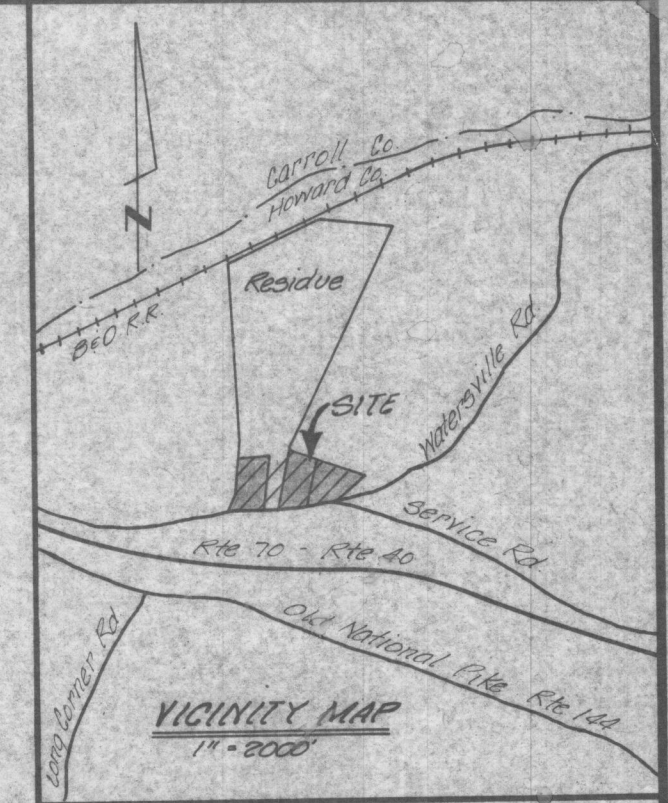


5-7-1 STAY

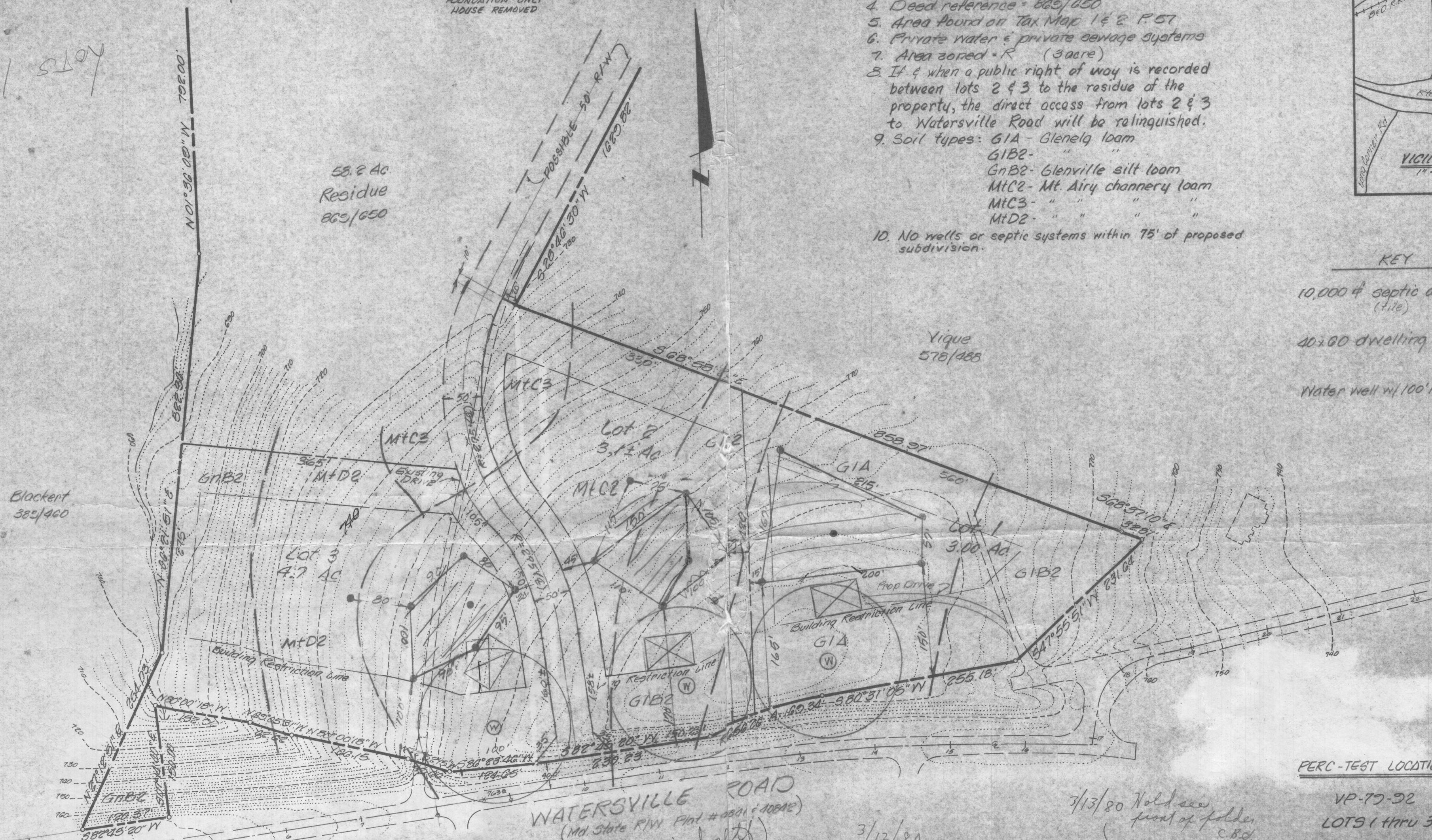
GENERAL NOTES

1. Total area of property - 87.52 Ac.
2. No. of lots - 3 (3+acres) + Residue
3. Area of lots - 9.34 acres
4. Deed reference - 663/650
5. Area found on Tax Map 1 & 2 P. 57
6. Private water & private sewage systems
7. Area zoned - R (3 acres)
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



PERC-TEST LOCATIONS

VP-72-92
LOTS 1 THRU 3

PAYNE TRACT

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

3/13/80 Hold see front of folder C.B.D.
3/12/80 Hold for supervisor
3/21/80 See revised plat of 3/17/80
3/13/80 M. Hain in office
(Hold for revision)

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

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.

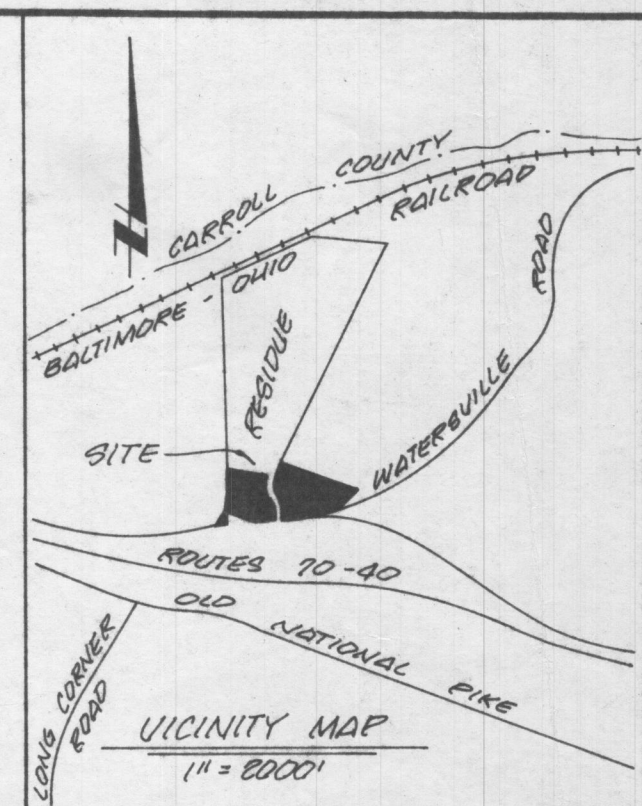
Long Reach Village Center
Suite 235 Columbia, Md. 21045
801-598-3511

OWNER

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

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

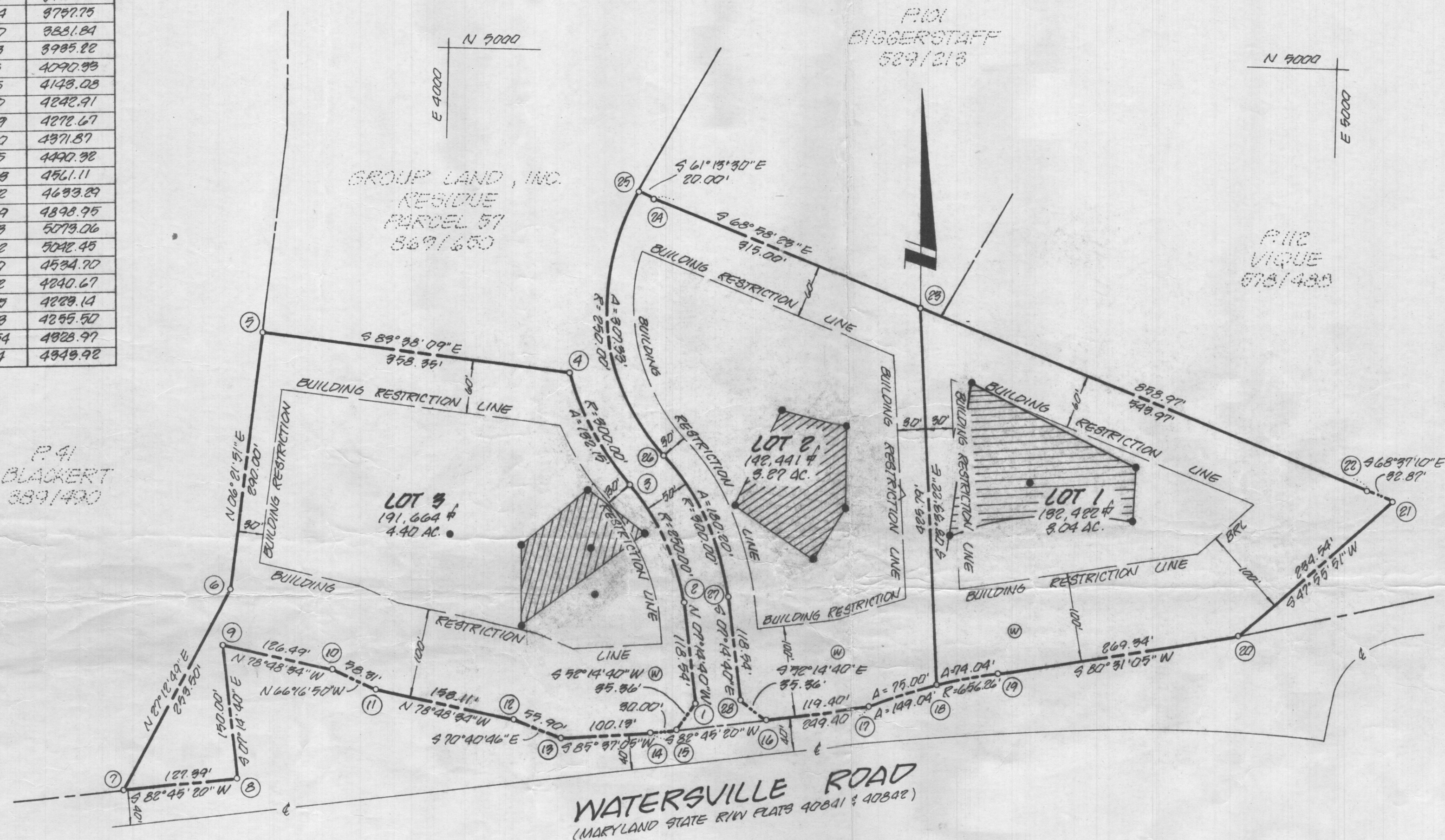
CURVE DATA							
#	RAD	Δ	ARC	TAN	CHD BEAR	CHD	CHD
2-3	250.00	34°24'57"	150.17	77.49	S 24°27'09"E	147.92	
3-4	300.00	25°14'23"	132.15	67.17	S 29°02'26"E	191.09	
17-18	456.00	76°32'53"	75.00	37.54	S 70°46'46"W	74.96	
18-19	456.00	06°27'51"	74.04	37.06	S 77°17'12"W	74.00	
17-19	456.00	19°00'44"	149.04	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
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



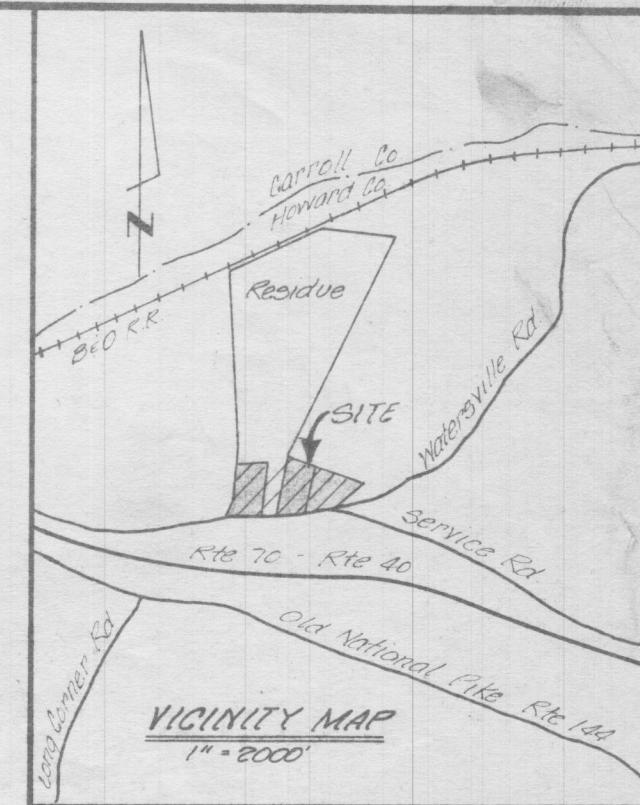
DEVELOPMENT
CONSULTANTS
GROUP, INC.

LONG REACH VILLAGE CENTER
SUITE 295, COLUMBIA, MD. 21045
301-596-3311

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.

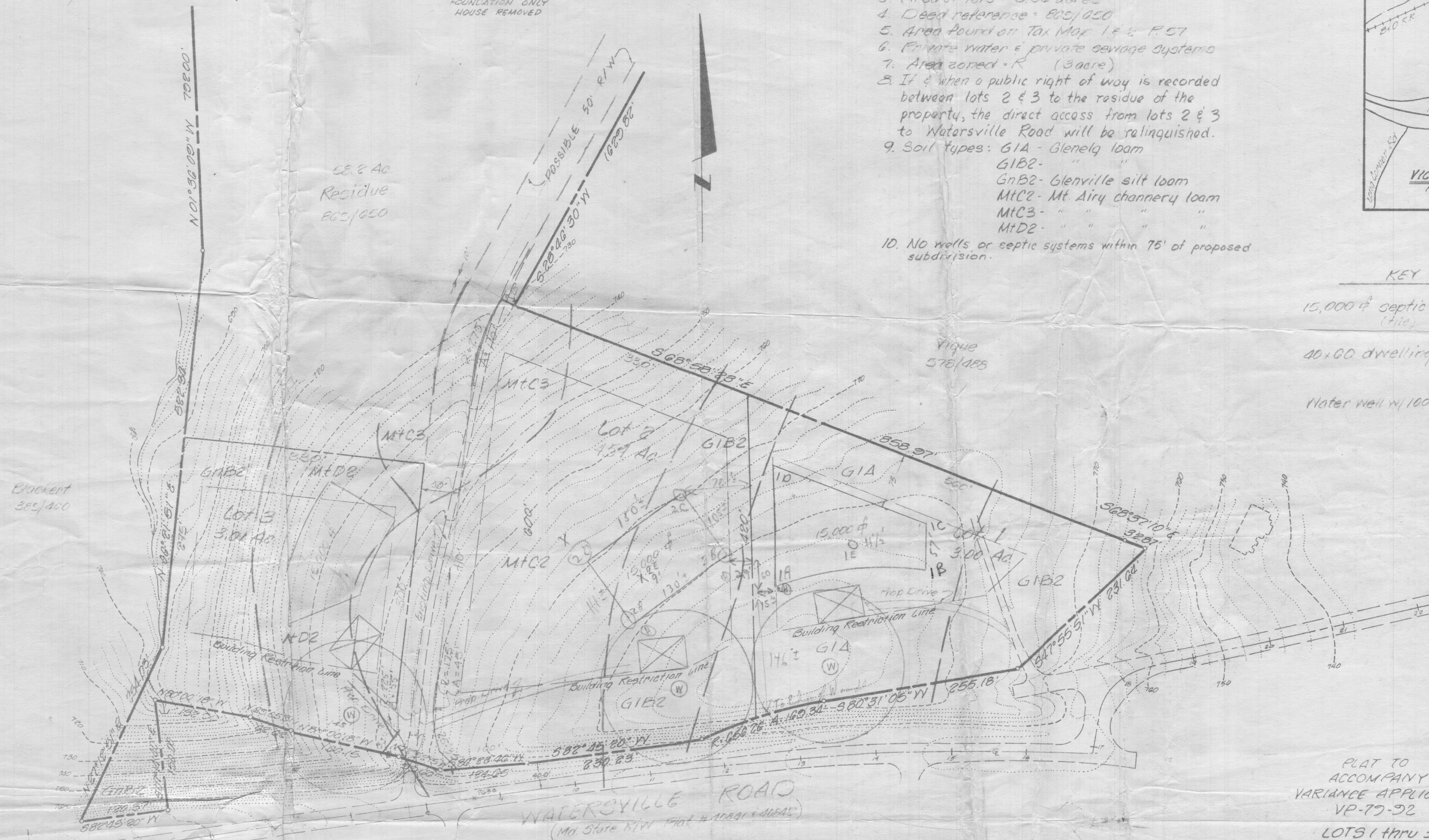


KEY

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 _____

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

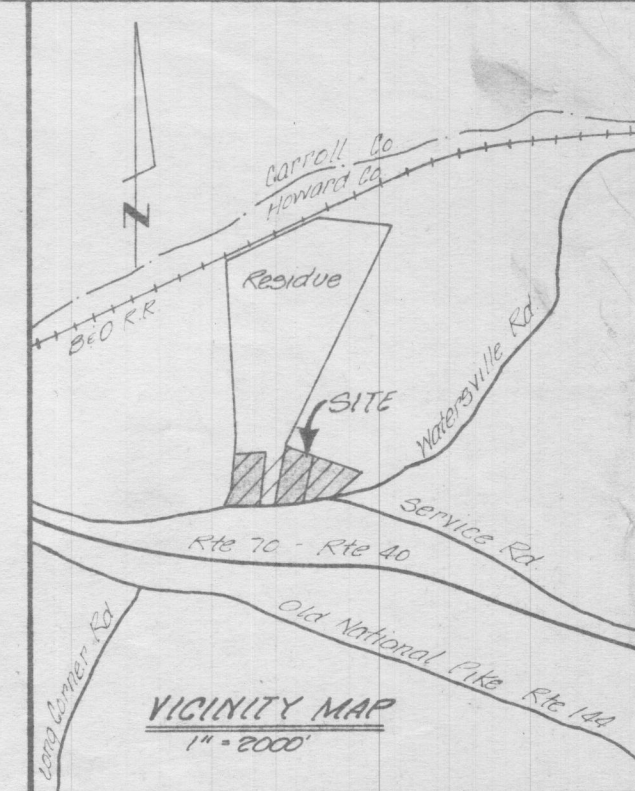
Group Land Inc.
% Robert Payne

(Lots in wood)

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.
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GnB2 - Glenville silt loam
M1C2 - Mt. Airy channery loam
M1C3 - " " " "
M1D2 - " " " "

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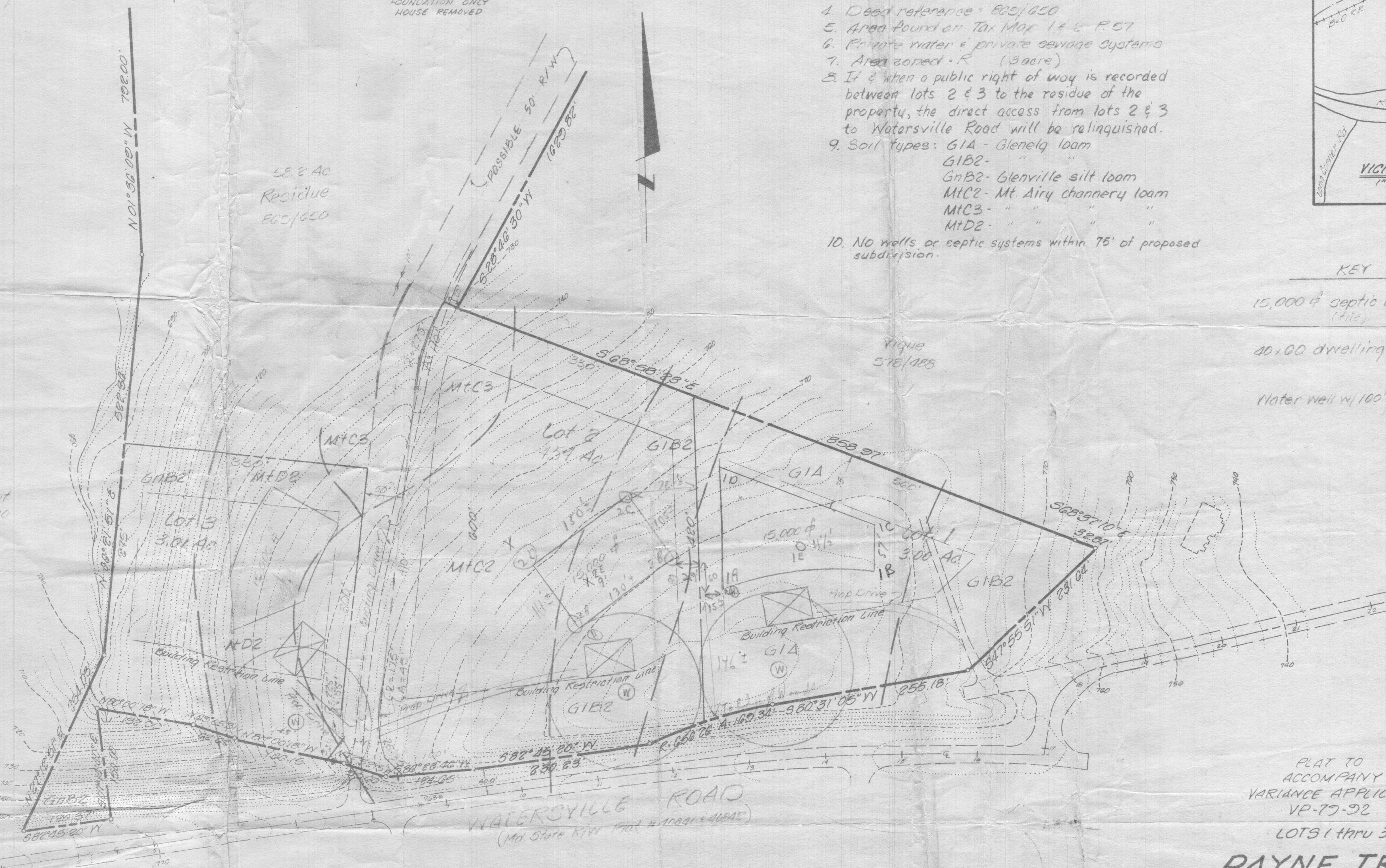
KEY

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.

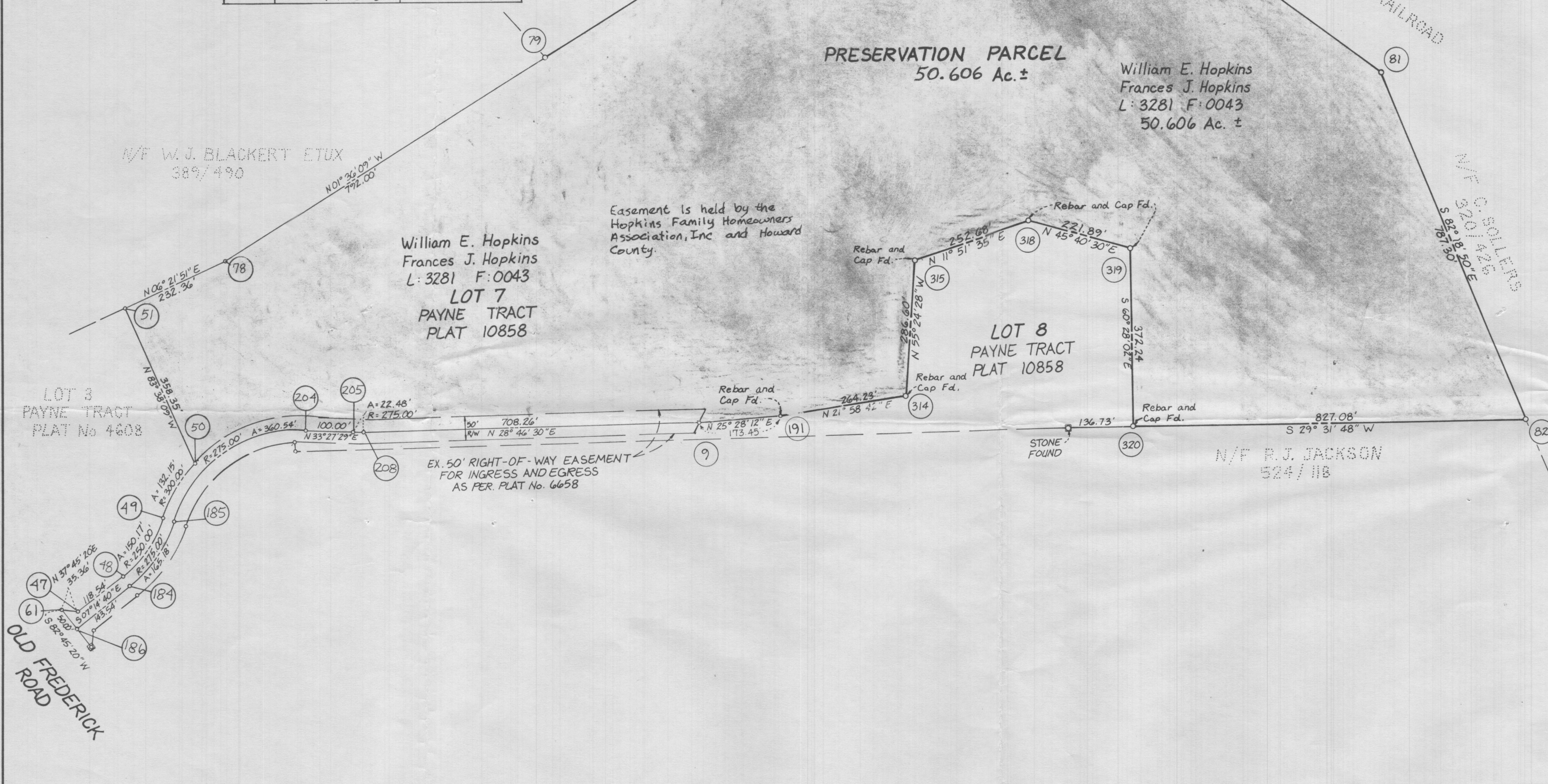
Long Reach Village Center
Suite 235 Columbia, Md. 21045
301-598-3511

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



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 04/29/1991 by the State Department of Taxation and Assessments

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
Director
Date 2/4/97

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.

Sourabh G. Munshi
Date 6/5/96
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 5th day of June, 1996.

William E. Hopkins Owner
Frances J. Hopkins Owner
Witness

RECORDED AS PLAT NUMBER 12605
ON 7-11-97 AMONG THE
LAND RECORDS OF HOWARD COUNTY, MD.

PLAT OF EASEMENT

PAYNE TRACT

LOT No. 7

EXISTING ZONING: RC
TAX MAP 142 PARCEL 57
FOURTH ELECTION DISTRICT
HOWARD COUNTY, MARYLAND
SCALE: 1" = 200' APRIL 1996

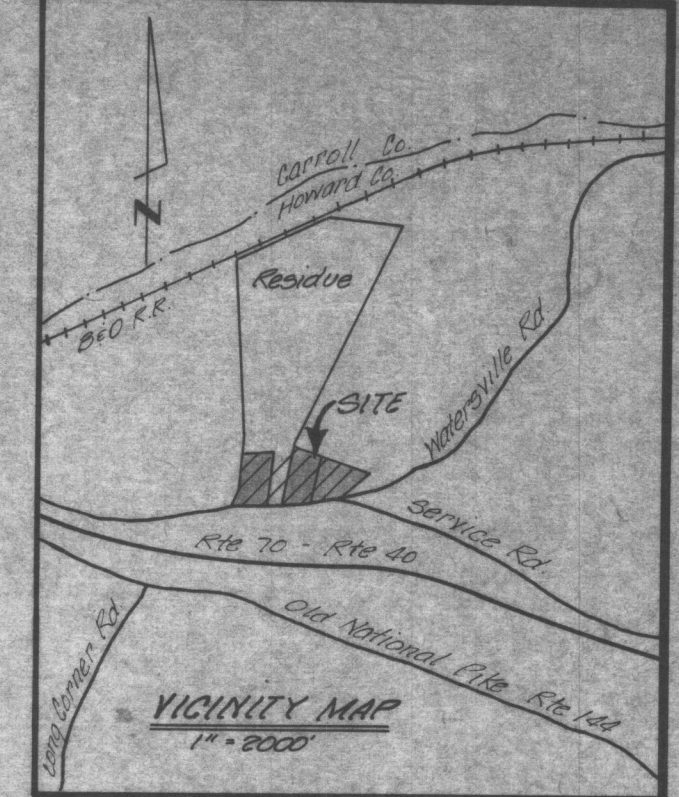


VANMAR ASSOCIATES, INC.
Engineers Surveyors Planners
310 South Meigs Street P.O. Box 328 Mount Airy, Maryland 21771
(301) 829-2890 (410) 549-2898

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.
% 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

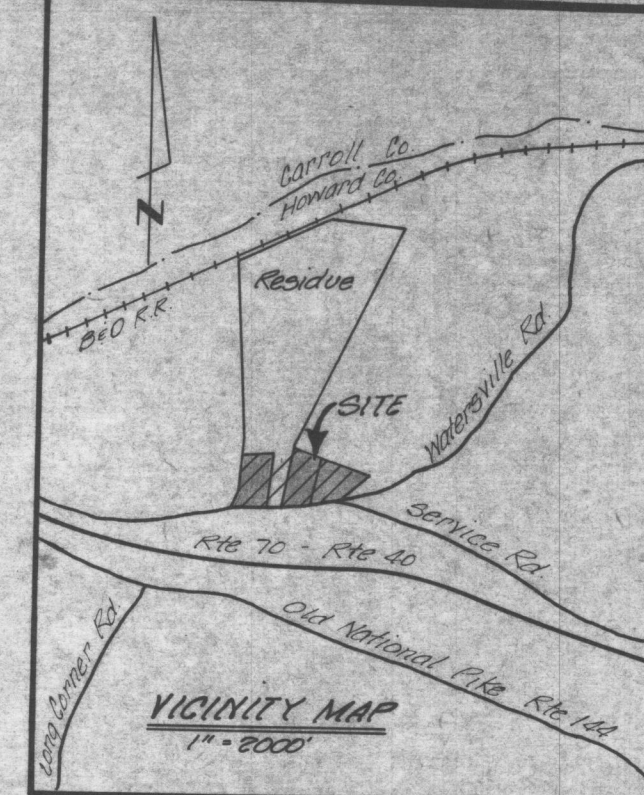
Director

Date

Lots 2 & 3 revised 10-17-79 MLS

GENERAL NOTES

1. Total area of property = 87.58 Ac.
2. No. of lots = 3 (3.0 acres) + Residue
3. Area of lots = 3.34 acres
4. Deed reference = 862/650
5. Area found on Tax Map 1 & 2 P. 57
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7. Area zoned - R (3 acres)
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GnB2 - Glenville silt loam
MtC2 - Mt. Airy channery loam
MtC3 - " " "
MtD2 - " " "
MtD3 - " " "
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

Blackert
382/460

58.2 Ac.
Residue
862/650

Yigue
578/488

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

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
301-596-3511

OWNER

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

Lots 2 & 3 revised 10-17-79 MLS

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