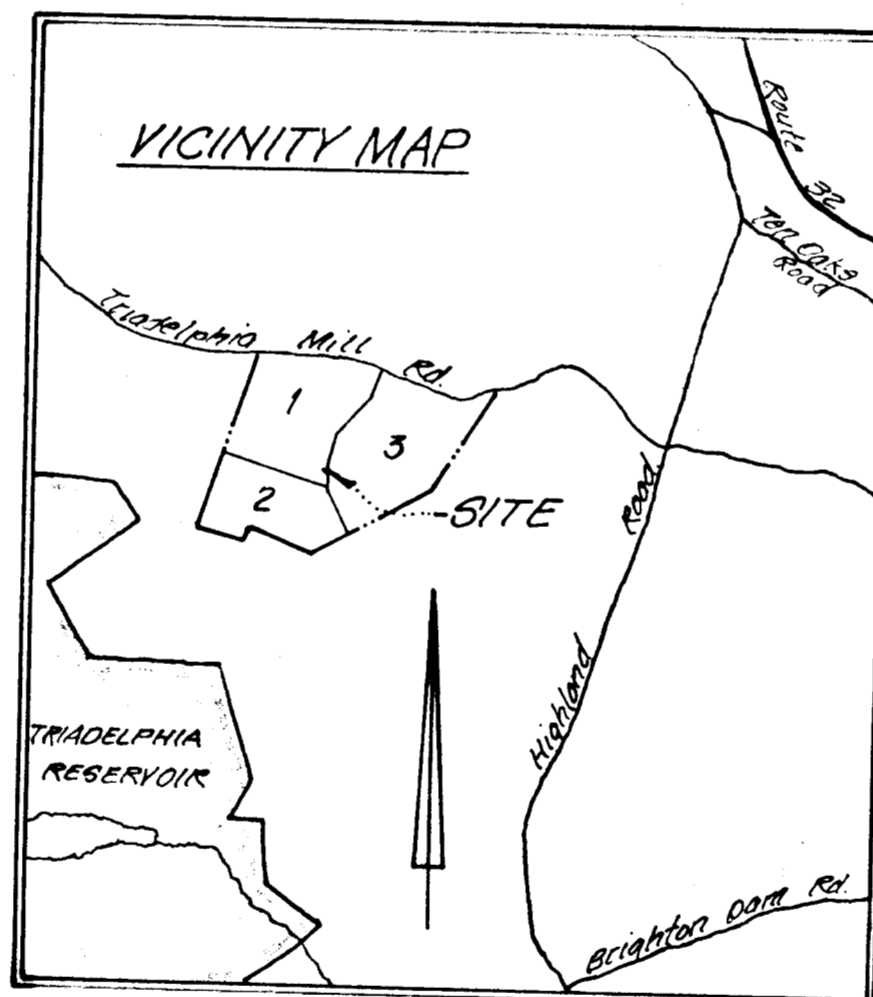


NO.	NORTH	EAST
1	504095.83	801981.06
2	504123.92	802297.81
3	504121.42	802565.93
4	504082.73	803055.62
5	504019.87	803208.18
6	503914.80	803133.83
7	503424.88	802805.10
8	503101.22	802651.92
9	503229.79	802257.34
10	503227.56	802204.03
11	503376.39	801716.70
12	503126.52	801665.21
13	502604.70	801521.52
14	502245.42	801382.05
15	502232.38	801682.77
16	502334.73	801897.19
17	501969.42	802681.97
18	502198.17	802959.96
19	502520.50	802894.72
20	502801.92	802633.28
21	502674.72	803539.09
22	503737.45	804379.10
23	503682.00	804200.00
24	503679.00	804095.00
25	503715.00	803890.00
26	503939.00	803404.44
27	503718.98	803319.00

**GENERAL NOTES**

- Property shown on Tax Map: 28434, P.
- Property zoned: R (300 min.) per 1975/77 Zoning Plan.
- The lots shown herein comply with the minimum ownership width and the lot area 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 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.
- This symbol designates a field located well site.
- Percolation test holes shown hereon have been field located as shown as thus: •
- This septic area has been field located.
- Preliminary plan for this subdivision was approved under Planning & Zoning File # P-82-05.
- 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.
- Subject to VP 83-67



VICINITY MAP  
1" = 2000'

AREA TABULATION					
Sheet No.	Total Area	Area Streets	No. Lots	Area Lots	Area Open Space
2	22.8530 ac	1.6516 ac	7	21.0603 ac	Concretary PA 0.1411 ac
3	28.6830 ac	0.5131 ac	9	28.1699 ac	—
4	35.4560 ac	1.3544 ac	10	34.1016 ac	—
<b>Totals</b>	<b>87.0820 ac</b>	<b>3.5191 ac</b>	<b>26</b>	<b>83.5378 ac</b>	<b>0.1780 ac</b>

Approved: for Howard County Health Department for Private Water and Private Sewer Systems.

*Debra Brasus* 4-12-83  
County Health Officer FF Date

Approved: Howard County Office of Planning and Zoning.

*William M. ...* 4-14-83  
Director of Planning Date

Approved: Howard County Department of Public Works, for Storm Drainage Systems and Public Roads.

*...* 4-14-83  
Director Date

**OWNER'S CERTIFICATE**

We SAMUEL T. NICHOLS and JAMES S. NICHOLS owners of the property shown and described herein 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 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 streets and/or roads and flood plains, storm drainage facilities and open space where applicable. (3) The right to require dedication of water ways 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 2<sup>nd</sup> day of April 1983  
Witness to both: *Samuel T. Nichols* and *James S. Nichols*

**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 BEVELIAH L. BROWN, widow to SAMUEL TURNER NICHOLS et al and JAMES S. NICHOLS by deed dated November 18, 1957 and recorded in Liber 307 folio 410 among the land records of Howard County, Maryland.

All monuments are in place or will be in place prior to the acceptance of the streets in the subdivision by Howard County as shown in accordance with the annotated code of Maryland as amended.

4-5-83  
William M. ...  
Clarksville, Md. P.L.S. #5216 Date

Variance Petition: VP-82-84 Sheet 1 of 4

Recorded among the land records of Howard County, Maryland on 4-14-83 as plat no. 5450

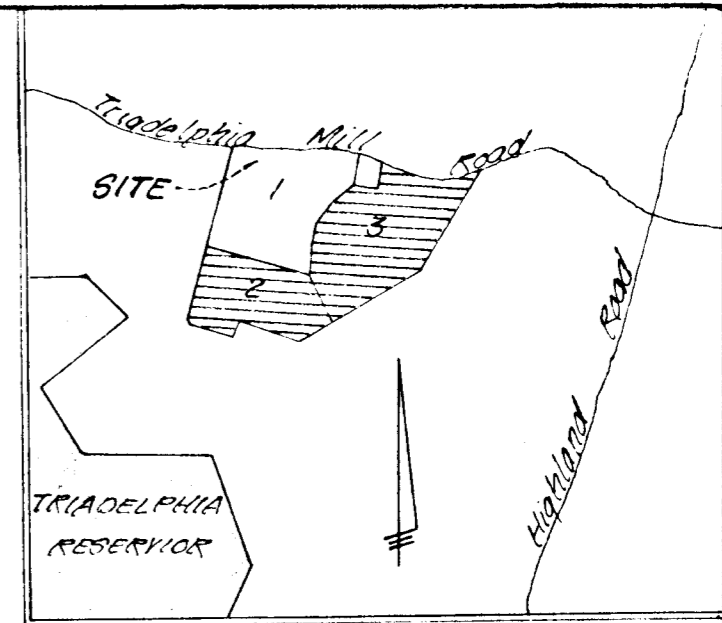
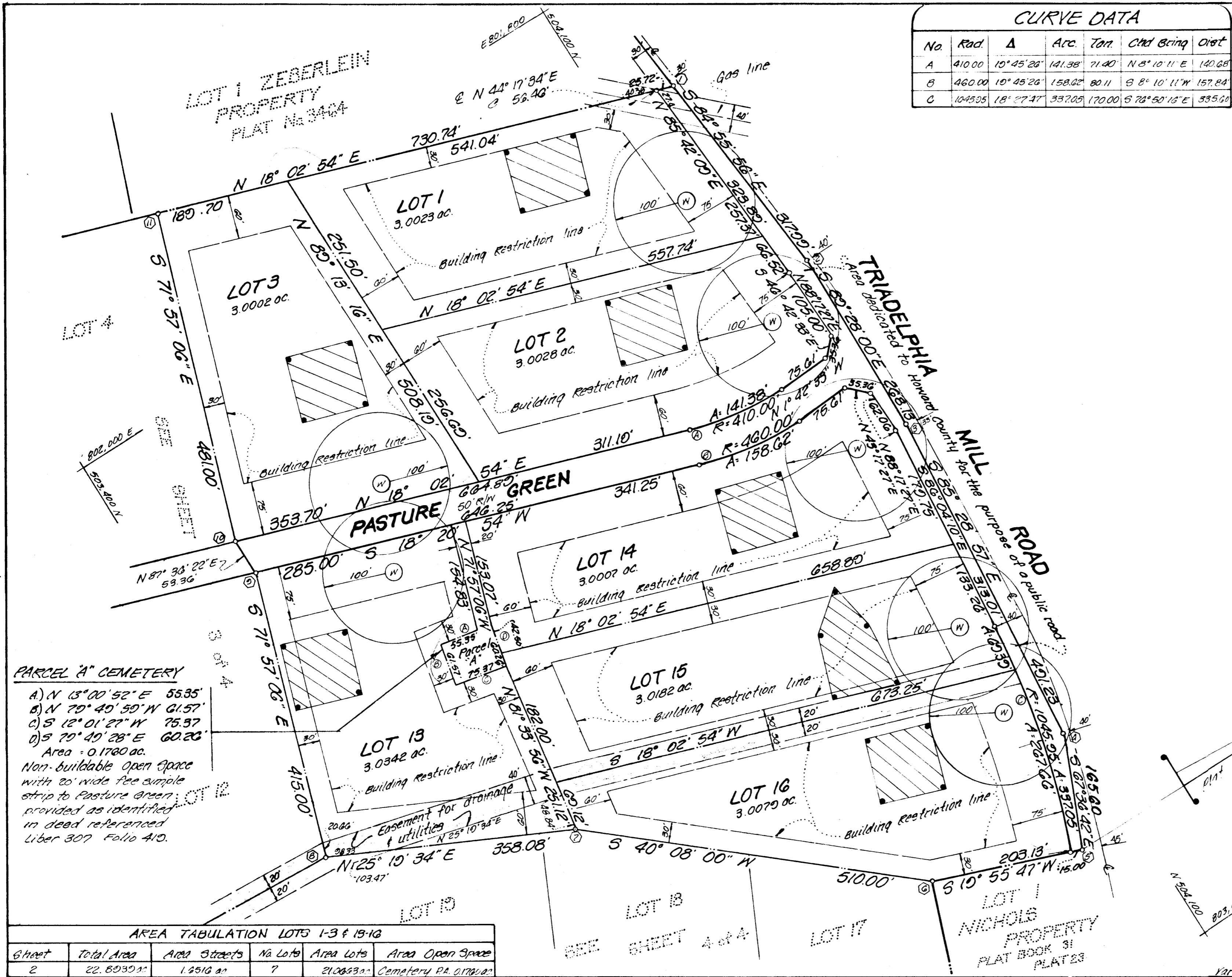
**LOT 1 thru 26 DUNFRETEN ESTATES**

5<sup>th</sup> Election District  
9<sup>th</sup> Howard County, Maryland  
1" = 100' Tax Map 28434 Parcel 15-10-82

**DEVELOPMENT CONSULTANTS GROUP, INC.** 12408 Route 108  
Clarksville, Md 21029 (301) 526-2080

Owner: S. Nichols & J. Nichols  
15270 Triadelphia Mill Road  
Clarksville, Md 21020 283-2003

468



VICINITY MAP  
1" = 2000'

Note: 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.

**PARCEL 2A CEMETERY**  
 A) N 13° 00' 52" E 55.35'  
 B) N 70° 40' 50" W 61.57'  
 C) S 12° 01' 27" W 75.57'  
 D) S 70° 40' 28" E 60.22'  
 Area = 0.1760 ac.  
 Non-buildable open space with 20' wide fee simple strip to Pasture Green provided as identified in deed referenced Liber 307 Folio 410.

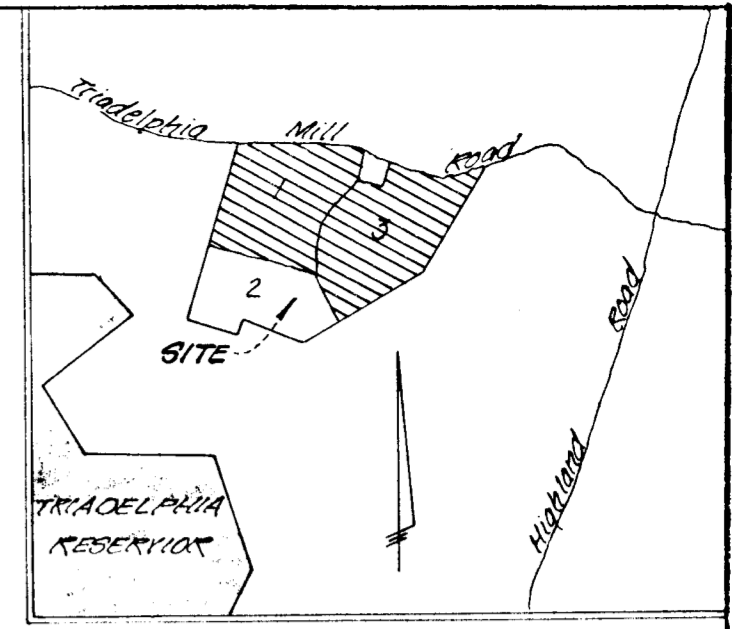
Sheet	Total Area	Area Streets	No Lots	Area Lots	Area Open Space
2	22.8039 ac.	1.6516 ac.	7	21.0663 ac.	Cemetery PA. 0170 ac.

Approved: For Howard County Health Department for Private Water and Private Sewer Systems.  
 County Health Officer 4-12-85  
 Approved: Howard County Office of Planning and Zoning.  
 Director 4-14-85  
 Approved: Howard County Department of Public Works, for Storm Drainage Systems and Public Roads.  
 Director 4-14-85

**OWNER'S CERTIFICATE**  
 We SAMUEL T. NICHOLS JR. and James S. NICHOLS 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 streets and for 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 streets and flood plains, storm drainage facilities and open space where applicable; (3) The right to require dedication of water ways 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 hand this 2nd day of April 1985.  
 Samuel T. Nichols Jr. Witness to both James S. Nichols

**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 BELVLAH L. BROWN, widow to SAMUEL TURNER NICHOLS Jr. and JAMES S. NICHOLS by deed dated November 18, 1957, and recorded in Liber 307 Folio 410 among the land records of Howard County, Maryland.  
 All monuments are in place or will be in place prior to the acceptance of the plat in the subdivision by Howard County, as shown in accordance with the annotated code of Maryland as amended.  
 J. Lawrence, M.D. PLS 2210 Date

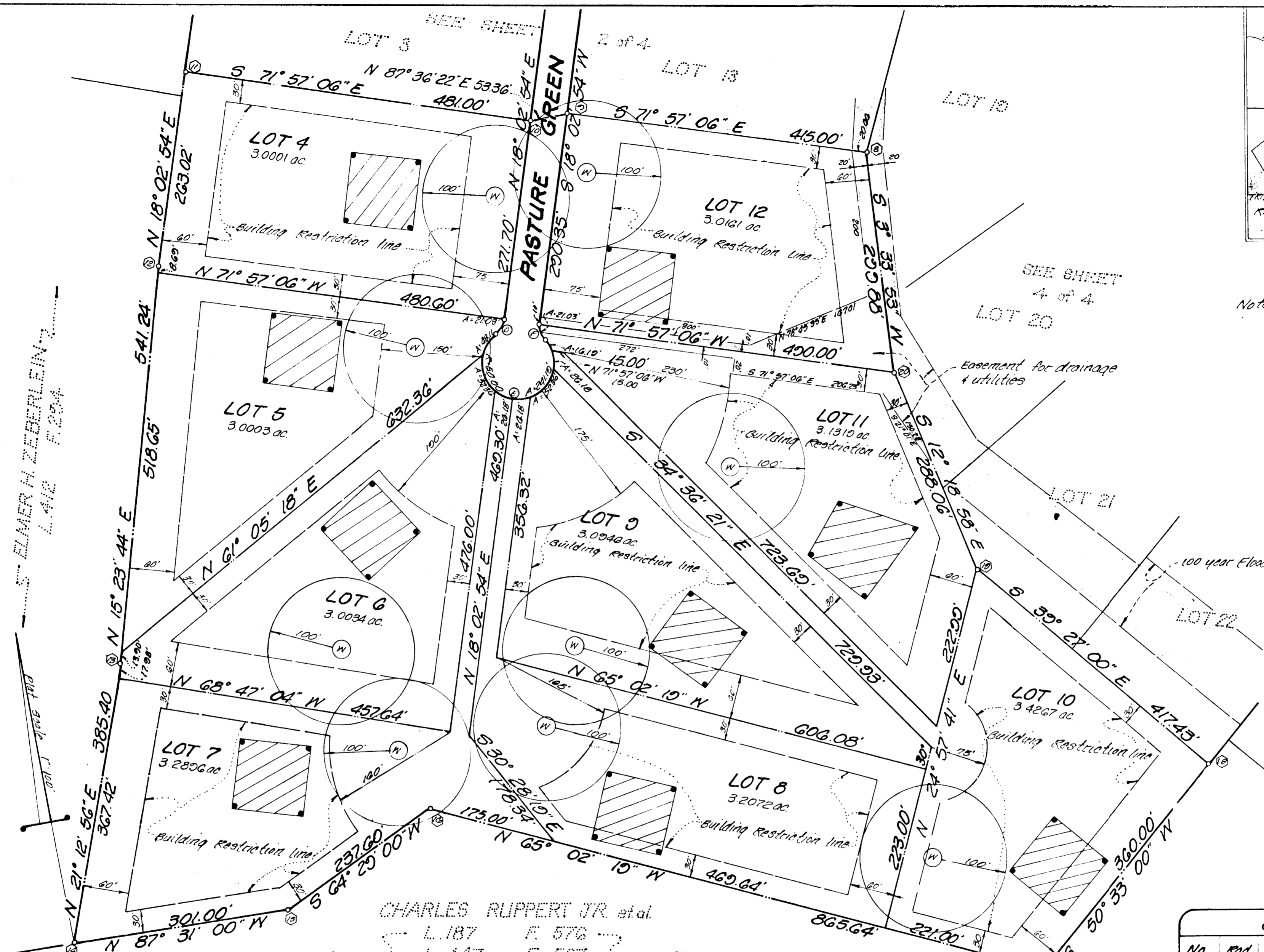
Recorded among the land records of Howard County, Maryland, on 4-15-85 as plat no. 54-01  
**LOTS 1 thru 26 OUNFRETEN ESTATES**  
 5th Election District  
 Howard County, Maryland  
 Scale 1" = 100' Tax Maps 28 & 34, Parcel's 10-52  
**DEVELOPMENT CONSULTANTS GROUP, INC.** 12408 Route 108  
 Clarksville, Md 21029 (301) 506-2080  
 Owner: S. Nichols, J. Nichols  
 13270 Triadelphia Mill Road  
 Clarksville, Md 21029 286-2000



VICINITY MAP  
1" = 2000'

Note: 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.

S. ELMER H. ZEBERLEIN, L.A.I.C. F.254



CHARLES RUPPERT JR. et al.

L.187 F. 576  
L.447 F. 567  
L.707 F. 308

AREA TABULATION LOTS 4-12					
Street	Total Area	Area Streets	No Lots	Area Lots	Area Open Space
3	28,673.00'	0.5131 ac	0	28,160.00'	-

CURVE DATA						
No.	Rad.	Δ	Arc.	Tan	Chd Bring	Dist.
D	25.00	48° 11' 25"	21.03	11.18	S 6° 02' 54" E	20.41
E	50.00	276° 22' 46"	241.15	-	N 71° 57' 06" W	66.07
F	25.00	48° 11' 25"	21.03	11.18	N 42° 08' 04" E	20.41

Approved: For Howard County Health Department for Private Water and Private Sewer Systems.  
*Erwin Boyles* 4-12-83  
County Health Officer S.S. Date

Approved: Howard County Office of Planning and Zoning.  
*John H. [Signature]* 4-12-83  
Director Date

Approved: Howard County Department of Public Works, for Storm Drainage Systems and Public Roads.  
*[Signature]* 4-12-83  
Director Date

**OWNER'S CERTIFICATE**

We SAMUEL T. NICHOLS and JAMES S. NICHOLS, owners of the property shown and described herein, 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 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 streets and/or roads and flood plains, storm drainage facilities and open space where applicable; (3) The right to require dedication of water ways and drainage easements for the specific purpose of their construction repair and maintenance; and (4) That no building or structure of any kind shall be erected over the said easements and right-of-ways.

Witness our hands this 11th day of April, 1983.

*Samuel T. Nichols* *James S. Nichols*

**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 BELVLAH L. BROWN, widow to SAMUEL TURNER NICHOLS, Jr. and JAMES S. NICHOLS by deed dated November 18, 1957 and recorded in Liber 807 folio 419 among the land records of Howard County, Maryland.

All monuments are in place or will be in place prior to the acceptance of the streets in the subdivision by Howard County as shown in accordance with the annotated code of Maryland, as amended.

*Jefferson O. Lawrence* 4-12-83  
Date

Reviewed among the land records of Howard County, Maryland, on 4-12-83 as plat no. 5402.

**LOTS 1 thru 26 DUNFRETEN ESTATES**

5th Election District  
Howard County, Maryland  
Scale 1" = 100' Tax Maps 23 & 34 Parcel 1151052

**DEVELOPMENT CONSULTANTS' GROUP, INC.** 12408 Route 108  
Clarksville, Md 21029 (301) 596-9080

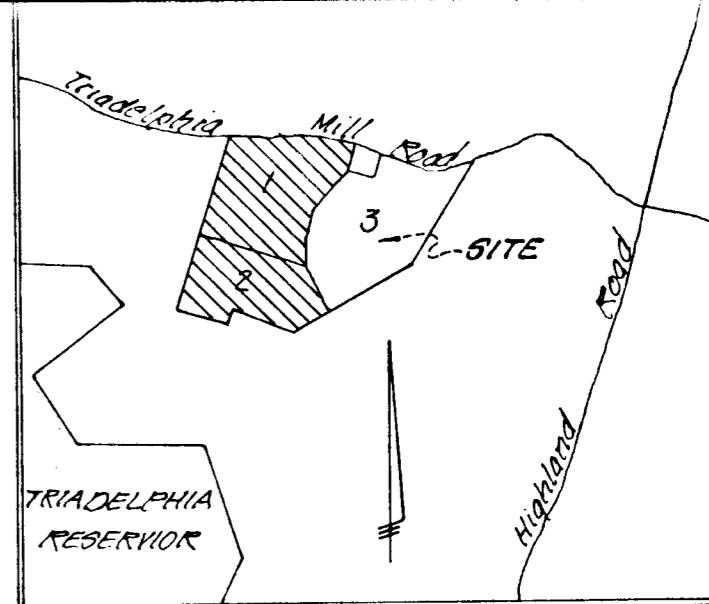
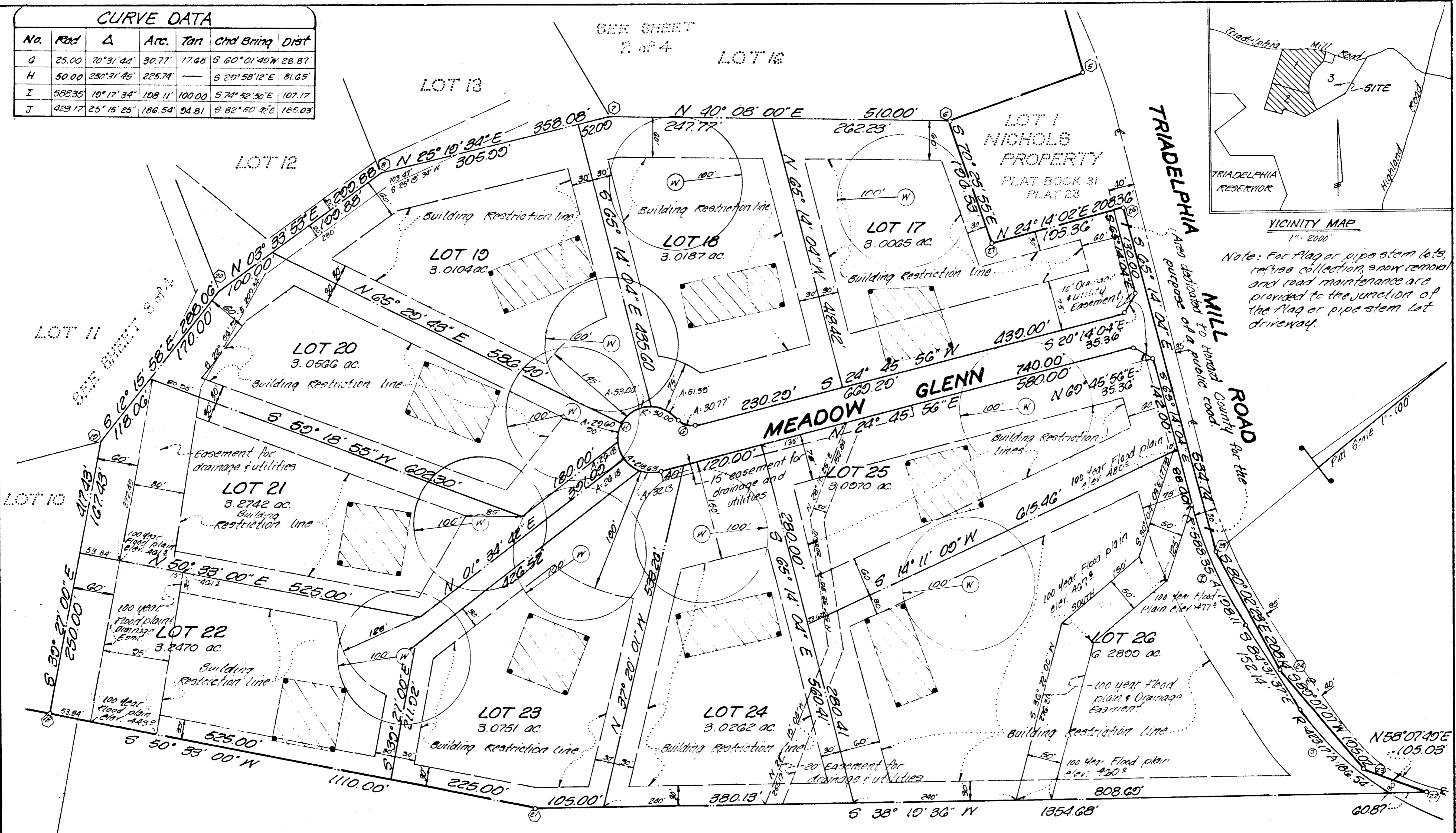
S. Nichols & J. Nichols  
13270 Philadelphia Mill Road  
Clarksville, Md 21029 286-2000

Variance Petition - 82-84

No.	Rad	Δ	Arc.	Tan	Chd Bring	Dist
G	25.00	70°31'44"	30.77	17.68	S 60°01'40" W 28.87'	
H	50.00	250°31'45"	225.74	—	S 29°58'12" E 81.05'	
I	58835	10°17'34"	108.11	100.00	S 74°52'30" E 107.17'	
J	423.17	25°15'25"	186.54	94.81	S 82°50'45" E 165.03'	

SEE SHEET  
2 OF 4

LOT 16



**VICINITY MAP**  
1" = 2000'  
Note: 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.

WILLIAM I. CURTIS  
L.285 F.524

Sheet	Total Area	Area Streets	No. Lots	Area Lots	Area Open Space
4	35.4560 ac	1.3544 ac	10	34.1016 ac	—

Approved: For Howard County Health Department for Private Water and Private Sewer Systems.  
*[Signature]* 4-12-83  
County Health Officer Date

Approved: Howard County Office of Planning and Zoning.  
*[Signature]* 11-14-82  
Director Date

Approved: Howard County Department of Public Works, for Storm Drainage Systems and Public Roads.  
*[Signature]* 11-23-82  
Director Date

**OWNER'S CERTIFICATE**

We SAMUEL T. NICHOLS JR. and JAMES S. NICHOLS 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, drinking 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 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 streets and/or roads and flood plains, storm drainage facilities and open space where applicable. (3) The right to require dedication of water ways 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 12th day of April, 1983.

**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 BELVLAH L. BROWN, widow to SAMUEL TURNER NICHOLS Jr. and JAMES S. NICHOLS by deed dated November 18, 1957 and recorded in Liber 307 folio 419 among the land records of Howard County, Maryland.

All monuments are in place or will be in place prior to the acceptance of the streets in the subdivision by Howard County, as shown in accordance with the annotated code of Maryland as amended.

4-12-83  
William I. Curtis  
Professional Land Surveyor No. 15218

Recorded among the land records of Howard County, Maryland on 4-12-83 as plat No. 1022

**LOTS 1 to 26 DUNFRETEN ESTATES**  
5th Election District  
Howard County, Maryland  
1" = 100' Tax Maps 28134 Parcel 1 (5-10-82)

**DEVELOPMENT CONSULTANTS**  
GROUP, INC. 12408 Route 108  
Clarksville, Md. 21022 (301) 506-2080

Owner: Samuel T. Nichols Jr. & James S. Nichols  
15270 Triadelphia Mill Road  
Clarksville, Md. 21029 286-2993