

U.S. Equivalent Coordinate Table		Metric Coordinate Table		
POINT	NORTH (feet)	EAST (feet)	NORTH (meters)	EAST (meters)
100	580422.4255	1363454.7069	176913.109111	415501.825839
101	580504.9212	1363463.2802	176938.253856	415584.438961
102	580717.1800	1363486.5934	177002.950476	415591.544841
103	580479.2730	1363661.9840	176930.436271	415645.004013
104	580853.5180	1364165.8000	177044.506375	415798.567437
105	580984.9172	1364342.8347	177084.556924	415852.527716
106	580889.1558	1364411.3967	177055.368795	415873.425461
107	580592.2407	1363983.5495	176964.868908	415743.017360
108	580476.7365	1363923.8941	176929.663135	415724.834367
109	580409.1835	1364063.3989	176909.072949	415767.355523
110	580390.2864	1364050.3960	176903.313087	415763.392227

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

Terrell A. Fisher, L.S. #10692
 (Professional Land Surveyor)
 Date: 6/11/2020

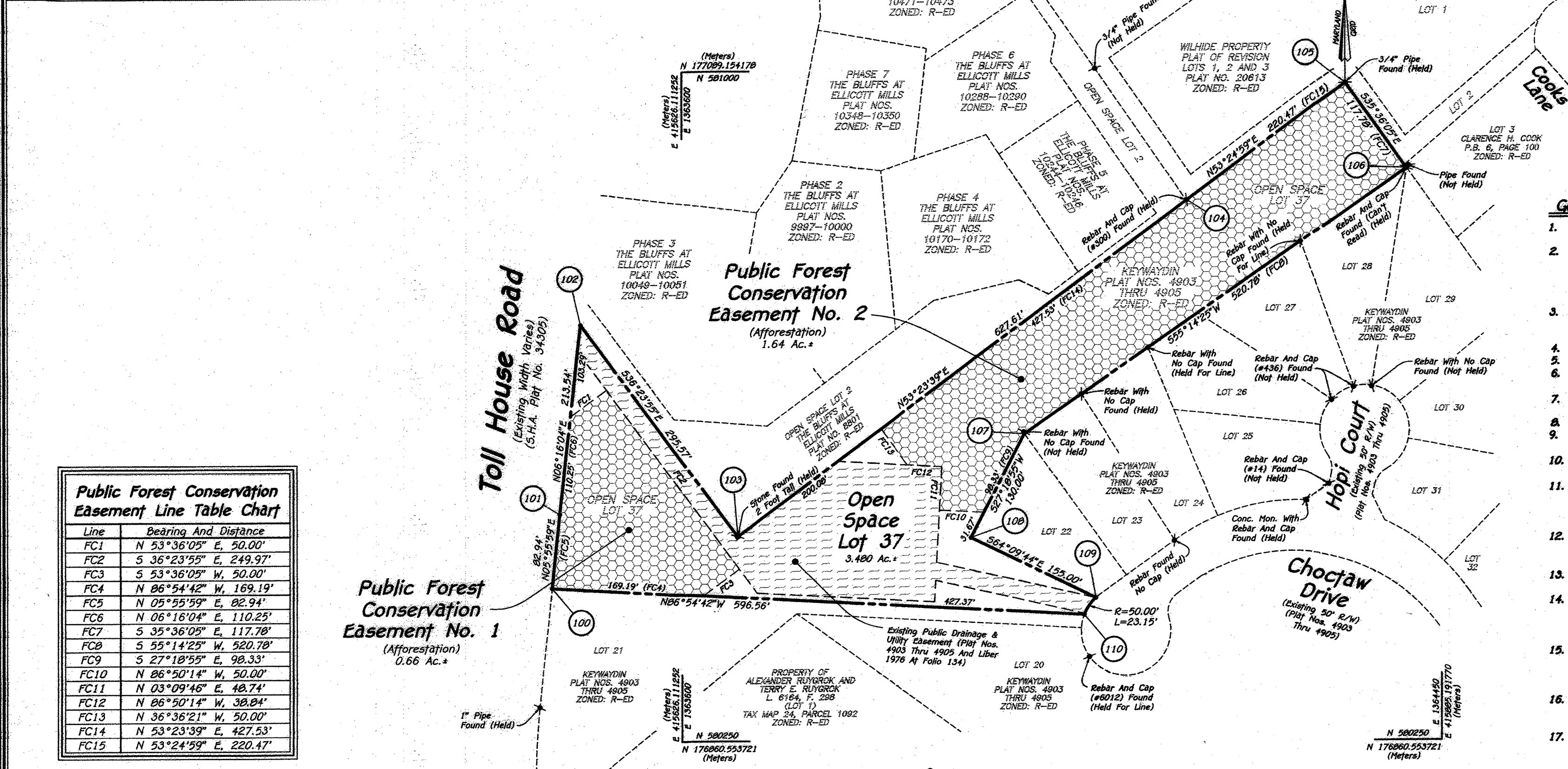
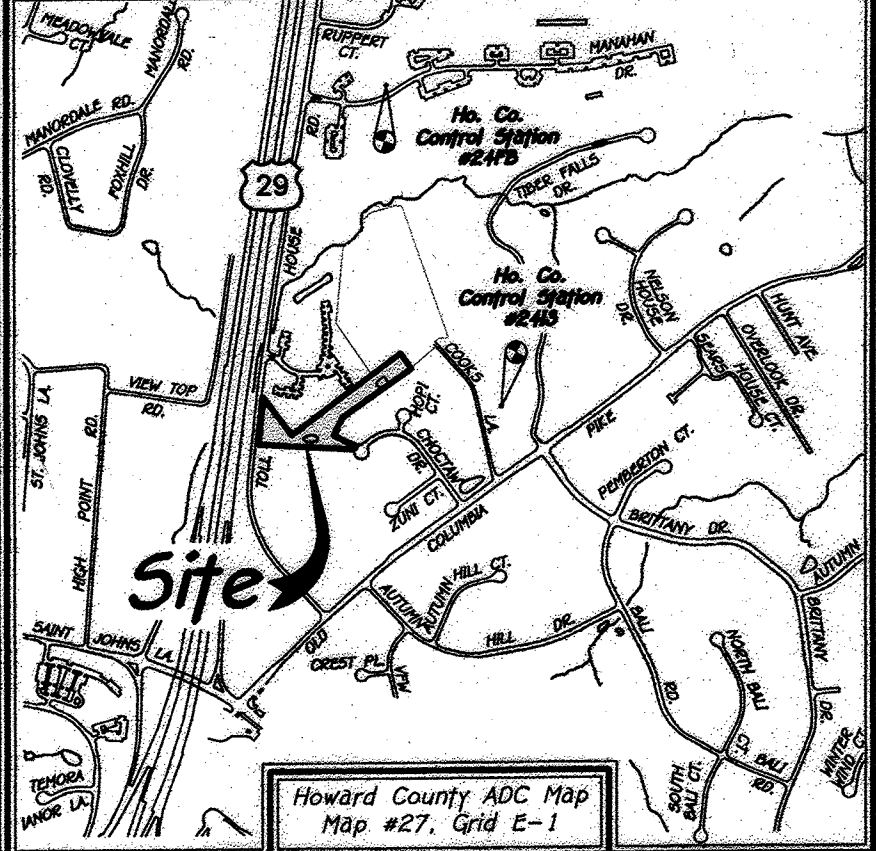
Dave Woessner
 Date: 6/11/2020
 Dorsey's Ridge, LLC
 By: Dave Woessner, Managing Member

Legend

- Existing Public Drainage & Utility Easement (Plat Nos. 4903 Thru 4905 And Liber 1976 At Folio 134)
- Public Forest Conservation Easement (Afforestation)

Reservation Of Public Utility And Forest Conservation Easements

"Developer Reserves Unto Itself, Its Successors And Assigns, All Easements Shown On This Plan For Water, Sewer, Storm Drainage, Other Public Utilities And Forest Conservation (Designated As "Forest Conservation Easement"), Located In, On, Over, And Through Open Space Lot 37. Any Conveyances Of The Aforesaid Lot Shall Be Subject To The Easements Herein Reserved, Whether Or Not Expressly Stated In The Deed(s) Conveying Said Lot. Developer Shall Execute And Deliver Deeds For The Easements Herein Reserved To Howard County, With A Metes And Bounds Description Of The Forest Conservation Area. Upon Completion Of The Public Utilities And Their Acceptance By Howard County, And In The Case Of The Forest Conservation Easement(s), Upon Completion Of The Developer's Obligations Under The Forest Conservation Installation And Maintenance Agreement Executed By Developer And The County, And The Release Of Developer's Surety Posted With Said Agreement, The County Shall Accept The Easements And Record The Deed(s) Of Easement In The Land Records Of Howard County."



Public Forest Conservation Easement Line Table Chart

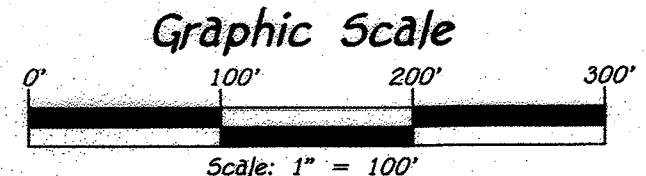
Line	Bearing And Distance
FC1	N 53°36'05" E, 50.00'
FC2	S 36°23'55" E, 249.97'
FC3	S 53°36'05" W, 50.00'
FC4	N 86°54'42" W, 169.19'
FC5	N 05°55'59" E, 82.94'
FC6	N 06°16'04" E, 110.25'
FC7	S 35°36'05" E, 117.78'
FC8	S 55°14'25" W, 520.78'
FC9	S 27°18'55" E, 98.33'
FC10	N 86°50'14" W, 50.00'
FC11	N 03°09'46" E, 48.74'
FC12	N 86°50'14" W, 38.84'
FC13	N 36°36'21" W, 50.00'
FC14	N 53°23'39" E, 427.53'
FC15	N 53°24'59" E, 220.47'

General Notes:

- Subject Property Zoned R-ED 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. 2411 And No. 2413.
Sta. 2411 N 577,298.662 E 1,366,075.197 Elev. = 437.112 (Nad '88)
Sta. 2413 N 580,648.901 E 1,364,974.507 Elev. = 403.703 (Nad '88)
- This Plat Is Based On Field Run Monumented Boundary Survey Performed On Or About December, 2019 By Fisher, Collins & Carter, Inc.
- Denotes Iron Pin Set, Capped "F.C.C. 106".
- ★ Denotes Iron Pipe Or Iron Bar Found.
- Denotes Angular Change In Bearing Of Boundary Or Rights-Of-Way.
- Denotes Concrete Monument Set With Aluminum Plate "F.C.C. 106".
- Denotes Concrete Monument Or Stone Found.
- Previous Department Of Planning And Zoning File No's: Plat Nos. 4903 Thru 4905, 5-79-29, P-80-08 And F-80-092.
- No Clearing, Grading Or Construction Is Permitted Within Wetlands, Streams Or Their Buffers And Forest Conservation Easement Areas.
- Delineation Of The Forest Conservation Easement And Forest Conservation Bank With Supporting FSD/FCP Documentation Was Performed By Eco-Science Professionals, Inc. On Or About March, 2020.
- The 2.3 Acre Reforestation Forest Conservation Easement Area Is Established For The Sale Of Forest Credits For Projects Requiring Reforestation/Afforestation To Fulfill Their Forest Conservation Obligation.
- The Sale Of Forest Credits May Begin Upon Payment Of Forest Conservation Surety.
- This Plan Is Exempt From The Requirements Of The Forest Conservation Program Per Section 16.1202(b)(1)(vii) Of The Howard County Code And The Forest Conservation Manual Because It Is A Revision Plat To "Keywaydin" To Add Forest Easement.
- This Project Is Subject To All Easements And Right-Of-Ways Listed In A Deed And Agreement Dated February 23, 1981 By And Between B&G Associates And Howard County, Maryland And Recorded In Liber 1974 At Folio 134.
- Surety For Forest Conservation Is Paid In The Amount Of \$50,094.00 Based On 2.3 Acres x 43,560 Sq. Ft. x \$0.50/Sq. Ft. With The Site Development Tree Bank, SDP-20-052.
- Open Space Lot 37 Was Conveyed By A Tax Sale Deed Dated June 11, 2018 From The Director Of Finance For Howard County, Maryland As Collector Of Taxes For The State Of Maryland To Dorsey's Ridge, LLC In Liber 18222 At Folio 401 In Accordance With Judgement Foreclosing Rights Of Redemption Dated March 18, 2010 In The Circuit Court Of Howard County, Maryland.

Area Tabulation This Submission

TOTAL NUMBER OF BUILDABLE LOTS TO BE RECORDED	0
TOTAL NUMBER OF OPEN SPACE LOTS TO BE RECORDED	1
TOTAL NUMBER OF PARCELS TO BE RECORDED	0
TOTAL NUMBER OF LOTS/PARCELS TO BE RECORDED	1
TOTAL AREA OF BUILDABLE LOTS TO BE RECORDED	0.000 Ac.±
TOTAL AREA OF OPEN SPACE LOTS TO BE RECORDED	3.480 Ac.±
TOTAL AREA OF PARCELS TO BE RECORDED	0.000 Ac.±
TOTAL AREA OF LOTS/PARCELS TO BE RECORDED	3.480 Ac.±
TOTAL AREA OF ROADWAY TO BE RECORDED	0.000 Ac.±
TOTAL AREA TO BE RECORDED	3.480 Ac.±



Fisher, Collins & Carter, Inc.
 Civil Engineering Consultants & Land Surveyors
 Centennial Square Office Park-10272 Baltimore National Pike
 Ellicott City, Maryland 21042
 (410) 461-2895

Owner And Developer
 Dorsey's Ridge, LLC
 c/o Dave Woessner
 308 Magothly Road
 Severna Park, Maryland 21146
 Ph: 410-461-0837

Curve Data Tabulation

Pin-Pin	Radius	Arc Length	Delta	Tangent	Bearing & Distance
109-110	50.00'	23.15'	26°31'19"	11.79'	S 34°31'53" W 22.94'

Purpose Statement

The Purpose Of This Plat Is To Create Two (2) Forest Conservation Bank Easements On Part Of Open Space Lot 37, As Shown On Plats Entitled "Keywaydin" Recorded Among The Land Records Of Howard County, Maryland As Plat Nos. 4903 Thru 4905, Encumbering Open Space Lot 37 2.3 Acres Equivalent Credits For As Yet Unspecified Forest Conservation Off-Site Afforestation.

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

Wilton for Maurea Rozenan 11/17/2020
 Howard County Health Officer Date

APPROVED: Howard County Department Of Planning And Zoning.

[Signature] 10/23/20
 Chief, Development Engineering Division Date

[Signature] 11/23/20
 Director Date

Owner's Certificate

Dorsey's Ridge, LLC, By Dave Woessner, Managing Member, Owners Of The Property Shown And Described Hereon, Hereby Adopt This Plat; And In Consideration Of The Approval Of This Plat Of Forest Conservation Easement By The Department Of Planning And Zoning, Establish The 2.3 Acre Forest Conservation Easement To Be Considered A Tree Bank For Forest Conservation. Witness My Hand This 11th Day Of June, 2020.

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

Terrell A. Fisher
 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 All Of The Lands Conveyed By Jane R. Irvin, Director Of Finance For Howard County To Dorsey's Ridge, LLC By Deed Dated June 14, 2018 And Recorded Among The Land Records Of Howard County, Maryland In Liber 18222 At Folio 401; And Being Open Space Lot 37, As Shown On Plats Entitled "Keywaydin" Recorded Among The Aforesaid Land Records As Plat Nos. 4903 Thru 4905; All Monuments Are In Place In Accordance With The Annotated Code Of Maryland, As Amended.

Terrell A. Fisher 6/11/20
 Terrell A. Fisher, Professional Land Surveyor No. 10692 Date
 Expiration Date: December 13, 2021

RECORDED AS PLAT No. 25587 ON 12/17/2020
 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

Forest Conservation Bank
Plat Of Easements
Keywaydin
Open Space Lot 37

(Being A Revision To Open Space Lot 37, As Shown On Plats Entitled "Keywaydin" Recorded Among The Land Records Of Howard County, Maryland As Plat Nos. 4903 Thru 4905)

Zoned: R-ED
 Tax Map: 24, Grid: 1B, Parcel: 261
 Second Election District - Howard County, Maryland
 Date: June 11, 2020 Scale: As Shown Sheet 1 Of 1