

NO.	NORTH	EAST
67	545227.65	809607.86
68	545043.76	809736.90
69	544912.90	809734.46
70	544910.35	809620.99
74	545175.53	809503.66

The requirements of § 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 and the setting of markers, have been complied with.

Paul W. Clark, Jr.
PAUL W. CLARK, JR.
REGISTERED PROPERTY LINE SURVEYOR
DATE: 9/29/95

Phillip H. Dorsey
PHILLIP H. DORSEY, OWNER
DATE: 9/29/95

Elizabeth M. Dorsey
ELIZABETH M. DORSEY, LIFE TENANT
DATE: 9/29/95

DORSEY PROPERTY
L1293 F.612

DORSEY PROPERTY
L1293 F.612

DORSEY PROPERTY
L1293 F.612

JEAN DICKEY
L1773 F.47

OWNER:
PHILLIP H. DORSEY & ELIZABETH M. DORSEY
16347 FREDERICK ROAD
WOODBINE, MARYLAND 21797

JEAN DICKEY
L1773 F.47

AREA TABULATION

1. TOTAL NUMBER OF LOTS TO BE RECORDED:	1
2. TOTAL NUMBER OF BUILDABLE LOTS:	1
3. TOTAL NUMBER OF OPEN SPACE LOTS:	0
4. TOTAL AREA OF BUILDABLE LOTS TO BE RECORDED:	1,000 AC.
5. TOTAL AREA OF OPEN SPACE LOTS TO BE RECORDED:	0
6. TOTAL AREA OF ROAD RIGHT-OF-WAY TO BE RECORDED:	0
7. TOTAL AREA OF SUBDIVISION TO BE RECORDED:	1,000 AC.

APPROVED: FOR PRIVATE WATER AND PRIVATE SEWERAGE SYSTEMS
HOWARD COUNTY HEALTH DEPARTMENT

Joey M. Boyd
JOEY M. BOYD, M.D.
COUNTY HEALTH OFFICER
DATE: 11-9-95

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

Mike
CHIEF, DEVELOPMENT ENGINEERING DIVISION
DATE: 11/24/95

Joseph R. Smith
DIRECTOR
DATE: 5/16/97

OWNERS' CERTIFICATE

I, Phillip H. Dorsey, owner, and Elizabeth M. Dorsey, life tenant 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 easements 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; and (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 our hands this 29 day of AUGUST 1995.

ATTEST: *James A. Rother*

BY: *Phillip H. Dorsey*
PHILLIP H. DORSEY

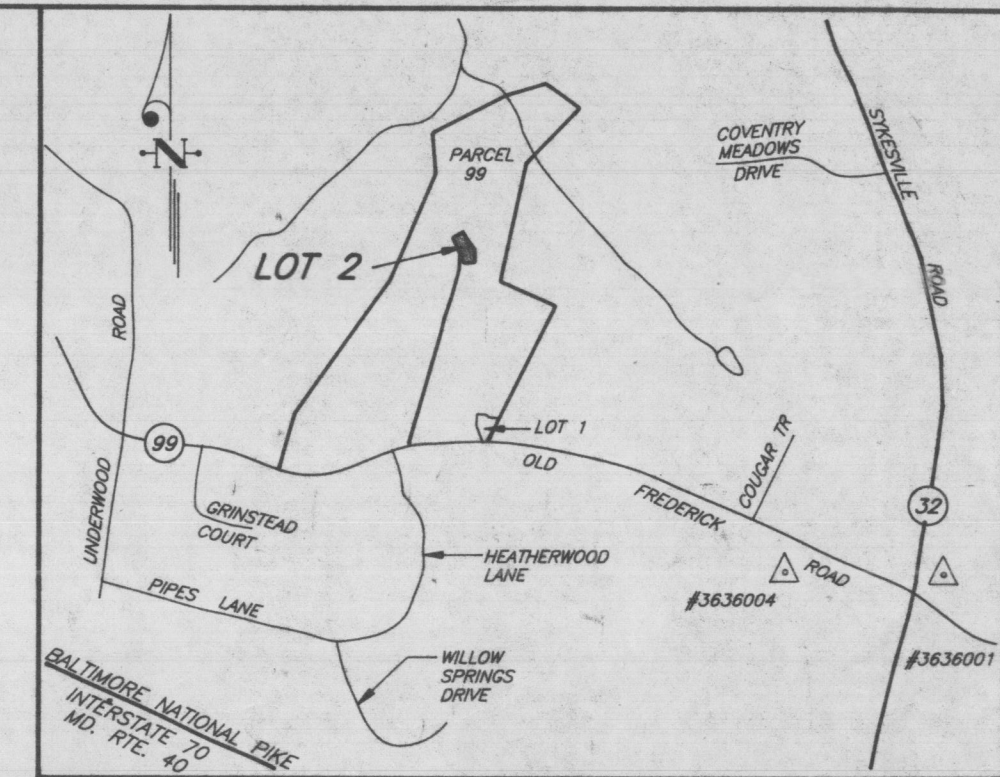
BY: *Elizabeth M. Dorsey*
ELIZABETH M. DORSEY

SURVEYOR'S CERTIFICATE

I hereby certify that the Final Plat shown hereon is correct; that it is a subdivision of part of the land conveyed from William B. Dorsey, Jr. and Elizabeth M. Dorsey to Phillip H. Dorsey, by a deed dated October 12, 1984 and recorded among the Land Records of Howard County, Maryland in Liber 1293 at Folio 612, and that all monuments are in place or will be in place prior to the acceptance of the streets in the subdivision by Howard County, as shown, in accordance with the Annotated Code of Maryland, as amended.

PAUL W. CLARK, JR.
REGISTERED PROPERTY LINE SURVEYOR
MARYLAND #237

DATE: 9/29/95



VICINITY MAP
SCALE: 1" = 2,000'

GENERAL NOTES

- Subject property is zoned RC-DE0 within the Agricultural Land Preservation District per October 18, 1993 Comprehensive Zoning Plan.
- Coordinates are based on NAD 27 Maryland Coordinate System as projected by Howard County Geodetic Control Stations No. 3636001 and 3636004.
- = 4" x 4" x 36" Concrete Monument
 - = IPFD Iron Pin Found
 - = Stone Found
 - = Iron Pin with Cap Set
- All areas are more or less.
- This plat is based on a field-run boundary survey performed on or about 6/27/91 by Clark, Finck & Sackett, Inc.
- This area designates a private sewage easement of 10,000 SF as required by the Maryland State Department of the Environment for individual sewage disposal. Improvements of any nature in this area are restricted until public sewage is available. These easements shall become null and void upon connection to a public sewage system. The County Health Officer shall have the authority to grant variances for encroachments into the private sewage easement. Recordation of a modified sewage easement shall not be necessary.
- See Department of Planning and Zoning files: F-92-138 and WP-92-126.
- Declaration of Maintenance Agreement for shared driveway within 18' Ingress and Egress Easement to serve Lot 2 and Residue of Parcel 99, recorded in Liber 3590 at Folio 55.
- Driveways shall be provided prior to residential occupancy to insure safe access for fire and emergency vehicles per the following minimum requirements:
 - Width - 12' (16' serving more than one residence).
 - Surface - 6" of compact crusher run base with tar and chip coating.
 - Geometry - Maximum 15% grade, Max. 10% grade change and Minimum 45' turning radius.
 - Structures (Culverts/Bridges) - Capable of supporting 25 gross tons (H25 Loading).
 - Drainage Elements - Capable of safely passing a 100-yr. flood with no more than 1 foot depth over driveway surface.
 - Structure Clearances - Minimum 12 feet.
 - Maintenance - Sufficient to insure all weather use.
- For lots accessed by a private drive, public refuse collection, snow removal and road maintenance are provided to the junction of the private drive and the public right-of-way only.
- No wetlands are present on this site, based on a field report by Exploration Research, Inc. dated July 27, 1995.
- There is an existing house on Lot 2.
- This Lot is being subdivided in accordance with the provisions of Section 104.E.6 of the Zoning Regulations.

RECORDED AS PLAT 12781
ON MAY 28, 1997 AMONG THE LAND RECORDS
OF HOWARD COUNTY, MARYLAND.

DORSEY PROPERTY
LOT 2

TAX MAP #9 PART OF PARCEL 99

3RD ELECTION DISTRICT
HOWARD COUNTY, MARYLAND

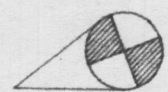
SHEET 1 OF 1

SCALE: 1" = 100' DATE: October 12, 1995

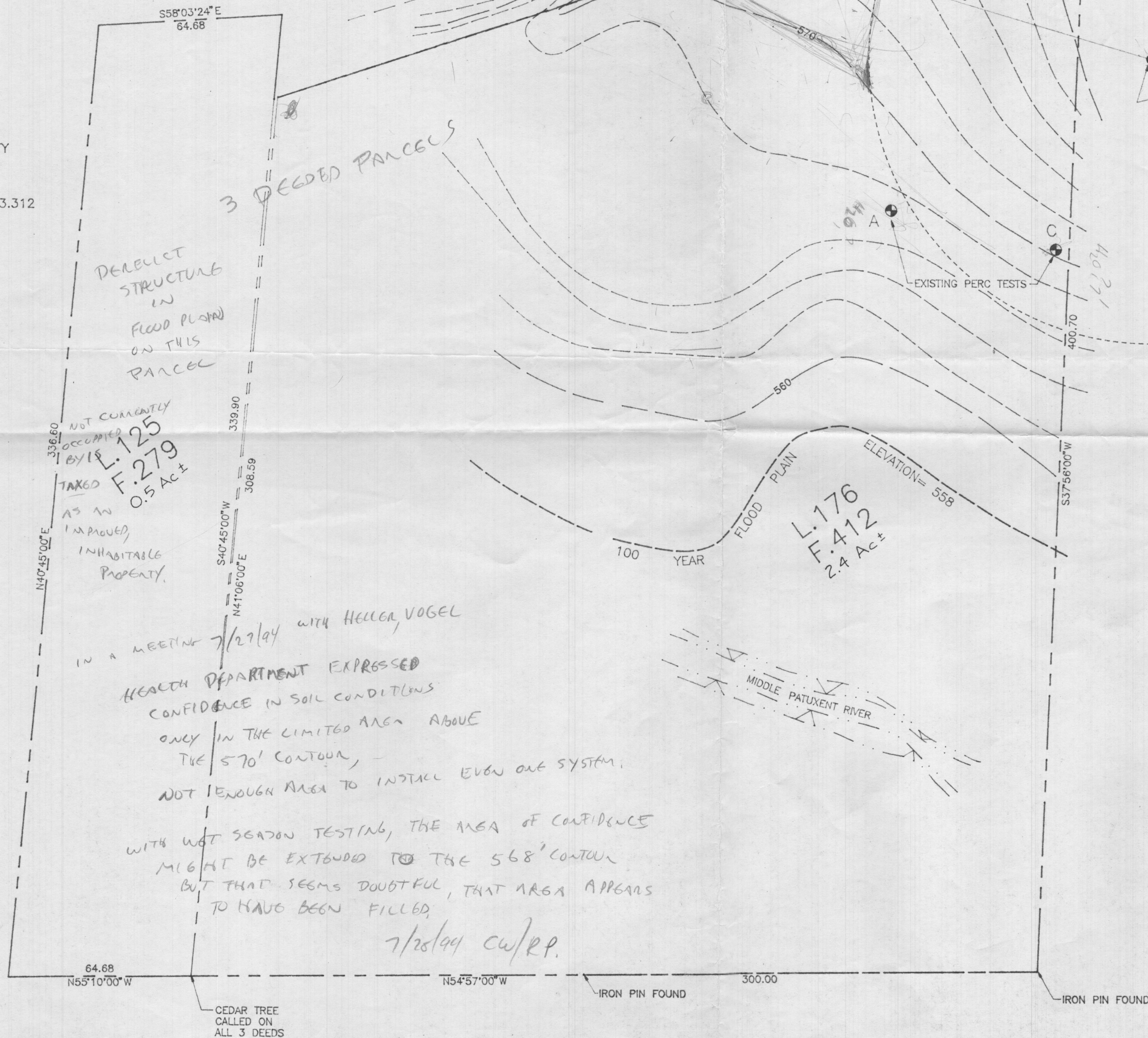
CLARK • FINEFROCK & SACKETT, INC.
ENGINEERS • PLANNERS • SURVEYORS
7135 MINSTREL WAY • COLUMBIA, MD 21045 • (410) 381-7500 BALT. • (301) 621-8100 WASH.

F96.32

90-168 R



HOWARD COUNTY
BENCH MARK
MONUMENT
36-33-005
ELEVATION= 573.312
3/4" IRON PIN



NOTE:

1. TOPOGRAPHIC SURVEY PERFORMED BY MARKS-VOGEL ASSOCIATES, INC. JUNE 1994.
2. MIDDLE PATUXENT RIVER FLOODPLAIN ELEVATION DETERMINED FROM FLOOD INSURANCE RATE MAP COMMUNITY PANEL 240044 0008B, REVISE DECEMBER 4, 1986.
3. VERTICAL DATUM OBTAINED FROM HOWARD COUNTY BENCH MARK MONUMENT 36-33-005.

PREPARED FOR:
WAYNE HELLER
13903 ARTIC AVENUE
ROCKVILLE, MARYLAND 20853

TOPOGRAPHY SURVEY OF:
DORSEY PROPERTY

14439 FREDRICK ROAD
TAX MAP: 8 PARCEL: 99
HOWARD COUNTY, MARYLAND

MARKS-VOGEL ASSOCIATES, INC.

CONSULTING ENGINEERS - SURVEYORS - PLANNERS

3691 PARK AVENUE, SUITE 101

ELLICOTT CITY, MARYLAND 21045

TELEPHONE (410) 461-5828 FAX (410) 465-3691

COMPUTED: C.A.D.
DRAWN: D.G.H.

SCALE: 1"=30'
DATE: 6/17/94

CHECKED: R.H.V.
W.O.#: 94-17

186766.2mN
394539.4mE

186766.3mN
400025.7mE

552

549

546

543

540

MAP NO
8

HOWARD COUNTY, MARYLAND

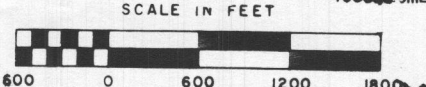
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PROPERTY MAP DIVISION
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REVISED TO: DATE DEC. 92 LIBER 2728 BY LAST P. NO. 375 PHOTO 200-275 QUADRANGLE A.D. 4



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