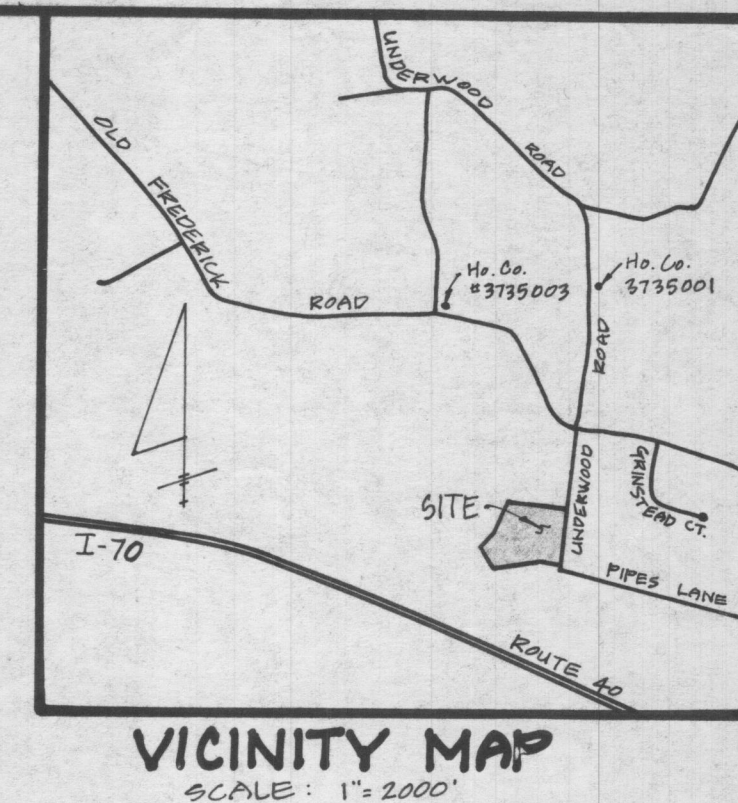
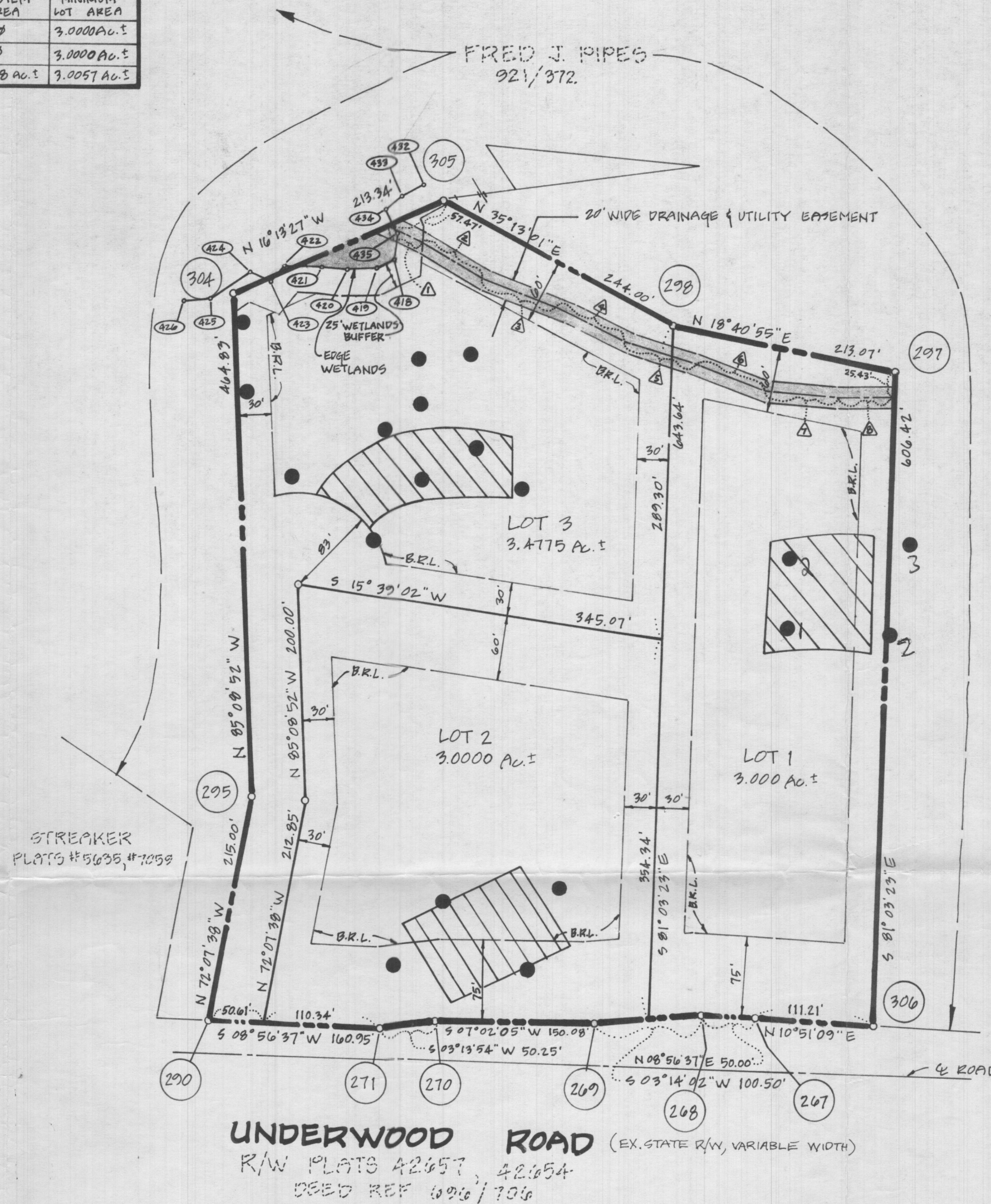


COORDINATES		
NO.	NORTH	EAST
267	542128.351	805826.359
268	542078.959	805818.586
269	541978.621	805812.917
270	541829.648	805794.536
271	541779.499	805791.703
290	541620.509	805766.682
295	541606.493	805562.058
297	542331.844	805248.250
298	542130.000	805180.000
304	541725.810	805098.897
305	541930.656	805092.290
306	542237.569	805847.297

MINIMUM LOT AREA CALCULATIONS					
LOT NO.	GROSS LOT AREA	SLOPE/FLOODPLAIN AREA	NET LOT AREA	PIPESTEM AREA	MINIMUM LOT AREA
1	3.0000 AC.	0	3.0000 AC.	0	3.0000 AC.
2	3.0000 AC.	0	3.0000 AC.	0	3.0000 AC.
3	3.4775 AC.	0	3.4775 AC.	0.4718 AC.	3.0057 AC.

DRAINAGE & UTILITY EASEMENT	
NO.	BEARING AND DISTANCE
1	N 36° 06' 46" E 39.16'
2	N 36° 06' 44" E 65.64'
3	N 28° 13' 32" E 71.35'
4	N 34° 02' 44" E 71.42'
5	N 23° 28' 22" E 71.74'
6	N 27° 11' 22" E 69.64'
7	N 13° 28' 08" E 66.78'
8	N 7° 11' 57" E 53.81'

WETLANDS COORDINATES		
NO.	NORTH	EAST
418	541878.909	805088.122
419	541861.545	805091.024
420	541834.366	805090.762
421	541809.883	805085.965
422	541775.842	805079.674
423	541761.268	805091.031
424	541742.066	805082.625
425	541705.806	805098.437
426	541679.159	805098.572
432	541913.023	805024.301
433	541893.230	805030.639
434	541880.090	805040.583
435	541885.138	805064.519



- NOTES:**
- THE MARYLAND STATE GRID SYSTEM COORDINATES SHOWN HEREON ARE BASED ON HOWARD COUNTY GEODETIC CONTROL SURVEY POINTS #3735001 AND #3735003.
 - SUBJECT PROPERTY ZONED 'R' PER 8-2-85 COMPREHENSIVE ZONING PLAN.
 - THIS AREA DESIGNATES A PRIVATE SEWAGE EASEMENT 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. RECDICATION OF A MODIFIED SEWAGE EASEMENT SHALL NOT BE NECESSARY. THERE IS A 10,000 \$ MINIMUM RESTRICTION ON SEWAGE EASEMENT.
 - THE LOTS SHOWN HEREON COMPLY WITH THE MINIMUM OWNERSHIP WIDTH AND LOT AREA AS REQUIRED BY THE MARYLAND STATE DEPARTMENT OF THE ENVIRONMENT.
 - FOR FLAG OR PIPE STEM LOTS, REFUSE COLLECTION, SNOW REMOVAL AND ROAD MAINTENANCE TO BE PROVIDED AT THE JUNCTION OF FLAG OR PIPE STEM AND THE ROAD R/W AND NOT INTO THE FLAG OR PIPE STEM LOT DRIVEWAY.
 - "B.R.L." DESIGNATES BUILDING RESTRICTION.
 - "●" DESIGNATES SUCCESSFUL PERC TEST.
 - PROPERTY SUBJECT TO WF-91-63, WHICH GRANTS THE RECDICATION OF 3 LOTS WITHOUT SHOWING THE PROPERTY RESIDUE ON THE FINAL PLAT.
 - NO CLEARING, GRADING OR CONSTRUCTION IS PERMITTED WITHIN WETLAND BUFFER.
 - IF THERE IS ANY FURTHER SUBDIVISION OF THE RESIDUE OF PARCEL 98, ROAD IMPROVEMENTS ALONG THE FRONTAGE ON OLD FREDERICK ROAD AND UNDERWOOD ROAD WILL BE REQUIRED IN ACCORDANCE WITH THE DESIGN MANUAL.
 - FLOODPLAIN AND WETLANDS Delineations SHALL BE SHOWN PRIOR TO RECDICATION OF THE RESIDUE OF PARCEL 98.
 - THERE ARE NO STREAMS ON LOTS 1, 2, & 3.

TABULATION OF FINAL PLAT

TOTAL NUMBER OF LOTS AND/OR PARCELS TO BE RECORDED:	3
BUILDABLE:	3
OPEN SPACE:	0
TOTAL AREA OF LOTS AND/OR PARCELS:	9.4775 AC.
BUILDABLE:	0
OPEN SPACE:	0
AREA AND % OF DRY GROUND USABLE OPEN SPACE:	0
TOTAL AREA OF ROAD RIGHT-OF-WAY TO BE RECORDED INCLUDING WIDENING STRIPS:	0
TOTAL AREA OF SUBDIVISION TO BE RECORDED:	9.4775 AC.

UNDERWOOD ROAD (EX. STATE R/W, VARIABLE WIDTH)
R/W PLATS 42657, 42654
DEED REF 606/706

OWNER:
FRED JAMES PIPES
HATTIE PIPES
13555 OLD FREDERICK ROAD
SYKESVILLE, MD 21784

APPROVED: FOR PRIVATE WATER & PRIVATE SEWER SYSTEMS.

James M. Boyd, Jr., P.E.
COUNTY HEALTH OFFICER
8-5-91
DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING.

James M. Boyd, Jr., P.E.
DIRECTOR
8/1/91
DATE

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

James M. Boyd, Jr., P.E.
DIRECTOR
8/1/91
DATE

OWNER'S CERTIFICATE

WE, FRED JAMES PIPES AND HATTIE PIPES, 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, MD, ITS SUCCESSORS AND ASSIGNS (1) THE RIGHT TO LAY, CONSTRUCT AND MAINTAIN SEWERS, DRAINAGE, WATER PIPES, AND OTHER MUNICIPAL UTILITIES IN AND UNDER ALL ROAD 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 STREET 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, MD 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 SAID EASEMENTS AND RIGHT-OF-WAYS, WITNESS OUR HAND, THIS 28TH DAY OF FEBRUARY 1991.

Fred James Pipes
FRED JAMES PIPES
DATE
Hattie Pipes
HATTIE PIPES
DATE
Steven L. Miles
WITNESS STEVEN L. MILES
DATE
Steven L. Miles
WITNESS STEVEN L. MILES
DATE

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT, THAT IT IS A SUBDIVISION OF PART OF THE LAND CONVEYED BY FRED JAMES PIPES AND HATTIE PIPES UNTO FRED JAMES PIPES AND HATTIE PIPES BY DEED DATED DECEMBER 30, 1977, AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY IN LIBER 921, FOLIO 372, 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.

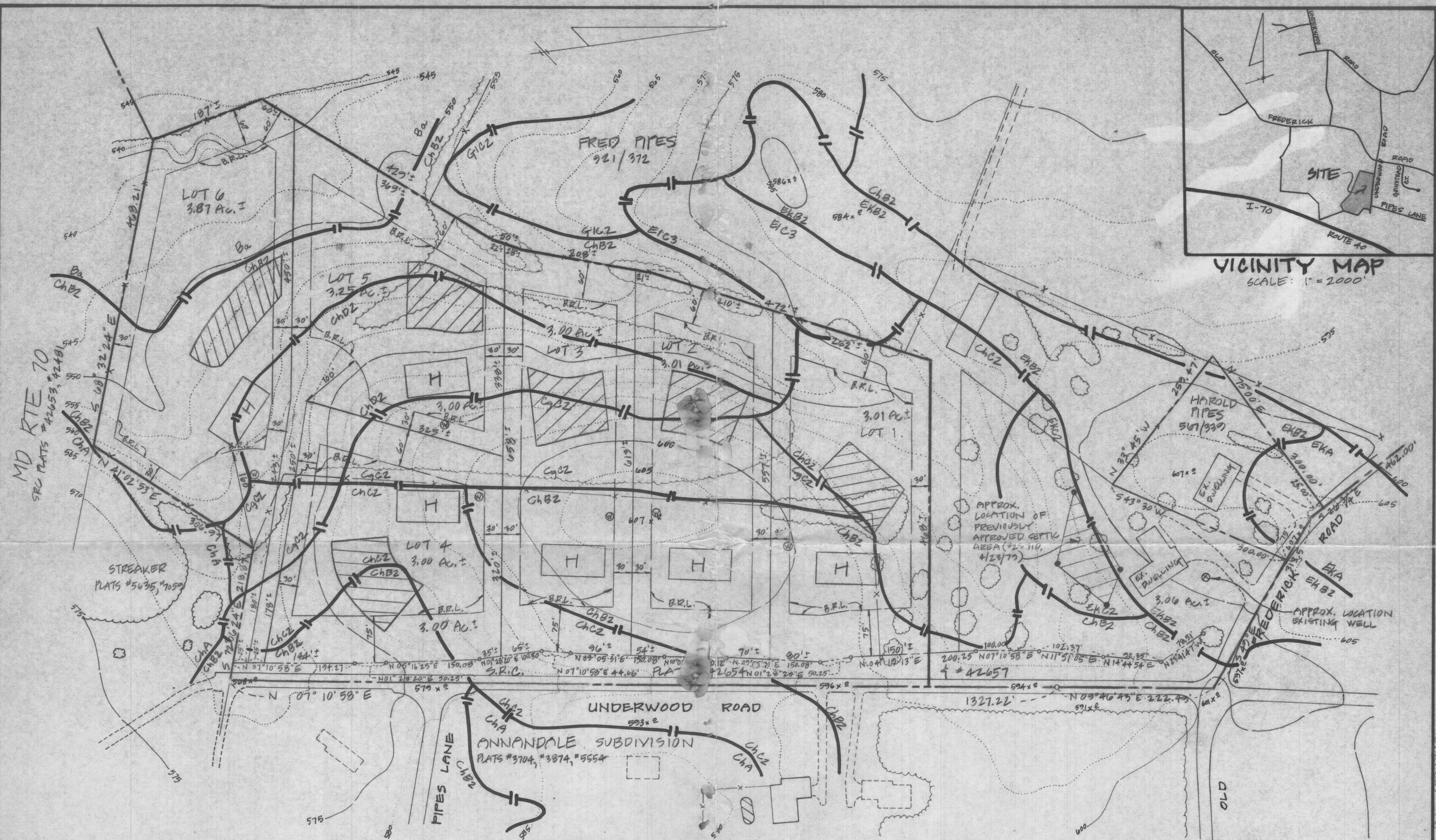
Scott Shanaberger
SCOTT SHANABERGER
PROFESSIONAL LAND SURVEYOR #10849
DATE
2/28/91

RECORDED AS PLAT # 10034
ON August 20, 1991 AMONG THE
LAND RECORDS OF HOWARD COUNTY, MD

SHANABERGER & LANE
8726 TOWN & COUNTRY BLVD
SUITE 106 & 107
BELLICOTT CITY, MARYLAND 21043
(301) 461-2563

**FINAL PLAT
PIPES PROPERTY
LOTS 1 THRU 3**

TAX MAP 9
PART OF PARCEL 98
3RD ELECTION DISTRICT
HOWARD COUNTY, MD
SCALE: 1" = 100'
DATE: FEB. 8, 1991
SHEET NO. 1 OF 1
SEE WF-91-63



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

COUNTY HEALTH OFFICER

DATE

G. SCOTT SHANABERGER
PROFESSIONAL LAND SURVEYOR #10849

DATE

1. THIS AREA DESIGNATES A PRIVATE SEWAGE EASEMENT OF 10,000 SQ. FT. AS REQUIRED BY THE MD STATE DEPARTMENT OF THE ENVIRONMENT FOR INDIVIDUAL SEWAGE DISPOSAL. IMPROVEMENTS OF ANY NATURE IN THIS AREA ARE RESTRICTED. THIS EASEMENT SHALL BECOME NULL & VOID UPON CONNECTION TO A PUBLIC SEWAGE SYSTEM. THE COUNTY HEALTH OFFICER SHALL HAVE THE AUTHORITY TO GRANT VARIANCES & ENCROACHMENTS INTO THE PRIVATE SEWAGE EASEMENT. RECORDATION OF A MODIFIED SEWAGE EASEMENT PLAT SHALL NOT BE NECESSARY.

2. THE LOT(S) SHOWN HEREON COMPLY WITH THE MINIMUM OWNERSHIP WIDTH & LOT AREA AS REQUIRED BY THE MD STATE DEPARTMENT OF THE ENVIRONMENT.

3. B.R.L. DESIGNATES BUILDING RESTRICTION LINE.

4. SUBJECT PROPERTY ZONED 'R' PER 8-2-85 COMPREHENSIVE ZONING PLAN.
5. DESIGNATES PROPOSED WELL LOCATION.
6. DESIGNATES PROPOSED HOUSE LOCATION.

SHANABERGER & LANE

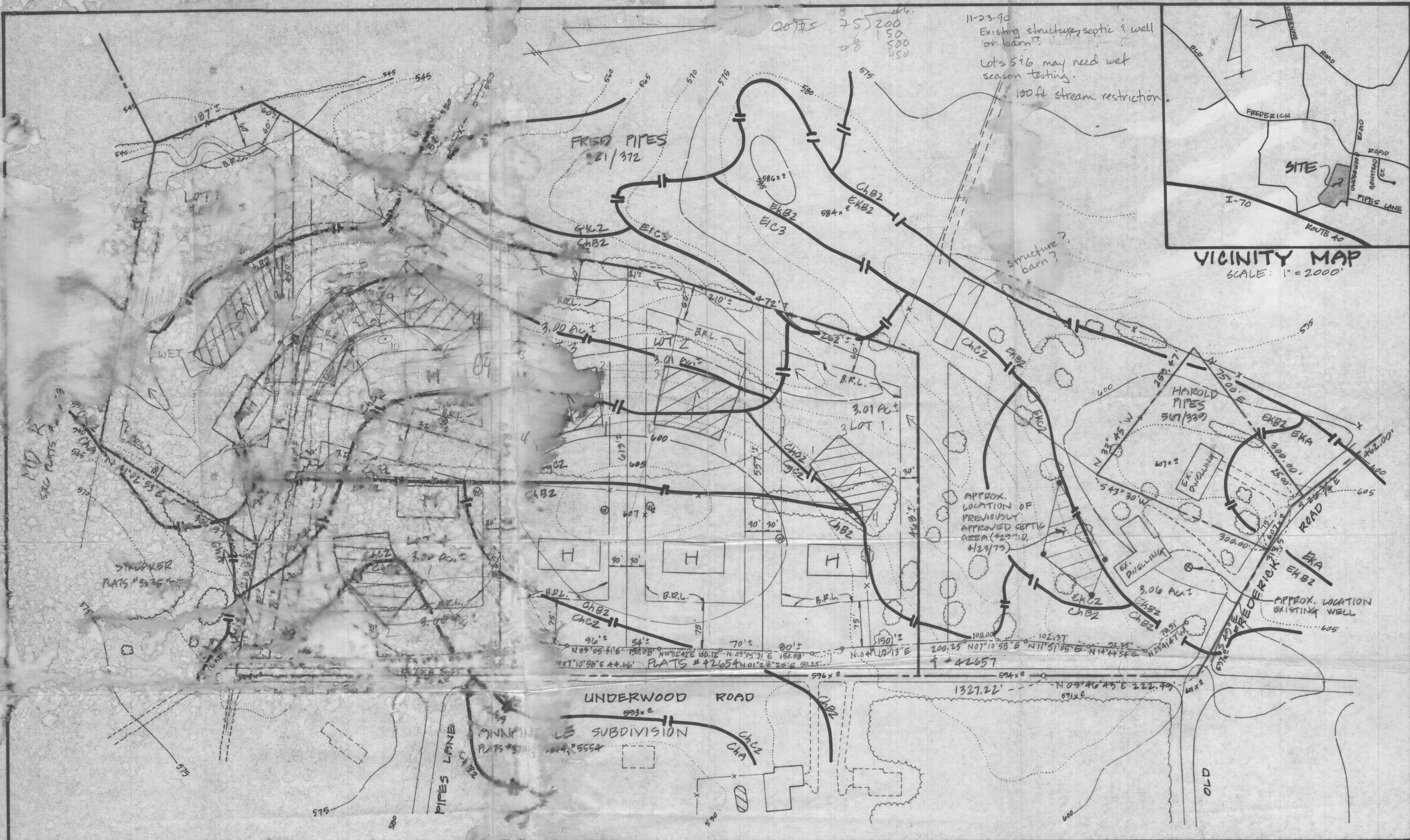
8726 TOWN & COUNTRY BLVD.
SUITE 106 & 107
ELLICOTT CITY, MD 21043
(301) 461-9563

PERC TEST PLAT

PIPES PROPERTY

LOTS 1 THRU

TAX MAP 9 PARCEL 98
AT ELECTION DISTRICT
HOWARD COUNTY, MD
SCALE: 1" = 100'
DATE: NOV 15, 1990



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

COUNTY HEALTH OFFICER

DATE

G. SCOTT SHANABERGER
PROFESSIONAL LAND SURVEYOR #10049

DATE

1. THIS AREA DESIGNATES A PRIVATE SEWAGE EASEMENT
OF 10.00' AS REQUIRED BY THE MD STATE DEPARTMENT
OF THE ENVIRONMENT FOR INDIVIDUAL SEWAGE DISPOSAL.
IMPROVEMENTS IN THIS AREA ARE RESTRICTED.
THIS EASEMENT SHALL BE VOID UPON CONNECTION
TO A PUBLIC SEWAGE SYSTEM. THE COUNTY HEALTH OFFICER
SHALL HAVE THE AUTHORITY TO GRANT VARIANCES FOR
ENCROACHMENT INTO THE SEWAGE EASEMENT.
RECORDATION OF THIS EASEMENT PLAT SHALL
NOT BE NECESSARY.
2. THE LOT OWNERSHIP WITHIN THE EASEMENT SHALL BE
THE MINIMUM OWNERSHIP WITHIN THE EASEMENT
REQUIRED BY THE MD STATE DEPARTMENT OF THE ENVIRONMENT.
3. B.R.L. DESIGNATES BOUNDARY RESTRICTION LINE.

4. SUBJECT PROPERTY ZONED 'R' PER
8-2-85 COMPREHENSIVE ZONING PLAN.
5. (W) DESIGNATES PROPOSED WELL LOCATION.
6. (H) DESIGNATES PROPOSED HOUSE
LOCATION.

SHANABERGER & LANE

8126 TOWN & COUNTRY BLVD.
SUITE 106 & 107
ELLICOTT CITY, MD 21043
(301) 461-9563

PERC TEST PLAT
PIPES PROPERTY

LOTS 1 THRU

TAX MAP 9 PARCEL 98
4TH ELECTION DISTRICT
HOWARD COUNTY, MD
SCALE: 1" = 100'
DATE: NOV 15, 1990