

LEGEND

	EXISTING PRIVATE ACCESS EASEMENT PLAT NO. 19561-19563
	EXISTING FOREST CONSERVATION EASEMENT LIBER 10975 FOLIO 093
	EXISTING PUBLIC DRAINAGE & UTILITY EASEMENT LIBER 10975 FOLIO 121
	EXISTING WETLANDS PLAT NO. 19496-19503
	EXISTING PUBLIC 100 YEAR FLOODPLAIN DRAINAGE & UTILITY EASEMENT LIBER 10975 FOLIO 121
	EXISTING PUBLIC SEWER EASEMENT LIBER 10975 FOLIO 121

FOREST CONSERVATION EASEMENT TABULATION
SEE PLAT NO. 19561-19563

FOREST CONSERVATION EASEMENT 1 REFORESTATION 0.29 AC RETENTION 0.29 AC TOTAL 0.58 AC	FOREST CONSERVATION EASEMENT 7 REFORESTATION 0.79 AC RETENTION 0.79 AC TOTAL 1.58 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 3.89 AC TOTAL RETENTION 5.50 AC TOTAL (FCE) 9.39 AC
FOREST CONSERVATION EASEMENT 6 REFORESTATION 0.33 AC RETENTION 0.33 AC TOTAL 0.66 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	4,213,49 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	4,213,49 AC.

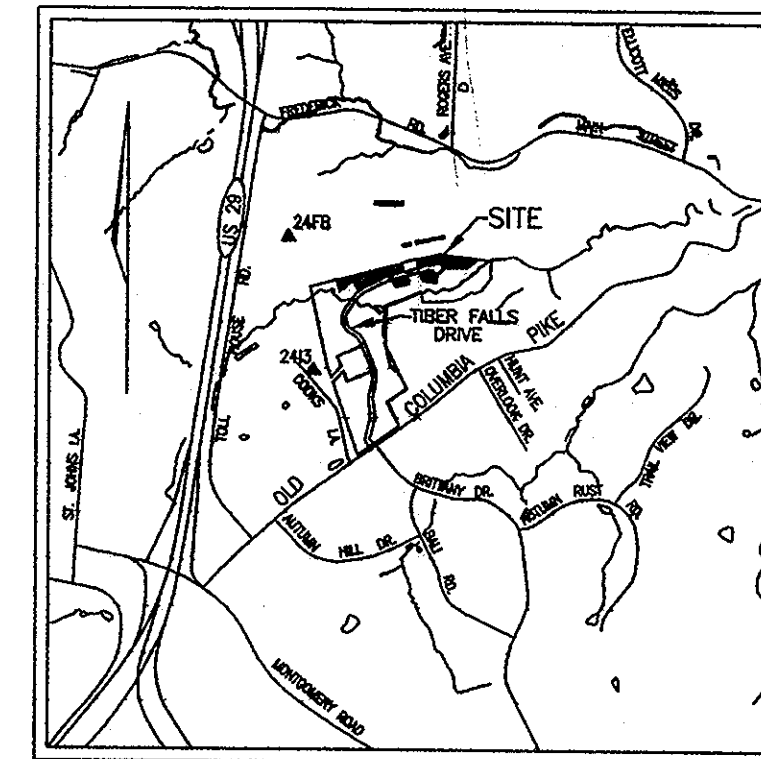
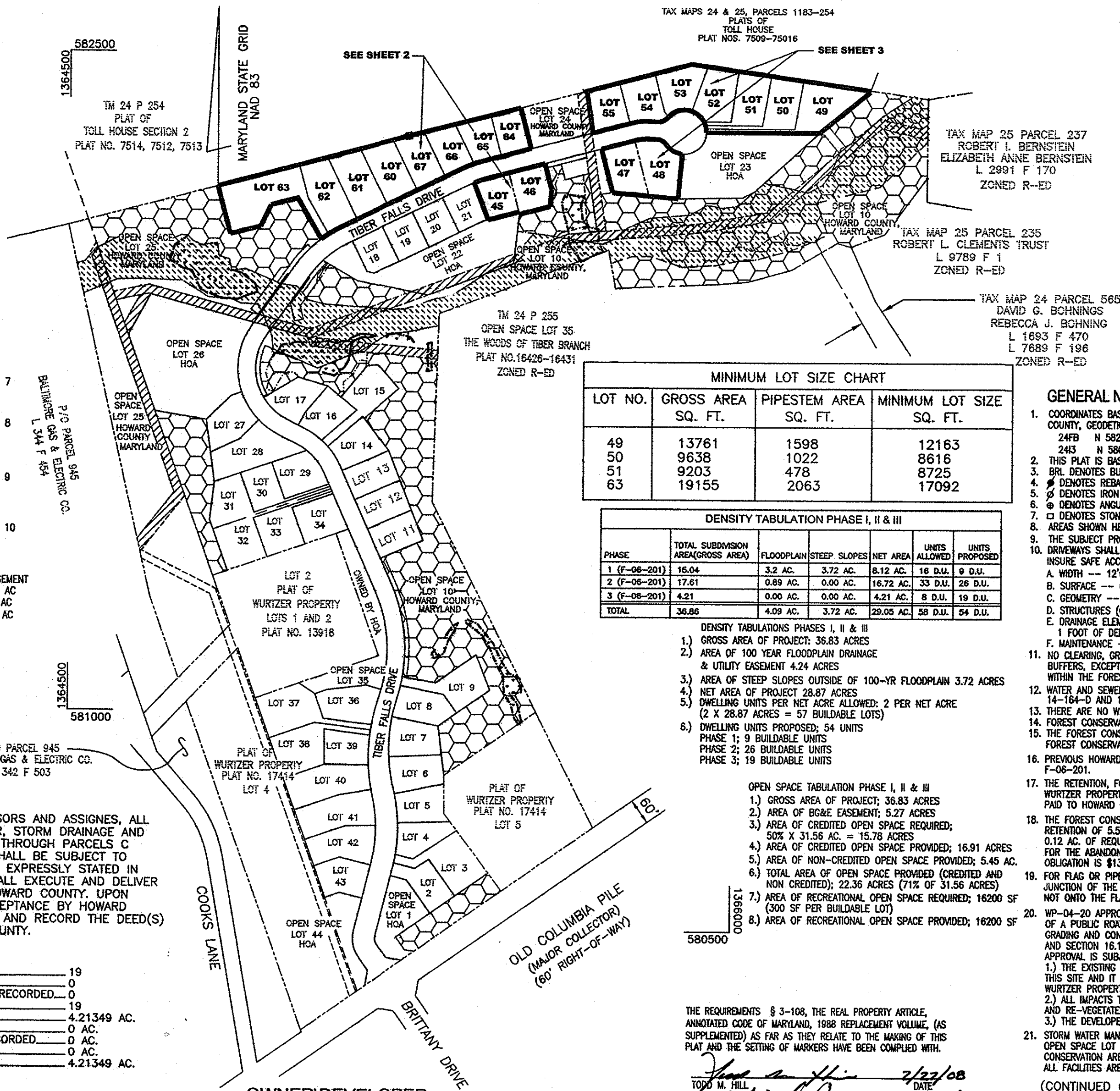
ROBERT H. VOGEL ENGINEERING, INC.

8407 MAIN STREET
ELLCOTT CITY, MARYLAND 21043
410-461-7666

OWNER/DEVELOPER

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

TAX MAPS 24 & 25, PARCELS 1183-254
PLATS OF TOLL HOUSE
PLAT NOS. 7509-75016



VICINITY MAP 1" = 2000' ADC 12D10

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-06-201)	15.04	3.2 AC.	3.72 AC.	8.12 AC.	16 D.U.	9 D.U.
2 (F-06-201)	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
 - NET AREA OF PROJECT 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 B&E EASEMENT: 5.27 ACRES
- NET AREA OF CREDITED OPEN SPACE REQUIRED: 50X 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: 18200 SF (500 SF PER BUILDABLE LOT)
- AREA OF RECREATIONAL OPEN SPACE PROVIDED: 18200 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 PLAN AND THE SETTING OF MARKERS HAVE BEEN COMPLIED WITH.

Tom M. Hill 2/27/08
TODD M. HILL DATE
Michael Pfauf 2/27/08
TRINITY HOMES AT WOODS OF TIBER BRANCH II, LLC DATE
TRINITY QUALITY HOMES, INC., MEMBER
MICHAEL PFAU, 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 107A
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.
- ⊙ 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 (H25 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 PLAN/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. (\$4796.00), REFORESTATION OF 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 16.118(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 26 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.
(CONTINUED ON SHEET 2)

THE PURPOSE OF THIS PLAT IS TO REVISE LOT LINES BETWEEN LOTS 56, 57, 58 & 59. TO CREATE VARIOUS PRIVATE WALL MAINTENANCE EASEMENTS AND TO CREATE A SIDEWALK EASEMENT.

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

Bridgette P. Beilman 5/13/08
HOWARD COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING
AND ZONING

Michael Pfauf 6/3/08
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE
Michael Pfauf 6/3/08
DIRECTOR DATE

OWNER'S CERTIFICATE

WE TRINITY HOMES AT WOODS OF TIBER BRANCH II, LLC BY MICHAEL PFAU, MEMBER, 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 27 DAY OF FEBRUARY, 2008

Michael Pfauf
TRINITY HOMES AT WOODS OF TIBER BRANCH II, LLC
TRINITY QUALITY HOMES, INC., MEMBER
MICHAEL PFAU, PRESIDENT

Tom M. Hill
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 EDWARD F. MCGINTY AND ELIZABETH A. MCGINTY TO TRINITY HOMES AT WOODS OF TIBER BRANCH II, LLC, BY A 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.

Tom M. Hill 2/27/08
TODD M. HILL, PROFESSIONAL LAND SURVEYOR
DATE

RECORDED AS PLAT No. 19921 ON 6-13-08
AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

**PLAT OF REVISION
THE WOODS OF TIBER BRANCH II
PHASE III
LOTS 45-55, 60-67**

A RESUBDIVISION OF PHASE III LOTS 56-59 AND A REVISION OF PHASE III - LOTS 45-46 AND 49-55 AS SHOWN ON A PLAT ENTITLED THE WOODS OF TIBER BRANCH II, PHASES III RECORDED AS PLAT NOS. 19561-19563
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, F-08-012, F-08-017
PLAT NOS. 19496-19503 & 19561-19563
SCALE 1" = 200'
FEBRUARY 27, 2008
SHEET 1 OF 3

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

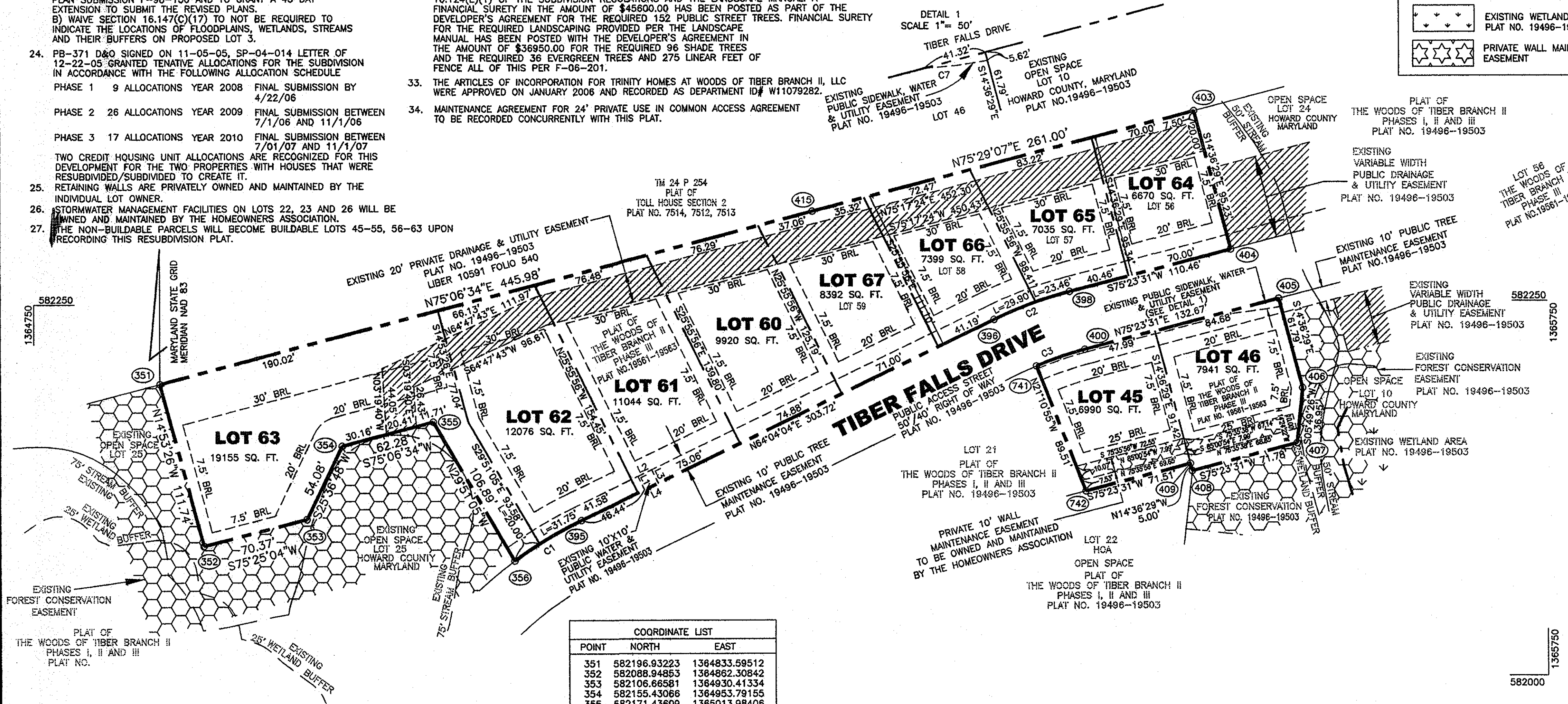
PHASE 1	9 ALLOCATIONS	YEAR 2008	FINAL SUBMISSION BY 4/22/06
PHASE 2	26 ALLOCATIONS	YEAR 2009	FINAL SUBMISSION BETWEEN 7/1/06 AND 11/1/06
PHASE 3	17 ALLOCATIONS	YEAR 2010	FINAL SUBMISSION BETWEEN 7/01/07 AND 11/1/07

 TWO CREDIT HOUSING UNIT ALLOCATIONS ARE RECOGNIZED FOR THIS DEVELOPMENT FOR THE TWO PROPERTIES WITH HOUSES THAT WERE RESUBDIVIDED/SUBDIVIDED TO CREATE IT.
 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. APO TRAFFIC STUDY PREPARED BY THE TRAFFIC GROUP, DATED JANUARY 2004.
32. STREET TREES ARE PROVIDED FOR THIS PROJECT IN ACCORDANCE WITH SECTION 18.124(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 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 ID# W11079282.
34. MAINTENANCE AGREEMENT FOR 24' PRIVATE USE IN COMMON ACCESS AGREEMENT TO BE RECORDED CONCURRENTLY WITH THIS PLAT.

CURVE	ARC	CURVE DATA			CHORD
		RADIUS	TANGENT	DELTA	
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 LIBER 10975 FOLIO 093
	EXISTING PUBLIC DRAINAGE & UTILITY EASEMENT LIBER 10975 FOLIO 093
	EXISTING WETLANDS PLAT NO. 19496-19503
	PRIVATE WALL MAINTENANCE EASEMENT



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.

Todd M. Hill 2/27/08
 TODD M. HILL
 DATE

Michael Pfau 2/27/08
 MICHAEL PFAU
 TRINITY HOMES AT WOODS OF TIBER BRANCH II, LLC DATE
 TRINITY QUALITY HOMES, INC., MEMBER
 MICHAEL PFAU, PRESIDENT

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

THE PURPOSE OF THIS PLAT IS TO REVISE LOT LINES BETWEEN LOTS 56, 57, 58 & 59. TO CREATE VARIOUS PRIVATE WALL MAINTENANCE EASEMENTS AND TO CREATE A SIDEWALK EASEMENT.

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

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

B. DePauw 5/13/08
 HOWARD COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING
 AND ZONING

Robert H. Vogel 6/6/08
 CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE
 DIRECTOR DATE

OWNER'S CERTIFICATE

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Michael Pfau
 TRINITY HOMES AT WOODS OF TIBER BRANCH II, LLC
 TRINITY QUALITY HOMES, INC., MEMBER
 MICHAEL PFAU, PRESIDENT

James M. Keane
 WITNESS

SURVEYOR'S CERTIFICATE

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Todd M. Hill 2/27/08
 TODD M. HILL, PROFESSIONAL LAND SURVEYOR
 DATE

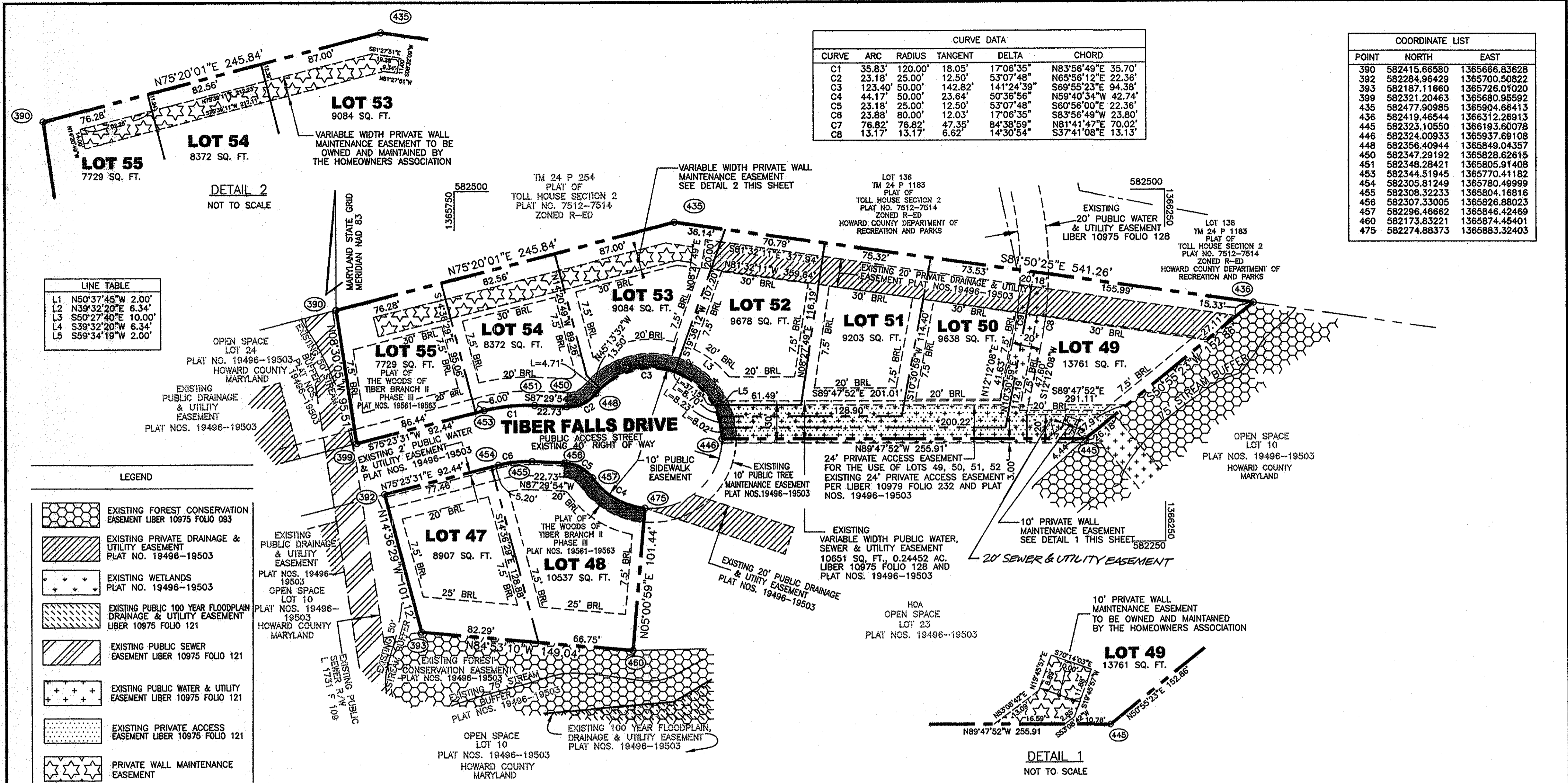
RECORDED AS PLAT No. 19972 ON 6-13-08
 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

PLAT OF REVISION
THE WOODS OF TIBER BRANCH II
PHASE III
 LOTS 45-55, 60-67

A RESUBDIVISION OF PHASE III LOTS 56-59 AND A REVISION OF PHASE III - LOTS 45-46 AND 49-55 AS SHOWN ON A PLAT ENTITLED THE WOODS OF TIBER BRANCH II, PHASES III RECORDED AS PLAT NOS. 19561-19563 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, F-08-012, F-08-017 PLAT NOS, 19496-19503 & 19561-19563

SCALE 1"= 200' FEBRUARY 27, 2008
 SHEET 2 OF 3



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 22.38'
C3	123.40'	50.00'	142.82'	141°27'39"	S69°55'23"E 94.38'
C4	44.17'	50.00'	23.64'	50°38'56"	N89°40'34"W 42.74'
C5	23.18'	25.00'	12.50'	53°07'48"	S80°56'00"E 22.38'
C6	23.18'	25.00'	12.50'	53°07'48"	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	1365880.95592
435	582477.90985	1365904.66413
436	582419.46544	1366312.28913
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	1365780.48999
455	582308.32233	1365804.18616
456	582307.33005	1365826.88023
457	582296.46662	1365846.42469
460	582173.83221	1365874.45401
475	582274.86373	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 LIBER 10975 FOLIO 093
	EXISTING PRIVATE DRAINAGE & UTILITY EASEMENT PLAT NO. 19498-19503
	EXISTING WETLANDS PLAT NO. 19496-19503
	EXISTING PUBLIC 100 YEAR FLOODPLAIN DRAINAGE & UTILITY EASEMENT LIBER 10975 FOLIO 121
	EXISTING PUBLIC SEWER EASEMENT LIBER 10975 FOLIO 121
	EXISTING PUBLIC WATER & UTILITY EASEMENT LIBER 10975 FOLIO 121
	EXISTING PRIVATE ACCESS EASEMENT LIBER 10975 FOLIO 121
	PRIVATE WALL MAINTENANCE EASEMENT
	10' PUBLIC SIDEWALK 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

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.

Michael Pfaul 2/27/08
 TRINITY HOMES AT WOODS OF TIBER BRANCH II, LLC DATE
 TRINITY QUALITY HOMES, INC., MEMBER
 MICHAEL PFAUL, PRESIDENT

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

THE PURPOSE OF THIS PLAT IS TO REVISE LOT LINES BETWEEN LOTS 56, 57, 58 & 59. TO CREATE VARIOUS PRIVATE WALL MAINTENANCE EASEMENTS AND TO CREATE A SIDEWALK EASEMENT.

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

Brian Peterson 5/13/08
 HOWARD COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING.
Michael Pfaul 6/3/08
 CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE
David L. Leary 6/1/08
 DIRECTOR DATE

OWNER'S CERTIFICATE

WE TRINITY HOMES AT WOODS OF TIBER BRANCH II, LLC BY MICHAEL PFAUL, MEMBER, 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 27 DAY OF FEBRUARY, 2008

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

Janeth L. Kane
 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 EDWARD F. MCGINTY ELIZABETH A. MCGINTY TO TRINITY HOMES AT WOODS OF TIBER BRANCH II, LLC. BY A 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.

Todd M. Hill 2/27/08
 TODD M. HILL, PROFESSIONAL LAND SURVEYOR DATE

RECORDED AS PLAT No. 19973 ON 6-13-08
 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

PLAT OF REVISION
THE WOODS OF TIBER BRANCH II PHASE III
 LOTS 45-55, 60-67

A RESUBDIVISION OF PHASE III LOTS 56-59 AND A REVISION OF PHASE III - LOTS 45-46 AND 49-55 AS SHOWN ON A PLAT ENTITLED THE WOODS OF TIBER BRANCH II, PHASE III RECORDED AS PLAT NOS. 19561-19563

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, F-08-012, F-08-017
 PLAT NOS. 19496-19503 & 19561-19563

SCALE 1"= 200'
 FEBRUARY 27, 2008
 SHEET 3 OF 3