

Real Property Data Search

Search Result for HOWARD COUNTY

View Map		View GroundRent Redemption				View GroundRent Registration			
Tax Exempt:		Special Tax Recapture:							
Exempt Class:		NONE							
Account Identifier:		District - 04 Account Number - 340477							
Owner Information									
Owner Name:		BARNARD DAYTON B JR BARNARD GERALDINE S				Use: Principal Residence:		RESIDENTIAL YES	
Mailing Address:		17600 OLD FREDERICK RD MOUNT AIRY MD 21771-3608				Deed Reference:		/01306/ 00721	
Location & Structure Information									
Premises Address:		17600 OLD FREDERICK RD MT AIRY 21771-0000				Legal Description:		LOT 3 4.400A 17600 OLD FREDERICK RD PAYNE TRACT	
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section:	Block:	Lot:	Assessment Year:	Plat No: Plat Ref:
0002	0013	0222		1001			3	2020	
Special Tax Areas:				Town:		NONE			
				Ad Valorem:		100			
				Tax Class:					
Primary Structure Built		Above Grade Living Area		Finished Basement Area		Property Land Area		County Use	
1984		2,471 SF				4.4000 AC			
Stories	Basement	Type	Exterior	Full/Half Bath	Garage	Last Major Renovation			
2	NO	SPLIT LEVEL	BRICK	2 full/ 1 half	1Att/1Det				
Value Information									
		Base Value		Value		Phase-in Assessments			
				As of		As of		As of	
				01/01/2017		07/01/2019		07/01/2020	
Land:		210,500		210,500					
Improvements		169,300		169,300					
Total:		379,800		379,800		379,800			
Preferential Land:		0							
Transfer Information									
Seller: GROUP LAND INC				Date: 12/03/1984		Price: \$30,000			
Type: ARMS LENGTH IMPROVED				Deed1: /01306/ 00721		Deed2:			
Seller:				Date:		Price:			
Type:				Deed1:		Deed2:			
Seller:				Date:		Price:			
Type:				Deed1:		Deed2:			
Exemption Information									
Partial Exempt Assessments:		Class		07/01/2019		07/01/2020			
County:		000		0.00					
State:		000		0.00					

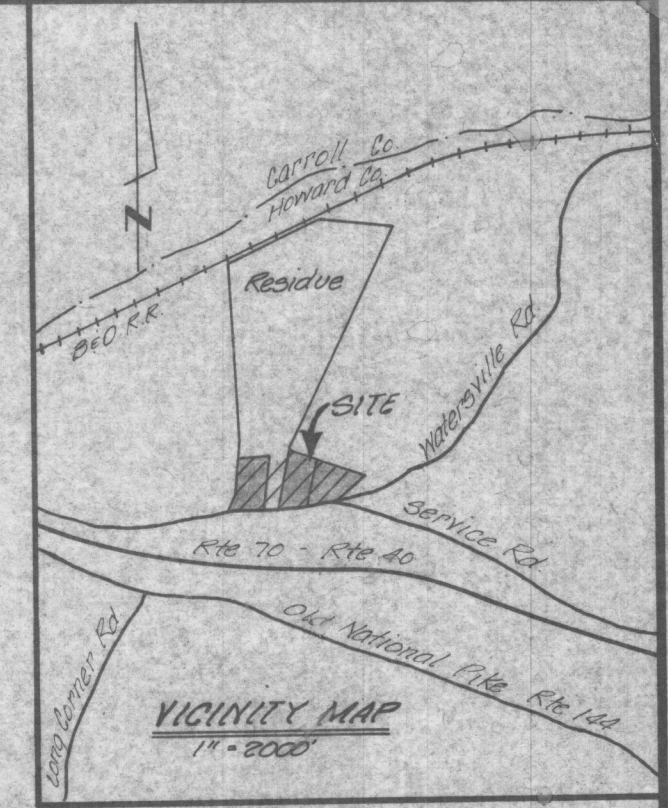
5-1-80

FOUNDATION ONLY
HOUSE REMOVED

58.2 Ac
Residue
865/650

GENERAL NOTES

1. Total area of property - 87.52 Ac.
2. No. of lots - 3 (3.34 acres) + Residue
3. Area of lots - 3.34 acres
4. Deed reference - 865/650
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 - "
GnB2 - Glenville silt loam
MtC2 - Mt. Airy channery loam
MtC3 - "
MtD2 - "
10. No wells or septic systems within 75' of proposed subdivision.



KEY

- 10,000 $\pm$ septic area (file)
- 40x60 dwelling
- Water well w/ 100' radius

Blackent
382/460

Vique
578/488

PERC-TEST LOCATIONS

VP-72-92
LOTS 1 THRU 3

PAYNE TRACT

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

(On 3/21/80 see revised plat)
3/12/80
3/13/80 M. Hain in office
(Hold for revision)
3/13/80 Hold see front of folder C.B.D.
Called P.M.
Hold #2 C.B.D.
Hold #3 for J. Stager C.B.D.

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

I, HEREBY CERTIFY THAT THE LOCATIONS OF THE PERCOLATION TESTS SHOWN HEREON ARE CORRECT AND WERE LOCATED ACCURATELY IN THE FIELD.

JEFFERSON D. LAWRENCE
P.R.L.S. #5216

2-20-80
DATE

SURVEYOR

Development Consultants Group, Inc.
Long Reach Village Center
Suite 235 Columbia, Md. 21045
401-520-3511

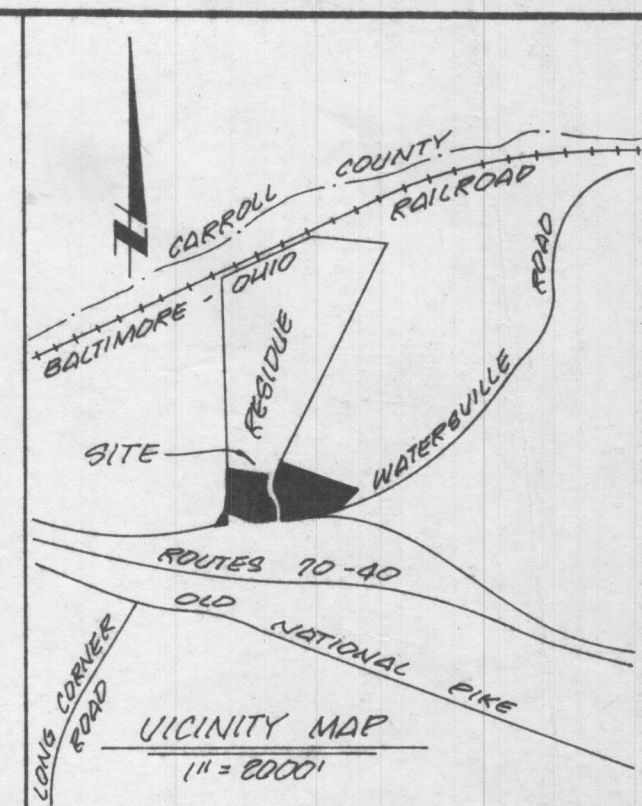
OWNER

Group Land, Inc.
46 Robert R. Taylor
14420 Chesterfield Rd.
Rockville, Md 20853
301-871-8228

Lots 2 & 3 revised 10-17-79 MLS

COORDINATES		
#	NORTH	EAST
1	4271.64	4294.92
2	4289.24	4279.97
3	4289.89	4218.14
4	4298.50	4154.51
5	4278.22	3798.97
6	4290.01	3766.22
7	4164.97	3650.90
8	4180.64	3776.66
9	4229.44	3797.75
10	4204.90	3231.84
11	4281.43	3995.22
12	4250.75	4090.93
13	4222.25	4143.03
14	4229.90	4242.91
15	4249.69	4272.67
16	4256.30	4371.37
17	4271.95	4440.92
18	4296.08	4561.11
19	4312.92	4693.29
20	4356.69	4898.95
21	4513.89	5079.06
22	4529.82	5042.45
23	4721.00	4594.70
24	4894.02	4240.67
25	4849.67	4223.14
26	4557.13	4295.50
27	4895.54	4823.97
28	4277.94	4949.92

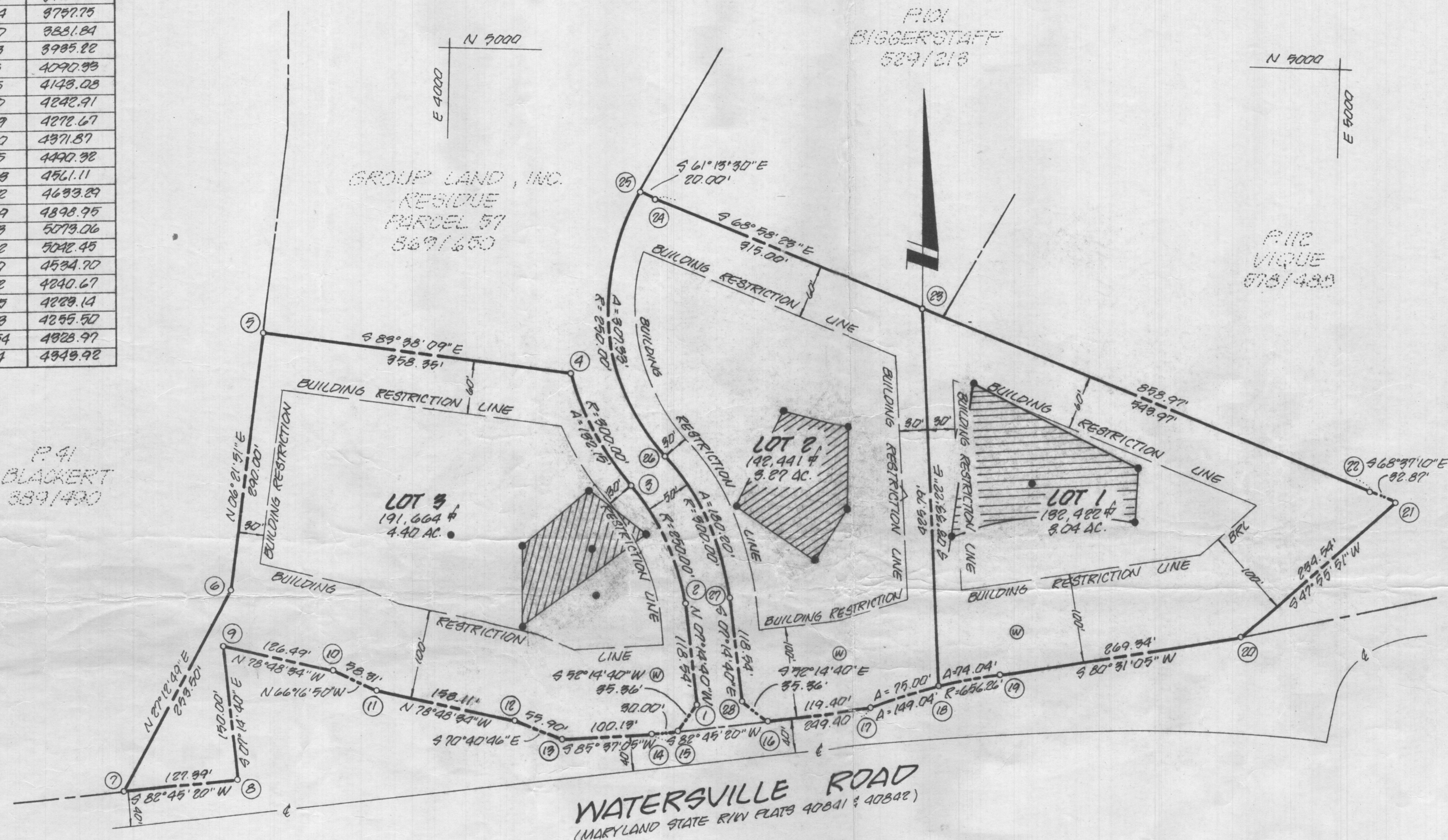
CURVE DATA							
#	RAD	Δ	ARC	TAN	CHD BEAR	DIST	
2-3	250.00	34°24'57"	150.17	77.49	S 24°27'09"E	147.92	
3-4	300.00	25°14'23"	132.15	67.17	S 29°02'26"E	191.09	
17-18	456.00	76°32'53"	75.00	37.54	S 70°46'46"W	74.96	
18-19	456.00	06°27'51"	74.04	37.26	S 77°17'12"W	74.00	
17-19	456.00	19°00'44"	149.04	74.81	N 74°00'49"E	148.72	
25-26	250.00	70°26'08"	307.33	176.47	S 06°26'34"E	258.34	
26-27	300.00	34°24'57"	100.20	92.91	S 24°27'09"E	177.51	



GENERAL NOTES

- PROPERTY CAN BE FOUND ON TAX MAPS 1 & 2
- PROPERTY IS ZONED: R (3 ACRE - MIN.)
- COORDINATES SHOWN HEREON ARE ASSUMED
- THIS PLAT IS PRECEDED BY U.P. 79-92
- THE LOTS SHOWN HEREON COMPLY WITH THE MINIMUM OWNERSHIP WIDTH AND THE LOT AREA AS REQUIRED BY THE MARYLAND STATE DEPARTMENT OF HEALTH & MENTAL HYGIENE.
- THIS AREA DESIGNATES A PRIVATE SEWAGE 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 SERVICING ANY RESIDENTIAL STRUCTURE CONSTRUCTED ON THESE BUILDING SITES. THIS EASEMENT SHALL BECOME NULL AND VOID UPON CONNECTION TO A PUBLIC SEWAGE SYSTEM. THESE SEPTIC AREAS HAVE BEEN FIELD LOCATED.
- THIS SYMBOL DESIGNATES A FIELD LOCATED WELL SITE.
- PERCOLATION TEST HOLES SHOWN HEREON HAVE BEEN FIELD LOCATED AND SHOWN AS "•"
- PERCOLATION AREAS AND WATERWELLS FOR ADJOINING LOTS WILL BE SHOWN WHERE PERTINENT.

P.41
BLACKERT
389/430



AREA TABULATION

#	SQ FT	ACRES
1	192,422	3.04
2	142,441	3.27
3	191,664	4.40
T	466,527	10.71

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

COUNTY HEALTH OFFICER _____ DATE _____

APPROVED: HOWARD COUNTY OFFICE OF PLANNING
AND ZONING.

DIRECTOR _____ DATE _____

APPROVED: HOWARD COUNTY DEPARTMENT OF
PUBLIC WORKS, FOR PRIVATE WATER, PRIVATE SEW-
ERAGE, STORM DRAINAGE SYSTEMS & PUBLIC ROADS.

DIRECTOR _____ DATE _____

OWNER'S CERTIFICATE

WE, GROUP LAND, INC., A MARYLAND CORPORATION BY ROBERT PAYNE, PRESIDENT, AND BETTY P. PAYNE, SECRETARY, OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY ADOPT THIS PLAN OF SUBDIVISION, AND IN CONSIDERATION OF THE APPROVAL OF THIS PLAT BY THE OFFICE OF PLANNING AND ZONING OF HOWARD COUNTY, ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES. ALL EASEMENTS AND/OR RIGHTS OF WAY AFFECTING THE PROPERTY ARE INCLUDED IN THIS PLAN OF SUBDIVISION.

WITNESS OUR HANDS THIS 19th DAY OF March 1980.

Robert E. Payne GROUP LAND, INC. TRUSTEE
ROBERT PAYNE, PRESIDENT BETTY P. PAYNE, SECRETARY

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 IRENE REED AND CATHERINE A. JENKINS, CO-PERSONAL REPRESENTATIVES OF THE ESTATE OF JOHN FRANK RENN, 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 MONUMENTS WILL BE PLACED AS SHOWN, IN ACCORDANCE WITH THE ANNOTATED CODE OF MARYLAND, AS AMENDED.

Jefferson D. Lawrence - MD.E.S.L.S. #5216
DATE 3-19-80

RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND ON _____ AS PLAT NO. _____

PAYNE TRACT

LOTS 1, 2 AND 3
A SUBDIVISION OF PART OF PARCEL 57
FOURTH ELECTION DISTRICT
HOWARD COUNTY, MARYLAND
SCALE: 1"=100' DATE: MARCH 3, 1980

OWNER

GROUP LAND, INC.
% ROBERT PAYNE
14420 CHESTERFIELD ROAD
ROCKVILLE, MD. 20853
301-871-8228

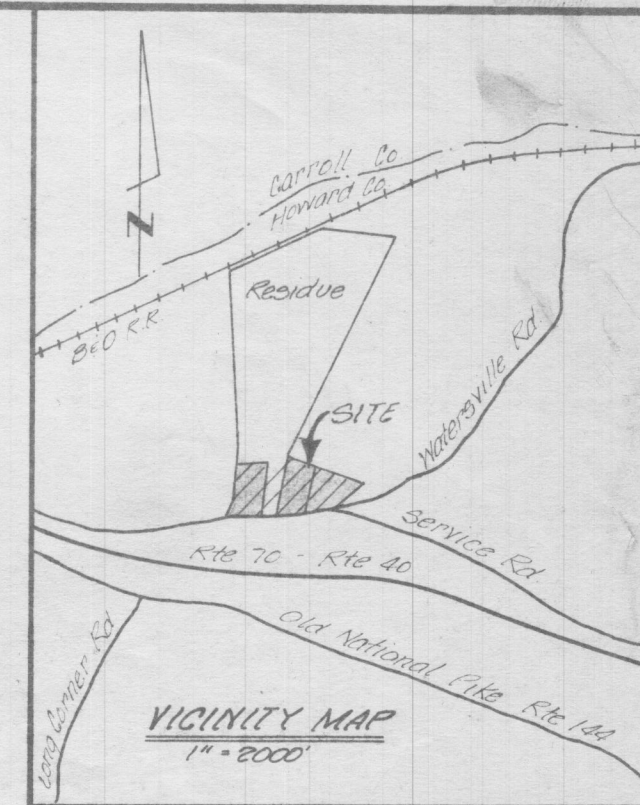


LONG REACH VILLAGE CENTER
SUITE 295, COLUMBIA, MD. 21045
301-876-3311

GENERAL NOTES

1. Total area of property = 87.52 Ac
2. No. of lots = 3 (2-acres) + Residue
3. Area of lots = 2.34 acres
4. Deed reference = 805/650
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.

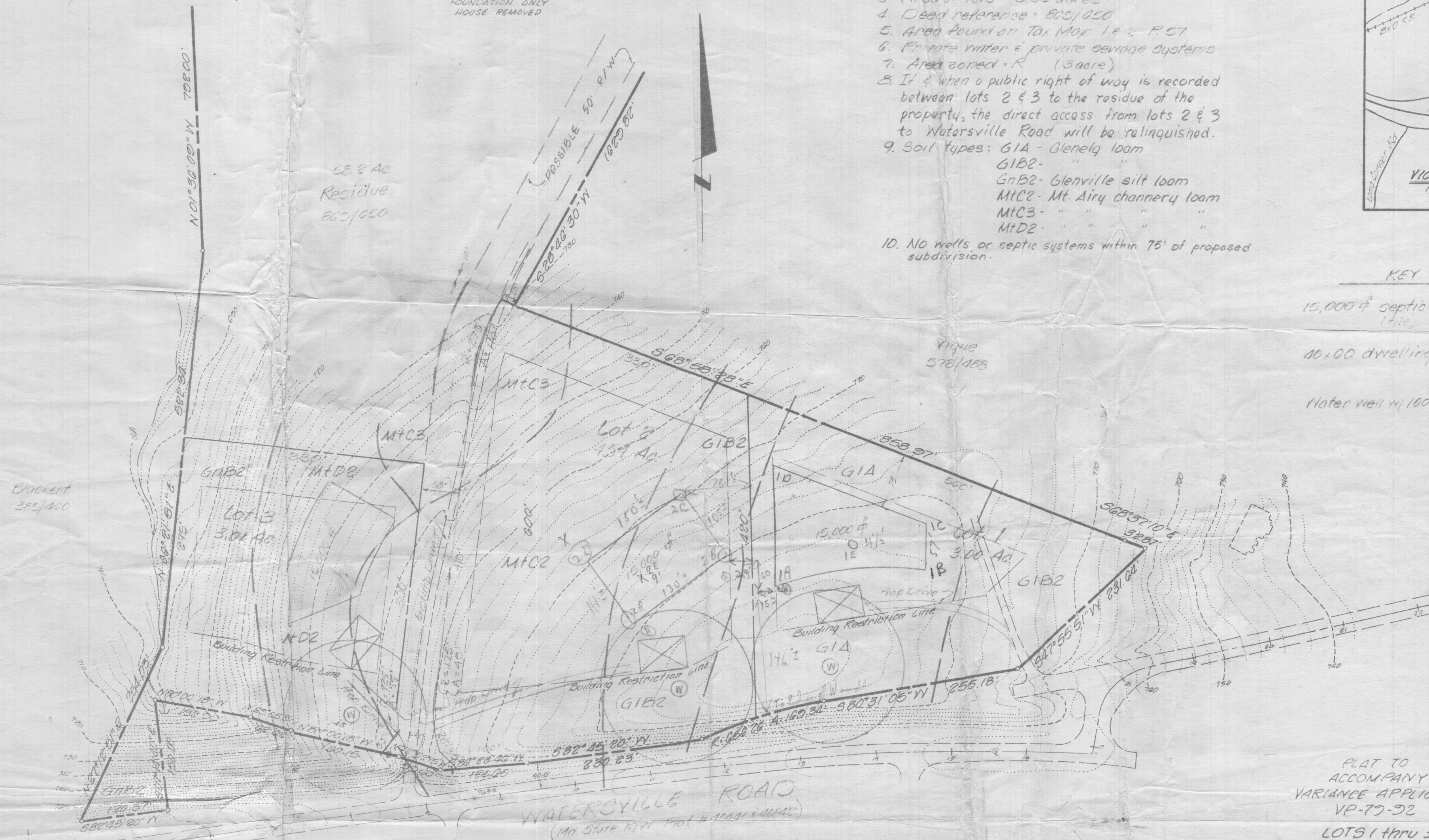


KEY

15,000 $\pm$ septic area (ft²)

40x60 dwelling

Water well w/ 100' radius



PLAT TO
ACCOMPANY
VARIANCE APPLICATION
VP-77-92

LOTS 1 thru 3

PAYNE TRACT

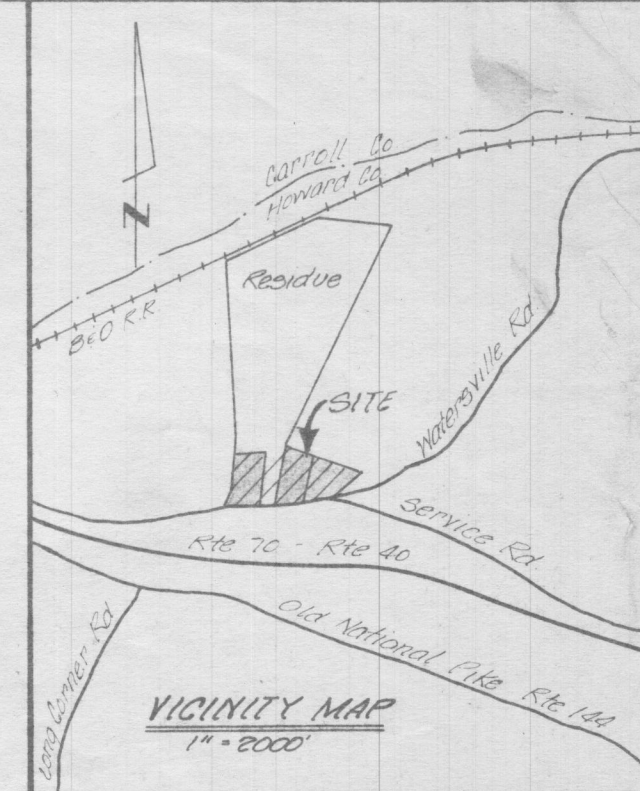
Election District No.
Howard County, Md.
May 1973 Scale: 1" = 100'

APPROVED Howard County Health Department for private water & private sewage systems County Health Officer _____ Date _____	OWNER'S CERTIFICATE	SURVEYOR'S CERTIFICATE	SURVEYOR
APPROVED Howard County Office of Planning & Zoning Director _____ Date _____	(Lots in wood)		Development Consultants Group, Inc. Long Reach Village Center Suite 235 Columbia, Md. 21045 301-598-3511
APPROVED Howard County Department of Public Works Director _____ Date _____			OWNER Group Land Inc. % Robert Payne

GENERAL NOTES

1. Total area of property = 87.58 Ac
2. No. of lots = 3 (3.0 acres) + Residue
3. Area of lots = 9.34 acres
4. Deed reference = 805/650
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 - " " " "
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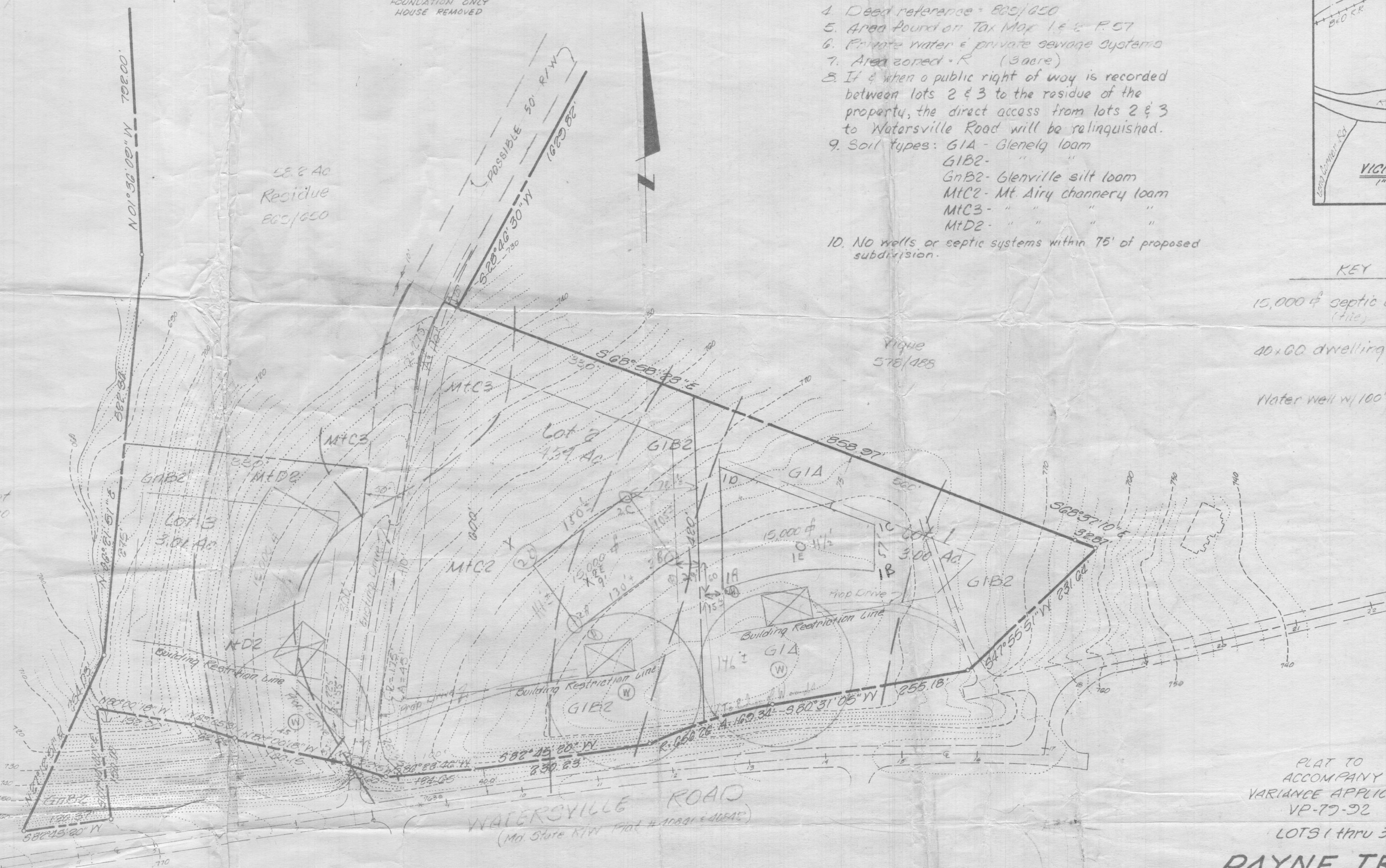
KEY

15,000 $\pm$ septic area (file)

40x60 dwelling

Water Well w/ 100' radius

Blocklet
385/400



PLAT TO
ACCOMPANY
VARIANCE APPLICATION
VP-79-32

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.

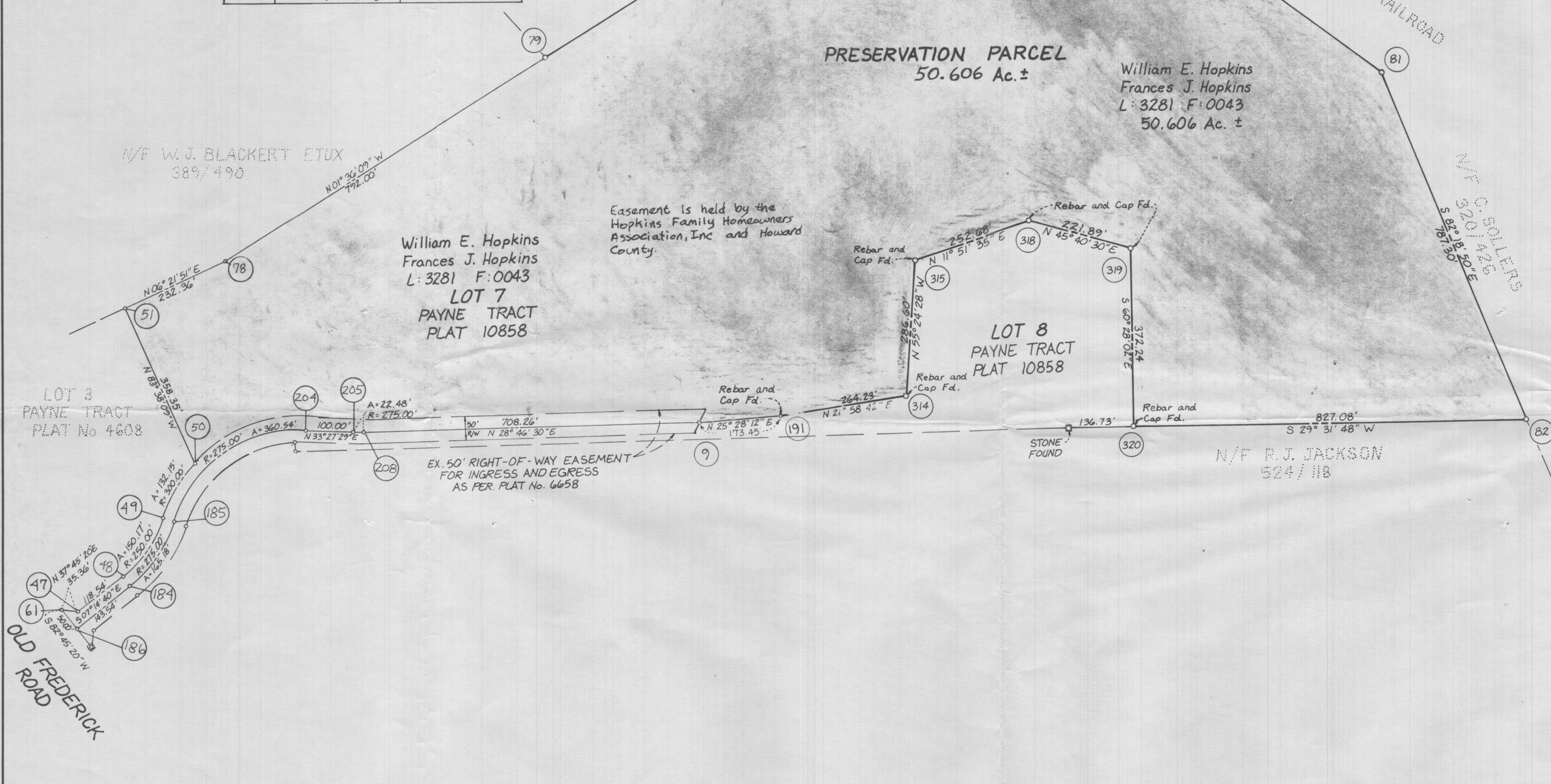
Long Reach Village Center
Suite 235 Columbia, Md. 21045
301-598-3511

OWNER

Group Land Inc.
94 Robert Avenue

(Lots in woods)

COORDINATE DATA					
STA.	NORTH	EAST	STA.	NORTH	EAST
9	5621.075	4631.330	47	4271.643	4294.318
79	5700.841	3801.974	48	4389.237	4279.370
80	6790.584	3774.072	49	4523.889	4218.140
81	7206.491	4720.040	50	4638.497	4154.506
82	7101.193	5500.266	51	4678.219	3798.365
191	5754.974	4695.111	61	4243.690	4272.670
314	6000.000	4794.000	78	4909.151	3824.122
315	6162.711	4558.069	184	4392.389	4304.170
318	6410.000	4610.000	185	4540.507	4236.818
319	6565.041	4768.738	186	4249.995	4322.271
320	6381.554	5092.617	204	4874.917	4212.840
			205	4958.346	4267.973
			208	4977.583	4279.585



The requirements 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.

Sourabh G. Munshi
Sourabh G. Munshi Md. No. 10770 Date 6/5/96

William E. Hopkins
Owner Date 6/5/96

APPROVED: HOWARD COUNTY
DEPARTMENT OF PLANNING
AND ZONING.

James R. Roth 2/4/97
Director JAR Date

SURVEYOR'S CERTIFICATE

I hereby certify that the final plat shown hereon is correct; that it is a portion of the lands of William E. Hopkins and Frances J. Hopkins conveyed by David E. Hopkins and Elizabeth A. Hopkins, William E. Hopkins and Frances J. Hopkins deed dated 5/31/94 and recorded in the Land Records of Howard County, Maryland in Liber 3281, Folio 0043.

6/5/96
Date *Sourabh G. Munshi*
Sourabh G. Munshi, Professional Land Surveyor No. 10770

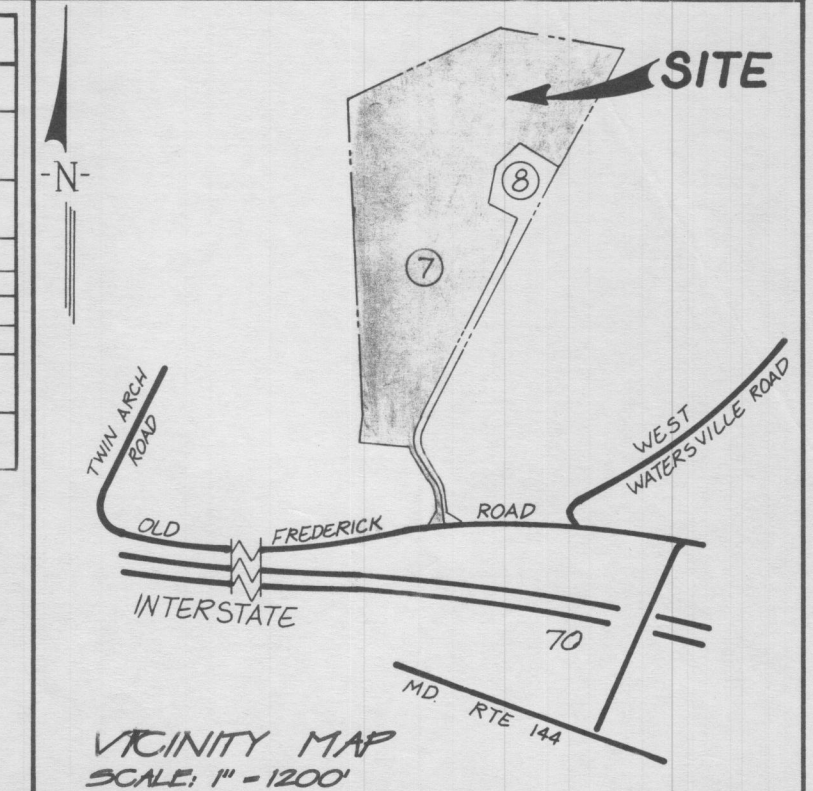
OWNER'S CERTIFICATE

We, William E. Hopkins and Frances J. Hopkins, husband and wife, Owners of the property shown and described hereon, hereby adopt this plat; and in consideration of the approval of this plat by the Department of Planning and Zoning establish the preservation easement to be considered a sending parcel for development rights. Witness our hands this day of June 1996.

William E. Hopkins Owner
Frances J. Hopkins Owner
Witness

DENSITY EXCHANGE	
SENDING PARCEL INFORMATION	PAYNE TRACT, LOT 7, PLAT 10858 TAX MAPS 1 & 2, PARCEL 57
TOTAL PARCEL COMPUTED ACREAGE	50.606 Ac. ±
PRESERVATION PARCEL ACREAGE	50.606 Ac. ±
CEO UNITS CREATED (1:4.25)	11 (50.606 ÷ 4.25 = 11)
CEO UNITS SENT (1:4.25)	0
DEO UNITS CREATED (1:3)	16 (50.606 ÷ 3 = 16)
DEO UNITS SENT (1:3)	10
DEO/CEO UNIT RETAINED	6 DEO OR 4 CEO (20.606 ACRES OF EASEMENT REMAIN)
RECEIVING PARCEL	F-96-101 TAX MAP 14, PARCEL 92

* OF THE 20.606 ACRES THAT REMAIN, 1 UNIT SHALL BE RESERVED FOR FUTURE RESIDENCE ON-SITE



GENERAL NOTES

1. Subject property zoned RC per 9/18/92 Comprehensive zoning plan.
2. This plat is based on a assumed coordinate system.
3. This plat is based on field run boundary survey performed on or about November 29, 1984 by Sourabh G. Munshi, Sheladia Assoc. Inc.
4. □ denotes concrete monument set or found as indicated, ○ denotes iron pipe or rebar set or found as indicated.
5. This preservation parcel is encumbered by a Preservation Easement Agreement with Howard County and the Hopkins Family Homeowners Association, Inc. This agreement outlines the maintenance responsibilities of the owner, prohibits subdivision of the parcel, and enumerates the uses permitted on the property.
6. The purpose of this plat is to extinguish permanently the right to subdivide this land. Ten development rights are transferred to Holly Hills, Section II (F-96-101) for 10 (ten) residential cluster lots based on the DEO of Section 106 of the 1993 Zoning Regulations.
7. Articles of incorporation for Hopkins Family Homeowners Association, Inc. Approved on 8/29/94 by the State Department of Taxation and Assessments

RECORDED AS PLAT NUMBER 12605
ON 2-11-97 AMONG THE
LAND RECORDS OF HOWARD COUNTY, MD.

PLAT OF EASEMENT PAYNE TRACT

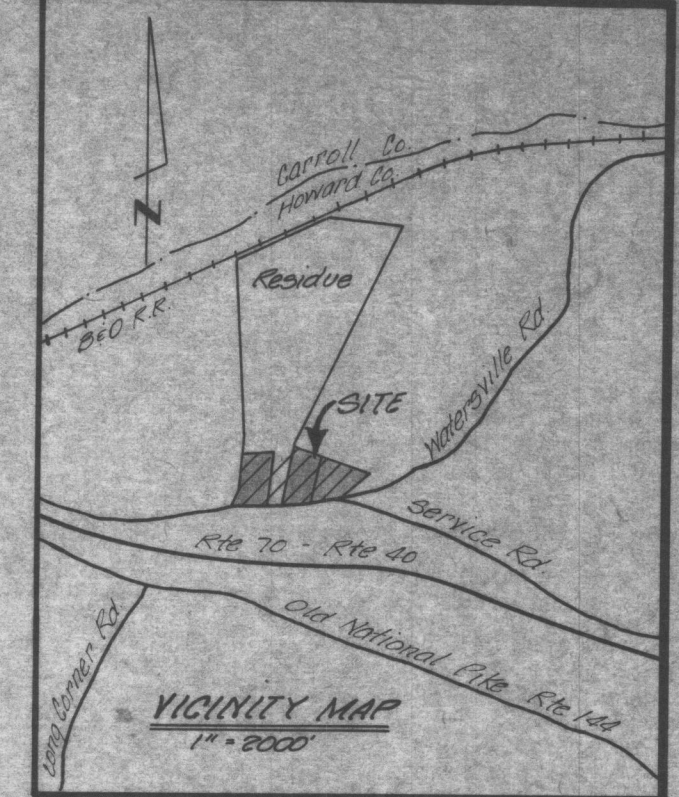
LOT No. 7
EXISTING ZONING: RC
TAX MAP 1 & 2 PARCEL 57
FOURTH ELECTION DISTRICT
HOWARD COUNTY, MARYLAND
SCALE: 1" = 200' APRIL 1996

VANMAR ASSOCIATES, INC.
Engineers Surveyors Planners
310 South Meigs Street P.O. Box 328 Mount Airy, Maryland 21771
(301) 829-2890 (410) 549-2898

sending parcel for F-96-101 251-439

GENERAL NOTES

1. Total area of property = 87.58 Ac.
2. No. of lots = 3 (3+acres) + Residue
3. Area of lots = 3.34 acres
4. Deed reference = 800/050
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 - " " " "
GnB2 - 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 (tile)
- 40x60 dwelling
- Water well w/ 100' radius

PERC-TEST LOCATIONS

VP-79-92
LOTS 1 thru 3

PAYNE TRACT

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

OWNER'S CERTIFICATE

SURVEYOR'S CERTIFICATE

SURVEYOR

I, HEREBY CERTIFY THAT THE LOCATIONS OF THE PERCOLATION TESTS SHOWN HEREON ARE CORRECT AND WERE LOCATED ACCURATELY IN THE FIELD.

Jefferson D. Lawrence
P.R.L.S. #5816

2-20-80
DATE

Development Consultants Group, Inc.

Long Reach Village Center
Suite 235 Columbia, Md. 21045
301-598-3511

OWNER

Group Land, Inc.
c/o Robert Payne
14420 Chesterfield Rd.
Rockville, Md 20853
301-871-8228

FOUNDATION ONLY
HOUSE REMOVED

58.2 Ac
Residue
800/050

Vique
578/488

Blackert
385/400

WATERSVILLE ROAD
(Md. State R/W Plat #40841 & 10842)

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

County Health Officer Date

APPROVED: Howard County Office of Planning & Zoning

Director Date

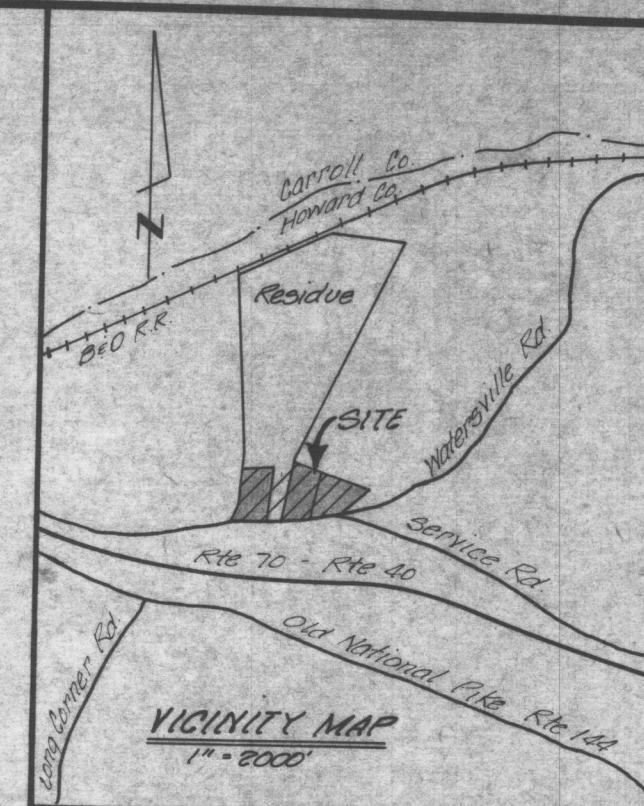
APPROVED: Howard County Department of Public Works

Director Date

Lots 2 & 3 revised 10-17-79 MLS

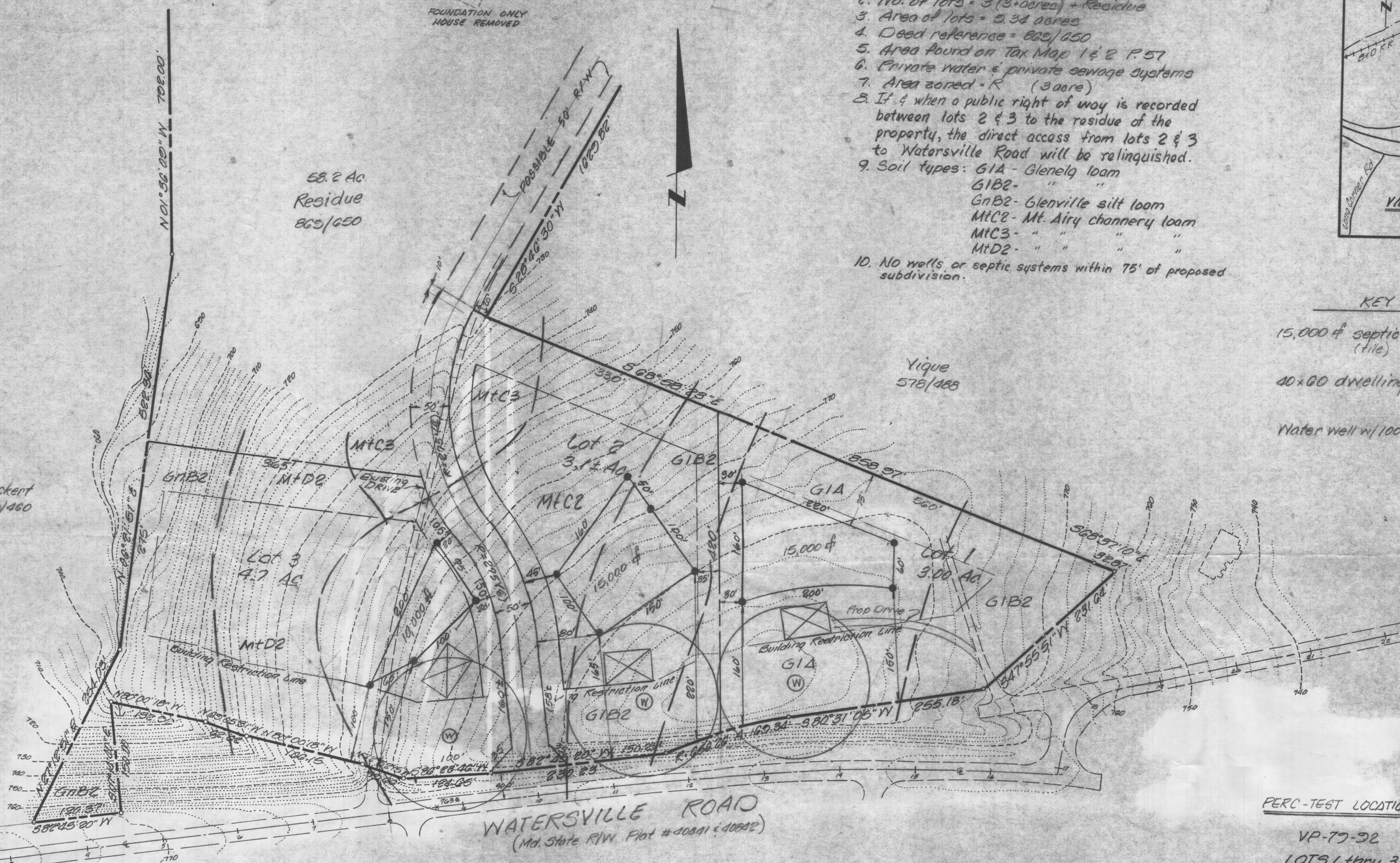
GENERAL NOTES

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3. Area of lots = 3.34 acres
4. Deed reference = 862/650
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KEY

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



WATERSVILLE ROAD
(Md. State R/W Plat #40841 & 40842)

PERC-TEST LOCATIONS

VP-77-32

LOTS 1 thru 3

PAYNE TRACT

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

OWNER'S CERTIFICATE

SURVEYOR'S CERTIFICATE

SURVEYOR

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Jefferson D. Lawrence
P.R.L.S. #5816

2-20-80
DATE

Development Consultants Group, Inc.

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

OWNER

Group Land, Inc.
c/o Robert Payne
14420 Chesterfield Rd
Rockville, Md 20853
301-871-8228

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

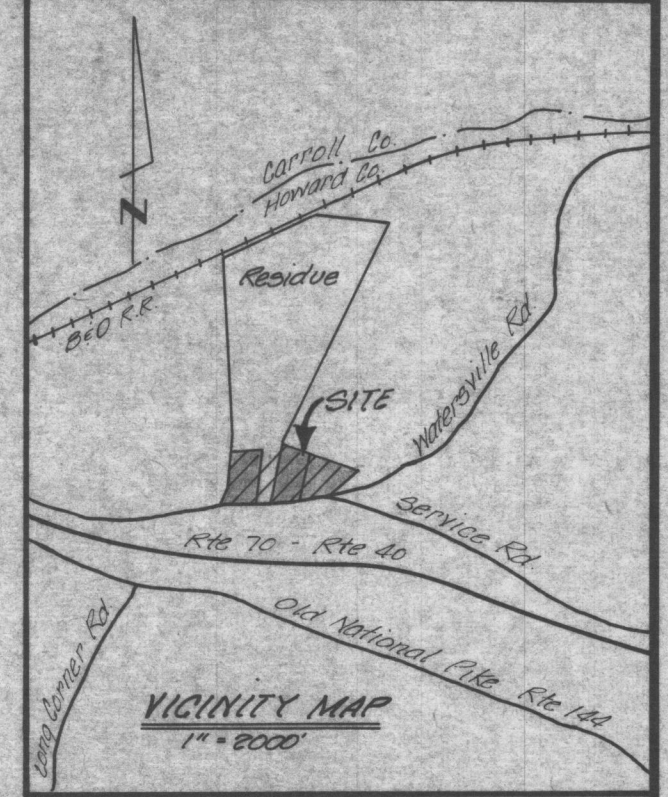
Director

Date

Lots 2 & 3 revised 10-17-79 MLS

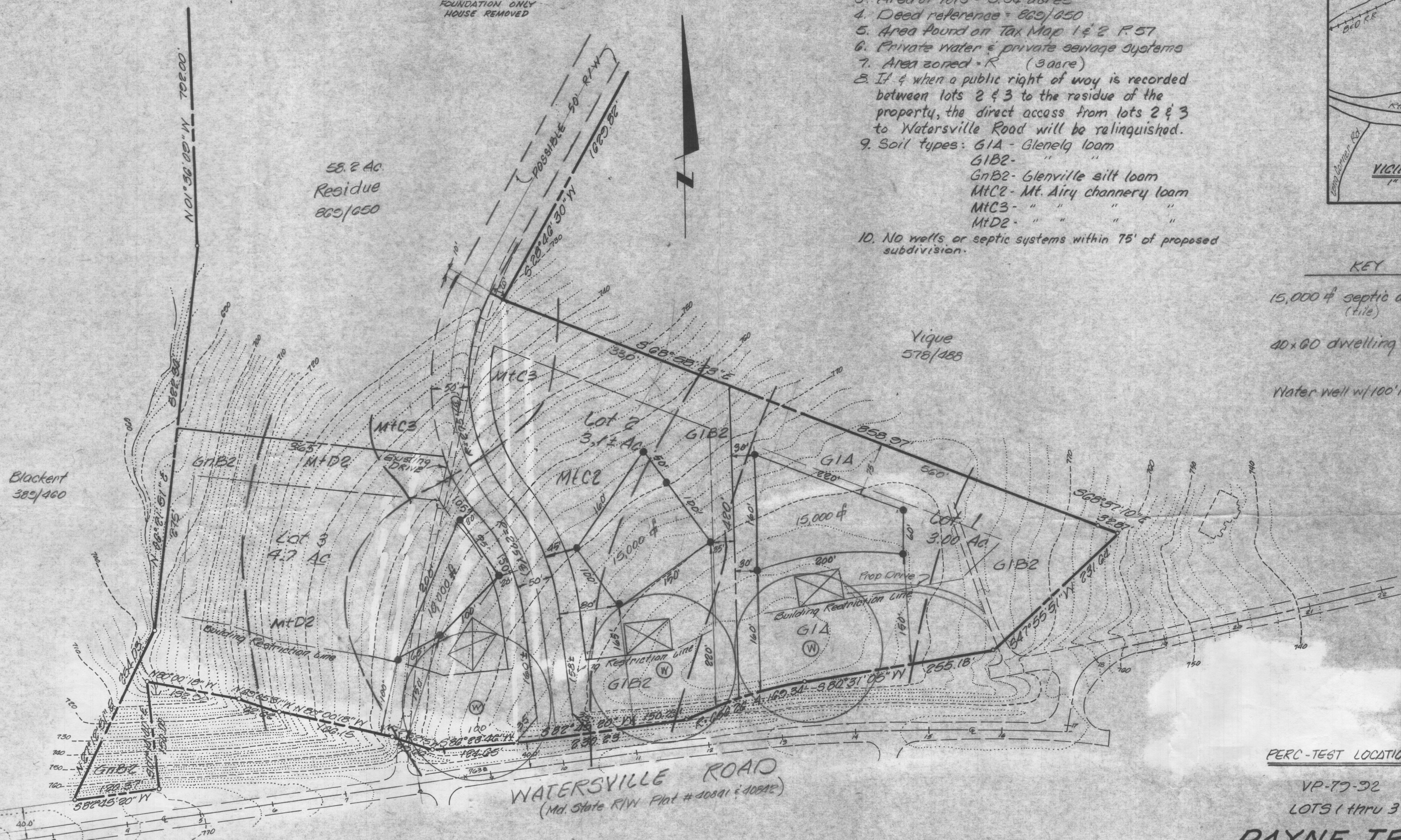
GENERAL NOTES

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2. No. of lots = 3 (3.0 acres) + Residue
3. Area of lots = 3.34 acres
4. Deed reference = 869/050
5. Area found on Tax Map 1 & 2 R. 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 (tile)
- 40x60 dwelling
- Water Well w/100' radius



PERC-TEST LOCATIONS

VP-79-92
LOTS 1 thru 3

PAYNE TRACT

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

OWNER'S CERTIFICATE

SURVEYOR'S CERTIFICATE

SURVEYOR

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

I, HEREBY CERTIFY THAT THE LOCATIONS OF THE
PERCOLATION TESTS SHOWN HEREON ARE COR-
RECT AND WERE LOCATED ACCURATELY IN THE
FIELD.



Jefferson D. Lawrence
JEFFERSON D. LAWRENCE
P.R.L.S. #5216

2-20-80
DATE

Development Consultants Group, Inc.

Long Reach Village Center
Suite 235 Columbia, Md. 21045
301-526-3511

OWNER

Groupland, Inc.
c/o Robert Payne
14420 Chestertfield Rd.
Rockville, Md 20853
301-871-8228

Lots 2 & 3 revised 10-17-79 MLS

1. THE LOTS SHOWN HEREON COMPLY WITH THE MINIMUM OWNERSHIP WIDTH AND LOT AREA AS REQUIRED BY THE MARYLAND STATE DEPARTMENT OF THE ENVIRONMENT.

2. 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.

3. BRL - REPRESENTS BUILDING RESTRICTION LINES (UNLESS OTHERWISE NOTED)

4. - REPRESENTS EXISTING WELL

5. PERCOLATION TEST HOLES SHOWN HEREON HAVE BEEN FIELD LOCATED AND SHOWN THUS -

6. SUBJECT PROPERTY ZONED RC AS PER 9/18/1999 COMPREHENSIVE ZONING PLAT WAS AMENDED 9/18/92

7. FOR FLAG OR PIPESTEM LOTS, REFUSE COLLECTION SNOW REMOVAL AND ROAD MAINTENANCE ARE PROVIDED TO THE JUNCTION OF THE FLAG OR PIPESTEM AND THE ROAD RIGHT-OF-WAY LINE ONLY AND NOT ONTO THE FLAG OR PIPESTEM LOT DRIVEWAY

8. - DENOTES IRON PIN SET (UNLESS OTHERWISE NOTED)

9. AREAS AS STATED ON THIS PLAT ARE TO BE TAKEN AS MORE OR LESS UNLESS OTHERWISE NOTED

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

10. THIS PLAT IS BASED ON A FIELD RUN MONUMENT BOUNDARY SURVEY PERFORMED ON OR ABOUT NOVEMBER 20, 1984 BY SOURABH G. MUNSHI OF SHELADIA ASSOCIATES, INC.

11. DRIVEWAYS SHALL BE PROVIDED PRIOR TO RESIDENTIAL OCCUPANCY TO INSURE SAFE ACCESS FOR FIRE AND EMERGENCY VEHICLES PER THE FOLLOWING MINIMUM REQUIREMENTS.

A. WIDTH - 10 FEET
 B. SURFACE - 6 INCHES OF COMPACTED CRUSHER RUN BASE WITH TAR AND CHIP COATING
 C. GEOMETRY - MAX. 15% GRADE, MAX 5% GRADE CHANGE, AND MIN 45 FOOT TURNING RADIUS
 D. MAINTENANCE - SUFFICIENT TO INSURE ALL WEATHER USE.

12. PLANS SUBJECT TO WP-93-98 ALLOWING A WAIVER TO SECT. 10.120(b)(6)(ii)(A) TO PERMIT PIPESTEM FOR NON-CLUSTER LOT IN R-C ZONING DISTRICT TO EXCEED 1500' IN LENGTH, APPROVED MAY 20, 1993.

13. PLAN SUBJECT TO AN EXISTING DRIVEWAY MAINTENANCE AGREEMENT AS RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER 2870 FOLIO 0520

14. LOTS 7 & 8 ARE IMPROVED WITH EXISTING DWELLINGS TO REMAIN.

15. NO NEW BUILDINGS, EXTENSIONS OR ADDITIONS TO THE EXISTING DWELLINGS ARE TO BE CONSTRUCTED AT A DISTANCE LESS THAN THE ZONING REGULATIONS REQUIRE.

16. LOT 7 SHALL NOT BE FURTHER SUBDIVIDED INTO LOTS ACCORDING TO AN ADDITIONAL RESIDENCE UNLESS A PUBLIC ROAD CAN BE CONSTRUCTED ACCORDING TO COUNTY STANDARDS.

17. PROPERTY IS NOT LOCATED WITHIN A FLOOD HAZARD AREA ACCORDING TO NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 240044-0002-B REVISED 12/4/1986.

18. AT THIS TIME NO FLOOD PLAIN STUDIES FOR THIS AREA HAVE BEEN CONDUCTED BY HOWARD CO. MARYLAND

TOTAL TABULATION THIS SUBMISSION
 TOTAL NO. LOTS AND/OR PARCELS TO BE RECORDED 2
 TOTAL AREA LOTS AND/OR PARCELS 2.461,415 ± OR 56.506 Acs
 TOTAL AREA OF ROADWAYS TO BE RECORDED INCLUDING WIDENING STRIPS 0 OR 0
 TOTAL AREA OF SUBDIVISION TO BE RECORDED 2.461,415 ± OR 56.506 Acs

LOT 7
 50.600 Acs ±
 (FORMERLY LOT 5)
 (PREVIOUSLY RECORDED LOT 5)
 (FORMERLY LOT 6)

LOT 8
 5.900 Acs ±
 GROSS AREA LOT 8 59.000 Acs ±
 PIPESTEM AREA 1.600 Acs ±
 NET AREA LOT 8 4.300 Acs ±

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

RECORDED AS PLAT 10858

James J. Lu 6/30/93
DIRECTOR 20 6/30/93 DATE

4/12/93	David E. Hopkins		OWNER
DATE	DAVID E. HOPKINS	,	OWNER
4/12/93	Elizabeth Hopkins		OWNER
DATE	ELIZABETH A. HOPKINS	,	OWNER
4-12-93	William E. Hopkins		OWNER
DATE	WILLIAM E. HOPKINS	,	OWNER
4-12-93	Frances J. Hopkins		OWNER
DATE	FRANCIS J. HOPKINS	,	OWNER
4/12/93	Edmund J. Vancata		
DATE	WITNESS		

Sourabh Munshi
SOURABH G MUNSHI
PROF. / S No 10770

D. P. 2 FILE NO'S F86-49
VP85-81 WP-93-98

VANMAR ASSOCIATES INC
Engineers • Surveyors • Planners
310 SOUTH MAIN STREET P.O. BOX 328
MOUNT AIRY, MARYLAND 21771