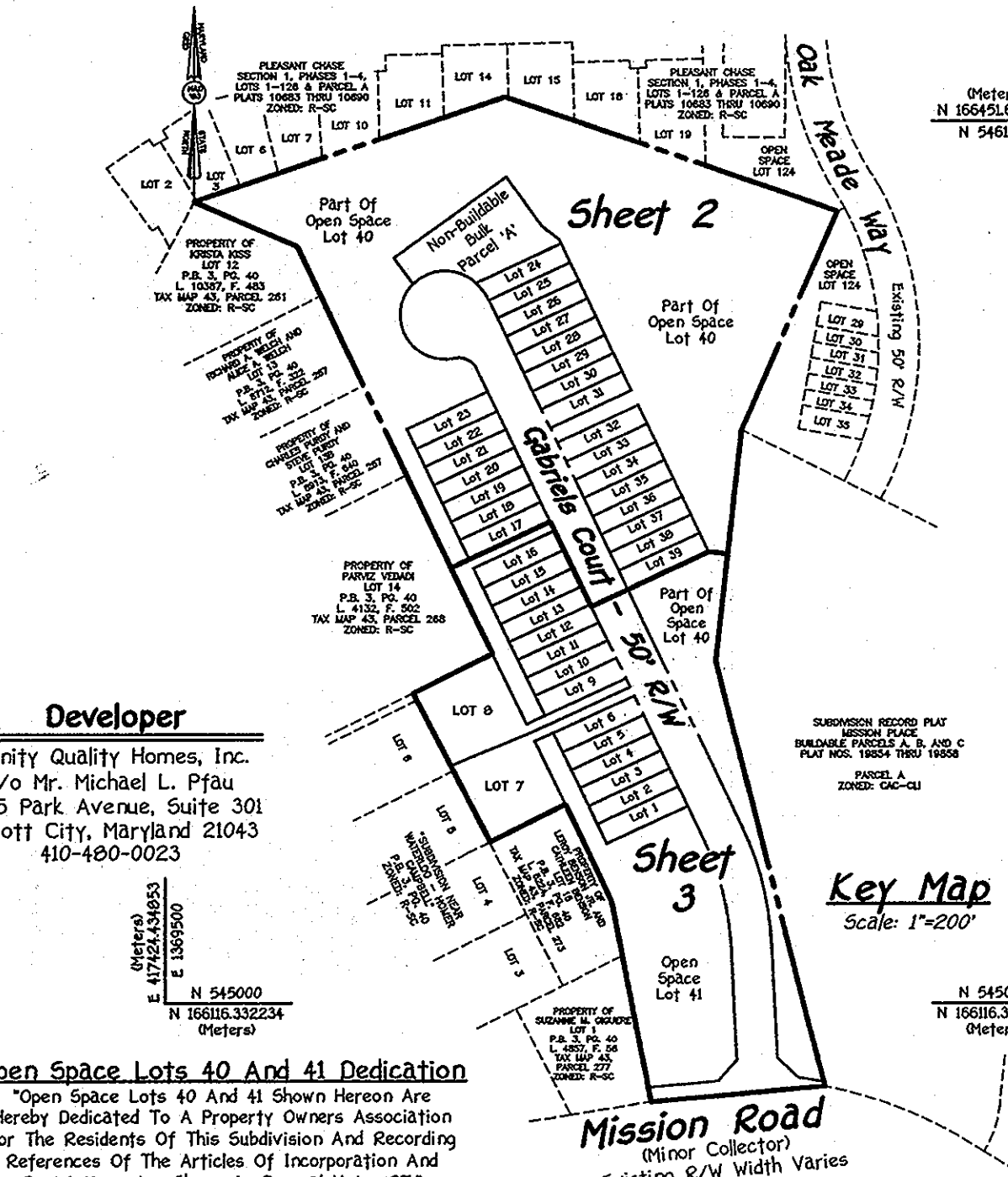


U.S. Equivalent Coordinate Table		Metric Coordinate Table		
POINT	NORTH (feet)	EAST (feet)	NORTH (meters)	EAST (meters)
101	544896.4989	1370311.6652	166084.785037	417671.830949
102	545380.3406	1370189.0131	166232.280302	417634.446493
112	545428.3654	1370176.7496	166246.898598	417630.709568
113	545716.5382	1370209.3839	166334.733543	417640.859533
120	545988.2636	1370327.4308	166417.555593	417676.636305
129	546130.2475	1369918.9915	166460.832381	417552.143761
132	546000.2540	1369536.3111	166421.020284	417435.502540
146	545944.4863	1369863.5137	166404.212259	417474.273974
196	545927.0020	1370048.8701	166155.042543	417591.730824
208	544876.7606	1370097.6697	166078.768811	417606.604993
422	545437.1581	1369902.6647	166249.578295	417547.167336
450	545200.2119	1369899.5544	166177.356962	417546.219326
451	545247.2514	1369922.1854	166191.694823	417574.453291
452	545387.5072	1369904.8913	166234.444669	417517.365945
453	544894.6953	1370094.1723	166084.235311	417605.539968
454	544902.6762	1370180.6247	166086.667903	417631.889724
455	544928.8531	1370203.3363	166094.646619	417638.812232
456	545068.6543	1370196.4148	166137.258129	417636.702533
457	545200.5845	1370163.4313	166177.470529	417626.649143
458	545496.6383	1370203.8736	166267.707904	417584.118880
459	545602.3514	1369974.0364	166299.932378	417568.921490
460	545791.8167	1369884.7286	166357.678453	417541.700396
461	545805.5889	1369956.8167	166361.872645	417533.192833
462	545896.4154	1369885.7850	166389.560198	417542.022387
463	545871.6440	1369902.3754	166382.009869	417547.079150
464	545517.9579	1370069.1005	166274.206144	417597.897068
465	545821.9041	1370208.6582	166183.968769	417640.434331
466	545071.1268	1370246.3536	166138.011740	417651.923919
467	544931.3255	1370253.2752	166095.400231	417654.033618
468	544906.8375	1370279.1835	166087.936296	417661.930500
469	544904.7881	1370293.0978	166087.311596	417668.171591
470	544901.7037	1370310.3458	166086.371467	417671.428795
471	545582.2216	1370191.9081	166287.697724	417635.328910
472	545584.8612	1370168.5997	166288.502273	417628.224861
473	545544.7984	1369851.9238	166282.387129	417531.701483

Curve Data Tabulation					
Point	Radius	Arc Length	Delta	Tangent	Bearing & Distance
456-457	350.00'	136.08'	22°24'16"	69.32'	N 14°02'12" W 135.99'
460-461	250.00'	136.00'	76°59'49"	19.08'	N 63°44'15" W 31.12'
461-462	55.00'	230.24'	23°51'04"	95.55'	S 17°41'23" W 95.33'
462-463	100.00'	29.93'	17°08'45"	15.08'	N 33°48'43" W 29.81'
465-466	400.00'	156.41'	22°24'16"	79.22'	N 14°02'12" W 155.42'
468-469	229.00'	14.07'	3°31'10"	7.04'	N 81°37'15" W 14.06'



Developer
Trinity Quality Homes, Inc.
c/o Mr. Michael L. Pfau
3675 Park Avenue, Suite 301
Ellicott City, Maryland 21043
410-480-0023

Open Space Lots 40 And 41 Dedication
"Open Space Lots 40 And 41 Shown Hereon Are Hereby Dedicated To A Property Owners Association For The Residents Of This Subdivision And Recording References Of The Articles Of Incorporation And Restrictions Are Shown In General Note *27."

Legend	
[Symbol]	Public Forest Conservation Easement
[Symbol]	10' Public Tree Maintenance Easement
[Symbol]	Public Drainage & Utility Easement
[Symbol]	Private Drainage & Utility Easement
[Symbol]	Public Water & Utility Easement
[Symbol]	Public Sewer & Utility Easement
[Symbol]	Recreational Open Space (Credited)
[Symbol]	Recreational Open Space (Non-Credited)
[Symbol]	Public Stormwater Management, Drainage, Access & Utility Easement
[Symbol]	Non-Credited Open Space Area
[Symbol]	Previously Recorded Lot Lines To Be Removed By The Recording Of This Plat

Area Tabulation This Submission

TOTAL NUMBER OF BUILDABLE LOTS TO BE RECORDED	39
TOTAL NUMBER OF OPEN SPACE LOTS TO BE RECORDED	2
TOTAL NUMBER OF NON-BUILDABLE BULK PARCELS TO BE RECORDED	1
TOTAL NUMBER OF LOTS/PARCELS TO BE RECORDED	42
TOTAL AREA OF BUILDABLE LOTS TO BE RECORDED	2,968 Ac.+
TOTAL AREA OF OPEN SPACE LOTS TO BE RECORDED	5,804 Ac.+
TOTAL AREA OF NON-BUILDABLE BULK PARCELS TO BE RECORDED	0.308 Ac.+
TOTAL AREA OF LOTS/PARCELS TO BE RECORDED	9,080 Ac.+
TOTAL AREA OF ROADWAY TO BE RECORDED	1,465 Ac.+
TOTAL AREA TO BE RECORDED	10,545 Ac.+

OWNER'S CERTIFICATE

Gabriel's Courtyard LLC By Michael L. Pfau, Member, Owner Of The Property Shown And Described 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 And Street Rights-Of-Way And The Specific Easement Areas Shown Hereon; (2) The Right To Require Dedication For Public Use The Beds Of The Streets And/Or Roads And Floodplains And Open Space Where Applicable And For Good And Other Valuable Consideration, Hereby Grant The Right And Option To Howard County To Acquire The Fee Simple Title To The Beds Of The Streets And/Or Roads And Floodplains, Storm Drainage Facilities And Open Space Where Applicable; (3) The Right To Require Dedication Of 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 Easements And Rights-Of-Way. Witness My Hand This 20th Day Of July, 2011.

OWNER: Michael Pfau, Gabriel's Courtyard LLC, Owner
By: Michael L. Pfau, Member

WITNESS: [Signature]

Reservation Of Public Utility And Forest Conservation Easements

"Developer 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 Lots 1 Thru 39, Open Space Lots 40 And 41 And Non-Buildable Bulk Parcel 'A'. Any Conveyances Of The Aforementioned Parcel Shall Be Subject To The Easements Herein Reserved, Whether Or Not Expressly Stated In The Deeds Conveying Said Lots/Parcel. Developer Shall Execute And Deliver Deeds For The Easements Herein Reserved To Howard County, With A Netes 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(s), Upon Completion Of The Developer's Obligations Under The Forest Conservation Installation And Maintenance Agreement Executed By Developer And The County, And The Release Of Developer's Surety Posted With Said Agreement, The County Shall Accept The Easements And Record The Deeds Of Easement In The Land Records Of Howard County."

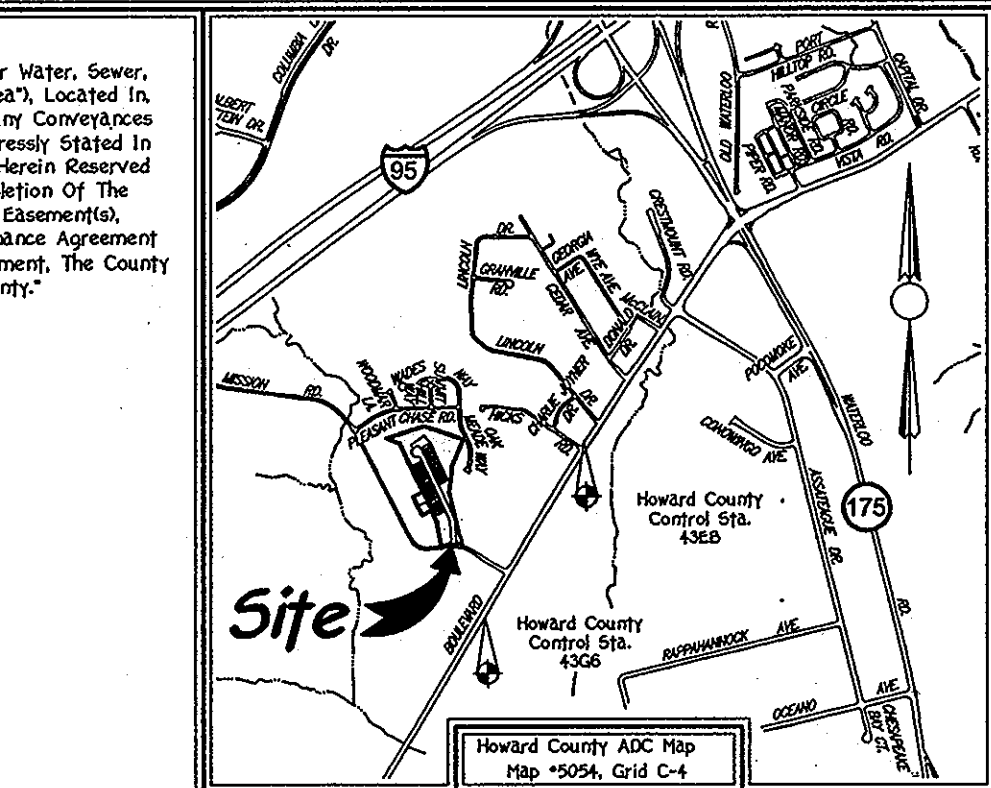
General Notes: Continued

- There Is An Existing Dwelling Located On Proposed Lots 7 And 8 To Be Razed.
- The Existing Well On Parcel 272 Will Be Abandoned By A Licensed Well Driller And State Forms Submitted As Documentation Prior To Final Record Plat Signature.
- This Plat Is In Compliance With The Amended Fifth Edition Of The Subdivision And Land Development Regulations Per Council Bill 45-2003 And The Zoning Regulations As Amended By Council Bill 75-2003. Development Or Construction On These Lots Must Comply With Setback And Buffer Requirements In Effect At The Time Of Submission Of The Site Development Plan, Waiver Petition Application, Or Building/Grading Permit.
- Articles Of Incorporation For The Gabriel's Courtyard Homeowner's Association, Inc. Was Filed With The Maryland State Department Of Assessment And Taxation On November 16, 2010, Receipt No. D-13851860.
- Stormwater Management Will Be Provided In Accordance With The Criteria Contained In The 2000 Maryland Stormwater Design Manual, Volumes I & II, Chapter 5 "Stormwater Credits For Innovative Site Planning". Some Of The Wq, Cpv And Rev Will Be Provided And Maintained By Utilizing Non-Structural Best Management Practice In Accordance With Chapter 5 Of The Design Manual. The Remaining Requirements Will Be Addressed With One Infiltration Basin Facility. Cpv Is Required Because The 1 Year Storm Is Greater Than The 2.0 cfs Mandated By The Aforementioned Manual. The Ownership And The Maintenance Responsibility Of The Infiltration Basin Shown On Open Space Lot 41 Will Be Privately Owned And Jointly Maintained By The Homeowner's Association And Howard County.
- The Forest Conservation Requirements Per Section 16.1200 Of The Howard County Code And The Forest Conservation Manual For This Project Will Be Fulfilled Through The Retention Of 2.2 Acres Of Net Tract Area Forest Within The Limits Of A Forest Conservation Easement And The Onsite Reforestation Of 1.1 Acres. The Forest Conservation Requirements Per Section 16.1200 Of The Howard County Code And The Forest Conservation Manual For The Entire Subdivision Will Be Fulfilled By Providing 2.2 Acres Of On-Site Forest Retention And 1.1 Acres Of On-Site Reforestation For A Total Of 3.3 Acres. A Surety For On-Site Forest Retention @ \$0.20/S.F. For 95,832 S.F. = \$19,167.00 And On-Site Reforestation @ \$0.50/S.F. For 47,916 S.F. = \$23,958.00 Is Required. Total Surety Required = \$43,125.00.
- Maintenance Agreement For The 24' Private Ingress And Egress Easement For Lots 7 And 8 Have Been Recorded In The Howard County Land Records Office Simultaneously With The Recording Of This Subdivision Plat.
- Approval Of A Site Development Plan Is Required For The Development Of Lots 1 Thru 39 Prior To The Issuance Of Any Grading Or Building Permits For New House Construction In Accordance With Section 16.155 Of The Subdivision And Land Development Regulations.
- Density Tabulation:**
 - Gross Tract Area = 10,545 Ac.+
 - Area Of Floodplain = 0.000 Ac.+
 - Area Of 25% Or Greater Slope = 0.000 Ac.+ (See General Note No. 45).
 - Net Tract Area = Gross Area - Floodplain Area - 25% Steep Slope Area = 10,545 Ac.+ (0.545 Ac.) - (0.000 Ac.) - (0.000 Ac.)
 - Total Number Of Buildable Lots Allowed = 42 Units (Net Tract Area x 4 Units/Net Acre) (10,545 Acres x 4 Units/Acre = 42.18)
 - Total Number Of Buildable Lots Proposed With This Subdivision = 39 (See General Note No. 44).
- Open Space Tabulation:**
 - Total Open Space Required = 2.64 Ac.+ (Total Site x 25%) (10,545 Ac. x 25%)
 - Total Open Space Provided = 5.804 Ac.+ (Lot 40 And 41) (4,758 Ac.+ + 1,046 Ac.)
 - Total Credited Open Space Provided = 5.292 Ac.+ (Lot 40 And 41) (4,332 Ac.+ + 960 Ac.)
 - Total Non-Credited Open Space Provided = 0.512 Ac.+ (Lot 40 And 41) (0.424 Ac.+ + 0.088 Ac.)
- Recreational Open Space Tabulation:**
 - Total Recreational Open Space Required: 300 Sq. Ft./Detached Unit = 2 x 300 = 600 Sq. Ft. 400 Sq. Ft./Attached Unit = 37 x 400 = 14,800 Sq. Ft. Total = 15,400 Sq. Ft.
 - Total Recreational Open Space Provided = 23,064 Sq. Ft. (Credited) = 19,825 Sq. Ft. (Non-Credited) = 3,439 Sq. Ft.
- A Perimeter Landscape Surety For 50 Shade Trees And 90 Evergreen Trees In The Amount Of \$30,900.00 Is Provided In A Developer's Agreement. A Surety For 59 Street Trees In The Amount Of \$17,700.00 Is Provided With The Developer's Agreement.
- Open Space Lots 40 And 41 Owned By Gabriel's Courtyard Homeowner's Association, Inc. The Planning Director In Accordance With Section 110.D.1.E Of The Howard County Zoning Regulations Has Granted Approval To The Grouping Of Units To Exceed 120 Feet In Length With A Maximum Length Of 200 Feet.
- Water And Sewer Service To These Lots Will Be Granted Under The Provisions Of Section 18.122.B Of The Howard County Code.
- Public Water And Sewage Allocation Will Be Granted At The Time Of Issuance Of The Building Permit If Capacity Is Available At That Time.
- 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.
- Landscaping For Lots 1 Thru 39, Open Space Lots 40 And 41 And Non-Buildable Bulk Parcel 'A' Is Provided In Accordance With A Certified Landscape Plan Included With The Road Construction Plan Set In Accordance With Section 16.124 Of The Howard County Code And The Landscape Manual.

SURVEYOR'S CERTIFICATE

I Hereby Certify That The Final Plat Shown Hereon Is Correct; That It Is A Subdivision Comprised Of (1) All Of The Lands Conveyed By Parrott Materials Company To Gabriel's Courtyard LLC By Deed Dated December 2, 2010 And Recorded Among The Land Records Of Howard County, Maryland In Liber No. 12941 At Folio 85, And (2) All Of The Lands Conveyed By Michael L. Pfau And Mary Therese Pfau To Gabriel's Courtyard LLC By Deed Dated October 22, 2010 And Recorded Among The Land Records Of Howard County, Maryland In Liber No. 12820 At Folio 285 And That All Monuments Are In Place Or Will Be In Place Prior To Acceptance Of The Streets In The Subdivision By Howard County, Maryland As Shown, In Accordance With The Annotated Code Of Maryland As Amended, And Monumentation Is In Accordance With The Subdivision Regulations.

SURVEYOR: August W. Glass, Professional Surveyor No. 21514
Date: 4/19/11



General Notes:

Vicinity Map
Scale: 1"=2,000'

- Subject Property Zoned R-5C Per The 2004 Zoning Regulations And The "Comp-Lite" Zoning Amendments Dated 07-28-05.
- Coordinates Based On Nad '83, Maryland Coordinate System As Projected By Howard County Geodetic Control Stations No. 436B And 436E.
- Station No. 436B North 545,963.6476 East 1,371,573.8400 Station No. 436E North 544,117.5286 East 1,370,550.8447
- This Plat Is Based On Field Run Monumented Boundary Survey Performed On Or About January 28, 2007, By Fisher, Collins And Carter, Inc.
- B.R.L. Denotes Building Restriction Line.
- Denotes Iron Pin Set With Cap "F.C.C. 106".
- Denotes Iron Pipe Or Iron Bar Found.
- Denotes Angular Change In Bearing Of Boundary Or Rights-Of-Way.
- Denotes Concrete Monument Set With Cap "F.C.C. 106".
- Denotes Concrete Monument Or Stone Found.
- For Flag Or Pipe Stem Lots, Refuse Collection, Snow Removal And Road Maintenance Are Provided To The Junction Of Flag Or Pipe Stem And The Road Right-Of-Way Line Only And Not Onto The Flag Or Pipe Stem Lot Driveway.
- Driveways Shall Be Provided Prior To Residential Occupancy To Ensure Safe Access For Fire And Emergency Vehicles Per The Following (Minimum) Requirements:
 - Width - 12 Feet (6 Feet Serving More Than One Residence)
 - Surface - Six (6) Inches Of Compacted Crusher Run Base With Tar And Chip Coating, (1 - 1/2" Minimum)
 - Geometry - Maximum 15% Grade, Maximum 10% Grade Change And 45-Foot Turning Radius
 - Structures (Culverts/Bridges) - Capable Of Supporting 25 Gross Tons (H25-Loading)
 - Drainage Elements - Capable Of Safely Passing 100 Year Flood With No More Than 1 Foot Depth Over Surface
 - Structure Clearances - Minimum 12 Feet
 - Maintenance - Sufficient To Ensure All Weather Use.
- No Grading, Removal Of Vegetative Cover Or Trees, Paving And New Structures Shall Be Permitted Within The Limits Of Wetlands, Streams, Or Their Required Buffers, Floodplain And Forest Conservation Easement Areas.
- All Lot Areas Are More Or Less (a).
- Distances Shown Are Based On Surface Measurement And Not Reduced To Nad '83 Grid Measurement.
- The Traffic Study For This Project Was Prepared By Mars Group, Dated June, 2007 And Approved By SP-08-004 On March 20, 2008.
- No Cemeteries Exist On This Site Based On A Visual Site Visit And Based On A Examination Of The Howard County Cemetery Inventory Map. No Historic Structures Exist On Site.
- Forest Stand Delineation And Wetland Delineation Information Shown For This Project Was Prepared By Eco-Science Professionals, Inc., Dated December 29, 2007 And Approved By SP-08-004 On March 20, 2008. There Are No Wetlands Or Streams Within This Property Based On A Report From Eco-Science Professionals, Inc.
- Previous Department Of Planning And Zoning File Numbers: SP-08-004, WP-10-097 And WP-11-035.
- There Is No 100 Year Floodplain On This Property.
- This Property Is Located Within The Metropolitan District.
- There Are No Wetlands Or Streams Within This Property Based On A Report From Eco-Science Professionals, Inc.
- No Noise Study Is Required For This Project Per Howard County Design Manual, Vol. III, Section 5.2.9.
- Recreational Open Space Area Is Provided In Open Space Lot 40 For The Use And Benefit Of The Gabriel's Courtyard Community. Maintenance Obligation For The Recreational Open Space Area Is Provided By The H.O.A.

Purpose Statement

The Purpose Of This Plat Is To Remove Previously Recorded Lot Lines And Road Right-Of-Way, As Shown On A Plat Entitled "Plat No. 1, Villa Heights" And Recorded In Plat Book 3 At Page 45, And To Subdivide Parcels 272 And 570 Into 39 Buildable Lots (Thirty-Seven (37) Single Family Attached And Two (2) Single Family Detached), Two (2) Open Space Lots And One Non-Buildable Bulk Parcel.

APPROVED: For Public Water And Public Sewerage Systems
Howard County Health Department

Howard County Health Officer: [Signature] Date: 8/4/2011

APPROVED: Howard County Department Of Planning And Zoning

Chief, Development Engineering Division: [Signature] Date: 7/26/11

Director: T. Marchand for MM Date: 8-10-11

RECORDED AS PLAT No. 21084 ON 8/12/11
AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

Gabriel's Courtyard
Lots 1 Thru 39, Open Space Lots 40 And 41 And Non-Buildable Bulk Parcel 'A'

A Subdivision Of Parcels 272 And 570, Also Being A Resubdivision Of Lots 1 thru 5 And Parts Of Lots 6 And 7, Block "D" And Lots 9 Thru 22 And Part Of Lot 8, Block "A", And Chow Lane, As Shown On A Plat Entitled "Plat No. 1, Villa Heights" And Recorded Among The Land Records Of Howard County, Maryland In Plat Book 3 At Page 45, And Part Of Lot 15 On A Plat Entitled "Subdivision Near Waterloo In Howard County, Md. For Homer E. Campbell" Recorded In Plat Book 3 At Folio 40.
Zoned: R-5C

Parcel Nos.: 272 & 570, Tax Map No. 43, Grid 14
Sixth Election District, Howard County, Maryland
Scale: As Shown
Date: April 19, 2011
Sheet 1 of 3

F-09-047

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.

August W. Glass 4/19/11
August W. Glass, L.S. #21514
(Registered Land Surveyor)

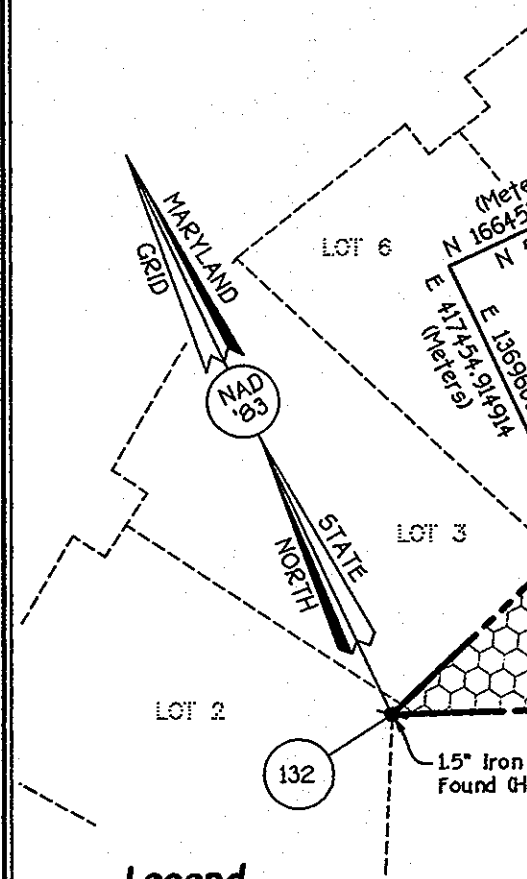
Michael Pfau 7/20/11
Gabriel's Courtyard LLC, Owner
By: Michael L. Pfau, Member

10' Public Fire Hydrant Easement Line Table

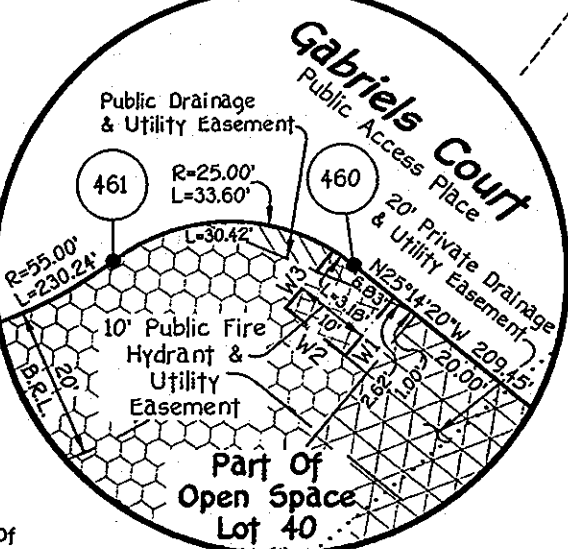
Sym	Bearing & Distance
W1	S 64°45'40" W 10.00'
W2	N 25°14'20" W 10.00'
W3	N 64°45'40" E 9.00'

Developer
Trinity Quality Homes, Inc.
c/o Mr. Michael L. Pfau
3675 Park Avenue, Suite 301
Ellicott City, Maryland 21043
410-480-0023

This Subdivision Is Subject To Section 18.122B Of The Howard County Code. Public Water And Public Sewer Service Has Been Granted Under The Terms And Provisions, Thereof, Effective March 3, 2011 On Which Date Developer Agreement 24-4500-D Was Filed And Accepted.



- Legend**
- Public Forest Conservation Easement
 - 10' Public Tree Maintenance Easement
 - Public Drainage & Utility Easement
 - Private Drainage & Utility Easement
 - Public Water & Utility Easement
 - Public Sewer & Utility Easement
 - Recreational Open Space (Credited)
 - Recreational Open Space (Non-Credited)
 - Public Stormwater Management, Drainage, Access & Utility Easement
 - Non-Credited Open Space Area
 - Previously Recorded Lot Lines To Be Removed By The Recordation Of This Plat



Area Tabulation This Sheet

TOTAL NUMBER OF BUILDABLE LOTS TO BE RECORDED	23
TOTAL NUMBER OF OPEN SPACE LOTS TO BE RECORDED	1
TOTAL NUMBER OF NON-BUILDABLE BULK PARCELS TO BE RECORDED	1
TOTAL NUMBER OF LOTS/PARCELS TO BE RECORDED	25
TOTAL AREA OF BUILDABLE LOTS TO BE RECORDED	1.473 Ac.*
TOTAL AREA OF OPEN SPACE LOTS TO BE RECORDED	3.942 Ac.*
TOTAL AREA OF NON-BUILDABLE BULK PARCELS TO BE RECORDED	0.308 Ac.*
TOTAL AREA OF LOTS/PARCELS TO BE RECORDED	5.723 Ac.*
TOTAL AREA OF ROADWAY TO BE RECORDED	0.639 Ac.*
TOTAL AREA TO BE RECORDED	6.362 Ac.*

APPROVED: For Public Water And Public Sewerage Systems
Howard County Health Department

B. Wilson for Peter B. Wilson 8/4/2011
Howard County Health Officer *PB* Date

APPROVED: Howard County Department Of Planning And Zoning.

J.P. 7/26/11
Chief, Development Engineering Division J.P. Date

T. Macchardt for MMA 8-10-11
Director Date

OWNER'S CERTIFICATE

Gabriel's Courtyard LLC By Michael L. Pfau, Member, Owner Of The Property Shown And Described 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 And Street Rights-Of-Way And The Specific Easement Areas Shown Hereon; (2) The Right To Require Dedication For Public Use The Beds Of The Streets And/Or Roads And Floodplains And Open Space Where Applicable And For Good And Other Valuable Consideration, Hereby Grant The Right And Option To Howard County To Acquire The Fee Simple Title To The Beds Of The Streets And/Or Roads And Floodplains, Storm Drainage Facilities And Open Space Where Applicable; (3) The Right To Require Dedication Of 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 Easements And Rights-Of-Way. Witness My Hand This 20th Day Of July, 2011.

Michael Pfau
Gabriel's Courtyard LLC, Owner
By: Michael L. Pfau, Member

Jerry Stearns
Witness

SURVEYOR'S CERTIFICATE

I Herby Certify That The Final Plat Shown Hereon Is Correct; That It Is A Subdivision Comprised Of (1) All Of The Lands Conveyed By Parrott Materials Company To Gabriel's Courtyard LLC By Deed Dated December 2, 2010 And Recorded Among The Land Records Of Howard County, Maryland In Liber No. 12941 At Folio 85, And (2) All Of The Lands Conveyed By Michael L. Pfau And Mary Therese Pfau To Gabriel's Courtyard LLC By Deed Dated October 22, 2010 And Recorded Among The Land Records Of Howard County, Maryland In Liber No. 12920 At Folio 295 And That All Monuments Are In Place Or Will Be In Place Prior To Acceptance Of The Streets In The Subdivision By Howard County, Maryland As Shown, In Accordance With The Annotated Code Of Maryland, As Amended, And Monumentation Is In Accordance With The Subdivision Regulations.

August W. Glass
August W. Glass, Professional Land Surveyor No. 21514
Date: 4/19/11

RECORDED AS PLAT No. 21085 ON 8/12/11
AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

Gabriel's Courtyard
Lots 1 Thru 39, Open Space Lots 40 And 41 And Non-Buildable Bulk Parcel 'A'

A Subdivision Of Parcels 272 And 570, Also Being A Resubdivision Of Lots 1 thru 5 And Parts Of Lots 6 And 7, Block "D" And Lots 9 Thru 22 And Part Of Lot 8, Block "A", And Chow Lane, As Shown On A Plat Entitled "Plat No. 1, Villa Heights" And Recorded Among The Land Records Of Howard County, Maryland In Plat Book 3 At Page 45, And Part Of Lot 15 On A Plat Entitled "Subdivision Near Waterloo In Howard County, Md. For Homer E. Campbell" Recorded In Plat Book 3 At Folio 40.
Zoned: R-5C

Parcel Nos.: 272 And 570, Tax Map No. 43, Grid 14
Sixth Election District, Howard County, Maryland
Scale: 1"=50'
Date: April 19, 2011
Sheet 2 of 3

Public Forest Conservation Easement No. 1 Line Table (3.3 Ac.±)

Sym	Bearing & Distance
FC-1	N 71°14'16" E 404.15'
FC-2	S 70°19'52" E 432.41'
FC-3	S 23°28'54" W 296.28'
FC-4	S 06°27'40" W 93.90'
FC-5	S 89°57'55" W 35.61'
FC-6	N 25°14'20" W 157.87'
FC-7	N 64°45'40" W 22.85'
FC-8	N 76°18'04" E 35.59'
FC-9	N 69°58'42" E 23.35'
FC-10	N 24°19'53" E 76.66'
FC-11	N 42°51'26" W 18.68'
FC-12	N 31°53'46" E 41.52'
FC-13	R=34.66' L=49.00'
FC-14	R=8.49' L=15.53'
FC-15	S 18°07'48" W 32.85'
FC-16	S 41°27'52" W 56.89'
FC-17	S 65°44'46" W 19.59'
FC-18	S 70°12'41" W 39.16'
FC-19	S 44°03'22" W 25.01'
FC-20	S 64°45'40" W 23.90'
FC-21	N 25°14'20" W 142.00'
FC-22	N 51°20'00" W 27.32'
FC-23	N 36°00'45" W 75.00'
FC-24	S 53°59'15" W 168.24'
FC-25	N 41°29'18" W 14.13'
FC-26	S 48°30'42" W 20.00'
FC-27	S 41°29'18" E 56.70'
FC-C28	R=55.00' L=126.65'
FC-C29	R=25.00' L=12.84'
FC-30	S 41°29'18" E 15.92'
FC-31	S 64°45'40" W 6.32'
FC-32	S 25°14'20" W 13.62'
FC-33	S 64°45'40" W 62.56'
FC-34	S 25°14'20" W 18.00'
FC-35	S 64°45'40" W 62.44'
FC-36	N 25°14'20" W 260.87'
FC-37	N 66°19'36" W 138.89'

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CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS
CENTENIAL SQUARE OFFICE PARK - 10272 BALTIMORE NATIONAL PIKE
ELlicott CITY, MARYLAND 21042
(410) 461 - 2955

F-09-047

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.

August W. Glass, L.S. #21514 Date 4/19/11
(Registered Land Surveyor)

Michael L. Pfau, Member Date 7/20/11
Gabriel's Courtyard LLC, Owner
By: Michael L. Pfau, Member

This Subdivision Is Subject To Section 18.122B Of The Howard County Code. Public Water And Public Sewer Service Has Been Granted Under The Terms And Provisions, Thereof, Effective 10/21/09 On Which Date Developer Agreement #24-1500-D Was Filed And Accepted.

Sym	Bearing & Distance
W9	N 64°45'40" E 10.00'
W10	S 25°14'20" W 10.00'
W11	S 64°45'40" W 10.00'
W12	N 87°09'56" E 10.00'
W13	S 02°50'04" E 10.00'
W14	S 87°09'56" W 10.00'

Reservation Of Public Utility And Forest Conservation Easements

"Developer 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 Lots 1 Thru 39, Open Space Lots 40 And 41 And Non-Buildable Bulk Parcel 'A'. Any Conveyances Of The Aforesaid Lots/Parcel Shall Be Subject To The Easements Herein Reserved, Whether Or Not Expressly Stated In The Deed(s) Conveying Said Lots/Parcel. Developer Shall Execute And Deliver Deeds For The Easements Herein Reserved To Howard County, With A 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(s), Upon Completion Of The Developer's Obligations Under The Forest Conservation Installation And Maintenance Agreement Executed By 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."

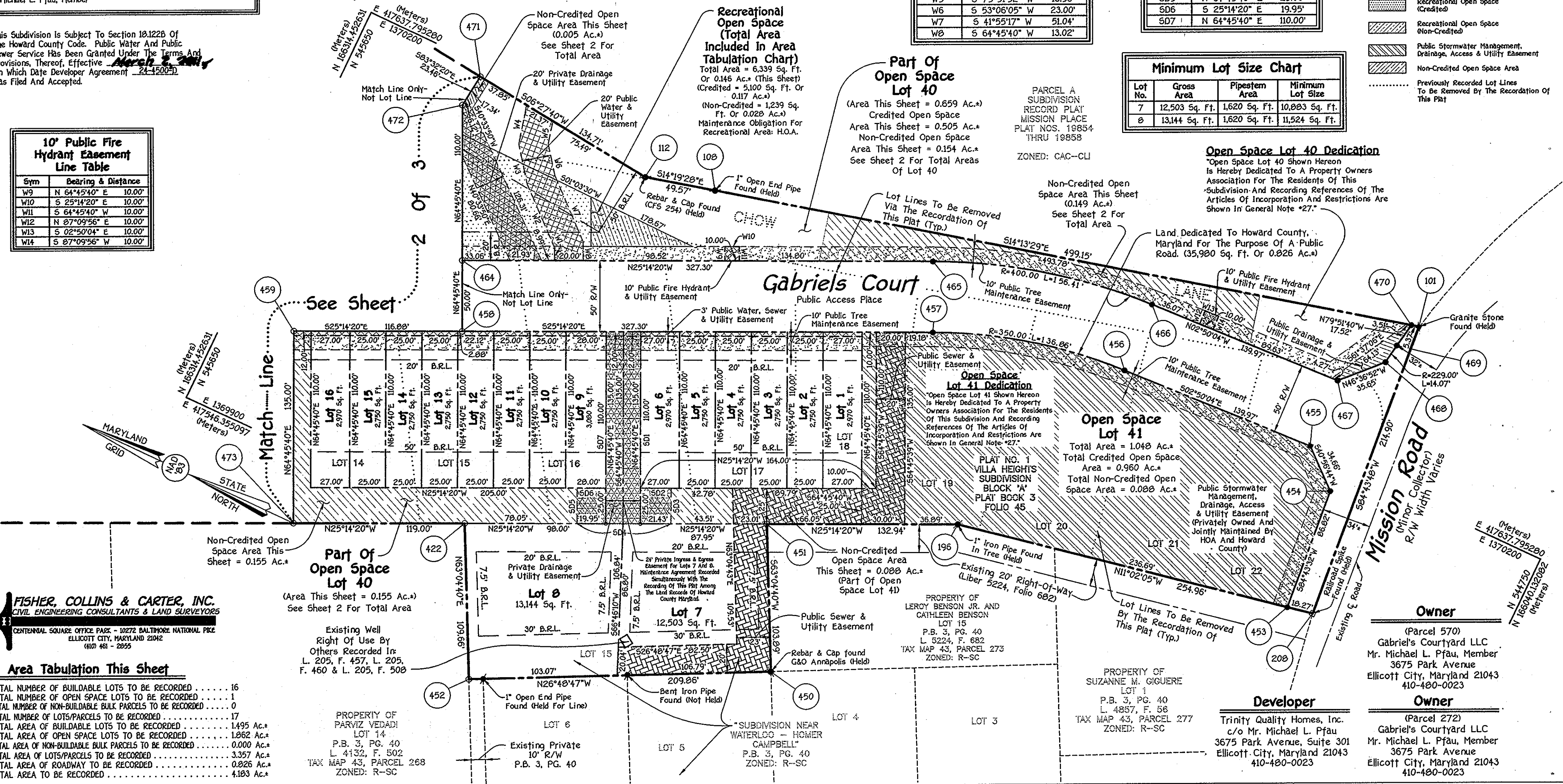
Sym	Bearing & Distance
W1	N 64°45'40" E 0.98'
W2	N 41°55'17" E 48.95'
W3	N 53°06'05" E 28.99'
W4	N 75°51'52" E 28.11'
W5	S 75°51'52" W 16.56'
W6	S 53°06'05" W 23.00'
W7	S 41°55'17" W 51.04'
W8	S 64°45'40" W 13.02'

Sym	Bearing & Distance
SD1	S 64°45'40" W 110.00'
SD2	S 25°14'20" E 21.43'
SD3	S 64°45'40" W 25.00'
SD4	N 25°14'20" W 65.37'
SD5	N 64°45'40" E 25.00'
SD6	S 25°14'20" E 19.95'
SD7	N 64°45'40" E 110.00'

	Public Forest Conservation Easement
	10' Public Tree Maintenance Easement
	Public Drainage & Utility Easement
	Private Drainage & Utility Easement
	Public Water & Utility Easement
	Public Sewer & Utility Easement
	Recreational Open Space (Credited)
	Recreational Open Space (Non-Credited)
	Public Stormwater Management, Drainage, Access & Utility Easement
	Non-Credited Open Space Area
	Previously Recorded Lot Lines To Be Removed By The Recording Of This Plat

Lot No.	Gross Area	Pipestem Area	Minimum Lot Size
7	12,503 Sq. Ft.	1,620 Sq. Ft.	10,883 Sq. Ft.
8	13,144 Sq. Ft.	1,620 Sq. Ft.	11,524 Sq. Ft.

Open Space Lot 40 Dedication
"Open Space Lot 40 Shown Hereon Is Hereby Dedicated To A Property Owners Association For The Residents Of This Subdivision And Recording References Of The Articles Of Incorporation And Restrictions Are Shown In General Note #27."



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TOTAL NUMBER OF BUILDABLE LOTS TO BE RECORDED	16
TOTAL NUMBER OF OPEN SPACE LOTS TO BE RECORDED	1
TOTAL NUMBER OF NON-BUILDABLE BULK PARCELS TO BE RECORDED	0
TOTAL NUMBER OF LOTS/PARCELS TO BE RECORDED	17
TOTAL AREA OF BUILDABLE LOTS TO BE RECORDED	1,495 Ac.+
TOTAL AREA OF OPEN SPACE LOTS TO BE RECORDED	1,862 Ac.+
TOTAL AREA OF NON-BUILDABLE BULK PARCELS TO BE RECORDED	0.000 Ac.+
TOTAL AREA OF LOTS/PARCELS TO BE RECORDED	3,357 Ac.+
TOTAL AREA OF ROADWAY TO BE RECORDED	0.826 Ac.+
TOTAL AREA TO BE RECORDED	4,183 Ac.+

OWNER'S CERTIFICATE
Gabriel's Courtyard LLC By Michael L. Pfau, Member, Owner Of The Property Shown And Described Hereon, Hereby Adopts This Plan Of Subdivision, And In Consideration Of The Approval Of This Final Plat By The Department Of Planning And Zoning, Establish The Minimum Building Restriction Lines And Grant Unto Howard County, Maryland, Its Successors And Assigns; (1) The Right To Lay, Construct And Maintain Sewers, Drains, Water Pipes And Other Municipal Utilities And Services In And Under All Roads And Street Rights-Of-Way And The Specific Easement Areas Shown Hereon; (2) The Right To Require Dedication For Public Use The Beds Of The Streets And/Or Roads And Floodplains And Open Space Where Applicable And For Good And Other Valuable Consideration, Hereby Grant The Right And Option To Howard County To Acquire The Fee Simple Title To The Beds Of The Streets And/Or Roads And Floodplains, Storm Drainage Facilities And Open Space Where Applicable; (3) The Right To Require Dedication Of 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 Easements And Rights-Of-Way. Witness My Hand This 20th Day Of July, 2011.

Michael L. Pfau
Gabriel's Courtyard LLC, Owner
By: Michael L. Pfau, Member

Witness
August W. Glass

SURVEYOR'S CERTIFICATE
I Hereby Certify That The Final Plat Shown Hereon Is Correct; That It Is A Subdivision Comprised Of (1) All Of The Lands Conveyed By Parrott Materials Company To Gabriel's Courtyard LLC By Deed Dated December 2, 2010 And Recorded Among The Land Records Of Howard County, Maryland In Liber No. 12941 At Folio 85, And (2) All Of The Lands Conveyed By Michael L. Pfau And Mary Therese Pfau To Gabriel's Courtyard LLC By Deed Dated October 22, 2010 And Recorded Among The Land Records Of Howard County, Maryland In Liber No. 12820 At Folio 285 And That All Monuments Are In Place Or Will Be In Place Prior To Acceptance Of The Streets In The Subdivision By Howard County, Maryland As Shown, In Accordance With The Annotated Code Of Maryland, And Monumentation Is In Accordance With The Subdivision Regulations.

August W. Glass, Professional Land Surveyor No. 21514 Date 4/19/11

RECORDED AS PLAT No. 21686 ON 4/12/11
AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

Gabriel's Courtyard
Lots 1 Thru 39, Open Space Lots 40 And 41 And Non-Buildable Bulk Parcel 'A'

A Subdivision Of Parcels 272 And 570, Also Being A Resubdivision Of Lots 1 Thru 5 And Parts Of Lots 6 And 7, Block "D" And Lots 9 Thru 22 And Part Of Lot 8, Block "A", And Chow Lane, As Shown On A Plat Entitled "Plat No. 1, Villa Heights" And Recorded Among The Land Records Of Howard County, Maryland In Plat Book 3 At Page 45, And Part Of Lot 15 On A Plat Entitled "Subdivision Near Waterloo In Howard County, Md. For Homer E. Campbell" Recorded In Plat Book 3 At Folio 40.
Zoned: R-5C

Parcel Nos.: 272 & 570, Tax Map No. 43, Grid 14
Sixth Election District, Howard County, Maryland
Scale: 1"=50'
Date: April 19, 2011
Sheet 3 of 3

APPROVED: For Public Water And Public Sewerage Systems
Howard County Health Department

B. Johnson for Peter B. Johnson 8/4/2011
Howard County Health Officer

APPROVED: Howard County Department Of Planning And Zoning.

Chief, Development Engineering Division J.P. Date 7/20/11
7. Munch for M. M. Date 8-10-11
Director

F-09-047