

GENERAL NOTES

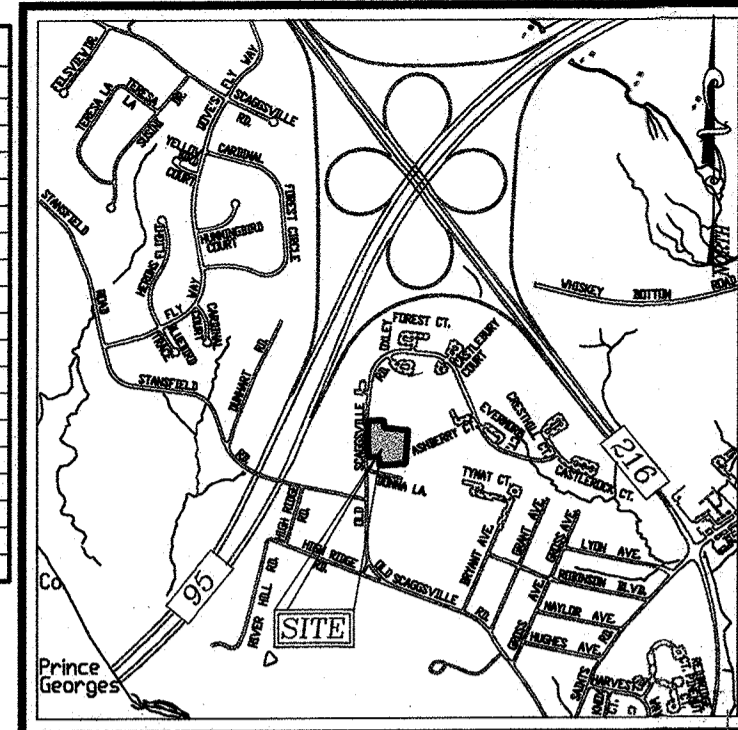
- COORDINATES BASED ON NAD '83, MARYLAND COORDINATE SYSTEM AS PROJECTED BY HOWARD COUNTY GEODETIC CONTROL STATIONS NOS. 476E AND 476D.
- DENOTES ANGULAR CHANGE IN BEARING OF BOUNDARY OR RIGHT OF WAY
- DENOTES IRON PIPE OR BAR FOUND
- DENOTES STONE OR MONUMENT FOUND
- ⊗ DENOTES REBAR WITH CAP SET
- BRL DENOTES BUILDING RESTRICTION LINE
- THIS PLAT IS BASED ON A FIELD RUN MONUMENTED BOUNDARY SURVEY PERFORMED ON OR ABOUT APRIL, 2017 BY ROBERT H. VOGEL ENGINEERING, INC.
- ALL AREAS ARE MORE OR LESS (±).
- THIS PLAN IS SUBJECT TO THE FOLLOWING DPZ FILES:
F-84-82, EOP-17-005, S-17-002, WP-17-058, WP-90-34, P-17-004, WP-18-085, WP-20-032, WP-20-065, CONTRACT# 24-5031-D.
- THE OFFICIAL PRE-SUBMISSION COMMUNITY MEETING WAS HELD FOR THIS PROJECT ON JULY 7, 2016 AT THE NORTH LAUREL COMMUNITY CENTER.
- THIS PLAN IS SUBJECT TO THE AMENDED FIFTH EDITION OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS, DEVELOPMENT OR CONSTRUCTION OF THESE LOTS MUST COMPLY WITH SETBACK AND BUFFER REGULATIONS IN EFFECT AT THE TIME OF SUBMISSION OF THE SITE DEVELOPMENT PLAN, ALTERNATIVE COMPLIANCE, OR BUILDING AND GRADING PERMITS.
- THE SUBJECT PROPERTY IS ZONED "R-3C" IN ACCORDANCE WITH THE 10/6/2013 COMPREHENSIVE ZONING PLAN AND IS SUBJECT TO THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS EFFECTIVE 10/2/03 PER COUNCIL BILL 75-2003. TO THE BEST OF THE OWNERS KNOWLEDGE OR THE HOWARD COUNTY CEMETERY INVENTORY MAP, THERE ARE NO BURIAL GROUNDS, CEMETERIES LOCATED ON THE SUBJECT PROPERTY.

- THIS SITE IS NOT LOCATED IN A HISTORIC DISTRICT. THERE ARE EXISTING HOMES ON EXISTING LOTS 1, 2 AND 3 OF PARCEL 163 AND ON PARCEL 465.
THE HOME ON LOT 1 - PLAT 9114 (PROPOSED LOT 29) IS TO BE REMOVED.
THE HOMES ON LOTS 2 AND 3 - PLAT 9114 (PROPOSED LOTS 60 AND 61) ARE TO BE REMAIN.
THE HOME ON PARCEL 465 (PROPOSED LOT 49) IS TO BE REMOVED.
- A NOISE STUDY IS NOT REQUIRED FOR THIS SITE. NOISE WALL MITIGATION CURRENTLY EXISTS ALONG INTERSTATE 95.
- A TRAFFIC STUDY FOR THIS PROJECT PREPARED BY THE TRAFFIC GROUP, INC., DATED SEPTEMBER 7, 2016, WAS APPROVED APRIL 2017.
- NO FLOODPLAIN IS LOCATED ON SITE.
- PER ECO-SCIENCE PROFESSIONALS, INC. C/O MR. JOHN CANOLES; NO RARE, THREATENED OR ENDANGERED SPECIES OR THEIR HABITATS WERE OBSERVED DURING THE FIELD REVIEW OF THE PROPERTY.
- STORMWATER MANAGEMENT FOR THE PROJECT IS PROVIDED BY THE USE OF MICRO-SCALE AND NON STRUCTURAL PRACTICES PRACTICES IN ACCORDANCE WITH ENVIRONMENTAL SITE DESIGN CRITERIA.
- THE PROPERTY IS LOCATED WITHIN THE METROPOLITAN DESIGN DISTRICT.
- PUBLIC WATER AND SEWER SERVICE TO THESE LOTS HAS BEEN GRANTED UNDER PROVISIONS OF SECTION 18.122.B OF THE HOWARD COUNTY CODE, THEREFORE EFFECTIVE _____ ON WHICH DATE DEVELOPER AGREEMENT # 24-5031-D WAS FILED AND ACCEPTED.
- WATER FOR THIS PROJECT IS FROM CONTRACT NO. 24-5031-D.
- SEWER FOR THIS PROJECT IS FROM CONTRACT NO. 24-5031-D.
- PUBLIC WATER AND SEWERAGE ALLOCATION WILL BE GRANTED AT THE TIME OF ISSUANCE OF THE BUILDING PERMIT IF CAPACITY IS AVAILABLE AT THAT TIME.

REFER TO SHEET 2 FOR ADDITIONAL GENERAL NOTES.

LOT #	GROSS AREA	PIPESTEM AREA	NET AREA
47	12,131 SF	473 SF	11,658 SF
48	11,799 SF	1,255 SF	10,545 SF
50	11,986 SF	1,216 SF	10,770 SF
54	9,011 SF	170 SF	8,841 SF
55	8,099 SF	434 SF	7,665 SF
56	7,893 SF	701 SF	6,992 SF
57	8,730 SF	948 SF	7,782 SF
58	9,140 SF	1,224 SF	7,916 SF
59	9,551 SF	1,501 SF	8,050 SF
60	25,646 SF	5,803 SF	19,843 SF

POINT	NORTHING	EASTING
545	529692.9366	1351315.5818
546	530127.8589	1351081.0160
547	530093.0506	1351226.3427
548	530076.8781	1351333.9562
549	530062.8720	1351514.5558
550	530178.4544	1351554.4098
552	530022.1228	1351522.1799
553	529772.3013	1351473.4782
564	529723.8678	1351464.0363
555	529684.6087	1351445.7813
556	529696.4869	1351260.0748
557	529740.0697	1351632.5618
558	529584.6822	1351819.6131
559	529586.5643	1351820.3917
560	530153.9694	1351086.7264
561	530079.2346	1351510.5002
562	529701.2285	1351240.3234



VICINITY MAP
SCALE: 1"=2,000'
ADC MAP COORDINATE: 40- A6

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 AND THE SETTING OF MARKERS HAVE BEEN COMPLIED WITH.

ERIC DAVID SALMI
PROFESSIONAL LAND SURVEYOR, MD REG. NO. 21639
DATE 3/18/2020

MARATHA MAG. MANOR, LLC
MICHAEL PFAU MANAGING MEMBER
LIVE FEARLESS IN CHRIST, LLC
MICHAEL PFAU MANAGING MEMBER

OWNER
MARATHA MAG. MANOR, LLC
MICHAEL PFAU MANAGING MEMBER
LIVE FEARLESS IN CHRIST, LLC
MICHAEL PFAU MANAGING MEMBER
3675 PARK AVE., SUITE 301
ELLCOTT CITY, MD 21043
(410) 480-0023

DEVELOPER
TRINITY HOMES MARY LAND, LLC
3675 PARK AVE., SUITE 301
ELLCOTT CITY, MD 21043
(410) 480-0023

DESCRIPTION	QUANTITY
TOTAL NUMBER OF LOTS/UNITS PROPOSED	59
NUMBER OF MIHU REQUIRED	6
NUMBER OF MIHU PROVIDED ON-SITE (EXEMPT FROM APTO ALLOCATIONS)	0
NUMBER OF APTO ALLOCATIONS REQUIRED (REMAINING LOTS/UNITS)	59
MIHU FEE-IN-LIEU (INDICATE LOT/UNIT NUMBERS)	0

MIHU AGREEMENT
THIS PROJECT WILL PROVIDE 1 LOW INCOME HOUSING UNITS (LIHU) AND 3 MODERATE INCOME HOUSING UNITS (MIHU). THE OPTIONAL METHOD OF COMPLIANCE, RATHER THAN THE MODERATE INCOME HOUSING UNITS, - THE LOT DESIGNATED AS A LIHU IS LOT 36. - THE 3 MIHU LOTS ARE LOTS 2, 26, AND 35.

PURPOSE NOTE:

THE PURPOSE OF THIS PLAT IS:
1. TO RESUBDIVIDE TAX MAP 47 - PARCEL 163 "GIDDINGS PROPERTY - LOTS 1 AND 4" (PLAT 9114) AND SUBDIVIDE TAX MAP 47 - PARCEL 465 TO CREATE LOTS 1-61, OPEN SPACE LOTS 62-69, NON-BUILDABLE PARCEL A AND VARIOUS EASEMENTS.
2. EXTINGUISH EASEMENTS PREVIOUSLY RECORDED ON PLAT 9114.
3. EXTINGUISH THE PREVIOUSLY RECORDED, PLAT 9114 WETLAND DELINEATION AND RE-RECORD BASED ON THE CURRENT DELINEATION.

POINT	NORTHING	EASTING
500	529837.6659	1350890.3528
501	529930.5951	1350888.5469
502	530029.7786	1350886.6124
503	530065.6607	1350885.9291
504	530196.8877	1350889.1201
133	530153.6765	1351088.0749
120	530334.0904	1351104.7423
205	530381.2529	1350908.1016
206	530386.9854	1350908.7469
207	530394.7576	1350877.1178
208	530465.6753	1350892.8562
135	530412.2180	1351318.3123
209	530290.4165	1351301.7350
513	529967.1631	1351986.1142
210	529384.6802	1351736.8749
125	529503.2404	1351232.3892
138	529628.4364	1351232.4596
517	529752.3256	1351245.8434
518	530005.7322	1350911.6145
519	529991.4329	1351010.4732
520	529932.9079	1351190.9205
521	529948.5519	1351220.3945
522	530038.0844	1351242.4983
523	530058.5701	1351238.4347
524	530042.8596	1351304.0263
525	530026.4379	1351291.1230
526	529951.7215	1351273.2271
527	529930.0852	1351266.9340
528	529890.6527	1351277.2306
529	529784.2730	1351306.0615
530	529779.6567	1351304.9558
531	529628.8558	1351397.9201
532	529622.1728	1351426.3568
533	529635.4609	1351454.5022
534	529556.2820	1351507.6100
535	529558.6998	1351477.8998
536	529580.1819	1351386.4812
537	529791.3032	1351256.3511
538	529795.8072	1351257.4099
539	529872.7769	1351214.2511
540	529943.8719	1350995.0475
541	529955.7439	1350912.7281
542	529963.3680	1351224.6024
543	529752.6480	1351251.5302
563	530145.8531	1350886.1755

---	BOUNDARY LINE
---	LOT LINE
---	ROW LINE

	SHEET 3	SHEET 4	SHEET 5	SHEET 6	TOTAL
TOTAL LOTS AND PARCELS TO BE RECORDED	38, P/O-1	11, P/O-4	1, P/O-6	14, P/O-3	69
BUILDABLE LOTS TO BE RECORDED	34	10, P/O-4	P/O-5	12, P/O-1	61
NON-BUILDABLE LOTS TO BE RECORDED	0	0	0	0	0
OPEN SPACE LOTS TO BE RECORDED	4, P/O-1	1	1, P/O-1	2, P/O-2	8
PRES PARCELS TO BE RECORDED	0	0	0	0	0
AREA OF LOTS AND PARCELS TO BE RECORDED	4.4365 AC	2.7256 AC	3.6740 AC	2.9199 AC	13.7559 AC
AREA OF BUILDABLE LOTS TO BE RECORDED	1.4517 AC	2.5897 AC	1.2028 AC	0.8567 AC	6.1109 AC
AREA OF NON-BUILDABLE LOTS TO BE RECORDED	0.0000 AC	0.1258 AC	0.0000 AC	0.0000 AC	0.1258 AC
AREA OF OPEN SPACE LOTS TO BE RECORDED	2.9848 AC	0.0000 AC	2.4712 AC	2.0633 AC	7.5192 AC
AREA OF PRES PARCELS TO BE RECORDED	0.0000 AC	0.0000 AC	0.0000 AC	0.0000 AC	0.1258 AC
AREA OF ROADWAY TO BE RECORDED	1.0634 AC	0.0462 AC	0.0000 AC	0.4628 AC	1.5725 AC
TOTAL AREA TO BE RECORDED	5.4999 AC	2.7718 AC	3.6740 AC	3.3827 AC	15.3284 AC

LOCATION MAP
SCALE: 1"=100'

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

HOWARD COUNTY HEALTH OFFICER DATE 6/2/20

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE 6-17-20

DIRECTOR DATE 6/2/2020

OWNER'S CERTIFICATE

WE, MARATHA MAG. MANOR, LLC AND LIVE FEARLESS IN CHRIST, LLC, OWNERS OF THE PROPERTY SHOWN HEREON, ADOPTS THIS PLAT OF SUBDIVISION, AND IN CONSIDERATION OF THE APPROVAL OF THIS PLAT BY THE DEPARTMENT OF PLANNING AND ZONING, ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES AND GRANT UPON HOWARD COUNTY, MARYLAND, ITS SUCCESSORS AND ASSIGNS:

- 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-WAYS AND THE SPECIFIC EASEMENTS SHOWN;
- THE RIGHT TO REQUIRE DEDICATION FOR THE PUBLIC USE OF THE BEDS OF THE STREETS AND/OR ROADS, THE FLOODPLAINS AND OPEN SPACES, WHERE APPLICABLE AND FOR THE GOOD AND OTHER VALUABLE CONSIDERATION, HEREBY GRANT THE RIGHT AND OPTION TO HOWARD COUNTY TO ACQUIRE THE FEE SIMPLE TITLE IN THE BEDS OF THE STREETS AND/OR ROADS, FLOOD PLAINS, STORM DRAINAGE FACILITIES AND OPEN SPACE WHERE APPLICABLE;
- THE RIGHT TO REQUIRE DEDICATION OF WATERWAYS AND DRAINAGE EASEMENTS FOR THE SPECIFIC PURPOSE OF THE CONSTRUCTION, REPAIR AND MAINTENANCE; AND
- THAT NO BUILDING OR SIMILAR STRUCTURE OF ANY KIND SHALL BE ERRECTED ON OR OVER THE SAID RIGHT-OF-WAYS.

WITNESS OUR HANDS THIS 18 DAY OF MARCH 2020.

MARATHA MAG. MANOR, LLC
MICHAEL PFAU MANAGING MEMBER

LIVE FEARLESS IN CHRIST, LLC
MICHAEL PFAU MANAGING MEMBER

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE PLAT SHOWN HEREON IS CORRECT; THAT IT IS A SUBDIVISION OF THE THREE (3) FOLLOWING CONVEYANCES:

- WILLIAM E. GIDDINGS AND GEORGE A. GIDDINGS, TRUSTEES, OR THEIR SUCCESSORS IN TRUST, UNDER THE GIDDINGS LIVING TRUST TO MARATHA MAG. MANOR, LLC AND LIVE FEARLESS IN CHRIST, LLC BY DEED DATED OCTOBER 01, 2019 AND RECORDED IN THE LAND RECORDS OF HOWARD COUNTY, MARYLAND AT LIBER 18950 FOLIO 40.
- RICHARD LEE GIDDINGS AND MARY THERESA GIDDINGS TO MARATHA MAG. MANOR, LLC AND LIVE FEARLESS IN CHRIST, LLC BY DEED DATED OCTOBER 01, 2019 AND RECORDED IN THE LAND RECORDS OF HOWARD COUNTY, MARYLAND AT LIBER 18934 FOLIO 374.
- WILLIAM E. GIDDINGS AND KAREN PAYNE GIDDINGS TO MARATHA MAG. MANOR, LLC AND LIVE FEARLESS IN CHRIST, LLC BY DEED DATED OCTOBER 01, 2019 AND RECORDED IN THE LAND RECORDS OF HOWARD COUNTY, MARYLAND AT LIBER 18934 FOLIO 365.

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 LICENSED PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 21639, EXPIRATION DATE JANUARY 03, 2022.

ERIC DAVID SALMI
PROFESSIONAL LAND SURVEYOR, MD REG. NO. 21639
DATE 3/18/2020

VOGEL ENGINEERING
TIMMONS GROUP
3300 NORTH RIDGE ROAD, SUITE 110, ELLICOTT CITY, MD 21043
P: 410.461.7666 F: 410.461.8961 www.timmons.com

RECORDED AS PLAT NO. 25486 ON 9/4/20
AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

PLAT OF RESUBDIVISION
MAGNOLIA MANOR
LOTS 1-61 AND OPEN SPACE LOTS 62-69 AND NON-BUILDABLE PARCEL "A"
A SUBDIVISION OF TAX MAP 47 - PARCEL 465 AND A RESUBDIVISION OF TAX MAP 47 - PARCEL 163 "GIDDINGS PROPERTY, SECTION ONE, AREA ONE - LOTS 1 AND 4" (PLAT 9114)

TAX MAP 47 GRID 19, PARCEL 163 & 465 ----- ZONED: R-3C
6TH ELECTION DISTRICT
HOWARD COUNTY, MARYLAND

SCALE: 1" = 100'
GRAPHIC SCALE
MARCH 2020
SHEET 1 OF 8

GENERAL NOTES CONTINUED

19. OLD SCAGGSVILLE ROAD IS CLASSIFIED AS A LOCAL ROAD. PROPOSED ROADS ARE PUBLIC ACCESS STREETS AND 3 PROPOSED DRIVEWAYS ARE PRIVATE USE-IN-COMMON DRIVEWAYS.
20. LOTS 47, 48 AND 50, LOTS 54-59 AND LOTS 60 & 61 WILL UTILIZE A USE-IN-COMMON DRIVEWAY. A USE-IN-COMMON MAINTENANCE AGREEMENT FOR THE SHARED DRIVEWAYS SHALL BE RECORDED SIMULTANEOUSLY WITH THIS PLAT.
21. REFUSE COLLECTION, SNOW REMOVAL AND MAINTENANCE FOR LOTS 47, 48, 50, 54-59 AND 60-61 SHALL BE PROVIDED AT THE JUNCTION OF THE PRIVATE USE-IN-COMMON ACCESS EASEMENT AND THE PROPOSED ROAD RIGHT-OF-WAY. TRASH AND RECYCLING WILL BE COLLECTED WITHIN 5' OF THE COUNTY ROADWAY.
- THE MAINTENANCE OF THE TRASH PAD AND ITS LANDSCAPING IS THE RESPONSIBILITY OF THE HOA.
22. DRIVEWAYS SHALL BE PROVIDED PRIOR TO ISSUANCE OF A USE AND OCCUPANCY PERMIT FOR ANY NEW DWELLINGS TO ENSURE SAFE ACCESS FOR FIRE EMERGENCY VEHICLES PER THE FOLLOWING MINIMUM REQUIREMENTS:
A. WIDTH --- 12'(16' SERVING MORE THAN ONE RESIDENCE);
B. SURFACE --- 6 INCHES OF COMPACTED CRUSHER RUN BASE WITH TAR AND CHIP COATING (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. STRUCTURE CLEARANCES---MINIMUM 12 FEET.
G. MAINTENANCE --- SUFFICIENT TO ENSURE ALL WEATHER USE.
23. A WETLAND AND SIMPLIFIED FOREST STAND DELINEATION PLAN PREPARED BY ECO-SCIENCE PROFESSIONALS, INC. C/O MR. JOHN CANOLES, AUGUST 16, 2016, AND APPROVED AS PART OF THE ECP & SKETCH PLAN SUBMISSION.
24. NO GRADING, REMOVAL OF VEGETATIVE COVER OR TREES, PAVING AND NEW STRUCTURES SHALL BE PERMITTED WITHIN THE LIMITS OF WETLANDS, STREAM(S), OR THEIR REQUIRED BUFFERS, FLOODPLAIN AND FOREST CONSERVATION EASEMENT AREAS.
-ALL WORK IN THE NONTIDAL WETLANDS, WETLAND BUFFERS SHALL BE COMPLETED PER THE BEST MANAGEMENT PRACTICES FOR WORKING IN NONTIDAL WETLANDS, WETLAND BUFFERS, WATERWAYS, AND 100-YEAR FLOODPLAINS.
-THE DEVELOPER HAS OBTAINED ALL NECESSARY STATE PERMITS FOR THE PROPOSED ENVIRONMENTAL IMPACTS.
-REFERENCE MDE TRACKING NUMBER MDE FILE NO. 201981817 - PERMIT NUMBER 19-MT-3168
-ALL WORK IN THE NONTIDAL WETLANDS, WETLAND BUFFERS SHALL BE COMPLETED PER THE BEST MANAGEMENT PRACTICES FOR WORKING IN NONTIDAL WETLANDS, WETLAND BUFFERS, WATERWAYS, AND 100-YEAR FLOODPLAINS.
25. AN ENVIRONMENTAL CONCEPT PLAN (ECP-17-005) WAS APPROVED ON DECEMBER 15, 2016.
26. THIS PLAN HAS BEEN PREPARED IN ACCORDANCE WITH SECTION 16.124 OF THE HOWARD COUNTY CODE AND THE LANDSCAPE MANUAL. A FINANCIAL SURETY IN THE AMOUNT OF \$44,550.00 FOR THE REQUIRED 66 SHADE TREES, 53 EVERGREEN TREES, 8 SPECIMEN REPLACEMENT TREES, 44 INTERNAL SHADE, 3 PARKING LOT SHADE AND 10 SHRUBS (TRASH PAD) SHALL BE POSTED WITH THE DEVELOPER AGREEMENTS.
27. PUBLIC STREET TREES ARE PROVIDED FOR THIS PROJECT IN ACCORDANCE WITH SECTION 16.124(e)(1) OF THE SUBDIVISION REGULATIONS AND THE LANDSCAPE MANUAL. FINANCIAL SURETY (\$19,800) SHALL BE POSTED AS PART OF THE HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS COST ESTIMATE FOR THE REQUIRED 66 STREET TREES.
28. FOREST CONSERVATION EASEMENTS HAVE BEEN ESTABLISHED TO FULFILL A PORTION OF THE REQUIREMENTS OF SECTION 16.1200 OF THE HOWARD COUNTY SUBDIVISION AND LAND DEVELOPMENT REGULATIONS AND THE HOWARD COUNTY FOREST CONSERVATION MANUAL. 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.
- TOTAL FOREST CONSERVATION OBLIGATION OF THIS PROJECT TO BE FULFILLED BY:
1. ONSITE RETENTION OF 3.00 AC. (NO SURETY REQUIRED)
2. ONSITE REFORESTATION OF 0.41 AC. FINANCIAL SURETY SHALL BE POSTED WITH THIS FINAL PLAN DEVELOPER AGREEMENT.
FINANCIAL SURETY FOR THE REQUIRED REFORESTATION = \$ 8,930 (0.41 AC OR 17,860 SF @ \$0.50/SF) SHALL BE POSTED WITH THE DEVELOPER'S AGREEMENT.
29. IN ACCORDANCE WITH SECTION 16.121(A)(2) OF THE HOWARD COUNTY SUBDIVISION AND LAND DEVELOPMENT REGULATIONS, THE OPEN SPACE REQUIREMENTS FOR THIS R-SC PROJECT (6,000 SF LOT) IS 25% OF GROSS AREA (15,323.0 AC. GROSS AREA X 25% = 3,830.8 AC.).
-OPEN SPACE LOTS 62, 63, 65, 66, 67, 68 AND 69 ARE TO BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
-OPEN SPACE LOT 64 SHALL BE OWNED BY HOWARD COUNTY.
30. NO STORM WATER MANAGEMENT DEVICES OR RECREATIONAL OPEN SPACE SHALL BE LOCATED WITHIN THE OPEN SPACE LOT 64 WHICH SHALL BE OWNED BY HOWARD COUNTY AND MAINTAINED BY THE HOWARD COUNTY DEPARTMENT OF RECREATION AND PARKS.
31. THIS PLAN IS SUBJECT TO WP-17-058, ON MARCH 29, 2017; THE PLANNING DIRECTOR APPROVED THE REQUEST FOR AN ALTERNATIVE COMPLIANCE TO THE FOLLOWING SECTIONS:
-SECTION 16.1205(A)(7) OF THE HOWARD COUNTY SUBDIVISION REGULATIONS-- FOREST RETENTION PRIORITIES. STATE CHAMPION TREES, TREES 75% OF THE DIAMETER OF STATE CHAMPION TREES, AND TREES 30" IN DIAMETER OR LARGER. THE REQUEST IS TO ALLOW FOR THE REMOVAL OF FOUR SPECIMEN TREES. (ST#1, ST#5, ST#7 AND ST#17)
-SECTION 16.116(A) STREAMS & WETLANDS - TO ALLOW APPROXIMATELY 3,500 SQUARE FEET OF DISTURBANCE WITHIN 25' WETLANDS BUFFER FOR CONSTRUCTION OF LAURENS WAY.
-SECTION 16.120(B)(4)(iii) LOT LAYOUT. USEABLE DESIGN. RESIDENTIAL LOTS SHALL BE DESIGNED TO BE USABLE IN TERMS OF: NOT BEING ENCUMBERED BY ENVIRONMENTALLY SENSITIVE FEATURES. TO ALLOW ENVIRONMENTAL BUFFER ON A LOT LESS THAN 10 ACRES FOR EXISTING HOUSES.
-SECTION 16.134 SIDEWALKS AND WALKWAYS - REQUIRING A SIDEWALK ON BOTH SIDES OF LAURENS WAY FOR A MULTIFAMILY DEVELOPMENT.
APPROVAL IS SUBJECT TO THE FOLLOWING CONDITIONS:
1. ADD A GENERAL NOTE FOR THE ALTERNATIVE COMPLIANCE WP 17-058, ON S-17-002, MAGNOLIA MANOR STATING THE REQUEST, SECTION REFERENCE NUMBER, THE APPROVAL DATE AND CONDITIONS.
2. SHOW THE SPECIMEN TREES BEING REMOVED AND LABELED PER WP-17-058 ON THE PLAN MYLAR ORIGINAL, FOR S-17-002.
3. REMOVAL OF THE 4 SPECIMEN TREES IS SUBJECT TO PROVIDING THE REPLACEMENT OF EIGHT 3 1/2" MINIMUM CALIPER NATIVE SHADE TREES LOCATED AT A MORE APPROPRIATE LOCATION AS PERIMETER LANDSCAPING OR FOREST CONSERVATION PLANTING.
4. IT IS RECOMMENDED THAT SPECIMEN TREE #8 BE REMOVED AS PART OF THIS REQUEST IF THE TREE IS DEAD AS INDICATED IN THE SPECIMEN TREE CHART. PRIOR TO REMOVING THE TREE, THE APPLICANT SHALL SUBMIT A REPORT AND/OR PHOTOGRAPHS DOCUMENTING THE CONDITION OF THE TREE.
5. SPECIMEN TREES WHERE THE CRITICAL ROOT ZONE IS IMPACTED BY THE LIMIT OF DISTURBANCE WILL REQUIRE PREDEVELOPMENT, DURING DEVELOPMENT AND POST-CONSTRUCTION PRACTICES AND MEASURES TO MINIMIZE IMPACT TO THE TREES. THESE SPECIFIC PRACTICES WILL BE IDENTIFIED WITHIN THE FINAL SUBDIVISION PLAN AND SHALL BE IMPLEMENTED AND/OR SUPERVISED IN THE FIELD BY A CERTIFIED ARBORIST. SPECIMEN TREE #8 THRU SPECIMEN TREE #16.
6. THE PROPOSED LIMIT OF DISTURBANCE WITHIN THE 25' WETLANDS BUFFER FOR THE LAURENS WAY ROAD CONSTRUCTION SHALL BE THE MINIMUM NECESSARY FOR THE ROAD CONSTRUCTION.
7. SUBJECT TO OBTAINING ALL THE REQUIRED WETLAND PERMITS FROM MDE AND/OR THE U.S. ARMY OF CORP. OF ENGINEERS.
8. COMPLIANCE WITH DEVELOPMENT ENGINEERING COMMENTS.
32. THIS PLAN IS SUBJECT TO WP-18-085, ON MARCH 28, 2018; THE PLANNING DIRECTOR APPROVED THE REQUEST FOR AN ALTERNATIVE COMPLIANCE OF SECTION 16.118(A) WHICH PROHIBITS GRADING, REMOVAL OF VEGETATIVE COVER AND TREES, PAVING AND NEW STRUCTURES WITHIN 100 FEET OF A PERENNIAL STREAMBANK AND WITHIN 25 FEET OF A WETLAND BUFFER TO INSTALL A SEWER LINE WITH A TRADITIONAL OPEN CUT TRENCH. APPROVAL IS SUBJECT TO THE FOLLOWING CONDITIONS:
1. COMPLIANCE WITH THE SUBDIVISION REVIEW COMMITTEE COMMENTS ISSUED FOR P-17-004.
2. THE ALTERNATIVE COMPLIANCE NUMBER AND ITS CONDITIONS OF APPROVAL MUST BE ADDED TO ALL SUBDIVISION PLANS.
3. SUBJECT TO OBTAINING ALL THE REQUIRED WETLAND PERMITS FROM MDE AND/OR THE U.S. ARMY OF CORP. OF ENGINEERS. CASE OR PERMIT NUMBERS MUST BE PROVIDED WITHIN NOTES OF ALL SUBDIVISION PLANS FOR THIS PROPOSED DEVELOPMENT.
4. THE PROPOSED LIMIT OF DISTURBANCE WITHIN THE 25' WETLANDS BUFFER FOR THE CONSTRUCTION OF THE SEWER LINE SHALL BE THE MINIMUM NECESSARY FOR THE SEWER INSTALLATION.
33. THIS PROJECT IS SUBJECT TO A DESIGN MANUAL WAIVER. ON APRIL 11, 2018, THE CHIEF OF THE DEVELOPMENT ENGINEERING DIVISION APPROVED THE REQUEST TO WAIVE THE REQUIREMENTS OF DESIGN MANUAL VOLUME III, APPENDIX A "PUBLIC ROADWAY DESIGN CRITERIA" ALLOWING A REDUCTION TO THE MINIMUM CURVE RADIUS OF 210 FEET SUBJECT TO THE INSTALLATION OF SIX "NO PARKING" SIGNS ON THE ACCESS PLACE PORTION OF LAURENS WAY.
34. THIS PROJECT WILL REQUIRE STREET LIGHTING IN ACCORDANCE WITH SECTION 16.135 OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS. STREET LIGHT PLACEMENT AND THE TYPE OF FIXTURES AND POLES SHALL BE IN ACCORDANCE WITH THE HOWARD COUNTY DESIGN MANUAL, VOLUME III, SECTION 5.5.A. A MINIMUM OF 20 FEET SHALL BE MAINTAINED BETWEEN ANY STREET LIGHT AND ANY TREE.
35. ESSENTIAL DISTURBANCE WAS GRANTED PRIOR TO COUNCIL BILL 17 BEING ADOPTED FOR THE DRIVEWAY DISTURBANCE FOR LOTS 60 & 61.
36. THIS PLAN IS EXEMPT FROM PROVIDING ELECTRICAL CHARGING STATIONS PER COUNCIL BILL 76 BECAUSE THE PRELIMINARY PLAN FOR THIS PROJECT WAS SIGNED PRIOR TO JANUARY 11, 2019.
37. OLD SCAGGSVILLE ROAD IS NOT A SCENIC ROAD.

RESERVATION OF PUBLIC UTILITY AND FOREST CONSERVATION EASEMENTS

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 (DESIGNATED AS FOREST CONSERVATION AREA), LOCATED IN, ON, OVER AND THROUGH LOTS 1 THROUGH 61 AND OPEN SPACE LOT 62-69, OR PORTIONS THEREOF AND SHOWN ON THIS PLAT AS THE FOREST CONSERVATION AREA. 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 LOTS. DEVELOPER SHALL EXECUTE AND DELIVER DEEDS FOR THE EASEMENTS HEREIN RESERVED TO HOWARD COUNTY WITH A METES AND BOUNDS DESCRIPTION OF THE FOREST CONSERVATION AREA. UPON COMPLETION OF THE PUBLIC UTILITIES AND THEIR ACCEPTANCE 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 THE DEVELOPER'S SURETY POSTED WITH SAID AGREEMENT, THE COUNTY SHALL ACCEPT THE EASEMENTS AND RECORD THE DEED(S) OF EASEMENT IN THE LAND RECORDS OF HOWARD COUNTY.

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 AND THE SETTING OF MARKERS HAVE BEEN COMPLIED WITH.

E. David Salmi 3/18/2020
ERIC DAVID SALMI DATE
PROFESSIONAL LAND SURVEYOR, MD REG. NO. 21639
Michael Pfaum
MARANATHA MAG. MANOR, LLC
MICHAEL PFAUM MANAGING MEMBER
Michael Pfaum
LIVE FEARLESS IN CHRIST, LLC
MICHAEL PFAUM MANAGING MEMBER

OWNER
MARANATHA MAG. MANOR, LLC
MICHAEL PFAUM MANAGING MEMBER
LIVE FEARLESS IN CHRIST, LLC
MICHAEL PFAUM MANAGING MEMBER
3675 PARK AVE., SUITE 301
ELLCOTT CITY, MD 21043
(410) 480-0023

DEVELOPER
TRINITY HOMES MARY LAND, LLC
3675 PARK AVE., SUITE 301
ELLCOTT CITY, MD 21043
(410) 480-0023

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

Michael Pfaum 6/14/20
HOWARD COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

Chad Chamberlain 6/17/20
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

Michael Pfaum 8/11/2020
DIRECTOR DATE

OWNER'S CERTIFICATE

WE, MARANATHA MAG. MANOR, LLC AND LIVE FEARLESS IN CHRIST, LLC, OWNERS OF THE PROPERTY SHOWN HEREON, ADVERTISE THIS PLAT OF SUBDIVISION AND REQUEST THE APPROVAL OF THIS 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-WAYS AND THE SPECIFIC EASEMENTS SHOWN;
2) THE RIGHT TO REQUIRE DEDICATION FOR THE PUBLIC USE OF THE BEDS OF THE STREETS AND/OR ROADS, THE FLOODPLAINS AND OPEN SPACES, WHERE APPLICABLE AND FOR THE GOOD AND OTHER VALUABLE CONSIDERATION;
HEREBY GRANT THE RIGHT AND OPTION TO HOWARD COUNTY TO ACQUIRE THE FEE SIMPLE TITLE IN THE BEDS OF THE STREETS AND/OR ROADS, 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 THE CONSTRUCTION/REPAIR AND MAINTENANCE;
4) THAT NO BUILDING OR SIMILAR STRUCTURE OF ANY KIND SHALL BE ERRECTED ON OR OVER THE SAID RIGHT-OF-WAYS.

WITNESS OUR HANDS THIS 18 DAY OF MARCH, 2020.

Michael Pfaum
MARANATHA MAG. MANOR, LLC
MICHAEL PFAUM MANAGING MEMBER
Michael Pfaum
LIVE FEARLESS IN CHRIST, LLC
MICHAEL PFAUM MANAGING MEMBER
Eric David Salmi
WITNESS

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE PLAT SHOWN HEREON IS CORRECT; THAT IT IS A SUBDIVISION OF THE THREE (3) FOLLOWING CONVEYANCES:
(1) WILLIAM E. GIDDINGS AND GEORGE A. GIDDINGS, TRUSTEES, OR THEIR SUCCESSORS IN TRUST, UNDER THE GIDDINGS LIVING TRUST TO MARANATHA MAG. MANOR, LLC AND LIVE FEARLESS IN CHRIST, LLC BY DEED DATED OCTOBER 01, 2019 AND RECORDED IN THE LAND RECORDS OF HOWARD COUNTY, MARYLAND AT LIBER 18950 FOLIO 40.
(2) RICHARD LEE GIDDINGS AND MARY THERESA GIDDINGS TO MARANATHA MAG. MANOR, LLC AND LIVE FEARLESS IN CHRIST, LLC BY DEED DATED OCTOBER 01, 2019 AND RECORDED IN THE LAND RECORDS OF HOWARD COUNTY, MARYLAND AT LIBER 18934 FOLIO 374.
(3) WILLIAM E. GIDDINGS AND KAREN WAYNE GIDDINGS TO MARANATHA MAG. MANOR, LLC AND LIVE FEARLESS IN CHRIST, LLC BY DEED DATED OCTOBER 01, 2019 AND RECORDED IN THE LAND RECORDS OF HOWARD COUNTY, MARYLAND AT LIBER 18934 FOLIO 365.

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 LICENSED PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 21639, EXPIRATION DATE JANUARY 03, 2022.

E. David Salmi 3/18/2020
ERIC DAVID SALMI DATE
PROFESSIONAL LAND SURVEYOR, MD REG. NO. 21639

RECORDED AS PLAT No. 26487 ON 9/14/20
AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

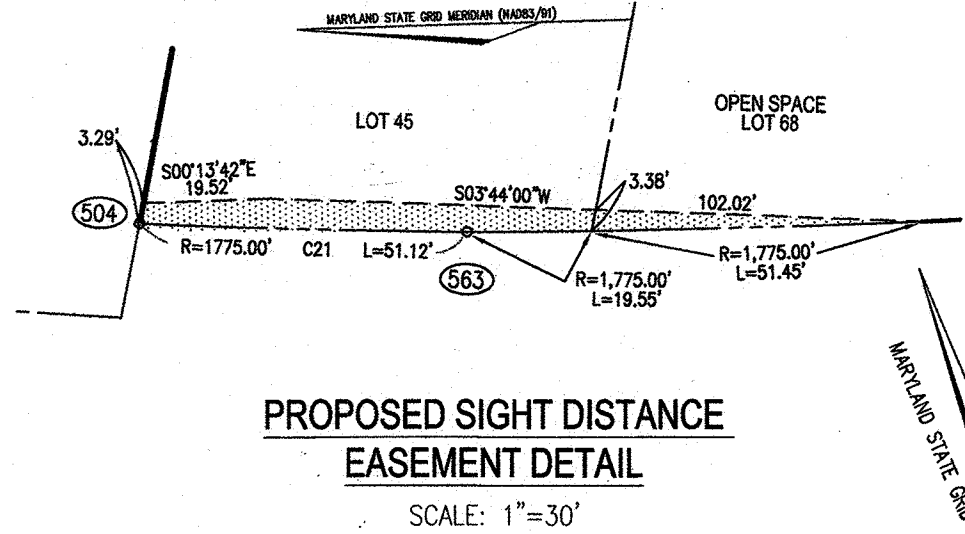
PLAT OF RESUBDIVISION
MAGNOLIA MANOR
LOTS 1-61 AND OPEN SPACE LOTS 62-69 AND NON-BUILDABLE PARCEL "A"
A SUBDIVISION OF TAX MAP 47 - PARCEL 465 AND A RESUBDIVISION OF TAX MAP 47 - PARCEL 163 "GIDDINGS PROPERTY, SECTION ONE, AREA ONE - LOTS 1 AND 4" (PLAT 9114)
TAX MAP 47 GRID 19, PARCEL 163 & 465 ----- ZONED: R-SC

6TH ELECTION DISTRICT
HOWARD COUNTY, MARYLAND
SCALE: NO SCALE MARCH 2020



VOGEL ENGINEERING
TIMMONS GROUP
3300 NORTH RIDGE ROAD, SUITE 110, ELLCOTT CITY, MD 21043
P: 410.461.7666 F: 410.461.8961 www.timmons.com

LINE	BEARING	DISTANCE
W1	S42°41'46"E	49.31'
W2	S00°17'31"E	43.32'
W3	S03°45'44"W	15.28'
W4	S80°27'59"E	36.22'
W0	N38°20'36"W	26.31'
W21	S55°28'49"W	27.27'
W22	S83°51'04"W	32.06'
W23	S13°21'19"W	58.53'
W24	S15°40'55"E	29.14'
W25	N86°20'25"W	73.09'
W26	N70°30'50"W	29.13'
W27	N28°23'34"W	4.45'
W28	N13°43'42"E	27.37'
W29	N25°20'29"E	29.19'
W30	M49°11'37"E	25.02'
W31	N70°12'26"E	104.59'
W32	N04°15'36"E	26.50'
W33	N30°15'19"E	23.74'
W34	N87°42'03"W	26.68'
W35	N36°18'05"W	16.84'
W36	N68°55'12"W	31.96'
W37	N02°23'29"E	23.53'
W38	S78°32'14"E	15.23'
W39	N28°22'38"E	31.16'
W40	N14°10'39"E	55.98'
W41	N6°10'00"E	33.19'

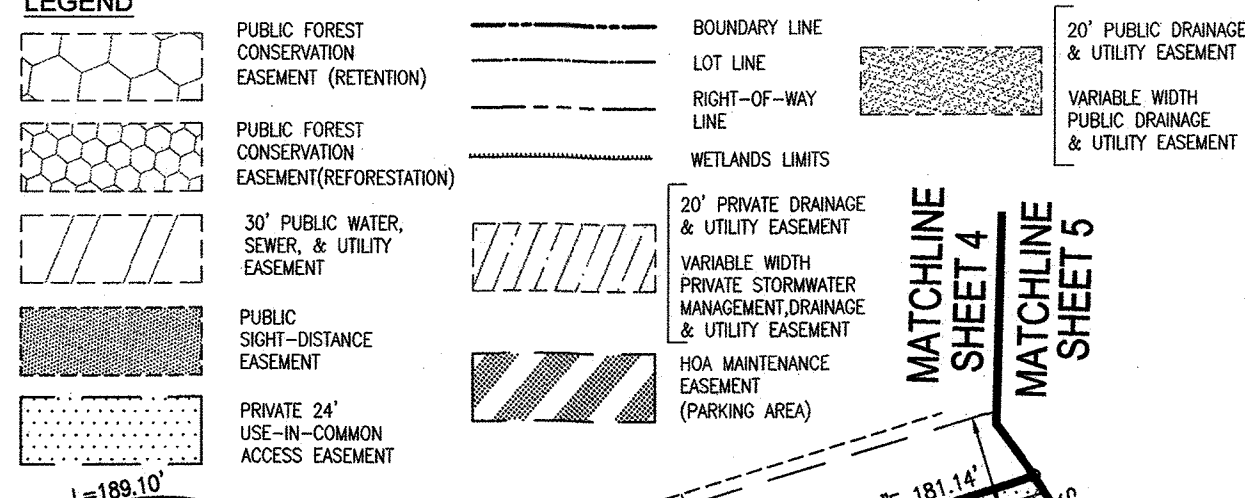


NOTE:
FOR DETAILING OF THE PIPESTEM, PRIVATE USE-IN-COMMON ACCESS EASEMENT FOR LOTS 54-59, PUBLIC WATER, SEWER & UTILITY EASEMENT REFER TO SHEET 7.
FOR DETAILING OF OLD SCAGSVILLE ROAD DEDICATION REFER TO SHEET 8.

LINE	BEARING	DISTANCE
D01	N88°53'12"E	3.69'
D02	S46°06'30"E	27.10'
D03	S05°08'01"E	10.44'
D1	N88°53'12"E	20.00'
D2	S01°06'48"E	45.28'
D3	L=25.93' R=170.00'	
	CHD=S88°58'55"E 25.90'	
D4	S83°34'11"W	9.88'
D5	L=54.88' R=65.00'	
	CHD=S44°43'53"E 83.26'	
D6	N17°58'10"E	3.84'
D7	S88°50'19"E	35.85'
D8	N72°01'50"W	36.31'
D9	S17°58'10"W	3.84'
D10	S17°58'10"W	12.95'
D11	N72°01'50"W	112.34'
D12	N88°36'55"E	21.29'
D13	S74°57'28"E	80.87'
D14	N18°10'31"E	0.42'
D15	N62°02'30"E	28.70'
D16	S74°57'28"E	85.63'
D17	L=7.23' R=295.00'	
	CHD=S72°43'57"E 7.23'	
D18	N12°20'11"E	19.66'
D19	N76°16'51"W	57.39'
D20	S13°28'10"W	11.16'
D21	N05°16'42"E	3.93'
D22	N31°39'52"W	11.46'
D24	L=28.99' R=55.45'	
	CHD=S15°01'44"E 28.65'	
D25	S17°58'10"W	80.80'
D26	N74°57'28"E	6.96'
D27	N88°36'55"E	3.23'
D28	S17°58'10"W	8.02'
D29	N72°01'50"W	200.00'
D34	N00°18'51"E	8.02'
D35	S85°33'55"E	15.04'
D36	N00°18'51"E	38.03'
D37	S13°28'10"W	2.03'
D74	S76°44'41"W	23.83'
D75	S78°51'28"W	7.67'
D76	L=67.65' R=122.67'	
	CHD=N26°09'42"W 66.80'	

AREA TABULATION	
A. TOTAL NUMBER OF LOTS AND/OR PARCELS TO BE RECORDED	38, PO-1
- BUILDABLE	34
- NON-BUILDABLE	0
- OPEN SPACE	4
- PRESERVATION PARCELS	0, PO-1
B. TOTAL AREA OF LOTS AND/OR PARCELS	4,436.5 AC.
- BUILDABLE	1,451.7 AC.
- NON-BUILDABLE	0.0000 AC.
- OPEN SPACE	2,984.8 AC.
- PRESERVATION PARCELS	0.0000 AC.
C. TOTAL AREA OF ROADWAY TO BE RECORDED INCLUDING WIDENING STRIPS	1.0634 AC.
D. TOTAL AREA OF SUBDIVISION TO BE RECORDED	5.4999 AC.

CURVE TABLE						
LINE	LENGTH	RADIUS	TAN	DELTA	CHORD & DIST.	
C1	100.36'	295.00'	50.67'	19°29'28"	S81°46'34"W 98.87'	
C2	15.41'	185.00'	7.71'	04°46'17"	S15°19'19"W 15.40'	
C3	22.39'	25.00'	12.01'	05°19'04"	S76°31'48"E 21.65'	
C4	273.05'	55.01'	42.68'	28°23'00"	S76°31'48"E 67.45'	
C5	22.39'	25.00'	12.01'	05°19'04"	S39°07'43"W 21.65'	
C6	22.54'	235.00'	11.28'	05°29'45"	S16°13'03"W 22.53'	
C7	114.94'	115.00'	62.79'	57°16'01"	S15°09'50"E 110.22'	
C8	89.25'	125.00'	46.62'	40°54'37"	S06°59'08"E 87.37'	
C15	96.09'	175.00'	49.29'	31°27'40"	N02°15'40"E 94.89'	
C16	97.00'	65.00'	60.09'	85°30'00"	S29°16'50"E 88.18'	
C17	83.59'	245.00'	42.20'	19°32'52"	N81°48'15"W 83.18'	
C18	122.28'	1775.00'	61.16'	03°56'49"	S01°09'26"W 122.25'	
C19	60.65'	1775.00'	30.33'	01°57'27"	N00°08'04"W 60.64'	
C20	98.77'	1775.00'	49.40'	03°11'18"	S00°52'59"W 98.76'	
C21	51.12'	1775.00'	25.60'	01°39'01"	N03°18'05"E 51.12'	
C22	31.57'	170.00'	15.83'	10°38'19"	N89°55'54"W 31.52'	



PUBLIC FOREST CONSERVATION EASEMENT LINE TABLE		
LINE	BEARING	DISTANCE
F44	S24°56'17"W	43.30'
F45	N88°20'25"W	17.41'
F47	N37°18'45"W	32.62'
F48	N88°11'16"W	64.50'
F49	N28°18'19"E	56.25'
F50	S11°42'45"E	20.62'
F51	S88°36'42"W	87.77'
F52	N25°00'57"W	29.91'
F53	S03°51'38"W	32.34'
F54	S46°02'57"E	35.01'
F55	S10°34'45"W	34.13'
F56	N87°40'26"W	41.44'
F57	S43°49'04"W	37.72'
F58	N74°38'57"W	31.60'

PRIVATE DRAINAGE & UTILITY EASEMENT LINE TABLE		
LINE	BEARING	DISTANCE
D77	S48°49'09"W	7.67'
D78	N51°47'50"W	18.63'
D79	N14°43'44"E	17.98'
D80	N76°31'50"W	4.89'
D81	N05°18'52"E	16.23'
D82	S78°50'57"E	40.75'
D83	N09°22'29"E	7.81'
D84	S85°33'55"E	49.27'
D85	N76°31'50"W	7.30'
D86	S35°49'19"W	27.86'

HOA MAINTENANCE EASEMENT (PARKING AREA) LINE TABLE		
LINE	BEARING	DISTANCE
M1	N17°58'10"E	18.00'
M2	S72°01'50"W	54.00'
M3	S17°58'10"W	18.00'
M4	S62°02'30"W	1.85'
M5	N72°01'50"W	54.00'
M6	N48°49'09"E	18.00'

PUBLIC DRAINAGE & UTILITY EASEMENT LINE TABLE		
LINE	BEARING	DISTANCE
D106	N17°58'15"E	17.09'
D107	N74°57'26"E	11.97'
D108	S17°58'15"W	20.52'
D109	S72°01'50"W	20.00'
D110	S78°53'53"E	51.93'
D111	S11°06'07"W	20.00'
D112	N78°53'53"W	63.57'
D113	S40°06'43"E	35.74'
D114	S49°53'17"W	20.00'
D115	N40°06'43"W	8.06'
D116	N14°38'03"W	23.82'
D117	N75°13'21"W	20.77'
D118	N14°27'01"E	20.98'
D119	N71°17'57"E	11.20'
D120	R=65.00' L=28.58'	
	CH=S07°57'01"E 28.35'	
D134	R=55.00' L=11.75'	
	CH=N59°32'42"E 11.72'	
D135	N52°28'15"E	30.20'
D136	N84°56'25"E	33.04'
D137	S05°03'35"E	20.00'
D138	S84°56'25"W	27.21'
D139	S52°28'15"W	36.61'
D140	R=115.00' L=13.44'	
	CH=N03°33'45"W 13.44'	
D141	R=115.00' L=8.49'	
	CH=N09°01'37"W 8.49'	
D142	R=115.00' L=1.55'	
	CH=N11°31'44"W 1.55'	



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 AND THE SETTING OF MARKERS HAVE BEEN COMPLIED WITH.

DEVELOPER
TRINITY HOMES MARYLAND, LLC
3675 PARK AVE., SUITE 301
ELLCOTT CITY, MD 21043
(410) 480-0023

OWNER
MARANATHA MAG. MANOR, LLC
MICHAEL PFAU MANAGING MEMBER
LIVE FEARLESS IN CHRIST, LLC
MICHAEL PFAU MANAGING MEMBER
3675 PARK AVE., SUITE 301
ELLCOTT CITY, MD 21043
(410) 480-0023

DATE 3/18/2020
DATE 3/18/2020

ERIC DAVID SALMI
PROFESSIONAL LAND SURVEYOR, MD REG. NO. 21639

MICHAEL PFAU
MARANATHA MAG. MANOR, LLC
MICHAEL PFAU MANAGING MEMBER

MICHAEL PFAU
LIVE FEARLESS IN CHRIST, LLC
MICHAEL PFAU MANAGING MEMBER

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

[Signature]
HOWARD COUNTY HEALTH OFFICER
DATE 6/12/20

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

[Signature]
CHIEF, DEVELOPMENT ENGINEERING DIVISION
DATE 6/12/20

[Signature]
DIRECTOR
DATE 6/12/20

OWNER'S CERTIFICATE

WE, MARANATHA MAG. MANOR, LLC AND LIVE FEARLESS IN CHRIST, LLC, OWNERS OF THE PROPERTY SHOWN HEREON, ADOPTS THIS PLAT OF SUBDIVISION, AND IN CONSIDERATION OF THE APPROVAL OF THIS PLAT BY THE DEPARTMENT OF PLANNING AND ZONING, ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES AND GRANT UNTO HOWARD COUNTY, MARYLAND, ITS SUCCESSORS AND ASSIGNS:

- 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-WAYS AND THE SPECIFIC EASEMENTS SHOWN;
- THE RIGHT TO REQUIRE DEDICATION FOR THE PUBLIC USE OF THE BEDS OF THE STREETS AND/OR ROADS, THE FLOODPLAINS AND OPEN SPACES, WHERE APPLICABLE AND FOR THE GOOD AND OTHER VALUABLE CONSIDERATION.
- HEREBY GRANT THE RIGHT AND OPTION TO HOWARD COUNTY TO ACQUIRE THE FEE SIMPLE TITLE IN THE BEDS OF THE STREETS AND/OR ROADS, FLOOD PLAINS, STORM DRAINAGE FACILITIES AND OPEN SPACE, WHERE APPLICABLE;
- THE RIGHT TO REQUIRE DEDICATION OF WATERWAYS AND DRAINAGE EASEMENTS FOR THE SPECIFIC PURPOSE OF THE CONSTRUCTION, REPAIR AND MAINTENANCE; AND
- THAT NO BUILDING OR SIMILAR STRUCTURE OF ANY KIND SHALL BE ERRECTED ON OR OVER THE SAID RIGHT-OF-WAYS.

WITNESS OUR HANDS THIS 18 DAY OF MAY 2020.

[Signature]
MARANATHA MAG. MANOR, LLC
MICHAEL PFAU MANAGING MEMBER

[Signature]
LIVE FEARLESS IN CHRIST, LLC
MICHAEL PFAU MANAGING MEMBER

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE PLAT SHOWN ABOVE IS CORRECT; THAT IT IS A SUBDIVISION OF THE THREE (3) FOLLOWING CONVEYANCES:

- (1) WILLIAM E. GIDDINGS AND GEORGE A. GIDDINGS, TRUSTEES, OR THEIR SUCCESSORS IN TRUST, UNDER THE GIDDINGS LIVING TRUST TO MARANATHA MAG. MANOR, LLC AND LIVE FEARLESS IN CHRIST, LLC BY DEED DATED OCTOBER 01, 2019 AND RECORDED IN THE LAND RECORDS OF HOWARD COUNTY, MARYLAND AT LIBER 18950 FOLIO 40.
- (2) RICHARD LEE GIDDINGS AND MARY TERESA GIDDINGS TO MARANATHA MAG. MANOR, LLC AND LIVE FEARLESS IN CHRIST, LLC BY DEED DATED OCTOBER 01, 2019 AND RECORDED IN THE LAND RECORDS OF HOWARD COUNTY, MARYLAND AT LIBER 18934 FOLIO 374.
- (3) WILLIAM E. GIDDINGS AND KAREN PAYNE GIDDINGS TO MARANATHA MAG. MANOR, LLC AND LIVE FEARLESS IN CHRIST, LLC BY DEED DATED OCTOBER 01, 2019 AND RECORDED IN THE LAND RECORDS OF HOWARD COUNTY, MARYLAND AT LIBER 18934 FOLIO 365.

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 LICENSED PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 21639, EXPIRATION DATE JANUARY 03, 2022.

[Signature]
ERIC DAVID SALMI
PROFESSIONAL LAND SURVEYOR, MD REG. NO. 21639
DATE 3/18/2020

VOGEL ENGINEERING
TIMMONS GROUP
3300 NORTH RIDGE ROAD, SUITE 110, ELLCOTT CITY, MD 21043
P: 410.461.7666 F: 410.461.8961 www.timmons.com

RECORDED AS PLAT No. 25488 ON 9/14/20 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

PLAT OF RESUBDIVISION
MAGNOLIA MANOR

LOTS 1-61 AND OPEN SPACE LOTS 62-69 AND NON-BUILDABLE PARCEL "A"
A SUBDIVISION OF TAX MAP 47 - PARCEL 465 AND A RESUBDIVISION OF TAX MAP 47 - PARCEL 163 "GIDDINGS PROPERTY, SECTION ONE, AREA ONE - LOTS 1 AND 4" (PLAT 9114)

TAX MAP 47 GRID 19, PARCEL 163 & 465 ----- ZONED: R-SC

6TH ELECTION DISTRICT
HOWARD COUNTY, MARYLAND

SCALE: 1" = 50'
GRAPHIC SCALE
MARCH 2020

SHEET 3 OF 8

NOTE:
FOR DETAILING OF THE PIPESTEM, PRIVATE USE-IN-COMMON ACCESS EASEMENT FOR LOTS 47, 48, 50, 54-59 AND THE PUBLIC WATER, SEWER AND UTILITY EASEMENT REFER TO SHEET 7.

MINIMUM LOT SIZE CHART MIN LOT SIZE 6,000 SF

LOT #	GROSS AREA	PIPESTEM AREA	NET AREA
47	12,131 SF	473 SF	11,658 SF
48	11,799 SF	1,255 SF	10,545 SF
50	11,986 SF	1,216 SF	10,770 SF
54	9,011 SF	170 SF	8,841 SF
55	8,099 SF	434 SF	7,665 SF

CURVE TABLE

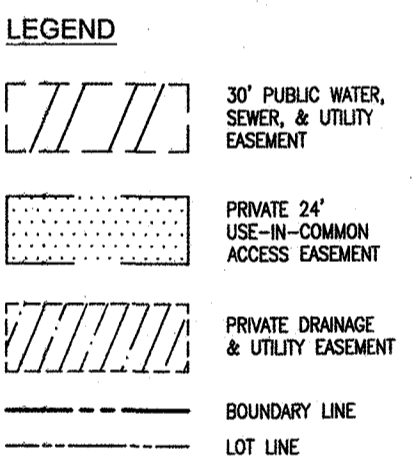
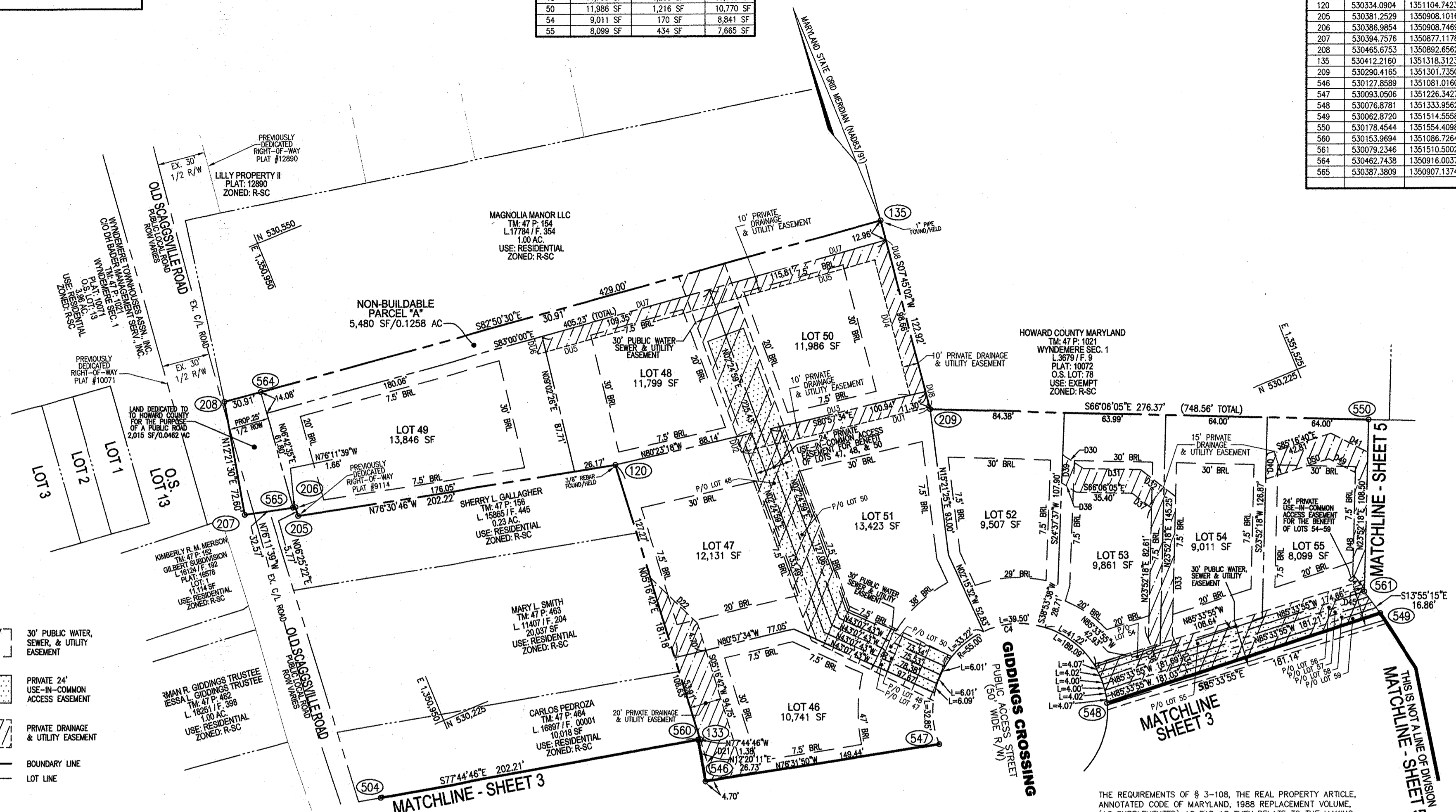
LINE	LENGTH	RADIUS	TAN	DELTA	CHORD & DIST.
04	189.09'	55.00'	368.43	196°58'52"	S81°27'13"E 108.79'

COORDINATE TABLE

POINT	NORTHING	EASTING
504	530196.8877	1350889.1201
133	530153.6765	1351088.0749
120	530334.0904	1351104.7423
205	530381.2529	1350908.1016
206	530386.9854	1350908.7469
207	530394.7576	1350877.1178
208	530465.6753	1350892.6562
135	530412.2160	1351318.3123
209	530290.4165	1351301.7350
546	530127.8589	1351081.0160
547	530093.0506	1351226.3427
548	530076.8781	1351333.9562
549	530062.8720	1351514.5558
550	530178.4544	1351554.4098
560	530153.9694	1351086.7264
561	530079.2346	1351510.5002
564	530462.7438	1350916.0037
565	530387.3809	1350907.1374

PRIVATE DRAINAGE & UTILITY EASEMENT LINE TABLE

LINE	BEARING	DISTANCE
DU1	N80°55'05"W	122.16'
DU2	N02°24'59"E	10.08'
DU3	S80°54'31"E	113.10'
DU4	N07°45'02"E	88.30'
DU5	N83°00'00"W	220.39'
DU6	S09°02'26"W	10.01'
DU7	S83°00'00"E	230.17'
DU8	S07°45'02"W	108.66'
D21	N05°16'42"E	27.03'
D22	N23°40'08"W	41.32'
D23	N31°39'52"W	11.46'
D30	S34°09'43"E	15.65'
D31	S66°06'05"E	36.01'
D32	S29°55'19"E	27.95'
D33	S23°52'18"W	87.09'
D34	S00°18'51"E	27.96'
D36	N00°18'51"E	30.00'
D37	N29°55'19"W	15.44'
D38	N34°09'43"W	10.86'
D39	N24°37'37"W	17.54'
D40	N23°52'18"E	15.88'
D41	S40°08'34"E	26.21'
D46	N10°35'51"W	3.14'
D45	N10°35'51"W	8.46'
D48	N23°52'18"E	64.27'
D49	N40°08'34"W	18.94'
D50	N85°16'40"W	41.79'



AREA TABULATION

A. TOTAL NUMBER OF LOTS AND/OR PARCELS TO BE RECORDED	11, P/O-4
- BUILDABLE	10, P/O-4
- NON-BUILDABLE	1
- OPEN SPACE	0
- PRESERVATION PARCELS	0
B. TOTAL AREA OF LOTS AND/OR PARCELS	2.7256 AC.
- BUILDABLE	2.5997 AC.
- NON-BUILDABLE	0.1258 AC.
- OPEN SPACE	0.0000 AC.
- PRESERVATION PARCELS	0.0000 AC.
C. TOTAL AREA OF ROADWAY TO BE RECORDED INCLUDING WIDENING STRIPS	0.0462 AC.
D. TOTAL AREA OF SUBDIVISION TO BE RECORDED	2.7718 AC.

OWNER
MARANATHA MAG. MANOR, LLC
MICHAEL PFAU MANAGING MEMBER
LIVE FEARLESS IN CHRIST, LLC
MICHAEL PFAU MANAGING MEMBER
3675 PARK AVE., SUITE 301
ELLCOTT CITY, MD 21043
(410) 480-0023

DEVELOPER
TRINITY HOMES MARY LAND, LLC
3675 PARK AVE., SUITE 301
ELLCOTT CITY, MD 21043
(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 AND THE SETTING OF MARKERS HAVE BEEN COMPLIED WITH.

Eric David Salmi
ERIC DAVID SALMI
PROFESSIONAL LAND SURVEYOR, MD REG. NO. 21639
DATE: 3/18/2020

Michael Pfaus
MICHAEL PFAU MANAGING MEMBER
MARANATHA MAG. MANOR, LLC
LIVE FEARLESS IN CHRIST, LLC
MICHAEL PFAU MANAGING MEMBER

APPROVED: FOR PUBLIC WATER AND PUBLIC SEWER SYSTEMS HOWARD COUNTY HEALTH DEPARTMENT.
Walter M. Rossman
HOWARD COUNTY HEALTH OFFICER
DATE: 6/17/20

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING
Chad Clark
CHIEF, DEVELOPMENT ENGINEERING DIVISION
DATE: 6/17/20

OWNER'S CERTIFICATE

WE, MARANATHA MAG. MANOR, LLC AND LIVE FEARLESS IN CHRIST, LLC, OWNERS OF THE PROPERTY SHOWN HEREON, ADOPTS THIS PLAT OF SUBDIVISION, AND IN CONSIDERATION OF THE APPROVAL OF THIS PLAT BY THE DEPARTMENT OF PLANNING AND ZONING, ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES AND GRANT UNTO HOWARD COUNTY, MARYLAND, ITS SUCCESSORS AND ASSIGNS:

- 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-WAYS AND THE SPECIFIC EASEMENTS SHOWN;
- THE RIGHT TO REQUIRE DEDICATION FOR THE PUBLIC USE THE BEDS OF THE STREETS AND/OR ROADS, THE FLOODPLAINS AND OPEN SPACES, WHERE APPLICABLE AND FOR THE GOOD AND OTHER VALUABLE CONSIDERATION;
- HEREBY GRANT THE RIGHT AND OPTION TO HOWARD COUNTY TO ACQUIRE THE FEE SIMPLE TITLE IN THE BEDS OF THE STREETS AND/OR ROADS, FLOOD PLAINS, STORM DRAINAGE FACILITIES AND OPEN SPACE WHERE APPLICABLE;
- THE RIGHT TO REQUIRE DEDICATION OF WATERWAYS AND DRAINAGE EASEMENTS FOR THE SPECIFIC PURPOSE OF THE CONSTRUCTION, REPAIR AND MAINTENANCE; AND
- THAT NO BUILDING OR SIMILAR STRUCTURE OF ANY KIND SHALL BE ERRECTED ON OR OVER THE SAID RIGHT-OF-WAYS.

WITNESS OUR HANDS THIS 18 DAY OF MARCH, 2020.

Michael Pfaus
MARANATHA MAG. MANOR, LLC
MICHAEL PFAU MANAGING MEMBER

Michael Pfaus
LIVE FEARLESS IN CHRIST, LLC
MICHAEL PFAU MANAGING MEMBER

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE PLAT SHOWN HEREON IS CORRECT; THAT IT IS A SUBDIVISION OF THE THREE (3) FOLLOWING CONVEYANCES:

- (1) WILLIAM E. GIDDINGS AND GEORGE A. GIDDINGS, TRUSTEES, OR THEIR SUCCESSORS IN TRUST, UNDER THE GIDDINGS LIVING TRUST TO MARANATHA MAG. MANOR, LLC AND LIVE FEARLESS IN CHRIST, LLC BY DEED DATED OCTOBER 01, 2019 AND RECORDED IN THE LAND RECORDS OF HOWARD COUNTY, MARYLAND AT LIBER 18950 FOLIO 40.
- (2) RICHARD LEE GIDDINGS AND MARY THERESA GIDDINGS TO MARANATHA MAG. MANOR, LLC AND LIVE FEARLESS IN CHRIST, LLC BY DEED DATED OCTOBER 01, 2019 AND RECORDED IN THE LAND RECORDS OF HOWARD COUNTY, MARYLAND AT LIBER 18934 FOLIO 374.
- (3) WILLIAM E. GIDDINGS AND KAREN PAYNE GIDDINGS TO MARANATHA MAG. MANOR, LLC AND LIVE FEARLESS IN CHRIST, LLC BY DEED DATED OCTOBER 01, 2019 AND RECORDED IN THE LAND RECORDS OF HOWARD COUNTY, MARYLAND AT LIBER 18934 FOLIO 365.

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 LICENSED PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 21639, EXPIRATION DATE JANUARY 03, 2022.

Eric David Salmi
ERIC DAVID SALMI
PROFESSIONAL LAND SURVEYOR, MD REG. NO. 21639
DATE: 3/18/2020

VOGEL ENGINEERING
TIMMONS GROUP
3300 NORTH RIDGE ROAD, SUITE 110, ELLICOTT CITY, MD 21043
P: 410.461.7666 F: 410.461.8961 www.timmons.com

RECORDED AS PLAT NO. 25489 ON 9/4/20 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

PLAT OF RESUBDIVISION
MAGNOLIA MANOR

LOTS 1-61 AND OPEN SPACE LOTS 62-69 AND NON-BUILDABLE PARCEL "A"
A SUBDIVISION OF TAX MAP 47 - PARCEL 465 AND A RESUBDIVISION OF TAX MAP 47 - PARCEL 163 "GIDDINGS PROPERTY, SECTION ONE, AREA ONE - LOTS 1 AND 4" (PLAT 9114)

TAX MAP 47 GRID 19, PARCEL 163 & 465 ZONED: R-SC
6TH ELECTION DISTRICT
HOWARD COUNTY, MARYLAND

SCALE: 1" = 50'
GRAPHIC SCALE
MARCH 2020

SHEET 4 OF 8

LINE	BEARING	DISTANCE
W4	S80°27'59"E	36.22'
W5	N63°39'26"E	13.20'
W6	S53°37'24"E	7.31'
W7	S40°30'54"E	21.62'
W8	N73°19'37"E	7.92'
W9	S67°40'32"E	28.38'
W10	S41°59'03"W	8.63'
W11	N77°40'58"W	10.44'
W12	S35°37'18"W	47.22'
W13	S29°17'10"W	43.38'
W14	S11°07'27"W	69.59'
W18	N65°36'21"E	16.88'
W19	N09°01'53"E	27.59'
W20	N38°20'36"W	26.31'
W42	S67°40'32"E	13.40'
W43	S83°52'34"E	12.16'
W44	S70°03'28"E	37.15'
W45	S78°27'27"E	22.80'
W46	S74°53'39"E	58.06'
W47	N39°07'07"E	16.86'
W48	N86°28'59"E	24.69'
W49	S37°02'14"E	27.77'
W50	N61°11'26"E	18.20'
W51	N03°54'21"E	7.01'
W52	N47°53'07"E	22.49'
W53	S13°18'45"E	9.02'
W54	N72°50'43"E	36.04'
W55	S21°49'22"W	26.47'
W56	S49°26'45"W	15.33'
W57	N76°10'10"W	25.84'
W58	S26°18'34"W	15.22'
W59	S88°50'14"W	15.16'
W60	N63°20'51"W	48.65'
W61	S38°07'58"W	17.49'
W62	N84°33'02"W	29.04'
W63	N60°13'58"W	15.68'
W64	S29°53'41"W	20.75'
W65	S38°24'58"W	45.96'
W66	N45°53'56"W	1.37'
W67	N35°18'57"E	45.83'
W68	N30°19'20"E	20.23'
W69	N60°13'58"W	4.81'
W70	N73°07'01"W	43.99'
W71	S32°09'35"W	33.50'
W72	S20°47'53"W	45.08'
W73	N66°54'31"W	1.44'
W74	N15°55'06"E	24.66'
W75	N20°38'22"E	17.59'
W76	N26°03'51"E	34.58'
W77	N79°25'52"W	16.40'
W78	N66°50'15"W	28.36'
W79	N42°50'20"E	6.63'
W80	S43°46'07"E	23.88'
W81	S08°34'54"E	35.18'
W85	N48°59'21"E	16.03'
W86	S50°17'24"E	26.98'
W87	S37°45'44"E	31.86'
W88	S14°57'28"E	11.71'
W102	N03°44'36"E	12.64'
W103	N47°00'51"E	26.60'
W104	N26°58'07"E	10.83'
W105	S55°42'33"E	3.42'
W106	S23°05'29"W	9.11'

NOTE:
FOR DETAILING OF THE PIPESTEM, PRIVATE USE-IN-COMMON ACCESS EASEMENT FOR LOTS 56-59 AND THE PUBLIC WATER, SEWER AND UTILITY EASEMENT REFER TO SHEET 7.

LOT #	GROSS AREA	PIPESTEM AREA	NET AREA
56	7,693 SF	701 SF	6,992 SF
57	8,730 SF	948 SF	7,782 SF
58	9,140 SF	1,224 SF	7,916 SF
59	9,551 SF	1,501 SF	8,050 SF
60	25,646 SF	5,803 SF	19,843 SF

AREA TABULATION

A. TOTAL NUMBER OF LOTS AND/OR PARCELS TO BE RECORDED	1, P/0-6
- BUILDABLE	P/0-5
- NON-BUILDABLE	0
- OPEN SPACE	1, P/0-1
- PRESERVATION PARCELS	0
B. TOTAL AREA OF LOTS AND/OR PARCELS	3,6740 AC.
- BUILDABLE	1,2028 AC.
- NON-BUILDABLE	0,0000 AC.
- OPEN SPACE	2,4712 AC.
- PRESERVATION PARCELS	0,0000 AC.
C. TOTAL AREA OF ROADWAY TO BE RECORDED INCLUDING WIDENING STRIPS	0,0000 AC.
D. TOTAL AREA OF SUBDIVISION TO BE RECORDED	3,6740 AC.

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

William B. Moore 4/2/20
HOWARD COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

Chad Clark 6.17.20
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

OWNER'S CERTIFICATE

WE, MARANATHA MAG. MANOR, LLC AND LIVE FEARLESS IN CHRIST, LLC, OWNERS OF THE PROPERTY SHOWN HEREON, ADOPTS THIS PLAN OF SUBDIVISION, AND IN CONSIDERATION OF THE APPROVAL OF THIS PLAN BY THE DEPARTMENT OF PLANNING AND ZONING, ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES AND GRANT UNTO HOWARD COUNTY, MARYLAND, ITS SUCCESSORS AND ASSIGNS:

- 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-WAYS AND THE SPECIFIC EASEMENTS SHOWN;
- THE RIGHT TO REQUIRE DEDICATION FOR THE PUBLIC USE OF THE BEDS OF THE STREETS AND/OR ROADS, THE FLOODPLAINS AND OPEN SPACES, WHERE APPLICABLE AND FOR THE GOOD AND OTHER VALUABLE CONSIDERATION;
- THE RIGHT TO GRANT THE RIGHT AND OPTION TO HOWARD COUNTY TO ACQUIRE THE FEE SIMPLE TITLE IN THE BEDS OF THE STREETS AND/OR ROADS, FLOOD PLAINS, STORM DRAINAGE FACILITIES AND OPEN SPACE WHERE APPLICABLE;
- THE RIGHT TO REQUIRE DEDICATION OF WATERWAYS AND DRAINAGE EASEMENTS FOR THE SPECIFIC PURPOSE OF THE CONSTRUCTION, REPAIR AND MAINTENANCE; AND
- THAT NO BUILDING OR SIMILAR STRUCTURE OF ANY KIND SHALL BE ERRECTED ON OR OVER THE SAID RIGHT-OF-WAYS.

WITNESS OUR HANDS THIS 18 DAY OF MARCH 2020
Michael Pfaul MARANATHA MAG. MANOR, LLC
Michael Pfaul MICHAEL PFAUL MANAGING MEMBER
Michael Pfaul LIVE FEARLESS IN CHRIST, LLC
Michael Pfaul MICHAEL PFAUL MANAGING MEMBER

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE PLAT SHOWN HEREON IS CORRECT; THAT IT IS A SUBDIVISION OF THE THREE (3) FOLLOWING CONVEYANCES:
(1) WILLIAM E. GIDDINGS AND GEORGE A. GIDDINGS, TRUSTEES, OR THEIR SUCCESSORS IN TRUST, UNDER THE GIDDINGS LIVING TRUST TO MARANATHA MAG. MANOR, LLC AND LIVE FEARLESS IN CHRIST, LLC BY DEED DATED OCTOBER 01, 2019 AND RECORDED IN THE LAND RECORDS OF HOWARD COUNTY, MARYLAND AT LIBER 18950 FOLIO 40.
(2) RICHARD LEE GIDDINGS AND MARY TERESA GIDDINGS TO MARANATHA MAG. MANOR, LLC AND LIVE FEARLESS IN CHRIST, LLC BY DEED DATED OCTOBER 01, 2019 AND RECORDED IN THE LAND RECORDS OF HOWARD COUNTY, MARYLAND AT LIBER 18934 FOLIO 374.
(3) WILLIAM E. GIDDINGS AND KAREN PAYNE GIDDINGS TO MARANATHA MAG. MANOR, LLC AND LIVE FEARLESS IN CHRIST, LLC BY DEED DATED OCTOBER 01, 2019 AND RECORDED IN THE LAND RECORDS OF HOWARD COUNTY, MARYLAND AT LIBER 18934 FOLIO 365.

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 LICENSED PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 21639, EXPIRATION DATE JANUARY 03, 2022.

Eric David Salmi 3/18/20
ERIC DAVID SALMI PROFESSIONAL LAND SURVEYOR, MD REG. NO. 21639

VOGEL ENGINEERING
TIMMONS GROUP
3300 NORTH RIDGE ROAD, SUITE 110, ELLICOTT CITY, MD 21043
P: 410.461.7666 F: 410.461.8961 www.timmons.com

LEGEND

	PUBLIC FOREST CONSERVATION EASEMENT (RETENTION)
	PUBLIC FOREST CONSERVATION EASEMENT (REFORESTATION)
	30' PUBLIC WATER, SEWER & UTILITY EASEMENT
	24' PRIVATE USE-IN-COMMON ACCESS EASEMENT
	20' PRIVATE DRAINAGE & UTILITY EASEMENT
	VARIABLE WIDTH PRIVATE STORMWATER MANAGEMENT, DRAINAGE & UTILITY EASEMENT
	BOUNDARY LINE
	LOT LINE
	WETLANDS LIMITS
	EX. PUBLIC 20' DRAINAGE & UTILITY EASEMENT L16307 F.86

COORDINATE TABLE

POINT	NORTHING	EASTING
513	529987.1631	1351986.1142
550	530178.4544	1351554.4098
552	530022.1228	1351522.1799
553	529772.3013	1351473.4782
557	529740.0697	1351632.5618
558	529584.6822	1351819.6131
561	530079.2346	1351510.5002

PUBLIC FOREST CONSERVATION EASEMENT LINE TABLE

LINE	BEARING	DISTANCE
F14	N85°49'57"E	37.73'
F15	S70°27'42"E	41.98'
F16	S38°15'17"E	20.90'
F17	S65°21'03"E	16.75'
F18	S08°40'08"E	33.83'
F19	N10°10'34"E	10.99'
F19A	S70°03'28"E	13.37'
F19B	S78°27'27"E	6.82'
F19C	N10°10'34"E	16.74'
F20	N08°40'08"W	29.84'
F21	N60°40'06"E	25.43'
F22	S82°43'06"E	25.81'
F23	S03°22'26"E	33.33'
F24	S05°42'25"W	63.26'
F25	S05°42'25"W	17.09'
F25b	S64°23'12"E	2.33'
F26	S40°02'59"W	50.59'
F27	S26°10'16"W	56.68'
F28	S50°29'37"E	79.11'
F29	S38°05'07"E	43.27'
F30	S04°25'27"W	29.30'
F30	S04°25'27"W	34.68'
F60	S51°04'54"W	49.86'
F61	S42°07'49"W	38.21'
F62	S31°37'00"W	37.01'
F63	S08°11'33"E	39.79'
F64	S64°17'56"E	51.08'
F65	S57°10'17"E	54.86'
F66	S05°42'32"W	15.27'
F67	S50°29'37"E	12.88'
F68	S85°51'58"E	12.56'
F69	S37°14'06"W	41.24'
F70	S84°13'07"W	56.04'
F71	N67°38'24"W	32.55'
F72	S49°36'02"E	23.30'
F73	S07°45'16"E	20.45'
F74	N31°37'00"E	22.74'
F75	S42°07'49"W	35.66'
F76	N51°04'54"E	56.14'
F77	S82°43'06"E	25.61'
F78	N85°40'51"E	42.02'
F79	N71°15'48"E	62.02'
F80	N46°05'20"E	30.67'
F81	N78°25'12"E	80.27'
F82	S68°06'05"E	23.39'
F83	S22°28'27"W	260.94'
F84	N67°30'43"W	20.27'
F85	S22°29'17"W	34.14'
F86	N67°30'43"W	35.00'
F87	N02°18'59"W	63.65'
F88	N64°23'12"W	30.67'
F89	N36°27'25"W	27.18'
F90	N67°52'26"W	45.00'
F91	N05°42'25"E	57.31'
F92	N03°29'43"W	31.15'

PRIVATE DRAINAGE & UTILITY EASEMENT LINE TABLE

LINE	BEARING	DISTANCE
D41	S40°08'34"E	8.34'
D42	S23°52'18"W	67.80'
D43	S18°41'20"E	40.65'
D44	N65°30'54"W	19.30'
D45	N10°35'51"W	62.85'
D51	N23°52'18"E	10.01'
D52	S67°22'02"E	30.64'
D53	S23°52'18"W	80.40'
D54	N00°53'18"W	5.15'
D54A	S00°53'18"E	13.46'
D55	N40°05'10"E	37.79'
D55A	N23°52'18"E	76.42'
D56	N67°22'02"W	20.78'
D57	N63°17'10"W	44.28'
D58	S13°04'07"E	31.43'
D59	N71°15'48"E	10.05'
D60	S13°04'07"E	19.04'
D61	N83°42'24"W	24.28'
D62	S67°43'34"W	33.33'
D69	N23°52'18"E	10.01'
D100	S30°08'51"E	14.87'
D101	S23°52'18"W	61.86'
D102	N85°26'23"W	30.58'
D102A	S23°52'18"W	24.90'
D102B	S72°50'12"W	12.97'
D102C	N72°50'12"E	8.92'
D103	N23°52'18"E	27.44'
D104	S85°26'23"E	30.58'
D105	N30°08'51"W	6.72'
D106	N77°17'00"W	54.00'

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 AND THE SETTING OF MARKERS HAVE BEEN COMPLIED WITH.

Eric David Salmi 3/18/2020
ERIC DAVID SALMI DATE
PROFESSIONAL LAND SURVEYOR, MD REG. NO. 21639

Michael Pfaul
MARANATHA MAG. MANOR, LLC
MICHAEL PFAUL MANAGING MEMBER

Michael Pfaul
LIVE FEARLESS IN CHRIST, LLC
MICHAEL PFAUL MANAGING MEMBER

RECORDED AS PLAT No. 25490 ON 4/14/20 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

PLAT OF RESUBDIVISION
MAGNOLIA MANOR

LOTS 1-61 AND OPEN SPACE LOTS 62-69 AND NON-BUILDABLE PARCEL "A"
A SUBDIVISION OF TAX MAP 47 - PARCEL 465 AND A RESUBDIVISION OF TAX MAP 47 - PARCEL 163 "GIDDINGS PROPERTY, SECTION ONE, AREA ONE - LOTS 1 AND 4" (PLAT 9114)

TAX MAP 47 GRID 19, PARCEL 163 & 465 ----- ZONED: R-SC
6TH ELECTION DISTRICT
HOWARD COUNTY, MARYLAND

SCALE: 1" = 50'
MARCH 2020
SHEET 5 OF 8



WETLAND EASEMENT LINE TABLE		
LINE	BEARING	DISTANCE
W14	N11°07'27"E	0.82'
W15	S36°18'11"W	29.58'
W16	S84°23'09"W	16.87'
W17	N25°29'02"W	22.73'
W18	N22°36'21"E	14.72'
W19	S32°06'14"E	21.69'
W20	S55°00'58"E	32.15'
W21	N86°42'58"E	22.51'
W22	N48°59'21"E	16.03'
W23	S14°57'28"E	1.38'
W24	S43°30'36"W	14.52'
W25	S71°30'33"W	34.95'
W26	S54°41'07"W	28.59'
W27	N36°23'26"W	33.13'
W28	N20°15'04"E	34.56'
W29	N71°56'50"W	14.51'
W30	N52°48'13"W	43.66'
W31	N19°32'21"W	23.27'
W32	S52°48'47"W	41.78'
W33	S04°30'00"W	28.56'
W34	N64°52'58"W	35.81'
W35	N17°05'27"E	26.57'
W36	N37°00'36"E	39.32'
W37	N03°44'36"E	8.64'
W38	N78°13'11"E	13.21'
W39	S85°39'36"E	33.29'
W40	S71°43'23"E	8.49'
W41	S36°42'17"W	12.22'
W42	S46°41'38"W	8.23'
W43	N28°25'54"W	8.72'
W44	N07°18'51"W	35.48'
W45	N42°51'20"W	22.17'

PRIVATE DRAINAGE & UTILITY EASEMENT LINE TABLE		
LINE	BEARING	DISTANCE
D63	S13°13'31"W	27.50'
D64	S04°06'12"E	25.54'
D65	N76°46'29"W	38.83'
D66	S13°13'31"W	20.00'
D67	N76°46'29"W	16.04'
D68	N24°47'43"E	26.41'
D69	N11°27'11"E	22.12'
D70	N20°00'25"W	43.70'
D71	S20°46'37"W	27.83'
D72	S20°00'25"E	42.35'
D73	L=70.50'	R=55.00'
D74	CHD=562'57'07"W	65.78'
D75	S29°28'42"E	9.64'
D76	N85°51'18"E	22.96'
D77	S80°19'27"E	21.01'
D78	S09°40'33"W	3.66'
D79	L=32.36'	R=25.00'
D80	CHD=563'18'42"W	30.15'
D81	N13°13'31"E	7.84'
D82	N76°46'29"W	30.45'
D83	L=62.03'	R=117.33'
D84	CHD=N61°37'41"W	61.31'
D85	S42°42'11"W	7.67'
D86	S22°12'17"E	6.95'

PUBLIC DRAINAGE & UTILITY EASEMENT LINE TABLE		
LINE	BEARING	DISTANCE
D121	N26°29'09"W	21.84'
D122	N20°20'49"W	7.22'
D123	N24°56'17"E	81.95'
D124	S24°56'19"W	73.31'
D125	S26°29'09"W	11.32'
D126	R=55.00' L=3.82'	CH=S28°13'12"W 3.82'
D127	R=25.00' L=18.01'	CH=S46°51'43"W 17.62'
D128	S75°14'56"E	10.56'
D129	S14°45'04"W	20.00'
D130	N75°14'56"W	63.39'
D131	N26°29'09"W	2.74'
D132	S76°46'29"E	4.65'
D133	R=55.00' L=24.37'	CH=N73°22'37"E 24.17'

PUBLIC FOREST CONSERVATION EASEMENT LINE TABLE		
LINE	BEARING	DISTANCE
F30	S04°25'27"W	29.30'
F31	S59°51'03"W	51.21'
F32	S51°56'29"W	18.96'
F33	N76°46'29"W	44.33'
F34	N58°30'13"W	16.59'
F35	N78°56'55"W	46.22'
F36	N49°14'14"W	21.42'
F37	N30°36'54"W	24.23'
F38	N55°02'06"W	29.77'
F39	N80°19'27"W	34.50'
F40	S85°51'18"W	22.96'
F41	N29°28'42"W	9.64'

MINIMUM LOT SIZE CHART			
LOT #	GROSS AREA	PIPESTEM AREA	NET AREA
60	25,646 SF	5,803 SF	19,843 SF

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 AND THE SETTING OF MARKERS HAVE BEEN COMPLIED WITH.

Eric David Salmi
 ERIC DAVID SALMI
 PROFESSIONAL LAND SURVEYOR, MD REG. NO. 21639
 DATE: 3/18/2020

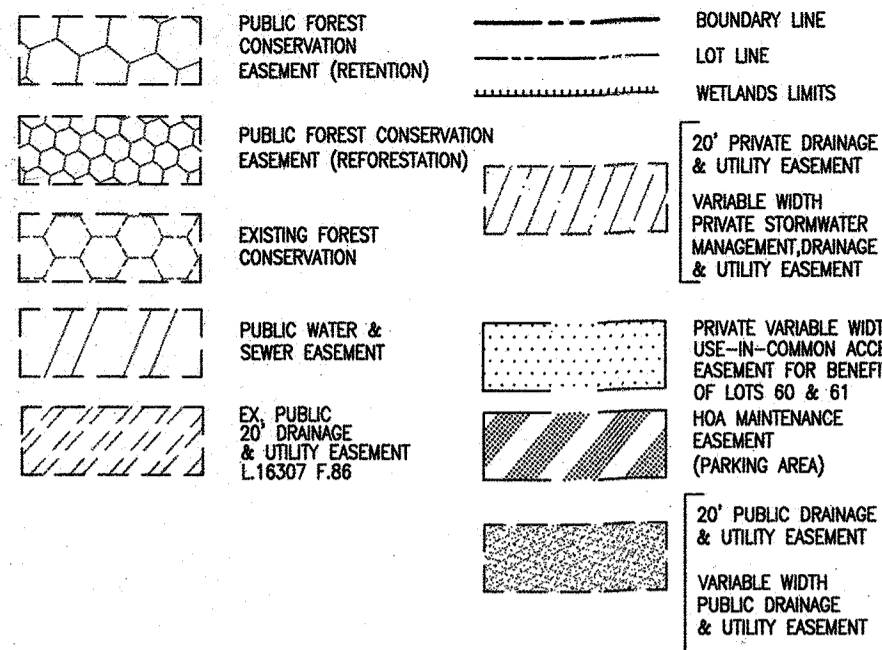
Maranatha Mag. Manor, LLC
 MARANATHA MAG. MANOR, LLC
 MICHAEL PFAU MANAGING MEMBER

Live Fearless in Christ, LLC
 LIVE FEARLESS IN CHRIST, LLC
 MICHAEL PFAU MANAGING MEMBER

AREA TABULATION

A. TOTAL NUMBER OF LOTS AND/OR PARCELS TO BE RECORDED	14, P/0-3
- BUILDABLE	12, P/0-1
- NON-BUILDABLE	0
- OPEN SPACE	2, P/0-2
- PRESERVATION PARCELS	0
B. TOTAL AREA OF LOTS AND/OR PARCELS	8,000 SF
- BUILDABLE	0.9199 AC.
- NON-BUILDABLE	0.8567 AC.
- OPEN SPACE	0.0000 AC.
- PRESERVATION PARCELS	2.0633 AC.
C. TOTAL AREA OF ROADWAY TO BE RECORDED INCLUDING WIDENING STRIPS	0.4628 AC.
D. TOTAL AREA OF SUBDIVISION TO BE RECORDED	3.3827 AC.

LEGEND



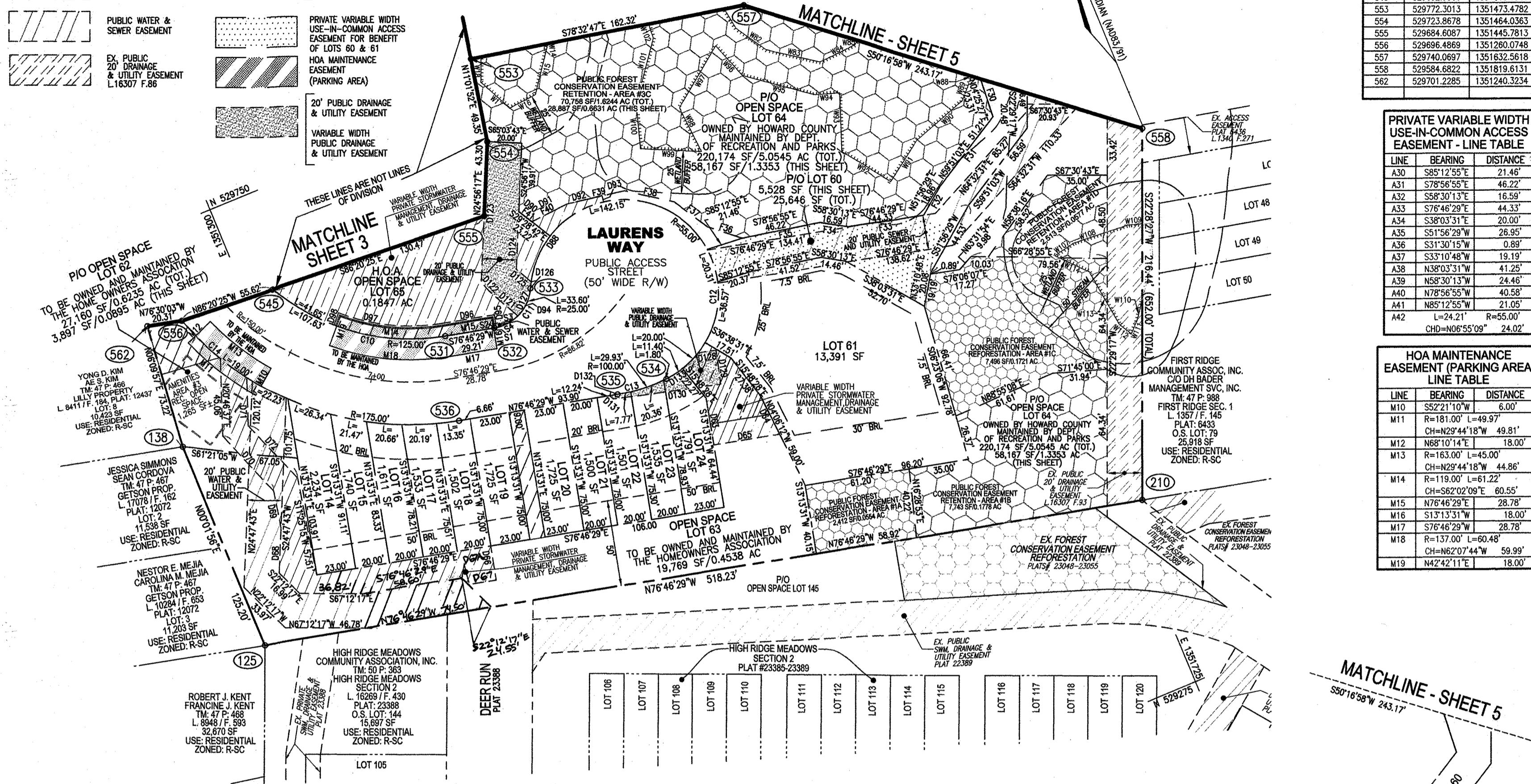
CURVE TABLE					
LINE	LENGTH	RADIUS	TAN	DELTA	CHORD & DIST.
C10	107.63'	125.00'	57.41'	49°20'02"	S52°06'28"E 104.34'
C11	33.60'	25.00'	19.88'	76°59'47"	S84°43'37"W 31.12'
C12	230.23'	55.00'	---	239°50'26"	S33°51'04"E 95.34'
C13	29.93'	100.00'	15.08'	17°08'55"	N85°20'57"W 29.82'
C14	140.36'	175.00'	140.36'	77°27'53"	S38°03'33"E 218.99'

PUBLIC WATER & SEWER EASEMENT LINE TABLE		
LINE	BEARING	DISTANCE
S1	N76°46'29"W	0.56'
S2	N13°28'10"E	2.58'
S3	S76°31'50"E	11.50'
S4	R=25.00' L=11.34'	CH=S89°45'55"W 11.24'

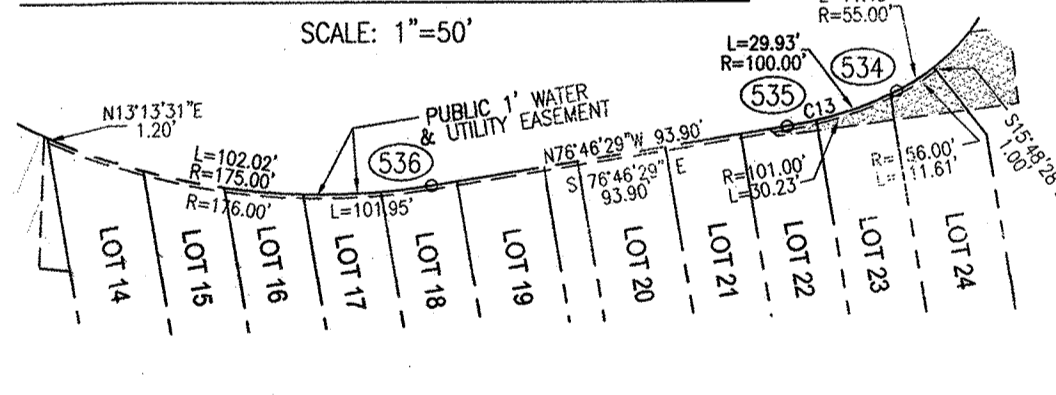
COORDINATE TABLE		
POINT	NORTHING	EASTING
125	529503.2404	1351232.3892
138	529628.4364	1351232.4596
210	529384.6802	1351736.8749
531	529628.8558	1351397.9201
532	529622.1728	1351426.3568
533	529635.4609	1351454.5023
534	529556.2820	1351507.6100
535	529558.6998	1351477.8898
536	529580.1819	1351386.4812
545	529692.9366	1351315.5816
553	529722.3013	1351473.4782
554	529723.8678	1351464.0363
555	529684.6087	1351455.7813
556	529696.4869	1351260.0748
557	529740.0697	1351632.5618
558	529584.6822	1351819.6131
562	529701.2285	1351240.3234

PRIVATE VARIABLE WIDTH USE-IN-COMMON ACCESS EASEMENT - LINE TABLE		
LINE	BEARING	DISTANCE
A30	S85°12'55"E	21.46'
A31	S78°56'55"E	46.22'
A32	S58°30'13"E	16.59'
A33	S76°46'29"E	44.33'
A34	S38°03'31"E	20.00'
A35	S51°56'29"W	26.95'
A36	S31°30'15"W	0.89'
A37	S33°10'48"W	19.19'
A38	N38°03'31"W	41.25'
A39	N58°30'13"W	24.46'
A40	N78°56'55"W	40.58'
A41	N85°12'55"W	21.05'
A42	L=24.21' R=55.00'	CH=N06°55'09" 24.02'

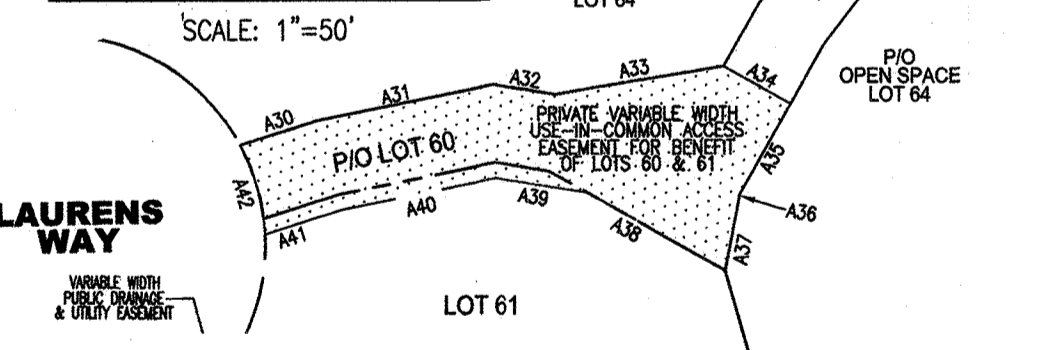
HOA MAINTENANCE EASEMENT (PARKING AREA) LINE TABLE		
LINE	BEARING	DISTANCE
M10	S52°21'10"W	6.00'
M11	R=181.00' L=49.97'	CH=N29°44'18"W 49.81'
M12	N68°10'14"E	18.00'
M13	R=163.00' L=45.00'	CH=N29°44'18"W 44.86'
M14	R=119.00' L=61.22'	CH=S62°02'09"E 60.55'
M15	N76°46'29"E	28.78'
M16	S13°13'31"W	18.00'
M17	S76°46'29"W	28.78'
M18	R=137.00' L=60.48'	CH=N62°07'44"W 59.99'
M19	N42°42'11"E	18.00'



PUBLIC WATER & UTILITY EASEMENT - DETAIL



PRIVATE USE-IN-COMMON ACCESS EASEMENT DETAIL



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

Howard County Health Officer
 HOWARD COUNTY HEALTH OFFICER
 DATE: 4.0.20

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

Michael Pfau
 CHIEF, DEVELOPMENT ENGINEERING DIVISION
 DATE: 6-17-20

Eric David Salmi
 DATE: 3/18/2020

OWNER'S CERTIFICATE

WE, MARANATHA MAG. MANOR, LLC AND LIVE FEARLESS IN CHRIST, LLC, OWNERS OF THE PROPERTY SHOWN HEREON, ADOPTS THIS PLAT OF SUBDIVISION, AND IN CONSIDERATION OF THE APPROVAL OF THIS PLAT BY THE DEPARTMENT OF PLANNING AND ZONING, ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES AND GRANT UNTO HOWARD COUNTY, MARYLAND, ITS SUCCESSORS AND ASSIGNS:

- 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-WAYS AND THE SPECIFIC EASEMENTS SHOWN;
- THE RIGHT TO REQUIRE DEDICATION FOR THE PUBLIC USE OF THE BEDS OF THE STREETS AND/OR ROADS, THE FLOODPLAINS AND OPEN SPACES, WHERE APPLICABLE AND FOR THE GOOD AND OTHER VALUABLE CONSIDERATION;
- HEREBY GRANT THE RIGHT AND OPTION TO HOWARD COUNTY TO ACQUIRE THE FEE SIMPLE TITLE IN THE BEDS OF THE STREETS AND/OR ROADS, FLOOD PLAINS, STORM DRAINAGE FACILITIES AND OPEN SPACE WHERE APPLICABLE;
- THE RIGHT TO REQUIRE DEDICATION OF WATERWAYS AND DRAINAGE EASEMENTS FOR THE SPECIFIC PURPOSE OF THE CONSTRUCTION, REPAIR AND MAINTENANCE, AND
- THAT NO BUILDING OR SIMILAR STRUCTURE OF ANY KIND SHALL BE ERRECTED ON OR OVER THE SAID RIGHT-OF-WAYS.

WITNESS OUR HANDS THIS 18 DAY OF MARCH 2020.

Maranatha Mag. Manor, LLC
 MARANATHA MAG. MANOR, LLC
 MICHAEL PFAU MANAGING MEMBER

Live Fearless in Christ, LLC
 LIVE FEARLESS IN CHRIST, LLC
 MICHAEL PFAU MANAGING MEMBER

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE PLAT SHOWN HEREON IS CORRECT; THAT IT IS A SUBDIVISION OF THE THREE (3) FOLLOWING CONVEYANCES:

- WILLIAM E. GIDDINGS AND GEORGE A. GIDDINGS, TRUSTEES, OR THEIR SUCCESSORS IN TRUST, UNDER THE GIDDINGS LIVING TRUST TO MARANATHA MAG. MANOR, LLC AND LIVE FEARLESS IN CHRIST, LLC BY DEED DATED OCTOBER 01, 2019 AND RECORDED IN THE LAND RECORDS OF HOWARD COUNTY, MARYLAND AT LIBER 18950 FOLIO 40.
- RICHARD LEE GIDDINGS AND MARY TERESA GIDDINGS TO MARANATHA MAG. MANOR, LLC AND LIVE FEARLESS IN CHRIST, LLC BY DEED DATED OCTOBER 01, 2019 AND RECORDED IN THE LAND RECORDS OF HOWARD COUNTY, MARYLAND AT LIBER 18934 FOLIO 374.
- WILLIAM E. GIDDINGS AND KAREN PAYNE GIDDINGS TO MARANATHA MAG. MANOR, LLC AND LIVE FEARLESS IN CHRIST, LLC BY DEED DATED OCTOBER 01, 2019 AND RECORDED IN THE LAND RECORDS OF HOWARD COUNTY, MARYLAND AT LIBER 18934 FOLIO 365.

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 LICENSED PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 21639, EXPIRATION DATE JANUARY 03, 2022.

Eric David Salmi
 ERIC DAVID SALMI
 PROFESSIONAL LAND SURVEYOR, MD REG. NO. 21639
 DATE: 3/18/2020

VOGEL ENGINEERING
TIMMONS GROUP
 3300 NORTH RIDGE ROAD, SUITE 110, ELLICOTT CITY, MD 21043
 P: 410.461.7666 F: 410.461.8961 www.timmons.com



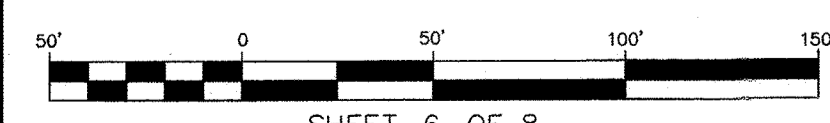
RECORDED AS PLAT No. 25491 ON 9/14/20 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

PLAT OF RESUBDIVISION
MAGNOLIA MANOR

LOTS 1-61 AND OPEN SPACE LOTS 62-69 AND NON-BUILDABLE PARCEL "A"
 A SUBDIVISION OF TAX MAP 47 - PARCEL 465 AND A RESUBDIVISION OF TAX MAP 47 - PARCEL 163 "GIDDINGS PROPERTY, SECTION ONE, AREA ONE - LOTS 1 AND 4" (PLAT 9114)

TAX MAP 47 GRID 19, PARCEL 163 & 465 ZONED: R-SC
 6TH ELECTION DISTRICT
 HOWARD COUNTY, MARYLAND

SCALE: 1" = 50' MARCH 2020



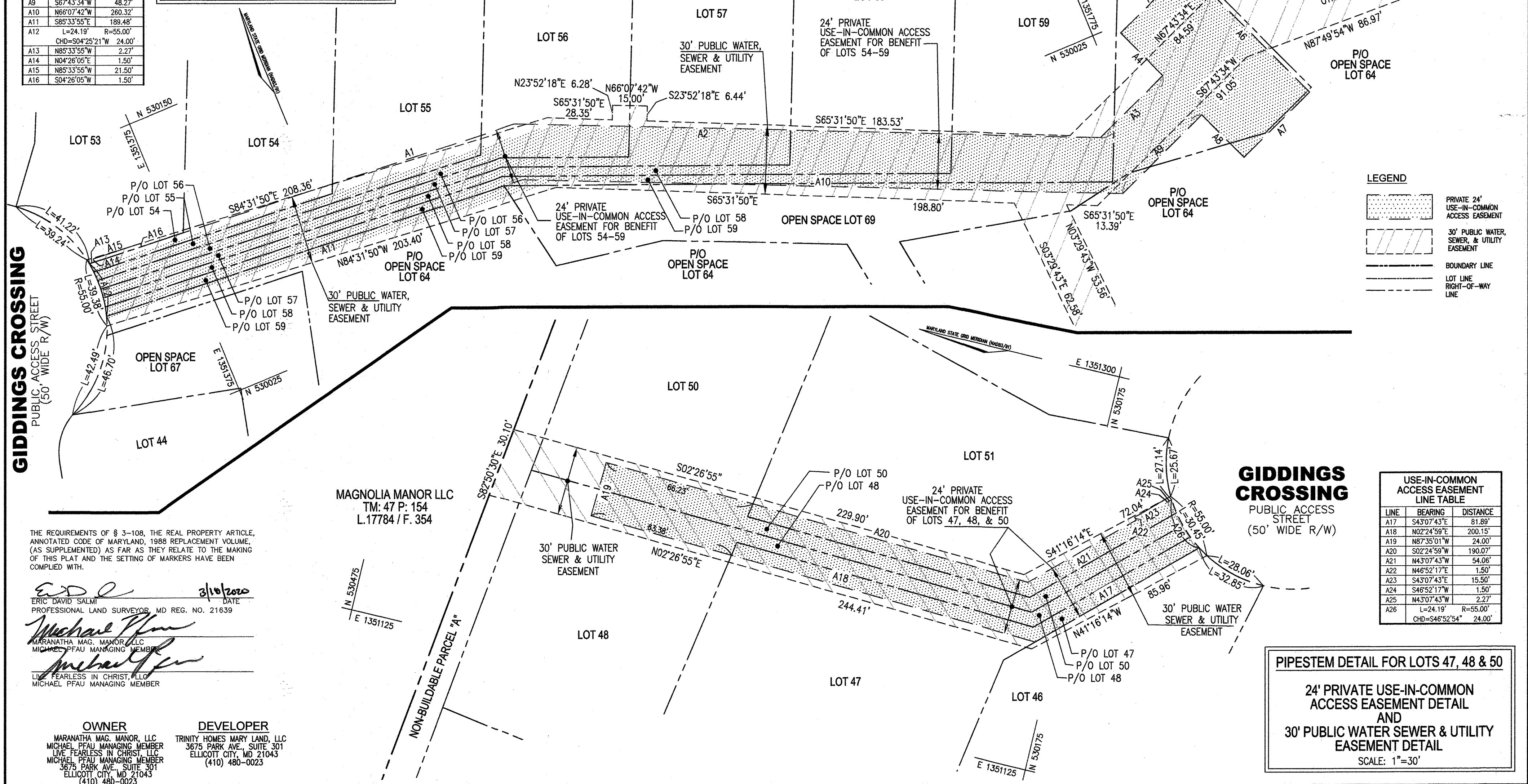
USE-IN-COMMON ACCESS EASEMENT LINE TABLE

LINE	BEARING	DISTANCE
A1	S85°33'55"E	189.81'
A2	S86°07'42"E	254.20'
A3	S67°43'34"W	38.05'
A4	S22°16'26"E	26.00'
A5	S67°43'34"W	40.00'
A6	S22°16'26"E	76.00'
A7	N67°43'34"E	40.00'
A8	S22°16'26"E	26.00'
A9	S67°43'34"W	48.27'
A10	N66°07'42"W	260.32'
A11	S85°33'55"E	189.48'
A12	L=24.19' R=55.00'	
CHD=S04°25'21"W 24.00'		
A13	N85°33'55"W	2.27'
A14	N04°26'05"E	1.50'
A15	N85°33'55"W	21.50'
A16	S04°26'05"W	1.50'

PIPESTEM DETAIL FOR LOTS 54-59

24' PRIVATE USE-IN-COMMON ACCESS EASEMENT DETAIL AND 30' PUBLIC WATER SEWER & UTILITY EASEMENT DETAIL

SCALE: 1"=30'



LEGEND

- Private 24' Use-in-Common Access Easement
- 30' Public Water, Sewer, & Utility Easement
- Boundary Line
- Lot Line
- Right-of-Way Line

USE-IN-COMMON ACCESS EASEMENT LINE TABLE

LINE	BEARING	DISTANCE
A17	S43°07'43"E	81.89'
A18	N02°24'59"E	200.15'
A19	N87°35'01"W	24.00'
A20	S02°24'59"W	190.07'
A21	N43°07'43"W	54.06'
A22	N46°52'17"E	1.50'
A23	S43°07'43"E	15.50'
A24	S46°52'17"W	1.50'
A25	N43°07'43"W	2.27'
A26	L=24.19' R=55.00'	
CHD=S46°52'54" 24.00'		

PIPESTEM DETAIL FOR LOTS 47, 48 & 50

24' PRIVATE USE-IN-COMMON ACCESS EASEMENT DETAIL AND 30' PUBLIC WATER SEWER & UTILITY EASEMENT DETAIL

SCALE: 1"=30'

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 AND THE SETTING OF MARKERS HAVE BEEN COMPLIED WITH.

Eric David Salmi
 ERIC DAVID SALMI
 PROFESSIONAL LAND SURVEYOR, MD REG. NO. 21639
 DATE: 3/10/2020

Michael Pfauf
 MARANATHA MAG. MANOR, LLC
 MICHAEL PFAU MANAGING MEMBER

Michael Pfauf
 LIVE FEARLESS IN CHRIST, LLC
 MICHAEL PFAU MANAGING MEMBER

OWNER
 MARANATHA MAG. MANOR, LLC
 MICHAEL PFAU MANAGING MEMBER
 LIVE FEARLESS IN CHRIST, LLC
 MICHAEL PFAU MANAGING MEMBER
 3675 PARK AVE., SUITE 301
 ELLICOTT CITY, MD 21043
 (410) 480-0023

DEVELOPER
 TRINITY HOMES MARY LAND, LLC
 3675 PARK AVE., SUITE 301
 ELLICOTT CITY, MD 21043
 (410) 480-0023

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

OWNER'S CERTIFICATE

WE, MARANATHA MAG. MANOR, LLC AND LIVE FEARLESS IN CHRIST, LLC, OWNERS OF THE PROPERTY SHOWN HEREON, ADOPTS THIS PLAT OF SUBDIVISION, AND IN CONSIDERATION OF THE APPROVAL OF THIS PLAT BY THE DEPARTMENT OF PLANNING AND ZONING, ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES AND GRANT UNTO HOWARD COUNTY, MARYLAND, ITS SUCCESSORS AND ASSIGNS:

- 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-WAYS AND THE SPECIFIC EASEMENTS SHOWN;
- THE RIGHT TO REQUIRE DEDICATION FOR THE PUBLIC USE THE BEDS OF THE STREETS AND/OR ROADS, THE FLOODPLAINS AND OPEN SPACES, WHERE APPLICABLE AND FOR THE GOOD AND OTHER VALUABLE CONSIDERATION;
- THE RIGHT TO REQUIRE DEDICATION OF WATERWAYS AND DRAINAGE EASEMENTS FOR THE SPECIFIC PURPOSE OF THE CONSTRUCTION, REPAIR AND MAINTENANCE, AND
- THAT NO BUILDING OR SIMILAR STRUCTURE OF ANY KIND SHALL BE ERECTED ON OR OVER THE SAID RIGHT-OF-WAYS.

WITNESS OUR HANDS THIS 19 DAY OF MARCH, 2020.

Michael Pfauf
 MARANATHA MAG. MANOR, LLC
 MICHAEL PFAU MANAGING MEMBER

Michael Pfauf
 LIVE FEARLESS IN CHRIST, LLC
 MICHAEL PFAU MANAGING MEMBER

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE PLAT SHOWN HEREON IS CORRECT; THAT IT IS A SUBDIVISION OF THE THREE (3) FOLLOWING CONVEYANCES:

- WILLIAM E. GIDDINGS AND GEORGE A. GIDDINGS, TRUSTEES, OR THEIR SUCCESSORS IN TRUST, UNDER THE GIDDINGS LIVING TRUST TO MARANATHA MAG. MANOR, LLC AND LIVE FEARLESS IN CHRIST, LLC BY DEED DATED OCTOBER 01, 2019 AND RECORDED IN THE LAND RECORDS OF HOWARD COUNTY, MARYLAND AT LIBER 18950 FOLIO 40.
- RICHARD LEE GIDDINGS AND MARY THERESA GIDDINGS TO MARANATHA MAG. MANOR, LLC AND LIVE FEARLESS IN CHRIST, LLC BY DEED DATED OCTOBER 01, 2019 AND RECORDED IN THE LAND RECORDS OF HOWARD COUNTY, MARYLAND AT LIBER 18934 FOLIO 374.
- WILLIAM E. GIDDINGS AND KAREN PAYNE GIDDINGS TO MARANATHA MAG. MANOR, LLC AND LIVE FEARLESS IN CHRIST, LLC BY DEED DATED OCTOBER 01, 2019 AND RECORDED IN THE LAND RECORDS OF HOWARD COUNTY, MARYLAND AT LIBER 18934 FOLIO 365.

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 LICENSED PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 21639, EXPIRATION DATE JANUARY 03, 2022.

Eric David Salmi
 ERIC DAVID SALMI
 PROFESSIONAL LAND SURVEYOR, MD REG. NO. 21639
 DATE: 3/10/2020

VOGEL ENGINEERING
TIMMONS GROUP
 3300 NORTH RIDGE ROAD, SUITE 110, ELLICOTT CITY, MD 21043
 P: 410.461.7666 F: 410.461.8961 www.timmons.com

RECORDED AS PLAT No. 25492 ON 9/4/20 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

PLAT OF RESUBDIVISION
MAGNOLIA MANOR

LOTS 1-61 AND OPEN SPACE LOTS 62-69 AND NON-BUILDABLE PARCEL "A"
 A SUBDIVISION OF TAX MAP 47 - PARCEL 465 AND A RESUBDIVISION OF TAX MAP 47 - PARCEL 163 "GIDDINGS PROPERTY, SECTION ONE, AREA ONE - LOTS 1 AND 4" (PLAT 9114)

TAX MAP 47 GRID 19, PARCEL 163 & 465 ZONED: R-SC
 6TH ELECTION DISTRICT
 HOWARD COUNTY, MARYLAND

SCALE: 1"= 30' MARCH 2020

SHEET 7 OF 8



