

**GENERAL NOTES:**

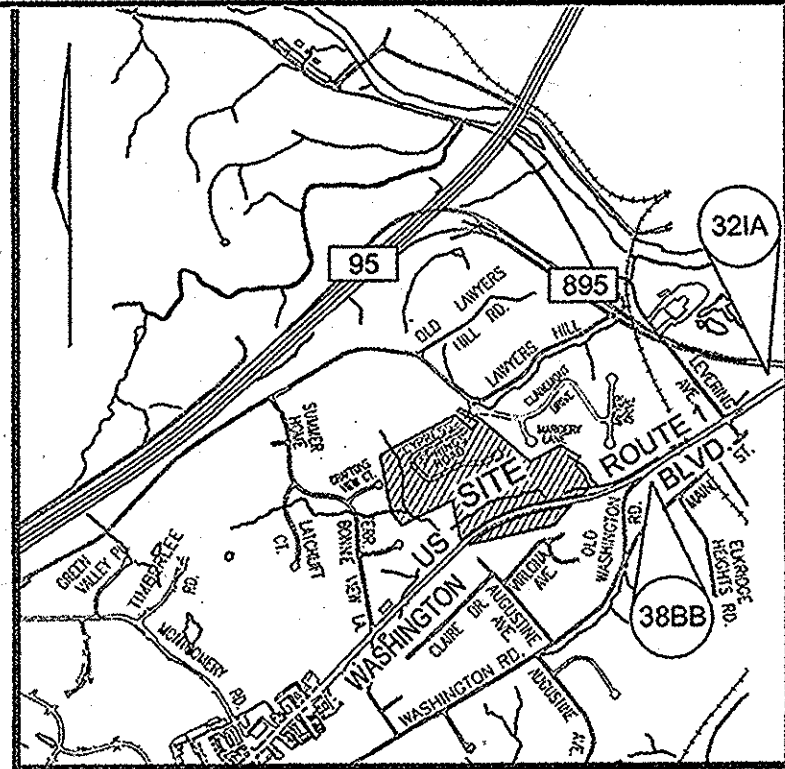
- COORDINATES BASED ON NAD '83/91, MARYLAND COORDINATE SYSTEM AS PROJECTED BY HOWARD COUNTY, GEODETIC CONTROL STATION NOS. 321A AND 388B.  
321A N 565,065.463 E 1,395,212.248  
388B N 564,007.646 E 1,393,649.975
- THIS PLAT IS BASED ON A BOUNDARY SURVEY PREPARED BY ROBERT H. VOGEL ENGINEERING INC., DATED APRIL 2004.
- BRL DENOTES BUILDING RESTRICTION LINE.
- Ø 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 10/05/2013 COMPREHENSIVE ZONING PLAN AND THE COMP LITE ZONING AMENDMENTS, EFFECTIVE 07/28/2006.
- APPLICABLE DEPARTMENT OF PLANNING AND ZONING FILE NUMBERS: F-10-028, F-12-081, F-13-037, PB CASE 374, PB CASE 405, SDP-09-061, SP-05-06, WP-05-38, WP-10-175, WP-11-202, WP-13-167, WP-14-055, AND WP-15-105.
- THE FOREST CONSERVATION REQUIREMENTS PER SECTION 16.1202 OF THE HOWARD COUNTY CODE, THE FOREST CONSERVATION MANUAL, AND FOREST CONSERVATION ACT, FOR THE ENTIRE SUBDIVISION (SP-05-06, F10-028, AND SDP 09-061) HAS BEEN FULFILLED THROUGH THE RETENTION OF 10.88 ACRES LOCATED ON O.S. LOTS 16 & 17 WHICH IS SUFFICIENT TO MEET THE REQUIRED BREAKDOWN POINT OF 9 ACRES OF RETENTION AS REQUIRED UNDER F-10-028. EXISTING FOREST CONSERVATION EASEMENT NOS. 2-A & 4-A CONSISTING OF 0.25 ACRES OF PLANTINGS ON O.S. LOT 50, F-14-127, HAVE BEEN PLACED INTO THE FOREST CONSERVATION BANK OF TRINITY HOMES AT CYPRESS SPRINGS (SDP-09-061/FC) BY REDLINE REVISION TO THE SITE PLAN. A SIGNED SUPPLEMENTAL/FC PLAN FOR F-14-127 IS ON FILE FOR THIS SUBDIVISION. NO CLEARING, GRADING OR CONSTRUCTION IS PERMITTED WITHIN THE FOREST CONSERVATION EASEMENT AREAS, HOWEVER, FOREST MANAGEMENT PRACTICES AS DEFINED IN THE DEED OF FOREST CONSERVATION EASEMENT ARE ALLOWED.
- TO THE BEST OF THE OWNERS KNOWLEDGE, THERE ARE NO BURIAL/CEMETERY LOCATIONS ON SITE.
- THIS PROPERTY IS WITHIN THE METROPOLITAN DISTRICT.
- THERE ARE NO EXISTING STRUCTURES LOCATED ON THE SUBJECT SITE.
- THE 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 LOCATED IN, ON, OVER AND THROUGH LOTS/PARCELS. ANY CONVEYANCES OF THE AFORESAID LOTS/PARCELS SHALL BE SUBJECT TO THE EASEMENTS HERIN RESERVED, WHETHER OR NOT EXPRESSLY STATED IN THE DEED(S) CONVEYING SAID LOTS/PARCELS. DEVELOPER SHALL EXECUTE AND DELIVER IN THE DEED(S) CONVEYING SAID LOTS/PARCELS, DEVELOPER SHALL EXECUTE AND DELIVER DEEDS FOR THE EASEMENTS HERIN RESERVED FOR HOWARD COUNTY WITH A METES AND BOUNDS DESCRIPTION OF THE FOREST CONSERVATION AREA. UPON COMPLETION OF THE PUBLIC UTILITIES AND THEIR EXCEPTANCE BY HOWARD COUNTY, AND IN THE CASE OF THE FOREST CONSERVATION EASEMENT(S), UPON COMPLETION OF THE DEVELOPER'S OBLIGATIONS UNDER THE FOREST CONSERVATION INSTALLATION AND MAINTENANCE AGREEMENT EXECUTED BY THE DEVELOPER AND THE COUNTY, AND THE RELEASE OF DEVELOPER'S SURETY POSTED WITH SAID AGREEMENT, THE COUNTY SHALL EXCEPT THE EASEMENTS AND RECORD THE DEED(S) OF EASEMENT IN THE LAND RECORDS OF HOWARD COUNTY.
- 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.

CURVE TABLE					
CURVE	RADIUS	LENGTH	TAN DELTA	CHORD	
C-2	1683.40'	893.31'	457.44'	30°24'16"	S65°08'08" W 882.87'
C-3	1599.40'	812.60'	415.27'	29°06'37"	N65°48'08" E 803.89'

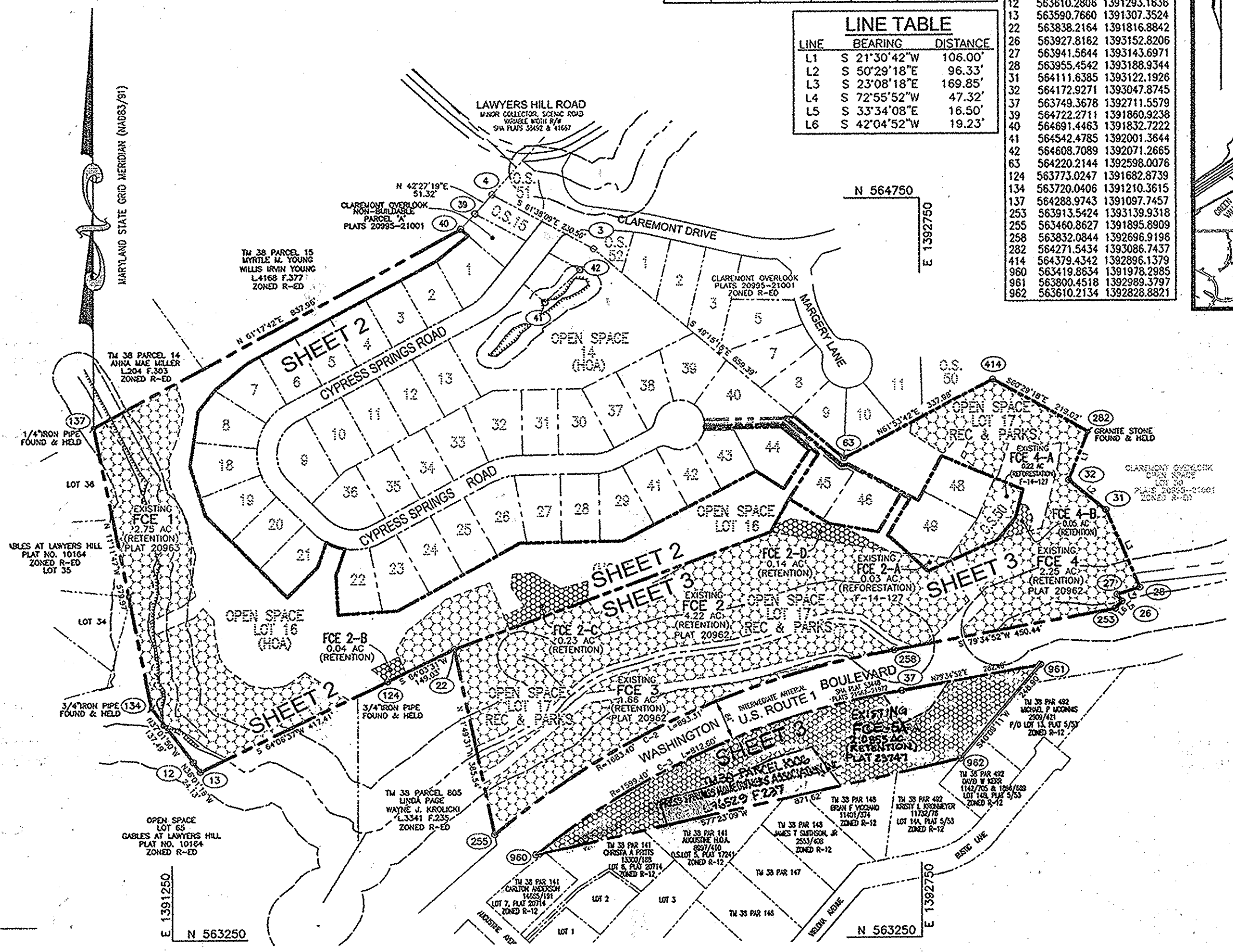
  

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 21°30'42" W	106.00'
L2	S 50°29'18" E	96.33'
L3	S 23°08'18" E	169.85'
L4	S 72°55'52" W	47.32'
L5	S 33°34'08" E	16.50'
L6	S 42°04'52" W	19.23'

COORDINATE LIST		
PT	NORTHING	EASTING
3	564650.6018	1392098.4480
4	564760.1352	1391895.5656
12	563610.2806	1391293.1636
13	563590.7680	1391307.3524
22	56388.2164	1391816.8842
26	563927.8162	139152.8206
27	563941.5844	139143.6971
28	563955.4542	139138.5344
31	564111.8385	139122.1926
32	564172.9271	1393047.8745
37	563749.3678	1392711.5579
39	564722.2711	1391860.9238
40	564691.4463	1391832.7222
41	564542.4785	1392001.3644
42	564608.7089	1392071.2665
63	564220.2144	1392598.0076
124	563773.0247	1391682.8739
134	563720.0406	1391210.3615
137	564288.9743	1391097.7457
253	563913.5424	139139.9318
255	563480.8627	139185.8909
258	563832.0844	1392696.9198
282	564271.5434	1393086.7437
414	564379.4342	1392896.1379
960	563419.8634	1391978.2985
981	563800.4518	1392989.3797
982	563610.2134	1392828.8621



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



FOREST CONSERVATION		
EASEMENT	RETENTION EASEMENT	REFORESTATION EASEMENT
"TRINITY HOMES AT CYPRESS SPRINGS, LLC PROPERTIES" (SDP-09-061-FC1) (PLATS 20961-20963)		
1	2.75 AC.	-
2	4.22 AC.	-
3	1.66 AC.	-
4	2.25 AC.	-
"CYPRESS SPRINGS-PHASE 3, LOTS 48-49 & O.S. LOT 50" (F-14-127)		
2-A	-	0.03 AC.
4-A	-	0.22 AC.
"CYPRESS SPRINGS-PHASE 1, O.S. LOTS 16 & 17" (F-16-068)		
2-B	0.04 AC.	-
2-C	0.23 AC.	-
2-D	0.14 AC.	-
4-B	0.05 AC.	-
"CYPRESS SPRINGS-PHASE 3, LOTS 48-49 & O.S. LOT 50" (F-14-127) (PLATS 23140-23149)		
5-A	2.09 AC.	-
<b>TOTALS</b>	<b>13.43 AC.</b>	<b>0.25 AC.</b>

**LEGEND**

EXISTING PUBLIC FOREST CONSERVATION EASEMENT

PUBLIC FOREST CONSERVATION EASEMENT RETENTION

**OWNER**  
(O.S. LOT 16 & TM 38, PAR. 1006)  
CYPRESS SPRINGS HOMEOWNERS ASSOCIATION, INC.  
C/O TRINITY QUALITY HOMES, INC.  
3675 PARK AVE., SUITE 301  
ELLCOTT CITY, MARYLAND 21043-4511  
MICHAEL PFAU  
410-480-0023

**OWNER**  
(O.S. LOT 17)  
HOWARD COUNTY, MARYLAND  
DEPARTMENT OF PUBLIC WORKS  
3430 COURTHOUSE DRIVE  
ELLCOTT CITY, MARYLAND 21043-4511  
JAMES IRVIN, DIRECTOR, DPW  
410-313-4401

**DEVELOPER**  
TRINITY HOMES AT CYPRESS SPRINGS, L.L.C.  
3675 PARK AVE., SUITE 301  
ELLCOTT CITY, MARYLAND 21043-4511  
MICHAEL PFAU  
410-480-0023

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

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.* 1-07-16  
THOMAS M. HOFFMAN, JR. DATE  
PROPERTY LINE SURVEYOR, MARYLAND REG. NO. 267

*Michael Pfauf* 1-7-16  
CYPRESS SPRINGS HOMEOWNERS ASSOCIATION, INC. DATE  
BY TRINITY QUALITY HOMES, INC.  
MICHAEL PFAU, PRESIDENT

*James Irvin* 1/6/16  
HOWARD COUNTY, MARYLAND DATE  
BY: JAMES IRVIN, DIRECTOR, DPW

This plat is exempt from MTHA requirements since it is for retention purposes only and no lots are being created.

**PURPOSE:**  
THE PURPOSE OF THIS PLAT IS TO:  
(1) CREATE ADDITIONAL RETENTION EASEMENTS 2B, 2C, 2D, & 4B ADJACENT TO EXISTING FOREST CONSERVATION EASEMENTS #2 AND #4.

K:\Projects\04-30 SURV\RECORD\PLATS\FCE\PLATS\PLAT OF REV\PLAT.1.dwg

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

*Mauro Roseman* 2/2/2016  
HOWARD COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

*Chad Clark* 2-24-16  
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

*Victor Shulman* 5-6-16  
DIRECTOR DATE

**OWNER'S CERTIFICATE**

WE, CYPRESS SPRINGS HOMEOWNERS ASSOCIATION, INC. AND HOWARD COUNTY, MARYLAND, OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY ADOPT THIS PLAN IN CONSIDERATION OF THE APPROVAL OF THIS PLAT OF FOREST CONSERVATION EASEMENT BY THE DEPARTMENT OF PLANNING AND ZONING, TO ESTABLISH FOREST CONSERVATION EASEMENTS.

*Michael Pfauf*  
CYPRESS SPRINGS HOMEOWNERS ASSOCIATION, INC.  
BY TRINITY QUALITY HOMES, INC.  
MICHAEL PFAU, PRESIDENT

*James Irvin*  
HOWARD COUNTY, MARYLAND  
BY: JAMES IRVIN, DIRECTOR, DPW

*Tracy Keane*  
WITNESS

*Shirley Scott*  
WITNESS

**SURVEYOR'S CERTIFICATE**

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT AND IS A REVISION OF ALL OR A PORTION OF THE LAND CONVEYED BY THE THREE FOLLOWING DEEDS: (1) FROM TRINITY HOMES AT CYPRESS SPRINGS, LLC TO CYPRESS SPRINGS HOMEOWNERS ASSOCIATION, INC. BY DEED DATED MAY 24, 2012 AND RECORDED IN LIBER 14095 FOLIO 62, (2) FROM TRINITY HOMES AT CYPRESS SPRINGS, L.L.C. TO HOWARD COUNTY, MARYLAND BY DEED DATED SEPTEMBER 28, 2011 AND RECORDED IN LIBER 14155 FOLIO 220, AND (3) FROM TRINITY HOMES AT CYPRESS SPRINGS, L.L.C. TO CYPRESS SPRINGS HOMEOWNERS ASSOCIATION, INC. BY DEED DATED NOVEMBER 2, 2015 AND RECORDED IN LIBER 16529 FOLIO 237, ALL AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND. ALL MONUMENTS ARE IN PLACE.

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.* 1-07-16  
THOMAS M. HOFFMAN, JR. DATE  
PROPERTY LINE SURVEYOR, MARYLAND REG. NO. 267

STATE OF MARYLAND  
THOMAS M. HOFFMAN, JR.  
PROPERTY LINE SURVEYOR  
NO. 267

RECORDED AS PLAT No. 23783 ON 5/13/16  
AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

**PLAT OF REVISION AND FOREST CONSERVATION EASEMENT**  
**CYPRESS SPRINGS, PHASE 1**  
OPEN SPACE LOTS 16 & 17 AND  
**TM 38, PARCEL 1006**  
LIBER 16529 FOLIO 237

A REVISION OF "PLAT OF SUBDIVISION, CYPRESS SPRINGS - PHASE 1, LOTS 1-13, OPEN SPACE LOTS 14-17, AND NON-BUILDABLE BULK PARCELS A-D", PLAT NO'S 21867-21972 AND A REVISION OF "PLAT OF FOREST CONSERVATION EASEMENT, TRINITY HOMES AT CYPRESS SPRINGS, LLC PROPERTIES", PLAT NO'S 20961-20963

ZONED R-ED

TAX MAP: 38, BLK: 3, PARCELS 46 & 1006  
FIRST ELECTION DISTRICT, HOWARD COUNTY, MARYLAND  
SCALE: 1" = 200'  
APRIL 29, 2016

GRAPHIC SCALE  
0 200 400 600

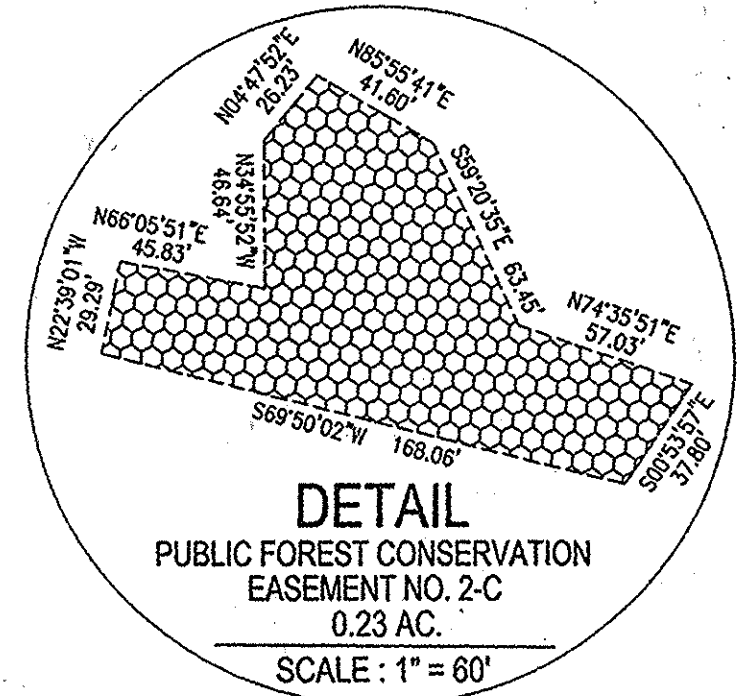
SHEET 1 OF 3

**COORDINATE TABLE**

NO.	NORTH	EAST
12	563610.2806	1391293.1636
13	563590.7660	1391307.3524
22	563838.2164	1391816.8842
40	564691.4463	1391832.7222
124	563773.0247	1391682.8739
134	563720.0405	1391210.3615
138	564288.9742	1391097.7457
224	564041.2039	1391598.5238
225	563988.8513	1391580.0403
226	563909.2124	1391584.2228
228	563916.9128	1391703.7080
229	564050.9214	1391948.5862
230	564054.1484	1392154.2086
231	564194.9313	1392422.0625
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
801	564159.1745	1392477.2333
802	564237.8393	1392528.2167
803	564284.9541	1392473.5294
804	564283.2582	1392319.1762
948	564138.9562	1392487.9627
949	564228.7290	1392546.1454
956	564289.7737	1392475.2892
957	564288.0630	1392319.5869
977	564678.4503	1391847.4346
978	564627.7876	1391783.7091
979	564419.5217	1391403.1380
980	564364.3247	1391339.3314
981	564321.3005	1391305.9811
982	564071.0798	1392450.9502

**CURVE TABLE**

CURVE	RADIUS	LENGTH	TAN	DELTA	CHORD
C-1	50.00'	4.83'	2.41'	53°14'	N04°53'09"E 4.82'
C-4	115.00'	40.20'	20.31'	20°01'51"	S70°33'14"E 40.00'



**LEGEND**

- EXISTING WETLANDS
- EXISTING PUBLIC FOREST CONSERVATION EASEMENT RETENTION
- PUBLIC FOREST CONSERVATION EASEMENT RETENTION

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.* 1-07-16  
THOMAS M. HOFFMAN, JR. DATE  
PROPERTY LINE SURVEYOR, MARYLAND REG. NO. 267

*Michael Pfauf* 1-7-16  
MICHAEL PFAUF DATE  
CYPRESS SPRINGS HOMEOWNERS ASSOCIATION, INC. BY TRINITY QUALITY HOMES, INC. PRESIDENT

*James Irvin* 1-16-16  
JAMES IRVIN DATE  
HOWARD COUNTY, MARYLAND BY: JAMES IRVIN, DIRECTOR, DPW

**PURPOSE:**  
THE PURPOSE OF THIS PLAT IS TO:  
(i) CREATE ADDITIONAL RETENTION EASEMENTS 2B, 2C, 2D, & 4B ADJACENT TO EXISTING FOREST CONSERVATION EASEMENTS #2 AND #4.



**OWNER**  
(O.S. LOT 16 & TM 38, PAR. 1006)  
CYPRESS SPRINGS HOMEOWNERS ASSOCIATION, INC.  
C/O TRINITY QUALITY HOMES, INC.  
3675 PARK AVE., SUITE 301  
ELLCOTT CITY, MARYLAND 21043-4511  
MICHAEL PFAUF  
410-480-0023

**OWNER**  
(O.S. LOT 17)  
HOWARD COUNTY, MARYLAND  
DEPARTMENT OF PUBLIC WORKS  
3430 COURTHOUSE DRIVE  
ELLCOTT CITY, MARYLAND 21043-4511  
JAMES IRVIN, DIRECTOR, DPW  
410-313-4401

**DEVELOPER**  
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3675 PARK AVE., SUITE 301  
ELLCOTT CITY, MARYLAND 21043-4511  
MICHAEL PFAUF  
410-480-0023

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

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

*Richard M. Rossman* 2/2/2016  
HOWARD COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING  
AND ZONING

*Chad Elmer* 2-24-16  
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

*Keith S. ...* 5-6-16  
DIRECTOR DATE

**OWNER'S CERTIFICATE**  
WE, CYPRESS SPRINGS HOMEOWNERS ASSOCIATION, INC. AND HOWARD COUNTY, MARYLAND, OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY ADOPT THIS PLAN IN CONSIDERATION OF THE APPROVAL OF THIS PLAT OF FOREST CONSERVATION EASEMENT BY THE DEPARTMENT OF PLANNING AND ZONING, TO ESTABLISH FOREST CONSERVATION EASEMENTS.

*Michael Pfauf*  
CYPRESS SPRINGS HOMEOWNERS ASSOCIATION, INC.  
BY TRINITY QUALITY HOMES, INC.  
MICHAEL PFAUF, PRESIDENT

*James Irvin*  
HOWARD COUNTY, MARYLAND  
BY: JAMES IRVIN, DIRECTOR, DPW

*Shirley Seaton*  
WITNESS

**SURVEYOR'S CERTIFICATE**

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*Thomas M. Hoffman, Jr.* 1-07-16  
THOMAS M. HOFFMAN, JR. DATE  
PROPERTY LINE SURVEYOR, MARYLAND REG. NO. 267

RECORDED AS PLAT No. 23784 ON 5/13/16  
AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

PLAT OF REVISION AND FOREST CONSERVATION EASEMENT  
**CYPRESS SPRINGS, PHASE 1**  
OPEN SPACE LOTS 16 & 17 AND  
TM 38, PARCEL 1006  
LIBER 16529 FOLIO 237

A REVISION OF "PLAT OF SUBDIVISION, CYPRESS SPRINGS - PHASE 1, LOTS 1-13, OPEN SPACE LOTS 14-17, AND NON-BUILDABLE BULK PARCELS A-D", PLAT NO'S 21987-21972 AND A REVISION OF "PLAT OF FOREST CONSERVATION EASEMENT, TRINITY HOMES AT CYPRESS SPRINGS, LLC PROPERTIES", PLAT NO'S 20981-20983

ZONED R-ED  
TAX MAP: 38, BLK. 3, PARCELS 46 & 1006  
FIRST ELECTION DISTRICT, HOWARD COUNTY, MARYLAND  
SCALE: 1" = 100'  
APRIL 29, 2016  
GRAPHIC SCALE  
SHEET 2 OF 3

K:\Projects\04-30 SURV RECORD\PLATS\FCE\PLATS\PLAT OF REV\PLAT.2.dwg

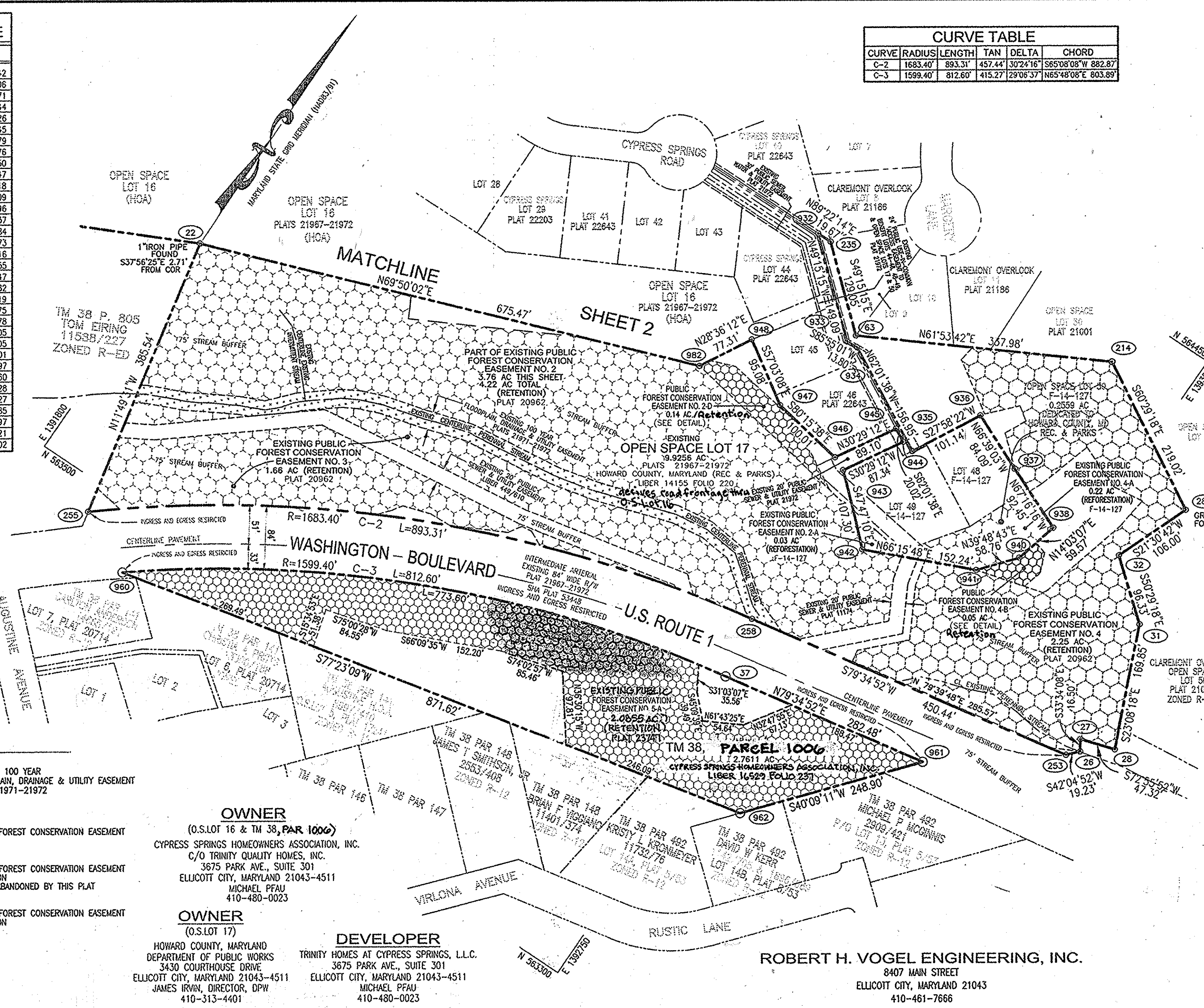
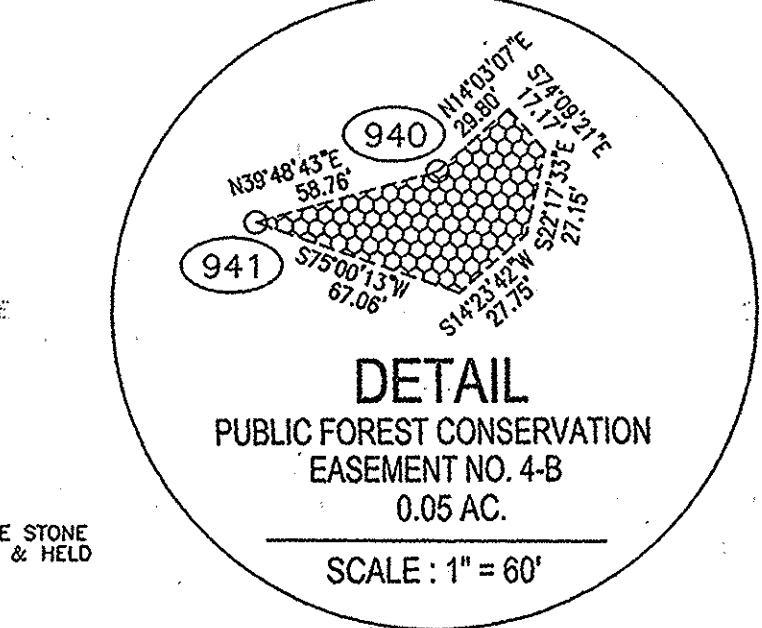
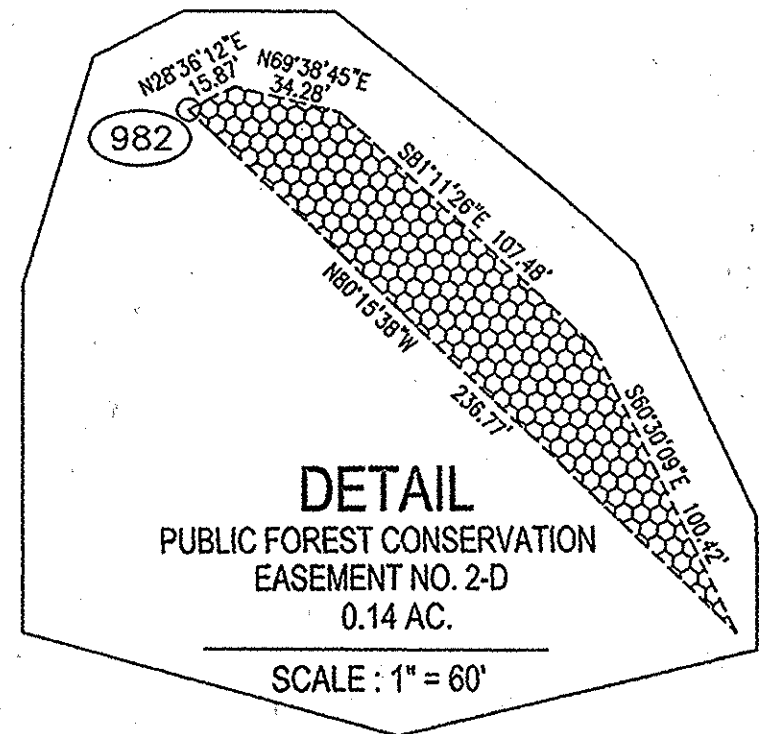


**COORDINATE TABLE**

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235	564304.4487	1392500.2347
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255	563460.8627	1391895.8909
258	563832.0844	1392696.9196
282	564271.5434	1393086.7437
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	564147.1054	1392711.5297
946	564070.3243	1392666.3260
947	564087.2434	1392567.7528
948	564138.9562	1392487.9627
960	563419.8634	1391978.2985
961	563800.4518	1392989.3797
962	563610.2134	1392828.8821
982	564071.0798	1392450.9502

**CURVE TABLE**

CURVE	RADIUS	LENGTH	TAN	DELTA	CHORD
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C-3	1599.40'	812.60'	415.27'	29°06'37"	N65°48'08" E 803.89'



**LEGEND**

- EXISTING 100 YEAR FLOODPLAIN, DRAINAGE & UTILITY EASEMENT PLATS 21971-21972
- EXISTING PUBLIC FOREST CONSERVATION EASEMENT
- EXISTING PUBLIC FOREST CONSERVATION EASEMENT RETENTION TO BE ABANDONED BY THIS PLAT
- PUBLIC FOREST CONSERVATION EASEMENT RETENTION

**OWNER**  
(O.S. LOT 16 & TM 38, PAR 1006)  
CYPRESS SPRINGS HOMEOWNERS ASSOCIATION, INC.  
C/O TRINITY QUALITY HOMES, INC.  
3675 PARK AVE., SUITE 301  
ELLCOTT CITY, MARYLAND 21043-4511  
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ELLCOTT CITY, MARYLAND 21043  
410-461-7666

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.* 1.07.16  
THOMAS M. HOFFMAN, JR. DATE  
PROPERTY LINE SURVEYOR, MARYLAND REG. NO. 267

*Michael Pfauf* 1.7.16  
CYPRESS SPRINGS HOMEOWNERS ASSOCIATION, INC. DATE  
BY TRINITY QUALITY HOMES, INC.  
MICHAEL PFAU, PRESIDENT

*James Irvin* 1/6/16  
HOWARD COUNTY, MARYLAND DATE  
BY: JAMES IRVIN, DIRECTOR, DPW

**PURPOSE:**  
THE PURPOSE OF THIS PLAT IS TO:  
(1) CREATE ADDITIONAL RETENTION EASEMENTS 2B, 2C, 2D, & 4B ADJACENT TO EXISTING FOREST CONSERVATION EASEMENTS #2 AND #4.

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

*Radison to Maussa Roseman* 2/2/2016  
HOWARD COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING  
AND ZONING

*Chad Chubb* 2.24.16  
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

*Karl Schaefer* 5.6.16  
DIRECTOR DATE

**OWNER'S CERTIFICATE**

WE, CYPRESS SPRINGS HOMEOWNERS ASSOCIATION, INC. AND HOWARD COUNTY, MARYLAND, OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY ADOPT THIS PLAN IN CONSIDERATION OF THE APPROVAL OF THIS PLAT OF FOREST CONSERVATION EASEMENT BY THE DEPARTMENT OF PLANNING AND ZONING, TO ESTABLISH FOREST CONSERVATION EASEMENTS.

*Michael Pfauf*  
CYPRESS SPRINGS HOMEOWNERS ASSOCIATION, INC.  
BY TRINITY QUALITY HOMES, INC.  
MICHAEL PFAU, PRESIDENT

*James Irvin*  
HOWARD COUNTY, MARYLAND  
BY: JAMES IRVIN, DIRECTOR, DPW

*Chacey Scott*  
WITNESS

**SURVEYOR'S CERTIFICATE**

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT AND IS A REVISION OF ALL OR A PORTION OF THE LAND CONVEYED BY THE THREE FOLLOWING DEEDS: (1) FROM TRINITY HOMES AT CYPRESS SPRINGS, LLC TO CYPRESS SPRINGS HOMEOWNERS ASSOCIATION, INC. BY DEED DATED MAY 24, 2012 AND RECORDED IN LIBER 14095 FOLIO 62, (2) FROM TRINITY HOMES AT CYPRESS SPRINGS, L.L.C. TO HOWARD COUNTY, MARYLAND BY DEED DATED SEPTEMBER 28, 2011 AND RECORDED IN LIBER 14155 FOLIO 220, AND (3) FROM TRINITY HOMES AT CYPRESS SPRINGS, L.L.C. TO CYPRESS SPRINGS HOMEOWNERS ASSOCIATION, INC. BY DEED DATED NOVEMBER 2, 2015 AND RECORDED IN LIBER 16529 FOLIO 237, ALL AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

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.* 1.07.16  
THOMAS M. HOFFMAN, JR. DATE  
PROPERTY LINE SURVEYOR, MARYLAND REG. NO. 267

RECORDED AS PLAT No. 23785 ON 5/13/16  
AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

PLAT OF REVISION AND FOREST CONSERVATION EASEMENT  
**CYPRESS SPRINGS, PHASE 1**  
**OPEN SPACE LOTS 16 & 17 AND**  
**TM 38, PARCEL 1006**  
LIBER 16529 FOLIO 237

A REVISION OF "PLAT OF SUBDIVISION, CYPRESS SPRINGS - PHASE 1, LOTS 1-13, OPEN SPACE LOTS 14-17, AND NON-BUILDABLE BULK PARCELS A-D", PLAT NO'S 21967-21972 AND A REVISION OF "PLAT OF FOREST CONSERVATION EASEMENT, TRINITY HOMES AT CYPRESS SPRINGS, LLC PROPERTIES", PLAT NO'S 20961-20963

ZONED R-ED  
TAX MAP: 38, BLK: 3, PARCELS 448 & 1006  
FIRST ELECTION DISTRICT, HOWARD COUNTY, MARYLAND  
SCALE: 1" = 100'  
APRIL 29, 2016

GRAPHIC SCALE  
100' 0 100' 200' 300'

SHEET 3 OF 3

K:\Projects\04-30\SURV\RECORD\PLATS\FCE\PLATS\PLAT OF REV\PLAT.3.dwg