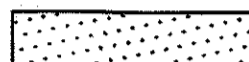
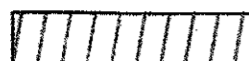





BOUNDARY COORDINATES

NO.	NORTHING	EASTING
1	553373.8111	1381660.8514
2	553205.3164	1381835.2725
3	553162.1758	1381793.5092

LEGEND

-  PUBLIC DRAINAGE AND UTILITY EASEMENT
-  20' PUBLIC WATER AND UTILITY EASEMENT
-  COORDINATES
-  TRAVERSE POINTS
-  REBAR OR I.P. FOUND

OWNER
 HOWARD COUNTY, MARYLAND
 3430 COURTHOUSE DRIVE
 ELLICOTT CITY, MARYLAND 21043
 410-313-2350

DEVELOPER
 MARK LEVY
 C/O BINDER ROCK, LLC.
 6800 DEERPATH ROAD
 SUITE 100
 ELKRIDGE, MARYLAND 21075
 410-579-2242

TOTAL TABULATION THIS SUBDIVISION

TOTAL NUMBER OF LOTS AND/OR PARCELS TO BE RECORDED	
BUILDABLE:	1
NON-BUILDABLE:	N/A
OPEN SPACE:	0
PRESERVATION PARCELS:	0
TOTAL AREA OF LOTS AND/OR PARCELS TO BE RECORDED	
BUILDABLE:	0.17± AC.
NON-BUILDABLE:	N/A
OPEN SPACE:	0
PRESERVATION PARCELS:	0
TOTAL AREA OF ROAD RIGHT-OF-WAY TO BE RECORDED (INCLUDING WIDENING STRIPS)	
	N/A
TOTAL GROSS AREA OF SUBDIVISION TO BE RECORDED	
	0.17± AC.

BENCHMARK ENGINEERING, INC.
 ENGINEERS & LAND SURVEYORS & PLANNERS

8480 BALTIMORE NATIONAL PIKE & SUITE 315 & ELLICOTT CITY, MARYLAND 21043
 (P) 410-465-6105 (F) 410-465-6644
 WWW.BEI-CVLENGINEERING.COM

APPROVED: FOR PUBLIC WATER AND PUBLIC SEWER SYSTEMS:
 HOWARD COUNTY HEALTH DEPARTMENT

William for Maria Roszman 4/17/2018
 HOWARD COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

Chad Edmon 5-8-18
 CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

West Sealwood for 5-15-18
 DIRECTOR DATE

SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY THAT THIS DOCUMENT 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, LICENSE NO. 21320, EXPIRATION DATE 1-7-2019 AND THAT TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, THAT THE FINAL PLAT HEREIN IS CORRECT, THAT IT IS PART OF THE LANDS CONVEYED BY DORSEY BUSINESS CENTER LIMITED PARTNERSHIP, A MARYLAND LIMITED PARTNERSHIP TO HOWARD COUNTY, MARYLAND, A BODY CORPORATE AND POLITIC, BY DEED DATED FEBRUARY 20TH 1990 AND RECORDED AT LIBER 2138, FOLIO 436; RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND 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 NOW AMENDED.

Donald A. Mason 4/11/18
 DONALD A. MASON
 REGISTERED PROFESSIONAL LAND SURVEYOR MARYLAND REG. NO. 21320
 FOR BENCHMARK ENGINEERING, INC. MARYLAND REG. NO. 351

OWNER'S DEDICATION

HOWARD COUNTY, MARYLAND, A BODY CORPORATE AND POLITIC, BY AUTHORIZED AGENT JAMES M. IRVIN, DIRECTOR OF PUBLIC WORKS, HEREBY ADOPT THIS PLAN OF SUBDIVISION AND IN CONSIDERATION OF THE APPROVAL OF THIS FINAL PLAT BY THE DEPT. 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, FLOODPLAIN AND OPEN SPACE WHERE APPLICABLE, AND FOR GOOD AND OTHER VALUABLE CONSIDERATION, HEREBY GRANT THE 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 ERRECTED ON OR OVER THE SAID EASEMENTS AND RIGHTS-OF-WAY, WITNESS OUR HANDS THIS 12th DAY OF April 2018.

James M. Irvin 4/13/18
 SIGNATURE OF OWNER DATE
 JAMES M. IRVIN, DIRECTOR OF PUBLIC WORKS

Karen N. Watkins 4/13/2018
 WITNESS DATE

RECORDED AS PLAT 24635
 ON 5/18/18 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

PLAT OF RESUBDIVISION AND EASEMENT PLAT
A RESUBDIVISION OF A PORTION OF DEERPATH ROAD RIGHT-OF-WAY
DORSEY BUSINESS CENTER
PARCEL 'S'

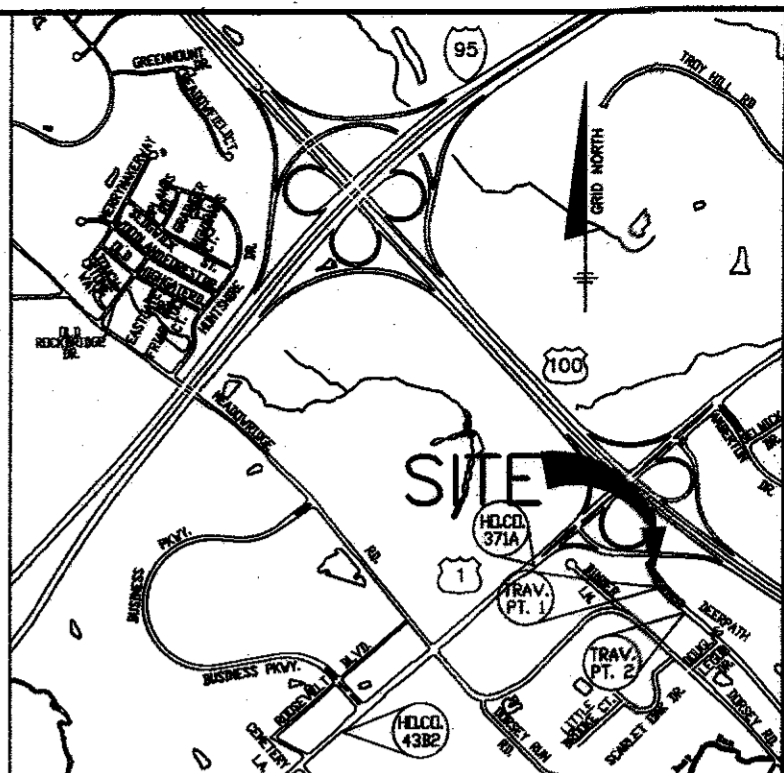
1st ELECTION DISTRICT OF HOWARD COUNTY, MARYLAND
 TAX MAP No. 37 GRID No. 24 SCALE: AS SHOWN
 PARCEL: N/A DATE: APRIL 2018
 ZONED: TOD SHEET: 1 OF 1

MARYLAND ROUTE 100
 PRINCIPAL ARTERIAL
 MARYLAND STATE HIGHWAY ADMINISTRATION

BENCH MARKS--(NAD'83)

TRAV. PT. 1 EL.157.73
 TRV. MAG; 18.0' NORTHEAST OF CONC. CURB OF SOUTHEASTBOUND LANE OF DEERPATH ROAD; 20.3' NORTH OF EX. INLET
 N 553,149.12 E 1,381,844.44

TRAV. PT. 2 EL.154.64
 TFLV MAG; 3.1' NORTHEAST OF CONC. CURB OF SOUTHEASTBOUND LANE OF DEERPATH ROAD; 20.3' NORTH OF EX. INLET
 N 553,037.81 E 1,381,953.46



VICINITY MAP
 ADC MAP - 17 GRID C11 AND C12
 SCALE: 1" = 2000'

GENERAL NOTES:

1. □ DENOTES STONE OR CONCRETE MONUMENT FOUND.
2. ○ DENOTES IRON PIPE (IPF) OR REBAR & CAP (RCF) FOUND.
3. △ DENOTES TRAVERSE POINT.
4. THE COORDINATES SHOWN HEREON BASED UPON THE HOWARD COUNTY GEODETIC CONTROL WHICH IS BASED UPON THE MARYLAND STATE PLANE COORDINATE SYSTEM. HOWARD COUNTY MONUMENTS NOS. 371A AND 43B2 WERE USED FOR THIS PROJECT.
5. SUBJECT PROPERTY ZONED T.O.D. PER THE 10/6/13 COMPREHENSIVE ZONING PLAN.
6. THERE ARE NO KNOWN BURIAL GROUNDS OR CEMETERIES LOCATED ON THIS PROPERTY.
7. ALL AREAS ON THIS PLAT ARE "MORE OR LESS".
8. THIS PLAT IS BASED ON A FIELD RUN BOUNDARY SURVEY PERFORMED BY BENCHMARK ENGINEERING, INC. ON OR ABOUT JULY 2006 AND A BOUNDARY SURVEY PREPARED BY MILDENBERG, BOENDER AND ASSOCIATES, INC. DATED SEPTEMBER 2003.
9. PREVIOUS DPZ SUBMISSIONS: F-86-151, SDP-05-029, F-05-025, F-06-176
10. DEVELOPER RESERVES UNTO ITSELF, ITS SUCCESSORS AND ASSIGNS, ALL EASEMENTS SHOWN ON THIS PLAT FOR WATER, SEWER, STORM DRAINAGE, OTHER PUBLIC UTILITIES LOCATED IN, ON, OVER AND THROUGH LOTS/PARCELS, ANY CONVEYANCES OF THE AFORESAID LOT/PARCELS SHALL BE SUBJECT TO THE EASEMENTS HEREIN RESERVED, WHETHER OR NOT EXPRESSLY STATED IN THE DEED(S) CONVEYING SAID LOT(S) PARCELS. 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, AND IN THE CASE OF THE FOREST CONSERVATION EASEMENT(S), UPON COMPLETION OF THE DEVELOPER'S OBLIGATION UNDER THE FOREST CONSERVATION INSTALLATION AND MAINTENANCE AGREEMENT EXECUTED BY THE DEVELOPER AND THE COUNTY, AND THE RELEASE OF DEVELOPER'S SURETY POSTED WITH SAID AGREEMENT. THE COUNTY SHALL ACCEPT THE EASEMENT AND RECORD THE DEED(S) OF EASEMENT IN THE LAND RECORDS OF HOWARD COUNTY.
11. THIS SUBDIVISION IS EXEMPT FROM THE REQUIREMENTS OF SECTION 16.1200 OF THE HOWARD COUNTY CODE FOR FOREST CONSERVATION BECAUSE THIS IS A PLAT OF RESUBDIVISION.
12. THIS PLAT IS SUBJECT TO COUNCIL RESOLUTION CR89-2009 WHICH ALLOWS A CLOSING OF A PORTION OF DEERPATH ROAD WHICH WAS ENACTED ON DECEMBER 7, 2009.

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.

Donald A. Mason 4/11/18
 DONALD A. MASON
 REGISTERED PROFESSIONAL LAND SURVEYOR MARYLAND REG. NO. 21320
 FOR BENCHMARK ENGINEERING, INC. MARYLAND REG. NO. 351

James M. Irvin 4/13/18
 SIGNATURE OF OWNER DATE
 JAMES M. IRVIN, DIRECTOR OF PUBLIC WORKS

