

**COORDINATE LIST**

PT	NORTHING	EASTING
3	564650.6018	1392098.4460
4	564760.1352	1391895.5656
12	563510.2806	1391293.1636
13	563590.7660	1391307.3524
22	563838.2164	1391816.8842
23	563440.8328	1391900.0846
24	563814.3596	1392700.0576
25	563891.5970	1393120.1157
26	563927.8162	1393152.8208
27	563941.5644	1393143.6971
28	563955.4542	1393188.9344
31	564111.6385	1393122.1926
32	564172.9271	1393047.8745
39	564722.2711	1391860.9238
40	564691.4463	1391832.7222
41	564542.4785	1392001.3644
42	564608.7089	1392071.2663
63	564220.2144	1392598.0076
124	563773.0247	1391692.8739
134	563720.0408	1391210.3615
137	564288.9743	1391087.7457
282	564271.5434	1393086.7437
414	564379.4342	1392896.1379

**DENSITY TABULATION & APFO PHASING CHART**

GROSS AREA OF PROJECT: 33.10 AC  
 AREA OF 100 YEAR FLOODPLAIN, DRAINAGE & UTILITY EASEMENT: 0.73 AC (WITHIN STEEP SLOPES)  
 AREA OF STEEP SLOPES OUTSIDE THE FLOOD PLAIN: 10.85 AC  
 NET AREA OF PROJECT: 21.52 AC  
 DWELLING UNITS PER NET ACRE ALLOWED: 2 X 21.52 AC = 43 UNITS  
 DWELLING UNITS PROPOSED: 13 (PHASE 1 ALLOCATION YEAR 2012) = 9 ALLOWCATIONS + 4 EXISTING UNITS  
 DWELLING UNITS PROPOSED: 19 (PHASE 2 ALLOCATION YEAR 2013)  
 DWELLING UNITS PROPOSED: 11 (PHASE 3 ALLOCATION YEAR 2014)

**OPEN SPACE AREA TABULATION CHART**

AREA OF OPEN SPACE REQUIRED: 50% X 33.10 AC = 16.55 AC  
 AREA OF OPEN SPACE PROVIDED: 60% = 19.83 AC  
 AREA OF RECREATIONAL OPEN SPACE REQUIRED: 300SF X 43 LOTS = 12,900 SF  
 AREA OF RECREATIONAL OPEN SPACE PROVIDED: 13,298 SF (ACTIVE)

**CURVE TABLE**

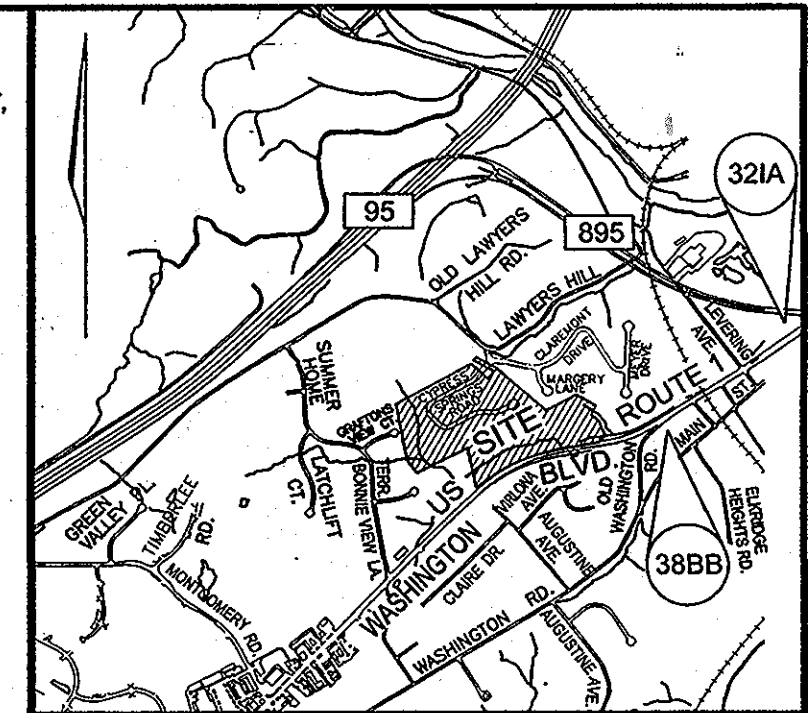
CURVE	RADIUS	LENGTH	TANGENT	DELTA	CHORD BEARING	LENGTH
C1	1665.40	893.56	457.81	30°44'30"	S 64°58'16"W	882.88

**LINE TABLE**

LINE	BEARING	DISTANCE
L1	S 21°30'42"W	106.00'
L2	S 50°29'18"E	96.33'
L3	S 23°08'18"E	169.85'
L4	S 72°55'52"W	47.32'
L5	S 33°34'08"E	16.50'
L6	S 42°04'52"W	48.80'

**GENERAL NOTES:**

- COORDINATES BASED ON NAD '83/91, MARYLAND COORDINATE SYSTEM AS PROJECTED BY HOWARD COUNTY, GEODETIC CONTROL STATION No. 321A AND 38BB.  
 321A N 565,065.463 E 1,395,212.248 ELEV. 27.696'  
 38BB N 564,007.646 E 1,393,649.975 ELEV. 27.696'
- THIS PLAT IS BASED ON A BOUNDARY SURVEY PREPARED BY ROBERT H. VOGEL ENGINEERING INC., DATED APRIL 2004.
- BRL DENOTES BUILDING RESTRICTION LINE.
- Ø DENOTES REBAR WITH CAP SET.
- DENOTES IRON PIPE OR IRON BAR FOUND.
- ⊕ DENOTES ANGULAR CHANGE IN BEARING OF BOUNDARY OR RIGHT-OF-WAY.
- DENOTES STONE OR MONUMENT FOUND.
- AREAS SHOWN HEREON ARE MORE OR LESS.
- THE SUBJECT PROPERTY IS ZONED R-ED PER THE 02/02/2004 COMPREHENSIVE ZONING PLAN AND THE COMP LITE ZONING AMENDMENTS, EFFECTIVE 07/28/2006.
- APPLICABLE D.P.Z. FILE NUMBERS: SP-05-06, PB CASE 374, SDP-09-061, WP-05-38, WP-10-175, AND WP-11-202.
- 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:
  - WIDTH --- 12'(16' SERVING MORE THAN ONE RESIDENCE);
  - SURFACE --- 6" OF COMPACTED CRUSHER RUN BASE W/TAR AND CHIP COATING (1-1/2" MIN.);
  - GEOMETRY --- MAX. 14% GRADE, MAX. 10% GRADE CHANGE AND MIN. 45° TURNING RADIUS;
  - STRUCTURES (CULVERTS/BRIDGES) --- CAPABLE OF SUPPORTING 25 GROSS TONS (H2S LOADING);
  - DRAINAGE ELEMENTS --- CAPABLE OF SAFELY PASSING 100-YEAR FLOOD WITH NO MORE THAN 1 FOOT OF DEPTH OVER DRIVEWAY SURFACE;
  - MAINTENANCE --- SUFFICIENT TO INSURE ALL WEATHER USE.
- NO GRADING, REMOVAL OF VEGETATIVE COVER OR TREES, OR PLACEMENT OF NEW STRUCTURES IS PERMITTED WITHIN THE LIMITS OF WETLANDS, STREAMS, OR THEIR BUFFERS AND FOREST CONSERVATION EASEMENT AREAS EXCEPT WHERE ESSENTIAL DISTURBANCE IS GRANTED. ESSENTIAL DISTURBANCE OCCURS AT THE OUTFALL OF SWMF #2 AND THE CULVERT REMOVAL ALONG THE NORTH EAST BOUNDARY LINE.
- FOR FLAG OR PIPE STEM LOTS, REFUSE COLLECTION, SNOW REMOVAL AND ROAD MAINTENANCE ARE PROVIDED TO THE JUNCTION OF THE FLAG OR PIPE STEM AND ROAD RIGHT-OF-WAY LINE ONLY AND NOT ONTO THE PIPE STEM LOT DRIVEWAY.
- WATER AND SEWERAGE FOR THIS PROJECT WILL BE PUBLIC. WATER WILL BE PROVIDED THROUGH CONTRACT NO.14-3208. SEWER WILL BE PROVIDED THROUGH CONTRACT NO.10-3391.
- EXISTING STREAMS AND/OR WETLANDS SHOWN HEREON WERE DELINEATED BY ECO-SCIENCES SEPTEMBER 2004. A 25' WETLAND BUFFER HAS BEEN ESTABLISHED, PER SECTION 16.116(c)(1) OF THE SUBDIVISION REGULATIONS.
- A FOREST STAND DELINEATION WAS PERFORMED BY ECO-SCIENCE PROFESSIONALS, INC., DATED SEPTEMBER 2004.
- FOREST CONSERVATION PLAN HAS BEEN PREPARED BY ROBERT H. VOGEL ENGINEERING, INC. DATED APRIL 2009.
- THE FOREST CONSERVATION REQUIREMENTS PER SECTION 16.1202 OF THE HOWARD COUNTY CODE, FOREST CONSERVATION ACT, FOR THIS SUBDIVISION HAVE BEEN FULFILLED THROUGH THE RETENTION OF 9.00 ACRES LOCATED IN OPEN SPACE LOTS 16 AND 17. FOREST OBLIGATION FOR THIS PROJECT WAS ADDRESSED UNDER SDP-09-061 AND RECORDED AS PLATS 20961-20963.
- OPEN SPACE RESERVES UNTO ITSELF, ITS SUCCESSORS AND ASSIGNS, ALL EASEMENTS SHOWN ON THIS PLAN FOR WATER, SEWER, STORM DRAINAGE, OTHER PUBLIC UTILITIES AND FOREST CONSERVATION (FOREST CONSERVATION AREA), LOCATED IN, ON, OVER AND THROUGH LOTS 1 THROUGH 13 AND OPEN SPACE LOTS 14 THROUGH 17, ANY CONVEYANCES OF THE AFORESAID LOTS SHALL BE SUBJECT TO THE EASEMENTS HEREIN RESERVED, WHETHER OR NOT EXPRESSLY STATED IN THE DEEDS CONVEYING SAID LOTS. 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 EASEMENTS, 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 OF EASEMENT IN THE LAND RECORDS OF HOWARD COUNTY.
- ALL LANDSCAPING REQUIREMENTS SHALL BE 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. FINANCIAL SURETY FOR THE REQUIRED LANDSCAPING HAS BEEN POSTED AS PART OF THE DEVELOPER'S AGREEMENT IN THE AMOUNT OF \$19,650.00.
- AN 'OBVIOUSLY NOT CRITICAL' FLOODPLAIN STUDY WAS PERFORMED BY ROBERT H. VOGEL ENGINEERING, INC. DATED JANUARY 2005.
- STORMWATER MANAGEMENT IS PROVIDED FOR THE DEVELOPMENT BY A MICROPOOL POND (P-1) AND A POCKET POND (P-5) TO STORE THE REQUIRED WQV AND CVD AND A BIOTRETMENT FACILITY (F-6) TO PROVIDE WQV AND REV.
- THIS PROPERTY IS LOCATED WITHIN THE LAWYERS HILL NATIONAL REGISTER HISTORIC DISTRICT.
- THIS PROPERTY IS WITHIN THE METROPOLITAN DISTRICT.
- TO THE BEST OF THE OWNERS KNOWLEDGE, THERE ARE NO BURIAL/CEMETARY LOCATIONS ON SITE.
- A TRAFFIC STUDY IS NOT REQUIRED FOR THIS SITE.
- A NOISE STUDY HAS BEEN PREPARED BY ROBERT H. VOGEL, DATED SEPTEMBER 2002, THE NOISE CONTOUR IS BASED ON THE PROJECTED 2020 TRAFFIC STUDY. THE 65dBA NOISE CONTOUR LINE SHOWN HEREON IS ADVISORY AS REQUIRED BY THE HOWARD COUNTY DESIGN MANUAL, CHAPTER 5, REVISED FEBRUARY, 1992.
- THE EXISTING STRUCTURE LOCATED ON NON-BUILDABLE BULK PARCEL C IS LISTED ON THE HISTORIC SITES INVENTORY AS HO-449, THE OLD GRACE CHURCH RECTORY WHICH WAS TO REMAIN ON THE PROPERTY AND TO BE LOCATED ON NON-BUILDABLE BULK PARCEL C WAS RECENTLY DESTROYED BY FIRE ALL OTHER EXISTING STRUCTURES ONSITE SHALL BE REMOVED PRIOR TO CONSTRUCTION.
- STREET TREES ARE REQUIRED FOR THIS SUBDIVISION IN ACCORDANCE WITH SECTION 16.124(e)(1) OF THE SUBDIVISION REGULATIONS AND LANDSCAPE MANUAL.
- THE LOTS SHOWN HEREON COMPLY WITH THE MINIMUM WIDTH AND LOT AREA REQUIRED BY THE MARYLAND STATE DEPARTMENT OF THE ENVIRONMENT.
- LAWYERS HILL ROAD IS A SCENIC ROAD. AREAS ADJACENT TO AND PARALLEL TO LAWYERS HILL ROAD WILL REMAIN UNDEVELOPED AND MOSTLY WOODED, THUS MAINTAINING THE EXISTING CHARACTERISTICS OF THE SCENIC ROAD.
- THIS SUBDIVISION COMPLIES WITH THE AMENDED 5TH EDITION OF THE SUBDIVISION AND ZONING REGULATIONS (CB-45-2003) AND THE ZONING REGULATIONS, AS AMENDED BY COUNCIL BILL 75-2003.
- OPEN SPACE LOTS 14 - 16 TO BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION. ARTICLES OF INCORPORATION HAVE BEEN RECORDED IN LIBER 1005, FOLIO 0003 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND. OPEN SPACE LOT 17 WILL BE DEDICATED TO THE HOWARD COUNTY DEPARTMENT OF RECREATION AND PARKS.
- INGRESS AND EGRESS IS RESTRICTED ALONG BALTIMORE WASHINGTON BOULEVARD.
- NON-BUILDABLE BULK PARCEL B (CLAREMONT OVERLOOK) WILL BE CONVEYED TO THE OWNER OF TAX MAP 38, PARCEL 42 CONCURRENT WITH THE PLAT RECORDATION (CLAREMONT OVERLOOK) FOR THE PURPOSE OF A PUBLIC ROAD.
- THIS PROJECT IS SUBJECT TO PLANNING BOARD CASE NO. 374, WHICH WAS APPROVED ON MAY 11, 2006.
- THIS PROJECT HAS BEEN APPROVED BY THE MARYLAND AVIATION ADMINISTRATION.
- A COMMUNITY MEETING FOR THIS PROJECT WAS CONDUCTED ON JUNE 28, 2004 AT THE ELKRIE LIBRARY FOR THE PURPOSE OF PROVIDING ADJACENT PROPERTY OWNERS WITH INFORMATION OF THE PROPOSED DEVELOPMENT.
- NON-BUILDABLE BULK PARCELS A - D WILL RESUBDIVIDED INTO BUILDABLE LOTS WHICH SHALL BE INCLUDED AS PART OF THE NEXT TWO PHASES (PHASE II AND PHASE III).
- WAIVER PETITION WP-05-038, APPROVED DECEMBER 8, 2004, WAVES SECTION 16.121(c) TO ALLOW OPEN SPACE LOT 51 TO NOT HAVE VIABLE PUBLIC ROAD FRONTAGE. THIS OPEN SPACE LOT CANNOT BE USED TO FULFILL RECREATION OPEN SPACE REQUIREMENTS. WAIVER PETITIONS WP-11-202 AND WP-10-175, APPROVED JULY 7, 2011 AND JULY 22, 2010 RESPECTIVELY, WAVES SECTIONS 16.144p(1)(2) and 16.144q TO EXTEND DEADLINE DATES TO COMPLETE DEVELOPERS AGREEMENT AND SUBMIT FINAL PLAT ORIGINALS.

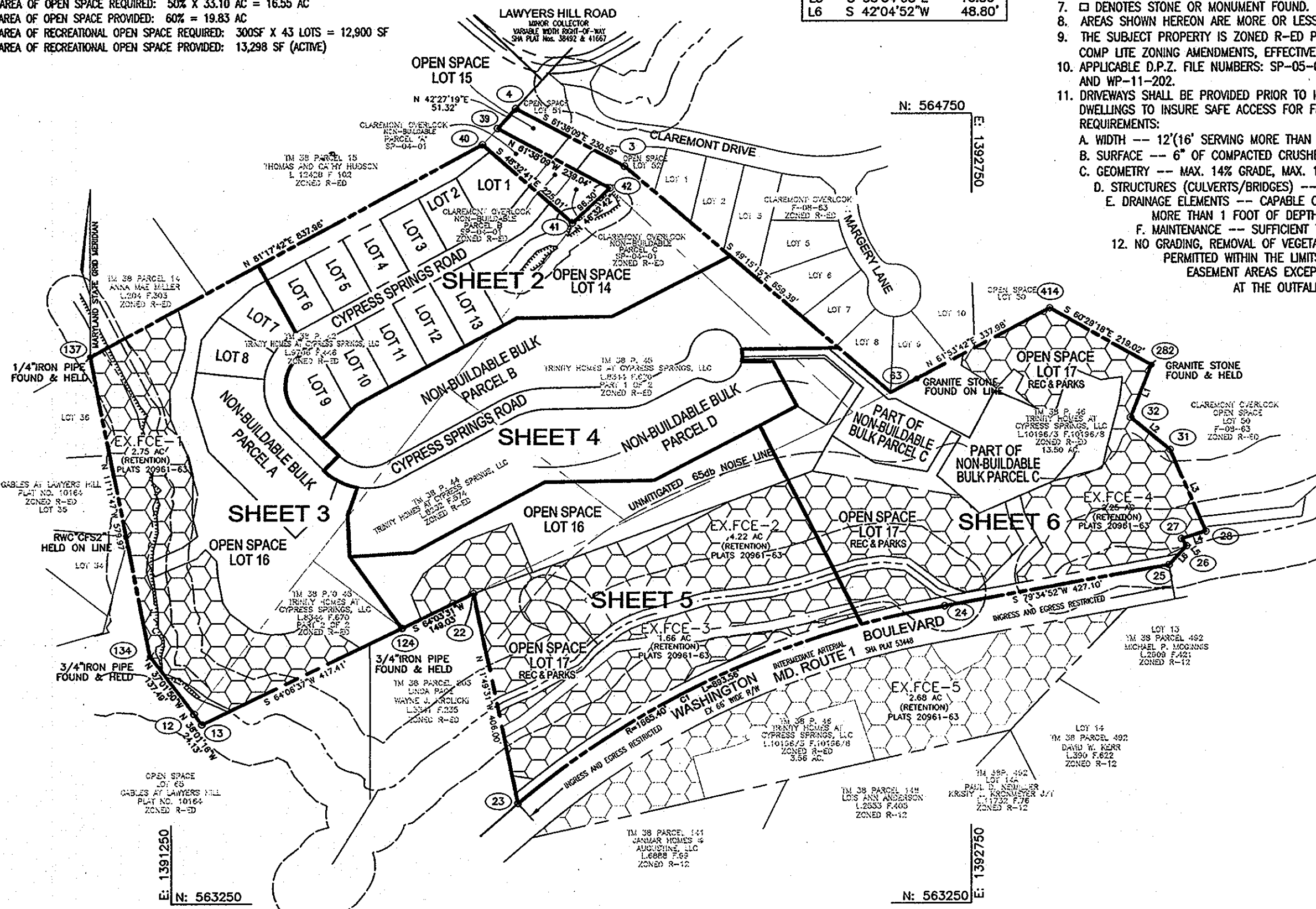


**VICINITY MAP**

SCALE: 1"=2000'  
 ADC MAP: 17 H-J6

**EXISTING FOREST CONSERVATION EASEMENT AREA TABULATION CHART**

FCE DESIGNATION	FCE TYPE	FCE AREA
1	RETENTION	2.75 AC.
2	RETENTION	4.22 AC.
3	RETENTION	1.66 AC.
4	RETENTION	2.25 AC.
TOTAL RETENTION		10.88 AC.



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

AREA TABULATION	SHEET 2	SHEET 3	SHEET 4	SHEET 5	SHEET 6	TOTAL
NUMBER OF BUILDABLE LOTS TO BE RECORDED.....	11	2	0	0	0	13
NUMBER OF OPEN SPACE LOTS TO BE RECORDED.....	2 & P/O 1	P/O 1	0	38% OF 2	31% OF 2	4
NUMBER OF NON-BUILDABLE BULK PARCELS TO BE RECORDED.....	0	1	1 & 98% OF 1	0	1	4
AREA OF BUILDABLE LOTS TO BE RECORDED.....	2,5961 AC	0.4754 AC	0.0000 AC	0.0000 AC	0.0000 AC	3,0715 AC
AREA OF OPEN SPACE LOTS TO BE RECORDED.....	2,3367 AC	5,0466 AC	0.0000 AC	6,9214 AC	5,5511 AC	19,8558 AC
AREA OF NON-BUILDABLE BULK PARCELS TO BE RECORDED.....	0.0000 AC	0.9641 AC	5,3546 AC	0.0000 AC	1,6711 AC	7,9898 AC
TOTAL AREA OF LOTS TO BE RECORDED.....	4,9328 AC	6,4861 AC	5,3546 AC	6,9214 AC	7,2222 AC	30,9171 AC
AREA OF ROADWAY TO BE RECORDED.....	0.5643 AC	0.2642 AC	0.8545 AC	0.0000 AC	0.0000 AC	1,6830 AC
AREA DEDICATED FOR SHA.....	0.0000 AC	0.0000 AC	0.0000 AC	0.3020 AC	0.2485 AC	0.5505 AC
AREA TO BE RECORDED.....	5,4971 AC	6,7503 AC	6,2091 AC	7,2234 AC	7,4707 AC	33,1506 AC

**OWNER**  
 TRINITY HOMES AT CYPRESS SPRINGS, L.L.C.  
 3675 PARK AVE., SUITE 301  
 ELLICOTT CITY, MARYLAND 21043-4511  
 410-480-0023

**DEVELOPER**  
 TRINITY QUALITY HOMES, INC.  
 3675 PARK AVE., SUITE 301  
 ELLICOTT CITY, MARYLAND 21043-4511  
 410-480-0023

THE REQUIREMENTS OF 38108, 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.* 5-18-12  
 THOMAS M. HOFFMAN, JR. DATE  
 PROPERTY LINE SURVEYOR, MARYLAND REG. NO. 267

*Michael P. Pfau* 5/22/12  
 TRINITY QUALITY HOMES, INC. DATE  
 BY TRINITY QUALITY HOMES, INC.

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

*Wilton for Peter Beilenson* 6/19/12  
 HOWARD COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING  
 AND ZONING

*Michael P. Pfau* 6/14/12  
 CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

*Vert Redwood* 6/21/12  
 DIRECTOR DATE

**OWNER'S CERTIFICATE**

TRINITY HOME AT CYPRESS SPRINGS, L.L.C., OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY ADOPTS 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, MARYLAND 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 22ND DAY OF MAY, 2012

*Michael P. Pfau*  
 TRINITY HOMES AT CYPRESS SPRINGS, L.L.C.  
 TRINITY QUALITY HOMES INC. MEMBER  
 MICHAEL PFAU, PRESIDENT

*Wilton Beilenson*  
 WITNESS

**SURVEYOR'S CERTIFICATE**

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS A SUBDIVISION OF ALL THE LAND CONVEYED BY WILLIAM M. CARUSO, JR TO TRINITY HOMES AT CYPRESS SPRINGS, L.L.C. BY A DEED DATED APRIL 2, 2004 AND RECORDED IN LIBER 8232 AT FOLIO 574 AND ALL THE LAND CONVEYED BY JOYCE E. ADCOCK, PERSONAL REPRESENTATIVE OF THE ESTATE OF MARGARET A. POLARD TO TRINITY HOMES AT CYPRESS SPRINGS, L.L.C. BY A DEED DATED MAY 13, 2004 AND RECORDED IN LIBER 8344 AT FOLIO 670 AND ALL THE LAND CONVEYED BY IRENE B. WILSON TO TRINITY HOMES AT CYPRESS SPRINGS, L.L.C. BY A DEED DATED DECEMBER 13, 2005 AND RECORDED IN LIBER 9706 AT FOLIO 446 AND ALL THE LAND CONVEYED BY JAMES C. IRBY AND JANE IRBY ALLEN TO TRINITY HOMES AT CYPRESS SPRINGS, L.L.C. BY TWO DEEDS DATED AUGUST 3, 2006 AND RECORDED IN LIBER 10196 AT FOLIO 003 AND IN LIBER 10196 AT FOLIO 008 AMONG OF THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

I ALSO CERTIFY 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 BOUNDARY SURVEY IS IN ACCORDANCE WITH THE HOWARD COUNTY SUBDIVISION REGULATIONS.

*Thomas M. Hoffman, Jr.* 5-18-12  
 THOMAS M. HOFFMAN, JR. DATE  
 PROPERTY LINE SURVEYOR, MARYLAND REG. NO. 267

RECORDED AS PLAT No. 21967 ON 6/22/12  
 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

PLAT OF SUBDIVISION  
**CYPRESS SPRINGS - PHASE I**  
 LOTS 1-13, OPEN SPACE LOTS 14-17,  
 AND NON-BUILDABLE BULK PARCELS A-D  
 ZONED R-ED

TAX MAP 38, BLK: 3, PARCELS 42, 44, 45 & 46  
 FIRST ELECTION DISTRICT, HOWARD COUNTY, MARYLAND

SCALE 1" = 200' MAY 18, 2012

GRAPHIC SCALE  
 200' 0 200' 400' 600'

SHEET 1 OF 6  
 F-10-028

**COORDINATE LIST**

POINT	BEARING	EASTING
3	S 56°45'00"W	1392098.4460
4	S 56°47'00"W	1391895.5656
39	S 56°47'22.2711"	1391860.9238
40	S 56°46'51.4463"	1391832.7222
41	S 56°45'42.4785"	1392001.3644
42	S 56°46'08.7089"	1392071.2665
202	S 56°46'42.0202"	1391413.7546
203	S 56°43'00.0224"	1391502.6212
204	S 56°41'18.4786"	1391485.3125
205	S 56°41'33.5660"	1391532.7200
206	S 56°41'18.4639"	1391598.3096
207	S 56°43'16.852"	1391896.5692
208	S 56°43'16.852"	1392074.6945
209	S 56°44'78.8751"	1392297.7735
210	S 56°46'80.0369"	1392043.9255
211	S 56°46'77.6898"	1392036.0296
212	S 56°46'42.7259"	1392008.2594
213	S 56°46'66.8531"	1391963.5703
214	S 56°47'06.4433"	1391995.0150
215	S 56°45'80.2327"	1391958.6239
216	S 56°45'49.7314"	1391934.3981
217	S 56°45'11.4385"	1391888.9487
218	S 56°43'35.1118"	1391483.4187
219	S 56°43'35.1366"	1391848.9305
220	S 56°45'60.6652"	1391879.2301
221	S 56°46'12.5000"	1391920.4001

**LINE TABLE WETLAND AREA**

LINE	BEARING	DISTANCE
W1	N 80°36'23"	12.85'
W2	N 54°51'09"	21.85'
W3	N 33°31'12"	35.91'
W4	S 83°46'32"	22.17'
W5	S 25°56'10"	12.39'
W6	S 52°17'51"	20.55'
W7	S 62°32'19"	24.22'
W8	S 75°13'50"	15.86'
W9	S 49°18'20"	27.41'
W10	S 54°49'54"	26.42'
W11	N 20°35'49"	14.21'
W12	N 08°29'23"	14.08'
W13	N 80°01'30"	14.44'
W14	N 43°03'51"	24.31'
W15	N 37°12'20"	26.81'
W16	N 42°46'21"	21.67'
W17	N 67°00'20"	23.41'
W18	S 87°12'10"	12.95'
W19	S 02°57'34"	4.75'
W20	S 51°12'50"	21.47'
W21	S 33°26'31"	17.52'
W22	S 51°33'22"	52.00'
W23	N 83°14'25"	15.02'

**LEGEND**

- WATER & UTILITY EASEMENT  
LIBER 3240, FOLIO 481  
TO BE ABANDONED
- PUBLIC DRAINAGE  
& UTILITY EASEMENT
- WETLANDS AREA
- PUBLIC DRAINAGE SEWER  
& UTILITY EASEMENT
- PUBLIC SEWER &  
UTILITY EASEMENT
- PUBLIC SIDEWALK  
& UTILITY EASEMENT
- PRIVATE WALL MAINTENANCE  
& ACCESS EASEMENT
- PUBLIC STORMWATER  
MANAGEMENT EASEMENT
- PRIVATE DRAINAGE  
& UTILITY EASEMENT
- OFFSITE GRADING EASEMENT  
PLAT NO. F-08-63

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

**AREA TABULATION**

NUMBER OF BUILDABLE LOTS TO BE RECORDED	11
NUMBER OF OPEN SPACE LOTS TO BE RECORDED	2 & P/O 1
AREA OF BUILDABLE LOTS TO BE RECORDED	2.5961 AC
AREA OF OPEN SPACE LOTS TO BE RECORDED	2.3367 AC
TOTAL AREA OF LOTS TO BE RECORDED	4.9328 AC
AREA OF ROADWAY TO BE RECORDED	0.5643 AC
AREA TO BE RECORDED	5.4971 AC

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

*Robert H. Vogel* 6/19/12  
HOWARD COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING  
AND ZONING

*Michael Pfauf* 6/14/12  
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

*Robert H. Vogel* 6/21/12  
DIRECTOR DATE

**OWNER'S CERTIFICATE**

TRINITY HOME AT CYPRESS SPRINGS, LLC, OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY ADOPTS 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, MARYLAND, 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 22ND DAY OF MAY, 2012.

*Michael Pfauf*  
TRINITY HOMES AT CYPRESS SPRINGS, LLC  
TRINITY QUALITY HOMES INC. MEMBER  
MICHAEL PFAUF, PRESIDENT

*Thomas M. Hoffman, Jr.*  
WITNESS

**SURVEYOR'S CERTIFICATE**

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS A SUBDIVISION OF ALL THE LAND CONVEYED BY WILLIAM M. CARUSO, JR TO TRINITY HOMES AT CYPRESS SPRINGS, LLC BY A DEED DATED APRIL 2, 2004 AND RECORDED IN LIBER 8232 AT FOLIO 574 AND ALL THE LAND CONVEYED BY JOYCE E. ADCOCK, PERSONAL REPRESENTATIVE OF THE ESTATE OF MARGARET A. POLAR TO TRINITY HOMES AT CYPRESS SPRINGS, LLC BY A DEED DATED MAY 13, 2004 AND RECORDED IN LIBER 8344 AT FOLIO 670 AND ALL THE LAND CONVEYED BY IRENE B. WILSON TO TRINITY HOMES AT CYPRESS SPRINGS, LLC BY A DEED DATED DECEMBER 13, 2005 AND RECORDED IN LIBER 9706 AT FOLIO 446 AND ALL THE LAND CONVEYED BY JAMES C. IRBY AND JANE IRBY ALLEN TO TRINITY HOMES AT CYPRESS SPRINGS, LLC BY TWO DEEDS DATED AUGUST 3, 2006 AND RECORDED IN LIBER 10196 AT FOLIO 003 AND IN LIBER 10196 AT FOLIO 008 AMONG OF THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

I ALSO CERTIFY 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 BOUNDARY SURVEY IS IN ACCORDANCE WITH THE HOWARD COUNTY SUBDIVISION REGULATIONS.

*Thomas M. Hoffman, Jr.* 5-18-12  
THOMAS M. HOFFMAN, JR. DATE  
PROPERTY LINE SURVEYOR, MARYLAND REG. NO. 267

RECORDED AS PLAT No. 21968 ON 6/22/12  
AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

**PLAT OF SUBDIVISION CYPRESS SPRINGS - PHASE I**

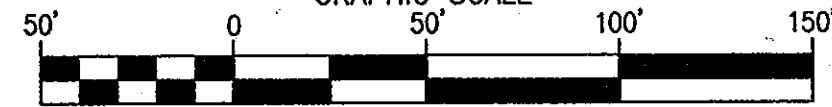
LOTS 1-13, OPEN SPACE LOTS 14-17,  
AND NON-BUILDABLE BULK PARCELS A-D

ZONED R-ED

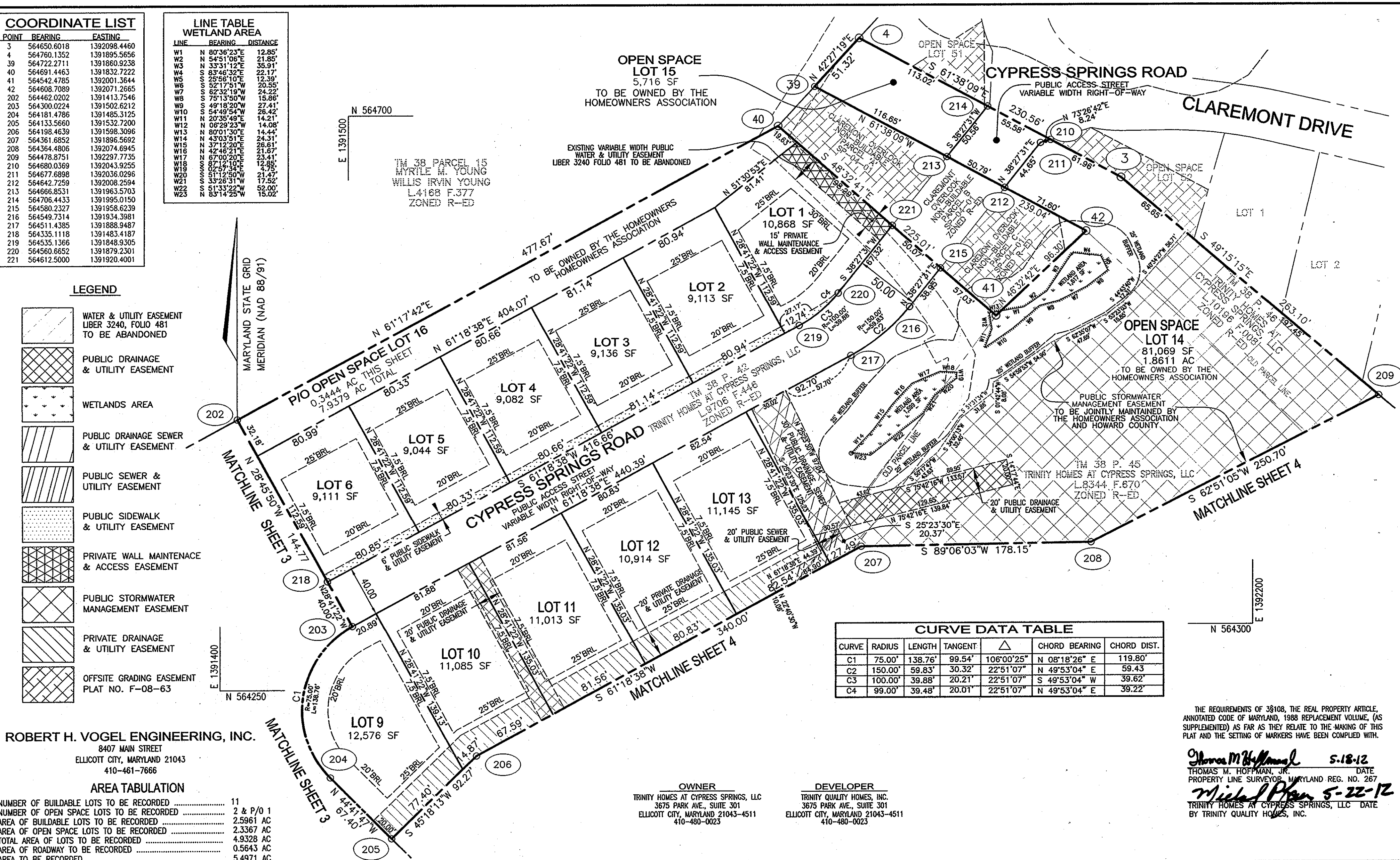
TAX MAP 38, BLK: 3, PARCELS 42, 44, 45 & 46

FIRST ELECTION DISTRICT, HOWARD COUNTY, MARYLAND

SCALE 1" = 50' MAY 18, 2012



SHEET 2 OF 6  
F-10-028



**CURVE DATA TABLE**

CURVE	RADIUS	LENGTH	TANGENT	Δ	CHORD BEARING	CHORD DIST.
C1	75.00'	138.76'	99.54'	106°00'25"	N 08°18'26" E	119.80'
C2	150.00'	59.83'	30.32'	22°51'07"	N 49°53'04" E	59.43'
C3	100.00'	39.88'	20.21'	22°51'07"	S 49°53'04" W	39.62'
C4	99.00'	39.48'	20.01'	22°51'07"	N 49°53'04" E	39.22'

THE REQUIREMENTS OF 3810B, 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.

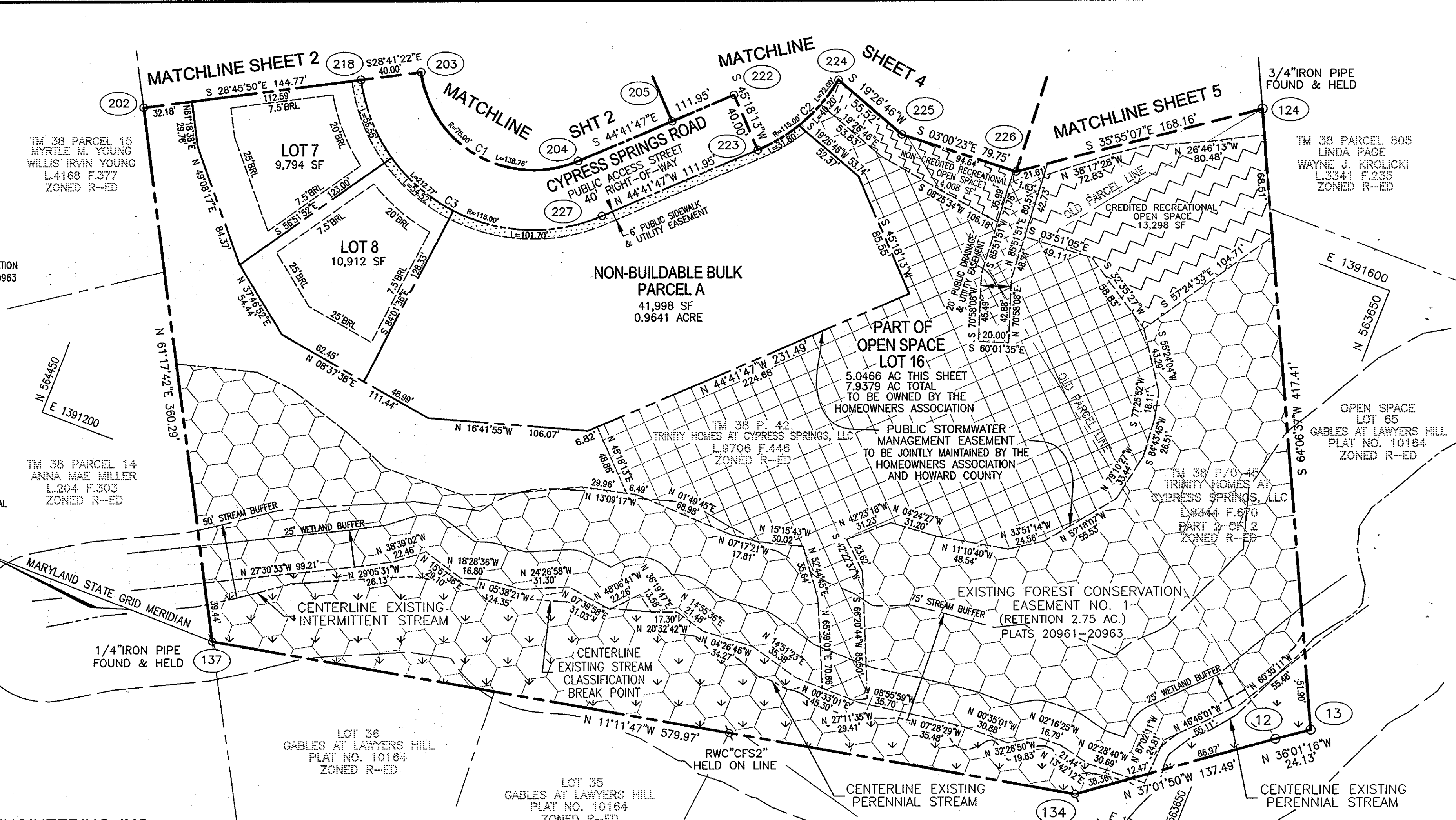
*Thomas M. Hoffman, Jr.* 5-18-12  
THOMAS M. HOFFMAN, JR. DATE  
PROPERTY LINE SURVEYOR, MARYLAND REG. NO. 267  
*Michael Pfauf* 5-22-12  
TRINITY HOMES AT CYPRESS SPRINGS, LLC DATE  
BY TRINITY QUALITY HOMES, INC.

**COORDINATE LIST**

POINT	NORTHING	EASTING
12	563610.2806	1391293.1636
13	563590.7660	1391307.3524
124	563773.0247	1391682.8739
134	563720.0406	1391210.3615
137	564288.9743	1391097.7457
202	564462.0202	1391413.7546
203	564300.0224	1391502.6212
204	564181.4786	1391483.3125
205	564133.5660	1391532.7200
218	564335.1118	1391483.4187
222	564101.8985	1391564.0536
223	564073.7645	1391535.6198
224	564041.2039	1391598.5238
225	563988.8513	1391580.0403
226	563909.2124	1391584.2228
227	564153.3447	1391456.8788

**LEGEND**

- EXISTING FOREST CONSERVATION EASEMENT PLATS 20961-20963
- WETLANDS AREA
- PUBLIC STORMWATER MANAGEMENT EASEMENT
- 20' PUBLIC DRAINAGE & UTILITY EASEMENT
- CREDITED RECREATIONAL OPEN SPACE AREA
- NON-CREDITED RECREATIONAL OPEN SPACE AREA
- 20' PUBLIC DRAINAGE & UTILITY EASEMENT
- PUBLIC SIDEWALK & UTILITY EASEMENT



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

**AREA TABULATION**

NUMBER OF BUILDABLE LOTS TO BE RECORDED.....	2
NUMBER OF OPEN SPACE LOTS TO BE RECORDED.....	P/O 1
NUMBER OF NON-BUILDABLE BULK PARCELS TO BE RECORDED.....	1
AREA OF BUILDABLE LOTS TO BE RECORDED.....	0.4754 AC
AREA OF OPEN SPACE LOTS TO BE RECORDED.....	5.0466 AC
AREA OF NON-BUILDABLE BULK PARCELS TO BE RECORDED.....	0.9641 AC
TOTAL AREA OF LOTS TO BE RECORDED.....	6.4861 AC
AREA OF ROADWAY TO BE RECORDED.....	0.2642 AC
AREA TO BE RECORDED.....	6.7503 AC

**OWNER**  
 TRINITY HOMES AT CYPRESS SPRINGS, LLC  
 3675 PARK AVE., SUITE 301  
 ELLICOTT CITY, MARYLAND 21043-4511  
 410-480-0023

**DEVELOPER**  
 TRINITY QUALITY HOMES, INC.  
 3675 PARK AVE., SUITE 301  
 ELLICOTT CITY, MARYLAND 21043-4511  
 410-480-0023

**CURVE DATA TABLE**

CURVE NO.	RADIUS	LENGTH	TANGENT	Δ	CHORD BEARING	CHORD DIST.
C1	75.00'	138.76'	99.54'	106°00'25"	S 08°18'26" W	119.80'
C2	115.00'	72.00'	37.22'	35°52'23"	N 62°37'58" W	70.83'
C3	115.00'	212.77'	152.63'	106°00'25"	N 08°18'26" E	183.69'

THE REQUIREMENTS OF 3810B, 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. Hoffmann* 5-18-12  
 THOMAS M. HOFFMAN, JR. DATE  
 PROPERTY LINE SURVEYOR, MARYLAND REG. NO. 267  
*Michael Pfau* 5-22-12  
 TRINITY HOMES AT CYPRESS SPRINGS, LLC DATE  
 BY TRINITY QUALITY HOMES, INC.

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

*Walter Peter Ziskow* 6/19/12  
 HOWARD COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

*Michael Pfau* 6/11/12  
 CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

*Kurt Shendak* 6/21/12  
 DIRECTOR DATE

**OWNER'S CERTIFICATE**

TRINITY HOME AT CYPRESS SPRINGS, LLC, OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY ADOPTS 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, MARYLAND 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 22ND DAY OF MAY, 2012

*Michael Pfau*  
 TRINITY HOMES AT CYPRESS SPRINGS, LLC  
 TRINITY QUALITY HOMES, INC. MEMBER  
 MICHAEL PFAU, PRESIDENT

*Joseph Kane*  
 WITNESS

**SURVEYOR'S CERTIFICATE**

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS A SUBDIVISION OF ALL THE LAND CONVEYED BY WILLIAM M. CARUSO, JR TO TRINITY HOMES AT CYPRESS SPRINGS, LLC BY A DEED DATED APRIL 2, 2004 AND RECORDED IN LIBER 8232 AT FOLIO 574 AND ALL THE LAND CONVEYED BY JOYCE E. ADCOCK, PERSONAL REPRESENTATIVE OF THE ESTATE OF MARGARET A. POLARD TO TRINITY HOMES AT CYPRESS SPRINGS, LLC BY A DEED DATED MAY 13, 2004 AND RECORDED IN LIBER 8344 AT FOLIO 670 AND ALL THE LAND CONVEYED BY IRENE B. WILSON TO TRINITY HOMES AT CYPRESS SPRINGS, LLC BY A DEED DATED DECEMBER 13, 2005 AND RECORDED IN LIBER 9706 AT FOLIO 446 AND ALL THE LAND CONVEYED BY JAMES C. IRBY AND JANE IRBY ALLEN TO TRINITY HOMES AT CYPRESS SPRINGS, LLC BY TWO DEEDS DATED AUGUST 3, 2006 AND RECORDED IN LIBER 10196 AT FOLIO 003 AND IN LIBER 10196 AT FOLIO 008 AMONG OF THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

I ALSO CERTIFY 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 BOUNDARY SURVEY IS IN ACCORDANCE WITH THE HOWARD COUNTY SUBDIVISION REGULATIONS.

*Thomas M. Hoffmann* 5-18-12  
 THOMAS M. HOFFMAN, JR. DATE  
 PROPERTY LINE SURVEYOR, MARYLAND REG. NO. 267

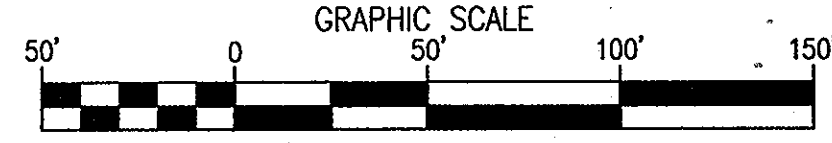
RECORDED AS PLAT No. 21969 ON 6/22/12  
 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

**PLAT OF SUBDIVISION  
 CYPRESS SPRINGS - PHASE I**

LOTS 1-13, OPEN SPACE LOTS 14-17,  
 AND NON-BUILDABLE BULK PARCELS A-D  
 ZONED R-ED

TAX MAP 38, BLK: 3, PARCELS 42, 44, 45 & 46  
 FIRST ELECTION DISTRICT, HOWARD COUNTY, MARYLAND

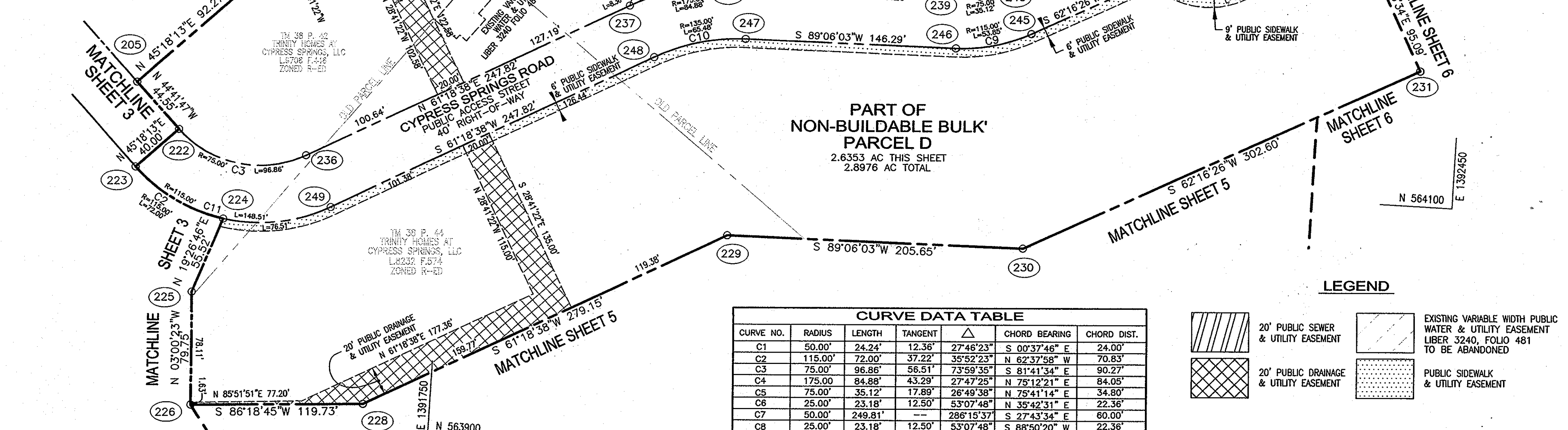
SCALE 1" = 50' MAY 18, 2012



SHEET 3 OF 6  
 F-10-028

**COORDINATE LIST**

POINT	NORTHING	EASTING
205	564133.566	1391532.720
206	564198.464	1391598.310
207	564361.685	1391896.569
208	564364.481	1392074.695
209	564478.875	1392297.774
222	564101.898	1391564.054
223	564073.765	1391535.620
224	564041.204	1391598.524
225	563988.851	1391580.040
226	563909.212	1391584.223
228	563916.913	1391703.708
229	564050.921	1391948.586
230	564054.148	1392154.209
231	564194.931	1392422.063
232	564279.102	1392377.823
233	564278.448	1392318.289
234	564302.447	1392318.025
235	564304.449	1392500.235
236	564088.857	1391653.372
237	564207.828	1391870.771
238	564229.291	1391952.036
239	564231.586	1392098.308
240	564240.188	1392132.025
241	564279.703	1392207.205
242	564297.860	1392220.257
243	564244.749	1392248.171
244	564244.296	1392225.815
245	564204.781	1392150.635
246	564191.591	1392098.936
247	564189.295	1391952.664
248	564172.739	1391889.974
249	564053.768	1391672.574



**AREA TABULATION**

NUMBER OF BUILDABLE LOTS TO BE RECORDED.....	0
NUMBER OF OPEN SPACE LOTS TO BE RECORDED.....	0
NUMBER OF NON-BUILDABLE BULK PARCELS TO BE RECORDED.....	1 & P/O 1
AREA OF BUILDABLE LOTS TO BE RECORDED.....	0.0000 AC
AREA OF OPEN SPACE LOTS TO BE RECORDED.....	0.0000 AC
AREA OF NON-BUILDABLE BULK PARCELS TO BE RECORDED.....	5.3546 AC
TOTAL AREA OF LOTS TO BE RECORDED.....	5.3546 AC
AREA OF ROADWAY TO BE RECORDED.....	0.8545 AC
AREA TO BE RECORDED.....	6.2091 AC

**ROBERT H. VOGEL ENGINEERING, INC.**

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

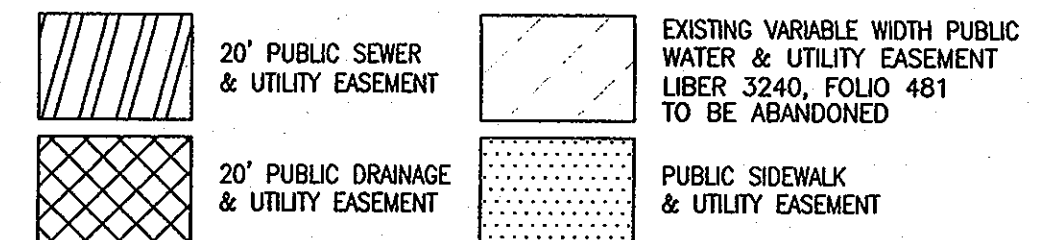
**OWNER**  
TRINITY HOMES AT CYPRESS SPRINGS, LLC  
3675 PARK AVE., SUITE 301  
ELLCOTT CITY, MARYLAND 21043-4511  
410-480-0023

**DEVELOPER**  
TRINITY QUALITY HOMES, INC.  
3675 PARK AVE., SUITE 301  
ELLCOTT CITY, MARYLAND 21043-4511  
410-480-0023

**CURVE DATA TABLE**

CURVE NO.	RADIUS	LENGTH	TANGENT	Δ	CHORD BEARING	CHORD DIST.
C1	50.00'	24.24'	12.36'	27°46'23"	S 00°37'46" E	24.00'
C2	115.00'	72.00'	37.22'	35°52'23"	N 62°37'58" W	70.83'
C3	75.00'	96.86'	56.51'	73°59'35"	S 81°41'34" E	90.27'
C4	175.00'	84.88'	43.29'	27°47'25"	N 75°12'21" E	84.05'
C5	75.00'	35.12'	17.89'	26°49'38"	N 75°41'14" E	34.80'
C6	25.00'	23.18'	12.50'	53°07'48"	N 35°42'31" E	22.36'
C7	50.00'	249.81'	---	286°15'37"	S 27°43'34" E	60.00'
C8	25.00'	23.18'	12.50'	53°07'48"	S 88°50'20" W	22.36'
C9	115.00'	53.85'	27.42'	26°49'38"	S 75°41'14" W	53.35'
C10	135.00'	65.48'	33.40'	27°47'25"	S 75°12'21" W	64.84'
C11	115.00'	148.51'	86.65'	73°59'35"	N 81°41'34" W	138.41'

**LEGEND**



THE REQUIREMENTS OF §3108, 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* 5-18-12  
THOMAS M. HOFFMAN, JR. DATE  
PROPERTY LINE SURVEYOR, MARYLAND REG. NO. 267  
*Michael Pfau* 5-22-12  
TRINITY HOMES AT CYPRESS SPRINGS, LLC DATE  
BY TRINITY QUALITY HOMES, INC.

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

*Bridgette B. Silvanon* 6/19/12  
HOWARD COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING  
AND ZONING

*Michael Pfau* 6/11/12  
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

*Keith S. Decker* 6/21/12  
DIRECTOR DATE

**OWNER'S CERTIFICATE**

TRINITY HOME AT CYPRESS SPRINGS, LLC, OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY ADOPTS 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, MARYLAND 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 22ND DAY OF MAY, 2012

*Michael Pfau*  
TRINITY HOMES AT CYPRESS SPRINGS, LLC  
TRINITY QUALITY HOMES INC., MEMBER  
MICHAEL PFAU, PRESIDENT

*Joseph Keane*  
WITNESS

**SURVEYOR'S CERTIFICATE**

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS A SUBDIVISION OF ALL THE LAND CONVEYED BY WILLIAM M. CARUSO, JR TO TRINITY HOMES AT CYPRESS SPRINGS, LLC BY A DEED DATED APRIL 2, 2004 AND RECORDED IN LIBER 8232 AT FOLIO 574 AND ALL THE LAND CONVEYED BY JOYCE E. ADCOCK, PERSONAL REPRESENTATIVE OF THE ESTATE OF MARGARET A. POLARO TO TRINITY HOMES AT CYPRESS SPRINGS, LLC BY A DEED DATED MAY 13, 2004 AND RECORDED IN LIBER 8344 AT FOLIO 670 AND ALL THE LAND CONVEYED BY IRENE B. WILSON TO TRINITY HOMES AT CYPRESS SPRINGS, LLC BY A DEED DATED DECEMBER 13, 2005 AND RECORDED IN LIBER 9706 AT FOLIO 446 AND ALL THE LAND CONVEYED BY JAMES C. IRBY AND JANE IRBY ALLEN TO TRINITY HOMES AT CYPRESS SPRINGS, LLC BY TWO DEEDS DATED AUGUST 3, 2006 AND RECORDED IN LIBER 10196 AT FOLIO 003 AND IN LIBER 10196 AT FOLIO 008 AMONG OF THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

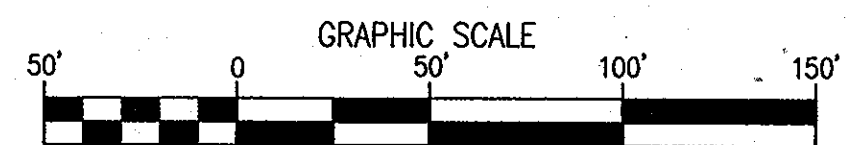
I ALSO CERTIFY ALL MONUMENTS ARE IN OR WILL BE IN PLACE PRIOR TO THE ACCEPTANCE OF THE STREETS IN THE SUBDIVISION BY HOWARD COUNTY AS SHOWN, IN ACCORDANCE WITH THE ANNOTATED CODE OF MARYLAND, AS AMENDED AND BOUNDARY SURVEY IS IN ACCORDANCE WITH THE HOWARD COUNTY SUBDIVISION REGULATIONS.

*Thomas M. Hoffman* 5-18-12  
THOMAS M. HOFFMAN, JR. DATE  
PROPERTY LINE SURVEYOR, MARYLAND REG. NO. 267

RECORDED AS PLAT NO. 21976 ON 6/22/12  
AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

PLAT OF SUBDIVISION  
**CYPRESS SPRINGS - PHASE I**  
LOTS 1-13, OPEN SPACE LOTS 14-17,  
AND NON-BUILDABLE BULK PARCELS A-D  
ZONED R-ED

TAX MAP 38, BLK: 3, PARCELS 42, 44, 45 & 46  
FIRST ELECTION DISTRICT, HOWARD COUNTY, MARYLAND  
SCALE 1" = 50' MAY 18, 2012



SHEET 4 OF 6



CURVE DATA TABLE						
CURVE	RADIUS	LENGTH	TANGENT	△	CHORD BEARING	CHORD DIST.
C1	50.00'	24.24'	12.36'	27°46'23"	S 00°37'46" E	24.00'
C2	1665.40'	159.82'	79.97'	05°29'54"	S 77°35'34" W	159.76'
C3	1683.40'	165.15'	82.64'	05°37'15"	S 77°31'38" W	165.08'

**LEGEND**

- EXISTING FOREST CONSERVATION EASEMENT (PLATS 20961-20963)
- PUBLIC 100 YEAR FLOOD PLAN, DRAINAGE & UTILITY EASEMENT
- EXISTING 20' PUBLIC SEWER & UTILITY EASEMENT (PLAT 11174)
- EXISTING 20' PUBLIC SEWER & UTILITY EASEMENT (PLAT 11174) (TO BE ABANDONED PER THIS PLAT)
- 30' PUBLIC SEWER, WATER & UTILITY EASEMENT
- PRIVATE STORMWATER MANAGEMENT EASEMENT
- 24' PUBLIC USE-IN-COMMON ACCESS EASEMENT TO BENEFIT OPEN SPACE LOT 17 & NON-BUILDABLE BULK PARCELS C & D
- EXISTING 20' PUBLIC SEWER & UTILITY EASEMENT (LIBER 449/610)

**COORDINATE LIST**

PT	NORTHING	EASTING
24	563814.3596	1392700.0576
25	563891.5970	1393120.1157
26	563927.8162	1393152.8206
27	563941.5844	1393143.6971
28	563955.4542	1393188.9344
30	563982.6704	1393177.3042
31	564111.6385	1393122.1926
32	564172.9271	1393047.8745
63	564220.2144	1392598.0076
231	564194.3313	1392422.0825
232	564279.1023	1392377.8228
233	564278.4482	1392318.2887
234	564302.4468	1392318.0251
235	564304.4487	1392300.2347
251	564158.3823	1392352.5244
252	563780.0347	1392544.0335
253	563913.5424	1393139.9318
254	563796.4310	1392535.7342
258	563832.0844	1392696.9196
282	564271.5434	1393086.7437
414	564379.4342	1392896.1379

PRIVATE STORMWATER MANAGEMENT EASEMENT PRIVATELY OWNED & MAINTAINED BY THE HOMEOWNERS ASSOCIATION

**OWNER**  
TRINITY HOMES AT CYPRESS SPRINGS, LLC  
3675 PARK AVE., SUITE 301  
ELLCOTT CITY, MARYLAND 21043-4511  
410-480-0023

**DEVELOPER**  
TRINITY QUALITY HOMES, INC.  
3675 PARK AVE., SUITE 301  
ELLCOTT CITY, MARYLAND 21043-4511  
410-480-0023

THE REQUIREMENTS OF §8108, 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.* 5-18-12  
THOMAS M. HOFFMAN, JR. DATE  
PROPERTY LINE SURVEYOR, MARYLAND REG. NO. 267

*Mill Plan* 5-22-12  
TRINITY HOMES AT CYPRESS SPRINGS, LLC DATE  
BY TRINITY QUALITY HOMES, INC.

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

**AREA TABULATION**

NUMBER OF BUILDABLE LOTS TO BE RECORDED.....	0
NUMBER OF NON-BUILDABLE BULK PARCELS TO BE RECORDED.....	1 & P/O OF 1
NUMBER OF OPEN SPACE LOTS TO BE RECORDED.....	P/O OF 2
AREA OF BUILDABLE LOTS TO BE RECORDED.....	0.0000 AC
AREA OF NON-BUILDABLE BULK PARCELS TO BE RECORDED.....	1.6711 AC
AREA OF OPEN SPACE LOTS TO BE RECORDED.....	5.5511 AC
TOTAL AREA OF LOTS TO BE RECORDED.....	7.2222 AC
AREA OF ROADWAY TO BE RECORDED.....	0.0000 AC
AREA DEDICATED FOR SHA.....	0.2485 AC
AREA TO BE RECORDED.....	7.4707 AC

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

*B. Wilson for Peter Belevans* 6/19/12  
HOWARD COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

*Michael Pfauf* 6/12/12  
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

*Michael Pfauf* 6/21/12  
DIRECTOR DATE

**OWNER'S CERTIFICATE**

TRINITY HOME AT CYPRESS SPRINGS, LLC, OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY ADOPTS 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, MARYLAND TO ACQUIRE THE FEE SIMPLE TITLE TO THE BEDS OF THE STREET AND/OR ROADS AND FLOOD PLANS, 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 22<sup>ND</sup> DAY OF MAY, 2012

*Michael Pfauf*  
TRINITY HOMES AT CYPRESS SPRINGS, LLC  
TRINITY QUALITY HOMES INC., MEMBER  
MICHAEL PFAUF, PRESIDENT

*Michael Pfauf*  
WITNESS

**SURVEYOR'S CERTIFICATE**

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS A SUBDIVISION OF ALL THE LAND CONVEYED BY WILLIAM M. CARUSO, JR TO TRINITY HOMES AT CYPRESS SPRINGS, LLC BY A DEED DATED APRIL 2, 2004 AND RECORDED IN LIBER 8232 AT FOLIO 574 AND ALL THE LAND CONVEYED BY JOYCE E. ADCOCK, PERSONAL REPRESENTATIVE OF THE ESTATE OF MARGARET A. POLARD TO TRINITY HOMES AT CYPRESS SPRINGS, LLC BY A DEED DATED MAY 13, 2004 AND RECORDED IN LIBER 8344 AT FOLIO 670 AND ALL THE LAND CONVEYED BY IRENE B. WILSON TO TRINITY HOMES AT CYPRESS SPRINGS, LLC BY A DEED DATED DECEMBER 13, 2005 AND RECORDED IN LIBER 9706 AT FOLIO 446 AND ALL THE LAND CONVEYED BY JAMES C. IRBY AND JANE IRBY ALLEN TO TRINITY HOMES AT CYPRESS SPRINGS, LLC BY TWO DEEDS DATED AUGUST 3, 2006 AND RECORDED IN LIBER 10196 AT FOLIO 003 AND IN LIBER 10196 AT FOLIO 008 AMONG OF THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

I ALSO CERTIFY 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 BOUNDARY SURVEY IS IN ACCORDANCE WITH THE HOWARD COUNTY SUBDIVISION REGULATIONS.

*Thomas M. Hoffman, Jr.* 5-18-12  
THOMAS M. HOFFMAN, JR. DATE  
PROPERTY LINE SURVEYOR, MARYLAND REG. NO. 267

RECORDED AS PLAT No. 21972 ON 6/22/12  
AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

**PLAT OF SUBDIVISION**  
**CYPRESS SPRINGS - PHASE I**  
LOTS 1-13, OPEN SPACE LOTS 14-17,  
AND NON-BUILDABLE BULK PARCELS A-D  
ZONED R-ED

TAX MAP No. 38, BLK: 3, PARCEL Nos. 42,44,45 & 46  
FIRST ELECTION DISTRICT, HOWARD COUNTY, MARYLAND  
SCALE 1" = 50' MAY 18, 2012

