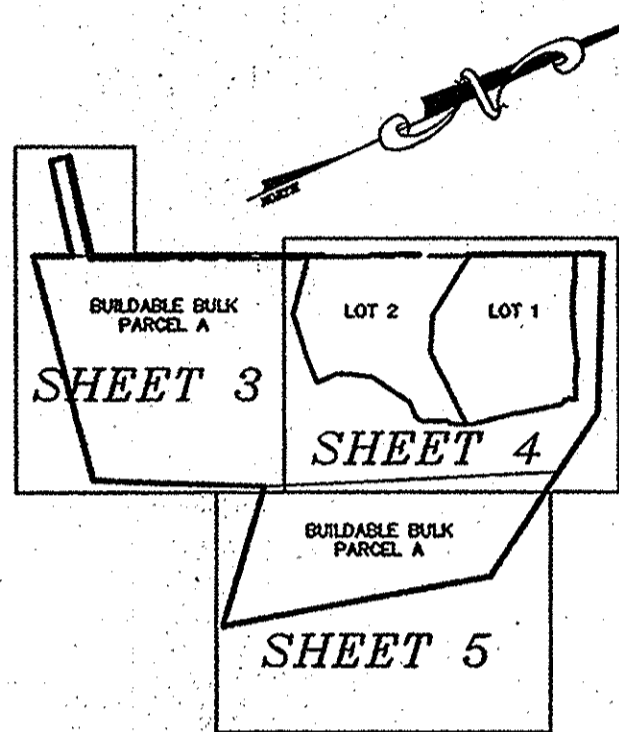


MINIMUM LOT SIZE CHART

LOT NO.	GROSS AREA	PIPESTEM AREA	MINIMUM LOT SIZE
1	145,250 SF/3.33 Ac	5,003 SF/0.11 Ac	140,247 SF/3.22 Ac
2	134,180 SF/3.08 Ac	3,246 SF/0.08 Ac	130,934 SF/3.00 Ac

35. THE LOTS SHOWN HEREON COMPLY WITH THE MINIMUM OWNERSHIP WIDTH AND LOT AREA REQUIRED BY THE MARYLAND DEPARTMENT OF THE ENVIRONMENT.

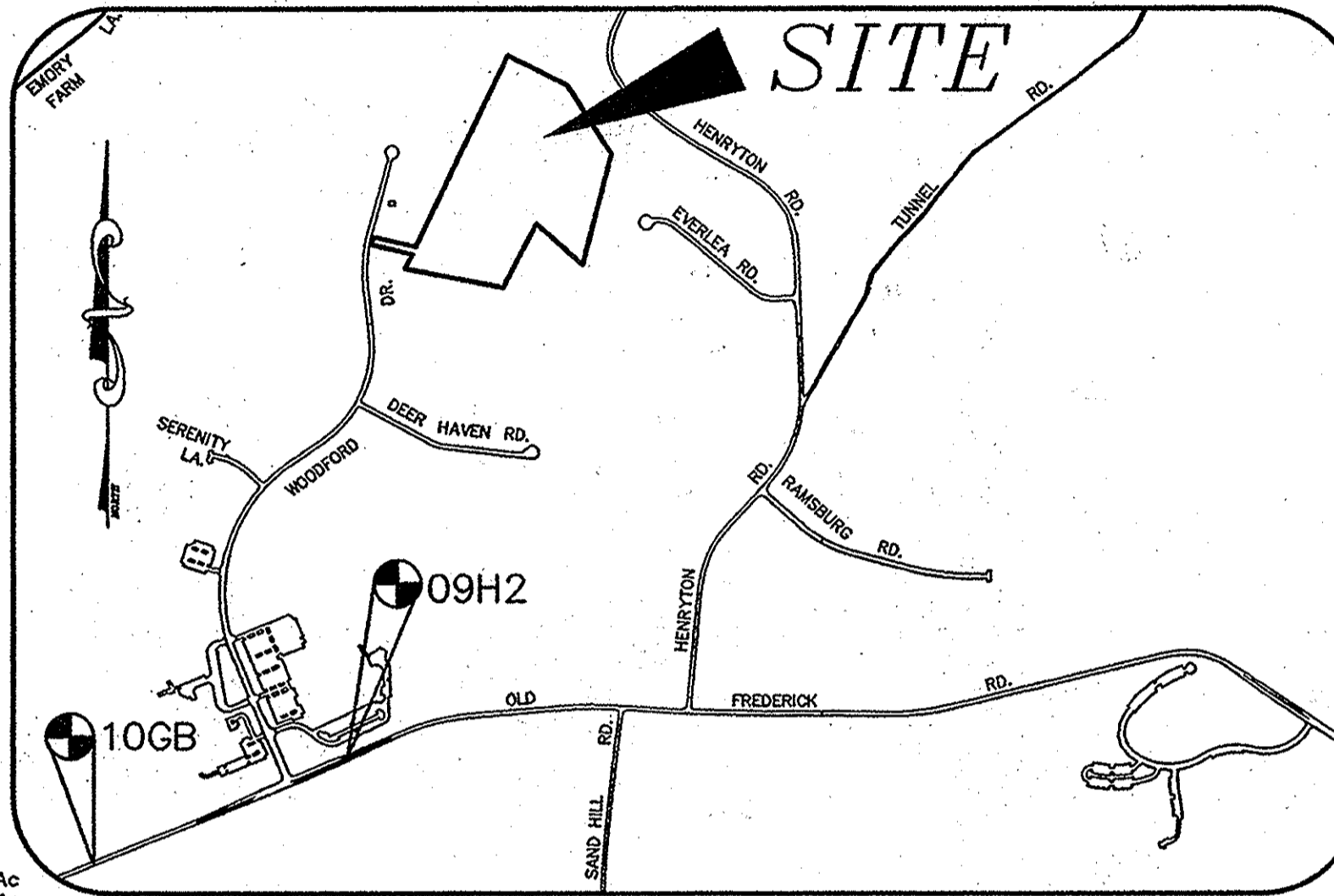
36. THIS AREA DESIGNATES A SEWAGE DISPOSAL AREA OF AT LEAST 10,000 SQ. FT. AS REQUIRED BY THE MARYLAND STATE DEPARTMENT OF ENVIRONMENT FOR INDIVIDUAL SEWAGE DISPOSAL. IMPROVEMENTS OF ANY NATURE IN THIS AREA ARE RESTRICTED UNTIL PUBLIC SEWERAGE IS AVAILABLE. THIS EASEMENT SHALL BECOME NULL AND VOID UPON CONNECTION TO A PUBLIC SEWERAGE SYSTEM. THE COUNTY HEALTH OFFICER SHALL HAVE THE AUTHORITY TO GRANT ADJUSTMENTS TO THE SEWAGE DISPOSAL AREA, & REORDINATION OF A MODIFIED EASEMENT SHALL NOT BE NECESSARY.



OWNER/DEVELOPER
DORSEY FAMILY HOMES, INC.
10717-B BIRMINGHAM WAY
WOODSTOCK, MARYLAND 21163
(410)465-7200

KEY MAP
1" = 500'

- 26. WAIVER PETITIONS WP-13-049 AND WP-13-050 WERE APPLIED FOR TO REACTIVATE FINAL PLANS F-07-214 AND F-07-215. THESE WAIVER PETITIONS WERE DENIED ON OCTOBER 25, 2012.
- 27. GRADING IN ENVIRONMENTAL FEATURES FOR THE SHARED DRIVEWAY AND/OR UTILITIES IS CONSIDERED ESSENTIAL DISTURBANCE BY DPZ.
- 28. MARYLAND DEPARTMENT OF THE ENVIRONMENT PERMITS HAVE BEEN APPLIED FOR AND ISSUED TRACKING NUMBER 201360983.
- 29. THERE ARE FLOODPLAIN, STEEP SLOPES, STREAMS, WETLANDS AND THEIR BUFFERS LOCATED ON THIS SITE.
- 30. THE FLOODPLAIN STUDY APPROVED UNDER FINAL PLANS F-07-214 AND F-07-215 WAS SUBMITTED AS PART OF THIS FINAL PLAN.
- 31. A TRAFFIC STUDY WAS PREPARED BY THE TRAFFIC GROUP, INC. IN JANUARY, 2013.
- 32. WAIVER PETITION WP-13-168 REQUESTING A WAIVER TO SECTION 16.1205(c)(7) TO ALLOW TO THE REMOVAL OF SIX (6) SPECIMEN TREES WAS GRANTED ON MAY 15, 2013.
- 33. WAIVER PETITION WP-13-168 REQUESTING A WAIVER TO SECTION 16.116(g)(3) TO ALLOW A PORTION OF THE 100-FOOT STREAM BUFFER TO BE INCLUDED WITHIN THE AREAS OF LOTS 1 AND 2 WAS GRANTED ON MAY 15, 2013.
- 34. THE EXISTING HOUSE AND ALL ACCESSORY STRUCTURES AND THE DRIVEWAY TO HENRYTON ROAD WILL BE REMOVED.



VICINITY MAP

1" = 1000'
ADC MAP 11 GRID E7, F7

SHEET INDEX

NO.	TITLE
1	COVER SHEET
2	LINE AND CURVE TABLES
3	FINAL PLAN
4	FINAL PLAN
5	FINAL PLAN

GROSS ACREAGE: 24.11 Ac
TOTAL AREA LOTS 1 & 2: 6.41 Ac
AREA AVAILABLE FOR FUTURE CLUSTER SUBDIVISION: 17.70 Ac

PROPOSED RESUBDIVISION UNDER F-13-075
17.70 / 4.25 = 4.16 CLUSTER LOTS:
4 LOTS @ NET ACREAGE OF 50,000 SF PROPOSED
17.70 = 4.46 Ac (AREA OF CLUSTERED LOTS)
= 13.24 Ac (REQUIRED PRESERVATION PARCEL TO SUPPORT 4 CLUSTERED LOTS)

LEGEND

- PRIVATE SEPTIC EASEMENT
- PRIVATE USE-IN-COMMON ACCESS, DRAINAGE & UTILITY EASEMENT
- PUBLIC WATER & UTILITY EASEMENT
- PUBLIC 100-YEAR FLOODPLAIN, DRAINAGE & UTILITY EASEMENT
- EXISTING STEEP SLOPES (>=25%)
- PUBLIC FOREST CONSERVATION EASEMENT
- EXISTING WETLANDS

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 COMPILED WITH.

Gary E. Lane
GARY E. LANE, SURVEYOR
DATE: 02/04/14
Robert Dorsey Jr.
ROBERT DORSEY JR., PRESIDENT
DORSEY FAMILY HOMES, INC.
DATE: 2-2-2014

AREA TABULATION (TOTAL)

NUMBER OF BUILDABLE LOTS	2
NUMBER OF BULK PARCELS	1
NUMBER OF PRESERVATION PARCELS	0
NUMBER OF OPEN SPACE LOTS	0
TOTAL NUMBER OF LOTS OR PARCELS	3
AREA OF FLOODPLAIN	0.60AC±
AREA OF BUILDABLE LOTS	6.41AC±
AREA OF BULK PARCELS	17.70AC±
TOTAL AREA OF LOTS OR PARCELS	24.11AC±
AREA OF ROADWAY	0
AREA	24.11AC±

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

Maureen Rossman
HOWARD COUNTY HEALTH OFFICER
DATE: 3/28/14

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

Chad Edwards
CHIEF, DEVELOPMENT ENGINEERING DIVISION
DATE: 2-27-14

Kathleen...
DIRECTOR
DATE: 4/02/14

OWNER'S STATEMENT

WE, DORSEY FAMILY HOMES, INC., THE 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 EASEMENTS 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 WATERWAY 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 ERRECTED ON OR OVER THE SAID EASEMENT AND RIGHTS-OF-WAY.
WITNESS MY HAND THIS 2 DAY OF February 2014.

Robert Dorsey Jr.
ROBERT DORSEY JR., PRESIDENT, DORSEY FAMILY HOMES, INC.
[Witness Signature]
WITNESS

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THIS DOCUMENT WAS PREPARED BY ME OR UNDER MY RESPONSIBLE CHARGE, AND THAT I AM A DULY LICENSED PROPERTY LINE SURVEYOR, AND THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS A SUBDIVISION OF LAND CONVEYED BY MARION ELOIS MELCHIOR TO DORSEY FAMILY HOMES, INC. BY DEED DATED OCTOBER 25, 2012 AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER 14437 AT FOLIO 415, 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.



Gary E. Lane
GARY E. LANE, PROP. L.S. NO. 574
EXPIRATION: 3/21/15

GENERAL NOTES

1. SUBJECT PROPERTY ZONED RR-DEO AS PER THE 02/02/04 COMPREHENSIVE ZONING PLAN AND THE COMP-LITE ZONING AMENDMENTS DATED 7/28/06.
2. THIS PLAN IS SUBJECT TO THE AMENDED FIFTH EDITION OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS.
3. BOUNDARY INFORMATION BASED ON BOUNDARY SURVEY PERFORMED BY MILDENBERG BOENDER & ASSOCIATES, INC., ON OR ABOUT OCTOBER, 2012.
4. HORIZONTAL AND VERTICAL DATUMS ARE RELATED TO THE MARYLAND STATE PLANE COORDINATE SYSTEM AS PROJECTED FROM HOWARD COUNTY CONTROL STATIONS NO. 09H2 & 10GB
STA. No. 09H2 N 601,676.7094 E 1,329,520.9963 EL. 640.22
STA. No. 10GB N 602,275.9611 E 1,331,069.3672 EL. 597.35
5. DENOTES AN IRON PIN OR IRON PIPE FOUND.
 DENOTES ANGULAR CHANGE IN BEARING OF BOUNDARY OR RIGHT-OF-WAY.
6. SURVEY WORK AND DOCUMENTS ARE TO BE PERFORMED IN CONFORMANCE WITH SUBTITLE 13, BOARD OF PROFESSIONAL LAND SURVEYORS, 09.13.06 STATE OF MARYLAND MINIMUM STANDARDS OF PROFESSIONAL PRACTICE.
7. ALL AREAS ARE MORE OR LESS.
8. THIS SUBDIVISION IS IN THE RURAL DISTRICT.
9. ONSITE STEEP SLOPES ARE INDICATED PER THE LEGEND ON THIS PLAT.
10. NO HISTORIC DISTRICTS ARE ADJACENT TO THIS SITE. SITE IS NOT ADJACENT TO A DESIGNATED SCENIC ROAD. THE SITE HAS AN EXISTING 16' RIGHT-OF-WAY (LL 213, F 554) CONNECTION TO HENRYTON ROAD, WHICH IS A SCENIC ROAD. THIS RIGHT-OF-WAY WILL BE ABANDONED PER THIS SUBDIVISION.
11. STORMWATER MANAGEMENT IS PROVIDED VIA ROOFTOP AND NON-ROOFTOP DISCONNECTION, PERVIOUS CONCRETE, AND MICRO-BIORETENTION. DECLARATION OF COVENANTS WILL BE RECORDED FOR THE SWM PRACTICES ON LOTS 1 AND 2.
12. FOREST STAND AND WETLAND DELINEATION PERFORMED BY ECO-SCIENCE, INC. ON OR ABOUT JUNE, 2008.
13. THIS SUBDIVISION IS IN COMPLIANCE WITH SECTION 16.124 OF HOWARD COUNTY CODE AND THE LANDSCAPE MANUAL. FINANCIAL SURETY FOR THE REQUIRED PERIMETER LANDSCAPING AND TRASH PAD SCREENING WILL BE POSTED WITH THE DEVELOPER'S AGREEMENT FOR 35 SHADE TREES AND 10 SHRUBS IN THE AMOUNT OF \$10,800.00.
14. 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.
15. DRIVEWAYS SHALL BE PROVIDED PRIOR TO RESIDENTIAL OCCUPANCY TO ENSURE SAFE ACCESS FOR FIRE AND EMERGENCY VEHICLES PER THE FOLLOWING MINIMUM REQUIREMENTS:
A) WIDTH - 12 FEET (16 FEET SERVING MORE THAN ONE RESIDENCE).
B) SURFACE - 6 INCHES OF COMPACTED CRUSHER RUN BASE WITH TAR AND CHIP COATING (1-1/2").
C) GEOMETRY - MAX. 15% GRADE, MAX. 10% GRADE CHANGE AND MIN. OF 45 FOOT TURNING RADIUS.
D) STRUCTURES (CULVERTS/BRIDGES) - CAPABLE OF SUPPORTING 25 GROSS TONS (H25 LOADING).
E) DRAINAGE ELEMENTS - CAPABLE OF SAFELY PASSING 100 YEAR FLOOD PLAIN WITH NO MORE THAN 1 FOOT OF DEPTH OVER DRIVEWAY SURFACE.
F) STRUCTURE CLEARANCES - MINIMUM 12 INCHES
G) MAINTENANCE - SUFFICIENT TO ENSURE ALL WEATHER USE.
16. FOREST CONSERVATION OBLIGATIONS IN ACCORDANCE WITH SECTION 16.1202 OF THE HOWARD COUNTY CODE AND FOREST CONSERVATION MANUAL FOR THIS SUBDIVISION WILL BE FULFILLED BY THE RETENTION OF 9.37 Ac. (408,157.2 SQ.FT.) INTO FOREST CONSERVATION EASEMENTS A (6.14 Ac) AND B (3.23 Ac) WHICH IS SUFFICIENT TO MEET THE BREAK-EVEN POINT OF 9.37 Ac OF REQUIRED RETENTION.
17. FOREST CONSERVATION OBLIGATIONS IN ACCORDANCE WITH SECTION 16.1202 OF THE HOWARD COUNTY CODE AND FOREST CONSERVATION ACT. NO GRADING, REMOVAL OF VEGETATIVE COVER OF TREES, OR PLACEMENT OF NEW STRUCTURES IS PERMITTED WITHIN THE LIMITS OF WETLANDS, STREAMS, OR THEIR BUFFERS, FLOODPLAINS, OR FOREST CONSERVATION EASEMENT AREAS EXCEPT AS SHOWN ON THE APPROVED SUPPLEMENTAL PLANS.
18. WATER WILL BE PUBLIC (CONTRACT 44-4791-D) AND SEWER WILL BE PRIVATE FOR THIS SUBDIVISION.
19. WATER SERVICE TO THESE LOTS WILL BE GRANTED UNDER THE PROVISIONS OF SECTION 18.122.B OF THE HOWARD COUNTY CODE VIA CONNECTIONS TO EXISTING CONTRACT 44-3478.
20. PUBLIC WATER ALLOCATION WILL BE GRANTED AT THE TIME OF THE ISSUANCE OF THE BUILDING PERMIT IF CAPACITY IS AVAILABLE.
21. THERE IS AN EXISTING DWELLING AND GRAVEL DRIVEWAY ON BUILDABLE BULK PARCEL A THAT WILL BE REMOVED.
22. ENVIRONMENTAL CONCEPT PLAN, ECP-11-037, FOR THIS SUBDIVISION WAS APPROVED ON FEBRUARY 11, 2013.
23. ANY PRIVATE WELL OR SEPTIC SYSTEM ENCOUNTERED SHALL BE PROPERLY ABANDONED AND THE HEALTH DEPARTMENT NOTIFIED OF SUCH.
24. A USE-IN-COMMON ACCESS MAINTENANCE AGREEMENT FOR LOTS 1-2 AND BUILDABLE BULK PARCEL A SHALL BE RECORDED SIMULTANEOUSLY IN THE LAND RECORDS OFFICE OF HOWARD COUNTY, MARYLAND WITH THIS PLAT.
25. FINAL PLANS F-07-214 AND F-07-215 WERE VOIDED ON JANUARY 26, 2009.

THE PURPOSE OF THIS PLAT IS TO SUBDIVIDE PARCEL 184 INTO TWO BUILDABLE LOTS AND BUILDABLE BULK PARCEL A, AND FOREST CONSERVATION EASEMENTS A AND B.

RECORDED AS PLAT 22721 ON 4/14/14 AMONG THE LAND RECORDS OF HOWARD COUNTY, MD.

MELCHIOR PROPERTY
LOTS 1 AND 2 AND BUILDABLE BULK PARCEL A

SHEET 1 OF 5

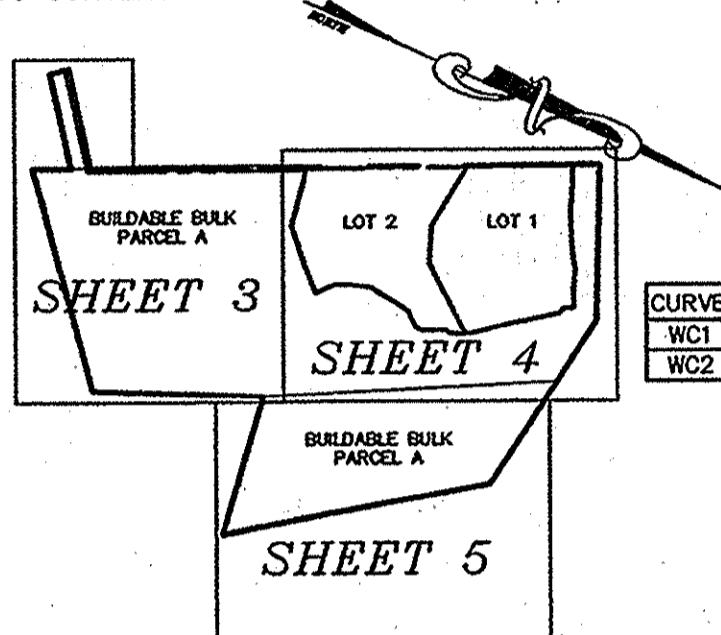
TAX MAP 10 PARCEL 184 BLOCK 13
THIRD ELECTION DISTRICT HOWARD COUNTY, MARYLAND EX. ZONING RR-DEO
SCALE: 1"=50'
DATE: JAN 2014
DPZ FILE NOS. WP-06-132 WP-08-039 WP-13-049 WP-13-050 F-07-214 WP-13-068 F-07-215 ECP-13-037

MILDENBERG, BOENDER & ASSOC., INC.
Engineers Planners Surveyors

6800 Deerpath Road, Suite 150, Elkridge, Maryland 21075
(410) 997-0298 Fax (410) 997-0298 Fax

COORDINATE LIST		
NO.	NORTH	EAST
1	605,491.0226	1,331,237.6618
2	605,432.1453	1,331,487.5060
3	605,341.6920	1,331,444.9569
4	605,226.9829	1,332,044.4512
5	605,621.6528	1,332,249.8085
6	605,367.5225	1,332,532.1809
7	606,051.7073	1,332,713.4103
8	606,328.2459	1,332,542.2293
9	606,489.8836	1,332,442.2167
10	606,678.3336	1,332,073.7111
11	605,478.3904	1,331,509.2596
12	605,539.9816	1,331,247.9005

NOTE: COORDINATES AND GRID TICKS SHOWN HEREON ARE BASED ON NAD'83 AND ARE IN FEET. TO CONVERT TO METERS DIVIDE BY 3.2808333.



KEY MAP
1" = 500'

OWNER/DEVELOPER
DORSEY FAMILY HOMES, INC.
10717-B BIRMINGHAM WAY
WOODSTOCK, MARYLAND 21163
(410)465-7200

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 COMPILED WITH.

Gary E Lane
GARY E. LANE, SURVEYOR
DATE: 2-2-2014
ROBERT DORSEY JR., PRESIDENT
DORSEY FAMILY HOMES, INC.
DATE: 2-2-2014

AREA TABULATION (TOTAL)

NUMBER OF BUILDABLE LOTS	2
NUMBER OF BULK PARCELS	1
NUMBER OF PRESERVATION PARCELS	0
NUMBER OF OPEN SPACE LOTS	0
TOTAL NUMBER OF LOTS OR PARCELS	3
AREA OF FLOODPLAIN	0.60AC±
AREA OF BUILDABLE LOTS	6.41AC±
AREA OF BULK PARCELS	17.70AC±
TOTAL AREA OF LOTS OR PARCELS	24.11AC±
AREA OF ROADWAY	0
AREA	24.11AC±

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

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

Chad Edmister
CHIEF, DEVELOPMENT ENGINEERING DIVISION
DATE: 2-27-14

Robert Dorsey Jr.
DIRECTOR
DATE: 4/02/14

PRIVATE USE-IN-COMMON ACCESS, DRAINAGE & UTILITY EASEMENT CURVE TABLE

CURVE	LENGTH (FT)	RADIUS (FT)	DELTA	CHORD LEN (FT)	CHORD DIR
WC1	50.02	961.16	2°58'55"	50.02	S11°48'43"W

PUBLIC WATER & UTILITY EASEMENT LINE & CURVE TABLES

LINE	LENGTH (FT)	BEARING
W1	165.69	S78°48'25"E
W2	102.98	S76°44'25"E
W3	19.69	S88°52'02"E
W4	15.07	N71°33'11"E
W5	10.00	N18°26'49"W
W6	10.00	N71°33'11"E
W7	10.00	N18°26'49"W
W8	60.70	N71°33'11"E
W9	20.00	S18°26'49"E
W10	91.15	N71°33'11"E
W11	25.51	S86°27'39"E
W12	102.62	S76°44'25"E
W13	165.73	S78°48'25"E
W14	20.02	N76°44'33"W
W15	10.01	S10°33'47"W
W16	20.03	N76°44'33"W

CURVE	LENGTH (FT)	RADIUS (FT)	DELTA	CHORD LEN (FT)	CHORD DIR
WC1	20.00	961.16	1°11'33"	20.00	S12°20'48"W
WC2	10.00	961.16	0°35'48"	10.00	S10°37'09"W

PRIVATE USE-IN-COMMON ACCESS, DRAINAGE & UTILITY EASEMENT LINE TABLE

LINE	LENGTH (FT)	BEARING	LINE	LENGTH (FT)	BEARING	LINE	LENGTH (FT)	BEARING
DW1	48.66	N31°05'38"E	DW22	55.55	S25°11'32"W	DW43	256.69	N76°44'31"W
DW2	6.94	S53°43'08"E	DW23	43.08	N64°03'22"W	DW44	13.91	N53°43'08"W
DW3	4.63	N36°16'52"E	DW24	66.54	N44°49'30"W	DW45	82.94	N36°16'52"E
DW4	32.75	S53°43'08"E	DW25	5.12	S45°10'30"W	DW46	19.12	N79°47'00"W
DW5	24.00	N36°16'52"E	DW26	68.32	S44°49'30"E	DW47	20.40	N34°29'20"E
DW6	8.00	N53°43'08"E	DW27	9.57	S25°56'38"W	DW48	47.49	S77°24'07"E
DW7	77.41	N36°16'52"E	DW28	43.28	S64°03'22"E	DW49	5.00	N59°38'16"W
DW8	34.59	N68°39'28"E	DW29	14.13	S25°21'09"W	DW50	38.77	N31°05'38"E
DW9	187.07	S71°54'52"E	DW30	25.96	N64°39'51"W	DW51	9.38	N36°16'52"E
DW10	102.16	S14°51'32"W	DW31	52.79	S25°11'32"W	DW52	50.15	N68°39'28"E
DW11	60.35	N81°31'36"W	DW32	25.81	S64°38'51"E	DW53	108.66	S71°54'52"E
DW12	17.91	S25°39'27"W	DW33	48.24	S25°21'09"W	DW54	11.56	N25°15'25"E
DW13	13.91	S28°42'06"E	DW34	212.64	N31°58'33"W	DW55	133.37	N71°31'13"E
DW14	7.80	S83°32'42"E	DW35	35.55	N33°12'41"W	DW56	4.11	S71°54'52"E
DW15	9.85	N10°48'58"E	DW36	7.48	S56°47'19"W	DW57	19.00	S18°05'08"W
DW16	46.82	S78°39'10"E	DW37	80.15	N53°06'52"W	DW58	18.99	N18°05'08"E
DW17	27.49	S14°51'32"W	DW38	12.12	S56°28'38"W	DW59	40.00	S71°54'52"E
DW18	218.20	S25°11'32"W	DW39	182.02	S33°31'22"E			
DW19	29.70	S70°11'32"W	DW40	4.00	S64°48'28"E			
DW20	50.71	S25°11'32"W	DW41	979.51	N25°11'32"E			
DW21	29.70	S19°48'28"E	DW42	268.52	S76°44'25"E			

FLOODPLAIN EASEMENT LINE TABLE

LINE	LENGTH (FT)	BEARING	LINE	LENGTH (FT)	BEARING
FP1	42.96	N31°44'39"W	FP23	11.91	N03°28'12"E
FP2	43.53	S07°41'57"W	FP24	29.65	N08°08'40"E
FP3	39.55	S31°22'32"W	FP25	21.56	N16°54'07"E
FP4	122.68	S12°47'29"W	FP26	47.75	N36°10'59"E
FP5	8.25	S58°01'11"E	FP27	46.83	N48°56'29"E
FP6	10.51	S56°45'44"W	FP28	56.75	N05°05'00"W
FP7	74.80	S10°48'52"W	FP29	54.05	N14°53'40"E
FP8	99.15	S32°12'38"W	FP30	8.71	N72°23'20"W
FP9	122.33	S23°02'21"W	FP31	12.42	N34°12'54"E
FP10	42.81	S16°41'00"W	FP32	82.55	N00°42'59"W
FP11	78.46	S02°12'36"E	FP33	63.17	N12°31'35"E
FP12	55.69	S17°13'07"W	FP34	74.12	N33°54'17"E
FP13	56.10	S14°54'05"E	FP35	74.66	N19°59'50"E
FP14	25.65	S17°27'13"W	FP36	82.60	S46°00'18"W
FP15	44.40	S54°40'16"W	FP37	18.93	N09°05'51"E
FP16	42.33	S31°07'40"W	FP38	26.22	N22°27'28"E
FP17	37.26	S05°34'53"W	FP39	50.07	N44°40'48"E
FP18	146.74	S27°28'53"W	FP40	51.12	N55°41'58"E
FP19	19.32	N09°08'01"E	FP41	21.41	N14°26'58"E
FP20	21.55	N18°25'09"E	FP42	115.23	N11°54'48"E
FP21	58.79	N27°52'09"E	FP43	170.84	N13°36'21"E
FP22	24.16	N08°17'24"W			

CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA	CHORD LEN	CHORD DIR
C1	42.02'	961.16'	2°30'18"	42.02'	S11°34'25"W
C2	4.00'	961.16'	0°14'18"	4.00'	S12°56'43"W
C3	4.00'	961.16'	0°14'18"	4.00'	S13°11'01"W

WETLAND LINE TABLE

LINE	LENGTH (FT)	BEARING	LINE	LENGTH (FT)	BEARING	LINE	LENGTH (FT)	BEARING	LINE	LENGTH (FT)	BEARING
WL1	45.14	N31°44'39"W	WL51	111.32	S44°48'28"W	WL26	47.10	N64°02'22"E	WL76	53.52	S30°27'53"W
WL2	28.21	S14°25'07"W	WL52	28.81	S29°26'31"W	WL27	36.71	N20°24'29"E	WL77	22.71	S02°20'56"W
WL3	44.74	S16°46'07"E	WL53	23.27	S85°29'14"E	WL28	34.00	N07°37'43"W	WL78	148.68	S27°29'21"W
WL4	41.83	S42°10'44"W	WL54	61.49	S23°02'29"E	WL29	31.88	N64°24'16"E	WL79	27.33	S03°28'47"W
WL5	24.54	S24°56'37"W	WL55	46.73	N47°30'23"E	WL30	22.22	S82°16'41"E	WL80	30.76	S36°42'30"W
WL6	54.79	S17°33'55"W	WL56	48.64	N53°17'26"E	WL31	15.47	S41°25'36"E	WL81	24.36	S31°43'05"W
WL7	59.23	S01°22'52"W	WL57	59.50	N61°17'08"E	WL32	25.71	S17°16'36"E	WL82	16.11	S56°39'54"W
WL8	19.28	S26°36'14"W	WL58	20.87	S69°48'43"E	WL33	21.22	S69°52'11"E	WL83	28.02	S53°54'04"W
WL9	28.21	N37°26'24"W	WL59	56.60	S76°53'18"E	WL34	74.34	S14°43'24"W	WL84	54.40	S03°21'49"W
WL10	20.09	N37°57'36"W	WL60	47.88	N89°41'58"E	WL35	52.89	S07°07'23"E	WL85	6.14	S49°33'48"E
WL11	19.12	S38°32'38"W	WL61	40.00	S70°39'32"E	WL36	22.59	S45°25'52"W	WL86	19.25	S49°33'48"E
WL12	16.74	S56°36'50"E	WL62	55.52	N83°47'27"E	WL37	25.72	S35°14'19"W	WL87	12.44	S23°23'38"W
WL13	19.62	S89°52'40"E	WL63	43.87	S82°31'11"E	WL38	49.12	S87°21'15"W	WL88	57.81	S14°57'48"W
WL14	39.24	S29°05'06"W	WL64	106.36	N72°44'17"E	WL39	116.80	S77°03'17"W	WL89	42.20	S02°47'58"W
WL15	69.43	S63°38'29"W	WL65	20.30	S54°01'06"E	WL40	117.76	N85°20'36"W	WL90	37.03	S22°36'28"E
WL16	60.95	S26°06'32"W	WL66	66.57	N69°17'48"E	WL41	41.27	N82°54'00"W	WL91	51.93	S12°19'18"W
WL17	28.15	S49°52'09"W	WL67	66.29	S09°09'22"W	WL42	45.49	N89°03'35"W	WL92	79.39	S28°51'47"W
WL18	28.14	S85°55'39"W	WL68	39.16	S29°27'42"E	WL43	43.24	N75°13'36"W	WL93	75.98	S24°44'13"W
WL19	23.27	N86°47'15"W	WL69	14.99	S19°46'31"E	WL44	45.44	N54°38'38"W	WL94	37.21	S46°24'46"W
WL20	104.01	S59°13'20"W	WL70	24.94	S63°45'07"W	WL45	122.51	N51°22'12"W	WL95	24.74	S39°28'53"W
WL21	47.00	S33°13'57"W	WL71	27.30	S67°27'22"W	WL46	18.27	S25°11'32"W	WL96	67.30	S05°23'38"W
WL22	31.01	S26°39'49"W	WL72	50.85	S45°19'26"W	WL47	30.13	S47°24'11"E	WL97	72.10	S09°04'46"W
WL23	31.34	S01°02'22"W	WL73	50.00	S01°56'58"E	WL48	38.23	S06°03'02"E	WL98	51.91	S11°55'21"W
WL24	48.88	N38°51'23"E	WL74	45.02	S04°21'22"W	WL49	30.29	S34°02'01"E	WL99	33.60	S16°49'18"W
WL25	45.01	N87°53'23"E	WL75	22.95	S44°25'04"W	WL50	45.49	S01°49'35"E	WL100	25.46	S58°42'09"W
									WL101	41.64	S08°59'53"W

LEGEND

	PRIVATE SEPTIC EASEMENT		PUBLIC 100-YEAR FLOODPLAIN, DRAINAGE & UTILITY EASEMENT
	PRIVATE USE-IN-COMMON ACCESS, DRAINAGE & UTILITY EASEMENT		EXISTING STEEP SLOPES (>=25%)
	PUBLIC WATER & UTILITY EASEMENT		EXISTING WETLANDS
			PUBLIC FOREST CONSERVATION EASEMENT

OWNER'S STATEMENT

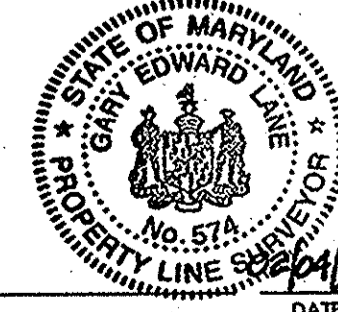
WE, DORSEY FAMILY HOMES, INC., THE OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY ADOPT THIS PLAN OF SUBDIVISION, AND IN CONSIDERATION OF THE APPROVAL OF THIS FINAL PLAT BY THE DEPARTMENT OF PLANNING AND ZONING, ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES AND GRANT UNTO HOWARD COUNTY, 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 EASEMENTS 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 SIDEWALK 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 EASEMENT AND RIGHTS-OF-WAY.
WITNESS MY HAND THIS 2 DAY OF February 2014.

Robert Dorsey Jr.
ROBERT DORSEY JR., PRESIDENT, DORSEY FAMILY HOMES, INC.

Witness
WITNESS

SURVEYOR'S CERTIFICATE

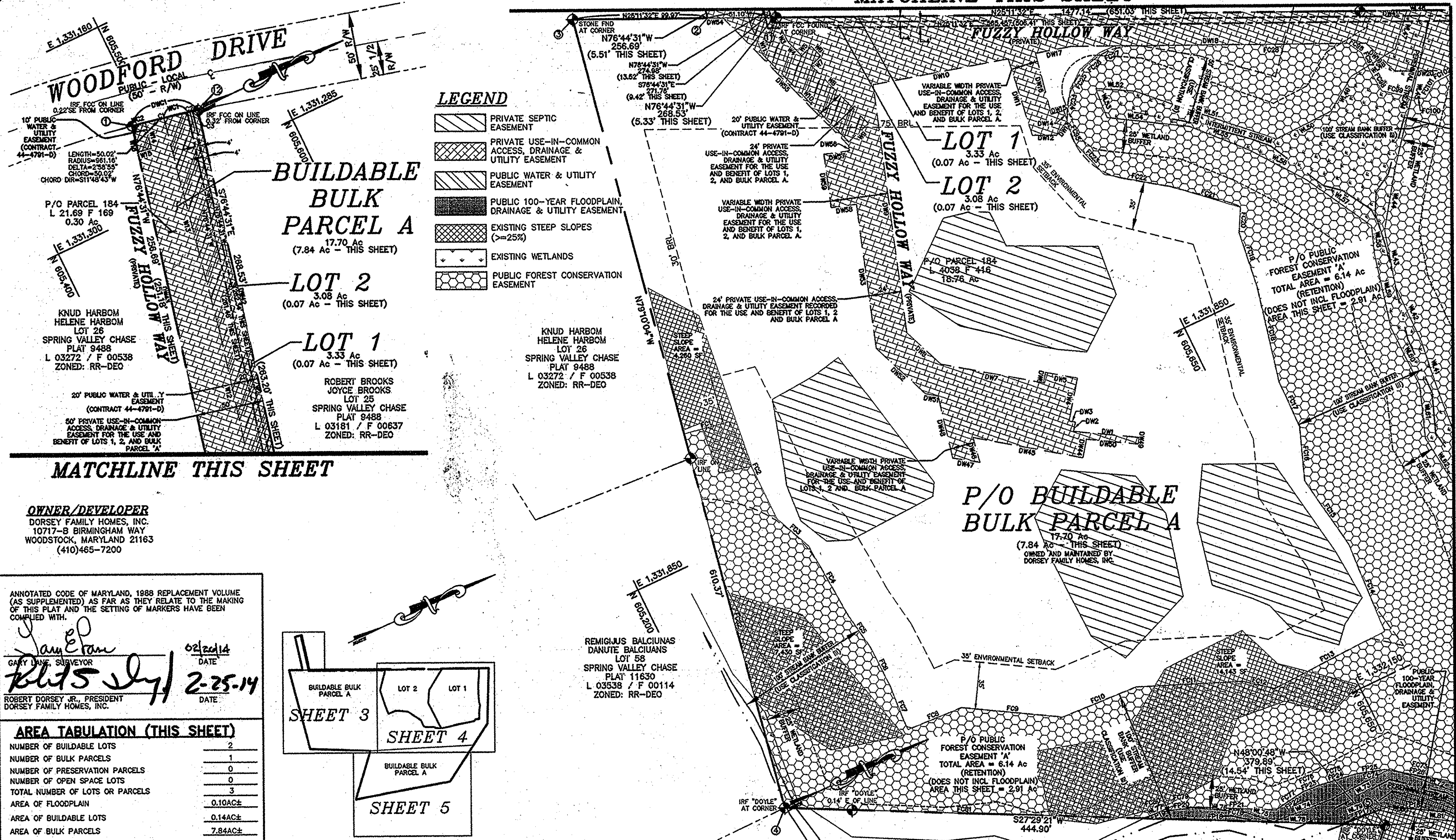
I HEREBY CERTIFY THAT THIS DOCUMENT WAS PREPARED BY ME OR UNDER MY RESPONSIBLE CHARGE, AND THAT I AM A DULY LICENSED PROPERTY LINE SURVEYOR, AND THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS A SUBDIVISION OF LAND CONVEYED BY MARION ELOIS MELCHIOR TO DORSEY FAMILY HOMES, INC. BY DEED DATED OCTOBER 25, 2012 AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER 14437 AT FOLIO 415, 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.



GARY E. LANE, (PROP. L.S. NO. 574)
EXPIRATION: 3/21/15

THE PURPOSE OF THIS PLAT IS TO SUBDIVIDE PARCEL 184 INTO TWO BUILDABLE LOTS AND BUILDABLE BULK PARCEL A, AND FOREST CONSERVATION EASEMENTS A AND B.

MATCHLINE THIS SHEET



- LEGEND**
- PRIVATE SEPTIC EASEMENT
 - PRIVATE USE-IN-COMMON ACCESS, DRAINAGE & UTILITY EASEMENT
 - PUBLIC WATER & UTILITY EASEMENT
 - PUBLIC 100-YEAR FLOODPLAIN, DRAINAGE & UTILITY EASEMENT
 - EXISTING STEEP SLOPES (>=25%)
 - EXISTING WETLANDS
 - PUBLIC FOREST CONSERVATION EASEMENT

BUILDABLE BULK PARCEL A
17.70 Ac
(7.84 Ac - THIS SHEET)

LOT 2
3.08 Ac
(0.07 Ac - THIS SHEET)

LOT 1
3.33 Ac
(0.07 Ac - THIS SHEET)

LOT 1
3.33 Ac
(0.07 Ac - THIS SHEET)

LOT 2
3.08 Ac
(0.07 Ac - THIS SHEET)

P/O BUILDABLE BULK PARCEL A
17.70 Ac
(7.84 Ac - THIS SHEET)
OWNED AND MAINTAINED BY DORSEY FAMILY HOMES, INC.

MATCHLINE THIS SHEET

OWNER/DEVELOPER
DORSEY FAMILY HOMES, INC.
10717-B BIRMINGHAM WAY
WOODSTOCK, MARYLAND 21163
(410)465-7200

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.

Gary E Lane
GARY E. LANE, SURVEYOR
DATE: 02/20/14
Robt S Jry
DATE: 2-25-14
ROBERT DORSEY JR., PRESIDENT
DORSEY FAMILY HOMES, INC.

AREA TABULATION (THIS SHEET)

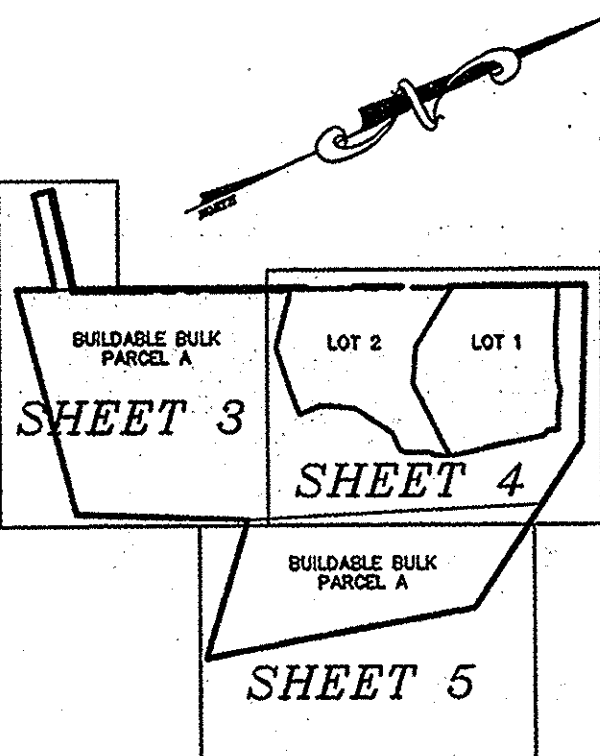
NUMBER OF BUILDABLE LOTS	2
NUMBER OF BULK PARCELS	1
NUMBER OF PRESERVATION PARCELS	0
NUMBER OF OPEN SPACE LOTS	0
TOTAL NUMBER OF LOTS OR PARCELS	3
AREA OF FLOODPLAIN	0.10AC±
AREA OF BUILDABLE LOTS	0.14AC±
AREA OF BULK PARCELS	7.84AC±
TOTAL AREA OF LOTS OR PARCELS	7.98AC±
AREA OF ROADWAY	0
AREA	7.98AC±

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

Bryan for Mauna Rossman
HOWARD COUNTY HEALTH OFFICER
DATE: 3/25/14

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

Chad Elwood
CHIEF, DEVELOPMENT ENGINEERING DIVISION
DATE: 2/27/14
Robt S Jry
DIRECTOR
DATE: 2/27/14



KEY MAP
1" = 500'

REMIGIJUS BALCIUNAS
DANUTE BALCIUNAS
LOT 58
SPRING VALLEY CHASE
PLAT 11630
L 03538 / F 00114
ZONED: RR-DEO

MATCHLINE SHEET 5

OWNER'S STATEMENT

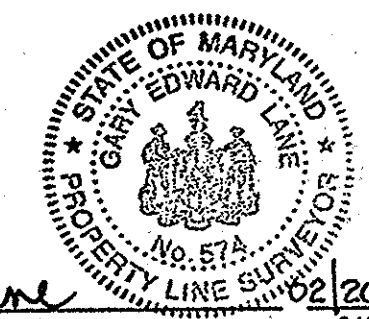
WE, DORSEY FAMILY HOMES, INC., THE OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY ADOPT THIS PLAN OF SUBDIVISION, AND IN CONSIDERATION OF THE APPROVAL OF THIS FINAL PLAT BY THE DEPARTMENT OF PLANNING AND ZONING, ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES AND GRANT UNTO HOWARD COUNTY, 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 EASEMENTS 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 WATERWAY 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 ERRECTED ON OR OVER THE SAID EASEMENT AND RIGHTS-OF-WAY.

WITNESS MY HAND THIS 25th DAY of February 2014.

Robt S Jry
ROBERT DORSEY JR., PRESIDENT, DORSEY FAMILY HOMES, INC.
W. Horn
WITNESS

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THIS DOCUMENT WAS PREPARED BY ME OR UNDER MY RESPONSIBLE CHARGE, AND THAT I AM A DULY LICENSED PROPERTY LINE SURVEYOR, AND THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS A SUBDIVISION OF LAND CONVEYED BY MARION ELOIS MELCHIOR TO DORSEY FAMILY HOMES, INC. BY DEED DATED OCTOBER 25, 2012 AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER 14437 AT FOLIO 415, 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.



Gary E Lane
GARY E. LANE, R.P. L.S. NO. 574
EXPIRATION: 3/21/15
DATE: 02/20/14

THE PURPOSE OF THIS PLAT IS TO SUBDIVIDE PARCEL 184 INTO TWO BUILDABLE LOTS AND BUILDABLE BULK PARCEL A, AND FOREST CONSERVATION EASEMENTS A AND B.

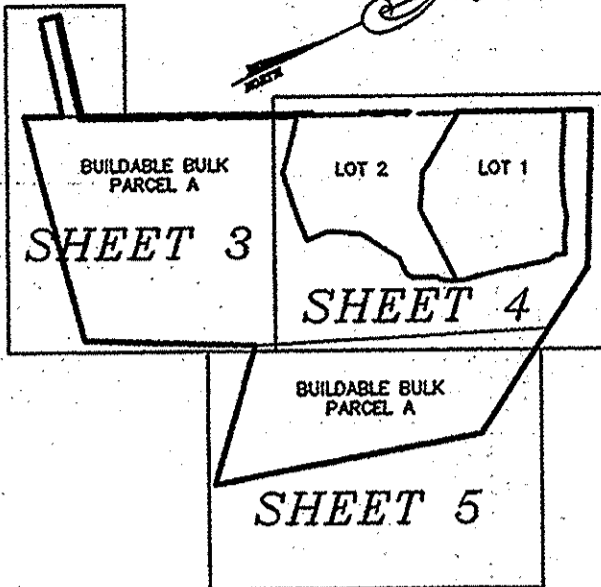
RECORDED AS PLAT 20723 ON 4/4/14 AMONG THE LAND RECORDS OF HOWARD COUNTY, MD.

MELCHIOR PROPERTY
LOTS 1 AND 2 AND BUILDABLE BULK PARCEL A

SHEET 3 OF 5
TAX MAP 10 PARCEL 184 BLOCK 13
THIRD ELECTION DISTRICT HOWARD COUNTY, MARYLAND EX. ZONING RR-DEO
SCALE: 1"=50'
DATE: JAN 2014
DPZ FILE NOS. WP-06-132 WP-08-039 WP-13-049 WP-13-050 F-07-214 F-07-215 ECP-13-037

MILDENBERG, BOENDER & ASSOC., INC.
Engineers Planners Surveyors

6800 Deerpath Road, Suite 150, Elkridge, Maryland 21075
(410) 997-0296 Balt. (410) 997-0298 Fax.



KEY MAP
1" = 500'

LEGEND

- PRIVATE SEPTIC EASEMENT
- PRIVATE USE-IN-COMMON ACCESS, DRAINAGE & UTILITY EASEMENT
- PUBLIC WATER & UTILITY EASEMENT
- PUBLIC 100-YEAR FLOODPLAIN, DRAINAGE & UTILITY EASEMENT
- EXISTING STEEP SLOPES (>=25%)
- EXISTING WETLANDS
- PUBLIC FOREST CONSERVATION EASEMENT

OWNER/DEVELOPER
DORSEY FAMILY HOMES, INC.
10717-B BIRMINGHAM WAY
WOODSTOCK, MARYLAND 21163
(410)465-7200

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.

Gary E. Lane
GARY E. LANE, SURVEYOR
DATE: 2-25-14

Robert Dorsey Jr.
ROBERT DORSEY JR., PRESIDENT
DORSEY FAMILY HOMES, INC.
DATE: 2-25-14

AREA TABULATION (THIS SHEET)

NUMBER OF BUILDABLE LOTS	2
NUMBER OF BULK PARCELS	1
NUMBER OF PRESERVATION PARCELS	0
NUMBER OF OPEN SPACE LOTS	0
TOTAL NUMBER OF LOTS OR PARCELS	3
AREA OF FLOODPLAIN	0.50AC±
AREA OF BUILDABLE LOTS	6.27AC±
AREA OF BULK PARCELS	5.13AC±
TOTAL AREA OF LOTS OR PARCELS	11.40AC±
AREA OF ROADWAY	0
AREA	11.40AC±

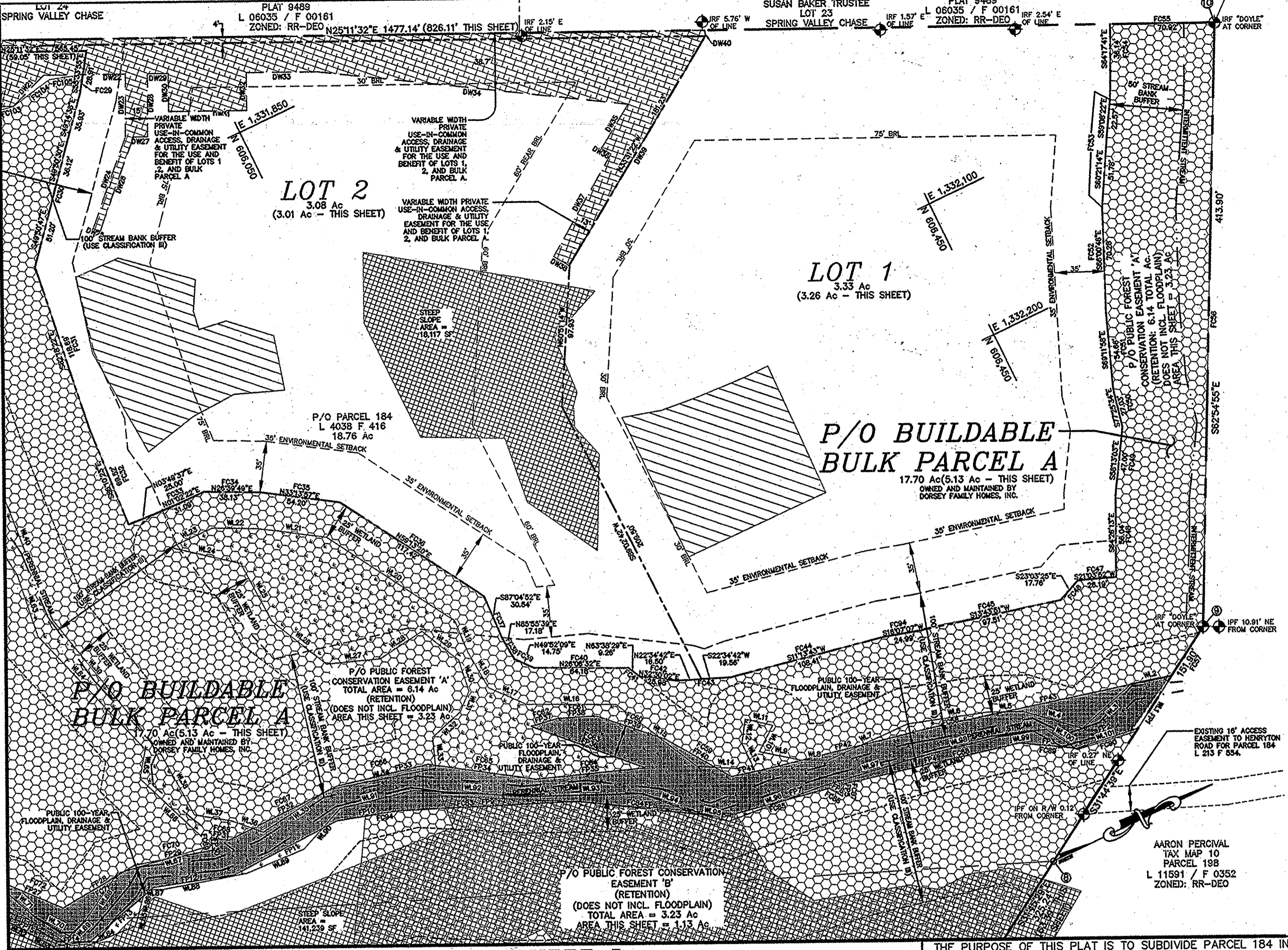
APPROVED: FOR PUBLIC WATER AND PRIVATE SEWERAGE SYSTEMS
HOWARD COUNTY HEALTH DEPARTMENT

Bradford M. Rossignol
HOWARD COUNTY HEALTH OFFICER
DATE: 3/28/14

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

Chief Edmund
CHIEF, DEVELOPMENT ENGINEERING DIVISION
DATE: 2-27-14

Kentland
DIRECTOR
DATE: 4/2/14



MATCHLINE SHEET 5

OWNER'S STATEMENT

WE, DORSEY FAMILY HOMES, INC., THE 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 EASEMENTS 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 WATERWAY 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 ERRECTED ON OR OVER THE SAID EASEMENT AND RIGHTS-OF-WAY.

WITNESS MY HAND THIS 25th DAY OF February 2014.

Robert Dorsey Jr.
ROBERT DORSEY JR., PRESIDENT, DORSEY FAMILY HOMES, INC.

Witness
WITNESS

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THIS DOCUMENT WAS PREPARED BY ME OR UNDER MY RESPONSIBLE CHARGE, AND THAT I AM A DULY LICENSED PROPERTY LINE SURVEYOR, AND THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS A SUBDIVISION OF LAND CONVEYED BY MARION ELOIS MELCHIOR TO DORSEY FAMILY HOMES, INC., BY DEED DATED OCTOBER 25, 2012 AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY MARYLAND IN LIBER 14437 AT FOLIO 415, 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.

Gary E. Lane
GARY E. LANE, PROP. L.S. NO. 574
EXPIRATION: 3/21/15

Gary E. Lane
DATE: 02/26/14

THE PURPOSE OF THIS PLAT IS TO SUBDIVIDE PARCEL 184 INTO TWO BUILDABLE LOTS AND BUILDABLE BULK PARCEL A, AND FOREST CONSERVATION EASEMENTS A AND B.

RECORDED AS PLAT 2014 ON 4/14/14 AMONG THE LAND RECORDS OF HOWARD COUNTY, MD.

MELCHIOR PROPERTY
LOTS 1 AND 2 AND BUILDABLE BULK PARCEL A

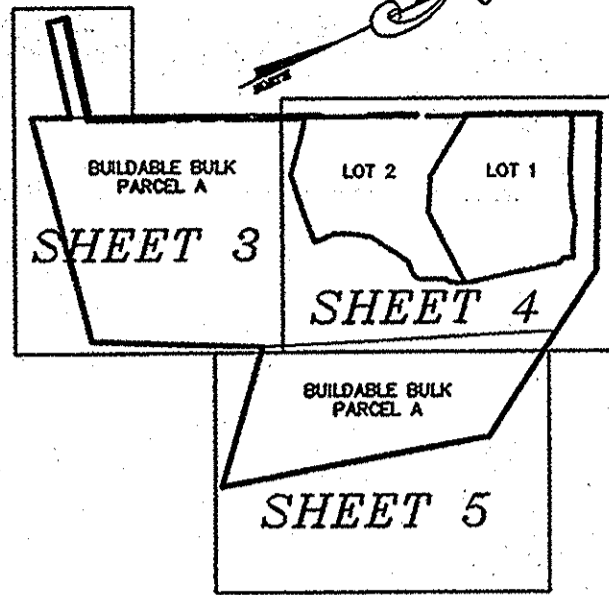
SHEET 4 OF 5

TAX MAP 10
PARCEL 184
BLOCK 13

THIRD ELECTION DISTRICT
HOWARD COUNTY, MARYLAND
EX. ZONING RR-DEO

SCALE: 1"=50'
DATE: JAN 2014
DPZ FILE NOS. WP-06-132
WP-08-039 WP-13-049
WP-13-050 F-07-214
F-07-215 ECP-13-037

MILDENBERG, BOENDER & ASSOC., INC.
Engineers Planners Surveyors
6800 Deepwater Road, Suite 150, ElkrIDGE, Maryland 21075
(410) 997-0296 Baltimore (410) 997-0298 Fax



KEY MAP
1" = 500'

LEGEND

- PRIVATE SEPTIC EASEMENT
- PRIVATE USE-IN-COMMON ACCESS, DRAINAGE & UTILITY EASEMENT
- PUBLIC WATER & UTILITY EASEMENT
- PUBLIC 100-YEAR FLOODPLAIN, DRAINAGE & UTILITY EASEMENT
- EXISTING STEEP SLOPES (>=25%)
- EXISTING WETLANDS
- PUBLIC FOREST CONSERVATION EASEMENT

OWNER/DEVELOPER
DORSEY FAMILY HOMES, INC.
10717-B BIRMINGHAM WAY
WOODSTOCK, MARYLAND 21163
(410)465-7200

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.

Gary E Lane
GARY E. LANE, SURVEYOR
DATE: 02/26/14
Robert Dorsey Jr
ROBERT DORSEY JR., PRESIDENT
DORSEY FAMILY HOMES, INC.
DATE: 2-25-14

AREA TABULATION (THIS SHEET)

NUMBER OF BUILDABLE LOTS	0
NUMBER OF BULK PARCELS	1
NUMBER OF PRESERVATION PARCELS	0
NUMBER OF OPEN SPACE LOTS	0
TOTAL NUMBER OF LOTS OR PARCELS	1
AREA OF FLOODPLAIN	0
AREA OF BUILDABLE LOTS	0
AREA OF BULK PARCELS	4.73AC±
TOTAL AREA OF LOTS OR PARCELS	4.73AC±
AREA OF ROADWAY	0
AREA	4.73AC±

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

Maureen Rossman
HOWARD COUNTY HEALTH OFFICER
DATE: 3/28/14

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

Chief Edmund
CHIEF, DEVELOPMENT ENGINEERING DIVISION
DATE: 2-27-14
Kate Schuler
DIRECTOR
DATE: 4/02/14

THOMAS VAXMONSKY
JENNIFER VAXMONSKY
LOT 46
SPRING VALLEY CHASE
PLAT 10647
L 05069 / F 00541
ZONED: RR-DEO

P/O BUILDABLE BULK PARCEL A

4.73 AC - THIS SHEET
OWNED AND MAINTAINED BY
DORSEY FAMILY HOMES, INC.

P/O PARCEL 184
L 4038 F 416
5.05 Ac

P/O PUBLIC FOREST CONSERVATION EASEMENT 'B'
TOTAL AREA = 3.23 Ac (RETENTION)
(DOES NOT INCL. FLOODPLAIN)
AREA THIS SHEET = 2.10 Ac

AARON PERCIVAL
TAX MAP 10
PARCEL 198
L 11591 / F 0352
ZONED: RR-DEO

AUSTIN HORMAN
TAX MAP 10
P/O PARCEL 18
L 4743 / F 0484
RR-DEO

ANANTA HEJEEBU
STACIA HEJEEBU
LOT 49
SPRING VALLEY CHASE
PLAT 10647
L 08232 / F 00449
ZONED: RR-DEO

PHILLIP WILNER
GUY SCARPAZI, JR.
LOT 10
EVERLEA SEC. 3
BLOCK B
PLAT BOOK 25, PLAT 3
L 10845 / F 00315
ZONED: RR-DEO

MARC DAVIDSON
DENISE DAVIDSON
LOT 9
EVERLEA SEC. 3
BLOCK B
PLAT BOOK 25, PLAT 3
L 10740 / F 00235
ZONED: RR-DEO

STEVE WOLCHINSKY
MARLENE WOLCHINSKY
LOT 8
EVERLEA SEC. 3
BLOCK B
PLAT BOOK 25, PLAT 3
L 09336 / F 00686
ZONED: RR-DEO

ROBERT BARBARITE
PIA BARBARITE
LOT 9
EVERLEA SEC. 3
BLOCK A
PLAT BOOK 25, PLAT 3
L 02625 / F 00182
ZONED: RR-DEO

NADIA KIRSTEN VICTORIA
REICHENBACH
LOT 7
EVERLEA SEC. 3
BLOCK B
PLAT BOOK 25, PLAT 3
L 10144 / F 00197
ZONED: RR-DEO

THE PURPOSE OF THIS PLAT IS TO SUBDIVIDE PARCEL 184 INTO TWO BUILDABLE LOTS AND BUILDABLE BULK PARCEL A, AND FOREST CONSERVATION EASEMENTS A AND B.

OWNER'S STATEMENT

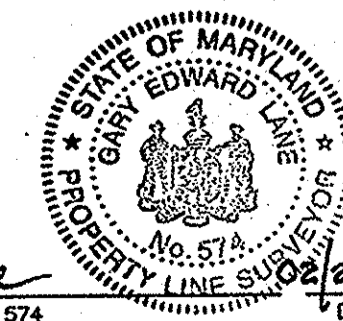
WE, DORSEY FAMILY HOMES, INC., THE OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY ADOPT THIS PLAN OF SUBDIVISION, AND IN CONSIDERATION OF THE APPROVAL OF THIS FINAL PLAT BY THE DEPARTMENT OF PLANNING AND ZONING, ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES AND GRANT UNTO HOWARD COUNTY, 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 EASEMENTS 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 WATERWAY 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 EASEMENT AND RIGHTS-OF-WAY.
WITNESS MY HAND THIS 25th DAY OF February 2014.

Robert Dorsey Jr
ROBERT DORSEY JR., PRESIDENT, DORSEY FAMILY HOMES, INC.

M. Newman
WITNESS

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THIS DOCUMENT WAS PREPARED BY ME OR UNDER MY RESPONSIBLE CHARGE, AND THAT I AM A DULY LICENSED PROPERTY LINE SURVEYOR, AND THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS A SUBDIVISION OF LAND CONVEYED BY MARION ELOIS MELCHIOR TO DORSEY FAMILY HOMES, INC. BY DEED DATED OCTOBER 25, 2012 AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER 14437 AT FOLIO 415, 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.



Gary E Lane
GARY E. LANE, PROP. L.S. NO. 574
EXPIRATION: 3/21/15

RECORDED AS PLAT 27725 ON 4/4/14 AMONG THE LAND RECORDS OF HOWARD COUNTY, MD.

MELCHIOR PROPERTY
LOTS 1 AND 2 AND BUILDABLE BULK PARCEL A

SHEET 5 OF 5

TAX MAP 10 PARCEL 184 BLOCK 13	THIRD ELECTION DISTRICT HOWARD COUNTY, MARYLAND EX. ZONING RR-DEO	SCALE: 1"=50' DATE: JAN 2014 DPZ FILE NOS. WP-06-132 WP-08-039 WP-13-049 WP-13-050 F-07-214 F-07-215 ECP-13-037
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MILDENBERG, BOENDER & ASSOC., INC.

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