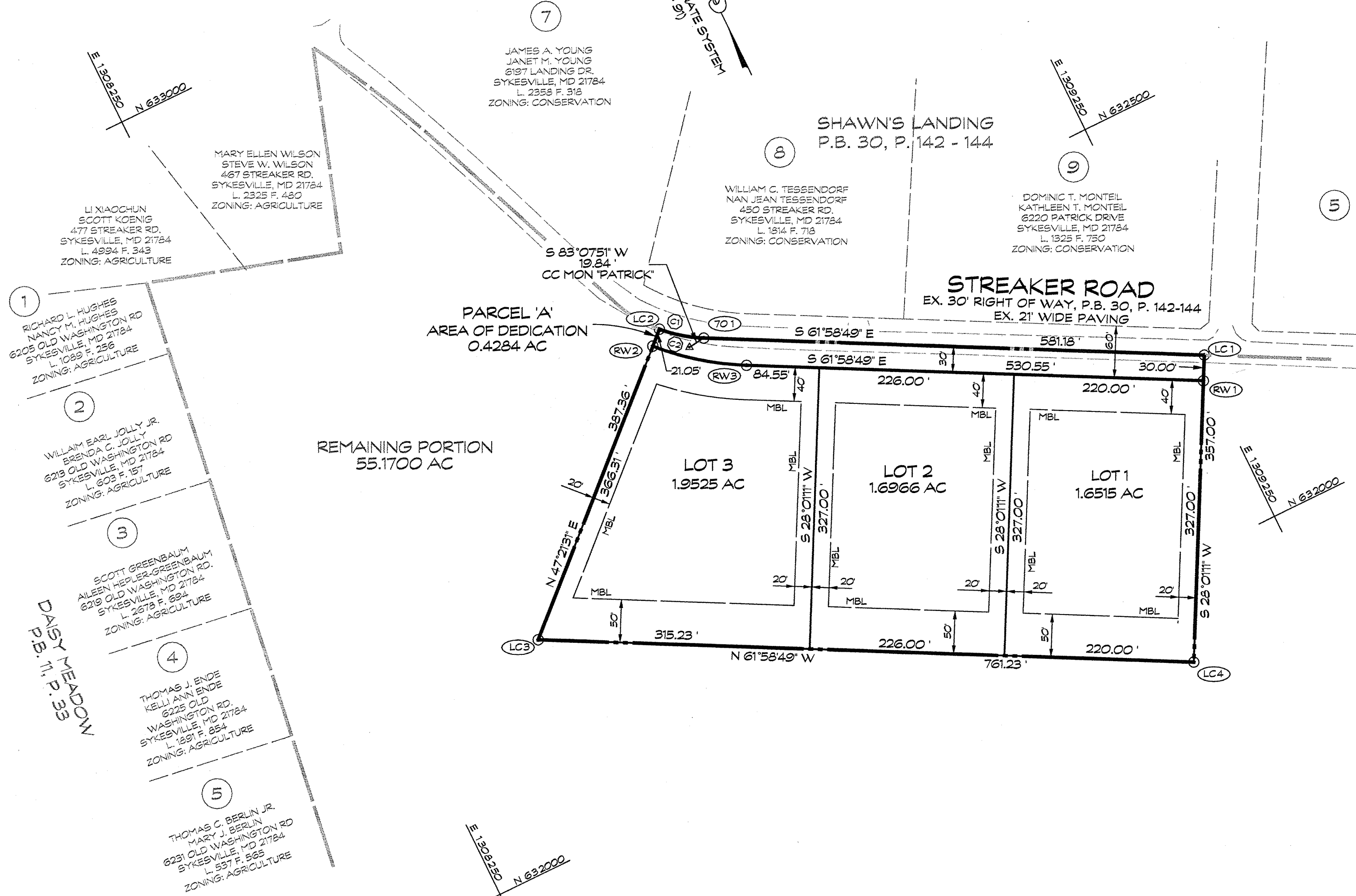
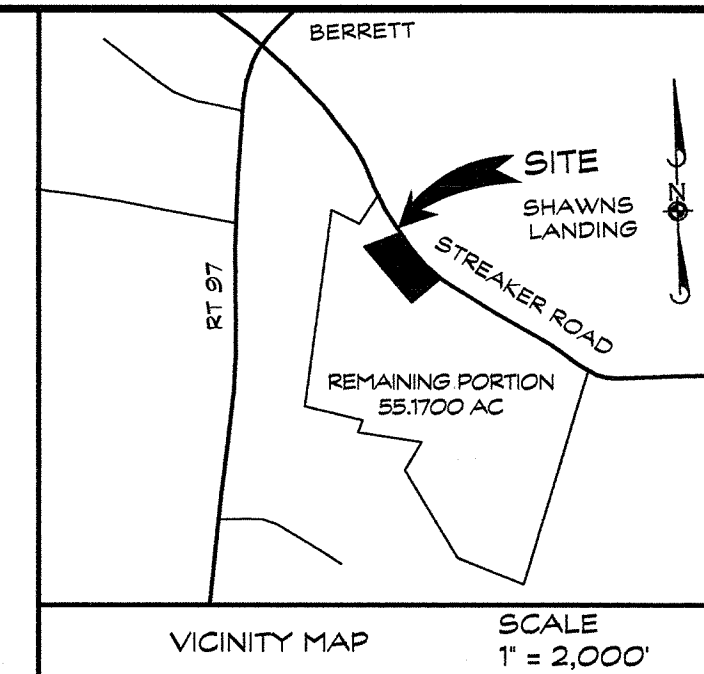


RLC

DATA TABULATIONS:

- A. TOTAL NUMBER OF BUILDING LOTS: 3
- B. TOTAL AREA OF LOTS: 5.3006 AC
- C. AREA OF PARCELS:
 PARCEL 'A' - 0.4284 AC
 AREA OF DEDICATION
- D. TOTAL AREA OF PLAT: 5.7290 AC



GENERAL NOTES:

1. OWNER: DORSEY SISTERS, LLC
 DEED REFERENCE: LIBER 5563, FOLIO 655
 DATE: JUNE 10, 2008
 GRANTOR: NELLIE-POLK D. PEIFFER, JOHANNA DORSEY DABENEDETTO AND ELEANOR LEE D. ZEPF
2. NO GRADING, FILLING OR CONSTRUCTION SHALL BE PERMITTED WHICH OBSTRUCTS OR INHIBITS THE SURFACE FLOW OF WATER WITHIN DRAINAGE AND UTILITY EASEMENTS AS SHOWN HEREON.
3. ANY MODIFICATION OR PLAT REASSEMBLY SHALL BE SUBJECT TO APPROVAL BY THE CARROLL COUNTY PLANNING AND ZONING COMMISSION.
4. IF AND WHEN PUBLIC/COMMUNITY WATER AND/OR SEWERAGE FACILITIES BECOME AVAILABLE TO THE LOTS IN THIS SUBDIVISION, THE LOT OWNER(S) SHALL BE REQUIRED TO CONNECT TO THE SYSTEM IN ACCORDANCE WITH APPLICABLE LAW.
5. LOT 3 CONTAINS A PRIVATE STORMWATER MANAGEMENT FACILITY. A STORMWATER MANAGEMENT EASEMENT AND MAINTENANCE AGREEMENT IS TO BE GRANTED TO THE COUNTY COMMISSIONERS OF CARROLL COUNTY AS AN EASEMENT OF ACCESS TO THE COUNTY COMMISSIONERS OR AUTHORIZED REPRESENTATIVES BY A DEED INTENDED TO BE RECORDED SIMULTANEOUSLY HEREWITH.
6. AGRICULTURE IS THE PREFERRED USE IN THE AGRICULTURAL DISTRICT. ALL AGRICULTURAL OPERATIONS SHALL BE PERMITTED AT ANY TIME, INCLUDING THE OPERATION OF FARM MACHINERY AND NO AGRICULTURAL USE SHALL BE SUBJECT TO RESTRICTION BECAUSE IT INTERFERES WITH OTHER USES PERMITTED IN THE DISTRICT.
7. THE AREA SHOWN AS PARCEL 'A', CONTAINING 0.4284 AC IS TO BE CONVEYED TO THE CARROLL COUNTY COMMISSIONERS BY DEED INTENDED TO BE RECORDED SIMULTANEOUSLY HEREWITH.
8. REMAINING PORTION: 55.1700 AC.
9. MBL = MINIMUM BUILDING LINE
10. THIS ENTIRE TRACT IS LOCATED WITHIN THE AGRICULTURAL DISTRICT ESTABLISHED BY THE CARROLL COUNTY ZONING ORDINANCE. THE REGULATIONS FOR THE AGRICULTURAL DISTRICT PROHIBIT FURTHER SUBDIVISION OF THE LOTS SHOWN HEREON FOR THE PURPOSE OF CREATING ADDITIONAL LOTS FOR RESIDENTIAL USE, BUT DO PERMIT THE FURTHER DIVISION OF THE AREA DESIGNATED ON THIS PLAT AS 'REMAINING PORTION' SUBJECT TO LIMITATIONS ON THE NUMBER OF LOTS WHICH MAY BE CREATED FOR RESIDENTIAL USE.
11. LOTS 1 & 2 AND THE REMAINING PORTION ARE INTENDED TO ACHIEVE STORMWATER MANAGEMENT THROUGH GRADING. A GRADING PERMIT WILL BE REQUIRED FOR EACH LOT WITH THE BUILDING PERMIT APPLICATION.

CURVE TABLE

NUMBER	RADIUS	ARC	DELTA	TAN	CHORD BRG.	DIST
C1	162.00	52.71	18°38'26"	26.59	S 52°39'37" E	52.47
C2	330.30	111.48	19°20'20"	56.28	S 52°18'39" E	110.96

CURVES ARE DESIGNATED THIS: (CX)

OWNER/DEVELOPER

DORSEY SISTERS, LLC
 c/o DANIEL E. HOFF
 SAMUEL C. HOFF AGENCY
 166 E. MAIN STREET
 WESTMINSTER, MD 21157

HERITAGE RIDGE

14th ELECTION DISTRICT CARROLL COUNTY, MARYLAND

COORDINATES

Point No.	Northing	Easting
701	632477.1730	1308746.1686
LC1	632204.1481	1309259.2263
LC2	632508.9999	1308704.4498
LC3	632246.6034	1308419.5098
LC4	631888.9937	1309091.5161
RW1	632177.6645	1309245.1330
RW2	632494.7416	1308688.9665
RW3	632426.9056	1308776.7703

COORDINATES SHOWN HEREON ARE BASED UPON THE MARYLAND STATE COORDINATE SYSTEM (NAD 83-91) AND ARE DESIGNATED THIS: (XX)

52 PLATBOOK D.B.S. 8 PAGE 6-8-10 DATE

CARROLL COUNTY HEALTH DEPARTMENT APPROVAL

BY *Clavin Hump* DATE 4/16/10

CARROLL COUNTY PLANNING AND ZONING COMMISSION APPROVAL

BY *MLL* DATE 6-8-10

CARROLL COUNTY DEPT. OF PUBLIC WORKS FOR UTILITIES

BY *Harry P. Dyer* DATE 4-13-10

CERTIFICATION

The owner(s), to the best of his (their) knowledge, and the surveyor do hereby certify that the land shown hereon has been laid out and the plat prepared in compliance with Section 3-108 of the Real Property Article of the Annotated Code of Maryland (1974). As amended, pertaining to the preparation of record plats and setting of markers.

OWNER'S SIGNATURE
Nellie Polk D. Peiffer 3/29/10
 NELLIE-POLK D. PEIFFER, MANAGING PARTNER
 DORSEY SISTERS, LLC

SURVEYOR'S CERTIFICATION
Cynthia K. Baxter 3-30-10
 Cynthia K. Baxter
 Professional Land Surveyor Reg. No. 10786

Date * Revision * By

4/22/09 Rev'd per

Agency Comments TLR

Scale: 1" = 100'

100'

CLSI
 Engineers • Surveyors • Landscape Architects
 Land Planning & Environmental Consultants
 www.clsi-civileng.com

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 (301) 662-1799 (410) 848-1790
 FAX (301) 662-8004 FAX (410) 848-1791

WESTMINSTER OFFICE:

Surveyed By: CLSI Drawn By: TLR
 Computed By: TLR Checked By: CKB

Cynthia K. Baxter

STATE OF MARYLAND
 CYNTHIA K. BAXTER
 No. 10786
 PROFESSIONAL LAND SURVEYOR

Cynthia K. Baxter
 Professional Land Surveyor
 Registration No. 10786

Date: FEB 2009
 Drawing No.: 2007121
 County File No.: M-08-014

CAD Drawing File Name: G 2007/2007121/SURVEY/PLAT/C01/SHT1.dgn

8:11 AM 3/29/2010 G:\2007\2007121\SURVEY\PLAT\C01.sht.1.dgn

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