

BOUNDARY COORDINATES

NO.	NORTHING	EASTING
1	553491.1486	1381721.2663
2	553464.5462	1381878.8959
3	553373.8111	1381660.8514
4	553053.1534	1381861.9506
5	552805.9498	1381615.7502
6	552877.0078	1381540.8414
7	553112.1594	1381296.5965

CURVE TABLE					
CURVE	RADIUS	LENGTH	TANGENT	CHORD	DELTA
C1	22878.30'	339.05'	169.53'	339.05'	S46°05'12"E 0°50'57"

NOTES CONTINUED:

- FLOODPLAIN ELEVATIONS ON THIS PLAT ARE BASED ON PLAT NO. 6729 DATED MAY 26, 1986.
- 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 WELL AND SEPTIC SYSTEMS SHALL BE ABANDONED. A LICENSED WELL DRILLER SHALL ABANDON THE WELL(S) AND SUBMIT PROPER DOCUMENTATION TO HOWARD COUNTY HEALTH DEPARTMENT. THE CONTRACTOR SHALL HAVE THE SEPTIC(S) PUMPED OUT, TANKS AND/OR DRYWELLS CRUSHED AND FILLED WITH SUITABLE MATERIAL.
- THE 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 PARCEL 'R'. ANY AND ALL CONVEYANCES OF AFORESAID LOTS SHALL BE SUBJECT TO THE EASEMENTS HERIN RESERVED, WHETHER OR NOT EXPRESSLY STATED IN THE DEED(S) CONVEYING SAID LOTS. DEVELOPER SHALL EXECUTE AND DELIVER DEEDS FOR THE EASEMENTS HERIN 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.
- THE PROPERTY IS LISTED IN THE HISTORIC SITES INVENTORY AS HO-795, THE BINDER FARM. THE PLAN WAS REVIEWED BY THE HISTORIC DISTRICT COMMISSION IN OCTOBER, 2006.
- WAIVER PETITION, WP-07-128, APPROVED ON JULY 18, 2007 EXTENDED THE DEADLINE FROM JUNE 17, 2007 TO DECEMBER 14, 2007.

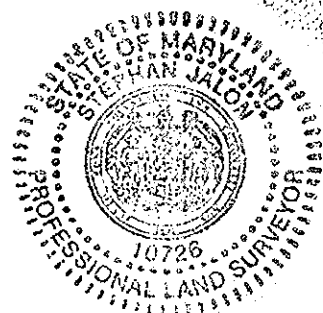
TOTAL TABULATION THIS SUBDIVISION

TOTAL NUMBER OF LOTS AND/OR PARCELS TO BE RECORDED	
BUILDABLE:	1
NON-BUILDABLE:	N/A
OPEN SPACE:	0
PRESERVATION PARCELS:	0
TOTAL AREA OF LOTS AND/OR PARCELS TO BE RECORDED	
BUILDABLE:	4.26± AC.
NON-BUILDABLE:	N/A
OPEN SPACE:	0
PRESERVATION PARCELS:	0
TOTAL AREA OF ROAD RIGHT-OF-WAY TO BE RECORDED (INCLUDING WIDENING STRIPS)	N/A
TOTAL GROSS AREA OF SUBDIVISION TO BE RECORDED:	4.26± AC.

ENGINEER
BENCHMARK
ENGINEERING, INC.
8480 BALT. PIKE
SUITE 418
ELLICOTT CITY, MD 21043
410-465-6105

OWNER
MARK LEVY
C/O BINDER ROCK, LLC. (PARCEL 'A')
C/O DEERPATH ROCK, LLC. (PARCEL 'B')
7111 DORSEY RUN ROAD
SUITE 101
ELKRIDGE, MARYLAND 21075
410-526-4030

DEVELOPER
MARK LEVY
H & H ROCK COMPANIES
6800 DEERPATH ROAD
SUITE 100
ELKRIDGE, MARYLAND 21075
410-579-2242



SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, THAT THE FINAL PLAT HEREIN IS CORRECT; THAT IT IS ALL OF THE LANDS CONVEYED BY MCI WORLDWIDE NETWORK SERVICES, INC. A DELAWARE CORPORATION TO BUSCH'S FRONTAGE ACQUISITION PROPERTIES, LLC, NOW KNOWN AS SPEEDWAY ROCK, LLC DATED APRIL 15, 2003 RECORDED AT LIBER 7062, FOLIO 651; RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND AND THAT ALL MONUMENTS ARE IN PLACE 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 NOW AMENDED.

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.

STEPHAN JALON
REGISTERED PROFESSIONAL LAND SURVEYOR MARYLAND REG. No.10726
FOR BENCHMARK ENGINEERING, INC. MARYLAND REG. No.351

9/4/07
DATE:

OWNER'S DEDICATION

BINDER ROCK A LIMITED LIABILITY CORPORATION OF MARYLAND BY AUTHORIZED AGENT MARK LEVY OWNER OF PARCEL 'A' AND DEERPATH ROCK A LIMITED LIABILITY CORPORATION OF MARYLAND BY AUTHORIZED AGENT MARK LEVY OWNER OF PARCEL 'B' SHOWN AND DESCRIBED HEREON, HEREBY ADOPT THIS PLAN OF SUBDIVISION AND IN CONSIDERATION OF THE APPROVAL OF THIS FINAL PLAT BY THE DEPT. 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-WAY AND THE SPECIFIC EASEMENT AREAS SHOWN HEREON, (2) THE RIGHT TO REQUIRE DEDICATION FOR PUBLIC USE THE BEDS OF THE STREETS AND/OR ROADS, FLOODPLAIN AND OPEN SPACE WHERE APPLICABLE, AND FOR GOOD AND OTHER VALUABLE CONSIDERATION, HEREBY GRANT THE OPTION TO HOWARD COUNTY TO ACQUIRE THE FEE SIMPLE TITLE TO THE BEDS OF THE STREETS AND/OR ROADS AND FLOODPLAINS, STORM DRAINAGE FACILITIES AND OPEN SPACE WHERE APPLICABLE, (3) THE RIGHT TO REQUIRE DEDICATION OF WATERWAYS AND DRAINAGE EASEMENTS FOR THE SPECIFIC PURPOSE OF THEIR CONSTRUCTION, REPAIR AND MAINTENANCE AND (4) THAT NO BUILDING OR SIMILAR STRUCTURE OF ANY KIND SHALL BE ERRECTED ON OR OVER THE SAID EASEMENTS AND RIGHTS-OF-WAY, WITNESS OUR HANDS THIS 4 DAY OF SEPTEMBER, 2007.

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 LEVY, C/O SPEEDWAY ROCK, LLC & C/O ROCK REALTY INC.

9/4/07
DATE:

WITNESS

9/4/07
DATE:

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

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

CHIEF, DEVELOPMENT ENGINEERING DIVISION

DIRECTOR

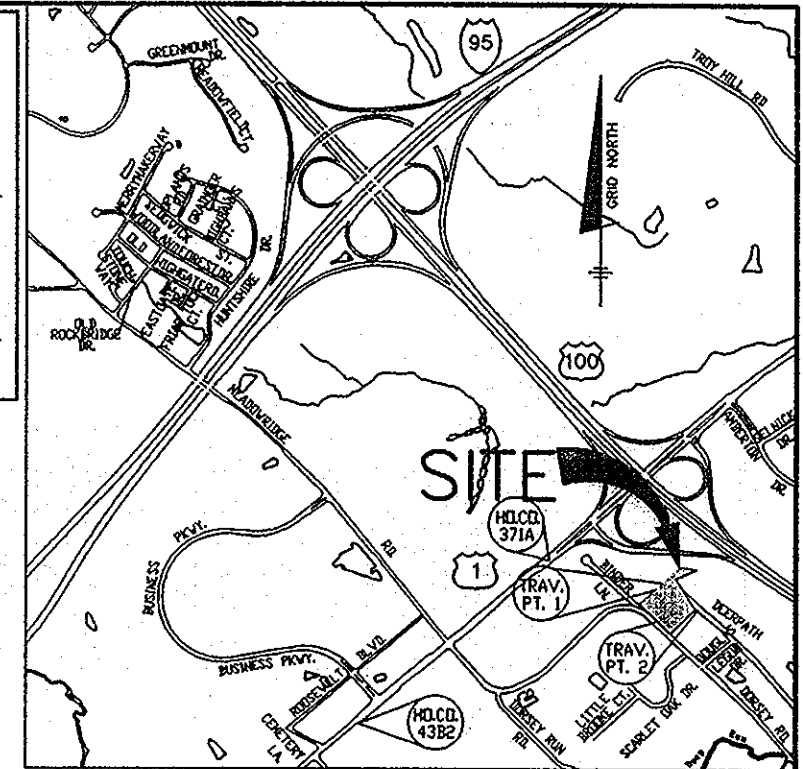
9/18/07
DATE

9/20/07
DATE

BENCH MARKS--(NAD'83)

TRAV. PT. 1 EL.157.73
TRV. MAG; 18.0' NORTHEAST OF CONC. CURB OF SOUTHEASTBOUND LANE OF DEERPATH ROAD; 20.3' NORTH OF EX. INLET
N 553,149.12 E 1,381,844.44

TRAV. PT. 2 EL.154.64
TFY MAG; 3.1' NORTHEAST OF CONC. CURB OF SOUTHEASTBOUND LANE OF DEERPATH ROAD; 20.3' NORTH OF EX. INLET
N 553,037.81 E 1,381,953.46



VICINITY MAP

ADC MAP - 17 GRID C11 AND C12
SCALE: 1" = 2000'

NOTES:

- DENOTES 4" X 4" CONCRETE MONUMENT TO BE SET.
○ DENOTES 3/8" PIPE OR STEEL MARKER TO BE SET.
□ DENOTES STONE OF CONCRETE MONUMENT FOUND.
• DENOTES IRON PIPE FOUND.
- PREVIOUS APPLICABLE HO. CO. DP2 FILE REFERENCES FOR THIS PROJECT:
F-96-109 (PLAT 6729), SDP-07-16
- COORDINATES BASED ON THE NAD '83, MARYLAND COORDINATE SYSTEM AS PROJECTED BY HOWARD COUNTY GEODETIC CONTROL STATIONS NO. HO.CO.371A AND HO.CO.4382.
- THIS PLAT IS BASED ON A FIELD RUN BOUNDARY INFORMATION TAKEN FROM A BOUNDARY SURVEY PERFORMED ON OR ABOUT JULY 2006 BY BENCHMARK ENGINEERING, INC.
- SUBJECT PROPERTY IS ZONED "TOD" PER THE 2/2/04 COMPREHENSIVE ZONING PLAN AND COMP LITE ZONING AMENDMENTS EFFECTIVE JULY 28, 2006 AND LIES WITHIN THE METROPOLITAN WATER & SEWER DISTRICT.
- TO THE BEST OF OUR KNOWLEDGE THERE ARE NO CEMETERY LOCATIONS ON-SITE.
- THERE ARE NO EXISTING WETLANDS OR WETLANDS BUFFERS ON THIS SITE. 100-YR. FLOODPLAIN IS SHOWN PER PLAT 6729. THE STREAM BUFFERS ARE BASED ON THE SURVEYED CENTERLINE OF STREAM. THE WETLAND STUDY WAS PROVIDED BY HILLIS-CARNES ENGINEERING ASSOCIATES, INC. IN JULY 2004.
- ALL AREAS ON THIS PLAT ARE "MORE OR LESS".
- UNLESS OTHERWISE NOTED AS "PRIVATE", ALL EASEMENTS ARE "PUBLIC".
- STORMWATER MANAGEMENT SHALL BE PROVIDED FOR THIS PROJECT BASED ON GUIDELINES ESTABLISHED BY THE 2000 MARYLAND STORMWATER DESIGN MANUAL VOLUMES I & II. THIS WILL BE PROVIDED AT THE TIME OF SITE DEVELOPMENT PLAN SUBMISSION.
- LANDSCAPING SHALL BE PROVIDED FOR THIS PROJECT BASED ON REQUIREMENTS ESTABLISHED BY THE HOWARD COUNTY LANDSCAPE MANUAL. THIS WILL BE PROVIDED AT THE TIME OF SITE DEVELOPMENT PLAN (SDP-07-16) SUBMISSION.
- THIS PLAN CONFORMS TO THE AMENDED FIFTH EDITION OF THE SUBDIVISION REGULATIONS PER COUNCIL BILL NO. 45-2003. DEVELOPMENT OR CONSTRUCTION ON THIS PARCEL MUST COMPLY WITH SETBACK AND BUFFER REGULATIONS IN EFFECT AT THE TIME OF SUBMISSION OF THE SITE DEVELOPMENT PLAN, WAIVER PETITION APPLICATION, OR BUILDING PERMIT.
- 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 HERIN RESERVED, WHETHER OR NOT EXPRESSLY STATED IN THE DEED(S) CONVEYING SAID LOTS/PARCELS. DEVELOPER SHALL EXECUTE AND DELIVER DEEDS FOR THE EASEMENTS HERIN 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 EASEMENTS), UPON COMPLETION OF THE DEVELOPER'S OBLIGATION 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.
- THE BEARING AND DISTANCES FOR THE PROPERTY LINES ON THIS PLAN ARE BASED ON NAD'83 PER A CURRENT SURVEY. THE PREVIOUS PLAT, PLAT NO. 6729, WAS BASED ON NAD'27. THIS EXPLAINS THE VARIATION IN THE BEARINGS AND DISTANCES.
- THIS PLAT REFLECTS THE REMAINING PORTION OF PARCEL 375 AFTER THE ACQUISITION OF THE RIGHT OF WAY FOR ROUTE 100 (STATE ROADS COMMISSION PLAT NOS. 51077, 49955, 51079).
- THIS PLAT IS EXEMPT FROM FOREST CONSERVATION OBLIGATIONS IN ACCORDANCE WITH SECTION 16.1202(b)(1)(vi) OF THE FOREST CONSERVATION MANUAL SINCE IT IS A PLAT OF CONSOLIDATION AND DOES NOT CREATE ADDITIONAL LOTS.
- STORMWATER MANAGEMENT FACILITIES WILL BE REQUIRED ON THE PARCEL SHOWN ON THIS PLAN IN ACCORDANCE WITH THE DESIGN MANUALS. PRIOR TO SIGNATURE APPROVAL OF THE SITE DEVELOPMENT PLAN, THE DEVELOPER WILL BE REQUIRED TO EXECUTE THE DEVELOPER'S AGREEMENT FOR THE CONSTRUCTION OF THE STORMWATER MANAGEMENT FACILITY AND A MAINTENANCE AGREEMENT.
- THERE ARE EXISTING STRUCTURES LOCATED ON THIS PARCEL TO REMAIN. NO NEW BUILDING EXTENSIONS OR ADDITIONS TO THE EXISTING STRUCTURES ARE TO BE CONSTRUCTED AT A DISTANCE LESS THAN THE ZONING REGULATIONS REQUIRE.
- ALL WELL AND SEPTIC SYSTEMS SHALL BE ABANDONED. A LICENSED WELL DRILLER SHALL ABANDON THE WELL(S) AND SUBMIT PROPER DOCUMENTATION TO THE HOWARD COUNTY HEALTH DEPARTMENT. THE CONTRACTOR SHALL HAVE THE SEPTIC(S) PUMPED OUT, TANKS AND/OR DRYWELLS CRUSHED AND FILLED WITH SUITABLE MATERIAL.

THE SOLE AND ONLY PURPOSE OF THIS REVISION PLAT IS TO COMBINE PARCEL 'A' AND 'B', PLAT 6729, INTO PARCEL 'R' AND ESTABLISH THE SETBACKS ACCORDING TO THE CURRENT ZONING. THIS PLAT ALSO REFLECTS THE PROPERTY ACQUIRED BY SHA BY CONDEMNATION ON 6/10/87

RECORDED AS PLAT 19440
ON 10/4/07 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

RESUBDIVISION PLAT
DORSEY CENTER
PARCEL 'R'
PREVIOUSLY RECORDED AS
PLAT Nos.6729
THE BINDER PROPERTY, PARCELS A & B

1st ELECTION DISTRICT OF HOWARD COUNTY, MARYLAND
TAX MAP No. 37 GRID No. 24 SCALE: AS SHOWN
PARCEL: .375 DATE: AUGUST, 2007
SHEET: 1 OF 1
ZONED: TOD