

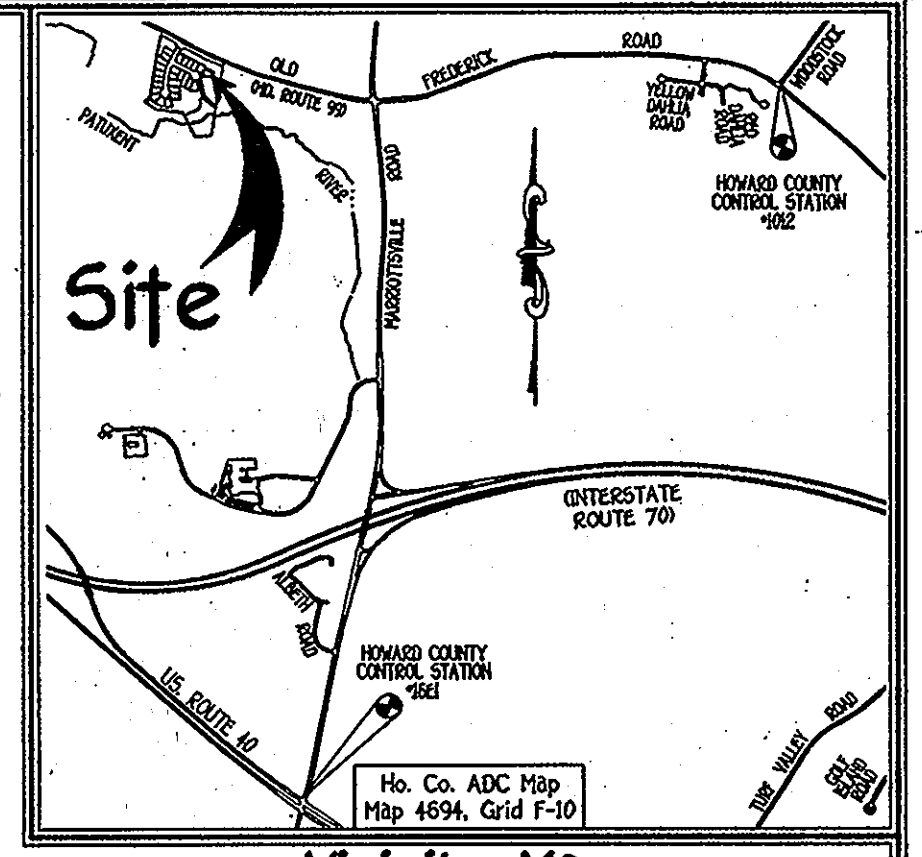
U.S. Equivalent Coordinate Table			Metric Coordinate Table		
POINT	NORTH (feet)	EAST (feet)	POINT	NORTH (meters)	EAST (meters)
3642	601208.5597	1339090.6088	3642	183248.735520	408155.633905
3643	601259.4077	1339147.0260	3643	183264.234020	408172.829898
3644	601226.8280	1339226.7471	3644	183254.303708	408197.128963
3645	601183.3592	1339219.4587	3645	183241.054372	408194.907453
3646	601182.7933	1339095.9166	3646	183240.881890	408157.251724

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 1/17/2012
 Terrell A. Fisher, L.S. 10692
 (Registered Land Surveyor) Date

Donald R. Ruwey, Jr. 1/17/2012
 Donald R. Ruwey, Jr., Managing Member Date

Curve Data Chart					
Pnt-Pnt	Radius	Arc Length	Delta	Tangent	Chord Bearing And Distance
3646-3642	55.00'	26.57'	27°40'26"	13.55'	N 11°30'24" W 26.31'

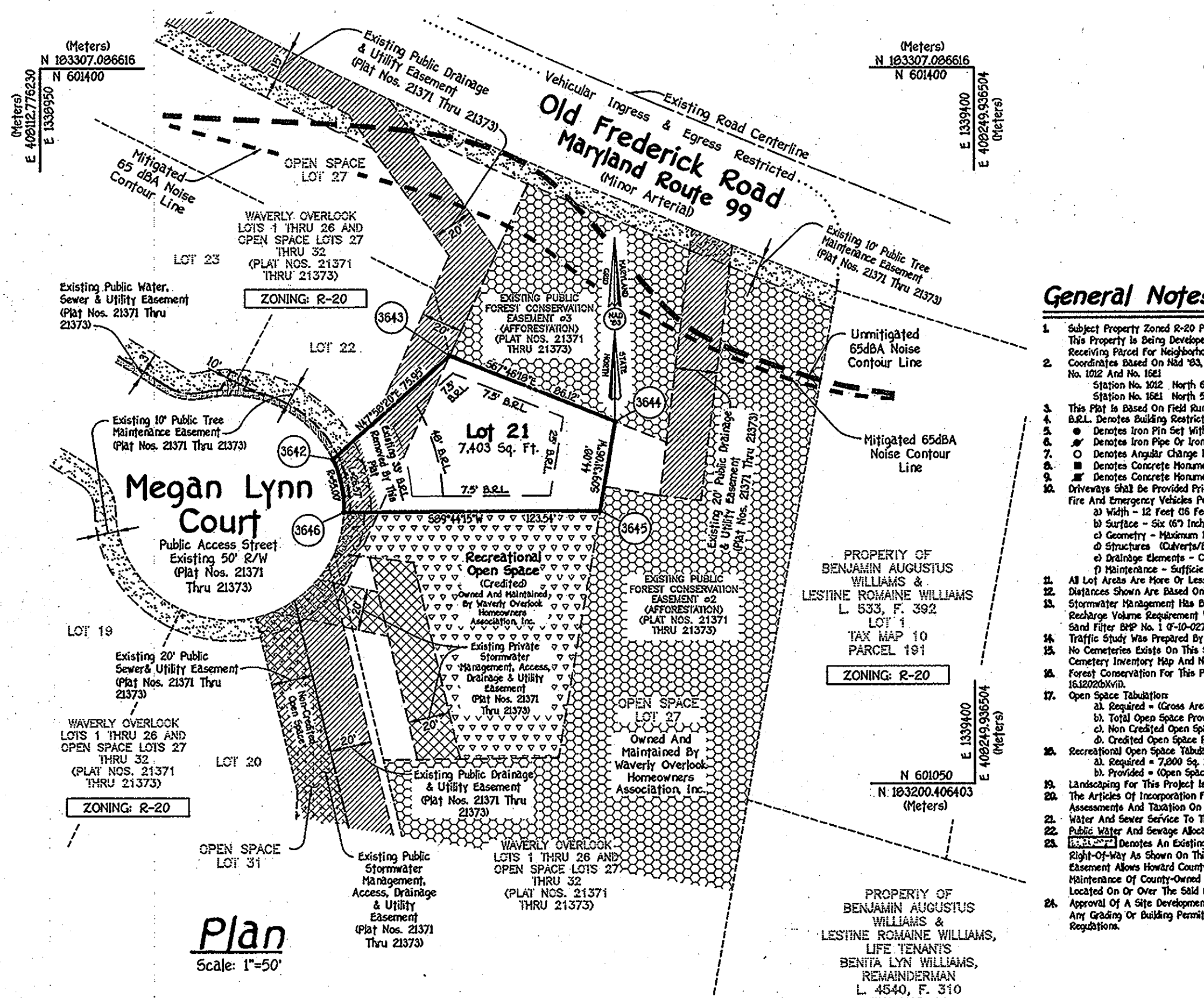


Reservation Of Public Utility Easements

Developer Reserves unto itself, its Successors And Assigns, All Easements Shown On This Plan For Water, Sewer, Storm Drainage, And Other Public Utilities Located In, On, Over, And Through Lot 21. Any Conveyances Of The Aforesaid Lot Shall Be Subject To The Easements Herein Reserved, Whether Or Not Expressly Stated In The Deeds Conveying Said Lot. Developer Shall Execute And Deliver Deeds For The Easements Herein 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 Deeds Of Easement In The Land Records Of Howard County.

- Legend**
- Unmitigated 65db Noise Contour Line
 - Mitigated 65db Noise Contour Line
 - Existing Public Forest Conservation Easement (Plat Nos. 21371 Thru 21373)
 - Existing 10' Public Tree Maintenance Easement (Plat Nos. 21371 Thru 21373)
 - Existing Public Drainage & Utility Easement (Plat Nos. 21371 Thru 21373)
 - Existing Public Sewer & Utility Easement (Plat Nos. 21371 Thru 21373)
 - Existing 20' Public Water & Utility Easement (Plat Nos. 21371 Thru 21373)
 - Existing Public Water, Sewer & Utility Easement (Plat Nos. 21371 Thru 21373)
 - Existing Public Stormwater Management, Access, Drainage & Utility Easement (Plat Nos. 21371 Thru 21373)
 - Existing Private Stormwater Management, Access, Drainage & Utility Easement (Plat Nos. 21371 Thru 21373)
 - Recreational Open Space Area (Credited) (Plat Nos. 21371 Thru 21373)
 - Existing Private Drainage & Utility Easement (Plat Nos. 21371 Thru 21373)

- General Notes Continued:**
- Property Subject To Department Of Planning And Zoning File No. 5-07-002, WP-08-015, F-08-134, S0P-08-115, SP-09-009, P8 Case No. 306, WP-10-143, WP-11-093, S0P-10-048 And F-10-027.
 - This Property Is Located Within The Metropolitan District.
 - There Are No Existing Dwellings/Structures On Lot 21.
 - There Are No Steep Slopes (2% Or Greater) Located On Lot 21.
 - Noise Study Prepared By Hars Group Dated August, 2006 And Approved Under 5-09-009.
 - The Forest Stand Definition And Wetland Definition For This Project Was Prepared By Eco-science Professionals, Dated September, 2006 And Revised May, 2009 And Was Approved Under 5-09-009.
 - The 65db 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 65db Noise Exposure. The 65db Noise Line Was 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.
 - This Plat Is In Compliance With The Amended Fifth Edition Of The Subdivision And Land Development Regulations Per Council 83 45-2003 And The Zoning Regulations As Amended By Council 83 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 Waiver Petition Application Or Building/Grading Permit And Per The Comp-Lite Zoning Regulations Dated July 28, 2006.
 - Plat Subject To WP-08-015 Which The Planning Director On October 11, 2007 Approved A Waiver From Section 16.14.6 Preliminary Plan Subject To The Following Conditions:
 - 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 HDE Requirements.
 - A Final Plan Must Be Submitted For All Development Approved On The Sketch Plan On Or Before February 11, 2008.
 - New Preliminary Equivalent Sketch Plan Supersedes WP-08-015 Associated With Sketch Plan 5-07-002 Which Has Been Voided From Active Plan Processing.



- General Notes:**
- Subject Property Zoned R-20 Per 2/02/04 Comprehensive Zoning Plan And Comp Lite Zoning Regulations Effective 7/28/06. This Property Is Being Developed Under The Provisions Of County Council Bill No. 50-2008 (CZA '95), Section 100F.2 Receiving Parcel For Neighborhood Preservation, Utilizing The R-20 Zoning Regulations.
 - Coordinates Based On NAD '83, Maryland Coordinate System As Projected By Howard County Geodetic Control Stations No. 102 And No. 161.
 - Station No. 102: North 601060.1777 East 1345336.7580
 - Station No. 161: North 593250.9322 East 1340192.7100
 - This Plat Is Based On Field Run Monumented Boundary Survey Performed On Or About June, 2005, By Fisher, Collins & 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.
 - Denotes Angular Change In Bearing Of Boundary Or Rights-Of-Way.
 - Denotes Concrete Monument Set With Cap T.C.C. 106'.
 - Denotes Concrete Monument Or Stone Found.
 - 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 Optimum Requirements:
 - Width - 12 Feet Or More Serving More Than One Residence;
 - Surface - 6" (6") Inches Of Compacted Crusher Run Base With Tar And Chip Coating, 1/2" Minimum;
 - Geometry - Maximum 1% Grade Change And 45-Foot Turning Radius;
 - Structures (Overlays/Bridges) - Capable Of Supporting 25 Gross Tons (425-Loading);
 - Drainage Elements - Capable Of Safely Passing 100 Year Flood With No More Than 1 Foot Depth Over Surface;
 - Maintenance - Sufficient To Ensure All Weather Use.
 - All Lot Areas Are More Or Less As Shown.
 - Distances Shown Are Based On Surface Measurement And Not Reduced To NAD '83 Grid Measurement.
 - Stormwater Management Has Been Provided In Accordance With Howard County And Maryland 370 Specifications. The Project Groundwater Recharge Volume Requirement Was Provided Under F-10-027. Stormwater Management For Lot 21 Is Provided Within The Existing Pocket Sand Filter BMP No. 1 F-10-027 And The Use Of A Level Spreader Designated As BMP No. 3 (SP-10-048).
 - Traffic Study Was Prepared By Hars Group Dated January, 2009 And Was Approved Under SP-09-009.
 - No Cemeteries Exist On This Site Based On A By Visual Site Visit And Based On An Examination Of The Howard County Cemetery Inventory Map And No Historic Structures Sites Or Features Exist.
 - Forest Conservation For This Project Is Except Because It Is A Plat Of Revision And No New Lot Lines Are Being Created, Per Section 16.1202(b)(iv).
 - Open Space Tabulation:
 - Required - Gross Area = 13,504 Ac. x 50% = 6,752 Ac.
 - Provided - Open Space Provided = 6,962 Ac. (Open Space Lots 27 Thru 32)
 - Non Credited Open Space Provided = 0.189 Ac. (Lot 29) + 0.072 Ac. (Lot 30) = 0.261 Ac.
 - Credited Open Space Provided = 6,962 Ac. - 0.261 Ac. = 6,701 Ac. (See General Note No. 45).
 - Recreational Open Space Tabulation (R-20) Development:
 - Required = 7,400 Sq. Ft. (25 Lots x 300 Sq. Ft./Lot)
 - Provided = Open Space Lot 27 = 3,348 Sq. Ft. (2,550 Sq. Ft. Credited)
 - Landscape For This Project Is Except Because It Is A Plat Of Revision And No New Lot Lines Are Being Created.
 - The Articles Of Incorporation For The Waverly Overlook Homeowners Association, Inc. Was Recorded With The State Department Of Assessments And Taxation On February 19, 2010 As Receipt No. D13438056.
 - Water And Sewer Service To These Lots Will Be Granted Under The Provisions Of Section 16.1228 Of The Howard County Code.
 - Public Water And Sewerage Abandonment Will Be Granted At Time Of Issuance Of The Building Permit If Capable As Available At That Time.
 - 16.1228(c)(2) Denotes An Existing 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 Building Or Structure Of Any Kind Shall Be Located On Or Over The Said Easement Area.
 - 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.

Area Tabulation This Submission

TOTAL NUMBER OF BUILDABLE LOTS TO BE RECORDED	1
TOTAL NUMBER OF OPEN SPACE LOTS TO BE RECORDED	0
TOTAL NUMBER OF LOTS TO BE RECORDED	1
TOTAL AREA OF BUILDABLE LOTS TO BE RECORDED	0.170 Ac.
TOTAL AREA OF OPEN SPACE LOTS TO BE RECORDED	0.000 Ac.
TOTAL AREA OF LOTS TO BE RECORDED	0.170 Ac.
TOTAL AREA OF ROADWAY TO BE RECORDED	0.000 Ac.
TOTAL AREA TO BE RECORDED	0.170 Ac.

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

FISHER, COLLINS & CARTER, INC.
 CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS
 CENTENNIAL SQUARE OFFICE PARK - 10272 BALTIMORE NATIONAL PKWY
 ELICOTT CITY, MARYLAND 21042
 (410) 461 - 2295

This Subdivision Is Subject To Section 16.1228 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 21-1128-D Was Filed And Accepted.

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

Walter Peter Beilenson 2/3/2012
 Howard County Health Officer Date

APPROVED: Howard County Department Of Planning And Zoning.

Walter Peter Beilenson 1/30/12 Date
 Chief, Development Engineering Division

Walter Peter Beilenson 2/16/12 Date
 Director

OWNER'S CERTIFICATE

Morsberger, LLC By Donald R. Ruwey, 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 17th Day Of JANUARY, 2012.

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

Terrell A. Fisher
 Witness

SURVEYOR'S CERTIFICATE

I Herby Certify To The Best Of My Knowledge That The Final Plat Shown Hereon Is Correct; That It Was Prepared By Me Or Under My Responsible Charge And That I Am A Duly Licensed Professional Land Surveyor Under The Laws Of The State Of Maryland; That It Is A Subdivision Of Part 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. 10390 At Folio 68; And Also Being All Of Lot 21, As Shown On Plats Entitled "Waverly Overlook, Lots 1 Thru 26 And Open Space Lots 27 Thru 32" Recorded As Plat Nos. 21371 Thru 21373; 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
 Terrell A. Fisher, Professional Land Surveyor No. 10692
 Expiration Date: December 31, 2012
 1/12/2012 Date

Purpose Statement

The Purpose Of This Plat Is To Revise The Front Building Restriction Line On Lot 21 From Thirty-Three (33) Feet To Forty-Eight (48) Feet To Provide Sixty (60) Feet Of Arc Length At The Front Building Restriction Line.

RECORDED AS PLAT No. 21840 ON 2/24/12
 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

Revision Plat
Waverly Overlook
Lot 21

(Being A Revision To Lot 21, As Shown On A Plats Entitled "Waverly Overlook, Lots 1 Thru 26 And Open Space Lots 27 Thru 32" Recorded Among The Land Records Of Howard County, Maryland As Plat Nos. 21371 Thru 21373)

Zoned: R-20
 Tax Map No. 10 Grid 21 Parcel 224
 Third Election District - Howard County, Maryland
 Date: January 17, 2012 Scale: As Shown Sheet 1 of 1

F-12-054