

U.S. Equivalent Coordinate Table		Metric Coordinate Table		U.S. Equivalent Coordinate Table		Metric Coordinate Table		
POINT	NORTH (feet)	EAST (feet)	NORTH (meters)	EAST (meters)	POINT	NORTH (feet)	EAST (feet)	
104	580984.9172	1364342.8347	177084.556924	415952.527716	327	581194.3712	1364522.5371	177148.398645
227	581178.0212	1363940.5406	177143.412107	415729.908224	328	581111.5968	1364583.8899	177123.169999
228	580263.5190	1364165.8020	177044.306375	415730.957437	329	581021.8343	1364604.1788	177114.036367
300	581481.0773	1363987.2144	177286.689416	415744.144445	330	581025.6183	1364561.4817	177106.108668
301	581697.4346	1364028.8924	177321.732883	415765.971566	331	581021.8241	1364543.7212	177114.042226
302	581781.3195	1364101.8450	177321.804332	415779.073910	332	581164.5979	1364482.3681	177132.353731
303	581819.7921	1364111.1510	177339.015131	415781.910401	333	581191.9924	1364442.9271	177147.673587
304	581862.8761	1364162.4279	177382.159354	415797.936360	334	581193.4777	1364430.1461	177148.126300
305	581905.1333	1364316.7469	177365.093372	415844.954094	335	581184.6448	1364399.1547	177145.434022
306	581900.0245	1364363.3927	177363.482205	415855.745818	336	581172.2648	1364368.6458	177141.660994
307	581907.8270	1364491.1828	177443.949314	415897.744291	337	581192.7390	1364367.7827	177135.707866
308	581490.7029	1364448.7280	177238.720738	415884.797029	338	581073.8138	1364261.3047	177111.632875
309	581481.0773	1364489.1420	177286.689416	415893.934289	339	581029.8234	1364153.2937	177116.832399
310	581343.4341	1364110.7360	177193.833104	415781.784516	340	581118.3792	1364132.4311	177125.235013
311	581295.4678	1364068.2230	177179.212944	415768.216305	341	581223.6071	1364075.4108	177157.309770
312	581300.6663	1364042.1233	177180.797439	415760.870706	342	581245.2510	1364067.3802	177163.906831
313	581274.3095	1363970.2002	177172.762659	415738.948491	343	581262.6441	1364114.2575	177169.208246
314	581276.2816	1363950.2980	177173.364983	415732.062309	344	581297.0719	1364129.4609	177179.701874
315	581000.8264	1364063.0982	177089.406957	415767.263880	345	581307.7060	1364195.7935	177182.943169
316	580992.3148	1364049.1350	177058.331856	415767.738084	346	581295.0955	1364160.8861	177179.099475
317	581019.3624	1364056.8944	177059.059839	415771.773257	347	581356.3788	1364312.6288	177197.777143
318	581071.7274	1364084.7707	177112.845783	415783.631834	348	581351.7304	1364353.2600	177196.361834
319	581089.3101	1364038.2410	177116.575948	415742.567741	349	581250.9100	1364364.2753	177165.631696
320	581441.7492	1364514.4113	177223.798378	415904.824375	350	581217.7318	1364361.6558	177155.518954
321	581425.7959	1364474.9170	177210.937014	415892.786495	351	581204.6218	1364307.5273	177151.523040
322	581435.0683	1364471.1725	177221.782080	415891.645147	352	581192.9041	1364338.0099	177147.951453
323	581401.3375	1364367.6470	177211.482089	415866.186545	353	581113.9829	1364231.5319	177123.988242
324	581388.7949	1364373.8273	177201.563104	415861.974300	354	581119.5967	1364193.7627	177125.607314
325	581283.9988	1364408.0713	177175.717190	415872.411884	355	581148.1488	1364172.6001	177134.309299
326	581240.0287	1364456.8021	177162.315072	415867.265050	356	581241.0002	1364122.2281	177162.611189

The Requirements S-3-108, The Real Property Article, Annotated Code of Maryland, 1989 Replacement Volume, (As Supplemented) As Far As They Relate To The Validity Of This Plan For The Setting of Wetlands Has Been Complied With.

Terrell A. Fisher 10/20/20
Professional Land Surveyor
Date

Dorsey's Ridge, LLC 10/20/20
By: Dave Woessner, Managing Member
Date

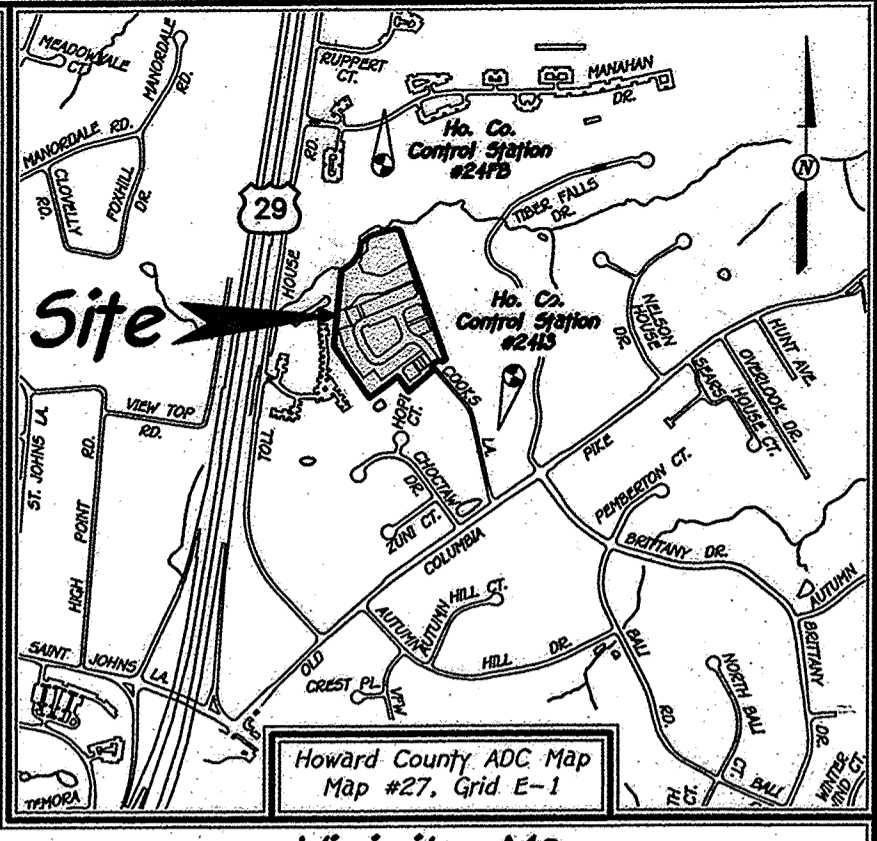
This Subdivision Is Subject To Section 18.122B Of The Howard County Code. Public Water And Public Sewer Service Has Been Granted Under The Terms And Provisions, Thereof, Effective 11/29/2020 On Which Date Developer Agreement, 14-5063-D, Was Filed And Accepted.

Reservation Of Public Utility And Forest Conservation Easements

Developer Reserves Unto Itself, Its Successors And Assigns, All Easements Shown On This Plan For Water, Sewer, Storm Drainage, Other Public Utilities And Forest Conservation (Designated As "Forest Conservation Easement"). Located In, On, Over, And Through Buildable Lots 1 Thru 4, Non-Buildable Open Space Lots 5 Thru 8 And Non-Buildable Bulk Parcels 'A' Thru 'F'. Any Conveyances Of The Aforesaid Lots/Parcels Shall Be Subject To The Easements Herein Reserved, Whether Or Not Expressly Stated In The Deed(s) Conveying Said Lots/Parcels. Developer Shall Execute And Deliver Deeds For The Easements Herein Reserved To Howard County, With A Metes And Bounds Description Of The Forest Conservation Area. Upon Completion Of The Public Utilities And Their Acceptance By Howard County, And, In The Case Of The Forest Conservation Easement(s), Upon Completion Of The Developer's Obligations Under The Forest Conservation Installation And Maintenance Agreement Executed By Developer And The County, And The Release Of Developer's Surety Posted With Said Agreement, The County Shall Accept The Easements And Record The Deed(s) Of Easement In The Land Records Of Howard County."

Legend

- Existing 20' Private Ingress And Egress Easement For Lots 1 Thru 3 (Plat No. 20613) Removed By Recordation Of This Plat
- Existing 20' Sanitary Sewer Easement (L. 947, F. 303, L. 1076, F. 692 And L. 1076, F. 699)
- Existing 20' Public Water & Utility Easement (Plat No. 8778)
- Existing 16.5' AT&T Right-Of-Way (L. 230, F. 139) Released By L. 17694, F. 428
- Previously Recorded Lot Lines Removed By Recordation Of This Plat
- Private Use-In-Common Access Driveway Easement For The Use And Benefit Of Lots 1 Thru 3, Non-Buildable Open Space Lot 5 And Bulk Parcels 'A' And 'B'
- Public Forest Conservation Easement (Retention) Credited Area
- Public Forest Conservation Easement (Retention) Non-Credited Area
- Public Sewer, Water & Utility Easement
- 20' Public Water & Utility Easement
- Limits Of Wetlands
- Public 100 Year Floodplain, Drainage & Utility Easement
- Area Of Non-Credited Non-Buildable Open Space
- Public Sight Distance Easement
- Public Drainage & Utility Easement
- Private Stormwater Management, Drainage & Utility Easement



General Notes:

- Subject Property Zoned CEF-R Per ZB 1106M Approval To Rezone Property From R-ED To CEF-R Under Decision & Order Approved Dated October 13, 2016. As Part Of CEF Rezoning Process, The Sketch Plan Was Approved By Planning Board On April 14, 2016.
- Coordinates Based On Nad '83, Maryland Coordinate System As Projected By Howard County Geodetic Control Stations No. 2478 And No. 2413. Sta. 2413 N 582,648.901 E 1,364,974.507 Elev= 403.703
- This Plat Is Based On Field Run Monumented Boundary Survey Performed On Or About September, 2017 By Fisher, Collins & Carter, Inc.
- B.C.L. Denotes Building Restriction Line
- Denotes Iron Pin Set Capged "F.C.C. 106"
- Denotes Iron Pipe Or Iron Bar Found
- Denotes Angular Change In Bearing Or Rights-Of-Way
- Denotes Concrete Monument Set With Aluminum Plate "F.C.C. 106"
- Denotes Concrete Monument Or Stone Found
- All Areas Are More Or Less (±)
- Distances Shown Are Based On Surface Measurement And Not Reduced To Nad '83 Grid Measurement.
- For Flag Or Pipe Stem Lots, Surface Collection, Snow Removal And Road Maintenance Are Provided To The Junction Of Flag Or Pipe Stem And Road Right-Of-Way Line Only And Not Onto The Flag Or Pipe Stem Lot Driveway.
- 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 (Minimum) Requirements:
 - Width - 12 Feet (16 Feet Serving More Than One Residence);
 - Surface - Six (6") Inches Of Compacted Crusher Run Base With Tar And Chip Coating. (1 - 1/2" Minimum);
 - Geometry - Maximum 15% Grade, Maximum 10% Grade Change And 45-Foot Turning Radius; (Curves (Culverts/Bridges) - Capable Of Supporting 25 Gross Tons (H25-Loading);
 - Drainage Elements - Capable Of Safely Passing 100 Year Flood With No More Than 1 Foot Depth Over Surface;
 - Structure Clearance - Minimum 12 Feet;
 - Maintenance - Sufficient To Ensure All Weather Use.
- Property Subject To Prior Department Of Planning And Zoning File Nos.: 5-89-014, P-89-040, F-89-150, WP-97-091, F-05-129, F-09-074, ZB1106M, 5-17-006, WP-17-084, WP-18-036, WP-18-136, WP-20-053 And WP-20-097.
- No Cemeteries Exist On The Subject Property Based On Visual Observation Or Listed In Available Howard County Cemetery Inventory Map.
- There Is An Existing Dwelling And Smokehouse, HD-899 Pae-Fulton Farm, ca. 1850-1905, On Lot 4 To Remain. All Other Existing Buildings And Structures Are To Be Removed. No New Buildings, Extensions Or Additions To The Existing Dwelling On Lot 4 Are To Be Constructed At A Distance Less Than The Zoning Regulation Requirements.
- The Forest Stand Delineation And Wetland Delineation For This Project Was Prepared By Eco-Science Professionals, Inc. Dated February, 2017 And Approved On June 7, 2017 With 5-17-006.
- This Plan Complies With The Requirements Of Section 16.1200 Of The Howard County Code For Forest Conservation by the On-Site Retention Of 1.48 Acres Of Forest. No Surety Will Be Required For The Retention (1.48 Acres Credited). The Remaining Reforestation Requirement Of 1.6 Acres Will Be Fulfilled By Off-Site Planting On A Forest Bank 50P-20-052, Entitled "Keywaydin", Open Space Lot 37". There Is No Surety Because This Is An Approved Site Development Plan - Tree Bank.
- This Subdivision Is Served By Public Water And Public Sewer, Contract Nos. 14-1955-D, 38W, 10-0958 And 14-5063-D.
- This Plat Is Subject To The Amended Fifth Edition Of The Subdivision And Land Development Regulations Per Council Bill No. 45-2003, The 10/06/13 Comprehensive Zoning Plan And ZB-20106M. Development Or Construction On These Lots Or Parcels Must Comply With The Development Criteria In ZB-1106M And Zoning Regulations In Effect At The Time Of Building Or Grading Permit Application.
- Floodplain Limits Shown Are Based On Cross Sections Taken From The Current FEMA Floodplain Map Dated November, 2013.
- This Property Is Located Within The Metropolitan District.
- Articles Of Incorporation For The Dorsey's Ridge Homeowners Association, Inc. Was Filed With State Department Of Assessments And Taxation On March 2, 2020, Receipt No. D20331674.
- The Subdivision Is In Conformance With The Latest Howard County Standards Unless Alternative Compliance Has Been Approved. See General Note Nos. 26, 27, 49 And 50, 51 & 52.

General Notes Continued:

- This Plat Is Subject To WP-17-094 Which On April 5, 2017 The Planning Director Approved A Request For Alternative Compliance For Section 16.1200(a)(7) To Allow The Removal Of Two (2) Specimen Trees Set In Diameter Or Greater. The Planning Director Approved An Alternative Compliance For Section 16.1200(b)(9)(D) To Allow A 20-Foot Minimum Distance Between An Easement For High Tension Power Lines And The Proposed Dwelling Units. Approval Is Subject To The Following Conditions:
 - Removal Of The Two (2) Specimen Trees Will Require Replacement Mitigation At A Ratio Of Two (2) Larger Caliber Trees (At Least Three (3) Inches dbh) For Each Specimen Tree Removed (Four Trees Total). The Mitigation Planting Can Be Provided As Part Of The Required Final Landscaping For This Project. You Must Address This Alternative Landscape Mitigation Requirement With The Site Development Plan For This Property.
 - Specimen Trees ST-13, ST-14, ST-15 And ST-16 Must Be Protected During Construction. A Registered Arborist Must Inspect The Trees And Implement Recommendations For Professional Pruning Of Roots And Foliage. All Pruning Must Be Performed By A Maryland Licensed Tree Expert. Tree Protection Fencing Must Be Installed Around The Entire Perimeter Of Specimen Trees ST-13, ST-14, ST-15 And ST-16 To Prevent Root And Foliage Damage During Construction.
- This Plat Is Subject To WP-18-038 Which On October 31, 2017 The Planning Director Approved A Request For Alternative Compliance Of Section 16.146, Requiring A Preliminary Plan If A Sketch Plan Is Approved Or Approved With Modifications For A Property. Approval Is Subject To The Following Conditions:
 - Submission Of A Final Plan Application, Including A Final Subdivision Plat And Road Construction Plan Drawings Within 6 Months From The Date Of The Alternative Compliance Approval Letter (90 To 100 Units). A Final Plan Must Be Submitted For Phase 1 To Show The 5 Lots, With All Other Lots Shown As Non-Buildable Bulk Parcel(s) And Open Space Lots.
 - All Proposed Infrastructure And Improvements For The Entire Project (57 Units) Must Be Shown And Bonded Through A Developers Agreement With The Initial Subdivision Plat And Supplemental Plans, Even If That Plan Will Only Use The 5 Allocation Credits Associated With The Property.
 - Any Necessary Unit-Size Changes Must Be Made On The Subsequent Subdivision Plat, Supplemental Plans And Site Development Plans.
 - A Phasing Schedule Must Be Provided On The Final Plan For This Project (If Needed, Please Contact Jeff Brinon At (410) 313-4370 For Guidance Regarding The Wording Within The Phasing Schedule). The Plat Should Indicate That 5 Units Will Be Phase 1 And The Remaining Units Will Be Phase 2. Phase 2 Will Remain In The APFD Hold Bin Until The Schools Test Is Passed In The Related Phasing Schedule.
 - An Easement From BGE Must Be Obtained Prior To Recordation Of The Final Plat For This Project. A Note Must Be Provided On The Plat Indicating Date Of Recordation Of The Easement And Liber/Folio Numbers Associated With The Easement.
 - A Separate Final Plan Is Required For Each Of The Following:
 - Cooks Lane Road Improvements
- This Plan Has Been Prepared In Accordance With The Provisions Of Section 16.124 Of The Howard County Code And The Landscape Manual. Financial Surety For The Required Landscaping (32 Shade, 29 Evergreen And 10 Ornamental) Which Includes The Mitigation Trees Required Per The WP-17-084, WP-20-053 & WP-20-097, Has Been Posted As Part Of The Developer's Agreement In The Amount Of \$15,000.00.
- Water And Sewer Service To These Lots Will Be Granted Under The Provisions Of Section 18.122B Of The Howard County Code.
- Public Water And Sewage Allocations Will Be Granted At Time Of Issuance Of The Building Permit If Capacity Is Available At That Time.
- Declaration Of Covenants And Restrictions For The Dorsey's Ridge Homeowners Association, Inc. Has Been Recorded Simultaneously With This Final Plat.
- The Private Use-In-Common Driveway Access Easement And Maintenance Agreement For Shared Driveway For Lots 1 Thru 3, Non-Buildable Bulk Parcels 'A' And 'B' Is Recorded Simultaneously With This Final Plat.
- 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.
- There Are Wetlands, Wetland Buffer, Stream, Stream Buffer And Floodplain Located On Site Along With 0.82 Acres Of Steep Slopes Greater Than 25%. No Grading, Removal Of Vegetative Cover Or Trees, Paving And New Structures Will Be Permitted Within The Limits Of The Wetlands, Streams, Their Buffers, Floodplain And Forest Conservation Easements. See General Note No. 50 For Approved Disturbances To The Stream Buffer.
- Non-Buildable Open Space Lots 5, 7 And 8 Will Be Owned And Maintained By The Dorsey's Ridge Homeowners Association, Inc.
- Non-Buildable Open Space Lot 6 Will Be Owned And Maintained By The Howard County Department Of Recreation And Parks.
- Stormwater Management Is In Accordance With The M.D.C. Storm Water Design Manual, Volumes I & II, Revised 2009. Non-Structural Practices In Accordance With Chapter 5 Are Being Utilized.
- There Are No Wetlands On Sites That Will Be Disturbed Or That Will Require 401 And 404 Wetlands Permits From The State Of Maryland. In Accordance With The Provisions Of The Community Enhancement Floating District For Dorsey's Ridge: For Open Space And Active Recreation, A Minimum Of Forty Percent (40%) Of The Gross Acres Of The Site Will Be Designated As Open Space. The Active Recreation Needs Of The Community Will Be Met By The Playground, Common Area Around The Pae-Fulton House Located On Lot 4, The On-Site Gathering Places And Area And Pathways On-Site And Linking To Offsite Pedestrian And Bicycle Connections.

General Notes Continued On Sheet 5:

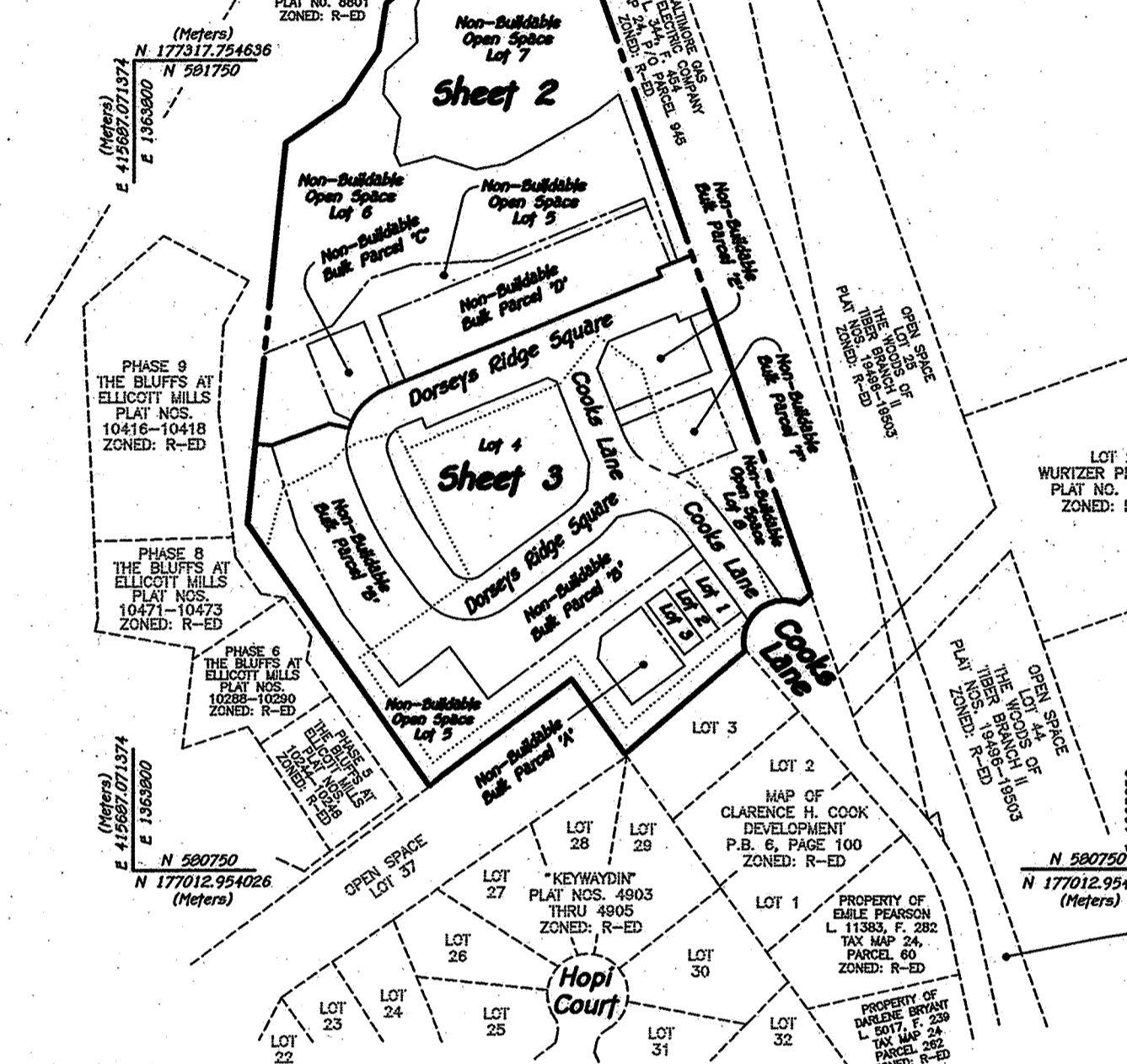
Area Tabulation This Submission

TOTAL NUMBER OF BUILDABLE LOTS TO BE RECORDED	4
TOTAL NUMBER OF NON-BUILDABLE OPEN SPACE LOTS TO BE RECORDED	4
TOTAL NUMBER OF NON-BUILDABLE BULK PARCELS TO BE RECORDED	6
TOTAL NUMBER OF LOTS/PARCELS TO BE RECORDED	14
TOTAL AREA OF BUILDABLE LOTS TO BE RECORDED	1.062 Ac.±
TOTAL AREA OF NON-BUILDABLE OPEN SPACE LOTS TO BE RECORDED	5.466 Ac.±
TOTAL AREA OF PARCELS TO BE RECORDED	2.725 Ac.±
TOTAL AREA OF LOTS/PARCELS TO BE RECORDED	9.253 Ac.±
TOTAL AREA OF ROADWAY TO BE RECORDED	1.650 Ac.±
TOTAL AREA TO BE RECORDED	10.903 Ac.±

Phasing Tabulation

Phase	Allocation Year	No. Of Units
1	2019	5 *See General Note No. 46 (b)
2	2019*	52*

*Denotes Allocations For Phase 2 Are Placed On Hold Due To Failed Schools Capacity Test.



See Plat Sheet No. 5 For Bulk Regulation Information

Fisher, Collins & Carter, Inc.
Civil Engineering Consultants & Land Surveyors
Centennial Square Office Park-10272 Baltimore National Pike
Ellicott City, Maryland 21042
(410) 461-2855

Open Space Dedication

"Non-Buildable Open Space Lots 5, 7 And 8 Shown Hereon Are Hereby Dedicated To The Dorsey's Ridge Homeowners Association, Inc. For The Residents Of This Subdivision And Recording References Of The Articles Of Incorporation And Restrictions Are Shown Hereon. Non-Buildable Open Space Lot 6 Shown Hereon Is Hereby Dedicated To Howard County, Maryland".

M.I.H.U. Note: Please Note That Lots 1 Thru 4 Containing 3 Townhouse Units And 2 Apartment Units, One Of Which Is A Moderate Income Housing Unit (M.I.H.U.) Provided To Satisfy The MIHU Requirement For Phase 1 Of This Project. See General Note No. 46 (b) And 46 (c).

APPROVED: For Public Water And Public Sewerage Systems
Howard County Health Department

Bridget Maura Robinson 11/2/2021
Howard County Health Officer *JTC* Date

APPROVED: Howard County Department Of Planning And Zoning

Chad Edmund 12-21-20
Chief, Development Engineering Division *KRP* Date

David Woessner 12/21
Director Date

Owner's Certificate

Dorsey's Ridge, LLC By Dave Woessner, Managing Member, Owners Of The Property Shown And Described Hereon, Herby 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, Herby 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 20th Day of October, 2020.

Dave Woessner
Dorsey's Ridge, LLC
By: Dave Woessner, Managing Member

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 Comprised Of (1) All Of The Lands Conveyed By Beverly L. Wilhite To Dorsey's Ridge, LLC By Deed Dated February 10, 2015 And Recorded Among The Land Records Of Howard County, Maryland In Liber 16020 At Folio 282 (Lot 1); (2) All Of The Lands Conveyed By Sheila A. Alexander Reid To Dorsey's Ridge, LLC By Deed Dated February 13, 2015 And Recorded Among The Aforesaid Land Records In Liber 16020 At Folio 286 (Lot 2); And (3) All Of The Lands Conveyed By James Carroll Schroeder To Dorsey's Ridge, LLC By Deed Dated February 13, 2015 And Recorded Among The Aforesaid Land Records In Liber 16020 At Folio 290 (Lot 3); And Being Lots 1, 2, And 3, As Shown On A Plat Entitled "Wilhide Property, Plat Of Revision" Recorded Among The Aforesaid Land Records As Plat No. 20613; All Monuments Are In Place In Accordance With The Annotated Code Of Maryland, As Amended.

Terrell A. Fisher 10/20/20
Terrell A. Fisher, Professional Land Surveyor No. 10692 Date
Expiration Date: December 13, 2021

Purpose Statement

The Purpose Of This Plat Is To Resubdivide Lots 1 Thru 3, As Shown On A Plat Entitled "Wilhide Property, Plat Of Revision" Recorded Among The Land Records Of Howard County, Maryland As Plat No. 20613, Creating Lots 1 Thru 4, Non-Buildable Open Space Lots 5 Thru 8 And Non-Buildable Bulk Parcels 'A' Thru 'F'.

RECORDED AS PLAT NO. 251e24 ON 2-8-21
AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

Dorsey's Ridge Phase 1

Lots 1 Thru 4, Non-Buildable Open Space Lots 5 Thru 8 And Non-Buildable Bulk Parcels 'A' Thru 'F'

(Being A Resubdivision Of Lots 1, 2 And 3, As Shown On A Plat Entitled "Wilhide Property, Plat Of Revision" Recorded Among The Land Records Of Howard County, Maryland As Plat No. 20613)

Zoned: CEF-R
Tax Map: 24, Grid: 18, Parcel: 260,
Second Election District - Howard County, Maryland
Date: August 7, 2020 Scale: As Shown Sheet 1 Of 5

I:\201515000\dwg\RECORD PLATS\15000-3001\RECORD PLAT-SHEET 1.dwg, SHEET 1, 11

The Requirements S-3-100, The Real Property Article, Annotated Code of Maryland, 1988 Replacement Volume, (As Supplemented) As Far As They Relate To The Making Of This Plat And The Setting Of Markers Have Been Complied With.

Terrell A. Fisher 10/22/20
 Terrell A. Fisher, Maryland No. 10692
 (Professional) Land Surveyor
 10/22/20
 Dorsey's Ridge, LLC
 By: Dave Woessner, Managing Member

Public Forest Conservation Easement Line Table Chart

Line	Bearing	Length
FC1	N 05°40'14" E	213.90'
FC2	N 06°14'35" E	14.91'
FC3	N 72°36'44" E	14.28'
FC4	N 82°21'43" E	60.14'
FC5	N 33°10'39" E	16.19'
FC6	N 61°12'46" E	10.82'
FC7	N 43°33'33" E	41.23'
FC8	S 35°51'09" E	35.41'
FC9	S 08°28'14" W	45.94'
FC10	S 28°05'49" E	16.48'
FC11	N 75°02'51" E	44.44'
FC12	S 72°53'17" E	54.55'
FC13	N 79°24'12" E	35.98'
FC14	N 63°53'29" E	21.62'
FC15	N 60°30'07" E	100.10'
FC16	N 92°25'45" E	43.53'
FC17	S 19°21'33" E	123.14'
FC18	S 68°00'33" W	214.41'
FC19	S 07°16'43" W	100.92'
FC20	S 71°45'28" W	57.08'
FC21	S 38°32'42" W	52.84'
FC22	S 80°55'46" W	49.78'
FC23	S 50°55'59" W	53.98'

Private Stormwater Management, Drainage & Utility Easement Line Table Chart

Line	Bearing	Length
SWM1	S 19°21'33" E	130.97'
SWM2	N 08°10'59" W	80.31'
SWM3	S 02°04'22" E	20.05'
SWM4	S 08°10'59" E	65.25'
SWM5	S 19°21'33" E	28.91'
SWM6	S 82°25'45" E	43.53'
SWM7	S 60°30'07" W	100.10'
SWM8	S 63°53'29" W	21.62'
SWM9	S 79°24'12" E	35.98'
SWM10	N 72°53'17" E	54.55'
SWM11	S 75°02'51" W	44.44'
SWM12	N 26°05'49" W	16.48'
SWM13	N 08°28'14" E	45.94'
SWM14	N 35°51'09" W	35.41'
SWM15	N 06°31'45" E	28.74'
SWM16	N 48°09'10" E	51.92'
SWM17	N 02°56'29" E	42.39'
SWM18	N 21°26'56" E	46.12'
SWM19	S 77°24'52" E	43.20'
SWM20	N 79°52'51" E	22.94'
SWM21	N 79°06'11" E	135.21'

Curve Data Tabulation

Point-Point	Radius	Arc Length	Delta	Tangent	Bearing & Distance
310-311	77.00'	67.59'	50°17'34"	36.15'	S 42°51'46" W 65.44'

OPEN SPACE LOT 2 THE BLUFFS AT ELLICOTT MILLS PLAT NO. 8801 ZONED: R-ED

This Subdivision Is Subject To Section 18.122B Of The Howard County Code, Public Water And Public Sewer Service Has Been Granted Under The Terms And Provisions, Thereof, Effective 11/23/2018 On Which Date Developer Agreement 14-5063-D Was Filed And Accepted.

Public 100 Year Floodplain, Drainage & Utility Easement Line Table Chart

Line	Bearing	Length
FP1	N 55°26'10" E	87.00'
FP2	N 33°56'10" E	72.00'
FP3	N 09°02'56" E	59.17'
FP4	N 49°58'10" E	67.00'
FP5	N 74°41'10" E	160.00'
FP6	S 02°03'49" E	37.00'
FP7	S 19°21'33" E	24.66'
FP8	S 79°06'11" W	135.21'
FP9	S 79°52'51" W	22.94'
FP10	N 77°24'52" W	43.20'
FP11	S 21°26'56" W	46.12'
FP12	S 02°56'29" E	42.39'
FP13	S 48°09'10" W	51.92'
FP14	S 06°31'45" W	28.74'
FP15	S 43°33'33" W	41.83'
FP16	S 61°12'46" W	10.82'
FP17	S 33°10'39" W	16.19'
FP18	S 52°21'43" W	60.14'
FP19	S 72°36'44" W	14.28'
FP20	S 06°14'35" W	14.91'
FP21	N 05°40'14" E	31.14'

Reservation Of Public Utility And Forest Conservation Easements

Developer Reserves Unto Itself, Its Successors And Assigns, All Easements Shown On This Plan For Water, Sewer, Storm Drainage, Other Public Utilities And Forest Conservation (Designated As "Forest Conservation Easement"). Located In, On, Over, And Through Buildable Lots 1 Thru 4, Non-Buildable Open Space Lots 5 Thru 8 And Non-Buildable Bulk Parcels 'A' Thru 'F'. Any Conveyances Of The Aforesaid Lots/Parcels Shall Be Subject To The Easements Herein Reserved, Whether Or Not Expressly Stated In The Deed(s) Conveying Said Lots/Parcels. Developer Shall Execute And Deliver Deeds For The Easements Herein Reserved To Howard County, With A Metes And Bounds Description Of The Forest Conservation Area. Upon Completion Of The Public Utilities And Their Acceptance By Howard County, And, In The Case Of The Forest Conservation Easement(s), Upon Completion Of The Developer's Obligations Under The Forest Conservation Installation And Maintenance Agreement Executed By Developer And The County, And The Release Of Developer's Surety Posted With Said Agreement, The County Shall Accept The Easements And Record The Deed(s) Of Easement In The Land Records Of Howard County.

Owner/Developer

Dorsey's Ridge, LLC
 c/o Dave Woessner
 308 Magogy Road
 Severna Park, Maryland 21146
 Ph# 410-461-0837

Open Space Dedication

"Non-Buildable Open Space Lots 5, 7 And 8 Shown Hereon Are Hereby Dedicated To The Dorsey's Ridge Homeowners Association, Inc. For The Residents Of This Subdivision And Recording References Of The Articles Of Incorporation And Restrictions Are Shown Hereon. Non-Buildable Open Space Lot 6 Shown Hereon Is Hereby Dedicated To Howard County, Maryland."

Limit Of Wetlands Line Table

Line	Bearing & Distance
WL1	S24°33'59"E 13.05'
WL2	N74°26'42"E 21.76'
WL3	N46°26'01"E 36.84'
WL4	N15°55'23"E 22.90'
WL5	N55°26'10"E 8.74'
WL6	N33°56'10"E 77.00'
WL7	N09°02'56"E 23.96'
WL8	N27°45'58"E 22.26'
WL9	N01°22'59"E 16.88'
WL10	N24°17'51"W 2.24'
WL11	N49°58'10"E 25.74'
WL12	S05°26'34"W 35.18'
WL13	S02°32'30"E 20.37'
WL14	S43°12'22"W 44.58'
WL15	S40°32'36"W 43.90'
WL16	S14°43'48"W 34.43'
WL17	S11°35'28"W 27.60'
WL18	S55°04'08"W 39.76'
WL19	S59°09'10"W 29.04'
WL20	N89°50'40"W 16.39'

20' Public Water & Utility Easement Line Table

Line	Bearing & Distance
W1	N05°40'14"E 22.23'
W2	N44°35'24"E 21.01'
W3	N66°44'03"E 51.85'
W4	S67°22'29"E 62.54'
W5	R=77.00' L=15.96'
CHD	= S23°30'13"W 15.53'
W6	N77°49'39"W 24.65'
W7	N67°22'03"W 29.59'
W8	S66°44'03"W 39.27'
W9	S44°35'24"W 10.03'
W10	S05°40'14"W 15.17'
W11	N84°19'46"W 20.00'

PHASE 3 THE BLUFFS AT ELLICOTT MILLS PLAT NOS. 10416-10418 ZONED: R-ED

Non-Credited Forest Conservation Area (0.01 Ac.)

20' Public Water & Utility Easement

Area Of Non-Credited Non-Buildable Open Space (199 Sq. Ft.)

Area Of Non-Credited Non-Buildable Open Space (290 Sq. Ft.)

Owner's Certificate

Dorsey's Ridge, LLC By Dave Woessner, Managing Member, Owners 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 20th Day Of October, 2020.

Dave Woessner
 Dorsey's Ridge, LLC
 By: Dave Woessner, Managing Member

Surveyor's Certificate

I Hereby 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 Comprised Of (1) All Of The Lands Conveyed By Beverly L. Wilhide To Dorsey's Ridge, LLC By Deed Dated February 10, 2015 And Recorded Among The Land Records Of Howard County, Maryland In Liber 16020 At Folio 282 (Lot 1); (2) All Of The Lands Conveyed By Sheila A. Alexander Reid To Dorsey's Ridge, LLC By Deed Dated February 13, 2015 And Recorded Among The Aforesaid Land Records In Liber 16020 At Folio 286 (Lot 2); And (3) All Of The Lands Conveyed By James Carroll Schroeder To Dorsey's Ridge, LLC By Deed Dated February 13, 2015 And Recorded Among The Aforesaid Land Records In Liber 16020 At Folio 290 (Lot 3); And Being Lots 1, 2, And 3, As Shown On A Plat Entitled "Wilhide Property, Plat Of Revision" Recorded Among The Aforesaid Land Records As Plat No. 20613; All Monuments Are In Place In Accordance With The Annotated Code Of Maryland, As Amended.

Terrell A. Fisher 10/22/20
 Terrell A. Fisher, Professional Land Surveyor No. 10692 Date
 Expiration Date: December 13, 2021

RECORDED AS PLAT NO. 25425 ON 2-8-21 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

Dorsey's Ridge Phase 1

Lots 1 Thru 4, Non-Buildable Open Space Lots 5 Thru 8 And Non-Buildable Bulk Parcels 'A' Thru 'F'

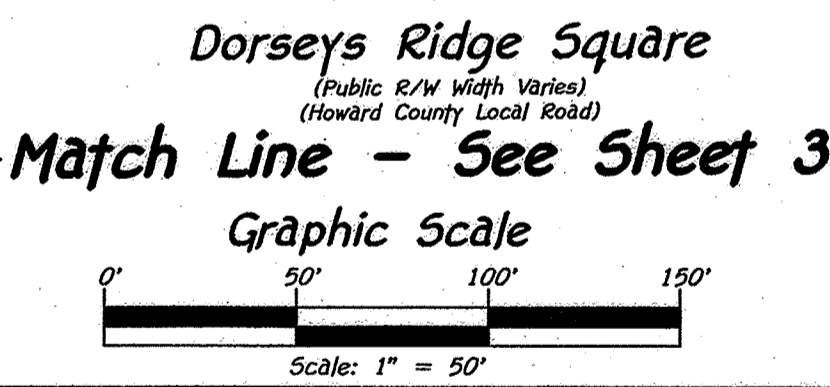
(Being A Resubdivision Of Lots 1, 2 And 3, As Shown On A Plat Entitled "Wilhide Property, Plat Of Revision" Recorded Among The Land Records Of Howard County, Maryland As Plat No. 20613)

Zoned: CEF-R
 Tax Map: 24, Grid: 18, Parcel: 260,
 Second Election District - Howard County, Maryland
 Date: August 7, 2020 Scale: 1"=50' Sheet 2 Of 5

Fisher, Collins & Carter, Inc.
 Civil Engineering Consultants & Land Surveyors
 Centennial Square Office Park - 10272 Baltimore National Pike
 Ellicott City, Maryland 21042
 (410) 461-2855

Area Tabulation This Sheet

TOTAL NUMBER OF BUILDABLE LOTS TO BE RECORDED	0
TOTAL NUMBER OF NON-BUILDABLE OPEN SPACE LOTS TO BE RECORDED	3
TOTAL NUMBER OF NON-BUILDABLE BULK PARCELS TO BE RECORDED	2
TOTAL NUMBER OF LOTS/PARCELS TO BE RECORDED	5
TOTAL AREA OF BUILDABLE LOTS TO BE RECORDED	0.000 Ac.±
TOTAL AREA OF NON-BUILDABLE OPEN SPACE LOTS TO BE RECORDED	3.838 Ac.±
TOTAL AREA OF PARCELS TO BE RECORDED	0.877 Ac.±
TOTAL AREA OF LOTS/PARCELS TO BE RECORDED	4.715 Ac.±
TOTAL AREA OF ROADWAY TO BE RECORDED	0.000 Ac.±
TOTAL AREA TO BE RECORDED	4.715 Ac.±



F:\2015\150000\REC\RECORD PLATS\15000-3001 RECORD PLAT-SHEET 2.dwg, SHEET 2, 11

The Requirements 5-3-108, The Real Property Article, Annotated Code of Maryland, 1988 Replacement Volume, (As Supplemented) As Far As They Relate To The Making Of (P&P) And The Setting Of Markers Have Been Complied With.

Terrell A. Fisher, Maryland No. 10692
 (Professional Land Surveyor)
 Date: 10/20/20
 10/20/20

Dorsey's Ridge, LLC
 By: Dave Woessner, Managing Member

This Subdivision Is Subject To Section 18.122B Of The Howard County Code, Public Water And Public Sewer Service Has Been Granted Under The Terms And Provisions, Thereof, Effective 11/23/2020 On Which Date Developer Agreement 14-5063-D Was Filed And Accepted.

See Sheet 5 Of 5 For Public Drainage & Utility Easement And Private Stormwater Management, Drainage & Utility Easement Metes And Bounds Line Chart Tabulations.

Match Line - See Sheet 2

Reservation Of Public Utility And Forest Conservation Easements

Developer Reserves Unto Itself, Its Successors And Assigns, All Easements Shown On This Plan For Water, Sewer, Storm Drainage, Other Public Utilities And Forest Conservation Designated As "Forest Conservation Easement". Located In, On, Over, And Through Buildable Lots 1 Thru 4, Non-Buildable Open Space Lots 5 Thru 8 And Non-Buildable Bulk Parcels 'A' Thru 'F'. Any Conveyances Of The Aforesaid Lots/Parcels Shall Be Subject To The Easements Herein Reserved, Whether Or Not Expressly Stated In The Deed(s) Conveying Said Lots/Parcels. Developer Shall Execute And Deliver Deeds For The Easements Herein Reserved To Howard County, With A Metes And Bounds Description Of The Forest Conservation Area. Upon Completion Of The Public Utilities And Their Acceptance By Howard County, And, In The Case Of The Forest Conservation Easement(s), Upon Completion Of The Developer's Obligations Under The Forest Conservation Installation And Maintenance Agreement Executed By Developer And The County, And The Release Of Developer's Surety Posted With Said Agreement, The County Shall Accept The Easements And Record The Deed(s) Of Easement In The Land Records Of Howard County.

Public Sewer, Water & Utility Easement Line Table

Line	Bearing & Distance	Line	Bearing & Distance
SW1	S53°27'15"W 306.07'	SW18	S60°29'30"W 93.96'
SW2	S36°32'45"E 20.00'	SW19	N36°32'45"E 95.81'
SW3	N53°27'20"E 102.00'	SW20	N53°27'15"E 174.07'
SW4	S36°32'45"E 112.26'	SW21	N36°32'45"E 30.20'
SW5	N60°02'27"E 137.14'	SW22	N60°02'27"E 82.95'
SW6	N49°18'37"E 41.46'	SW23	N37°21'18"E 21.48'
SW7	R=50.00' L=37.42'	SW24	N19°21'33"W 66.12'
CHD=N07°12'39"E 36.55'		SW25	S60°00'30"W 143.19'
SW8	R=375.00' L=1.52'	SW26	N21°59'27"W 30.00'
CHD=N31°49'24"W 1.52'		SW27	N60°00'30"W 144.57'
SW9	S49°18'37"W 29.33'	SW28	N19°21'33"W 62.13'
SW10	N40°41'23"W 15.01'	SW29	N02°14'58"E 5.74'
SW11	S53°27'16"W 10.03'	SW30	N60°00'33"E 7.89'
SW12	S40°41'23"E 21.74'	SW31	S19°21'33"E 197.11'
SW13	S49°18'37"W 27.52'	SW32	S60°00'30"W 72.99'
SW14	S60°29'30"W 3.45'	SW33	S21°09'52"E 39.46'
SW15	N29°30'30"W 23.42'	SW34	N36°32'45"W 11.84'
SW16	S53°27'16"W 10.08'	SW35	R=125.00' L=68.04'
SW17	S29°30'30"E 22.19'	CHD=N52°08'23"W 67.20'	

Curve Data Tabulation

Pit-Pit	Radius	Arc Length	Delta	Tangent	Bearing & Distance
342-310	77.00'	118.76'	86°21'57"	74.84'	N 23°49'35" E 107.33'
325-326	75.00'	67.93'	51°53'53"	36.50'	S 47°56'25" E 65.64'
326-327	125.00'	81.47'	37°20'35"	42.24'	S 55°13'05" E 80.04'
328-329	425.00'	36.20'	04°52'47"	18.11'	S 34°06'15" E 36.19'
318-317	500.00'	110.80'	127°03'57"	100.43'	S 49°18'31" W 89.52'
330-331	375.00'	31.67'	04°50'18"	15.84'	N 34°07'36" W 31.66'
332-333	75.00'	48.88'	37°20'35"	25.35'	N 55°13'05" W 48.02'
333-334	125.00'	5.01'	02°17'42"	2.50'	N 72°44'29" W 5.01'
336-337	125.00'	28.54'	13°07'40"	14.38'	S 46°53'26" W 28.58'
338-339	77.00'	120.95'	90°00'00"	77.00'	N 81°32'45" W 108.89'
340-341	425.00'	120.09'	16°11'21"	60.45'	N 28°27'04" W 119.69'
343-344	27.00'	41.64'	86°21'57"	26.24'	N 23°49'35" E 37.64'
351-352	75.00'	17.18'	13°07'40"	8.63'	S 46°53'26" W 17.15'
353-354	27.00'	42.41'	90°00'00"	27.00'	N 81°32'45" W 38.18'
355-356	375.00'	105.96'	16°11'21"	53.34'	N 28°27'04" W 105.81'

Open Space Dedication

Non-Buildable Open Space Lots 5, 7 And 8 Shown Hereon Are Hereby Dedicated To The Dorsey's Ridge Homeowners Association, Inc. For The Residents Of This Subdivision And Recording References Of The Articles Of Incorporation And Restrictions Are Shown Hereon. Non-Buildable Open Space Lot 6 Shown Hereon Is Hereby Dedicated To Howard County, Maryland.

10' Public Fire Hydrant Easement Line Table

Line	Bearing & Distance
FH1	S46°20'22"W 5.41'
FH2	S43°21'38"E 10.00'
FH3	N46°28'22"E 4.45'
FH4	R=75.00' L=10.01'
CHD	N43°46'09"W 10.00'

20' Public Water & Utility Easement Line Table

Line	Bearing & Distance
W1	S04°19'46"E 20.00'
W2	S05°40'14"W 30.54'
W3	R=372.00' L=21.35'
CHD	S75°13'58"W 21.34'
W4	N05°40'14"E 37.98'
W5	S77°49'39"E 24.65'
W6	R=510.00' L=4.50'
CHD	S16°02'27"W 4.50'
W7	N67°22'25"W 24.76'

Owner/Developer

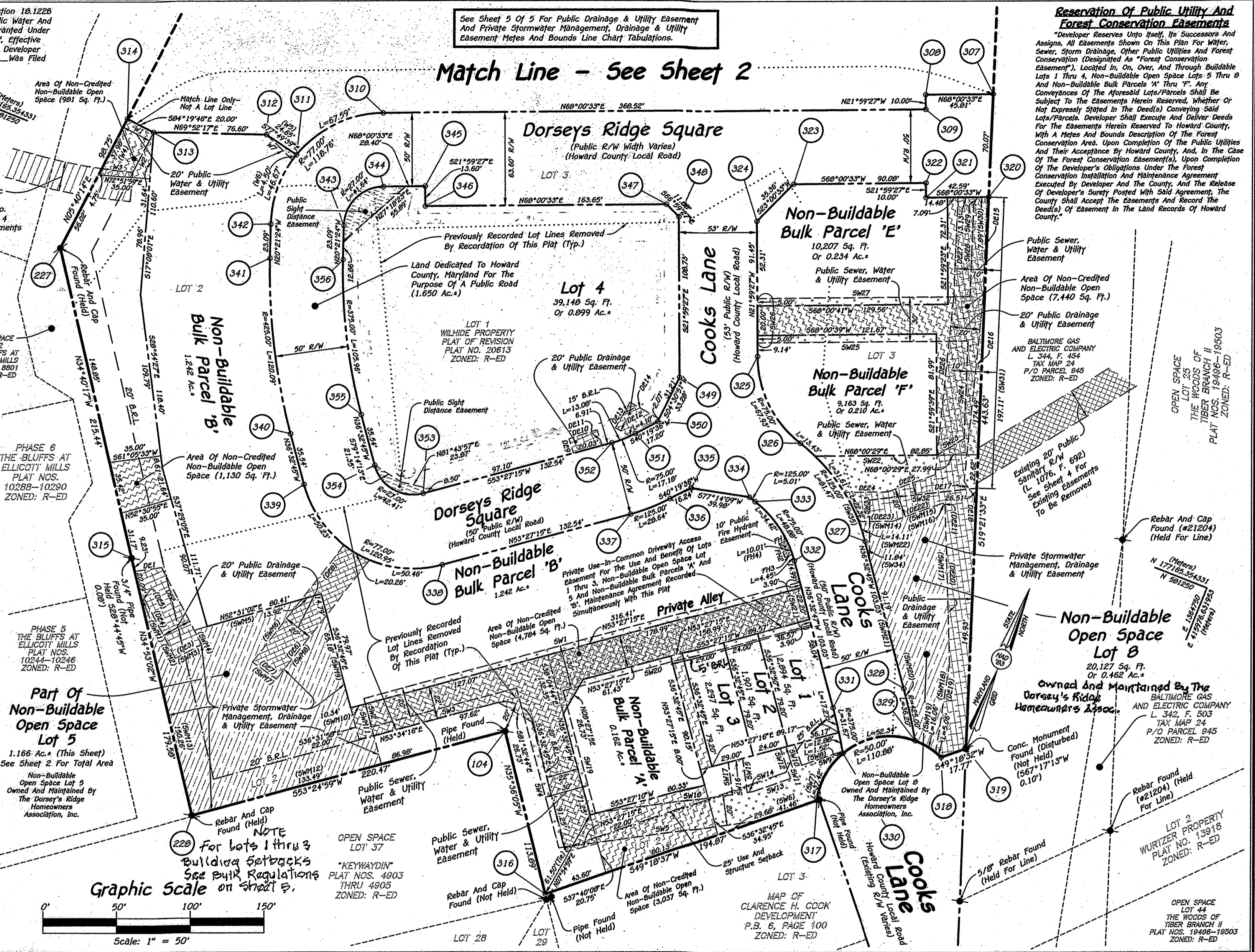
Dorsey's Ridge, LLC
 c/o Dave Woessner
 308 Magogy Road
 Severna Park, Maryland 21146
 Ph# 410-461-0837

Fisher, Collins & Carter, Inc.
 Civil Engineering Consultants & Land Surveyors

Centennial Square Office Park-10272 Baltimore National Pike
 Ellicott City, Maryland 21042
 (410) 461-2952

Area Tabulation This Sheet

TOTAL NUMBER OF BUILDABLE LOTS TO BE RECORDED	4
TOTAL NUMBER OF NON-BUILDABLE OPEN SPACE LOTS TO BE RECORDED	4
TOTAL NUMBER OF NON-BUILDABLE BULK PARCELS TO BE RECORDED	6
TOTAL NUMBER OF LOTS/PARCELS TO BE RECORDED	14
TOTAL AREA OF BUILDABLE LOTS TO BE RECORDED	1.062 Ac.*
TOTAL AREA OF NON-BUILDABLE OPEN SPACE LOTS TO BE RECORDED	1.628 Ac.*
TOTAL AREA OF PARCELS TO BE RECORDED	1.848 Ac.*
TOTAL AREA OF LOTS/PARCELS TO BE RECORDED	4.538 Ac.*
TOTAL AREA OF ROADWAY TO BE RECORDED	1.650 Ac.*
TOTAL AREA TO BE RECORDED	6.188 Ac.*



APPROVED: For Public Water And Public Sewerage Systems
 Howard County Health Department

Maura Rozman 1/12/2021
 Howard County Health Officer

APPROVED: Howard County Department Of Planning And Zoning

Chief, Development Engineering Division 12-21-20
 Date

Director 1/1/21
 Date

Owner's Certificate

Dorsey's Ridge, LLC By Dave Woessner, Managing Member, Owners 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 Herein; (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 20th Day Of October, 2020.

Dave Woessner
 Dorsey's Ridge, LLC
 By: Dave Woessner, Managing Member

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 Comprised Of (1) All Of The Lands Conveyed By Beverly L. Wilhide To Dorsey's Ridge, LLC By Deed Dated February 10, 2015 And Recorded Among The Land Records Of Howard County, Maryland In Liber 16020 At Folio 282 (Lot 1); (2) All Of The Lands Conveyed By Sheila A. Alexander Reid To Dorsey's Ridge, LLC By Deed Dated February 13, 2015 And Recorded Among The Aforesaid Land Records In Liber 16020 At Folio 286 (Lot 2); And (3) All Of The Lands Conveyed By James Carroll Schroeder To Dorsey's Ridge, LLC By Deed Dated February 13, 2015 And Recorded Among The Aforesaid Land Records In Liber 16020 At Folio 290 (Lot 3); And Being Lots 1, 2, And 3, As Shown On A Plat Entitled "Wilhide Property, Plat Of Revision" Recorded Among The Aforesaid Land Records As Plat No. 20613; All Monuments Are In Place In Accordance With The Annotated Code Of Maryland, As Amended.

Terrell A. Fisher 10/20/20
 Terrell A. Fisher, Professional Land Surveyor No. 10692 Date
 Expiration Date: December 13, 2021

RECORDED AS PLAT NO. 25621p ON 2-8-21
 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

Dorsey's Ridge Phase 1

Lots 1 Thru 4, Non-Buildable Open Space Lots 5 Thru 8 And Non-Buildable Bulk Parcels 'A' Thru 'F'

(Being A Resubdivision Of Lots 1, 2 And 3, As Shown On A Plat Entitled "Wilhide Property, Plat Of Revision" Recorded Among The Land Records Of Howard County, Maryland As Plat No. 20613)

Zoned: CEF-R
 Tax Map: 24, Grid: 18, Parcel: 260,
 Second Election District - Howard County, Maryland
 Date: August 7, 2020 Scale: 1"=50' Sheet 3 of 5

Match Line - See Sheet 2

The Requirements S-3-100, 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, Maryland No. 10692
 (Professional Land Surveyor)
 10/20/2020 Date
 Dave Woessner, Managing Member

This Subdivision Is Subject To Section 18.122B Of The Howard County Code. Public Water And Public Sewer Service Has Been Granted Under The Terms And Provisions, Thereof, Effective 11/23/2020 On Which Date Developer Agreement 14-2063-D Was Filed And Accepted.

Owner/Developer

Dorsey's Ridge, LLC
 c/o Dave Woessner
 308 Magoffy Road
 Severna Park, Maryland 21146
 Ph# 410-461-0837

Open Space Dedication

"Non-Buildable Open Space Lots 5, 7 And 8 Shown Hereon Are Hereby Dedicated To The Dorsey's Ridge Homeowners Association, Inc. For The Residents Of This Subdivision And Recording References Of The Articles Of Incorporation And Restrictions Are Shown Hereon. Non-Buildable Open Space Lot 6 Shown Hereon Is Hereby Dedicated To Howard County, Maryland."

Reservation Of Public Utility And Forest Conservation Easements

"Developer Reserves To Itself, Its Successors And Assigns, All Easements Shown On This Plan For Water, Sewer, Storm Drainage, Other Public Utilities And Forest Conservation (Designated As "Forest Conservation Easement"). Located In, On, Over, And Through Buildable Lots 1 Thru 4, Non-Buildable Open Space Lots 5 Thru 8 And Non-Buildable Bulk Parcels 'A' Thru 'F'. Any Conveyances Of The Aforesaid Lots/Parcels Shall Be Subject To The Easements Herein Reserved, Whether Or Not Expressly Stated In The Deed(s) Conveying Said Lots/Parcels. Developer Shall Execute And Deliver Deeds For The Easements Herein Reserved To Howard County, With A Metes And Bounds Description Of The Forest Conservation Area. Upon Completion Of The Public Utilities And Their Acceptance By Howard County, And, In The Case Of The Forest Conservation Easement(s), Upon Completion Of The Developer's Obligations Under The Forest Conservation Installation And Maintenance Agreement Executed By Developer And The County, And The Release Of Developer's Surety Posted With Said Agreement, The County Shall Accept The Easements And Record The Deed(s) Of Easement In The Land Records Of Howard County."

Fisher, Collins & Carter, Inc.
 Civil Engineering Consultants & Land Surveyors
 Centennial Square Office Park-10272 Baltimore National Pike
 Ellicott City, Maryland 21042
 (410) 461-2825

PHASE 9
 THE BLUFFS AT
 ELLICOTT MILLS
 PLAT NOS.
 10416-10418
 ZONED: R-ED

PHASE 8
 THE BLUFFS AT
 ELLICOTT MILLS
 PLAT NOS.
 10471-10473
 ZONED: R-ED

PHASE 6
 THE BLUFFS AT
 ELLICOTT MILLS
 PLAT NOS.
 10288-10290
 ZONED: R-ED

PHASE 5
 THE BLUFFS AT
 ELLICOTT MILLS
 PLAT NOS.
 10244-10246
 ZONED: R-ED

OPEN SPACE
 LOT 2
 THE BLUFFS AT
 ELLICOTT MILLS
 PLAT NO. 8801
 ZONED: R-ED

OPEN SPACE
 LOT 25
 THE WOODS OF
 THE BRANCH II
 PLAT NOS. 19496-19503
 ZONED: R-ED

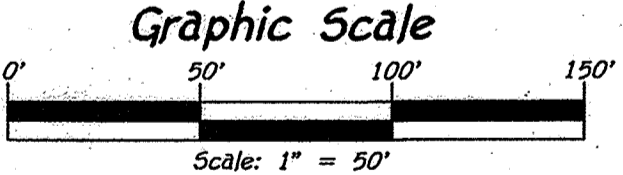
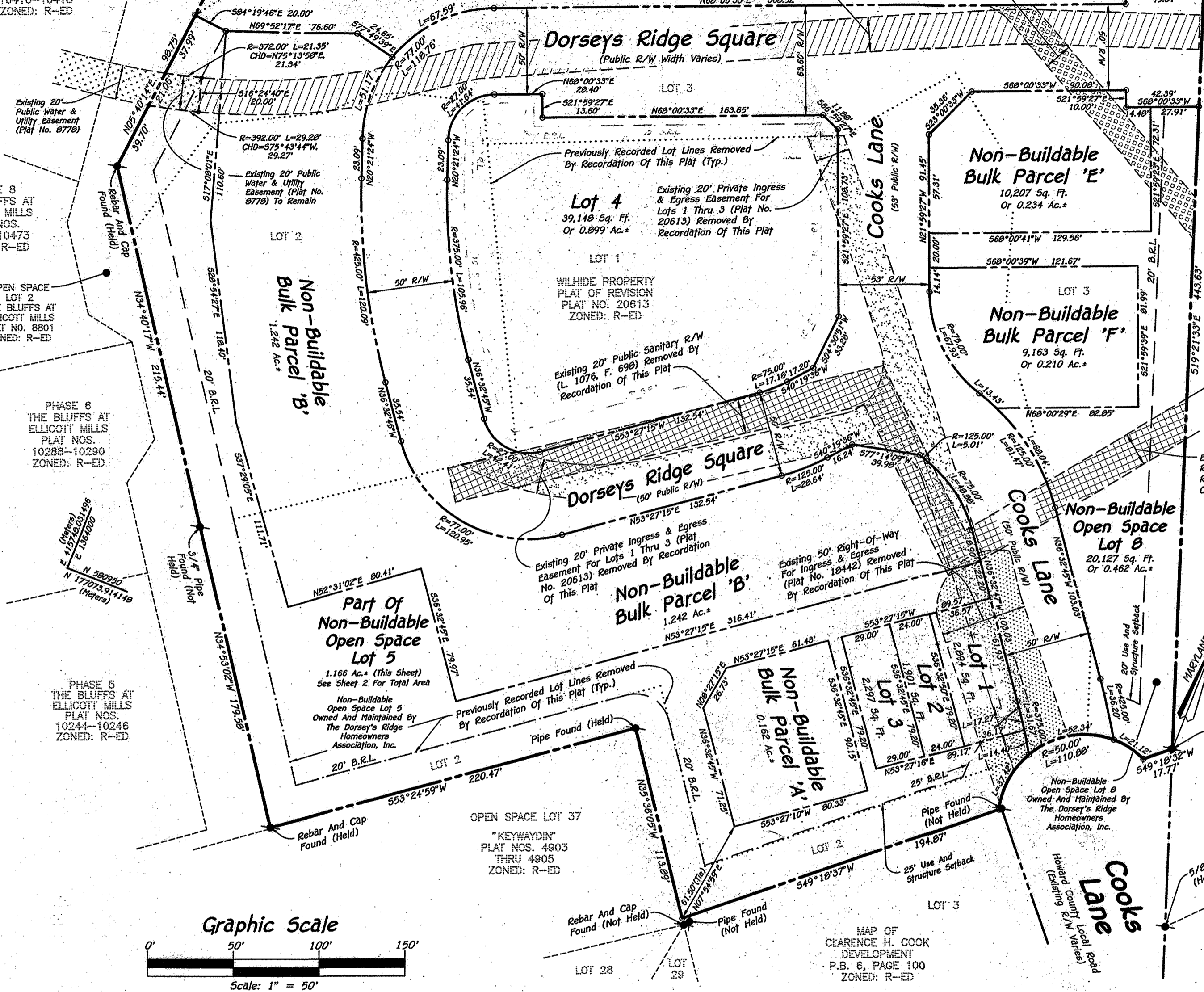
LOT 2
 WURTER PROPERTY
 PLAT NO. 13918
 ZONED: R-ED

LOT 2
 WURTER PROPERTY
 PLAT NO. 13918
 ZONED: R-ED

LOT 2
 WURTER PROPERTY
 PLAT NO. 13918
 ZONED: R-ED

LOT 2
 WURTER PROPERTY
 PLAT NO. 13918
 ZONED: R-ED

LOT 2
 WURTER PROPERTY
 PLAT NO. 13918
 ZONED: R-ED



- Legend**
- Existing 20' Private Ingress And Egress Easement For Lots 1 Thru 3 (Plat No. 20613) Removed By Recordation Of This Plat
 - Existing 20' Sanitary Sewer Easement (L. 1076, F. 692 And L. 1076, F. 692) Removed By Recordation Of This Plat
 - Existing 20' Public Water & Utility Easement (Plat No. 8778) Removed By Recordation Of This Plat
 - Existing 20' Public Water & Utility Easement (Plat No. 8778) To Remain
 - Existing 50' Right-Of-Way For Ingress & Egress (Plat No. 18842) Removed By Recordation Of This Plat
 - Existing 16.5' AT&T Right-Of-Way (L. 230, F. 139) Released By L. 17694, F. 428
 - Previously Recorded Lot Lines Removed By Recordation Of This Plat

The Purpose Of This Sheet Is To Delineate Existing Easements To Be Removed By Recordation Of This Plat.

APPROVED: For Public Water And Public Sewerage Systems
 Howard County Health Department

Signature for Maureen Rossman 11/2/2021
 Howard County Health Officer

APPROVED: Howard County Department Of Planning And Zoning.

Chief, Development Engineering Division
 Date: 12/21/20
 Date: 1/21/21

Owner's Certificate

Dorsey's Ridge, By Dave Woessner, Managing Member, Owners 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 20th Day Of October, 2020.

Signature of Dave Woessner
 Dorsey's Ridge, LLC
 By: Dave Woessner, Managing Member

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 Comprised Of (1) All Of The Lands Conveyed By Beverly L. Wilhide To Dorsey's Ridge, LLC By Deed Dated February 10, 2015 And Recorded Among The Land Records Of Howard County, Maryland In Liber 16020 At Folio 282 (Lot 1); (2) All Of The Lands Conveyed By Sheila A. Alexander Reid To Dorsey's Ridge, LLC By Deed Dated February 13, 2015 And Recorded Among The Aforesaid Land Records In Liber 16020 At Folio 286 (Lot 2); And (3) All Of The Lands Conveyed By James Carroll Schroeder To Dorsey's Ridge, LLC By Deed Dated February 13, 2015 And Recorded Among The Aforesaid Land Records In Liber 16020 At Folio 290 (Lot 3); And Being Lots 1, 2, And 3, As Shown On A Plat Entitled "Wilhide Property, Plat Of Revision" Recorded Among The Aforesaid Land Records As Plat No. 20613; All Monuments Are In Place In Accordance With The Annotated Code Of Maryland, As Amended.

Signature of Terrell A. Fisher
 Terrell A. Fisher, Professional Land Surveyor No. 10692 Date
 Expiration Date: December 13, 2021

RECORDED AS PLAT No. 25427 ON 2-8-21
 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

Dorsey's Ridge Phase 1
 Lots 1 Thru 4, Non-Buildable Open Space
 Lots 5 Thru 8 And Non-Buildable Bulk Parcels 'A' Thru 'F'

(Being A Resubdivision Of Lots 1, 2 And 3, As Shown On A Plat Entitled "Wilhide Property, Plat Of Revision" Recorded Among The Land Records Of Howard County, Maryland As Plat No. 20613)

Zoned: CEF-R
 Tax Map: 24, Grid: 18, Parcel: 260,
 Second Election District - Howard County, Maryland
 Date: August 7, 2020 Scale: 1"=50' Sheet 4 Of 5

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General Notes Continued:

- 40. This Subdivision Plan Was Submitted To The Historic Preservation Commission On March 2, 2017, Case HPC-17-19 For Advisory Comments. There Are Historic Structures To Remain Which Include The Main Historic House And A Historic Smokehouse. The Property Is Listed On The Historic Sites Inventory As HO-859, The Poe-Fulton Farm. The Commission Had No Objections To The Plan, As Presented.
- 41. Pre-Submission Community Meetings Were Held On April 21, 2015 And August 17, 2015.
- 42. If Any Well Or Septic Systems Are Found Before And/Or During Construction, The Health Department Must Be Notified And They Must Be Properly Abandoned With Documentation Sent To The Health Department.
- 43. Traffic Study Dated November 12, 2015 Was Prepared By The Traffic Group And Approved On June 7, 2017 With 5-17-006.
- 44. Noise 65 dBA Line Is Based On A Study In September, 2000 Prepared By Wilson T. Ballard Company.
- 45. The Zoning Board Approved Case ZB 1106M On October 13, 2016 Subject To The Following Conditions:
 - a. That All Open Space Identified On The DCP, Including The Open Space Area Adjacent To Building E, Is And Shall Be Labeled Non-Buildable And Shall Be Offered For Dedication To Howard County As Permanent Open Space.
 - b. That The Enhancement Of The Poe-Fulton House And Its Surrounding One Acre As Outlined In The Revised DCP As Described In The Petition, The Petitioner's Exhibits, And In This Decision, May Become Final When The Petitioner Returns To The Zoning Board Within 6 Months Of This Decision For Approval Of An Agreement With An Appropriate Non-Profit Organization To Transfer The Poe-Fulton House And Lot To That Non-Profit Organization, Free Of Charge, Which Ensures The Perpetual Use And Maintenance Of The Poe-Fulton Property For The Uses Of An Historic Resource, Two Apartments And A Meeting House, Utilizing Substantially For The Framework Of That Agreement The Documents Introduced As Applicant's Exhibits 8 (Dorsey's Ridge LLC Declaration Of Covenants, Conditions, Restrictions) And 9 (Deed And Declaration Of Covenants, Conditions And Restrictions) But Also Including Suggestions Made At The Upcoming Zoning Board Hearing And The Suggestions For Change (The References Will Be To Applicant's Exhibit 8) Made By Mr. Bobotek And The Board During The Hearings Held In This Matter, Including:
 - (1) In Article I, Paragraph 3, An "Act Of God" Exception Should Be Made To The Forfeiture Of Deposit Provision; And
 - (2) In Article I, Paragraph 6, Any Proposed Transfer Of Ownership Approval Should Be By The Planning Board Rather Than The Department Of Planning And Zoning;
 - (3) In Article II, Section I, Policy Statement, The Noise Restrictions On The Use Of The Poe-Fulton Facilities For A Meeting House Should Be Made More Specific;
 - (4) In Article V, Paragraph 3, An Exception To The Insurance Requirements Should Be Made For Small Events Not Involving The Playing Of Music Or Use Of Alcohol, By Way Of Example;
 - (5) An Option For Conveyance Of The Poe-Fulton House To The County As An Option Should Be Considered In The Agreement In Order To Ensure The Use Of The Poe-Fulton House For The Above-Described Uses In Perpetuity.
 - c. The Petitioner Shall Not Be Permitted To Proceed With Development Of The Single Family Attached Residential Portion Of The DCP Until The Zoning Board Approves The Agreement Referred To Above In Conclusion Of Law 2.B. On April 3, 2017, The Zoning Board Approved Agreement Which Fulfills The Board's Condition In Conclusion Of Law 2.B. In The Board's October 13, 2016 Decision And Order.
- 46. This Subdivision Is Subject To Section 104.0.F. Of The Zoning Regulations, At Least 10% Of The Dwelling Units Shall Be Moderate Income Housing Units (M.I.H.U.) Or An Alternative Compliance Will Be Provided. The Developer Shall Execute A M.I.H.U. Agreement With The Department Of Housing To Indicate How The M.I.H.U. Requirement Will Be Met. The M.I.H.U. Agreement And Covenants Will Be Recorded Simultaneously With This Plat In The Land Records Office Of Howard County, Maryland. Moderate Income Housing Unit (M.I.H.U.) Tabulation:
 - a. Phase 1, Dorsey's Ridge Creates Buildable Lots 1 Thru 4. Proposed Lots 1 Thru 3 Each Contain A Single Family Townhouse. Proposed Lot 4 Contains An Existing Historic Structure With Two (2) Proposed Single Family Apartments. With Four (4) Lots Created There Will Be Five (5) Residential Units.
 - b. Phase 1, Dorsey's Ridge Subdivision Is Comprised Of Five (5) Previously Recorded Lots Which Have A Building Allocation. The Five (5) Previous Building Allocations Are Being Applied To Phase 1 Development.
 - c. Phase 1 Provides One (1) M.I.H.U. Apartment. This M.I.H.U. Apartment Satisfies The M.I.H.U. Obligation Of Phase 1.
 - d. Phase 2, Dorsey's Ridge Proposes Fifty-Two (52) Townhouse Units And Is Subject To M.I.H.U. Obligation And Will Provide Five (5) M.I.H.U. Townhouses.
- 47. Open Space Tabulation: (See Non-Buildable Open Space Tabulation-This Sheet)
 - a. Open Space Required = 4.361 Acres (10.903 Ac. x 40%)
 - b. Total Open Space Provided = 5.466 Acres
 - 1) Credited Open Space = 5.016 Acres
 - 2) Non-Credited Open Space = 0.450 Acres
- 48. Recreational Open Space Tabulation:
 - a. Recreational Open Space Required = 22,800 Sq. Ft. (57 Units x 400 Sq. Ft./Unit) (Part 1 (5 Units) + Part 2 (52 Units))
 - b. Recreational Open Space Provided = 25,078 Sq. Ft.
 - 2,307 Sq. Ft. Playground On Lot 4
 - 1,040 Sq. Ft. Bowling Green On Lot 4
 - 2,000 Sq. Ft. (10 Benches) On Lot 4
 - 13,680 Sq. Ft. Of Pathways (4,560 Sq. Ft. x 3 Sq. Ft.) On Lot 4
 - 4,036 Sq. Ft. Of Lawn Area On Lot 4
 - 2,015 Sq. Ft. Community Building On Lot 4

General Notes Continued:

- 49. This Plat Is Subject To WP-18-136 Which On September 21, 2018 The Planning Director Approved A Request For Alternative Compliance Of Section 16.144(g) And Deferred A Request For An Alternative Compliance Of Section 16.1205. Approval For Alternative Compliance To Section 16.144(g) Is Subject To The Following Conditions:
 - 1. Submission Of A Final Plan Application, Including A Final Subdivision Plat And Road Construction Plan Drawings Within 6 Months From The Date Of The Alternative Compliance Approval Letter (50 To 100 Units) (March 21, 2019). A Final Plan Must Be Submitted For Phase 1 To Show The 5 Lots, With All Other Lots Shown As Non-Buildable Bulk Parcel(s) And Open Space Lots.
 - 2. All Proposed Infrastructure And Improvements For The Entire Project (57 Units) Must Be Shown And Bonded Through A Developers Agreement With The Initial Subdivision Plat And Supplemental Plans, Even If That Plan Will Only Use The 5 Allocation Credits Associated With The Property.
 - 3. Any Necessary Unit-Size Changes Must Be Made On The Subsequent Subdivision Plat, Supplemental Plans, And Site Development Plans.
 - 4. A Phasing Schedule Must Be Provided On The Final Plan For This Project (If Needed, Please Contact Jeff Bronow At (410) 313-4370 For Guidance Regarding The Wording Within The Phasing Schedule). The Plat Should Indicate The 5 Units Will Be Phase 1 And The Remaining Units Will Be Phase 2. Phase 2 Will Remain In The APFO Hold Bin Until The Schools Test Is Passed In The Related Planning Area.
 - 5. An Easement From BQE Must Be Obtained Prior To Recordation Of The Final Plat For Phase 2 Of This Project. A Note Must Be Provided On The Plat Indicating Date Of Recordation Of The Easement And Liber/Folio Numbers Associated With The Easement.
 - 6. A Separate Final Plan Is Required For Each Of The Following:
 - * Cooks Lane Road Improvements
 - * The Proposed Pathway
- 50. This Plat Is Subject To WP-20-053 Which On January 23, 2020 The Planning Director Approved A Request For Alternative Compliance Of Section 16.1205(a)(7) To Allow Removal Of Three (3) Additional Trees 30" In Diameter Or Larger. The Planning Director Also Approved A Request For Alternative Compliance Of Section 16.116(a)(2)(iii) To Allow Grading For The Proposed Stormwater Management Facility And The Access Road For Maintenance Of That Facility. Approval Is Subject To The Following Conditions:
 - 1. Removal Of The Three (3) Additional Specimen Trees Will Require Replacement Mitigation At A Ratio Of Two (2) Larger Caliber Trees (At Least Three (3) Inches DBH) For Each Specimen Tree Removed (Six (6) Additional Trees For This Request, Ten (10) Trees Total). The Mitigation Planting Must Be Provided Within One Of The Forest Conservation Easement Areas, Preferably Along The Perimeter Of One Of Those Easement Areas. You Must Address This Alternative Mitigation Requirement With The Final Plan For This Property. The Mitigation Planting Must Be Bonded With The Landscaping, But Not Be Counted Toward The Landscaping Obligation For This Project.
 - 2. Specimen Trees 5T-6, 5T-7, 5T-9, 5T-13, 5T-14, 5T-15 And 5T-16 Must Be Protected During Construction. A Registered Arborist Must Inspect The Trees And Implement Recommendations For Professional Pruning Of Roots And Foliage. All Pruning Must Be Performed By A Maryland Licensed Tree Expert. Tree Protection Fencing Must Be Installed Around The Entire Perimeter Of Specimen Trees 5T-6, 5T-7, 5T-9, 5T-13, 5T-14, 5T-15 And 5T-16 To The Greatest Extent Possible (While Not Disturbing Proposed Forest Conservation Areas), To Prevent Root And Foliage Damage During Construction.
 - 3. No Grading Is Permitted Within Seventy-Five Feet Of The Perennial Stream Bank Except Grading For The Proposed Stormwater Management Facility And The Proposed Access Roadway Used For Maintenance Of The Stormwater Management Facility As Shown On The Alternative Compliance Exhibit.
 - 4. The Applicant Must Reduce The Amount Of Buffer Disturbance By Adding A Small Retaining Wall That Will Allow The Disturbance To Be Reduced.
 - 5. The Applicant Must Replace The Turnaround On The Maintenance Road For The Pond With A Tee To Reduce The Disturbance.
- 51. This Plat Is Subject To WP-97-091 Which Waives The Requirement For A Site Development Plan For An Equipment Building Associated With The Antenna Installation On The BQE Towers.
- 52. This Plan Is Subject To WP-20-097 Which Was Approved On April 14, 2020. The Planning Director Approved The Request For The Alternative Compliance Of Section 16.120(a)(7) To Allow The Removal Of Approval To Protect Specimen Tree #14. The Project Is Subject To The Following Conditions Of Approval Of This Waiver:
 - 1. Approval Is For Removal Of Specimen Tree #14 As Shown On The Alternative Compliance Exhibit. No Other Specimen Tree Is Approved To Be Removed Under This Request. Previous Alternative Compliance Conditions Of Approval To Protect Specimen Tree #14 Are No Longer Applicable (WP-17-048 & WP-20-053).
 - 2. Removal Of The Specimen Tree Requires Replacement Of Two Native Trees With A DBH Of At Least Three Inches. The Mitigation Planting Must Be Shown On The Landscape Plan For Dorsey's Ridge, Phase 1 (F-19-047) And Be Bonded As Part Of The Landscaping Surety. The Replacement Trees Can Not Count Toward The Landscaping Obligation For The Subdivision.
 - 3. Specimen Trees 5T-6, 5T-7, 5T-9, 5T-13, 5T-15 & 5T-16 Must Be Protected During Construction. A Maryland Licensed Tree Expert Must Inspect The Trees And Implement Recommendations For Professional Pruning Of Roots And Foliage. All Pruning Must Be Performed By A Maryland Licensed Tree Expert. Tree Protection Fencing Must Be Installed Around The Entire Perimeter Of These Specimen Trees To The Greatest Extent Possible (While Not Disturbing Proposed Forest Conservation Areas) To Prevent Root And Foliage Damage During Construction.
- 53. The Public Stormwater Management, Drainage & Utility Easement On Lot 4 Is To Be Jointly Maintained By Howard County, Maryland And The Dorsey's Ridge Homeowners Association, Inc.

Non-Buildable Open Space Tabulation

Open Space Lot No.	Total Area	Credited Area	Non-Credited Area
5	1.626 Ac.*	1.347 Ac.*	0.279 Ac.*
6	1.838 Ac.*	1.838 Ac.*	0.000 Ac.*
7	1.540 Ac.*	1.540 Ac.*	0.000 Ac.*
8	0.462 Ac.*	0.291 Ac.*	0.171 Ac.*
Totals	5.466 Ac.*	5.016 Ac.*	0.450 Ac.*

Owner/Developer

Dorsey's Ridge, LLC
c/o Dave Woessner
308 Magoffin Road
Severna Park, Maryland 21146
Ph# 410-461-0837

Fisher, Collins & Carter, Inc.
Civil Engineering Consultants & Land Surveyors

Centennial Square Office Park-10272 Baltimore National Pike
Ellicott City, Maryland 21042
(410) 461-2895

Owner's Certificate

Dorsey's Ridge, By Dave Woessner, Managing Member, Owners 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 Herein; (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 20th Day Of October, 2020.

Dorsey's Ridge, LLC
By: Dave Woessner, Managing Member

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 Comprised Of (1) All Of The Lands Conveyed By Beverly L. Wilhide To Dorsey's Ridge, LLC By Deed Dated February 10, 2015 And Recorded Among The Land Records Of Howard County, Maryland In Liber 16020 At Folio 282 (Lot 1); (2) All Of The Lands Conveyed By Sheila A. Alexander Reid To Dorsey's Ridge, LLC By Deed Dated February 13, 2015 And Recorded Among The Aforesaid Land Records In Liber 16020 At Folio 286 (Lot 2); And (3) All Of The Lands Conveyed By James Carroll Schroeder To Dorsey's Ridge, LLC By Deed Dated February 13, 2015 And Recorded Among The Aforesaid Land Records In Liber 16020 At Folio 290 (Lot 3); And Being Lots 1, 2, And 3, As Shown On A Plat Entitled "Wilhide Property, Plat Of Revision" Recorded Among The Aforesaid Land Records As Plat No. 20613; All Monuments Are In Place In Accordance With The Annotated Code Of Maryland, As Amended.

Terrell A. Fisher, Professional Land Surveyor No. 10692 Date
Expiration Date: December 13, 2021

RECORDED AS PLAT No. 25628 ON 2-8-21
AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

**Dorsey's Ridge
Phase 1
Lots 1 Thru 4, Non-Buildable Open Space
Lots 5 Thru 8 And Non-Buildable
Bulk Parcels 'A' Thru 'F'**

(Being A Resubdivision Of Lots 1, 2 And 3, As Shown On A Plat Entitled "Wilhide Property, Plat Of Revision" Recorded Among The Land Records Of Howard County, Maryland As Plat No. 20613)

Zoned: CEF-R
Tax Map: 24, Grid: 18, Parcel: 260,
Second Election District - Howard County, Maryland
Date: August 7, 2020 Scale: 1"=50' Sheet 5 Of 5

F-19-047

The Requirements § 3-108, The Real Property Article, Annotated Code Of Maryland, 1989 Replacement Volume, (As Supplemented) As For As They Relate To The Making Of This Plat And The Setting Of Markers Have Been Complied With
Terrell A. Fisher, Maryland No. 10692
(Professional Land Surveyor)
Dave Woessner, Managing Member
10/20/2020
Date

This Subdivision Is Subject To Section 18.122B Of The Howard County Code. Public Water And Public Sewer Service Has Been Granted Under The Terms And Provisions, Thereof, Effective 11/23/2020 On Which Date Developer Agreement 14-2063-D Was Filed And Accepted.

Open Space Dedication

"Non-Buildable Open Space Lots 5, 7 And 8 Shown Hereon Are Herby Dedicated To The Dorsey's Ridge Homeowners Association, Inc. For The Residents Of This Subdivision And Recording References Of The Articles Of Incorporation And Restrictions Are Shown Hereon. Non-Buildable Open Space Lot 6 Shown Hereon Is Herby Dedicated To Howard County, Maryland."

**Public Drainage
& Utility Easement
Line Table Chart
(Sheet 3 Of 5)**

Line	Bearing	Length
DE1	N 80°37'44" E	18.39'
DE2	S 49°00'32" E	28.95'
DE3	S 40°37'17" W	20.00'
DE4	N 49°00'32" W	44.98'
DE5	S 60°37'44" W	2.36'
DE6	S 16°34'24" W	107.19'
DE7	N 73°25'38" W	20.00'
DE8	N 16°34'24" E	108.28'
DE9	N 39°45'12" W	10.11'
DE10	N 50°41'48" E	20.00'
DE11	S 39°45'12" E	11.23'
DE12	N 82°00'40" W	11.54'
DE13	N 08°08'57" E	20.00'
DE14	S 82°00'40" E	22.84'
DE15	S 19°21'33" E	68.14'
DE16	S 15°46'52" E	124.93'
DE17	S 56°22'55" E	12.20'
DE18	S 23°18'45" E	21.05'
DE19	N 12°51'48" W	60.92'
DE20	N 23°18'45" W	107.02'
DE21	N 52°22'55" E	2.28'
DE22	S 48°34'10" W	36.57'
DE23	S 68°04'42" W	23.02'
DE24	N 68°04'42" E	29.14'
DE25	N 48°34'10" E	34.24'
DE26	N 15°46'52" W	121.72'
DE27	N 19°21'33" W	66.60'

**Private Stormwater
Management, Drainage
& Utility Easement
Line Table Chart
(Sheet 3 Of 5)**

Line	Bearing	Length
SWM1	N 80°37'44" E	2.36'
SWM2	S 49°00'32" E	44.98'
SWM3	S 40°37'17" W	20.00'
SWM4	N 49°00'32" W	10.86'
SWM5	S 16°34'24" W	75.69'
SWM6	S 60°37'44" W	53.70'
SWM7	S 76°05'17" E	20.02'
SWM8	N 16°34'24" E	95.16'
SWM9	S 36°32'45" E	65.18'
SWM10	N 53°27'15" E	10.34'
SWM11	S 36°32'45" E	42.43'
SWM12	S 23°24'20" W	133.49'
SWM13	N 34°53'02" W	179.58'
SWM14	N 68°04'42" E	23.02'
SWM15	N 48°34'10" E	36.57'
SWM16	S 56°22'55" E	2.28'
SWM17	S 23°18'45" E	107.02'
SWM18	S 12°51'48" W	60.92'
SWM19	R=50.00'	L=16.00'
SWM20	R=425.00'	L=35.00'
SWM21	N 36°32'45" E	108.03'
SWM22	R=125.00'	L=14.11'

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