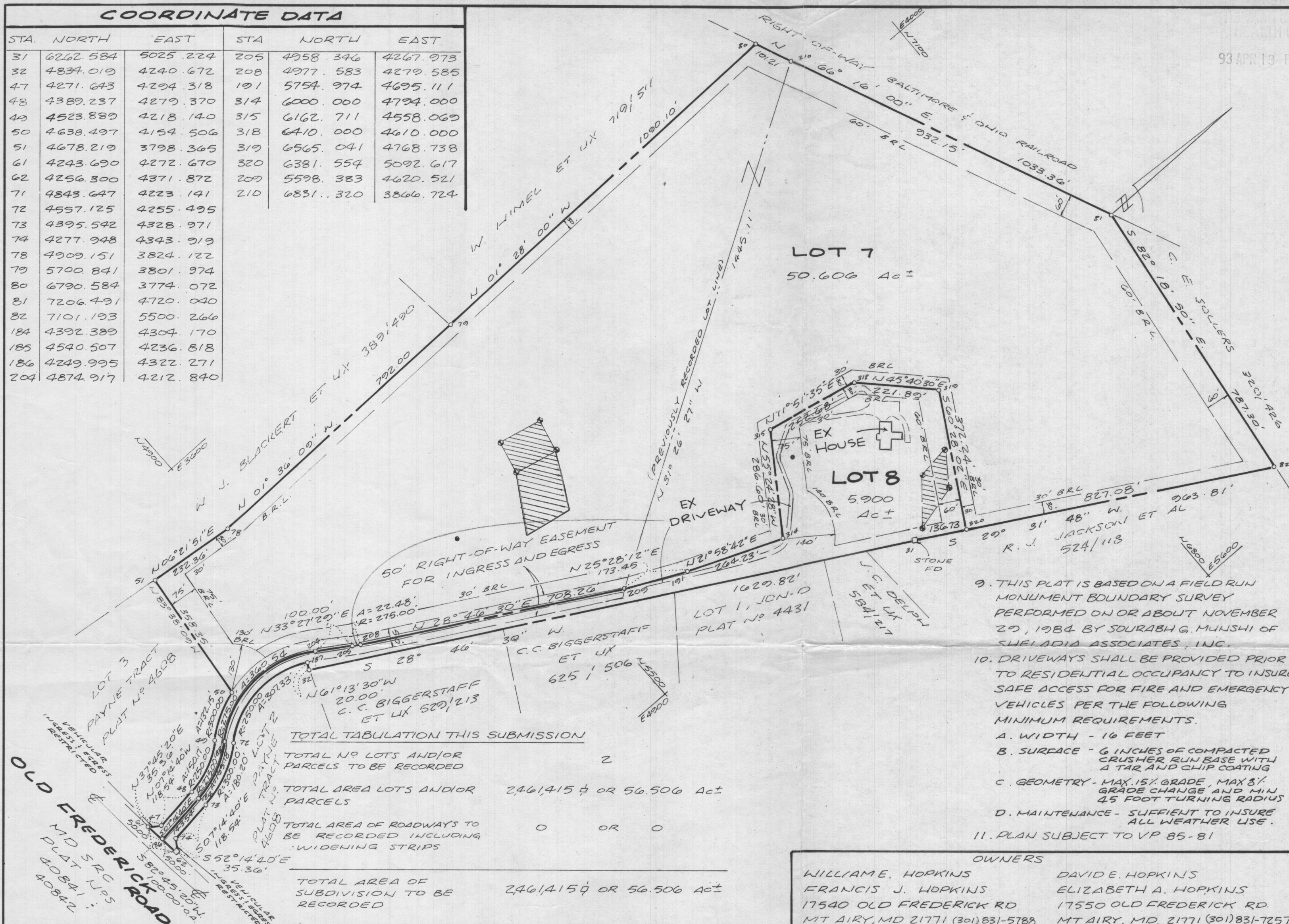


COORDINATE DATA

STA.	NORTH	EAST	STA.	NORTH	EAST
31	6262.584	5025.224	205	4958.346	4267.973
32	4834.019	4240.672	208	4977.583	4279.585
47	4271.643	4294.318	191	5754.974	4695.111
48	4389.237	4279.370	314	6000.000	4794.000
49	4523.889	4218.140	315	6162.711	4558.069
50	4638.497	4154.506	318	6410.000	4610.000
51	4678.219	3798.365	319	6565.041	4768.738
61	4243.690	4272.670	320	6381.554	5092.617
62	4256.300	4371.872	209	5598.383	4620.521
71	4843.647	4223.141	210	6831.320	3866.724
72	4557.125	4255.495			
73	4395.542	4328.971			
74	4277.948	4343.919			
78	4909.151	3824.122			
79	5700.841	3801.974			
80	6790.584	3774.072			
81	7206.491	4720.040			
82	7101.193	5500.266			
184	4392.389	4304.170			
185	4540.507	4236.818			
186	4249.995	4322.271			
204	4874.917	4212.840			



- THE LOTS SHOWN HEREON COMPLY WITH THE MINIMUM OWNERSHIP WIDTH AND LOT AREA AS REQUIRED BY THE MARYLAND STATE DEPARTMENT OF THE ENVIRONMENT.
- THIS AREA DESIGNATES A PRIVATE SEWAGE EASEMENT OF 19000 SQUARE FEET 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.
- BRL - REPRESENTS BUILDING RESTRICTION LINES REPRESENTS CONCRETE MONUMENT SET (UNLESS OTHERWISE NOTED)
- REPRESENTS EXISTING WELL
- PERCOLATION TEST HOLES SHOWN HEREON HAVE BEEN FIELD LOCATED AND SHOWN THIS -
- SUBJECT PROPERTY ZONED RC AS PER 8/25/85 COMPREHENSIVE ZONING PLAN AS AMENDED 9/18/92
- FOR FLAG OR PIPESTEM LOTS, REFUSE COLLECTION SNOW REMOVAL AND ROAD MAINTENANCE ARE PROVIDED TO THE JUNCTION OF THE FLAG OR PIPESTEM AND PUBLIC ROAD RIGHT-OF-WAY BOUNDARY LINE AND NOT ONTO THE PIPESTEM LOT DRIVEWAY.
- DENOTES IRON PIN SET (UNLESS OTHERWISE NOTED)
- THIS PLAT IS BASED ON A FIELD RUN MONUMENT BOUNDARY SURVEY PERFORMED ON OR ABOUT NOVEMBER 29, 1984 BY SOURABH G. MUNSHI OF SHELADIA ASSOCIATES, INC.
- DRIVEWAYS SHALL BE PROVIDED PRIOR TO RESIDENTIAL OCCUPANCY TO INSURE SAFE ACCESS FOR FIRE AND EMERGENCY VEHICLES PER THE FOLLOWING MINIMUM REQUIREMENTS.
 - WIDTH - 16 FEET
 - SURFACE - 6 INCHES OF COMPACTED CRUSHER RUN BASE WITH A TAR AND CHIP COATING
 - GEOMETRY - MAX 15% GRADE, MAX 3% GRADE CHANGE AND MIN 45 FOOT TURNING RADIUS
 - MAINTENANCE - SUFFICIENT TO INSURE ALL WEATHER USE.
- PLAN SUBJECT TO VP 85-81

TOTAL TABULATION THIS SUBMISSION

TOTAL NO LOTS AND/OR PARCELS TO BE RECORDED	2
TOTAL AREA LOTS AND/OR PARCELS	246,145 ± OR 56.506 Ac±
TOTAL AREA OF ROADWAYS TO BE RECORDED INCLUDING WIDENING STRIPS	0 OR 0
TOTAL AREA OF SUBDIVISION TO BE RECORDED	246,145 ± OR 56.506 Ac±

OWNERS

WILLIAM E. HOPKINS	DAVID E. HOPKINS
FRANCIS J. HOPKINS	ELIZABETH A. HOPKINS
17540 OLD FREDERICK RD	17550 OLD FREDERICK RD
MT AIRY, MD 21771 (301) 831-5788	MT AIRY, MD. 21771 (301) 831-7257

SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS A SUBDIVISION OF ALL OF THE LANDS CONVEYED BY GROUP LAND INCORPORATED, A MARYLAND CORPORATION, TO DAVID E. HOPKINS AND ELIZABETH A. HOPKINS BY DEED DATED MARCH 15, 1985 AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER 1335 AT FOLIO 306 AND ALL OF THE LAND CONVEYED BY DAVID E. HOPKINS AND ELIZABETH A. HOPKINS TO WILLIAM EDWARD HOPKINS AND FRANCES JOYCE HOPKINS BY DEED DATED OCTOBER 8, 1986 AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER 1546 AT FOLIO 180 AND THAT ALL MONUMENTS ARE IN PLACE OR WILL BE IN PLACE PRIOR TO ACCEPTANCE OF THE STREETS IN THE SUBDIVISION BY HOWARD COUNTY, AS SHOWN IN ACCORDANCE WITH THE ANNOTATED CODE OF MARYLAND AS AMENDED.

4/1/93

DATE

Sourabh Munshi
SOURABH G. MUNSHI
PROF. L.S.N. 10770

THE PURPOSE OF THIS PLAT IS TO RECONFIGURE THE INTERIOR LOT LINES.

RECORDED AS PLAT _____
ON _____ AMONG THE LAND
RECORDS OF HOWARD COUNTY, MARYLAND

RESUBDIVISION PLAT PAYNE TRACT

EXISTING ZONING: RC
TAX MAP 1:2 PARCEL 57
FOURTH ELECTION DISTRICT
HOWARD COUNTY MARYLAND

SCALE: 1"=200' MARCH 1993

D.P. 2 FILE NO'S F86-49
VP 85-81



VANMAR ASSOCIATES INC
Engineers-Surveyors-Planners
310 SOUTH MAIN STREET, P.O. BOX 328
MOUNT AIRY, MARYLAND 21771
(301) 829-2890 (301) 831-5015 (410) 549-2791 FAX (301) 831-5603

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

HOWARD COUNTY HEALTH DEPARTMENT DATE

APPROVED:
HOWARD COUNTY
DEPARTMENT OF PLANNING
AND ZONING

PLANNING DIRECTOR DATE

APPROVED:
FOR STORM DRAINAGE SYSTEMS
AND PUBLIC ROADS, HOWARD
COUNTY DEPARTMENT OF
PUBLIC WORKS

DIRECTOR DATE

OWNERS DEDICATION

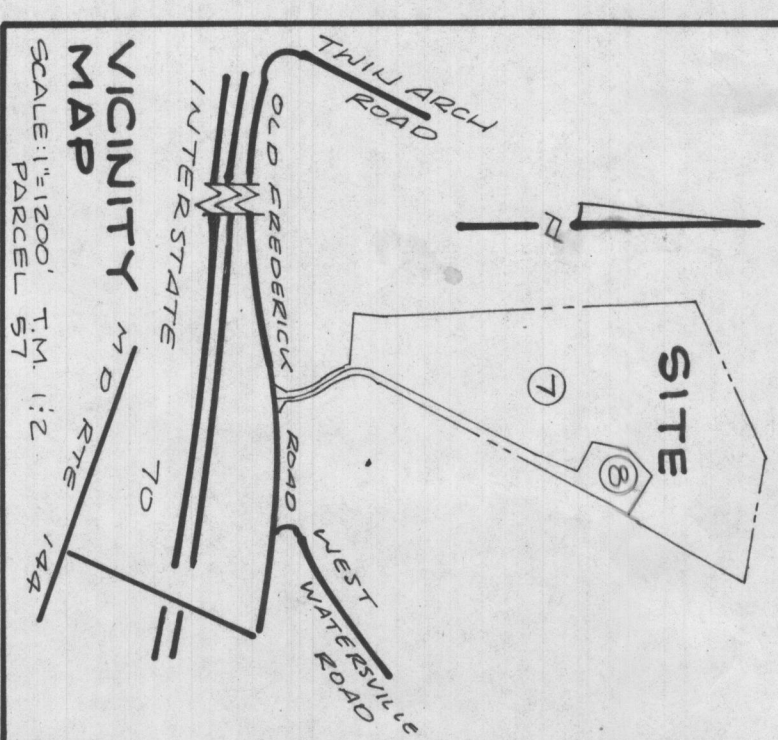
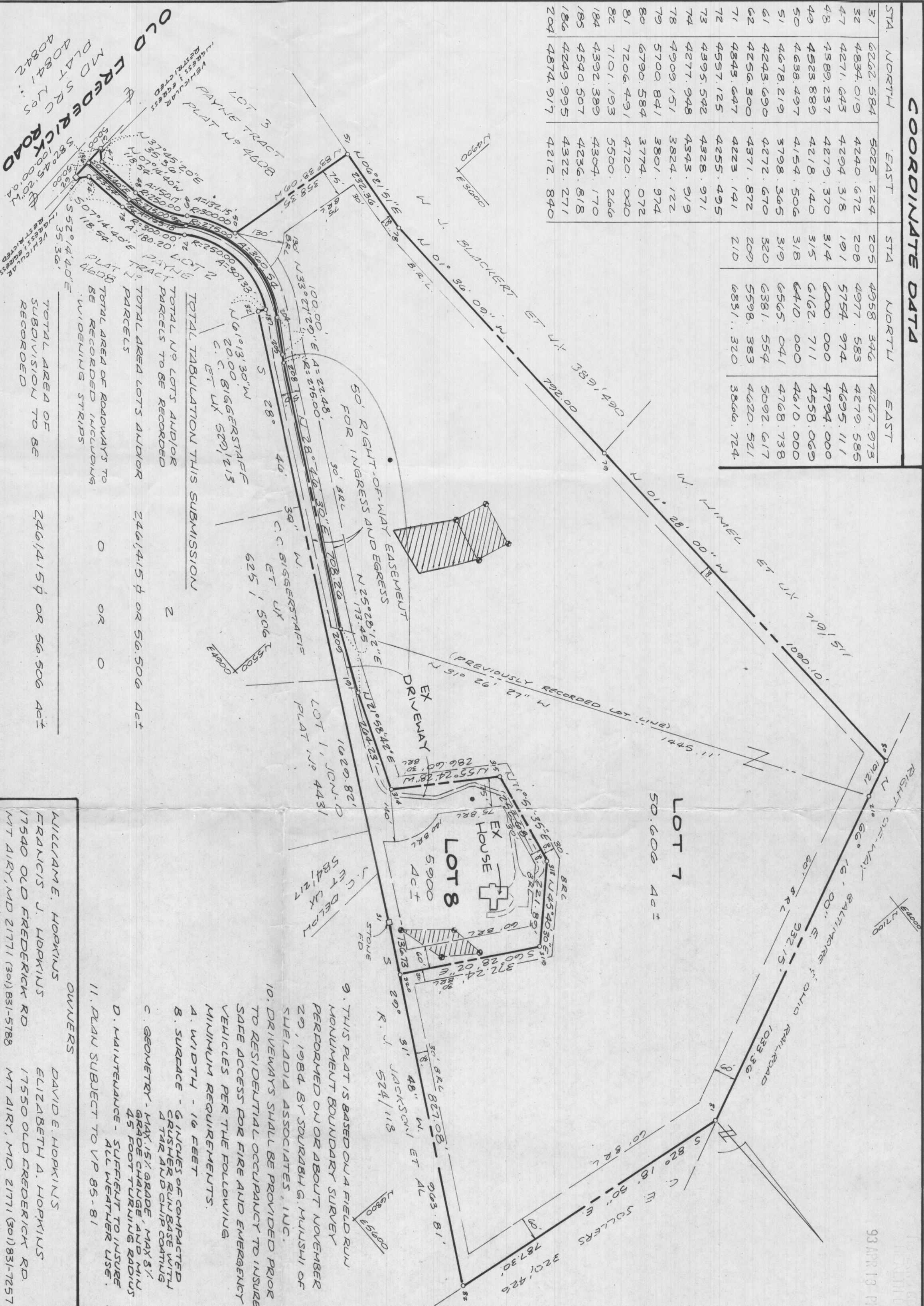
WE DAVID E. HOPKINS, ELIZABETH A. HOPKINS, WILLIAM E. HOPKINS, FRANCIS J. HOPKINS OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY ADOPT THIS PLAN OF SUBDIVISION AND IN CONSIDERATION OF THE APPROVAL OF THIS FINAL PLAT BY THE DEPARTMENT OF PLANNING AND ZONING, ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES AND GRANT UNTO HOWARD COUNTY, MARYLAND, ITS SUCCESSOR 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 RIGHT-OF-WAYS AND THE SPECIFIC EASEMENT AREAS SHOWN HEREON, (2) THE RIGHT TO REQUIRE DEDICATION FOR 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 SPACES WHERE APPLICABLE, (3) THE RIGHT TO REQUIRE DEDICATION OF WATERWAYS AND DRAINAGE EASEMENTS FOR THE SPECIFIC PURPOSE OF THEIR CONSTRUCTION, REPAIR AND MAINTENANCE, (4) THAT NO BUILDING OR SIMILAR STRUCTURE OF ANY KIND SHALL BE ERECTED ON OR OVER THE SAID EASEMENTS AND RIGHT-OF-WAYS

WITNESS OUR HANDS THIS _____ DAY OF _____ 1993.

DATE	DAVID E. HOPKINS	OWNER
DATE	ELIZABETH A. HOPKINS	OWNER
DATE	WILLIAM E. HOPKINS	OWNER
DATE	FRANCIS J. HOPKINS	OWNER
DATE	WITNESS	

COORDINATE DATA

STA.	NORTH	EAST	STA.	NORTH	EAST
3/	6262.584	5025.224	205	4958.346	4267.973
32	4834.019	4240.672	208	4977.583	4270.585
47	4271.643	4294.318	191	5754.974	4695.111
48	4389.237	4279.370	314	6000.000	4794.000
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62	4256.300	4371.872	209	5598.383	4620.521
71	4843.647	4223.141	210	6851.320	3866.724
72	4557.125	4255.495			
73	4395.542	4328.971			
74	4271.948	4343.919			
78	4909.151	3824.122			
79	5700.841	3801.974			
80	6790.584	3774.072			
81	7206.491	4720.040			
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184	4392.389	4304.170			
185	4540.507	4236.618			
186	4249.995	4322.271			
204	4874.917	4212.840			



- THE LOTS SHOWN HEREON COMPLY WITH THE MINIMUM OWNERSHIP WIDTH AND LOT AREA AS REQUIRED BY THE MARYLAND STATE DEPARTMENT OF THE ENVIRONMENT.
- THIS AREA DESIGNATES A PRIVATE SEWAGE EASEMENT OF 10000 SQUARE FEET 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.
- B.R.L. - REPRESENTS BUILDING RESTRICTION LINES (UNLESS OTHERWISE NOTED)
- REPRESENTS CONCRETE MONUMENT SET (UNLESS OTHERWISE NOTED)
- REPRESENTS TEST HOLES SHOWN HEREON HAVE BEEN FIELD LOCATED AND SHOWN THUS -
- SUBJECT PROPERTY ZONED R.C. AS PER 8/25/85 COMPREHENSIVE ZONING PLAN AS AMENDED 9/18/92
- FOR FLAG OR PIPESTEM LOTS, REFUSE COLLECTION SUCH REMOVAL AND ROAD MAINTENANCE ARE PROVIDED TO THE JUNCTION OF THE FLAG OR PIPESTEM AND PUBLIC ROAD RIGHT-OF-WAY BOUNDARY LINE AND NOT OUT TO THE PIPESTEM LOT DRIVEWAY.
- 0 - DENOTES IRON PIN SET (UNLESS OTHERWISE NOTED)
- PLAN SUBJECT TO VP 85-81
- THIS PLAT IS BASED ON A FIELD RUN MONUMENT BOUNDARY SURVEY PERFORMED ON OR ABOUT NOVEMBER 29, 1984 BY SOURABH G. MUMSHI OF SUELEDDIA ASSOCIATES, INC.
- DRIVEWAYS SHALL BE PROVIDED PRIOR TO RESIDENTIAL OCCUPANCY TO INSURE SAFE ACCESS FOR FIRE AND EMERGENCY VEHICLES PER THE FOLLOWING MINIMUM REQUIREMENTS.
 - WIDTH - 16 FEET
 - SURFACE - 6 INCHES OF COMPACTED CRUSHER RUN BASE WITH A TAR AND CHIP COATING
 - GEOMETRY - MAX 15% GRADE, MAX 3% GRADE CHANGE AND MIN 45 FOOT TURNING RADIUS
 - MAINTENANCE - SUFFICIENT TO INSURE ALL WEATHER USE.
- PLAN SUBJECT TO VP 85-81

OWNERS	OWNERS
WILLIAM E. HOPKINS	DAVID E. HOPKINS
FRANCIS J. HOPKINS	ELIZABETH A. HOPKINS
17540 OLD FREDERICK RD	17550 OLD FREDERICK RD
MT AIRY, MD 21771 (301) 831-5788	MT AIRY, MD 21771 (301) 831-7257

SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT, THAT IT IS A SUBDIVISION OF ALL OF THE LANDS COVERED BY GROUP LAND INCORPORATED, A MARYLAND CORPORATION, TO DAVID E. HOPKINS AND ELIZABETH A. HOPKINS BY DEED DATED MARCH 15, 1985 AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER 1335 AT FOLIO 306 AND ALL OF THE LAND COVERED BY DAVID E. HOPKINS AND ELIZABETH A. HOPKINS TO WILLIAM E. HOPKINS AND FRANCIS J. HOPKINS BY DEED DATED OCTOBER 8, 1986 AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER 1546 AT FOLIO 180 AND THAT ALL MONUMENTS ARE IN PLACE OR WILL BE IN PLACE PRIOR TO ACCEPTANCE OF THE STREETS IN THE SUBDIVISION BY HOWARD COUNTY, AS SHOWN IN ACCORDANCE WITH THE ANNOTATED CODE OF MARYLAND AS AMENDED.

4/1/93

DATE

Sourabh G. Mumshi
SOURABH G. MUMSHI
PROF. L.S. NO. 10770

OWNERS DEDICATION

WE DAVID E. HOPKINS, ELIZABETH A. HOPKINS, WILLIAM E. HOPKINS, FRANCIS J. HOPKINS 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 INTO HOWARD COUNTY, MARYLAND, ITS SUCCESSOR AND ASSIGNS, (1) THE RIGHT TO LAY, CONSTRUCT AND MAINTAIN SEWERS, DRAINAGE, WATER PIPES AND OTHER UTILITIES, AND SERVICES, (2) AND UNDER ALL ROADS AND STREET RIGHT-OF-WAYS AND THE SPECIFIC EASEMENT AREAS SHOWN HEREON, (3) THE RIGHT TO REQUIRE DEDICATION FOR THE BEDS OF THE STREETS AND/OR ROADS AND FLOODPLAIN AND HEREIN WHERE APPLICABLE, AND FOR GOOD AND OTHER VALUABLE CONSIDERATION HEREBY GRANT THE RIGHT AND OPTION TO HOWARD COUNTY TO ACQUIRE THE FEE SHARE TITLE TO THE BEDS OF THE STREETS AND/OR ROADS AND FLOODPLAIN, STORM DRAINAGE FACILITIES AND OPEN SPACES WHERE APPLICABLE, (3) THE RIGHT TO REQUIRE DEDICATION OF WATERWAYS AND DRAINAGE EASEMENTS FOR THE SPECIFIC PURPOSE OF THEIR CONSTRUCTION, REPAIR AND MAINTENANCE, (4) THAT NO BUILDING OR STRUCTURE OF ANY KIND SHALL BE ERECTED ON OR OVER THE SAID EASEMENTS AND RIGHT-OF-WAYS

WITNESS OUR HANDS THIS DAY OF 1993.

DATE	DAVID E. HOPKINS	OWNER
DATE	ELIZABETH A. HOPKINS	OWNER
DATE	WILLIAM E. HOPKINS	OWNER
DATE	FRANCIS J. HOPKINS	OWNER
DATE	WITNESSES	

APPROVED :

FOR PRIVATE WATER AND PRIVATE SEWERAGE SYSTEMS
HOWARD COUNTY HEALTH DEPARTMENT

APPROVED :

HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

PLANNING DIRECTOR DATE

APPROVED :

FOR STORM DRAINAGE SYSTEMS AND PUBLIC ROADS. HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS

DIRECTOR DATE

RECORDED AS PLAT _____ AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND

RESUBDIVISION PLAT

PAYNE TRACT

EXISTING ZONING: RC
TAX MAP 1:2 PARCEL 57
FOURTH ELECTION DISTRICT
HOWARD COUNTY, MARYLAND
SCALE: 1"=200'
D.P. 2 FILE NO. 5 F86-40
VP 85-81
MARCH 1993

293-109

YANMAR ASSOCIATES INC
Engineers-Surveyors-Planners
515
SIO SOUTH MAIN STREET, P.O. BOX 358
MONTGOMERY, MD 20801 (301) 831-1212 FAX (301) 831-1403

COORDINATE DATA		
STA.	NORTH	EAST
64	4296.030	4561.110
65	4312.320	4633.290
66	4356.690	4698.950
67	4515.830	5073.060
68	4525.820	5042.450
69	4721.000	4538.700

OWNERS:

DAVID E. HOPKINS
ELIZABETH A. HOPKINS
1402 CARROLL COURT
WOODBINE, MARYLAND
21797
705-9612

CURVE DATA

PT. TO PT. - 64.7065
RADIUS - 658.26'
ABC - 74.04'
Δ - 66° 27' 49"
TAN - 37.06'
CHD. BEG. - 5770.10' 56" W.
CHD. - 74.00'

AREA TABULATION

TOTAL NO. LOTS 1
TOTAL AREA LOTS 32,422 ± OR 304 AC.
TOTAL AREA ROADWAY 0 OR 0
TOTAL AREA SUBDIVISION 132,422 ± OR 304 AC.

APPROVED: HOWARD COUNTY
OFFICE OF PLANNING AND
ZONING

DATE _____ DIRECTOR _____

APPROVED: FOR PRIVATE WATER AND
PRIVATE SEWERAGE SYSTEMS

DATE _____ COUNTY HEALTH OFFICER _____

APPROVED: FOR STORM DRAINAGE
SYSTEMS AND ROADS

DATE _____ DIRECTOR _____

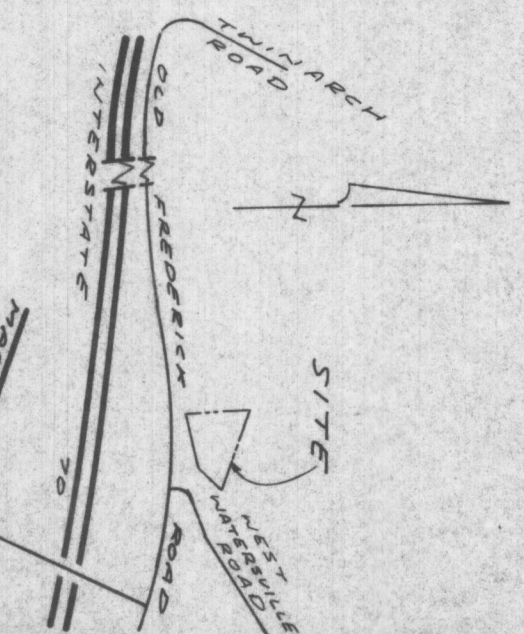
NOTES:

1. THE LOTS SHOWN HEREON COMPLY WITH THE MINIMUM OVERSIZED WIDTH AND LOT AREA AS REQUIRED BY THE MARYLAND AND STATE DEPARTMENT OF HEALTH AND MENTAL HYGIENE REGULATIONS.
2. COORDINATES ARE BASED ON AN ASSUMED DATUM.
3. THIS AREA DESIGNATES A PRIVATE SEWAGE EASEMENT OF 1000 SQUARE FEET AS REQUIRED BY THE MARYLAND STATE DEPARTMENT OF HEALTH AND MENTAL HYGIENE FOR INDIVIDUAL SEWAGE DISPOSAL. IMPROVEMENTS OF ANY NATURE IN THIS AREA ARE RESTRICTED UNTIL PUBLIC SEWERAGE IS AVAILABLE. THESE EASEMENTS SHALL BECOME NULL AND VOID UPON CONNECTION TO A PUBLIC SEWERAGE SYSTEM. THE COUNTY HEALTH OFFICER SHALL HAVE THE AUTHORITY TO GRANT VARIANCES FOR ENCROACHMENTS INTO THE PRIVATE SEWERAGE EASEMENT. RECORDATION OF A MODIFIED SEWERAGE EASEMENT SHALL NOT BE NECESSARY.

4. B.R.C. REPRESENTS BUILDING RESTRICTION LINES.
5. D REPRESENTS CONCRETE MONUMENT.
6. PERCOLATION TEST HOLES SHOWN HEREON HAVE BEEN FIELD LOCATED AND SHOWN AS ⑥.
7. ④ INDICATES EXISTING WELL.
8. SUBJECT PROPERTY IS ZONED "R" PER 10.3-77 COMPREHENSIVE ZONING PLAN.

VICINITY MAP

SCALE: 1"=1200' TM. 113



SURVEYORS CERTIFICATION

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS A SUBDIVISION OF ALL OF THE LANDS CONVEYED BY GROUP LAND, INC. A MARYLAND CORPORATION, TO DAVID E. HOPKINS AND ELIZABETH A. HOPKINS BY DEED DATED JULY 26, 1983 AND RECORDED IN THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER 1176 AT FOLIO 496 AND THAT ALL MONUMENTS ARE IN PLACE OR WILL BE IN PLACE PRIOR TO ACCEPTANCE OF THE STREETS IN THE SUBDIVISION BY HOWARD COUNTY AS SHOWN, IN ACCORDANCE WITH THE ANNOTATED CODE OF MARYLAND, AS AMENDED.

12/19/84
DATE
SHELDIA A. HOPKINS, P.L.S. NO. 146



NOTE:

THE PURPOSE OF THIS PLAT IS TO REVISE THE FRONT BUILDING SETBACK LINE, THE PRIVATE SEWERAGE EASEMENT LIMITS AND THE RESTRICTED VEHICULAR INGRESS AND EGRESS LIMITS.

OWNERS DEDICATION

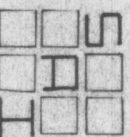
WE, DAVID HOPKINS AND ELIZABETH A. HOPKINS, OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY ADOPT THIS PLAN OF SUBDIVISION AND IN CONSIDERATION OF THE APPROVAL OF THIS FINAL PLAT BY THE OFFICE OF PLANNING AND ZONING, ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES AND GRANT UNTO HOWARD COUNTY, MARYLAND, ITS SUCCESSORS AND ASSIGNS, THE RIGHT TO LAY, CONSTRUCT AND MAINTAIN SEWER, DRAIN, WATER PIPES AND OTHER VEHICULAR UTILITIES, IN AND UNDER ALL ROADS AND STREET RIGHT OF WAYS AND THE SPECIFIC EASEMENT AREAS SHOWN HEREON; (2) THE RIGHT TO REQUIRE DECEDATION FOR PUBLIC USE THE BEDS OF THE STREETS AND/OR ROADS AND FLOODPLAIN, AND OPEN SPACE WHERE APPLICABLE, AND FOR GOOD AND OTHER VALUABLE CONSIDERATION, HEREBY GRANT THE RIGHT AND OPTION TO HOWARD COUNTY TO ACQUIRE THE EASEMENT, 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 OR ANY KIND SHALL BE ERECTED ON OR OVER THE SAID BASEMENTS AND RIGHT OF WAYS.

WITNESS OUR HANDS THIS 26 DAY OF Dec. 1984

12/19/84
DATE
DAVID E. HOPKINS, OWNER
12/19/84
DATE
ELIZABETH A. HOPKINS, OWNER
12/19/84
DATE
WITNESS

PAYNE TRACT

A RESUBDIVISION OF LOT 1, PAYNE TRACT
SITUATED ON WEST WATERVILLE ROAD
FOURTH ELECTION DISTRICT
HOWARD COUNTY, MARYLAND
SCALE: 1"=100'
DECEMBER 1984



SHELDIA ASSOCIATES, INC.
CONSULTING ENGINEERS
3104 SOUTH MAIN STREET
MT. AIRY, MD. 21771 (301) 829-2800

1984 DEC 21 AM 10:05
RECEIVED
DIV. OF LAND DEV.
AND ZONING ADMIN.

COORDINATE DATA		
STA.	NORTH	EAST
64	4296.030	4561.110
65	4312.320	4633.290
66	4356.690	4898.950
67	4515.830	5073.060
68	4525.820	5042.450
69	4721.000	4534.200

OWNERS:

DAVID E. HOPKINS
ELIZABETH A. HOPKINS
1402 CARROLL COURT
WOODBINE, MARYLAND
21797
795-9612

CURVE DATA

DT. 0.87 - 64.7065
RAD. 15 - 656.26'
ABC - 74.04'
Δ - 69.27'49"
TAN - 37.06'
CHD. BEG. - 5.77017' 10" W.
CHD. - 74.00'

AREA TABULATION

TOTAL NO. LOTS TO BE RECORDED 1
TOTAL AREA LOTS 132,422 ± OR 304 AC
TOTAL AREA ROADWAY TO BE RECORDED 0
TOTAL AREA SUBDIVISION 132,422 ± OR 304 AC
TO BE RECORDED

APPROVED: HOWARD COUNTY
OFFICE OF PLANNING AND
ZONING

1-9-85 *Donald H. Smith*
DIRECTOR

APPROVED: FOR PRIVATE WATER AND
PRIVATE SEWERAGE SYSTEMS

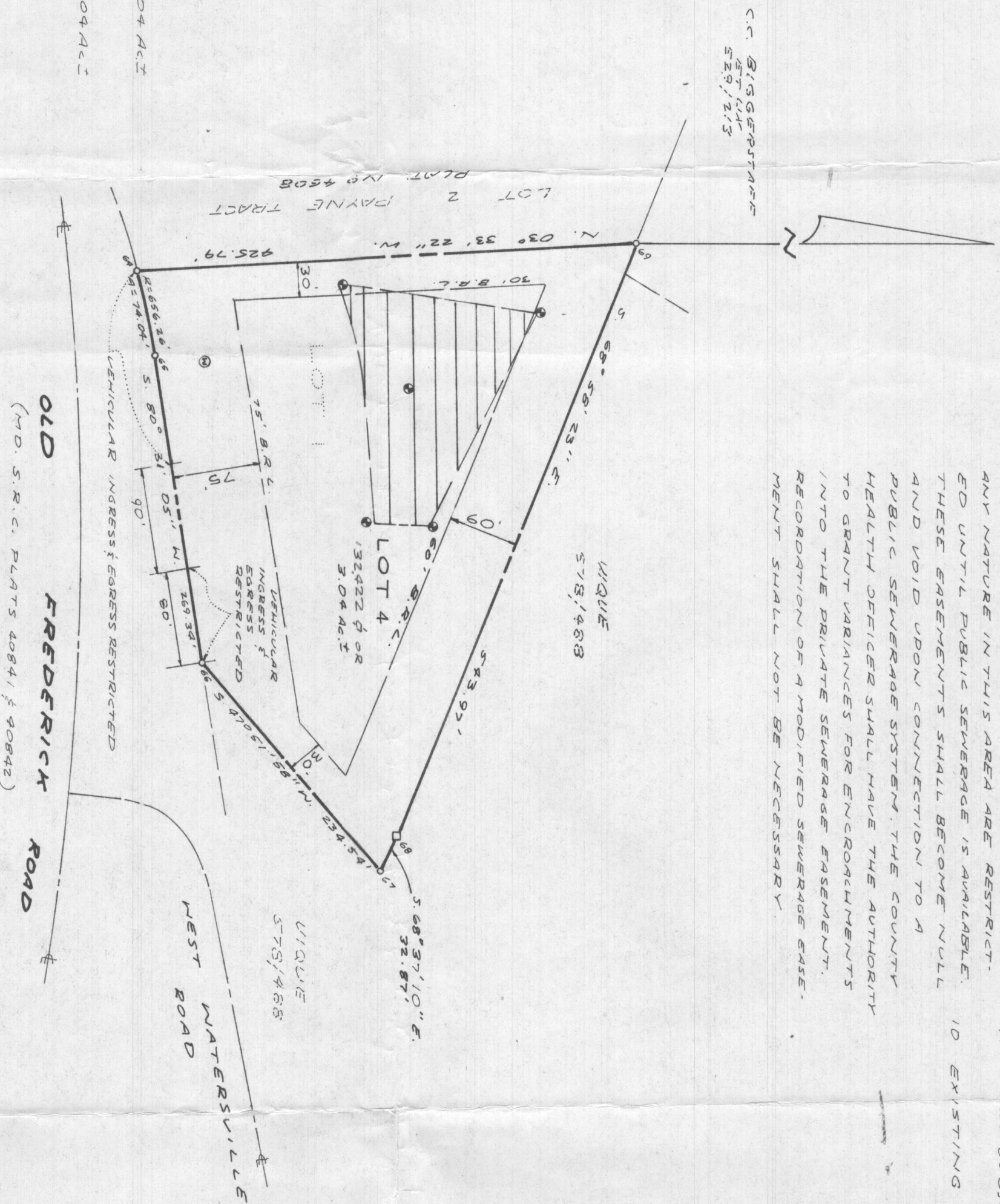
1-8-85 *Stephen G. Oliver*
DIRECTOR

APPROVED: FOR STORM DRAINAGE
SYSTEMS AND ROADS

1985 *David E. Hopkins*
OWNER

NOTES:

1. THE LOTS SHOWN HEREON COMPLY WITH THE MINIMUM OWNERSHIP WIDTH AND LOT AREA AS REQUIRED BY THE MARYLAND STATE DEPARTMENT OF HEALTH AND MENTAL HYGIENE REGULATIONS.
2. COORDINATES ARE BASED ON AN ASSUMED DATUM.
3. THIS AREA DESIGNATES A PRIVATE SEWERAGE EASEMENT OF 10000 SQUARE FEET AS REQUIRED BY THE MARYLAND STATE DEPARTMENT OF HEALTH AND MENTAL HYGIENE FOR INDIVIDUAL SEWERAGE DISPOSAL. IMPROVEMENTS OF ANY NATURE IN THIS AREA ARE RESTRICTED UNTIL PUBLIC SEWERAGE IS AVAILABLE. THESE EASEMENTS SHALL BECOME NULL AND VOID UPON CONNECTION TO A PUBLIC SEWERAGE SYSTEM. THE COUNTY HEALTH OFFICER SHALL HAVE THE AUTHORITY TO GRANT VARIANCES FOR ENCROACHMENTS INTO THE PRIVATE SEWERAGE EASEMENT. RECONSTRUCTION OF A MODIFIED SEWERAGE EASEMENT SHALL NOT BE NECESSARY.
4. B.R.L. REPRESENTS BUILDING RESTRICTION LINES.
5. D REPRESENTS CONCRETE MONUMENT.
6. PERCOLATION TEST HOLES SHOWN HEREON HAVE BEEN FIELD LOCATED AND SHOWN AS ①.
7. ① INDICATES EXISTING WELL.
8. SUBJECT PROPERTY IS ZONED "R" PER 10.3.77 COMPREHENSIVE ZONING PLAN.
9. PLAN SUBJECT TO VP-85-63.
10. EXISTING STRUCTURES ON LOT 4.



OWNERS DEDICATION

WE, DAVID E. HOPKINS AND ELIZABETH A. HOPKINS, OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY ADOPT THIS PLAN OF SUBDIVISION AND IN CONSIDERATION OF THE APPROVAL OF THIS FINAL PLAN BY THE OFFICE OF PLANNING AND ZONING, ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES AND GRANT TO HOWARD COUNTY, MARYLAND, ITS SUCCESSORS AND ASSIGNS, (1) THE RIGHT TO CONSTRUCT AND MAINTAIN SEWER DRAINAGE, WATER PIPES AND OTHER MUNICIPAL UTILITIES AND SERVICES, IN AND UNDER ALL ROADS AND STREET RIGHT OF WAYS AND THE SPECIFIC EASEMENT AREAS SHOWN HEREON; (2) THE RIGHT TO REQUIRE DEDICATION AND FOR PUBLIC USE THE BEDS OF THE STREETS AND/OR ROADS AND FLOOD PLAINS, 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 FLOOD PLAINS, 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 RIGHT OF WAYS.

WITNESS OUR HANDS THIS 20 DAY OF December 1984

12/20/84 *David E. Hopkins* OWNER
12/20/84 *Elizabeth A. Hopkins* OWNER
12/20/84 *David E. Hopkins* OWNER
12/20/84 *Elizabeth A. Hopkins* OWNER

SURVEYORS CERTIFICATION

I HEREBY CERTIFY THAT THE FINAL PLAN SHOWN HEREON IS CORRECT; THAT IT IS A SUBDIVISION OF ALL OF THE LANDS CONVEYED BY GROUP LAND, INC. A MARYLAND CORPORATION, TO DAVID E. HOPKINS AND ELIZABETH A. HOPKINS BY DEED DATED JULY 26, 1983 AND RECORDED IN THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER 1176 AT FOLIO 446 AND THAT ALL MONUMENTS ARE IN PLACE OR WILL BE IN PLACE PRIOR TO ACCEPTANCE OF THE STREETS IN THE SUBDIVISION BY HOWARD COUNTY AS SHOWN, IN ACCORDANCE WITH THE ANNOTATED CODE OF MARYLAND, AS AMENDED.

12/19/84 *Sheladia M. Smith*
DATE SURVEYOR'S NAME, P.L.S. NO. 186



NOTE:

THE PURPOSE OF THIS PLAN IS TO REVISE THE FRONT BUILDING SETBACK LINE, THE PRIVATE SEWERAGE EASEMENT LIMITS AND THE RESTRICTED VEHICULAR INGRESS AND EGRESS LIMITS.

RECORDED PLAT 6124
ON 1-10-85 AMONG THE LAND RECORDS OF
HOWARD COUNTY, MD.

FILE COPY

RESUBDIVISION OF LOT 1
PAYNE TRACT

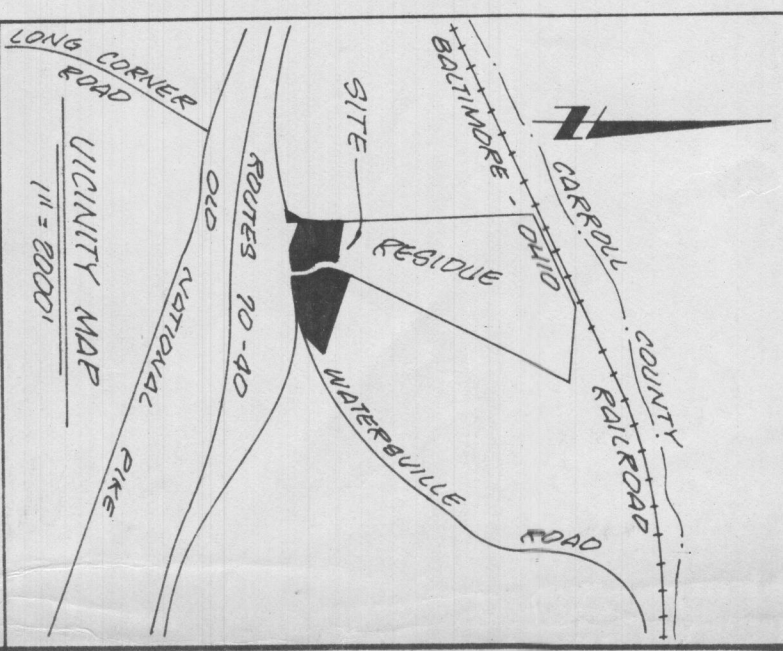
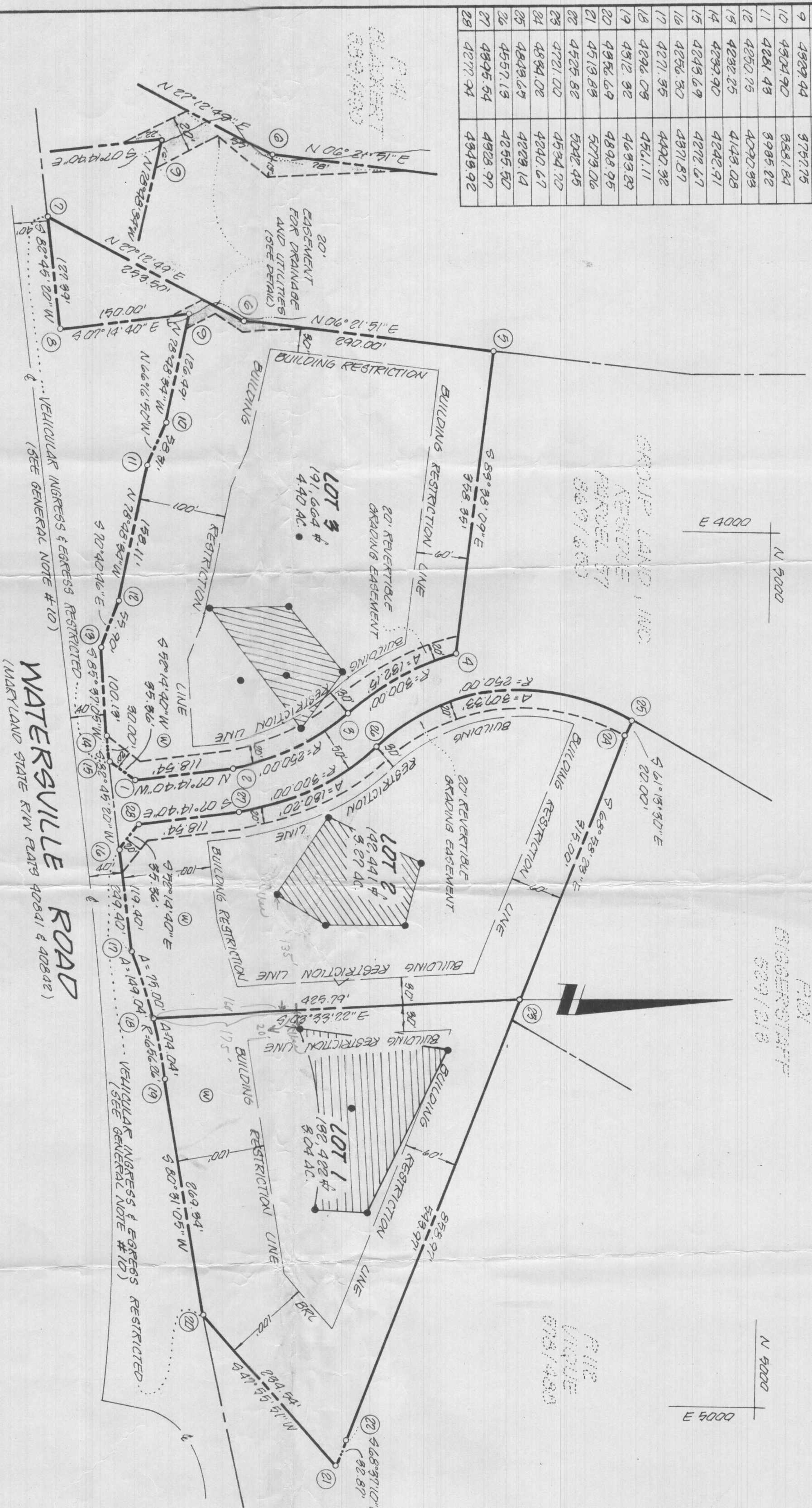
FOURTH ELECTION DISTRICT
HOWARD COUNTY, MARYLAND
DECEMBER 19, 1984

SHELODIA Associates, Inc. TAX MAP: 2
CONSULTING ENGINEERS
3104 SOUTH MAIN ST.
FREDERICK, MD 21701 (301) 820-8800 F.O. PRCEL. 222

F-85-83

JOB NO. 251-439

COORDINATES			CURVE DATA		
#	NORTH	EAST	#	RAD	Δ
1	4271.64	4294.32	2-3	250.00	94°24'57"
2	4289.24	4279.97	3-4	400.00	25°14'28"
3	4289.59	4215.14	4-5	456.00	26°32'53"
4	4288.50	4154.51	5-6	456.00	26°27'51"
5	4290.01	4124.37	6-7	456.00	26°27'51"
6	4290.01	4124.37	7-8	456.00	26°27'51"
7	4290.01	4124.37	8-9	456.00	26°27'51"
8	4290.01	4124.37	9-10	456.00	26°27'51"
9	4290.01	4124.37	10-11	456.00	26°27'51"
10	4290.01	4124.37	11-12	456.00	26°27'51"
11	4290.01	4124.37	12-13	456.00	26°27'51"
12	4290.01	4124.37	13-14	456.00	26°27'51"
13	4290.01	4124.37	14-15	456.00	26°27'51"
14	4290.01	4124.37	15-16	456.00	26°27'51"
15	4290.01	4124.37	16-17	456.00	26°27'51"
16	4290.01	4124.37	17-18	456.00	26°27'51"
17	4290.01	4124.37	18-19	456.00	26°27'51"
18	4290.01	4124.37	19-20	456.00	26°27'51"
19	4290.01	4124.37	20-21	456.00	26°27'51"
20	4290.01	4124.37	21-22	456.00	26°27'51"
21	4290.01	4124.37	22-23	456.00	26°27'51"
22	4290.01	4124.37	23-24	456.00	26°27'51"
23	4290.01	4124.37	24-25	456.00	26°27'51"
24	4290.01	4124.37	25-26	456.00	26°27'51"
25	4290.01	4124.37	26-27	456.00	26°27'51"
26	4290.01	4124.37	27-28	456.00	26°27'51"
27	4290.01	4124.37	28-29	456.00	26°27'51"
28	4290.01	4124.37	29-30	456.00	26°27'51"



GENERAL NOTES

1. PROPERTY CAN BE FOUND ON TAX MAPS 1 & 2
2. PROPERTY IS ZONED: R (8 ACRE - MIN.)
3. THIS PLAT IS SUBJECT TO U.P. 29-92
4. THE LOTS SHOWN HEREON CORRESPOND WITH THE MINIMUM OWNERSHIP WIDTH AND THE LOT AREA AS REQUIRED BY THE MARYLAND STATE DEPARTMENT OF HEALTH & MENTAL HYGIENE.
5. THIS AREA DESIGNATES A PRIVATE SEW-AGE EASEMENT OF APPROXIMATELY 10,000 # AS REQUIRED BY THE MARYLAND STATE DEPARTMENT OF HEALTH & MENTAL HYGIENE FOR INDIVIDUAL SEWAGE DISPOSAL IMPROVEMENTS OF ANY NATURE IN THIS AREA ARE PROHIBITED UNTIL PUBLIC SEWAGE IS AVAILABLE AND SERVING ANY RESIDENTIAL STRUCTURE CONSTRUCTED ON THESE BUILDING SITES. THIS EASEMENT SHALL BECOME NULL AND VOID UPON CONNECTION TO A PUBLIC SEWAGE SYSTEM. THESE BERTIC AREAS HAVE BEEN FIELD LOCATED.
6. THIS SYMBOL DESIGNATES A FIELD LOCATED WELL SITE.
7. PERCOLATION TEST HOLES SHOWN HEREON HAVE BEEN FIELD LOCATED AND SHOWN AS "P".
8. PERCOLATION AREAS AND WATERWELLS FOR ADJOINING LOTS WILL BE SHOWN WHERE PERTINENT.
9. COORDINATES SHOWN HEREON ARE ASSUMED TO BE VEHICULAR INTERSECTIONS IS RESTRICTED ALONG WATERSVILLE ROAD, EXCEPT AS INDICATED IN VARIANCE PETITION 29-92.
10. LOTS 2 & 3 shall temporarily gain access to Watersville Rd. until the future public road to the residue is constructed.

SEE ALSO VARIANCE PETITION 29-92

RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND ON 5-19-80 AS PLAT NO. 4608.

PAYNE TRACT

LOTS 1, 2 AND 3
A SUBDIVISION OF PART OF PARCEL 577
FOURTH ELECTION DISTRICT
HOWARD COUNTY, MARYLAND
DATE: 5-19-80

OWNER

GROUP LAND, INC.
% ROBERT PAYNE
14400 CHESTERFIELD ROAD
ROCKVILLE, MD 20853
301-871-8228



OWNER'S CERTIFICATE

WE, GROUP LAND, INC., A MARYLAND CORPORATION, BY ROBERT E. PAYNE, PRESIDENT AND BETTY R. PAYNE, SECRETARY, OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREIN, HEREBY ADOPT THIS PLAN OF SUBDIVISION, AND IN CONSIDERATION OF THE APPROVAL OF THIS PLAN BY THE OFFICE OF PLANNING AND ZONING OF HOWARD COUNTY, MARYLAND, ITS SUCCESSIONS AND ASSIGNS, (1) THE RIGHT TO LAY, CONSTRUCT & MAINTAIN SEWERS, DRAINS, WATER LINES & OTHER MANHOLE UTILITIES & AND SERVICES IN & UNDER ALL LOTS & STREET RIGHT-OF-WAYS & THE SPECIFIC EASEMENT SHOWN HEREON, (2) THE RIGHT TO REQUIRE RELOCATION FOR PUBLIC USE THE BEDS OF THE STREETS AND CAR RAMP AND FLOODPLAIN & OPEN SPACE WHERE APPLICABLE & FOR ROAD & OTHER UTILITIES CONSTRUCTION HEREBY GRANT THE RIGHT & OPTION TO HOWARD COUNTY TO ACQUIRE THE FEE SIMPLE TITLE TO THE BEDS OF THE STREET AND/OR RAMP AND FLOODPLAIN, STORM DRAINAGE UTILITIES & OPEN SPACE WHERE APPLICABLE, (3) THE RIGHT TO REQUIRE RELOCATION OF UTILITIES & EASEMENTS FOR THE SPECIFIC PURPOSE OF THEIR CONSTRUCTION, REPAIR & MAINTENANCE, AND (4) THAT NO BUILDING OR SIMILAR STRUCTURE OF ANY KIND SHALL BE ERECTED ON OR OVER THE SAID EASEMENTS AND RIGHTS-OF-WAYS, WHETHER OR HANDS THIS DAY OF MARCH 1980.

ROBERT E. PAYNE, PRESIDENT
BETTY R. PAYNE, SECRETARY
GROUP LAND, INC.

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT, THAT IT IS A SUBDIVISION OF PART OF THAT LAND CONVEYED BY VIRGINIA IRVINE REED AND DANIELINE A. DENKINS, CO-PERSONAL REPRESENTATIVES OF THE ESTATE OF JOHN FRANK REED, JR., TO GROUP LAND, INC., TRUSTEE BY DEED DATED FEBRUARY 13, 1978, AND RECORDED IN THE LAND RECORDS OF HOWARD COUNTY, IN LIBER 869 FOLIO 650; AND THAT ALL INSTRUMENTS WILL BE PLACED AS SHOWN, IN ACCORDANCE WITH THE ANNOTATED CODE OF MARYLAND, AS AMENDED.

JEFFERSON D. L. RAICE - NO. 8815 # 5216
DATE: 3-19-80

AREA TABULATION DATA

NUMBER OF LOTS TO BE RECORDED = 3
LOT 1 = 132.422 # OR 3.04 ACRES
LOT 2 = 142.441 # OR 3.27 ACRES
LOT 3 = 131.664 # OR 3.04 ACRES
TOTAL AREA OF LOTS 1, 2 & 3 = 406.527 # OR 10.71 ACRES
(RESIDUE OF PARCEL 577 NOT RECORDED, PER APPROVED U.P. 29-92)
TOTAL AREA OF RIGHTS-OF-WAY AND/OR EASEMENTS RECORDED = 0 #
TOTAL AREA OF RECORDED = 406.527 # OR 10.71 ACRES

APPROVED: HOWARD COUNTY DEPARTMENT FOR PRIVATE WATER & PRIVATE SEWAGE SYSTEMS

COUNTY HEALTH OFFICER
DATE: 5-12-80

APPROVED: HOWARD COUNTY OFFICE OF PLANNING AND ZONING

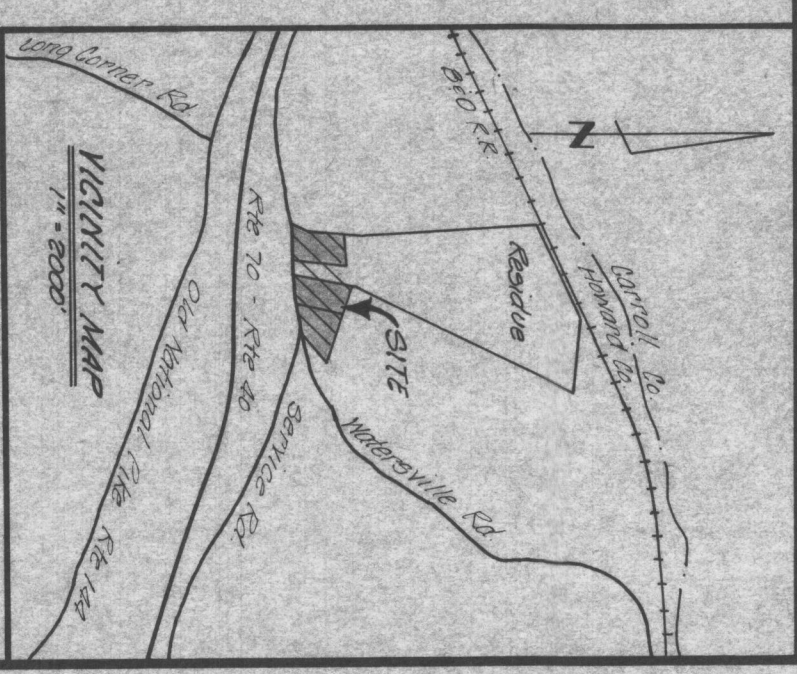
DATE: 5-16-80

APPROVED: HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS FOR STORM DRAINAGE SYSTEMS AND PUBLIC ROADS

DIRECTOR
DATE: 5-14-80

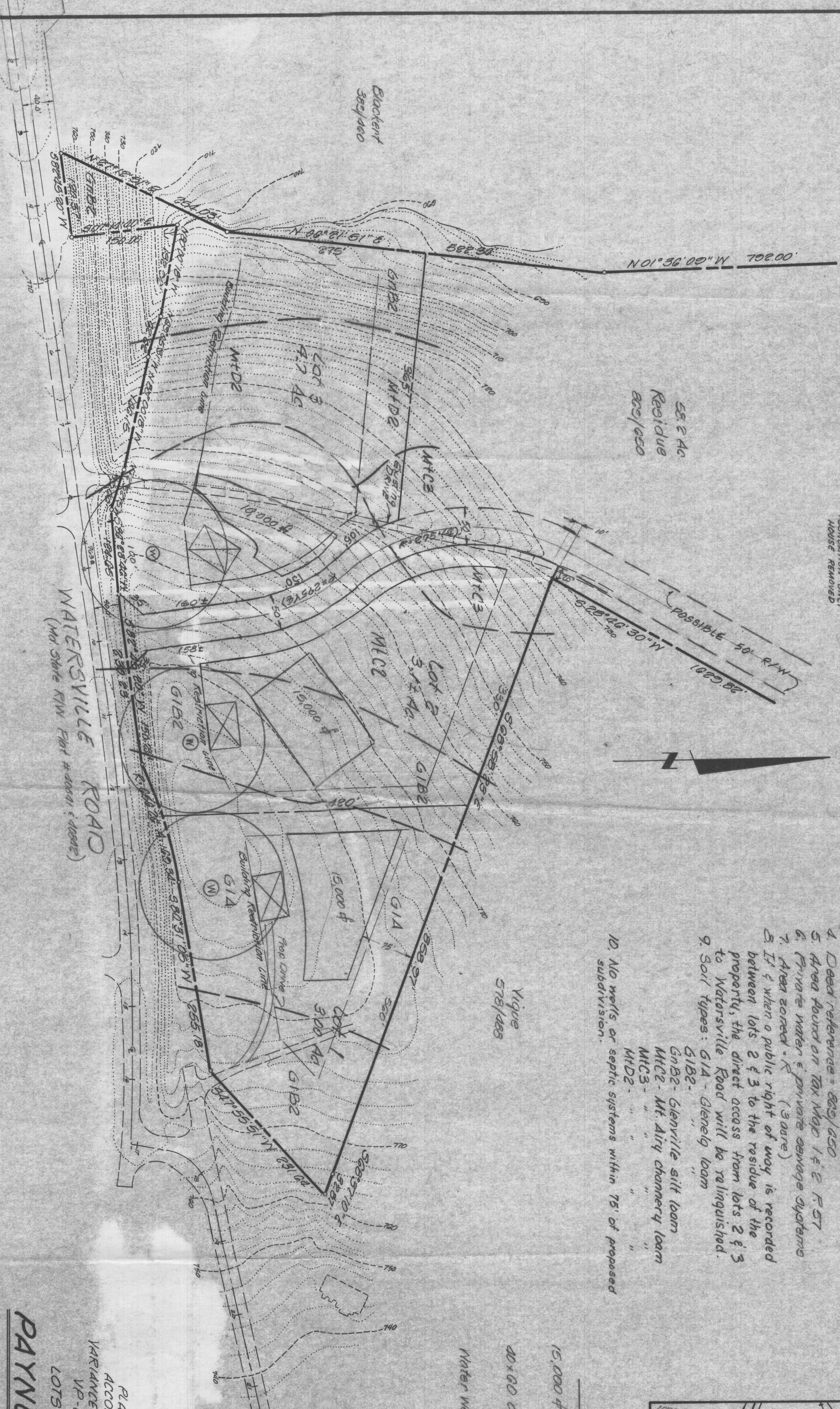
GENERAL NOTES

1. Total area of property = 67.52 Ac.
2. No. of lots = 3 (3+10000) + Residue
3. Area of lots = 5.34 acres
4. Deed reference = 863/650
5. Area found on Tax Map 1 & 2 P. 57
6. Private water & private sewage systems
7. Area zoned - R (3000)
8. If a public right of way is recorded between lots 2 & 3 to the residue of the property, the direct access from lots 2 & 3 to Watersville Road will be relinquished.
9. Soil types: G1A - Glenelg loam
G1B2 -
G1B2 - Glenelg silt loam
MHC2 - Mt. Airy channery loam
MHC3 -
MHD2 -
10. No wells or septic systems within 75' of proposed subdivision.



KEY

- 15,000 sq ft septic area (file)
- 40x60 dwelling
- Water well w/100' radius



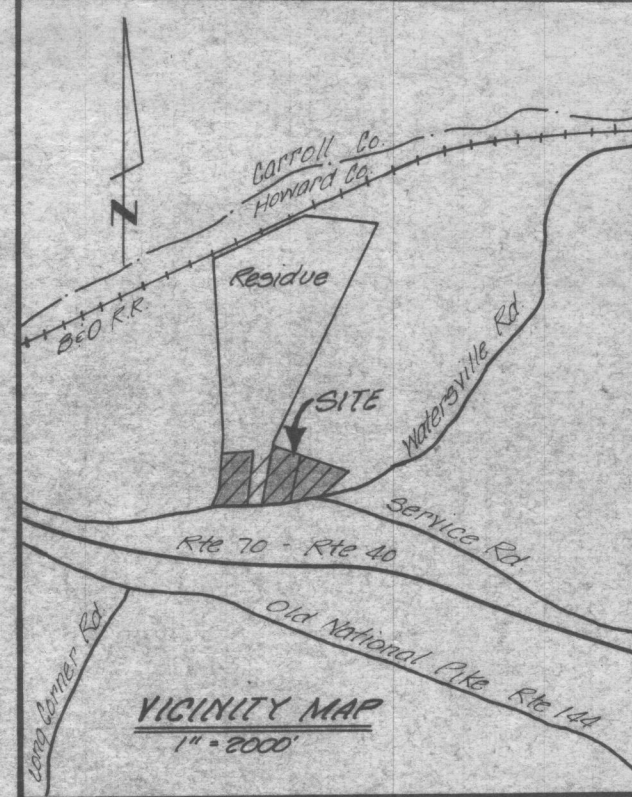
PAYNE TRACT

Electron District No.
Howard County, Md.
May 1975
Scale: 1" = 100'

APPROVED: Howard County Health Department for private water & private sewage systems		OWNER'S CERTIFICATE		SURVEYOR'S CERTIFICATE	
County Health Officer	Date				
APPROVED: Howard County Office of Planning & Zoning	Date				
Director	Date				
APPROVED: Howard County Department of Public Works	Date				
Director	Date				
Lots 2 & 3 revised 10-17-79 MLS					
		PLAT TO ACCOMPANY VARIANCE APPLICATION VP-75-32		LOT 1 thru 3	
		GROUP LAND, INC.		DEVELOPMENT CONSULTANTS GROUP, INC.	
		Long Reach Village Center Suite 235 Columbia, Md. 21045 301-598-3511		OWNER	
		Group Land, Inc.		96 Robert Taylor 14420 Chestersfield Rd. Rockville, Md. 20853 301-871-8228	

GENERAL NOTES

1. Total area of property = 87.58 Ac.
2. No. of lots = 3 (3+acres) + Residue
3. Area of lots = 2.34 acres
4. Deed reference = 863/650
5. Area found on Tax Map 1 & 2 P. 57
6. Private water & private sewage systems
7. Area zoned - R (3 acre)
8. If & when a public right of way is recorded between lots 2 & 3 to the residue of the property, the direct access from lots 2 & 3 to Watersville Road will be relinquished.
9. Soil types: G1A - Glenelg loam
G1B2 - " " " "
G1B2 - Glenville silt loam
M1C2 - Mt. Airy channery loam
M1C3 - " " " "
M1D2 - " " " "
10. No wells or septic systems within 75' of proposed subdivision.



KEY

- 15,000 $\pm$ septic area (file)
- 40x60 dwelling
- Water well w/ 100' radius

Blackent
585/400

58.2 Ac
Residue
860/650

Vigue
578/488

WATERSVILLE ROAD
(Md. State R/W Plat # 40891 & 40892)

PLAT TO
ACCOMPANY
VARIANCE APPLICATION
VP-79-92

LOTS 1 THRU 3

PAYNE TRACT

Election District No.
Howard County, Md.
May 1979 Scale: 1" = 100'

APPROVED: Howard County Health Department for
private water & private sewage systems

County Health Officer _____ Date _____

APPROVED: Howard County Office of Planning & Zoning

Director _____ Date _____

APPROVED: Howard County Department of Public Works

Director _____ Date _____

OWNER'S CERTIFICATE

SURVEYOR'S CERTIFICATE

SURVEYOR

Development Consultants Group, Inc.

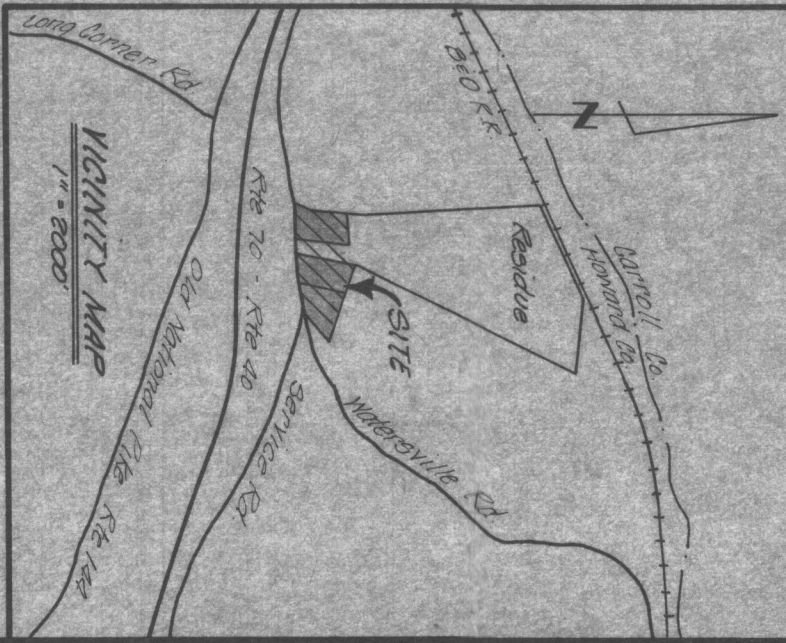
Long Reach Village Center
Suite 235 Columbia, Md. 21045
301-596-3511

OWNER

Groundland, Inc.
c/o Robert Payne

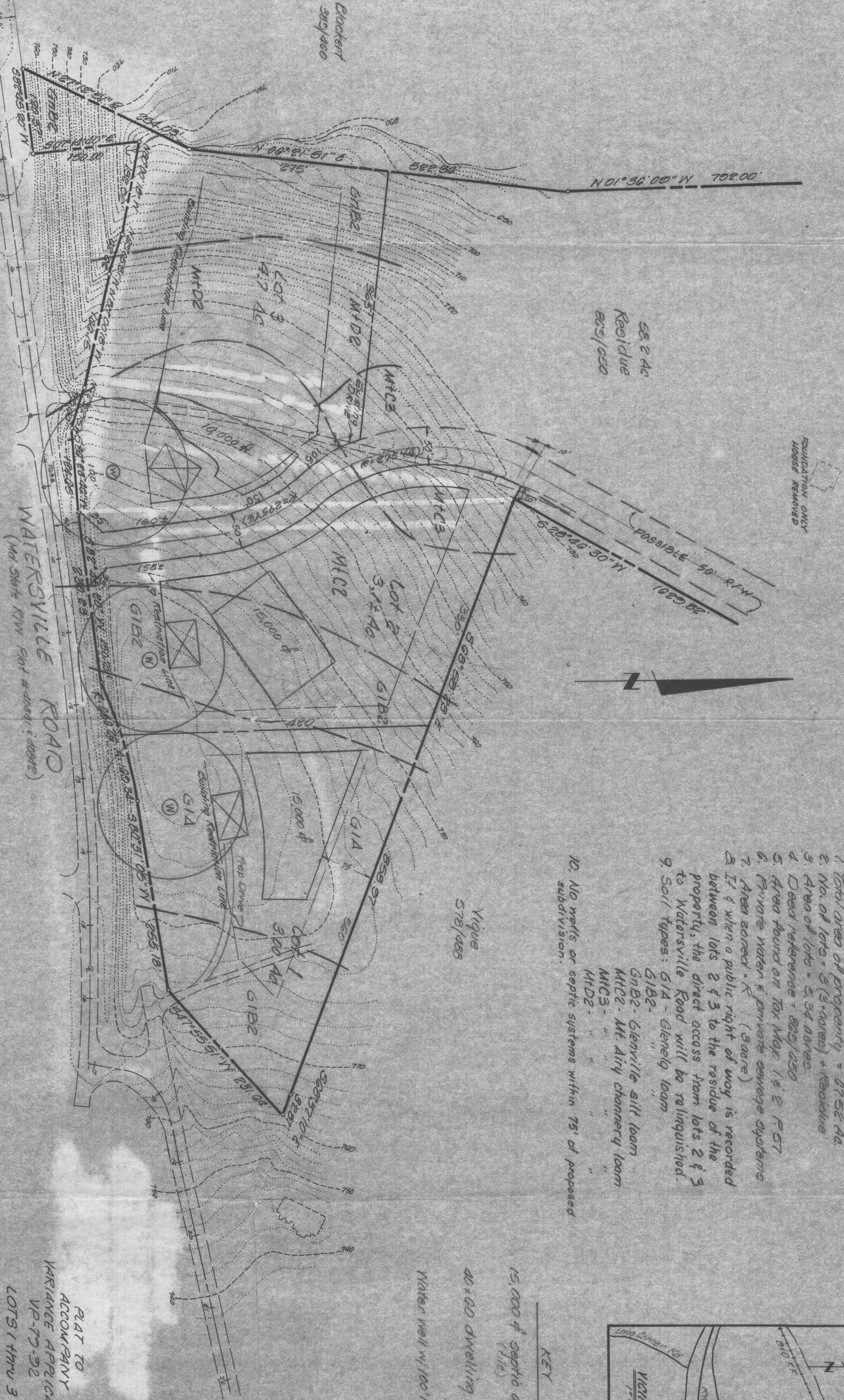
GENERAL NOTES

1. Total area of property = 67.56 Ac.
2. No. of lots = 3 (3+0.00) + Residue
3. Area of lots = 5.34 acres
4. Dead reference = 825/050
5. Area found on Tax Map 15'E R57
6. Private water & private sewage systems
7. Area zoned "R" (3.00 ac)
8. If & when a public right of way is recorded between lots 2 & 3 to the residue of the property, the direct access from lots 2 & 3 to Watersville Road will be relinquished.
9. Soil types: G1A - Glenelg loam
G1B2 -
G1B2 - Glenelg silt loam
M1C2 - Mt. Airy channery loam
M1C3 - "
M1D2 - "
M1D2 - "
M1D2 - "
10. No wells or septic systems within 75' of proposed subdivision.



KEY

- 15,000 ft² Septic area (file)
- 40x60 dwelling
- Water well w/ 100' radius



PAYNE TRACT

Election District No.
Howard County, Md.
May 1975 Scale: 1"=100'

PLAT TO
ACCOMPLISH
VARIANCE APPLICATION
VP-75-52
LOTS 1 thru 3

VOID
3/21/80
Dec.
revised

APPROVED: Howard County Health Department for
private water & private sewage systems

County Health Officer

Date

APPROVED: Howard County Office of Planning & Zoning

Director

Date

APPROVED: Howard County Department of Public Works

Director

Date

OWNER'S CERTIFICATE

SURVEYOR'S CERTIFICATE

SURVEYOR

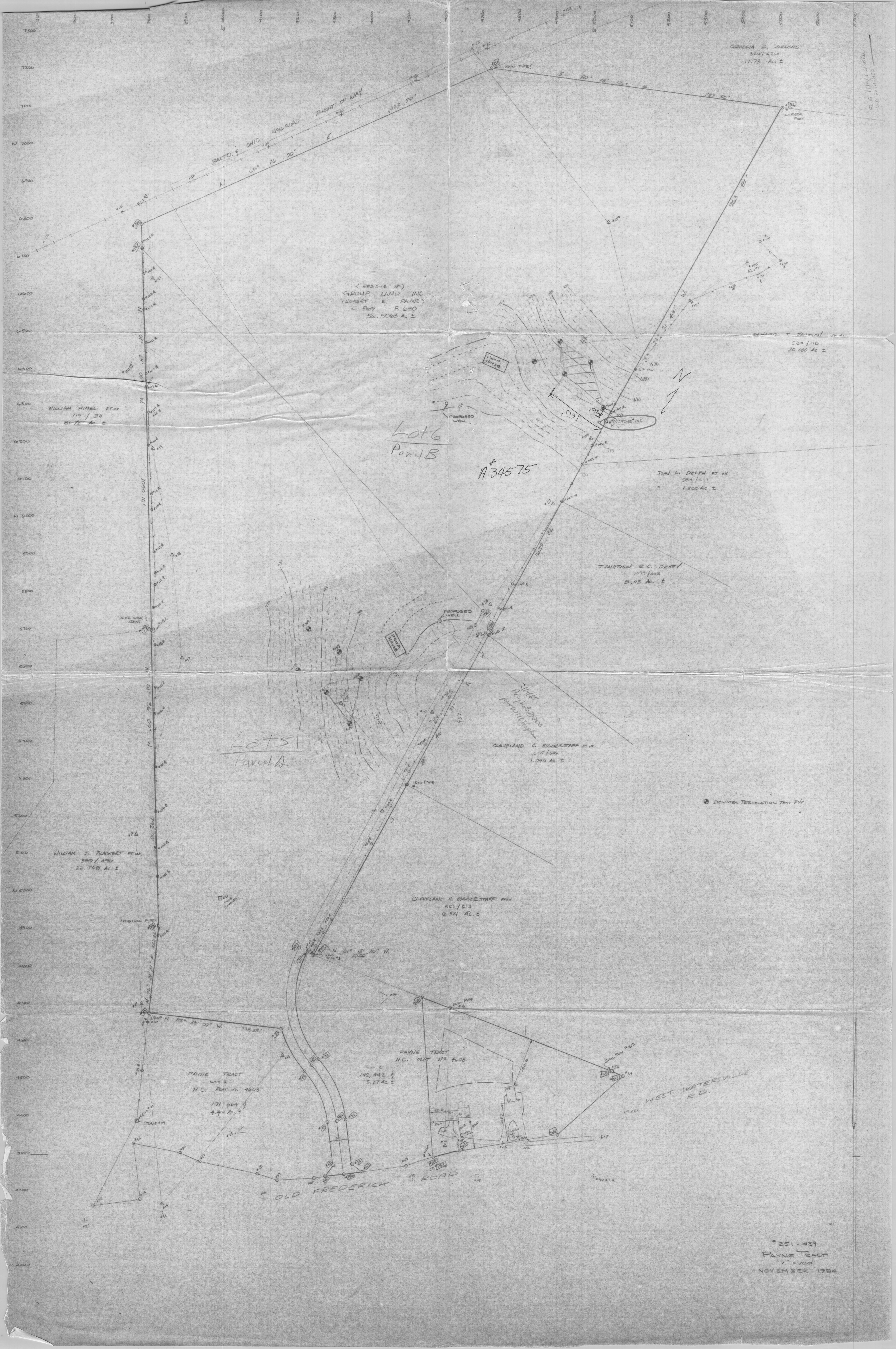
Development
Consultants
Group, Inc.

Camp Ritchie Village Center
Suite 235 Columbia, Md. 21045
301-598-3511

OWNER

Group, Inc.
Camp Ritchie Village Center
Suite 235 Columbia, Md. 21045
301-598-3511

Lots 2 & 3 revised 10-17-79 MLS



CORDELLA E. COLLIER
32.5 / 42.0
17.73 AC ±

(RESIDUE OF)
GROUP LAND INC.
(ROBERT E. PAYNE)
L. 809 F. 600
56.5063 AC ±

WILLIAM HIMEL ETUX
719 / 511
81.75 AC ±

Lot 6
Parcel B

A 34575

JOHN L. DELPH ET UX
584 / 217
7.800 AC ±

JONATHAN E. C. DIXON
1077 / 1000
5.113 AC ±

Lot 5
Parcel A

CLEVELAND C. BIGGERSTAFF ET UX
124 / 504
7.090 AC ±

WILLIAM J. BUCKERT ET UX
389 / 470
22.708 AC ±

CLEVELAND C. BIGGERSTAFF ET UX
507 / 213
16.521 AC ±

PAYNE TRACT
LOT 2
H.C. PLAT NO. 4608
191,664 S
4.70 AC ±

PAYNE TRACT
H.C. PLAT NO. 4608
LOT 1
142,442 S
5.27 AC ±

WEST WATERVILLE
RD.

OLD FREDERICK
RD.

* 251-439
PAYNE TRACT
1" = 100'
NOVEMBER 1984