U.S. Equivalent			Metric Table		
	Coordinate	Iadje		Coordinate	ladje
POINT	NORTH (feet)	EAST (feet)	POINT	NORTH (meters)	EAST (meters)
131	600965.0384	1330543.0736	131	103174.510059	407988.744864
132	601550.9460	1339640.7889	132	103353.095056	408018.528536
133	601681.6273	1330600.6655	133	183392.926809	408030.682949
136	600539.5266	1339203.0009	136	103044.013030	408189.915471
137	600530.2520	1339030.6954	137	103041.906090	409137.372266
146	601403.6135	1339211.3642	146	103300.100036	408192.440240
147	601347.7623	1339343.3394	147	103291.164535	408232.666345
403	600788.1648	1338904.2083	403	163120.596692	408098.818944
406	600824.6809	1339606.3198	406	183131.729028	408008.022347
481	600908.7090	1338491.7565	481	183157.340842	407973.103378
3600	601292.3151	1339333.7173	3600	103274.264211	408229.733520
3601	601336.6674	1339226.4356	3601	183287.782825	408197.033999
3602	601455.6568	1330900.9432	3602	183324.050859	408122.207768
3603	601487.5156	1338924.0726	3603	103333.761442	408104.873591
3604	601475.3064	1338880.7606	3604	183330.040083	408091.672042
3605	601370.3692	1338821.9749	3605	103290.055151	408073.754126
3606	601337.3123	1338831.9957	3606	103207.979377	408076.808488
3507	601271.7909	1338959.0573	3607	193268.008428	408115.536928
3608	601242.1016	1339008.6362	3600	183258.983478	408130.648621
3609	601238.4609	1339028.4503	3609	183257.849408	400136.607967
3610	601184.1895	1338985.9616	3610	183241.307449	400123.737306
3611	601204.7187	1338974.7533	3611	183247.564773	408120.321085
3612	601227.3515	1338936.1414	3612	183254.463268	408108.552147
3613	601292.8729	1338809.0798	3613	183274.434217	408069.823706
3614	601281.3965	1338774.9365	3614	183270.936227	408059.416801
3615	601174.9425	1338749.4143	3615	183238.488966	408051.637622
3616	601178.8523	1338699.5674	3616	183239.680672	408036.444256
3617	601343.0601	1338749.3698	3617	183289.733748	408051.624045
3618	601499.7432	1336637.1369	3618	183337.488424	408078.376150
3619	601543.1704	1338824.8973	3619	103350.725063	408074.644899
3620	601565.5446	1330705.1674	3620	183357.544733	408062.535189
3621	601629.7054	1338664.8219	3621	183377.100979	408025.853795
3622	601189.0678	1336560.4363	3622	103242.794369	408000.133040
3623	601187.4228	1338590.3001	3623	183242.292961	408003.139522
3624	601078.1394	1338741.8214	3624	103200.903316	408049.323318
3625	601083.8516	1336660.1232	3625	183210.724401	408091.477764
3626	601065.8145	1336919.1131	3626	183205.226696	400103.361935
3627	601030.7881	1336984.8953	3627	183194.550613	408123.412363
3628	601026.5638	1339026.0057	3629	103193.263047	400136.106693
3629	601033.2657	1339072.6823	3629	103195.305794	400150.169913
3630	600997.9744	1339282.6383	3630	183184.548974	408214.164639
3631	601062.1825	1338740.5699	3631	163204.119636	408048.941831
3632	601041.9935	1338748.3901	3632	183197.966034	408051.325449
3633	601047.3695	1338679.8506	3633	103199.604630	408030.434571
3634	601066.0922	1338690.7230	3634	183205.311344	408033.748465
3639	601591.1758	1338738.4978	3639	183365.357125	408048.310274
3640	601614.8280	1338692.9255	3640	103372.566333	408034.419800
3641	601068.3628	1338866.4649	3641	183206.003424	408087.314718
L	·			·	*

Curve Dața Chart						
Pnt-Pnt	Radius	Arc Length	Delta	Tangent	Chord Bearing And	Distance
3601-3602	2301.24	272.97'	6°47'47"	136.64	N 64°08'26" W	272.81
3607-3609	464.00'	57.78'	7°08'07°	28.93'	5 59°09'13" E	57.75'
3609-3609	25.00	20.75'	47°33'20"	11.02'	5 79°21'53" E	20.16'
3609-3610	55.00'	271.09	282°24'06"	44.22	5 38°03'26" W	68.93'
3610-3611	25.00'	24.34'	55°46'56"	13.23'	N 28°37'59" W	23.39'
3611-3612	414.00'	44.78'	6°11'50"	22.41	N 59*37'22* W	44.76'
3614-3615	350.00'	109.92'	17°59'40"	55.42'	5 13°28'56" W	109.47'
3616-3617	400.00	172.95'	24°46'21"	<i>9</i> 7.85'	N 16°52'16" E	171.60'
3631-3632	25.00'	22.39'	51*19'04"	12.01	5 21°10'27" E	21.65'
3632-3633	55.00'	271.31'	282°38'08"	44.04'	N 85°30'54" W	68.75'
3633-3634	25.00'	22.39'	51°19'04"	12.01	N 30°08'38" E	21.65'

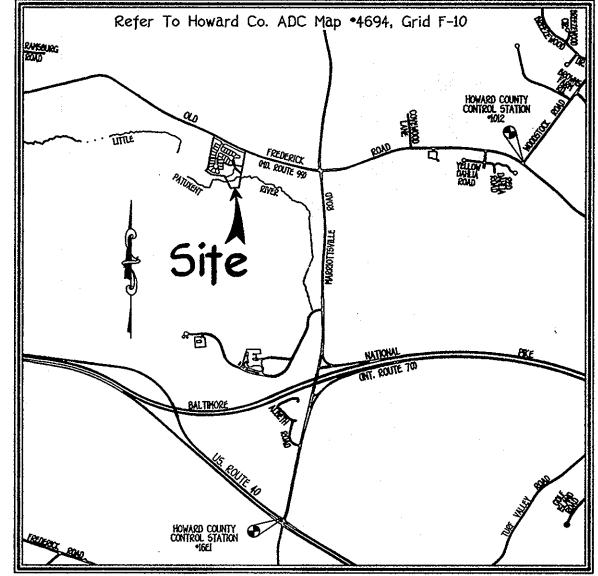
Of Maryland, 1986 Replacement \	eal Property Article, Annotated Code Johnne, (As Supplemented) As far As
Have Been Complied With.	his Plat And The Settling Of Markers
Terrell A. Fisher, L.S. 90692 Registered Land Sparveyor	10/25/10
Morsberger, LLC By Donald R. Reuwer, Jr., Managi	/0/25/20/0 Date

	Wetlands	Line	Chart
Sym	Bearing & Distance	Sym	Searing & Distance
WLI	563*30'27"E 37.17'	WL16	561°27'19"E 22.37'
WL2	N8410'00'E 36.96'	WL17	550°5610°E 22.62°
WL3	NI8*50'26"E 45.14"	WLIB	578°15'24"E 17.01'
WL4	N57°52'26"E 22.27"	WL19	509°50'42"W 177.49"
WL5	NII*34'13°E 24.84'	WL20	579°47'15'W 34.50'
WL6	N67°34'43"£ 10.11'	WL21	562*57'02*W 35.07'
WL7	557*32*39°E 23.69°	WL22	501°13'22"W 39.44"
WLB	N12°49'12"E 16.05'	WL23	N17*05'31"E 22.68"
WL9	N33"11"22"E 22.49"	WL24	N53*09'13"E 14.96"
WL10	N49°57'57"E 50.75"	WL25	N73°57'09°W 38.53'
WL11	N52*36'49"E 24.75'	WL26	N49*29'08"W 14.96'
WL12	N12*18'39"E 12.22'	WL27	N84°20'06"W 30.11'
WL13	589°27'08"£ 14.45'	WL28	N42°46'26"W 24.87"
WL14	534°50'23°E 17.04'	WL29	N00*06'59"W 43.07"
WL15	522°47'48"E 29.33'	WL30	505*37'32"W 29.59"

Reservation Of Public Utility And Forest Conservation Electronis

"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 Thru 26 And Open Space Lots 27 Thru 32, Any Conveyances Of The 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, 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 Easement(s), Upon Completion Of The Developer's Obligations 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.

General Notes Continued:



Vicinity Map Scale: 1"= 2,000'

> This Subdivision Is Subject To Section 18.1228 Of The Howard County Code. Public Water And Public Sewer Service thas Been Granted Under The Terms And Provisions, Thereof, Effective June 18, 2010, On Which Date Developer Agreement 24-4456-D Was Filed And Accepted.

Leaend

Armshild Macratic	Mitigated 65dba Noise Contour Line
	Public Forest Conservation Easement
WL1	Wetland Boundary
علاد علاد	Limit Of Wetlands
*******	10' Public Tree Maintenance Easement
<i>\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\</i>	Public Drainage & Utility Easement
	Public Sewer & Utility Easement
	20' Public Water & Utility Easement
	Public Water, Sewer & Utility Easement
XXXX	10' Private Monument Entrance Sign Easement
	Public Stormwater Management, Access, Drainage & Utility Easement
	Private Stormwater Management, Access, Drainage & Utility Easement

Utility Easement Elevations

Private Drainage & Utility Easement

100.0

Public 100 Year Floodplain, Drainage & Utility Easement (Based On Capital Project D-4-1007)

Morsberger, LLC Recreational Open Space Area (Credited) Public 100 Year Floodplain, Drainage &

5300 Dorsey Hall Drive Suite 102 Ellicott City. Maryland 21042-7791 410-367-0422

Owner/Developer

FISHER, COLLINS & CARTER, INC. IVIL ENGINEERING CONSULTANTS & LAND SURVEYORS are office park – 10272 Baltimore Hational Pike Ellicott city, Haryland 21012

SURVEYOR'S CERTIFICATE

I Hereby Certify To The Best Of My Knowledge That The Final Plat Shown Hereon Is Correct; That It Is A Subdivision Comprised Of (1) All Of The Lands Conveyed By Chris C. Morsberger And Wanda J. Morsberger To Morsberger, LLC By Deed Dated November 17, 2006 And Recorded Among The Land Records Of Howard County, Maryland In Liber No. 10380 At Folio 68, And (2) All Of The Lands Conveyed By David L. Calloway And Sharon M. Calloway To Morsberger, LLC By Deed Dated May 17, 2005 And Recorded Among The Land Records Of Howard County, Maryland In Liber No. 9216 At Folio 1 That All Monuments Are In Place Or Will Be In Place Prior To Acceptance Of The Streets In The Subdivision By Howard County, Maryland As Shown, In Accordance With The Annotated Code Of Maryland, As Appended, And Monumentation Is In Accordance With The Howard County Subdivision Regulations.

Terrell A. Fisher, Professional Land Surveyor No. 10692

RECORDED AS PLAT No. 21371 ON 11/19/10 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

Subject Property Zoned R-20 Per 2/02/04 Comprehensive Zoning Plan And Comp Lite Zoning Regulations Effective 7/20/06. This Property Is Being Developed Under The Provisions Of County Council Bill No. 50-2008 (ZRA *95), Section 1087.2 Receiving Parcel For Neighborhood Preservation, Utilizing The R-ED Zoning Regulations.

Coordinates Based On Nad '83, Maryland Coordinate System As Projected By Howard County Geodetic Control Stations

This Plat is Based On Field Run Monumented Boundary Survey Performed On Or About June, 2005, By Fisher, Collins &

For Flag Or Pipe Stem Lots, Refuse Collection, Snow Removal And Road Maintenance Are Provided To The Junction Of Flag

Or Pipe Stem And The Road Right-Of-Way Line Only And Not To The Flag Or Pipe Stem Lot Driveway.

11. Driveways 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 Ottinum) Requirements:

a) Width - 12 Feet (16 Feet Serving More Than One Residence);
b) Surface - Six (6") Inches Of Compacted Crusher Run Base With Tar And Chip Coating, (1-1/2" Minimum);
c) Geometry - Maximum 15% Grade, Maximum 10% Grade Change And 45-Foot Turning Radius;
d) Structures (Culverts/Bridges) - Capable Of Supporting 25 Gross Tons (125-Loading);
e) Drainage Elements - Capable Of Safety Passing 100 Year Flood With No More Than 1 Foot Depth Over Surface:
f) Maintenance - Sufficient To Ensure All Weather Use.

12. 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, Floodplain And Forest Conservation Easement Areas.

13. All Lot Areas Are More Or Less (a).

Distances Shown Are Based On Surface Measurement and Not Reduced To Nad '83 Grid Measurement.
 Stormwater Management Will Be Provided In Accordance With Howard County and Maryland 370 Specifications. Recharge Volume Will Be Provided Through The Use Of A Stone Reservolr. Water Quality and Channel Protection Volume Will Be Provided By A Pocket Pond. Overbank Flood Protection Volume and Extreme Flood Volumes are Not Required For This Site. The Stormwater Management Facility Will Be Privately Owned By H.O.A. and Jointly Maintained By H.O.A. and Howard County. Lots 1 Thru II Will Have A Private Pocket Sand Filter On Lot 31 And Lot 21 Will Have A Level Spreader Located On Lot. Traffic Study Was Prepared By Mars Group Dated January, 2009 and Was Approved Under SP-09-009.
 No Cemeteries Exists On This Site Based On A By Visual Site Visit And Based On A Examination Of The Howard County County Inventors Was And No Mistoric Stantings Sites.

No Cemeteries Exists On This Site Based On A By Visual Site Visit And Based On A Examination Of The Howard County Cemetery Inventory Map And No Historic Structures Sites Or Features Exist.
 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.
 The Forest Conservation Act Requirements For This Project Will Be Met Through The Retention Of 0.9 Acres Of Existing Forest And 1.4 Acres Of On-Site Reforestation. The Forest Conservation Surety In The Amount Of \$38,333.00 (0.90 Acres x 43,560 Sq. Ft./Acre x \$0.20 + 1.4 Acres x 43,560 Sq. Ft. x \$0.50) Shall Be Posted With The Final Plat Developer's Agreement.

a). Required = (Gross Area x 50%) = 13.504 Ac. x 50% = 6.752 Ac.
b). Total Open Space Provided = 6.962 Ac. (Open Space Lots 27 Thru 32)
c). Non Credited Open Space Provided = 0.109 Ac. (Lot 29) + 0.072 Ac. (Lot 31) = 0.261 Ac.
d). Credited Open Space Provided = 6.962 Ac. - 0.261 Ac. = 6.701 Ac. (See General Note No. 45).
21. Recreational Open Space Tabulation (R-ED) Development:
a). Required = 7,000 Sq. Ft. (26 Lots x 300 Sq. Ft./ Lot)
b). Provided = (Open Space Lot 27) = 9.340 Sq. Ft. (0,560 Sq. Ft. Credited)
22. The Landscape Surety In The Amount Of \$21,750.00 Based On 53 Shade Trees And 39 Evergreen Trees For Perimeter Landscape Requirements Of Section 16.124 Of The Howard County Code And Landscape Manual Will Be Posted With The Development For The Challicles Firstein Surety For The Continued St. Street Trees Trees Accepted A

23. Open Space Lots 27, 29, 31 And 32 Shown On This Plat Are Hereby Dedicated To The Waverly Overlook Homeowner's

Developer's Agreement for This Subdivision. Financial Surety for The Required 64 Street Trees Will Be Posted As Part Of The

Association, Inc. For The Residents Of This Subdivision And The Recording References Of The Articles Of Incorporation For The HOA Was Recorded With The State Department Of Assessments And Taxation On Feb. 19,200 As Receipt No. 913438066

24. Water And Sewer Service To These Lots Will Be Granted Under The Provisions Of Section 19.1228 Of The Howard County

25. Public Water And Sewage Allocations Will Be Granted At Time Of Issuance Of The Building Permit If Capacity Is Available Af

28. Open Space Lots 29 And 30 Shall Be Owned And Maintained By Howard County, Maryland.

27. Indianal Denotes A Public Tree Maintenance Easement, Ten Feet In Width, Running Along The Edge Of The Public Road Right-Of-Way As Shown On This Plat Of Subdivision Is Reserved Upon All Lots Fronting On The Said Public Road Right-Of-Way. This Easement Allows Howard County The Right To Access The Property, When Necessary, For The Specific Purpose Of Installation, Repair And Maintenance Of County-Owned Trees Located Within The Boundaries Of Private Lots. No

28. Approval Of A Site Development Plan Is Required for The Development Of All Residential Lots Within This Subdivision Prior To Issuance Of Any Grading Or Building Permits For New House Construction In Accordance With Section 16.155 Of the Subdivision And Land Development Regulations.

29. Property Subject To Department Of Planning And Zoning File No. 5-07-002, WP-08-015, F-08-134, SDP-08-115, SP-09-009, P8 Case No. 386, WP-10-143, WP-11-039 And SDP-10-048.

There Are No Steep Slopes (25% Or Greater) Located On This Property.

Noise Study Prepared By Mars Group Dated August, 2006 And Approved Under 5-09-009.

The Forest Stand Delineation And Wetland Delineation For This Project Was Prepared By Eco-science Professionals, Dated September, 2006 and Revised May, 2009 And Was Approved Under 5-09-009.

The 65dba Noise Contour Line Drawn On This Plat is Advisory As Required By The Howard County Design Manual, Chapter 5, Revised February, 1992, And Cannot Be Considered To Exactly Locate The 65dba Noise Exposure. The 65dba Noise Line Was

Submitted As Documentation Prior To Final Plat Submittal. The Existing Septic Tank Will Be Pumped And Properly Abandoned And Documentation Provided To The Health Department Prior To Record Plat Submittal.

Preliminary Plan Subject To The Following Conditions.

a) With The First Submission Of The Final Plans, The APFO Requirements For Intersection Mitigation. Will Be Provided.

Also, The Sand Filter Shown Within The Pond On The Sketch Plan Shall Be Taken Off Line In Accordance With MDE

b) A Final Plan Must Be Submitted For All Development Approved On The Sketch Plan On Or Before February 11, 2008.

39. New Preiminary Equivalent Sketch Plan Surplanted WP-08-015 Associated With Sketch Plan 5-07-002 Which Has Been Voided From Active Plan Processing.

40. Landscaping For Lots 1 Thru 26 is Provided in Accordance With A Certified Landscape Plan Included With The Road

Construction Plan Set In Accordance With Section 16.124 Of The Howard County Code And The Landscape Manual.

37. This Plat is in Compliance With The Amended Fifth Edition Of The Subdivision And Land Development Regulations Per Council Bill 45-2003 And The Zoning Regulations as Amended By Council Bill 75-2003. Development Or Construction On These Lots Must Comply With Setback And Buffer Regulations in Effect At The Time Of Submission Of The Site Development Plan.

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.

36. The Existing Well Will Be Abandoned By A Licensed Well Driller And State Well Abandonment Form Has Been

Waiver Petition Application, Or Building/Grading Permit And Per The Comp-Lite Zoning Regulations Dated July 20, 2006.

38. Plat Subject To WP-08-015 Which The Planning Director On October 11, 2007 Approved A Waiver From Section 16.146

Building Or Structure Of Any Kind Shall Be Located On Or Over The Said Easement Area.

The Existing Dwelling And Accessory Structures Located On Site Are To Be Razed

Or Pipe Stem And The Road Right-Of-Way Line Only And Not To The Filog Or Pipe Stem Lot Driveway.

All Lot Areas Are More Or Less (a).

Distances Shown Are Based On Surface Measurement And Not Reduced To Nad '83 Grid Measurement

Station No. 1012 North 601.060.1777 East 1.345.336,7500 Station No. 16E1 North 593,250.9322 East 1,340,192.7110

O Denotes Angular Change in Bearing Of Boundary Or Rights-Of-Way.

Denotes Concrete Monument Set With Cap "F.C.C. 106".

Denotes Concrete Monument Or Stone Found.

Open Space Tabulation
a). Required = (Gross Area x 50%) = 13.504 Ac. x 50% = 6.752 Ac.

Developer's Agreement in The Amount Of \$19,200.00.

This Property Is Located Within The Metropolitan District.

Carter, Inc.

B.R.L. Denotes Building Restriction Line.

Denotes Iron Pin Set With Cap T.C.C. 106°.

Denotes Iron Pipe Or Iron Bar Found.

And Open Space Lots 27 Thru 32

Parcel Nos.: 207 & 224 Tax Map No. 10 (Grid 21) & Tax Map No. 16 (Grid 3) Third Election District Howard County, Maryland

Zoned: R-20

Scale: As Shown

Date: October 21, 2010 Sheet 1 of 3

Total	Sheet	Area	Tabulation	

Conformance With The Master Plan Of Water And

Sewerage For Howard County.

Total Sueet Mea Tabulation	
TOTAL NUMBER OF BUILDABLE LOTS TO BE RECORDED 26	•
TOTAL NUMBER OF OPEN SPACE LOTS TO BE RECORDED 6	
TOTAL NUMBER OF LOTS TO BE RECORDED	
TOTAL AREA OF BUILDABLE LOTS TO BE RECORDED 4.252	Ac
TOTAL AREA OF OPEN SPACE LOTS TO BE RECORDED 6.962	Ac
TOTAL AREA OF LOTS TO BE RECORDED	Ac.
TOTAL AREA OF ROADWAY TO BE RECORDED 2.290	
TOTAL AREA TO BE RECORDED	l Ac

APPROVED: For Public Water And Public Sewerage Systems In

APPROVED: Howard County Department Of Planning And Zoning.

Open Space Dedication

"Open Space Lots 27, 28, 31 And 32 Shown Hereon Are Hereby Dedicated To The Waverly Overlook Homeowners Association, Inc. For The Residents Of This Subdivision And Recording 29 And 30 Shown Hereon Are Hereby Dedicated To Howard County, Maryland.

References Of The Articles Of Incorporation And Restrictions Are Shown Hereon. Open Space Lots

Number Of Neighborhood Preservation Density Exchange Rights Required Per Bonus Dwelling Unit

OWNER'S CERTIFICATE

Sending Parcel Information

Receiving Parcel Information

Total Area Of Subdivision

Net Acreage Of Subdivision

Allowed Base Density Units

Bonus Density Units

No Disturbance To Wetlands, Streams Or Their Associated Buffers Are Proposed By This Final Road Plan And Plat.
Floodplain Study Shown Hereon is Based On Delineation From A Floodplain Study Prepared Under Capital Project D-4-1007,

44. Per Section 100.F.3.b., Structures Are Required To Be Set Back Seventy-Five (75) Feet From Project Boundaries Adjoining

44. Per Section 100.F.3.b., Structures Are Required To Be Set Back Seventy-Five (75) Feet From Project Boundaries Adjoining Single-Family Detached Developments. This Proposed Development Neets These Requirements.
 45. The Developer Reserves The Right To Convey Open Space Lot 32 (Containing 0.202 Acres) To Adjoining Tax Parcel 60 Upon Re-subdivision Of Parcel 60. The Owner And/Or Developer Of Tax Parcel 50 Will Be Required To Create 0.202 Acres Of Additional Open Space Adjacent To Open Space Lot 30 Of the Waverty Overlook Subdivision That Will Be In Excess Of Any Required Open Space For The Subdivision Of Parcel 60. This "Land Swap" Of 0.202 Acres Will Be Conveyed To The Waverty Overlook Subdivision HOA To Maintain Their Minimum Required Open Space.
 46. Plat Subject To WP-10-143 Which The Planning Director On June 3, 2010 Approved A Walver From Section 16.144(p) And Section 16.144(q) Which Establish Deadline Dates To Submit Developer's Agreements And Payment Of Fees, Post Financial Obligations And To Submit The Final Subdivision Plat. Subject To The Following Conditions:

 1) The Observer West Submit Observers Agreements And Any Pernating OPM Fees And Surretters in Association With

D The Developer Must Submit Developer's Agreements And Any Remaining DPW Fees And Sureties In Association With F-10-027 Within 120 Days Of June 30, 2010 (On Or Before October 20, 2010) And Shall Submit Final Plat Originals In Association With F-10-027 For Signature And Recordation Within 180 Days Of June 30, 2010 (On Or Before December

Extension Requests For This Project Will Require The Submission Of A New Waiver Petition Application For Processing.

Density Exchange Chart

13.504 Acres

Property Of Morsberger, LLC, Tax Map 16, Grid 3, Parcel 224 And Tax Map 10, Grid 21, Parcel 207

13.504 Acres (Gross) - 1.002 Acres (Floodplain) = 12.502 Acres

25 Units (12.502 Acres x 2 Units/Acre)

1 Neighborhood Preservation Density Exchange Unit (1 Neighborhood Preservation Density Exchange Units/Bonus Dwelling Unit)

Neighborhood Preservation Density Exchange Unit From

Property Of Michael Pfau And Mary Pfau, Tax Map 17, Grid 20, Parcel 746, Liber 4064 At Folio 462. Also Being Non-Buildable Bulk Parcel 'A'-Bethany Brook II-Plat Nos. 19010 Thru 19012.

1 Unit (Up To 10% More Units)

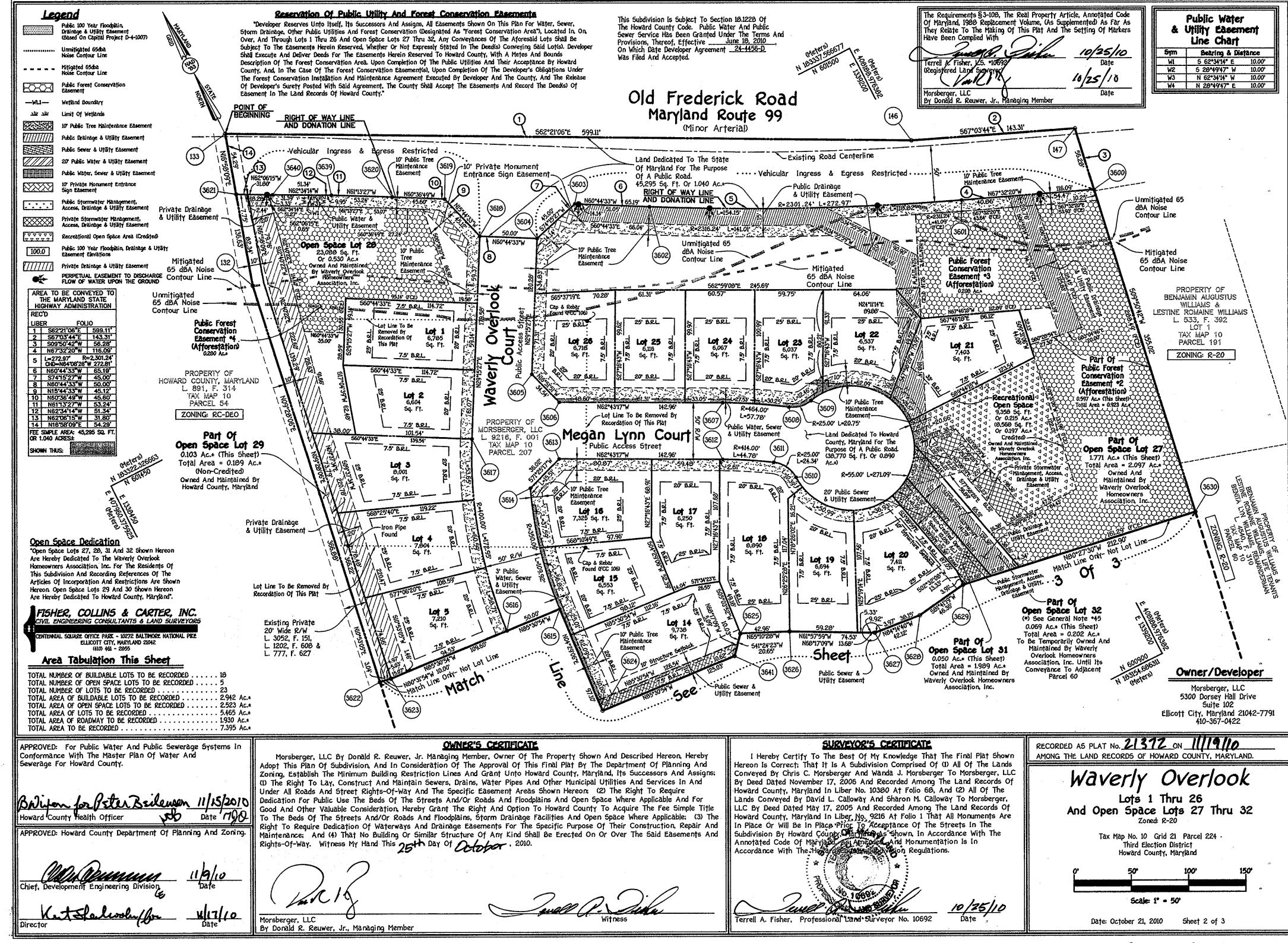
2) The State Tolling Bill For HB921/5B-958 Expires On June 30, 2010. Please Be Advised That Any Additional Plan

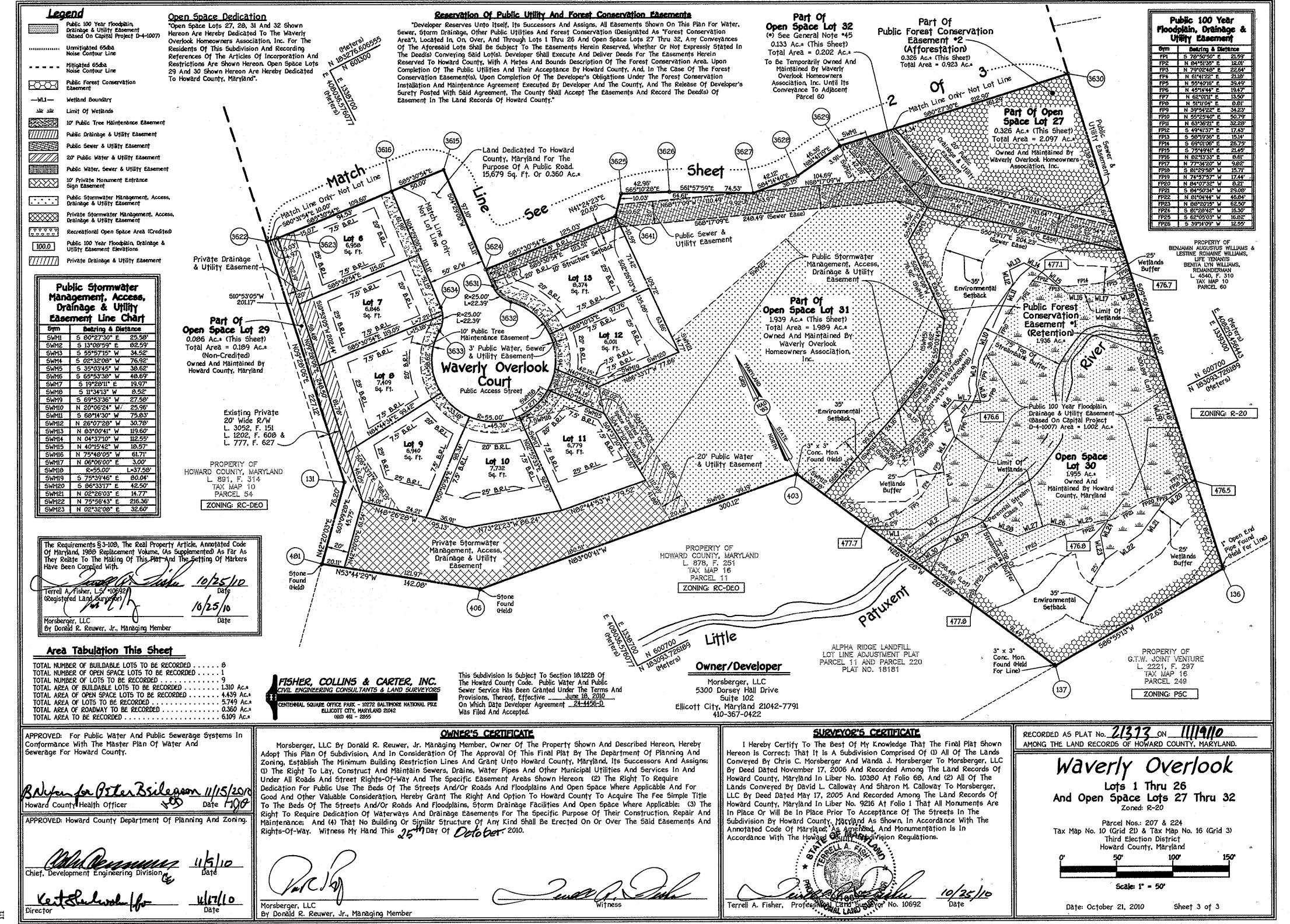
Using The Neighborhood Preservation Density Exchange Option Described in Section 120.1 Of The Zoning Regulations, The Development Right For One (1) Of The Residential Units Shown On This Plat Have Been Transferred From Tax Map 17, Grid 20, Parcel 746 - Property Of Michael Pfau And Mary Pfau. Also Being Non-Buildable Bulk Parcel 'A' - Bethany Brook II-Plat

Morsberger, LLC By Donald R. Reuwer, Jr. Managing Member, Owner 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 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 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 The Said Easements And Rights-Of-Way. Witness My Hand This 15th Day Of October. 2010.

By Donald R. Reuwer, Jr., Managing Member

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