

**GENERAL NOTES:**

- THE SUBJECT PROPERTY IS ZONED M-2 (MANUFACTURING: HEAVY) PER THE OCTOBER 6, 2013 COMPREHENSIVE ZONING PLAN.
- COORDINATES BASED ON NAD '83 MARYLAND COORDINATE SYSTEM AS PROJECTED BY HOWARD COUNTY GEODETIC CONTROL STATIONS No. 43HA & 48AA.
- THIS PLAT AND THE COORDINATES SHOWN HEREON ARE BASED UPON A FIELD RUN BOUNDARY VERIFICATION OF PREVIOUS PLAT No. 22354 (F-13-086) IN JUNE 2022.
- SEE PREVIOUS DEPARTMENT OF PLANNING AND ZONING FILE NUMBERS: SDP-13-018, F-02-119, F-10-085, F-13-086.
- PER PREVIOUS PLAT No. 22354 (F-13-086) THERE IS NO FLOODPLAIN ON THIS SITE; PER A LETTER OF FINDINGS ISSUED BY WETLAND STUDIES AND SOLUTIONS, INC., ON FEBRUARY 28, 2023 (WSSI #MD2206.01) THERE ARE NO WETLANDS ON THIS SITE.
- WATER AND SEWER SERVICE TO THESE LOTS WILL BE GRANTED UNDER THE PROVISIONS OF SECTION 18.122.B OF THE HOWARD COUNTY CODE; PUBLIC WATER AND SEWERAGE ALLOCATION WILL BE GRANTED AT TIME OF ISSUANCE OF BUILDING PERMIT IF CAPACITY IS AVAILABLE AT THAT TIME.
- THERE ARE EXISTING STRUCTURES LOCATED ON PARCEL B-1 TO REMAIN. NO NEW BUILDINGS, EXTENSIONS OR ADDITIONS TO THE EXISTING STRUCTURES ARE TO BE CONSTRUCTED AT A DISTANCE LESS THAN THE ZONING REGULATION REQUIREMENTS.
- FOREST CONSERVATION REQUIREMENTS PER SECTION 16.1200 OF THE HOWARD COUNTY CODE WERE PREVIOUSLY ADDRESSED AS PART OF F-02-119 AND THE RECORDATION OF PLAT No. 15611.
- LANDSCAPING REQUIREMENTS PER SECTION 16.124 OF THE HOWARD COUNTY CODE AND LANDSCAPE MANUAL WERE PREVIOUSLY SATISFIED PER SDP-13-018. ANY FUTURE SITE DEVELOPMENT PLAN FOR PARCEL B-2 WILL ALSO HAVE TO ADDRESS LANDSCAPING. NO DEVELOPMENT IS PROPOSED AS PART OF THIS RESUBDIVISION PLAT.
- ALL AREAS ARE TO BE TAKEN AS MORE OR LESS (+/-).
- THERE ARE NO CEMETERIES OR BURIAL GROUNDS LOCATED ON THIS SITE.
- THERE IS NO FOREST ON THIS SITE.
- A TRAFFIC STUDY IS NOT REQUIRED FOR THIS PROJECT.
- A NOISE STUDY IS NOT REQUIRED FOR THIS PROJECT.
- THE PROPERTY IS IN THE METROPOLITAN DISTRICT.
- DEVELOPER RESERVES UNTO ITSELF, ITS SUCCESSORS AND ASSIGNS, ALL EASEMENTS SHOWN ON THIS PLAT FOR WATER, SEWER, STORM DRAINAGE AND OTHER PUBLIC UTILITIES LOCATED IN, OVER AND THROUGH PARCELS B-1 AND B-2. ANY AND ALL CONVEYANCES OF AFORESAID LOTS SHALL BE SUBJECT TO THE EASEMENTS HEREIN RESERVED; WHETHER OF NOT EXPRESSLY STATED IN THE DEED(S) CONVEYING SAID PARCELS. DEVELOPER SHALL EXECUTE AND DELIVER DEEDS FOR THE EASEMENTS HEREIN RESERVED TO HOWARD COUNTY. UPON COMPLETION OF 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.

CURVE TABULATION						
CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
Ⓒ	126.00'	22.85'	11.46'	22.82'	N 12°45'54" E	102°3'29"
Ⓒ	89.00'	77.89'	41.64'	75.43'	N 07°06'45" W	50°08'46"

**LEGEND**

- PRIVATE INGRESS & EGRESS EASEMENT FOR THE BENEFIT AND USE OF PARCEL B-2
- PRIVATE STORM DRAIN EASEMENT
- PRIVATE STORMWATER MANAGEMENT & STORM DRAIN EASEMENT
- EXISTING PUBLIC 20' WATER & UTILITY EASEMENT PER PLAT No. 22354
- BOUNDARY EVIDENCE FOUND

COORDINATE TABLE		
POINT	NORTHING	EASTING
209	539,227.89	1,372,314.95
251	539,593.01	1,372,084.10
253	539,804.49	1,372,427.43
254	539,382.71	1,372,560.92
255	539,450.88	1,372,567.43
256	539,592.90	1,372,513.71
257	539,634.56	1,372,481.10
258	539,699.10	1,372,447.25
259	539,770.40	1,372,437.44

**AREA TABULATION CHART - THIS SHEET**

- A. TOTAL NUMBER OF LOTS AND/OR PARCELS TO BE RECORDED**
- BUILDABLE 2
  - NON-BUILDABLE 0
  - OPEN SPACE 0
  - PRESERVATION PARCELS 0
- B. TOTAL AREA OF LOTS AND/OR PARCELS**
- BUILDABLE 3.5136 AC.
  - NON-BUILDABLE 0 AC.
  - OPEN SPACE 0 AC.
  - PRESERVATION PARCELS 0 AC.
- C. TOTAL AREA OF ROADWAY TO BE RECORDED INCLUDING WIDENING STRIPS 0 AC.**
- D. TOTAL AREA OF SUBDIVISION TO BE RECORDED 3.5136 AC.**

**OWNERS:**  
 AMERIGAS PROPANE, L.P.  
 460 N. GULPH RD  
 KING OF PRUSSIA, PA 19406  
 TELE: (610) 337-1000

**OWNER'S DEDICATION**

AMERIGAS PROPANE, L.P., A DELAWARE LIMITED PARTNERSHIP, OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY ADOPTS THIS PLAN OF SUBDIVISION, AND IN CONSIDERATION OF THE APPROVAL OF THIS FINAL PLAT BY THE DEPARTMENT OF PLANNING AND ZONING, ESTABLISHES THE MINIMUM BUILDING RESTRICTION LINES AND GRANTS 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, FLOODPLAINS AND OPEN SPACE WHERE APPLICABLE AND FOR GOOD AND OTHER VALUABLE CONSIDERATION, HEREBY GRANTS THE RIGHT AND OPTION TO HOWARD COUNTY TO ACQUIRE THE FEE SIMPLE TITLE TO THE BEDS OF THE STREETS AND/OR ROADS, 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 ERRECTED ON OR OVER THE SAID EASEMENTS AND RIGHTS-OF-WAY.

THE REQUIREMENTS OF SECTION 3-108, THE REAL PROPERTY ARTICLE, ANNOTATED CODE OF MARYLAND, 1996 REPLACEMENT VOLUME, (AS SUPPLEMENTED) AS FAR AS THEY RELATE TO THE MAKING OF THIS PLAT AND THE SETTING OF MARKERS, HAVE BEEN COMPLIED WITH.

WITNESS OUR HANDS THIS 24<sup>th</sup> DAY OF July, 2023

BY: *[Signature]*  
 Raymond G. Kaszuba  
 Vice-President-Finance & Chief Financial Officer

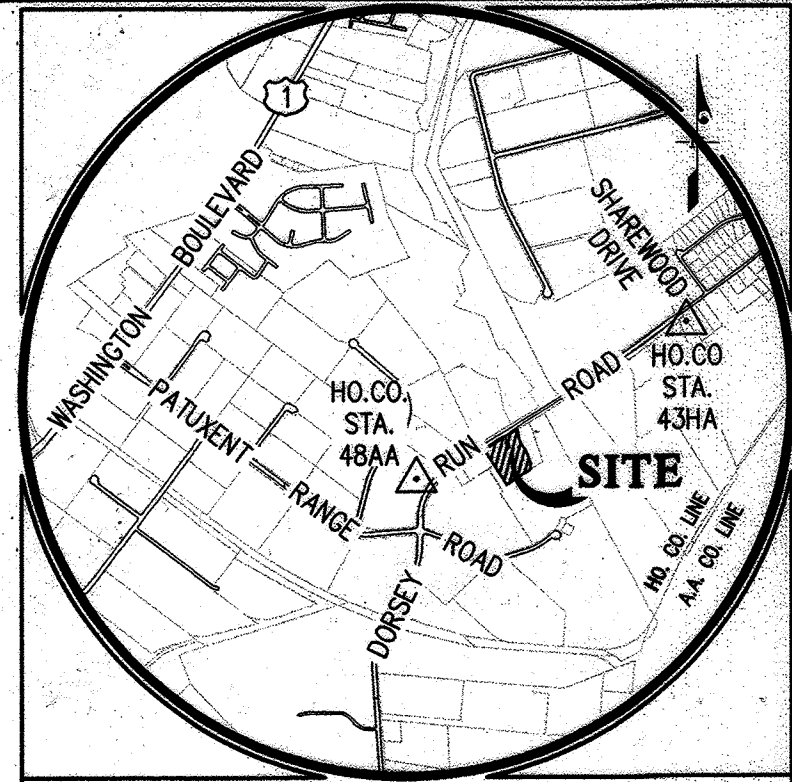
WITNESS: *[Signature]*  
 Sharon McGrenney  
 Chief Financial Officer

**SURVEYOR'S CERTIFICATE**

I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS A SUBDIVISION OF PARCEL B' AS SHOWN ON A SUBDIVISION PLAT ENTITLED "PLAT OF REVISION, DORSEY WOODS, PARCEL B" AND RECORDED AS PLAT No. 22354, AND ALSO BEING ALL OF THE LAND THAT WAS CONVEYED FROM MEADOWOOD-DORSEY RUN LLC, A MARYLAND LIMITED LIABILITY COMPANY, TO AMERIGAS PROPANE, L.P., A DELAWARE LIMITED PARTNERSHIP, BY A DEED DATED MAY 2, 2014, AND RECORDED IN LIBER 15570 AT FOLIO 78, ALL AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND, AND THAT ALL MONUMENTS ARE IN PLACE OR WILL BE IN PLACE PRIOR TO ACCEPTANCE OF THE STREETS IN THE SUBDIVISION BY HOWARD COUNTY, IN ACCORDANCE WITH THE ANNOTATED CODE OF MARYLAND, AS AMENDED. THE REQUIREMENTS OF SECTION 3-108, THE REAL PROPERTY ARTICLE, ANNOTATED CODE OF MARYLAND, 1996 REPLACEMENT VOLUME, (AS SUPPLEMENTED) AS FAR AS THEY RELATE TO THE MAKING OF THIS PLAT AND THE SETTING OF MARKERS, HAVE BEEN COMPLIED WITH.



*[Signature]*  
 WILLIAM E. GRUENINGER III  
 PROFESSIONAL LAND SURVEYOR  
 MARYLAND REGISTRATION NO. 21542 (EXP. DATE 12/21/2023)



**VICINITY MAP**  
 ADC MAP PAGE 5054 D7 SCALE: 1" = 2,000'

PRIVATE STORMWATER MANAGEMENT & STORM DRAIN EASEMENT LINE TABLE		
LINE	BEARING	LENGTH
SW1	N 66°53'30" E	35.99'
SW2	S 28°22'44" E	160.41'
SW3	S 32°11'07" E	86.64'
SW4	N 57°48'53" E	65.50'
SW5	S 32°11'07" E	10.00'
SW6	S 57°48'53" W	65.50'
SW7	S 32°11'07" E	26.22'
SW8	S 57°48'53" W	26.00'

PRIVATE STORM DRAIN EASEMENT LINE TABLE		
LINE	BEARING	LENGTH
SD1	N 57°48'53" E	53.50'
SD2	S 32°11'07" E	10.00'
SD3	S 57°48'53" W	53.50'
SD4	N 66°46'09" E	61.95'
SD5	N 60°49'20" E	24.13'
SD6	S 23°13'51" E	15.00'
SD7	S 72°42'58" W	24.13'
SD8	S 66°46'09" W	67.92'

**PURPOSE NOTE:** THE SOLE PURPOSE OF THIS PLAT IS TO SUBDIVIDE EXISTING PARCEL B PER "DORSEY WOODS" PLAT No. 22354 INTO PARCEL B-1 AND B-2, AND TO DELINEATE THE PRIVATE INGRESS & EGRESS EASEMENT FOR THE BENEFIT AND USE OF PARCEL B-2; THE 10' PRIVATE STORM DRAIN EASEMENT; THE PRIVATE STORMWATER MANAGEMENT & STORM DRAIN EASEMENT; AND PRIVATE STORM DRAIN EASEMENT, AS SHOWN HEREON.

APPROVED: FOR PUBLIC WATER & PUBLIC SEWERAGE SYSTEMS IN CONFORMANCE WITH THE MASTER PLAN OF WATER & SEWERAGE FOR HOWARD COUNTY, MD.

*[Signature]* 8/9/23  
 COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

*[Signature]* 8/14/23  
 CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

*[Signature]* 8/22/23  
 DIRECTOR DATE

RECORDED AS PLAT NUMBER 26399 ON 8-25-23, AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND

**DORSEY WOODS PARCELS B-1 & B-2**

(A RESUBDIVISION OF PARCEL B "DORSEY WOODS, PARCEL B" PLAT No. 22354)

ZONE: M-2 TM 48, GRID 02, P/O PARCEL 134  
 6th ELECTION DISTRICT HOWARD COUNTY, MARYLAND  
 SCALE: 1"=50' SHEET 1 OF 1 JULY 2023

**GLW** 3909 NATIONAL DRIVE SUITE 250 BURTONSVILLE, MD 20866 301-421-4024 GLWPA.COM

DRAWN BY: *[Signature]*  
 CHECK BY: *[Signature]*

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