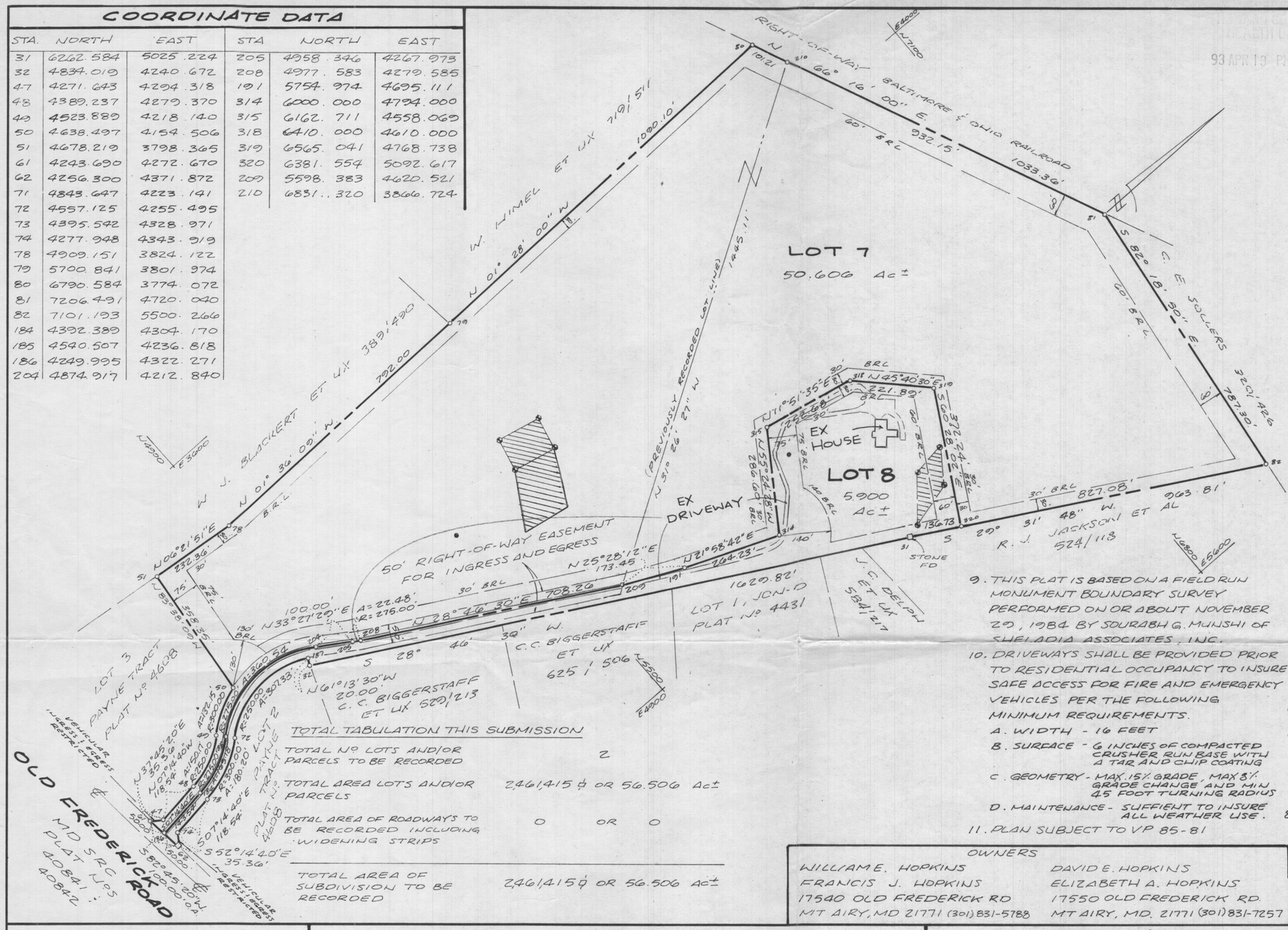
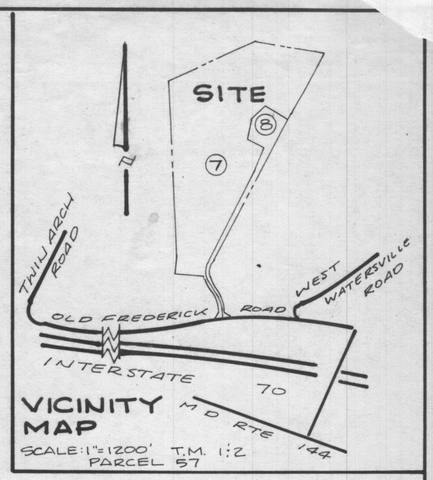
COORDINATE DATA

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			





93 APR 13 PM 12:58

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 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.
3. BRL - REPRESENTS BUILDING RESTRICTION LINES
4. • - REPRESENTS CONCRETE MONUMENT SET (UNLESS OTHERWISE NOTED)
5. PERCOLATION TEST HOLES SHOWN HEREON HAVE BEEN FIELD LOCATED AND SHOWN THUS- ⊕
6. SUBJECT PROPERTY ZONED RC AS PER 8/25/85 COMPREHENSIVE ZONING PLAN AS 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 PUBLIC ROAD RIGHT-OF-WAY BOUNDARY LINE AND NOT ONTO THE PIPESTEM LOT DRIVEWAY.
8. ○ - DENOTES IRON PIN SET (UNLESS OTHERWISE NOTED)
9. 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.
10. DRIVEWAYS SHALL BE PROVIDED PRIOR TO RESIDENTIAL OCCUPANCY TO INSURE SAFE ACCESS FOR FIRE AND EMERGENCY VEHICLES PER THE FOLLOWING MINIMUM REQUIREMENTS.
    - A. WIDTH - 16 FEET
    - B. SURFACE - 6 INCHES OF COMPACTED CRUSHER RUN BASE WITH A TAR AND CHIP COATING
    - C. GEOMETRY - MAX. 15% GRADE, MAX 8% GRADE CHANGE AND MIN 45 FOOT TURNING RADIUS
    - D. MAINTENANCE - SUFFIENT TO INSURE ALL WEATHER USE.
11. 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	2,461,415 ± OR 56.506 Ac±
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 Ac±

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

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

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

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 PROPETY 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	FRANCES J. HOPKINS	, OWNER
DATE	WITNESS	

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, MARYLAUD 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. Nº 10770

STATE OF MARYLAND — SOURABH G. MUNSHI — REG. NO. 10770

RESUBDIVISION PLAT
PAYNE TRACT

EXISTING ZONING: RC
TAX MAP 12 PARCEL 57
FOURTH ELECTION DISTRICT
HOWARD COUNTY MARYLAND
SCALE: 1"=200' MARCH 1993
D.P.Z FILE Nº's F86-49
VP 85-81

793-109

VANMAR ASSOCIATES INC
Engineers · Surveyors · Planners
310 SOUTH MAIN STREET P.O. BOX 328
MOUNT AIRY, MARYLAND 21771
(301) 829-2870 (301) 831-9015 (410) 549-2751 FAX (301) 831-5603

5/5

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
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74	4277.948	4343.919			
78	4909.151	3824.122			
79	5700.841	3801.974			
80	6790.584	3774.072			
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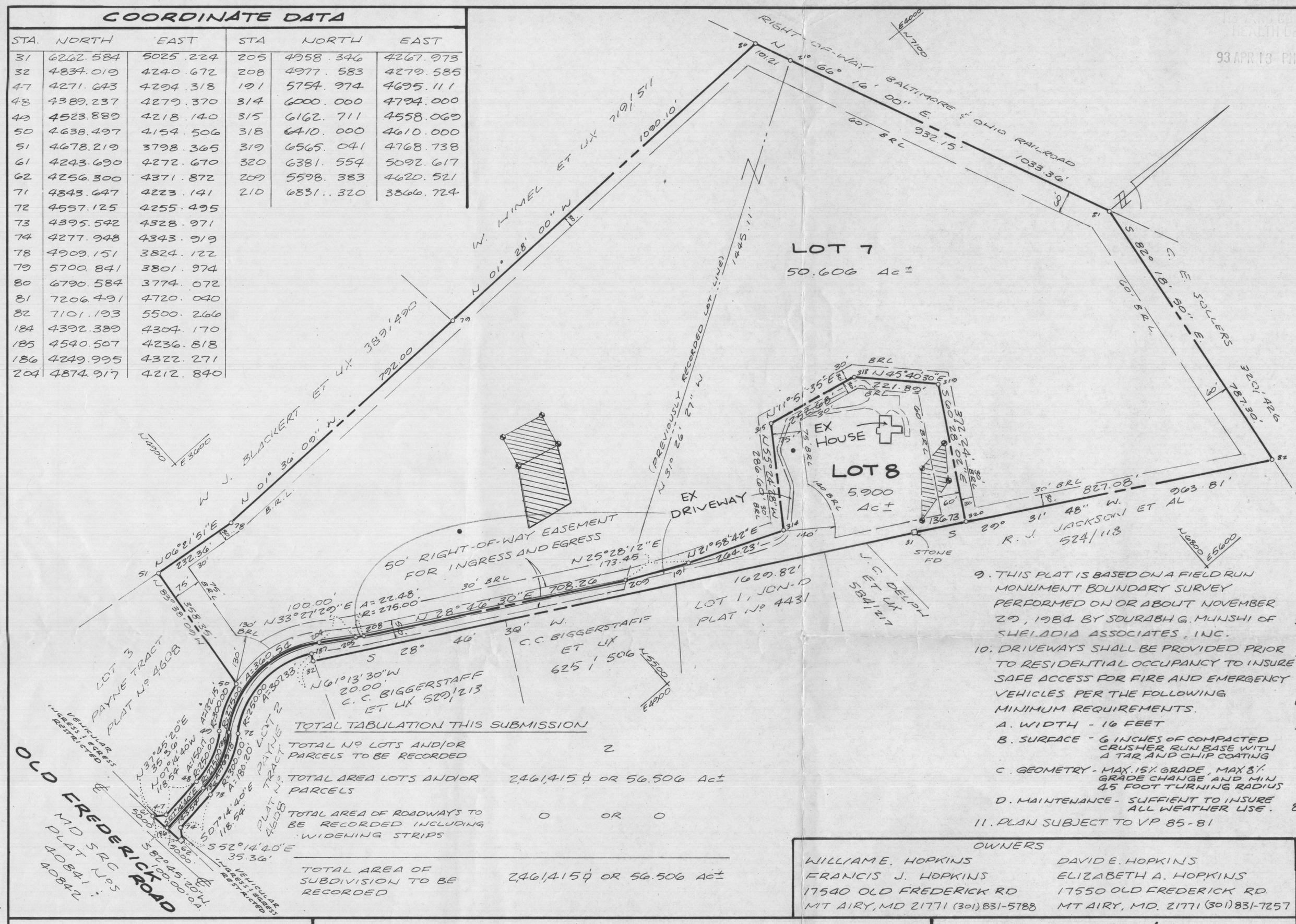

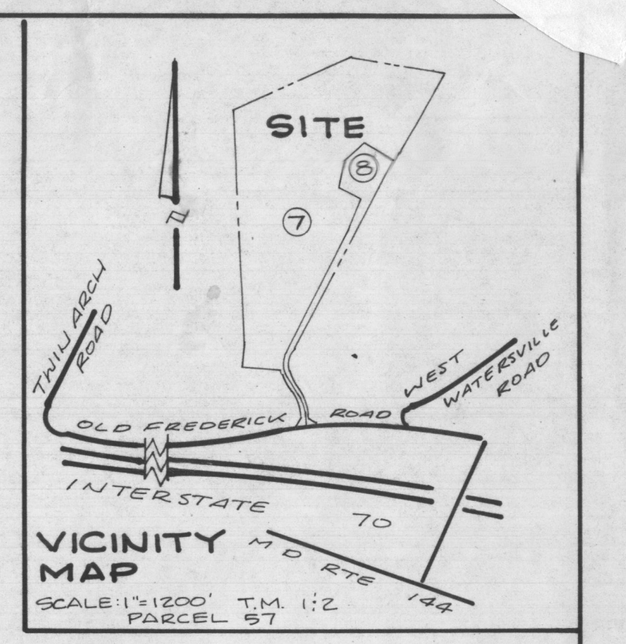

VICINITY MAP

SCALE: 1"=1200' T.M. 1:2 PARCEL 57

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
   REPRESENTS CONCRETE MONUMENT SET (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 8/25/85 COMPREHENSIVE ZONING PLAN AS 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 PUBLIC ROAD RIGHT-OF-WAY BOUNDARY LINE AND NOT ONTO THE PIPESTEM LOT DRIVEWAY.
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9. 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.
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    A. WIDTH - 16 FEET
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    C. GEOMETRY - MAX. 15% GRADE, MAX 8% GRADE CHANGE AND MIN 45 FOOT TURNING RADIUS
    D. MAINTENANCE - SUFFIENT TO INSURE ALL WEATHER USE.
11. 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	2,461,415 ±	OR 56.506 Ac±
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 Ac±

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

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

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 PROPETY 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 FRANCES J. HOPKINS, OWNER

DATE WITNESS

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 AMOUG THE LAND RECORDS OF HOWARD COUNTY, MARYLAUD 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. Nº 10770

STATE OF MARYLAND SOURABH G. MUNSHI 10770 REGISTERED PROFESSIONAL LAND SURVEYOR

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. & Z FILE Nº's F86-49
VP 85-81

793-109

VANMAR ASSOCIATES INC
Engineers · Surveyors · Planners
310 SOUTH MAIN STREET P.O. BOX 328
MOUNT AIRY, MARYLAND 21771
(301) 829-2890 (301) 831-9215 (410) 542-2751 FAX (301) 831-5603

5/5

93 APR 13 PM 12:58

COORDINATE DATA

STA.	NORTH	EAST
64	4296.030	4561.110
65	4312.320	4633.290
66	4356.690	4898.950
67	4513.830	5073.060
68	4525.820	5042.450
69	4721.000	4534.700

OWNERS:

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

CURVE DATA

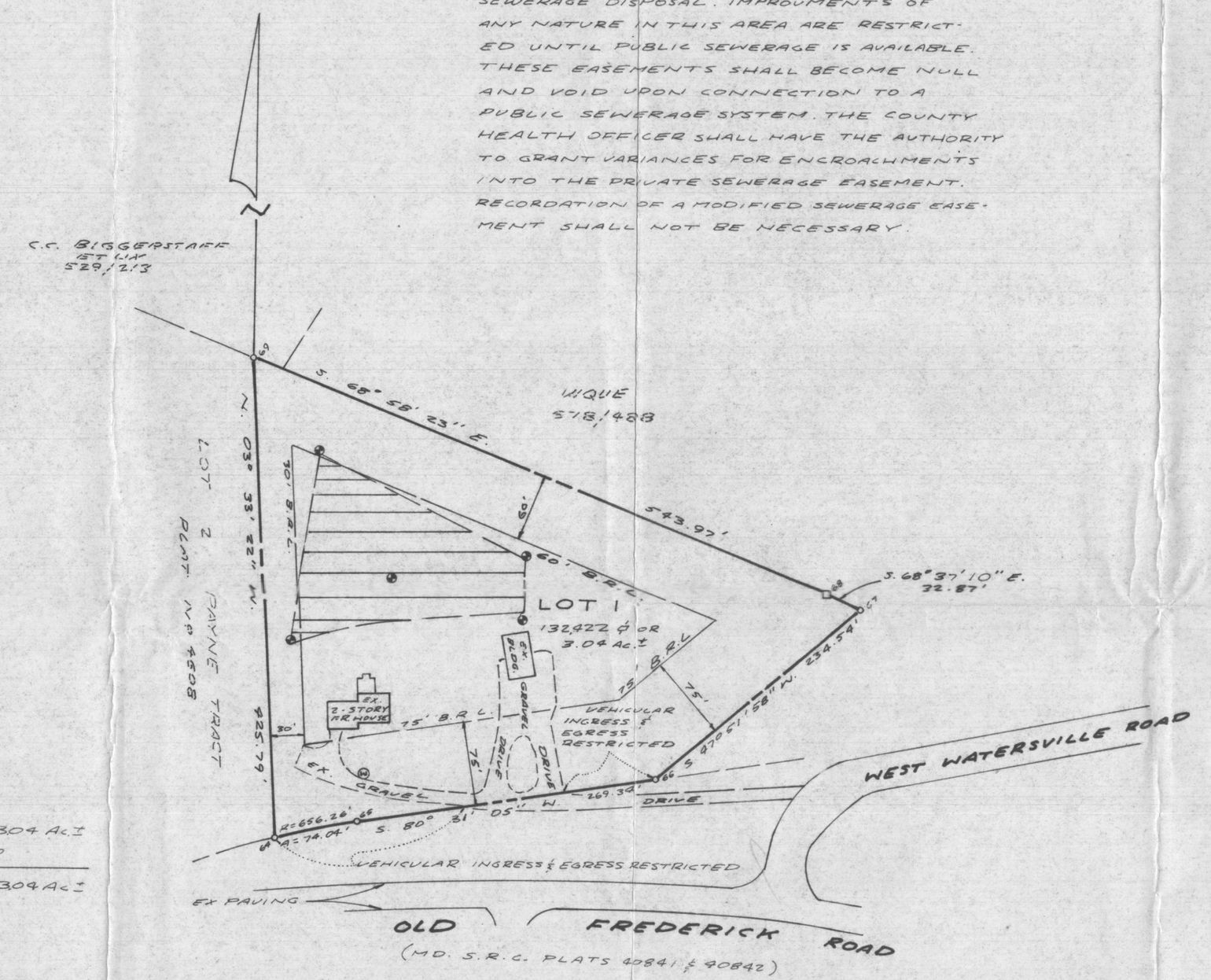
PT. TO PT. - 64 TO 65
RADIUS - 656.26'
ARC - 74.04'
Δ - 06° 27' 49"
TAN - 37.06'
CHD. BRG. - S. 77° 16' 56" W.
CHD. - 74.00'

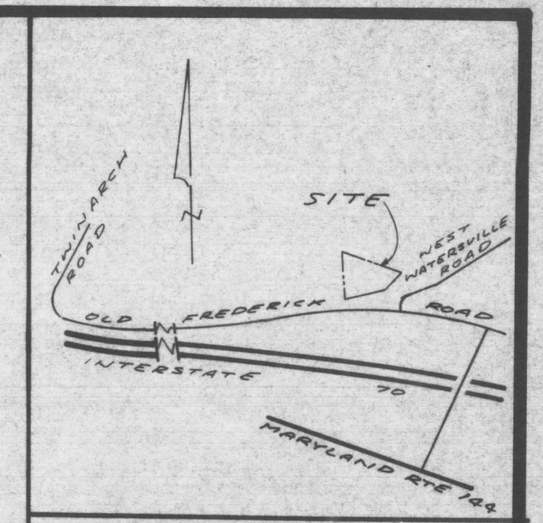
AREA TABULATION

TOTAL Nº LOTS	1
TOTAL AREA LOTS	132,422 ☐' OR 3.04 Ac.±
TOTAL AREA ROADWAY	0 OR 0
TOTAL AREA SUBDIVISION	132,422 ☐' OR 3.04 Ac.±

NOTES:

1. THE LOTS SHOWN HEREON COMPLIES 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 SEWAGE EASEMENT OF 10,000 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. RECORDATION OF A MODIFIED SEWERAGE EASEMENT SHALL NOT BE NECESSARY.
4. B.R.L. REPRESENTS BUILDING RESTRICTION LINES.
5. □ REPRESENTS CONCRETE MONUMENT.
6. PERCOLATION TEST HOLES SHOWN HEREON HAVE BEEN FIELD LOCATED AND SHOWN AS ●
7. Ⓦ INDICATES EXISTING WELL
8. SUBJECT PROPERTY IS ZONED "R" PER 10-3-77 COMPREHENSIVE ZONING PLAN.





VICINITY MAP P.O.P. 222
SCALE: 1"=1200' TM. 11

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, 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 — Sourabh Munshi
DATE — SOURABH G. MUNSHI P.L.S. Nº 146

STATE OF MARYLAND · SOURABH G. MUNSHI · Nº 146 · REGISTERED PROPERTY LINE SURVEYOR

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.

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

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 PLAT BY THE OFFICE 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 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 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; (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 26 DAY OF Dec. 1984

12/20/84 — David E Hopkins — DAVID E. HOPKINS, OWNER
12/20/84 — Elizabeth A. Hopkins — ELIZABETH A. HOPKINS, OWNER
12/20/84 — Ted Wilson — WITNESS

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

Unsigned but copy of signed plat.

F-85-83
app 1-3-85.

RESUBDIVISION PLAT
LOT 4
A RESUBDIVISION OF LOT 1, PAYNE TRACT

PAYNE TRACT

SITUATED ON WEST WATERSVILLE ROAD
FOURTH ELECTION DISTRICT
HOWARD COUNTY MARYLAND

SCALE: 1"=100' — DECEMBER 1984

SHELADIA Associates, Inc.
CONSULTING ENGINEERS
3108 SOUTH MAIN ST.
MT. AIRY, MD 21771 (301)-829-2890

JOB Nº 25-439

COORDINATE DATA

STA.	NORTH	EAST
64	4296.030	4561.110
65	4312.320	4633.290
66	4356.690	4898.950
67	4513.830	5073.060
68	4525.820	5042.450
69	4721.000	4534.700

OWNERS:

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

CURVE DATA

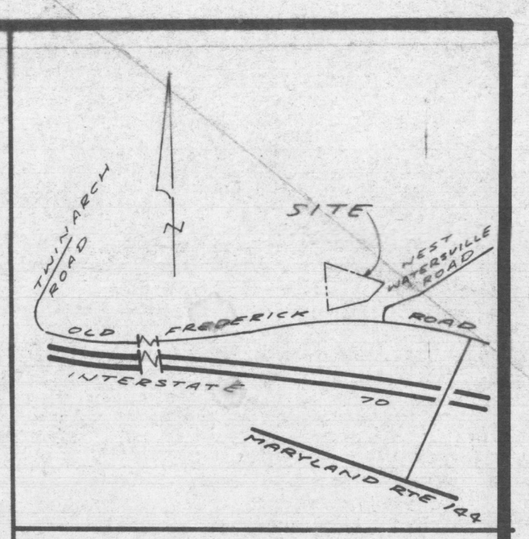
PT. TO PT. - 64 TO 65
RADIUS - 656.26'
ARC - 74.04'
Δ - 06° 27' 49"
TAN - 37.06'
CHD. BRG. - S. 77° 17' 10" W.
CHD. - 74.00'

AREA TABULATION

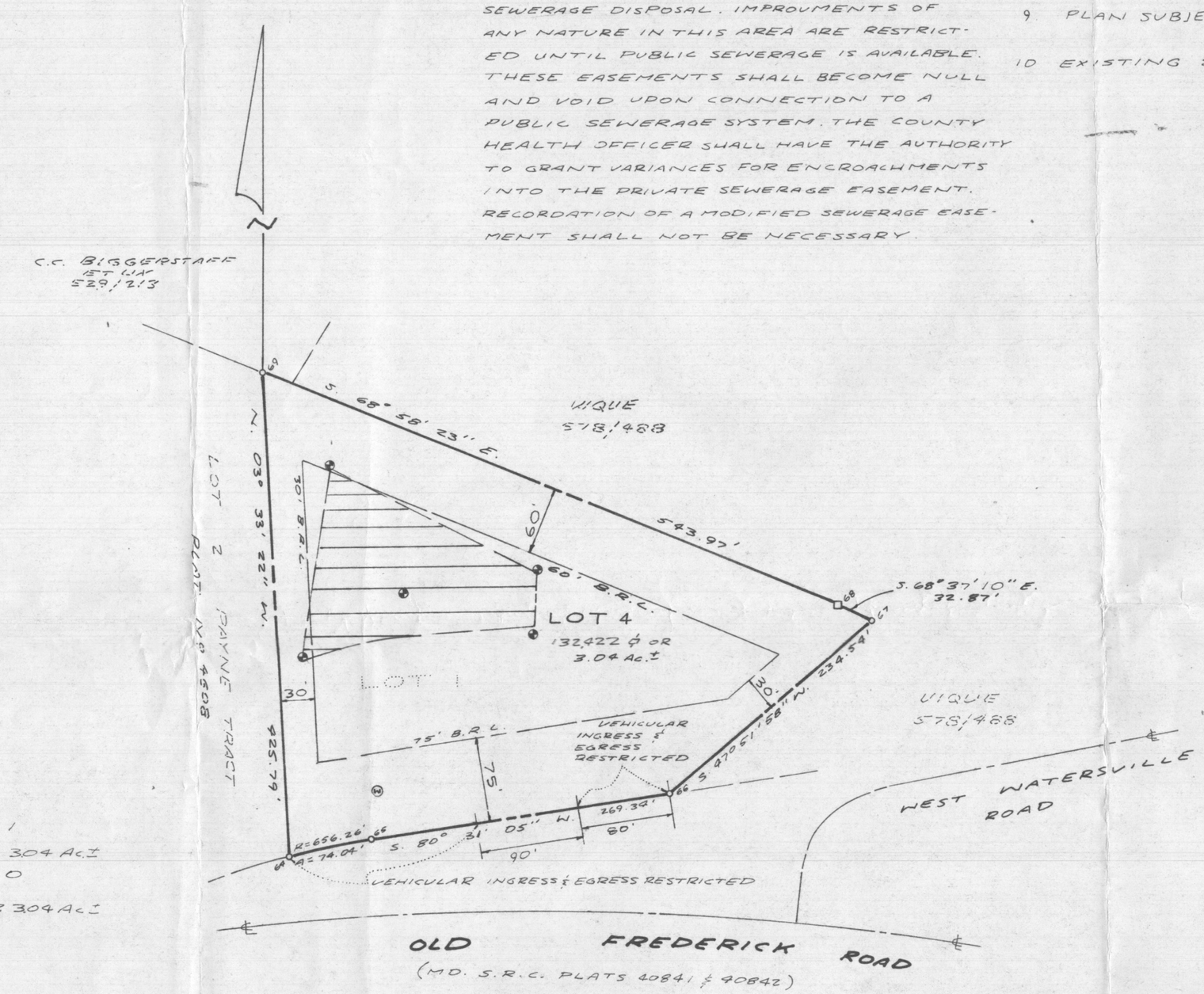
TOTAL Nº LOTS TO BE RECORDED 1
TOTAL AREA LOTS 132,422 ± OR 3.04 Ac.±
TOTAL AREA ROADWAY TO BE RECORDED 0
TOTAL AREA SUBDIVISION 132,422 ± OR 3.04 Ac.±
TO BE RECORDED

NOTES:

1. THE LOTS SHOWN HEREON COMPLIES 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 SEWAGE EASEMENT OF 10,000 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. RECORDATION OF A MODIFIED SEWERAGE EASEMENT SHALL NOT BE NECESSARY.
4. B.R.L. REPRESENTS BUILDING RESTRICTION LINES.
5. □ REPRESENTS CONCRETE MONUMENT.
6. PERCOLATION TEST HOLES SHOWN HEREON HAVE BEEN FIELD LOCATED AND SHOWN AS ●
7. Ⓦ 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.



VICINITY MAP P.O.P. 222
SCALE: 1"=1200' TM. 2



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, 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 Sourabh Munshi
DATE SOURABH G. MUNSHI P.L.S. No. 146

STATE OF MARYLAND · SOURABH G. MUNSHI · No. 146 REGISTERED · PROPERTY LINE SURVEYOR

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.

APPROVED: HOWARD COUNTY OFFICE OF PLANNING AND ZONING
1-9-85 Thomas J. Harris Jr.
DATE DIRECTOR

APPROVED: FOR PRIVATE WATER AND PRIVATE SEWERAGE SYSTEMS
1-8-85 Joseph M. Bolen
DATE COUNTY HEALTH OFFICER

APPROVED: FOR STORM DRAINAGE SYSTEMS AND ROADS
1-9-85 Gene F. Nanjo
DATE DIRECTOR

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 PLAT BY THE OFFICE 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 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 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; (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
DATE DAVID E. HOPKINS, OWNER

12/20/84 Elizabeth A. Hopkins
DATE ELIZABETH A. HOPKINS, OWNER

12/20/84 T. Mill VaSt
DATE WITNESS

RECORDED PLAT 6124
ON 1-10 1985 AMONG THE LAND RECORDS OF HOWARD COUNTY, MD.

Signed FILE COPY

LOT 4

A RESUBDIVISION OF LOT 1

PAYNE TRACT

FOURTH ELECTION DISTRICT
HOWARD COUNTY MARYLAND

SCALE: 1"=100' DECEMBER 19, 1984

SHELADIA Associates, Inc. TAX MAP: 2
CONSULTING ENGINEERS
310A SOUTH MAIN ST.
MT. AIRY, MD 21771 (301)-829-2890 P.O. PARCEL: 222

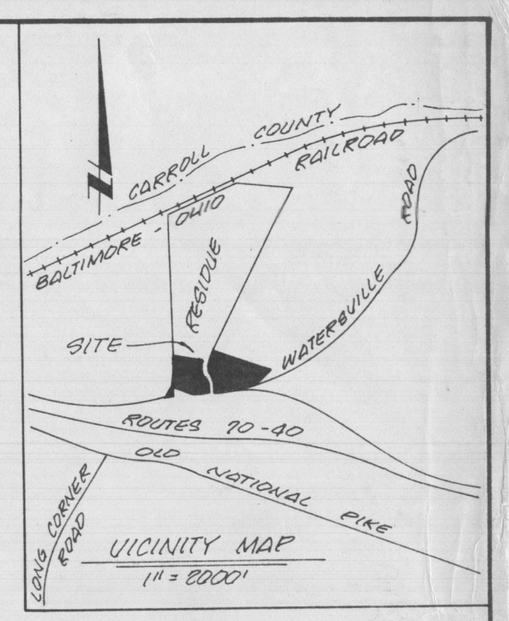
F-85-83 JOB Nº 251-439

COORDINATES

#	NORTH	EAST
1	4271.64	4294.32
2	4389.24	4279.37
3	4529.89	4218.14
4	4698.50	4154.51
5	4678.22	3798.37
6	4990.01	3766.22
7	4164.57	3650.30
8	4180.64	3776.66
9	4399.44	3757.75
10	4404.90	3881.84
11	4281.43	3985.22
12	4250.75	4090.93
13	4232.25	4148.08
14	4239.90	4242.91
15	4243.69	4272.67
16	4256.30	4371.87
17	4271.35	4490.32
18	4296.09	4561.11
19	4312.32	4633.89
20	4356.69	4898.95
21	4513.89	5079.06
22	4525.82	5042.45
23	4721.00	4534.90
24	4834.02	4240.67
25	4843.69	4229.14
26	4557.13	4255.50
27	4345.54	4328.97
28	4270.74	4348.92

CURVE DATA

#	RAD	Δ	ARC	TAN	CHD BEAR	DIST
2-3	250.00	34°24'57"	150.17	77.43	S 24°27'09"E	147.92
3-4	300.00	25°14'28"	132.15	67.17	S 29°02'26"E	131.09
17-18	656.00	06°32'53"	75.00	37.54	S 70°46'46"W	74.96
18-19	656.00	06°27'51"	74.04	37.06	S 77°19'12"W	74.00
17-19	656.00	13°00'44"	149.04	74.81	N 74°00'43"E	148.72
25-26	250.00	70°26'08"	307.33	176.47	S 06°26'34"E	288.34
26-27	300.00	34°24'57"	100.20	92.91	S 24°27'09"E	177.51



GENERAL NOTES

1. PROPERTY CAN BE FOUND ON TAX MAPS 1 & 2
2. PROPERTY IS ZONED: R (3 ACRE - MIN.) PER 10-3-77 (COMPREHENSIVE ZONING PLAN)
3. THIS PLAT IS SUBJECT TO V.P. 79-92
4. 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.
5. ▨ 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.
6. Ⓦ THIS SYMBOL DESIGNATES A FIELD LOCATED WELL SITE.
7. PERCOLATION TEST HOLES SHOWN HEREON HAVE BEEN FIELD LOCATED AND SHOWN AS "•"
8. PERCOLATION AREAS AND WATERWELLS FOR ADJOINING LOTS WILL BE SHOWN WHERE PERTINENT.
9. COORDINATES SHOWN HEREON ARE ASSUMED.
10. VEHICULAR INGRESS & EGRESS IS RESTRICTED ALONG WATERSVILLE ROAD, EXCEPT AS INDICATED IN VARIANCE PETITION 79-92.
11. Lots 2 & 3 shall temporarily gain access to Watersville Rd. until the future public road to the residue is constructed.

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 = 191,664 # OR 4.40 ACRES
TOTAL AREA OF LOTS 1, 2 & 3 = 466,527 # OR 10.71 ACRES
(RESIDUE OF PARCEL 57 NOT REQUIRED, PER APPROVED VP 79-92)
TOTAL AREA OF RIGHTS-OF-WAY AND/OR EASEMENTS RECORDED = 0 #
TOTAL AREA OF RECORDATION = 466,527 # OR 10.71 ACRES

SEE ALSO VARIANCE PETITION 79-92

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

COUNTY HEALTH OFFICER — DATE 5-12-80

APPROVED: HOWARD COUNTY OFFICE OF PLANNING AND ZONING.

DIRECTOR — DATE 5-16-80

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

DIRECTOR — DATE 5-14-80

OWNER'S CERTIFICATE

WE, GROUP LAND, INC., A MARYLAND CORPORATION, BY ROBERT E. 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, MARYLAND, ITS SUCCESSORS AND ASSIGNS, (1) THE RIGHT TO LAY, CONSTRUCT & MAINTAIN SEWERS, DRAINS, WATER PIPES & OTHER MUNICIPAL UTILITIES & SERVICES IN & UNDER ALL ROADS & STREET RIGHT-OF-WAYS & THE SPECIFIC EASEMENT SHOWN HEREON; (2) THE RIGHT TO REQUIRE DEDICATION FOR PUBLIC USE THE BEDS OF THE STREETS AND/OR ROADS, AND FLOODPLAINS & OPEN SPACE WHERE APPLICABLE & FOR GOOD & OTHER VALUABLE CONSIDERATION, HEREBY GRANT THE RIGHT & OPTION TO HOWARD COUNTY TO ACQUIRE THE FEE SIMPLE TITLE TO THE BEDS OF THE STREET AND/OR ROADS AND FLOODPLAINS, STORM DRAINAGE FACILITIES & OPEN SPACE WHERE APPLICABLE; (3) THE RIGHT TO REQUIRE DEDICATION OF WATERWAYS & DRAINAGE 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. WITNESS OUR HANDS THIS 9th DAY OF MARCH, 1980.

Robert E. Payne — GROUP LAND, INC.
ROBERT PAYNE, PRESIDENT

Betty P. Payne
TRUSTEE — 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 REHN, JR., TO GROUP LAND, INC., TRUSTEE, BY DEED DATED, FEBRUARY 13, 1979, 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. P.R.L.S. #5216 — DATE 3-19-80

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 57
FOURTH ELECTION DISTRICT
HOWARD COUNTY MARYLAND
SCALE: 1" = 100' DATE: MARCH 5, 1980

OWNER

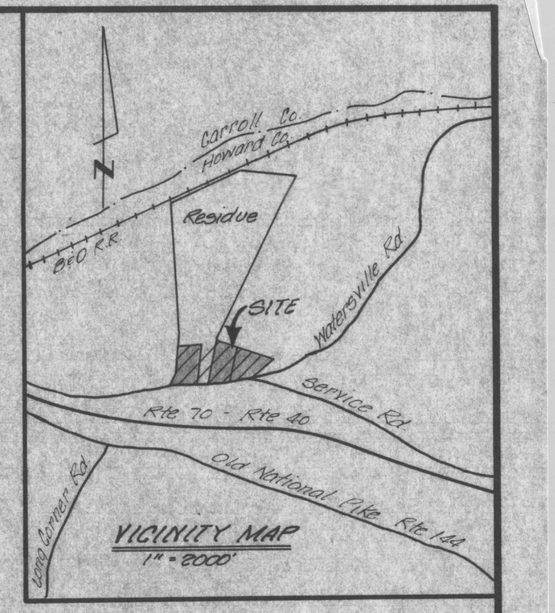
GROUP LAND, INC.
% ROBERT PAYNE
14420 CHESTERFIELD ROAD
ROCKVILLE, MD. 20853
301-871-8828

DEVELOPMENT CONSULTANTS GROUP, INC
LONG REACH VILLAGE CENTER
SUITE 285, COLUMBIA, MD. 21045
301-596-3811

F-80-125

GENERAL NOTES

1. Total area of property = 67.52 Ac.
2. No. of lots = 3 (2+acres) + Residue
3. Area of lots = 9.34 acres
4. Deed reference = 862/250
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.

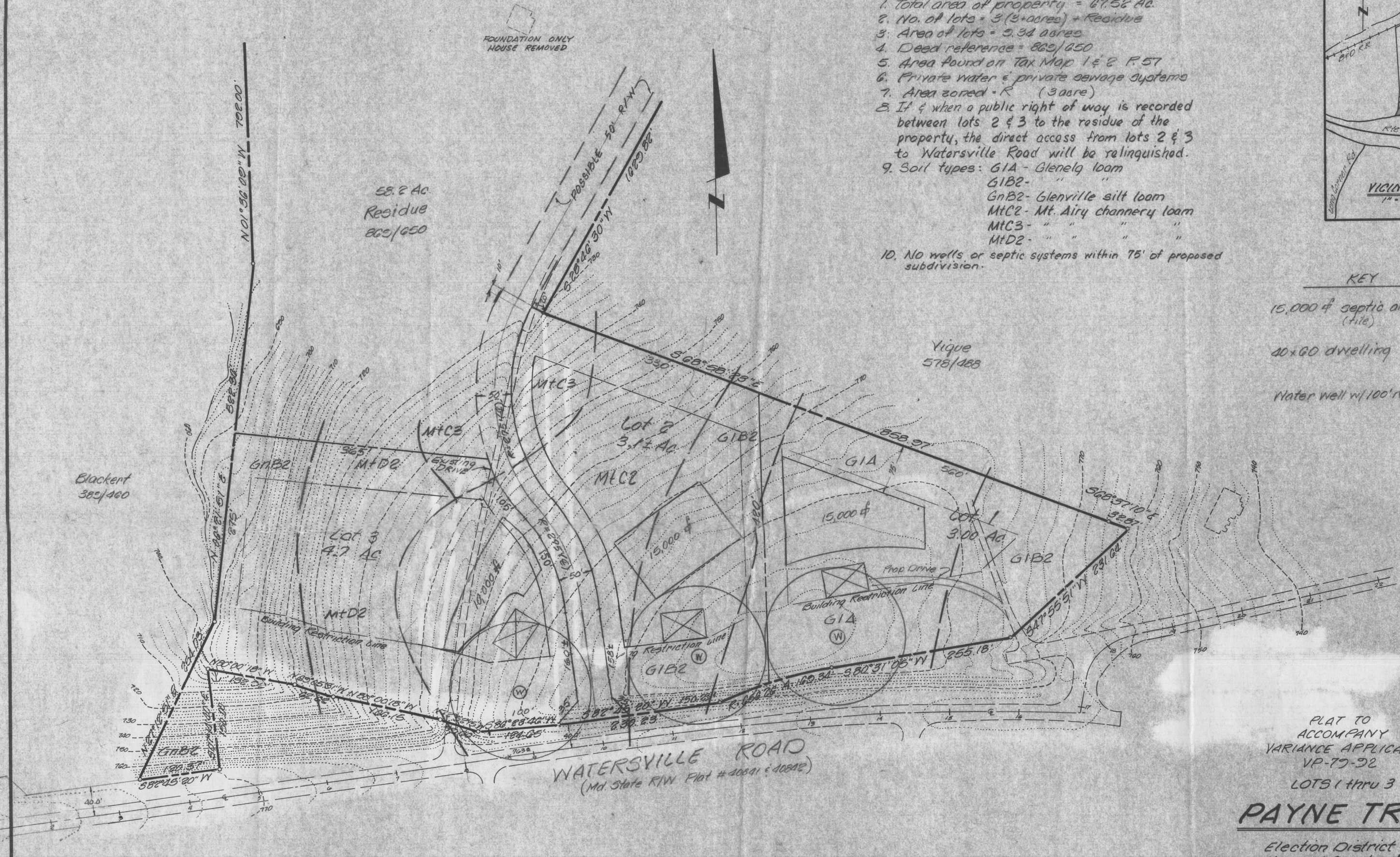


KEY

15,000 ☐ septic area (tile)

40×60 dwelling

Water well w/ 100' radius



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

Lots 2 & 3 revised 10-17-79 MLS

SURVEYOR'S CERTIFICATE

SURVEYOR

Development Consultants Group, Inc.
Long Reach Village Center
Suite 235 Columbia, Md. 21045
301-596-3811

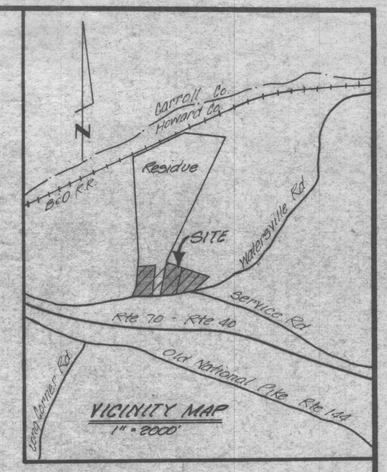
OWNER

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

3.0-01

GENERAL NOTES

1. Total area of property = 67.52 Ac.
2. No. of lots = 3 (3+acres) + Residue
3. Area of lots = 9.34 acres
4. Deed reference = 869/650
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.

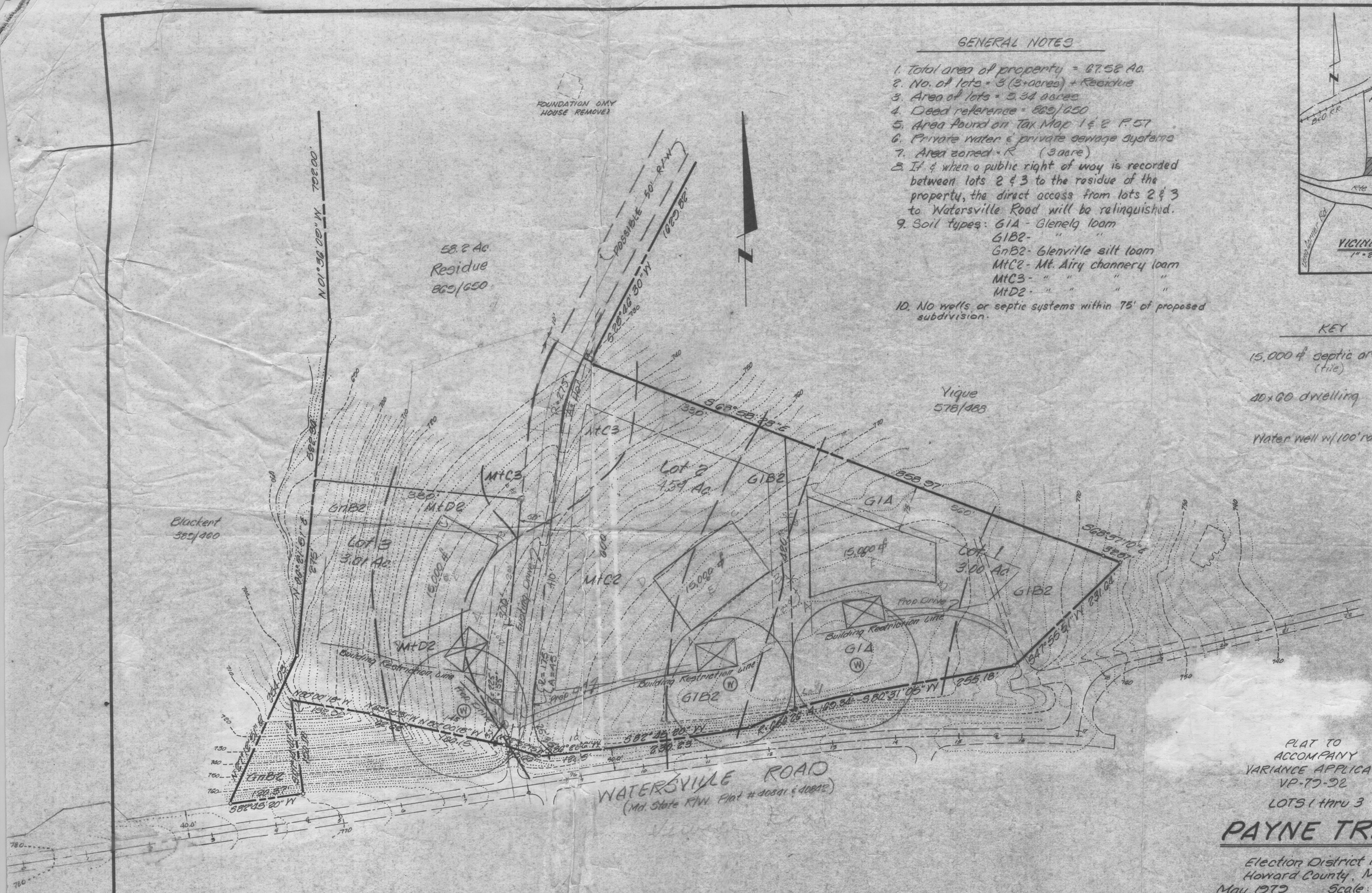


KEY

15,000 ☐ septic area (tile)

40 x 60 dwelling

Water well w/ 100' radius



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
301-596-3811

OWNER

Group Land, Inc.
c/o Robert Payne

GENERAL NOTES

1. Total area of property = 67.52 Ac.
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3. Area of lots = 5.34 acres
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5. Area found on Tax Map 1 & 2 F. 57
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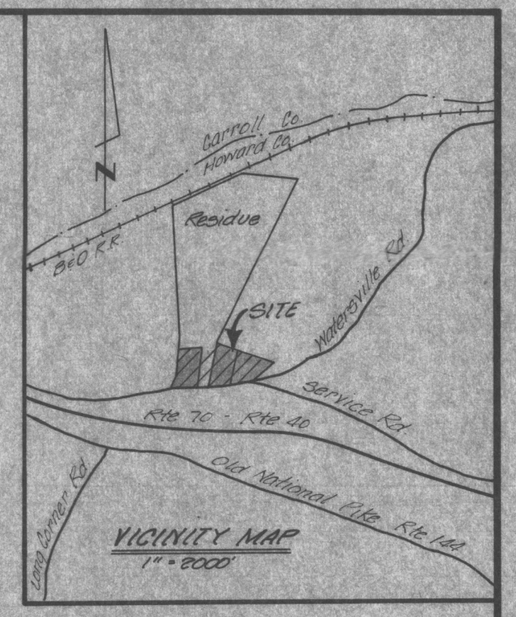
   G1B2- " "
   GnB2- Glenville silt loam
   MtC2- Mt. Airy channery loam
   MtC3- " " " "
   MtD2- " " " "
10. No well(s) or septic systems within 75' of proposed subdivision.

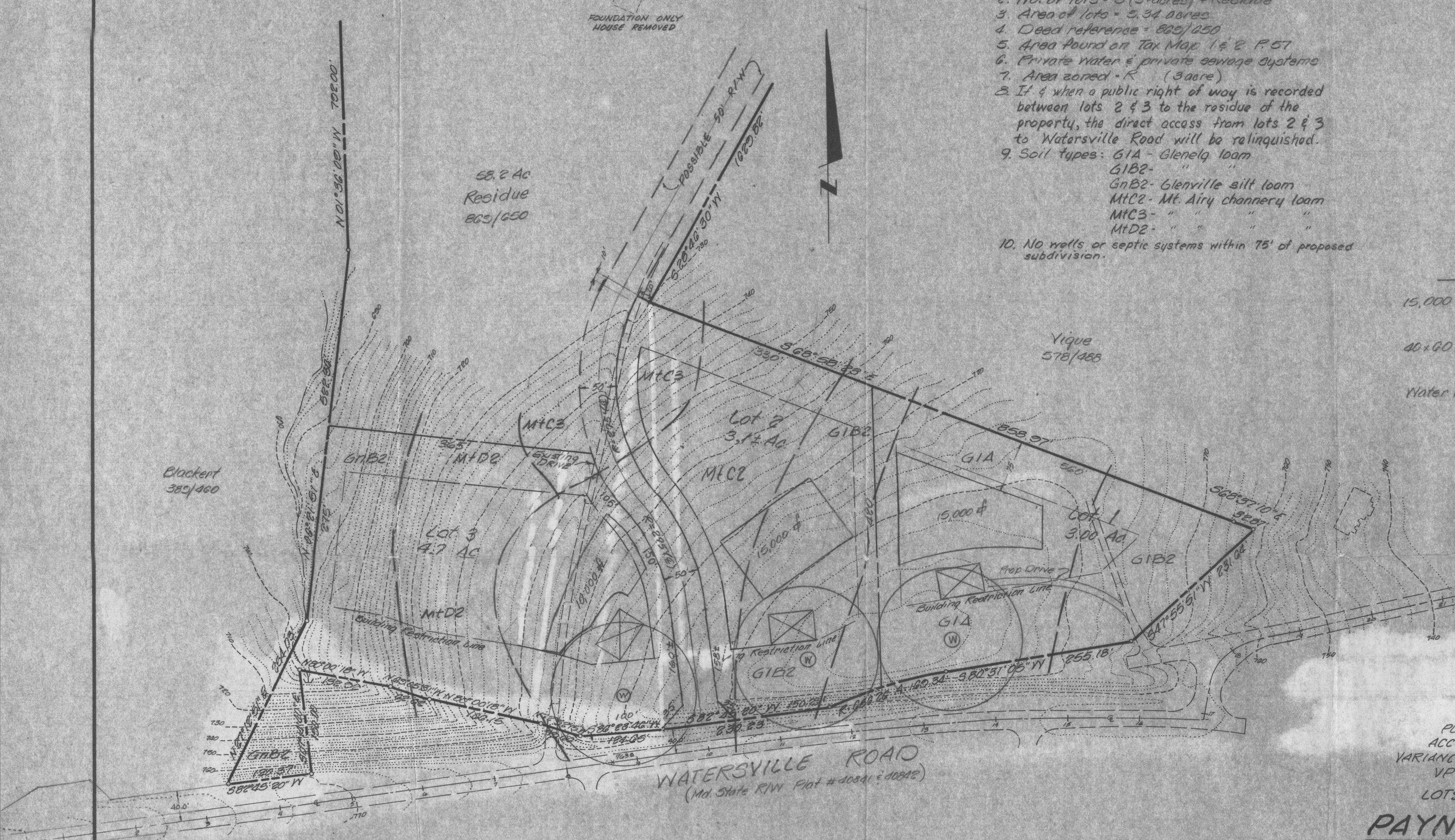


KEY

15,000 ☐ septic area (tile) ▭

40 x 60 dwelling ▭

Water well w/ 100' radius ◯



VOID 3/21/80 Lots revised

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

Lots 2 & 3 revised 10-17-79 MLS

SURVEYOR'S CERTIFICATE

SURVEYOR

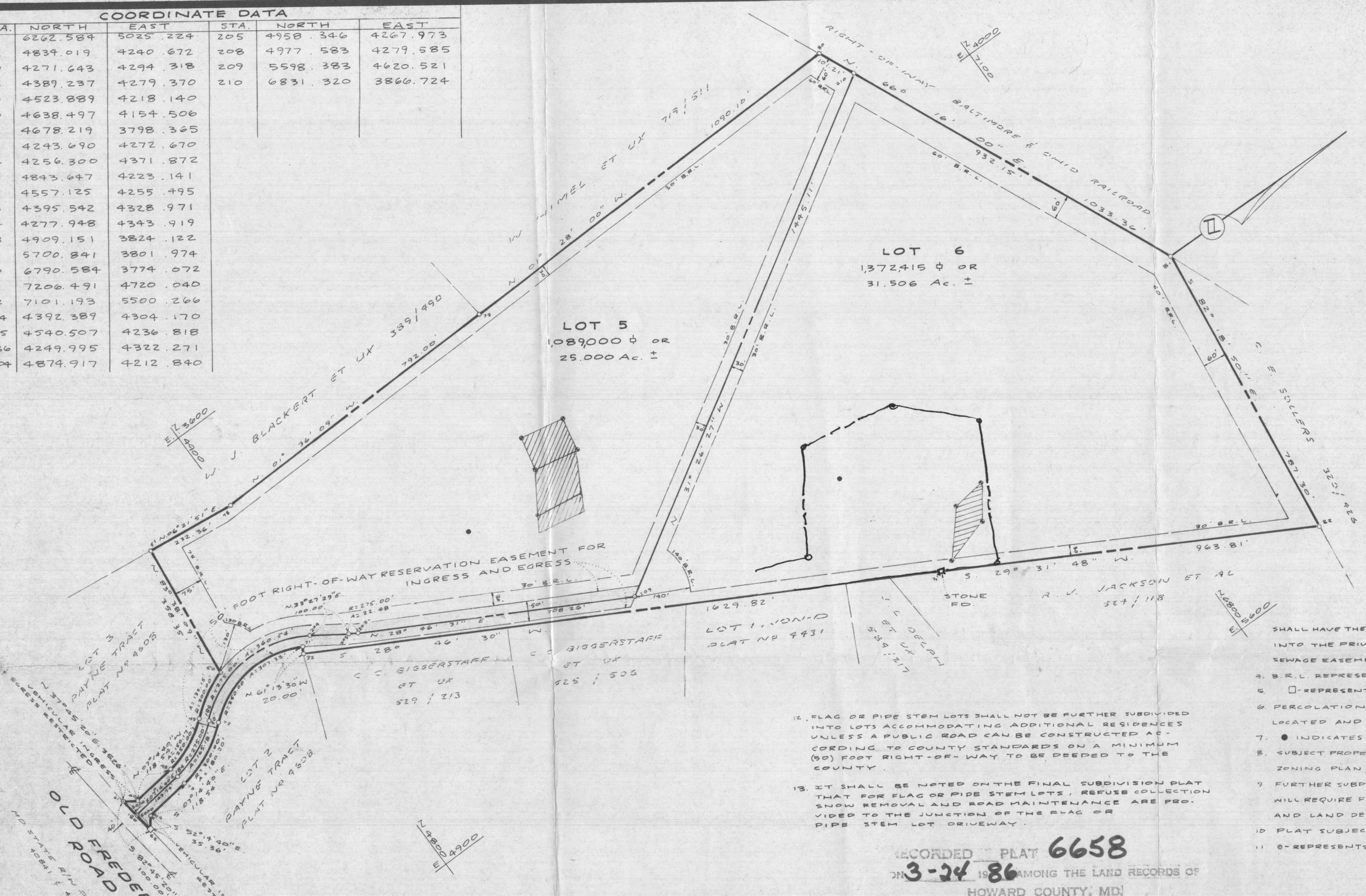
Development Consultants Group, Inc.
Long Reach Village Center
Suite 235 Columbia, Md. 21045
301-596-3811

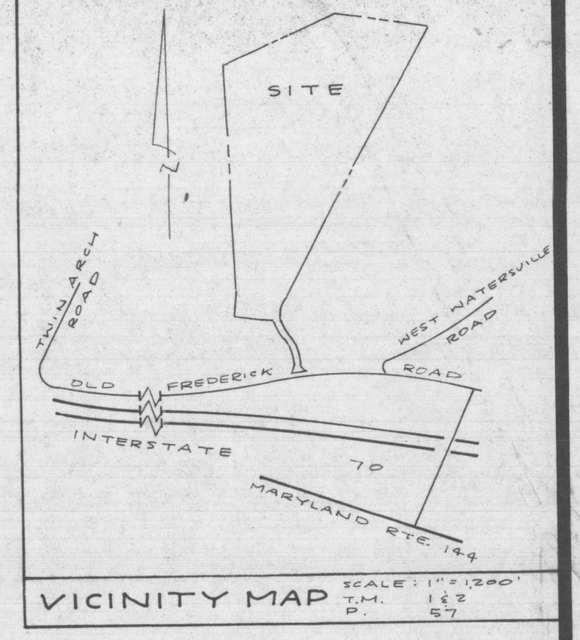
OWNER

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

COORDINATE DATA

STA.	NORTH	EAST	STA.	NORTH	EAST
31	6262.584	5025.224	205	4958.346	4267.973
32	4839.019	4240.672	208	4977.583	4279.585
47	4271.643	4294.318	209	5598.383	4620.521
48	4389.237	4279.370	210	6831.320	3866.724
49	4523.889	4218.140			
50	4638.497	4154.506			
51	4678.219	3798.365			
61	4243.690	4272.670			
62	4256.300	4371.872			
71	4843.647	4223.141			
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			





VICINITY MAP SCALE: 1" = 1200' TM. 1 & 2 P. 57

1. THE LOTS SHOWN HEREON COMPLIES WITH THE MINIMUM OWNERSHIP WIDTH AND LOT AREA AS REQUIRED BY THE MARYLAND STATE DEPT. OF HEALTH AND MENTAL HYGIENE REGULATIONS.
2. COORDINATES ARE BASED ON PLAT No 4608 "PAYNE TRACT" LOTS 1, 2, & 3.
3. THIS AREA DESIGNATES A PRIVATE SEWERAGE EASEMENT OF 10,000 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 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.
4. B.R.L. REPRESENTS BUILDING RESTRICTION LINES.
5. □ - REPRESENTS CONC. MONUMENT SET (UNLESS OTHERWISE NOTED)
6. PERCOLATION TEST HOLES SHOWN HEREON HAVE BEEN FIELD LOCATED AND SHOWN AS ⊕.
7. ● INDICATES WELL LOCATION
8. SUBJECT PROPERTY ZONED "R" RURAL PER 8-2-85 COMPREHENSIVE ZONING PLAN.
9. FURTHER SUBDIVISION OF RESULTANT LOTS CAPABLE OF SUBDIVISION WILL REQUIRE FULL COMPLIANCE WITH THE HOWARD COUNTY SUBDIVISION AND LAND DEVELOPMENT REGULATIONS.
10. PLAT SUBJECT TO VP-85-81.
11. ⊙ - REPRESENTS STEEL BAR OR IRON PIPE SET.
12. FLAG OR PIPE STEM LOTS SHALL NOT BE FURTHER SUBDIVIDED INTO LOTS ACCOMMODATING ADDITIONAL RESIDENCES UNLESS A PUBLIC ROAD CAN BE CONSTRUCTED ACCORDING TO COUNTY STANDARDS ON A MINIMUM (50) FOOT RIGHT-OF-WAY TO BE DEEDED TO THE COUNTY.
13. IT SHALL BE NOTED ON THE FINAL SUBDIVISION PLAT THAT FOR FLAG OR PIPE STEM LOTS, REFUSE COLLECTION SNOW REMOVAL AND ROAD MAINTENANCE ARE PROVIDED TO THE JUNCTION OF THE FLAG OR PIPE STEM LOT DRIVEWAY.

RECORDED AS PLAT 6658
ON 3-24 1986 AMONG THE LAND RECORDS OF HOWARD COUNTY, MD.

re-subd. back to 1 lg. & 100 ac. & 1 sm. & 6 ac. Tract.

TOTAL TABULATION THIS SUBMISSION

TOTAL Nº OF LOTS TO BE RECORDED	2	
TOTAL AREA LOTS	2,461,415 ± OR	56.506 Ac.±
TOTAL AREA ROADWAY TO BE RECORDED	0 OR	0
TOTAL AREA SUBDIVISION TO BE RECORDED	2,461,415 ± OR	56.506 Ac.±

OWNERS:

DAVID E. HOPKINS
ELIZABETH A. HOPKINS
1402 CARROLL COURT
WOODBINE MARYLAND 21797
(301) 831-7257

CURVE DATA

STA-STA	RADIUS	ARC	Δ	TAN	CHD.	CHD. BRG.
48-49	250.00'	150.17'	34° 24' 57"	77.43'	147.92'	N. 24° 27' 09" W.
49-50	300.00'	132.15'	25° 14' 23"	67.17'	131.09'	N. 29° 02' 25" W.
73-72	300.00'	180.20'	34° 24' 57"	92.91'	177.50'	S. 24° 27' 09" E.
72-71	250.00'	307.33'	70° 26' 08"	176.47'	288.34'	S. 06° 26' 33" E.
184-185	275.00'	165.18'	34° 24' 57"	85.17'	162.71'	S. 24° 27' 09" E.
185-204	275.00'	360.54'	75° 07' 06"	211.47'	335.27'	S. 04° 06' 04" E.
205-208	275.00'	22.48'	04° 40' 58"	11.24'	22.47'	S. 31° 07' 00" W.

APPROVED: FOR PRIVATE WATER AND PRIVATE SEWERAGE SYSTEMS

Joyce Beyhum 3-18-86
COUNTY HEALTH OFFICE DATE

APPROVED: HOWARD COUNTY OFFICE OF PLANNING AND ZONING

Thomas H. Harig 3-21-86
DIRECTOR DATE

APPROVED: FOR PUBLIC ROADS HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS

George F. Nemer 3-19-86
DIRECTOR DATE

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 PLAT BY THE OFFICE 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 RIGHT-OF-WAYS AND THE SPECIFIC EASEMENT AREAS SHOWN HEREON; (2) THE RIGHT TO REQUIRE DEDICATION FOR PUBLIC USE THE BEDS OF THE STREETS AND/OR ROADS AND FLOOD PLAINS 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 STEETS 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 10 DAY OF Sept. 1985.

9/10/85 David E. Hopkins OWNER
DATE DAVID E. HOPKINS

9/10/85 Elizabeth A. Hopkins OWNER
DATE ELIZABETH A. HOPKINS

9/10/85 T. Michael Vanderbilt
DATE WITNESS

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 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.

8/30/85
DATE

Sourabh G. Munshi
SOURABH G. MUNSHI
PROF. L. S. Nº 10770

SIGNED FILE COPY
LOTS 5 & 6

PAYNE TRACT

SITUATED ON OLD FREDERICK ROAD
FOURTH ELECTION DISTRICT
HOWARD COUNTY MARYLAND
SCALE: 1" = 200' AUGUST 1985
TAX MAP 1 & 2 PARCEL 57

SHELADIA Associates, Inc.
CONSULTING ENGINEERS
310A SOUTH MAIN ST.
MT. AIRY MD 21771 (301) 829-2890

F-86-49

BALTO. & OHIO RAILROAD RIGHT OF WAY

N. 66° 16' 00" E. 1023.36'

(RESIDUE OF)
GROUP LAND INC.
(ROBERT E. PAYNE)
L. 869 F. 650
56.5063 Ac ±

CORDELIA E. SOLLERS
329/426
17.73 Ac ±

IRON PIPE

S. 82° 18' 50" E. 787.30'

CORNER POST

963.81'

S. 31° 48' W.

EDWARD T. JACKSON ET AL
524/118
20.000 Ac ±

PROP. HOUSE

PROPOSED WELL

1091'

STONE

Lot 6
Parcel B

A#34575

JOHN L. DELPH ET UX
584/217
7.300 Ac ±

1627.82'

JONATHON R.C. DICKEY
1079/468
5.113 Ac. ±

WILLIAM HIMEL ET UX
719/511
81 1/2 Ac. ±

1091.10'

WHITE OAK LANE

PROPOSED WELL

PROP. HOUSE

Lot 5
Parcel A

2 1/4" IRON PIPES
Driveway
Per Will Hughes

CLEVELAND C. BIGGERSTAFF ET UX
475/506
7.090 Ac. ±

IRON PIPE

S. 31° 46' W. 457'

CLEVELAND C. BIGGERSTAFF ET UX
529/213
0.321 Ac. ±

DENOTES PERCOLATION TEST P/T

N. 06° 31' 37" E. 232.36'

WILLIAM J. BLACKERT ET UX
389/490
22.708 Ac. ±

#17 IRON PIPE

N. 83° 38' 09" W. 358.35'

PAYNE TRACT
LOT 3
H.C. PLAT NO. 4608

191,664 ±
4.40 Ac. ±

STONE #89

N. 61° 13' 30" W. 20.00'

IRON PIPE #3

PAYNE TRACT
H.C. PLAT NO 4608

LOT 2
142,442 ±
3.27 Ac ±

IRON PIPE #1

CONC. MON. #102

WEST WATERSVILLE R.D.

OLD FREDERICK ROAD

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