

COORDINATE TABLE

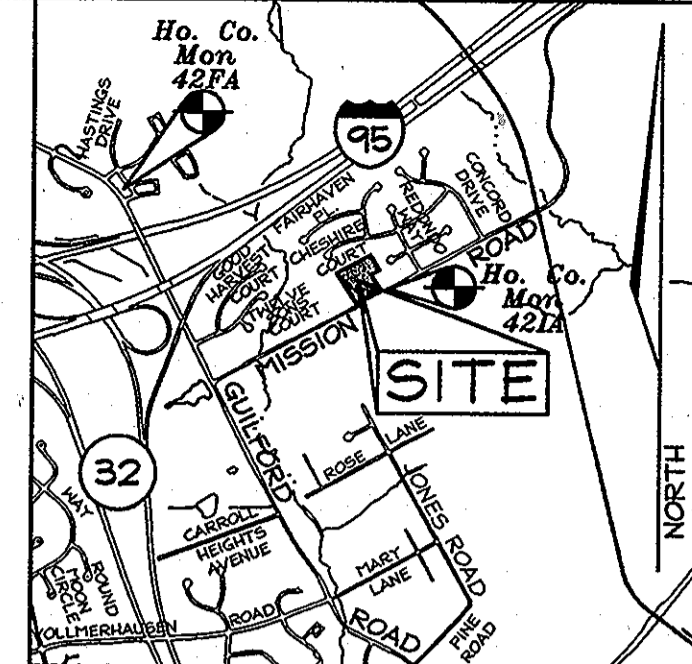
POINT	NORTHING	EASTING
302	543,744.4846	1,364,735.9358
303	543,556.7739	1,364,390.2943
1008	543,238.2328	1,364,594.8591
1101	543,378.0265	1,364,852.2686
347	543,545.2479	1,364,744.8802
1434	543,593.1648	1,364,833.1122

MINIMUM LOT SIZE CHART

LOT NUMBER	GROSS AREA (sf)	PIPESTEM AREA (sf)	MINIMUM LOT SIZE
4	9,287±	620±	8,667±
5	10,783±	1,962±	8,821±
6	10,326±	1,749±	8,577±
7	9,910±	1,611±	8,299±
8	8,295±	1,299±	6,996±
9	7,839±	1,087±	6,752±

Reservation Of Public Utility 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 1-10. Any conveyances of the aforesaid lots shall be subject to easements herein reserved, whether or not expressly stated in deed(s) conveying said lot(s). Developer shall execute and deliver deeds for easements herein reserved to Howard County, with a Metes and Bounds Description of forest conservation area. Upon completion of the public utilities and their acceptance by Howard County, and, in the case of the forest conservation easement(s), upon completion of the Developer's obligation under the Forest Conservation Installation and Maintenance Agreement executed by 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."



LEGEND

- Prop. Public Water, Sewer and Utility Easement
- Use-in-Common Access Easement
- Tree Maintenance Easement
- Private 10'x16' Refuse Pad Easement

GENERAL NOTES

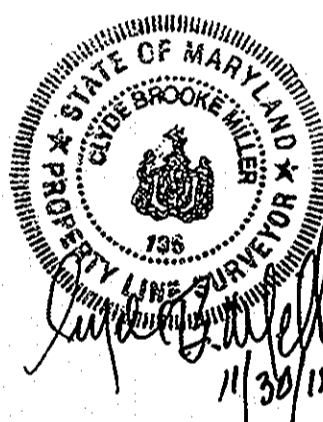
- The subject property is zoned R-SC per the 02/02/04 Comprehensive Zoning Plan and per the Comprehensive Lite Zoning Regulation amendments effective on 07/28/06.
 - Coordinates based on NAD 83, Maryland Coordinate System as projected by Howard County, Geodetic Control Stations no. 421A and no. 42FA. Denotes approximate location (see location map).
 - Sta. 421A N 543,390.415 (feet) E 1,364,912.660 (feet) El.: 311.99
 - Sta. 42FA N 544,412.8160 (feet) E 1,362,179.370 (feet) El.: 341.83
 - Denotes iron pipe found.
 - Denotes rebar and cap set.
 - Denotes rebar and cap found.
 - Denotes concrete monument or stone found.
 - Denotes concrete monument set.
 - Denotes Wetland Area outline.
 - Denotes existing centerline of Stream Channel.
 - Denotes Wetland Buffer outline.
 - Denotes Stream Buffer outline.
 - Denotes Top of Bank outline for stream.
 - BRL Denotes Building Restriction Line.
 - This plat is based on field run Monumented Boundary Survey performed on or about November 9, 2007 By C.B. Miller and Associates, Inc. All lot areas are more or less (+/-).
 - 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 only and not onto the flag or pipestem lot driveway.
 - Driveway(s) shall be provided prior to issuance of a use and occupancy permit for any new dwellings to ensure safe access for fire and emergency vehicles per the following requirements:
 - Width - 12 feet (16 feet serving more than one residence);
 - Surface - six (6") inches of compacted crusher run base with tar and chip coating (1-1/2" Minimum);
 - Geometry - Maximum 14% grade, Maximum 10% grade change and 45-foot turning radius;
 - Structures (culverts/bridges) - 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;
 - Maintenance - sufficient to ensure all weather use
 - Open space tabulation:
 - Open space required: 0.738 Ac.± (25% of gross area)
 - Open space provided = 0.7941 Ac.±
 - This subdivision is subject to Section 18.122B of the Howard County Code. Public water and/or sewer service has been granted under the terms and provisions, thereof, effective 11-23-11, on which date developer agreement #04-4513-D was filed and accepted.
 - Landscaping in accordance with Section 16.124 of the Howard County Code and Landscape Manual shall be provided as shown on the Landscape Plan, Sheet 8, of the Final Road Construction Drawings for the R.W. Dorsey Property. Financial surety for required perimeter, rear yard screening from shared driveway, refuse pad landscaping and Rt. 1 Manual Street Trees shall be posted with the Developers Agreement for this final plat, F-08-153, in the amount of \$9,560.00 for 20 shade trees @ \$300 each, 21 evergreens @ \$150 each, and 7 shrubs @ \$30 each.
- See this sheet for continuation...

General Notes continued...

- Forest Conservation obligations of 1.39 acres of reforestation for this site in accordance with Section 16.1202 of the Howard County Code and Forest Conservation Manual, shall be met by the placement of 2.78 acres of retention into an off-site easement area located on Quartz Hill per SDP-10-104; Tax map 8, Parcel 401.
- A Use-in-Common Access Maintenance Agreement between lots 4 to 9 and O.S. Lot 10 and trash pad maintenance shall be recorded simultaneously with this final plat in the Land Records Office of Howard County, MD.
- This final plat is subject to the Amended Fifth Edition of the Subdivision and Land Development Regulations per Council Bill No. 45-2003 and the Amended Zoning Regulations per Council Bill No. 75-2003. Development or construction on this property must comply with setback and buffer regulations in effect at the time of submission of the site development plan, waiver petition application or building/grading permit applications.
- The open space shown hereon is hereby dedicated to a Home Owners Association for the residents of this subdivision and recording references of the Articles of Incorporation are shown hereon.
- Articles of Incorporation for the Homeowners Association were accepted by the State Department of Assessment and Taxation on 6/16/2011, Incorporation number D 12907879
- There are no floodplains, steep slopes, wetlands, streams, historic structures or cemeteries on-site.
- Areas not meant to be taken for exact are marked more or less (+/-).
- Existing houses on Lots 1 and 3 are to remain. No new buildings, extensions or additions to the existing dwellings are to be constructed at a distance less than the zoning regulation requirements.
- Previous DPZ File Nos.: S-06-002, Sketch Plan, approved March 6, 2006, F-77-163, WP-08-33, WP-09-173, WP-11-063.
- This plat is subject to WP-08-33. On November 14, 2007 The Planning Director approved a waiver from Section 16.146 of The Subdivision and Land Development Regulation allowing not to submit a preliminary plan subject to submittal of a final plan for review on or before March 14, 2008. Also, this plat is subject to WP-09-173 and WP-11-063. On May 5, 2009, September 21, 2009 and November 23, 2010 respectively the planning director approved a waiver from sections 16.144(p) and 16.144(q) to allow for milestone date extensions.
- Stormwater management quantity & quality is provided in accordance with the 2000 Stormwater Management Manual. Water Quality and Recharge are treated as follows:
 - New Driveway paving for lots 1-3: Non-Rooftop disconnects. (All of the driveway for lot 3 is existing; only a small portion of the driveway for lot 2 is new paving; all of the driveway for lot 1 is new paving)
 - New house on lot 2: Rooftop disconnects
 - Remainder of project: Dry Swales
 Channel Protection is not required for this site since the discharge from each drainage area is less than 2.0 cfs. The Home Owners Association will own and maintain storm water management facilities on Open Space Lot 10.

The Requirements § 3-108, The Real Property Article, Annotated Code of Maryland, 1999 Replacement Volume, (As supplemented) as far as they relate to the making of this Plat and the Setting of Markers have been complied with.

C. Brooke Miller (Maryland Property Line Surveyor #135) 11/30/11 Date
 Bessie M. Bordenave, Dorsey Family Property, LLC. 11/23/11 Date
 Bessie M. Bordenave 11/23/11 Date



PROFESSIONAL CERTIFICATION
 I hereby certify that these documents were prepared by me or under my responsible charge, and that I am a duly licensed property line surveyor under the laws of the State of Maryland, License No. #135, Expiration Date: 4/12/2012.

AREA TABULATION CHART

- Total number of Buildable Lots to be recorded: 9
- Total area of Buildable Lots to be recorded: 2.158 Acres±
- Total number of Open Space Lots to be recorded: 1
- Total area of Open Space Lot to be recorded: 0.794 Acres±
- Total area of Subdivision to be recorded: 2.952 Acres±
- Area of right-of-way to be recorded: 0 acres

CONTRACT PURCHASER

DORSEY FAMILY HOMES, LLC
 10717-B Birmingham Way
 Woodstock, MD 21163

OWNERS

DORSEY FAMILY PROPERTY, L.L.C.
 8730 Mission Road
 Jessup, MD 20794
 (301) 725-7059
 c/o Ms. Bessie M. Bordenave

DEVELOPER

DORSEY VENTURES, LLC
 15950 North Ave. P.O. Box 482
 Lisbon, MD 21765
 (410) 489-7900

FSH Associates

Engineers Planners Surveyors
 6339 Howard Lane Elkridge, MD 21075
 Tel: 410-567-5200 Fax: 410-796-1562
 E-mail: info@fsheri.com

Howard County Health Department
 APPROVED: For Public Water and Sewerage Systems

APPROVED: Howard County Department of Planning and Zoning

Chief, Development Engineering Division 12/15/11 Date
 Director 1/05/12 Date

OWNER'S CERTIFICATE

We, Dorsey Family Property, L.L.C., and Bessie M. Bordenave, owners of the property shown and described hereon, hereby adopt this 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 road 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 and Floodplains and Open Space where applicable and for good and other 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 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 erected on or over said Easements and Rights-of-Way.
 Witness my hand this 23rd day of NOVEMBER, 2011.

Bessie M. Bordenave, Dorsey Family Property, LLC.
 Bessie M. Bordenave
 Witness

SURVEYOR'S CERTIFICATE

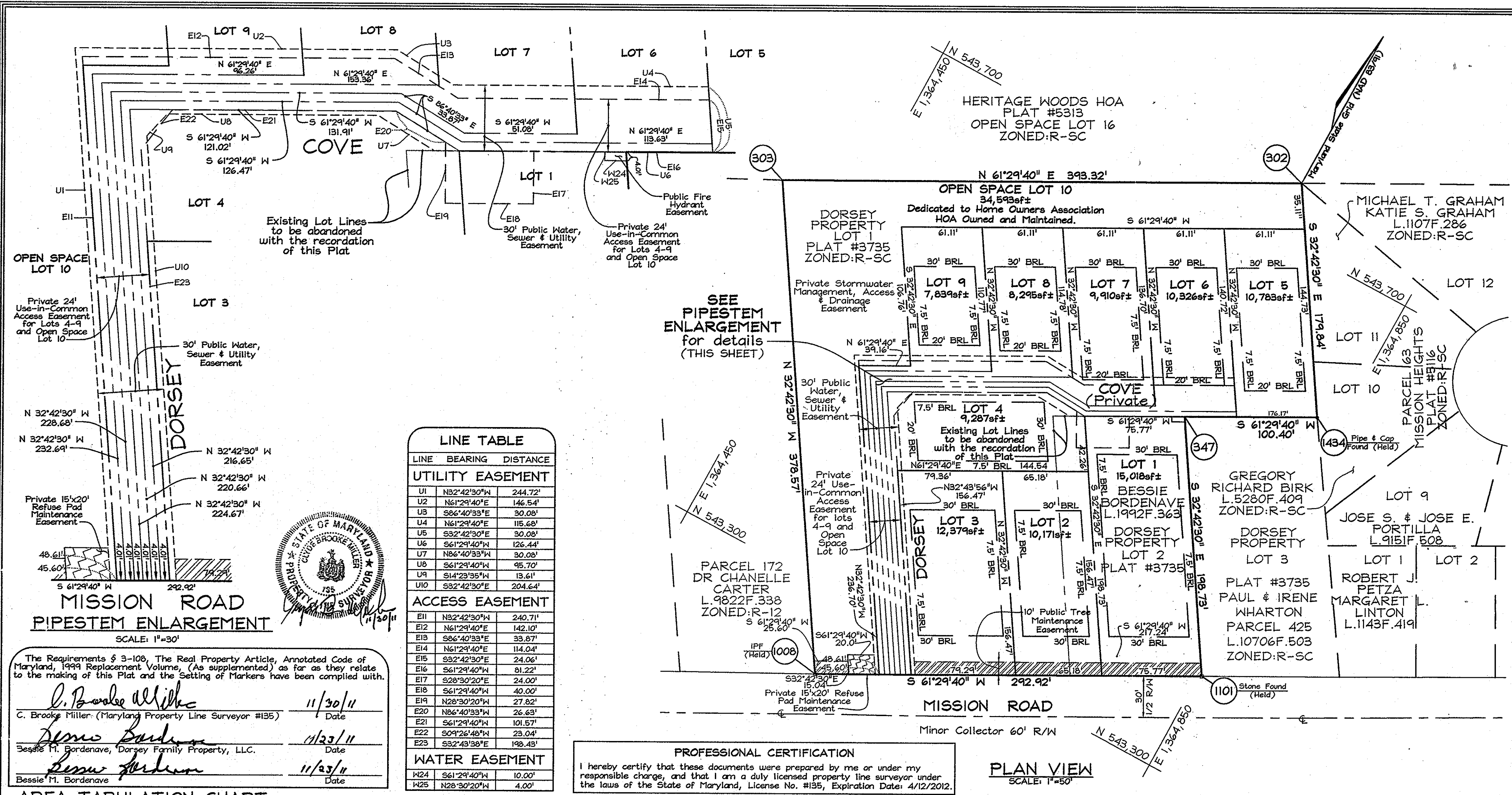
I hereby certify that the final plat shown hereon is correct; that it is a subdivision of all of the lands conveyed by Bessie M. Bordenave Personal Representative of the Estate of Roger W. Dorsey, Grantor to Dorsey Family Property, L.L.C., party of the second part, Grantee by deed dated March 22, 2007 and recorded in the Land Records of Howard County in Liber 10682 Folio 164, and all of the lands conveyed by Roger W. Dorsey and Abbie Marie Dorsey, his wife, Grantors to Bessie M. Bordenave, individual Grantee by deed dated April 27, 1989, recorded on May 4, 1989 among the Land Records of Howard County in Liber 1992 Folio 363, 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 amended.

C. Brooke Miller (Maryland Property Line Surveyor #135) 11/30/11 Date

Recorded as Plat No. 21794 on 1/13/12
 Among the Land Records of Howard County, Maryland.

R.W. DORSEY PROPERTY
 LOTS 1 TO 9 AND
 OPEN SPACE LOT 10

(A RESUBDIVISION OF LOTS 1 & 2 OF THE DORSEY PROPERTY, PLAT #3735)
 TAX MAP 42 GRID 24 PARCEL P/O 425
 6TH ELECTION DISTRICT
 HOWARD COUNTY, MARYLAND
 Scale: AS SHOWN
 Date: November 3, 2011
 Sheet 1 of 2
 F-77-163, S-06-002, WP-08-33, WP-09-173, WP-11-063



LINE	BEARING	DISTANCE
UTILITY EASEMENT		
U1	N82°42'30"W	244.72'
U2	N61°29'40"E	146.54'
U3	S86°40'33"E	30.08'
U4	N61°29'40"E	115.68'
U5	S32°42'30"E	30.08'
U6	S61°29'40"W	126.44'
U7	N86°40'33"W	30.08'
U8	S61°29'40"W	95.70'
U9	S14°23'35"W	13.61'
U10	S32°42'30"E	204.64'
ACCESS EASEMENT		
E11	N82°42'30"W	240.71'
E12	N61°29'40"E	142.10'
E13	S86°40'33"E	33.87'
E14	N61°29'40"E	114.04'
E15	S32°42'30"E	24.06'
E16	S61°29'40"W	81.22'
E17	S28°30'20"E	24.00'
E18	S61°29'40"W	40.00'
E19	N28°30'20"W	27.82'
E20	N86°40'33"W	26.63'
E21	S61°29'40"W	101.57'
E22	S09°26'48"W	23.04'
E23	S32°43'38"E	198.43'
WATER EASEMENT		
W24	S61°29'40"W	10.00'
W25	N28°30'20"W	4.00'



The Requirements § 3-108, The Real Property Article, Annotated Code of Maryland, 1999 Replacement Volume, (As supplemented) as far as they relate to the making of this Plat and the Setting of Markers have been complied with.

C. Brooke Miller 11/30/11
 C. Brooke Miller (Maryland Property Line Surveyor #135) Date

Bessie M. Bordenave 11/23/11
 Bessie M. Bordenave, Dorsey Family Property, LLC. Date

Bessie M. Bordenave 11/23/11
 Bessie M. Bordenave Date

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 c/o Ms. Bessie M. Bordenave

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PROFESSIONAL CERTIFICATION
 I hereby certify that these documents were prepared by me or under my responsible charge, and that I am a duly licensed property line surveyor under the laws of the State of Maryland, License No. #135, Expiration Date: 4/12/2012.

PLAN VIEW
 SCALE: 1"=50'

Howard County Health Department
 APPROVED: For Public Water and Sewerage Systems

William Peter Brinkmann 1/3/2012
 Howard County Health Officer Date

APPROVED: Howard County Department of Planning and Zoning

[Signature] 12/15/11
 Chief, Development Engineering Division Date

[Signature] 1/5/12
 Director Date

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Witness my hand this 23rd day of NOVEMBER, 2011.

Bessie M. Bordenave
 Bessie M. Bordenave, Dorsey Family Property, LLC.

[Signature]
 Witness

[Signature]
 Witness

SURVEYOR'S CERTIFICATE

I hereby certify that the final plat shown hereon is correct; that it is a subdivision of all of the lands conveyed by Bessie M. Bordenave Personal Representative of the Estate of Roger W. Dorsey, Grantor to Dorsey Family Property, L.L.C., party of the second part, Grantee by deed dated March 22, 2007 and recorded in the Land Records of Howard County in Liber 10682 Folio 164, and all of the lands conveyed by Roger W. Dorsey and Abbie Marie Dorsey, his wife, Grantors to Bessie M. Bordenave, individual Grantee by deed dated April 27, 1989, recorded on May 4, 1989 among the Land Records of Howard County in Liber 1992 Folio 363, 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 amended.

C. Brooke Miller 11/30/11
 C. Brooke Miller (Maryland Property Line Surveyor #135) Date

Recorded as Plat No. **21795** on **11/13/12**
 Among the Land Records of Howard County, Maryland.

R.W. DORSEY PROPERTY
 LOTS 1 TO 9 AND
 OPEN SPACE LOT 10
 (A RESUBDIVISION OF LOTS 1 & 2 OF
 THE DORSEY PROPERTY, PLAT #3735).

TAX MAP 42 GRID 24 PARCEL P/O 425
 6TH ELECTION DISTRICT
 HOWARD COUNTY, MARYLAND
 Scale: AS SHOWN
 Date: November 3, 2011
 Sheet 2 of 2

F-77-163, S-06-002, WP-08-33, WP-09-173, WP-11-063