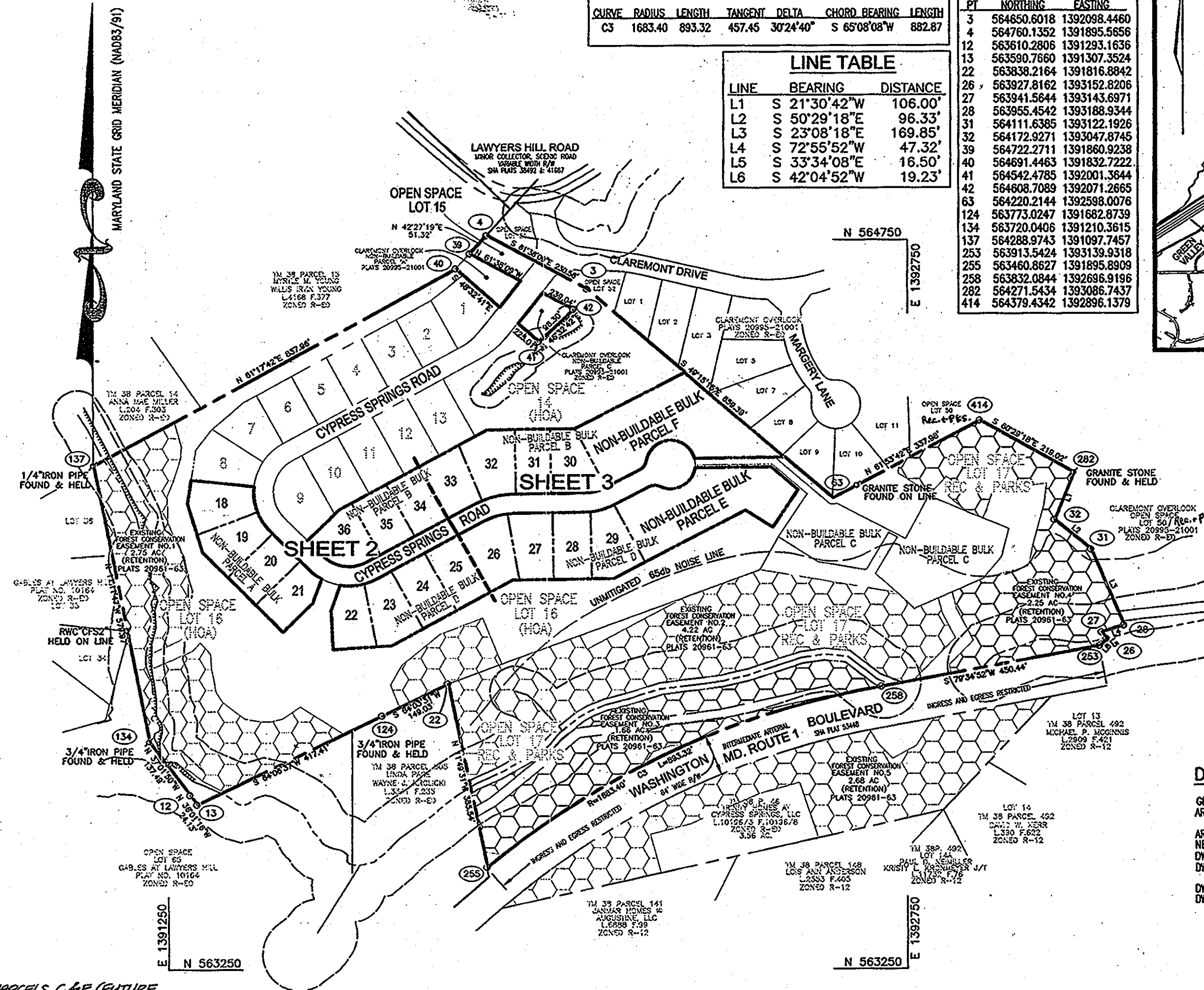


GENERAL NOTES:

- COORDINATES BASED ON NAD '83/91, MARYLAND COORDINATE SYSTEM AS PROJECTED BY HOWARD COUNTY, GEODETIC CONTROL STATION No. 321A AND 388B.
321A N 565,065.463 E 1,395,212.248 ELEV. 27.696'
388B 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.
- ⊕ 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 DEPARTMENT OF PLANNING AND ZONING FILE NUMBERS: F-10-028, PB CASE 374, SDP-09-061, SP-05-06, 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:
A. WIDTH --- 12'(16' SERVING MORE THAN ONE RESIDENCE);
B. SURFACE --- 6" OF COMPACTED CRUSHER RUN BASE W/TAR AND CHIP COATING (1-1/2" MIN.);
C. GEOMETRY --- MAX. 15% GRADE, MAX. 10% GRADE CHANGE, AND MIN. 45' TURNING RADIUS;
D. STRUCTURES (CULVERTS/BRIDGES) --- CAPABLE OF SUPPORTING 25 GROSS TONS (H25 LOADING);
E. DRAINAGE ELEMENTS --- CAPABLE OF SAFELY PASSING 100-YEAR FLOOD WITH NO MORE THAN 1 FOOT OF DEPTH OVER DRIVEWAY SURFACE;
F. 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.
- WATER AND SEWER SERVICE TO THESE LOTS WILL BE GRANTED UNDER PROVISIONS OF SECTION 18.122.B OF THE HOWARD COUNTY CODE. WATER WILL BE PROVIDED THROUGH CONTRACT NO.14-3208. SEWER WILL BE PROVIDED THROUGH CONTRACT NO.10-3391. PUBLIC WATER AND SEWAGE ALLOCATION WILL BE GRANTED AT THE TIME OF ISSUANCE OF THE BUILDING PERMIT IF CAPACITY IS AVAILABLE AT THAT TIME.
- 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(d)(1) OF THE SUBDIVISION REGULATIONS.
- 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-09-061FC AND RECORDED AS PLATS 20961-63.
- PERIMETER AND STORM WATER MANAGEMENT LANDSCAPING SHALL BE PROVIDED AS SHOWN ON THE ROAD CONSTRUCTION DRAWINGS FOR F-10-28, "CYPRESS SPRINGS, PHASE 1".
- 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 PROVIDE THE REQUIRED WQV AND CPV AND A BIORETENTION FACILITY (F-6) TO PROVIDE WQV AND REV.
- THIS PROPERTY IS NOT LOCATED WITHIN A 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 NOISE STUDY HAS BEEN PREPARED BY ROBERT H. VOGEL, DATED SEPTEMBER 2004. 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 HQ-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 ON SITE SHALL BE REMOVED PRIOR TO CONSTRUCTION.
- 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-4-2003) AND THE ZONING REGULATIONS, AS AMENDED BY COUNCIL BILL 75-2003.
- CYPRESS SPRINGS HOMEOWNERS ASSOCIATION, INC. ARTICLES OF INCORPORATION HAVE BEEN RECORDED WITH THE MARYLAND STATE DEPARTMENT OF ASSESSMENTS AND TAXATION AS REFERENCE NUMBER D13366745 ON JANUARY 10, 2010.
- OPEN SPACE LOTS 14, 15, AND 16 ARE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION. OPEN SPACE LOT 17 WAS DEDICATED TO THE HOWARD COUNTY DEPARTMENT OF RECREATION AND PARKS PER F-10-28, "CYPRESS SPRINGS, PHASE 1".
- THIS PROJECT IS SUBJECT TO PLANNING BOARD CASE NO. 374, WHICH WAS APPROVED ON MAY 11, 2006. THIS PLAN HAS BEEN REVIEWED AND APPROVED BY THE MARYLAND AVIATION ADMINISTRATION.
- NON-BUILDABLE BULK PARCELS C, E, & F WILL BE RESUBDIVIDED INTO BUILDABLE LOTS WHICH SHALL BE INCLUDED AS PART OF THE NEXT PHASE (PHASE III).
- REFERENCE DESIGN MANUAL, HAWVER TO VOLUME IV, DETAIL R-1.02, TO ALLOW A 40' RIGHT-OF-WAY INSTEAD OF THE REQUIRED 50' RIGHT-OF-WAY WAS APPROVED BY DEVELOPMENT ENGINEERING DIVISION ON JANUARY 4, 2010.
- A USE-IN-COMMON MAINTENANCE AGREEMENT FOR OPEN SPACE LOT 17 AND NON-BUILDABLE BULK PARCELS C & E (FUTURE LOTS) HAS BEEN RECORDED IN THE LAND RECORDS OF HOWARD COUNTY.
- THE DEPARTMENT OF RECREATION AND PARKS SHALL NOT BE RESPONSIBLE FOR MAINTENANCE OF THE ACCESS EASEMENT OR SHARED DRIVEWAY.



CURVE TABLE

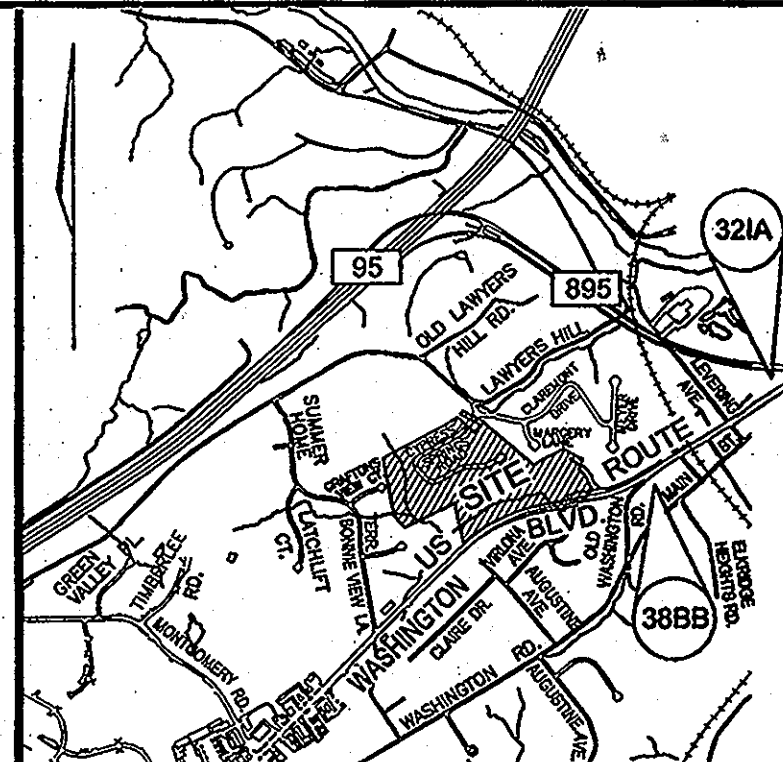
CURVE	RADIUS	LENGTH	TANGENT	DELTA	CHORD BEARING	LENGTH
C3	1683.40	893.32	457.45	30'24"40"	S 65'08"08"W	882.87

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	19.23'

COORDINATE LIST

PT	NORTHING	EASTING
3	564850.6018	1392098.4480
4	564760.1352	1391895.5856
12	563610.2806	1391293.1636
13	563590.7660	1391307.3524
22	563838.2164	1391816.8942
26	563927.8162	1393152.8206
27	563941.5644	1393143.6971
28	563955.4542	1393188.9344
31	564111.6385	1393122.1928
32	564172.9271	1393047.8745
33	564722.2711	1391860.9238
40	564691.4463	1391832.7222
41	564542.4785	1392001.3544
42	564608.7089	1392071.2665
43	564220.2144	1392598.0076
124	563773.0247	1391682.8739
134	563720.0406	1391210.3615
137	564288.9743	1391097.7457
253	563913.5424	1393139.9318
255	563460.8627	1391895.8909
258	563832.0844	1392696.9196
282	564271.5434	1393086.7437
414	564379.4342	1392896.1379



VICINITY MAP
SCALE: 1"=2000'
ADC MAP: 4937 : E6 & F6

EXISTING FOREST CONSERVATION EASEMENT AREA TABULATION CHART

FCF DESIGNATION	FCF TYPE	FCF 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.

OPEN SPACE AREA TABULATION CHART

AREA OF OPEN SPACE REQUIRED: 50% X 33.10 AC = 16.55 AC
 AREA OF OPEN SPACE PROVIDED (F-10-28): 60% = 19.83 AC
 AREA OF REC. OPEN SPACE REQUIRED: 300SF X 43 LOTS = 12,900 SF
 AREA OF RECREATIONAL OPEN SPACE PROVIDED: 13,298 SF (ACTIVE)

DENSITY TABULATION & APFO PHASING CHART

GROSS AREA OF PROJECT: 33.10 AC
 AREA OF 100 YEAR FLOODPLAIN, DRAINAGE & UTILITY EASEMENT: 0.73 AC
 NET AREA OF PROJECT: 32.37 AC
 AREA OF STEEP SLOPES OUTSIDE THE FLOOD PLAIN: 10.85 AC
 NET AREA OF PROJECT ALLOWED: 21.52 AC = 43 UNITS
 DWELLING UNITS PER NET AC ALLOWED: 2 X 21.52 AC = 43 UNITS
 DWELLING UNITS PROPOSED: 13 (PHASE 1 ALLOCATION YEAR 2012) = 9 ALLOCATIONS + 4 EXISTING UNITS
 DWELLING UNITS PROPOSED: 19 (PHASE 2 ALLOCATION YEAR 2013)
 DWELLING UNITS PROPOSED: 11 (PHASE 3 ALLOCATION YEAR 2014)

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. 10-12-12
 THOMAS M. HOFFMAN, JR. DATE
 PROPERTY LINE SURVEYOR, MARYLAND REG. NO. 267
Michael Pfau 10/18/12
 TRINITY HOMES AT CYPRESS SPRINGS, LLC DATE
 BY TRINITY QUALITY HOMES, INC.

AREA TABULATION

	SHEET 2	SHEET 3	TOTAL
NUMBER OF BUILDABLE LOTS TO BE RECORDED.....	11	8	19
NUMBER OF NON-BUILDABLE BULK PARCELS TO BE RECORDED.....	0	2	2
AREA OF BUILDABLE LOTS TO BE RECORDED.....	2.6172 AC	2.0366 AC	4.6538 AC
AREA OF NON-BUILDABLE BULK PARCELS TO BE RECORDED.....	0.0000 AC	1.9272 AC	1.9272 AC
TOTAL AREA OF LOTS AND PARCELS TO BE RECORDED.....	2.6172 AC	3.9638 AC	6.5810 AC
AREA OF ROADWAY TO BE RECORDED.....	0.0000 AC	0.0000 AC	0.0000 AC
AREA TO BE RECORDED.....	2.6172 AC	3.9638 AC	6.5810 AC

OWNER
 TRINITY HOMES AT CYPRESS SPRINGS, LLC
 3875 PARK AVE., SUITE 301
 ELLICOTT CITY, MARYLAND 21043-4511
 410-480-0023

DEVELOPER
 TRINITY QUALITY HOMES, INC.
 3875 PARK AVE., SUITE 301
 ELLICOTT CITY, MARYLAND 21043-4511
 410-480-0023

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

PURPOSE:
 THE PURPOSE OF THIS PLAT IS TO RESUBDIVIDE NON-BUILDABLE BULK PARCELS A, B, AND D

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

Wilton for Maurea Roseman 11/30/12
 HOWARD COUNTY HEALTH OFFICER
 DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

[Signature] 11/9/12
 CHIEF, DEVELOPMENT ENGINEERING DIVISION
 DATE

[Signature] 1/23/13
 DIRECTOR
 DATE

OWNER'S CERTIFICATE

TRINITY HOMES 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 PLAN 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 OF 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 RIGHTS-OF-WAY.

WITNESS OUR HANDS THIS 18TH DAY OF OCTOBER, 2012

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

[Signature]
 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 JUNE 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 NOTATED CODE OF MARYLAND, AS AMENDED AND BOUNDARY SURVEY IS IN ACCORDANCE WITH THE HOWARD COUNTY SUBDIVISION REGULATIONS.

I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED BY ME OR UNDER MY RESPONSIBLE CHARGE, AND THAT I AM A DULY LICENCED PROPERTY LINE SURVEYOR UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 267, EXPIRATION DATE JULY 28, 2012.

Thomas M. Hoffman, Jr. 10-12-12
 THOMAS M. HOFFMAN, JR. DATE
 PROPERTY LINE SURVEYOR, MARYLAND REG. NO. 267

RECORDED AS PLAT No. 22201 ON 11/11/13
 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

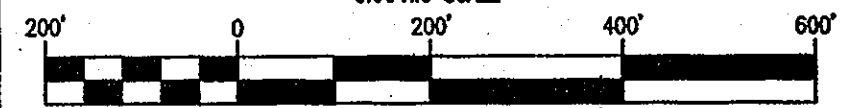
PLAT OF RESUBDIVISION CYPRESS SPRINGS - PHASE 2

LOTS 18 - 36
 AND NON-BUILDABLE BULK PARCELS E & F

A RESUBDIVISION OF NON-BUILDABLE BULK PARCELS A, B, AND D "CYPRESS SPRINGS, PHASE 1", PLATS 21967-21972

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

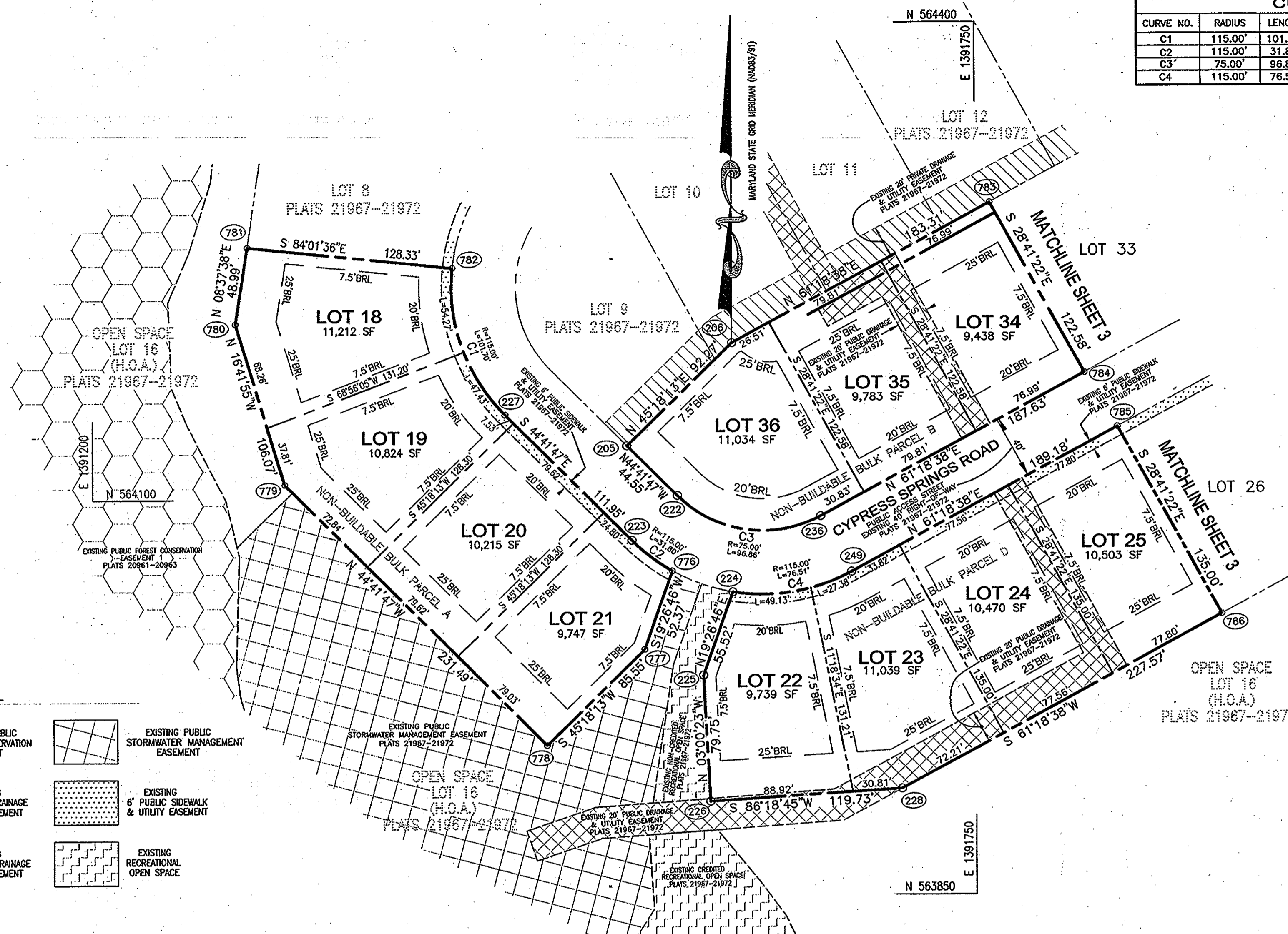
SCALE 1" = 200'
 GRAPHIC SCALE
 OCTOBER 12, 2012



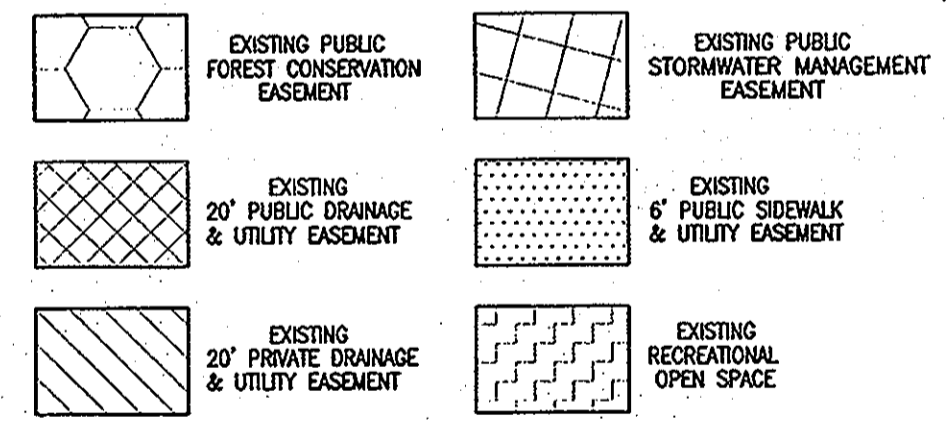
SHEET 1 OF 3
 F-12-081

CURVE DATA TABLE						
CURVE NO.	RADIUS	LENGTH	TANGENT	Δ	CHORD BEARING	CHORD DIST.
C1	115.00'	101.70'	54.45°	50°40'11"	S 19°21'41" E	98.42'
C2	115.00'	31.80'	16.00°	15°50'32"	S 52°37'03" E	31.70'
C3	75.00'	96.86'	56.51°	73°59'35"	S 81°41'34" E	90.26'
C4	115.00'	76.51'	39.73°	38°07'12"	N 80°22'14" E	75.11'

COORDINATE LIST		
POINT	NORTHING	EASTING
205	564133.5660	1391532.7200
206	564198.4639	1391598.3096
222	564101.8965	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	1391584.2228
228	563916.9128	1391703.7080
236	564088.9571	1391653.3716
249	564053.7677	1391672.5741
776	564054.5207	1391560.8056
777	564005.1411	1391543.3717
778	563944.9730	1391482.5624
779	564109.5292	1391319.7413
780	564211.1217	1391289.2645
781	564259.5531	1391296.6126
782	564246.1976	1391424.2503
783	564287.7609	1391761.4850
784	564180.2260	1391820.3330
785	564144.5867	1391838.5306
786	564026.1601	1391903.3390



LEGEND



AREA TABULATION

NUMBER OF BUILDABLE LOTS TO BE RECORDED.....	11
NUMBER OF NON-BUILDABLE BULK PARCELS TO BE RECORDED.....	0
AREA OF BUILDABLE LOTS TO BE RECORDED.....	2.6172 AC
AREA OF NON-BUILDABLE BULK PARCELS TO BE RECORDED.....	0.0000 AC
TOTAL AREA OF LOTS AND PARCELS TO BE RECORDED.....	2.6172 AC
AREA OF ROADWAY TO BE RECORDED.....	0.0000 AC
AREA TO BE RECORDED.....	2.6172 AC

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

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

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. 10-12-12
 THOMAS M. HOFFMAN, JR. DATE
 PROPERTY LINE SURVEYOR, MARYLAND REG. NO. 267
 Michael P. Pfaus 10/18/12
 TRINITY HOMES AT CYPRESS SPRINGS, LLC DATE
 BY TRINITY QUALITY HOMES, INC.

PURPOSE :
 THE PURPOSE OF THIS PLAT IS TO RESUBDIVIDE NON-BUILDABLE BULK PARCELS A, B, AND D

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

HOWARD COUNTY HEALTH OFFICER *11/30/12* DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

CHIEF, DEVELOPMENT ENGINEERING DIVISION *11/9/12* DATE

DIRECTOR *11/23/12* DATE

OWNER'S CERTIFICATE

TRINITY HOMES 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 PLAN 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 RIGHTS-OF-WAY.

WITNESS OUR HANDS THIS 18TH DAY OF OCTOBER, 2012

Michael Pfaus
 TRINITY HOMES AT CYPRESS SPRINGS, LLC
 TRINITY QUALITY HOMES INC., MEMBER
 MICHAEL PFAUS, PRESIDENT

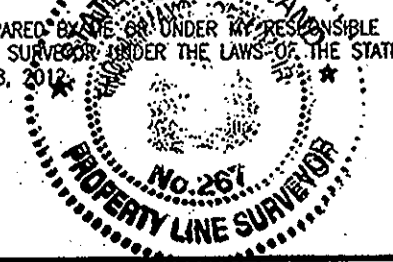
Thomas M. Hoffman, Jr.
 WITNESS

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. ADOCK, 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.

I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED BY ME OR UNDER MY SUPERVISOR AND I AM A DULY LICENSED PROPERTY LINE SURVEYOR UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 267, EXPIRATION DATE JULY 28, 2014.
 Thomas M. Hoffman, Jr. 10-12-12
 THOMAS M. HOFFMAN, JR. DATE
 PROPERTY LINE SURVEYOR, MARYLAND REG. NO. 267

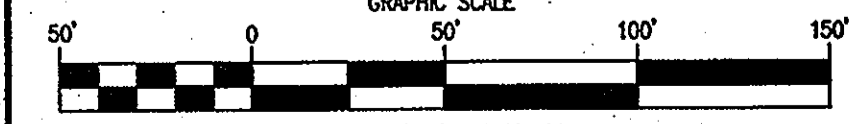


RECORDED AS PLAT No. 22002 ON 11/11/12 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

PLAT OF RESUBDIVISION CYPRESS SPRINGS - PHASE 2

LOTS 18 - 36 AND NON-BUILDABLE BULK PARCELS E & F
 A RESUBDIVISION OF NON-BUILDABLE BULK PARCELS A, B, AND D "CYPRESS SPRINGS, PHASE 1", PLATS 21967-21972

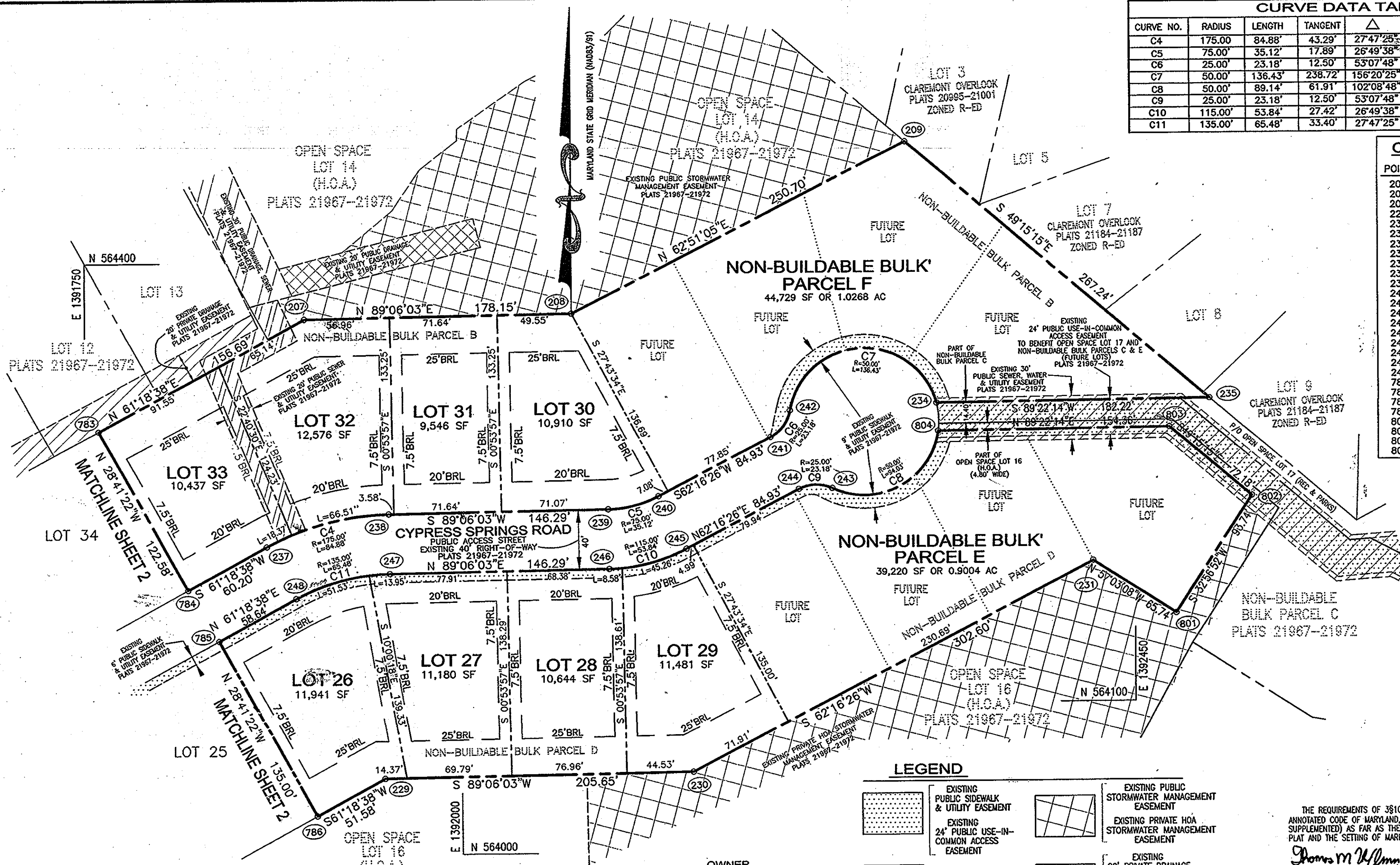
ZONED R-ED
 TAX MAP 38, BLK. 3, PARCELS 42, 44, 45 & 46
 FIRST ELECTION DISTRICT, HOWARD COUNTY, MARYLAND
 SCALE 1" = 50'
 OCTOBER 12, 2012



SHEET 2 OF 3

CURVE NO.	RADIUS	LENGTH	TANGENT	Δ	CHORD BEARING	CHORD DIST.
C4	175.00'	84.88'	43.29'	27°47'25"	S 75°12'21" W	84.05'
C5	75.00'	35.12'	17.89'	26°49'38"	S 75°41'14" W	34.80'
C6	25.00'	23.18'	12.50'	53°07'48"	S 35°42'31" W	22.36'
C7	50.00'	136.43'	238.72'	156°20'25"	S 87°18'50" W	97.88'
C8	50.00'	89.14'	61.91'	102°08'48"	N 64°19'50" E	77.80'
C9	25.00'	23.18'	12.50'	53°07'48"	N 88°50'20" E	22.36'
C10	115.00'	53.84'	27.42'	26°49'38"	N 75°41'14" E	53.35'
C11	135.00'	65.48'	33.40'	27°47'25"	N 75°12'21" E	64.84'

POINT	NORTHING	EASTING
207	564361.6852	1391896.5692
208	564364.4806	1392074.6945
209	564478.8751	1392297.7735
229	564050.9214	1391948.5862
230	564054.1484	1392154.2086
231	564194.9313	1392422.0625
234	564302.4468	1392318.0251
235	564304.4487	1392500.2347
237	564207.8281	1391870.7712
238	564229.2906	1391952.0362
239	564231.5861	1392098.3080
240	564240.1883	1392132.0247
241	564279.7030	1392207.2054
242	564297.8597	1392220.2565
243	564244.7489	1392248.1714
244	564244.2958	1392225.8153
245	564204.7811	1392150.6346
246	564191.5910	1392098.9357
247	564189.2955	1391952.6638
248	564172.7387	1391889.9737
783	564287.7609	1391761.4850
784	564180.2260	1391820.3330
785	564144.5867	1391836.5306
786	564026.1601	1391903.3390
801	564159.1745	1392477.2333
802	564237.8393	1392526.2167
803	564284.9541	1392473.5294
804	564283.2582	1392319.1762



NUMBER OF BUILDABLE LOTS TO BE RECORDED.....	8
NUMBER OF NON-BUILDABLE BULK PARCELS TO BE RECORDED.....	2
AREA OF BUILDABLE LOTS TO BE RECORDED.....	2.0366 AC
AREA OF NON-BUILDABLE BULK PARCELS TO BE RECORDED.....	1.9272 AC
TOTAL AREA OF LOTS AND PARCELS TO BE RECORDED.....	3.9638 AC
AREA OF ROADWAY TO BE RECORDED.....	0.0000 AC
AREA TO BE RECORDED.....	3.9638 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

LEGEND

- EXISTING PUBLIC SIDEWALK & UTILITY EASEMENT
- EXISTING 24' PUBLIC USE-IN-COMMON ACCESS EASEMENT
- EXISTING 20' PUBLIC DRAINAGE & UTILITY EASEMENT
- EXISTING 20' PUBLIC SEWER & UTILITY EASEMENT
- EXISTING PUBLIC STORMWATER MANAGEMENT EASEMENT
- EXISTING PRIVATE HOA STORMWATER MANAGEMENT EASEMENT
- EXISTING 20' PRIVATE DRAINAGE & UTILITY EASEMENT
- EXISTING 30' PUBLIC SEWER, WATER & UTILITY EASEMENT

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. 10-12-12
 THOMAS M. HOFFMAN, JR., DATE
 PROPERTY LINE SURVEYOR, MARYLAND REG. NO. 267

Michael Pfau 10/12/12
 TRINITY HOMES AT CYPRESS SPRINGS, L.L.C. DATE
 BY TRINITY QUALITY HOMES, INC.

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

B. Wilson for Maurea Rossman 11/30/12
 HOWARD COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING
 AND ZONING

Michael Pfau 10/9/12
 CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

Kat Schulz 10/23/13
 DIRECTOR DATE

OWNER'S CERTIFICATE

TRINITY HOMES 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 MULTIPLE 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 OF 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 RIGHTS-OF-WAY.

WITNESS OUR HANDS THIS 18TH DAY OF OCTOBER, 2012

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

James M. Hoffman
 WITNESS

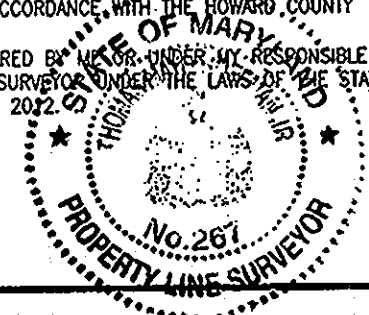
SURVEYOR'S CERTIFICATE

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 NOTATED CODE OF MARYLAND, AS AMENDED AND BOUNDARY SURVEY IS IN ACCORDANCE WITH THE HOWARD COUNTY SUBDIVISION REGULATIONS.

I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED BY ME OR UNDER MY RESPONSIBLE CHARGE, AND THAT I AM A DULY LICENCED PROPERTY LINE SURVEYOR UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 267, EXPIRATION DATE JULY 28, 2012.

Thomas M. Hoffman, Jr. 10-12-12
 THOMAS M. HOFFMAN, JR. DATE
 PROPERTY LINE SURVEYOR, MARYLAND REG. NO. 267



PURPOSE:
 THE PURPOSE OF THIS PLAT IS TO RESUBDIVIDE NON-BUILDABLE BULK PARCELS A, B, AND D

RECORDED AS PLAT No. 22203 ON 11/11/13
 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

**PLAT OF RESUBDIVISION
 CYPRESS SPRINGS - PHASE 2**

LOTS 18 - 36
 AND NON-BUILDABLE BULK PARCELS E & F
 A RESUBDIVISION OF NON-BUILDABLE BULK PARCELS A, B, AND D
 "CYPRESS SPRINGS, PHASE 1", PLATS 21967-21972

ZONED R-ED
 TAX MAP 38, BLK. 3, PARCELS 42, 44, 45 & 46
 FIRST ELECTION DISTRICT, HOWARD COUNTY, MARYLAND
 SCALE 1" = 50' OCTOBER 12, 2012

