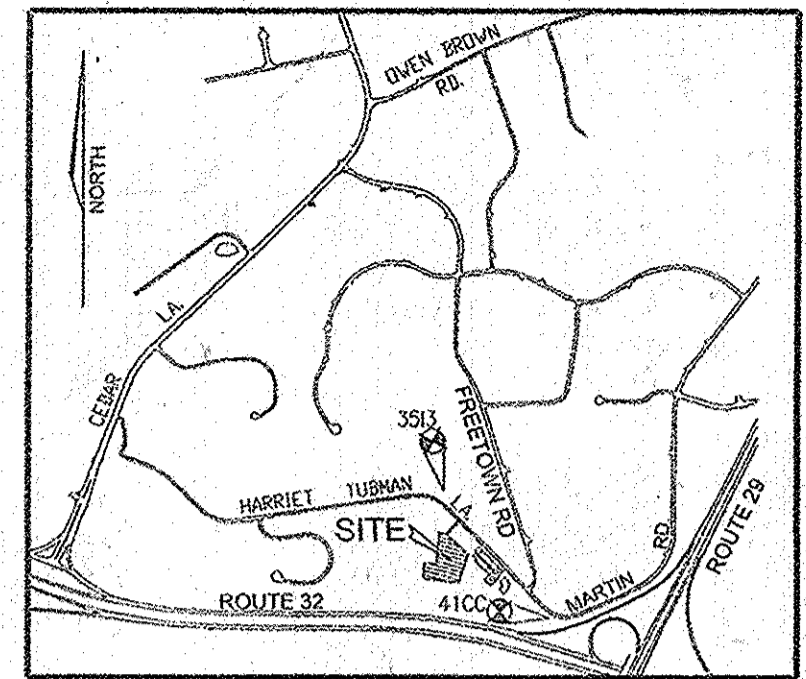


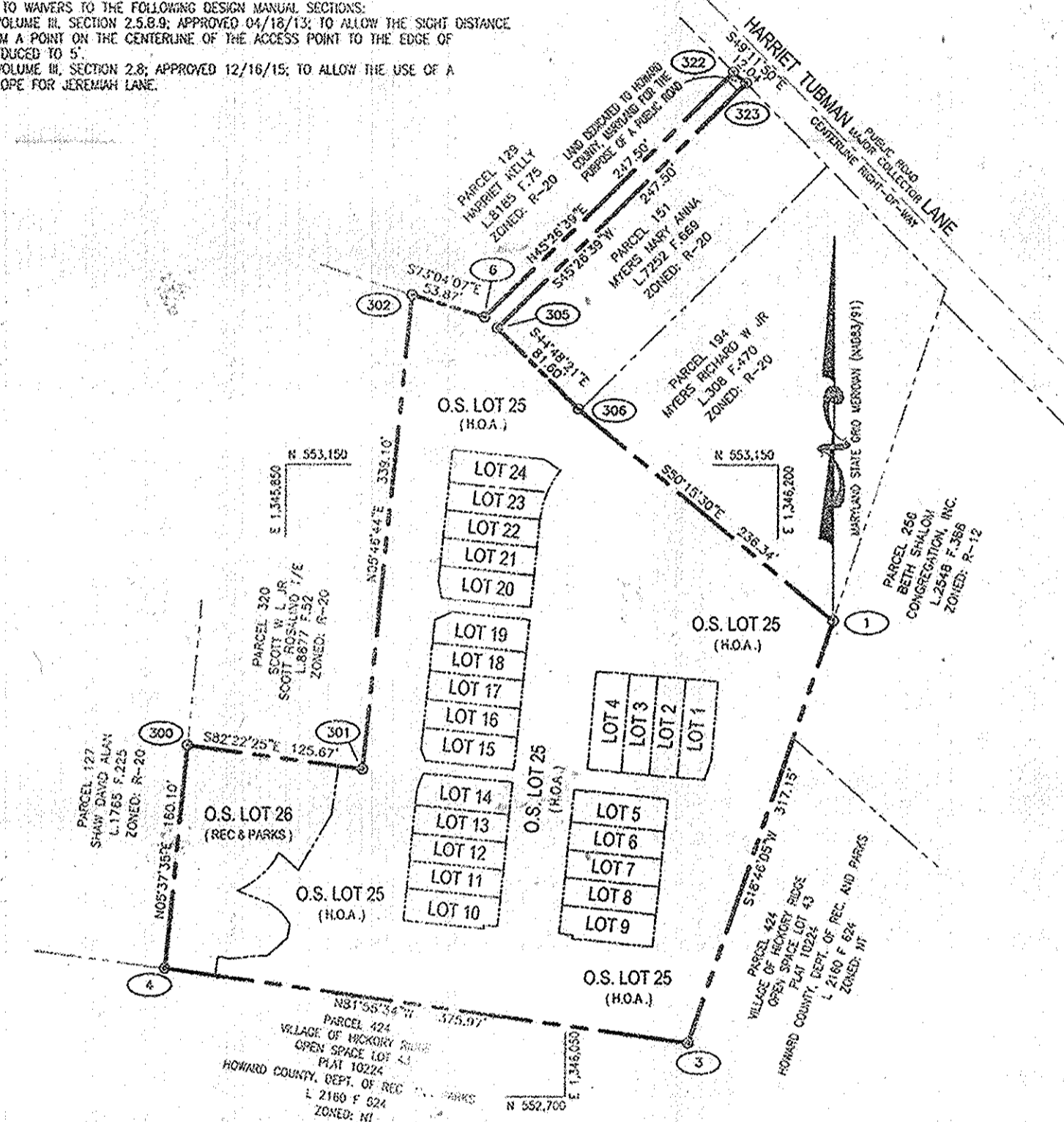
GENERAL NOTES

- THE SUBJECT PROPERTY IS ZONED R-SA-8 IN ACCORDANCE WITH THE ZONING REGULATIONS EFFECTIVE ON OCT. 06, 2013, AND IS SUBJECT TO SUBDIVISION AND LAND DEVELOPMENT REGULATIONS EFFECTIVE OCT. 07, 2007 PER COUNCIL BILL 47-2007 & 48-2007. DEVELOPMENT OR CONSTRUCTION ON THIS PROPERTY MUST COMPLY WITH SETBACK AND BUFFER REGULATIONS IN EFFECT AT THE TIME OF SUBMISSION OF THE SITE DEVELOPMENT PLAN, WAIVER PETITION APPLICATION OR BUILDING/GRADING PERMIT APPLICATIONS.
- COORDINATES BASED ON NAD 83, MARYLAND COORDINATE SYSTEM AS PROJECTED BY HOWARD COUNTY, MARYLAND. GEODETIC CONTROL STATIONS NO. 3513 AND 41CC.
- THIS PLAT IS BASED ON A FIELD RUN BOUNDARY SURVEY PERFORMED BY ROBERT H. VOGEL ENGINEERING, INC. ON OR ABOUT JULY 2006.
- BRL DENOTES BUILDING RESTRICTION LINE.
- Ø DENOTES REBAR WITH #4 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.
- THE AREAS SHOWN HEREON ARE MORE OR LESS.
- THE FOREST STAND DELINEATION, LOCATION OF STREAMS, WETLANDS AND OTHER ENVIRONMENTAL FEATURES WAS PREPARED BY ECO-SCIENCE PROFESSIONALS, INC., DATED SEPTEMBER 12, 2008, UPDATED DECEMBER 2008 AND FEBRUARY 2015.
- THERE IS NO 100 YEAR FLOODPLAIN, STEEP SLOPES, OR SPECIEN TREES LOCATED ON SUBJECT PROPERTY.
- THIS PROJECT COMPLIES WITH THE REQUIREMENTS OF SECTION 16.120D OF THE HOWARD COUNTY CODE FOR FOREST AFFORESTATION THROUGH THE ON-SITE RETENTION OF 0.30 ACRES (13,216.3 SF) UNDER THE TERMS OF DEVELOPER AGREEMENT, SDP-08-083, THE REMAINING OBLIGATION OF 0.55 ACRES HAS BEEN SATISFIED THROUGH THE PAYMENT OF A FEE-IN-LIEU IN THE AMOUNT OF \$17,968.50 (\$3,950.00 SF X \$0.75) TO THE HOWARD COUNTY FOREST CONSERVATION FUND UNDER CASH RECEIPT BORI150316, DATED APRIL 12, 2013. THE FOREST CONSERVATION OBLIGATION REQUIREMENTS WERE PREVIOUSLY APPROVED UNDER SDP-08-083 (85 LAND - MULTIPLEX UNITS). THE NET TRACT AREA OF 5.0 ACRES INCLUDED ALL OF THE DEVELOPMENT OF PARCEL 153 (3.34 ACRES) AS WELL AS 1.65 ACRES OF ASSOCIATED IMPROVEMENTS ON PARCEL 256 (TEMPLE BETH SHALOM, SDP-94-031). THE FOREST CONSERVATION CREDIT FOR THE 1.65 AC. HAS BEEN TRANSFERRED TO SDP-16-002 FOR THE INTEGRATED DEVELOPMENT OF SANFORD PLACE AND THE TEMPLE BETH SHALOM. THE COVENANTS, CONDITIONS, & RESTRICTIONS WITHIN THE "EXISTING PUBLIC FOREST CONSERVATION EASEMENT" (ON PARCEL 153) ARE DEFINED IN DEED OF FOREST CONSERVATION EASEMENT (LIBER 15149, FOLIO 498).
- 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.
- STORMWATER MANAGEMENT FOR THIS PROJECT IS BEING PROVIDED BY THE USE OF ENVIRONMENTAL SITE DESIGN UTILIZING NON-STRUCTURAL AND MICRO-SCALE PRACTICES, INCLUDING MICRO-BIORETENTION FACILITIES TO ACCOMMODATE THE TOTAL ESD VOLUME REQUIRED. SWM FACILITIES TO BE PRIVATELY OWNED AND MAINTAINED BY THE H.O.A.
- PREVIOUS DPZ REFERENCES: AA-15-013, BA-589-D, BA-93-040E, BA-663-D, BA-07-008C, ECP-15-037, F-07-050 (VOIDED), SDP-94-031, SDP-08-083, SDP-08-083FC, SDP-16-002, WP-07-076, WP-09-027, WP-10-041, WP-11-066, WP-12-012, WP-12-136, WP-13-082, WP-13-135, WP-14-127, WP-15-137, WP-16-088, ZRA-071, 24-6568-D.
- PUBLIC WATER AVAILABLE THROUGH CONTRACT NO. 24-3265. PUBLIC SEWER AVAILABLE THROUGH CONTRACT NO. 30-3393.
- DEVELOPER RESERVES UNTO ITSELF, ITS SUCCESSORS AND ASSIGNS, ALL EASEMENTS SHOWN ON THIS PLAT FOR WATER, SEWER, STORM DRAINAGE, OTHER PUBLIC UTILITIES AND FOREST CONSERVATION (RESERVAED AS FOREST CONSERVATION EASEMENT), LOCATED IN, OVER AND THROUGH LOTS 1-24 AND OPEN SPACE LOTS 25 & 26, OR PORTIONS THEREOF, AND SHOWN ON THIS PLAT AS THE FOREST CONSERVATION EASEMENT. ANY AND ALL CONVEYANCES OF THE AFORESAID LOTS SHALL BE SUBJECT TO THE EASEMENTS HEREIN RESERVED, WHETHER OR NOT EXPRESSLY STATED IN THE DEED(S) CONVEYING SAID PARCELS(S). UPON COMPLETION OF THE PUBLIC UTILITIES AND THEIR ACCEPTANCE BY HOWARD COUNTY, AND IN CASE OF A FOREST CONSERVATION EASEMENT(S), UPON COMPLETION OF DEVELOPER'S OBLIGATIONS UNDER THE FOREST CONSERVATION INSTALLATION AND MAINTENANCE AGREEMENT EXECUTED BY THE DEVELOPER AND THE COUNTY, AND THE RELEASE OF THE DEVELOPER'S SURETY POSTED WITH SAID AGREEMENT, THE COUNTY SHALL EXCEPT AND RECORD THE DEED(S) OF EASEMENT IN THE LAND RECORDS OF HOWARD COUNTY.
- TRAFFIC STUDY PREPARED BY THE TRAFFIC GROUP DATED FEBRUARY 4, 2008.
- A NOISE STUDY WAS PREVIOUSLY PREPARED BY ROBERT H. VOGEL ENGINEERING AND APPROVED WITH SDP-08-083 DATED, SEPTEMBER 8, 2008. THE 65 dba NOISE CONTOUR LINE DRAWN ON THIS SUBDIVISION PLAN IS ADVISORY AS REQUIRED BY THE HOWARD COUNTY DESIGN MANUAL, CHAPTER 5, REVISED FEBRUARY 1992, AND CANNOT BE CONSIDERED TO EXACTLY LOCATE THE 65 dba NOISE EXPOSURE. THE 65 dba NOISE LINE WAS ESTABLISHED BY HOWARD COUNTY TO ALERT DEVELOPERS, BUILDERS AND FUTURE RESIDENTS THAT AREAS BEYOND THIS THRESHOLD MAY EXCEED GENERALLY ACCEPTED NOISE LEVELS ESTABLISHED BY THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT. (SEE SHEET 3 FOR LOCATION OF THE 65 dba NOISE CONTOUR LINE).
- THIS PROPERTY IS LOCATED WITHIN THE METROPOLITAN DISTRICT.
- TO THE BEST OF THE OWNERS KNOWLEDGE, THERE ARE NO BURIAL/CEMETERY LOCATIONS OR HISTORIC STRUCTURES ON SITE.
- TRASH COLLECTION AND RECYCLING WILL BE PRIVATE.
- THIS PLAN HAS BEEN PREPARED IN ACCORDANCE WITH THE PROVISIONS OF SECTION 16.124 OF THE HOWARD COUNTY CODE AND LANDSCAPE MANUAL. THE REQUIRED PARKING AND PERIMETER LANDSCAPING WILL BE BONDED PER SDP-16-002 SUBMISSION. FINANCIAL SURETY FOR THE REQUIRED LANDSCAPING HAS BEEN POSTED AS PART OF THE DEVELOPER'S AGREEMENT UNDER THIS SITE DEVELOPMENT PLAN IN THE AMOUNT OF \$28,350.00 FOR THE REQUIRED 61 SHADE TREES AND 67 EVERGREENS. FINANCIAL SURETY FOR THE REQUIRED STREET TREE PLANTINGS HAS BEEN POSTED AS PART OF THE DEVELOPER'S AGREEMENT IN THE AMOUNT OF \$8,100.00 FOR THE REQUIRED 27 SHADE TREES. ALL RECREATIONAL AMENITY IMPROVEMENTS MUST BE INSTALLED PRIOR TO THE RELEASE OF THE LANDSCAPE SURETY.
- OPEN SPACE REQUIREMENTS
TOTAL AREA OF OPEN SPACE REQUIRED: 3.34 AC. X 0.25 = 0.84 AC.
TOTAL AREA OF OPEN SPACE PROVIDED (PARCEL 153): 2.55 AC. (0.11 AC NON-CREDITED + 2.44 AC CREDITED)
AREA OF RECREATIONAL OPEN SPACE REQUIRED:
24 UNITS X 400 SF/UNIT = 9,600 SF OR 0.22 AC.
20 UNITS (NON-USABLE REAR YARD) X 300 SF/UNIT = 6,000 SF OR 0.14 AC.
(LOTS 16, 18, 21 & 23 WILL NOT HAVE MORNING ROOMS WHICH MAKES THE YARD ON THESE LOTS 15.33' DEEP.)
TOTAL AREA OF RECREATIONAL OPEN SPACE REQUIRED: 15,600 SF OR 0.36 AC. (PROVIDED: 17,088 SF OR 0.39 AC.)
15,677 SF (0.36 AC TOT LOT AREA) + 2,000 SF (PLANT GROUND EQUIP) + 400 SF (2 BENCHES) + 459 SF (ASPHALT PATH) + 6,474 SF (0.15 AC GAZEBO AREA) + 1,000 SF (GAZEBO) + 400 SF (2 BENCHES) + 1,778 SF (MOCKUP PATH) = 17,088 SF
- OPEN SPACE LOT 25 SHOWN HEREON IS HEREBY DEDICATED TO THE HOMEOWNERS ASSOCIATION FOR THE RESIDENTS OF THIS SUBDIVISION. PROTECTIVE COVENANTS GOVERNING THE MAINTENANCE OF COMMUNITY OWNED OPEN SPACE WILL BE RECORDED SIMULTANEOUSLY WITH THE RECORDATION OF THIS PLAT (F-16-054). THE ARTICLES OF INCORPORATION FOR JOSEPH'S COURTYARD HOMEOWNERS ASSOCIATION, INC. WERE FILED WITH THE STATE DEPARTMENT OF ASSESSMENTS AND TAXATION ON MARCH 21, 2016, RECEIPT NO. D17133273.
- HARRIET TUBMAN LAKE IS A PUBLIC MAJOR COLLECTOR. ALL PROPOSED STREETS SHALL BE PRIVATE.
- NO GRADING, REMOVAL OF VEGETATIVE COVER OR TREES, PAVING AND NEW STRUCTURES SHALL BE PERMITTED WITHIN THE REQUIRED WETLANDS, STREAM(S) OR THEIR BUFFERS, FOREST CONSERVATION AREAS AND 100 YEAR FLOODPLAIN UNLESS ALL REQUIRED PERMITS AND APPROVALS HAVE BEEN OBTAINED.
- THE MODERATE INCOME HOUSING UNIT AGREEMENT AND COVENANTS FOR THE 3 REQUIRED DWELLING UNITS WILL BE RECORDED IN THE HOWARD COUNTY LAND RECORDS SIMULTANEOUSLY WITH THE RECORDING OF THIS PLAT (F-16-054).
- THE EXISTING HOUSE AND ALL STRUCTURES WITHIN PARCEL 153 SHALL BE REMOVED PRIOR TO SUBMISSION OF THE ASSOCIATED FINAL PLAT ORIGINALS, IN ACCORDANCE WITH HOWARD COUNTY REGULATIONS.
- THIS PROJECT IS SUBJECT TO A SHARED ACCESS AND MAINTENANCE AGREEMENT (LIBER 16117 FOLIO 001), RECORDED 04/07/15, BY AND BETWEEN BS LAND ACQUISITION (PARCEL 153, SDP-16-002) AND TEMPLE BETH SHALOM OF HOWARD COUNTY (PARCEL 256, SDP-94-031). INGRESS/EGRESS TO HARRIET TUBMAN LAKE (PUBLIC ROAD) WILL BE PROVIDED THROUGH A PRIVATE USE-IN-COMMON DRIVE.

- DRIVEWAYS SHALL BE PROVIDED PRIOR TO RESIDENTIAL OCCUPANCY TO INSURE SAFE ACCESS FOR FIRE AND EMERGENCY VEHICLES PER THE FOLLOWING MINIMUM REQUIREMENTS:
A. WIDTH - 12 FEET (16 FEET IF SERVING MORE THAN ONE RESIDENCE; MODIFIED TO 9' WIDTH FOR TOWNHOUSE UNITS).
B. SURFACE - 6 INCHES OF COMPACTED CRUSHER RUN BASE WITH TAR AND CHIP COATING.
C. GEOMETRY - MAXIMUM 15% GRADE, MAXIMUM 10% GRADE CHANGE, AND MINIMUM 45 FOOT TURNING RADIUS.
D. STRUCTURES (DRIVEWAYS/SIDEWALKS) - MUST SUPPORT 25 GROSS TON LOADING (125 LOADINGS).
E. DRAINAGE ELEMENTS - CAPABLE OF SAFELY PASSING 100 YEAR FLOOD EVENTS WITH NO MORE THAN 1 FOOT DEPTH OVER DRIVEWAY SURFACE.
F. STRUCTURE CLEARANCES - MINIMUM 12 FEET.
G. MAINTENANCE - SUFFICIENT TO INSURE ALL WEATHER USE.
- THE EXISTING WELL AND ON-SITE SEWAGE DISPOSAL SYSTEM SHALL BE PROPERLY ABANDONED WITH DOCUMENTATION SUBMITTED TO THE HEALTH DEPARTMENT PRIOR TO HEALTH SIGNATURE OF THE RECORD PLAT.
- THIS PROJECT IS SUBJECT TO WP-16-068, APPROVED 12/30/2015; TO WAIVE SECTION 16.120(C)(4) TO ALLOW SINGLE FAMILY ATTACHED LOT TO BE LOCATED UP TO 60' FROM A PUBLIC ROAD RIGHT-OF-WAY (HARRIET TUBMAN LANE), AND SECTIONS 16.102 AND 16.144 (b). APPROVAL SUBJECT TO THE FOLLOWING CONDITIONS:
1. COMPLIANCE WITH ANY SUBDIVISION REVIEW COMMITTEE(S) COMMENTS BASED ON THE REVIEW AND APPROVAL OF THE ASSOCIATED FINAL SUBDIVISION PLAN (F-16-054), THE SITE DEVELOPMENT PLAN (SDP-16-002), AND THE RED-LINE REVISION WHICH IS REQUIRED TO SHOW THE ASSOCIATED AND REQUIRED IMPROVEMENTS FOR THIS DEVELOPMENT ON PARCEL 256, TEMPLE BETH SHALOM (SDP-94-031).
2. A GENERAL NOTE SHALL BE ADDED TO SDP-16-002 THAT CLEARLY STATES THAT ALL INTERNAL ROADS (SANFORD PLACE AND JEREMIAH LANE) IN THIS DEVELOPMENT ARE PRIVATELY OWNED AND THEY ARE TO BE MAINTAINED BY THE SANFORD PLACE HOMEOWNERS ASSOCIATION (H.O.A.), WHICH WILL PROVIDE PRIVATE TRASH COLLECTION AND SNOW REMOVAL SERVICES.
3. THIS PROJECT IS SUBJECT TO AA-15-013; APPROVED 01/29/16; TO REDUCE THE REQUIRED 50' USE SETBACK TO 40' TO ACCOMMODATE PARKING SPACES, THE TURNAROUND AND DRIVEWAY TURNAROUND AREA.
APPROVAL SUBJECT TO THE FOLLOWING CONDITIONS:
A. THE PETITIONER SHALL COMPLY WITH ALL APPLICABLE FEDERAL, STATE AND COUNTY LAWS AND REGULATIONS.
B. THE GRANTED ADMINISTRATIVE ADJUSTMENT SHALL APPLY SOLELY TO THE INSTALLATION OF 2 PARKING SPACES AND A PRIVATE ROADWAY TURNAROUND ON THE PROPERTY AS DEPICTED ON THE ADMINISTRATIVE ADJUSTMENT PLAN SUBMITTED BY THE PETITIONER AND NOT TO ANY OTHER STRUCTURE, ADDITION, BUILDING OR USE.
C. THIS DECISION AND ORDER SHALL BE MAINTAINED IN THE OWNER'S PROPERTY RECORDS AND SHALL BE TRANSFERRED TO ANY SUCCEEDING OWNER OF THE PROPERTY.
- THIS PLAN IS SUBJECT TO WAIVERS TO THE FOLLOWING DESIGN MANUAL SECTIONS:
A. DESIGN MANUAL VOLUME III, SECTION 2.5.9.9, APPROVED 04/18/13; TO ALLOW THE SIGHT DISTANCE MEASUREMENT FROM A POINT ON THE CENTERLINE OF THE ACCESS POINT TO THE EDGE OF TRAVEL TO BE REDUCED TO 5'.
B. DESIGN MANUAL VOLUME III, SECTION 2.8; APPROVED 12/16/15; TO ALLOW THE USE OF A SINGLE CROSS SLOPE FOR JEREMIAH LANE.



VICINITY MAP
SCALE 1" = 2000'
ADC MAP : 15 D11



PT	NORTH	EAST
1	553038.6757	1346239.2545
3	552738.3935	1346137.2172
4	552791.1997	1345764.9718
6	553255.5368	1345990.9070
300	552950.5283	1345780.6678
301	552933.8505	1345905.2263
302	553271.2257	1345939.3704
305	553247.6695	1346000.0205
306	553189.7745	1346057.5246
322	553429.1837	1346167.2673
323	553423.3164	1346176.3808

AREA TABULATION

NUMBER OF BUILDABLE LOTS TO BE RECORDED	24
NUMBER OF BUILDABLE BULK PARCELS TO BE RECORDED	0
NUMBER OF OPEN SPACE LOTS TO BE RECORDED	2
NUMBER OF PARCELS AND LOTS TO BE RECORDED	26
AREA OF BUILDABLE LOTS TO BE RECORDED	0.7919 AC
AREA OF BUILDABLE-BULK PARCELS TO BE RECORDED	0.0000 AC
AREA OF OPEN SPACE LOTS TO BE RECORDED	2.5433 AC
AREA OF PARCELS AND LOTS TO BE RECORDED	3.3352 AC
AREA OF ROADWAY TO BE RECORDED	0.0021 AC
AREA TO BE RECORDED	3.3373 AC

OWNER
JOSEPH'S COURTYARD, LLC
3675 PARK AVENUE #301
ELLCOTT CITY, MD. 21043
C/O MICHAEL PFAU
(410) 480-0023

DEVELOPER
TRINITY HOMES MARY LAND, LLC
3675 PARK AVENUE #301
ELLCOTT CITY, MD. 21043
C/O MICHAEL PFAU
(410) 480-0023

ROBERT H. VOGEL ENGINEERING, INC.
ENGINEERS • SURVEYORS • PLANNERS
8407 MAIN STREET
ELLCOTT CITY, MARYLAND 21043
TEL: 410.461.7666 FAX: 410.461.8961

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 BEEN COMPLIED WITH.

Thomas M. Hoffman, Jr. 5-12-16
THOMAS M. HOFFMAN, JR. DATE
PROPERTY LINE SURVEYOR, MD REG. NO. 267

Michael Pfau 5-12-16
MICHAEL PFAU, MEMBER DATE
JOSEPH'S COURTYARD, LLC

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

William for Maria Rossman 5/26/2016
HOWARD COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

Chief 6.1.16
CHIEF, DEVELOPMENT ENGINEERING DIVISION HCP DATE

Vest 6.15.16
DIRECTOR DATE

OWNER'S CERTIFICATE

JOSEPH'S COURTYARD, LLC, 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 FLOOD PLAINS 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 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 EASEMENTS AND RIGHTS-OF-WAYS.

WITNESS OUR HANDS THIS 12 DAY OF MAY 2016

Michael Pfau 5/12/16 DATE
MICHAEL PFAU, MEMBER
JOSEPH'S COURTYARD, LLC

Megan Riggner WITNESS

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS A SUBDIVISION OF THE LAND CONVEYED BY BS LAND ACQUISITION, LLC TO JOSEPH'S COURTYARD, LLC BY DEED DATED APRIL 12, 2016 AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER 16218 FOLIO 421.

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 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, 2016.

Thomas M. Hoffman, Jr. 5-12-16
THOMAS M. HOFFMAN, JR. DATE
PROPERTY LINE SURVEYOR, MD REG. NO. 267

RECORDED AS PLAT No. 23834 ON 6/22/16
AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

PLAT OF SUBDIVISION
JOSEPH'S COURTYARD
LOTS 1 - 24 AND OPEN SPACE LOTS 25 & 26
A SUBDIVISION OF TAX MAP 35, PARCEL 153

DPZ REFS : AA-15-013, BA-589-D, BA-93-040E, BA-663-D, BA-07-008C, ECP-15-037, F-07-050 (VOIDED), SDP-94-031, SDP-08-083, SDP-08-083FC, SDP-16-002, WP-07-076, WP-08-027, WP-10-041, WP-11-066, WP-12-012, WP-12-136, WP-15-062, WP-15-135, WP-14-127, WP-15-137, WP-16-068, ZRA-071, 24-6568-D.

ZONED R-SA-8
TAX MAP 35, BLK. 24 PARCEL 153
5TH ELECTION DISTRICT, HOWARD COUNTY, MARYLAND
SCALE : 1" = 100' MAY 11, 2016

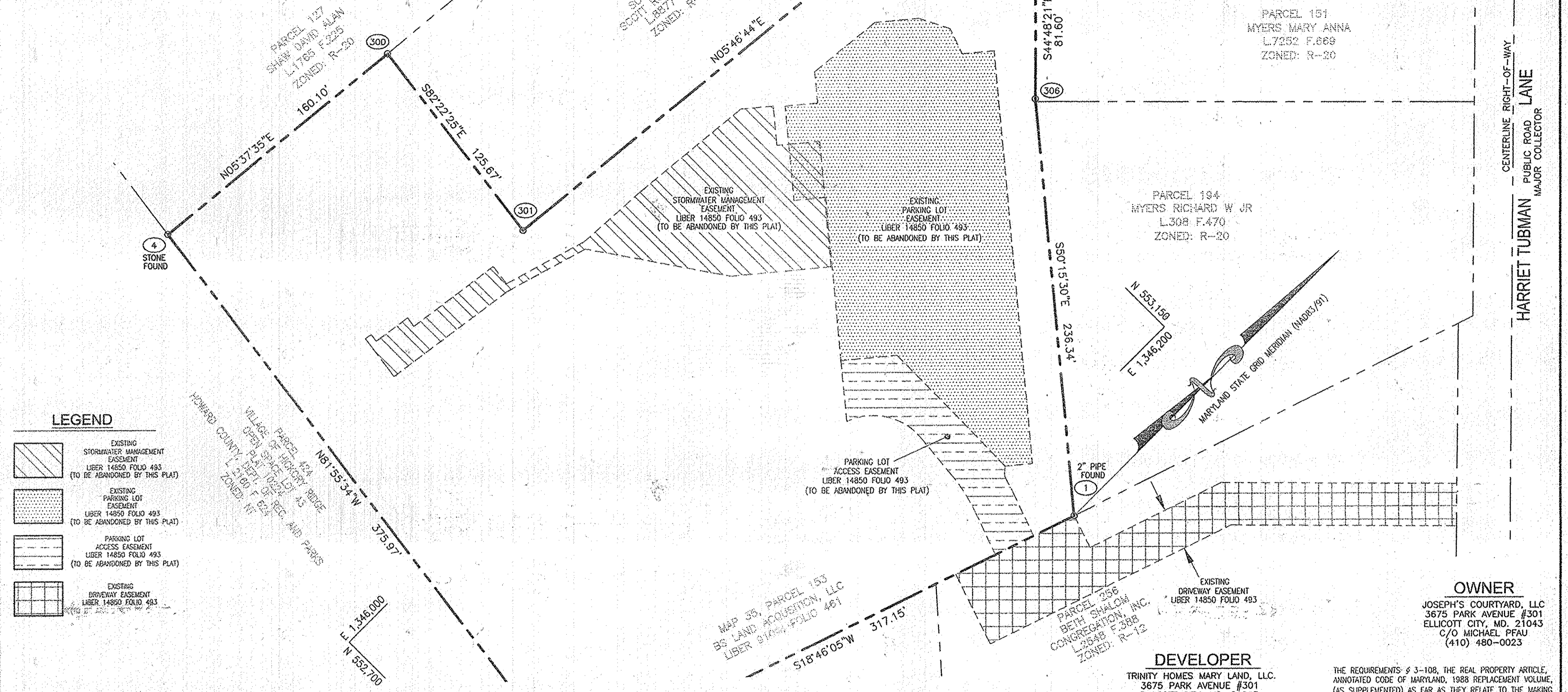
GRAPHIC SCALE
100' 0 100' 200' 300'

SHEET 1 OF 4

K:\PROJECTS\05-84\SURVEY\dwg\RECORD PLAT\PLAT1.dwg

COORDINATES		
PT	NORTH	EAST
1	553038.6757	1346239.2945
3	552738.3935	1346157.2172
4	552791.1997	1345764.9718
6	553255.5368	1345990.9070
300	552950.5283	1346780.8678
301	552933.8505	1345905.2263
302	553271.2257	1345939.3704
305	553247.6695	1346000.0205
306	553189.7745	1346057.5246
322	553429.1837	1346167.2673
323	553421.3164	1346176.3808

CURVE TABLE					
CURVE	RADIUS	LENGTH	TANGENT	DELTA	CHORD
C-1	65.11'	41.27'	21.36'	36°19'12"	N47°34'28"E 40.58'
C-2	72.10'	40.03'	20.55'	31°48'46"	S21°41'07"W 38.52'



LEGEND	
	EXISTING STORMWATER MANAGEMENT EASEMENT LIBER 14850 FOLIO 493 (TO BE ABANDONED BY THIS PLAT)
	EXISTING PARKING LOT EASEMENT LIBER 14850 FOLIO 493 (TO BE ABANDONED BY THIS PLAT)
	PARKING LOT ACCESS EASEMENT LIBER 14850 FOLIO 493 (TO BE ABANDONED BY THIS PLAT)
	EXISTING DRIVEWAY EASEMENT LIBER 14850 FOLIO 493 (TO BE ABANDONED BY THIS PLAT)

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

Maureen Rossman 5/26/2016
HOWARD COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

Chad Anderson 6.1.16
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

Kathleen Decker 6-15-16
DIRECTOR DATE

OWNER'S CERTIFICATE

JOSEPH'S COURTYARD, LLC, 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 FLOOD PLAINS 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 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 EASEMENTS AND RIGHTS-OF-WAYS.

WITNESS OUR HANDS THIS 12 DAY OF MAY 2016

Michael Pfauf 5/12/16 DATE
MICHAEL PFAU, MEMBER JOSEPH'S COURTYARD, LLC

Megan Klueppel WITNESS

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS A SUBDIVISION OF THE LAND CONVEYED BY BS LAND ACQUISITION, LLC TO JOSEPH'S COURTYARD, LLC BY DEED DATED APRIL 12, 2016 AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER 16212 FOLIO 421.

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 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, 2016.

Thomas M. Hoffman, Jr. 5-12-16 DATE
THOMAS M. HOFFMAN, JR. PROPERTY LINE SURVEYOR, MD REG. NO. 267



RECORDED AS PLAT No. 23835 ON 6/23/16
AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

PLAT OF SUBDIVISION
JOSEPH'S COURTYARD
LOTS 1 - 24 AND OPEN SPACE LOTS 25 & 26
A SUBDIVISION OF TAX MAP 35, PARCEL 153

GPZ REFS: AA-15-013, BA-589-D, BA-93-046, BA-663-D, BA-07-088C, ECP-15-037, F-07-050 (VOIDED), SDP-04-031, SDP-08-083, SDP-08-083C, SDP-16-002, WP-07-076, WP-09-027, WP-10-041, WP-11-056, WP-12-012, WP-12-136, WP-13-082, WP-13-135, WP-14-127, WP-15-137, WP-16-068, ZRA-071, 24-4568-D.

ZONED R-SA-B
TAX MAP 35, BLK: 24 PARCEL 153
5TH ELECTION DISTRICT, HOWARD COUNTY, MARYLAND

SCALE: 1" = 40'
MAY 11, 2016

SHEET 2 OF 4

DEVELOPER
TRINITY HOMES MARYLAND, LLC.
3675 PARK AVENUE #301
ELLCOTT CITY, MD. 21043
C/O MICHAEL PFAU
(410) 480-0023

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 BEEN COMPLIED WITH.

Thomas M. Hoffman, Jr. 5-12-16 DATE
THOMAS M. HOFFMAN, JR. PROPERTY LINE SURVEYOR, MD REG. NO. 267

Michael Pfauf 5/12/16 DATE
MICHAEL PFAU, MEMBER JOSEPH'S COURTYARD, LLC

OWNER
JOSEPH'S COURTYARD, LLC
3675 PARK AVENUE #301
ELLCOTT CITY, MD. 21043
C/O MICHAEL PFAU
(410) 480-0023

K:\PROJECTS\05-84\SURVEY\dwg\RECORD PLAT\PLAT.2.dwg

COORDINATES		
PT	NORTH	EAST
1	553038.6757	1346239.2545
3	552738.3935	1346137.2172
4	552791.1997	1345784.9718
6	553255.5368	1345990.9070
300	552950.5283	1345780.6878
301	552933.8505	1345905.2263
302	553271.2257	1345939.3704
305	553247.6695	1346000.0205
306	553189.7745	1348057.5246
322	553429.1837	1346167.2873
323	553421.3164	1346176.3808

CURVE TABLE					
CURVE	RADIUS	LENGTH	TANGENT	DELTA	CHORD
C-1	65.11'	41.27'	21.36'	36°19'12"	N47°34'28"E 40.58'
C-2	72.10'	40.03'	20.55'	31°48'46"	S21°41'07"W 39.52'

LEGEND

- EXISTING 12' PRIVATE WATER E.C. EASEMENT LIBER 11855 FOLIO 136
- EXISTING 20' PUBLIC SEWER & UTILITY EASEMENT L. 3321 F 548, L. 15109 F 405
- EXISTING PUBLIC FOREST CONSERVATION EASEMENT (RETENTION) PLAT 22359
- EXISTING WETLANDS PLAT 22359
- EXISTING USE-IN-COMMON, MAINTENANCE & SIGN EASEMENT L. 16117 F 001
- EXISTING PRIVATE USE-IN-COMMON ACCESS EASEMENT L. 8877 F 52, L. 9101 F 461
- VARIABLE WIDTH PUBLIC SEWER, WATER AND UTILITY EASEMENT
- 10' PRIVATE DRAINAGE & UTILITY EASEMENT
- 6' PRIVATE DRAINAGE & UTILITY EASEMENT
- RECREATIONAL OPEN SPACE

AREA TABULATION

NUMBER OF BUILDABLE LOTS TO BE RECORDED	24
NUMBER OF BUILDABLE BULK PARCELS TO BE RECORDED	0
NUMBER OF OPEN SPACE LOTS TO BE RECORDED	2
NUMBER OF PARCELS AND LOTS TO BE RECORDED	26
AREA OF BUILDABLE LOTS TO BE RECORDED	0.7919 AC
AREA OF BUILDABLE-BULK PARCELS TO BE RECORDED	0.0000 AC
AREA OF OPEN SPACE LOTS TO BE RECORDED	2.5433 AC
AREA OF PARCELS AND LOTS TO BE RECORDED	3.3352 AC
AREA OF ROADWAY TO BE RECORDED	0.0021 AC
AREA TO BE RECORDED	3.3373 AC

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

Maureen Rossman 5/26/2016
HOWARD COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING
Oliver Edman 6.1.16
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

Kate Schindler 6.15.16
DIRECTOR DATE

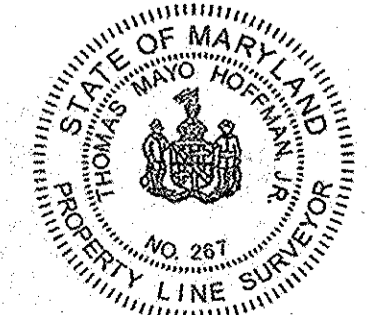
OWNER'S CERTIFICATE

JOSEPH'S COURTYARD, LLC, 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 FLOOD PLAINS 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 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 EASEMENTS AND RIGHTS-OF-WAYS.

WITNESS OUR HANDS THIS 12 DAY OF MAY 2016
Michael Pfauf 5/12/16
MICHAEL PFAU MEMBER DATE
JOSEPH'S COURTYARD, LLC
Megan Ruggin
WITNESS

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS A SUBDIVISION OF THE LAND CONVEYED BY BS LAND ACQUISITION, LLC TO JOSEPH'S COURTYARD, LLC BY DEED DATED AUG 12, 2016 AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER 12018 FOLIO 431.
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 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, 2016.
Thomas M. Hoffmann, Jr. 5.12.16
THOMAS M. HOFFMANN, JR. DATE
PROPERTY LINE SURVEYOR, MD REG. NO. 267



RECORDED AS PLAT No. 23836 ON 6/23/16
AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

PLAT OF SUBDIVISION
JOSEPH'S COURTYARD
LOTS 1-24 AND OPEN SPACE LOTS 25 & 26
A SUBDIVISION OF TAX MAP 35, PARCEL 153
DPZ REFS: AA-15-013, BA-089-D, BA-03-040E, BA-063-D, BA-07-008C, ECP-15-037, F-07-050 (VOID), SP-04-031, SP-08-063, SP-08-063F, SP-16-002, WP-07-076, WP-08-027, WP-10-041, WP-11-066, WP-12-012, WP-12-136, WP-13-062, WP-13-135, WP-14-127, WP-15-137, WP-16-068, ZRA-071, 24-4568-D.
ZONED R-SA-8
TAX MAP 35, BLK: 24, PARCEL 153
5TH ELECTION DISTRICT, HOWARD COUNTY, MARYLAND
SCALE: 1" = 40'
MAY 11, 2016
SHEET 3 OF 4

K:\PROJECTS\05-84\SURVEY\dwg\RECORD PLAT\PLAT.3.dwg

LINE	COURSE	LENGTH
L1	S18°46'05"W	30.43
L2	S18°46'05"W	20.45
L3	N59°13'16"W	37.84
L4	N84°13'16"E	29.85
L5	S04°39'18"E	17.05
L6	N85°20'42"W	10.00
L7	N04°39'18"E	5.10
L8	N85°26'55"W	7.40
L9	S04°39'20"W	5.08
L10	N85°20'42"W	15.00
L11	N05°05'30"E	5.08
L12	N85°21'40"W	7.54
L13	S04°39'18"E	5.09
L14	N85°20'42"W	10.00
L15	N04°39'18"E	5.09
L16	N85°21'40"W	7.50
L17	S04°39'20"W	5.08
L18	N85°20'42"W	15.00
L19	N05°05'30"E	5.08
L20	N85°21'40"W	6.57
L21	S04°39'18"E	5.08
L22	N85°20'42"W	10.00
L23	N04°39'18"E	5.08
L24	N85°21'40"W	11.61
L25	S05°46'44"W	87.77
L26	S84°13'16"E	5.10
L27	S05°46'44"W	10.00
L28	N84°13'16"E	10.00
L29	S05°46'44"W	6.55
L30	S84°39'27"E	5.10
L31	S05°46'44"W	15.06
L32	N84°13'16"E	5.10
L33	S05°46'44"W	7.50
L34	S84°13'16"E	5.10
L35	S05°46'44"W	10.00
L36	N84°13'16"E	5.10
L37	S05°46'44"W	7.48
L38	S84°39'27"E	5.10
L39	S05°46'44"W	15.06
L40	N84°13'16"E	5.10
L41	S05°46'44"W	7.50
L42	S84°13'16"E	5.10
L43	S05°46'44"W	10.00
L44	N84°13'16"E	5.10
L45	S05°46'44"W	3.27
L46	S84°39'27"E	5.10
L47	S05°46'44"W	10.00
L48	N84°39'27"W	5.10
L49	S05°46'44"W	12.22
L50	N84°13'16"E	26.67
L51	S05°46'44"W	15.00
L52	N84°13'16"E	46.67
L53	N05°46'44"E	16.07
L54	N84°39'27"W	4.81
L55	N05°02'10"W	15.13
L56	N05°46'44"E	5.10
L57	S84°13'16"E	5.10
L58	N05°46'44"E	6.69
L59	N84°01'10"W	5.10
L60	N05°46'44"E	15.00
L61	S83°46'32"E	7.48
L62	N05°52'29"E	7.54
L63	N84°13'16"E	5.10
L64	N05°46'44"E	10.00
L65	S84°13'16"E	5.09
L66	N05°46'44"E	7.48
L67	N84°01'10"W	5.10
L68	N05°46'44"E	15.00
L69	S83°46'32"E	5.10
L70	N05°46'44"E	7.54
L71	N84°13'16"E	5.10
L72	N05°46'44"E	10.00
L73	S84°13'16"E	5.10
L74	N05°46'44"E	5.56
L75	N83°46'32"E	5.10
L76	N05°46'44"E	10.00
L77	S83°46'32"E	9.67

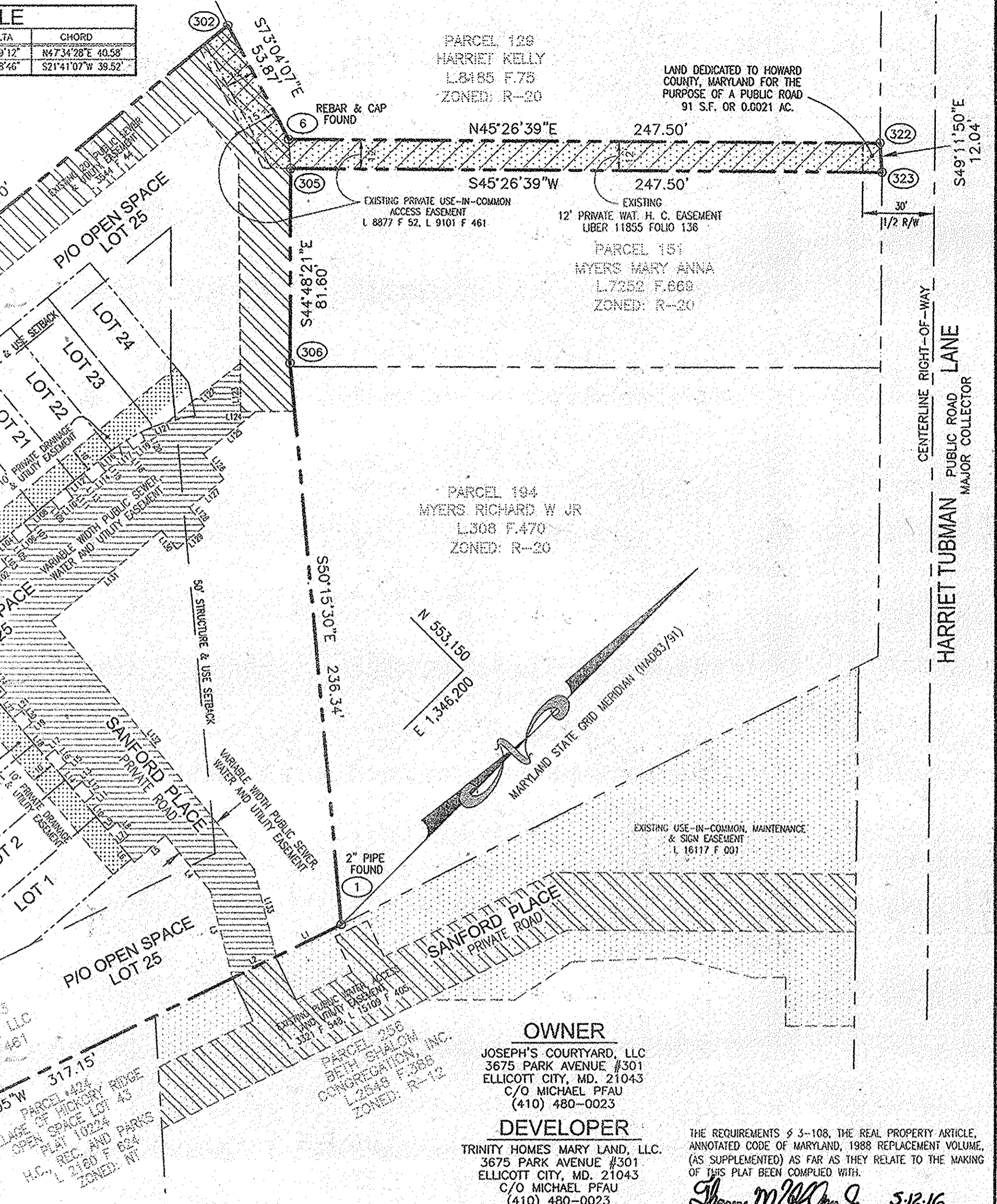
LINE	COURSE	LENGTH
L78	N05°46'44"E	10.42
L79	N84°13'16"E	9.67
L80	N05°46'44"E	10.00
L81	S84°13'16"E	5.10
L82	N05°46'44"E	8.67
L83	N84°01'10"W	5.10
L84	N05°46'44"E	15.00
L85	S83°46'32"E	5.10
L86	N05°46'44"E	7.54
L87	N84°13'16"E	5.10
L88	N05°46'44"E	10.00
L89	S84°13'16"E	5.10
L90	N05°46'44"E	7.48
L91	N84°01'10"W	5.10
L92	N05°46'44"E	15.00
L93	S83°46'32"E	5.10
L94	N05°46'44"E	7.54
L95	N84°13'16"E	5.10
L96	N05°46'44"E	10.00
L97	S84°13'16"E	5.10
L98	N05°58'13"E	8.02
L99	N83°46'32"E	5.12
L100	N05°46'44"E	10.00
L101	S83°46'32"E	9.67
L102	N05°46'44"E	9.98
L103	N84°13'16"E	9.67

LINE	COURSE	LENGTH
L104	N05°46'44"E	10.00
L105	S84°13'16"E	5.22
L106	N05°58'40"E	6.85
L107	N84°01'10"W	5.24
L108	N05°46'44"E	15.00
L109	S83°46'32"E	5.30
L110	N05°58'40"E	7.54
L111	N84°13'16"E	5.32
L112	N05°46'44"E	10.00
L113	S84°13'16"E	5.36
L114	N05°58'40"E	7.48
L115	N84°01'10"W	5.40
L116	N05°57'00"E	5.89
L117	R=72.10 L=9.12	
L118	CH=509.2407 W 9.11	
L119	S82°41'40"E	4.36
L120	N05°58'40"E	6.08
L121	N67°18'16"W	3.79
L122	CH=523.3036 W 12.04	
L123	N05°58'40"E	38.93
L124	S45°29'20"E	20.51
L125	S05°58'50"W	28.26
L126	S84°13'16"E	13.59
L127	S05°46'44"W	18.53
L128	S84°13'16"E	10.00
L129	S05°46'44"W	15.00
L130	N84°13'16"E	10.00
L131	S05°46'44"W	59.77
L132	S84°13'16"E	134.56
L133	S59°13'16"E	37.82

PT	NORTH	EAST
1	553038.6757	1346239.2545
2	552798.3935	1346137.2172
3	552791.1997	1345764.9718
4	553255.0368	1345990.9070
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CURVE	RADIUS	LENGTH	TANGENT	DELTA	CHORD
C-1	65.11'	41.27'	21.36'	36°19'12"	N47°34'28"E 40.58'
C-2	72.10'	40.03'	20.55'	31°48'46"	S21°41'07"W 39.52'

LINE	COURSE	LENGTH
L134	S05°46'44"W	49.46'
L135	S51°21'25"W	8.40'
L136	N05°46'44"E	12.28'



LEGEND	DESCRIPTION
[Symbol]	EXISTING 20\"/>
[Symbol]	EXISTING PUBLIC WATER, ACCESS AND UTILITY EASEMENT L 3321 F 548, L 15109 F 405
[Symbol]	EXISTING PUBLIC FOREST CONSERVATION EASEMENT (RETENTION) PLAT 22359
[Symbol]	EXISTING WETLANDS PLAT 22359
[Symbol]	EXISTING 12\"/>
[Symbol]	EXISTING USE-IN-COMMON MAINTENANCE & SIGN EASEMENT L 16117 F 001
[Symbol]	EXISTING PRIVATE USE-IN-COMMON ACCESS EASEMENT L 8877 F 52, L 9101 F 461
[Symbol]	VARIABLE WIDTH PUBLIC SEWER, WATER AND UTILITY EASEMENT
[Symbol]	10\"/>
[Symbol]	6\"/>

EASEMENT DETAIL

SCALE: 1" = 40'

ROBERT H. VOGEL ENGINEERING, INC.
 ENGINEERS · SURVEYORS · PLANNERS
 8407 MAIN STREET
 ELLICOTT CITY, MARYLAND 21043
 TEL: 410.461.7666 FAX: 410.461.8961

OWNER
 JOSEPH'S COURTYARD, LLC
 3675 PARK AVENUE #301
 ELLICOTT CITY, MD, 21043
 C/O MICHAEL PFAU
 (410) 480-0023

DEVELOPER
 TRINITY HOMES MARY LAND, LLC.
 3675 PARK AVENUE #301
 ELLICOTT CITY, MD, 21043
 C/O MICHAEL PFAU
 (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 BEING COMPLIED WITH.

Thomas M. Hoffmann, Jr. 5.12.16
 THOMAS M. HOFFMANN, JR. DATE
 PROPERTY LINE SURVEYOR, MD REG. NO. 267

Michael Pfau 5/12/16
 MICHAEL PFAU, MEMBER DATE
 JOSEPH'S COURTYARD, LLC

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

Maura Rossman 5/26/2016
 HOWARD COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

Chad Clark 6.1.16
 CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

Kathleen 6/15/16
 DIRECTOR DATE

OWNER'S CERTIFICATE

JOSEPH'S COURTYARD, LLC, 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 FLOOD PLANS 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 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 ERRECTED ON OR OVER THE SAID EASEMENTS AND RIGHTS-OF-WAYS.

WITNESS OUR HANDS THIS 2 DAY OF MAY 2016

Michael Pfau 5/12/16 DATE
 MICHAEL PFAU, MEMBER JOSEPH'S COURTYARD, LLC

Meghan Ruppert WITNESS

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS A SUBDIVISION OF THE LAND CONVEYED BY BS LAND ACQUISITION, LLC TO JOSEPH'S COURTYARD, LLC BY DEED DATED APRIL 13, 2016 AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY MARYLAND IN LIBER 10216 FOLIO 431.

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.

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Thomas M. Hoffmann, Jr. 5.12.16
 THOMAS M. HOFFMANN, JR. DATE
 PROPERTY LINE SURVEYOR, MD REG. NO. 267

RECORDED AS PLAT No. 23837 ON 6/23/16
 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

PLAT OF SUBDIVISION
JOSEPH'S COURTYARD
 LOTS 1-24 AND OPEN SPACE LOTS 25 & 26
 A SUBDIVISION OF TAX MAP 35, PARCEL 153

GPZ REFS: AA-15-013, BA-589-D, BA-93-040E, BA-663-D, BA-07-008C, ECP-15-037, F-07-050 (MODIFIED), SGP-94-031, SGP-08-063, SGP-08-083FC, SGP-16-002, WP-07-076, WP-08-027, WP-10-041, WP-11-066, WP-12-012, WP-12-136, WP-13-082, WP-13-135, WP-14-127, WP-15-137, WP-16-068, ZRA-071, 24-4568-D.

ZONED R-SA-8

TAX MAP 35, BLK: 24 PARCEL 153
 5TH ELECTION DISTRICT, HOWARD COUNTY, MARYLAND
 SCALE: 1" = 40'
 GRAPHIC SCALE MAY 11, 2016

SHEET 4 OF 4

K:\PROJECTS\05-84\SURVEY\dwg\RECORD\PLAT\PLAT.dwg