

GENERAL NOTES

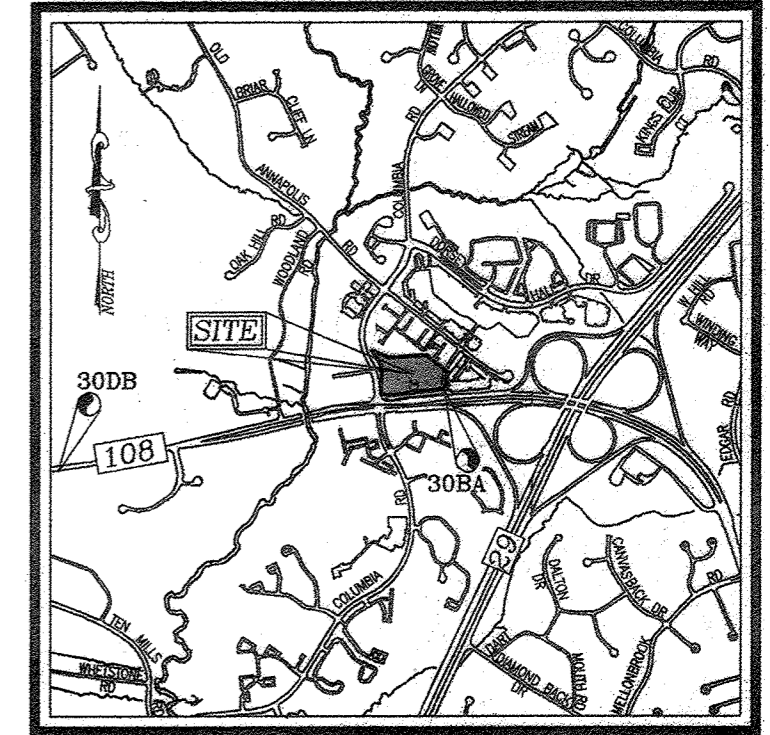
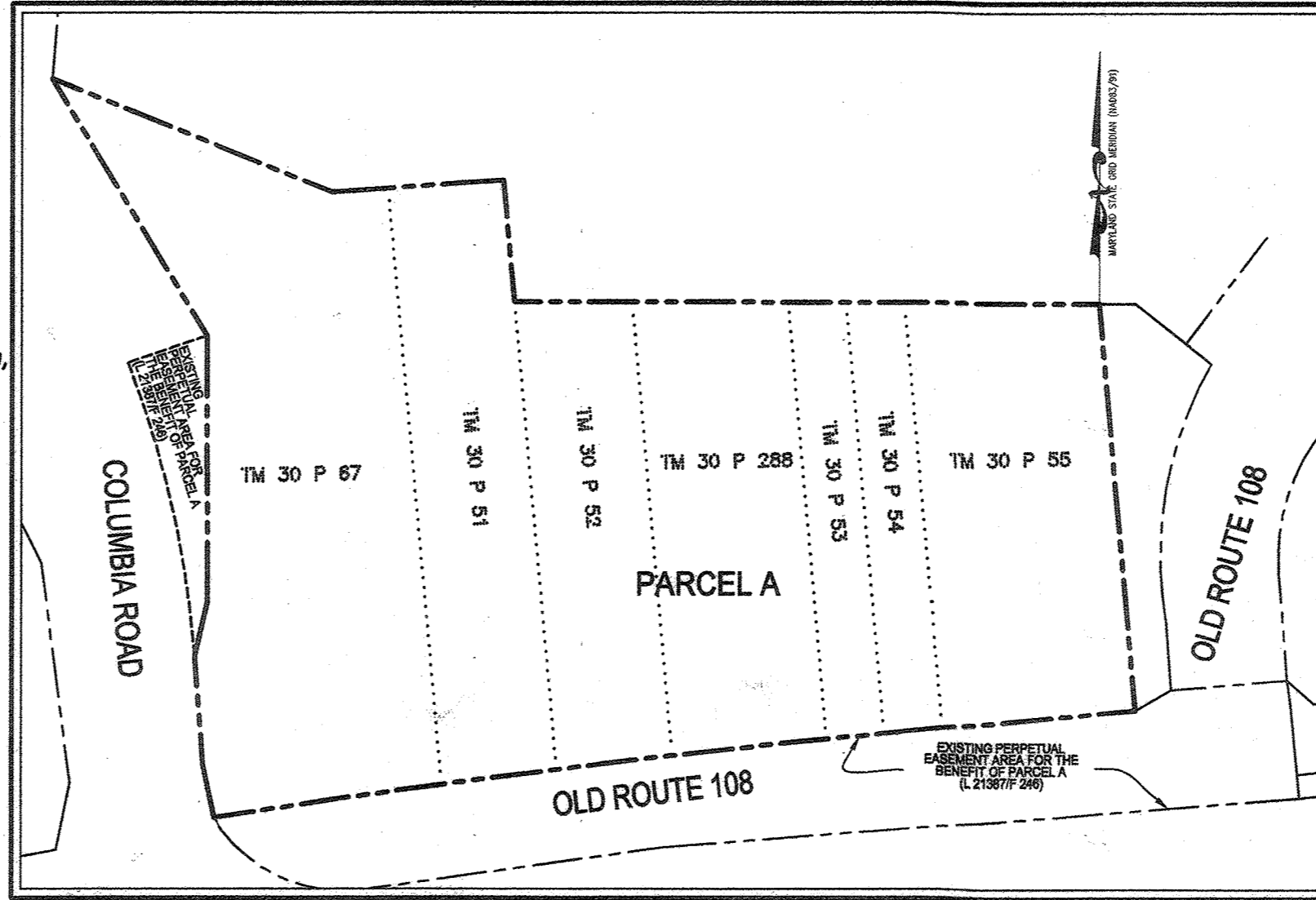
- SEE DEPARTMENT OF PLANNING AND ZONING FILE NUMBERS: ECP-15-012, S-16-004, P-17-003, SDP-20-074, BA-20-003V, CR-89-2019, WP-22-014, AA-21-010.
- THE PROJECT IS IN CONFORMANCE WITH THE LATEST HOWARD COUNTY STANDARDS UNLESS WAIVERS HAVE BEEN APPROVED.
- THE SUBJECT PROPERTY IS ZONED "R-APT" IN ACCORDANCE WITH THE 10/6/2013 COMPREHENSIVE ZONING PLAN AND IS SUBJECT TO THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS EFFECTIVE 10/2/03 PER COUNCIL BILL 75-2003.
- THE PROJECT BOUNDARY IS BASED ON A BOUNDARY SURVEY PREPARED BY ROBERT H. VOGEL ENGINEERING, INC., DATED NOVEMBER 16, 2013.
- COORDINATES BASED ON NAD'83 (1991) MARYLAND COORDINATE SYSTEM AS PROJECTED BY HOWARD COUNTY GEODETIC CONTROL STATIONS 30BA & 30DB.
- AREAS SHOWN HEREON TO BE TAKEN AS MORE OR LESS.
- NO GRADING, REMOVAL OF VEGETATIVE COVER OR TREES, PAVING AND NEW STRUCTURES SHALL BE PERMITTED WITHIN THE WETLANDS, STREAM(S) OR THEIR REQUIRED BUFFERS AND FOREST CONSERVATION EASEMENT AREAS.
- THIS PROPERTY IS LOCATED WITHIN THE METROPOLITAN DISTRICT.
 - WATER FOR THIS PROJECT IS TO BE PUBLIC EXTENSIONS OF CONTRACT NO. 223-W/S.
 - SEWER FOR THIS PROJECT IS TO BE PUBLIC EXTENSIONS OF CONTRACT NO. 223-W/S AND 14-1374.
- NO FLOODPLAIN IS LOCATED ONSITE.
- DRIVEWAY(S) SHALL BE PROVIDED PRIOR TO RESIDENTIAL OCCUPANCY TO ENSURE SAFE ACCESS FOR FIRE AND EMERGENCY VEHICLES PER THE FOLLOWING MINIMUM REQUIREMENTS:
 - A) WIDTH - 12 FEET
 - B) SURFACE - 6 INCHES OF COMPACTED CRUSHER RUN BASE WITH TAR AND CHIP COATING.
 - C) GEOMETRY - MAXIMUM 15% GRADE, MAXIMUM 10% CHANGE AND MINIMUM OF 45-FOOT DEPTH TURNING RADIUS.
 - D) STRUCTURES (CULVERT/BRIDGES) - CAPABLE OF SUPPORTING 25 GROSS TONS (H25 LOADING).
 - E) DRAINAGE ELEMENTS CAPABLE OF SAFELY PASSING 100-YEAR FLOOD WITH NO MORE THAN 1 FOOT DEPTH OVER DRIVEWAY SURFACE.
 - F) STRUCTURE CLEARANCES - MINIMUM 12 FEET.
 - G) MAINTENANCE - SUFFICIENT TO ENSURE ALL WEATHER USE.
- A TRAFFIC STUDY FOR THIS PROJECT (P-17-003) PREPARED BY THE TRAFFIC GROUP, INC., DATED NOVEMBER 6, 2015, WAS APPROVED AUGUST 16, 2016.
- THE UNMITIGATED NOISE STUDY WAS PREPARED BY ROBERT H. VOGEL ENGINEERING, INC. DATED APRIL 2017. A MITIGATED NOISE STUDY WAS PREPARED BY ROBERT H. VOGEL ENGINEERING, INC. DATED MAY 2017. MITIGATED NOISE LINE IS SHOWN PER SDP-20-074.
- THE PROPERTIES LISTED BELOW ARE LISTED ON THE HOWARD COUNTY HISTORIC SITES INVENTORY:

1. TM 30/ P.67	9598 ROUTE 108	HO-968	SHIRLEY ECKLES
2. TM 30/ P.52	9584 ROUTE 108	HO-967	DOROTHY HARMAN
3. TM 30/ P.53	9570 ROUTE 108	HO-966	DANIEL AND KATHRYN MILLER
4. TM 30/ P.55	9562 ROUTE 108	HO-965	NEW LIFE MENNONITE CHURCH, INC.

 THIS PLAN CAME BEFORE THE HISTORIC PRESERVATION COMMISSION (CASE 15-59) ON OCTOBER 1, 2015 FOR ADVISORY COMMENTS. ALL EXISTING STRUCTURES ARE TO BE REMOVED.
- THIS PLAT IS EXEMPT FROM LANDSCAPING REQUIREMENTS SINCE IT IS A CONSOLIDATION AND EASEMENT PLAT, WHICH DOES NOT PROPOSE ANY NEW LOTS OR DEVELOPMENT. LANDSCAPING REQUIREMENTS FOR THE DORSEY OVERLOOK DEVELOPMENT WILL BE PROVIDED WITH THE SITE DEVELOPMENT PLAN, SDP-20-074.
- TO THE BEST OF THE OWNERS KNOWLEDGE, THERE ARE NO BURIAL GROUNDS, CEMETERIES LOCATED ON THE SUBJECT PROPERTY OR THE COUNTY'S CEMETERY SITE MAP.
- PROPOSED DECKS SHALL BE 10' FROM UTILITY EASEMENTS. REFER TO SDP-20-074.
- ALL EXISTING STRUCTURES ON THE PROJECT SITE SHALL BE RAZED. NO NEW BUILDINGS ARE TO BE CONSTRUCTED AT A DISTANCE LESS THAN THE ZONING REGULATION REQUIREMENTS.
- THE FOREST CONSERVATION EASEMENT HAS BEEN ESTABLISHED TO FULFILL A PORTION OF THE REQUIREMENTS OF SECTION 16.1200 OF THE HOWARD COUNTY CODE AND 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 EASEMENT ARE ALLOWED.
- THIS PROJECT COMPLIES WITH SECTION 16.1200 OF THE HOWARD COUNTY CODE FOR FOREST CONSERVATION. FOREST CONSERVATION OBLIGATIONS FOR THIS PROJECT SHALL BE MET BY A FOREST CONSERVATION PLAN SUBMITTED WITH DORSEY OVERLOOK, SDP-20-074, WHICH INCLUDES 0.2 ACRES OF ON-SITE AFFORESTATION, 0.4 ACRES OF ON-SITE FOREST RETENTION AND THE EQUIVALENT OF 0.2 ACRES OF AFFORESTATION IN AN OFF-SITE FOREST BANK. TOTAL FOREST CONSERVATION SURETY FOR THE ON-SITE AFFORESTATION IN THE AMOUNT OF \$4,356.00 (0.2 AC. OR 8,712 SF X \$0.50) HAS BEEN PAID WITH THE DEVELOPER AGREEMENT. THERE IS NO SURETY FOR THE ON-SITE FOREST RETENTION AREAS. THE LOCATION OF THE OFFSITE FOREST CONSERVATION BANK PURCHASE IS THE ROSHAN PROPERTY, SDP-16-041(S1).
- RESERVATION OF PUBLIC UTILITY AND FOREST CONSERVATION EASEMENTS: DEVELOPER RESERVES UNTO ITSELF, ITS SUCCESSORS AND ASSIGNS, ALL EASEMENTS SHOWN ON THIS PLAT FOR WATER, SEWER, STORM DRAINAGE, OTHER PUBLIC UTILITIES AND FOREST CONSERVATION (DESIGNATED AS PUBLIC FOREST CONSERVATION EASEMENT), LOCATED IN, ON, OVER AND THROUGH THE LOTS, OR PORTIONS THEREOF. ANY AND ALL 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 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 THE DEVELOPER AND THE COUNTY, AND THE RELEASE OF THE 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.
- WETLANDS AND STREAMS SHOWN ONSITE ARE BASED ON A REPORT BY ECO-SCIENCE PROFESSIONALS, INC. C/O MR. JOHN CANOLES, DATED AUGUST 2014 AND RE-CERTIFIED MARCH 2021.
- WATER AND SEWER SERVICE WILL BE GRANTED UNDER THE PROVISIONS OF SECTION 18.122.B OF THE HOWARD COUNTY CODE.
- REFERENCE COUNCIL RESOLUTION CR 89-2019, AN ACT DECLARING THAT A PORTION OF OLD MARYLAND ROUTE 108 (NOW PRIVATE WILLET LANE), ALONG WITH A PORTION OF COLUMBIA ROAD, THE COMBINED AREA CONTAINING APPROXIMATELY 1.087 ACRES, IS NO LONGER NEEDED FOR PUBLIC PURPOSE AND AUTHORIZING THE COUNTY EXECUTIVE TO WAIVE THE ADVERTISING AND BIDDING REQUIREMENTS OF SECTION 4.201 OF THE HOWARD COUNTY CODE IN ORDER FOR THE COUNTY TO CONVEY A PERPETUAL NON-EXCLUSIVE EASEMENT IN THE 1.087 ACRES FOR ACCESS AND PARKING TO THE DEVELOPER OF THE ADJACENT PROPERTY, DORSEY OVERLOOK. REFERENCE RECORDED DEED LIBER 21387 FOLIO 246 DATED MARCH 22, 2022.
- FINANCIAL SURETY FOR THE REQUIRED LANDSCAPING HAS BEEN POSTED AS PART OF THE DEVELOPER'S AGREEMENT FOR SDP-20-074 IN THE AMOUNT OF \$38,250.00 FOR THE REQUIRED 66 SHADE TREES (SCHEDULES A, B & C), 25 EVERGREENS (SCHEDULE A), 155 SHRUBS (SCHEDULE A), 13 LARGE PRIVATE STREET TREES, 17 SMALL PRIVATE STREET TREES, AND 12 SHADE TREES REQUIRED FOR THE SPECIMEN TREE MITIGATION.
- FINANCIAL SURETY IN THE AMOUNT OF \$3,600.00 SHALL BE POSTED AS PART OF THE DPW COST ESTIMATE WITH SDP-20-074 FOR THE REQUIRED 12 STREET TREES LOCATED ALONG THE PUBLIC ROAD.

SITE OVERVIEW: SEE SHEET 2 FOR DETAIL

SCALE: 1"=100'



VICINITY MAP
SCALE: 1"=2000'
ADC MAP: 15/J,K 1

LEGEND

- PROPERTY LINE
- PROPERTY LINES TO BE REMOVED BY THIS PLAT

AREA TABULATION - ALL SHEETS

A. TOTAL NUMBER OF LOTS AND/OR PARCELS TO BE RECORDED	
- BUILDABLE	1
- NON-BUILDABLE	0
- OPEN SPACE	0
- PARCELS	0
B. TOTAL AREA OF LOTS AND/OR PARCELS	
- BUILDABLE	4.4944 AC
- NON-BUILDABLE	0.0000 AC
- OPEN SPACE	0.0000 AC
- PARCELS	0.0000 AC
C. TOTAL AREA OF ROADWAY TO BE RECORDED INCLUDING WIDENING STRIPS	
- TOTAL AREA OF SUBDIVISION TO BE RECORDED	4.4944 AC

OWNER / DEVELOPER

DORSEY OVERLOOK, LLLP
C/O KIRBY DEVELOPMENT, LLC
5670 B FURNACE AVENUE
ELKRIDGE, MARYLAND 21075
PHONE: (443) 445-3744

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

Thomas M Hoffman 7/13/22 DATE
THOMAS M HOFFMAN, L.L.P.
PROPERTY LINE SURVEYOR, MD REG. NO. 267

Jeffrey C Kirby 7/21/22 DATE
JEFFREY C. KIRBY, MANAGER

[Signature] 7-21-22 DATE
WITNESS

PURPOSE NOTE

THE PURPOSE OF THIS PLAT IS TO:

- CONSOLIDATE TAX MAP 30 GRID 09 PARCELS 51, 52, 53, 54, 55, 67 & 288.
- CREATE EASEMENTS ACROSS THE SUBJECT PROPERTY FOR PUBLIC WATER & UTILITIES, AND PUBLIC FOREST CONSERVATION.
- ABANDON AN EXISTING PUBLIC UTILITY EASEMENT.

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

[Signature] 7/13/22 DATE
HOWARD COUNTY HEALTH OFFICER

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

[Signature] 9.21.22 DATE
CHIEF, DEVELOPMENT ENGINEERING DIVISION

[Signature] 9/27/22 DATE
DIRECTOR

OWNER'S CERTIFICATE

DORSEY OVERLOOK, LLLP, OWNER OF THE PROPERTY SHOWN HEREON, BY DORSEY JK HCC, LLC, ITS GENERAL PARTNER, BY DORSEY JK, LLC, ITS MANAGING MEMBER, BY KIRBY DEVELOPMENT, LLC, ITS SOLE MANAGING MEMBER, ADOPTS THIS PLAT OF SUBDIVISION, AND IN CONSIDERATION OF THE 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:

- 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-WAYS AND THE SPECIFIC EASEMENTS SHOWN;
- THE RIGHT TO REQUIRE DEDICATION FOR THE PUBLIC USE THE BEDS OF THE STREETS AND/OR ROADS, THE FLOODPLAINS AND OPEN SPACES, WHERE APPLICABLE AND FOR THE GOOD AND OTHER VALUABLE CONSIDERATION, HEREBY GRANT THE RIGHT AND OPTION TO HOWARD COUNTY TO ACQUIRE THE FEE SIMPLE TITLE IN THE BEDS OF THE STREETS AND/OR ROADS, FLOOD PLAINS, STORM DRAINAGE FACILITIES AND OPEN SPACE WHERE APPLICABLE;
- THE RIGHT TO REQUIRE DEDICATION OF WATERWAYS AND DRAINAGE EASEMENTS FOR THE SPECIFIC PURPOSE OF THE CONSTRUCTION, REPAIR AND MAINTENANCE; AND
- THAT NO BUILDING OR SIMILAR STRUCTURE OF ANY KIND SHALL BE ERRECTED ON OR OVER THE SAID RIGHT-OF-WAYS.

WITNESS OUR HANDS THIS 21 DAY OF JULY, 2021

[Signature] BY: KIRBY DEVELOPMENT, LLC
JEFFREY C. KIRBY, MANAGER

[Signature] WITNESS:

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS A CONSOLIDATION OF ALL OF THAT LAND CONVEYED TO DORSEY OVERLOOK, LLLP BY FOUR (4) DEEDS DATED JANUARY 23, 2019 AND RECORDED IN LIBER 18554 AT FOLIOS 01, 20, 27 & 34, ALL AMONG THE LAND RECORDS OF HOWARD COUNTY, MD.

I ALSO CERTIFY THAT ALL MONUMENTS ARE IN 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 THE BOUNDARY IS IN ACCORDANCE WITH THE HOWARD COUNTY SUBDIVISION REGULATIONS.

I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED BY ME OR UNDER MY RESPONSIBLE CHARGE, AND THAT I AM A LICENSED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MARYLAND.

Thomas M Hoffman 7/13/22 DATE
THOMAS M HOFFMAN, L.L.P.
PROPERTY LINE SURVEYOR, MD REG. NO. 267
EXPIRATION/RENEWAL DATE: JULY 28, 2022

VOGEL ENGINEERING

TIMMONS GROUP
3300 NORTH RIDGE ROAD, SUITE 110, ELLICOTT CITY, MD 21043
P: 410.461.7666 F: 410.461.8961 www.timmons.com

RECORDED AS PLAT No. 21183 ON 10-3-22
AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

**PLAT OF CONSOLIDATION & EASEMENT
DORSEY OVERLOOK**

PARCEL A
A CONSOLIDATION OF
TAX PARCELS 51, 52, 53, 54, 55, 67 & 288
LIBER 18554 FOLIOS 01, 20, 27 & 34
ZONED R-APT
TAX MAP 30, GRID 09, PARCELS 51, 52, 53, 54, 55, 67, 288
2ND ELECTION DISTRICT, HOWARD COUNTY, MARYLAND

DPZ FILE #'S : REFER TO NOTE 1

SCALE: 1" = 100' GRAPHIC SCALE NOVEMBER 2021
100' 0 100' 200' 300'

K:\Projects\12-69\SURVEY\RECORD PLATS\1-PLAT OF SUBDIVISION\40120-410V-PLSUBD01.dwg

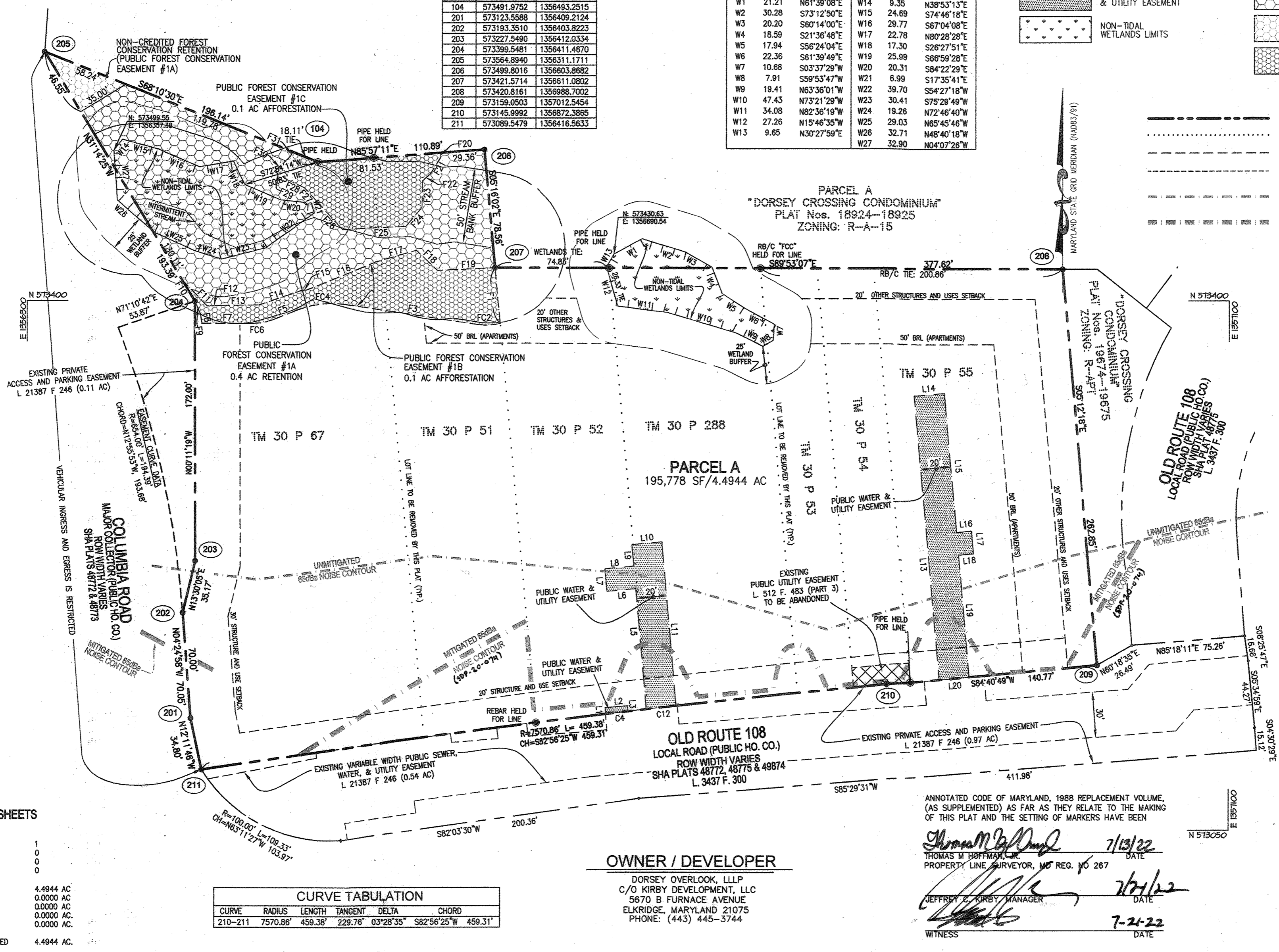
LINE	BEARING	DIST.
L1	N04°30'54"W	4.08'
L2	N85°27'58"E	15.00'
L3	S04°33'22"E	3.52'
C4	R=7570.86' L=15.01' CH. = S83°18'49"W 15.01'	
L5	N05°07'19"W	79.92'
L6	S84°47'44"W	19.25'
L7	N05°12'18"W	15.00'
L8	N84°47'44"E	19.27'
L9	N05°07'19"W	14.31'
L10	N84°52'41"E	20.00'
L11	S05°08'13"E	108.77'
C12	R=7570.86' L=20.03' CH. = S83°32'20"W 20.03'	
L13	N05°11'29"W	188.39'
L14	N84°47'44"E	20.00'
L15	S05°12'16"E	92.35'
L16	N84°47'44"E	10.09'
L17	S05°12'16"E	15.00'
L18	S84°47'44"W	10.09'
L19	S05°12'16"E	81.00'
L20	S84°40'49"W	20.04'

COORDINATE TABLE		
POINT	NORTHING	EASTING
104	573491.9752	1356493.2515
201	573123.5588	1356409.2124
202	573193.3510	1356403.8223
203	573227.5490	1356412.0334
204	573399.5481	1356411.4670
205	573564.8940	1356311.1711
206	573499.8016	1356603.8682
207	573421.5714	1356611.0802
208	573420.8161	1356988.7002
209	573159.0503	1357012.5454
210	573145.9992	1356872.3865
211	573089.5479	1356416.5633

WETLANDS LINE TABLE					
LINE	LENGTH	BEARING	LINE	LENGTH	BEARING
W1	21.21	N61°39'08"E	W14	9.38	N39°53'13"E
W2	30.28	S73°12'50"E	W15	24.69	S74°46'18"E
W3	20.20	S60°14'00"E	W16	29.77	S67°04'08"E
W4	18.59	S21°38'48"E	W17	22.78	N80°28'28"E
W5	17.94	S66°24'04"E	W18	17.30	S26°27'51"E
W6	22.36	S61°39'49"E	W19	25.99	S66°59'28"E
W7	10.68	S03°37'29"W	W20	20.31	S84°22'29"E
W8	7.91	S59°53'47"W	W21	6.99	S17°35'41"E
W9	19.41	N63°36'01"W	W22	39.70	S54°27'18"W
W10	47.43	N73°21'29"W	W23	30.41	S75°29'49"W
W11	34.08	N82°38'19"W	W24	19.26	N72°46'40"W
W12	27.26	N15°46'35"W	W25	29.03	N65°45'46"W
W13	9.65	N30°27'59"E	W26	32.71	N48°40'18"W
			W27	32.90	N04°07'26"W

LEGEND

- PUBLIC WATER & UTILITY EASEMENT
- NON-TIDAL WETLANDS LIMITS
- PUBLIC FOREST CONSERVATION EASEMENT (RETENTION)
- PUBLIC FOREST CONSERVATION EASEMENT (NON-CREDITED)
- PUBLIC FOREST CONSERVATION EASEMENT (AFFORESTATION)
- PROPERTY LINE
- PROPERTY LINES TO BE REMOVED BY THIS PLAT
- 50' STREAM BANK BUFFER
- SETBACK LINES / BRL (BUILDING RESTRICTION LINES)
- UNMITIGATED 65dBa NOISE CONTOUR
- MITIGATED 65dBa NOISE CONTOUR (SDP-20-074)



PUBLIC FOREST CONSERVATION EASEMENT LINE TABLE

LINE	LENGTH	BEARING
F1	37.02'	N05°16'02"W
F2	R=36.00' L=14.92' CHORD: N86°35'00"E 14.81'	
F3	88.96'	S81°12'34"E
F4	R=61.67' L=32.81' CHORD: S83°32'47"W 32.43'	
F5	17.32'	N68°18'09"E
F6	R=36.00' L=13.69' CHORD: N79°11'51"E 13.61'	
F7	33.81'	S89°54'27"E
F8	6.41'	S09°26'09"E
F9	9.08'	S24°26'04"E
F10	16.38'	S31°14'25"E
F11	24.30'	N44°12'04"W
F12	7.08'	S87°01'26"W
F13	27.53'	S88°56'52"W
F14	29.68'	S71°10'51"W
F15	3.63'	S84°13'46"W
F16	48.88'	S68°02'01"W
F17	28.42'	S74°05'56"W
F18	19.31'	N46°17'01"W
F19	38.43'	S87°35'32"W
F20	3.40'	S02°03'25"W
F21	12.48'	S31°49'20"W
F22	6.90'	S49°03'02"W
F23	17.41'	S00°44'49"W
F24	16.71'	S40°29'36"W
F25	42.16'	S87°23'29"W
F26	27.22'	N42°00'14"W
F27	10.38'	N42°46'27"W
F28	12.84'	N85°27'31"W
F29	9.68'	N56°19'11"W
F30	13.98'	S46°08'37"W
F31	3.81'	S30°57'55"W

AREA TABULATION - ALL SHEETS

A. TOTAL NUMBER OF LOTS AND/OR PARCELS TO BE RECORDED		
- BUILDABLE	1	
- NON-BUILDABLE	0	
- OPEN SPACE	0	
- PARCELS	0	
B. TOTAL AREA OF LOTS AND/OR PARCELS		4.4944 AC
- BUILDABLE	0.0000 AC	
- NON-BUILDABLE	0.0000 AC	
- OPEN SPACE	0.0000 AC	
- PARCELS	0.0000 AC	
C. TOTAL AREA OF ROADWAY TO BE RECORDED INCLUDING WIDENING STRIPS		0.0000 AC
D. TOTAL AREA OF SUBDIVISION TO BE RECORDED		4.4944 AC

CURVE TABULATION				
CURVE	RADIUS	LENGTH	TANGENT DELTA	CHORD
210-211	7570.86'	459.38'	229.76'	03°28'35" S82°56'25"W 459.31'

OWNER / DEVELOPER
 DORSEY OVERLOOK, LLLP
 C/O KIRBY DEVELOPMENT, LLC
 5670 B FURNACE AVENUE
 ELKBRIDGE, MARYLAND 21075
 PHONE: (443) 445-3744

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

Thomas M Hoffmann 7/13/22
 THOMAS M HOFFMANN, JR.
 PROPERTY LINE SURVEYOR, MD REG. NO. 267

Jeffrey C Kirby 7/13/22
 JEFFREY C. KIRBY, MANAGER

Jeffrey C Kirby 7-21-22
 WITNESS

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

[Signature] 9/15/22
 HOWARD COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING
 AND ZONING

Chad Edwards 9/21/22
 CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

[Signature] 9/27/22
 DIRECTOR DATE

OWNER'S CERTIFICATE

DORSEY OVERLOOK, LLLP, OWNER OF THE PROPERTY SHOWN HEREON, BY DORSEY JK HCC, LLC, ITS GENERAL PARTNER, BY DORSEY JK, LLC, ITS MANAGING MEMBER, BY KIRBY DEVELOPMENT, LLC, ITS SOLE MANAGING MEMBER, ADOPTS THIS PLAT OF SUBDIVISION, AND IN CONSIDERATION OF THE APPROVAL OF THIS PLAT BY THE DEPARTMENT OF PLANNING AND ZONING, ESTABLISHES THE MINIMUM BUILDING RESTRICTION LINES AND GRANTS INTO HOWARD COUNTY, MARYLAND, ITS SUCCESSORS AND ASSIGNS:

- 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-WAYS AND THE SPECIFIC EASEMENTS SHOWN;
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- THE RIGHT TO REQUIRE DEDICATION OF WATERWAYS AND DRAINAGE EASEMENTS FOR THE SPECIFIC PURPOSE OF THE CONSTRUCTION, REPAIR AND MAINTENANCE; AND
- THAT NO BUILDING OR SIMILAR STRUCTURE OF ANY KIND SHALL BE ERECTED ON OR OVER THE SAID RIGHT-OF-WAYS.

WITNESS OUR HANDS THIS 21 DAY OF JULY 2021

BY: *[Signature]* KIRBY DEVELOPMENT, LLC
 JEFFREY C. KIRBY, MANAGER

WITNESS: *[Signature]*

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS A CONSOLIDATION OF ALL OF THAT LAND CONVEYED TO DORSEY OVERLOOK, LLLP BY FOUR (4) DEEDS DATED JANUARY 23, 2019 AND RECORDED IN LIBER 18554 AT FOLIOS 01, 20, 27 & 34, ALL AMONG THE LAND RECORDS OF HOWARD COUNTY, MD.

I ALSO CERTIFY THAT ALL MONUMENTS ARE IN 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 THE BOUNDARY IS IN ACCORDANCE WITH THE HOWARD COUNTY SUBDIVISION REGULATIONS.

I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED BY ME OR UNDER MY RESPONSIBLE CHARGE, AND THAT I AM A LICENSED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MARYLAND.

Thomas M Hoffmann 7/13/22
 THOMAS M HOFFMANN, JR.
 PROPERTY LINE SURVEYOR, MD REG. NO. 267
 EXPIRATION/RENEWAL DATE JULY 28, 2022

VOGEL ENGINEERING
 TIMMONS GROUP
 3300 NORTH RIDGE ROAD, SUITE 110, ELICOTT CITY, MD 21043
 P: 410.461.7666 F: 410.461.8961 www.timmons.com

RECORDED AS PLAT No. 26184 ON 10-3-22
 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

PLAT OF CONSOLIDATION & EASEMENT
DORSEY OVERLOOK
 PARCEL A
 A CONSOLIDATION OF
 TAX PARCELS 51, 52, 53, 54, 55, 67 & 288
 LIBER 18554 FOLIOS 01, 20, 27 & 34
 ZONED R-APT
 TAX MAP 30, GRID 09, PARCELS 51, 52, 53, 54, 55, 67, 288
 2ND ELECTION DISTRICT, HOWARD COUNTY, MARYLAND
 DPZ FILE #S : REFER TO NOTE 1, SHEET 1

SCALE: 1" = 50' GRAPHIC SCALE MAY 31, 2022

SHEET 2 OF 2

K:\Projects\12-69\SURVEY\RECORD PLATS\1 PLAT OF SUBDIVISION\40120-410V-PLSUBD01.dwg