U.S. Equivalent U.S. Equivalent Metric Coordinate Table Coordinate Table Coordinate Table Coordinate Table POINT NORTH (feet) EAST (feet) NORTH (meters) EAST (meters) POINT NORTH (feet) EAST (feet) NORTH (meters) EAST (meters) 320 501111.5960 1364503.0095 177123.160959 415926.001359 329 501001.6343 1364604.1700 177114.036367 415932.105577 177114.094226 | 415913.758056 581481.4305 | 1364452.4496 | 177235.894490 | 415885.938408 581164.5979 | 1364482.3681 177139.323731 | 415*0*95.057574 310 | 501343.4341 | 1364110.7300 | 177193.033104 581191.9924 1364442.9271 177147.673507 415003.03593 581295.4678 | 1364066,2230 | 177179.212944 | 415768.216305 581193.4777 581184.6448 177148.126306 415061.57870 1364430.1461 501300.6663 1364042.1233 177100.797439 415760.87070 1364399.1547 177145.434022 415069.69409 313 581274.3055 1363970.2002 177172.762659 415730.94849. 314 581276.2816 1363950.2980 177173.364983 415732.882309 336 501172.2640 1364300.6450 177141.660504 415066.490963 581152.7350 330 501073.0130 1364261.3047 177111.652675 415027.677330 339 501009.0234 1364153.5937 177116.532399 415794.04694 340 501110.3752 1364132.4311 177125.235013 415700.396564 501223.6071 1364075.4100 177157.309770 415771.016752 501245.2510 1364067.3002 177163.906031 415760.569020 501009.3101 1364630.2410 177116.375940 430 501307.0317 1363961.3741 177207.365513 415736.258293 431 581421.3576 1364044.3920 177217.584220 415761.562216 415866.186545 433 581497.1514 1364142.9009 177240.686232 177201.563104 415861.974300 434 581501.9556 1364243.9717 177242.150560 415022.39422 177175.717190 415872.411884 435 581577.7345 1364431.6180 177265.248003 415879.588935 326 591240.0207 1364456.0021 177162.315072 415007.265050 327 501194.3712 1364522.5371 177140.390645 415907.301122 436 | 581496.9744 | 1364464.2345 | 177240.632270 | 415889.530468

ect to the rollowing 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 Compiliance 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 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

rians.

A. A Phāsing 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 Phāsing Schedule). The Plat Should Indicate That 5 Units Will Be
Phāse 1 And The Remaining Units Will Be Phāse 2. Phāse 2 Will Remain In The APFO Hold Bin Until The Schools Test Is Passed

The Regular Flatining News.

S. 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:

Jessignal Dand Surveyor) 7/20/2021 : Dave Hoessner, Managing Member

Leud III ceess— 7/20)2021 Porser's Ridge Homeowners Association, Inc. 17: Mark Woessner, Presidents 18: 19: 11

This Subdivision is Subject To Section 18.1228 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 Date Developer Agreement\_\_\_\_

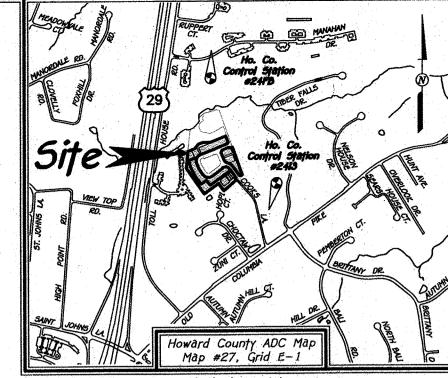
### Reservation Of Public Utility Easements

"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."

CLARENCE H. COOK

P.B. 6, PAGE 100

LOT



# Vicinity Map

General Notes: Scale: 1" = 1,200' 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

512. 2418 N 502,652.119 E 1,364,255.979
512. 2413 N 500,640,901 E 1,364,974.507 Elev.= 422.495 Elev.= 403.703

By Fisher, Collins & Carter, Inc. B.R.L. Denotes Building Restriction Line

Denotes Iron Pin Set Capped "F.C.C. 106".

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),

Par Of Non-Buildable Bulk Parcel 'B'

Parf Of Non-buildable Buik Parcel ( (Future Lots 12 Thru 22) And Non-Buildable Open 5pace Lot 61

24' Private Use-In-Common Driveway

Easement For The Benefit Of Non-Buildable Bulk Parcel 'J' (Future Lots

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. 8776)

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 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 25620)

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

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

ent (Plat Nos. 25624 Thru 25628)

Existing Area Of Non-Credited Non-Buildable Open Space (Plat Nos. 25624 Thru 25620)

Existing 10' Public Fire Hydrant Easement (Plat Nos. 25624 Thru 25626)

Existing Public Drainage & Utility Easement (Plat Nos. 25624 Thru 25620)

Private Stormwater Management, Draina Isement (Plat Nos. 25624 Thru 25620)

2' Public Sidewalk Easemen

# Owners

LCT 2 WURIZER PROPERIY PLAT NO. 13918

N 177012.954026

Open Space Dedication

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.

"Non-Buildable Open Space Lots 61

And 62 Shown Hereon Are Hereby

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

Dorsey's Ridge Homeowners Associátion, Inc. c/o Dave Woessner 308 Magothy Road

Severna Park, Maryland 21146 Ph# 410-461-0837 NVR, Inc. c/o Robert C. Grothmann,

Vice President 9720 Patuxent Woods Drive Columbia, Maryland 21046 Ph# 443-832-9102

Control Stations No. 24FB And No. 2413.

This Plat is Based On Field Run Monumented Boundary Survey Performed On Or About September, 2017

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.

Distances Shown Are Based On Surface Measurement And Not Reduced To Nad '83 Grid Measurement. Private Refuse Collection, 5now Removal Provided By The Dorsey's Ridge Homeowners Association, Inc.
Cooks Lane And Dorsey's Ridge Square Owned And Maintained By Howard County. Private Shared Driveway

Maintained By Dorsey's Ridge Homeowners Association, Inc.

13. 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 Serving More Than One Residence);

b). Surface — Six (8") Inches Of Compacted Crusher Run Base With Tar And Chip Coating.

c). Geometry - Maximum 15% Grade, Maximum 10% Grade Change And 45-Foot Turning Radius;

d). Structures (Culverts/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 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: 5-09-014, P-09-040, F-09-158, WP-97-091, F-05-129, F-09-074, ZB1106M, 5-17-006, WP-17-004, WP-18-038, WP-10-136, WP-20-053, WP-20-097, F-19-047, F-21-016 And WP-21-129.

No Cemeteries Exist On The Subject Property Based On Visual Observation Or Listed In County Cemetery Inventory Map. There Are No Existing Owelling(s)/Structure(s) Within The Submission Limits Of This Final Plat.

The Forest Stand 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.

18. Site Is Not Adjacent To A Scenic Road.

19. This Plat is Exempt From Forest Conservation With Section 16.1202(b)(1)(vii) Of The Howard County Code And Forest Conservation Manual Since It is A Plat Of Resubdivision And Revision That Does Not Create Any Additional Lots. Forest Conservation Was Provided With Dorsey's Ridge, Phase 1 (F-19-047).

20. This Subdivision is Served By Public Water And Public Sewer, Contract Nos. 14-1955-D, 38W, 10-0958

And 14-5063-D.

21. 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.

22. Floodplain Limits Shown Are Based On Cross Sections Taken From The Current FEMA Floodplain Map Dated November, 2013.

This Property is Located Within The Metropolitan District.

24. 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. D20331674.

25. The Subdivision is in Conformance With The Latest Howard County Standards Unless Alternative Compliance Has Been Approved. See General Note Nos. 26, 27 And 40 Thru 51.

### Purpose Statement

The Purpose Of This Plat Is To (1) Resubdivide Non-Buildable Open Space Lots 5 And 0 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', Thru 'K'; (2) Remove Existing Public Sewer, Water & Utility Easement On Non-Buildable Open Space Lot 8 And On Non-Buildable Bulk Parcels 'E' And 'F' Recorded As Plat Nos. 25624 Thru 25628; (3) Remove Existing Public Sewer, Water & 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' From Lots 1 Thru 3, Non-Buildable Open Space Lot 5 And Non-Buildable Bulk Parcels 'A' And 'B' Recorded As Plat Nos. 25624 Thru 25628; (4) Create A 20' Public Sewer & Utility Easement On Non-Buildable Bulk Parcel 'B' And Non-Buildable Open Space Lot 61; (5) Create A 20' Public Sewer, Water & Utility Easement On Non-Buildable Bulk Parcels 'B' And 'G', Non-Buildable Open Space Lot 61 And Lots 1 Thru 3; (6) Create A 20' Public Water & Utility Easement On Non-Buildable Open Space Lot 62; (7) Create A Public Drainage & Utility Easement On Non-Buildable Bulk Parcel 'J' And Non-Buildable Open Space Lot 62; (8) Create A Public Sewer, Water & Utility Easement On Non-Buildable Open Space Lot 62; (9) Create A Public Sewer, Water & Utility Easement On Non-Buildable Open Space Lot 62; (9) Create A 24' Private Use-In-Common Driveway Easement For The Benefit Of Non-Buildable Bulk Parcel 'J' (Future Lots 57 Thru 60) And Non-Buildable Bulk Parcel 'K' (Future Lots 52 Thru 56); (10) Create A 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; (11) Revise Private Stormwater Management, Drainage & Utility Easement On Non-Buildable Open Space Lot 62; (12) Create A 2' Public Sidewalk Easement On Non-Buildable Bulk Parcel 'B' And Non-Buildable Open Space Lot 62; And (13) Create A 10' x 10' Private Trash Pad Easement On Lot 1, Non-Buildable Bulk Parcel 'B', Non-Buildable Bulk Parcel 'J' And Non-Buildable Bulk Parcel 'K'.

# 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 & II, 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 Pue Fulton House Located On Lot 4, The On-Site Gathering Places And News And, Pathways On-Site And Linking To Offsite Pedestrian And Bicycle Connections. General Notes Continued On Sheet 5: Developer Fisher, Collins & Carter, Inc. Civil Engineering Consultants & Land Surveyors

9/10/21

9.8.21

9/16/21

Date

nțennial Square Office Park-10272 Baltimore Național Pike

ent Engineering Division X4X

Ellicoff City, Maryland 21042 (410) 461-2855

\* The Proposed Pathway

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

> Phasing Tabulation Phase Allocation Year No. Of Units 5 \*See Genera 2019 Note No. 46 (b) 52\* \*-Denotes Allocations For Phase 2 Are Placed On

See Plat Sheet No. 5

For Bulk Regulation Information

Graphic Scale Scale: 1" = 200"

OPPOINTS!

24

LOT 23

LOT 28

"KEYWAYDIN"

ZONED: R-ED

Hopi

Court

Sheet 2

Sheet

Hold Due To Failed Schools Capacity Test.

# Owner's Certificate

N 177012.954026

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 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 20 Day Of July , 2021.

Manh Pamlace To The Specific Purpose of The Said Easements And Rights-Of-Way, Witness My Hand This 20 Day Of July , 2021.

Dorsey's Ridge Homeowners Association, Inc.

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

Surveyor's Certificate

I Hereby 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. 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) 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 Recorded Arnong the Aforesaid Land Records in Liber 20195 A Folio 374, 2014 (3) A the Linius 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 8 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 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

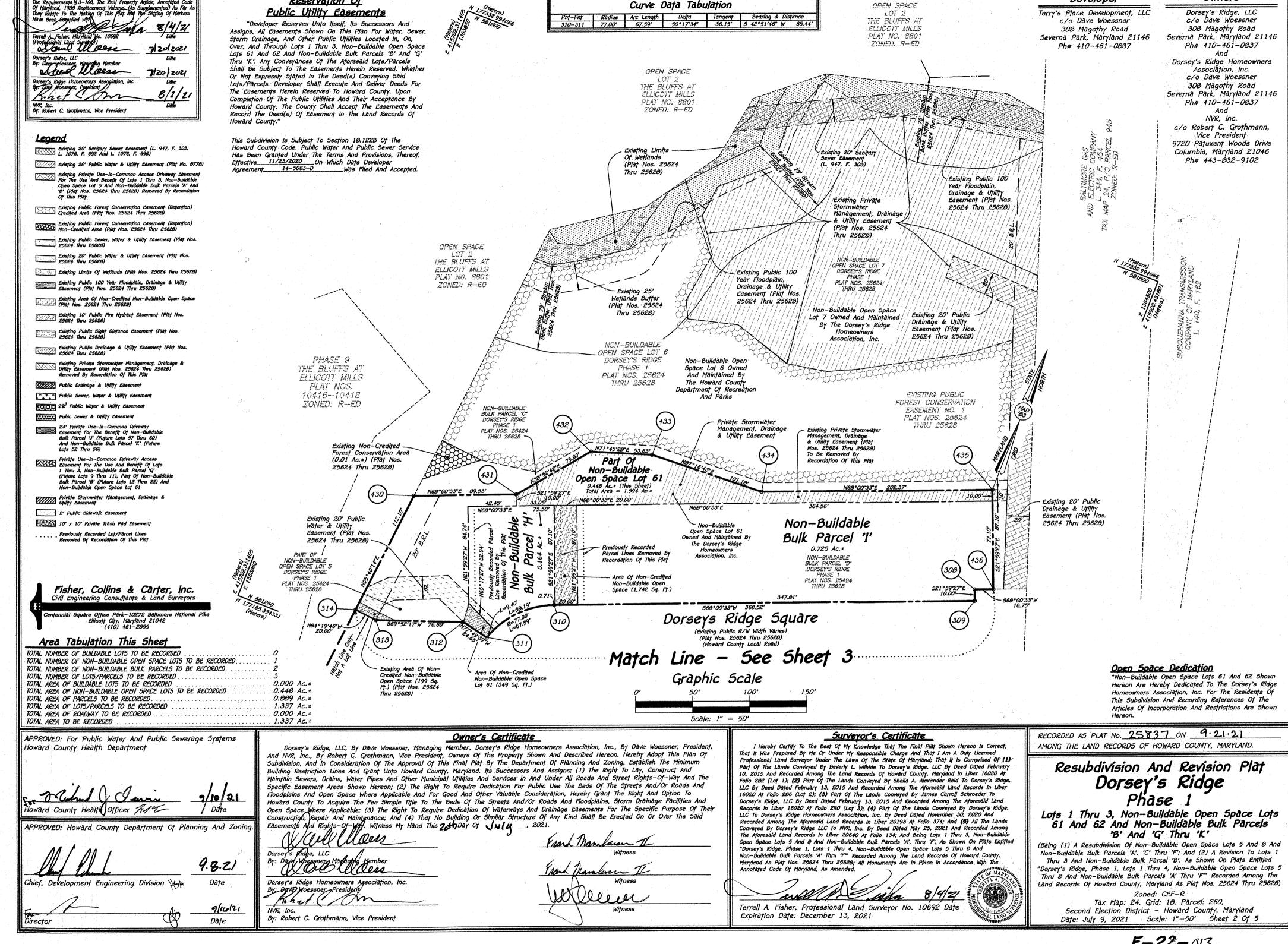
RECORDED AS PLAT No. 25836 ON 9.21.21 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND. Resubdivision And Revision Plat

# 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 8 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 & 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

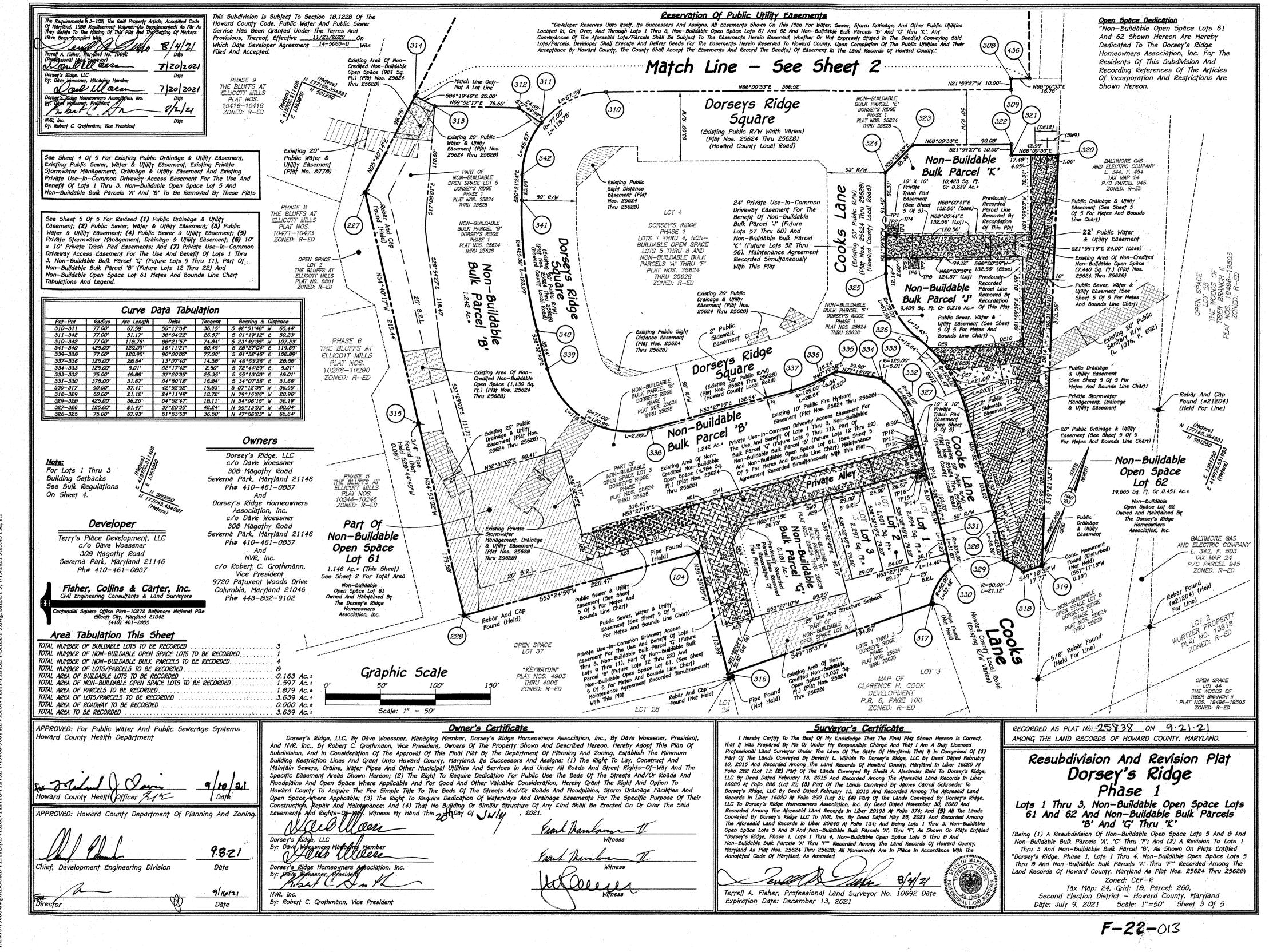
Tax Map: 24, Grid: 18, Parcel: 260, Second Election District - Howard County, Maryland Date: July 9, 2021 Scale: As Shown Sheet 1 Of 5

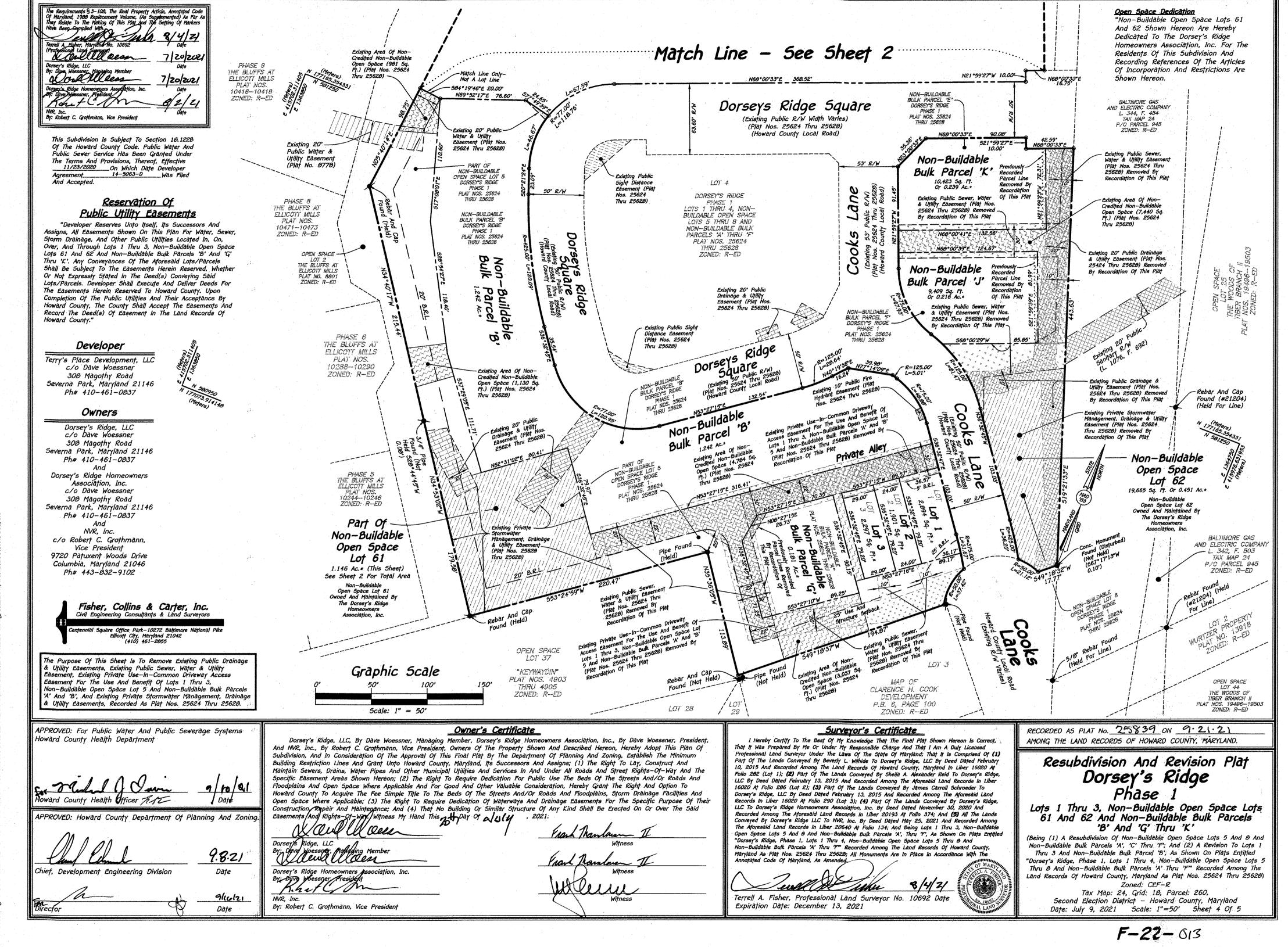


Reservation Of

Developer

Owners





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-059, The Pue-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

40. Pre-Submission Community Meetings Were Held On April 21, 2015 And August 17, 2015. 41. 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

42. Traffic Study Dated November 12, 2015 Was Prepared By The Traffic Group And Approved On June 7, 2017 With 5-17-006.

43. Noise 65 dBA Line Is Based On A Study In September, 2000 Prepared By Wilson T. Ballard Company. 44. The Zoning Board Approved Case ZB 1106M On October 13, 2016 Subject To The Following

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 Its 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,

(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 Sped FIC;

(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

(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.

45. This Subdivision Is Subject To Section 104.0.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 Plat 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 382. Moderate Income Housing Unit Declaration Of Covenants And Restrictions Recorded In Liber 20193 At Folio 390.

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 Agreement Recorded In Liber 20193 At Folio 382. Moderate Income Housing Unit Declaration Of Covenants And Restrictions Recorded In Liber 20193 At Folio 390.

46. Open Space Tabulation: (See Non-Buildable Open Space Tabulation-This Sheet)

a. Open Space Required = 4.361 Acres (10.903 Ac. x 40%)

b. Total Open Space Provided = 5.423 Acres 1) Credited Open Space = 4.971 Acres 2) Non-Credited Open Space = 0.452 Acres 47. Recreational Open Space Tabulation:

a. Recreational Open Space Required = 22,800 Sq. Ft. (57 Units x 400 54. Ft./Unit) (Part 1 (5 Units) + Part 2 (52 Units)

b. Recreational Open Space Provided = 25,078 5q. Ft. 2,307 5q. Ff. Playground On Lot 4 1,040 5q. Ff. Bowling Green On Lot 4 2,000 5q. Ff. (10 Benches) On Lot 4 13,680 5q. Ft. Of Pathways (4,560 5q. Ft. x 3 5q. Ft.) On Lot 4 4,036 5q. Ft. Of Lawn Area On Lot 4 2,015 5q. Ft. Community Building On Lot 4 General Notes Continued:

48. 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. 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 Bronow 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

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

49. This Plat Is Subject To WP-20-053 Which On January 23, 2020 The Planning Director Approved A Request For Alternative Compliance Of Section 16.1205(a)(7) To Allow Removal Of Three (3) Additional Trees 30° 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 5T-6, 5T-7, 5T-9, 5T-13, 5T-14, 5T-15 And 5T-16 Must Be Projected

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. Trees Projection Fencing Must Be Installed Around The Entire Perimeter Of Specimen Trees 5T-6, 5T-7, 5T-9, 5T-13, 5T-14, 5T-15 And 5T-16 To The Greatest Extent Possible (While Not Disturbing Proposed Forest Conservation Areas), To Prevent Root And Foliage

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

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. 50. This Plat 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. 51. 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 16.120(a)(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 5T-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.

52. The 24' Private Use-In-Common Driveway Easement For The Benefit Of Future Lots 52 Thru 60 And Maintenance Agreement Is Recorded Simultaneously With This Plat. 53. The 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 is Recorded Simultaneously With This Plat.

54. This Plat Is Subject To WP-21-129 Which On June 14, 2021 The Planning Director Approved 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

This Subdivision Is Subject To Section 18.1228 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 14-5063-D Was Filed Agreement\_\_\_\_\_ And Accepted.

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 Bulk Regulations The following maximum limitations shall apply
 (a) Height

	(4)	
	(1) Single Family Affached	40 feet
	(2) Accessory structures	15 feet
	(b) Density 6.0 units per o	moss acre
	(c) Maximum units per structure -	,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,
	Single-family attached dwelling units 6 units pe	r etroetor
	(e) Building length - single-family attached	164 to
	2. Minimum setback requirements:	. 104 jee
-		
	(a) From Internal street and alley regardless of the classification of street	et ana all
	as measured from face of curb or edge of roadway, in the absence	a curb:
	(1) Single Family Attached	
	a. Front	15 feet
	b. Front with integral garage	18 feet
	c kear	5 feet
	d. 5ide	10 fee f
	(a) From vicinal properties	* *
	(1) Structure setback from residential uses zoned R-ED and R-20 2	5 feet
	(2) Structure setback from Open Space Lot and BGE right-of-way	20 feet
ű	3. Minimum disfânces between buildings:	
	(a) Between Single Family (Attached)	
	(1) Face to face	5 feet
	(2)race to side	5 feet
	(3) Rear to side	5 feet
	(3) Rear to side	0 feet
	(5) Rear to rear	0 feet
	(6)0-2+ 4- 42	

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)					
Line	Bearing	Length			
DE1	N 18°00'57" W	18.62'			
DE2	N 00°04'35" W	39.59			
DE3	N 19°03'50" W	85.99			
DE4	N 66°35'31" W	23.27			
DE5	N 15°46'52" W	24.50			
DE6	5 62°24'34" W	55.04'			
DE7	5 60°00'16" W	10.03			
DEB	R=125.00'	L=26.07			
CHL	)=N 61°45'33" W,	26.02'			
DE9	N 60°00'29" E	25.70			
DE10	N 62°24'34" E	58.15			
DE11	N 17°10'28" W	169.23			
DE12	N 60°00'33" E	20.07			
DE13	5 17°10'28" E	174.92			
DE14	5 15°46'52" E	31.20			
DE15	5 66°35'31" E	13.16'			
DE16	5 19°21'33" E	157.95			
DE17	5 49°18'32" W	17.77			
DE10	R=50.00°	L=12.92			
CHD=N 74°33'33" W, 12.86'					
DE19	N 01*36'48" W	51.63			
DE20	N 88°21'56" E	20.00			
DE21	5 01 *36'48" E	80.28			
DE22	N 36°32'45" W	34.93'			

DEEE IN 30 32 43 W   34.93							
Public Sewer & Utility Easement Line Table (Sheet 3 Of 5)							
Line	Bearing & D	istànce					
51	553°27'15"W	2.00					
52	N36°32'45"W	20.00					
53	N53°27'15"E	92.00'					
54	536°32'45°E	20.00					

Line Table (Sheet 3 Of 5)  Line Bearing & Distance				Common Driveway Access Easement Line Table (5heet 3 Of 5)		
5W1	553°27'15"W	306.07'		<b>!</b>		
5W2		116.25'		Line	Bearing & D	
	536*32'45"E			AE1	553°27'15"W	317.66'
5W3	N53°27'15"E	30.00'	11 1	AE2	536°32'45"E	24.00'
5W4	N36°32'45"W	86.25		AE3	N53°27'15"E	88.74
5W5	N53°27'15"E	184.07		AE4	581°42'18"E	25.53'
5W6	N36°32'47"W	30.00		AE5	536°32'45"E	73.10'
5W7	N60°00'29"E	100.83		AE6	N53°27'15"E	24.00'
SWB	N19°21'33"W	107.11'		AE7	N36°32'45"W	73.10'
5W9	N60°00'33"E	10.01		AEB	N08°27'15"E	25.46
5W10	519°21'33"E	196.31		AE9	N53°27'15"E	168.81
5W11	556°41'30"W	84.65		AE10	N36°32'47"W	24.00'
5W12	R=125.00'	L=47.14'	L			
CH	D=N56°55'51"W,	46.86'				
			4	. 6.		

Public Sewer, Water

Private Use-In-

Common Driveway

	Trash Pad Easement Line Table (Sheet 3 Of 4)					
Line	Bearing & D	istànce				
TP1	N21°59'27"W	10.00'				
TP2	N68°00'41"E	10.00				
TP3	521°59'27"E	10.00*				
TP4	568°00'41"W	10.00				
TP5	521°59'29"E	10.00°				
TP6	N68°00'39"E	10.00				
TP7	N21°59'29"W	10.00				
TPB	568°00'39"W	10.00				
TP9	536°32'47"E	10.00'				
TP10	553°27'15"W	10.00'				
TP11	N36°32'47"W	10.00°				
TP12	N53°27'15"E	10.00				
TP13	536°32'47"E	10.00'				
TP14	553°27'15"E	10.00'				
TP15	N36°32'47"W	10.00'				
TP16	N53°27'15"E	10.00				

10' x 10' Private

Non-Buildable Open Space Tabulation				
Open Space Lot No.	Toţā  Areā	Credițed Area	Non-Credited Area	
6	1.838 Ac.±	1.838 Ac.±	0.000 Ac.±	
7	1.540 Ac.±	1.540 Ac. ±	0.000 Ac.±	
61	1.594 Ac.±	1.313 Ac.±	0.281 Ac. ±	
62	0.451 Ac.±	0.280 Ac.±	0.171 Ac.±	
Totals	5.423 Ac.±	4.971 Ac.±	0.452 Ac.±	

Surveyor's Certificate

onal Land Surveyor Under The Laws Of The State Of Maryland; That It is Comprised Of (1)

I Hereby 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

Part 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) 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

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

16020 At Folio 286 (Lot 2); (3) Part Of The Lands Conveyed By James Carroll Schroeder To

een Complied With A Land Jack Brisher, Maryland No. 10692 gession Land Surveyor Reserved 7/20/2021 orsey's Ridge, LLC 7/20/2021 yvic, inc. By: Robert C. Grothmann, Vice Preside

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[///// 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 Open Space Lot 5 And Non-Buildable Bulk Parcels 'A' And 'B' (Plat Nos. 25624 Thru 25628) Removed By Recordation

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 25626)

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 25626)

Existing 10' Public Fire Hydrant Easement (Plat Nos. 25624 Thru 25628)

Existing Public Sight Distance Easement (Plat Nos. 25624 Thru 25620) Existing Public Drainage & Utility Easement (Plat Nos. 25624 Thru 25628)

Existing Private Sformwater Management, Orainage & Utility Easement (Plat Nos. 25624 Thru 25628)
Removed By Recordation Of This Plat

Public Drainage & Utility Easement

++++ Public Sewer, Water & Utility Easement 1000 221 Public Water & Utility Easement

Pubic Sewer & Utility Easement

24' Private Use-In-Common Driveway Easement For The Benefit Of Non-Buildable Bulk Parcel 'J' (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-Buildal Open Space Lot 61

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 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 c/o Robert C. Grothmann.

Vice President 9720 Patuxent Woods Drive Columbia, Maryland 21046 Ph# 443-832-9102

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

Developer

Terry's Place Development, LLC

c/o Dave Woessner

308 Magothy Road

Severna Park, Maryland 21146

Ph# 410-461-0837

# Resubdivision And Revision Plat Dorsey's Ridge

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 8 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 & 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

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

Howard County Health Officer 82/2

Fisher, Collins & Carter, Inc.

Civil Engineering Consultants & Land Surveyors

Square Office Park-10272 Baltimore

APPROVED: Howard County Department Of Planning And Zoning

Chief. Development Engineering Division

9/14/21 Date

9.8.21

By: Robert C. Grothmann, Vice President

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, It's 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 10 10 (4) , 2021.

Conveyed By Dorsey's Ridge LLC To NNR, 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 8 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 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 otated Code Of Maryland, As Amended.

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