

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)
104	280984.9172	1364342.8347	177094.256924	115925.227716	329	291111.5969	1364583.8899
227	291178.0112	1363940.5406	177143.412107	115729.908224	329	291091.6343	1364604.1769
228	290893.5180	1364165.8000	177144.506375	115798.567437	330	291055.6183	1364561.4917
308	291490.7029	1364448.7020	177238.720735	115894.797068	331	291081.6241	1364543.7212
309	291491.4305	1364452.4496	177235.894490	115895.934080	332	291164.5979	1364482.3681
310	291343.4341	1364110.7360	177193.833104	115781.794516	333	291191.9924	1364442.9271
311	291295.4678	1364066.2230	177179.212944	115768.216305	334	291193.4777	1364430.1461
312	291300.6663	1364042.1233	177180.797439	115760.070706	335	291194.6448	1364439.1947
313	291274.7416	1363970.2023	177172.762859	115738.948491	336	291172.2649	1364398.6489
314	291276.2916	1363990.2390	177173.364983	115738.882309	337	291152.7390	1364367.7827
315	291200.8284	1364063.0982	177093.406027	115767.263980	338	291073.8138	1364261.3047
316	290892.3148	1364409.1350	177056.331656	115672.736084	339	291099.8234	1364153.9937
317	291019.3624	1364556.8944	177095.058339	115717.732957	340	291118.3792	1364132.4311
318	291077.7274	1364624.7707	177112.845539	115733.997010	341	291223.6071	1364075.4108
319	291089.5101	1364638.2410	177116.379948	115742.567741	342	291245.2510	1364067.3802
320	291441.7452	1364514.4113	177283.798378	115904.824375	343	291387.8317	1363961.3741
321	291423.7999	1364474.9170	177218.937014	115892.786495	343	291421.3978	1364044.3920
322	291438.0883	1364471.1728	177211.763820	115891.641471	342	291480.3638	1364021.9672
323	291401.3378	1364387.4720	177211.482088	115865.186545	343	291492.1514	1364148.9809
324	291368.7949	1364373.8273	177201.563104	115861.974300	344	291501.9546	1364243.9717
325	291283.9980	1364408.0713	177175.717190	115872.411894	345	291577.7345	1364431.6180
326	291240.0287	1364456.8021	177162.515072	115887.265020	346	291496.9744	1364464.2345
327	291194.3712	1364522.5371	177148.398645	115907.301122			

The Requirements S-9-108, The Real Property Article, Annotated Code of Maryland, 1989 Replacement Volume, (As Supplemented) As Far As They Relate To The Taking Of This Plat And The Setting Of Markers Have Been Complied With.

Terrell A. Fisher 8/4/21
Professional Land Surveyor
Date

Dave Woessner 7/20/2021
Professional Land Surveyor
Date

Dave Woessner 7/20/2021
Professional Land Surveyor
Date

Robert C. Grothmann 8/2/21
NVR, Inc.
Date

By: Robert C. Grothmann, Vice President

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.

General Notes Continued:

- This Plat Is Subject To WP-17-084 Which On April 5, 2017 The Planning Director Approved A Request For Alternative Compliance For Section 16.1202(a)(17) 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 16.1202(b)(1)(ii) 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:
 - Removal Of The Two (2) Specimen Trees Will Require Replacement Mitigation At A Ratio Of Two (2) Larger Caliber 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.
 - Specimen Trees 5"-13", 5"14", 5"15 And 5"-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 5"-13", 5"14", 5"15 And 5"-16 To Prevent Root 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:
 - 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 (30 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 Parcels And Open Space Lots.
 - 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.
 - Any Necessary Unit-Size Changes Must Be Made On The Subsequent Subdivision Plat, Supplemental Plans And Site Development Plans.
 - 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 That 5 Units Will Be Phase 1 And The Remaining Units Will Be Phase 2. Phase 2 Will Remain In The APFD Hold Bin Until The Schools Test Is Passed In The Related Planning Area.
 - 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.
 - A Separate Final Plan Is Required For Each Of The Following:
 - Cooks Lane Road Improvements
- This Plan Is Exempt From Landscaping In Accordance With Section 16.124 Of The Howard County Code And Landscape Manual, Since It Is A Plat Of Resubdivision To Revise Property Lines Between Inferior Lots/Parcels Of The Same Subdivision.
- Water And Sewer Service To These Lots/Parcels Will Be Granted Under The Provisions Of Section 18.122B Of The Howard County Code.
- Public Water And Sewage Allocations Will Be Granted At Time Of Issuance Of The Building Permit If Capacity Is Available At That Time.
- Declaration Of Covenants And Restrictions For The Dorsey's Ridge Homeowners Association, Inc. Has Been Recorded In (Liber 20193 At Folio 419).
- The Private Use-In-Common Driveway Access Easement And Maintenance Agreement 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 Is Recorded Simultaneously With This Plat.
- 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 16.135 Of The Subdivision And Land Development Regulations.
- 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. 49 For Approved Disturbances To The Stream Buffer.
- Non-Buildable Open Space Lots 61 And 62 Will Be Owned And Maintained By The Dorsey's Ridge Homeowners Association, Inc. Stormwater Management Is In Accordance With The M.D.E. Storm Water Design Manual, Volumes 1 & 2, Revised 2009. Non-Structural Practices In Accordance With Chapter 5 Are Being Utilized.
- There Are No Wetlands On Site That Will Be Disturbed Or That Will Require 401 And 404 Wetlands Permits From The State Of Maryland. 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 Acres 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 Fux Fuhon House Located On Lot 4, The On-Site Gathering Places And Mews And, Pathways On-Site And Linking To Offsite Pedestrian And Bicycle Connections.

General Notes Continued On Sheet 5:

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

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

See Plat Sheet No. 5
For Bulk Regulation Information

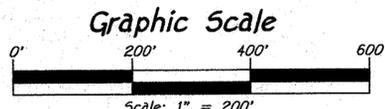
Area Tabulation This Submission

TOTAL NUMBER OF BUILDABLE LOTS TO BE RECORDED	3
TOTAL NUMBER OF NON-BUILDABLE OPEN SPACE LOTS TO BE RECORDED	2
TOTAL NUMBER OF NON-BUILDABLE BULK PARCELS TO BE RECORDED	6
TOTAL NUMBER OF LOTS/PARCELS TO BE RECORDED	11
TOTAL AREA OF BUILDABLE LOTS TO BE RECORDED	0.163 Ac.*
TOTAL AREA OF NON-BUILDABLE OPEN SPACE LOTS TO BE RECORDED	2.045 Ac.*
TOTAL AREA OF PARCELS TO BE RECORDED	2.769 Ac.*
TOTAL AREA OF LOTS/PARCELS TO BE RECORDED	4.976 Ac.*
TOTAL AREA OF ROADWAY TO BE RECORDED	0.000 Ac.*
TOTAL AREA TO BE RECORDED	4.976 Ac.*

*Denotes Allocations For Phase 2 Are Placed On Hold Due To Failed Schools Capacity Test.

Phasing Tabulation

Phase	Allocation Year	No. Of Units
1	2019	5 *See General Note No. 46 (b)
2	2019*	52*



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

Howard County Health Officer 9/10/21
Date

APPROVED: Howard County Department Of Planning And Zoning

Chief, Development Engineering Division 9-8-21
Date

Director 9/16/21
Date

Owner's Certificate

I, Dorsey's Ridge, LLC, By Dave Woessner, Managing Member, Dorsey's Ridge Homeowners Association, Inc., By Dave Woessner, President, And NVR, Inc., By Robert C. Grothmann, Vice President, Owners 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/Or 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/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 20th Day Of July, 2021.

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

Robert C. Grothmann
Dorsey's Ridge Homeowners Association, Inc.
By: Robert C. Grothmann, Vice President

NVR, Inc.
By: Robert C. Grothmann, Vice President

Kranch Nambalam II
Witness

Kranch Nambalam II
Witness

Terrell A. Fisher
Witness

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 1 Thru 3, Non-Buildable Open Space Lots 61 And 62 And Non-Buildable Bulk Parcels 'B' And 'G' Thru 'K'. Any Conveyances Of The Aforesaid Lots/Parcels Shall Be Subject To The Easements Herein Reserved, Whether Or Not Expressly Stated In The Deed(s) Conveying Said Lots/Parcels. 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."

- 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. 0770)
 - Existing Private Use-In-Common Access Driveway Easement For The Use And Benefit Of Lots 1 Thru 3, Non-Buildable Bulk Parcel 'A' And 'B' (Plat Nos. 25624 Thru 25628) Removed By Recordation Of This Plat
 - 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)
 - 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. 25624 Thru 25628)
 - Existing Private Stormwater Management, Drainage & Utility Easement (Plat Nos. 25624 Thru 25628) Removed By Recordation Of This Plat
 - Public Drainage & Utility Easement
 - Public Sewer, Water & Utility Easement
 - 22" Public Water & Utility Easement
 - Public Sewer & Utility Easement
 - 24" Private Use-In-Common Driveway Access Easement For The Benefit Of Non-Buildable Bulk Parcel 'J' (Future Lots 9 Thru 11), Part Of Non-Buildable Bulk Parcel 'B' (Future Lots 12 Thru 22) And Non-Buildable Open Space Lot 61
 - 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
 - Private Stormwater Management, Drainage & Utility Easement
 - 2" Public Sidewalk Easement
 - 10' x 10' Private Trash Pad Easement
 - Previously Recorded Lot/Parcel Lines Removed By Recordation Of This Plat

Owners

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

And
Dorsey's Ridge Homeowners Association, Inc.
c/o Dave Woessner
308 Magogy Road
Severna Park, Maryland 21146
Ph# 410-461-0837

And
NVR, Inc.
c/o Robert C. Grothmann,
Vice President
9720 Patuxent Woods Drive
Columbia, Maryland 21046
Ph# 443-832-9102

Purpose Statement

The Purpose Of This Plat Is To (1) Resubdivide Non-Buildable Open Space Lots 5 And 6 And Non-Buildable Bulk Parcels 'A', 'C' Thru 'F' To Create Non-Buildable Open Space Lots 61 And 62 And Non-Buildable Bulk Parcels 'G', 'H', 'I', 'J', 'K', 'L', 'M', 'N', 'O', 'P', 'Q', 'R', 'S', 'T', 'U', 'V', 'W', 'X', 'Y', 'Z', 'AA', 'AB', 'AC', 'AD', 'AE', 'AF', 'AG', 'AH', 'AI', 'AJ', 'AK', 'AL', 'AM', 'AN', 'AO', 'AP', 'AQ', 'AR', 'AS', 'AT', 'AU', 'AV', 'AW', 'AX', 'AY', 'AZ', 'BA', 'BB', 'BC', 'BD', 'BE', 'BF', 'BG', 'BH', 'BI', 'BJ', 'BK', 'BL', 'BM', 'BN', 'BO', 'BP', 'BQ', 'BR', 'BS', 'BT', 'BU', 'BV', 'BW', 'BX', 'BY', 'BZ', 'CA', 'CB', 'CC', 'CD', 'CE', 'CF', 'CG', 'CH', 'CI', 'CJ', 'CK', 'CL', 'CM', 'CN', 'CO', 'CP', 'CQ', 'CR', 'CS', 'CT', 'CU', 'CV', 'CW', 'CX', 'CY', 'CZ', 'DA', 'DB', 'DC', 'DD', 'DE', 'DF', 'DG', 'DH', 'DI', 'DJ', 'DK', 'DL', 'DM', 'DN', 'DO', 'DP', 'DQ', 'DR', 'DS', 'DT', 'DU', 'DV', 'DW', 'DX', 'DY', 'DZ', 'EA', 'EB', 'EC', 'ED', 'EE', 'EF', 'EG', 'EH', 'EI', 'EJ', 'EK', 'EL', 'EM', 'EN', 'EO', 'EP', 'EQ', 'ER', 'ES', 'ET', 'EU', 'EV', 'EW', 'EX', 'EY', 'EZ', 'FA', 'FB', 'FC', 'FD', 'FE', 'FF', 'FG', 'FH', 'FI', 'FJ', 'FK', 'FL', 'FM', 'FN', 'FO', 'FP', 'FQ', 'FR', 'FS', 'FT', 'FU', 'FV', 'FW', 'FX', 'FY', 'FZ', 'GA', 'GB', 'GC', 'GD', 'GE', 'GF', 'GG', 'GH', 'GI', 'GJ', 'GK', 'GL', 'GM', 'GN', 'GO', 'GP', 'GQ', 'GR', 'GS', 'GT', 'GU', 'GV', 'GW', 'GX', 'GY', 'GZ', 'HA', 'HB', 'HC', 'HD', 'HE', 'HF', 'HG', 'HH', 'HI', 'HJ', 'HK', 'HL', 'HM', 'HN', 'HO', 'HP', 'HQ', 'HR', 'HS', 'HT', 'HU', 'HV', 'HW', 'HX', 'HY', 'HZ', 'IA', 'IB', 'IC', 'ID', 'IE', 'IF', 'IG', 'IH', 'II', 'IJ', 'IK', 'IL', 'IM', 'IN', 'IO', 'IP', 'IQ', 'IR', 'IS', 'IT', 'IU', 'IV', 'IW', 'IX', 'IY', 'IZ', 'JA', 'JB', 'JC', 'JD', 'JE', 'JF', 'JG', 'JH', 'JI', 'JJ', 'JK', 'JL', 'JM', 'JN', 'JO', 'JP', 'JQ', 'JR', 'JS', 'JT', 'JU', 'JV', 'JW', 'JX', 'JY', 'JZ', 'KA', 'KB', 'KC', 'KD', 'KE', 'KF', 'KG', 'KH', 'KI', 'KJ', 'KL', 'KM', 'KN', 'KO', 'KP', 'KQ', 'KR', 'KS', 'KT', 'KU', 'KV', 'KW', 'KX', 'KY', 'KZ', 'LA', 'LB', 'LC', 'LD', 'LE', 'LF', 'LG', 'LH', 'LI', 'LJ', 'LK', 'LL', 'LM', 'LN', 'LO', 'LP', 'LQ', 'LR', 'LS', 'LT', 'LU', 'LV', 'LW', 'LX', 'LY', 'LZ', 'MA', 'MB', 'MC', 'MD', 'ME', 'MF', 'MG', 'MH', 'MI', 'MJ', 'MK', 'ML', 'MM', 'MN', 'MO', 'MP', 'MQ', 'MR', 'MS', 'MT', 'MU', 'MV', 'MW', 'MX', 'MY', 'MZ', 'NA', 'NB', 'NC', 'ND', 'NE', 'NF', 'NG', 'NH', 'NI', 'NJ', 'NK', 'NL', 'NM', 'NN', 'NO', 'NP', 'NQ', 'NR', 'NS', 'NT', 'NU', 'NV', 'NW', 'NX', 'NY', 'NZ', 'OA', 'OB', 'OC', 'OD', 'OE', 'OF', 'OG', 'OH', 'OI', 'OJ', 'OK', 'OL', 'OM', 'ON', 'OO', 'OP', 'OQ', 'OR', 'OS', 'OT', 'OU', 'OV', 'OW', 'OX', 'OY', 'OZ', 'PA', 'PB', 'PC', 'PD', 'PE', 'PF', 'PG', 'PH', 'PI', 'PJ', 'PK', 'PL', 'PM', 'PN', 'PO', 'PP', 'PQ', 'PR', 'PS', 'PT', 'PU', 'PV', 'PW', 'PX', 'PY', 'PZ', 'QA', 'QB', 'QC', 'QD', 'QE', 'QF', 'QG', 'QH', 'QI', 'QJ', 'QK', 'QL', 'QM', 'QN', 'QO', 'QP', 'QQ', 'QR', 'QS', 'QT', 'QU', 'QV', 'QW', 'QX', 'QY', 'QZ', 'RA', 'RB', 'RC', 'RD', 'RE', 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'XP', 'XQ', 'XR', 'XS', 'XT', 'XU', 'XV', 'XW', 'XZ', 'YA', 'YB', 'YC', 'YD', 'YE', 'YF', 'YG', 'YH', 'YI', 'YJ', 'YK', 'YL', 'YM', 'YN', 'YO', 'YP', 'YQ', 'YR', 'YS', 'YT', 'YU', 'YV', 'YW', 'YZ', 'ZA', 'ZB', 'ZC', 'ZD', 'ZE', 'ZF', 'ZG', 'ZH', 'ZI', 'ZJ', 'ZK', 'ZL', 'ZM', 'ZN', 'ZO', 'ZP', 'ZQ', 'ZR', 'ZS', 'ZT', 'ZU', 'ZV', 'ZW', 'ZX', 'ZY', 'ZZ', 'AA', 'AB', 'AC', 'AD', 'AE', 'AF', 'AG', 'AH', 'AI', 'AJ', 'AK', 'AL', 'AM', 'AN', 'AO', 'AP', 'AQ', 'AR', 'AS', 'AT', 'AU', 'AV', 'AW', 'AX', 'AY', 'AZ', 'BA', 'BB', 'BC', 'BD', 'BE', 'BF', 'BG', 'BH', 'BI', 'BJ', 'BK', 'BL', 'BM', 'BN', 'BO', 'BP', 'BQ', 'BR', 'BS', 'BT', 'BU', 'BV', 'BW', 'BX', 'BY', 'BZ', 'CA', 'CB', 'CC', 'CD', 'CE', 'CF', 'CG', 'CH', 'CI', 'CJ', 'CK', 'CL', 'CM', 'CN', 'CO', 'CP', 'CQ', 'CR', 'CS', 'CT', 'CU', 'CV', 'CW', 'CX', 'CY', 'CZ', 'DA', 'DB', 'DC', 'DD', 'DE', 'DF', 'DG', 'DH', 'DI', 'DJ', 'DK', 'DL', 'DM', 'DN', 'DO', 'DP', 'DQ', 'DR', 'DS', 'DT', 'DU', 'DV', 'DW', 'DX', 'DY', 'DZ', 'EA', 'EB', 'EC', 'ED', 'EE', 'EF', 'EG', 'EH', 'EI', 'EJ', 'EK', 'EL', 'EM', 'EN', 'EO', 'EP', 'EQ', 'ER', 'ES', 'ET', 'EU', 'EV', 'EW', 'EX', 'EY', 'EZ', 'FA', 'FB', 'FC', 'FD', 'FE', 'FF', 'FG', 'FH', 'FI', 'FJ', 'FK', 'FL', 'FM', 'FN', 'FO', 'FP', 'FQ', 'FR', 'FS', 'FT', 'FU', 'FV', 'FW', 'FX', 'FY', 'FZ', 'GA', 'GB', 'GC', 'GD', 'GE', 'GF', 'GG', 'GH', 'GI', 'GJ', 'GK', 'GL', 'GM', 'GN', 'GO', 'GP', 'GQ', 'GR', 'GS', 'GT', 'GU', 'GV', 'GW', 'GX', 'GY', 'GZ', 'HA', 'HB', 'HC', 'HD', 'HE', 'HF', 'HG', 'HH', 'HI', 'HJ', 'HK', 'HL', 'HM', 'HN', 'HO', 'HP', 'HQ', 'HR', 'HS', 'HT', 'HU', 'HV', 'HW', 'HX', 'HY', 'HZ', 'IA', 'IB', 'IC', 'ID', 'IE', 'IF', 'IG', 'IH', 'II', 'IJ', 'IK', 'IL', 'IM', 'IN', 'IO', 'IP', 'IQ', 'IR', 'IS', 'IT', 'IU', 'IV', 'IW', 'IX', 'IY', 'IZ', 'JA', 'JB', 'JC', 'JD', 'JE', 'JF', 'JG', 'JH', 'JI', 'JJ', 'JK', 'JL', 'JM', 'JN', 'JO', 'JP', 'JQ', 'JR', 'JS', 'JT', 'JU', 'JV', 'JW', 'JX', 'JY', 'JZ', 'KA', 'KB', 'KC', 'KD', 'KE', 'KF', 'KG', 'KH', 'KI', 'KJ', 'KL', 'KM', 'KN', 'KO', 'KP', 'KQ', 'KR', 'KS', 'KT', 'KU', 'KV', 'KW', 'KX', 'KY', 'KZ', 'LA', 'LB', 'LC', 'LD', 'LE', 'LF', 'LG', 'LH', 'LI', 'LJ', 'LK', 'LM', 'LN', 'LO', 'LP', 'LQ', 'LR', 'LS', 'LT', 'LU', 'LV', 'LW', 'LX', 'LY', 'LZ', 'MA', 'MB', 'MC', 'MD', 'ME', 'MF', 'MG', 'MH', 'MI', 'MJ', 'MK', 'ML', 'MM', 'MN', 'MO', 'MP', 'MQ', 'MR', 'MS', 'MT', 'MU', 'MV', 'MW', 'MX', 'MY', 'MZ', 'NA', 'NB', 'NC', 'ND', 'NE', 'NF', 'NG', 'NH', 'NI', 'NJ', 'NK', 'NL', 'NM', 'NN', 'NO', 'NP', 'NQ', 'NR', 'NS', 'NT', 'NU', 'NV', 'NW', 'NX', 'NY', 'NZ', 'OA', 'OB', 'OC', 'OD', 'OE', 'OF', 'OG', 'OH', 'OI', 'OJ', 'OK', 'OL', 'OM', 'ON', 'OO', 'OP', 'OQ', 'OR', 'OS', 'OT', 'OU', 'OV', 'OW', 'OX', 'OY', 'OZ', 'PA', 'PB', 'PC', 'PD', 'PE', 'PF', 'PG', 'PH', 'PI', 'PJ', 'PK', 'PL', 'PM', 'PN', 'PO', 'PP', 'PQ', 'PR', 'PS', 'PT', 'PU', 'PV', 'PW', 'PX', 'PY', 'PZ', 'QA', 'QB', 'QC', 'QD', 'QE', 'QF', 'QG', 'QH', 'QI', 'QJ', 'QK', 'QL', 'QM', 'QN', 'QO', 'QP', 'QQ', 'QR', 'QS', 'QT', 'QU', 'QV', 'QW', 'QX', 'QY', 'QZ', 'RA', 'RB', 'RC', 'RD', 'RE', 'RF', 'RG', 'RH', 'RI', 'RJ', 'RK', 'RL', 'RM', 'RN', 'RO', 'RP', 'RQ', 'RR', 'RS', 'RT', 'RU', 'RV', 'RW', 'RX', 'RY', 'RZ', 'SA', 'SB', 'SC', 'SD', 'SE', 'SF', 'SG', 'SH', 'SI', 'SJ', 'SK', 'SL', 'SM', 'SN', 'SO', 'SP', 'SQ', 'SR', 'SS', 'ST', 'SU', 'SV', 'SW', 'SX', 'SY', 'SZ', 'TA', 'TB', '

The Requirements S 3-108, The Real Property Article, Annotated Code of Maryland, 1989 Replenishment 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 8/4/21
 Terrell A. Fisher, Maryland No. 10692
 (Professional Land Surveyor)
 Date

Dave Woessner 7/20/2021
 Dave Woessner, Managing Member
 Dorsey's Ridge, LLC
 By: Dave Woessner, Managing Member
 Date

Robert C. Grothmann 8/2/21
 Robert C. Grothmann, President
 Dorsey's Ridge Homeowners Association, Inc.
 By: Robert C. Grothmann, President
 Date

NVR, Inc.
 By: Robert C. Grothmann, Vice President

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 1 Thru 3, Non-Buildable Open Space Lots 61 And 62 And Non-Buildable Bulk Parcels 'B' And 'G' Thru 'K'. Any Conveyances Of The Aforesaid Lots/Parcels Shall Be Subject To The Easements Herein Reserved, Whether Or Not Expressly Stated In The Deed(s) Conveying Said Lots/Parcels. 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."

This Subdivision Is Subject To Section 10.122B 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. 07778)
 - Existing Private Use-In-Common Access Driveway Easement For The Use And Benefit Of Lots 1 Thru 3, Non-Buildable Open Space Lot 5 And Non-Buildable Bulk Parcels 'A' And 'B' (Plat Nos. 25624 Thru 25628) Removed By Recordation Of This Plat
 - 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)
 - 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. 25624 Thru 25628)
 - Existing Private Stormwater Management, Drainage & Utility Easement (Plat Nos. 25624 Thru 25628) Removed By Recordation Of This Plat
 - Public Drainage & Utility Easement
 - Public Sewer, Water & Utility Easement
 - 22' Public Water & Utility Easement
 - Public Sewer & Utility Easement
 - 24' Private Use-In-Common Driveway Easement For The Benefit Of Non-Buildable Bulk Parcel 'I' (Future Lots 57 Thru 60) And Non-Buildable Bulk Parcel 'K' (Future Lots 52 Thru 56)
 - 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
 - Private Stormwater Management, Drainage & Utility Easement
 - 2' Public Sidewalk Easement
 - 10' x 10' Private Trash Pad Easement
 - Previously Recorded Lot/Parcel Lines Removed By Recordation Of This Plat

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

Area Tabulation This Sheet

TOTAL NUMBER OF BUILDABLE LOTS TO BE RECORDED	0
TOTAL NUMBER OF NON-BUILDABLE OPEN SPACE LOTS TO BE RECORDED	1
TOTAL NUMBER OF NON-BUILDABLE BULK PARCELS TO BE RECORDED	2
TOTAL NUMBER OF LOTS/PARCELS TO BE RECORDED	3
TOTAL AREA OF BUILDABLE LOTS TO BE RECORDED	0.000 Ac.±
TOTAL AREA OF NON-BUILDABLE OPEN SPACE LOTS TO BE RECORDED	0.448 Ac.±
TOTAL AREA OF PARCELS TO BE RECORDED	0.889 Ac.±
TOTAL AREA OF LOTS/PARCELS TO BE RECORDED	1.337 Ac.±
TOTAL AREA OF ROADWAY TO BE RECORDED	0.000 Ac.±
TOTAL AREA TO BE RECORDED	1.337 Ac.±

Curve Data Tabulation

Proj-Point	Radius	Arc Length	Delta	Tangent	Bearing & Distance
310-311	77.00'	67.99'	50°17'34"	36.15'	S 42°51'46" W 85.44'

OPEN SPACE LOT 2
 THE BLUFFS AT ELLICOTT MILLS
 PLAT NO. 8801
 ZONED: R-ED

OPEN SPACE LOT 2
 THE BLUFFS AT ELLICOTT MILLS
 PLAT NO. 8801
 ZONED: R-ED

PHASE 0
 THE BLUFFS AT ELLICOTT MILLS
 PLAT NOS. 10416-10418
 ZONED: R-ED

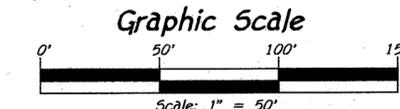
Existing Non-Credited Forest Conservation Area (0.01 Ac.±) (Plat Nos. 25624 Thru 25628)

Part Of Non-Buildable Open Space Lot 61
 0.448 Ac.± (This Sheet)
 Total Area = 1.594 Ac.±

Non-Buildable Bulk Parcel 'I'
 0.725 Ac.±

Dorsey's Ridge Square
 (Existing Public R/W Width Varies)
 (Plat Nos. 25624 Thru 25628)
 (Howard County Local Road)

Match Line - See Sheet 3



Developer

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

Owners

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

And
 Dorsey's Ridge Homeowners Association, Inc.
 c/o Dave Woessner
 308 Magogy Road
 Severna Park, Maryland 21146
 Ph# 410-461-0837

And
 NVR, Inc.
 c/o Robert C. Grothmann,
 Vice President
 9720 Patuxent Woods Drive
 Columbia, Maryland 21046
 Ph# 443-832-9102

BALTIMORE GAS AND ELECTRIC COMPANY
 TAX MAP 24, GRID F, 454
 PARCEL 945
 ZONED: R-ED

SUSQUEHANNA TRANSMISSION COMPANY OF MARYLAND
 L. 140, F. 182

OPEN SPACE LOT 3
 THE BLUFFS AT ELLICOTT MILLS
 PLAT NO. 8801
 ZONED: R-ED

Existing Limits Of Wetlands (Plat Nos. 25624 Thru 25628)

Existing 20' Sanitary Sewer Easement (L. 947, F. 303)

Existing Public 100 Year Floodplain, Drainage & Utility Easement (Plat Nos. 25624 Thru 25628)

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

Existing Public 100 Year Floodplain, Drainage & Utility Easement (Plat Nos. 25624 Thru 25628)

Existing 25' Wetlands Buffer (Plat Nos. 25624 Thru 25628)

Non-Buildable Open Space Lot 7 Owned And Maintained By The Dorsey's Ridge Homeowners Association, Inc.

EXISTING PUBLIC FOREST CONSERVATION EASEMENT NO. 1
 PLAT NOS. 25624 THRU 25628

Non-Buildable Open Space Lot 6 Owned And Maintained By The Howard County Department Of Recreation And Parks

Private Stormwater Management, Drainage & Utility Easement

Existing Private Stormwater Management, Drainage & Utility Easement (Plat Nos. 25624 Thru 25628) To Be Removed By Recordation Of This Plat

Existing 20' Public Drainage & Utility Easement (Plat Nos. 25624 Thru 25628)

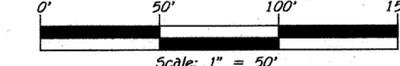
Non-Buildable Open Space Lot 61 Owned And Maintained By The Dorsey's Ridge Homeowners Association, Inc.

Previously Recorded Parcel Lines Removed By Recordation Of This Plat

Area Of Non-Credited Non-Buildable Open Space (1.742 Sq. Ft.)

Dorsey's Ridge Square
 (Existing Public R/W Width Varies)
 (Plat Nos. 25624 Thru 25628)
 (Howard County Local Road)

Graphic Scale



Open Space Dedication

"Non-Buildable Open Space Lots 61 And 62 Shown Hereon Are Hereby Dedicated To The Dorsey's Ridge Homeowners Association, Inc. For The Residents Of This Subdivision And Recording References Of The Articles Of Incorporation And Restrictions Are Shown Hereon.

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

Richard J. Jansin 9/10/21
 Richard J. Jansin, Officer
 Howard County Health Department
 Date

APPROVED: Howard County Department Of Planning And Zoning.

David L. ... 9.8.21
 Chief, Development Engineering Division
 Date

... 9/10/21
 Director
 Date

Owner's Certificate

Dorsey's Ridge, LLC, By Dave Woessner, Managing Member, Dorsey's Ridge Homeowners Association, Inc., By Dave Woessner, President, And NVR, Inc., By Robert C. Grothmann, Vice President, Owners 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/Or 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/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 25th Day Of July, 2021.

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

Robert C. Grothmann
 Robert C. Grothmann, President
 Dorsey's Ridge Homeowners Association, Inc.

Robert C. Grothmann
 Robert C. Grothmann, Vice President
 NVR, Inc.

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) Part 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 286 (Lot 1); (2) Part Of The Lands Conveyed By Sheila A. Alexander Reid To Dorsey's Ridge, LLC By Deed Dated February 13, 2015 And Recorded Among The Land Records In Liber 16020 At Folio 286 (Lot 2); (3) Part 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); (4) Part Of The Lands Conveyed By Dorsey's Ridge, LLC To Dorsey's Ridge Homeowners Association, Inc. By Deed Dated November 30, 2020 And Recorded Among The Aforesaid Land Records In Liber 20193 At Folio 374; And (5) All The Lands Conveyed By Dorsey's Ridge LLC To NVR, Inc. By Deed Dated May 25, 2021 And Recorded Among The Aforesaid Land Records In Liber 20640 At Folio 134; And Being Lots 1 Thru 3, Non-Buildable Open Space Lots 5 And 6 And Non-Buildable Bulk Parcels 'A', 'C' Thru 'F', As Shown On Plats Entitled "Dorsey's Ridge, Phase 1, Lots 1 Thru 4, Non-Buildable Open Space Lots 5 Thru 6 And Non-Buildable Bulk Parcels 'A' Thru 'F' Recorded Among The Land Records Of Howard County, Maryland As Plat Nos. 25624 Thru 25628; All Monuments Are In Place In Accordance With The Annotated Code Of Maryland, As Amended.

Terrell A. Fisher 8/4/21
 Terrell A. Fisher, Professional Land Surveyor No. 10692 Date
 Expiration Date: December 13, 2021

RECORDED AS PLAT No. 25837 ON 9.21.21
 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

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'

(Being (1) A Resubdivision Of Non-Buildable Open Space Lots 5 And 6 And Non-Buildable Bulk Parcels 'A', 'C' Thru 'F'; And (2) A Revision To Lots 1 Thru 3 And Non-Buildable Bulk Parcel 'B', As Shown On Plats Entitled "Dorsey's Ridge, Phase 1, Lots 1 Thru 4, Non-Buildable Open Space Lots 5 Thru 6 And Non-Buildable Bulk Parcels 'A' Thru 'F' Recorded Among The Land Records Of Howard County, Maryland As Plat Nos. 25624 Thru 25628)

Zoned: CEF-R
 Tax Map: 24, Grid: 10, Parcel: 260,
 Second Election District - Howard County, Maryland
 Date: July 9, 2021 Scale: 1"=50' Sheet 2 Of 5

I:\2015\15000.dwg\RECORD PLATS\REVISION PLATS\PHASE 1-SHEET 2.dwg, SHEET 2, 7/15/2021 9:04:06 PM, 1:1

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 1 Thru 3, Non-Buildable Open Space Lots 61 And 62 And Non-Buildable Bulk Parcels 'B' And 'G' Thru 'K'. Any Conveyances Of The Aforesaid Lots/Parcels Shall Be Subject To The Easements Herein Reserved, Whether Or Not Expressly Stated In The Deed(s) Conveying Said Lots/Parcels. 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.

Match Line - See Sheet 2

Open Space Dedication
 "Non-Buildable Open Space Lots 61 And 62 Shown Hereon Are Hereby Dedicated To The Dorsey's Ridge Homeowners Association, Inc. For The Residents Of This Subdivision And Recording References Of The Articles Of Incorporation And Restrictions Are Shown Hereon."

The Requirements 3-108, The Real Property Article, Annotated Code Of Maryland, 1988 Repealment Volume (As Supplemented) As To Its Effect To The Making Of This Plat And The Setting Of Markers Have Been Complied With.
 Terrell A. Fisher, Maryland No. 10692
 Professional Land Surveyor
 Date: 8/4/21
 Dave Woessner, Managing Member
 Dorsey's Ridge, LLC
 Date: 7/20/2021
 Dave Woessner, President
 Dorsey's Ridge Homeowners Association, Inc.
 Date: 8/4/21
 NVR, Inc.
 Date: 7/20/2021
 Robert C. Grothmann, Vice President

See Sheet 4 of 5 For Existing Public Drainage & Utility Easement, Existing Public Sewer, Water & Utility Easement, Existing Private Stormwater Management, Drainage & Utility Easement And Existing Private Use-In-Common Driveway Access Easement For The Use And Benefit Of Lots 1 Thru 3, Non-Buildable Open Space Lot 5 And Non-Buildable Bulk Parcels 'A' And 'B' To Be Removed By These Plats

See Sheet 5 of 5 For Revised (1) Public Drainage & Utility Easement; (2) Public Sewer, Water & Utility Easement; (3) Public Water & Utility Easement; (4) Public Sewer & Utility Easement; (5) Private Stormwater Management, Drainage & Utility Easement; (6) 10' x 10' Private Trash Pad Easements; And (7) 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 Metes And Bounds Line Chart Tabulations And Legend.

Curve Data Tabulation

Proj-Prof	Radius	Arc Length	Delta	Tangent	Bearing & Distance
310-311	77.00'	67.59'	50°17'34"	36.15'	S 42°51'46" W 65.44'
311-342	77.00'	51.17'	38°04'22"	26.57'	S 01°19'12" E 50.23'
310-342	77.00'	118.76'	88°21'57"	74.84'	S 23°49'35" E 107.33'
341-340	425.00'	120.09'	16°11'21"	60.45'	S 28°27'04" E 119.69'
339-338	77.00'	120.95'	90°00'00"	77.00'	S 01°32'45" E 108.89'
337-336	125.00'	28.64'	13°07'40"	14.38'	N 46°53'25" E 28.58'
334-333	125.00'	5.01'	02°17'42"	2.50'	S 72°44'29" E 5.01'
333-332	75.00'	48.88'	37°20'35"	25.35'	S 55°13'03" E 48.01'
331-330	375.00'	31.67'	04°50'18"	16.84'	S 34°07'36" E 31.66'
330-317	50.00'	37.41'	42°52'22"	19.63'	S 07°12'39" W 36.25'
318-329	50.00'	21.12'	24°11'49"	10.72'	N 79°15'22" W 20.98'
329-328	425.00'	36.20'	04°52'47"	18.11'	N 34°06'15" W 36.19'
327-326	125.00'	81.47'	37°20'35"	42.24'	N 55°13'03" W 80.04'
326-325	75.00'	67.93'	51°53'53"	36.50'	N 47°56'23" W 65.64'

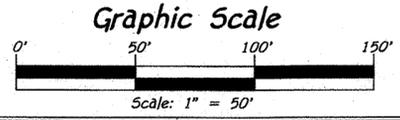
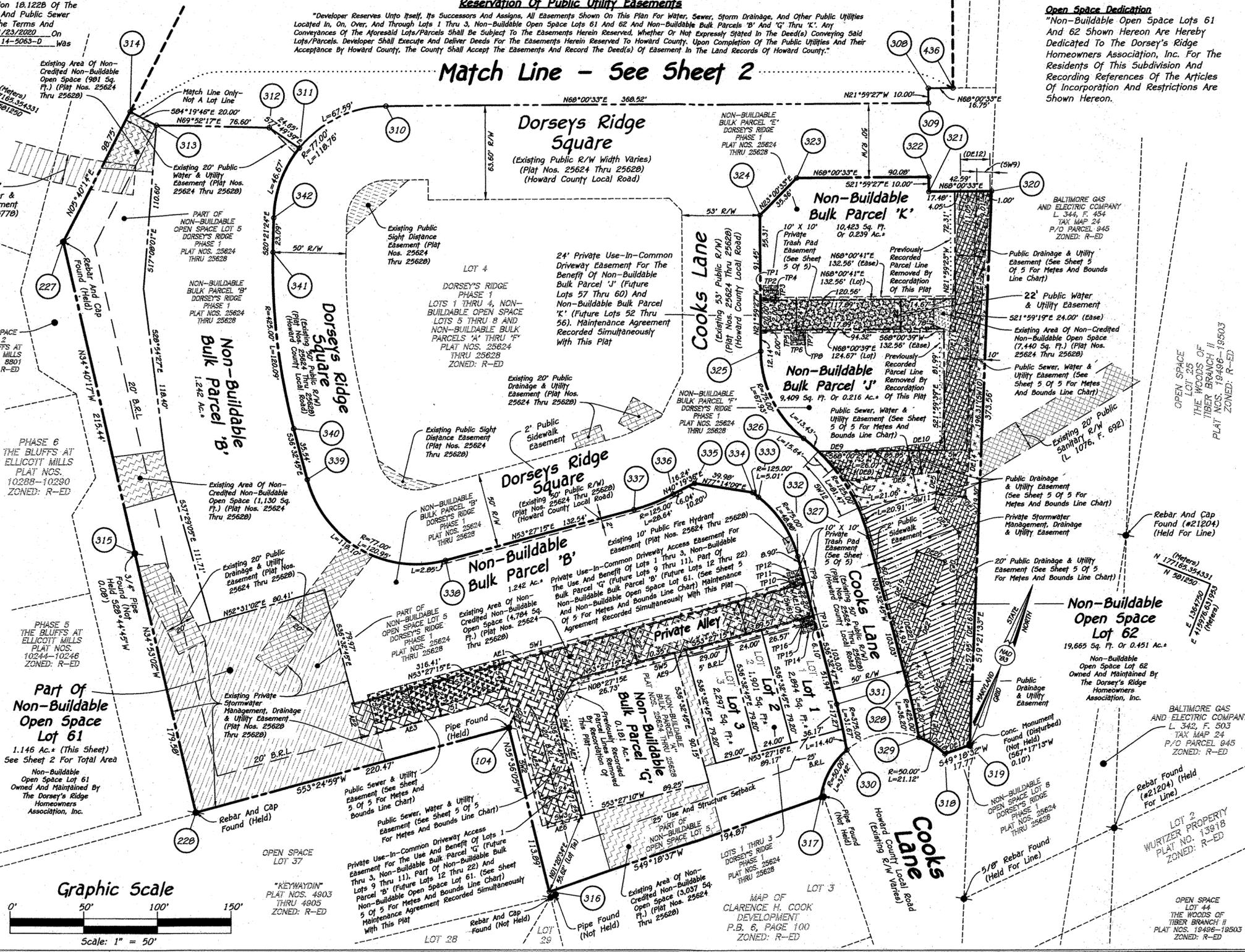
Owners
 Dorsey's Ridge, LLC
 c/o Dave Woessner
 308 Magothy Road
 Severna Park, Maryland 21146
 Ph# 410-461-0837
 And
 Dorsey's Ridge Homeowners Association, Inc.
 c/o Dave Woessner
 308 Magothy Road
 Severna Park, Maryland 21146
 Ph# 410-461-0837
 And
 NVR, Inc.
 c/o Robert C. Grothmann,
 Vice President
 9720 Patuxent Woods Drive
 Columbia, Maryland 21046
 Ph# 443-832-9102

Developer
 Terry's Place Development, LLC
 c/o Dave Woessner
 308 Magothy 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) 461-2895

Area Tabulation This Sheet

TOTAL NUMBER OF BUILDABLE LOTS TO BE RECORDED	3
TOTAL NUMBER OF NON-BUILDABLE OPEN SPACE LOTS TO BE RECORDED	1
TOTAL NUMBER OF NON-BUILDABLE BULK PARCELS TO BE RECORDED	4
TOTAL NUMBER OF LOTS/PARCELS TO BE RECORDED	8
TOTAL AREA OF BUILDABLE LOTS TO BE RECORDED	0.163 Ac.±
TOTAL AREA OF NON-BUILDABLE OPEN SPACE LOTS TO BE RECORDED	1.597 Ac.±
TOTAL AREA OF PARCELS TO BE RECORDED	1.879 Ac.±
TOTAL AREA OF LOTS/PARCELS TO BE RECORDED	3.639 Ac.±
TOTAL AREA OF ROADWAY TO BE RECORDED	0.000 Ac.±
TOTAL AREA TO BE RECORDED	3.639 Ac.±



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

APPROVED: Howard County Department Of Planning And Zoning.

Chief, Development Engineering Division
 Director

Owner's Certificate
 Dorsey's Ridge, LLC, By Dave Woessner, Managing Member, Dorsey's Ridge Homeowners Association, Inc., By Dave Woessner, President, And NVR, Inc., By Robert C. Grothmann, Vice President, Owners 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/Or 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/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 25th Day Of July, 2021.

Dorsey's Ridge, LLC
 By: Dave Woessner, Managing Member
 Dorsey's Ridge Homeowners Association, Inc.
 By: Dave Woessner, President
 NVR, Inc.
 By: Robert C. Grothmann, Vice President

Surveyor's Certificate
 I Herby Certify To The Best Of My Knowledge That The Final Plat Shown Herein 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) Part Of The Lands Conveyed By Beverly L. Witthide 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) Part 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); (3) Part 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); (4) Part Of The Lands Conveyed By Dorsey's Ridge, LLC To Dorsey's Ridge Homeowners Association, Inc. By Deed Dated November 30, 2020 And Recorded Among The Aforesaid Land Records In Liber 20193 At Folio 374; And (5) All The Lands Conveyed By Dorsey's Ridge LLC To NVR, Inc. By Deed Dated May 25, 2021 And Recorded Among The Aforesaid Land Records In Liber 20840 At Folio 134; And Being Lots 1 Thru 3, Non-Buildable Open Space Lots 5 And 6 And Non-Buildable Bulk Parcels 'A', 'C' Thru 'F'; As Shown On Plats Entitled "Dorsey's Ridge, Phase 1, Lots 1 Thru 4, Non-Buildable Open Space Lots 5 Thru 8 And Non-Buildable Bulk Parcels 'A' Thru 'F'" Recorded Among The Land Records Of Howard County, Maryland As Plat Nos. 25624 Thru 25628, All Monuments Are In Place In Accordance With The Annotated Code Of Maryland, As Amended.

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

RECORDED AS PLAT No. 25838 ON 9-2-21
 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

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'
 (Being (1) A Resubdivision Of Non-Buildable Open Space Lots 5 And 6 And Non-Buildable Bulk Parcels 'A', 'C' Thru 'F'; And (2) A Revision To Lots 1 Thru 3 And Non-Buildable Bulk Parcel 'B', As Shown On Plats Entitled "Dorsey's Ridge, Phase 1, Lots 1 Thru 4, Non-Buildable Open Space Lots 5 Thru 8 And Non-Buildable Bulk Parcels 'A' Thru 'F'" Recorded Among The Land Records Of Howard County, Maryland As Plat Nos. 25624 Thru 25628)
 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 5

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General Notes Continued:

- 39. 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-259, The Poe-Fulton Farm. The Commission Had No Objections To The Plan, As Presented. All Historic Structures Are Located On Non-Buildable Open Space Lot 4 Which Is Not Part Of This Revision Plat.

General Notes Continued:

- 40. This Plat 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.

Bulk Regulations

- 1. The following maximum limitations shall apply: (a) Single Family Attached 40 feet (1) Height (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 (1) Building length - single-family attached 164 feet

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 1 Thru 3, Non-Buildable Open Space Lots 61 And 62 And Non-Buildable Bulk Parcels 'B' And 'G' Thru 'K'. Any Conveyances Of The Aforesaid Lots/Parcels Shall Be Subject To The Easements Herein Reserved, Whether Or Not Expressly Stated In The Deed(s) Conveying Said Lots/Parcels. 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."

Public Drainage & Utility Easement Line Table Chart (Sheet 3 Of 5)

Table with columns: Line, Bearing, Length. Contains data for lines DE1 through DE22.

Public Sewer, Water & Utility Easement Line Table (Sheet 3 Of 5)

Table with columns: Line, Bearing & Distance. Contains data for lines SW1 through SW12.

Private Use-In-Common Driveway Access Easement Line Table (Sheet 3 Of 5)

Table with columns: Line, Bearing & Distance. Contains data for lines AE1 through AE10.

10' x 10' Private Trash Pad Easement Line Table (Sheet 3 Of 4)

Table with columns: Line, Bearing & Distance. Contains data for lines TP1 through TP16.

Public Sewer & Utility Easement Line Table (Sheet 3 Of 5)

Table with columns: Line, Bearing & Distance. Contains data for lines S1 through S4.

Non-Buildable Open Space Tabulation

Table with columns: Open Space Lot No., Total Area, Credited Area, Non-Credited Area. Totals: 5.423 Ac.±, 4.971 Ac.±, 0.452 Ac.±.

Open Space Dedication

"Non-Buildable Open Space Lots 61 And 62 Shown Hereon Are Hereby Dedicated To The Dorsey's Ridge Homeowners Association, Inc. For The Residents Of This Subdivision And Recording References Of The Articles Of Incorporation And Restrictions Are Shown Hereon."

Owner's Certificate

Dorsey's Ridge, LLC, By Dave Woessner, Managing Member, Dorsey's Ridge Homeowners Association, Inc., By Dave Woessner, President, And NVR, Inc., By Robert C. Grothmann, Vice President, Owners 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 The 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.

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) Part Of The Lands Conveyed By Beverly L. White 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) Part 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 285 (Lot 2); (3) Part Of The Lands Conveyed By The Aforesaid Land Records In Liber 16020 At Folio 282 (Lot 1); (4) Part Of The Lands Conveyed By 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); (5) Part Of The Lands Conveyed By Dorsey's Ridge, LLC To Dorsey's Ridge Homeowners Association, Inc. By Deed Dated November 30, 2020 And Recorded Among The Aforesaid Land Records In Liber 20193 At Folio 374; And (6) All The Lands Conveyed By Dorsey's Ridge LLC To NVR, Inc. By Deed Dated May 25, 2021 And Recorded Among The Aforesaid Land Records In Liber 20640 At Folio 134; And Being Lots 1 Thru 3, Non-Buildable Open Space Lots 5 And 6 And Non-Buildable Bulk Parcels 'A', Thru 'F', As Shown On Plats Entitled 'Dorsey's Ridge, Phase 1, Lots 1 Thru 4, Non-Buildable Open Space Lots 5 Thru 6 And Non-Buildable Bulk Parcels 'A' Thru 'F' Recorded Among The Land Records Of Howard County, Maryland As Plat Nos. 25624 Thru 25628; All Monuments Are In Place In Accordance With The Annotated Code Of Maryland, As Amended.

RECORDED AS PLAT No. 25840 ON 9-21-21 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

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'

(Being (1) A Resubdivision Of Non-Buildable Open Space Lots 5 And 6 And Non-Buildable Bulk Parcels 'A', 'C' Thru 'F'; And (2) A Revision To Lots 1 Thru 3 And Non-Buildable Bulk Parcel 'B'; As Shown On Plats Entitled "Dorsey's Ridge, Phase 1, Lots 1 Thru 4, Non-Buildable Open Space Lots 5 Thru 6 And Non-Buildable Bulk Parcels 'A' Thru 'F' Recorded Among The Land Records Of Howard County, Maryland As Plat Nos. 25624 Thru 25628) Zoned: CEF-R Tax Map: 24, Grid: 18, Parcel: 260, Second Election District - Howard County, Maryland Date: July 9, 2021 Scale: None Sheet 5 Of 5

Signatures and dates for Terrell A. Fisher, Dorsey's Ridge, LLC, and NVR, Inc.

Legend section listing various easement types and their corresponding symbols.

Owners section listing Dorsey's Ridge, LLC, Dorsey's Ridge Homeowners Association, Inc., and NVR, Inc.

Developer section listing Terry's Place Development, LLC.

Fisher, Collins & Carter, Inc. Civil Engineering Consultants & Land Surveyors

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

APPROVED: Howard County Department Of Planning And Zoning.

Signatures and dates for Howard County Health Department and Planning and Zoning.

Signatures and dates for Dorsey's Ridge, LLC and NVR, Inc.

Signatures and dates for witnesses.

Signature and date for Terrell A. Fisher, Surveyor.

