

**GENERAL NOTES**

- THE COORDINATES SHOWN HEREON ARE BASED UPON THE HOWARD COUNTY GEODETIC CONTROL WHICH IS BASED UPON THE MARYLAND STATE PLANE COORDINATE SYSTEM. HOWARD COUNTY MONUMENT NOS. 35HA AND 35HB WERE USED FOR THIS PROJECT.
- 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
- THE PROJECT BOUNDARY SHOWN HEREON IS BASED ON PLATS 23334-23337, RECORDED MAY 2015 BY MORRIS & RITCHIE ASSOCIATES, INC. THE BOUNDARY HAS BEEN VERIFIED BY VOGEL ENGINEERING-TIMMONS GROUP, SEPTEMBER 2017.
- 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 "CEF-R" PER ZONING BOARD DECISION AND ORDER FOR CASE ZB1104M, APPROVED ON APRIL 6, 2015 AND IS SUBJECT TO THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS EFFECTIVE 10/2/03 PER COUNCIL BILL 75-2003.
- AREAS SHOWN HEREON ARE MORE OR LESS.
- TO THE BEST OF THE OWNERS KNOWLEDGE, THERE ARE NO BURIAL GROUNDS, CEMETERIES LOCATED ON THE SUBJECT PROPERTY OR THE COUNTY'S CEMETERY SITE MAP.
- FLOODPLAINS ARE LOCATED ONSITE.  
-THE FLOODPLAIN SHOWN ON THE SUBJECT PROPERTY ALONG THE MIDDLE PATUXENT RIVER IS PER HOWARD COUNTY DFRM.  
-THE ONSITE FLOODPLAINS ALONG THE VILLAGE OF RIVER HILL AND W.R. GRACE PROPERTY BOUNDARIES WERE DELINEATED BASED ON A REPORT PREPARED BY ROBERT H. VOGEL ENGINEERING, INC. DATED MAY 2017 AND APPROVED ON OCTOBER 5, 2017.
- WETLANDS AND STREAMS SHOWN FOR THE PROJECT ARE BASED ON THE DELINEATION BY GEO-TECHNOLOGY ASSOCIATES, INC. DATED MAY 31, 2013 AND FEBRUARY 2016 AND APPROVED AUGUST 23, 2016.  
-FOREST STAND DELINEATION REPORT DATED MAY 29, 2015 AND FEBRUARY 2016 WAS PREPARED BY GEO-TECHNOLOGY ASSOCIATES, INC. AND APPROVED AUGUST 23, 2016.
- 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 EASEMENT AREAS AND 100-YEAR FLOODPLAIN.  
-THE DEVELOPER HAS OBTAINED ALL NECESSARY STATE PERMITS FOR THE PROPOSED ENVIRONMENTAL IMPACTS.  
-THE BEST MANAGEMENT PRACTICES FOR WORKING IN NONTIDAL WETLANDS, WETLAND BUFFERS, WATERWAYS, AND 100-YEAR FLOODPLAINS.  
-A NOISE STUDY BEEN PREPARED BY ROBERT H. VOGEL ENGINEERING, INC., DATED JANUARY 2017 AND APPROVED ON OCTOBER 5, 2017.  
-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.
- ARTICLES OF INCORPORATION FOR THE HOMEOWNERS ASSOCIATION WERE ACCEPTED BY THE STATE DEPARTMENT OF ASSESSMENT AND TAXATION ON 03/27/2019. DEPARTMENT REF # 019537133.
- THE GROUNDWATER USE RESTRICTION AREA (APPROXIMATE) SHOWN HEREON AS TAKEN FROM THE PREVIOUS PLAT OF GRACE TECH PARK - PARCELS 'B-1' & 'C' (PLAT #23334-23337) IS DESCRIBED IN A TITLE NOTICE DATED APRIL 7, 2008 AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER 11163 FOLIO 568. THE TITLE NOTICE DECLARES THAT THE AREA IS SUBJECT TO A RESOURCE CONSERVATION AND RECOVERY CORRECTIVE ACTION PERMIT AND THE PROHIBITION AGAINST THE DEVELOPMENT OF ONSITE WELLS FOR DRINKING WATER OR OTHER DOMESTIC USES.
- THE FOREST CONSERVATION REQUIREMENTS FOR THIS PROPERTY HAVE BEEN PREVIOUSLY FULFILLED UNDER F-18-041, AND ARE ONLY BEING CORRECTED AS FAR AS LABELING ERRORS AND OMISSIONS. THIS PLAT IS EXEMPT FROM FURTHER REQUIREMENTS OF SECTION 16.1200 OF THE HOWARD COUNTY CODE FOR FOREST CONSERVATION BECAUSE IT IS A REVISION PLAT THAT DOES NOT CREATE ANY NEW LOTS IN ACCORDANCE WITH SECTION 16.1202(b)(1)(v) OF THE HOWARD COUNTY CODE.
- THIS PLAT IS EXEMPT FROM THE REQUIREMENTS OF SECTION 16.124 OF THE HOWARD COUNTY CODE AND THE LANDSCAPE MANUAL BECAUSE IT IS A REVISION PLAT THAT DOES NOT INCREASE THE NUMBER OF UNITS.
- THE CEDAR CREEK HOMEOWNERS ASSOCIATION, INC. DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS, DATED DECEMBER 18, 2019, WAS RECORDED IN BOOK 19101 AT PAGE 258, AND AMENDED BY A FIRST AMENDMENT TO DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS DATED JANUARY 30, 2020 AND RECORDED IN BOOK 19236 AT PAGE 427.
- OPEN SPACE LOTS 130, 131, 132 & 140 ARE ALL OWNED BY CEDAR CREEK HOMEOWNERS ASSOCIATION, INC.
- FLAG AND PIPESTEM LOTS, REFUSE COLLECTION, SNOW REMOVAL AND ROAD MAINTENANCE ARE PROVIDED TO THE JUNCTION OF THE FLAG OR PIPESTEM AND ROAD RIGHT-OF-WAY LINE AND NOT ONTO THE PIPESTEM LOT DRIVEWAY.
- WATER AND SEWER SERVICE TO THESE LOTS WILL BE GRANTED UNDER THE PROVISIONS OF SECTION 18.1222.B OF THE HOWARD COUNTY CODE.
- PUBLIC WATER AND SEWERAGE ALLOCATION WILL BE GRANTED AT TIME OF ISSUANCE OF BUILDING PERMIT IF CAPACITY IS AVAILABLE AT THAT TIME.
- RESERVATION OF PUBLIC UTILITY AND FOREST CONSERVATION EASEMENTS: DEVELOPER RESERVES UNTO ITSELF, ITS SUCCESSORS AND ASSIGNS, ALL EASEMENTS SHOWN ON THIS PLAN FOR WATER, SEWER, STORM DRAINAGE, OTHER PUBLIC UTILITIES AND FOREST CONSERVATION (DESIGNATED AS "FOREST CONSERVATION AREA") LOCATED IN, ON, OVER AND THROUGH LOTS/PARCELS, ANY CONVEYANCES OF THE AFORESAID LOTS/PARCELS SHALL BE SUBJECT TO THE EASEMENTS HEREIN RESERVED, WHETHER OR NOT EXPRESSLY STATED IN THE DEED(S) CONVEYING SAID LOT(S)/PARCELS. DEVELOPER SHALL EXECUTE AND DELIVER DEEDS FOR THE EASEMENTS HEREIN RESERVED TO HOWARD COUNTY. 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 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.
- DRIVEWAYS SHALL BE PROVIDED PRIOR TO ISSUANCE OF A USE AND OCCUPANCY PERMIT FOR ANY NEW DWELLINGS TO INSURE SAFE ACCESS FOR FIRE AND EMERGENCY VEHICLES PER THE FOLLOWING MINIMUM REQUIREMENTS: WIDTH - 12' (16' SERVING MORE THAN ONE RESIDENCE) SURFACE - 6" OF COMPACTED CRUSHER RUN BASE WITH TAR AND CHIP COATING (1-1/2" MIN) GEOMETRY: - MAX. 15% GRADE, MAX 10% GRADE CHANGE AND MIN. 45' TURNING RADIUS. STRUCTURE (CULVERTS/BRIDGES)-CAPABLE OF SUPPORTING 25 GROSS TONS (H25 LOADINGS). DRAINAGE ELEMENTS: - SAFELY PASSING 100-YEAR FLOOD WITH NO MORE THAN 1 FOOT DEPTH OVER DRIVEWAY SURFACE. MAINTENANCE: SUFFICIENT TO INSURE ALL WEATHER USE.

**AREA TABULATION (ALL SHEETS)**

A. TOTAL NUMBER OF LOTS AND/OR PARCELS TO BE RECORDED	10
- BUILDABLE	4
- NON-BUILDABLE	0
- OPEN SPACE	6
- PRESERVATION PARCELS	0
B. TOTAL AREA OF LOTS AND/OR PARCELS	27,2746 AC.
- BUILDABLE	0.9477 AC.
- NON-BUILDABLE	0 AC.
- OPEN SPACE	26.3269 AC.
- PRESERVATION PARCELS	0 AC.
C. TOTAL AREA OF ROADWAY TO BE RECORDED INCLUDING WIDENING STRIPS	0 AC.
D. TOTAL AREA OF SUBDIVISION TO BE RECORDED	27,2746 AC.

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

*Howard County Health Officer*  
HOWARD COUNTY HEALTH OFFICER  
DATE: 11/11/22

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

*Chief Development Engineering Division*  
CHIEF, DEVELOPMENT ENGINEERING DIVISION  
DATE: 4.6.22

*Director*  
DIRECTOR  
DATE: 4/11/22

**OWNER'S CERTIFICATE**

WE, CEDAR CREEK HOMEOWNERS ASSOCIATION, INC., A MARYLAND NONSTOCK CORPORATION, NVR, INC., A VIRGINIA CORPORATION AND SIMPSON OAKS CRP3, LLC, A MARYLAND LIMITED LIABILITY COMPANY, OWNERS OF THE PROPERTY SHOWN HEREON, HEREBY ADOPT 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. ALL EASEMENTS AND RIGHTS-OF-WAY AFFECTING THE PROPERTY ARE INCLUDED IN THIS PLAN OF SUBDIVISION.

WITNESS OUR HANDS THIS 8<sup>th</sup> DAY OF December 2021

*John Mayers*  
NVR, INC

*Cassandra Melany*  
WITNESS

*John Mayers*  
CEDAR CREEK HOMEOWNERS ASSOCIATION, INC.  
JOHN MAYERS

*Robi Smith*  
WITNESS

*John Mayers*  
SIMPSON OAKS CRP3, LLC  
JOHN MAYERS

*Robi Smith*  
WITNESS

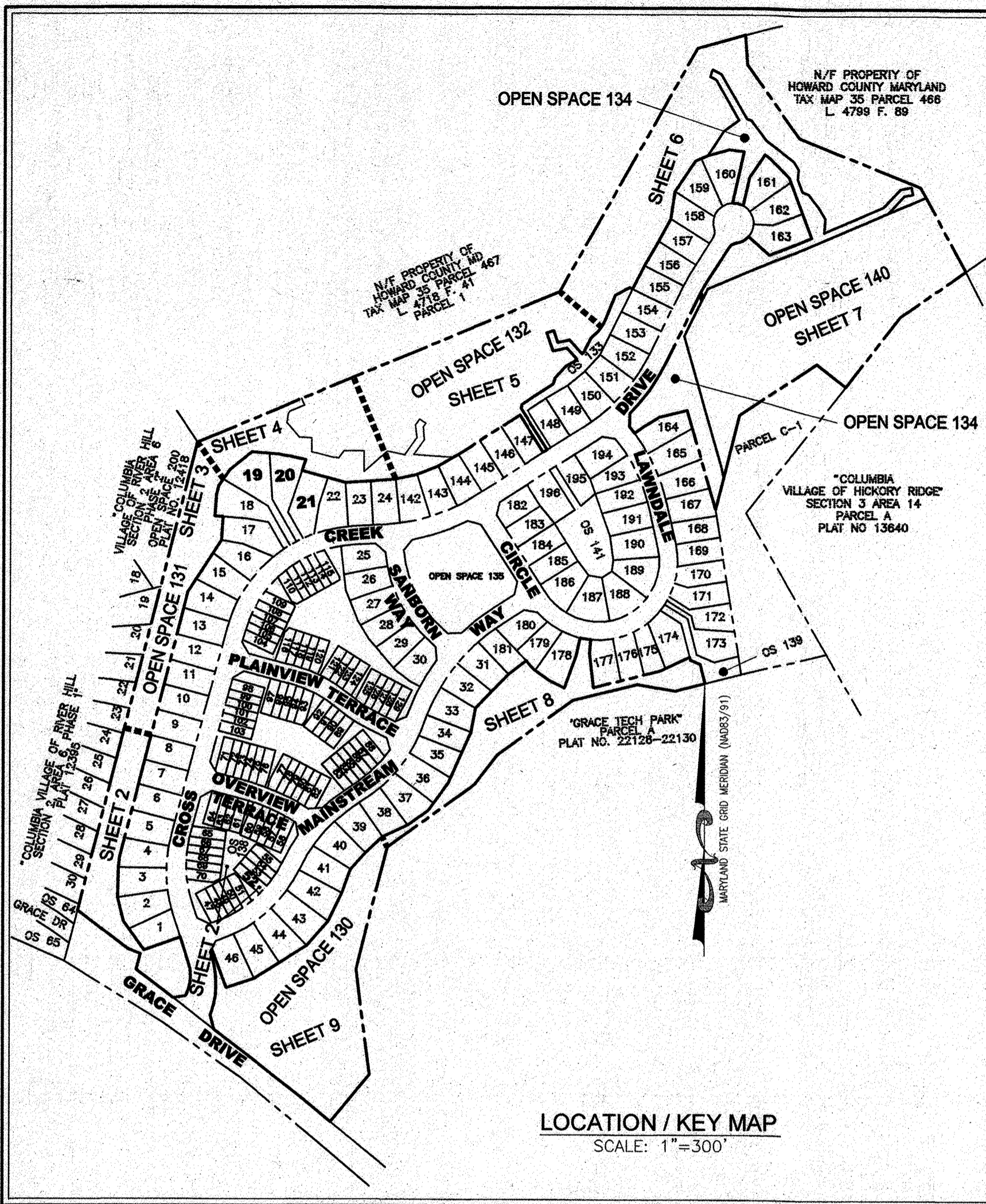
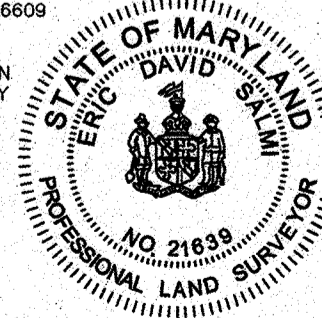
**SURVEYOR'S CERTIFICATE**

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT. THAT IT IS A REVISION OF PART OF THE LAND CONVEYED TO CEDAR CREEK HOMEOWNERS ASSOCIATION, INC., BY A DEED DATED NOVEMBER 16, 2020 AND RECORDED IN LIBER 20227 AT FOLIO 81; THE LAND CONVEYED TO NVR, INC., BY A DEED DATED SEPTEMBER 8, 2021 AND RECORDED IN LIBER 20844 AT FOLIO 128; THE LAND CONVEYED TO NVR, INC., BY A DEED DATED OCTOBER 5, 2021 AND RECORDED IN LIBER 21019 AT FOLIO 224; AND PART OF THE LAND CONVEYED TO SIMPSON OAKS CRP3, LLC BY A DEED DATED DECEMBER 10, 2015 AND RECORDED IN LIBER 16608 AT FOLIO 157, ALL AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.  
I ALSO CERTIFY ALL MONUMENTS ARE IN OR WILL BE IN PLACE PRIOR TO THE ACCEPTANCE OF THE STREETS IN THE SUBDIVISION BY HOWARD COUNTY AS SHOWN, IN ACCORDANCE WITH THE ANNOTATED CODE OF MARYLAND, AS AMENDED, AND BOUNDARY SURVEY IS IN ACCORDANCE WITH THE HOWARD COUNTY SUBDIVISION REGULATIONS.  
I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED BY ME OR UNDER MY RESPONSIBLE CHARGE, AND THAT I AM A DULY LICENSED PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MARYLAND.

*Eric David Salmi*  
ERIC DAVID SALMI  
PROFESSIONAL LAND SURVEYOR, MD REG. NO. 21639  
EXPIRATION/RENEWAL DATE: JANUARY 03, 2022

**VOGEL ENGINEERING**

**TIMMONS GROUP**  
3300 NORTH RIDGE ROAD, SUITE 110, ELICOTT CITY, MD 21043

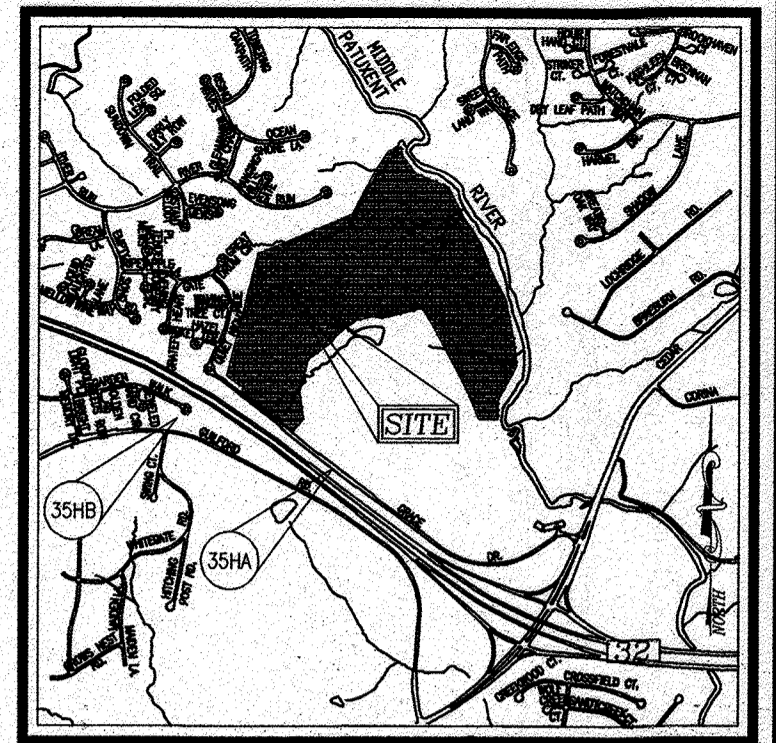


**LOCATION / KEY MAP**  
SCALE: 1"=300'

**OWNER**  
(OPEN SPACE LOTS 130-132, 134, 138 & 140)  
CEDAR CREEK H.O.A., INC.  
4750 OWINGS MILLS BOULEVARD  
OWINGS MILLS, MARYLAND 21117  
410-356-9900

**OWNER**  
(LOTS 20 & 52)  
SIMPSON OAKS CRP3, LLC  
4750 OWINGS MILLS BOULEVARD  
OWINGS MILLS, MARYLAND 21117  
410-356-9900

**OWNER**  
(LOTS 19 & 21)  
NVR, INC  
9720 PATUXENT WOODS DRIVE  
COLUMBIA, MARYLAND 21046  
410-379-5956



**VICINITY MAP**  
SCALE: 1"=2000'  
ADC MAP COORDINATE: 32  
GRID B-3, C-3, B-4 & C-4

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* 12/2/2021 DATE  
ERIC DAVID SALMI  
PROFESSIONAL LAND SURVEYOR, MD REG. NO. 21639  
*John Mayers* 12/8/2021 DATE  
CEDAR CREEK H.O.A., INC.  
JOHN MAYERS  
*John Mayers* 12/8/2021 DATE  
SIMPSON OAKS CRP3, LLC  
JOHN MAYERS  
*John Mayers* 12/3/2021 DATE  
NVR, INC

**PURPOSE NOTE:**

- THE PURPOSE OF THIS PLAT IS TO:
- REVISE LABELING FOR PUBLIC FOREST CONSERVATION EASEMENT AREAS 1, 3, 4, 4A, 4B & 6
  - REVISE AREA (SF) LABELS OF OPEN SPACE LOT 132
  - CREATE A PUBLIC WATER & UTILITY EASEMENT OVER LOTS 19 & 20
  - CREATE A PUBLIC SEWER, WATER & UTILITY EASEMENT OVER LOT 21
  - EXTINGUISH AN EXISTING 20' PUBLIC CEDAR CREEK ENVIRONMENTAL TRAIL ACCESS EASEMENT (PLAT 25267) OVER OPEN SPACE LOT 140 AND REPLACE WITH A 20' PUBLIC STORMWATER MANAGEMENT AND PUBLIC CEDAR CREEK ENVIRONMENTAL TRAIL ACCESS EASEMENT
  - CREATE A PRIVATE DRAINAGE & UTILITY EASEMENT OVER OPEN SPACE LOT 130
  - ADJUST A LINE OF DIVISION BETWEEN LOT 52 AND OPEN SPACE LOT 138.

RECORDED AS PLAT No. 26063 ON 5/2/22  
AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

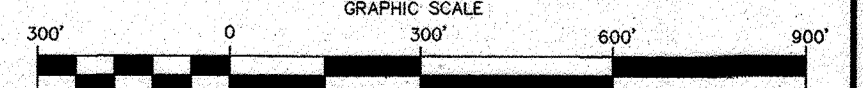
**PLAT OF REVISION  
CEDAR CREEK - PHASE 1**

OPEN SPACE LOTS 130, 131, 132, 134, 138 & 140 AND LOTS 19, 20, 21 & 52

A REVISION OF "CEDAR CREEK-PHASE 1"  
PLAT #25254-25269

DPZ REF'S: WP-09-227, F-10-023, F-15-095, WP-15-094, ZB-1104-M, ECP-15-080, S-15-007, WP-16-038, WP-16-073, P-17-002, WP-17-108, WP-20-010, WP-20-035, F-18-041  
TAX MAP 35 - GRID 21 - PARCEL 145 - ZONED: CEF-R  
5TH ELECTION DISTRICT - HOWARD COUNTY, MARYLAND

SCALE: AS SHOWN DECEMBER 2021



COORDINATE TABLE		
POINT	NORTHING	EASTING
188	555776.0191	1338624.5385
223	555237.3251	1338687.9543
224	555280.3913	1338698.9472
225	555293.2492	1338665.8928
226	555398.6700	1338528.1598
240	555895.1049	1338654.6006
348	555159.9155	1338789.0905
349	555165.3882	1338822.9240
350	555256.6751	1338830.7214
452	555758.4357	1338897.6556
453	555543.7965	1338642.7710
454	555515.1343	1338639.6682
455	555432.9837	1338637.0933
456	555368.7119	1338652.8450
457	555290.6386	1338709.0233
458	555325.2386	1338808.1961
490	555875.7815	1338727.3132

COORDINATE TABLE		
POINT	NORTHING	EASTING
900	555482.5609	1338826.0712
901	555474.0285	1338896.9393
902	555484.4255	1338916.3085
903	555613.0070	1338931.7893
904	555619.8379	1338907.2804
233	555627.7844	1338841.2778
234	555706.9611	1338862.3190
235	555724.6663	1338892.8919
905	555724.3201	1338894.1949
906	555635.5696	1338869.4592
907	555608.1849	1338967.7144
908	555697.9359	1338992.7289
909	555693.3952	1339007.2689
910	555624.7972	1338977.5349
911	555603.4155	1338971.5757
912	555555.3082	1339082.5623
913	555640.2895	1339119.3976

PUBLIC FOREST CONSERVATION EASEMENT #3 LINE TABLE		
LINE	LENGTH	BEARING
F1	22.38'	N10°09'18"W
F2	36.90'	N57°26'47"E
F3	30.13'	S74°05'59"W
F4	40.05'	N52°08'48"W
F5	48.19'	S00°24'51"W
F6	42.11'	S25°28'32"E
F7	134.77'	S04°30'45"E
F8	19.05'	N85°29'15"E
F9	48.82'	N25°03'43"E
F10	29.29'	N39°56'16"E
F11	21.55'	N21°43'08"W
F12	33.10'	N36°50'48"E

PUBLIC FOREST CONSERVATION EASEMENT #4 LINE TABLE		
LINE	LENGTH	BEARING
F13	15.11'	S75°58'15"E
F14	12.00'	S48°41'47"W
F15	28.52'	S35°40'26"E
F16	36.17'	S11°06'07"E
F17	16.12'	N50°37'02"E
F18	16.56'	N03°36'45"E
F19	29.20'	N08°42'28"E
F20	19.77'	S44°25'40"W

COORDINATE TABLE		
POINT	NORTHING	EASTING
342	555637.7434	1339123.3576
343	555603.4785	1339129.1441
344	555636.5988	1339090.5088
914	555526.2150	1339085.3951
915	555571.9654	1339031.5606
916	555579.8585	1339013.3509
917	555528.6350	1338969.8193
918	555465.0958	1339044.5859
919	555423.0378	1339001.7547
920	555486.2556	1338967.8208
921	555499.7114	1338955.3576
922	555443.2494	1338850.1707
923	555364.3227	1338892.5368
230	555362.2580	1338886.5574
231	555377.7028	1338854.6912
232	555406.5303	1338844.6337

**LEGEND**

- PUBLIC FOREST CONSERVATION EASEMENT (RETENTION)
- PUBLIC FOREST CONSERVATION EASEMENT (REFORESTATION)
- EXISTING PUBLIC DRAINAGE & UTILITY EASEMENT PLAT 25256
- EXISTING PRIVATE DRAINAGE & UTILITY EASEMENT PLAT 25265
- EXISTING PUBLIC 10' TREE MAINTENANCE EASEMENT PLAT 25263

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* 12/2/2021  
 ERIC DAVID SALMI  
 PROFESSIONAL LAND SURVEYOR, MD REG. NO. 21639

*Jon Mayers* 12/9/2021  
 CEDAR CREEK H.O.A., INC  
 JON MAYERS

*Jon Mayers* 12/8/2021  
 SIMPSON OAKS CRP3, LLC  
 JON MAYERS

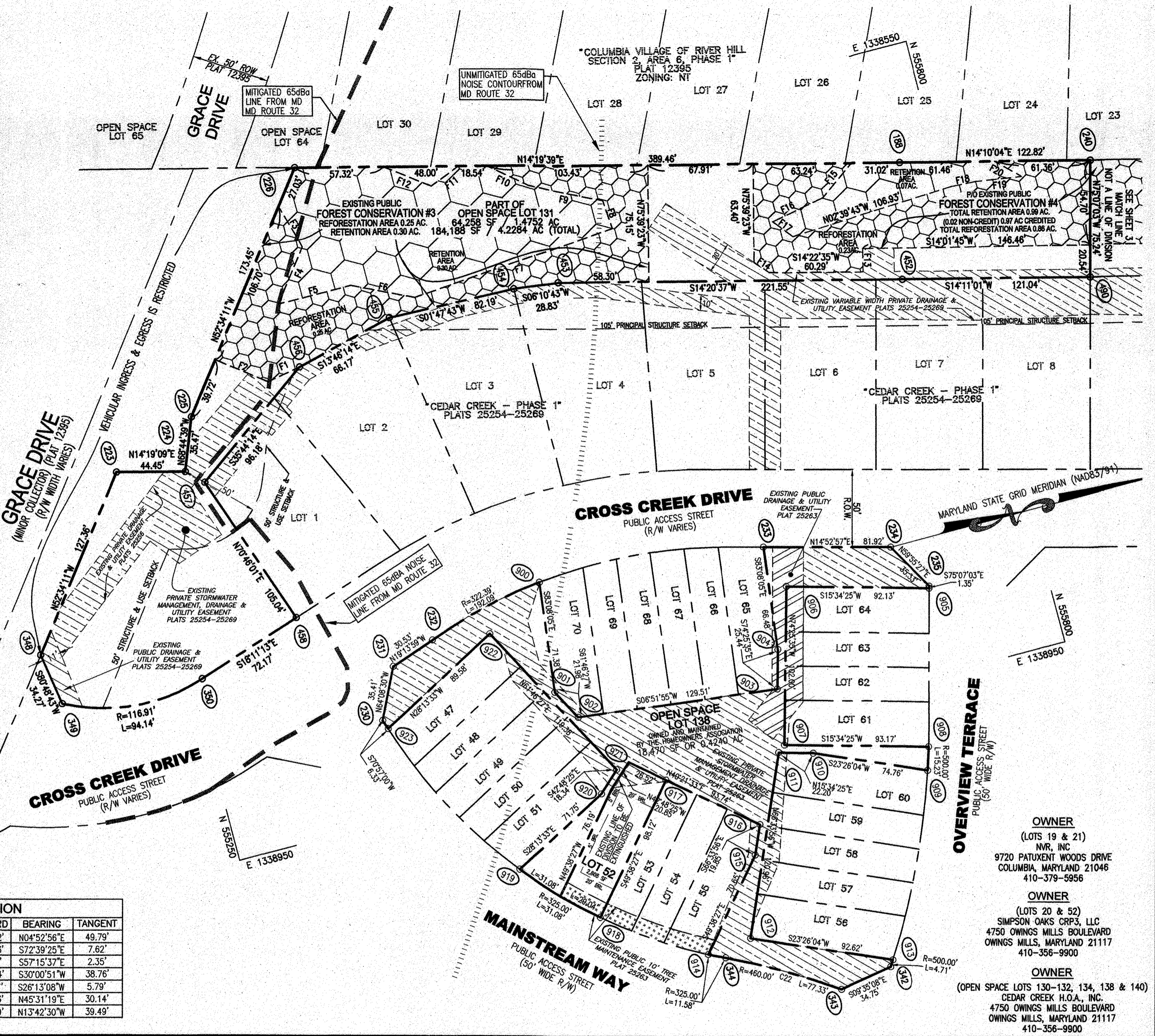
*Rob Smith* 12/3/2021  
 NVR, INC

**AREA TABULATION (THIS SHEET)**

A. TOTAL NUMBER OF LOTS AND/OR PARCELS TO BE RECORDED	2 + P/0-1
- BUILDABLE	1
- NON-BUILDABLE	0
- OPEN SPACE	1 + P/0-1
- PRESERVATION PARCELS	0
B. TOTAL AREA OF LOTS AND/OR PARCELS	1.9636 AC.
- BUILDABLE	0.0645 AC.
- NON-BUILDABLE	0 AC.
- OPEN SPACE	1.8992 AC.
- PRESERVATION PARCELS	0 AC.
C. TOTAL AREA OF ROADWAY TO BE RECORDED INCLUDING WIDENING STRIPS	0 AC.
D. TOTAL AREA OF SUBDIVISION TO BE RECORDED	1.9636 AC.

**CURVE TABULATION**

CURVE	RADIUS	LENGTH	DELTA	CHORD	BEARING	TANGENT
349-350	116.91'	94.14'	46°08'18"	91.62'	N04°52'56"E	49.79'
908-909	500.00'	15.23'	01°44'44"	15.23'	S72°39'25"E	7.62'
913-342	500.00'	4.71'	00°32'22"	4.71'	S57°15'37"E	2.35'
343-344	460.00'	77.33'	09°37'54"	77.24'	S30°00'51"W	38.76'
344-914	325.00'	11.58'	02°02'26"	11.57'	S26°13'08"W	5.79'
918-919	325.00'	60.11'	10°35'52"	60.03'	N45°31'19"E	30.14'
232-900	322.39'	78.59'	13°58'01"	78.40'	N13°42'30"W	39.49'



**OWNER**  
 (LOTS 19 & 21)  
 NVR, INC  
 9720 PATUXENT WOODS DRIVE  
 COLUMBIA, MARYLAND 21046  
 410-379-5956

**OWNER**  
 (LOTS 20 & 52)  
 SIMPSON OAKS CRP3, LLC  
 4750 OWINGS MILLS BOULEVARD  
 OWINGS MILLS, MARYLAND 21117  
 410-356-9900

**OWNER**  
 (OPEN SPACE LOTS 130-132, 134, 138 & 140)  
 CEDAR CREEK H.O.A., INC.  
 4750 OWINGS MILLS BOULEVARD  
 OWINGS MILLS, MARYLAND 21117  
 410-356-9900

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

*Richard J. Jassin* 3/11/22  
 HOWARD COUNTY HEALTH OFFICER

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING  
 AND ZONING

*Clayton E. Eubank* 4.6.22  
 CHIEF, DEVELOPMENT ENGINEERING DIVISION

*Rob Smith* 4/11/22  
 DIRECTOR

**OWNER'S CERTIFICATE**

WE, CEDAR CREEK HOMEOWNERS ASSOCIATION, INC., A MARYLAND NONSTOCK CORPORATION, NVR, INC., A VIRGINIA CORPORATION AND SIMPSON OAKS CRP3, LLC, A MARYLAND LIMITED LIABILITY COMPANY, OWNERS OF THE PROPERTY SHOWN HEREON, HEREBY ADOPT 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, ALL EASEMENTS AND RIGHTS-OF-WAY AFFECTING THE PROPERTY ARE INCLUDED IN THIS PLAN OF SUBDIVISION.

WITNESS OUR HANDS THIS 8th DAY OF December 2021

*Jon Mayers*  
 NVR, INC

*Rob Smith*  
 WITNESS

*Rob Smith*  
 WITNESS

*Rob Smith*  
 WITNESS

**SURVEYOR'S CERTIFICATE**

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS A REVISION OF PART OF THE LAND CONVEYED TO CEDAR CREEK HOMEOWNERS ASSOCIATION, INC., BY A DEED DATED NOVEMBER 16, 2020 AND RECORDED IN LIBER 20227 AT FOLIO 81; THE LAND CONVEYED TO NVR, INC., BY A DEED DATED SEPTEMBER 8, 2021 AND RECORDED IN LIBER 20844 AT FOLIO 128; THE LAND CONVEYED TO NVR, INC., BY A DEED DATED OCTOBER 5, 2021 AND RECORDED IN LIBER 21019 AT FOLIO 224; AND PART OF THE LAND CONVEYED TO SIMPSON OAKS CRP3, LLC BY A DEED DATED DECEMBER 10, 2015 AND RECORDED IN LIBER 16809 AT FOLIO 157, ALL AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

I ALSO CERTIFY ALL MONUMENTS ARE IN OR WILL BE IN PLACE PRIOR TO THE ACCEPTANCE OF THE STREETS IN THE SUBDIVISION BY HOWARD COUNTY AS SHOWN, IN ACCORDANCE WITH THE ANNOTATED CODE OF MARYLAND, AS AMENDED, AND BOUNDARY SURVEY IS IN ACCORDANCE WITH THE HOWARD COUNTY SUBDIVISION REGULATIONS.

I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED BY ME OR UNDER MY RESPONSIBLE CHARGE, AND THAT I AM A DULY LICENSED PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MARYLAND.

*Eric David Salmi* 12/2/2021  
 ERIC DAVID SALMI  
 PROFESSIONAL LAND SURVEYOR, MD REG. NO. 21639  
 EXPIRATION/RENEWAL DATE: JANUARY 03, 2022

**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. 26064 ON 5/2/22  
 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

PLAT OF REVISION  
**CEDAR CREEK - PHASE 1**

OPEN SPACE LOTS 130, 131, 132, 134, 138  
 & 140 AND LOTS 19, 20, 21 & 52

A REVISION OF "CEDAR CREEK-PHASE 1"  
 PLAT #25254-25269

DPZ REF'S: WP-09-227, F-10-023, F-15-095, WP-15-094, ZB-1104-M,  
 ECP-15-080, S-15-007, WP-16-038, WP-16-073, P-17-002,  
 WP-17-108, WP-20-010, WP-20-035, F-18-041  
 TAX MAP 35 - GRID 21 - PARCEL 145 - ZONED: CEF-R  
 5TH ELECTION DISTRICT - HOWARD COUNTY, MARYLAND

SCALE: 1" = 50'

DECEMBER 2021

SHEET 2 OF 9

K:\Projects\15-55 SURVEY\dwg\RECORD PLATS\PHASE 1\PLAT OF REVISION FCE-TRAIL

F-22-048

**COORDINATE TABLE**

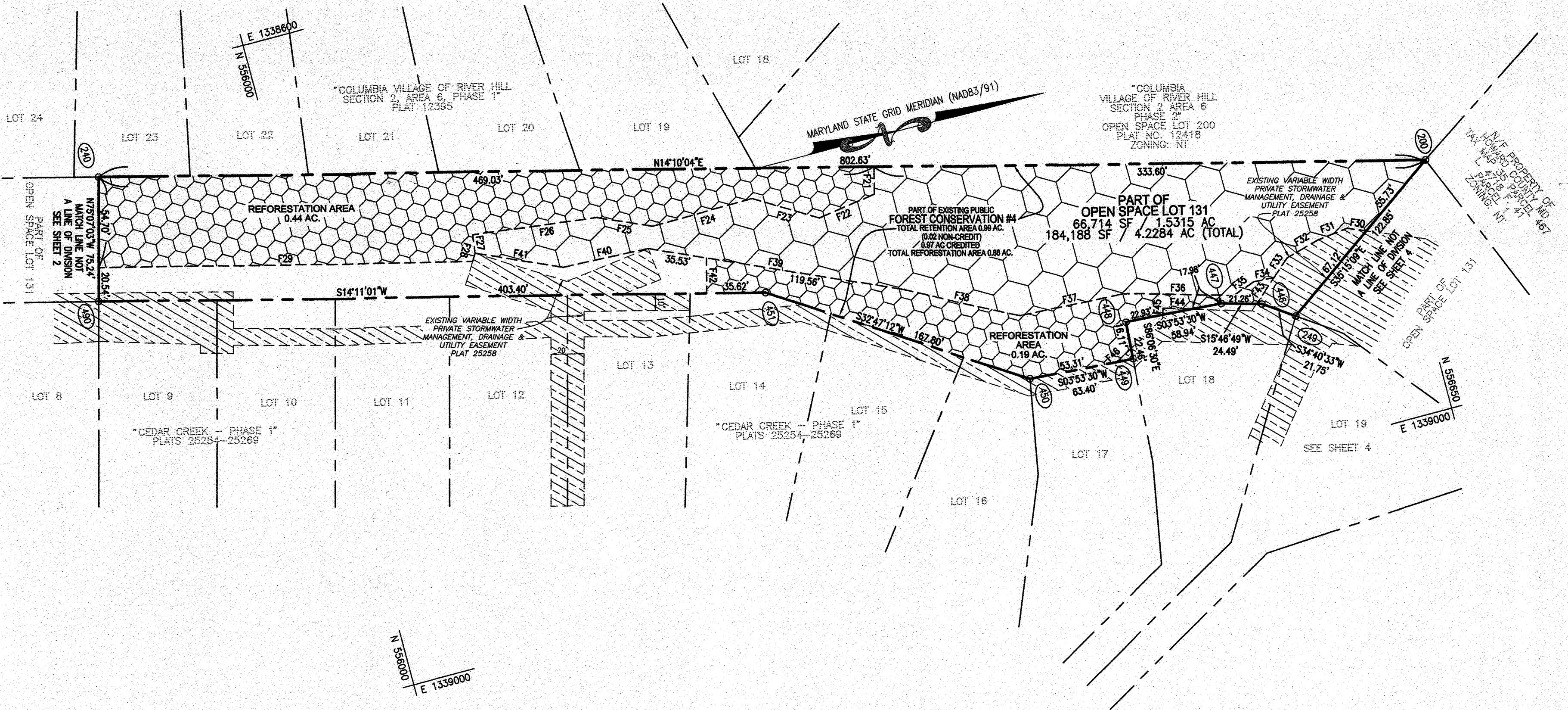
POINT	NORTHING	EASTING
200	556673.3213	1338851.0543
240	555895.1049	1338654.6006
249	556573.0006	1338921.9604
446	556555.1111	1338909.5842
447	556531.5437	1338902.9241
448	556472.7365	1338898.9238
449	556471.2123	1338921.3308
450	556407.9567	1338917.0278
451	556266.8844	1338826.1593
490	555875.7815	1338727.3132

**PUBLIC FOREST CONSERVATION EASEMENT #4 LINE TABLE**

LINE	LENGTH	BEARING
F21	16.66'	S75°48'59"E
F22	36.20'	S08°28'24"E
F23	42.49'	S30°58'39"W
F24	62.53'	S00°39'44"E
F25	34.27'	S23°39'56"W
F26	75.85'	S07°06'03"W
F27	11.35'	S82°53'57"E
F28	5.14'	S58°12'52"E
F29	225.96'	S14°01'45"W
F30	11.73'	N22°42'35"E
F31	19.71'	N06°37'40"W
F32	21.12'	N15°37'26"W
F33	14.34'	N41°19'31"W
F34	12.63'	N03°53'22"E
F35	14.55'	N19°28'40"W
F36	67.26'	N15°46'49"E
F37	63.46'	N02°51'09"E
F38	73.14'	N27°15'34"E
F39	155.09'	N23°57'33"E
F40	52.60'	N02°36'29"E
F41	54.26'	N23°50'19"E
F42	21.47'	S75°48'59"E
F43	19.05'	S41°19'31"E
F44	17.60'	S16°27'57"W
F45	3.93'	S73°32'03"E
F46	11.92'	N28°18'14"W

**AREA TABULATION (THIS SHEET)**

A. TOTAL NUMBER OF LOTS AND/OR PARCELS TO BE RECORDED	P/0-1
- BUILDABLE	0
- NON-BUILDABLE	0
- OPEN SPACE	P/0-1
- PRESERVATION PARCELS	0
B. TOTAL AREA OF LOTS AND/OR PARCELS	1,5315 AC.
- BUILDABLE	0 AC.
- NON-BUILDABLE	0 AC.
- OPEN SPACE	1,5315 AC.
- PRESERVATION PARCELS	0 AC.
C. TOTAL AREA OF ROADWAY TO BE RECORDED INCLUDING WIDENING STRIPS	0 AC.
D. TOTAL AREA OF SUBDIVISION TO BE RECORDED	1,5315 AC.



**LEGEND**

- PUBLIC FOREST CONSERVATION EASEMENT (REFORESTATION)
- PUBLIC FOREST CONSERVATION EASEMENT (RETENTION)
- EXISTING PRIVATE STORMWATER MANAGEMENT, DRAINAGE & UTILITY EASEMENT PLAT 25258

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* 12/2/2021  
 ERIC DAVID SALMI  
 PROFESSIONAL LAND SURVEYOR, MD REG. NO. 21639

*Jon Mayers* 12/8/2021  
 CEDAR CREEK H.O.A., INC  
 JON MAYERS

*Jon Mayers* 12/8/2021  
 SIMPSON OAKS CRP3, LLC  
 JON MAYERS

*Rob Smith* 12/3/2021  
 NVR, INC

**OWNER**  
 (LOTS 19 & 21)  
 NVR, INC  
 9720 PATUXENT WOODS DRIVE  
 COLUMBIA, MARYLAND 21046  
 410-379-5956

**OWNER**  
 (LOTS 20 & 52)  
 SIMPSON OAKS CRP3, LLC  
 4750 OWINGS MILLS BOULEVARD  
 OWINGS MILLS, MARYLAND 21117  
 410-356-9900

**OWNER**  
 (OPEN SPACE LOTS 130-132, 134, 138 & 140)  
 CEDAR CREEK H.O.A., INC.  
 4750 OWINGS MILLS BOULEVARD  
 OWINGS MILLS, MARYLAND 21117  
 410-356-9900

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

*Michael J. Davis* 3/1/22  
 HOWARD COUNTY HEALTH OFFICER

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

*Chris Adams* 4/6/22  
 CHIEF, DEVELOPMENT ENGINEERING DIVISION

*John Smith* 4/14/22  
 DIRECTOR

**OWNER'S CERTIFICATE**

WE, CEDAR CREEK HOMEOWNERS ASSOCIATION, INC., A MARYLAND NONSTOCK CORPORATION, NVR, INC., A VIRGINIA CORPORATION AND SIMPSON OAKS CRP3, LLC, A MARYLAND LIMITED LIABILITY COMPANY, OWNERS OF THE PROPERTY SHOWN HEREON, HEREBY ADOPT 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. ALL EASEMENTS AND RIGHTS-OF-WAY AFFECTING THE PROPERTY ARE INCLUDED IN THIS PLAN OF SUBDIVISION.

WITNESS OUR HANDS THIS 8th DAY OF December, 2021

*Rob Smith*  
 NVR, INC

*Rob Smith*  
 WITNESS

*Jon Mayers*  
 CEDAR CREEK HOMEOWNERS ASSOCIATION, INC.  
 JON MAYERS

*Jon Mayers*  
 WITNESS

*Jon Mayers*  
 SIMPSON OAKS CRP3, LLC  
 JON MAYERS

*Rob Smith*  
 WITNESS

**SURVEYOR'S CERTIFICATE**

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS A REVISION OF PART OF THE LAND CONVEYED TO CEDAR CREEK HOMEOWNERS ASSOCIATION, INC., BY A DEED DATED NOVEMBER 16, 2020 AND RECORDED IN LIBER 20227 AT FOLIO 81; THE LAND CONVEYED TO NVR, INC., BY A DEED DATED SEPTEMBER 8, 2021 AND RECORDED IN LIBER 20944 AT FOLIO 128; THE LAND CONVEYED TO NVR, INC., BY A DEED DATED OCTOBER 5, 2021 AND RECORDED IN LIBER 21019 AT FOLIO 224; AND PART OF THE LAND CONVEYED TO SIMPSON OAKS CRP3, LLC BY A DEED DATED DECEMBER 10, 2015 AND RECORDED IN LIBER 16609 AT FOLIO 157, ALL AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

I ALSO CERTIFY ALL MONUMENTS ARE IN OR WILL BE IN PLACE PRIOR TO THE ACCEPTANCE OF THE STREETS IN THE SUBDIVISION BY HOWARD COUNTY AS SHOWN, IN ACCORDANCE WITH THE ANNOTATED CODE OF MARYLAND, AS AMENDED, AND BOUNDARY SURVEY IS IN ACCORDANCE WITH THE HOWARD COUNTY SUBDIVISION REGULATIONS.

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*Eric David Salmi* 12/2/2021  
 ERIC DAVID SALMI  
 PROFESSIONAL LAND SURVEYOR, MD REG. NO. 21639  
 EXPIRATION/RENEWAL DATE: JANUARY 03, 2022

**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. 26065 ON 5/2/22  
 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

PLAT OF REVISION  
**CEDAR CREEK - PHASE 1**  
 OPEN SPACE LOTS 130, 131, 132, 134, 138 & 140 AND LOTS 19, 20, 21 & 52

A REVISION OF "CEDAR CREEK-PHASE 1"  
 PLAT #25254-25269

DPZ REF'S: WP-09-227, F-10-023, F-15-095, WP-15-094, ZB-1104-M, ECP-15-080, S-15-007, WP-16-038, WP-16-073, P-17-002, WP-17-108, WP-20-010, WP-20-035, F-18-041  
 TAX MAP 35 - GRID 21 - PARCEL 145 - ZONED: CEF-R  
 5TH ELECTION DISTRICT - HOWARD COUNTY, MARYLAND

SCALE: 1" = 50'

DECEMBER 2021

SHEET 3 OF 9

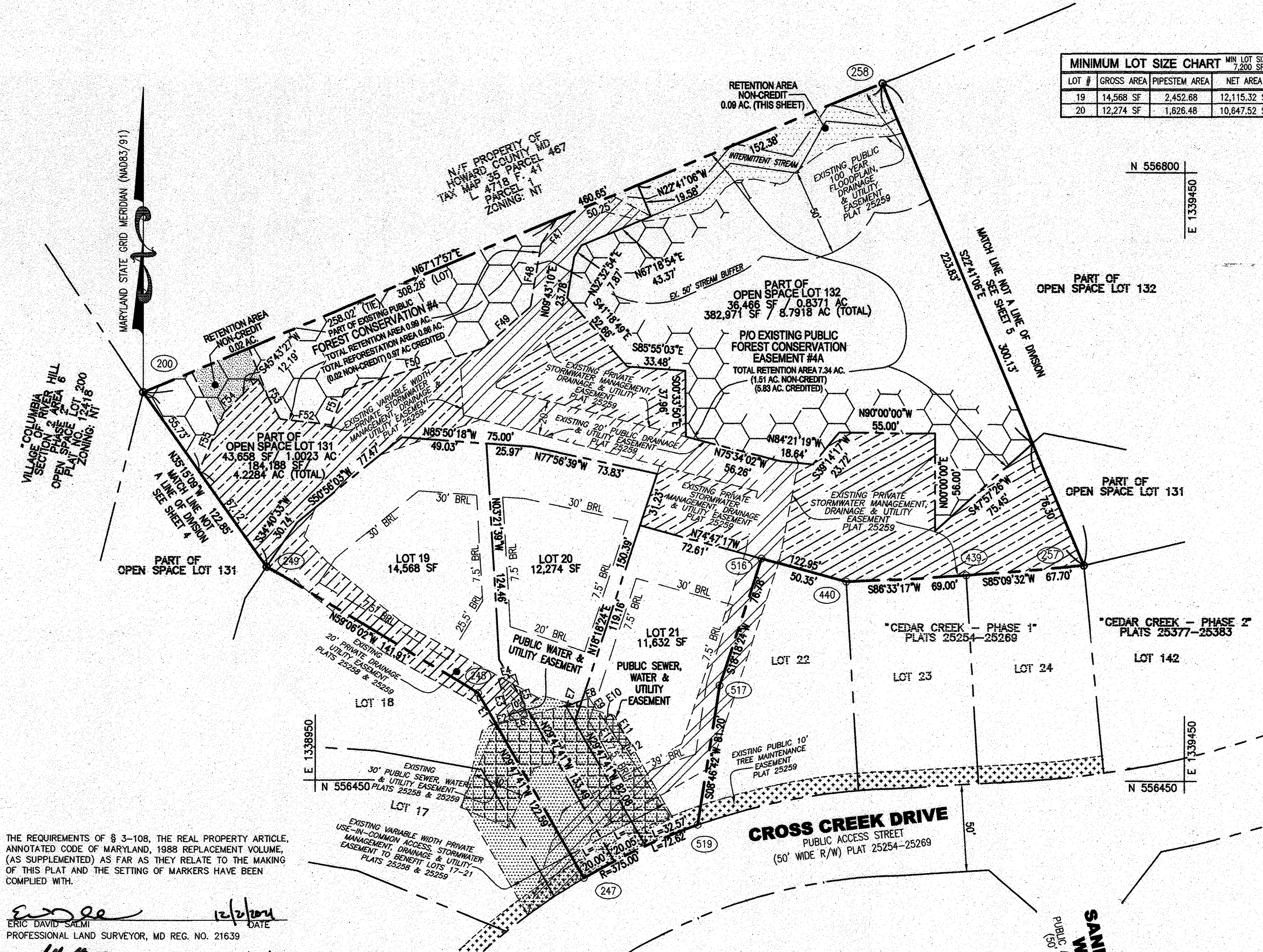
K:\Projects\15-55 SURVEY\dwg\RECORD PLATS\PHASE 1\PLAT OF REVISION FCE-TRAIL

F-22-048

POINT	NORTHING	EASTING
200	556673.3213	1338851.0543
249	556573.0006	1338921.9604
257	556574.1834	1339391.7695
258	556851.0955	1339276.0206
439	556568.4698	1339324.3095
440	556564.3233	1339255.4342
516	556577.5336	1339206.8520
517	556504.6441	1339182.7368
519	556424.3972	1339170.3449

**LEGEND**

- PUBLIC WATER & UTILITY EASEMENT
- PUBLIC SEWER, WATER & UTILITY EASEMENT
- PUBLIC FOREST CONSERVATION EASEMENT (RETENTION)
- RETENTION AREA NON-CREDIT
- EXISTING PRIVATE STORMWATER MANAGEMENT, DRAINAGE & UTILITY EASEMENT PLAT 25259
- EXISTING PUBLIC DRAINAGE & UTILITY EASEMENT PLAT 25259
- EXISTING PUBLIC 100 YEAR FLOODPLAIN, DRAINAGE & UTILITY EASEMENT PLAT 25259
- EXISTING PUBLIC 10' TREE MAINTENANCE EASEMENT PLAT 25259
- EXISTING 30' PUBLIC SEWER, WATER & UTILITY EASEMENT PLAT 25259
- EXISTING VARIABLE WIDTH PRIVATE USE-IN-COMMON ACCESS, STORMWATER MANAGEMENT, DRAINAGE & UTILITY EASEMENT TO BENEFIT LOTS 17-21 PLAT 25259



LOT #	GROSS AREA	PIPESTEM AREA	NET AREA
19	14,568 SF	2,452.68	12,115.32 SF
20	12,274 SF	1,626.48	10,647.52 SF

LINE	LENGTH	BEARING
E1 (TIE)	21.18'	S29°47'41"E
E2 (TIE)	8.48'	N73°52'40"E
E3	24.94'	N16°07'20"W
E4	10.00'	N73°52'40"E
E5	24.94'	S16°07'20"E
E6	10.00'	S73°52'40"W

LINE	LENGTH	BEARING
F47	17.40'	N32°32'54"E
F48	36.31'	N09°43'10"E
F49	35.85'	N48°12'40"E
F50	83.48'	N73°16'57"E
F51	21.67'	N21°20'41"E
F52	29.49'	S83°27'53"E
F53	26.40'	S28°20'24"E
F54	15.69'	N45°25'52"E
F55	36.44'	S22°42'35"W

LINE	LENGTH	BEARING
E7 (TIE)	13.19'	N18°18'24"E
E8 (TIE)	4.36'	N73°52'40"E
E9 (TIE)	14.61'	S34°28'12"E
E10	5.00'	N55°31'48"E
E11	20.00'	S34°28'12"E
E12	5.00'	S55°31'48"W
E13	20.00'	N34°28'12"W

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* 12/2/2021  
 ERIC DAVID SALMI  
 PROFESSIONAL LAND SURVEYOR, MD REG. NO. 21639

*Jon Mayers* 12/2/2021  
 CEDAR CREEK H.O.A., INC  
 JON MAYERS

*Jon Mayers* 12/8/2021  
 SIMPSON OAKS CRP3, LLC  
 JON MAYERS

*Rob Smith* 12/5/2021  
 NVR, INC

**AREA TABULATION (THIS SHEET)**

A. TOTAL NUMBER OF LOTS AND/OR PARCELS TO BE RECORDED	3 + P/O-2
- BUILDABLE	3
- NON-BUILDABLE	0
- OPEN SPACE	P/O-2
- PRESERVATION PARCELS	0
B. TOTAL AREA OF LOTS AND/OR PARCELS	2,7226 AC.
- BUILDABLE	0.8832 AC.
- NON-BUILDABLE	0 AC.
- OPEN SPACE	1.8394 AC.
- PRESERVATION PARCELS	0 AC.
C. TOTAL AREA OF ROADWAY TO BE RECORDED INCLUDING WIDENING STRIPS	0 AC.
D. TOTAL AREA OF SUBDIVISION TO BE RECORDED	2,7226 AC.

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

*Michael J. Davis* 3/11/22  
 HOWARD COUNTY HEALTH OFFICER

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

*Chad Clark* 4.6.22  
 CHIEF, DEVELOPMENT ENGINEERING DIVISION

*Rob Smith* 4/14/22  
 DIRECTOR

**OWNER'S CERTIFICATE**

WE, CEDAR CREEK HOMEOWNERS ASSOCIATION, INC., A MARYLAND NONSTOCK CORPORATION, NVR, INC., A VIRGINIA CORPORATION AND SIMPSON OAKS CRP3, LLC, A MARYLAND LIMITED LIABILITY COMPANY, OWNERS OF THE PROPERTY SHOWN HEREON, HEREBY ADOPT 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. ALL EASEMENTS AND RIGHTS-OF-WAY AFFECTING THE PROPERTY ARE INCLUDED IN THIS PLAN OF SUBDIVISION.

WITNESS OUR HANDS THIS 8th DAY OF December, 2021

*Jon Mayers*  
 CEDAR CREEK HOMEOWNERS ASSOCIATION, INC.  
 JON MAYERS

*Rob Smith*  
 WITNESS

*Rob Smith*  
 WITNESS

*Rob Smith*  
 WITNESS

**SURVEYOR'S CERTIFICATE**

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS A REVISION OF PART OF THE LAND CONVEYED TO CEDAR CREEK HOMEOWNERS ASSOCIATION, INC., BY A DEED DATED NOVEMBER 16, 2020 AND RECORDED IN LIBER 20227 AT FOLIO 81; THE LAND CONVEYED TO NVR, INC., BY A DEED DATED SEPTEMBER 8, 2021 AND RECORDED IN LIBER 20944 AT FOLIO 128; THE LAND CONVEYED TO NVR, INC., BY A DEED DATED OCTOBER 5, 2021 AND RECORDED IN LIBER 21019 AT FOLIO 224; AND PART OF THE LAND CONVEYED TO SIMPSON OAKS CRP3, LLC BY A DEED DATED DECEMBER 10, 2015 AND RECORDED IN LIBER 16609 AT FOLIO 157, ALL AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

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*Eric David Salmi*  
 ERIC DAVID SALMI  
 PROFESSIONAL LAND SURVEYOR, MD REG. NO. 21639  
 EXPIRATION/RENEWAL DATE: JANUARY 03, 2022

**VOGEL ENGINEERING**

**TIMMONS GROUP**  
 3300 NORTH RIDGE ROAD, SUITE 110, ELLICOTT CITY, MD 21104  
 P: 410.461.7666 F: 410.461.8961 www.timmons.com

RECORDED AS PLAT No. 26066 ON 5/2/22  
 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

PLAT OF REVISION  
**CEDAR CREEK - PHASE 1**  
 OPEN SPACE LOTS 130, 131, 132, 134, 138  
 & 140 AND LOTS 19, 20, 21 & 52  
 A REVISION OF "CEDAR CREEK-PHASE 1"  
 PLAT #25254-25269

DPZ REF'S: WP-09-227, F-10-023, F-15-095, WP-15-094, ZB-1104-M, ECP-15-080, S-15-007, WP-16-038, WP-16-073, P-17-002, WP-17-108, WP-20-010, WP-20-035, F-18-041  
 TAX MAP 35 - GRID 21 - PARCEL 145 - ZONED: CEF-R  
 5TH ELECTION DISTRICT - HOWARD COUNTY, MARYLAND

SCALE: 1" = 50'

GRAPHIC SCALE

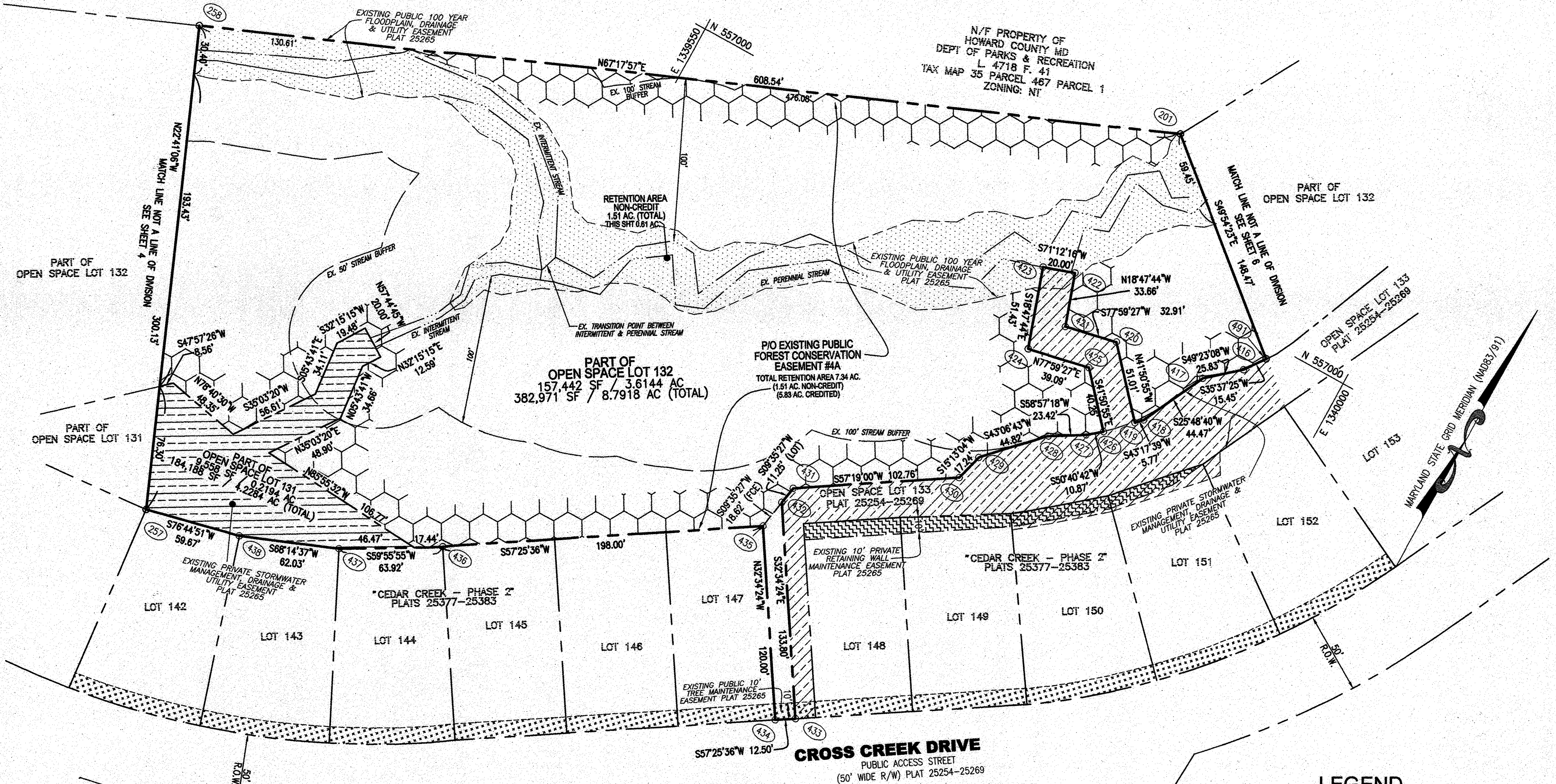
50' 0 50' 100' 150'

DECEMBER 2021

SHEET 4 OF 9

K:\Projects\15-55\SURVEY\RECORD PLATS\PHASE 1\PLAT OF REVISION FCE-TRAIL

POINT	NORTHING	EASTING
201	557085.9430	1339837.4193
257	556574.1834	1339391.7895
258	556851.0955	1339276.0206
416	556977.7614	1339942.0010
417	556960.9477	1339922.3940
418	556920.9112	1339903.0301
419	556916.7090	1339899.0709
420	556954.7043	1339865.0410
421	556947.8565	1339832.8496
422	556979.7257	1339822.0032
423	556973.2818	1339803.0697
424	556924.5987	1339819.6386
426	556902.7474	1339884.7264
427	556895.8606	1339876.3188
428	556883.7824	1339856.2529
429	556851.0600	1339825.6192
430	556834.4230	1339821.0934
431	556778.9319	1339734.6018
432	556767.8362	1339732.7269
433	556655.0803	1339804.7637
434	556648.3506	1339794.2299
435	556749.4748	1339729.6243
436	556642.8755	1339562.7893
437	556610.8522	1339507.4551
438	556587.8614	1339449.8464
491	556990.3206	1339951.0003



**AREA TABULATION (THIS SHEET)**

A. TOTAL NUMBER OF LOTS AND/OR PARCELS TO BE RECORDED	P/O 2
- BUILDABLE	0
- NON-BUILDABLE	0
- OPEN SPACE	P/O-2
- PRESERVATION PARCELS	0
B. TOTAL AREA OF LOTS AND/OR PARCELS	3.8338 AC.
- BUILDABLE	0 AC.
- NON-BUILDABLE	0 AC.
- OPEN SPACE	3.8338 AC.
- PRESERVATION PARCELS	0 AC.
C. TOTAL AREA OF ROADWAY TO BE RECORDED INCLUDING WIDENING STRIPS	0 AC.
D. TOTAL AREA OF SUBDIVISION TO BE RECORDED	3.8338 AC.

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* 12/2/2021  
 ERIC DAVID SALMI  
 PROFESSIONAL LAND SURVEYOR, MD REG. NO. 21639  
 DATE

*Jon Mayers* 12/8/2021  
 CEDAR CREEK H.O.A., INC  
 JON MAYERS  
 DATE

*Rob Smith* 12/8/2021  
 SIMPSON OAKS CRP3, LLC  
 JON MAYERS  
 DATE

*NVR, INC* 12/3/2021  
 NVR, INC  
 DATE

**OWNER**  
 (OPEN SPACE LOTS 130-132, 134, 138 & 140)  
 CEDAR CREEK H.O.A., INC.  
 4750 OWINGS MILLS BOULEVARD  
 OWINGS MILLS, MARYLAND 21117  
 410-356-9900

**OWNER**  
 (LOTS 20 & 52)  
 SIMPSON OAKS CRP3, LLC  
 4750 OWINGS MILLS BOULEVARD  
 OWINGS MILLS, MARYLAND 21117  
 410-356-9900

**OWNER**  
 (LOTS 19 & 21)  
 NVR, INC  
 9720 PATUXENT WOODS DRIVE  
 COLUMBIA, MARYLAND 21046  
 410-379-5956

**LEGEND**

	PUBLIC FOREST CONSERVATION EASEMENT (RETENTION)
	EXISTING PUBLIC 10' TREE MAINTENANCE EASEMENT PLAT 25265
	EXISTING PRIVATE STORMWATER MANAGEMENT, DRAINAGE & UTILITY EASEMENT PLAT 25265
	EXISTING PUBLIC 100 YEAR FLOODPLAIN, DRAINAGE & UTILITY EASEMENT PLAT 25265
	EXISTING PRIVATE RETAINING WALL MAINTENANCE EASEMENT PLAT 25265

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

*Michael J. Jamin* 3/11/22  
 HOWARD COUNTY HEALTH OFFICER  
 DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING  
 AND ZONING

*Chad Edwards* 4.6.22  
 CHIEF, DEVELOPMENT ENGINEERING DIVISION  
 DATE

*Jon Mayers* 4/11/22  
 DIRECTOR  
 DATE

**OWNER'S CERTIFICATE**

WE, CEDAR CREEK HOMEOWNERS ASSOCIATION, INC., A MARYLAND NONSTOCK CORPORATION, NVR, INC., A VIRGINIA CORPORATION AND SIMPSON OAKS CRP3, LLC, A MARYLAND LIMITED LIABILITY COMPANY, OWNERS OF THE PROPERTY SHOWN HEREON, HEREBY ADOPT 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. ALL EASEMENTS AND RIGHTS-OF-WAY AFFECTING THE PROPERTY ARE INCLUDED IN THIS PLAN OF SUBDIVISION.

WITNESS OUR HANDS THIS 8th DAY OF December 2021

*Rob Smith*  
 NVR, INC  
 WITNESS

*Rob Smith*  
 CEDAR CREEK HOMEOWNERS ASSOCIATION, INC.  
 JON MAYERS  
 WITNESS

*Rob Smith*  
 SIMPSON OAKS CRP3, LLC  
 JON MAYERS  
 WITNESS

**SURVEYOR'S CERTIFICATE**

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS A REVISION OF PART OF THE LAND CONVEYED TO CEDAR CREEK HOMEOWNERS ASSOCIATION, INC., BY A DEED DATED NOVEMBER 16, 2020 AND RECORDED IN LIBER 20227 AT FOLIO 81; THE LAND CONVEYED TO NVR, INC., BY A DEED DATED SEPTEMBER 8, 2021 AND RECORDED IN LIBER 20844 AT FOLIO 128; THE LAND CONVEYED TO NVR, INC., BY A DEED DATED OCTOBER 5, 2021 AND RECORDED IN LIBER 21019 AT FOLIO 224; AND PART OF THE LAND CONVEYED TO SIMPSON OAKS CRP3, LLC BY A DEED DATED DECEMBER 10, 2015 AND RECORDED IN LIBER 16609 AT FOLIO 157, ALL AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

I ALSO CERTIFY ALL MONUMENTS ARE IN OR WILL BE IN PLACE PRIOR TO THE ACCEPTANCE OF THE STREETS IN THE SUBDIVISION BY HOWARD COUNTY AS SHOWN, IN ACCORDANCE WITH THE ANNOTATED CODE OF MARYLAND, AS AMENDED, AND BOUNDARY SURVEY IS IN ACCORDANCE WITH THE HOWARD COUNTY SUBDIVISION REGULATIONS.

I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED BY ME OR UNDER MY RESPONSIBLE CHARGE, AND THAT I AM A DULY LICENSED PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MARYLAND.

*Eric David Salmi* 12/2/2021  
 ERIC DAVID SALMI  
 PROFESSIONAL LAND SURVEYOR, MD REG. NO. 21639  
 EXPIRATION/RENEWAL DATE: JANUARY 03, 2022

**VOGEL ENGINEERING**

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

RECORDED AS PLAT No. 26067 ON 5/2/22  
 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

PLAT OF REVISION  
**CEDAR CREEK - PHASE 1**  
 OPEN SPACE LOTS 130, 131, 132, 134, 138  
 & 140 AND LOTS 19, 20, 21 & 52

A REVISION OF "CEDAR CREEK-PHASE 1"  
 PLAT #25254-25269

DPZ REF'S: WP-09-227, F-10-023, F-15-095, WP-15-094, ZB-1104-M,  
 ECP-15-080, S-15-007, WP-16-038, WP-16-073, P-17-002,  
 WP-17-108, WP-20-010, WP-20-035, F-18-041  
 TAX MAP 35 - GRID 21 - PARCEL 145 - ZONED: CEF-R  
 5TH ELECTION DISTRICT - HOWARD COUNTY, MARYLAND

SCALE: 1" = 50'  
 DECEMBER 2021

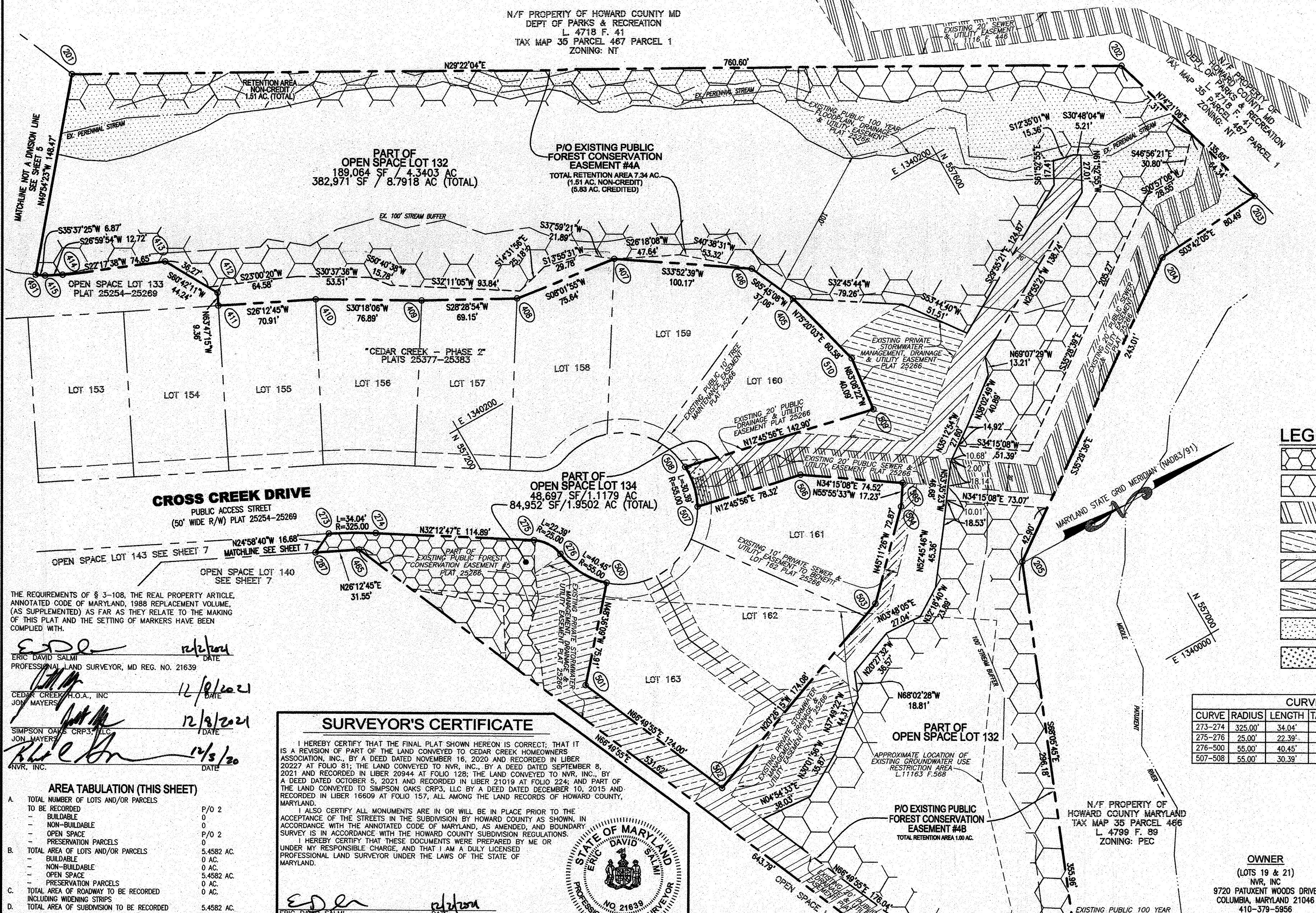
GRAPHIC SCALE  
 50' 0 50' 100' 150'

SHEET 5 OF 9

F-22-046

N/F PROPERTY OF HOWARD COUNTY MD  
DEPT OF PARKS & RECREATION  
L 4718 F. 41  
TAX MAP 35 PARCEL 467 PARCEL 1  
ZONING: NT

POINT	NORTHING	EASTING
201	557085.9430	1339837.4193
202	557748.7966	1340210.4251
203	557785.3860	1340341.0472
204	557705.0639	1340346.2435
205	557507.2135	1340487.3347
206	557374.4230	1340817.5937
289	557347.5511	1340832.1394
379	557303.4211	1340729.0177
380	557351.5033	1340773.6443
381	557356.0218	1340796.5840
382	557375.6447	1340792.7188
406	557442.8614	1340205.5705
407	557359.4999	1340149.7354
408	557284.6053	1340139.1669
409	557223.8275	1340106.1926
410	557157.4408	1340067.3966
411	557093.8224	1340036.0753
412	557097.9568	1340027.6776
413	557076.3070	1339989.0933
414	557007.2350	1339960.7736
415	556995.9013	1339954.9991
491	556890.3206	1339951.0003
500	557237.7771	1340350.5344
501	557187.5764	1340407.4809
502	557236.3618	1340521.4808
503	557399.4834	1340460.6947
504	557450.8371	1340408.9982
505	557460.4910	1340394.7256
506	557398.8920	1340352.7807
507	557322.5072	1340335.4747
508	557329.0613	1340306.1993
509	557468.4312	1340337.7754
510	557473.2202	1340297.9715



**LEGEND**

- PUBLIC FOREST CONSERVATION EASEMENT (REFORESTATION)
- PUBLIC FOREST CONSERVATION EASEMENT (RETENTION)
- EXISTING PUBLIC 20' SEWER & UTILITY EASEMENT PLAT 25266
- EXISTING PRIVATE STORMWATER MANAGEMENT, DRAINAGE & UTILITY EASEMENT PLAT 25266
- EXISTING PRIVATE 20' DRAINAGE & UTILITY EASEMENT PLAT 25266
- EXISTING 10' PRIVATE SEWER & UTILITY EASEMENT TO BENEFIT LOT 162 PLAT 25266
- EXISTING PUBLIC 100 YEAR FLOODPLAIN, DRAINAGE & UTILITY EASEMENT PLAT 25266
- EXISTING PUBLIC 10' TREE MAINTENANCE EASEMENT PLAT 25266

**CURVE TABULATION**

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
273-274	325.00'	34.04'	17.03'	34.02'	S29°12'46"W	6°00'02"
275-276	25.00'	22.39'	12.01'	21.65'	S57°52'19"W	51°19'04"
276-500	55.00'	40.45'	21.19'	39.54'	N62°27'51"E	42°08'00"
507-508	55.00'	30.39'	15.59'	30.00'	N77°22'51"W	31°39'12"

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* 12/2/2021  
ERIC DAVID SALMI, PROFESSIONAL LAND SURVEYOR, MD REG. NO. 21639

*Jon Mayers* 12/8/2021  
CEDAR CREEK H.O.A., INC. JON MAYERS

*Robert Smith* 12/8/2021  
SIMPSON OAKS CRP3, LLC JON MAYERS

*Robert Smith* 12/3/2021  
NVR, INC. DATE

**AREA TABULATION (THIS SHEET)**

A. TOTAL NUMBER OF LOTS AND/OR PARCELS TO BE RECORDED	P/O 2
BUILDABLE	0
NON-BUILDABLE	0
OPEN SPACE	0
PRESERVATION PARCELS	0
TOTAL AREA OF LOTS AND/OR PARCELS	5.4582 AC.
BUILDABLE	0 AC.
NON-BUILDABLE	0 AC.
OPEN SPACE	5.4582 AC.
PRESERVATION PARCELS	0 AC.
TOTAL AREA OF ROADWAY TO BE RECORDED INCLUDING WIDENING STRIPS	0 AC.
TOTAL AREA OF SUBDIVISION TO BE RECORDED	5.4582 AC.

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

*Richard J. Davis* 3/1/22  
HOWARD COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

*Chad Clark* 4.6.22  
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

*Robert Smith* 4/14/22  
DIRECTOR DATE

**SURVEYOR'S CERTIFICATE**

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT, THAT IT IS A REVISION OF PART OF THE LAND CONVEYED TO CEDAR CREEK HOMEOWNERS ASSOCIATION, INC., BY A DEED DATED NOVEMBER 16, 2020 AND RECORDED IN LIBER 20227 AT FOLIO 81; THE LAND CONVEYED TO NVR, INC., BY A DEED DATED SEPTEMBER 8, 2021 AND RECORDED IN LIBER 20944 AT FOLIO 128; THE LAND CONVEYED TO NVR, INC., BY A DEED DATED OCTOBER 5, 2021 AND RECORDED IN LIBER 21019 AT FOLIO 224; AND PART OF THE LAND CONVEYED TO SIMPSON OAKS CRP3, LLC BY A DEED DATED DECEMBER 10, 2015 AND RECORDED IN LIBER 16609 AT FOLIO 157, ALL AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

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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.

*Eric David Salmi* 12/2/2021  
ERIC DAVID SALMI, PROFESSIONAL LAND SURVEYOR, MD REG. NO. 21639  
EXPIRATION/RENEWAL DATE: JANUARY 03, 2022

**OWNER'S CERTIFICATE**

WE, CEDAR CREEK HOMEOWNERS ASSOCIATION, INC., A MARYLAND NONSTOCK CORPORATION, NVR, INC., A VIRGINIA CORPORATION AND SIMPSON OAKS CRP3, LLC, A MARYLAND LIMITED LIABILITY COMPANY, OWNERS OF THE PROPERTY SHOWN HEREON, HEREBY ADOPT 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. ALL EASEMENTS AND RIGHTS-OF-WAY AFFECTING THE PROPERTY ARE INCLUDED IN THIS PLAN OF SUBDIVISION.

WITNESS OUR HANDS THIS 8th DAY OF December 2021

*Richard J. Davis*  
NVR, INC. WITNESS

*Chad Clark*  
CEDAR CREEK HOMEOWNERS ASSOCIATION, INC. WITNESS

*Robert Smith*  
SIMPSON OAKS CRP3, LLC WITNESS

**VOGEL ENGINEERING**

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

**OWNER**  
(LOTS 20 & 52)  
SIMPSON OAKS CRP3, LLC  
4750 OWINGS MILLS BOULEVARD  
OWINGS MILLS, MARYLAND 21117  
410-356-9900

**OWNER**  
(LOTS 19 & 21)  
NVR, INC  
9720 PATUXENT WOODS DRIVE  
COLUMBIA, MARYLAND 21046  
410-379-5956

**OWNER**  
(OPEN SPACE LOTS 130-132, 134, 138 & 140 AND LOTS 19, 20, 21 & 52)  
CEDAR CREEK H.O.A., INC.  
4750 OWINGS MILLS BOULEVARD  
OWINGS MILLS, MARYLAND 21117  
410-356-9900

RECORDED AS PLAT No. 26068 ON 5/2/22  
AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

**PLAT OF REVISION**  
**CEDAR CREEK - PHASE 1**

OPEN SPACE LOTS 130, 131, 132, 134, 138 & 140 AND LOTS 19, 20, 21 & 52

A REVISION OF "CEDAR CREEK-PHASE 1"  
PLAT #25254-25269

DPZ REF'S: WP-09-227, F-10-023, F-15-095, WP-15-094, ZB-1104-M, ECP-15-080, S-15-007, WP-16-038, WP-16-073, P-17-002, WP-17-108, WP-20-010, WP-20-035, F-18-041

TAX MAP 35 - GRID 21 - PARCEL 145 - ZONED: CEF-R  
5TH ELECTION DISTRICT - HOWARD COUNTY, MARYLAND

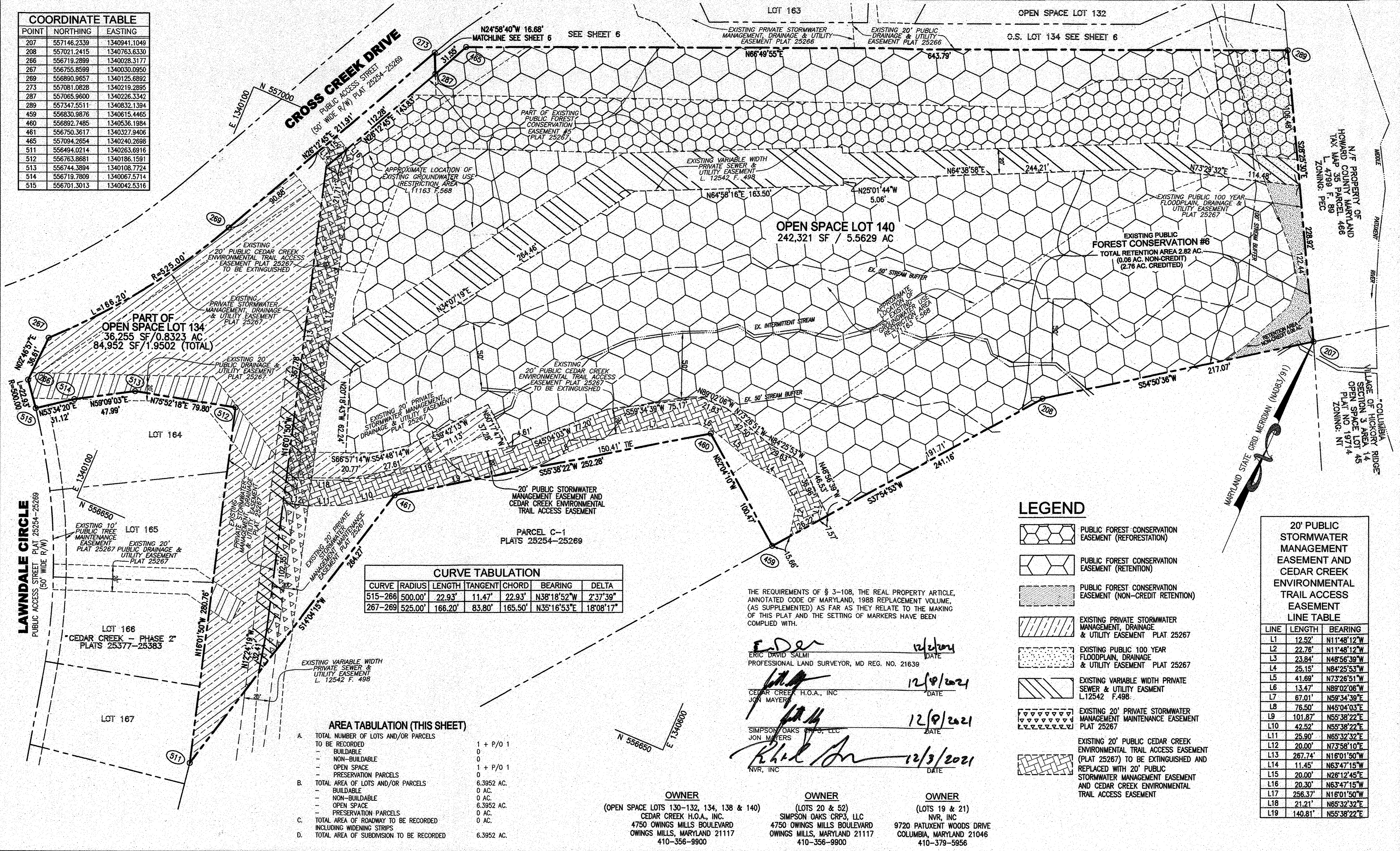
SCALE: 1" = 50'

DECEMBER 2021

SHEET 6 OF 9

F-22-048

POINT	NORTHING	EASTING
207	557146.2339	1340941.1049
208	557021.2415	1340763.6330
286	556719.2899	1340262.3177
287	556755.8599	1340030.0950
289	556890.9657	1340125.6892
273	557081.0828	1340219.2895
287	557065.9600	1340226.3342
289	557347.5511	1340832.1394
459	556830.9876	1340615.4465
460	556892.7485	1340536.1984
461	556750.3617	1340327.9406
465	557094.2654	1340240.2698
511	556494.0214	1340263.6916
512	556763.8681	1340186.1591
513	556744.3894	1340108.7724
514	556719.7809	1340067.5714
515	556701.3013	1340042.5316



CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
515-266	500.00'	22.93'	11.47'	22.93'	N38°18'52"W	2°37'39"
267-269	525.00'	166.20'	83.80'	165.50'	N35°16'53"E	18°08'17"

DESCRIPTION	AREA
A. TOTAL NUMBER OF LOTS AND/OR PARCELS TO BE RECORDED	1 + P/O 1
- BUILDABLE	0
- NON-BUILDABLE	0
- OPEN SPACE	1 + P/O 1
- PRESERVATION PARCELS	0
B. TOTAL AREA OF LOTS AND/OR PARCELS	6.3952 AC.
- BUILDABLE	0 AC.
- NON-BUILDABLE	0 AC.
- OPEN SPACE	6.3952 AC.
- PRESERVATION PARCELS	0 AC.
C. TOTAL AREA OF ROADWAY TO BE RECORDED INCLUDING WIDENING STRIPS	0 AC.
D. TOTAL AREA OF SUBDIVISION TO BE RECORDED	6.3952 AC.

**OWNER**  
 (OPEN SPACE LOTS 130-132, 134, 138 & 140)  
 CEDAR CREEK H.O.A., INC.  
 4750 OWINGS MILLS BOULEVARD  
 OWINGS MILLS, MARYLAND 21117  
 410-356-9900

**OWNER**  
 (LOTS 20 & 52)  
 SIMPSON OAKS CRP3, LLC  
 4750 OWINGS MILLS BOULEVARD  
 OWINGS MILLS, MARYLAND 21117  
 410-356-9900

**OWNER**  
 (LOTS 19 & 21)  
 NVR, INC  
 9720 PATUXENT WOODS DRIVE  
 COLUMBIA, MARYLAND 21046  
 410-379-5956

**LEGEND**

- PUBLIC FOREST CONSERVATION EASEMENT (REFORESTATION)
- PUBLIC FOREST CONSERVATION EASEMENT (RETENTION)
- PUBLIC FOREST CONSERVATION EASEMENT (NON-CREDIT RETENTION)
- EXISTING PRIVATE STORMWATER MANAGEMENT, DRAINAGE & UTILITY EASEMENT PLAT 25267
- EXISTING PUBLIC 100 YEAR FLOODPLAIN, DRAINAGE & UTILITY EASEMENT PLAT 25267
- EXISTING VARIABLE WIDTH PRIVATE SEWER & UTILITY EASEMENT L.12542 F.498
- EXISTING 20' PRIVATE STORMWATER MANAGEMENT MAINTENANCE EASEMENT PLAT 25267
- EXISTING 20' PUBLIC CEDAR CREEK ENVIRONMENTAL TRAIL ACCESS EASEMENT (PLAT 25267) TO BE EXTINGUISHED AND REPLACED WITH 20' PUBLIC STORMWATER MANAGEMENT EASEMENT AND CEDAR CREEK ENVIRONMENTAL TRAIL ACCESS EASEMENT

**20' PUBLIC STORMWATER MANAGEMENT EASEMENT AND CEDAR CREEK ENVIRONMENTAL TRAIL ACCESS EASEMENT LINE TABLE**

LINE	LENGTH	BEARING
L1	12.52'	N11°48'12"W
L2	22.78'	N11°48'12"W
L3	23.84'	N48°56'39"W
L4	25.15'	N84°25'53"W
L5	41.69'	N73°26'51"W
L6	13.47'	N89°02'06"W
L7	67.01'	N59°34'39"E
L8	76.50'	N45°04'03"E
L9	101.87'	N55°38'22"E
L10	42.52'	N55°38'22"E
L11	25.90'	N65°32'32"E
L12	20.00'	N73°58'10"E
L13	267.74'	N16°01'50"W
L14	11.45'	N63°47'15"W
L15	20.00'	N26°12'45"E
L16	20.30'	N63°47'15"W
L17	256.37'	N16°01'50"W
L18	21.21'	N65°32'32"E
L19	140.81'	N55°38'22"E

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* 12/2/2021  
 ERIC DAVID SALMI  
 PROFESSIONAL LAND SURVEYOR, MD REG. NO. 21639  
 DATE

*Jon Mayers* 12/9/2021  
 CEDAR CREEK H.O.A., INC  
 JON MAYERS  
 DATE

*Jon Mayers* 12/9/2021  
 SIMPSON OAKS CRP3, LLC  
 JON MAYERS  
 DATE

*Robi Smith* 12/3/2021  
 NVR, INC  
 DATE

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

*Richard J. Davis* 3/11/22  
 HOWARD COUNTY HEALTH OFFICER  
 DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

*Chad E. ...* 4.6.22  
 CHIEF, DEVELOPMENT ENGINEERING DIVISION & DATE

*...* 4/14/22  
 DIRECTOR DATE

**OWNER'S CERTIFICATE**

WE, CEDAR CREEK HOMEOWNERS ASSOCIATION, INC., A MARYLAND NONSTOCK CORPORATION, NVR, INC., A VIRGINIA CORPORATION AND SIMPSON OAKS CRP3, LLC, A MARYLAND LIMITED LIABILITY COMPANY, OWNERS OF THE PROPERTY SHOWN HEREON, HEREBY ADOPT 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, ALL EASEMENTS AND RIGHTS-OF-WAY AFFECTING THE PROPERTY ARE INCLUDED IN THIS PLAN OF SUBDIVISION.

WITNESS OUR HANDS THIS 8th DAY OF December 2021

*Robi Smith*  
 NVR, INC  
 WITNESS

*Chad E. ...*  
 CEDAR CREEK HOMEOWNERS ASSOCIATION, INC.  
 JON MAYERS  
 WITNESS

*Jon Mayers*  
 SIMPSON OAKS CRP3, LLC  
 JON MAYERS  
 WITNESS

**SURVEYOR'S CERTIFICATE**

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT, THAT IT IS A REVISION OF PART OF THE LAND CONVEYED TO CEDAR CREEK HOMEOWNERS ASSOCIATION, INC., BY A DEED DATED NOVEMBER 16, 2020 AND RECORDED IN LIBER 20227 AT FOLIO 81; THE LAND CONVEYED TO NVR, INC., BY A DEED DATED SEPTEMBER 8, 2021 AND RECORDED IN LIBER 20944 AT FOLIO 128; THE LAND CONVEYED TO NVR, INC., BY A DEED DATED OCTOBER 5, 2021 AND RECORDED IN LIBER 21019 AT FOLIO 224; AND PART OF THE LAND CONVEYED TO SIMPSON OAKS CRP3, LLC BY A DEED DATED DECEMBER 10, 2015 AND RECORDED IN LIBER 16609 AT FOLIO 157, ALL AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

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*Eric David Salmi* 12/2/2021  
 ERIC DAVID SALMI  
 PROFESSIONAL LAND SURVEYOR, MD REG. NO. 21639  
 EXPIRATION/RENEWAL DATE: JANUARY 03, 2022

**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. 26069 ON 5/2/22  
 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

**PLAT OF REVISION**  
**CEDAR CREEK - PHASE 1**  
 OPEN SPACE LOTS 130, 131, 132, 134, 138 & 140 AND LOTS 19, 20, 21 & 52  
 A REVISION OF "CEDAR CREEK-PHASE 1"  
 PLAT #25254-25269

DPZ REF'S: WP-09-227, F-10-023, F-15-095, WP-15-094, ZB-1104-M, ECP-15-080, S-15-007, WP-16-038, WP-16-073, P-17-002, WP-17-108, WP-20-010, WP-20-035, F-18-041  
 TAX MAP 35 - GRID 21 - PARCEL 145 - ZONED: CEF-R  
 5TH ELECTION DISTRICT - HOWARD COUNTY, MARYLAND

SCALE: 1" = 50'  
 GRAPHIC SCALE  
 50' 0 50' 100' 150'

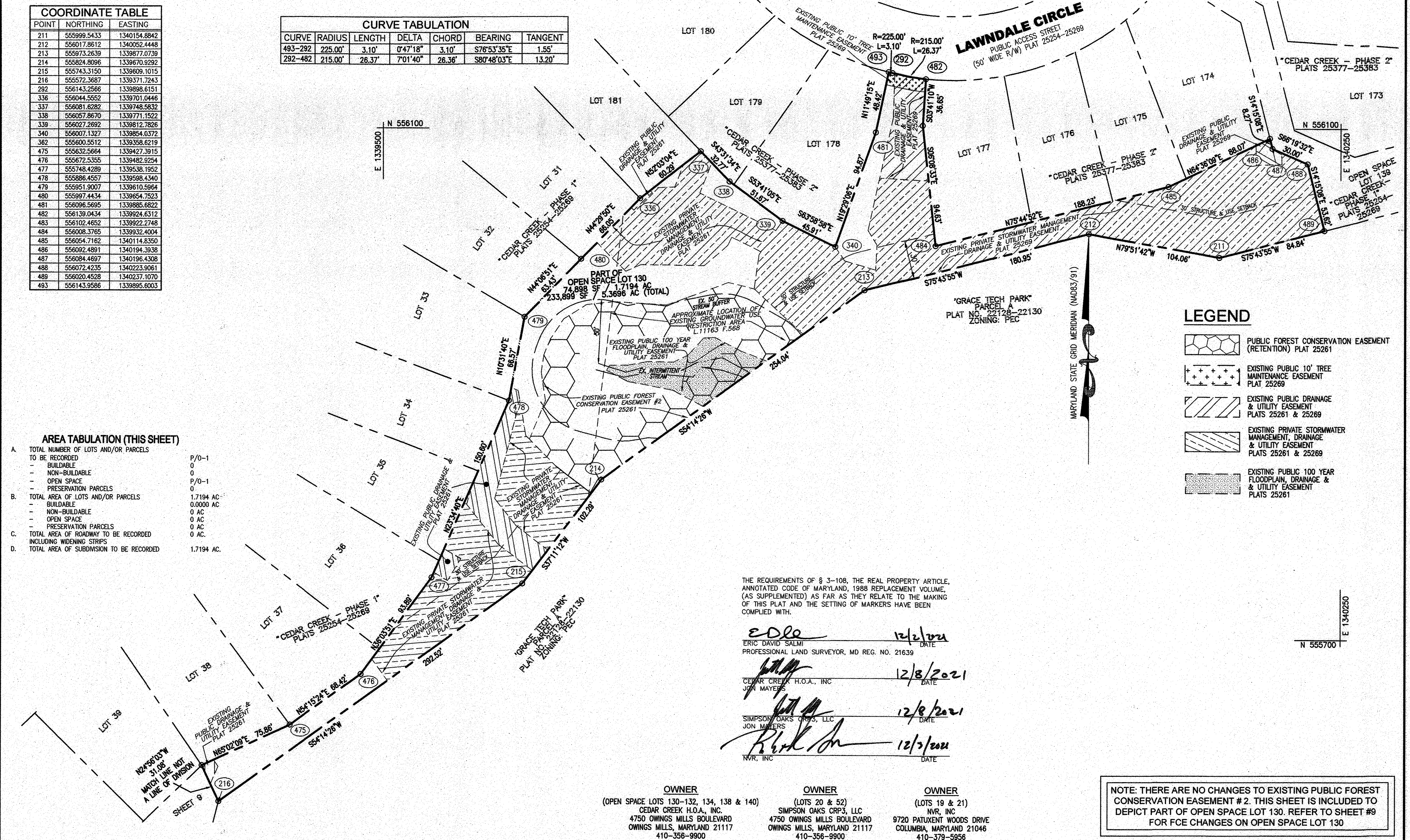
DECEMBER 2021  
 SHEET 7 OF 9

K:\Projects\15-55\SURVEY\dwg\RECORD PLATS\PHASE 1\PLAT OF REVISION FCE-TRAIL

F-22-048

POINT	NORTHING	EASTING
211	555999.5433	1340154.8842
212	556017.8612	1340052.4448
213	555973.2639	1339877.0739
214	555824.8096	1339670.9292
215	555743.3150	1339609.1015
216	555572.3687	1339371.7243
292	556143.2566	1339898.6151
336	556044.5552	1339701.0446
337	556081.8282	1339748.5832
338	556057.8670	1339771.1522
339	556027.2692	1339812.7826
340	556007.1327	1339854.0372
362	555600.5512	1339358.6219
475	555632.5664	1339427.3915
476	555672.5355	1339482.9254
477	555748.4289	1339538.1952
478	555886.4557	1339598.4340
479	555951.9007	1339610.5964
480	555997.4434	1339654.7523
481	556096.5695	1339885.6822
482	556139.0434	1339924.6312
483	556102.4652	1339922.2748
484	556008.3765	1339932.4004
485	556054.7162	1340114.8350
486	556092.4891	1340194.3938
487	556084.4697	1340196.4308
488	556072.4235	1340223.9061
489	556020.4528	1340237.1070
493	556143.9586	1339895.6003

CURVE	RADIUS	LENGTH	DELTA	CHORD	BEARING	TANGENT
493-292	225.00'	3.10'	0°47'18"	3.10'	S76°53'35"E	1.55'
292-482	215.00'	26.37'	7°01'40"	26.36'	S80°48'03"E	13.20'



**AREA TABULATION (THIS SHEET)**

A. TOTAL NUMBER OF LOTS AND/OR PARCELS TO BE RECORDED	
- BUILDABLE	P/0-1
- NON-BUILDABLE	0
- OPEN SPACE	P/0-1
- PRESERVATION PARCELS	0
B. TOTAL AREA OF LOTS AND/OR PARCELS	
- BUILDABLE	1.7194 AC
- NON-BUILDABLE	0.0000 AC
- OPEN SPACE	0 AC
- PRESERVATION PARCELS	0 AC
C. TOTAL AREA OF ROADWAY TO BE RECORDED INCLUDING WIDENING STRIPS	
- TOTAL AREA OF SUBDIVISION TO BE RECORDED	1.7194 AC

**LEGEND**

- PUBLIC FOREST CONSERVATION EASEMENT (RETENTION) PLAT 25261
- EXISTING PUBLIC 10' TREE MAINTENANCE EASEMENT PLAT 25269
- EXISTING PUBLIC DRAINAGE & UTILITY EASEMENT PLATS 25261 & 25269
- EXISTING PRIVATE STORMWATER MANAGEMENT, DRAINAGE & UTILITY EASEMENT PLATS 25261 & 25269
- EXISTING PUBLIC 100 YEAR FLOODPLAIN, DRAINAGE & UTILITY EASEMENT PLATS 25261

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* 12/2/2021  
 ERIC DAVID SALMI DATE  
 PROFESSIONAL LAND SURVEYOR, MD REG. NO. 21639

*Jon Mayers* 12/8/2021  
 CEDAR CREEK H.O.A., INC. DATE  
 JON MAYERS

*Jon Mayers* 12/8/2021  
 SIMPSON OAKS CRP3, LLC DATE  
 JON MAYERS

*Jon Mayers* 12/7/2021  
 NVR, INC. DATE

**OWNER**  
 (OPEN SPACE LOTS 130-132, 134, 138 & 140)  
 CEDAR CREEK H.O.A., INC.  
 4750 OWINGS MILLS BOULEVARD  
 OWINGS MILLS, MARYLAND 21117  
 410-356-9900

**OWNER**  
 (LOTS 20 & 52)  
 SIMPSON OAKS CRP3, LLC  
 4750 OWINGS MILLS BOULEVARD  
 OWINGS MILLS, MARYLAND 21117  
 410-356-9900

**OWNER**  
 (LOTS 19 & 21)  
 NVR, INC.  
 9720 PATUXENT WOODS DRIVE  
 COLUMBIA, MARYLAND 21046  
 410-379-5956

NOTE: THERE ARE NO CHANGES TO EXISTING PUBLIC FOREST CONSERVATION EASEMENT #2. THIS SHEET IS INCLUDED TO DEPICT PART OF OPEN SPACE LOT 130. REFER TO SHEET #9 FOR FCE CHANGES ON OPEN SPACE LOT 130

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

*Richard J. Quinn* 3/11/22  
 HOWARD COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

*Chad Conner* 4-6-22  
 CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

*Jon Mayers* 4/11/22  
 DIRECTOR DATE

**OWNER'S CERTIFICATE**

WE, CEDAR CREEK HOMEOWNERS ASSOCIATION, INC., A MARYLAND NONSTOCK CORPORATION, NVR, INC., A VIRGINIA CORPORATION AND SIMPSON OAKS CRP3, LLC, A MARYLAND LIMITED LIABILITY COMPANY, OWNERS OF THE PROPERTY SHOWN HEREON, HEREBY ADOPT 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. ALL EASEMENTS AND RIGHTS-OF-WAY AFFECTING THE PROPERTY ARE INCLUDED IN THIS PLAN OF SUBDIVISION.

WITNESS OUR HANDS THIS 8th DAY OF December 2021

*Jon Mayers*  
 NVR, INC. WITNESS

*Cassandra Melany*  
 WITNESS

*Jon Mayers*  
 CEDAR CREEK HOMEOWNERS ASSOCIATION, INC. WITNESS

*Jon Mayers*  
 SIMPSON OAKS CRP3, LLC WITNESS

**SURVEYOR'S CERTIFICATE**

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS A REVISION OF PART OF THE LAND CONVEYED TO CEDAR CREEK HOMEOWNERS ASSOCIATION, INC., BY A DEED DATED NOVEMBER 16, 2020 AND RECORDED IN LIBER 20227 AT FOLIO 81; THE LAND CONVEYED TO NVR, INC., BY A DEED DATED SEPTEMBER 8, 2021 AND RECORDED IN LIBER 20944 AT FOLIO 128; THE LAND CONVEYED TO NVR, INC., BY A DEED DATED OCTOBER 5, 2021 AND RECORDED IN LIBER 21019 AT FOLIO 224; AND PART OF THE LAND CONVEYED TO SIMPSON OAKS CRP3, LLC BY A DEED DATED DECEMBER 10, 2015 AND RECORDED IN LIBER 16609 AT FOLIO 157, ALL AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

I ALSO CERTIFY ALL MONUMENTS ARE IN OR WILL BE IN PLACE PRIOR TO THE ACCEPTANCE OF THE STREETS IN THE SUBDIVISION BY HOWARD COUNTY AS SHOWN, IN ACCORDANCE WITH THE ANNOTATED CODE OF MARYLAND, AS AMENDED, AND BOUNDARY SURVEY IS IN ACCORDANCE WITH THE HOWARD COUNTY SUBDIVISION REGULATIONS.

I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED BY ME OR UNDER MY RESPONSIBLE CHARGE, AND THAT I AM A DULY LICENSED PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MARYLAND.

*Eric David Salmi* 12/2/2021  
 ERIC DAVID SALMI DATE  
 PROFESSIONAL LAND SURVEYOR, MD REG. NO. 21639  
 EXPIRATION/RENEWAL DATE: JANUARY 03, 2022

**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. 26070 ON 5/2/22  
 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

PLAT OF REVISION  
**CEDAR CREEK - PHASE 1**  
 OPEN SPACE LOTS 130, 131, 132, 134, 138 & 140 AND LOTS 19, 20, 21 & 52

A REVISION OF "CEDAR CREEK-PHASE 1"  
 PLAT #25254-25269

DPZ REF'S: WP-09-227, F-10-023, F-15-095, WP-15-094, ZB-1104-M, ECP-15-080, S-15-007, WP-16-038, WP-16-073, P-17-002, WP-17-108, WP-20-010, WP-20-035, F-18-041  
 TAX MAP 35 - GRID 21 - PARCEL 145 - ZONED: CEF-R  
 5TH ELECTION DISTRICT - HOWARD COUNTY, MARYLAND

SCALE: 1" = 50'  
 GRAPHIC SCALE  
 50' 0 50' 100' 150'

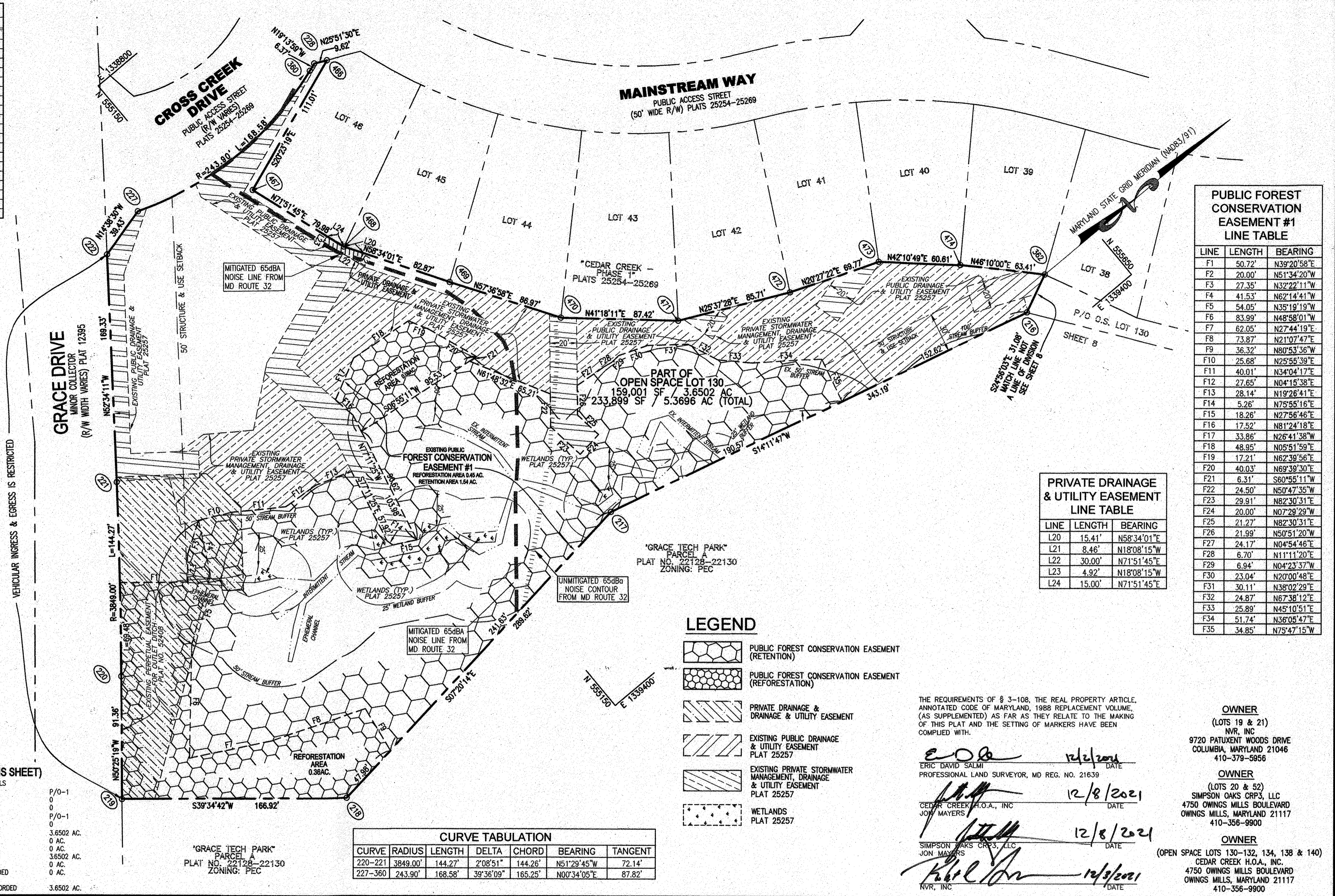
DECEMBER 2021  
 SHEET 8 OF 9

K:\Projects\15-55\SURVEY.dwg\RECORD PLATS\PHASE 1\PLAT OF REVISION FCE-TRAIL

F-22-048



POINT	NORTHING	EASTING
216	55572.3687	1339371.7243
217	555239.6597	1339287.5574
218	554952.4155	1339324.5446
219	554823.7628	1339218.1961
220	554881.9712	1339147.7792
221	554971.7842	1339034.8857
222	555074.7036	1338900.4207
227	555112.8486	1338890.4550
228	555284.0999	1338889.9957
360	555278.0869	1338892.0935
362	555600.5512	1339358.6219
466	555292.7553	1338894.1908
467	555188.6998	1338932.8653
468	555213.5984	1339008.8744
469	555256.8165	1339079.5853
470	555303.3966	1339153.0298
471	555369.0724	1339210.7336
472	555446.3561	1339247.8024
473	555511.7231	1339272.1850
474	555556.6392	1339312.8842



PUBLIC FOREST CONSERVATION EASEMENT #1 LINE TABLE		
LINE	LENGTH	BEARING
F1	50.72'	N39°20'58"E
F2	20.00'	N51°34'20"W
F3	27.35'	N32°22'11"W
F4	41.53'	N62°14'41"W
F5	54.05'	N35°19'19"W
F6	83.99'	N48°58'01"W
F7	62.05'	N27°44'19"E
F8	73.87'	N21°07'47"E
F9	36.32'	N80°53'36"W
F10	25.68'	N25°55'39"E
F11	40.01'	N34°04'17"E
F12	27.65'	N04°15'38"E
F13	28.14'	N19°26'41"E
F14	5.26'	N75°55'16"E
F15	18.26'	N27°56'46"E
F16	17.52'	N81°24'18"E
F17	33.86'	N26°41'38"W
F18	48.95'	N05°51'59"E
F19	17.21'	N62°39'56"E
F20	40.03'	N69°39'30"E
F21	6.31'	S60°55'11"W
F22	24.50'	N50°47'35"W
F23	29.91'	N82°30'31"E
F24	20.00'	N07°29'29"W
F25	21.27'	N82°30'31"E
F26	21.99'	N50°51'20"W
F27	24.17'	N04°54'46"E
F28	6.70'	N11°11'20"E
F29	6.94'	N04°23'37"W
F30	23.04'	N20°00'48"E
F31	30.11'	N36°02'29"E
F32	24.87'	N67°38'12"E
F33	25.89'	N45°10'51"E
F34	51.74'	N36°05'47"E
F35	34.85'	N75°47'15"W

PRIVATE DRAINAGE & UTILITY EASEMENT LINE TABLE		
LINE	LENGTH	BEARING
L20	15.41'	N58°34'01"E
L21	8.46'	N18°08'15"W
L22	30.00'	N71°51'45"E
L23	4.92'	N18°08'15"W
L24	15.00'	N71°51'45"E

**LEGEND**

- PUBLIC FOREST CONSERVATION EASEMENT (RETENTION)
- PUBLIC FOREST CONSERVATION EASEMENT (REFORESTATION)
- PRIVATE DRAINAGE & DRAINAGE & UTILITY EASEMENT
- EXISTING PUBLIC DRAINAGE & UTILITY EASEMENT PLAT 25257
- EXISTING PRIVATE STORMWATER MANAGEMENT, DRAINAGE & UTILITY EASEMENT PLAT 25257
- WETLANDS PLAT 25257

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.D.S.* 12/2/2021  
 ERIC DAVID SALMI DATE  
 PROFESSIONAL LAND SURVEYOR, MD REG. NO. 21639

*J.M.* 12/8/2021  
 CEDAR CREEK H.O.A., INC DATE  
 JON MAYERS

*J.M.* 12/8/2021  
 SIMPSON OAKS CRP3, LLC DATE  
 JON MAYERS

*R.M.* 12/9/2021  
 NVR, INC DATE

**OWNER**  
 (LOTS 19 & 21)  
 NVR, INC  
 9720 PATUXENT WOODS DRIVE  
 COLUMBIA, MARYLAND 21046  
 410-379-5956

**OWNER**  
 (LOTS 20 & 52)  
 SIMPSON OAKS CRP3, LLC  
 4750 OWINGS MILLS BOULEVARD  
 OWINGS MILLS, MARYLAND 21117  
 410-356-9900

**OWNER**  
 (OPEN SPACE LOTS 130-132, 134, 138 & 140)  
 CEDAR CREEK H.O.A., INC.  
 4750 OWINGS MILLS BOULEVARD  
 OWINGS MILLS, MARYLAND 21117  
 410-356-9900

**AREA TABULATION (THIS SHEET)**

A. TOTAL NUMBER OF LOTS AND/OR PARCELS TO BE RECORDED	P/O-1
- BUILDABLE	0
- NON-BUILDABLE	0
- OPEN SPACE	0
- PRESERVATION PARCELS	0
<b>TOTAL</b>	<b>0</b>

B. TOTAL AREA OF LOTS AND/OR PARCELS	3.6502 AC.
- BUILDABLE	0 AC.
- NON-BUILDABLE	0 AC.
- OPEN SPACE	3.6502 AC.
- PRESERVATION PARCELS	0 AC.
<b>TOTAL</b>	<b>3.6502 AC.</b>

C. TOTAL AREA OF ROADWAY TO BE RECORDED INCLUDING WIDENING STRIPS: 0 AC.

D. TOTAL AREA OF SUBDIVISION TO BE RECORDED: 3.6502 AC.

**CURVE TABULATION**

CURVE	RADIUS	LENGTH	DELTA	CHORD	BEARING	TANGENT
220-221	3849.00'	144.27'	2°08'51"	144.26'	N51°29'45"W	72.14'
227-360	243.90'	168.58'	39°36'09"	165.25'	N00°34'05"E	87.82'

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

*Michael J. Davis* 3/4/22  
 HOWARD COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

*Chad Edwards* 4.6.22  
 CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

*[Signature]* 4/14/22  
 DIRECTOR DATE

**OWNER'S CERTIFICATE**

WE, CEDAR CREEK HOMEOWNERS ASSOCIATION, INC., A MARYLAND NONSTOCK CORPORATION, NVR, INC., A VIRGINIA CORPORATION AND SIMPSON OAKS CRP3, LLC, A MARYLAND LIMITED LIABILITY COMPANY, OWNERS OF THE PROPERTY SHOWN HEREON, HEREBY ADOPT 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. ALL EASEMENTS AND RIGHTS-OF-WAY AFFECTING THE PROPERTY ARE INCLUDED IN THIS PLAN OF SUBDIVISION.

WITNESS OUR HANDS THIS 8<sup>th</sup> DAY OF December 2021

*[Signature]*  
 NVR, INC  
 WITNESS

*[Signature]*  
 CEDAR CREEK HOMEOWNERS ASSOCIATION, INC.  
 JON MAYERS  
 WITNESS

*[Signature]*  
 SIMPSON OAKS CRP3, LLC  
 JON MAYERS  
 WITNESS

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 ERIC DAVID SALMI DATE  
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 EXPIRATION/RENEWAL DATE: JANUARY 03, 2022

**VOGEL ENGINEERING**  
**TIMMONS GROUP**  
 3300 NORTH RIDGE ROAD, SUITE 110, ELLICOTT CITY, MD 21043  
 P: 410-461-7666 F: 410-461-8962 www.timmons.com

RECORDED AS PLAT No. 24071 ON 5/2/22  
 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

PLAT OF REVISION  
**CEDAR CREEK - PHASE 1**  
 OPEN SPACE LOTS 130, 131, 132, 134, 138  
 & 140 AND LOTS 19, 20, 21 & 52

A REVISION OF "CEDAR CREEK-PHASE 1"  
 PLAT #25254-25269

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 TAX MAP 35 - GRID 21 - PARCEL 145 - ZONED: CEF-R  
 5TH ELECTION DISTRICT - HOWARD COUNTY, MARYLAND

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 GRAPHIC SCALE  
 50' 0 50' 100' 150'

DECEMBER 2021  
 SHEET 9 OF 9

K:\Projects\15-55 SURVEY\15-55 SURVEY\15-55 RECORD PLATS\PHASE 1\PLAT OF REVISION FCE-TRAIL

F-22-048