

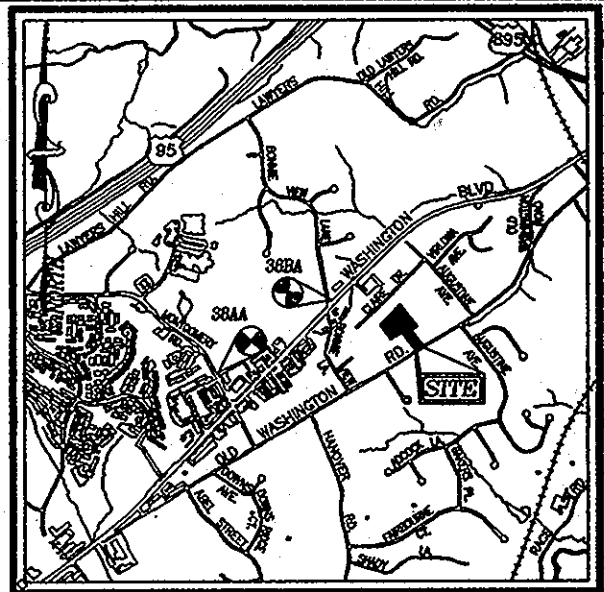
COORDINATE TABLE		
NO.	NORTH	EAST
113	562171.8516	1392027.1887
114	561927.3082	1392100.0382
115	562047.3906	1391754.8716
116	562012.6180	1391687.4679
121	562193.3504	1391540.2078
227	562456.7652	1391791.2047
228	562111.1039	1391947.5914
229	561926.3773	1392100.8104
230	561875.1283	1392018.3364
231	562096.5418	1391836.7520
232	562050.7474	1391752.1365

MINIMUM LOT SIZE CHART			
LOT NO.	GROSS AREA	PIPE STEM AREA	MINIMUM LOT SIZE
1	10,394	1,508	8,886
2	11,155	1,863	9,292
3	11,864	2,200	9,664
4	12,138	2,530	9,608
5	11,741	3,119	8,622
6	12,245	3,870	8,405
7	10,785	2,296	8,489
9	9,959	1,270	8,689

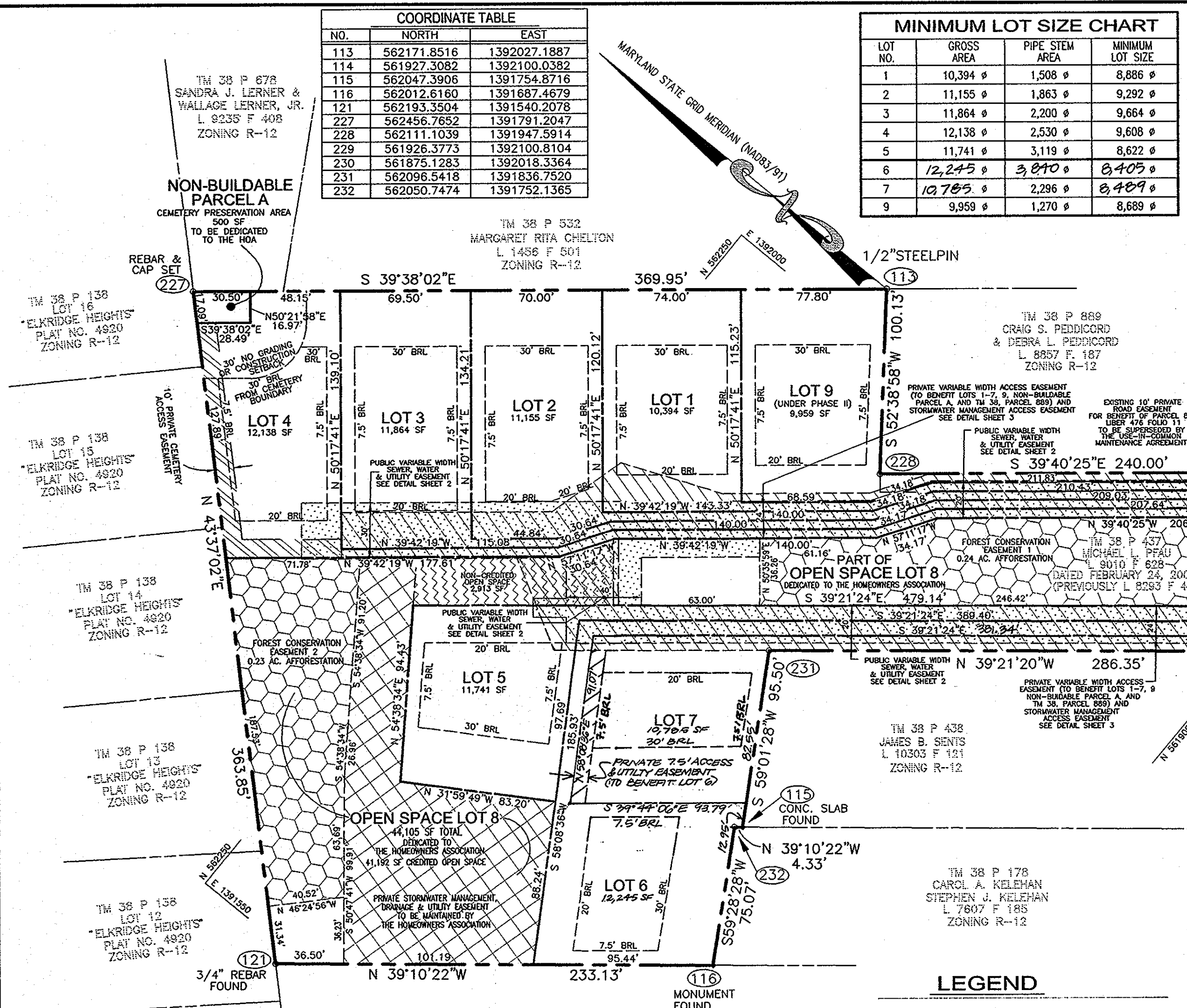
GENERAL NOTES

- COORDINATES BASED ON NAD '83/91, MARYLAND COORDINATE SYSTEM AS PROJECTED BY HOWARD COUNTY GEODETIC CONTROL STATIONS; 38AA N 561,158.817 E 1,389,726.33, 38BA N 562,553.314 E 1,390,967.86
- THIS PLAT IS BASED ON A FIELD RUN BOUNDARY SURVEY PERFORMED BY VOGEL ASSOCIATES, INC. DATED AUGUST 2009.
- BRL DENOTES BUILDING RESTRICTION LINE.
- Ø DENOTES REBAR WITH FWA4 CAP SET.
- Ø DENOTES IRON PIPE OR IRON BAR FOUND.
- Ø DENOTES ANGULAR CHANGE IN BEARING OF BOUNDARY OR RIGHT-OF-WAY.
- Ø DENOTES STONE OR MONUMENT FOUND.
- AREAS SHOWN HEREON ARE MORE OR LESS.
- THE SUBJECT PROPERTY IS ZONED R-12 PER THE 02/02/2004 COMPREHENSIVE ZONING PLAN AND COMP LITE ZONING AMENDMENTS EFFECTIVE 07/28/2008.
- 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' (10' SERVING MORE THAN ONE RESIDENCE);
 - SURFACE -- 6" OF COMPACTED CRUSHER RUN BASE W/TAR AND CHIP COATING (1-1/2" MIN.);
 - GEOMETRY -- MAX. 15% GRADE, MAX. 10% GRADE CHANGE AND MIN. 16.1200' OF THE HOWARD COUNTY CODE.
 - 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 OF DEPTH OVER DRIVEWAY SURFACE.
 - MAINTENANCE -- SUFFICIENT TO INSURE ALL WEATHER USE.
- NO GRADING, REMOVAL OF VEGETATIVE COVER OR TREES, OR PLACEMENT OF PAVING AND NEW STRUCTURES IS PERMITTED WITHIN THE LIMITS OF WETLANDS, WETLAND BUFFERS, STREAMS, STREAM BUFFERS OR FOREST CONSERVATION EASEMENT AREA.
- FOR FLAG OR PIPESTEM LOTS, REFUSE COLLECTION, SNOW REMOVAL AND ROAD MAINTENANCE ARE PROVIDED TO THE JUNCTION OF THE FLAG OR PIPESTEM AND ROAD RIGHT-OF-WAY LINE AND NOT TO THE PIPESTEM LOT DRIVEWAY.
- WATER AND SEWER SERVICE TO THESE LOTS WILL BE GRANTED UNDER THE PROVISIONS OF SECTION 16.122B OF THE HOWARD COUNTY CODE.
- PUBLIC WATER AND SEWER ALLOCATION WILL BE GRANTED AT THE TIME OF ISSUANCE OF THE BUILDING PERMIT IF CAPACITY IS AVAILABLE AT THAT TIME.
- A SIMPLE FOREST STAND DELINEATION PLAN WAS PREPARED BY ECO-SCIENCE PROFESSIONALS, INC. DATED JANUARY 2005. THE FOREST CONSERVATION REQUIREMENTS PER SECTION 16.1202 OF THE HOWARD COUNTY CODE, FOREST CONSERVATION ACT, FOR THIS SUBDIVISION HAVE BEEN FULFILLED BY PROVIDING ONSITE AFFORESTATION OF 0.47 ACRES. FINANCIAL SURVEY IN THE AMOUNT OF \$10,237.00 (20,473.20 SF x 0.50) WILL BE POSTED WITH THE DEVELOPERS AGREEMENT.
- DEVELOPER RESERVES UNTO ITSELF, ITS SUCCESSORS AND ASSIGNS, ALL EASEMENTS SHOWN ON THIS PLAN FOR SEWER, STORM DRAINAGE, OTHER PUBLIC UTILITIES AND FOREST CONSERVATION (FOREST CONSERVATION AREA), LOCATED IN, ON, OVER AND THROUGH OPEN SPACE LOT 8. ANY CONVEYANCES OF THE AFORESAID OPEN SPACE LOT 8 SHALL BE SUBJECT TO THE EASEMENTS HEREIN RESERVED, WHETHER OR NOT EXPRESSLY STATED IN THE DEEDS CONVEYING SAID LOT 8. DEVELOPER SHALL EXERCISE AND DEFEND 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 ACT AND MAINTENANCE AGREEMENT EXECUTED BY THE DEVELOPER AND THE COUNTY, AND THE RELEASE OF DEVELOPER'S SURETY POSTED WITH SAID AGREEMENT OF HOWARD COUNTY SHALL ACCEPT THE EASEMENTS AND RECORD THE DEED OF EASEMENT IN THE LAND RECORDS OF HOWARD COUNTY.
- THIS PLAN HAS BEEN PREPARED IN ACCORDANCE WITH SECTION 16.124 OF THE HOWARD COUNTY CODE AND THE LANDSCAPE MANUAL. LANDSCAPE SURETY IN THE AMOUNT OF \$17,250.00 FOR THE REQUIRED 30 SHADE TREES, 53 EVERGREEN TREES AND 10 SHRUBS WILL BE PROVIDED WITH THE DEVELOPERS AGREEMENT.
- OPEN SPACE CALCULATION:

OPEN SPACE REQUIRED:	0.93 AC (20%)
CREATED OPEN SPACE:	0.945 AC (33%)
NON-CREDITED OPEN SPACE:	0.0669 AC
TOTAL OPEN SPACE PROVIDED:	1.0125 AC
- OPEN SPACE LOT 8 WILL BE PRIVATELY OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
- NO 100 YEAR FLOODPLAIN IS LOCATED ON SITE.
- BASED ON A FIELD INVESTIGATION BY ECO-SCIENCE PROFESSIONALS, INC. DATED JANUARY, 2005 THERE ARE NO WETLANDS OR STREAMS ARE LOCATED ON SITE.
- STORMWATER MANAGEMENT IS PROVIDED FOR THIS DEVELOPMENT. W/O AND Rev ARE PROVIDED BY 2 BID-RETENTION FACILITIES AND 2 RAINGARDENS. THE BID-RETENTION FACILITIES ARE LOCATED ON OPEN SPACE LOT 8 AND ARE TO BE PRIVATELY OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
- APFO TRAFFIC STUDY PREPARED BY THE TRAFFIC GROUP, DATED JANUARY, 2005.
- THIS PROPERTY IS WITHIN THE METROPOLITAN DISTRICT.
- TWO GRAVE SITES EXIST ON NON-BUILDABLE PARCEL A. THE ACCOMMODATION OF THE ACCESS TO THE CEMETERY ON PARCEL A WAS APPROVED BY THE PLANNING BOARD ON SEPTEMBER 2, 2010 ASSOCIATED WITH F-10-054 & SDP-10-092.
- A NOISE STUDY IS NOT REQUIRED FOR THIS SITE.
- THIS PLAN IS SUBJECT TO THE AMENDED FIFTH EDITION OF THE SUBDIVISION REGULATION AND TO THE FEBRUARY 2004 ZONING REGULATIONS.
- THIS PROPERTY IS LOCATED WITHIN THE OLD WASHINGTON ROAD HISTORIC SURVEY DISTRICT, HO-803. THIS PLAN WAS PRESENTED TO THE HISTORIC DISTRICT COMMISSION ON APRIL 7, 2005.
- THIS PROPERTY IS SUBJECT TO WF-05-131 FOR A WALKER FROM SECTION 16.120(b)(4)(v) WHICH REQUIRES THAT RESIDENTIAL LOTS NOT BE ENCUMBERED BY ACCESS EASEMENTS FOR STORMWATER MANAGEMENT FACILITIES OR OPEN SPACE, EXCEPT FOR SECTION 16.121.(c) OF THE SUBDIVISION REGULATIONS TO ALLOW STORMWATER MANAGEMENT ACCESS FOR OPEN SPACE LOT 8 BY WAY OF THE USE-IN-COMMON DRIVEWAY EASEMENT FOR LOTS 1-7 & 9. THE 06/27/2005 APPROVAL IS SUBJECT TO THE FOLLOWING CONDITIONS:
 - THE DEVELOPER SHALL INSTALL BOLLARD MARKERS OR SOME OTHER FORM OF SIGNS ALONG THE USE-IN-COMMON DRIVEWAY ACCESS EASEMENT FOR LOTS 1-7 & 9, NON-BUILDABLE PARCEL A AND PARCEL 889 TO CLEARLY IDENTIFY PEDESTRIAN AND MAINTENANCE VEHICLE ACCESS TO THE OPEN SPACE LOTS AND THE STORMWATER MANAGEMENT FACILITY.
 - COMPLIANCE WITH COMMENTS DATED JUNE 23, 2005 FROM THE DEVELOPMENT ENGINEERING DIVISION.
- ANY PROPERTY DAMAGE INCURRED BY THE INSPECTION OR MAINTENANCE OF THE OPEN SPACE LOT OR STORM WATER MANAGEMENT FACILITY IS TO BE REPAIRED BY THE HOMEOWNERS ASSOCIATION.
- REFERENCE DPZ FILE NUMBERS: S-05-09, WP-05-131, P-10-001.
- THE EXISTING DWELLING AND ALL STRUCTURES LOCATED ON THIS PLAN WERE REMOVED PRIOR TO THE RECORDATION OF THIS PLAT. THE DEVELOPER SHALL INSTALL BOLLARD MARKERS OR SOME OTHER FORM OF SIGNS ALONG THE USE-IN-COMMON DRIVEWAY ACCESS EASEMENT FOR LOTS 1-4 & 9, LOTS 5-7, OPEN SPACE LOT 8, AND TM 38, PAR 889 WILL BE RECORDED IN THE HOWARD COUNTY LAND RECORDS ALONG WITH THE RECORDING OF THIS SUBDIVISION PLAN.
- ARTICLES OF INCORPORATION BY THE STATE DEPARTMENT OF ASSESSMENTS AND TAXATION FOR THE SOUTH POINT HOMEOWNER'S ASSOCIATION WERE ACCEPTED AND APPROVED ON 2-18-2010 (REF. # D1344531).
- THE FOREST CONSERVATION EASEMENTS HAVE BEEN ESTABLISHED TO FULFILL THE REQUIREMENTS OF SECTION 16.1200 OF THE HOWARD COUNTY CODE AND FOREST 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.
- APPROVAL OF A SITE DEVELOPMENT PLAN IS REQUIRED FOR THE DEVELOPMENT OF ALL RESIDENTIAL LOTS WITHIN THE SUBDIVISION PRIOR TO ISSUANCE OF ANY GRADING OR BUILDING PERMITS FOR NEW HOUSE CONSTRUCTION IN ACCORDANCE WITH SECTION 16.155 OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS.
- NO GRADING OR CONSTRUCTION SHALL BE PERMITTED WITHIN 30 FEET OF A CEMETERY BOUNDARY OR WITHIN 10 FEET OF INDIVIDUAL GRAVE SITES.



VICINITY MAP
SCALE: 1"=2000'
ADC MAP 4937 E-7



OLD WASHINGTON ROAD
60' WIDE RIGHT-OF-WAY 26' WIDE PAVING
MINOR COLLECTOR

LEGEND

- PRIVATE STORMWATER MANAGEMENT, DRAINAGE & UTILITY EASEMENT
- PRIVATE VARIABLE WIDTH ACCESS EASEMENT AND STORMWATER MANAGEMENT ACCESS EASEMENT
- PUBLIC VARIABLE WIDTH SEWER, WATER & UTILITY EASEMENT
- 10' PRIVATE CEMETERY ACCESS EASEMENT
- FOREST CONSERVATION EASEMENT AFFORESTATION
- NON-CREDITED OPEN SPACE
- PRIVATE 7.5' ACCESS & UTILITY EASEMENT (TO BENEFIT LOT 6)

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

TM 38 P 439
MARC FREDERICK
L 1186 F 527
ZONING R-12

OWNER
MICHAEL L. PFAU
3675 PARK AVENUE, SUITE 301
ELLICOTT CITY, MARYLAND 21043
410-480-0023

DEVELOPER
TRINITY QUALITY HOMES
3675 PARK AVENUE, SUITE 301
ELLICOTT CITY, MARYLAND 21043
410-480-0023

TOTAL NUMBER OF BUILDABLE LOTS TO BE RECORDED	8
TOTAL NUMBER OF OPEN SPACE LOTS TO BE RECORDED	1
TOTAL NUMBER OF NON-BUILDABLE PARCELS TO BE RECORDED	1
TOTAL NUMBER OF LOTS AND PARCELS TO BE RECORDED	10
TOTAL AREA OF BUILDABLE LOTS TO BE RECORDED	2.0726 AC
TOTAL AREA OF OPEN SPACE LOTS TO BE RECORDED	1.0125 AC
TOTAL AREA OF NON-BUILDABLE PARCELS TO BE RECORDED	0.0115 AC
TOTAL AREA OF LOTS AND PARCELS TO BE RECORDED	3.0966 AC
TOTAL AREA OF ROADWAY TO BE RECORDED	0.0000 AC
TOTAL AREA TO BE RECORDED	3.0966 AC

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

Brian P. Peter Beilenson 11/12/2010
HOWARD COUNTY HEALTH OFFICER

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

John P. ... 11/11/10
CHIEF, DEVELOPMENT ENGINEERING DIVISION

Keith ... 11/23/10
DIRECTOR

OWNER'S CERTIFICATE

I, MICHAEL L. PFAU, OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON, ADOPT THIS FINAL PLAT 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 FLOODPLAINS 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 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; 4) THAT NO BUILDING OR SIMILAR STRUCTURE OF ANY KIND SHALL BE ERECTED ON OR OVER THE SAID EASEMENTS AND RIGHTS-OF-WAYS. WITNESS OUR HANDS THIS 26th DAY OF OCTOBER, 2010.

Michael Pfauf
MICHAEL L. PFAU

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

John P. ...
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 SAMUEL FRANCIS WILDERSON AND MARGARET WILDERSON BRYANT TO MICHAEL L. PFAU, BY DEED DATED FEBRUARY, 2005 AND RECORDED IN LIBER 9010 AT FOLIO 628 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. 10-21-10
THOMAS M. HOFFMAN, JR., DATE
PROPERTY LINE SURVEYOR, MARYLAND REG. NO. 267



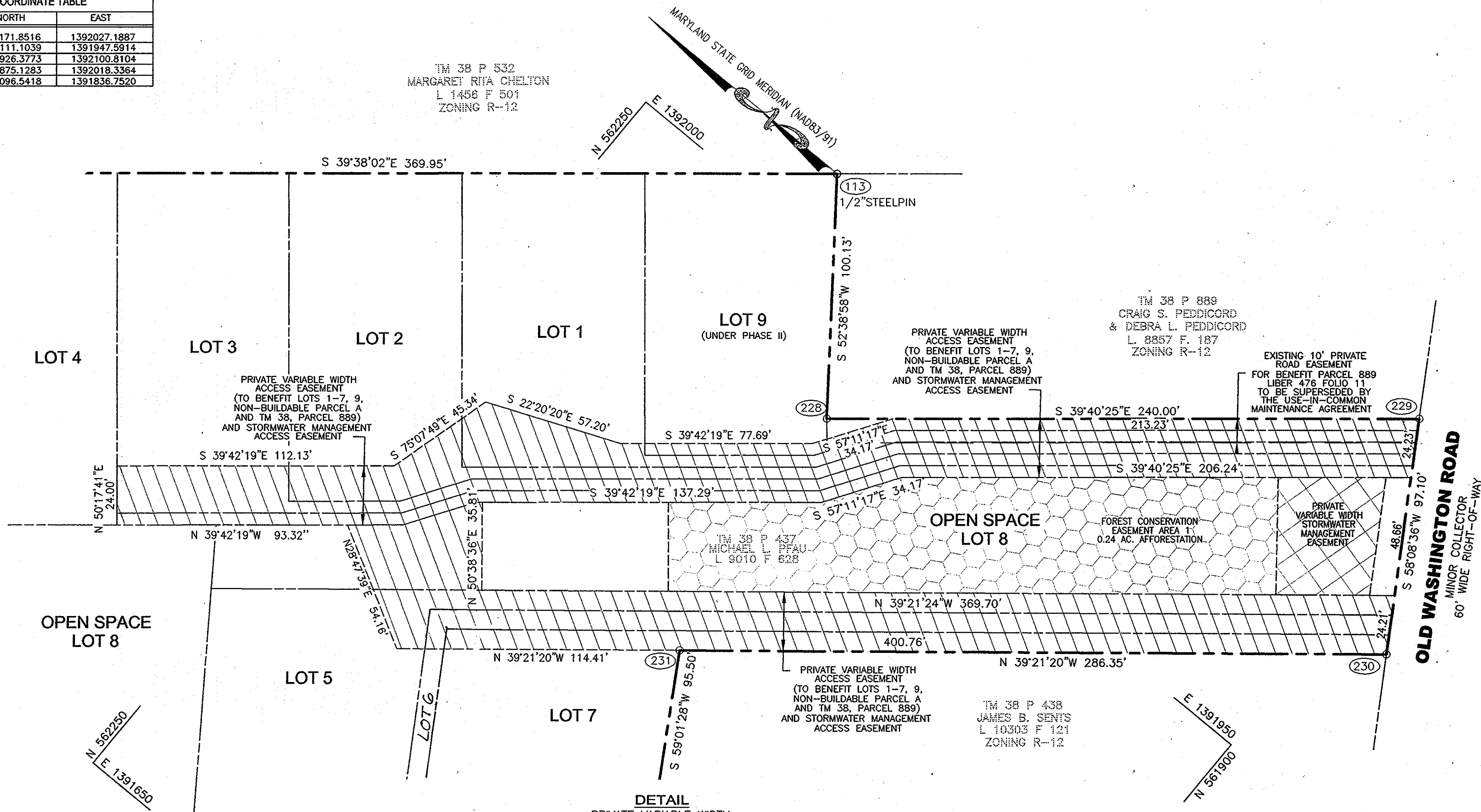
RECORDED AS PLAT No. 21390 ON 12/10/10
AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

SUBDIVISION PLAT SOUTH POINT PHASES 1 & 2
LOTS 1-7, 9, OPEN SPACE LOT 8 AND NON-BUILDABLE PARCEL A

TAX MAP 38, BLOCK 3, PARCEL 437
FIRST ELECTION DISTRICT, HOWARD COUNTY, MARYLAND
ZONING R-12
SCALE: 1" = 50'
OCTOBER 21, 2010
GRAPHIC SCALE
0' 50' 100' 150' 200'
SHEET 1 OF 3
F-10-054

COORDINATE TABLE		
NO.	NORTH	EAST
113	562171.8516	1392027.1887
228	562111.1039	1391947.5914
229	561926.3773	1392100.8104
230	561875.1283	1392018.3364
231	562096.5418	1391836.7520

TM 38 P 532
MARGARET RITA CHELTON
L 1458 F 501
ZONING R-12



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

OWNER
MICHAEL L. PFAU
3675 PARK AVENUE, SUITE 301
ELLCOTT CITY, MARYLAND 21043
410-480-0023

DEVELOPER
TRINITY QUALITY HOMES
3675 PARK AVENUE, SUITE 301
ELLCOTT CITY, MARYLAND 21043
410-480-0023

DETAIL
PRIVATE VARIABLE WIDTH
ACCESS EASEMENT
(TO BENEFIT LOTS 1-7, 9,
NON-BUILDABLE PARCEL A
AND TM 38 PARCEL 889)
AND STORMWATER MANAGEMENT
ACCESS 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.

Thomas M. Hoffman, Jr. 10-21-10
THOMAS M. HOFFMAN, JR. DATE
PROPERTY LINE SURVEYOR, MD REG. NO. 267
Michael L. Pfaus 10/26/10
MICHAEL L. PFAU DATE

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

Bridgette A. Reilinson 11/2/2010
HOWARD COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING
AND ZONING

John P. ... 11/1/10
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

Karl ... 11/23/10
DIRECTOR DATE

OWNER'S CERTIFICATE

I, MICHAEL L. PFAU, OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON, ADOPT THIS FINAL PLAT 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 FLOODPLAINS 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 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; 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 26 DAY OF OCTOBER, 2010

Michael Pfaus
MICHAEL L. PFAU

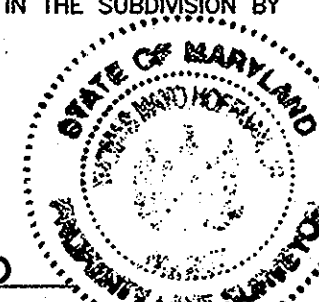
John ...
WITNESS

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 SAMUEL FRANCIS WILDERSON AND MARGARET WILDERSON BRYANT TO MICHAEL L. PFAU, BY DEED DATED FEBRUARY, 2005 AND RECORDED IN LIBER 9010 AT FOLIO 628 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. 10-21-10
THOMAS M. HOFFMAN, JR. DATE
PROPERTY LINE SURVEYOR, MARYLAND REG. NO. 267



RECORDED AS PLAT No. 21391 ON 12/10/10
AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

**SUBDIVISION PLAT
SOUTH POINT
PHASES 1 & 2**

LOTS 1-7, 9, OPEN SPACE LOT 8 AND
NON-BUILDABLE PARCEL A

TAX MAP 38, BLOCK 3, PARCEL 437
FIRST ELECTION DISTRICT, HOWARD COUNTY, MARYLAND

ZONING R-12

SCALE: 1" = 30' OCTOBER 21, 2010

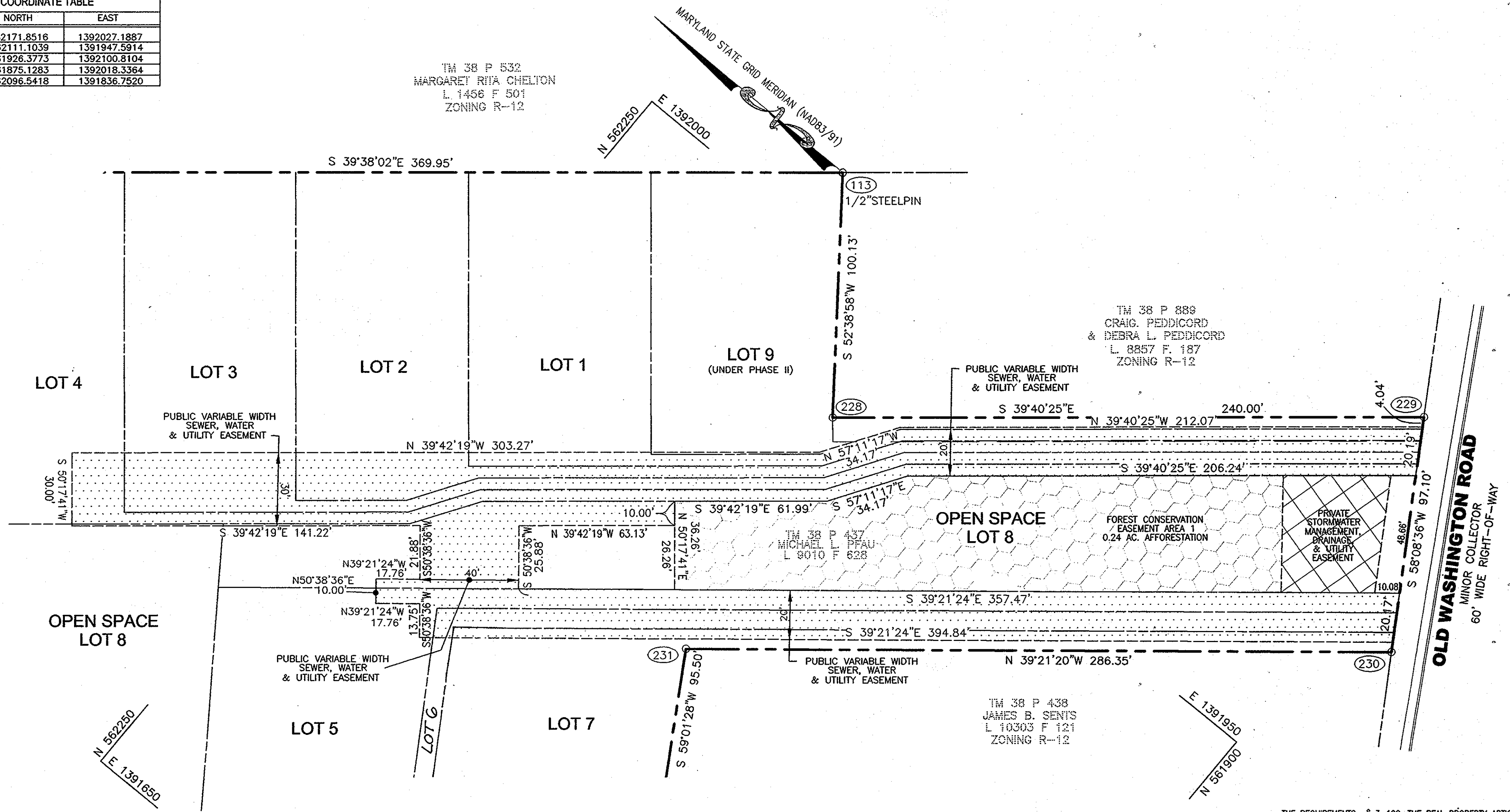
GRAPHIC SCALE



SHEET 3 OF 3

COORDINATE TABLE		
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231	562096.5418	1391836.7520

TM 38 P 532
MARGARET RITA CHELTON
L. 1456 F 501
ZONING R-12



DETAIL
PUBLIC VARIABLE WIDTH
SEWER, WATER
& UTILITY EASEMENT

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

OWNER
MICHAEL L. PFAU
3675 PARK AVENUE, SUITE 301
ELLCOTT CITY, MARYLAND 21043
410-480-0023

DEVELOPER
TRINITY QUALITY HOMES
3675 PARK AVENUE, SUITE 301
ELLCOTT CITY, MARYLAND 21043
410-480-0023

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Thomas M. Hoffman, Jr. 10.21.10
THOMAS M. HOFFMAN, JR.
PROPERTY LINE SURVEYOR, MD REG. NO. 267
Michael Pfaue 10/26/10
MICHAEL PFAU DATE

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

Brian for Peter Bsileason 11/23/2010
HOWARD COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

John P. ... J.P. 11/1/10
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE
Kent ... 11/23/10
DIRECTOR DATE

OWNER'S CERTIFICATE

WE, MICHAEL L. PFAU, OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON, ADOPT THIS FINAL PLAT 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 FLOODPLAINS 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 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; 4) THAT NO BUILDING OR SIMILAR STRUCTURE OF ANY KIND SHALL BE ERECTED ON OR OVER THE SAID EASEMENTS AND RIGHTS-OF-WAYS. WITNESS OUR HANDS THIS 26th DAY OF OCTOBER, 2010

Michael Pfaue
MICHAEL L. PFAU

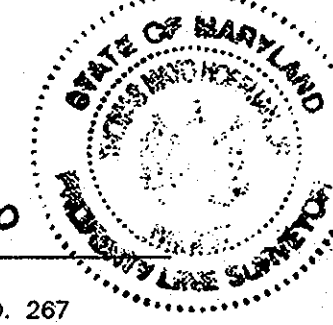
John Keane
WITNESS

SURVEYOR'S CERTIFICATE

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Thomas M. Hoffman, Jr. 10.21.10
THOMAS M. HOFFMAN, JR.,
PROPERTY LINE SURVEYOR, MARYLAND REG. NO. 267



RECORDED AS PLAT No. 21392 ON 12/10/10
AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

**SUBDIVISION PLAT
SOUTH POINT
PHASES 1 & 2**

LOTS 1-7, 9, OPEN SPACE LOT 8 AND
NON-BUILDABLE PARCEL A
TAX MAP 38, BLOCK 3, PARCEL 437
FIRST ELECTION DISTRICT, HOWARD COUNTY, MARYLAND
ZONING R-12
SCALE: 1" = 30'
OCTOBER 21, 2010
GRAPHIC SCALE
0' 30' 60' 90' 120'
SHEET 2 OF 3