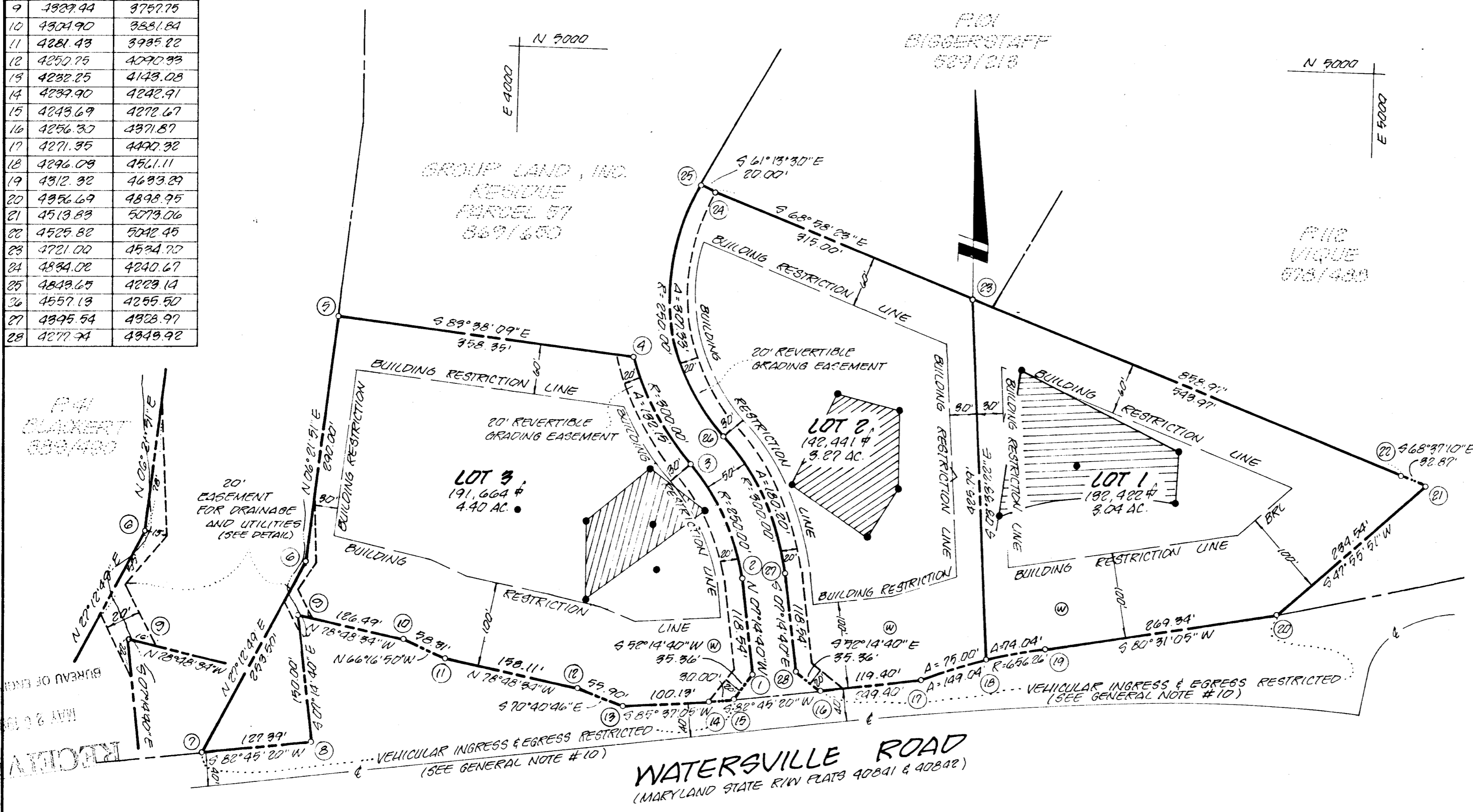
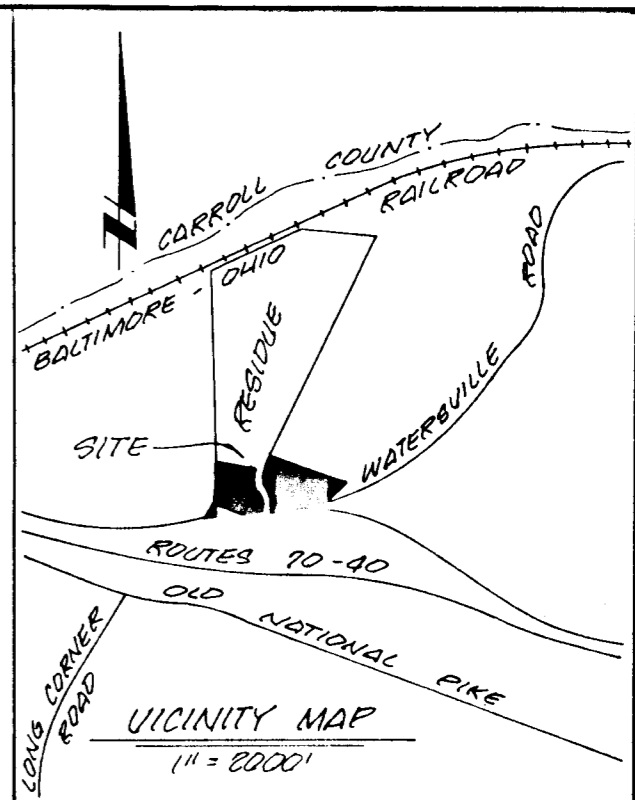


COORDINATES		
#	NORTH	EAST
1	4271.64	4294.92
2	4389.24	4279.97
3	4529.89	4218.14
4	4628.50	4154.51
5	4678.22	3798.97
6	4390.01	3766.22
7	4164.97	3650.90
8	4180.64	3776.66
9	4389.94	3757.75
10	4304.90	3551.84
11	4281.43	3795.22
12	4250.75	4070.99
13	4232.25	4143.08
14	4232.90	4242.91
15	4243.69	4272.67
16	4256.37	4371.87
17	4271.35	4490.32
18	4296.08	4511.11
19	4312.32	4693.29
20	4326.69	4898.95
21	4313.83	5079.06
22	4325.82	5042.45
23	4321.00	4534.77
24	4334.02	4240.67
25	4343.65	4223.13
26	4357.13	4255.50
27	4395.54	4323.97
28	4277.74	4349.92

CURVE DATA							
#	RAD	Δ	ARC	TAN	CHD BEAR	DIST	
2-3	290.00	33°24'57"	150.17	77.43	S 24°27'09" E	147.92	
3-4	300.00	25°14'28"	192.15	67.17	S 29°02'26" E	191.09	
17-18	636.00	06°32'53"	75.00	37.54	S 70°46'46" W	74.96	
18-19	636.00	06°27'51"	74.04	37.26	S 77°17'12" W	74.00	
17-19	636.00	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	238.34	
26-27	300.00	34°34'57"	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.) PER 10-3-77 (COMPREHENSIVE ZONING PLAN)
- THIS PLAT IS SUBJECT TO 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.
- COORDINATES SHOWN HEREON ARE ASSUMED.
- VEHICULAR INGRESS & EGRESS IS RESTRICTED ALONG WATERSVILLE ROAD, EXCEPT AS INDICATED IN VARIANCE PETITION 79-92.
- 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 = 192,422 # 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

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 STORM DRAINAGE SYSTEMS AND PUBLIC ROADS  
 DIRECTOR \_\_\_\_\_ DATE 3-14-80

**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, DRAINAGE, WATER PIPES & OTHER MUNICIPAL UTILITIES & SERVICES IN & UNDER ALL ROADS & STREET RIGHTS 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 FLOODPLAIN & OPEN SPACE WHERE APPLICABLE FOR ROAD & 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 FLOODPLAIN, 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 17th DAY OF MARCH, 1980.

ROBERT E. PAYNE, PRESIDENT 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 REED, JR., TO GROUP LAND, INC., TRUSTEE, BY DEED DATED, FEBRUARY 13, 1976 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 - M.D.E.R.L.S. #5816  
 DATE 3-19-80

RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND ON 3-19-80 AS PLAT NO. 466.

**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.  
 1480 CHESTERFIELD ROAD  
 ROCKVILLE, MD. 20853  
 301-871-8228

**DEVELOPMENT CONSULTANTS GROUP, INC.**  
 LONG BEACH VILLAGE CENTER  
 SUITE 285, COLUMBIA, MD 21045  
 301-996-3811

# 856