



| COORDINATE LIST |             |              |
|-----------------|-------------|--------------|
| POINT           | NORTHING    | EASTING      |
| 44              | 558391.5974 | 1391033.0790 |
| 46              | 558282.9781 | 1390826.1781 |
| 137             | 558285.5294 | 1390853.7409 |
| 138             | 558272.3930 | 1390832.8268 |
| 154             | 558336.1500 | 1390246.7008 |
| 225             | 558090.7300 | 1390520.1070 |
| 227             | 558014.1456 | 1390478.5710 |
| 229             | 558575.0807 | 1391075.2084 |
| 1404            | 558381.6467 | 1391016.2544 |
| 1405            | 558565.7725 | 1391042.9316 |
| 1413            | 558485.1666 | 1391022.4034 |
| 1414            | 558464.0377 | 1391018.5552 |
| 1415            | 558439.3953 | 1390988.8025 |
| 1417            | 558388.1697 | 1390756.7569 |
| 1418            | 558294.3431 | 1390561.4297 |
| 1420            | 558294.6972 | 1390539.0719 |
| 1422            | 558240.6134 | 1390565.0514 |
| 1424            | 558258.2872 | 1390578.7494 |
| 1425            | 558352.1138 | 1390774.0766 |
| 1426            | 558399.2124 | 1390996.7214 |

| CURVE TABLE |         |         |            |         |             |         |
|-------------|---------|---------|------------|---------|-------------|---------|
| CURVE       | ARC     | RADIUS  | DELTA      | TANGENT | CHORD       | LENGTH  |
| C1          | 222.60' | 500.00' | 25°30'30"  | 113.18' | S77°05'49"W | 220.77' |
| C2          | 239.75' | 520.00' | 26°25'00"  | 122.04' | N77°33'04"E | 237.63' |
| C3          | 23.18'  | 25.00'  | 53°07'48"  | 12.50'  | S89°05'33"E | 22.36'  |
| C4          | 249.81' | 50.00'  | 286°15'37" | 37.50'  | N25°39'27"W | 60.00'  |
| C5          | 23.18'  | 25.00'  | 53°07'48"  | 12.50'  | S37°46'38"W | 22.36'  |
| C6          | 229.76' | 480.00' | 27°25'32"  | 117.12' | S78°03'20"W | 227.57' |
| C7          | 12.38'  | 50.00'  | 14°12'04"  | 6.22'   | S18°33'09"E | 12.35'  |
| C8          | 30.61'  | 50.00'  | 35°04'45"  | 15.80'  | S26°49'00"E | 30.14'  |

**LEGEND**

- RECREATION AREA
- 20' PRIVATE DRAINAGE & UTILITY EASEMENT
- 30' PUBLIC SEWER, WATER & UTILITY EASEMENT
- PUBLIC WATER & UTILITY EASEMENT
- 6' PUBLIC SIDEWALK, SEWER, WATER & UTILITY EASEMENT
- 10' PUBLIC TREE MAINTENANCE EASEMENT
- PUBLIC STORMWATER MANAGEMENT MAINTENANCE & ACCESS EASEMENT
- PUBLIC STORMWATER MANAGEMENT STORM DRAIN & UTILITY EASEMENT
- EXISTING 25' RIGHT-OF-WAY & UTILITY EASEMENT LIBER 3101, FOLIO 664 TO BENEFIT PARCELS 237 & 494
- CONCRETE MONUMENT FOUND
- CAPPED IRON ROD SET CAP EMBOSSED "PROP MARK 212047"

**AREA TABULATION**

|  |           |
|--|-----------|
| TOTAL NUMBER OF BUILDABLE LOTS TO BE RECORDED.....             | 3         |
| TOTAL NUMBER OF OPEN SPACE LOTS TO BE RECORDED.....            | 2         |
| TOTAL NUMBER OF NON-BUILDABLE BULK PARCELS TO BE RECORDED..... | 2         |
| TOTAL NUMBER OF LOTS & PARCELS TO BE RECORDED.....             | 7         |
| TOTAL AREA OF BUILDABLE LOTS TO BE RECORDED.....               | 0.6674 AC |
| TOTAL AREA OF OPEN SPACE LOTS TO BE RECORDED.....              | 0.9197 AC |
| TOTAL AREA OF NON-BUILDABLE BULK PARCELS TO BE RECORDED.....   | 1.9865 AC |
| TOTAL AREA OF LOTS & PARCELS TO BE RECORDED.....               | 3.5736 AC |
| TOTAL AREA OF ROADWAY TO BE RECORDED.....                      | 0.7593 AC |
| TOTAL AREA TO BE RECORDED.....                                 | 4.3329 AC |

**ROBERT H. VOGEL ENGINEERING, INC.**  
 8407 MAIN STREET  
 ELLICOTT CITY, MARYLAND  
 21043-4897  
 410-461-7666

**OWNER**  
 MICHAEL L. PFAU  
 3675 PARK AVENUE  
 ELLICOTT CITY, MARYLAND 21043-4511  
 410-480-0023

**DEVELOPER**  
 TRINITY QUALITY HOMES  
 3675 PARK AVENUE  
 ELLICOTT CITY, MARYLAND 21043-4511  
 410-480-0023

**OWNER'S CERTIFICATE**

I, MICHAEL L. PFAU, 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 OF 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 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 ERRECTED ON OR OVER THE SAID EASEMENTS AND RIGHTS-OF-WAYS.  
 WITNESS OUR HANDS THIS 5th DAY OF APRIL, 2010.

*Michael L. Pfau*  
 MICHAEL L. PFAU

*Justin H. Kead*  
 WITNESS

**SURVEYOR'S CERTIFICATE**

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS A SUBDIVISION OF THE AGGREGATE OF THE TWO FOLLOWING CONVEYANCES: 1) FROM JAMES C. BERGOLOS AND DONNA L. BERGOLOS TO MICHAEL L. PFAU ACCORDING TO THE DEED DATED JULY 21, 2005 AND RECORDED IN LIBER 9383, FOLIO 158 OF THE LAND RECORDS OF HOWARD COUNTY, MARYLAND, AND 2) FROM YVONNE E. ZIMMERMAN TO MICHAEL L. PFAU ACCORDING TO THE DEED DATED MARCH 1, 2007 AND RECORDED IN LIBER 10575, FOLIO 243 OF THE LAND RECORDS OF HOWARD COUNTY, MARYLAND. AND 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 AND IN ACCORDANCE WITH THE ANNOTATED CODE OF MARYLAND, AS AMENDED, AND MONUMENTATION IS IN ACCORDANCE WITH THE HOWARD COUNTY SUBDIVISION REGULATIONS.

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



RECORDED AS PLAT No. 21106 ON 4/30/10 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

**SUBDIVISION PLAT OF EAST POINT, PHASE 1**

LOTS 1, 2, & 3, OPEN SPACE LOTS 4 & 5 AND NON-BUILDABLE BULK PARCELS 'A' AND 'B'

ZONED R-12  
 TAX MAP 38, BLK. 15, PARCELS 237 & 238  
 FIRST ELECTION DISTRICT HOWARD COUNTY, MD

SCALE 1" = 50' APRIL 5, 2010

GRAPHIC SCALE SHEET 2 OF 2

K:\Projects\03-23\SURV\Record Plat\Plot Base 09-04-09.dwg (Sheet 2)