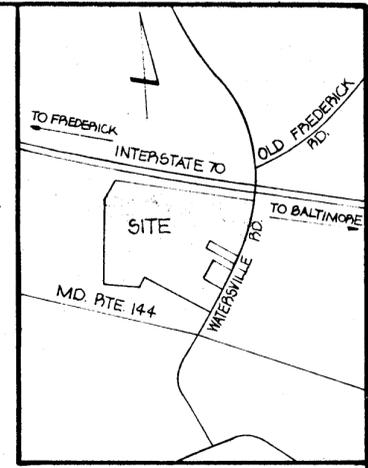
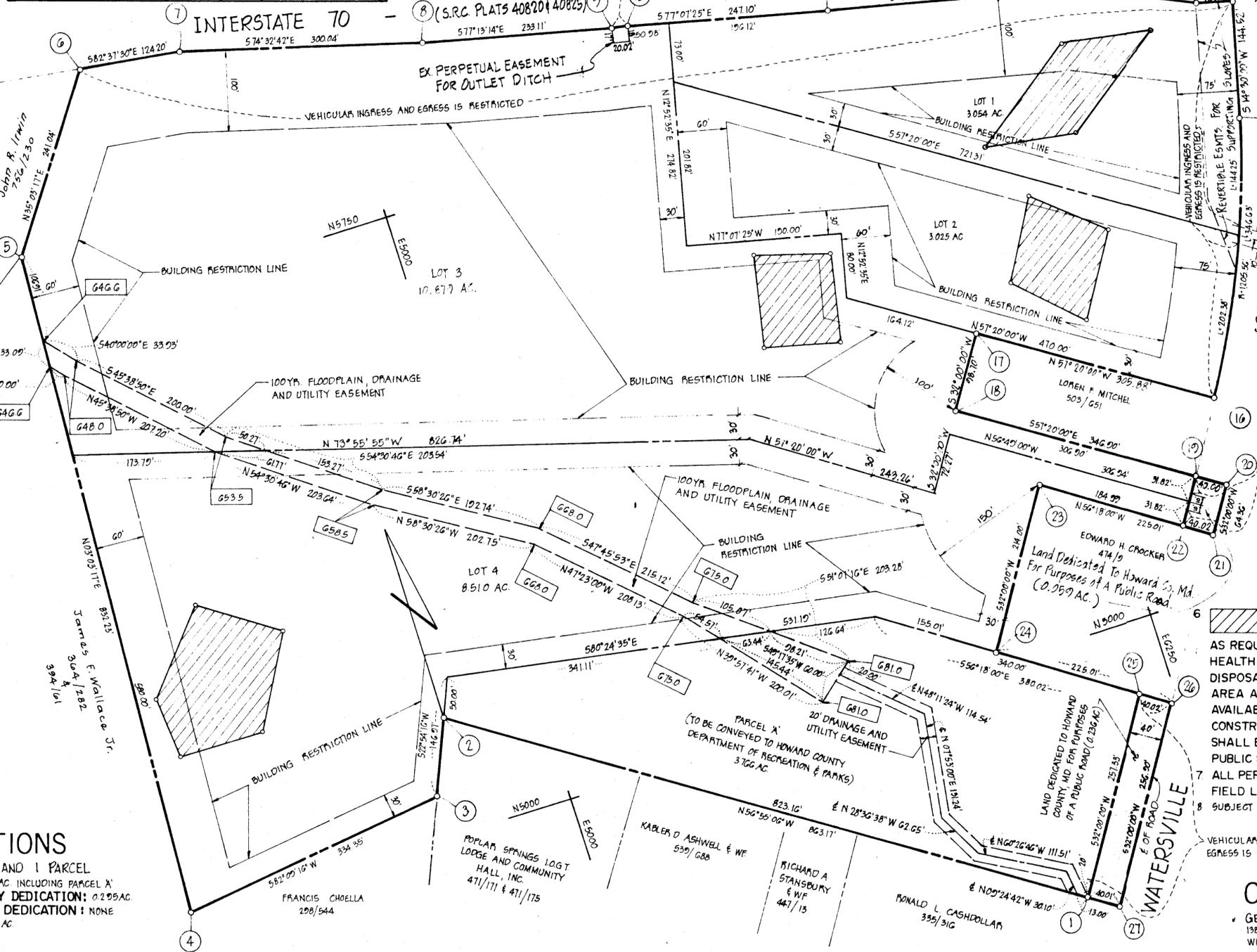


COORDINATE SCHEDULE	
NO	EAST
1	4672.228
2	5142.317
3	5023.177
4	5007.558
5	5808.600
6	6038.921
7	6019.978
8	5740.023
9	5858.401
10	5884.422
11	5827.356
12	5722.923
13	5720.710
14	5687.643
15	5547.168
16	5231.136
17	5396.236
18	5212.534
19	5142.884
20	5126.275
21	5072.714
22	5072.717
23	5125.559
24	5014.076
25	4711.434
26	4867.231
27	4671.371

CURVE DATA TABLE					
CURVE	RADIUS	LENGTH	Δ	TAN	CHD BRG. & DISTANCE
15-16	1205.56'	346.63'	16° 28' 26"	174.52'	5 22° 44' 3" N 345.43'



VICINITY MAP
SCALE: 1"=1200'

NOTE:
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 FIFTY (50) FOOT RIGHT-OF-WAY TO BE DECEDED TO THE COUNTY.

GENERAL NOTES RECEIVED

- TAX MAP 7, PARCEL 287
- DEED REFERENCE: 361/562 MAY 11 1981
- COORDINATES SHOWN HEREON ARE BASED ON THE DATUM
- SUBJECT PROPERTY ZONED R, PER 10-3-71 COMPREHENSIVE ZONING PLAN
- THE LOTS SHOWN HEREON COMPLY WITH THE MINIMUM OWNERSHIP WIDTH AND LOT AREAS AS REQUIRED BY THE MARYLAND STATE DEPARTMENT OF HEALTH AND MENTAL HYGIENE
- THIS AREA DESIGNATES A PRIVATE SEWAGE EASEMENT OF APPROXIMATELY 10,000 SQ FT 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 AND SERVICING ANY RESIDENTIAL STRUCTURES CONSTRUCTED ON THESE BUILDING SITES THESE EASEMENTS SHALL BECOME NULL AND VOID UPON CONNECTION TO A PUBLIC SEWAGE SYSTEM
- ALL PERCOLATION TEST HOLES SHOWN HEREON HAVE BEEN FIELD LOGGED AND ARE SHOWN THUS (o)
- SUBJECT TO V.F.-81-22.
- FOR FLAG OR PIPE STEM LOTS REFUSE COLLECTION, SNOW REMOVAL AND ROAD MAINTENANCE ARE PROVIDED TO THE JUNCTION OF THE FLAG OR PIPE STEM AND THE ROAD RIGHT-OF-WAY AND NOT ONTO THE FLAG OR PIPE STEM DRIVEWAY.

OWNER / DEVELOPER
GEORGIA AVENUE PROPERTIES
1308 GEORGIA AVE
WHEATON, MD 20810

AUG 3 '81
REC'D

AREA TABULATIONS
TOTAL NUMBER OF LOTS: 4 AND 1 PARCEL
TOTAL AREA OF LOTS: 29,234 AC INCLUDING PARCEL 'A'
TOTAL AREA OF RIGHT-OF-WAY DEDICATION: 0.295 AC
TOTAL AREA OF FLOOD PLAIN DEDICATION: NONE
TOTAL AREA OF PLAT: 29,529 AC

OWNERS STATEMENT
WE, GEORGIA AVENUE PROPERTIES, INC. A MARYLAND CORPORATION BY E. BROOKE LEE PRESIDENT, AND E. BROOKE LEE III, TREASURER, OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY ADOPT THIS FINAL PLAT BY 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 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 TO THE BEDS OF THE STREETS AND/OR ROADS AND FLOODPLAINS, STORM DRAINAGE FACILITIES AND OPEN SPACE WHERE APPLICABLE; AND (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 ERRECTED ON OR OVER THE SAID EASEMENTS AND RIGHT OF WAYS.

WITNESS MY/OUR HANDS THIS 18TH DAY OF DECEMBER, 1980

SURVEYORS CERTIFICATE
I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT, THAT IT IS A SUBDIVISION OF PART OF PARCEL ONE CONVEYED BY E. BROOK LEE & NINA G. LEE, HIS WIFE TO GEORGIA AVENUE PROPERTIES, INC.
BY DEED DATED MAY 20, 1971 AND RECORDED IN THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER 561 AT FOLIO 562 AND THAT ALL MONUMENTS ARE IN PLACE AS SHOWN IN ACCORDANCE WITH THE ANNOTATED CODE OF MARYLAND, AS AMENDED.

William G. Hartel 1-5-81
WILLIAM G. HARTEL, R.L.S. NO. 9436 DATE

RECORDED AS PLAT 4247 ON APRIL 16 1981
AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND

POPLAR SPRINGS
LOTS 1, 2, 3 & 4 AND PARCEL 'A'

TAX MAP #7 F 81-70
4TH ELECTION DISTRICT HOWARD COUNTY, MARYLAND
SCALE: 1"=100' DATE: DECEMBER, 1980

boender associates engineers
surveyors
planners
SUITE 102-107 TOWN & COUNTRY PROFESSIONAL BUILDING
ELLCOTT CITY, MARYLAND 21043
BALTIMORE 301-465-7777 SALISBURY 301-749-1286

APPROVED: FOR PRIVATE WATER AND PRIVATE SEWERAGE SYSTEMS. HOWARD COUNTY HEALTH DEPARTMENT.
Joseph Byler 4-9-81
HOWARD COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY OFFICE OF PLANNING AND ZONING.
4-14-81
PLANNING DIRECTOR DATE

APPROVED: FOR STORM DRAINAGE SYSTEMS AND PUBLIC ROADS. HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS.
4-13-81
DIRECTOR DATE

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