

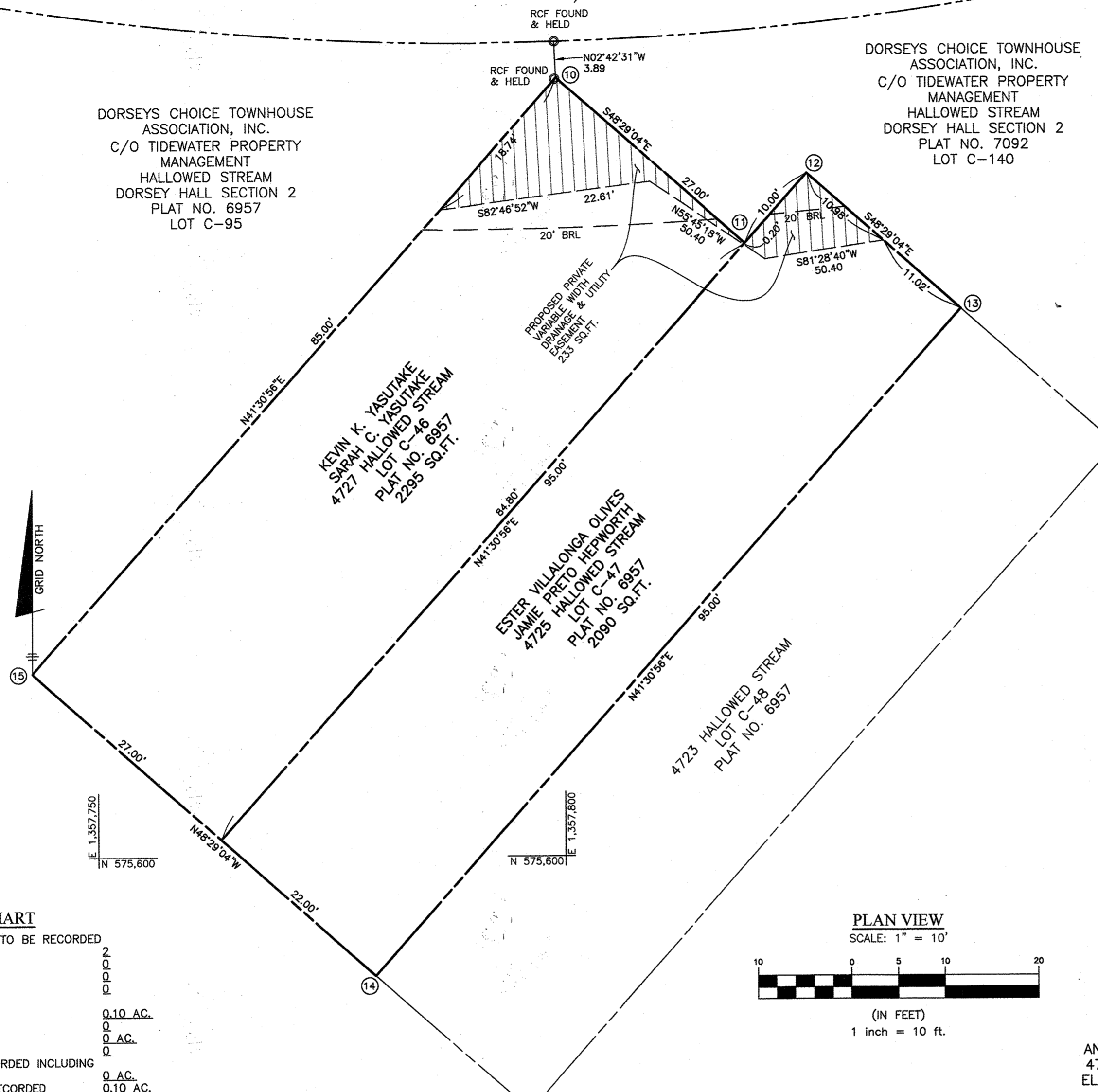
**HALLOWED STREAM
LOCAL COUNTY ROAD**

50' R/W

E 1,357,750
N 575,700

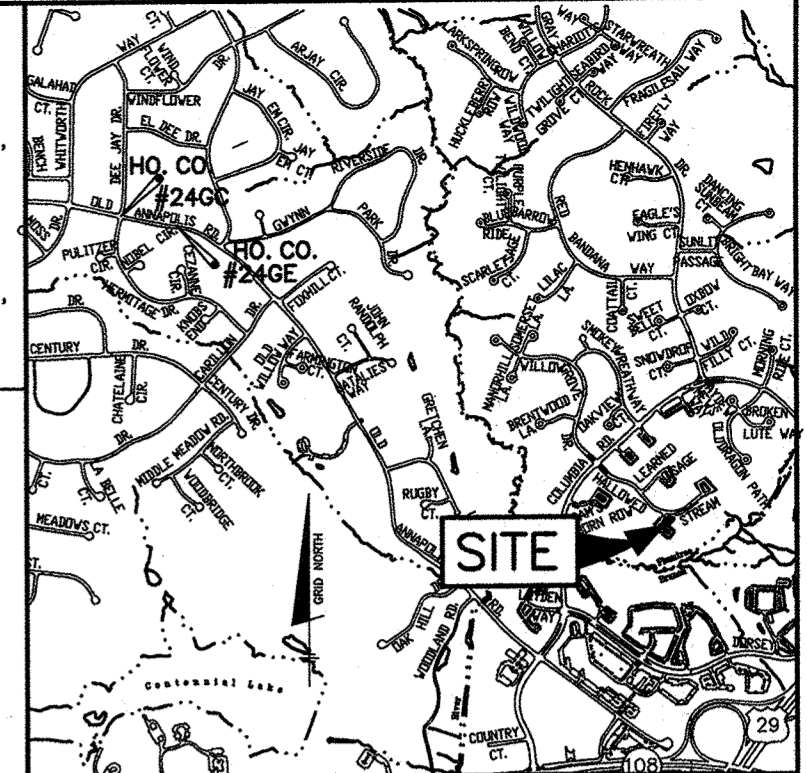
DORSEYS CHOICE TOWNHOUSE
ASSOCIATION, INC.
C/O TIDEWATER PROPERTY
MANAGEMENT
HALLOWED STREAM
DORSEY HALL SECTION 2
PLAT NO. 6957
LOT C-95

DORSEYS CHOICE TOWNHOUSE
ASSOCIATION, INC.
C/O TIDEWATER PROPERTY
MANAGEMENT
HALLOWED STREAM
DORSEY HALL SECTION 2
PLAT NO. 7092
LOT C-140



BENCH MARKS--(NAD'83)

HO. CO. #24GC	EL. 439.58
N 578,868.583'	E 1,352,120.690'
STANDARD DISC ON CONC. MONUMENT	
HO. CO. #24GE	EL. 446.44'
N 578,706.480'	E 1,352,699.690'
STANDARD DISC ON CONC. MONUMENT	



VICINITY MAP
SCALE: 1"=2000'
ADC MAP 27, GRID C4

LEGEND

- ⑩ BOUNDARY COORDINATES
- PRIVATE VARIABLE WIDTH DRAINAGE & UTILITY EASEMENT
TOTAL AREA: 233 SQ.FT.

GENERAL NOTES

- ⑩ DENOTES IRON PIPE FOUND (IPF), REBAR AND CAP (RCF), AND BOLT FOUND (BF). HORIZONTAL AND VERTICAL DATUMS ARE RELATED TO THE MARYLAND STATE PLANE COORDINATE SYSTEM PROJECTED FROM HOWARD COUNTY CONTROL STATIONS. DISTANCES ARE BASED ON SURFACE MEASUREMENTS.
- THIS PLAT IS BASED OFF A FIELD RUN BOUNDARY SURVEY PERFORMED BY BENCHMARK ENGINEERING, INC. ON OR ABOUT AUGUST 2019.
- PREVIOUS DPZ FILE REFERENCE NO. F-85-16, F-82-37, F-79-46, F-85-56, F-86-124, F-86-219, SDP-86-288. THIS PLAT IS BASED ON PREVIOUSLY RECORDED PLAT NO. 6955-6957 AND 7092.
- THE SUBJECT PROPERTY IS ZONED R-SC PER THE 10/6/13 COMPREHENSIVE ZONING PLAN.
- THERE ARE EXISTING DWELLINGS/STRUCTURES LOCATED ON LOTS C-46 AND C-47 TO REMAIN. NO NEW BUILDINGS, EXTENSIONS, OR ADDITIONS TO THE EXISTING DWELLINGS ARE TO BE CONSTRUCTED AT A DISTANCE LESS THAN THE ZONING REGULATION REQUIREMENTS.
- THIS PLAT IS EXEMPT FROM THE REQUIREMENTS OF SECTION 16.124 OF THE HOWARD COUNTY CODE AND LANDSCAPE MANUAL BECAUSE IT IS A REVISION PLAT/PLAT OF CORRECTION THAT DOES NOT CREATE ANY NEW LOTS/PARCEL DIVISIONS.
- THIS PLAT IS EXEMPT FROM THE FOREST CONSERVATION REQUIREMENTS BECAUSE IT IS A REVISION PLAT THAT DOES NOT CREATE ANY NEW LOTS IN ACCORDANCE WITH SECTION 16.1202(b)(1)(vii) OF THE HOWARD COUNTY CODE.

BOUNDARY COORDINATES

POINT #	NORTHING	EASTING
10	575683.4241	1357799.2489
11	575665.5278	1357819.4658
12	575673.0156	1357826.0941
13	575658.4334	1357842.5671
14	575587.2998	1357779.5988
15	575619.7782	1357742.9088

THE REQUIREMENTS § 3-108, THE REAL PROPERTY ARTICLE, ANNOTATED CODE OF MARYLAND, 1988 REPLACEMENT VOLUME (AS SUPPLEMENTED) AS FAR AS THEY RELATE TO THE MAKING OF THIS PLAT AND THE SETTING OF MARKERS HAVE BEEN COMPLIED WITH.

Donald A. Mason 10/30/19
DONALD A. MASON
PROFESSIONAL LAND SURVEYOR
MARYLAND NO. 21320

Kevin K. Yasutake 11/2/19
KEVIN K. YASUTAKE
DATE

Sarah C. Yasutake 11/2/19
SARAH C. YASUTAKE
DATE

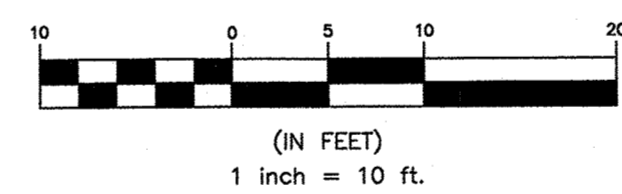
Ester Villalonga Olives 11/2/19
ESTER VILLALONGA OLIVES
DATE

Jamie Preto Hepworth 11/2/19
JAMIE PRETO HEPWORTH
DATE

AREA TABULATION CHART

1) TOTAL NUMBER OF LOTS OR PARCELS TO BE RECORDED	2
BUILDABLE	2
NON-BUILDABLE	0
OPENSOURCE	0
PRESERVATION PARCELS	0
2) TOTAL ARE OF PARCELS	0.10 AC.
BUILDABLE	0
NON-BUILDABLE	0 AC.
OPENSOURCE	0
PRESERVATION PARCELS	0
3) TOTAL AREA OF ROADWAY TO BE RECORDED INCLUDING WIDENING STRIPS	0 AC.
4) TOTAL AREA OF SUBDIVISION TO BE RECORDED	0.10 AC.

PLAN VIEW
SCALE: 1" = 10'



OWNER LOT C-46:
KEVIN K. YASUTAKE
AND SARAH C. YASUTAKE
4727 HALLOWED STREAM
ELLCOTT CITY, MD 21042

OWNER LOT C-47:
ESTER VILLALONGA OLIVES
AND JAMIE PRETO HEPWORTH
4725 HALLOWED STREAM
ELLCOTT CITY, MD 21042

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THIS DOCUMENT WAS PREPARED BY ME UNDER MY RESPONSIBLE CHARGE, AND THAT I AM A DULY LICENSED PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 21320, EXPIRATION DATE 1-7-2021 AND I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF THAT THE INFORMATION SHOWN HEREON IS CORRECT, THAT IT IS A REVISION OF LOT C-46 AND C-47, AS SHOWN ON A PLAT ENTITLED "DORSEY HALL LOTS C-3 THRU C-95" AS RECORDED AMONG THE LAND RECORDS AS PLAT NO. 6957 AND BEING ALL OF THE LANDS CONVEYED BY TAMARA L. BOND TO KEVIN K. YASUTAKE AND SARAH C. YASUTAKE BY DEED DATED 6/28/19 AND RECORDED AMONG THE AFORESAID LAND RECORDS IN DEED LIBER 18780 AT FOLIO 202, AND ALL OF THE LANDS CONVEYED BY BOBBI L. FIFE TO ESTER VILLALONGA OLIVES AND JAMIE PRETO HEPWORTH BY DEED DATED 3/20/19 AND RECORDED AMONG THE AFORESAID LAND RECORDS IN DEED LIBER 18138 AT FOLIO 479, AND THAT ALL MONUMENTS ARE IN PLACE OR WILL BE IN PLACE PRIOR TO ACCEPTANCE OF THE ROADS BY HOWARD COUNTY, IN ACCORDANCE WITH THE ANNOTATED CODE OF MARYLAND, AS AMENDED.



Donald A. Mason 10/30/19
DONALD A. MASON
PROFESSIONAL LAND SURVEYOR MD NO. 21320
FOR BENCHMARK ENGINEERING, INC. MD REG. NO. 351

OWNER'S DEDICATION

"KEVIN K. YASUTAKE AND SARAH C. YASUTAKE, OWNER OF LOT C-46, AND ESTER VILLALONGA OLIVES AND JAMIE PRETO HEPWORTH, OWNER OF LOT C-47 SHOWN HEREON, HEREBY ADOPTS THIS PLAT OF EASEMENT, AND IN CONSIDERATION OF APPROVAL OF THIS PLAT BY THE DEPARTMENT OF PLANNING AND ZONING, ESTABLISHES THE MINIMUM BUILDING RESTRICTION LINES AND GRANTS 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, FLOODPLAINS AND OPEN SPACE WHERE APPLICABLE, AND FOR GOOD AND OTHER VALUABLE CONSIDERATION, HEREBY GRANTS 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 THE SAID EASEMENTS AND RIGHTS-OF-WAY, WITNESS OUR HANDS THIS 2ND DAY OF NOVEMBER, 2019."

Kevin K. Yasutake 11/2/19
KEVIN K. YASUTAKE
DATE

Sarah C. Yasutake 11/2/19
SARAH C. YASUTAKE
DATE

Ester Villalonga Olives 11/2/19
ESTER VILLALONGA OLIVES
DATE

Jamie Preto Hepworth 11/2/19
JAMIE PRETO HEPWORTH
DATE

Carol B. Duff 11/2/19
WITNESS
DATE

Carol B. Duff 11/2/19
WITNESS
DATE

Carol B. Duff 11/2/19
WITNESS
DATE

Carol B. Duff 11/2/19
WITNESS
DATE

THE PURPOSE OF THIS PLAT IS TO ADD A VARIABLE WIDTH PRIVATE DRAINAGE EASEMENT ACROSS LOTS C-46 AND C-47.

RECORDED AS PLAT NO. 25290 ON 11/10/2020 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

PROJECT: PLAT OF REVISION
DORSEY HALL
LOT C-46 & C-47
PREVIOUSLY RECORDED AS
PLAT No. 6957

LOCATION: TAX MAP: 30 - GRID: 04 - PARCEL: 396
ZONED: R-SC
ELECTION DISTRICT NO. 2
HOWARD COUNTY, MARYLAND

DATE: OCTOBER, 2019 PROJECT NO. 2958
SCALE: AS SHOWN SHEET 1 OF 1

APPROVED: FOR PUBLIC WATER AND PUBLIC SEWER SYSTEMS.
HOWARD COUNTY HEALTH DEPARTMENT.
Ben Wilson for Maria Rossman 12/17/2019
HOWARD COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF
PLANNING AND ZONING.

[Signature] 12/23/2019
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE
[Signature] 1.3.20
DIRECTOR DATE