

LEGEND

	FOREST RETENTION EASEMENT		EXISTING FOREST RETENTION EASEMENT TO BE ABANDONED
	REFORESTATION EASEMENT		PRIVATE SEWER HOUSE CONNECTION EASEMENT
	PUBLIC TREE MAINTENANCE EASEMENT		
	HIGHWAY WIDENING AREA		
	PRIVATE STORM WATER MANAGEMENT FACILITY EASEMENT		
	PUBLIC DRAINAGE & UTILITY EASEMENT		

THE REQUIREMENTS § 3-108, THE REAL PROPERTY ARTICLE, ANNOTATED CODE OF MARYLAND, 1988 REPLACEMENT VOLUME, (AS SUPPLEMENTED) AS FAR AS THEY RELATE TO THE MAKING OF THIS PLAT AND THE SETTING OF MARKERS HAVE BEEN COMPLIED WITH.

Mark C. Martin 10/15/07
 MARK C. MARTIN
 PROFESSIONAL LAND SURVEYOR NO. 10884 DATE

Robert Dorsey, Jr. 10-5-07
 DORSEY FAMILY HOMES, INC.
 ROBERT DORSEY, JR., PRESIDENT DATE

Stephen F. Fongiam 10-15-07
 HAMILTON REED, LLC
 STEVE FORNEY, PRESIDENT DATE

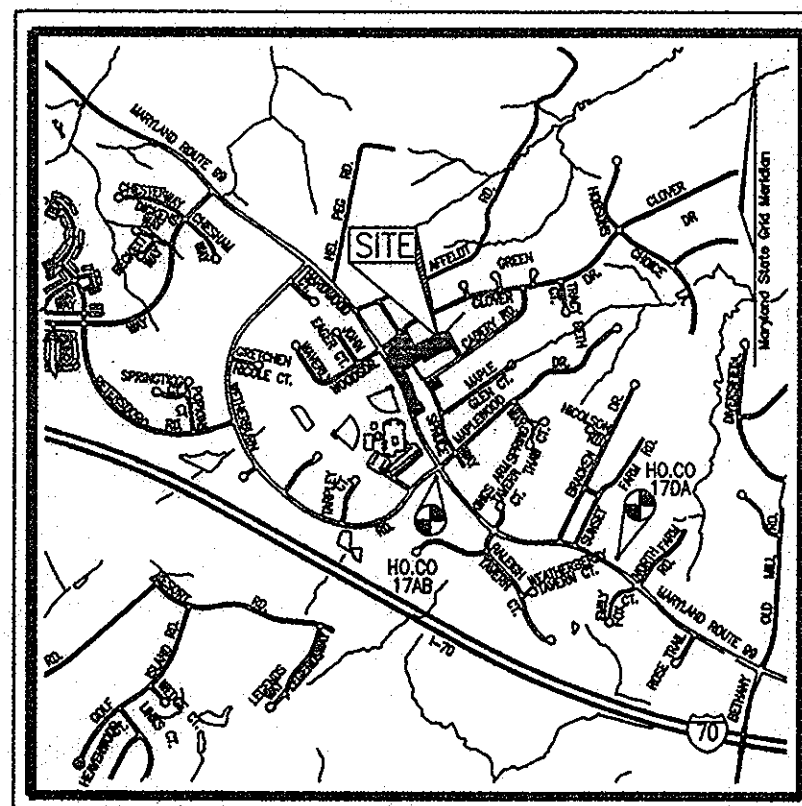
Philip E. Stackhouse 10-15-07
 MARGARET'S FANCY HOMEOWNERS ASSOCIATION, INC. DATE
 PHILIP EDWARDS STACKHOUSE, PRESIDENT

Philip E. Stackhouse 10-15-07
 PHILIP EDWARDS STACKHOUSE SUBSTITUTE TRUSTEE FOR HELEN M. STACKHOUSE, STACKHOUSE FAMILY TRUST DATE

FOREST CONSERVATION EASEMENT AREAS	
RETENTION SHEET 2 =	0.3295 ACRES
RETENTION SHEET 3 =	1.2250 ACRES
TOTAL RETENTION =	1.5545 ACRES
REFORESTATION SHEET 2 =	0.4356 ACRES
REFORESTATION SHEET 3 =	0 ACRES
TOTAL REFORESTATION =	0.4356 ACRES
TOTAL FCE PROVIDED =	1.9901 ACRES

BENCHMARK DATA

HO.CO. MON. 17AB: HO.CO. MON. 17DA:
 N: 598,435.266 N: 595,410.785
 E: 1,348,615.278 E: 1,351,641.140



VICINITY MAP

SCALE: 1"=2000'
 ADC MAP 11F2

GENERAL NOTES

- THE LOTS SHOWN HEREON COMPLY WITH MINIMUM OWNERSHIP WIDTH AND LOT AREA AS REQUIRED BY THE MARYLAND STATE DEPARTMENT OF THE ENVIRONMENT.
- THIS PROPERTY IS ZONED R-20 PER THE 2/2/04 COMPREHENSIVE ZONING PLAN AND THE COMP. LITE ZONING AMENDMENTS EFFECTIVE 7/28/06.
- COORDINATES BASED ON NAD '83, MARYLAND COORDINATE SYSTEM AS PROJECTED BY HOWARD COUNTY GEODETIC CONTROL STATION NOS. 17AB AND 17DA.
- THIS PLAT IS BASED ON A FIELD RUN BOUNDARY SURVEY PERFORMED BY FREDERICK WARD ASSOCIATES, INC. IN JANUARY 2003.
- BRL DENOTES BUILDING RESTRICTION LINE.
- g DENOTES IRON PIN W/GAP SET
- o DENOTES IRON PIPE OR IRON BAR FOUND.
- o DENOTES ANGULAR CHANGE IN BEARING OF BOUNDARY OR RIGHTS-OF-WAY.
- u DENOTES STONE OR MONUMENT FOUND.
- OPEN SPACE REQUIREMENTS FULFILLED PREVIOUSLY ON PLAT OF MARGARET'S FANCY RECORDED AS PLAT NOS. 17670-17672.
- DRIVEWAY(S) SHALL BE PROVIDED PRIOR TO ISSUANCE OF A USE AND OCCUPANCY PERMIT FOR ANY NEW DWELLING TO INSURE SAFE ACCESS FOR FIRE AND EMERGENCY VEHICLES PER THE FOLLOWING MINIMUM REQUIREMENTS:
 - WIDTH - 12 FEET, 14 FEET IF SERVING MORE THAN ONE RESIDENCE
 - SURFACE - 8" OF COMPACTED CRUSHER RUN BASE W/ TAR AND CHIP COATING (1-1/2" MIN)
 - GEOMETRY - MAXIMUM 15% GRADE, MAXIMUM 10% GRADE CHANGE AND 45 FOOT TURNING RADIUS;
 - STRUCTURES (BRIDGES/CULVERTS) - CAPABLE OF SUPPORTING 25 GROSS TONS (H25-LOADING)
 - DRAINAGE ELEMENTS - CAPABLE OF SAFELY PASSING 100 YEAR FLOOD WITH NO MORE THAN 1 FOOT DEPTH OVER DRIVEWAY SURFACE;
 - STRUCTURE CLEARANCES - MINIMUM 12 FEET;
 - MAINTENANCE - SUFFICIENT TO INSURE ALL WEATHER USE.
- FOR FLAG OR 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.
- THE FOREST CONSERVATION EASEMENT (2.00 AC) ORIGINALLY ESTABLISHED BY MARGARET'S FANCY PLAT NOS. 17670-17672 (F-04-168) IS REDUCED BY 0.38 AC IN ORDER TO ACCOMMODATE THE RELOCATED PUBLIC SEWER UTILITY EASEMENT. A BUY OUT FEE OF \$200,911.00 HAS BEEN PAID TO THE HOWARD COUNTY FOREST CONSERVATION FUND PER THE SUBDIVISION SECTION 16.1210(a)(1)(i).
- THE AREAS SHOWN HEREON ARE MORE OR LESS AS SHOWN ON A FIELD INVESTIGATION PERFORMED BY FREDERICK WARD & ASSOCIATES, INC.
- THERE ARE NO 100 YEAR FLOODPLAINS ON THIS PLAT.
- THIS PLAN IS SUBJECT TO COMPLIANCE WITH THE LATEST EDITION OF THE HOWARD COUNTY SUBDIVISION AND LAND DEVELOPMENT REGULATIONS AND THE HOWARD COUNTY ZONING REGULATIONS ADOPTED ON 02/02/04. DEVELOPER MUST OR CONSTRUCTION OF THESE LOTS MUST COMPLY WITH SETBACK AND BUFFER REQUIREMENTS IN EFFECT AT THE TIME OF SUBMISSION OF THE SITE DEVELOPMENT PLAN OF BUILDING/GRADING PERMIT.
- DEVELOPER RESERVES UNTO ITSELF, ITS SUCCESSORS AND ASSIGNS, ALL EASEMENTS SHOWN ON THIS PLAT FOR WATER, SEWER, STORM DRAINAGE AND OTHER PUBLIC UTILITIES LOCATED IN, OVER, AND THROUGH THE LOTS. ANY AND ALL CONVEYANCES OF AFORESAID LOTS SHALL BE SUBJECT TO THE EASEMENTS HEREIN RESERVED, WHETHER OR NOT EXPRESSLY STATED IN THE DEED(S) CONVEYING SAID LOT(S). 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, THE COUNTY SHALL ACCEPT THE EASEMENTS AND RECORD THE DEED(S) OF EASEMENT IN THE LAND RECORDS OF HOWARD COUNTY.
- 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.
- THIS SUBDIVISION IS SUBJECT TO SECTION 18.122B OF THE HOWARD COUNTY CODE. PUBLIC WATER AND/OR SEWER SERVICE HAS BEEN GRANTED UNDER TERMS AND PROVISIONS, THEREOF, EFFECTIVE JUNE 9, 2005 ON WHICH DATE DEVELOPER AGREEMENT NO. F-04-168 WAS FILED AND ACCEPTED.

OWNERS

DORSEY FAMILY HOMES, INC. HAMILTON REED, LLC
 10717-B, 2ND FLOOR BIRMINGHAM WAY 8000 MAIN STREET
 WOODSTOCK, MARYLAND 21163 ELLICOTT CITY, MD 21043
 410-465-7200 410-461-6636

MARGARET'S FANCY HOMEOWNERS ASSOCIATION, INC.
 C/O LAND DESIGN & DEVELOPMENT
 5300 DORSEY HALL DR. STE 102
 ELLICOTT CITY, MARYLAND, 21043
 443-367-0422

PHILIP EDWARDS STACKHOUSE
 10228 CADBERY ROAD
 ELLICOTT CITY, MD.
 21042

THE PURPOSE OF THIS PLAT IS TO ADD A 20' PUBLIC SEWER AND UTILITY EASEMENT ACROSS LOTS 6, 13, AND 21 AND ABANDON FOREST CONSERVATION EASEMENTS AND TO ADD A 20' PRIVATE SEWER HOUSE CONNECTION EASEMENT ON LOT 19 SHOWN ON THE PLATS OF MARGARET'S FANCY RECORDED AS PLATS NO. 17670-17672 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND AND TO REVISE THE FRONT SETBACK OF LOT 6 FROM 40 FEET TO 20 FEET.

AREA TABULATION

TOTAL NUMBER OF BUILDABLE LOTS TO BE RECORDED:	2
TOTAL NUMBER OF OPEN SPACE LOTS TO BE RECORDED:	2
TOTAL NUMBER OF LOTS TO BE RECORDED:	4
TOTAL AREA OF BUILDABLE LOTS TO BE RECORDED:	0.5909 ACRES
TOTAL AREA OF OPEN SPACE LOTS TO BE RECORDED:	3.6806 ACRES
TOTAL AREA OF LOTS TO BE RECORDED:	4.2715 ACRES
TOTAL AREA OF ROADWAY TO BE RECORDED:	0.0000 ACRES
TOTAL AREA OF SUBDIVISION TO BE RECORDED:	5.0018 ACRES

ROBERT H. VOGEL ENGINEERING, INC.
 ENGINEERS · SURVEYORS · PLANNERS

8407 MAIN STREET
 ELLICOTT CITY, MARYLAND 21043
 TEL: 410.461.7666 FAX: 410.461.8961

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

Howard County Health Officer 11/8/07
 HOWARD COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING
 AND ZONING

Chief Development Engineering Division 10/20/07
 CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

Director 11/9/07
 DIRECTOR DATE

OWNER'S CERTIFICATE

WE, DORSEY FAMILY HOMES, INC. BY ROBERT DORSEY, JR., PRESIDENT, HAMILTON REED, LLC BY STEVE FORNEY, PRESIDENT, MARGARET'S FANCY HOMEOWNERS ASSOCIATION, INC. BY PHILIP EDWARDS STACKHOUSE, PRESIDENT AND STACKHOUSE FAMILY TRUST BY PHILIPS EDWARDS STACKHOUSE, TRUSTEE, OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY ADOPT THIS FINAL PLAN OF SUBDIVISION, AND IN CONSIDERATION OF THE APPROVAL OF THIS FINAL PLAT BY THE DEPARTMENT OF PLANNING AND ZONING, ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES AND GRANT UNTO HOWARD COUNTY, MARYLAND, ITS SUCCESSORS AND ASSIGNS; 1) THE RIGHT TO LAY, CONSTRUCT AND MAINTAIN SEWERS, DRAINS, WATER PIPES AND OTHER MUNICIPAL UTILITIES AND SERVICES IN AND UNDER ALL ROADS OR STREET RIGHTS-OF-WAYS AND THE SPECIFIC EASEMENT AREAS SHOWN HEREON, 2) THE RIGHT TO REQUIRE DEDICATION FOR PUBLIC USE OF THE BEDS OF THE STREETS AND/OR ROADS, THE FLOOD PLAINS AND OPEN SPACE WHERE APPLICABLE AND FOR GOOD AND VALUABLE CONSIDERATION, HEREBY GRANT THE RIGHT AND OPTION TO HOWARD COUNTY TO ACQUIRE THE FEE SIMPLE TITLE TO THE BEDS OF THE STREETS AND/OR ROADS AND FLOOD PLAINS, STORM DRAINAGE FACILITIES AND OPEN SPACE WHERE WHERE APPLICABLE; 3) THE RIGHT TO REQUIRE DEDICATION OF WATERWAYS AND DRAINAGE EASEMENTS FOR THE SPECIFIC PURPOSE OF THEIR CONSTRUCTION, REPAIR AND MAINTENANCE, 4) THAT NO BUILDING OR SIMILAR STRUCTURE OF ANY KIND SHALL BE ERRECTED ON OR OVER THE SAID EASEMENTS AND RIGHTS-OF-WAY WITHIN OUR HANDS THIS 15th DAY OF OCTOBER, 2007.

DORSEY FAMILY HOMES, INC. BY ROBERT DORSEY, JR., PRESIDENT

HAMILTON REED, LLC BY STEVE FORNEY, PRESIDENT

MARGARET'S FANCY HOMEOWNERS ASSOC., INC.

PHILIP EDWARDS STACKHOUSE SUBSTITUTE TRUSTEE FOR HELEN M. STACKHOUSE, STACKHOUSE FAMILY TRUST

Megan Brett WITNESS
Megan Brett WITNESS
Megan Brett WITNESS
Megan Brett WITNESS

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS A SUBDIVISION OF PART OF THE LAND CONVEYED BY PHILIP E. STACKHOUSE, SUBSTITUTE TRUSTEE FOR HELEN M. STACKHOUSE, TRUSTEE TO MARGARET'S FANCY HOMEOWNERS ASSOCIATION, INC. BY DEED DATED MAY 19, 2005 RECORDED IN LIBER 9426 FOLIO 206 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND AND PART OF THE LAND CONVEYED BY PHILIP EDWARDS STACKHOUSE, PATRICIA WORKMAN STACKHOUSE AND PHILIP EDWARDS STACKHOUSE, SUBSTITUTED/SUCCESSOR TRUSTEE TO DORSEY FAMILY HOMES, INC. BY DEED DATED SEPTEMBER 13, 2005 RECORDED IN LIBER 9492 FOLIO 289 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND AND PART OF THE LAND CONVEYED BY PHILIP EDWARDS STACKHOUSE, PATRICIA WORKMAN STACKHOUSE AND PHILIP EDWARDS STACKHOUSE, SUBSTITUTED/SUCCESSOR TRUSTEE TO HAMILTON REED, LLC BY DEED DATED SEPTEMBER 13, 2005 RECORDED IN LIBER 9519 FOLIO 288 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND AND PART OF THE LAND CONVEYED BY PHILIP EDWARDS STACKHOUSE TO PHILIP EDWARDS STACKHOUSE, SUBSTITUTE TRUSTEE FOR HELEN M. STACKHOUSE BY DEED DATED APRIL 18, 1997 RECORDED IN LIBER 3973 FOLIO 542 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

I ALSO CERTIFY THAT ALL MONUMENTS ARE IN PLACE OR HAVE BEEN PLACED IN ACCORDANCE WITH THE ANNOTATED CODE OF MARYLAND, AS APPLICABLE AND THE SURVEY IS IN ACCORDANCE WITH THE HOWARD COUNTY SURVEYING REGULATIONS.

Mark C. Martin
 MARK C. MARTIN, PROFESSIONAL LAND SURVEYOR NO. 10884 DATE

RECORDED AS PLAT No. 19549 ON 11/16/07
 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

PLAT OF REVISION
MARGARET'S FANCY
 6, OPEN SPACE LOT 13, LOT 19
 AND OPEN SPACE LOT 21

A REVISION TO THE PLATS OF MARGARET'S FANCY, LOTS 1-12, 14, 16-18 AND OPEN SPACE LOTS 13, 15, & 21 RECORDED AS PLATS NO. 17670-17672

ZONING R-20. PRE. FILES: S-03-03, F-04-168
 MAP NO:17 BLK:7 PARCELS 9 & 685
 SECOND ELECTION DISTRICT, HOWARD COUNTY, MARYLAND
 SCALE 1"= 2000' OCTOBER 15, 2007



SHEET 1 OF 3

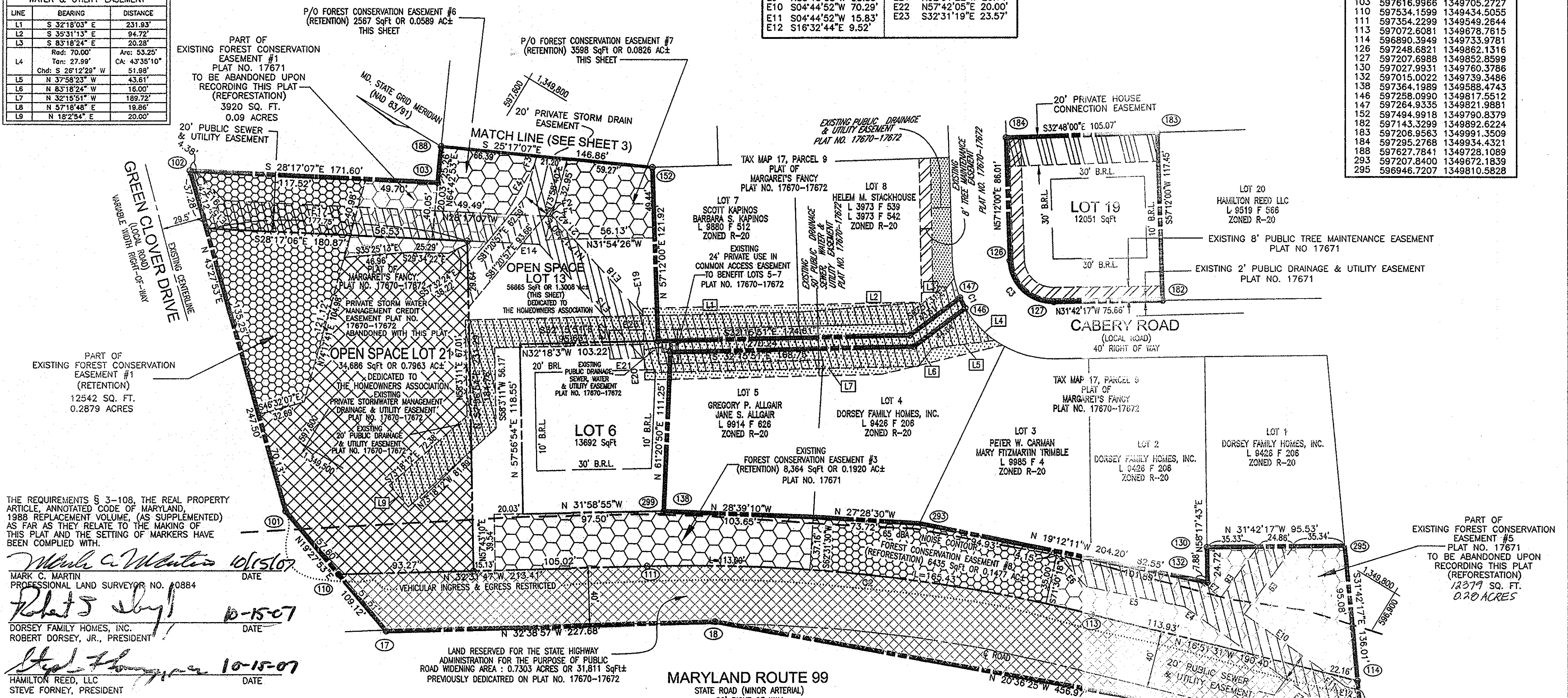
MINIMUM LOT SIZE CHART			
LOT NO.	GROSS AREA	PIPE STEM AREA	MINIMUM LOT SIZE
6	13,692 SqFt	1,692 SqFt	12,000 SqFt

PUBLIC DRAINAGE, SEWER, WATER & UTILITY EASEMENT		
LINE	BEARING	DISTANCE
L1	S 32°18'03" E	231.93'
L2	S 35°31'13" E	94.72'
L3	S 83°18'24" E	20.28'
L4	Rad: 70.00' Arc: 53.25' Tan: 27.99' CA: 43°35'10"	51.88'
L5	N 37°58'23" W	43.61'
L6	N 83°18'24" W	16.00'
L7	N 32°18'51" W	189.72'
L8	N 57°18'48" E	18.86'
L9	N 18°25'4" E	20.00'

CURVE DATA					
CURVE	ARC	RADIUS	TANGENT	DELTA	CHORD
C1	8.15'	70.00'	4.08'	106°40'24"	S32°59'28"W 8.15'
C2	310.93'	1136.49'	156.44'	15°40'32"	S24°41'39"E 309.96'
C3	46.55'	30.00'	29.43'	88°54'17"	N12°44'51"E 42.02'

SEWER & UTILITY EASEMENT LINE TABLE					
E1	N53°40'25"E	13.44'	E13	N17°17'20"E	108.87'
E2	N16°32'44"E	20.48'	E14	N28°17'11"W	50.00'
E3	N04°44'52"E	70.08'	E15	N16°28'44"E	6.52'
E4	N04°44'52"E	56.48'	E16	S16°28'44"W	28.40'
E5	N19°12'11"W	69.56'	E17	S28°17'07"E	227.91'
E6	N16°14'53"E	34.48'	E18	S17°17'20"W	93.45'
E7	S04°44'52"W	20.93'	E19	N57°18'20"E	5.07'
E8	S85°15'08"E	44.07'	E20	N57°18'58"E	15.09'
E9	N85°15'08"W	58.85'	E21	N32°31'22"W	23.71'
E10	S04°44'52"W	70.29'	E22	N57°42'05"E	20.00'
E11	S04°44'52"W	15.83'	E23	S32°31'19"E	23.57'

COORDINATE LIST		
POINT	NORTH	EAST
17	597485.5895	1349417.3395
18	597293.8815	1349540.1738
19	596866.1513	1349701.0062
101	597588.4721	1349453.7008
102	597768.1073	1349623.9578
103	597816.9966	1349705.2727
110	597534.1599	1349434.5055
111	597354.2299	1349549.2644
114	597072.6081	1349678.7615
114	596890.3949	1349733.9781
126	597248.6821	1349862.1316
127	597207.6988	1349852.8599
130	597027.9531	1349760.3786
132	597015.0022	1349739.3486
138	597364.1989	1349598.4743
146	597258.0990	1349817.5512
147	597264.9335	1349821.9881
152	597494.9918	1349790.8379
182	597143.3299	1349892.6224
183	597206.9563	134991.3509
184	597295.2768	1349934.4321
188	597627.7841	1349728.1089
293	597207.8400	1349672.1839
295	596946.7207	1349810.5828



THE REQUIREMENTS § 3-108, THE REAL PROPERTY ARTICLE, ANNOTATED CODE OF MARYLAND, 1988 REPLACEMENT VOLUME, (AS SUPPLEMENTED) AS FAR AS THEY RELATE TO THE MAKING OF THIS PLAT AND THE SETTING OF MARKERS HAVE BEEN COMPLIED WITH.

Mark C. Martin 10/15/07
 MARK C. MARTIN
 PROFESSIONAL LAND SURVEYOR NO. 10884
 DATE

Robert Dorsey, Jr. 10-15-07
 DORSEY FAMILY HOMES, INC.
 ROBERT DORSEY, JR., PRESIDENT
 DATE

Steve Forney 10-15-07
 HAMILTON REED, LLC
 STEVE FORNEY, PRESIDENT
 DATE

Philip Edwards 10-15-07
 MARGARET'S FANCY HOMEOWNERS ASSOCIATION, INC. DATE
 PHILIP EDWARDS STACKHOUSE, PRESIDENT

Philip Edwards 10-15-07
 PHILIP EDWARDS STACKHOUSE SUBSTITUTE TRUSTEE FOR HELEN M. STACKHOUSE, STACKHOUSE FAMILY TRUST
 DATE

AREA TABULATION (THIS SHEET)
 (SEE SHEET 1 OF 3 FOR TOTAL SITE AREA TABULATIONS)

TOTAL NUMBER OF BUILDABLE LOTS TO BE RECORDED:	2
TOTAL NUMBER OF OPEN SPACE LOTS TO BE RECORDED:	1 & P/O LOT 13
TOTAL NUMBER OF LOTS TO BE RECORDED:	3+P/O LOT 13
TOTAL AREA OF BUILDABLE LOTS TO BE RECORDED:	0.5909 ACRES
TOTAL AREA OF OPEN SPACE LOTS TO BE RECORDED:	2.0954 ACRES
TOTAL AREA OF LOTS TO BE RECORDED:	2.6863 ACRES
TOTAL AREA OF ROADWAY TO BE RECORDED:	0.7303 ACRES
TOTAL AREA OF SUBDIVISION TO BE RECORDED:	3.4166 ACRES

OWNERS

DORSEY FAMILY HOMES, INC.
 10717-B, 2ND FLOOR BIRMINGHAM WAY
 WOODSTOCK, MARYLAND 21163

HAMILTON REED, LLC
 8000 MAIN STREET
 ELLICOTT CITY, MD 21043

MARGARET'S FANCY HOMEOWNERS ASSOCIATION, INC.
 C/O LAND DESIGN & DEVELOPMENT
 5300 DORSEY HALL DR. STE 102
 ELLICOTT CITY, MARYLAND, 21043

PHILIP EDWARDS STACKHOUSE
 10228 CADBERY ROAD
 ELLICOTT CITY, MD.
 21042

THE PURPOSE OF THIS PLAT IS TO ADD A 20' PUBLIC SEWER AND UTILITY EASEMENT ACROSS LOTS 6, 13 AND 21 AND ABANDON FOREST CONSERVATION EASEMENTS AND TO ADD A 20' PRIVATE SEWER HOUSE CONNECTION EASEMENT ON LOT 19 SHOWN ON THE PLATS OF MARGARET'S FANCY RECORDED AS PLATS NO. 17670-17672 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

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

Richard A. Peter 11/8/07
 HOWARD COUNTY HEALTH OFFICER
 DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

Allen 10/30/07
 CHIEF, DEVELOPMENT ENGINEERING DIVISION
 DATE

Mark C. Martin 10/15/07
 DIRECTOR
 DATE

OWNER'S CERTIFICATE

WE, DORSEY FAMILY HOMES, INC. BY ROBERT DORSEY, JR., PRESIDENT, HAMILTON REED, LLC BY STEVE FORNEY, PRESIDENT, MARGARET'S FANCY HOMEOWNERS ASSOCIATION, INC. BY PHILIP EDWARDS STACKHOUSE, PRESIDENT AND STACKHOUSE FAMILY TRUST BY PHILIPS EDWARDS STACKHOUSE, TRUSTEE, OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY ADOPT THIS FINAL PLAN OF SUBDIVISION, AND IN CONSIDERATION OF THE APPROVAL OF THIS FINAL PLAT BY THE DEPARTMENT OF PLANNING AND ZONING, ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES AND GRANT UNTO HOWARD COUNTY, MARYLAND, ITS SUCCESSORS AND ASSIGNS; 1) THE RIGHT TO LAY, CONSTRUCT AND MAINTAIN SEWERS, DRAINS, WATER PIPES AND OTHER MUNICIPAL UTILITIES AND SERVICES IN AND UNDER ALL ROADS OR STREET RIGHTS-OF-WAYS AND THE SPECIFIC EASEMENT AREAS SHOWN HEREON, 2) THE RIGHT TO REQUIRE DEDICATION FOR PUBLIC USE OF THE BEDS OF THE STREETS AND/OR ROADS, THE FLOOD PLAINS AND OPEN SPACE WHERE APPLICABLE AND FOR GOOD AND VALUABLE CONSIDERATION, HEREBY GRANT THE RIGHT AND OPTION TO HOWARD COUNTY TO ACQUIRE THE FEE SIMPLE TITLE TO THE BEDS OF THE STREETS AND/OR ROADS AND FLOOD PLAINS, STORM DRAINAGE FACILITIES AND OPEN SPACE WHERE WHERE APPLICABLE; 3) THE RIGHT TO REQUIRE DEDICATION OF WATERWAYS AND DRAINAGE EASEMENTS FOR THE SPECIFIC PURPOSE OF THEIR CONSTRUCTION, REPAIR AND MAINTENANCE, 4) THAT NO BUILDING OR SIMILAR STRUCTURE OF ANY KIND SHALL BE ERECTED ON OR OVER THE SAID EASEMENTS AND RIGHTS-OF-WAY.

WITNESSE OUR HANDS THIS 15th DAY OF OCTOBER, 2007

Robert Dorsey, Jr.
 DORSEY FAMILY HOMES, INC. BY ROBERT DORSEY, JR., PRESIDENT
 WITNESS

Steve Forney
 HAMILTON REED, LLC BY STEVE FORNEY, PRESIDENT
 WITNESS

Philip Edwards
 MARGARET'S FANCY HOMEOWNERS ASSOC., INC.
 PHILIP EDWARDS STACKHOUSE, PRESIDENT
 WITNESS

Philip Edwards
 PHILIP EDWARDS STACKHOUSE SUBSTITUTE TRUSTEE FOR HELEN M. STACKHOUSE, STACKHOUSE FAMILY TRUST
 WITNESS

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT THAT IT IS A SUBDIVISION OF PART OF THE LAND CONVEYED BY PHILIP EDWARDS STACKHOUSE, SUBSTITUTE TRUSTEE FOR HELEN M. STACKHOUSE, TRUSTEE TO MARGARET'S FANCY HOMEOWNERS ASSOCIATION, INC. BY DEED DATED MAY 19, 2005 RECORDED IN LIBER 9426 FOLIO 206 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND AND PART OF THE LAND CONVEYED BY PHILIP EDWARDS STACKHOUSE, PATRICIA WORKMAN STACKHOUSE AND PHILIP EDWARDS STACKHOUSE, SUBSTITUTED/SUCCESSOR TRUSTEE TO DORSEY FAMILY HOMES, INC. BY DEED DATED SEPTEMBER 13, 2005 RECORDED IN LIBER 9492 FOLIO 289 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND AND PART OF THE LAND CONVEYED BY PHILIP EDWARDS STACKHOUSE, PATRICIA WORKMAN STACKHOUSE AND PHILIP EDWARDS STACKHOUSE, SUBSTITUTED/SUCCESSOR TRUSTEE TO HAMILTON REED, LLC BY DEED DATED SEPTEMBER 13, 2005 RECORDED IN LIBER 9519 FOLIO 566 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND AND PART OF THE LAND CONVEYED BY PHILIP EDWARDS STACKHOUSE TO PHILIP EDWARDS STACKHOUSE, SUBSTITUTE TRUSTEE FOR HELEN M. STACKHOUSE BY DEED DATED APRIL 18, 1997 RECORDED IN LIBER 3973 FOLIO 542 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

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

Mark C. Martin 10/15/07
 MARK C. MARTIN, PROFESSIONAL LAND SURVEYOR NO. 10884
 DATE

RECORDED AS PLAT No. 19550 ON 11/16/07
 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

PLAT OF REVISION
MARGARET'S FANCY
 LOT 6, OPEN SPACE LOT 13, LOT 19
 AND OPEN SPACE LOT 21

A REVISION TO THE PLATS OF MARGARET'S FANCY, LOTS 1-12, 14, 16-20 AND OPEN SPACE LOTS 13, 15, & 21 RECORDED AS PLATS NO. 17670-17672

ZONED R-20, PRE. FILES: S-03-03, F-04-168
 TAX MAP NO:17 BLK:7 PARCELS 9 & 685
 SECOND ELECTION DISTRICT, HOWARD COUNTY, MARYLAND
 SCALE 1"= 50'
 OCTOBER 15, 2007



