
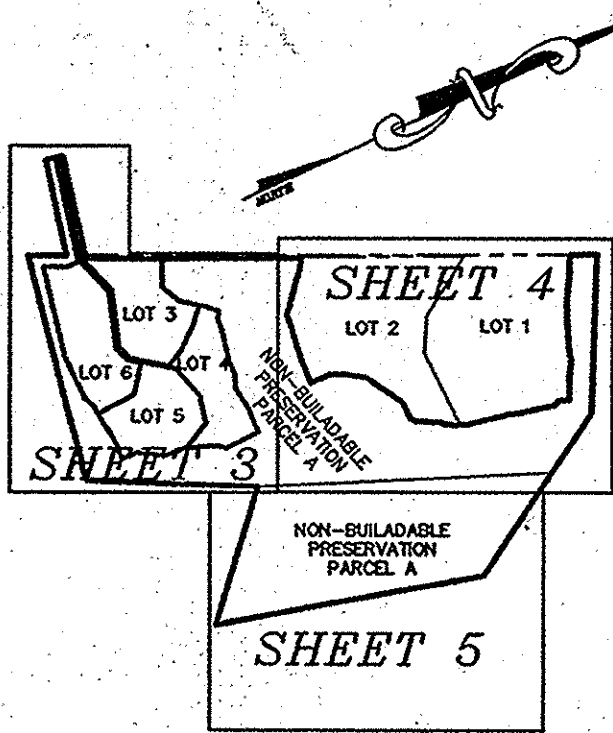


MINIMUM LOT SIZE CHART

LOT NO.	GROSS AREA	PIPESTEM AREA	MINIMUM LOT SIZE
3	48,952 SF	1,096 SF	47,856 SF
4	44,097 SF	2,762 SF	41,335 SF
5	47,280 SF	2,462 SF	44,818 SF
6	53,972 SF	1,123 SF	52,849 SF

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

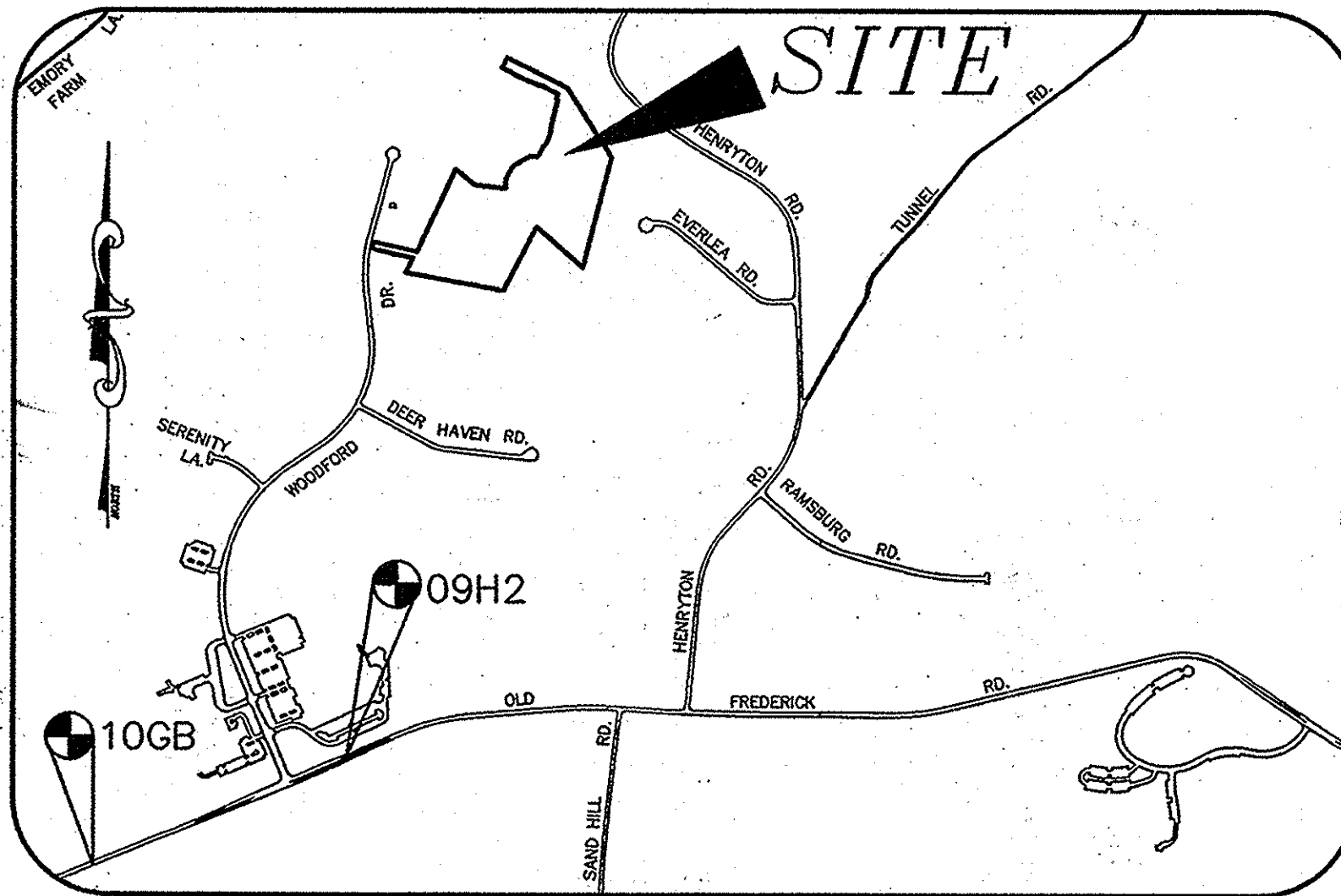
36.  THIS AREA DESIGNATES A SEWAGE DISPOSAL AREA OF AT LEAST 10,000 SQ. FT. AS REQUIRED BY THE MARYLAND STATE DEPARTMENT OF ENVIRONMENT FOR INDIVIDUAL SEWAGE DISPOSAL. IMPROVEMENTS OF ANY NATURE IN THIS AREA ARE RESTRICTED UNTIL PUBLIC SEWERAGE IS AVAILABLE. THIS EASEMENT SHALL BECOME NULL AND VOID UPON CONNECTION TO A PUBLIC SEWERAGE SYSTEM. THE COUNTY HEALTH OFFICER SHALL HAVE THE AUTHORITY TO GRANT ADJUSTMENTS TO THE SEWAGE DISPOSAL AREA, & RECORDATION 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'

- 28. WAIVER PETITION WP-13-168 REQUESTING A WAIVER TO SECTION 16.1205(a)(7) TO ALLOW TO THE REMOVAL OF SIX (6) SPECIMEN TREES WAS GRANTED ON MAY 15, 2013.
- 29. WAIVER PETITION WP-13-168 REQUESTING A WAIVER TO SECTION 16.116(a)(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.
- 30. HOA DOCUMENTS HAVE BEEN RECORDED WITH THE MARYLAND DEPARTMENT OF ASSESSMENTS AND TAXATION AS RECORDING REFERENCE NUMBER D15476906 ON OCTOBER 2, 2013.
- 31. HOA COVENANTS AND RESTRICTIONS ARE RECORDED IN THE LAND RECORDS OFFICE OF HOWARD COUNTY, MD, SIMULTANEOUSLY WITH THIS PLAT.
- 32. MARYLAND DEPARTMENT OF THE ENVIRONMENT PERMITS HAVE BEEN APPLIED FOR AND ISSUED TRACKING NUMBER 13-NT-0201/201360983.



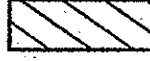





VICINITY MAP
 1" = 1000'
 ADC MAP 11 GRID E7, F7

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)

SHEET INDEX

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

LEGEND

-  EXISTING PRIVATE SEPTIC EASEMENT (PLAT 22721)
-  EXISTING PRIVATE USE-IN-COMMON ACCESS, DRAINAGE & UTILITY EASEMENT (PLAT 22721)
-  EXISTING PUBLIC WATER & UTILITY EASEMENT (PLAT 22721)
-  EXISTING 100-YEAR FLOODPLAIN, DRAINAGE & UTILITY EASEMENT (PLAT 22721)
-  EXISTING STEEP SLOPES (>=25%)
-  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 COMPLIED WITH.

Sam 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	4
NUMBER OF BULK PARCELS	0
NUMBER OF PRESERVATION PARCELS	1
NUMBER OF OPEN SPACE LOTS	0
TOTAL NUMBER OF LOTS OR PARCELS	5
AREA OF FLOODPLAIN	0.60AC±
AREA OF BUILDABLE LOTS	4.46AC±
AREA OF PRESERVATION PARCELS	13.24AC±
TOTAL AREA OF LOTS OR PARCELS	17.70AC±
AREA OF ROADWAY	0
AREA	17.70AC±

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

B. Nihon for Mauna Rossman 3/28/14
 HOWARD COUNTY HEALTH OFFICER DATE 3-28-14

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

Chad Edmon 2-27-14
 CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

Vest Shulman 4-11-14
 DIRECTOR DATE

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.

[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, 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.
11. STORMWATER MANAGEMENT IS PROVIDED VIA ROOFTOP AND NON-ROOFTOP DISCONNECTION, PERVIOUS CONCRETE, AND MICRO-BIORETENTION. DECLARATION OF COVENANTS WILL BE RECORDED FOR THE SHM PRACTICES ON LOTS 3, 4, 5 AND 6.
12. FOREST STAND AND WETLAND DELINEATION PERFORMED BY ECO-SCIENCE, INC. ON OR ABOUT JUNE, 2006.
13. PERIMETER LANDSCAPING IN ACCORDANCE WITH SECTION 16.124 OF THE LANDSCAPE MANUAL HAS BEEN PREVIOUSLY ADDRESSED UNDER F-13-074. PERIMETER AND TRASH PAD LANDSCAPING SHALL BE SHOWN ON THE ROAD CONSTRUCTION DRAWINGS ON FILE FOR F-13-074.
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 (CULVERT/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 HAVE BEEN FILLED UNDER DPZ PROJECT F-13-074 (MELCHIOR PROPERTY, LOTS 1 AND 2 AND BUILDABLE BULK PARCEL A) 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 ACRES 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. THE EXISTING HOUSE AND DRIVEWAY TO HENRYTON ROAD HAVE BEEN REMOVED UNDER F-13-074.
22. ENVIRONMENTAL CONCEPT PLAN, ECP-13-037, 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 3 THRU 6 SHALL BE RECORDED SIMULTANEOUSLY IN THE LAND RECORDS OFFICE OF HOWARD COUNTY, MARYLAND WITH THIS PLAT.
25. PRESERVATION PARCEL A WILL BE OWNED AND MAINTAINED BY THE MELCHIOR PROPERTY HOMEOWNERS ASSOCIATION, INC. FOR LOTS 1 THROUGH 6 AND THE PRESERVATION PARCEL EASEMENT HELD BY HOWARD COUNTY.
26. THERE ARE FLOODPLAIN, STEEP SLOPES, STREAMS, WETLANDS AND THEIR BUFFERS LOCATED ON THIS SITE.
27. THE FLOODPLAIN STUDY APPROVED UNDER FINAL PLANS F-07-214 AND F-07-215 WAS SUBMITTED AS PART OF FINAL PLAN F-13-074.

THE PURPOSE OF THIS PLAT IS TO RESUBDIVIDE BUILDABLE BULK PARCEL A INTO FOUR BUILDABLE LOTS AND ONE NON-BUILDABLE PRESERVATION PARCEL.

RECORDED AS PLAT 22758 ON 4/17/14 AMONG THE LAND RECORDS OF HOWARD COUNTY, MD.

MELCHIOR PROPERTY
 LOTS 3 THRU 6 AND NON-BUILDABLE PRESERVATION PARCEL A
 RESUBDIVISION OF 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-13-168 WP-08-039 F-07-214 (VOID) WP-13-049 ECP-13-037 F-07-215 (VOID) WP-13-050 F-13-074
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MILDENBERG, BOENDER & ASSOC., INC.
 Engineers Planners Surveyors

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

F-13-075

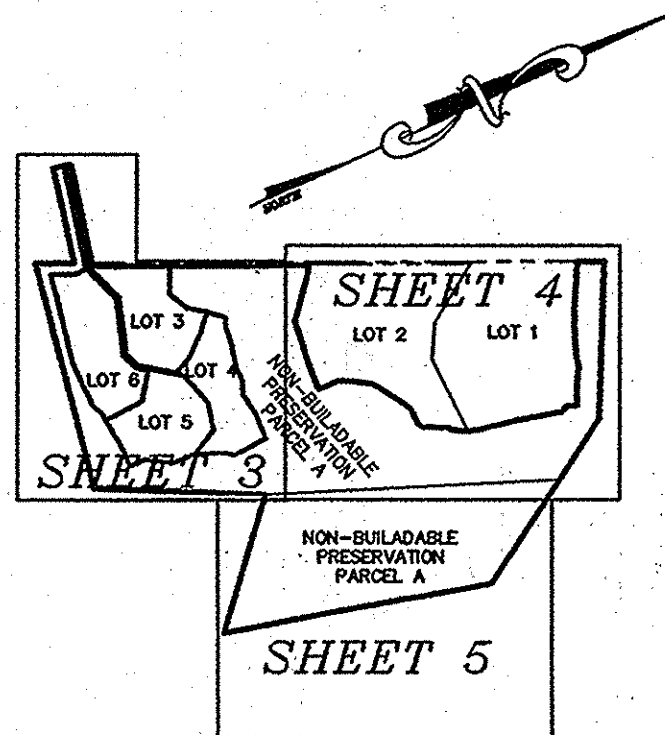
CURVE TABLE

CURVE	LENGTH(FT)	RADIUS(FT)	DELTA	CHORD LEN(FT)	CHORD DIR
C1	4.00	961.16	0°14'19"	4.00	S11°59'29"W
C2	4.00	961.16	0°14'19"	4.00	S12°13'48"W
C3	4.00	961.16	0°14'18"	4.00	S12°28'06"W
C4	4.00	961.16	0°14'18"	4.00	S12°42'24"W

COORDINATE LIST

NO.	NORTH	EAST	NO.	NORTH	EAST
1	605,491.0226	1,331,237.6618	23	606,292.1432	1,332,353.5237
2	605,432.1453	1,331,487.5060	24	606,185.8046	1,332,332.4127
3	605,341.6920	1,331,444.9569	25	606,167.7435	1,332,324.9026
4	605,226.9829	1,332,044.4512	26	606,152.5072	1,332,318.5670
5	605,621.6528	1,332,249.8085	27	606,130.5972	1,332,304.6084
6	605,367.5225	1,332,532.1809	28	606,126.4859	1,332,296.3112
7	606,051.7073	1,332,713.4103	29	606,068.8503	1,332,268.0648
8	606,328.2459	1,332,542.2293	30	606,059.3411	1,332,256.7845
9	606,489.8836	1,332,442.2167	31	606,058.1212	1,332,239.6513
10	606,678.3336	1,332,073.7111	32	606,059.6766	1,332,209.1461
11	606,614.1565	1,332,043.5223	33	605,859.15	1,332,108.2635
12	606,598.4798	1,332,076.0885	34	605,954.2523	1,332,078.5577
13	606,580.0602	1,332,108.8595	35	605,920.1771	1,332,061.4467
14	606,554.4488	1,332,153.8594	36	605,889.0930	1,332,060.8827
15	606,525.8758	1,332,218.0738	37	605,864.1487	1,332,059.2142
16	606,506.4646	1,332,269.1728	38	605,868.7885	1,331,989.8510
17	606,500.5796	1,332,295.5575	39	605,884.6786	1,331,872.2315
18	606,475.8273	1,332,335.5061	40	605,917.6954	1,331,833.0971
19	606,451.6456	1,332,386.0609	41	605,940.9872	1,331,805.4941
20	606,427.2098	1,332,376.6493	42	605,964.4458	1,331,778.2748
21	606,410.8678	1,332,383.6052	43	605,980.7938	1,331,754.4303
22	606,316.1490	1,332,360.4611	44	605,532.1892	1,331,246.0923

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

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°48'26"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	N32°09'29"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	S37°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°05'08"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°01'08"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	S33°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

- EXISTING PRIVATE SEPTIC EASEMENT (PLAT 22722)
- EXISTING PRIVATE USE-IN-COMMON ACCESS, DRAINAGE & UTILITY EASEMENT (PLAT 22722)
- EXISTING PUBLIC WATER & UTILITY EASEMENT (PLAT 22722)
- EXISTING 100-YEAR FLOODPLAIN, DRAINAGE & UTILITY EASEMENT (PLAT 22722)
- EXISTING STEEP SLOPES (>=25%)
- 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 COMPLIED WITH.

Gary E Lane
GARY E. LANE, SURVEYOR
DATE: 02/24/14

Robert Dorsey Jr
ROBERT DORSEY JR., PRESIDENT
DORSEY FAMILY HOMES, INC.
DATE: 2-2-2014

AREA TABULATION (TOTAL)	
NUMBER OF BUILDABLE LOTS	4
NUMBER OF BULK PARCELS	0
NUMBER OF PRESERVATION PARCELS	1
NUMBER OF OPEN SPACE LOTS	0
TOTAL NUMBER OF LOTS OR PARCELS	5
AREA OF FLOODPLAIN	0.60AC±
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AREA OF PRESERVATION PARCELS	13.24AC±
TOTAL AREA OF LOTS OR PARCELS	17.70AC±
AREA OF ROADWAY	0
AREA	17.70AC±

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

William for Maria Rossman
HOWARD COUNTY HEALTH OFFICER
DATE: 3/28/14

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

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

Robert Dorsey Jr
DIRECTOR
DATE: 4-11-14

OWNER'S STATEMENT

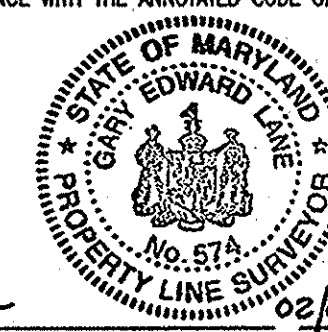
WE, DORSEY FAMILY HOMES, INC., THE OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY ADOPT THIS PLAN OF SUBDIVISION, AND IN CONSIDERATION OF THE APPROVAL OF THIS FINAL PLAN BY THE DEPARTMENT OF PLANNING AND ZONING, ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES AND GRANT TO HOWARD COUNTY, MARYLAND, 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

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
DATE: 02/24/14

THE PURPOSE OF THIS PLAT IS TO RESUBDIVIDE BUILDABLE BULK PARCEL A INTO FOUR BUILDABLE LOTS AND ONE NON-BUILDABLE PRESERVATION PARCEL.

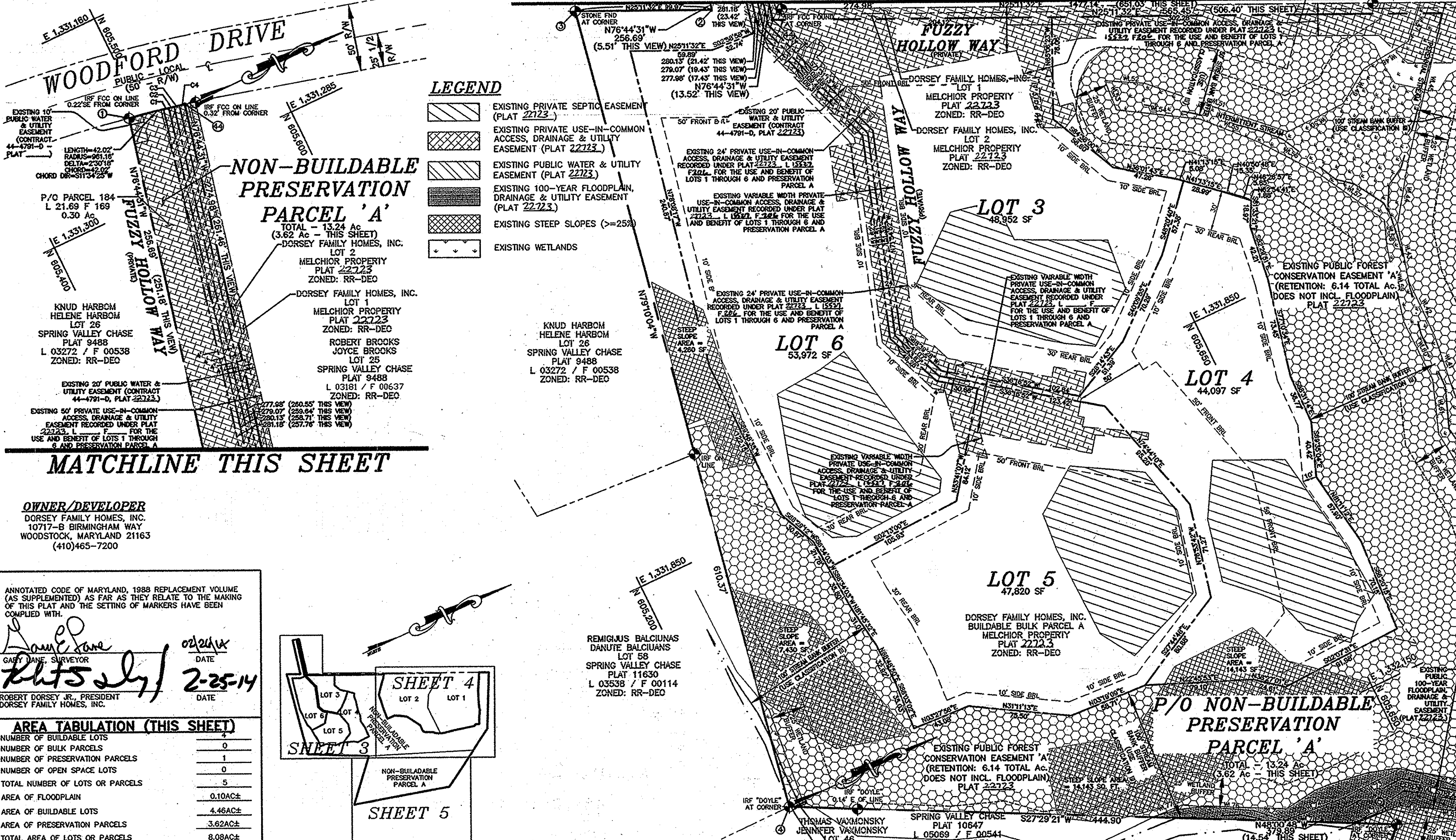
RECORDED AS PLAT 22759 ON 4/17/14 AMONG THE LAND RECORDS OF HOWARD COUNTY, MD.

MELCHIOR PROPERTY
LOTS 3 THRU 6 AND NON-BUILDABLE
PRESERVATION PARCEL A
RESUBDIVISION OF BUILDABLE BULK PARCEL A
SHEET 2 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-13-168 F-07-214 (VOID) F-07-215 (VOID)	WP-08-132 WP-08-039 ECP-13-037 WP-13-050 F-13-074
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**MILDENBERG,
BOENDER & ASSOC., INC.**
Engineers Planners Surveyors
6800 Deerpath Road, Suite 150, Elkridge, Maryland 21075
(410) 397-0286 Ball. (410) 397-0288 Fax.

MATCHLINE THIS SHEET



LEGEND

- EXISTING PRIVATE SEPTIC EASEMENT (PLAT 22123)
EXISTING PRIVATE USE-IN-COMMON ACCESS, DRAINAGE & UTILITY EASEMENT (PLAT 22123)
EXISTING PUBLIC WATER & UTILITY EASEMENT (PLAT 22123)
EXISTING 100-YEAR FLOODPLAIN, DRAINAGE & UTILITY EASEMENT (PLAT 22123)
EXISTING STEEP SLOPES (>=25%)
EXISTING WETLANDS

NON-BUILDABLE PRESERVATION PARCEL 'A'

TOTAL - 13.24 Ac (3.62 Ac - THIS SHEET)
DORSEY FAMILY HOMES, INC.
LOT 2
MELCHIOR PROPERTY PLAT 22123
ZONED: RR-DEO
DORSEY FAMILY HOMES, INC.
LOT 1
MELCHIOR PROPERTY PLAT 22123
ZONED: RR-DEO
ROBERT BROOKS
JOYCE BROOKS
LOT 25
SPRING VALLEY CHASE PLAT 9488
L 03272 / F 00538
ZONED: RR-DEO

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, SURVEYOR
DATE 02/26/14
2-25-14
ROBERT DORSEY JR., PRESIDENT
DORSEY FAMILY HOMES, INC.

AREA TABULATION (THIS SHEET)

Table with 2 columns: Description and Value. Includes rows for Number of Buildable Lots (4), Number of Bulk Parcels (0), Number of Preservation Parcels (1), etc.

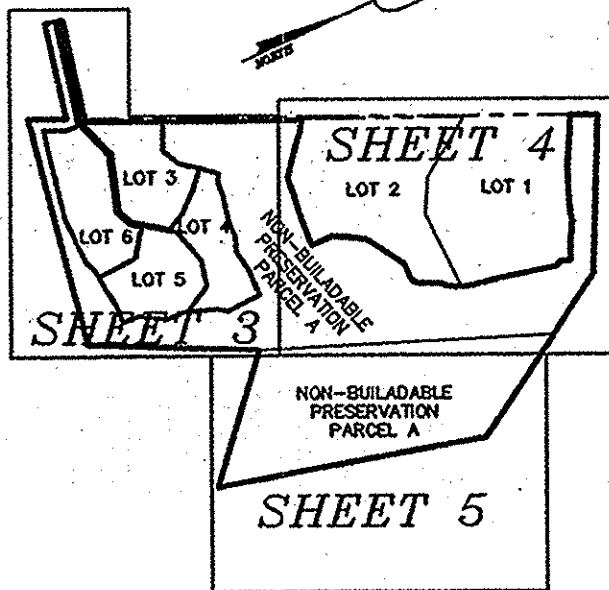
APPROVED: FOR PUBLIC WATER AND PRIVATE SEWERAGE SYSTEMS
HOWARD COUNTY HEALTH DEPARTMENT

HOWARD COUNTY HEALTH OFFICER
DATE 3/28/14

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

CHIEF, DEVELOPMENT ENGINEERING DIVISION
DATE 2-27-14

DIRECTOR
DATE 4-11-14



KEY MAP
1" = 500'

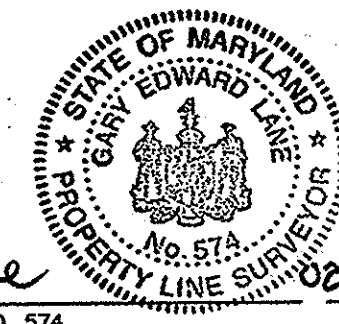
OWNER'S STATEMENT

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., PRESIDENT, DORSEY FAMILY HOMES, INC.
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
DATE 02/26/14

THE PURPOSE OF THIS PLAT IS TO RESUBDIVIDE BUILDABLE BULK PARCEL A INTO FOUR BUILDABLE LOTS AND ONE NON-BUILDABLE PRESERVATION PARCEL.

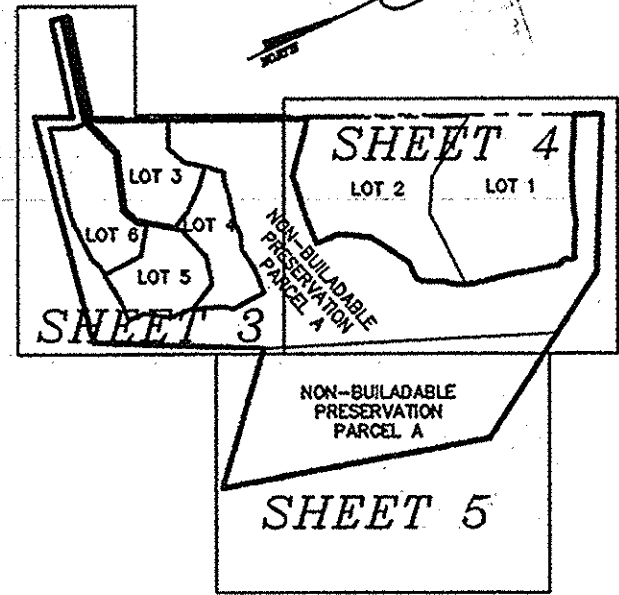
RECORDED AS PLAT 22160 ON 4/17/14 AMONG THE LAND RECORDS OF HOWARD COUNTY, MD.

MELCHIOR PROPERTY LOTS 3 THRU 6 AND NON-BUILDABLE PRESERVATION PARCEL A RESUBDIVISION OF 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-08-132 WP-08-168 WP-08-039 F-07-214 (VOID) WP-13-049 ECP-13-037 F-07-215 (VOID) WP-13-050 F-13-074

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

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



KEY MAP
1" = 500'

LEGEND

- EXISTING PRIVATE SEPTIC EASEMENT (PLAT 22724)
- EXISTING PRIVATE USE-IN-COMMON ACCESS, DRAINAGE & UTILITY EASEMENT (PLAT 22724)
- EXISTING PUBLIC WATER & UTILITY EASEMENT (PLAT 22724)
- EXISTING 100-YEAR FLOODPLAIN, DRAINAGE & UTILITY EASEMENT (PLAT 22724)
- EXISTING STEEP SLOPES (>=25%)
- EXISTING WETLANDS

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

AREA TABULATION (THIS SHEET)

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

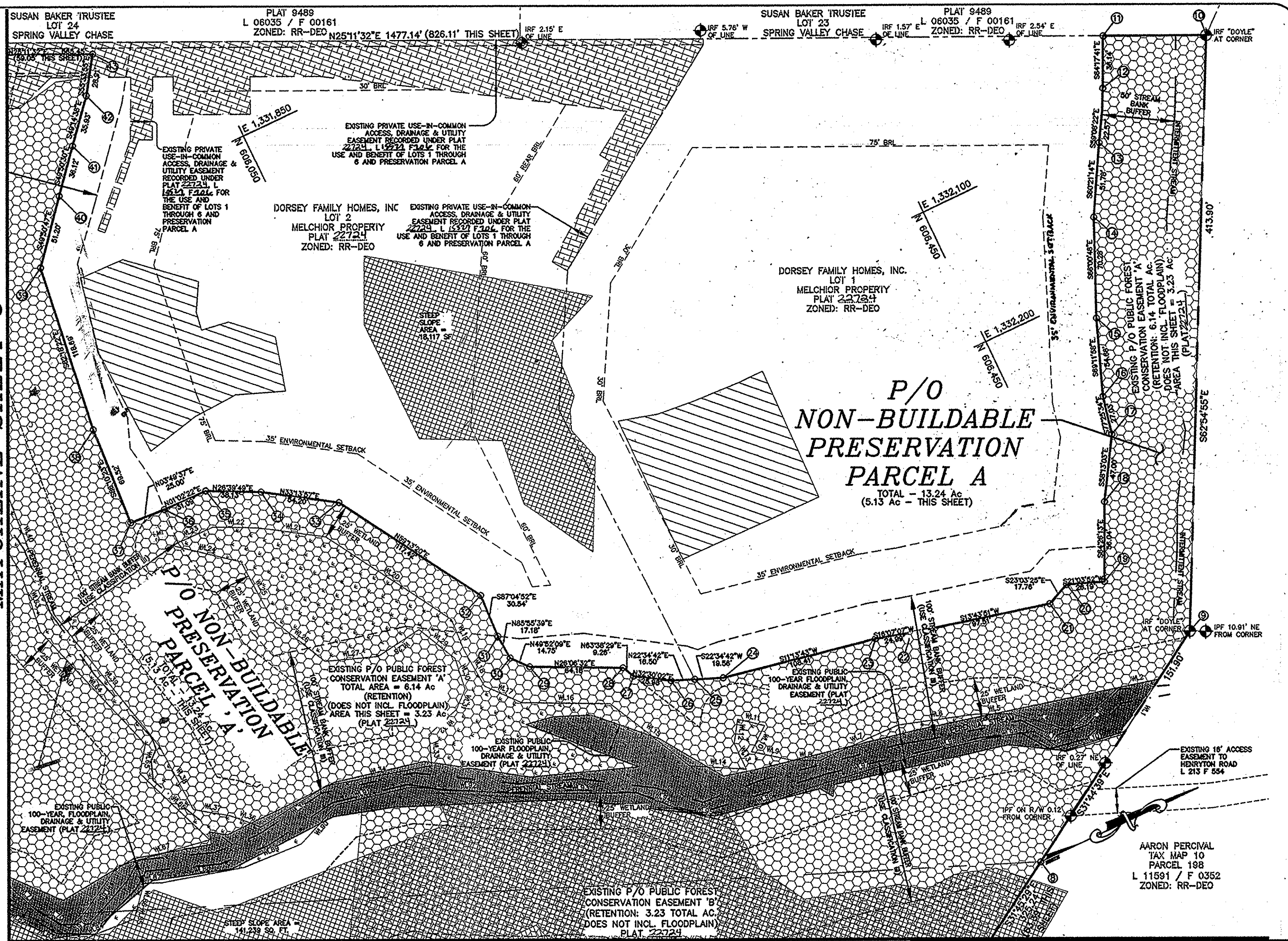
APPROVED: FOR PUBLIC WATER AND PRIVATE SEWERAGE SYSTEMS
HOWARD COUNTY HEALTH DEPARTMENT

Wilson for Maureen Rossman *3/28/14*
HOWARD COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

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

Ket Sheehy *4-11-14*
DIRECTOR DATE



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 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.
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 *02/26/14*
GARY E. LANE, PROP. L.S. NO. 574 DATE
EXPIRATION: 3/21/15

THE PURPOSE OF THIS PLAT IS TO RESUBDIVIDE BUILDABLE BULK PARCEL A INTO FOUR BUILDABLE LOTS AND ONE NON-BUILDABLE PRESERVATION PARCEL.

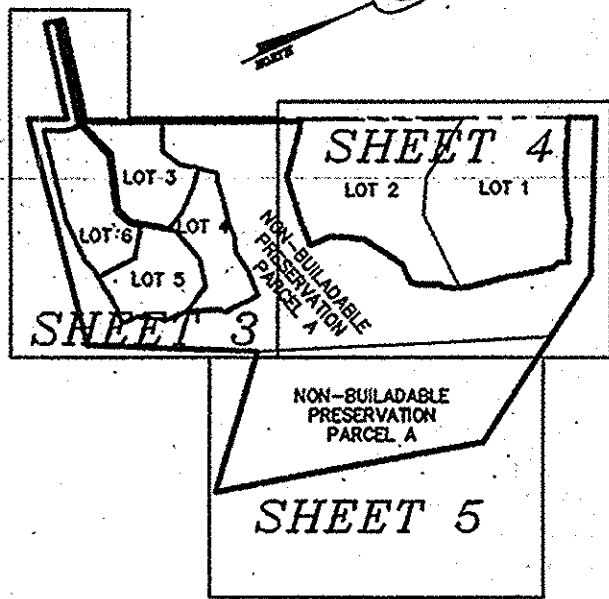
RECORDED AS PLAT 22761 ON 4/17/14 AMONG THE LAND RECORDS OF HOWARD COUNTY, MD.

MELCHIOR PROPERTY
LOTS 3 THRU 6 AND NON-BUILDABLE PRESERVATION PARCEL A
RESUBDIVISION OF 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 F-07-214 (VOID) WP-13-049 ECP-13-037 F-07-215 (VOID) WP-13-050 F-13-074
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MILDENBERG, BOENDER & ASSOC., INC.
Engineers Planners Surveyors

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



KEY MAP
1" = 500'

LEGEND

- EXISTING PRIVATE SEPTIC EASEMENT (PLAT 22725)
- EXISTING PRIVATE USE-IN-COMMON ACCESS, DRAINAGE & UTILITY EASEMENT (PLAT 22725)
- EXISTING PUBLIC WATER & UTILITY EASEMENT (PLAT 22725)
- EXISTING 100-YEAR FLOODPLAIN, DRAINAGE & UTILITY EASEMENT (PLAT 22725)
- EXISTING STEEP SLOPES (>=25%)
- EXISTING WETLANDS

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 Lane 02/24/14
GARY LANE SURVEYOR DATE
Robert Dorsey Jr. 2-25-14
ROBERT DORSEY JR., PRESIDENT DATE
DORSEY FAMILY HOMES, INC.

AREA TABULATION (THIS SHEET)

NUMBER OF BUILDABLE LOTS	0
NUMBER OF BULK PARCELS	0
NUMBER OF PRESERVATION PARCELS	1
NUMBER OF OPEN SPACE LOTS	0
TOTAL NUMBER OF LOTS OR PARCELS	1
AREA OF FLOODPLAIN	0
AREA OF BUILDABLE LOTS	0
AREA OF PRESERVATION PARCELS	4.49AC±
TOTAL AREA OF LOTS OR PARCELS	4.49AC±
AREA OF ROADWAY	0
AREA	4.49AC±

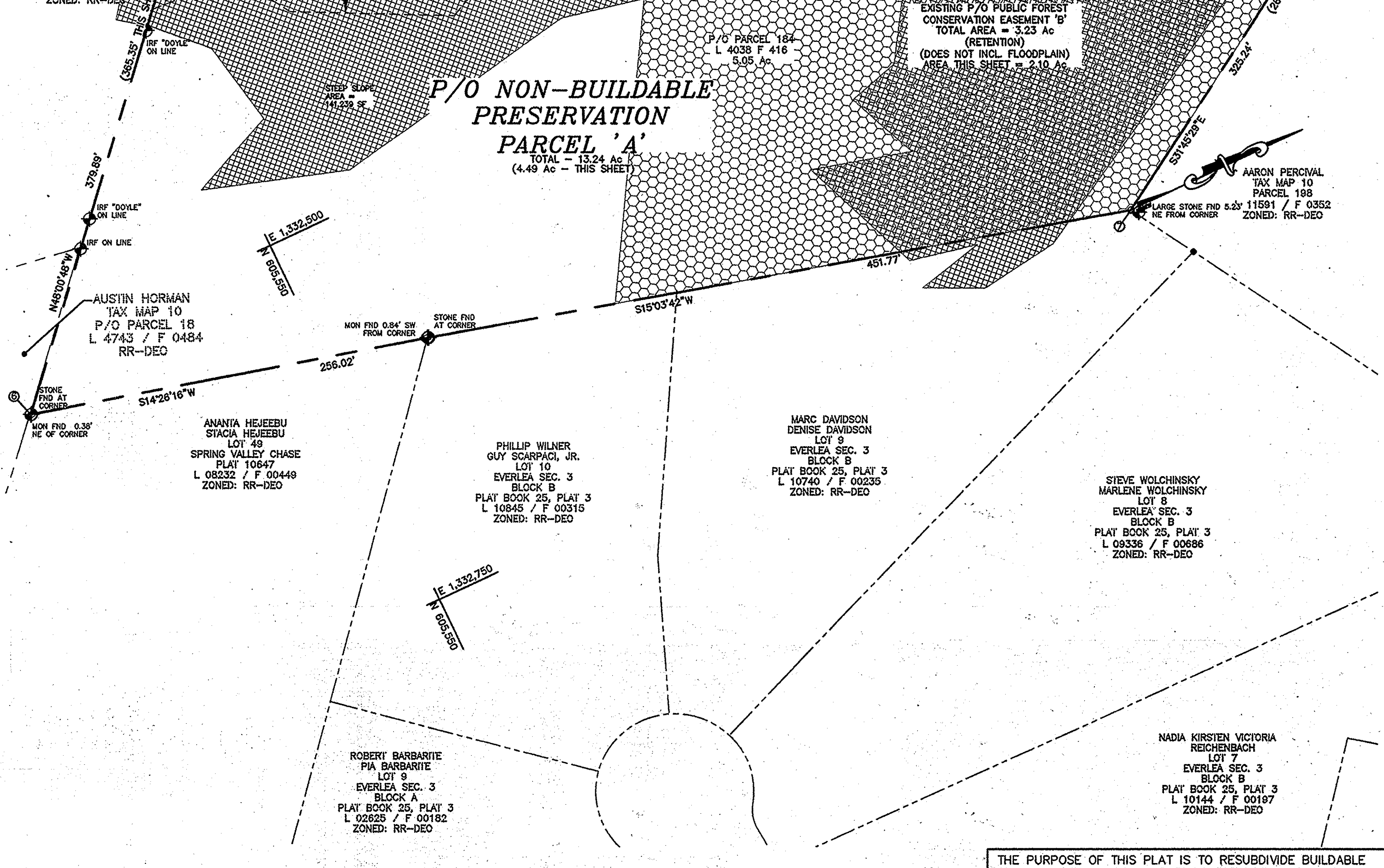
APPROVED: FOR PUBLIC WATER AND PUBLIC PRIVATE SEWERAGE SYSTEMS
HOWARD COUNTY HEALTH DEPARTMENT

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

Chad Edmonson 2-27-14
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

Kurt Shindler 4-1-14
DIRECTOR DATE

THOMAS VAXMONSKI
JENNIFER VAXMONSKI
LOT 46
SPRING VALLEY CHASE
PLAT 10647
L. 05069 / F. 00533
ZONED: RR-DEO



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.
W. Sh...
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 02/24/14
GARY E. LANE, PROP. L.S. NO. 574 DATE
EXPIRATION: 3/21/15
STATE OF MARYLAND
GARY EDWARD LANE
PROPERTY LINE SURVEYOR
No. 574

THE PURPOSE OF THIS PLAT IS TO RESUBDIVIDE BUILDABLE BULK PARCEL A INTO FOUR BUILDABLE LOTS AND ONE NON-BUILDABLE PRESERVATION PARCEL.

RECORDED AS PLAT 22762 ON 4/17/14 AMONG THE LAND RECORDS OF HOWARD COUNTY, MD.

MELCHIOR PROPERTY
LOTS 3 THRU 6 AND NON-BUILDABLE
PRESERVATION PARCEL A
RESUBDIVISION OF BUILDABLE BULK PARCEL A
SHEET 5 OF 5

TAX MAP 10 THIRD ELECTION DISTRICT SCALE: 1"=50'
PARCEL 184 HOWARD COUNTY, MARYLAND DATE: JAN 2014
BLOCK 13 EX. ZONING RR-DEO DP2 FILE NOS.
WP-13-168 WP-08-132 WP-08-039
F-07-214 (VOID) WP-13-049 ECP-13-037
F-07-215 (VOID) WP-13-050 F-13-074

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

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