

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)	
308	901490.7029	1364446.7020	177238.720736	415884.797060	400	901317.6183	1364040.5107	177185.964419
309	901461.4305	1364452.4496	177235.894490	415885.936408	401	901396.1913	1364008.7797	177209.913530
310	901343.4341	1364110.7380	177193.833104	415781.724516	402	901424.1619	1364078.7844	177218.530426
311	901295.4678	1364066.2230	177179.212944	415768.216305	403	901431.9511	1364097.3293	177220.813125
312	901300.6663	1364042.1233	177180.797439	415760.870706	404	901568.4621	1364439.3628	177262.421787
313	901274.3025	1363970.2002	177172.762659	415738.948491	411	900947.9187	1364110.4382	177073.279142
314	901276.2818	1363990.2980	177173.364983	415732.892309	412	901025.1591	1364368.0103	177090.726672
321	901428.7929	1364474.9170	177215.434022	415889.994094	413	901031.9982	1364371.9398	177094.784706
322	901435.0663	1364471.1725	177221.763260	415891.645147	414	901073.4866	1364428.8771	177111.528244
323	901401.3375	1364387.6470	177211.482028	415866.186545	415	901001.0630	1364482.1375	177028.478174
324	901368.7949	1364373.8273	177201.563104	415861.974300	416	901235.6170	1364469.4788	177180.970373
325	901283.9980	1364408.0713	177175.717190	415872.411884	417	901267.7464	1364448.8824	177170.287725
326	901240.0287	1364456.8021	177162.315072	415867.265050	418	901342.7915	1364518.3783	177193.364204
332	901164.5979	1364482.3681	177139.325731	415895.057574	436	901496.9744	1364464.2345	177240.632270
333	901191.9924	1364442.9271	177147.875987	415883.059371	437	901432.3399	1364481.1217	177220.931659
334	901193.4777	1364436.1461	177148.126306	415881.578709	438	901365.2889	1364518.2012	177200.494453
335	901184.6448	1364399.1547	177145.434022	415869.994094	439	901318.6565	1364396.2887	177126.366461
336	901172.2648	1364388.6158	177141.660584	415865.490963	440	901142.4172	1364493.6129	177134.638981
337	901152.7350	1364367.7827	177135.707886	415860.131899	441	900961.0089	1364238.4209	177077.289031
338	901073.8138	1364281.3047	177111.652675	415827.677330	442	901022.2509	1364191.8033	177096.890637
339	901089.8234	1364153.5937	177115.532959	415794.846941	443	900976.3217	1364127.9982	177081.937008
340	901118.3792	1364132.4311	177125.235013	415788.995644	444	901064.9653	1364060.0169	177108.955635
341	901223.6071	1364075.4108	177157.309770	415771.016752	449	901168.8098	1364002.7843	177140.546536
342	901245.2510	1364067.3802	177163.906831	415768.569020	450	901297.1116	1364402.7759	177179.719969

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

Terrill A. Fisher 7/13/21
Date
Terrill A. Fisher, L.S. #10692
(Professional Land Surveyor)
Dorsey's Ridge, LLC
By: Dave Woessner, Managing Member

7/11/2021
Date

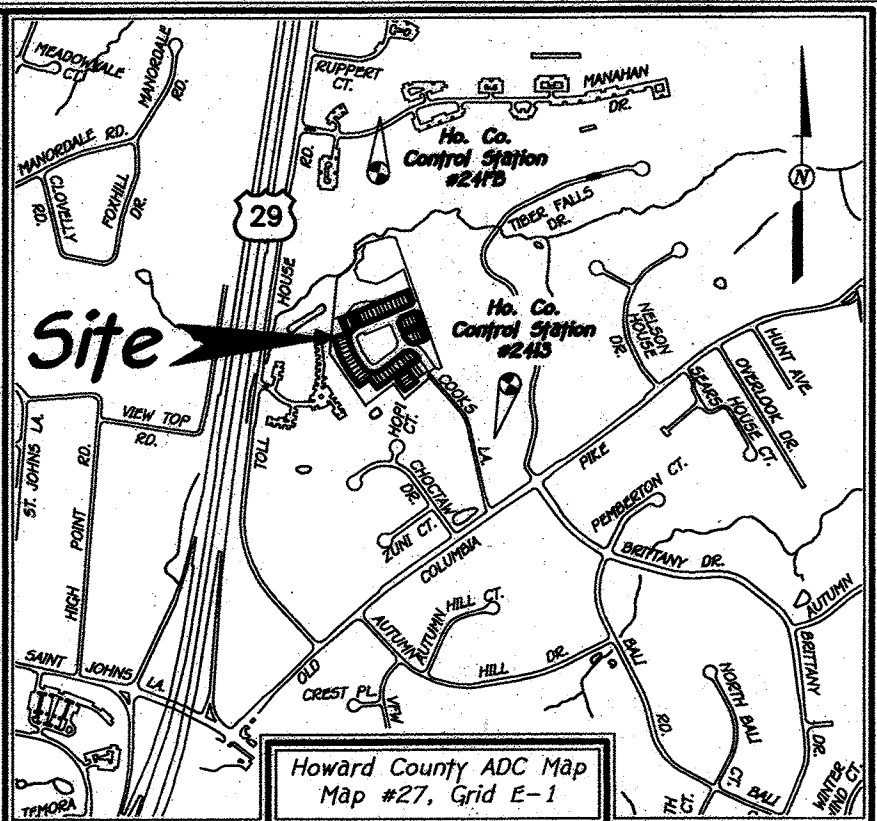
This Subdivision Is Subject To Section 18.122B Of The Howard County Code. Public Water And Public Sewer Service Has Been Granted Under The Terms And Provisions, Thereof, Effective 11/23/2020 On Which Date Developer Agreement 14-2063-D Was Filed And Accepted.

Reservation Of Public Utility Easements

"Developer Reserves Unto Itself, Its Successors And Assigns, All Easements Shown On This Plan For Water, Sewer, Storm Drainage, And Other Public Utilities Located In, On, Over, And Through Lots 9 Thru 60. Any Conveyances Of The Aforesaid Lots Shall Be Subject To The Easements Herein Reserved, Whether Or Not Expressly Stated In The Deed(s) Conveying Said Lots. Developer Shall Execute And Deliver Deeds For The Easements Herein Reserved To Howard County, Upon Completion Of The Public Utilities And Their Acceptance By Howard County. The County Shall Accept The Easements And Record The Deed(s) Of Easement In The Land Records Of Howard County."

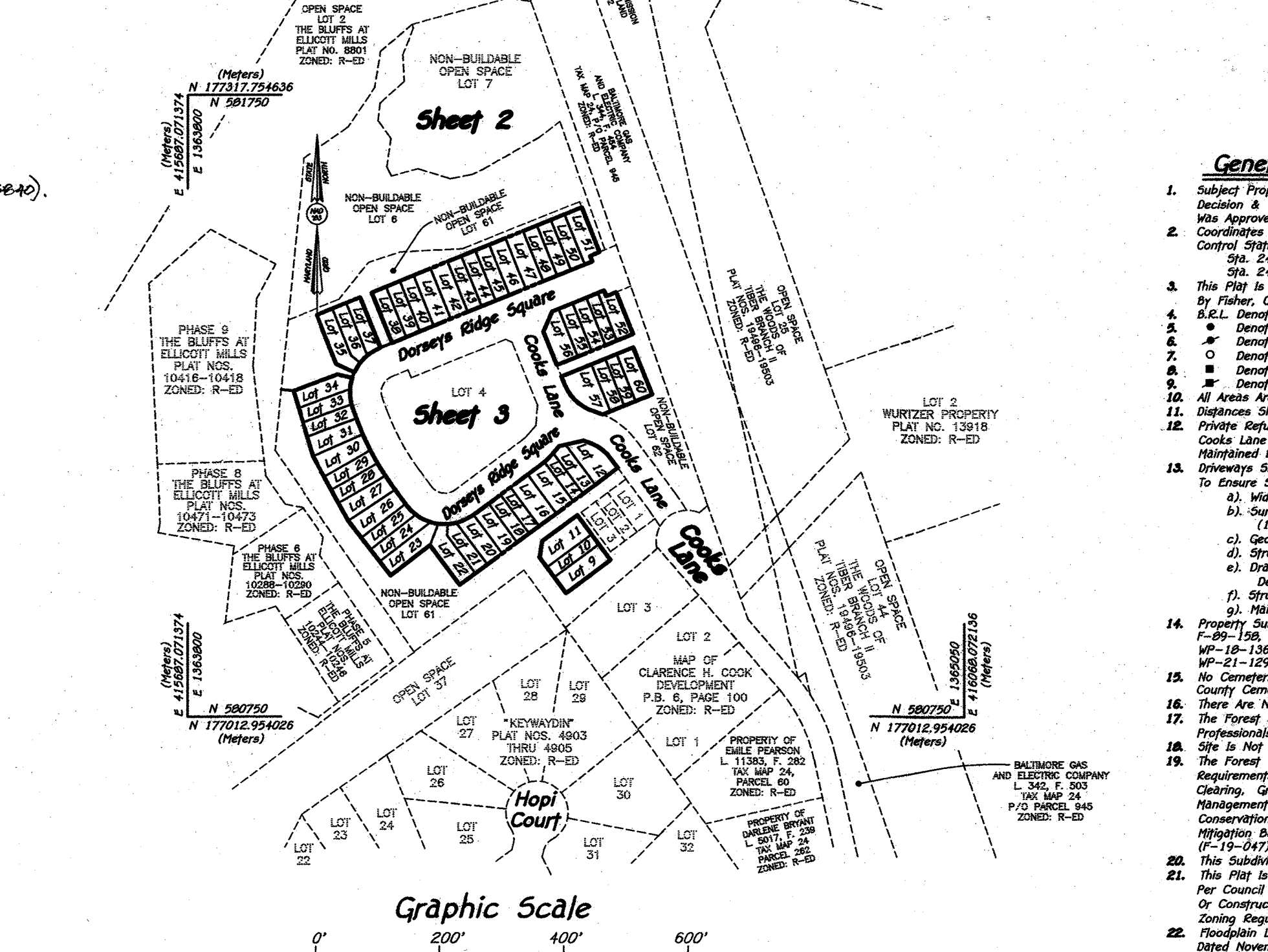
Owner
Dorsey's Ridge, LLC
c/o Dave Woessner
308 Magogy Road
Severna Park, Maryland 21146
Ph# 410-461-0837

Developer
Terry's Place Development, LLC
c/o Dave Woessner
308 Magogy Road
Severna Park, Maryland 21146
Ph# 410-461-0837



- General Notes Continued:**
- 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. 020331674.
 - The Subdivision Is In Conformity With The Latest Howard County Standards Unless Alternative Compliance Has Been Approved. See General Note Nos. 26, 27, 44, 45, 46, 47 And 49.
 - This Plat Is Subject To WP-17-084 Which On April 5, 2017 The Planning Director Approved A Request For Alternative Compliance For Section 16.1200(1)(7) To Allow The Removal Of Two (2) Specimen Trees 30" In Diameter Or Greater. The Planning Director Also Approved An Alternative Compliance Request For Section 16.1200(1)(9)(i) 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:
1. Removal Of The Two (2) Specimen Trees Will Require Replacement Mitigation At A Ratio Of Two (2) Larger Caliper 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 Perimeter Landscaping For This Project. You Must Address This Alternative Landscape Mitigation Requirement With The Site Development Plan For This Property.
2. 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 Roof 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:
1. Submission Of A Final Plan Application, Including A Final Subdivision Plat And Roadway Plans, Within 6 Months From The Date Of The Alternative Compliance Approval Letter (50 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.
2. All Proposed Infrastructure And Improvements For The Entire Project (57 Units) Must Be Shown And Beaded 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 That 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 Subdivision Plat.
5. 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.
6. A Separate Final Plan Is Required For Each Of The Following:
• Cooke Lane Road Improvements
• The Proposed Pathway

- Legend**
- Existing 20' Sanitary Sewer Easement (L. 947, F. 303, L. 1076, F. 692 And L. 1076, F. 698)
 - Existing 20' Public Water & Utility Easement (Plat No. 8778)
 - Existing Private Use-In-Common Driveway Access Easement For The Use And Benefit Of Lots 1 Thru 3, Non-Buildable Bulk Parcel 'C' (Future Lots 9 Thru 11), Part Of Non-Buildable Bulk Parcel 'B' (Future Lots 12 Thru 22) And Non-Buildable Open Space Lot 61 (Plat Nos. 25840 Thru 25842)
 - Existing Public Forest Conservation Easement (Retention) Credited Area (Plat Nos. 25624 Thru 25628)
 - Existing Public Forest Conservation Easement (Retention) Non-Credited Area (Plat Nos. 25624 Thru 25628)
 - Existing Public Sewer, Water & Utility Easement (Plat Nos. 25624 Thru 25628 And 25840 Thru 25842)
 - Existing 20' Public Water & Utility Easement (Plat Nos. 25624 Thru 25628)
 - Existing Limits Of Wetlands (Plat Nos. 25624 Thru 25628)
 - Existing Public 100 Year Floodplain, Drainage & Utility Easement (Plat Nos. 25624 Thru 25628)
 - Existing Area Of Non-Credited Non-Buildable Open Space (Plat Nos. 25624 Thru 25628)
 - Existing 10' Public Fire Hydrant Easement (Plat Nos. 25624 Thru 25628)
 - Existing Public Sight Distance Easement (Plat Nos. 25624 Thru 25628)
 - Existing Public Drainage & Utility Easement (Plat Nos. 25840 Thru 25842)
 - Existing Private Stormwater Management, Drainage & Utility Easement (Plat Nos. 25840 Thru 25842)
 - Existing 24' Private Use-In-Common Driveway Easement For The Benefit Of Lots 52 Thru 60 (Plat Nos. 25840 Thru 25842)
 - Existing 20' Public Water & Utility Easement (Plat Nos. 25840 Thru 25842)
 - Existing 2' Public Sidewalk Easement (Plat Nos. 25840 Thru 25842)
 - Existing 10' x 10' Private Trash Pad Easement (Plat Nos. 25840 Thru 25842)
 - 5' Private Access Easement
 - 10' Private Drainage & Utility Easement
 - 8' And 10' Private Access Easement



General Notes Continued On Sheet 4:

Area Tabulation This Submission

TOTAL NUMBER OF BUILDABLE LOTS TO BE RECORDED	52
TOTAL NUMBER OF NON-BUILDABLE OPEN SPACE LOTS TO BE RECORDED	0
TOTAL NUMBER OF NON-BUILDABLE BULK PARCELS TO BE RECORDED	0
TOTAL NUMBER OF LOTS/PARCELS TO BE RECORDED	52
TOTAL AREA OF BUILDABLE LOTS TO BE RECORDED	2.767 Ac. ±
TOTAL AREA OF NON-BUILDABLE OPEN SPACE LOTS TO BE RECORDED	0.000 Ac. ±
TOTAL AREA OF PARCELS TO BE RECORDED	0.000 Ac. ±
TOTAL AREA OF LOTS/PARCELS TO BE RECORDED	2.767 Ac. ±
TOTAL AREA OF ROADWAY TO BE RECORDED	0.000 Ac. ±
TOTAL AREA TO BE RECORDED	2.767 Ac. ±

Phasing Tabulation

Phase	Allocation Year	No. Of Units
1	2019	5 *See General Note No. 44 (b)
2	2019	52

See Plat Sheet No. 4 For Bulk Regulation Information

M.I.H.U. Note: Please Note That Lots 9 Thru 60 Contains 52 Townhouse Units. This Subdivision Is Subject To The Moderate Income Housing Unit (M.I.H.U.) Requirement. See General Note No. 44(d) Listing The Requirement For Five (5) M.I.H.U.

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

[Signature] 7/5/21
Howard County Health Officer Date

APPROVED: Howard County Department Of Planning And Zoning.

[Signature] 8/23/21
Chief, Development Engineering Division Date

[Signature] 7/23/21
Director Date

Owner's Certificate

Dorsey's Ridge, LLC, By Dave Woessner, Managing Member, Owner 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/O' 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/O' 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 7th Day Of July, 2021.

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

[Signature]
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 Non-Buildable Bulk Parcels 'B' And 'G' Thru 'K', As Shown On Plats Entitled "Resubdivision And Revision Plat, Dorsey's Ridge, Phase 1, Lots 1 Thru 3, Non-Buildable Open Space Lots 61 And 62 And Non-Buildable Bulk Parcels 'B' And 'G' Thru 'K'" Recorded Among The Land Records Of Howard County, Maryland As Plat Nos. 25840 Thru 25842.

[Signature] 7/13/21
Terrill A. Fisher, Professional Land Surveyor No. 10692 Date
Expiration Date: December 13, 2021

- General Notes:**
- Subject Property Zoned CEF-R Per ZB 1106M Approval To Rezone Property From R-ED To CEF-R Under Decision & Order Approval 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 Station No. 24FB And No. 2413.
Sta. 24FB N 582,652.119 E 1,364,255.979 Elev. = 422.495
Sta. 2413 N 580,648.901 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.R.L. Denotes Building Restriction Line
 - Denotes Iron Pin Set Capped "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.
 - Private Refuse Collection, Snow Removal Provided By Dorsey's Ridge Homeowners Association, Inc. Cooke Lane And Dorsey's Ridge Squares Owned And Maintained By Howard County. Private Shared Driveway Maintained By Dorsey's Ridge Homeowners Association, Inc.
 - 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:
a. Width - 12 Feet (16 Feet Servicing 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 45-Foot Turning Radius;
d. Structures (Culverts/Bridges) - Capable Of Supporting 25 Gross Tons (MS-Loading);
e. Drainage Elements - Capable Of Safely Passing 100 Year Flood With No More Than 1 Foot Depth Over Surface;
f. Structure Clearance - Minimum 12 Feet;
g. Maintenance - Sufficient To Ensure All Weather Use.
 - Property Subject To Prior Department Of Planning And Zoning File No's: S-09-014, P-09-040, F-09-158, WP-07-091, F-05-123, F-05-074, ZB1106M, S-17-008, WP-17-084, WP-18-038, WP-18-136, WP-20-053, WP-20-097, F-19-047, F-20-066, SDP-21-005, F-21-013 And WP-21-129.
 - No Cemeteries Exist On The Subject Property Based On Visual Observation Or Listed In Available Howard County Cemetery Inventory Map.
 - There Are No Existing Dwellings/Structures On This Site.
 - The Forest Setting 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.
 - Site Is Not Adjacent To A Scenic Road.
 - The Forest Conservation Easement Areas Within This Subdivision Have Been Established To Fulfill The Requirements Of Section 16.1200 Of The Howard County Code And The Forest Conservation Act. No Clearing, Grading Or Construction Is Permitted Within The Forest Conservation Easement; However, Forest Management Practices As Defined In The Deed Of Forest Conservation Are Allowed. The Forest Conservation Act Requirements For This Subdivision Have Been Met Utilizing The Keyway Off-Site Mitigation Bank (SDP-20-052) Together With On-Site Retention For 1.48 Acres In Phase One (F-19-047).
 - This Subdivision Is Served By Public Water And Public Sewer, Contract No. 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-1106M. 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.

Purpose Statement

The Purpose Of This Plat Is To Resubdivide Non-Buildable Bulk Parcels 'B' And 'G' Thru 'K', As Shown On Plats Entitled "Resubdivision And Revision Plat, Dorsey's Ridge, Phase 1, Lots 1 Thru 3, Non-Buildable Open Space Lots 61 And 62 And Non-Buildable Bulk Parcels 'B' And 'G' Thru 'K'" Recorded Among The Land Records Of Howard County, Maryland As Plats Nos. 25840 Thru 25842 Creating Lots 9 Thru 60.

RECORDED AS PLAT NO. 25854e ON 9-27-21
AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

Dorsey's Ridge Phase 2 Lots 9 Thru 60

(Being A Resubdivision Of Non-Buildable Bulk Parcels 'B' And 'G' Thru 'K', As Shown On Plats Entitled "Resubdivision And Revision Plat, Dorsey's Ridge, Phase 1, Lots 1 Thru 3, Non-Buildable Open Space Lots 61 And 62 And Non-Buildable Bulk Parcels 'B' And 'G' Thru 'K'" Recorded Among The Aforesaid Land Records As Plat Nos. 25840 Thru 25842)

Zoned: CEF-R
Tax Map: 24, Grid: 18, Parcel: 260
Second Election District - Howard County, Maryland
Date: July 9, 2021 Scale: As Shown Sheet 1 Of 4

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.

Terrell A. Fisher 7/13/21
 Date
 Terrell A. Fisher, L.S. #10692
 (Professional Land Surveyor)
 7/10/2021
 Date
 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.

- Legend**
- Existing 20' Sanitary Sewer Easement (L. 947, F. 303, L. 1076, F. 692 And L. 1076, F. 698)
 - Existing 20' Public Water & Utility Easement (Plat No. 25778)
 - Existing Private Use-In-Common Driveway Access Easement For The Use And Benefit Of Lots 1 Thru 3, Non-Buildable Bulk Parcel 'C' (Future Lots 9 Thru 11), Part Of Non-Buildable Bulk Parcel 'B' (Future Lots 12 Thru 22) And Non-Buildable Open Space Lot 61 (Plat Nos. 25836 Thru 25840)
 - Existing Public Forest Conservation Easement (Retention) Credited Area (Plat Nos. 25624 Thru 25628)
 - Existing Public Forest Conservation Easement (Retention) Non-Credited Area (Plat Nos. 25624 Thru 25628)
 - Existing Public Sewer, Water & Utility Easement (Plat Nos. 25624 Thru 25628 And 25936 Thru 25940)
 - Existing 20' Public Water & Utility Easement (Plat Nos. 25624 Thru 25628)
 - Existing Limits Of Wetlands (Plat Nos. 25624 Thru 25628)
 - Existing Public 100 Year Floodplain, Drainage & Utility Easement (Plat Nos. 25624 Thru 25628)
 - Existing Area Of Non-Credited Non-Buildable Open Space (Plat Nos. 25624 Thru 25628)
 - Existing 10' Public Fire Hydrant Easement (Plat Nos. 25624 Thru 25628)
 - Existing Public Sight Distance Easement (Plat Nos. 25624 Thru 25628)
 - Existing Public Drainage & Utility Easement (Plat Nos. 25836 Thru 25840)
 - Existing Private Stormwater Management, Drainage & Utility Easement (Plat Nos. 25836 Thru 25840)
 - Existing 24' Private Use-In-Common Driveway Access Easement For The Benefit Of Lots 52 Thru 60 (Plat Nos. 25836 Thru 25840)
 - Existing 20' Public Water & Utility Easement (Plat Nos. 25836 Thru 25840)
 - Existing 2' Public Sidewalk Easement (Plat Nos. 25836 Thru 25840)
 - Existing 10' x 10' Private Trash Pad Easement (Plat Nos. 25836 Thru 25840)
 - 5' Private Access Easement
 - 10' Private Drainage & Utility Easement
 - 8' And 10' Private Access Easement

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

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

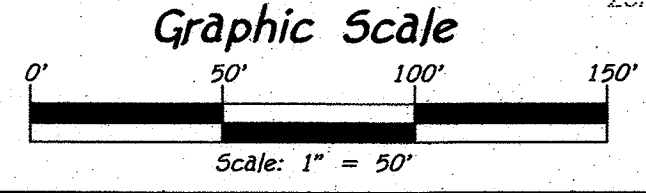
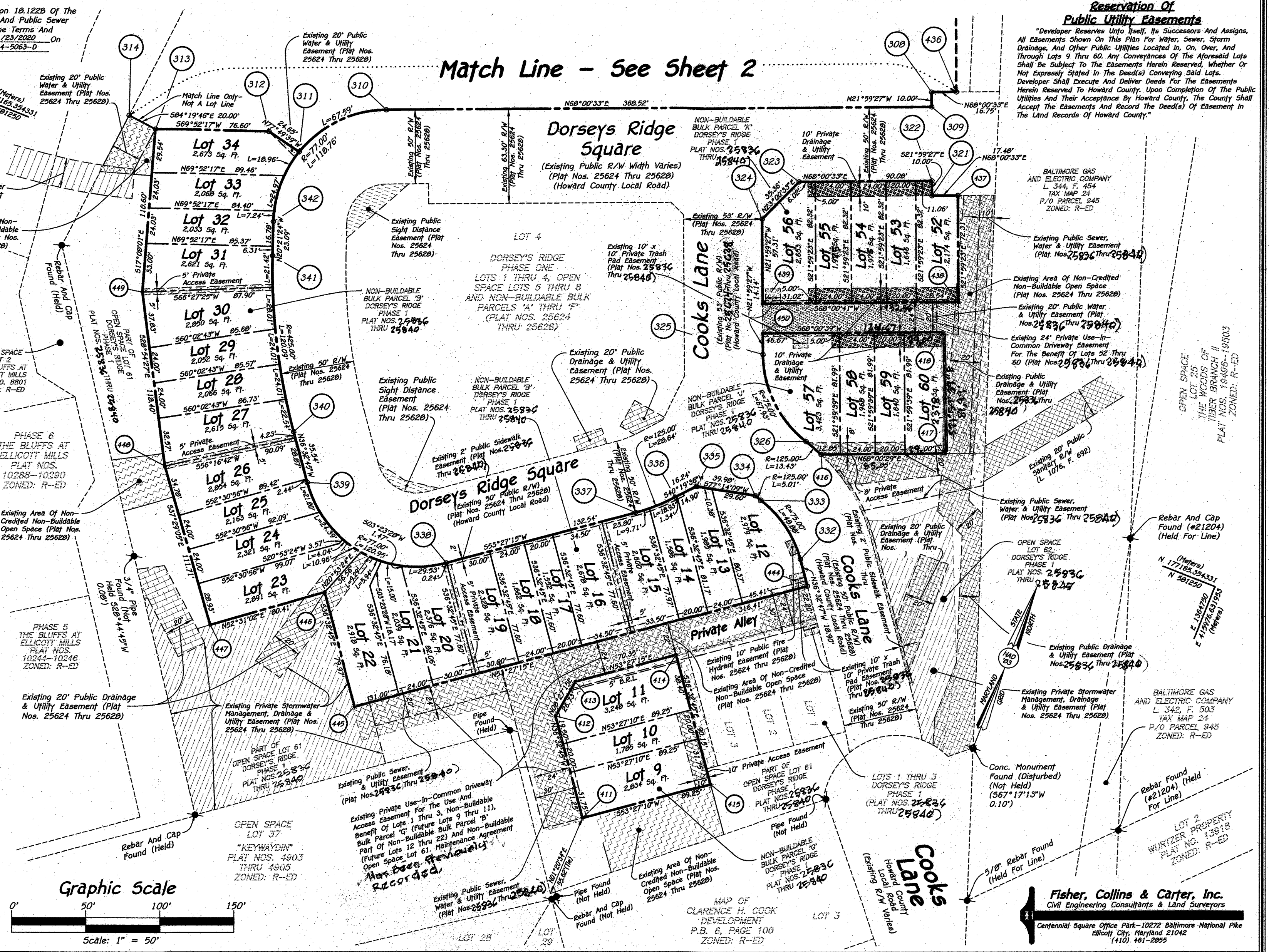
Developer
 Terry's Place Development, LLC
 c/o Dave Woessner
 308 Magogy Road
 Severna Park, Maryland 21146
 Ph # 410-461-0837

Curve Data Tabulation

Pnt - Pnt	Radius	Arc Length	Delta	Tangent	Bearing & Distance
342-310	77.00'	118.75'	88°21'57"	74.84'	N 23°49'35" E 107.33'
325-326	75.00'	67.93'	51°53'53"	36.50'	S 47°56'23" E 65.64'
416-326	125.00'	13.43'	06°09'19"	6.72'	N 70°48'40" W 13.42'
332-333	75.00'	48.80'	37°20'35"	25.35'	N 55°13'03" W 48.02'
333-334	125.00'	5.01'	02°17'42"	2.50'	N 72°44'29" W 5.01'
335-337	125.00'	28.64'	13°07'40"	14.38'	S 46°53'26" W 28.59'
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'

Area Tabulation This Sheet

TOTAL NUMBER OF BUILDABLE LOTS TO BE RECORDED	35
TOTAL NUMBER OF NON-BUILDABLE OPEN SPACE LOTS TO BE RECORDED	0
TOTAL NUMBER OF NON-BUILDABLE BULK PARCELS TO BE RECORDED	0
TOTAL NUMBER OF LOTS/PARCELS TO BE RECORDED	35
TOTAL AREA OF BUILDABLE LOTS TO BE RECORDED	1.878 Ac.±
TOTAL AREA OF NON-BUILDABLE OPEN SPACE LOTS TO BE RECORDED	0.000 Ac.±
TOTAL AREA OF PARCELS TO BE RECORDED	0.000 Ac.±
TOTAL AREA OF LOTS/PARCELS TO BE RECORDED	1.878 Ac.±
TOTAL AREA OF ROADWAY TO BE RECORDED	0.000 Ac.±
TOTAL AREA TO BE RECORDED	1.878 Ac.±



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

Michael J. Davis 8/5/21
 Howard County Health Officer Date

APPROVED: Howard County Department Of Planning And Zoning

Shay Bunch 8/23/21
 Chief, Development Engineering Division Date

Terrell A. Fisher 9/23/21
 Director Date

Owner's Certificate

Dorsey's Ridge, LLC, By Dave Woessner, Managing Member, Owner Of The Property Shown And Described Hereon, Hereby Adopt This Plan Of Subdivision, And In Consideration Of The Approval Of This Final Plat By The Department Of Planning And Zoning, Establish The Minimum Building Restriction Lines And Grant Unto Howard County, Maryland, Its Successors And Assigns; (1) The Right To Lay, Construct And Maintain Sewers, Drains, Water Pipes And Other Municipal Utilities And Services In And Under All Roads And Street Rights-Of-Way And The Specific 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 10th Day Of July 2021.

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 Non-Buildable Bulk Parcels 'B' And 'C' Thru 'K', As Shown On Plat Entitled "Resubdivision And Revision Plat, Dorsey's Ridge, Phase 1, Lots 1 Thru 3, Non-Buildable Open Space Lots 61 And 62 And Non-Buildable Bulk Parcels 'B' And 'C' Thru 'K'" Recorded Among The Land Records Of Howard County, Maryland As Plat Nos. 25836 Thru 25840.

Terrell A. Fisher 7/13/21
 Terrell A. Fisher, Professional Land Surveyor No. 10692 Date
 Expiration Date: December 13, 2021

RECORDED AS PLAT No. 25858 ON 9-27-21
 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

**Dorsey's Ridge
 Phase 2
 Lots 9 Thru 60**

(Being A Resubdivision Of Non-Buildable Bulk Parcels 'B' And 'C' Thru 'K', As Shown On Plats Entitled "Resubdivision And Revision Plat, Dorsey's Ridge, Phase 1, Lots 1 Thru 3, Non-Buildable Open Space Lots 61 And 62 And Non-Buildable Bulk Parcels 'B' And 'C' Thru 'K'" Recorded Among The Aforesaid Land Records As Plat Nos. 25836 Thru 25840).

Zoned: CEF-R
 Tax Map: 24, Grid: 18, Parcel: 260,
 Second Election District - Howard County, Maryland
 Date: July 9, 2021 Scale: 1"=50' Sheet 3 Of 4

**Reservation Of
 Public Utility Easements**

"Developer Reserves Unto Itself, Its Successors And Assigns, All Easements Shown On This Plan For Water, Sewer, Storm Drainage, And Other Public Utilities Located In, On, Over, And Through Lots 9 Thru 60. Any Conveyances Of The Aforesaid Lots Shall Be Subject To The Easements Herein Reserved, Whether Or Not Expressly Stated In The Deed(s) Conveying Said Lots. Developer Shall Escrow And Deliver Deeds For The Easements Herein Reserved To Howard County, Upon Completion Of The Public Utilities And Their Acceptance By Howard County. The County Shall Accept The Easements And Record The Deed(s) Of Easement In The Land Records Of Howard County."

BALTIMORE GAS AND ELECTRIC COMPANY
 L. 344, F. 454
 TAX MAP 24
 P/O PARCEL 945
 ZONED: R-ED

Existing Public Sewer, Water & Utility Easement (Plat Nos. 25836 Thru 25840)

Existing Area Of Non-Credited Non-Buildable Open Space (Plat Nos. 25624 Thru 25628)

Existing 20' Public Water & Utility Easement (Plat Nos. 25836 Thru 25840)

Existing 24' Private Use-In-Common Driveway Access Easement For The Benefit Of Lots 52 Thru 60 (Plat Nos. 25836 Thru 25840)

Existing Public Drainage & Utility Easement (Plat Nos. 25836 Thru 25840)

Existing Public Sewer, Water & Utility Easement (Plat Nos. 25836 Thru 25840)

Existing Public Drainage & Utility Easement (Plat Nos. 25836 Thru 25840)

Existing Private Stormwater Management, Drainage & Utility Easement (Plat Nos. 25624 Thru 25628)

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

General Notes Continued:

- 28. This Plan Has Been Prepared In Accordance With The Provisions Of Section 16.124 Of The Howard County Code And The Landscape Manual. The Perimeter Landscaping Requirement Was Satisfied With F-19-047 And Internal Landscaping Will Be Provided With Site Development Plan SDP-21-002.
- 29. Water And Sewer Service To These Lots Will Be Granted Under The Provisions Of Section 18.122B Of The Howard County Code.
- 30. Public Water And Sewage Allocations Will Be Granted At Time Of Issuance Of The Building Permit If Capacity Is Available At That Time.
- 31. Declaration Of Covenants And Restrictions For The Dorsey's Ridge Homeowners Association, Inc. Has Been Recorded In Liber 20193 At Folio 419. An Amended Declaration Of Covenants And Restrictions For Phase 2 Is Recorded Simultaneously With This Plan.
- 32. 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.
- 33. 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 Shall Be Permitted Within The Limits Of The Wetlands, Streams, Their Buffers, Floodplain And Forest Conservation Easements. See General Note No. 46 For Proposed Disturbances To The Stream Buffer.
- 34. Stormwater Management Is In Accordance With The M.D.E. Storm Water Design Manual, Volumes I & II, Revised 2009. Non-Structural Practices In Accordance With Chapter 5 Considering The 10 Year, The 100 Year And The 2016 Storm Events Are Being Utilized.
- 35. There Are No Wetlands On Site That Will Be Disturbed Or That Will Require 401 And 404 Wetlands Permits From The State Of Maryland.
- 36. 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 Area 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 Pue-Fulton House Located On Lot 4, The On-Site Gathering Places And Mews And Pathways On-Site And Linking To Offsite Pedestrian And Bicycle Connections. See Cooks Lane (F-19-047) For Recreational Open Space Calculations.
- 37. 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-059, The Pue-Fulton Farm. The Commission Had No Objections To The Plan, As Presented.
- 38. Pre-Submission Community Meetings Were Held On April 21, 2015 And August 17, 2015.
- 39. 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.
- 40. Traffic Study Dated November 12, 2015 Was Prepared By The Traffic Group And Approved On June 7, 2017 With 5-17-006.
- 41. Noise 65 dBA Line Is Based On A Study In September, 2000 Prepared By Wilson T. Ballard Company.
- 42. 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 Pue-Fulton House And It's 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 Pue-Fulton House And Lot To That Non-Profit Organization, Free Of Charge, Which Ensures The Perpetual Use And Maintenance Of The Pue-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 Pue-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 Pue-Fulton House To The County As An Option Should Be Considered In The Agreement In Order To Ensure The Use Of The Pue-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.
- 43. This Subdivision Is Subject To Section 104.O.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 Plan 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. Moderate Income Housing Unit Agreement Recorded In Liber 20193 At Folio 395.
 - 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. Moderate Income Housing Unit Declaration Of Covenants And Restrictions Recorded In Liber 20193 At Folio 390.

General Notes Continued:

- 44. This Plan 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 Brown 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 BGE 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
- 45. This Plan Is Subject To WP-20-053 Which On January 23, 2020 The Planning Director Approved A Request For Alternative Compliance Of Section 16.1205(d)(7) To Allow Removal Of Three (3) Additional Trees 3" In Diameter Or Larger. The Planning Director Also Approved A Request For Alternative Compliance Of Section 16.116(a)(2)(ii) 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 Caliper 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 ST-6, ST-7, ST-9, 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-6, ST-7, ST-9, ST-13, ST-14, ST-15 And ST-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.
- 46. This Plan 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 BGE Towers.
- 47. 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 16.1205(d)(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 ST-6, ST-7, ST-9, ST-13, ST-15 & ST-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.
- 48. The Existing Private Use-In-Common Driveway Access Easement For The Use And Benefit Of Lots 1 Thru 3, Non-Buildable Bulk Parcel 'G' (Future Lots 9 Thru 11), Part Of Non-Buildable Bulk Parcel 'B' (Future Lots 12 Thru 22) And Non-Buildable Open Space Lot 61 And Maintenance Agreement Has Been Recorded Previously.
- 49. This Plan Is Subject To WP-21-129 Which On June 14, 2021 The Planning Director Approved A Request For Alternative Compliance From Section 16.120(c)(4) Of The Subdivision And Land Development Regulations To Allow Access For Lots 1 Thru 3 And Lots 9 Thru 22 From A Private Alleyway That Exceeds 200 Feet In Length. Approval Is Subject To The Following Condition:
 - 1. The Alleys Must Meet The Design Standards As Required By The Department Of Public Works Design Manual.
- 50. The Existing Private Use-In-Common Access Easement For The Use And Benefit Of Lots 52 Thru 60 And Maintenance Agreement Has Been Recorded Previously.

Bulk Regulations (Also See Section 12B.O.A. Supplemental Bulk Regulations)

- 1. The following maximum limitations shall apply:
 - (a) Height
 - (1) Single Family Attached 40 feet
 - (2) Accessory structures 15 feet
 - (b) Density 6.0 units per gross acre
 - (c) Maximum units per structure -
 - Single-family attached dwelling units 6 units per structure
 - Building length - single-family attached 164 feet
- 2. Minimum setback requirements:
 - (a) From internal street and alley regardless of the classification of street and alley, as measured from face of curb or edge of roadway, in the absence of a curb:
 - (1) Single Family Attached
 - a. Front 15 feet
 - b. Front with integral garage 18 feet
 - c. Rear 5 feet
 - d. Side 10 feet
 - (2) From vicinal properties
 - (1) Structure setback from residential uses zoned R-ED and R-20.... 25 feet
 - (2) Structure setback from Open Space Lot and BGE right-of-way 20 feet
- 3. Minimum distances between buildings:
 - (a) Between Single Family (Attached)
 - (1) Face to face 25 feet
 - (2) Face to side 25 feet
 - (3) Rear to side 25 feet
 - (4) Side to side 10 feet
 - (5) Rear to rear 30 feet
 - (6) Rear to face N/A

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.

Terrell A. Fisher 7/13/21
 Terrell A. Fisher, Maryland No. 10692
 (Professional Land Surveyor)
 Dorsey's Ridge, LLC
 By: Dave Woessner, Managing Member
 Date 7/10/2021

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 14-2083-D Was Filed And Accepted.

Reservation Of Public Utility Easements

"Developer Reserves Unto Itself, Its Successors And Assigns, All Easements Shown On This Plan For Water, Sewer, Storm Drainage, And Other Public Utilities Located In, On, Over, And Through Lots 9 Thru 60. Any Conveyances Of The Aforesaid Lots Shall Be Subject To The Easements Herein Reserved, Whether Or Not Expressly Stated In The Deed(s) Conveying Said Lots. Developer Shall Execute And Deliver Deeds For The Easements Herein Reserved To Howard County, Upon Completion Of The Public Utilities And Their Acceptance By Howard County. The County Shall Accept The Easements And Record The Deed(s) Of Easement In The Land Records Of Howard County."

Owner

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

Developer

Terry's Place Development, 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) 461-2295

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

For Michael J. Davis 8/5/21
 Howard County Health Officer Date

APPROVED: Howard County Department Of Planning And Zoning.

Chief, Development Engineering Division 8-2321
 Date

Director 9/21/21
 Date

Owner's Certificate

Dorsey's Ridge, LLC, By Dave Woessner, Managing Member, Owner Of The Property Shown And Described Hereon, Hereby Adopt This Plan Of Subdivision, And In Consideration Of The Approval Of This Final Plat By The Department Of Planning And Zoning, Establish The Minimum Building Restriction Lines And Grant Unto Howard County, Maryland, Its Successors And Assigns; (1) The Right To Lay, Construct And Maintain Sewers, Drains, Water Pipes And Other Municipal Utilities And Services In And Under All Roads And Street Rights-Of-Way And The Specific 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 7/13/21 Day Of July, 2021.

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 101; (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 296 (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 Non-Buildable Bulk Parcels 'B' And 'G' Thru 'K', As Shown On Plats Entitled "Resubdivision And Revision Plat, Dorsey's Ridge, Phase 1, Lots 1 Thru 3, Non-Buildable Open Space Lots 61 And 62 And Non-Buildable Bulk Parcels 'B' And 'G' Thru 'K'" Recorded Among The Land Records Of Howard County, Maryland As Plat Nos. 25836 Thru 25840.

Terrell A. Fisher 7/13/21
 Terrell A. Fisher, Professional Land Surveyor No. 10692 Date
 Expiration Date: December 13, 2021

RECORDED AS PLAT No. 25859 ON 9-27-21
 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

**Dorsey's Ridge
 Phase 2
 Lots 9 Thru 60**

(Being A Resubdivision Of Non-Buildable Bulk Parcels 'B' And 'G' Thru 'K', As Shown On Plats Entitled "Resubdivision And Revision Plat, Dorsey's Ridge, Phase 1, Lots 1 Thru 3, Non-Buildable Open Space Lots 61 And 62 And Non-Buildable Bulk Parcels 'B' And 'G' Thru 'K'" Recorded Among The Aforesaid Land Records As Plat Nos. 25836 Thru 25840).

Zoned: CEF-R
 Tax Map: 24, Grid: 1B, Parcel: 260,
 Second Election District - Howard County, Maryland
 Date: July 9, 2021 Scale: None Sheet 4 Of 4

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