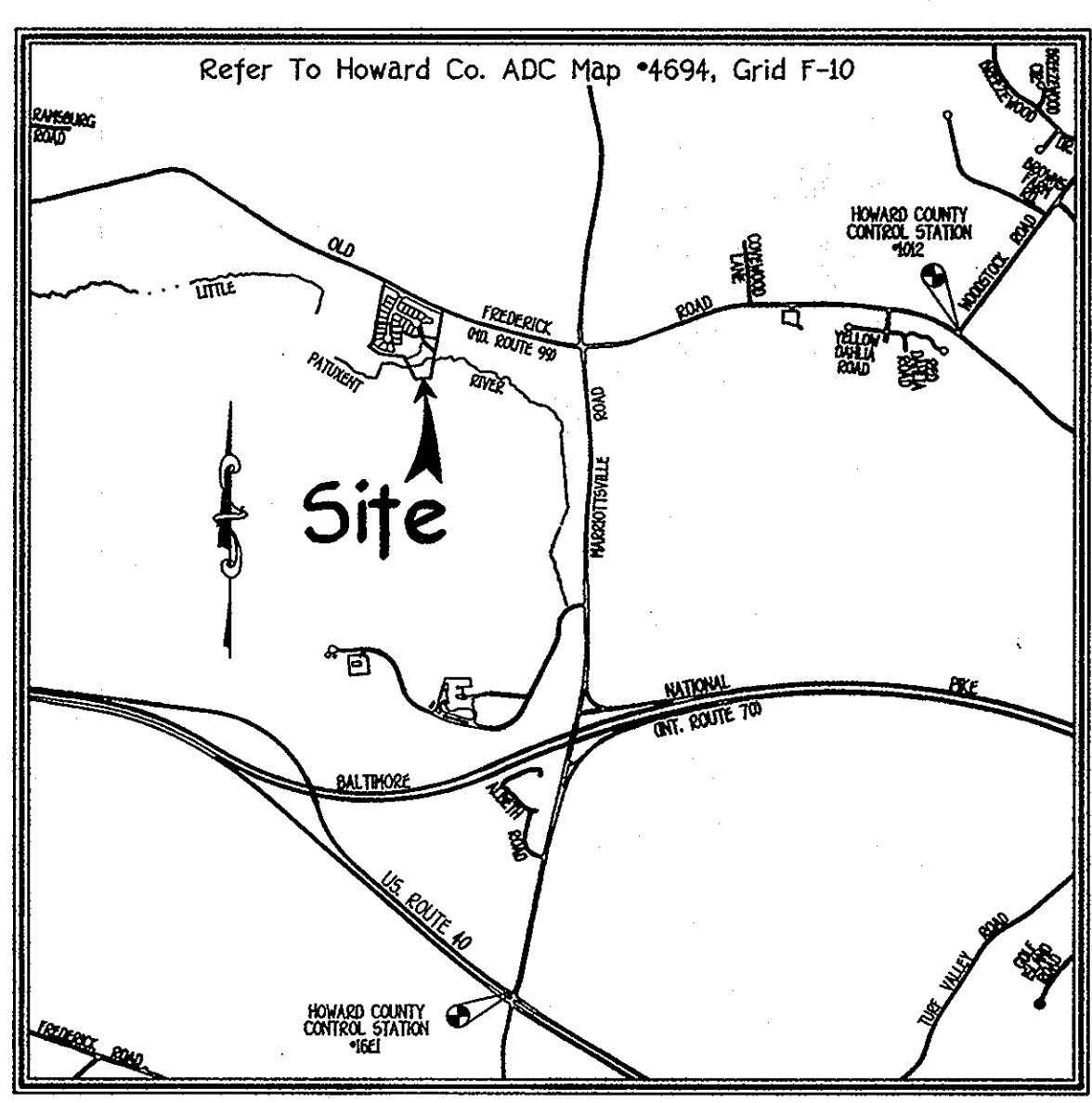


U.S. Equivalent Coordinate Table and Metric Coordinate Table. Tables with columns for Point, North (feet/meters), East (feet/meters).

The Requirements 83-108, 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.

Wetlands Line Chart. Table with columns: Sym, Bearing & Distance, Sym, Bearing & Distance.

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').



Vicinity Map Scale: 1" = 2,000'

This Subdivision Is Subject To Section 10.122B Of The Howard County Code. Public Water And Public Sewer Service Has Been Granted Under The Terms And Provisions, Thereof, Effective June 10, 2010.

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

Curve Data Chart. Table with columns: Pnt-Pnt, Radius, Arc Length, Delta, Tangent, Chord Bearing And Distances.

Total Sheet Area Tabulation. Table with columns: Description, Area.

Open Space Dedication. Open Space Lots 27, 28, 31 And 32 Shown Herein Are Hereby Dedicated To The Waverly Overlook Homeowners Association, Inc. For The Residents Of This Subdivision And Recording References Of The Articles Of Incorporation And Restrictions Are Shown Hereon.

Density Exchange Chart. Table with columns: Receiving Parcel Information, Property Of Morsberger, LLC, Tax Map 16, Grid 3, Parcel 224 And Tax Map 10, Grid 21, Parcel 207.

General Notes. 1. Subject Property Zoned R-20 Per 2/02/04 Comprehensive Zoning Plan And Comp Life Zoning Regulations Effective 7/20/06. 2. This Property Is Being Developed Under The Provisions Of County Council Bill No. 50-2008 (ZRA #95), Section 1009.2 Receiving Parcel For Neighborhood Preservation Utilizing The R-ED Zoning Regulations.

Owner/Developer: Morsberger, LLC, 5300 Dorsey Hall Drive, Suite 102, Ellicott City, Maryland 21042-7791, 410-367-0422.

APPROVED: For Public Water And Public Sewerage Systems In Conformance With The Master Plan Of Water And Sewerage For Howard County. Howard County Health Officer: Peter Szilenson, 11/15/2010.

OWNER'S CERTIFICATE. Morsberger, LLC By Donald R. Reuser, Jr., Managing Member, Owner Of The Property Shown And Described Hereon, Hereby Adopts 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.

SURVEYOR'S CERTIFICATE. I Herby 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 Amended, And Monumentation Is In Accordance With The Howard County Subdivision Regulations.

RECORDED AS PLAT No. 21371 ON 11/19/10 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND. Waverly Overlook Lots 1 Thru 26 And Open Space Lots 27 Thru 32. Zoned: R-20. Parcel Nos.: 207 & 224. Tax Map No. 10 (Grid 21) & Tax Map No. 16 (Grid 3). Third Election District Howard County, Maryland.

Legend

- Public 100 Year Floodplain, Drainage & Utility Easement (Based On Capital Project D-4-1007)
- Unmitigated 65db Noise Contour Line
- Mitigated 65db Noise Contour Line
- Public Forest Conservation Easement
- Wetland Boundary
- Limit Of Wetlands
- 10' Public Tree Maintenance Easement
- Public Drainage & Utility Easement
- Public Sewer & Utility Easement
- 20' Public Water & Utility Easement
- Public Water, Sewer & Utility Easement
- 10' Private Monument Entrance Sign Easement
- Public Stormwater Management, Access, Drainage & Utility Easement
- Private Stormwater Management, Access, Drainage & Utility Easement
- Recreational Open Space Area (Credited)
- Public 100 Year Floodplain, Drainage & Utility Easement Elevations
- Private Drainage & Utility Easement
- PERPETUAL EASEMENT TO DISCHARGE FLOW OF WATER UPON THE GROUND

AREA TO BE CONVEYED TO THE MARYLAND STATE HIGHWAY ADMINISTRATION

| REC'D | FOLIO |
|-------|--|
| 1 | S62°21'06"E 599.11' |
| 2 | S67°03'44"E 143.31' |
| 3 | S09°50'42"W 56.28' |
| 4 | N67°32'20"W 116.09' |
| 5 | L=272.97' R=2301.24' CHD-N64°08'28"W 272.81' |
| 6 | N62°44'33"W 50.00' |
| 7 | S74°15'27"W 45.00' |
| 8 | N60°44'33"W 50.00' |
| 9 | N15°44'33"W 45.12' |
| 10 | N60°38'49"W 45.80' |
| 11 | N61°13'27"W 53.24' |
| 12 | N62°34'14"W 51.34' |
| 13 | N62°06'15"W 31.80' |
| 14 | N18°58'09"E 54.29' |

FEE SIMPLE AREA: 45,295 SQ. FT. OR 1.040 ACRES.

SHOWN THUS:

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

FISHER, COLLINS & CARTER, INC.
 CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS
 CENTENNIAL SQUARE OFFICE PARK - 10272 BALTIMORE NATIONAL PIKE
 ELLICOTT CITY, MARYLAND 21042
 (410) 461-2955

Area Tabulation This Sheet

| | |
|--|------------|
| TOTAL NUMBER OF BUILDABLE LOTS TO BE RECORDED | 18 |
| TOTAL NUMBER OF OPEN SPACE LOTS TO BE RECORDED | 5 |
| TOTAL NUMBER OF LOTS TO BE RECORDED | 23 |
| TOTAL AREA OF BUILDABLE LOTS TO BE RECORDED | 2,942 Ac.* |
| TOTAL AREA OF OPEN SPACE LOTS TO BE RECORDED | 2,523 Ac.* |
| TOTAL AREA OF LOTS TO BE RECORDED | 5,465 Ac.* |
| TOTAL AREA OF ROADWAY TO BE RECORDED | 1,930 Ac.* |
| TOTAL AREA TO BE RECORDED | 7,395 Ac.* |

APPROVED: For Public Water And Public Sewerage Systems In Conformance With The Master Plan Of Water And Sewerage For Howard County.

Barbara for Peter Beilenson 11/15/2010
 Howard County Health Officer *jsb* Date *11/15/10*

APPROVED: Howard County Department Of Planning And Zoning.

John J. ... 11/9/10
 Chief, Development Engineering Division Date

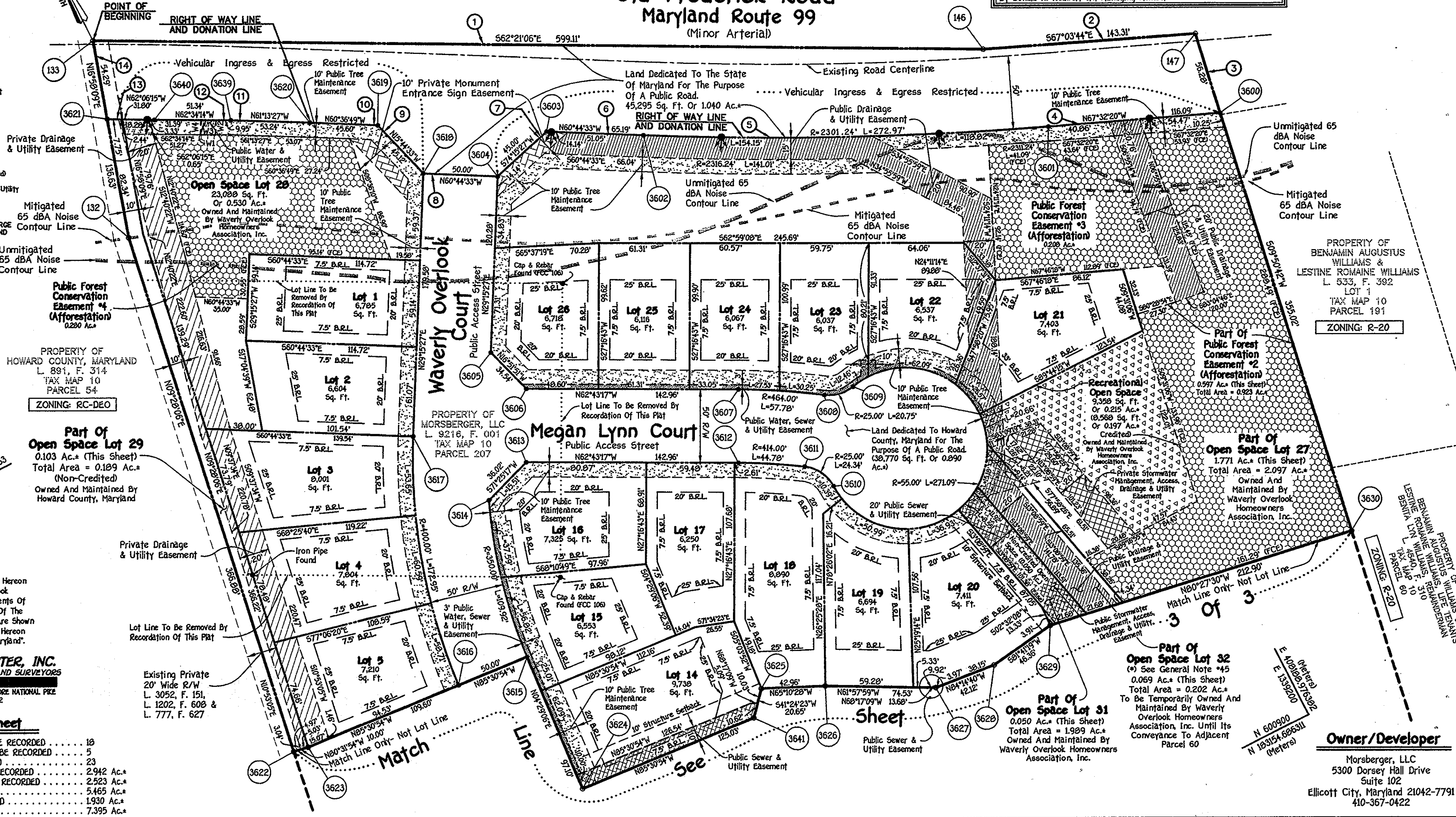
Kurt ... 11/17/10
 Director Date

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 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 Deeds Conveying Said Lots. 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 Deeds(s) Of Easement In The Land Records Of Howard County.

This Subdivision Is Subject To Section 18.122B Of The Howard County Code. Public Water And Public Sewer Service Has Been Granted Under The Terms And Provisions, Thereof, Effective June 18, 2010 On Which Date Developer Agreement 24-4456-D Was Filed And Executed.

Old Frederick Road Maryland Route 99 (Minor Arterial)



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.

Terrell A. Fisher 10/25/10
 Terrell A. Fisher, L.S. #10692 (Registered Land Surveyor) Date

Donald R. Reuwer, Jr. 10/25/10
 Morsberger, LLC By Donald R. Reuwer, Jr., Managing Member Date

Public Water & Utility Easement Line Chart

| 5ym | Bearing & Distance |
|-----|----------------------|
| W1 | S 62°34'14" E 10.00' |
| W2 | S 28°49'47" W 10.00' |
| W3 | N 62°34'14" W 10.00' |
| W4 | N 28°49'47" E 10.00' |

OWNER'S CERTIFICATE

Morsberger, LLC By Donald R. Reuwer, Jr. Managing Member, Owner Of The Property Shown And Described Hereon, Hereby Adopts 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 25th Day Of October, 2010.

Donald R. Reuwer, Jr.
 Morsberger, LLC By Donald R. Reuwer, Jr., Managing Member

Terrell A. Fisher
 Witness

SURVEYOR'S CERTIFICATE

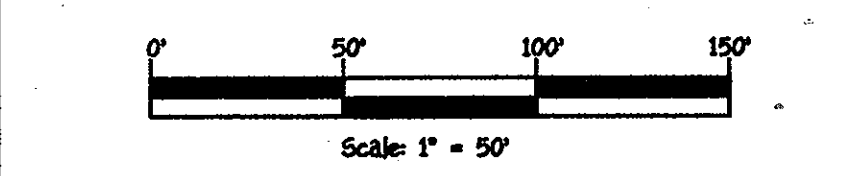
I Hereby Certify To The Best Of My Knowledge That The Final Plat Shown Hereon Is Correct; That It Is A Subdivision Comprised Of (1) All Of The Lands Conveyed By Chris C. Morsberger And Wanda J. Morsberger To Morsberger, LLC By Deed Dated November 17, 2006 And Recorded Among The Land Records Of Howard 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, The Real Property Article, And Monumentation Is In Accordance With The Howard County Subdivision Regulations.

Terrell A. Fisher 10/25/10
 Terrell A. Fisher, Professional Land Surveyor No. 10692 Date

RECORDED AS PLAT No. 21372 ON 11/19/10 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

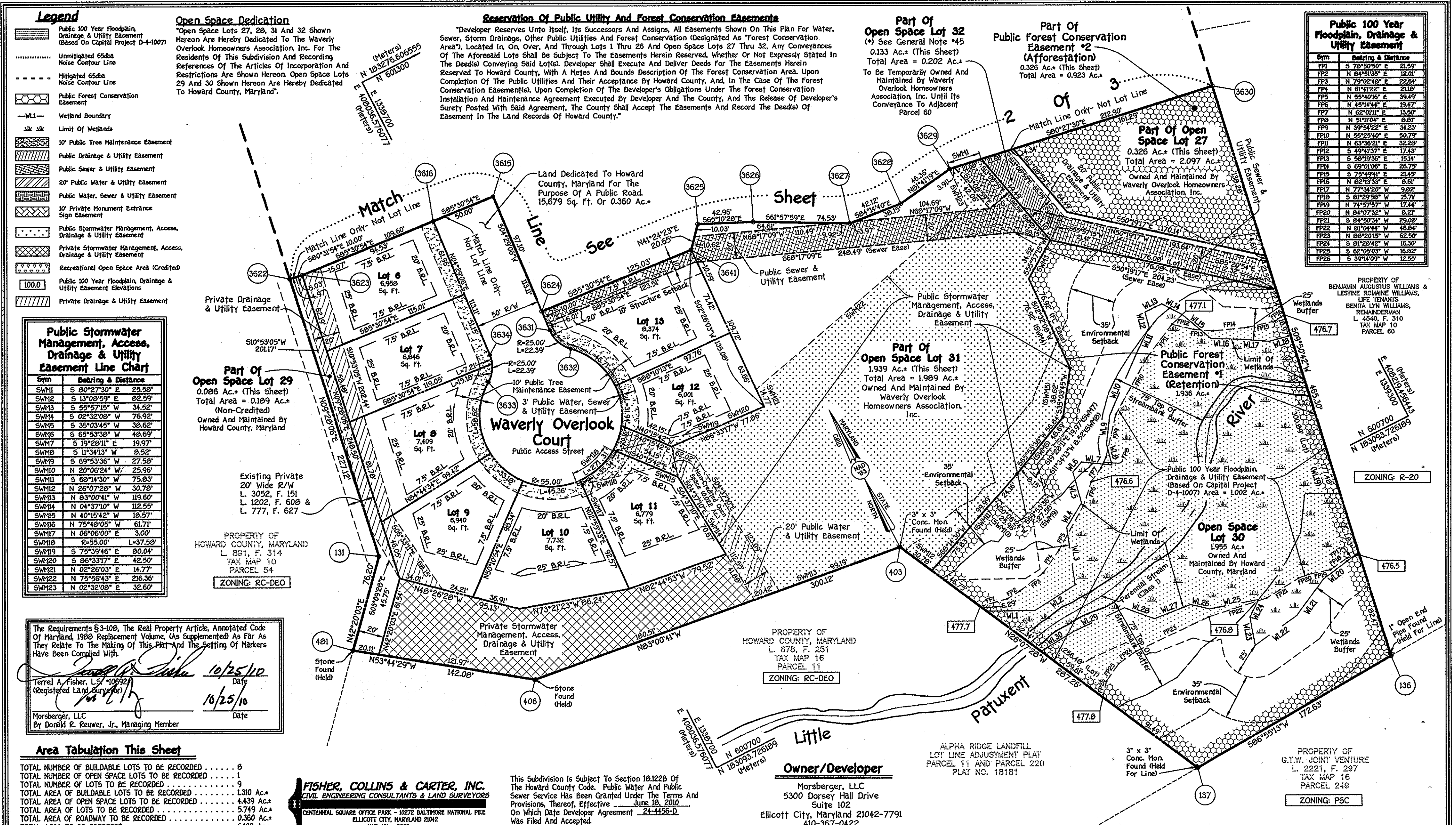
Waverly Overlook
 Lots 1 Thru 26
 And Open Space Lots 27 Thru 32
 Zoned R-20

Tax Map No. 10 Grid 21 Parcel 224 - Third Election District Howard County, Maryland



Date: October 21, 2010 Sheet 2 of 3

F-10-027



Public 100 Year Floodplain, Drainage & Utility Easement

| Sym | Bearing & Distance |
|------|----------------------|
| FP1 | S 78°50'28" E 21.90' |
| FP2 | N 64°51'35" E 12.01' |
| FP3 | N 79°02'48" E 22.64' |
| FP4 | N 61°41'22" E 12.18' |
| FP5 | N 55°40'16" E 39.49' |
| FP6 | N 45°14'44" E 19.47' |
| FP7 | N 62°01'11" E 13.50' |
| FP8 | N 51°10'04" E 8.81' |
| FP9 | N 39°54'22" E 34.23' |
| FP10 | N 55°23'40" E 50.79' |
| FP11 | N 63°36'21" E 32.29' |
| FP12 | S 49°41'37" E 17.43' |
| FP13 | S 68°19'36" E 15.14' |
| FP14 | S 69°01'06" E 26.79' |
| FP15 | S 75°49'41" E 21.45' |
| FP16 | N 82°13'33" E 8.61' |
| FP17 | N 77°34'20" W 9.82' |
| FP18 | S 81°29'58" W 15.71' |
| FP19 | N 74°57'37" W 17.44' |
| FP20 | N 64°07'32" W 8.21' |
| FP21 | S 84°50'34" W 29.08' |
| FP22 | N 81°04'44" W 45.84' |
| FP23 | S 88°20'15" W 62.50' |
| FP24 | S 81°28'42" W 15.30' |
| FP25 | S 62°05'03" W 16.82' |
| FP26 | S 39°14'09" W 12.95' |

The Requirements §3-108, The Real Property Article, Annotated Code of Maryland, 1998 Replacement Volume, (As Supplemented) As Far As They Relate To The Making Of This Plat And The Setting Of Markers Have Been Complied With.

Terrell A. Fisher 10/25/10 Date
 (Registered Land Surveyor)

Donald R. Reuwer, Jr. 10/25/10 Date
 Managing Member

Morsberger, LLC
 By Donald R. Reuwer, Jr., Managing Member

FISHER, COLLINS & CARTER, INC.
 CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS
 CENTENNIAL SQUARE OFFICE PARK - 10272 BALTIMORE NATIONAL PIKE
 ELLICOTT CITY, MARYLAND 21042
 (410) 461-2255

This Subdivision Is Subject To Section 10.122B Of The Howard County Code. Public Water And Public Sewer Service Has Been Granted Under The Terms And Provisions, Thereof, Effective June 18, 2010 On Which Date Developer Agreement 24-4456-D Was Filed And Accepted.

Owner/Developer
 Morsberger, LLC
 5300 Dorsey Hall Drive
 Suite 102
 Ellicott City, Maryland 21042-7791
 410-367-0422

APPROVED: For Public Water And Public Sewerage Systems In Conformance With The Master Plan Of Water And Sewerage For Howard County.

Bryan for Peter Bielegron 11/15/2010 Date
 Howard County Health Officer

APPROVED: Howard County Department Of Planning And Zoning.

John A. ... 11/15/10 Date
 Chief, Development Engineering Division

Keith ... 11/17/10 Date
 Director

OWNER'S CERTIFICATE

Morsberger, LLC By Donald R. Reuwer, Jr. Managing Member, Owner Of The Property Shown And Described Hereon, Hereby Adopts 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 25th Day Of October, 2010.

Donald R. Reuwer, Jr.
 Morsberger, LLC
 By Donald R. Reuwer, Jr., Managing Member

Terrell A. Fisher
 Witness

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 Amended, And Monumentation Is In Accordance With The Howard County Subdivision Regulations.

Terrell A. Fisher 10/25/10 Date
 Terrell A. Fisher, Professional Land Surveyor No. 10692

RECORDED AS PLAT No. 21313 ON 11/19/10
 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

Waverly Overlook
 Lots 1 Thru 26
 And Open Space Lots 27 Thru 32
 Zoned: R-20

Parcel Nos.: 207 & 224
 Tax Map No. 10 (Grid 2) & Tax Map No. 16 (Grid 3)
 Third Election District
 Howard County, Maryland

Scale: 1" = 50'

Date: October 21, 2010 Sheet 3 of 3

F-10-027

I:\2004\04135\dwg\RECORD PLATS\R-20\04135 Record Plat-Sheet 3-R-20-REVISED.dwg, 10/25/2010 8:32:11 AM, dsreeth.