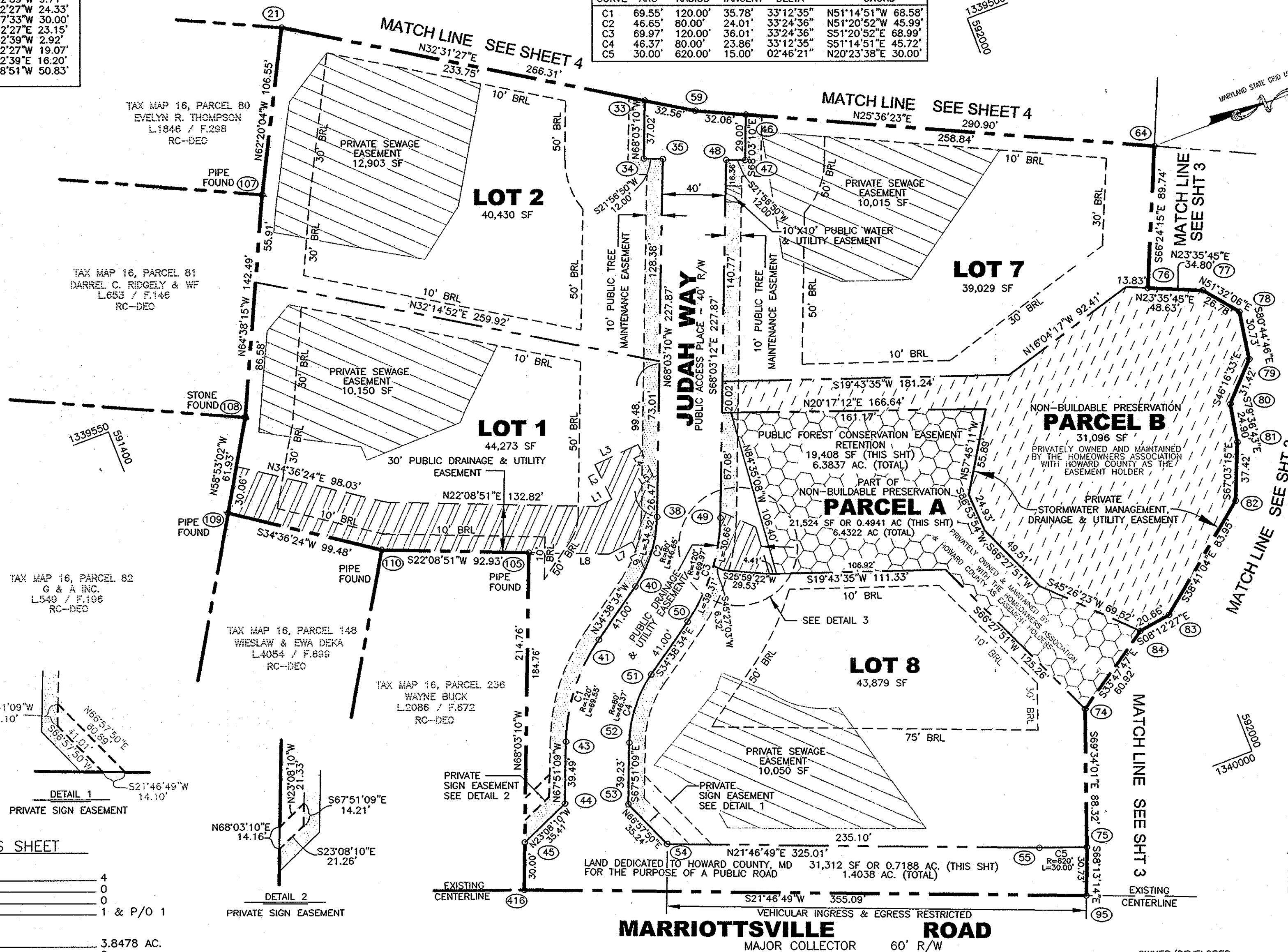
LEGEND

- PUBLIC FOREST CONSERVATION EASEMENT RETENTION
- PUBLIC TREE MAINTENANCE EASEMENT
- PUBLIC DRAINAGE & UTILITY EASEMENT
- PRIVATE STORMWATER MANAGEMENT, DRAINAGE & UTILITY EASEMENT
- PUBLIC WATER & UTILITY EASEMENT
- PRIVATE SEWAGE EASEMENT

AREA TABULATION CHART - THIS SHEET

TOTAL NUMBER OF LOTS AND/OR PARCELS	
BUILDABLE	4
NON-BUILDABLE	0
OPEN SPACE	0
PRESERVATION PARCELS	1 & P/O 1

TOTAL AREA OF LOTS AND/OR PARCELS	
BUILDABLE	3.8478 AC.
NON-BUILDABLE	0
OPEN SPACE	0
PRESERVATION PARCELS	1.2080 AC.
TOTAL AREA OF ROADWAY TO BE RECORDED	
INCLUDING WIDENING STRIPS	0.7188 AC.
TOTAL AREA OF SUBDIVISION TO BE RECORDED	5.7746 AC.



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

MARIOTTVILLE ROAD
MAJOR COLLECTOR 60' R/W

THE REQUIREMENTS OF SECTION 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.

Thomas M. Hoffman, Jr. 3-03-10
THOMAS M. HOFFMAN, JR. DATE
MD REG. PROPERTY LINE SURVEYOR NO. 267

Michael Pfauf 5-19-10
MICHAEL PFAU DATE
C/O MICHAEL PFAU, PRESIDENT
3675 PARK AVENUE
SUITE 301
ELLCOTT CITY, MARYLAND 21043

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

Michael J. Davis 6/30/10
HOWARD COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

John J. Williams 5/19/10
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

Ken Sheehy 7/15/10
DIRECTOR DATE

OWNER'S CERTIFICATE

WE, MICHAEL L. PFAU, INDIVIDUALLY AND TRINITY QUALITY HOMES, INC. BY MICHAEL L. PFAU, PRESIDENT OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY ADOPT THIS FINAL 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 RIGHTS-OF-WAY AND THE SPECIFIC EASEMENT SHOWN HEREON; 2) THE RIGHT TO REQUIRE DEDICATION FOR PUBLIC USE OF THE BEDS OF THE STREETS AND/OR ROADS, THE 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 STREET 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 RIGHT-OF-WAYS.

WITNESS OUR HANDS THIS 19th DAY OF May, 2010

Michael Pfauf
MICHAEL L. PFAU
TRINITY QUALITY HOMES, INC.
MICHAEL L. PFAU, PRESIDENT

John J. Williams
WITNESS

Ken Sheehy
WITNESS

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE PLAT SHOWN HEREON IS CORRECT; THAT IT IS A SUBDIVISION OF ALL OF THE LAND CONVEYED BY EMMANUEL EVANGELICAL LUTHERAN CHURCH, INC. TO MICHAEL L. PFAU BY DEED DATED OCTOBER 18, 2000 RECORDED IN LIBER 5239 FOLIO 319 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND AND ALL OF THE LAND CONVEYED BY BARBARA MAYO-WELLS TO TRINITY QUALITY HOMES, INC. BY DEED DATED DECEMBER 20, 2001 RECORDED IN LIBER 5871 FOLIO 36 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND AND ALL OF THE LAND CONVEYED BY MICHAEL L. PFAU TO TRINITY QUALITY HOMES, INC. BY DEED DATED DECEMBER 20, 2001 RECORDED IN LIBER 5871, FOLIO 68 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND 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.

Thomas M. Hoffman, Jr. 3-03-10
THOMAS M. HOFFMAN, JR. DATE
PROPERTY LINE SURVEYOR, MARYLAND REG. NO. 267

RECORDED AS PLAT No. 21200 ON 7/16/10 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

BRANTWOOD OVERLOOK

LOTS 1-8 AND NON-BUILDABLE PRESERVATION PARCELS A & B

DPZ FILES NO. F-02-41, F-02-42, SP-02-08, RE-06-03

TAX MAP 16, PARCELS 94 & 259
THIRD ELECTION DISTRICT, HOWARD COUNTY, MARYLAND

SCALE 1" = 50'
FEBRUARY 11, 2010
GRAPHIC SCALE

50' 0 50' 100' 150'

SHEET 2 OF 4
F-08-042

K:\PROJECTS\05-65\SURVEY\DWG\PLAT2.DWG

CURVE DATA					
CURVE	ARC	RADIUS	TANGENT	DELTA	CHORD
C1	241.06'	620.00'	122.07'	22°16'38"	N07°52'09"E 239.55'

WETLAND LINE TABLE					
L1	S02°06'46"E	219.27	L53	N23°17'37"E	26.51
L2	S18°49'27"W	31.38	L54	N85°37'29"E	30.68
L3	S08°30'49"W	31.28	L55	N30°11'35"E	19.38
L4	S12°06'23"W	22.93	L56	N45°04'59"E	18.99
L5	S02°23'41"W	42.23	L57	N00°25'55"E	11.00
L6	S13°05'07"E	39.62	L58	N33°52'11"W	23.72
L7	S01°01'27"W	21.88	L59	N19°51'43"E	16.72
L8	S08°42'09"W	26.42	L60	N30°50'56"E	43.00
L9	S00°10'11"E	28.36	L61	N74°09'36"W	11.64
L10	S12°36'13"E	33.41	L62	S64°52'40"W	29.35
L11	S15°45'58"E	29.66	L63	N89°33'28"W	24.13
L12	S00°16'06"W	14.33	L64	N03°17'01"W	27.67
L13	N49°44'34"W	14.33	L65	N11°43'16"E	19.43
L14	N27°21'05"W	28.37	L66	N56°18'47"E	13.67
L15	N50°54'55"W	5.31	L67	S33°18'59"E	18.76
L16	S13°06'54"W	23.40	L68	S60°22'06"E	19.29
L17	S20°12'06"W	43.02	L69	N84°18'08"E	18.22
L18	S13°00'06"W	27.44	L70	N43°23'20"E	31.34
L19	S88°06'23"W	34.05	L71	N38°01'40"E	36.19
L20	N07°41'07"W	17.79	L72	N41°30'05"E	48.32
L21	N77°56'19"E	23.26	L73	S72°42'45"E	19.14
L22	N01°29'19"E	25.96	L74	N28°22'29"E	38.28
L23	N32°17'23"E	60.54	L75	N08°58'24"W	39.21
L24	N24°18'15"E	20.23	L76	N09°12'22"W	33.54
L25	N21°16'43"W	17.91	L77	N24°01'46"W	46.15
L26	N02°18'55"W	25.90	L78	N48°37'23"W	24.37
L27	N03°49'01"E	46.60	L79	S74°55'35"W	19.88
L28	N01°49'00"E	22.95	L80	N67°57'42"W	17.51
L29	N05°35'41"W	27.65	L81	N11°54'00"W	19.13
L30	N10°07'19"W	28.95	L82	N48°22'29"W	33.25
L31	N07°34'40"E	17.26	L83	N87°10'07"W	12.16
L32	N37°02'31"W	10.01	L84	S18°44'15"W	26.90
L33	S37°36'22"W	30.09	L85	S20°58'00"W	42.18
L34	S17°13'11"W	27.18	L86	S01°33'51"E	43.89
L35	N81°43'33"W	27.53	L87	S17°55'38"E	28.91
L36	S50°16'09"W	26.85	L88	S33°08'21"E	33.88
L37	S09°31'48"W	32.37	L89	S04°15'26"E	23.83
L38	S45°55'52"W	34.36	L90	S31°25'16"W	31.96
L39	S37°30'54"W	27.71	L91	S02°59'23"E	18.74
L40	S20°50'37"W	18.92	L92	S85°42'42"W	16.27
L41	S35°32'39"E	31.01	L93	N18°27'14"W	29.29
L42	S66°43'04"W	26.55	L94	N26°06'44"W	39.19
L43	N03°43'20"E	18.04	L95	N32°59'56"W	34.86
L44	N44°36'39"W	11.69	L96	N43°12'54"W	33.23
L45	S28°42'39"W	24.58	L97	N07°10'56"E	27.15
L46	S19°16'21"W	27.61	L98	N55°57'13"E	39.23
L47	S39°24'15"W	41.84	L99	N35°15'04"W	20.01
L48	N13°37'37"W	22.92	L100	S81°52'56"W	24.76
L49	N29°58'40"E	20.62	L101	N60°06'37"W	12.57
L50	N39°58'41"E	22.03	L102	N74°15'18"W	35.68
L51	N34°56'48"W	12.74	L103	N61°03'27"W	25.95
L52	N68°55'52"W	19.32	L104	N55°42'19"W	25.76

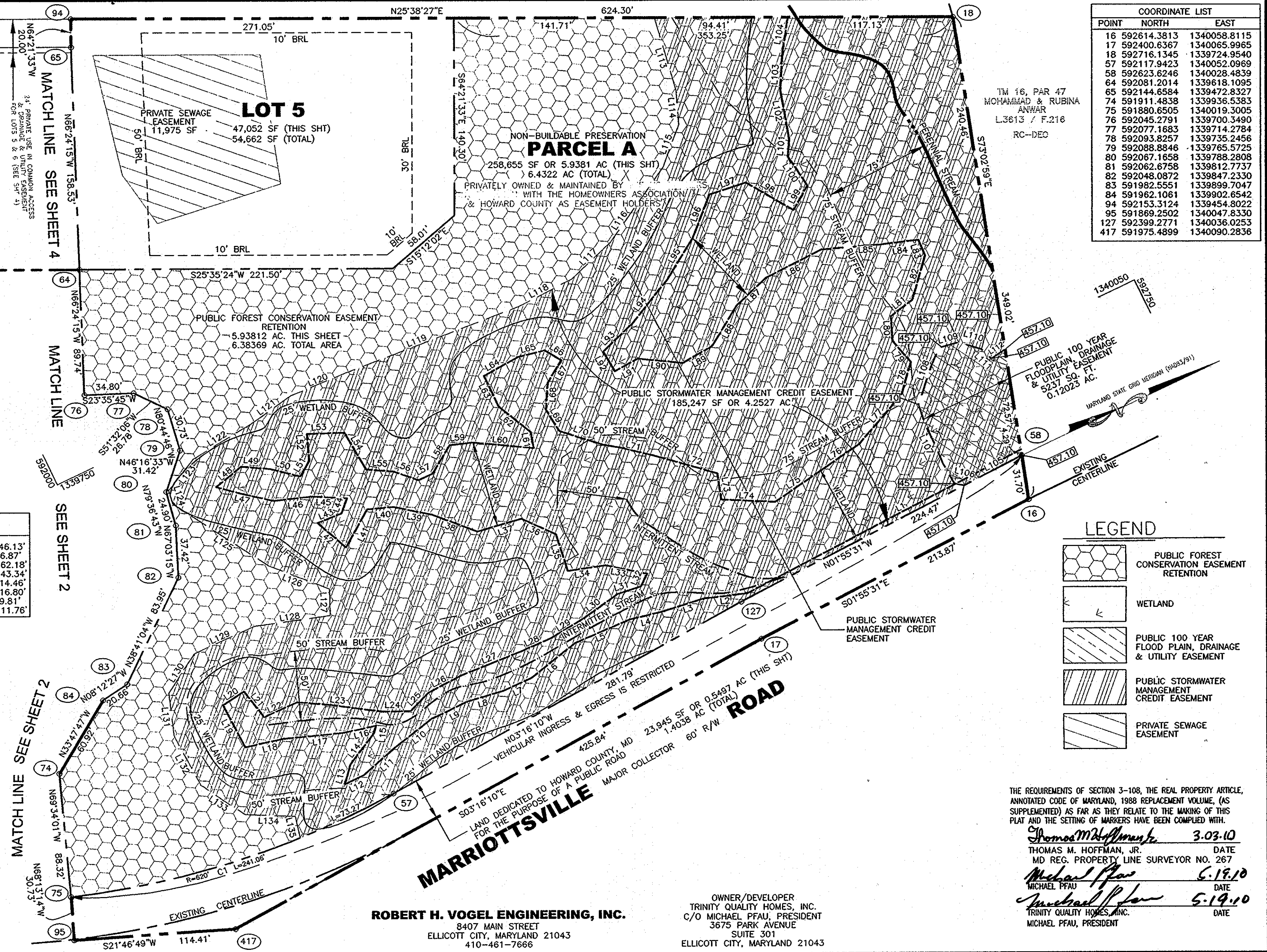
WETLAND LINE TABLE					
L113	S80°49'57"E	53.88'	L125	N59°04'00"E	80.57'
L114	S68°30'57"E	24.30'	L126	N46°38'19"E	46.46'
L115	S44°09'25"E	31.97'	L127	S65°12'25"E	18.75'
L116	S29°27'44"E	66.29'	L128	S17°32'24"W	54.55'
L117	S18°16'58"E	37.13'	L129	S01°07'27"W	46.55'
L118	S02°00'27"E	42.42'	L130	S31°50'54"E	33.08'
L119	S04°41'27"W	131.31'	L131	S71°02'42"E	31.31'
L120	S02°57'24"W	42.15'	L132	N87°20'22"E	39.83'
L121	S09°56'57"E	35.35'	L133	N59°39'50"E	37.53'
L122	S06°00'02"E	48.20'	L134	N27°55'05"E	35.57'
L123	S26°48'59"E	27.67'	L135	S76°38'33"E	15.75'
L124	S80°19'10"E	10.38'			

AREA TABULATION CHART - THIS SHEET	
TOTAL NUMBER OF LOTS AND/OR PARCELS	P/O 1
BUILDABLE	0
NON-BUILDABLE	0
OPEN SPACE	0
PRESERVATION PARCELS	P/O 1
TOTAL AREA OF LOTS AND/OR PARCELS	
BUILDABLE	1.0802 AC.
NON-BUILDABLE	0
OPEN SPACE	0
PRESERVATION PARCELS	5.9381 AC.
TOTAL AREA OF ROADWAY TO BE RECORDED INCLUDING WIDENING STRIPS	0.5497 AC.
TOTAL AREA OF SUBDIVISION TO BE RECORDED	7.5680 AC.

APPROVED: FOR PUBLIC WATER AND PRIVATE SEWERAGE SYSTEMS:
 HOWARD COUNTY HEALTH DEPARTMENT.
 [Signature] 6/30/10
 HOWARD COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING
 [Signature] J.P. 7/11/10
 CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

[Signature] 7/05/10
 DIRECTOR DATE



COORDINATE LIST		
POINT	NORTH	EAST
16	592614.3813	1340058.8115
17	592400.6367	1340065.9965
18	592716.1345	1339724.9540
57	592117.9423	1340052.0969
58	592623.6246	1340028.4839
64	592081.2014	1339618.1095
65	592144.6584	1339472.8327
74	591911.4838	1339936.5383
75	591880.6505	1340019.3005
76	592045.2791	1339700.3490
77	592077.1683	1339714.2784
78	592093.8257	1339735.2456
79	592088.8846	1339765.5725
80	592067.1658	1339788.2808
81	592062.6758	1339812.7737
82	592048.0872	1339847.2330
83	591982.5551	1339899.7047
84	591962.1061	1339902.6542
94	592153.3124	1339454.8022
95	591869.2502	1340047.8330
127	592399.2771	1340036.0253
417	591975.4899	1340090.2836

LEGEND

- PUBLIC FOREST CONSERVATION EASEMENT RETENTION
- WETLAND
- PUBLIC 100 YEAR FLOODPLAIN, DRAINAGE & UTILITY EASEMENT
- PUBLIC STORMWATER MANAGEMENT CREDIT EASEMENT
- PRIVATE SEWERAGE EASEMENT

THE REQUIREMENTS OF SECTION 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.

Thomas M. Hoffman, Jr. 3.03.10
 THOMAS M. HOFFMAN, JR. DATE
 MD REG. PROPERTY LINE SURVEYOR NO. 267

Michael Pfauf 6.19.10
 MICHAEL PFAUF DATE
 TRINITY QUALITY HOMES, INC. DATE
 MICHAEL PFAUF, PRESIDENT

OWNER'S CERTIFICATE

WE, MICHAEL L. PFAUF, INDIVIDUALLY AND TRINITY QUALITY HOMES, INC. BY MICHAEL L. PFAUF, PRESIDENT OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY ADOPT THIS FINAL 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 RIGHTS-OF-WAY AND THE SPECIFIC EASEMENT SHOWN HEREON; 2) THE RIGHT TO REQUIRE DEDICATION FOR PUBLIC USE THE BEDS OF THE STREETS AND/OR ROADS, THE 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 STREET 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 RIGHT-OF-WAYS.

WITNESS OUR HANDS THIS 19th DAY OF May, 2010.

Michael Pfauf
 MICHAEL L. PFAUF WITNESS

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

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE PLAT SHOWN HEREON IS CORRECT; THAT IT IS A SUBDIVISION OF ALL OF THE LAND CONVEYED BY EMMANUEL EVANGELICAL LUTHERAN CHURCH, INC. TO MICHAEL L. PFAUF BY DEED DATED OCTOBER 18, 2000 RECORDED IN LIBER 5239 FOLIO 319 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND AND ALL OF THE LAND CONVEYED BY BARBARA MAYO-WELLS TO TRINITY QUALITY HOMES, INC. BY DEED DATED DECEMBER 20, 2001 RECORDED IN LIBER 5871 FOLIO 36 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND AND ALL OF THE LAND CONVEYED BY MICHAEL L. PFAUF TO TRINITY QUALITY HOMES, INC. BY DEED DATED DECEMBER 20, 2001 RECORDED IN LIBER 5871, FOLIO 68 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND 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.

Thomas M. Hoffman, Jr. 3.03.10
 THOMAS M. HOFFMAN, JR. DATE
 PROPERTY LINE SURVEYOR, MARYLAND REG. NO. 267

RECORDED AS PLAT No. 21201 ON 7/11/10
 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

BRANTWOOD OVERLOOK
 LOTS 1-8 AND NON-BUILDABLE PRESERVATION PARCELS A & B

DPZ FILES NO. F-02-41, F-02-42, SP-02-08, RE-06-03

TAX MAP 16, PARCELS 94 & 259
 THIRD ELECTION DISTRICT, HOWARD COUNTY, MARYLAND

SCALE 1" = 50' FEBRUARY 11, 2010


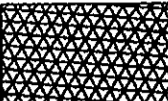
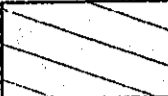
50' 0 50' 100' 150'

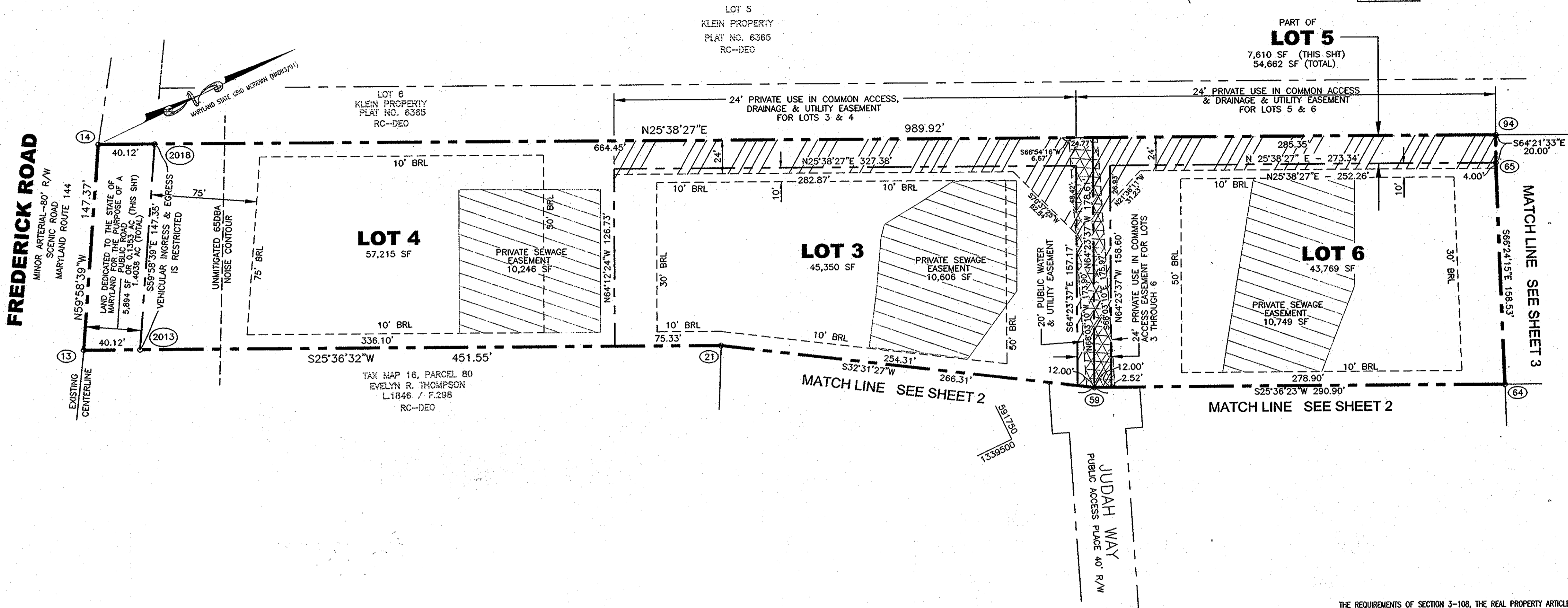
SHEET 3 OF 4
 F-08-042

K:\PROJECTS\05-65\SURVEY\DWG\PLAT3.DWG

COORDINATE LIST		
POINT	NORTH	EAST
13	591187.1403	1339154.0328
14	591260.8754	1339026.4362
21	591594.3291	1339349.2036
59	591818.8723	1339492.3865
64	592081.2014	1339618.1095
65	592144.6584	1339472.8327
94	592153.3129	1339454.8022
2013	591223.3181	1339171.3733
2018	591297.0421	1339043.7960

LEGEND

-  24' PRIVATE USE IN COMMON ACCESS & DRAINAGE & UTILITY EASEMENT FOR LOTS 3, 4, 5 AND 6
-  20' PUBLIC WATER & UTILITY EASEMENT
-  PRIVATE SEWAGE EASEMENT



AREA TABULATION CHART - THIS SHEET

TOTAL NUMBER OF LOTS AND/OR PARCELS	3 & P/O 1
BUILDABLE	0
NON-BUILDABLE	0
OPEN SPACE	0
PRESERVATION PARCELS	0
TOTAL AREA OF LOTS AND/OR PARCELS	3.5341 AC.
BUILDABLE	0
NON-BUILDABLE	0
OPEN SPACE	0
PRESERVATION PARCELS	0
TOTAL AREA OF ROADWAY TO BE RECORDED	0.1353 AC.
INCLUDING WIDENING STRIPS	0.1353 AC.
TOTAL AREA OF SUBDIVISION TO BE RECORDED	3.6694 AC.

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

OWNER/DEVELOPER
 TRINITY QUALITY HOMES, INC.
 C/O MICHAEL PFAU, PRESIDENT
 3675 PARK AVENUE
 SUITE 301
 ELLICOTT CITY, MARYLAND 21043

THE REQUIREMENTS OF SECTION 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.

Thomas M. Hoffman, Jr. 3-03-10
 THOMAS M. HOFFMAN, JR. DATE
 MD REG. PROPERTY LINE SURVEYOR NO. 267

Michael Pfau 5-19-10
 MICHAEL PFAU DATE

Michael Pfau 5-19-10
 MICHAEL PFAU, PRESIDENT DATE

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

Michael J. Sainio 6/30/10
 HOWARD COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

John P. J. Jr. 7/1/10
 CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

Ken St. Louis 7/1/10
 DIRECTOR DATE

OWNER'S CERTIFICATE

WE, MICHAEL L. PFAU, INDIVIDUALLY AND TRINITY QUALITY HOMES, INC. BY MICHAEL L. PFAU, PRESIDENT OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY ADOPT THIS FINAL 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 RIGHTS-OF-WAY AND THE SPECIFIC EASEMENT SHOWN HEREON; 2) THE RIGHT TO REQUIRE DEDICATION FOR PUBLIC USE THE BEDS OF THE STREETS AND/OR ROADS, THE 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 STREET 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, AND 4) THAT NO BUILDING OR SIMILAR STRUCTURE OF ANY KIND SHALL BE ERECTED ON OR OVER THE SAID RIGHT-OF-WAYS.

WITNESS OUR HANDS THIS 19th DAY OF May 2010.

Michael Pfau
 MICHAEL L. PFAU
 TRINITY QUALITY HOMES, INC.
 MICHAEL L. PFAU, PRESIDENT


Thomas M. Hoffman, Jr.
 WITNESS

Michael Pfau
 WITNESS

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE PLAT SHOWN HEREON IS CORRECT; THAT IT IS A SUBDIVISION OF ALL OF THE LAND CONVEYED BY EMMANUEL EVANGELICAL LUTHERAN CHURCH, INC. TO MICHAEL L. PFAU BY DEED DATED OCTOBER 18, 2000 RECORDED IN LIBER 5239 FOLIO 319 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND AND ALL OF THE LAND CONVEYED BY BARBARA MAYO-WELLS TO TRINITY QUALITY HOMES, INC. BY DEED DATED DECEMBER 20, 2001 RECORDED IN LIBER 5871 FOLIO 36 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND AND ALL OF THE LAND CONVEYED BY MICHAEL L. PFAU TO TRINITY QUALITY HOMES, INC. BY DEED DATED DECEMBER 20, 2001 RECORDED IN LIBER 5871, FOLIO 68 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND 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.

Thomas M. Hoffman, Jr. 3-03-10
 THOMAS M. HOFFMAN, JR. DATE
 PROPERTY LINE SURVEYOR, MARYLAND REG. NO. 267



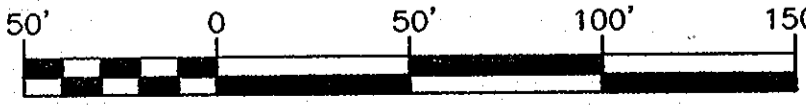
RECORDED AS PLAT No. 21202 ON 7/16/10
 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

BRANTWOOD OVERLOOK
 LOTS 1-8 AND NON-BUILDABLE
 PRESERVATION PARCELS A & B

DPZ FILES NO. F-02-41, F-02-42, SP-02-08, RE-06-03

TAX MAP 16, PARCELS 94 & 259
 THIRD ELECTION DISTRICT, HOWARD COUNTY, MARYLAND

SCALE 1" = 50' FEBRUARY 11, 2010



SHEET 4 OF 4
 F-08-042

K:\PROJECTS\05-65\SURVEY\DWG\PLAT2.DWG