

GENERAL NOTES

- THE SUBJECT PROPERTY IS ZONED RC-DEO PER THE 2-02-04 COMPREHENSIVE ZONING PLAN AND THE COMP LITE ZONING AMENDMENTS EFFECTIVE 7-28-06.
- COORDINATES SHOWN HEREON ARE BASED ON THE MARYLAND COORDINATE SYSTEM (NAD 83/91) AS PROJECTED BY HOWARD COUNTY GEODETIC CONTROL MONUMENTS.

STATION 02HA NORTH: 615,000.156 EAST: 1,284,960.924	STATION 02HB NORTH: 613,910.938 EAST: 1,287,573.248
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- AREAS SHOWN HEREON ARE MORE OR LESS.
- BRL DENOTES BUILDING RESTRICTION LINE.
- ⚡ DENOTES REBAR WITH CAP SET.
- ⚓ DENOTES IRON PIPE, IRON PIN OR IRON ROD FOUND.
- DENOTES STONE OR MONUMENT FOUND.
- THIS PLAT IS BASED ON A FIELD RUN BOUNDARY SURVEY PREPARED BY ROBERT H. VOGEL ENGINEERING, INC., DATED APRIL, 2007.
- DRIVEWAYS SHALL BE PROVIDED PRIOR TO THE ISSUANCE OF A USE IN OCCUPANCY PERMIT FOR ANY NEW DWELLINGS TO INSURE SAFE ACCESS FOR THE FIRE AND EMERGENCY VEHICLES PER THE FOLLOWING MINIMUM REQUIREMENTS:
 - WIDTH-12'(16" IF 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;
 - STRUCTURES (CULVERTS/BRIDGES)-CAPABLE OF SUPPORTING 25 GROSS TONS (H25 LOADING)
 - DRAINAGE EASEMENTS-CAPABLE OF SAFELY PASSING 100 YEAR FLOOD WITH NO MORE THAN 1 FOOT DEPTH OVER DRIVEWAY SURFACE;
 - MAINTENANCE-SUFFICIENT TO INSURE ALL WEATHER USE.
- NO GRADING, REMOVAL OF VEGETATIVE COVER OR TREES, PAVING AND NEW STRUCTURES SHALL BE PERMITTED WITHIN THE LIMITS OF WETLANDS, STREAMS, OR THEIR REQUIRED BUFFERS, FLOOD PLAIN AND FOREST CONSERVATION EASEMENT AREAS.
- 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 EXISTING STRUCTURES AND DWELLING LOCATED ON BUILDABLE PRESERVATION PARCEL A ARE TO REMAIN AND WERE CONSTRUCTED PRIOR TO THE SETBACKS SHOWN ON THIS PLAT. ALL NEW STRUCTURES, EXTENSIONS, OR ADDITIONS TO EXISTING DWELLINGS OR STRUCTURES MUST MEET THE BUILDING RESTRICTION LINES RECORDED ON THIS PLAT.
- WATER AND SEWER SERVICES FOR THIS SUBDIVISION ARE PRIVATE.
- LAND DEDICATED TO HOWARD COUNTY, MARYLAND, FOR THE PURPOSES OF A PUBLIC ROAD (0.4802 ACRES). WATERSVILLE ROAD IS A SCENIC ROAD.
- A NOISE STUDY IS NOT REQUIRED FOR THIS SUBDIVISION.
- THIS PROPERTY IS NOT WITHIN THE METROPOLITAN DISTRICT.
- AN APFO TRAFFIC STUDY WAS PREPARED BY THE TRAFFIC CONCEPTS, INC. MARCH, 2007.
- FOREST STAND DELINEATION WAS PREPARED BY ECO-SCIENCE PROFESSIONALS, INC. DATED DECEMBER, 2007.
- THE FOREST CONSERVATION REQUIREMENTS PER SECTION 16.1200 OF THE HOWARD COUNTY CODE FOR THIS SUBDIVISION HAVE BEEN FULFILLED THROUGH THE CREATION OF A FOREST CONSERVATION RETENTION EASEMENT (13.5 ACRES) ON NON-BUILDABLE PRESERVATION PARCEL 'B' AND A SURETY PAYMENT IN THE AMOUNT OF \$117,612 TO BE MADE A PART OF THE DEVELOPER'S AGREEMENT. THIS DEVELOPER'S AGREEMENT WILL BE EXECUTED CONTEMPORANEOUSLY WITH THE FILING OF THIS FINAL PLAT.
- THE FOREST CONSERVATION EASEMENT HAS BEEN ESTABLISHED TO FULFILL THE REQUIREMENTS OF SECTION 16.1200 OF THE HOWARD COUNTY CODE AND FOREST CONSERVATION ACT. 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.
- STREAMS AND WETLANDS ON-SITE ARE BASED ON A FIELD INVESTIGATION PERFORMED BY ECO-SCIENCE PROFESSIONALS, DATED DECEMBER 2007. FOREST STAND DELINEATION WAS PREPARED BY ECO-SCIENCE PROFESSIONALS, INC. DATED DECEMBER 2007.

MINIMUM LOT SIZE CHART (SQ. FT.)			
LOT NO.	GROSS AREA	PIPE STEM AREA	MINIMUM LOT SIZE
3	54,952 SF	623 SF	54,329 SF
4	53,617 SF	2,745 SF	50,872 SF

AREA TABULATION

NUMBER OF LOTS OR PARCELS	
BUILDABLE LOTS	4
NON-BUILDABLE BULK PARCELS	1
BUILDABLE PRESERVATION PARCELS	1
NON-BUILDABLE PRESERVATION PARCELS	1
AREA OF LOTS OR PARCELS	
BUILDABLE LOTS	4.7958 AC
NON-BUILDABLE BULK PARCELS	5.8921 AC
BUILDABLE PRESERVATION PARCELS	3.4201 AC
NON-BUILDABLE PRESERVATION PARCELS	18.5652 AC
AREA OF ROADWAY	0.4802 AC
AREA OF SUBDIVISION	33.1534 AC

ROBERT H. VOGEL ENGINEERING, INC.
8407 MAIN STREET
ELLCOTT CITY, MARYLAND
21043-4897
410-461-7666

OWNER & DEVELOPER
DORSEY BUILDERS, INC.
13090 OLD FREDERICK ROAD
SYKESVILLE, MARYLAND 21784-5611
410-442-8200

OWNER'S CERTIFICATE

DORSEY BUILDERS, INC., OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON, ADOPT THIS FINAL PLAT 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 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-WAYS. WITNESS OUR HANDS THIS 13 DAY OF APRIL, 2010.

DORSEY BUILDERS, INC.

BY: *Phillip H. Dorsey*
PHILLIP H. DORSEY

Megan Brett
WITNESS

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS A SUBDIVISION OF THE LAND CONVEYED BY CHARLES ROBERT WALLS AND KIMBERLY S. WALLS TO DORSEY BUILDERS, INC. ACCORDING TO THE DEED DATED FEBRUARY 16, 2008 AND RECORDED IN LIBER 11128, FOLIO 282 OF THE LAND RECORDS OF HOWARD COUNTY, MARYLAND, AND 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 AND IN ACCORDANCE WITH THE ANNOTATED CODE OF MARYLAND, AS AMENDED, AND MONUMENTATION IS IN ACCORDANCE WITH THE HOWARD COUNTY SUBDIVISION REGULATIONS.

Thomas M. Hoffman, Jr. 4.12.11
THOMAS M. HOFFMAN, JR. DATE
PROPERTY LINE SURVEYOR, MARYLAND REG. NO. 267

RECORDED AS PLAT No. 21739 ON 4/13/11
AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

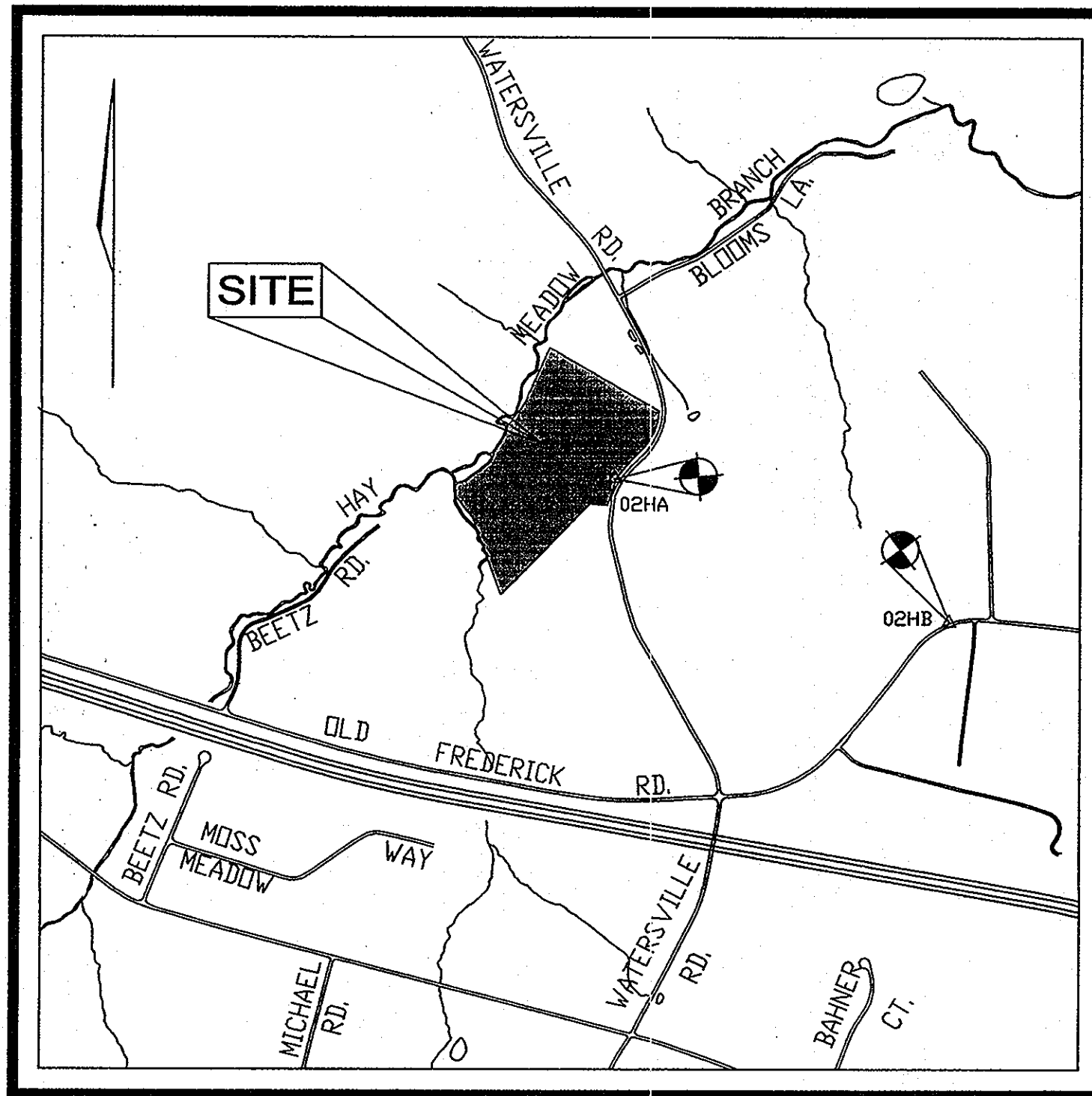
**PLAT OF SUBDIVISION
HAY MEADOW OVERLOOK**

LOTS 1 THROUGH 4,
BUILDABLE PRESERVATION PARCEL A,
NON BUILDABLE PRESERVATION PARCEL B,
AND NON BUILDABLE BULK PARCEL C

ZONED RC-DEO
TAX MAP No. 2 GRID 15 PARCEL No. 18
FOURTH ELECTION DISTRICT
HOWARD COUNTY, MARYLAND

APRIL 12, 2011

SHEET No. 1 OF 3



VICINITY MAP

SCALE: 1" = 1000' ±
ADC MAP: 3-B6

COORDINATE LIST		
POINT	NORTH	EAST
39	614,815.0539	1,284,909.5288
43	615,629.5496	1,284,252.7174
151	614,623.4120	1,284,531.0899
169	614,120.0100	1,284,066.9029
176	614,991.5968	1,283,692.9786
178	615,150.1518	1,283,913.9278
196	616,075.5745	1,284,432.7071
201	615,525.0620	1,285,312.6505
205	614,901.9865	1,284,706.0132
208	615,230.0877	1,285,177.0699
209	615,124.5858	1,285,073.5725
295	614,736.2930	1,283,859.6290

DENSITY CHART	
TOTAL GROSS AREA OF SUBDIVISION	33.15 ACRES
AREA OF 100 YEAR FLOODPLAIN	1.1 ACRES
AREA OF 25% SLOPES (OUTSIDE FLOODPLAIN)	5.78 ACRES
NET TRACT AREA	26.27 ACRES
NUMBER OF RESIDENTIAL UNITS ALLOWED BY RIGHT	33.15/4.25 GROSS ACRES=7
NUMBER OF RESIDENTIAL UNITS PROPOSED	5 (4 PROPOSED AND 1 EXISTING)

41. LOTS 2, 3 & 4 HAVE BEEN APPROVED BY THE BUREAU OF ENVIRONMENTAL HEALTH PER SECTION 104 (b)(1)(c) SINCE THE LOTS EXCEED THE MAXIMUM 5000 SF.

ON LOT PRIVATE STORMWATER MANAGEMENT CHART		
LOT NO.	PRACTICE	# OF PRACTICES
2	M-7 RAIN GARDEN	4
4	M-7 RAIN GARDEN	3

GENERAL NOTES (CONTINUED)

- 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, OR OTHER PUBLIC UTILITIES AND FOREST CONSERVATION (DESIGNATED AS FOREST CONSERVATION AREA), LOCATED IN, ON, OVER OR 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 DEEDS CONVEYING SAID LOTS/PARCELS. DEVELOPER SHALL EXECUTE AND DELIVER DEEDS FOR THE EASEMENTS HEREIN RESERVED TO HOWARD COUNTY WITH A METES AND BOUNDS DESCRIPTION OF THE FOREST CONSERVATION AREA. UPON COMPLETION OF THE PUBLIC UTILITIES AND THEIR ACCEPTANCE HOWARD COUNTY AND IN THE CASE OF THE FOREST CONSERVATION EASEMENT(S), UPON COMPLETION OF THE DEVELOPER'S OBLIGATIONS UNDER THE FOREST CONSERVATION INSTALLATION AND MAINTENANCE AGREEMENT EXECUTED BY THE DEVELOPER AND THE COUNTY, AND THE RELEASE OF THE DEVELOPER'S SURETY POSTED WITH SAID AGREEMENT. THE COUNTY SHALL ACCEPT THE EASEMENTS AND RECORD THE DEED(S) OF EASEMENT IN THE LAND RECORDS OF HOWARD COUNTY.
- THE 100-YEAR FLOOD PLAIN, DRAINAGE AND UTILITY EASEMENT SHOWN HEREON IS BASED ON A FLOOD PLAIN STUDY PREPARED BY ROBERT H. VOGEL ENGINEERING, INC. DATED JANUARY 2008.
- NON-BUILDABLE PRESERVATION PARCEL 'B' IS TO BE PRIVATELY OWNED, WITH HOWARD COUNTY AND THE HOME OWNER'S ASSOCIATION AS EASEMENT HOLDERS. NON-BUILDABLE PARCEL 'B' IS CREATED FOR ENVIRONMENTAL PROTECTION OF HAY MEADOW BRANCH AND ITS TRIBUTARIES, ESTABLISHMENT OF FLOODPLAIN, FOREST CONSERVATION EASEMENT, AND STORMWATER MANAGEMENT FACILITIES. BUILDABLE PRESERVATION PARCEL 'A' IS TO BE PRIVATELY OWNED, WITH HOWARD COUNTY AND THE HOME OWNER'S ASSOCIATION AS EASEMENT HOLDERS. BUILDABLE PARCEL 'A' IS ESTABLISHED TO INCLUDE AN EXISTING HOUSE, OUT BUILDINGS AND HORSE PASTURE.
- DESIGNATES A PRIVATE SEWAGE EASEMENT OF AT LEAST 10,000 SQUARE FEET AS REQUIRED BY THE MARYLAND DEPARTMENT OF THE ENVIRONMENT FOR INDIVIDUAL LOT SEWAGE DISPOSAL. IMPROVEMENTS OF ANY NATURE IN THIS PRIVATE SEWAGE EASEMENT ARE RESTRICTED UNTIL PUBLIC SEWER SERVICE IS AVAILABLE. UPON CONNECTION TO A PUBLIC SEWER SYSTEM, THESE SEWAGE EASEMENTS ARE TO BECOME NULL AND VOID. THE COUNTY HEALTH OFFICER SHALL HAVE AUTHORITY TO GRANT ADJUSTMENTS TO THE PRIVATE SEWAGE EASEMENT. RECORDATION OF A REVISED SEWAGE EASEMENT SHALL NOT BE NECESSARY.
- FINANCIAL SURETY FOR THE REQUIRED PERIMETER LANDSCAPING (25 SHADE TREES) IN THE AMOUNT OF \$7,500.00 HAS BEEN POSTED AS PART OF THE DEVELOPER'S AGREEMENT.
- FINANCIAL SURETY FOR THE REQUIRED STREET TREES (28 SHADE TREES) IN THE AMOUNT OF \$8,400.00 HAS BEEN POSTED AS PART OF THE DEVELOPER'S AGREEMENT.
- ALL LANDSCAPING REQUIREMENTS SHALL BE PROVIDED IN ACCORDANCE WITH THE CERTIFIED LANDSCAPE PLAN INCLUDED WITH THE FINAL ROAD CONSTRUCTION PLAN SET IN ACCORDANCE WITH SECTION 16.124 OF THE HOWARD COUNTY CODE AND THE LANDSCAPE MANUAL.
- STORMWATER MANAGEMENT IS PROVIDED BY A SANDFILTER AND ON LOT RAIN GARDENS. THE ON LOT RAIN GARDENS FOR LOTS 2 AND 4 ARE SUBJECT TO PRIVATE DECLARATION OF COVENANTS. THE SAND FILTER IS SUBJECT TO DEVELOPER'S AGREEMENT THE HOA WILL BE RESPONSIBLE FOR MAINTAINING THE SAND FILTER, CHECK DAMS AND DRAINAGE SWALES.
- TO THE BEST OF THE OWNER KNOWLEDGE, THERE ARE NO BURIAL OR CEMETERY LOCATIONS ONSITE.
- THIS SUBDIVISION COMPLIES WITH THE FIFTH EDITION OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS PER COUNCIL BILL 45-2203 AND THE ZONING REGULATIONS AS AMENDED BY COUNCIL BILL 75-2003, 45-2003 AND THE ZONING REGULATIONS AS AMENDED BY COUNCIL BILL 75-2003.
- THE LOTS SHOWN HEREON COMPLY WITH THE MINIMUM WIDTH AND LOT AREA REQUIRED BY THE MARYLAND STATE DEPARTMENT OF THE ENVIRONMENT.
- ALL WELLS HAVE BEEN INSTALLED AND FIELD LOCATED.
- THIS PLAT IS SUBJECT TO DPZ FILE SP-08-011
- THE EXISTING HOUSE TRAILER HAS BEEN REMOVED.
- THE RAIN GARDENS SHOWN ON THESE PLANS TO MAINTAIN 25' DISTANCE FROM SEPTIC EASEMENTS & 100' FROM WELL BOX OR 50' DOWN GRADIENT OF WELL BOX.
- THE MAINTENANCE AGREEMENT FOR THE PRIVATE USE IN COMMON ACCESS EASEMENT AND THE PRIVATE USE-IN-COMMON ACCESS AND DRAINAGE EASEMENT SHALL BE RECORDED CONCURRENT WITH THIS PLAT IN THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.
- ARTICLES OF INCORPORATION OF THE HOMEOWNERS ASSOCIATION WERE ACCEPTED AND APPROVED BY THE STATE DEPARTMENT OF ASSESSMENTS AND TAXATION ON 8/10/10 (DEPT. ID. D13109220). HAY MEADOW OVERLOOK HOMEOWNERS ASSOCIATION.
- NON-BUILDABLE BULK PARCEL C MAY BE FURTHER SUBDIVIDED INTO TWO ADDITIONAL LOTS BY ONSITE DENSITY. A THIRD ADDITIONAL LOT IS PERMITTED WITH THE ACQUISITION OF ONE CEO UNIT. THE REMAINDER OF NON-BUILDABLE BULK PARCEL C WILL BE PLACED INTO A SEPARATE NON-BUILDABLE PRESERVATION PARCEL EASEMENT.

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 HAVE BEEN COMPLIED WITH.

Thomas M. Hoffman, Jr. 4-12-11
THOMAS M. HOFFMAN, JR. DATE
PROPERTY LINE SURVEYOR, MARYLAND REG. NO. 267
Phillip H. Dorsey, Jr. 4/13/2011
DORSEY BUILDERS, INC. DATE
BY: PHILLIP H. DORSEY, PRESIDENT

APPROVED: FOR PRIVATE WATER AND PRIVATE SEWERAGE SYSTEMS
HOWARD COUNTY HEALTH DEPARTMENT.

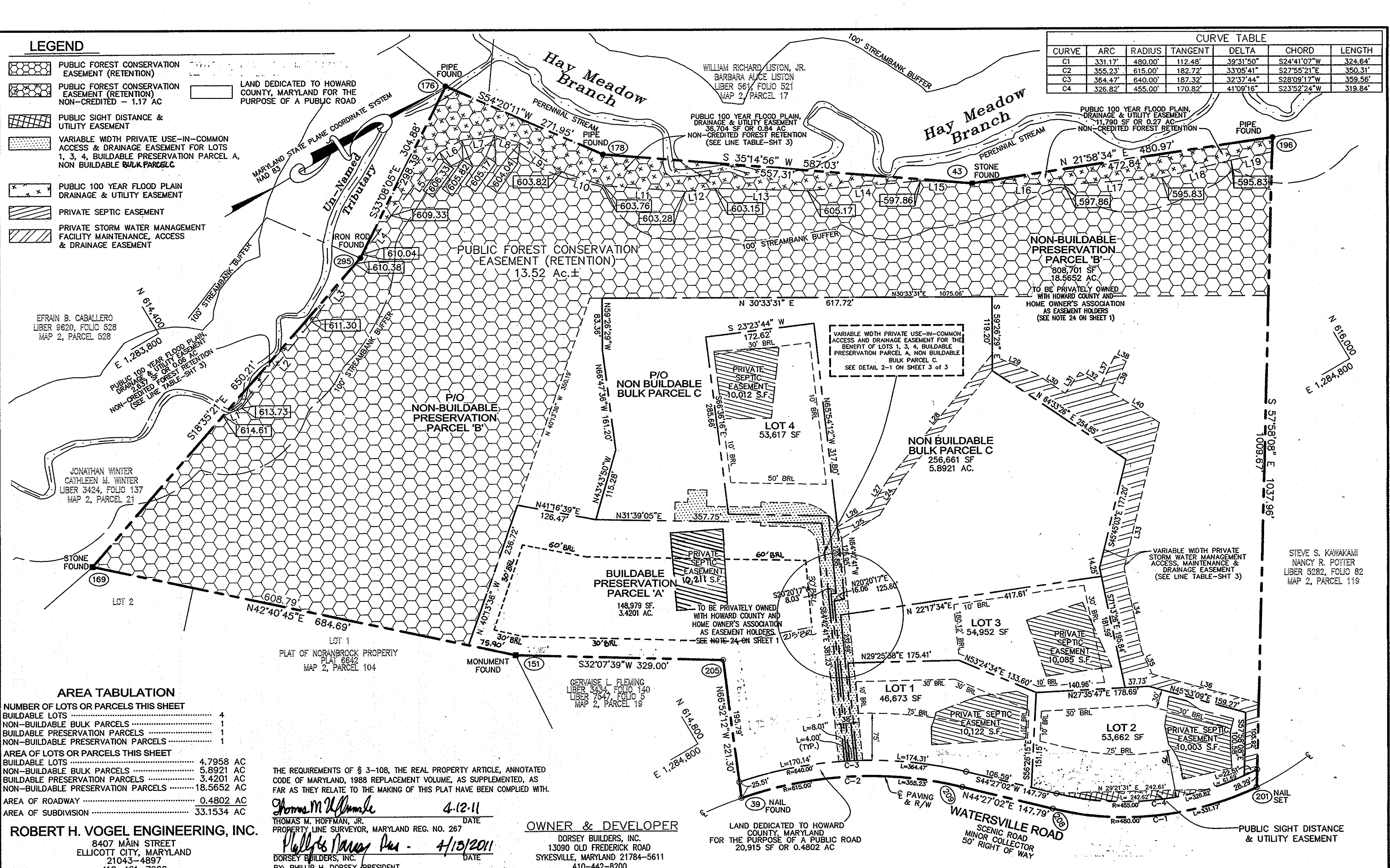
William J. Peter Bjelensson 10/11/11
HOWARD COUNTY HEALTH OFFICER DATE 10/11/11

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING
AND ZONING

Phillip H. Dorsey 10/21/11
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE
Phillip H. Dorsey
DIRECTOR DATE

CURVE TABLE						
CURVE	ARC	RADIUS	TANGENT	DELTA	CHORD	LENGTH
C1	331.17'	480.00'	112.48'	39°31'50"	S24°41'07"W	324.64'
C2	355.23'	615.00'	182.72'	33°05'41"	S27°55'21"E	350.31'
C3	364.47'	640.00'	187.32'	32°37'44"	S28°09'17"W	359.56'
C4	326.82'	455.00'	170.82'	41°09'16"	S23°52'24"W	319.84'

- LEGEND**
- PUBLIC FOREST CONSERVATION EASEMENT (RETENTION)
 - PUBLIC FOREST CONSERVATION EASEMENT (RETENTION) NON-CREDITED - 1.17 AC
 - PUBLIC SIGHT DISTANCE & UTILITY EASEMENT
 - VARIABLE WIDTH PRIVATE USE-IN-COMMON ACCESS & DRAINAGE EASEMENT FOR LOTS 1, 3, 4, BUILDABLE PRESERVATION PARCEL A, NON BUILDABLE BULK PARCEL C
 - PUBLIC 100 YEAR FLOOD PLAIN DRAINAGE & UTILITY EASEMENT
 - PRIVATE SEPTIC EASEMENT
 - PRIVATE STORM WATER MANAGEMENT FACILITY MAINTENANCE, ACCESS & DRAINAGE EASEMENT
 - LAND DEDICATED TO HOWARD COUNTY, MARYLAND FOR THE PURPOSE OF A PUBLIC ROAD



AREA TABULATION

NUMBER OF LOTS OR PARCELS THIS SHEET	4
BUILDABLE LOTS	4
NON-BUILDABLE BULK PARCELS	1
BUILDABLE PRESERVATION PARCELS	1
NON-BUILDABLE PRESERVATION PARCELS	1
AREA OF LOTS OR PARCELS THIS SHEET	
BUILDABLE LOTS	4.7958 AC
NON-BUILDABLE BULK PARCELS	5.8921 AC
BUILDABLE PRESERVATION PARCELS	3.4201 AC
NON-BUILDABLE PRESERVATION PARCELS	18.5652 AC
AREA OF ROADWAY	0.4802 AC
AREA OF SUBDIVISION	33.1534 AC

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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 HAVE BEEN COMPLIED WITH.

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 PROPERTY LINE SURVEYOR, MARYLAND REG. NO. 267
Phillip H. Dorsey 4/13/2011
 PHILLIP H. DORSEY, PRESIDENT
 DORSEY BUILDERS, INC.

OWNER & DEVELOPER
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APPROVED: FOR PRIVATE WATER AND PRIVATE SEWERAGE SYSTEMS
 HOWARD COUNTY HEALTH DEPARTMENT.
B. Wilson for Peter B. Wilson 4/11/11
 HOWARD COUNTY HEALTH OFFICER DATE 11/11
 APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING
 AND ZONING
Robert H. Vogel 10/11/11
 CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE
Robert H. Vogel 4/13/11
 DIRECTOR DATE

OWNER'S CERTIFICATE
 DORSEY BUILDERS, INC., OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON, ADOPT THIS FINAL PLAT 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 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-WAYS. WITNESS OUR HANDS THIS 13 DAY OF APRIL, 2011.
 DORSEY BUILDERS, INC.
 BY: PHILLIP H. DORSEY
Megan Burt
 WITNESS

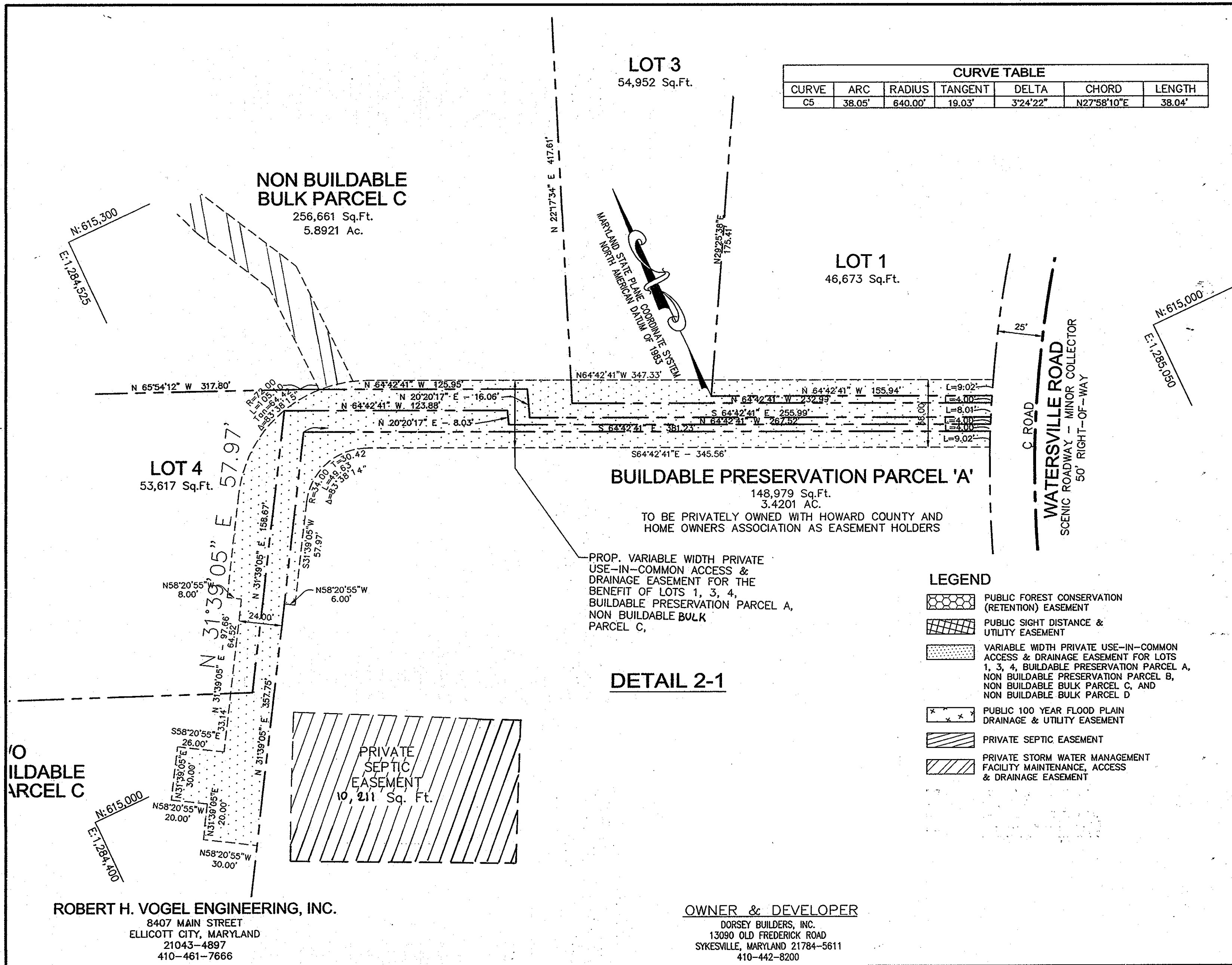
SURVEYOR'S CERTIFICATE
 I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS A SUBDIVISION OF THE LAND CONVEYED BY CHARLES ROBERT WALLS AND KIMBERLY S. WALLS TO DORSEY BUILDERS, INC. ACCORDING TO THE DEED DATED FEBRUARY 16, 2008 AND RECORDED IN LIBER 11128, FOLIO 282 OF THE LAND RECORDS OF HOWARD COUNTY, MARYLAND, AND 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 AND IN ACCORDANCE WITH THE ANNOTATED CODE OF MARYLAND, AS AMENDED, AND MONUMENTATION IS IN ACCORDANCE WITH THE HOWARD COUNTY SUBDIVISION REGULATIONS.
Thomas M. Hoffman, Jr. 4-12-11
 THOMAS M. HOFFMAN, JR.
 PROPERTY LINE SURVEYOR, MARYLAND REG. NO. 267

RECORDED AS PLAT No. **21740** ON **11/7/11**
 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.
PLAT OF SUBDIVISION
HAY MEADOW OVERLOOK
 LOTS 1 THROUGH 4,
 BUILDABLE PRESERVATION PARCEL A,
 NON BUILDABLE PRESERVATION PARCEL B,
 AND NON BUILDABLE BULK PARCEL C
 ZONED RC-DEO
 TAX MAP No. 2 GRD 15 PARCEL No. 18
 FOURTH ELECTION DISTRICT
 HOWARD COUNTY, MARYLAND
 SCALE: 1" = 100'
 GRAPHIC SCALE
 100 0 50 100 200 300
 APRIL 12, 2011
 SHEET No. 2 OF 3
 F 09-110

CURVE TABLE						
CURVE	ARC	RADIUS	TANGENT	DELTA	CHORD	LENGTH
C5	38.05'	640.00'	19.03'	3°24'22"	N27°58'10"E	38.04'

PUBLIC 100 YEAR FLOOD PLAIN DRAINAGE & UTILITY LINE TABLE		
LINE	BEARING	LENGTH
L1	N08°50'57"E	32.00
L2	N20°52'01"W	184.69
L3	N22°40'36"W	103.89
L4	N22°40'36"W	76.72
L5	N22°06'08"W	126.52
L6	N01°34'13"E	39.78
L7	N22°31'26"E	52.29
L8	N46°50'34"E	41.60
L9	N65°47'22"E	81.59
L10	N48°35'57"E	70.27
L11	N34°47'58"E	129.77
L12	N24°46'51"E	46.42
L13	N32°07'26"E	147.70
L14	N25°50'07"E	179.21
L15	N32°24'25"E	52.12
L16	N32°24'25"E	137.22
L17	N26°35'21"E	155.79
L18	N16°29'13"E	113.03
L19	N18°58'07"E	66.08

PRIVATE STORM WATER MANAGEMENT MAINTENANCE, ACCESS & DRAINAGE EASEMENT LINE TABLE		
LINE	BEARING	LENGTH
L24	S27°07'55"E	69.51
L25	S00°52'22"E	71.50
L26	S00°52'22"E	63.03
L27	S27°07'55"E	50.75
L28	N19°44'42"W	256.62
L29	N53°40'18"E	75.15
L30	N64°33'26"E	58.02
L31	N25°26'34"W	40.81
L32	N63°16'58"E	39.59
L33	S45°45'03"E	238.07
L34	S71°13'26"E	134.82
L35	S82°57'39"E	41.28
L36	N45°53'09"E	174.94
L37	N34°20'24"W	52.31
L38	N55°43'20"E	20.00
L39	S34°20'24"E	54.96
L40	N63°16'58"E	89.92



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Thomas M. Hoffman, Jr. 4-12-11
THOMAS M. HOFFMAN, JR. DATE
PROPERTY LINE SURVEYOR, MARYLAND REG. NO. 267

Phillip H. Dorsey 4/13/2011
DORSEY BUILDERS, INC. DATE
BY: PHILLIP H. DORSEY, PRESIDENT

APPROVED: FOR PRIVATE WATER AND PRIVATE SEWERAGE SYSTEMS
HOWARD COUNTY HEALTH DEPARTMENT.

Brian for Peter Besilason 10/11/11
HOWARD COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

Phil Dorsey 10/21/11
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

Phil Dorsey 11/6/11
DIRECTOR DATE

OWNER'S CERTIFICATE

DORSEY BUILDERS, INC., OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON, ADOPT THIS FINAL PLAT 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 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-WAYS. WITNESS OUR HANDS THIS 13 DAY OF APRIL, 2011.

DORSEY BUILDERS, INC.
BY: PHILLIP H. DORSEY
Megan Brett WITNESS

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT: THAT IT IS A SUBDIVISION OF THE LAND CONVEYED BY CHARLES ROBERT WALLS AND KIMBERLY S. WALLS TO DORSEY BUILDERS, INC. ACCORDING TO THE DEED DATED FEBRUARY 16, 2008 AND RECORDED IN LIBER 11128, FOLIO 282 OF THE LAND RECORDS OF HOWARD COUNTY, MARYLAND, AND 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 AND IN ACCORDANCE WITH THE ANNOTATED CODE OF MARYLAND, AS AMENDED, AND MONUMENTATION IS IN ACCORDANCE WITH THE HOWARD COUNTY SUBDIVISION REGULATIONS.

Thomas M. Hoffman, Jr. 4-12-11
THOMAS M. HOFFMAN, JR. DATE
PROPERTY LINE SURVEYOR, MARYLAND REG. NO. 267

RECORDED AS PLAT No. 21741 ON 11/7/11
AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

PLAT OF SUBDIVISION
HAY MEADOW OVERLOOK

LOTS 1 THROUGH 4,
BUILDABLE PRESERVATION PARCEL A,
NON BUILDABLE PRESERVATION PARCEL B,
AND NON BUILDABLE BULK PARCEL C

ZONED RC-DEO
TAX MAP No. 2 GRID 15 PARCEL No. 18
FOURTH ELECTION DISTRICT
HOWARD COUNTY, MARYLAND

SCALE: 1" = 40'
GRAPHIC SCALE
APRIL 12, 2011

40 0 40' 80' 120'

SHEET No. 3 OF 3

F 09-110