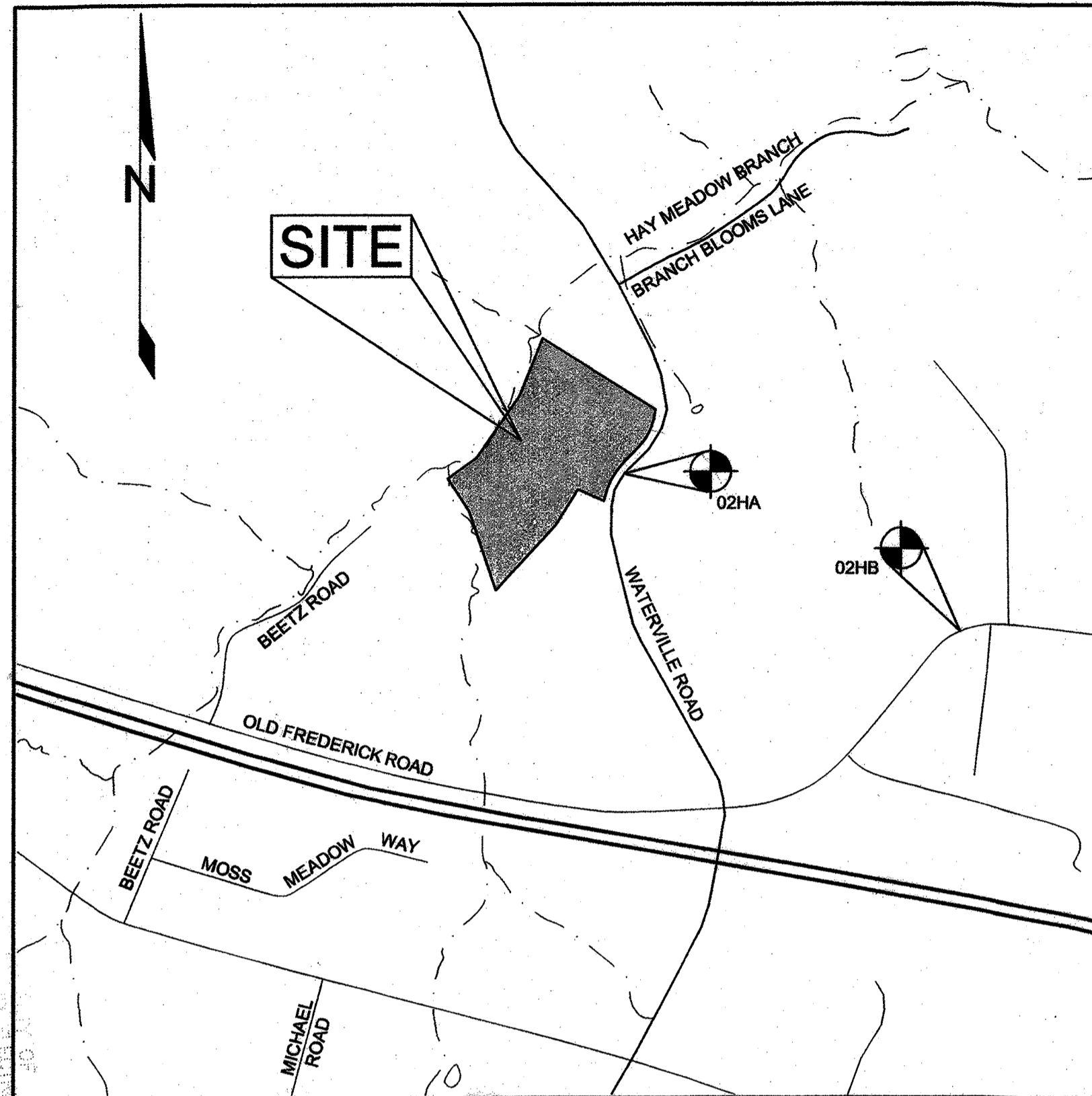


GENERAL NOTES

- SUBJECT PROPERTY ZONED RC-DEO PER THE 10/06/13 COMPREHENSIVE ZONING PLAN.
- COORDINATES BASED ON NAD '83, MARYLAND COORDINATE SYSTEM AS PROJECTED BY HOWARD COUNTY GEODETIC CONTROL STATIONS NO. 02HA AND NO. 02HB.
 ● DENOTES APPROXIMATE LOCATION (SEE LOCATION MAP)
 STATION 02HA N 615,000.156 E 1,284,960.924
 STATION 02HB N 613,910.938 E 1,287,573.248
- B.R.L. DENOTES BUILDING RESTRICTION LINE.
- DENOTES IRON PIPE FOUND.
 ⊗ DENOTES REBAR AND CAP FOUND.
 ⊗ DENOTES REBAR AND CAP SET.
 ■ DENOTES CONCRETE MONUMENT OR STONE FOUND.
 □ DENOTES CONCRETE MONUMENT SET.
- ALL LOT AREAS ARE MORE OR LESS (±).
- THIS SITE WILL BE SERVED BY PRIVATE WATER AND PRIVATE SEWER SYSTEMS.
- THIS AREA DESIGNATES A PRIVATE SEWAGE EASEMENT OF AT LEAST 10,000 SF AS REQUIRED BY THE MARYLAND STATE DEPARTMENT OF THE ENVIRONMENT FOR INDIVIDUAL LOT SEWAGE DISPOSAL (COMAR 26.04.03). IMPROVEMENTS OF ANY NATURE IN THIS PRIVATE SEWAGE EASEMENT ARE RESTRICTED UNTIL PUBLIC SEWAGE IS AVAILABLE. THESE SEWAGE EASEMENTS SHALL BECOME NULL AND VOID UPON CONNECTION TO A PUBLIC SEWAGE SYSTEM. THE COUNTY HEALTH OFFICER SHALL HAVE THE AUTHORITY TO GRANT VARIANCES FOR ENCROACHMENTS INTO THE PRIVATE SEWAGE EASEMENT. RECORDATION OF A SEWAGE EASEMENT SHALL NOT BE NECESSARY.
- THIS PLAT IS BASED ON A FIELD RUN BOUNDARY SURVEY PREPARED BY ROBERT H. VOGEL ENGINEERING, INC. DATED APRIL, 2007, APPROVED UNDER F-09-110 AND PLAT # 21739 THRU 21741. DRIVEWAY(S) 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 REQUIREMENTS:
 a) WIDTH - 12 FEET (16 FEET IF SERVING MORE THAN ONE RESIDENCE);
 b) SURFACE - SIX (6") INCHES OF COMPACTED CRUSHER RUN BASE WITH TAR AND CHIP COATING (1-1/2" MINIMUM);
 c) GEOMETRY - MAXIMUM 15% GRADE, MAXIMUM 10% GRADE CHANGE AND MINIMUM 45-FOOT TURNING RADIUS;
 d) STRUCTURES (CULVERTS/BRIDGES) - CAPABLE OF SUPPORTING 25 GROSS TONS (H2S-LOADING);
 e) DRAINAGE EASEMENTS - CAPABLE OF SAFELY PASSING 100 YEAR FLOOD WITH NO MORE THAN 1 FOOT DEPTH OVER DRIVEWAY SURFACE;
 f) MAINTENANCE - SUFFICIENT TO ENSURE ALL WEATHER USE
- NO GRADING, REMOVAL OF VEGETATIVE COVER OR TREES, PAVING AND NEW STRUCTURES SHALL BE PERMITTED WITHIN THE LIMITS OF WETLANDS, STREAMS, OR THEIR REQUIRED BUFFERS, FLOODPLAIN AND FOREST CONSERVATION EASEMENT AREAS.
- 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.
- THE EXISTING STRUCTURES AND DWELLING LOCATED ON BUILDABLE PRESERVATION PARCEL A ARE TO REMAIN AND WERE CONSTRUCTED PRIOR TO THE SETBACKS SHOWN ON THIS PLAT. ALL NEW STRUCTURES, EXTENSIONS, OR ADDITIONS TO EXISTING DWELLINGS OR STRUCTURES MUST MEET THE BUILDING RESTRICTION LINES RECORDED ON THIS PLAT.
- FOREST STAND DELINEATION WAS PREPARED BY ECO-SCIENCE PROFESSIONALS, INC. DATED DECEMBER, 2007 AND CERTIFIED BY SILL ENGINEERING GROUP, LLC 4/16/2019.
- LAND DEDICATED TO HOWARD COUNTY, MARYLAND, FOR THE PURPOSES OF A PUBLIC ROAD (0.4802 ACRES) PER F-09-110/PLAT #21739-21741.
- WATERSVILLE ROAD IS A SCENIC ROAD APPROVED BY F-09-110 AND PLAT # 21739 THRU 21741.
- THIS PROPERTY IS NOT WITHIN THE METROPOLITAN DISTRICT.
- AN APPO TRAFFIC STUDY WAS PREPARED BY THE TRAFFIC CONCEPTS, INC. MARCH, 2007.
- STREAMS AND WETLANDS ON-SITE ARE BASED ON A FIELD INVESTIGATION PERFORMED BY ECO-SCIENCE PROFESSIONALS, DATED DECEMBER 2007. FOREST STAND DELINEATION WAS PREPARED BY ECO-SCIENCE PROFESSIONALS, INC. DATED DECEMBER 2007.
- 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, OR OTHER PUBLIC UTILITIES AND FOREST CONSERVATION (DESIGNATED AS FOREST CONSERVATION AREA), LOCATED IN, ON, OVER OR THROUGH LOTS/PARCELS. ANY CONVEYANCES OF THE AFORESAID LOTS/PARCELS SHALL BE SUBJECT TO THE EASEMENTS HEREIN RESERVED, WHETHER OR NOT EXPRESSLY STATED IN THE DEEDS 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 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 THE DEVELOPER AND THE COUNTY, AND THE RELEASE OF THE DEVELOPER'S SURETY POSED WITH SAID AGREEMENT, THE COUNTY SHALL ACCEPT THE EASEMENTS AND RECORD THE DEED(S) OF EASEMENT IN THE LAND RECORDS OF HOWARD COUNTY.
- THE 100-YEAR FLOOD PLAIN, DRAINAGE AND UTILITY EASEMENT SHOWN HEREON IS BASED ON A FLOOD PLAIN STUDY PREPARED BY ROBERT H. VOGEL ENGINEERING, INC. DATED JANUARY 2008 APPROVED BY F-09-110 AND PLAT # 21739 THRU 21741.
- NON-BUILDABLE PRESERVATION PARCEL 'B' IS TO BE PRIVATELY OWNED, WITH HOWARD COUNTY AND THE HOME OWNERS ASSOCIATION AS EASEMENT HOLDERS. NON-BUILDABLE PARCEL 'B' IS CREATED FOR ENVIRONMENTAL PROTECTION OF HAY MEADOW BRANCH AND ITS TRIBUTARIES, ESTABLISHMENT OF FLOODPLAIN, FOREST CONSERVATION EASEMENT, AND STORMWATER MANAGEMENT FACILITIES. BUILDABLE PRESERVATION PARCEL 'A' IS TO BE PRIVATELY OWNED, WITH HOWARD COUNTY AND THE HOME OWNERS ASSOCIATION AS EASEMENT HOLDERS. BUILDABLE PARCEL 'A' IS ESTABLISHED TO INCLUDE AN EXISTING HOUSE, OUT BUILDINGS AND HORSE PASTURE.



VICINITY MAP

SCALE: 1" = 1000'
 ADC MAP: 3-86

LOT NO.	GROSS AREA	PIPE STEM AREA	MINIMUM LOT SIZE
3	54,952 S.F.	623 S.F.	54,329 S.F.
4	53,617 S.F.	2,745 S.F.	50,872 S.F.

LOT # /PARCEL	ADDRESS	BIORETENTION FACILITY M-6 (QUANTITY)
1	540 WATERSVILLE ROAD	1
2	530 WATERSVILLE ROAD	4
3	548 WATERSVILLE ROAD	2
4	572 WATERSVILLE ROAD	3

GENERAL NOTES (CONTINUED)

- FINANCIAL SURETY FOR THE REQUIRED PERIMETER LANDSCAPING (19 SHADE TREES) IN THE AMOUNT OF \$5,700.00 HAS BEEN POSTED AS PART OF THE DEVELOPER'S AGREEMENT APPROVED BY F-09-110 AND PLAT # 21739 THRU 21741.
- FINANCIAL SURETY FOR THE REQUIRED STREET TREES (28 SHADE TREES) IN THE AMOUNT OF \$8,400.00 HAS BEEN POSTED AS PART OF THE DEVELOPER'S AGREEMENT APPROVED BY F-09-110 AND PLAT # 21739 THRU 21741.
- ALL LANDSCAPING REQUIREMENTS SHALL BE PROVIDED IN ACCORDANCE WITH THE CERTIFIED LANDSCAPE PLAN INCLUDED WITH THE FINAL ROAD CONSTRUCTION PLAN SET IN ACCORDANCE WITH SECTION 16.124 OF THE HOWARD COUNTY CODE AND THE LANDSCAPE MANUAL APPROVED BY F-09-110 AND PLAT # 21739 THRU 21741.
- STORMWATER MANAGEMENT IS PROVIDED BY MICRO-BIORETENTIONS TO PROVIDE WQV AND BEY FOR THE USE RECOMBINATION DRIVE AND LOTS PER F-09-110 AND PLAT # 21739-21741.
- TO THE BEST OF THE OWNER KNOWLEDGE, THERE ARE NO BURIAL OR CEMETERY LOCATIONS ONSITE.
- THIS SUBDIVISION COMPLIES WITH THE FIFTH EDITION OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS PER COUNCIL BILL 45-2203 AND THE ZONING REGULATIONS PER THE 10/06/13 COMPREHENSIVE ZONING PLAN.
- THE LOTS SHOWN HEREON COMPLY WITH THE MINIMUM WIDTH AND LOT AREA REQUIRED BY THE MARYLAND STATE DEPARTMENT OF THE ENVIRONMENT.
- ALL WELLS HAVE BEEN INSTALLED AND FIELD LOCATED AS APPROVED BY F-09-110 AND PLAT # 21739 THRU 21741.
- THE PLAT IS SUBJECT TO DPZ FILE SP-08-011 AND F-09-110.
- THE EXISTING HOUSE TRAILER HAS BEEN REMOVED.
- THE RAIN GARDENS SHOWN ON THESE PLANS TO MAINTAIN 25' DISTANCE FROM SEPTIC EASEMENTS & 100' FROM WELL BOX OR 50' DOWN GRADIENT OF WELL BOX.
- THE MAINTENANCE AGREEMENT FOR THE PRIVATE USE IN COMMON ACCESS EASEMENT AND THE PRIVATE USE-IN-COMMON ACCESS AND DRAINAGE EASEMENT SHALL BE RECORDED CONCURRENT WITH THIS PLAT ON THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.
- ARTICLES OF INCORPORATION FOR THE HOMEOWNERS ASSOCIATION WERE ACCEPTED AND APPROVED BY THE STATE DEPARTMENT OF ASSESSMENTS AND TAXATION ON 08/10/10 (DEPT. ID. D13709530). HAY MEADOW OVERLOOK HOMEOWNERS ASSOCIATION APPROVED BY F-09-110 AND PLAT # 21739 THRU 21741.
- LOTS 2, 3, & 4 HAVE BEEN APPROVED BY THE BUREAU OF ENVIRONMENTAL HEALTH PER SECTION 104(E)(1)(c) SINCE THE LOTS EXCEED THE MAXIMUM 50,000 S.F. APPROVED BY F-09-110 AND PLAT # 21739 THRU 21741.
- A NOISE STUDY IS NOT REQUIRED FOR THIS SUBDIVISION APPROVED BY F-09-110 AND PLAT # 21739 THRU 21741.
- THE FOREST CONSERVATION REQUIREMENTS PER SECTION 16.1202 OF THE HOWARD COUNTY CODE; FOREST CONSERVATION ACT, FOR THIS SUBMISSION HAVE BEEN FULFILLED THROUGH THE CREATION OF A FOREST CONSERVATION RETENTION EASEMENT ON NON-BUILDABLE PRESERVATION PARCEL 'B' IN THE AMOUNT OF 13.62 ACRES IN ACCORDANCE WITH F-09-110 AND PLAT #21739-21741. FINANCIAL SURETY IN THE AMOUNT OF \$117,612 WAS POSTED AS PART OF THE DEVELOPER'S AGREEMENT. NO CLEARING GRADING OR CONSTRUCTION IS PERMITTED WITHIN THE FOREST CONSERVATION EASEMENTS; HOWEVER FOREST MANAGEMENT PRACTICES AS DEFINED IN THE DEED OF FOREST CONSERVATION EASEMENT ARE ALLOWED.

COORDINATE LIST

POINT	NORTH	EAST
39	614,815.0539	1,284,909.5288
43	615,629.5496	1,284,252.7174
151	614,623.4120	1,284,531.0899
169	614,120.0100	1,284,066.9029
176	614,991.5968	1,283,692.9786
178	615,150.1518	1,283,913.9278
196	616,075.5745	1,284,432.7071
201	615,525.0620	1,285,312.6505
205	614,901.9665	1,284,706.0132
208	615,230.0877	1,285,177.0699
209	615,124.4377	1,285,073.5725
295	614,736.2930	1,283,859.6290

AREA TABULATION CHART

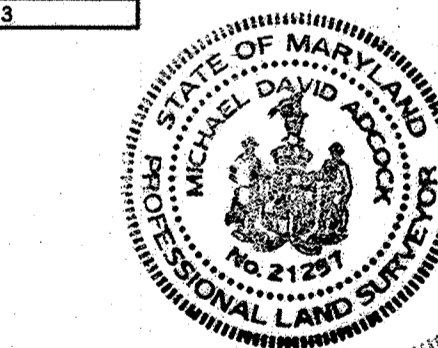
- TOTAL NUMBER OF LOTS AND/OR PARCELS TO BE RECORDED
 A. BUILDABLE LOTS: 4
 B. NON-BUILDABLE BULK PARCELS: 1
 C. BUILDABLE PRESERVATION PARCELS: 1
 D. NON-BUILDABLE PRESERVATION PARCELS: 1
- TOTAL AREA OF LOTS AND/OR PARCELS
 A. BUILDABLE LOTS: 4.7958 AC
 B. NON-BUILDABLE BULK PARCELS: 5.8921 AC
 C. BUILDABLE PRESERVATION PARCELS: 3.4201 AC
 D. NON-BUILDABLE PRESERVATION PARCELS: 18.5652 AC
- TOTAL AREA OF ROADWAY TO BE RECORDED: 0.4802 AC
- TOTAL AREA OF SUBDIVISION TO BE RECORDED: 33.1534 AC

THE REQUIREMENTS §§ 108, THE REAL PROPERTY ARTICLE, ANNOTATED CODE OF MARYLAND, 1989 REPLACEMENT VOLUME, (AS SUPPLEMENTED) AS FAR AS THEY RELATE TO THE MAKING OF THIS PLAT AND THE SETTING OF MARKERS HAVE BEEN COMPLIED WITH.

Michael D. Adcock 5/20/19
 MICHAEL D. ADCOCK, PROFESSIONAL LAND SURVEYOR
 MARYLAND REG. NO. 21257

Phillip H. Dorsey
 DORSEY CONTRACTORS, INC.
 BY PHILLIP H. DORSEY, PRESIDENT

TOTAL GROSS AREA OF SUBDIVISION	33.15 ACRES
AREA OF 100 YEAR FLOODPLAIN	1.1 ACRES
AREA OF 25% SLOPES (OUTSIDE FLOODPLAIN)	5.78 ACRES
NET TRACT AREA	26.27 ACRES
NUMBER OF RESIDENTIAL UNITS ALLOWED BY RIGHT	33.15/4.25 GROSS ACRES = 7
NUMBER OF RESIDENTIAL UNITS PROPOSED	5 (4 PROPOSED AND 1 EXISTING)



OWNER/DEVELOPER
 DORSEY CONTRACTORS, INC.
 13090 OLD FREDERICK ROAD
 SYKESVILLE, MARYLAND 21784-5611
 410.442.8200

Adcock & Associates · LLC

Engineers · Surveyors · Planners

5389 Enterprise Street, Suites B-C
 Sykesville, Maryland 21784
 Phone: 443.325.7682
 Email: info@saaland.com

RECORDED AS PLAT NUMBER 25842
 ON 9-21-21 IN THE LAND RECORDS OF
 HOWARD COUNTY, MARYLAND

THE PURPOSE OF THIS PLAT IS TO ABANDON THE PRIVATE STORMWATER MANAGEMENT ACCESS, MAINTENANCE & DRAINAGE EASEMENT AND A PORTION OF THE PRIVATE USE-IN-COMMON ACCESS & DRAINAGE EASEMENT AND TO CREATE A PRIVATE VARIABLE WIDTH ACCESS, STORMWATER MANAGEMENT AND UTILITY EASEMENT.

HOWARD COUNTY HEALTH DEPARTMENT
 APPROVED: FOR PRIVATE WATER AND PRIVATE SEWERAGE SYSTEMS
W. Morrison Roseman 6/19/2019
 HOWARD COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING
Chad Edmondson 6-26-19
 CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE
J. M. ... 1-23-20
 DIRECTOR DATE

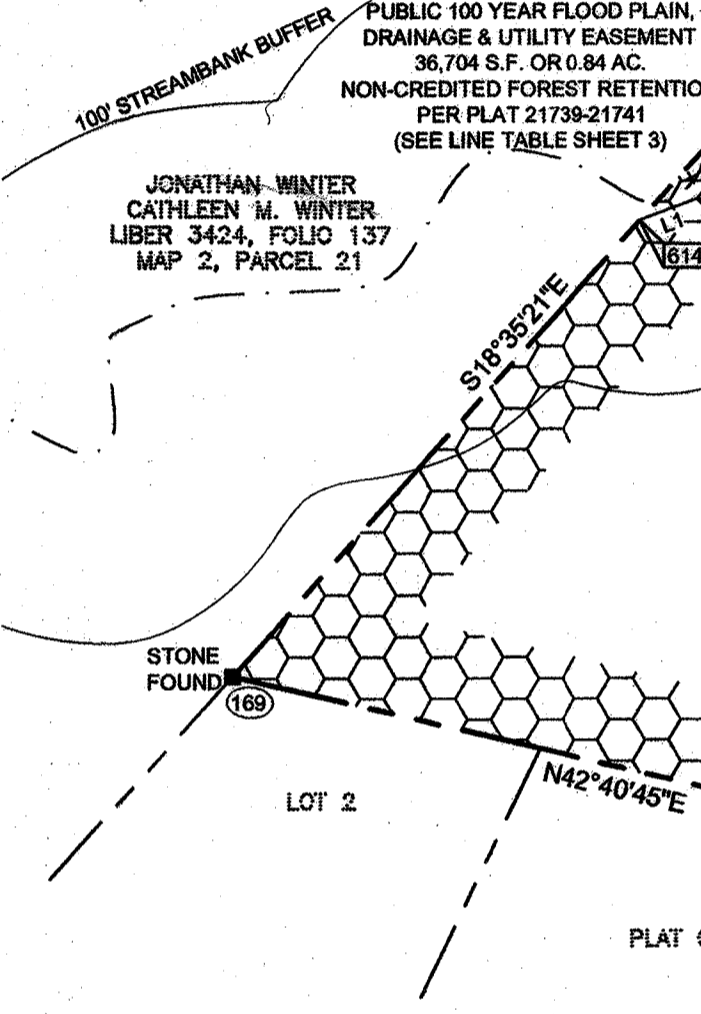
OWNER'S CERTIFICATE
 DORSEY CONTRACTORS, INC., OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY ADOPT THIS FINAL PLAN OF SUBDIVISION, AND IN CONSIDERATION OF THE APPROVAL OF THIS FINAL PLAT BY THE DEPARTMENT OF PLANNING AND ZONING, ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES AND GRANT UNTO 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 ROAD 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 ERRECTED ON OR OVER SAID EASEMENTS AND RIGHTS-OF-WAY.
 WITNESS MY HAND THIS DAY OF 2019.
 DORSEY CONTRACTORS, INC.
Phillip H. Dorsey 5/20/19
 BY: PHILLIP H. DORSEY DATE
W. Morrison Roseman 5/20/19
 WITNESS DATE

SURVEYOR'S CERTIFICATE
 I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS A SUBDIVISION OF THE LAND CONVEYED BY CHARLES ROBERT WALLS AND KIMBERLY S. WALLS TO DORSEY BUILDERS, INC. ACCORDING TO THE DEED DATED FEBRUARY 16, 2008 AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY IN LIBER 11128, FOLIO 282, 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, AND THAT I WAS IN RESPONSIBLE CHARGE OVER THE PREPARATION OF THIS DRAWING AND THE SURVEY WORK REFLECTED IN IT, AND IS IN COMPLIANCE WITH REQUIREMENTS SET FORTH IN THE CODE OF MARYLAND TITLE 9, SUBTITLE 13, CHAPTER 06, REGULATION 12.
Michael D. Adcock 5/20/19
 MICHAEL D. ADCOCK, PROFESSIONAL LAND SURVEYOR
 MD. REG. NO. 21257, EXPIRATION DATE: 06-16-2019 DATE

PLAT OF REVISION
HAY MEADOW OVERLOOK
 LOTS 1 THROUGH 4
 BUILDABLE PRESERVATION PARCEL A
 NON BUILDABLE PRESERVATION PARCEL B,
 AND NON BUILDABLE BULK PARCEL C
 ZONED: RC-DEO
 TAX MAP 2 GRID 15, PARCEL 18
 4TH ELECTION DISTRICT
 HOWARD COUNTY, MARYLAND
 SCALE: AS SHOWN
 SHEET 1 OF 3
 DATE: MAY 24, 2019
 DRAWN BY: JUT

LEGEND

- PUBLIC FOREST CONSERVATION EASEMENT (RETENTION)
- PUBLIC FOREST CONSERVATION EASEMENT (RETENTION) NON-CREDITED - 1.17 AC.
- PUBLIC SIGHT DISTANCE & UTILITY EASEMENT
- PRIVATE VARIABLE WIDTH USE-IN-COMMON ACCESS & DRAINAGE EASEMENT FOR LOTS 1, 3, 4, BUILDABLE PRESERVATION PARCEL A, NON BUILDABLE BULK PARCEL C
- PRIVATE VARIABLE WIDTH ACCESS, STORM WATER MANAGEMENT & UTILITY EASEMENT
- PUBLIC 100 YEAR FLOOD PLAN, DRAINAGE & UTILITY EASEMENT
- PRIVATE SEPTIC EASEMENT
- PRIVATE STORM WATER MANAGEMENT FACILITY MAINTENANCE, ACCESS & DRAINAGE EASEMENT TO BE ABANDONED BY THIS PLAT
- LAND DEDICATED TO HOWARD COUNTY, MARYLAND FOR THE PURPOSE OF A PUBLIC ROAD
- PRIVATE VARIABLE WIDTH USE-IN-COMMON ACCESS & DRAINAGE EASEMENT FOR LOTS 1, 3, 4, BUILDABLE PRESERVATION PARCEL A, NON BUILDABLE BULK PARCEL C TO BE ABANDONED BY THIS PLAT

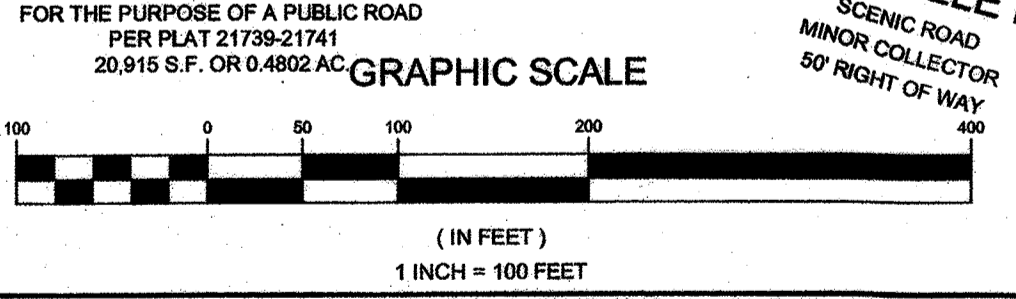


AREA TABULATION CHART

1. TOTAL NUMBER OF LOTS AND/OR PARCELS TO BE RECORDED
 - A. BUILDABLE LOTS: 4
 - B. NON-BUILDABLE BULK PARCELS: 1
 - C. BUILDABLE PRESERVATION PARCELS: 1
 - D. NON-BUILDABLE PRESERVATION PARCELS: 1
2. TOTAL AREA OF LOTS AND/OR PARCELS
 - A. BUILDABLE LOTS: 4.7958 AC
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3. TOTAL AREA OF ROADWAY TO BE RECORDED: 0.4802 AC
4. TOTAL AREA OF SUBDIVISION TO BE RECORDED: 33.1534 AC

Adcock & Associates - LLC
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 5389 Enterprise Street, Suites B-C
 Sykesville, Maryland 21784
 Phone: 443.325.7682
 Email: info@saaland.com

CURVE	ARC	RADIUS	TANGENT	DELTA	CHORD	LENGTH
C1	331.17'	480.00'	172.48'	39°31'50"	S24°41'07"W	324.64'
C2	355.23'	615.00'	182.72'	33°05'41"	S27°55'21"W	350.31'
C3	364.47'	640.00'	187.32'	32°37'44"	S28°09'17"W	359.56'
C4	326.82'	455.00'	170.82'	41°09'16"	S23°52'24"W	319.84'



HOWARD COUNTY HEALTH DEPARTMENT
 APPROVED: FOR PRIVATE WATER AND PRIVATE SEWERAGE SYSTEMS
Britton for Maria Rossman 6/19/2019
 HOWARD COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING
Phil Adcock 6-26-19
 CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE
J. Marm 1-23-20
 DIRECTOR DATE

OWNER'S CERTIFICATE

DORSEY CONTRACTORS, INC., OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY ADOPT THIS FINAL 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 ROAD 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 ERRECTED ON OR OVER SAID EASEMENTS AND RIGHTS-OF-WAY.

WITNESS MY HAND THIS DAY OF 2019.

DORSEY CONTRACTORS, INC.
 BY: *Phillip Dorsey* 5/29/19 DATE
 WITNESS *Wm* 5/29/19 DATE

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT, THAT IT IS A SUBDIVISION OF THE LAND CONVEYED BY CHARLES ROBERT WALLS AND KIMBERLY S. WALLS TO DORSEY BUILDERS, INC. ACCORDING TO THE DEED DATED FEBRUARY 16, 2008 AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY IN LIBER 11128, FOLIO 282, 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, AND THAT I WAS IN RESPONSIBLE CHARGE OVER THE PREPARATION OF THIS DRAWING AND THE SURVEY WORK REFLECTED IN IT, AND IS IN COMPLIANCE WITH REQUIREMENTS SET FORTH IN THE CODE OF MARYLAND TITLE 9, SUBTITLE 13, CHAPTER 06, REGULATION 12.

Michael D. Adcock 5/28/19
 MICHAEL D. ADCOCK, PROFESSIONAL LAND SURVEYOR DATE
 MD. REG. NO. 21257, EXPIRATION DATE: 06-16-2019

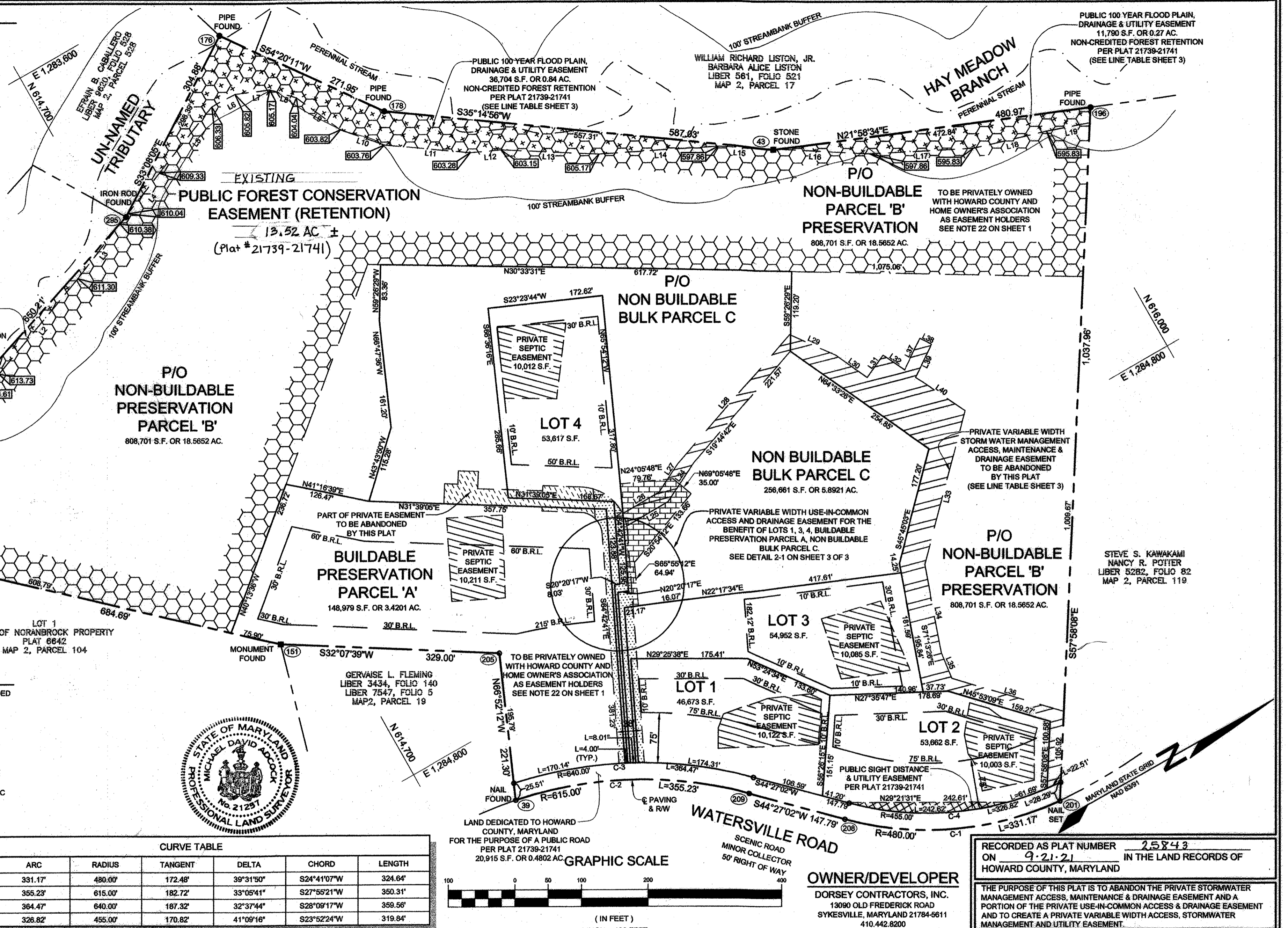
PLAT OF REVISION

HAY MEADOW OVERLOOK
 LOTS 1 THOUGH 4
 BUILDABLE PRESERVATION PARCEL A
 NON BUILDABLE PRESERVATION PARCEL B,
 AND NON BUILDABLE BULK PARCEL C


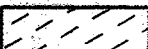



ZONED: RC-DEO
 TAX MAP 2 GRID 15, PARCEL 18
 4TH ELECTION DISTRICT
 HOWARD COUNTY, MARYLAND

SCALE: AS SHOWN
 SHEET 2 OF 3

DATE: MAY 24, 2019 DRAWN BY: JUT

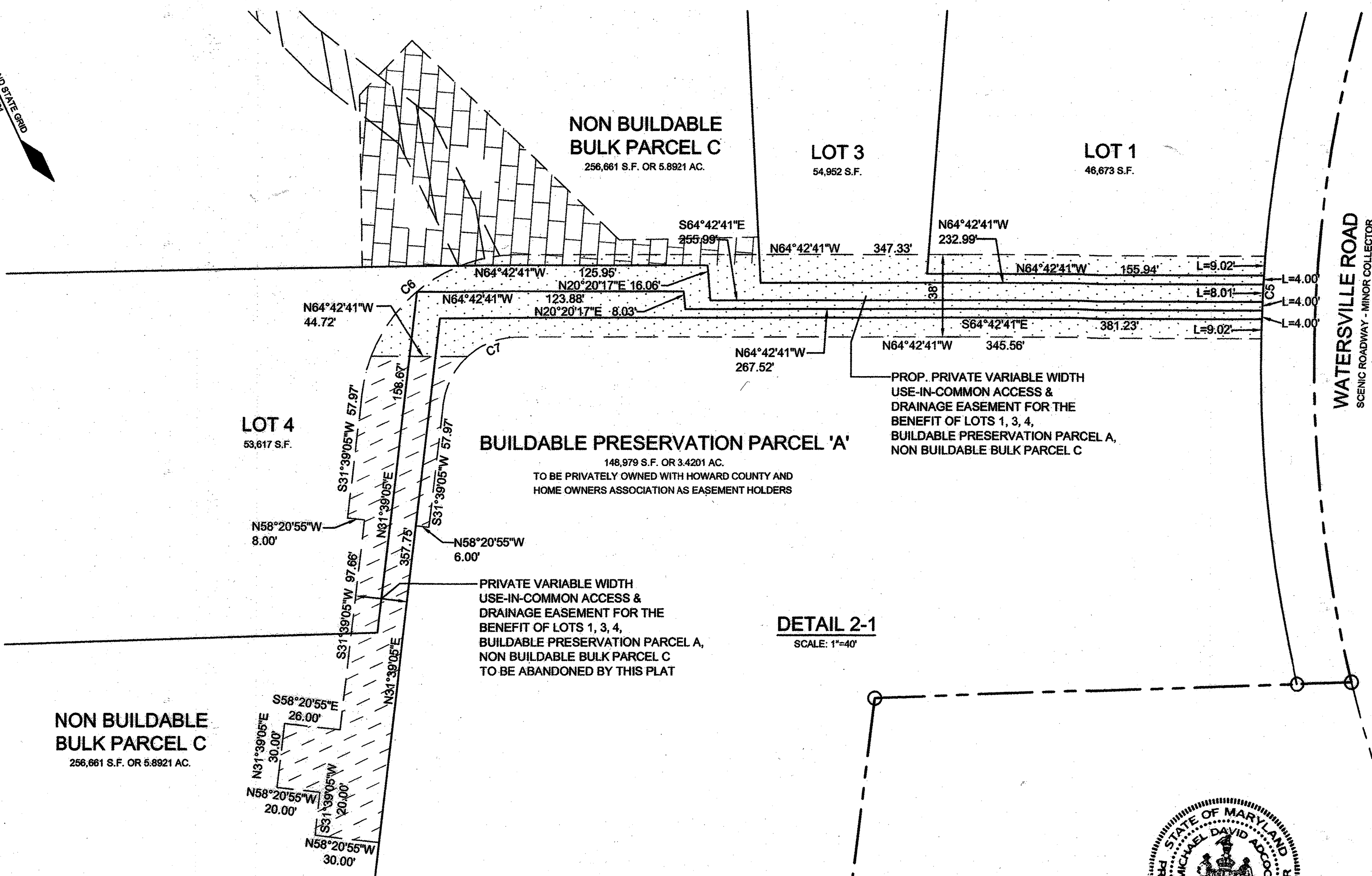


LEGEND

- PRIVATE VARIABLE WIDTH USE-IN-COMMON ACCESS & DRAINAGE EASEMENT FOR LOTS 1, 3, 4, BUILDABLE PRESERVATION PARCEL A, NON BUILDABLE BULK PARCEL C 
- PRIVATE VARIABLE WIDTH USE-IN-COMMON ACCESS & DRAINAGE EASEMENT FOR LOTS 1, 3, 4, BUILDABLE PRESERVATION PARCEL A, NON BUILDABLE BULK PARCEL C TO BE ABANDONED 
- PRIVATE STORM WATER MANAGEMENT FACILITY MAINTENANCE, ACCESS & DRAINAGE EASEMENT TO BE ABANDONED 
- LAND DEDICATED TO HOWARD COUNTY, MARYLAND FOR THE PURPOSE OF A PUBLIC ROAD 
- PRIVATE VARIABLE WIDTH ACCESS, STORM WATER MANAGEMENT & UTILITY EASEMENT 

PUBLIC 100 YEAR FLOOD PLAIN DRAINAGE & UTILITY LINE TABLE		
LINE	BEARING	LENGTH
L1	N08°50'57"E	32.00
L2	N20°52'01"W	184.69
L3	N22°40'36"W	103.89
L4	N22°40'36"W	76.72
L5	N22°06'08"W	126.52
L6	N01°34'13"E	39.78
L7	N22°31'28"E	52.29
L8	N46°50'34"E	41.60
L9	N65°47'22"E	81.59
L10	N48°35'57"E	70.27
L11	N34°47'58"E	129.77
L12	N24°46'51"E	46.42
L13	N32°07'26"E	147.70
L14	N25°50'07"E	179.21
L15	N32°24'25"E	52.12
L16	N32°24'25"E	137.22
L17	N26°35'21"E	155.79
L18	N16°29'13"E	113.03
L19	N18°58'07"E	66.08

PRIVATE STORM WATER MANAGEMENT MAINTENANCE ACCESS & DRAINAGE EASEMENT TO BE ABANDONED LINE TABLE		
LINE	BEARING	LENGTH
L24	S27°07'55"E	69.51
L25	S00°52'22"E	71.50
L26	S00°52'22"E	63.03
L27	S27°07'55"E	50.75
L28	N19°44'42"W	256.62
L29	N53°40'18"E	75.15
L30	N64°33'26"E	58.02
L31	N25°26'34"W	40.81
L32	N63°16'58"E	39.59
L33	S45°45'03"E	238.07
L34	S71°13'28"E	134.82
L35	S82°57'39"E	41.28
L36	N45°53'09"E	174.94
L37	N34°20'24"W	52.31
L38	N55°43'20"E	20.00
L39	S34°20'24"E	54.96
L40	N63°16'58"E	89.92



CURVE TABLE						
CURVE	ARC	RADIUS	TANGENT	DELTA	CHORD	LENGTH
C5	38.05'	640.00'	19.03'	3°24'22"	S27°58'10"W	38.04'
C6	87.20'	72.00'	49.85'	69°23'41"	S80°35'29"E	81.97'
C7	24.82'	34.00'	12.99'	41°49'07"	S85°37'15"E	24.27'


OWNER/DEVELOPER
 DORSEY CONTRACTORS, INC.
 13090 OLD FREDERICK ROAD
 SYKESVILLE, MARYLAND 21784-5811
 410.442.8200

RECORDED AS PLAT NUMBER 25844
 ON 9-21-21 IN THE LAND RECORDS OF
 HOWARD COUNTY, MARYLAND

THE PURPOSE OF THIS PLAT IS TO ABANDON THE PRIVATE STORMWATER MANAGEMENT ACCESS, MAINTENANCE & DRAINAGE EASEMENT AND A PORTION OF THE PRIVATE USE-IN-COMMON ACCESS & DRAINAGE EASEMENT AND TO CREATE A PRIVATE VARIABLE WIDTH ACCESS, STORMWATER MANAGEMENT AND UTILITY EASEMENT.

Adcock & Associates · LLC
 Engineers · Surveyors · Planners
 5389 Enterprise Street, Suites B-C
 Sykesville, Maryland 21784
 Phone: 443.325.7682
 Email: info@saaland.com

HOWARD COUNTY HEALTH DEPARTMENT
 APPROVED: FOR PRIVATE WATER AND PRIVATE SEWERAGE SYSTEMS
Maureen Rosemary 6/19/2019
 HOWARD COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING
Phillip H. Dorsey 1-23-20
 CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE
J. Mark 1-23-20
 DIRECTOR DATE

OWNER'S CERTIFICATE

DORSEY CONTRACTORS, INC., OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY ADOPT THIS FINAL 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 ROAD 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 ERRECTED ON OR OVER SAID EASEMENTS AND RIGHTS-OF-WAY.

WITNESS MY HAND THIS DAY OF 1-23-20, 2019.

DORSEY CONTRACTORS, INC.
Phillip H. Dorsey
 BY: PHILLIP H. DORSEY DATE 5/25/19 WITNESS MM DATE 5/26/19

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS A SUBDIVISION OF THE LAND CONVEYED BY CHARLES ROBERT WALLS AND KIMBERLY S. WALLS TO DORSEY BUILDERS, INC. ACCORDING TO THE DEED DATED FEBRUARY 16, 2008 AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY IN LIBER 11128, FOLIO 282, 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 AND THAT I WAS IN RESPONSIBLE CHARGE OVER THE PREPARATION OF THIS DRAWING AND THE SURVEY WORK REFLECTED IN IT, AND IS IN COMPLIANCE WITH REQUIREMENTS SET FORTH IN THE CODE OF MARYLAND TITLE 9, SUBTITLE 13, CHAPTER 06, REGULATION 12.

Michael D. Adcock 5/23/19
 MICHAEL D. ADCOCK, PROFESSIONAL LAND SURVEYOR
 MD. REG. NO. 21257, EXPIRATION DATE: 06-16-2019 DATE

PLAT OF REVISION

HAY MEADOW OVERLOOK
 LOTS 1 THOUGH 4
 BUILDABLE PRESERVATION PARCEL A
 NON BUILDABLE PRESERVATION PARCEL B,
 AND NON BUILDABLE BULK PARCEL C

ZONED: RC-DEO
 TAX MAP 2 GRID 15, PARCEL 18
 4TH ELECTION DISTRICT
 HOWARD COUNTY, MARYLAND

SCALE: AS SHOWN
 DATE: MAY 24, 2019 SHEET 3 OF 3 DRAWN BY: JJT

JOB NO. 18-070