

POINT	NORTHING	EASTING
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
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
1427	558382.4434	1390855.3040
1428	558312.4544	1390899.2652
1433	558467.7191	1390702.9252
1434	558382.1039	1390744.1292

CURVE	ARC	RADIUS	DELTA	TANGENT	CHORD
C3	23.18'	25.00'	53°07'48"	12.50'	N89°05'33"W 22.36'
C4	249.81'	50.00'	286°15'37"	37.50'	S25°39'27"E 60.00'
C5	23.18'	25.00'	53°07'48"	12.50'	N37°46'38"E 22.36'
C6	86.82'	480.00'	10°21'50"	43.53'	N69°31'29"E 86.71'

E 1,390,250
N 558,550

N 558.5
E 1,391,100

N 558,150
E 1,391,000

LEGEND

- EXISTING RECREATION AREA PLAT NO. F-09-87
- EXISTING 20' PRIVATE DRAINAGE & UTILITY EASEMENT PLAT NO. F-09-87
- EXISTING 30' PUBLIC SEWER, WATER & UTILITY EASEMENT PLAT NO. F-09-87
- EXISTING PUBLIC WATER & UTILITY EASEMENT PLAT NO. F-09-87
- EXISTING 6' PUBLIC SIDEWALK, SEWER, WATER & UTILITY EASEMENT PLAT NO. F-09-87
- EXISTING 10' PUBLIC TREE MAINTENANCE EASEMENT PLAT NO. F-09-87
- EXISTING PUBLIC STORMWATER MANAGEMENT MAINTENANCE & ACCESS EASEMENT PLAT NO. F-09-87
- EXISTING PUBLIC STORMWATER MANAGEMENT, STORM DRAIN & UTILITY EASEMENT PLAT NO. F-09-87
- 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.....	9
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.....	10
TOTAL AREA OF BUILDABLE LOTS TO BE RECORDED.....	1.9862 AC
TOTAL AREA OF OPEN SPACE LOTS TO BE RECORDED.....	0.7473 AC
TOTAL AREA OF NON-BUILDABLE BULK PARCELS TO BE RECORDED.....	0.0000 AC
TOTAL AREA OF LOTS & PARCELS TO BE RECORDED.....	2.7335 AC
TOTAL AREA OF ROADWAY TO BE RECORDED.....	0.0000 AC
TOTAL AREA TO BE RECORDED.....	2.7335 AC

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

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

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

THE REQUIREMENTS OF § 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 HAVE BEEN COMPLIED WITH.
Thomas M. Hoffman, Jr. 9-28-10
THOMAS M. HOFFMAN, JR. DATE
PROPERTY LINE SURVEYOR, MARYLAND REG. NO. 267

Michael L. Pfau 9/29/10
MICHAEL L. PFAU DATE

THE PURPOSE OF THIS PLAT IS TO RESUBDIVIDE "OPEN SPACE LOT 4 AND NON-BUILDABLE BULK PARCELS A & B, EASTPOINT, PHASE 1" INTO LOTS 6-14 AND OPEN SPACE LOT 15.

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

R. Williams for Peter Szilowicz 10/25/10
HOWARD COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING
AND ZONING

Michael L. Pfau 10/19/10
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE
Robert Sheehy 10/28/10
DIRECTOR DATE

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 29 DAY OF September, 2010.

Michael L. Pfau
MICHAEL L. PFAU

James M. Hoffman
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. BERGOLIOS AND DONNA L. BERGOLIOS 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. 9-28-10
THOMAS M. HOFFMAN, JR. DATE
PROPERTY LINE SURVEYOR, MARYLAND REG. NO. 267

RECORDED AS PLAT No. 21346 ON 10/29/10
AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

**PLAT OF RESUBDIVISION
EAST POINT, PHASE 2
LOTS 6-14 AND OPEN SPACE LOT 15**

A RESUBDIVISION OF OPEN SPACE LOT 4 AND NON-BUILDABLE BULK PARCELS A & B, PLAT OF "EASTPOINT, PHASE 1" RECORDED AS PLAT NO. 21105-21106

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

SCALE 1" = 50' SEPTEMBER 21, 2010

GRAPHIC SCALE
SHEET 2 OF 2
F-11-007

K:\Projects\03-23\SURV\RECORD PLATS\RPLAT(PH2).dwg (Sheet 2)