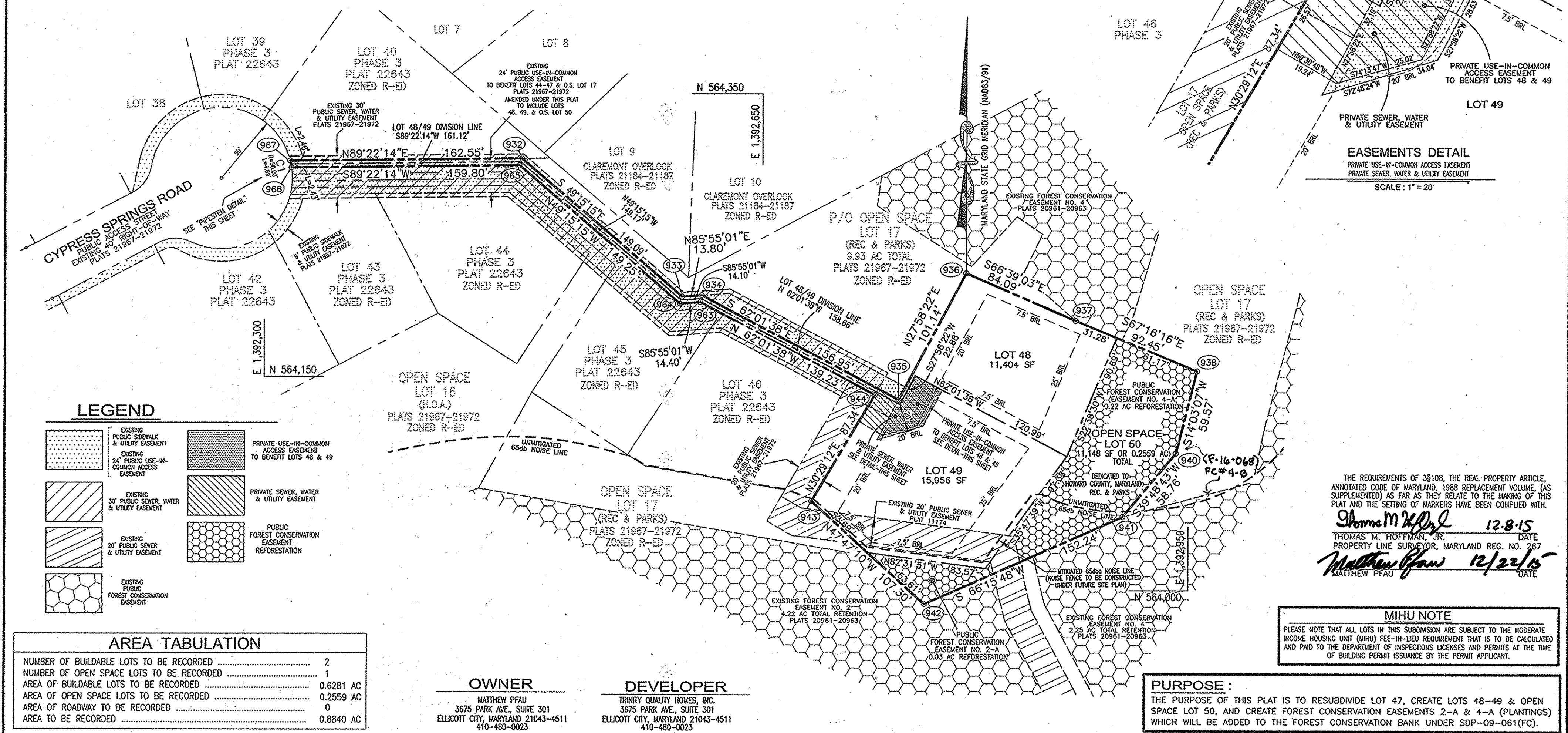
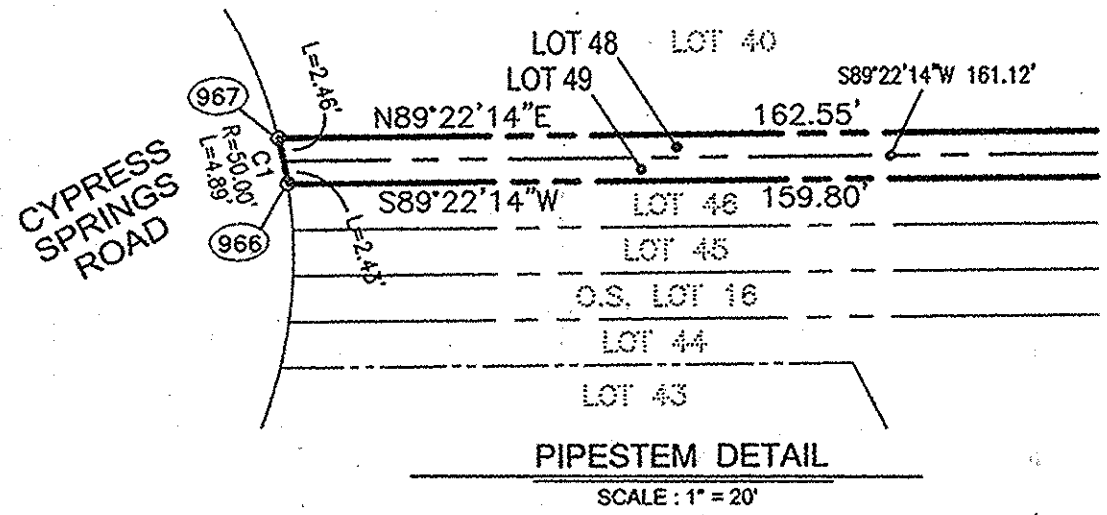
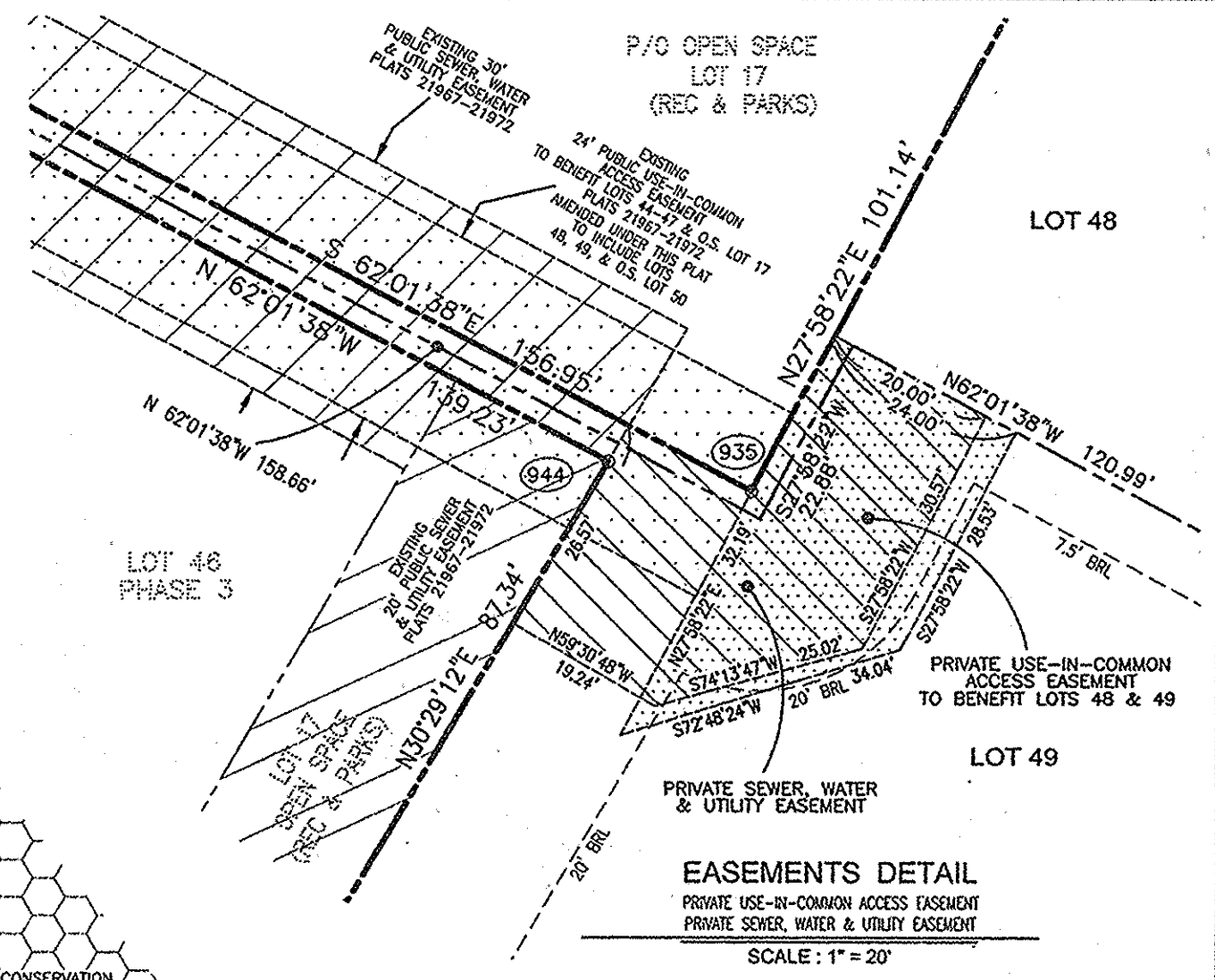


CURVE DATA TABLE					
CURVE NO.	RADIUS	LENGTH	TANGENT	Δ	CHORD
C1	50.00'	4.89'	2.45'	S36°26'	N 11°42'45" W 4.89'

COORDINATE LIST		
PT	NORTHING	EASTING
932	564304.2326	1392480.5684
933	564206.9237	1392593.5173
934	564207.9063	1392607.2816
935	564134.2887	1392745.8955
936	564223.6115	1392793.3347
937	564190.2838	1392870.5382
938	564154.5625	1392955.8119
940	564096.7721	1392941.3475
941	564051.6385	1392903.7278
942	563990.3588	1392764.3705
943	564062.4529	1392684.9005
944	564137.7153	1392729.2101
945	564203.0203	1392808.2480
946	564201.9949	1392591.8843
947	564299.4130	1392478.8087
948	564297.6574	1392319.0180
949	564302.4467	1392318.0251

MINIMUM LOT SIZE CHART				
LOT	GROSS AREA	PIPESTEM AREA	NET AREA	MIN. LOT SIZE
48	11,404 SF	1,211 SF	10,193 SF	6,000 SF
49	15,956 SF	1,112 SF	14,843 SF	6,000 SF



LEGEND

- EXISTING PUBLIC SIDEWALK & UTILITY EASEMENT
- EXISTING 24' PUBLIC USE-IN-COMMON ACCESS EASEMENT
- EXISTING 30' PUBLIC SEWER, WATER & UTILITY EASEMENT
- EXISTING 20' PUBLIC SEWER & UTILITY EASEMENT
- EXISTING PUBLIC FOREST CONSERVATION EASEMENT
- PRIVATE USE-IN-COMMON ACCESS EASEMENT TO BENEFIT LOTS 48 & 49
- PRIVATE SEWER, WATER & UTILITY EASEMENT
- PUBLIC FOREST CONSERVATION EASEMENT REFORESTATION

AREA TABULATION

NUMBER OF BUILDABLE LOTS TO BE RECORDED	2
NUMBER OF OPEN SPACE LOTS TO BE RECORDED	1
AREA OF BUILDABLE LOTS TO BE RECORDED	0.6281 AC
AREA OF OPEN SPACE LOTS TO BE RECORDED	0.2559 AC
AREA OF ROADWAY TO BE RECORDED	0
AREA TO BE RECORDED	0.8840 AC

OWNER
MATTHEW PFAU
3675 PARK AVE., SUITE 301
ELICOTT CITY, MARYLAND 21043-4511
410-480-0023

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

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. 12-8-15
DATE
PROPERTY LINE SURVEYOR, MARYLAND REG. NO. 267

Matthew Pfau 12/22/15
DATE
MATTHEW PFAU

MIHU NOTE

PLEASE NOTE THAT ALL LOTS IN THIS SUBDIVISION ARE SUBJECT TO THE MODERATE INCOME HOUSING UNIT (MIHU) FEE-IN-LIEU REQUIREMENT THAT IS TO BE CALCULATED AND PAID TO THE DEPARTMENT OF INSPECTIONS LICENSES AND PERMITS AT THE TIME OF BUILDING PERMIT ISSUANCE BY THE PERMIT APPLICANT.

PURPOSE:
THE PURPOSE OF THIS PLAT IS TO RESUBDIVIDE LOT 47, CREATE LOTS 48-49 & OPEN SPACE LOT 50, AND CREATE FOREST CONSERVATION EASEMENTS 2-A & 4-A (PLANTINGS) WHICH WILL BE ADDED TO THE FOREST CONSERVATION BANK UNDER SDP-09-061(FC).

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

Wifan for Maurea Rossman 12/30/2015
DATE
HOWARD COUNTY HEALTH OFFICER

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING
AND ZONING

Chief, Development Engineering Division 1-6-16
DATE

Director 2-29-16
DATE

OWNER'S CERTIFICATE

I, MATTHEW PFAU, 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 RIGHTS-OF-WAY.

WITNESS OUR HANDS THIS 22 DAY OF December 2015

Matthew Pfau
MATTHEW PFAU

Robert H. Vogel
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 TRINITY HOMES AT CYPRESS SPRINGS, LLC TO MATTHEW PFAU BY DEED DATED APRIL 7, 2014 AND RECORDED IN LIBER 15553 AT FOLIO 443.

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 UNDER MY RESPONSIBLE CHARGE, AND THAT I AM A DULY LICENSED PROPERTY LINE SURVEYOR UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 267, EXPIRATION DATE JULY 26, 2012.

Thomas M. Hoffman, Jr. 12-8-15
DATE
PROPERTY LINE SURVEYOR, MARYLAND REG. NO. 267

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

RECORDED AS PLAT No. 23749 ON 4/22/16
AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

PLAT OF RESUBDIVISION AND
FOREST CONSERVATION BANK EASEMENTS
CYPRESS SPRINGS - PHASE 3
LOTS 48-49 & OPEN SPACE LOT 50

A RESUBDIVISION OF LOT 47,
"CYPRESS SPRINGS, PHASE 3", PLATS 22642-22643

ZONED R-EO
TAX MAP 38, BLK: 3, PARCELS 45 & 46
FIRST ELECTION DISTRICT, HOWARD COUNTY, MARYLAND
SCALE 1" = 50'
DECEMBER 8, 2015

GRAPHIC SCALE
50' 0 50' 100' 150'

SHEET 2 OF 2

K:\Projects\04-30\SURV\RECORD_PLATS\PHASE 3\LOTS 48-50\RPLAT.2.DWG