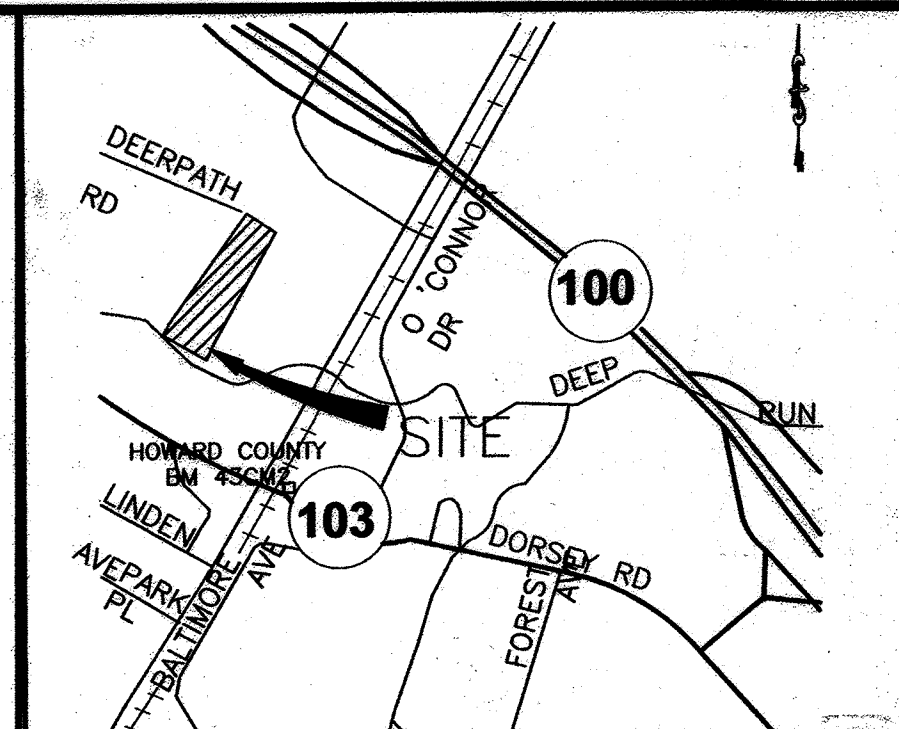


PT.	NORTH	EAST
100	551815.86	1383784.97
101	551757.02	1383780.65
102	551841.55	1383838.09
103	551713.06	1384127.99
104	551137.83	1383869.23
105	551081.93	1383725.61
106	551201.45	1383545.76

#	DELTA	RADIUS	ARC	CHORD BEARING	CHD
C1	119°50'30"	59.00'	123.56'	N 34°11'51"E	102.18'

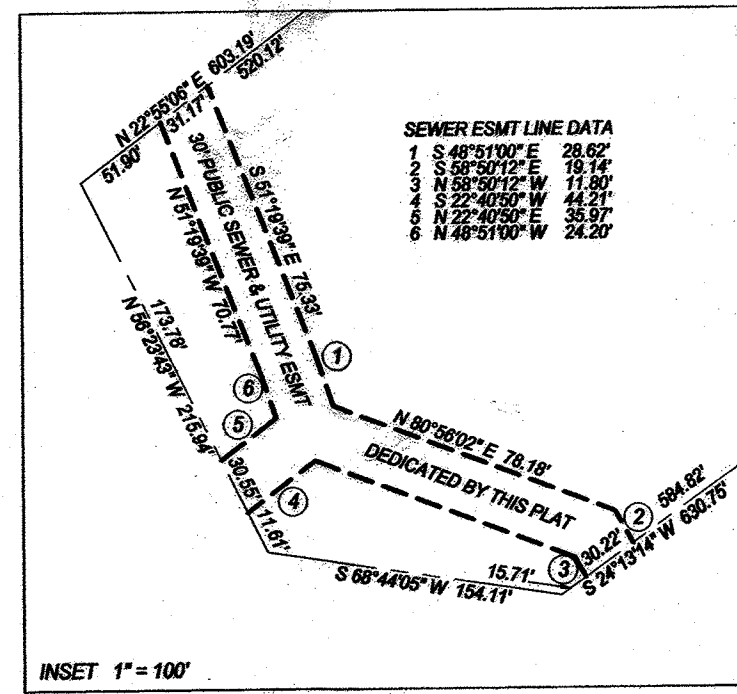


VICINITY MAP
APPROXIMATE SCALE: 1" = 800'
ADC MAP 17 E12

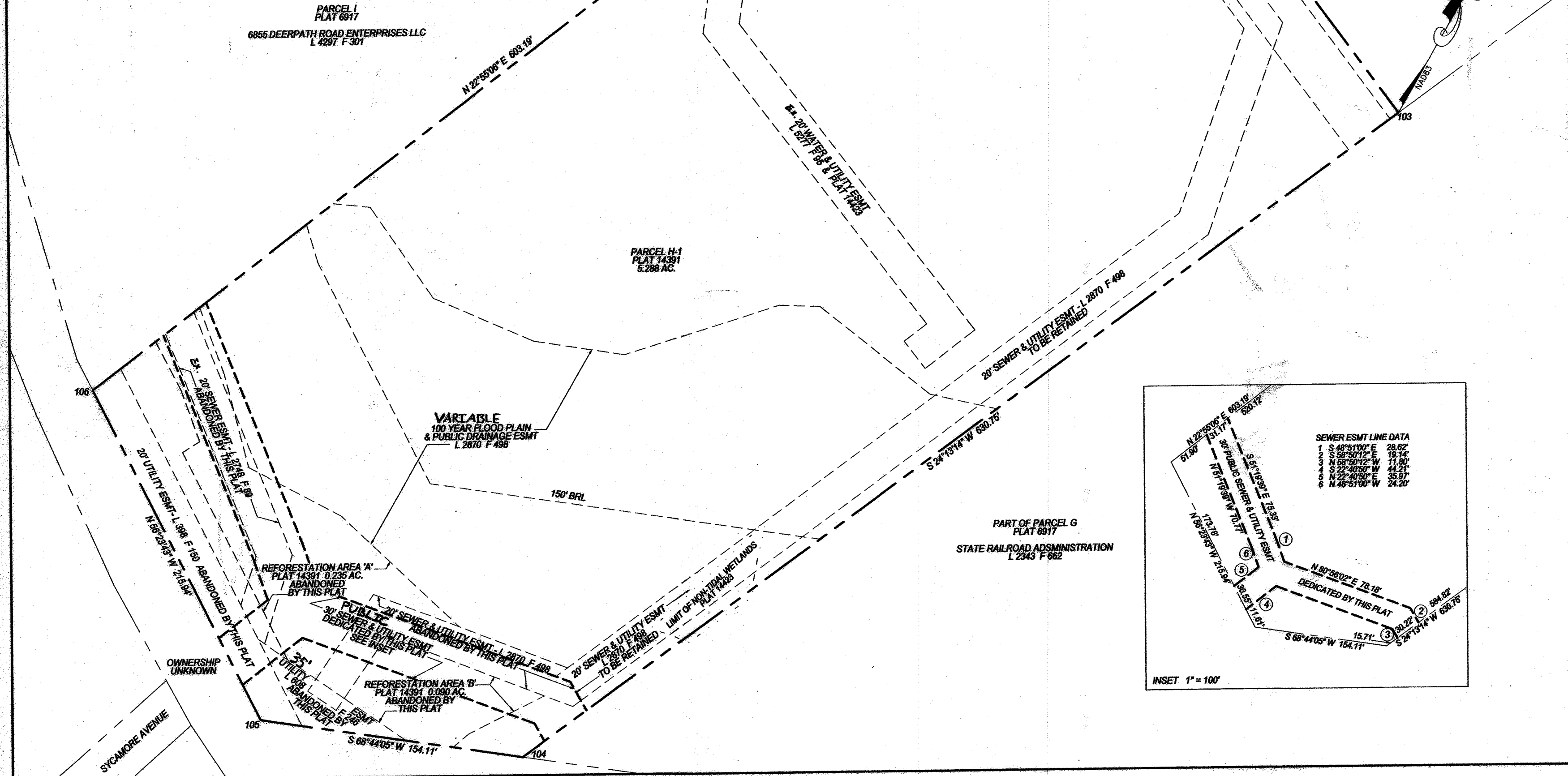
- NOTES:
- 1) Property is zoned TOD per October 6, 2013 Comprehensive Zoning Plan.
 - 2) No clearing, grading or construction is permitted within the wetland or required wetland buffer unless appropriate state, federal and local permits, certificates or waivers have been acquired to do so.
 - 3) Declaration of protective covenants dated June 30, 1986 was recorded among the Land Records of Howard County, Maryland in Liber 1491 at Folio 707.
 - 4) The State Railroad Administration reserved various rights within the portion of Parcel G conveyed to Whalen Properties. For more specific information refer to the deed recorded in Liber 5104 at Folio 672.
 - 5) Water and sewer service to this parcel will be granted under the provisions of Section 18.1228 of the Howard County code. Public water and public sewer allocation will be granted at the time of the issuance of the building permit if capacity is available at that time.
 - 6) This plat is based on a field run survey conducted on February 20, 1998 and September 2, 1999 by Robert P. Henry, Professional Land Surveyor (Maryland No. 10856) of George William Stephens, Jr. and Associates, Inc.
 - 7) This plat is exempt from the requirements of Section 16.1200 of the Howard County Code for Forest Conservation because this is a plat of revision which does not create new lots.
 - 8) See previous WP-19-065 for the Conditions of Approval.
 - 9) The signing surveyor is not verifying the original boundary or plat, merely the revisions to it.

EASEMENT AREA REVISIONS	
REFORESTATION AREA 'A' PLAT 14391	0.235 ACRES
REFORESTATION AREA 'B' PLAT 14391	0.090 ACRES
TOTAL EXISTING REFORESTATION AREA	0.325 ACRES
TOTAL AREA TO BE ABANDONED	0.325 ACRES
TOTAL REFORESTATION AREA TO REMAIN	0.000 ACRES

PURPOSE STATEMENT
THE PURPOSE OF THIS PLAT IS TO ABANDON THE EXISTING REFORESTATION EASEMENT AS SHOWN ON PLAT ENTITLED "PARTIAL RESUBDIVISION OF DORSEY BUSINESS CENTER PARCEL G AND H, SECTION 1" RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND AS PLAT NO. 14391. THE EXISTING REFORESTATION EASEMENT OF 0.325 ACRES WILL BE ABANDONED IN ITS ENTIRETY. ABANDONMENT FEE WILL BE PAID WITH THE PLAT. THE PLAT ALSO IS TO RECORD A 30' PERMANENT PUBLIC UTILITY EASEMENT. SCALE: 1" = 50'



SEWER ESMT LINE DATA	
1	S 48°51'00" E 28.62'
2	S 68°50'15" E 18.74'
3	N 88°20'12" W 11.80'
4	S 22°40'50" W 44.21'
5	N 22°40'50" W 35.51'
6	N 46°51'00" W 24.20'



AREA TABULATION	
TOTAL NUMBER OF BUILDABLE PARCELS	1
TOTAL NUMBER OF PARCELS	5.288 AC.
TOTAL AREA OF PARCELS	0.000 AC.
TOTAL AREA OF STREET DEDICATION	0.000 AC.
TOTAL AREA OF OPEN SPACE	0.000 AC.
TOTAL AREA	5.288 AC.

OWNER
Whalen Properties Limited Liability Company, Dorsey, Series XIV
2 West Rolling Crossroads Suite 203
Catonsville, MD 21228
410-747-2900

Dewberry® 10461 Mill Run Circle Suite 300
Baltimore, MD 21117
410.265.9500 410.265.8875 fax

RECORDED AS PLAT NO. 26251 ON 1-20-23 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING
Chad Edwards
CHIEF, DEVELOPMENT ENGINEERING DIVISION
DATE: 1/9/23

BL
DIRECTOR
DATE: 1/12/23

APPROVED: FOR PUBLIC PRIVATE WATER AND PUBLIC PRIVATE SEWERAGE SYSTEMS HOWARD COUNTY HEALTH DEPARTMENT
[Signature]
HOWARD COUNTY HEALTH OFFICER
DATE: 1/5/23

OWNER'S DEDICATION
Whalen Properties Limited Liability Company, Dorsey, Series XIV, a Maryland limited liability company, organized and existing under the laws of Maryland, owner of the property shown and described hereon, hereby adopts this plan of subdivision, and in consideration 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, 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 in the specific easement areas shown hereon; 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, Maryland to acquire the fee simple title to the beds of the streets and/or roads, floodplains, storm drainage facilities and open space where applicable; the right to require dedication of waterways and drainage easements for the specific purpose of their construction, repair and maintenance; and that no building or similar structure of any kind shall be erected on or over said easements and rights of way.
Whalen Properties Limited Liability Company, Dorsey Series XIV
Witness: *[Signature]* By: *Steve Whalen*, Managing Member

SURVEYORS CERTIFICATE
I hereby certify that the plat shown hereon is correct to the best of my knowledge, information and belief, and that it is a subdivision of the land conveyed to Whalen Properties Limited Liability Company, Dorsey, Series XIV, a Maryland limited liability company, from David R. Naka, Receiver by a deed dated May 27, 1999 and recorded in Liber 4800 at Folio 273 and from Mass Transit Administration, an administration of the Maryland Department of Transportation by deed dated December 15, 1999 and recorded in Liber 5104 at Folio 672, all among the Land Records of Howard County, Maryland. The requirements of Section 3-108, the Real Property Article, Annotated Code of Maryland, 1988 Replacement Volume (as supplemented) as far as they relate to the making of this plat, have been met.
W. Joseph Hines
Professional Land Surveyor
MD. Reg. No. 10887
Expires 05.08.2020
Date: 05-02-19

REVISION PLAT
PARCEL H-1
DORSEY BUSINESS CENTER
FIRST ELECTION DISTRICT,
HOWARD COUNTY, MARYLAND
TAX MAP 0043 GRID 0006 PARCEL 0704
MAY 2019 SCALE: 1" = 50'
SHEET 1 OF 1

F-73-025