

**GENERAL NOTES**

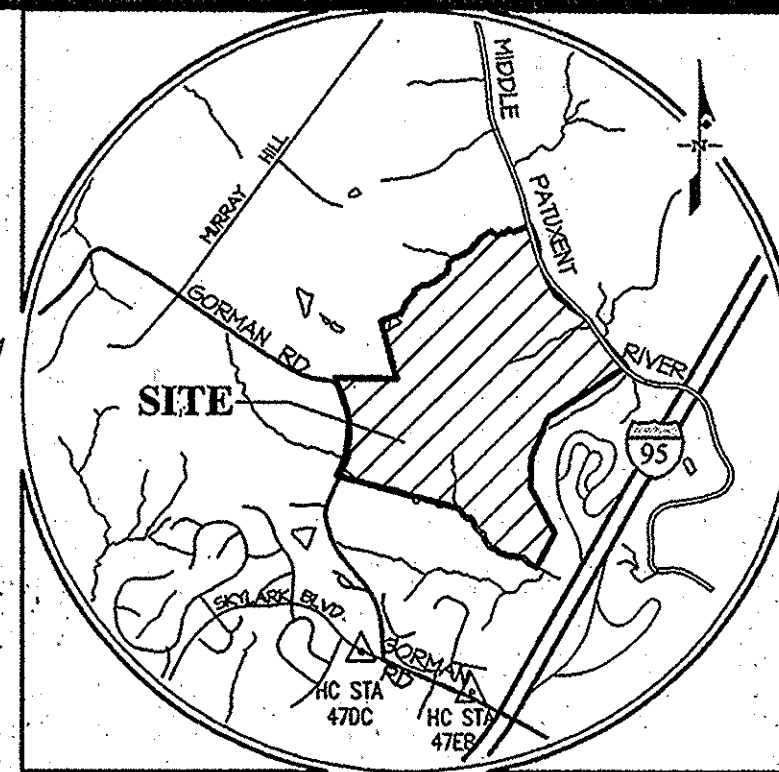
- IRON PINS SHOWN THUS:
- CONCRETE MONUMENTS SHOWN THUS:
- THIS PLAN AND THE COORDINATES SHOWN HEREON, ARE BASED UPON A FIELD RUN BOUNDARY SURVEY PREPARED BY GUTSCHICK, LITTLE & WEBER, P.A. IN MARCH 2009.
- PROPERTY IS ZONED R-ED PER THE 2-2-04 COMPREHENSIVE ZONING PLAN AND THE COMP LITE ZONING AMENDMENTS EFFECTIVE 7-28-06.
- SEE DEPARTMENT OF PLANNING & ZONING FILE NUMBERS: P8390, WP-11-076 & SP-10-005.
- COORDINATES BASED ON NAD '83/07 MARYLAND COORDINATE SYSTEM AS PROJECTED BY HOWARD COUNTY GEODETIC CONTROL STATIONS No. 472B - N 536,212.7655 E 1,354,833.5737 AND No. 470C - N 536,615.0012 E 1,353,679.0776.
- AREAS SHOWN ARE TO BE TAKEN AS MORE OR LESS.
- PUBLIC WATER AND SEWER ALLOCATION FOR THIS DEVELOPMENT IS SUBJECT TO SECTION 18.122B OF THE HOWARD COUNTY CODE. ALLOCATION WILL BE MADE AT THE TIME OF FINAL PLAT APPROVAL, IF CAPACITY IS AVAILABLE AT THAT TIME. PUBLIC SEWER SERVICE AND PUBLIC WATER SERVICE HAS BEEN GRANTED UNDER THE TERMS AND PROVISIONS THEREOF EFFECTIVE 2-20-2014, ON WHICH DATE DEVELOPER'S AGREEMENT No. 24-4811-D, EFFECTIVE 2-20-2014, ON WHICH DATE DEVELOPER'S AGREEMENT No. 24-4812-D, EFFECTIVE 2-20-2014, ON WHICH DATE DEVELOPER'S AGREEMENT No. 24-4813-D, EFFECTIVE 2-20-2014, ON WHICH DATE DEVELOPER'S AGREEMENT No. 24-4814-D AND EFFECTIVE 2-20-2014, ON WHICH DATE DEVELOPER'S AGREEMENT No. 24-4815-D WAS FILED AND ACCEPTED.
- THE SCENIC ROADS MAP DOES INDICATE THAT GORMAN ROAD IS A SCENIC ROAD.
- WETLAND DELINEATION BY EXPLORATION RESEARCH, INC. IN A REPORT DATED APRIL, 2009. THE WETLAND AND STREAM DELINEATION WAS APPROVED BY THE HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING ON JUNE 23, 2010.
- THE 100-YEAR FLOODPLAIN LIMITS FOR THE STREAM ALONG THE NORTHERN BOUNDARY OF THE SITE WERE DETERMINED IN A FLOODPLAIN STUDY PREPARED BY GUTSCHICK, LITTLE AND WEBER, P.A. AS PART OF THIS SUBMISSION. THE FLOODPLAIN LIMITS FOR THE STREAM ALONG THE SOUTHERN PROPERTY BOUNDARY WERE TAKEN FROM F-01-140 (EMERSON - SECTION ONE) AND SDP 06-039 (WESTOVER GLEN). THE FLOODPLAIN LIMITS FOR THE MIDDLE PATUXENT RIVER WERE TAKEN FROM HOWARD COUNTY RECORDS.
- THE 65 dBA NOISE CONTOUR DRAWN ON THIS SUBDIVISION PLAT IS PER WILSON BALLARD NOISE STUDY, DATED SEPTEMBER, 2013 AND WAS APPROVED BY DEVELOPMENT ENGINEERING DIVISION ON DECEMBER 7, 2010 AND IS ADVISORY AS REQUIRED BY THE HOWARD COUNTY DESIGN MANUAL, CHAPTER 5, REVISED FEBRUARY, 1992 AND CANNOT BE CONSIDERED TO EXACTLY LOCATE THE 65 dBA NOISE EXPOSURE. THE 65 dBA NOISE LINE WAS ESTABLISHED BY HOWARD COUNTY TO ALERT DEVELOPERS, BUILDERS AND FUTURE RESIDENTS THAT AREAS BEYOND THIS THRESHOLD MAY EXCEED GENERALLY ACCEPTED NOISE LEVELS ESTABLISHED BY THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT.
- A TRAFFIC STUDY WAS PREPARED BY STREET TRAFFIC STUDIES IN A REPORT DATED APRIL, 2009 AND WAS APPROVED BY DEVELOPMENT ENGINEERING DIVISION IN JUNE, 2010.
- OPEN SPACE LOTS 221 THROUGH 254 AND 257 SHOWN HEREON ARE HEREBY DEDICATED TO A PROPERTY OWNERS ASSOCIATION FOR THE RESIDENTS OF THIS SUBDIVISION AND RECORDING REFERENCES OF THE ARTICLES OF INCORPORATION AND RESTRICTIONS ARE SHOWN HEREON. OPEN SPACE LOTS 227 AND 250 WILL CONTAIN ACTIVE RECREATIONAL AREAS IN ACCORDANCE WITH SECTION 16.121(c)(4) OF THE SUBDIVISION AND LAND REGULATIONS (5TH EDITION). ARTICLES OF INCORPORATION FOR THE WINCOPIA FARMS Community ASSOCIATION WAS FILED WITH THE MARYLAND STATE DEPARTMENT OF ASSESSMENTS AND TAXATION ON 02/22/14, ID# D16657810. THE DECLARATION OF COVENANTS, EASEMENTS AND RESTRICTIONS FOR WINCOPIA FARMS Community ASSOCIATION, INC. will be recorded among the Land Records of Howard County, Maryland.
- RESERVATION OF PUBLIC UTILITY AND FOREST CONSERVATION EASEMENTS:  
DEVELOPER RESERVES UNTO ITSELF, ITS SUCCESSORS AND ASSIGNS, ALL EASEMENTS SHOWN ON THIS PLAN FOR WATER, SEWER, STORM DRAINAGE, OTHER PUBLIC UTILITIES AND FOREST CONSERVATION (DESIGNATED AS "FOREST CONSERVATION AREA", LOCATED IN, ON, OVER AND THROUGH LOTS/ PARCELS, ANY CONVEYANCES OF THE AFORESAID LOTS/PARCELS SHALL BE SUBJECT TO THE EASEMENTS HEREIN RESERVED, WHETHER OR NOT EXPRESSLY STATED IN DEED(S) CONVEYING SAID LOT(S)/ PARCELS. DEVELOPER SHALL EXECUTE AND DELIVER DEEDS FOR THE EASEMENTS HEREIN RESERVED TO HOWARD COUNTY WITH METES AND BOUNDS DESCRIPTION OF THE FOREST CONSERVATION AREA, UPON COMPLETION OF THE PUBLIC UTILITIES AND THEIR ACCEPTANCE BY HOWARD COUNTY, AND IN THE CASE OF THE FOREST CONSERVATION EASEMENT(S), UPON COMPLETION OF THE DEVELOPER'S OBLIGATIONS UNDER THE FOREST CONSERVATION INSTALLATION AND MAINTENANCE AGREEMENT EXECUTED BY THE DEVELOPER AND THE COUNTY, AND THE RELEASE OF DEVELOPER'S SURETY POSTED WITH SAID AGREEMENT. THE COUNTY SHALL ACCEPT THE EASEMENTS AND RECORD THE DEED(S) OF EASEMENT IN THE LAND RECORDS OF HOWARD COUNTY.
- THE FOREST CONSERVATION EASEMENT HAS BEEN ESTABLISHED TO FULFILL THE REQUIREMENTS OF SECTION 16.1200 OF THE HOWARD COUNTY CODE AND FOREST CONSERVATION ACT. NO CLEARING, GRADING OR CONSTRUCTION IS PERMITTED WITHIN THE FOREST CONSERVATION EASEMENT; HOWEVER, FOREST MANAGEMENT PRACTICES AS DEFINED IN THE DEED OF FOREST CONSERVATION EASEMENT ALLOWED. REMOVAL OF VEGETATIVE COVER OR TREES, OR PLACEMENT OF NEW STRUCTURES IS PERMITTED WITHIN LIMITS OF WETLANDS, STREAMS OR THEIR REQUIRED BUFFERS, AND 100 YEAR FLOODPLAIN AREAS, UNLESS PERMITTED UNDER AN APPROVED WAIVER PETITION OR DETERMINED TO BE ESSENTIAL OR NECESSARY BY DPZ. THE DPZ DETERMINED THAT IMPACTS TO ENVIRONMENTAL RESOURCES ARE NECESSARY IN ACCORDANCE WITH SUBSECTION 16.116(c) OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS.
- MINIMUM BUILDING SETBACK RESTRICTIONS FROM PUBLIC ROADS AND PROPERTY LINES WILL BE PROVIDED IN ACCORDANCE WITH THE ZONING REGULATIONS ADOPTED JULY, 2006 (ZONE R-ED).

**(GENERAL NOTES CONTINUE)**

- REQUIRED PLANTING IN ACCORDANCE WITH THE HOWARD COUNTY LANDSCAPE MANUAL FOR ALL CORNER LOTS AND SFA LOTS SHALL BE PROVIDED AT THE SITE DEVELOPMENT PLAN (SDP) STAGE. REQUIRED BUFFERING AND OTHER LANDSCAPING REQUIREMENTS/FEATURES IN THE OPEN SPACE LOTS HAVE BEEN PROVIDED IN ACCORDANCE WITH THE SUBDIVISION REGULATIONS (AMENDED 5TH EDITION) AND THE HOWARD COUNTY LANDSCAPE MANUAL. A LANDSCAPE SURETY IN THE AMOUNT OF \$21,600.00 FOR THE REQUIRED BUFFER PLANTING ON THE OPEN SPACE LOTS IS POSTED WITH THE F-13-103 DEVELOPER AGREEMENT.
- FOR FLAG OR PIPESTEM LOTS, REFUSE COLLECTION, SNOW REMOVAL AND ROAD MAINTENANCE ARE PROVIDED TO THE JUNCTION OF THE FLAG OR PIPESTEM AND ROAD RIGHT OF WAY ONLY AND NOT ONTO THE FLAG OR PIPESTEM LOT DRIVEWAY.
- AT THE PLANNING BOARD HEARING FOR THE PRELIMINARY EQUIVALENT SKETCH PLAN, A CITIZEN BROUGHT UP THE TOPIC OF A POSSIBLE GRAVE SITE ON THE WINCOPIA FARM PROPERTY. THE PETITIONER TESTIFIED THAT DESPITE THE INDICATION OF A GRAVE ON THE COUNTY INVENTORY, EXTENSIVE FIELD RECONNAISSANCE DID NOT REVEAL ANYTHING. IN KEEPING WITH DPZ'S REQUIREMENT TO INVESTIGATE FURTHER PRIOR TO SUBMISSION OF THE FINALS, A GRAVE SITE REPORT HAS BEEN SUBMITTED TO DPZ.

**(GENERAL NOTES CONTINUE)**

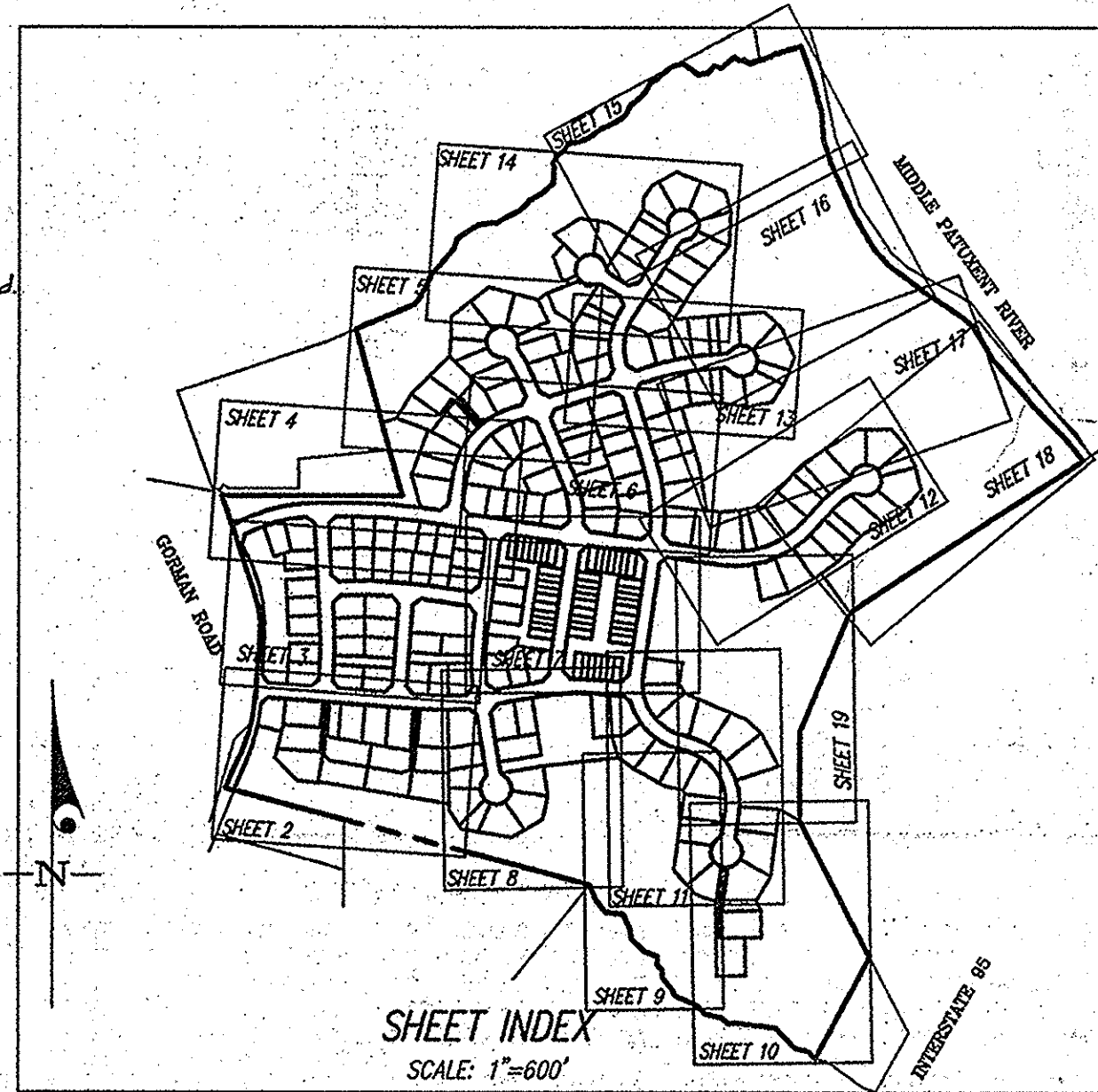
- DRIVEWAY(S) SHALL BE CONSTRUCTED PRIOR TO RESIDENTIAL OCCUPANCY TO INSURE SAFE ACCESS FOR FIRE AND EMERGENCY VEHICLES PER THE FOLLOWING MINIMUM REQUIREMENTS:
  - WIDTH - 12 FEET (16 FEET SERVING MORE THAN ONE RESIDENCE).
  - SURFACE - 6 INCHES OF COMPACTED CRUSHER RUN BASE WITH TAR AND CHIP COATING (1/2" MIN).
  - GEOMETRY - MAXIMUM 15% GRADE, MAXIMUM 10% GRADE CHANGE AND MINIMUM 45' TURNING RADIUS.
  - STRUCTURES (CULVERTS/BRIDGES) - CAPABLE OF SUPPORTING 25 GROSS TON (H25 LOADING).
  - DRAINAGE ELEMENTS - CAPABLE OF SAFELY PASSING 100-YEAR FLOOD WITH NO MORE THAN 1 FOOT DEPTH OVER DRIVEWAY SURFACE.
  - MAINTENANCE - SUFFICIENT TO INSURE ALL WEATHER USE.
- 3' PUBLIC SIDEWALK MAINTENANCE, SEWER HOUSE CONNECTIONS, WATER HOUSE CONNECTIONS & UTILITY EASEMENTS ARE SHOWN HEREON.
- 4' PUBLIC SIDEWALK MAINTENANCE, SEWER HOUSE CONNECTIONS, WATER HOUSE CONNECTIONS & UTILITY EASEMENTS ARE SHOWN HEREON.
- THE HISTORIC SITE HO-237 (THE STANFIELD HOUSE), EXISTED ON THIS SITE IN THE VICINITY OF LOT 117. A DEMOLITION PERMIT FOR THIS HOUSE WAS ISSUED BY HOWARD COUNTY.
- A PRE-SUBMISSION COMMUNITY MEETING WAS HELD FOR THIS PROJECT ON 04/05/2010 IN COMPLIANCE WITH SECTION 16.128 OF THE REGULATIONS.
- STORMWATER MANAGEMENT FOR THIS SITE WILL BE PROVIDED IN ACCORDANCE WITH CHAPTER 5 OF THE MDE STORMWATER DESIGN MANUAL. BASED ON TABLE 5.3, THIS SITE HAS A TARGET PE OF 1.8". IN ORDER TO FULFILL THE STORMWATER MANAGEMENT REQUIREMENTS A COMBINATION OF ROOFTOP DISCONNECT (N-1), SHEET FLOW TO BUFFER (N-3), DRY WELLS (N-5), RAIN BARRELS (N-1), POROUS PAVEMENT (N-2), GRASS SWALES (N-8), MICRO-BIORETENTION (N-6), AND A SAND FILTER (F-1) WILL BE USED. ALL OF THE ESD STORMWATER DEVICES ON BUILDABLE LOTS WILL BE PRIVATELY OWNED AND MAINTAINED. ALL MICRO-BIORETENTION FACILITIES IN A PUBLIC EASEMENT AND THE SAND FILTER WILL BE JOINTLY MAINTAINED BY HOWARD COUNTY AND THE HOA. THE HOA WILL BE RESPONSIBLE FOR THE ROUTINE MAINTENANCE FOR THE POROUS SIDEWALKS. ALL "ON-LOT" STORMWATER MANAGEMENT DEVICES SHALL BE SUBJECT TO THE RECORDATION OF A DDC.
- THE FOREST CONSERVATION REQUIREMENTS OF SECTION 16.1200 OF THE HOWARD COUNTY CODE AND THE HOWARD COUNTY FOREST CONSERVATION MANUAL FOR THIS SUBDIVISION (WINCOPIA FARMS) ARE MET BY THE CREATION OF NINE (9) FOREST CONSERVATION EASEMENTS THAT CONTAIN MORE THAN THE BREAK-EVEN POINT MINIMUM ACREAGE FOR CREDITED FOREST RETENTION. THE MAXIMUM CLEARING AREA AT THE BREAK-EVEN POINT IS 32.2± ACRES AND THE PROPOSED CLEARING AREA FOR THIS SUBDIVISION IS LESS THAN THAT AMOUNT. THE MINIMUM CREDITED FOREST RETENTION AREA AT THE BREAK-EVEN POINT IS 32.3± ACRES AND THE PROPOSED CREDITED FOREST RETENTION AREA WITHIN THE NINE FCES IS 37.8± ACRES; THEREFORE, THERE IS AN EXCESS OF CREDITED FOREST RETENTION AREA AVAILABLE THAT COULD BE APPLIED TO FOREST CONSERVATION OBLIGATIONS FROM OFF-SITE DEVELOPMENTS OR POSSIBLE ADDITIONAL CLEARING ON-SITE. AS INDICATED IN THE FOREST CONSERVATION WORKSHEET SHOWN ON SHEET-68 OF THE F-13-103 DEVELOPMENT PLAN SET, THE AVAILABLE RETENTION CREDIT FOR THIS SUBDIVISION IS DEBITED BY 0.38 OF AN ACRE TO SATISFY THE FOREST CONSERVATION OBLIGATION FOR THE PUBLIC WATER, SEWER THEIR ASSOCIATED EASEMENT (N1220214) ON THE ADJACENT EMERSON PROPERTY.
- FOR THE COORDINATE TABLE SEE SHEET 21.
- THE PLANNING BOARD APPROVED THIS PROJECT ON JUNE 27, 2012 UNDER P8390.
- LOTS 44 THRU 50 ARE NON-BUILDABLE UNTIL EXISTING CELL PHONE TOWERS AND ASSOCIATED APPURTENANCES HAVE BEEN PROPERLY REMOVED. DOCUMENTATION MUST BE PROVIDED IN A REASONABLE TIME PERIOD DEMONSTRATING REMOVAL OF THE EXISTING TOWERS AND APPURTENANCES FROM THE SITE BEFORE THE LOTS ARE CONSIDERED BUILDABLE AND DPZ WILL APPROVE A SITE DEVELOPMENT PLAN FOR THE AFFECTED LOTS.
- THE USE-IN-COMMON DRIVEWAY MAINTENANCE AGREEMENTS WILL BE RECORDED WITH THE PLAT RECORDING AT THE LAND RECORDS OFFICE FOR LOTS 1-5, 9-12, 32, 33 AND 102-104.
- THE LOTS CREATED BY THIS SUBDIVISION PLAT ARE SUBJECT TO A FEE OR ASSESSMENT TO COVER OR DEFRAY ALL OR PART OF THE DEVELOPER'S COST OF INSTALLATION OF WATER AND SEWER FACILITIES, PURSUANT TO SECTION 18.112(c)(3) OF THE HOWARD COUNTY CODE.



**VICINITY MAP**

SCALE: 1" = 2,000'  
ADC MAP: 40 GRID: B3

MINIMUM LOT SIZE CHART			
LOT NO	GROSS AREA	PIPESTEM AREA	MINIMUM LOT SIZE
2	12,695 SF	540 SF	12,155 SF
3	14,913 SF	1,050 SF	13,863 SF
4	14,552 SF	1,124 SF	13,428 SF
5	13,604 SF	722 SF	12,882 SF
9	12,404 SF	885 SF	11,519 SF
10	14,099 SF	1,293 SF	12,806 SF
11	14,847 SF	1,290 SF	13,557 SF
12	10,841 SF	777 SF	10,064 SF
32	16,535 SF	3,036 SF	13,500 SF
33	15,839 SF	1,874 SF	13,965 SF
102	12,484 SF	1,005 SF	11,479 SF
103	11,788 SF	1,245 SF	10,543 SF
104	12,692 SF	1,940 SF	10,752 SF



**OWNER**  
BEAZER HOMES CORP.  
8965 CULFORD ROAD, SUITE 290  
COLUMBIA, MD 21046  
PH: 443-539-9249

**TABULATION OF FINAL PLAT - ALL SHEETS**

1. TOTAL NUMBER OF LOTS AND PARCELS TO BE RECORDED:	257
2. TOTAL NUMBER OF BUILDABLE LOTS TO BE RECORDED:	220
3. TOTAL AREA OF BUILDABLE LOTS TO BE RECORDED:	43,4786 AC.
4. TOTAL NUMBER OF OPEN SPACE LOTS TO BE RECORDED:	37
5. TOTAL AREA OF OPEN SPACE LOTS TO BE RECORDED:	69,7399 AC.
6. TOTAL AREA OF ROADWAYS TO BE RECORDED:	14,3796 AC.
7. TOTAL AREA OF SUBDIVISION TO BE RECORDED:	127,5981 AC.

**OWNERS' DEDICATION**

BEAZER HOMES CORP., A TENNESSEE CORPORATION, BY EDWARD GOLD, PRESIDENT, OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY ADOPTS THIS PLAN OF SUBDIVISION, AND IN CONSIDERATION OF THE APPROVAL OF THIS FINAL PLAT BY THE DEPARTMENT OF PLANNING AND ZONING, ESTABLISHES THE MINIMUM BUILDING RESTRICTION LINES AND GRANTS 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 RIGHTS-OF-WAY AND THE SPECIFIC EASEMENT AREAS SHOWN HEREON; (2) THE RIGHT TO REQUIRE DEDICATION FOR PUBLIC USE, THE BEDS OF THE STREETS AND/OR ROADS, FLOODPLAINS AND OPEN SPACE WHERE APPLICABLE AND FOR GOOD AND OTHER VALUABLE CONSIDERATION, HEREBY GRANTS THE RIGHT AND OPTION TO HOWARD COUNTY TO ACQUIRE THE FEE SIMPLE TITLE TO THE BEDS OF THE STREETS AND/OR ROADS, 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 ERRECTED ON OR OVER THE SAID EASEMENTS AND RIGHTS-OF-WAY.

THE REQUIREMENTS OF SECTION 3-108, THE REAL PROPERTY ARTICLE, ANNOTATED CODE OF MARYLAND, 1996 REPLACEMENT VOLUME, (AS SUPPLEMENTED) AS FAR AS THEY RELATE TO THE MAKING OF THIS PLAT AND THE SETTING OF MARKERS, HAVE BEEN COMPLIED WITH.

WITNESS OUR HANDS THIS 26<sup>th</sup> DAY OF February 2014

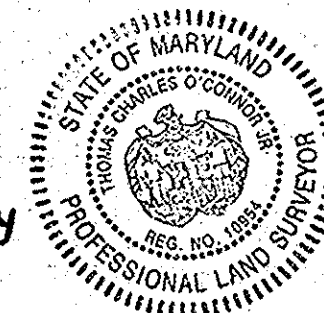
BY:   
EDWARD GOLD, PRESIDENT  
WITNESS:   
JANE CALVERTON

**SURVEYOR'S CERTIFICATE**

I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS A SUBDIVISION OF ALL OF THE LAND CONVEYED BY 10010 GORMAN ROAD, LLC, TO BEAZER HOMES CORP. BY A SPECIAL WARRANTY DEED DATED JUNE 20, 2013 AND RECORDED IN LIBER 15037 AT FOLIO 381 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND, AND THAT ALL MONUMENTS ARE IN PLACE OR WILL BE IN PLACE PRIOR TO ACCEPTANCE OF THE STREETS IN THE SUBDIVISION BY HOWARD COUNTY, IN ACCORDANCE WITH THE ANNOTATED CODE OF MARYLAND, AS AMENDED.

THE REQUIREMENTS OF SECTION 3-108, THE REAL PROPERTY ARTICLE, ANNOTATED CODE OF MARYLAND, 1996 REPLACEMENT VOLUME, (AS SUPPLEMENTED) AS FAR AS THEY RELATE TO THE MAKING OF THIS PLAT AND THE SETTING OF MARKERS, HAVE BEEN COMPLIED WITH.

THOMAS C. O'CONNOR, JR.  
PROFESSIONAL LAND SURVEYOR  
MARYLAND REGISTRATION NO. 10954 (EXP. 07/03/2014)



RECORDED AS PLAT NUMBER 22732 ON 4/11/14, AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND

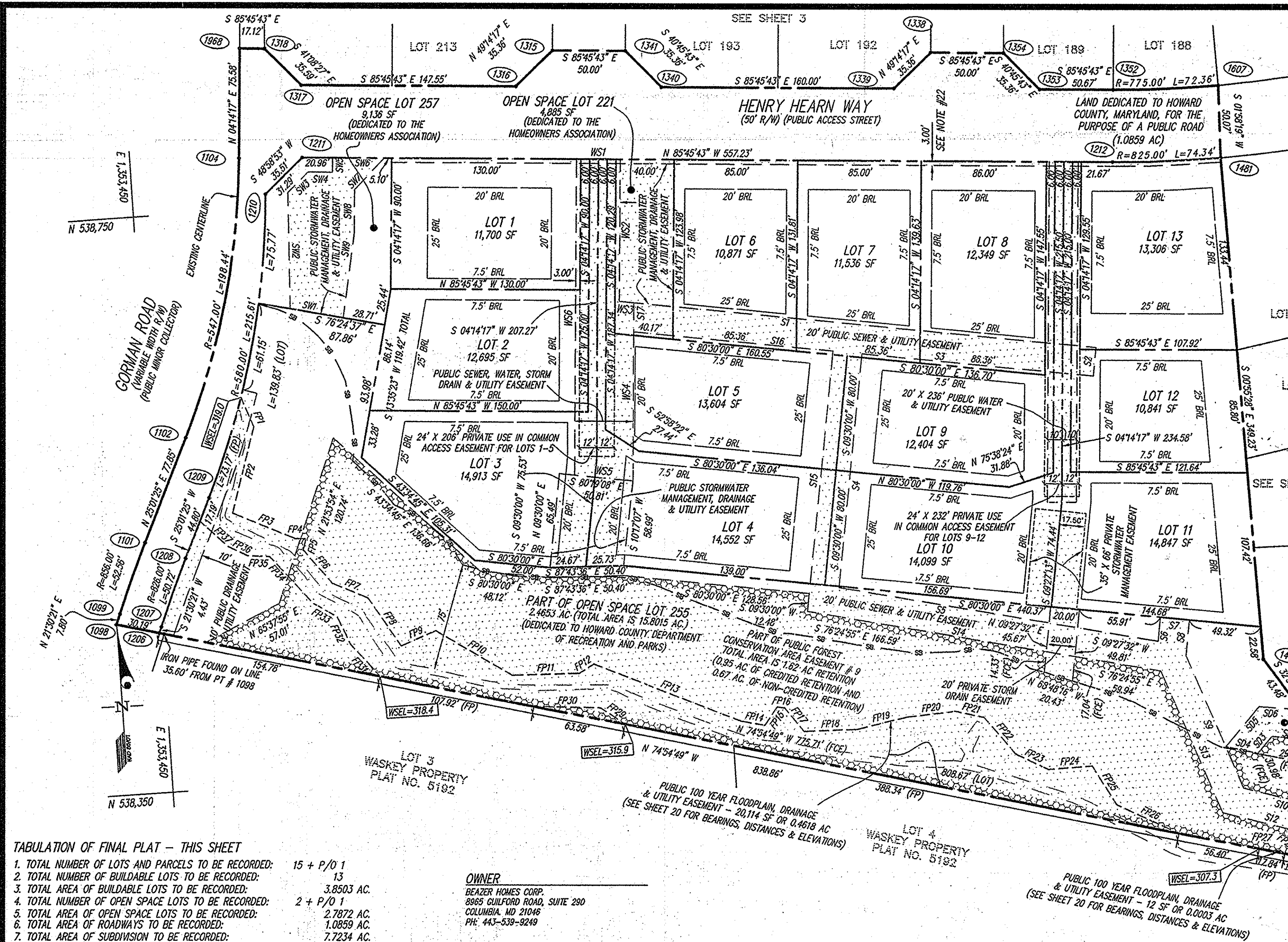
**WINCOPIA FARMS**  
LOTS 1 THRU 220 AND  
OPEN SPACE LOTS 221 THRU 257

ZONED: R-ED TM 47, GRID 3, PARCEL 472  
6TH ELECTION DISTRICT HOWARD COUNTY, MARYLAND  
SCALE: AS SHOWN SHEET 1 OF 21 DECEMBER 2013

**GLW GUTSCHICK LITTLE & WEBER, P.A.**  
CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS  
3909 NATIONAL DRIVE - SUITE 250 - BURTONTVILLE OFFICE PARK  
BURTONTVILLE, MARYLAND 20868  
TEL: 301-421-4024 BALT: 410-880-1820 DC/VA: 301-989-2524 FAX: 301-421-4188  
DRAWN BY:   
CHECK BY:

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**CURVE TABULATION THIS SHEET**

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
1099-1101	856.00'	52.56'	26.29'	52.55'	N 23°15'53" E	3°31'04"
1102-1104	547.00'	198.44'	100.32'	197.35'	N 14°37'51" E	20°47'08"
1352-1607	775.00'	72.36'	36.21'	72.33'	S 88°26'12" E	5°20'59"
1481-1212	825.00'	74.34'	37.19'	74.31'	N 88°20'36" W	5°09'45"
1210-1209	580.00'	215.61'	109.06'	214.37'	S 14°22'27" W	21°17'56"
1208-1207	826.00'	50.72'	25.37'	50.71'	S 23°15'53" W	3°31'04"

**PUBLIC SEWER, WATER, STORM DRAIN & UTILITY EASEMENT LINE TABLE FOR THIS SHEET**

LINE	BEARING	LENGTH
WS1	S 85°45'43" E	30.00'
WS2	S 04°14'17" W	97.98'
WS3	S 80°30'00" E	10.04'
WS4	S 04°14'17" W	124.04'
WS5	N 80°19'08" W	40.18'
WS6	N 04°14'17" E	219.12'

**PUBLIC SEWER & UTILITY EASEMENT LINE TABLE FOR THIS SHEET**

LINE	BEARING	LENGTH
S1	S 80°30'00" E	319.30'
S2	S 09°30'00" W	20.00'
S3	N 80°30'00" W	159.73'
S4	S 09°30'00" W	163.35'
S5	S 76°24'55" E	222.62'
S6	N 09°30'00" E	16.71'
S7	S 80°30'00" E	20.00'
S8	S 09°30'00" W	24.86'
S9	S 19°36'19" E	99.75'
S10	S 72°01'40" E	56.40'
S11	S 15°05'11" W	20.03'
S12	N 72°01'40" W	67.26'
S13	N 19°36'19" W	106.79'
S14	N 76°24'55" E	246.57'
S15	N 09°30'00" E	181.98'
S16	N 80°30'00" W	137.72'
S17	N 04°14'17" E	20.08'

**PUBLIC STORMWATER MANAGEMENT, DRAINAGE & UTILITY EASEMENT LINE TABLE FOR THIS SHEET**

LINE	BEARING	LENGTH
SW1	N 76°24'37" W	37.11'
SW2	N 02°43'26" E	80.49'
SW3	N 48°58'53" E	19.63'
SW4	S 85°45'43" E	16.79'
SW5	N 04°14'17" E	10.00'
SW6	S 85°45'43" E	35.50'
SW7	S 47°00'34" W	29.71'
SW8	S 04°14'17" W	29.33'
SW9	S 11°08'56" W	59.72'

**PUBLIC DRAINAGE & UTILITY EASEMENT LINE TABLE FOR THIS SHEET**

LINE	BEARING	LENGTH
SD1	S 32°35'11" E	26.41'
SD2	N 81°48'19" W	35.84'
SD3	S 43°36'09" W	14.98'
SD4	N 74°33'48" W	22.69'
SD5	N 43°36'09" E	36.01'
SD6	S 81°48'19" E	28.91'

**TABULATION OF FINAL PLAT - THIS SHEET**

- TOTAL NUMBER OF LOTS AND PARCELS TO BE RECORDED: 15 + P/O 1
- TOTAL NUMBER OF BUILDABLE LOTS TO BE RECORDED: 13
- TOTAL AREA OF BUILDABLE LOTS TO BE RECORDED: 3.8503 AC.
- TOTAL NUMBER OF OPEN SPACE LOTS TO BE RECORDED: 2 + P/O 1
- TOTAL AREA OF OPEN SPACE LOTS TO BE RECORDED: 2.7872 AC.
- TOTAL AREA OF ROADWAYS TO BE RECORDED: 1.0859 AC.
- TOTAL AREA OF SUBDIVISION TO BE RECORDED: 7.7234 AC.

**OWNER**  
 BEAZER HOMES CORP.  
 8965 GUILFORD ROAD, SUITE 290  
 COLUMBIA, MD 21046  
 PH: 443-539-9249

**APPROVED:** FOR PUBLIC WATER & PUBLIC SEWERAGE SYSTEMS IN CONFORMANCE WITH THE MASTER PLAN OF WATER & SEWERAGE FOR HOWARD COUNTY, MD.

*Barbara for Maria Roseman* 4/8/2014  
 COUNTY HEALTH OFFICER DATE

**APPROVED:** HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

*Chad Edman* 3.21.14  
 CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

*Kest Stedrook* 4.09.14  
 DIRECTOR DATE

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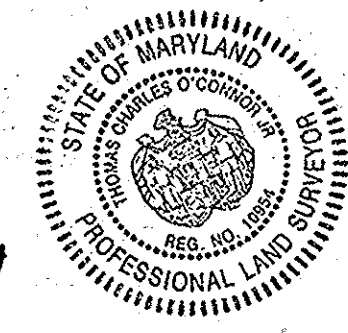
*Edward Gold*  
 BEAZER HOMES CORP.  
 BY: EDWARD GOLD, PRESIDENT  
 WITNESS: *Jane Trullinger*

**SURVEYOR'S CERTIFICATE**

I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS A SUBDIVISION OF ALL OF THE LAND CONVEYED BY 10010 GORMAN ROAD, LLC, TO BEAZER HOMES CORP. BY A SPECIAL WARRANTY DEED DATED JUNE 20, 2013 AND RECORDED IN LIBER 15037 AT FOLIO 381, AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND, AND THAT ALL MONUMENTS ARE IN PLACE OR WILL BE IN PLACE PRIOR TO ACCEPTANCE OF THE STREETS IN THE SUBDIVISION BY HOWARD COUNTY, IN ACCORDANCE WITH THE ANNOTATED CODE OF MARYLAND, AS AMENDED.

THE REQUIREMENTS OF SECTION 3-108, THE REAL PROPERTY ARTICLE, ANNOTATED CODE OF MARYLAND, 1996 REPLACEMENT VOLUME, (AS SUPPLEMENTED) AS FAR AS THEY RELATE TO THE MAKING OF THIS PLAT AND THE SETTING OF MARKERS, HAVE BEEN COMPLIED WITH.

*Thomas C. O'Connor, Jr.* 03/05/2014  
 PROFESSIONAL LAND SURVEYOR DATE  
 MARYLAND REGISTRATION NO. 10954 (EXP. 07/03/2014)



RECORDED AS PLAT NUMBER 227433 ON 4/11/14, AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND

**WINCOPIA FARMS**  
 LOTS 1 THRU 220 AND  
 OPEN SPACE LOTS 221 THRU 257

ZONED: R-ED TM 47, GRID 3, PARCEL 472  
 6TH ELECTION DISTRICT HOWARD COUNTY, MARYLAND  
 SCALE: 1"=50' SHEET 2 OF 21 DECEMBER 2013

**GLW GUTSCHICK LITTLE & WEBER, P.A.**  
 CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS  
 3009 NATIONAL DRIVE - SUITE 250 - BURTNSVILLE OFFICE PARK  
 BURTNSVILLE, MARYLAND 20866  
 TEL: 301-421-4024 BALT: 410-880-1820 DC/VA: 301-989-2524 FAX: 301-421-4188  
 DRAWN BY: *mc* CHECK BY: *jt*

S:\Survey Drawings\08052\PLAYS\08052\_RPL\_02.dwg, PLOTTED: 1/27/2014 12:00 PM, LAST SAVED: 12/26/2013 12:45 PM, PLOTTED BY: Paul Clark



CURVE TABULATION THIS SHEET

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
1105-1107	350.00'	143.45'	72.75'	142.45'	N 07°30'13" W	23°29'00"
1107-1109	12,000.00'	157.96'	78.98'	157.96'	N 18°52'06" W	0°45'15"
1310-1537	575.00'	74.02'	37.06'	73.97'	N 65°58'55" E	7°22'32"
1349-1350	825.00'	214.88'	108.05'	214.27'	S 00°47'18" W	14°55'24"
1351-1352	775.00'	135.73'	68.04'	135.56'	S 89°13'15" W	10°02'05"
1319-1320	630.00'	210.00'	105.98'	209.03'	N 06°04'09" W	19°05'55"
1320-1321	540.00'	147.52'	74.22'	147.06'	N 23°26'40" W	15°39'08"
1331-1330	1,525.00'	299.43'	150.20'	298.95'	S 87°22'30" E	11°15'00"
1346-1345	1,475.00'	15.37'	7.68'	15.37'	N 82°02'55" W	0°35'49"
1336-1335	1,475.00'	172.47'	86.33'	172.37'	N 89°39'01" W	6°41'58"
1343-1342	1,525.00'	192.65'	96.45'	192.52'	S 00°37'09" W	7°14'17"
1314-1313	1,475.00'	186.33'	93.29'	186.21'	N 00°37'09" E	7°14'17"

**OWNER**  
 BEAZER HOMES CORP.  
 8965 GULFORD ROAD, SUITE 290  
 COLUMBIA, MD 21046  
 PH: 443-539-9249

**TABULATION OF FINAL PLAT - THIS SHEET**

- |   |            |
|---|------------|
| 1. TOTAL NUMBER OF LOTS AND PARCELS TO BE RECORDED: | 31         |
| 2. TOTAL NUMBER OF BUILDABLE LOTS TO BE RECORDED:   | 26         |
| 3. TOTAL AREA OF BUILDABLE LOTS TO BE RECORDED:     | 4.6791 AC. |
| 4. TOTAL NUMBER OF OPEN SPACE LOTS TO BE RECORDED:  | 5          |
| 5. TOTAL AREA OF OPEN SPACE LOTS TO BE RECORDED:    | 2.3232 AC. |
| 6. TOTAL AREA OF ROADWAYS TO BE RECORDED:           | 1.6648 AC. |
| 7. TOTAL AREA OF SUBDIVISION TO BE RECORDED:        | 8.6671 AC. |

**APPROVED:** FOR PUBLIC WATER & PUBLIC SEWERAGE SYSTEMS  
 IN CONFORMANCE WITH THE MASTER PLAN OF  
 WATER & SEWERAGE FOR HOWARD COUNTY, MD.

*Walter M. Rossman* 4/8/2014  
 COUNTY HEALTH OFFICER DATE

**APPROVED:** HOWARD COUNTY DEPARTMENT OF PLANNING  
 & ZONING

*Chad Edwards* 3-21-14  
 CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

*Walter M. Rossman* 4-09-14  
 DIRECTOR DATE

**OWNERS' DEDICATION**

BEAZER HOMES CORP., A TENNESSEE CORPORATION, BY EDWARD GOLD, PRESIDENT, OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY ADOPTS THIS PLAN OF SUBDIVISION, AND IN CONSIDERATION OF THE APPROVAL OF THIS FINAL PLAT BY THE DEPARTMENT OF PLANNING AND ZONING, ESTABLISHES THE MINIMUM BUILDING RESTRICTION LINES AND GRANTS 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 RIGHTS-OF-WAY AND THE SPECIFIC EASEMENT AREAS SHOWN HEREON; (2) THE RIGHT TO REQUIRE DEDICATION FOR PUBLIC USE, THE BEDS OF THE STREETS AND/OR ROADS, FLOODPLAINS AND OPEN SPACE WHERE APPLICABLE AND FOR GOOD AND OTHER VALUABLE CONSIDERATION, HEREBY GRANTS THE RIGHT AND OPTION TO HOWARD COUNTY TO ACQUIRE THE FEE SIMPLE TITLE TO THE BEDS OF THE STREETS AND/OR ROADS, 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 ERRECTED ON OR OVER THE SAID EASEMENTS AND RIGHTS-OF-WAY.

THE REQUIREMENTS OF SECTION 3-108, THE REAL PROPERTY ARTICLE, ANNOTATED CODE OF MARYLAND, 1996 REPLACEMENT VOLUME, (AS SUPPLEMENTED) AS FAR AS THEY RELATE TO THE MAKING OF THIS PLAT AND THE SETTING OF MARKERS, HAVE BEEN COMPLIED WITH.

WITNESS OUR HANDS THIS 25<sup>TH</sup> DAY OF February 2014.

*Edward Gold*  
 BEAZER HOMES CORP.  
 BY  
 EDWARD GOLD, PRESIDENT  
 WITNESS *James F. ...*

**SURVEYOR'S CERTIFICATE**

I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS A SUBDIVISION OF ALL OF THE LAND CONVEYED BY 10010 GORMAN ROAD, LLC, TO BEAZER HOMES CORP. BY A SPECIAL WARRANTY DEED DATED JUNE 20, 2013 AND RECORDED IN LIBER 15037 AT FOLIO 381, AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND, AND THAT ALL MONUMENTS ARE IN PLACE OR WILL BE IN PLACE PRIOR TO ACCEPTANCE OF THE STREETS IN THE SUBDIVISION BY HOWARD COUNTY, IN ACCORDANCE WITH THE ANNOTATED CODE OF MARYLAND, AS AMENDED.

THE REQUIREMENTS OF SECTION 3-108, THE REAL PROPERTY ARTICLE, ANNOTATED CODE OF MARYLAND, 1996 REPLACEMENT VOLUME, (AS SUPPLEMENTED) AS FAR AS THEY RELATE TO THE MAKING OF THIS PLAT AND THE SETTING OF MARKERS, HAVE BEEN COMPLIED WITH.

*Thomas C. O'Connor, Jr.* 03/05/2014  
 THOMAS C. O'CONNOR, JR.  
 PROFESSIONAL LAND SURVEYOR  
 MARYLAND REGISTRATION NO. 10954 (EXP. 07/03/2014)

RECORDED AS PLAT NUMBER 22734 ON  
 4/11/14, AMONG THE LAND RECORDS OF  
 HOWARD COUNTY, MARYLAND

**WINCOPIA FARMS**  
 LOTS 1 THRU 220 AND  
 OPEN SPACE LOTS 221 THRU 257

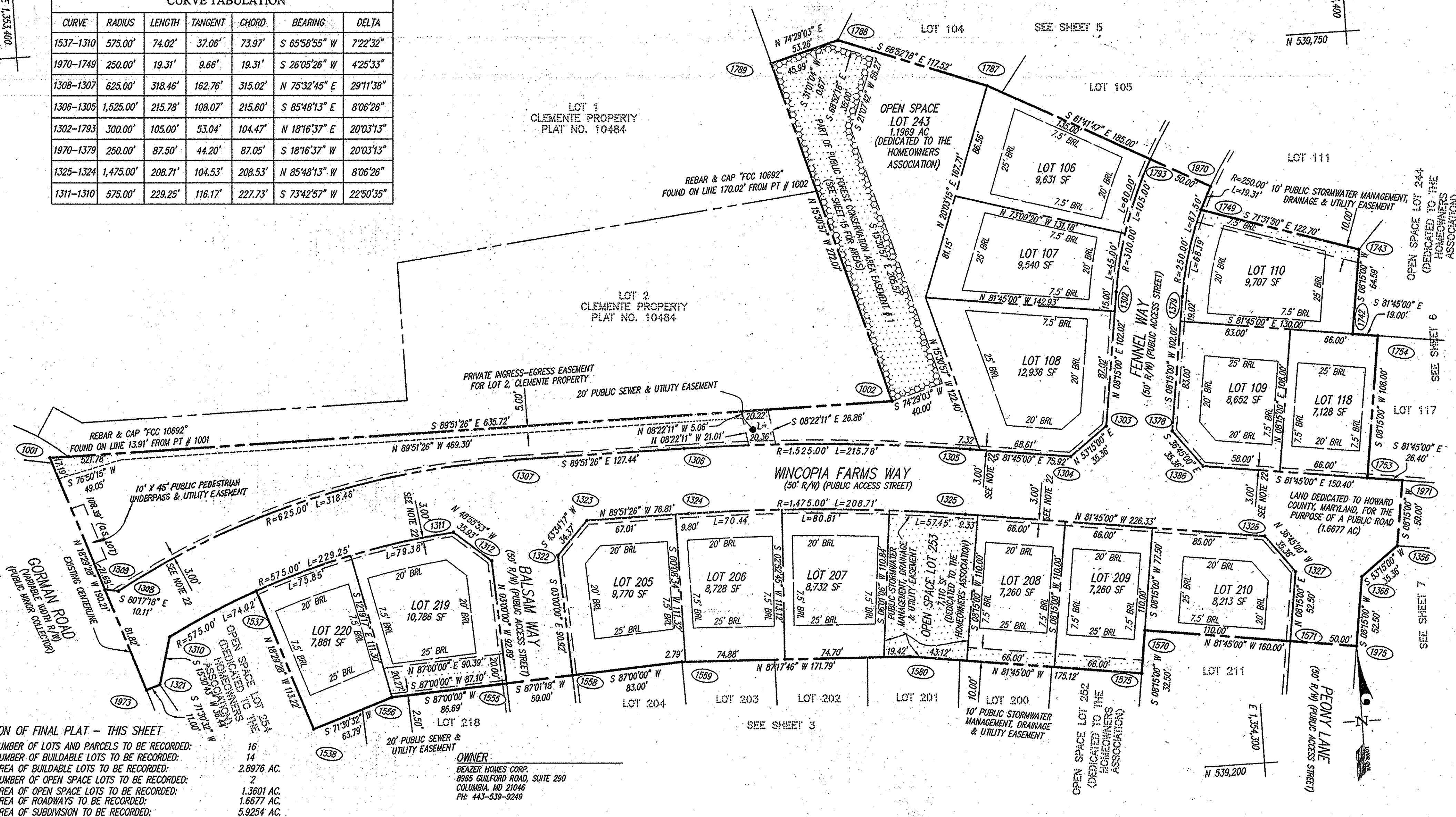
ZONED: R-ED TM 47, GRID 3, PARCEL 472  
 6TH ELECTION DISTRICT HOWARD COUNTY, MARYLAND  
 SCALE: 1"=50' SHEET 3 OF 21 DECEMBER 2013

**GLW GUTSCHICK LITTLE & WEBER, P.A.**  
 CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS  
 3909 NATIONAL DRIVE - SUITE 250 - BURTONTOWN, MARYLAND 20886  
 TEL: 301-421-4024 BALT: 410-880-1820 DC/VA: 301-989-2524 FAX: 301-421-4186  
 DRAWN BY: *RL* CHECK BY: *RL*

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CURVE TABULATION						
CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
1537-1310	575.00'	74.02'	37.06'	73.97'	S 65°58'55" W	7°22'32"
1970-1749	250.00'	19.31'	9.66'	19.31'	S 26°05'26" W	4°25'33"
1308-1307	625.00'	318.46'	162.76'	315.02'	N 75°32'45" E	29°11'38"
1306-1305	1,525.00'	215.78'	108.07'	215.60'	S 85°48'13" E	8°06'26"
1302-1793	300.00'	105.00'	53.04'	104.47'	N 18°16'37" E	20°03'13"
1970-1379	250.00'	87.50'	44.20'	87.05'	S 18°16'37" W	20°03'13"
1325-1324	1,475.00'	208.71'	104.53'	208.53'	N 85°48'13" W	8°06'26"
1311-1310	575.00'	229.25'	116.17'	227.73'	S 73°42'57" W	22°50'35"



**TABULATION OF FINAL PLAT - THIS SHEET**

1. TOTAL NUMBER OF LOTS AND PARCELS TO BE RECORDED:	16
2. TOTAL NUMBER OF BUILDABLE LOTS TO BE RECORDED:	14
3. TOTAL AREA OF BUILDABLE LOTS TO BE RECORDED:	2,897.6 AC.
4. TOTAL NUMBER OF OPEN SPACE LOTS TO BE RECORDED:	2
5. TOTAL AREA OF OPEN SPACE LOTS TO BE RECORDED:	1,360.1 AC.
6. TOTAL AREA OF ROADWAYS TO BE RECORDED:	1,667.7 AC.
7. TOTAL AREA OF SUBDIVISION TO BE RECORDED:	5,925.4 AC.

**OWNER:**  
 BEAZER HOMES CORP.  
 8985 GUILFORD ROAD, SUITE 290  
 COLUMBIA, MD 21046  
 PH: 443-539-9249

**APPROVED:** FOR PUBLIC WATER & PUBLIC SEWERAGE SYSTEMS IN CONFORMANCE WITH THE MASTER PLAN OF WATER & SEWERAGE FOR HOWARD COUNTY, MD.

*Walter M. Roseman* 4/2/2014  
 COUNTY HEALTH OFFICER DATE

**APPROVED:** HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

*Paul Edmund* 3-21-14  
 CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

*Kurt Steinhilber* 4-09-14  
 DIRECTOR DATE

**OWNERS' DEDICATION**

BEAZER HOMES CORP., A TENNESSEE CORPORATION, BY EDWARD GOLD, PRESIDENT, OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY ADOPTS THIS PLAN OF SUBDIVISION, AND IN CONSIDERATION OF THE APPROVAL OF THIS FINAL PLAT BY THE DEPARTMENT OF PLANNING AND ZONING, ESTABLISHES THE MINIMUM BUILDING RESTRICTIONS AND GRANTS 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, AND UNDER ALL ROADS AND STREET RIGHTS-OF-WAY AND THE SPECIFIC EASEMENT AREAS SHOWN HEREON; (2) THE RIGHT TO REQUIRE DEDICATION FOR PUBLIC USE, THE BEDS OF THE STREETS AND/OR ROADS, FLOODPLAINS AND OPEN SPACE WHERE APPLICABLE AND FOR GOOD AND OTHER VALUABLE CONSIDERATION, HEREBY GRANTS THE RIGHT AND OPTION TO HOWARD COUNTY TO ACQUIRE THE FEE SIMPLE TITLE TO THE BEDS OF THE STREETS AND/OR ROADS, 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 THE SAID EASEMENTS AND RIGHTS-OF-WAY.

THE REQUIREMENTS OF SECTION 3-108, THE REAL PROPERTY ARTICLE, ANNOTATED CODE OF MARYLAND, 1996 REPLACEMENT VOLUME, (AS SUPPLEMENTED) AS FAR AS THEY RELATE TO THE MAKING OF THIS PLAT AND THE SETTING OF MARKERS, HAVE BEEN COMPLIED WITH.

WITNESS OUR HANDS THIS 25<sup>TH</sup> DAY OF February 2014.

BY: *Edward Gold*  
 EDWARD GOLD, PRESIDENT

WITNESS: *Francis J. ...*

**SURVEYOR'S CERTIFICATE**

I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS A SUBDIVISION OF ALL OF THE LAND CONVEYED BY 10010 GORMAN ROAD, LLC, TO BEAZER HOMES CORP. BY A SPECIAL WARRANTY DEED DATED JUNE 20, 2013 AND RECORDED IN LIBER 15037 AT FOLIO 381 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND, AND THAT ALL MONUMENTS ARE IN PLACE OR WILL BE IN PLACE PRIOR TO ACCEPTANCE OF THE STREETS IN THE SUBDIVISION BY HOWARD COUNTY, IN ACCORDANCE WITH THE ANNOTATED CODE OF MARYLAND, AS AMENDED.

THE REQUIREMENTS OF SECTION 3-108, THE REAL PROPERTY ARTICLE, ANNOTATED CODE OF MARYLAND, 1996 REPLACEMENT VOLUME, (AS SUPPLEMENTED) AS FAR AS THEY RELATE TO THE MAKING OF THIS PLAT AND THE SETTING OF MARKERS, HAVE BEEN COMPLIED WITH.



*Thomas C. O'Connor, Jr.* 03/05/2014  
 THOMAS C. O'CONNOR, JR.  
 PROFESSIONAL LAND SURVEYOR  
 MARYLAND REGISTRATION NO. 10954 (EXP. 07/03/2014)

RECORDED AS PLAT NUMBER 22735 ON 4/11/14, AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND

**WINCOPIA FARMS**  
 LOTS 1 THRU 220 AND  
 OPEN SPACE LOTS 221 THRU 257

ZONED: R-ED TM 47, GRID 3, PARCEL 472  
 6TH ELECTION DISTRICT HOWARD COUNTY, MARYLAND  
 SCALE: 1"=50' SHEET 4 OF 21 DECEMBER 2013

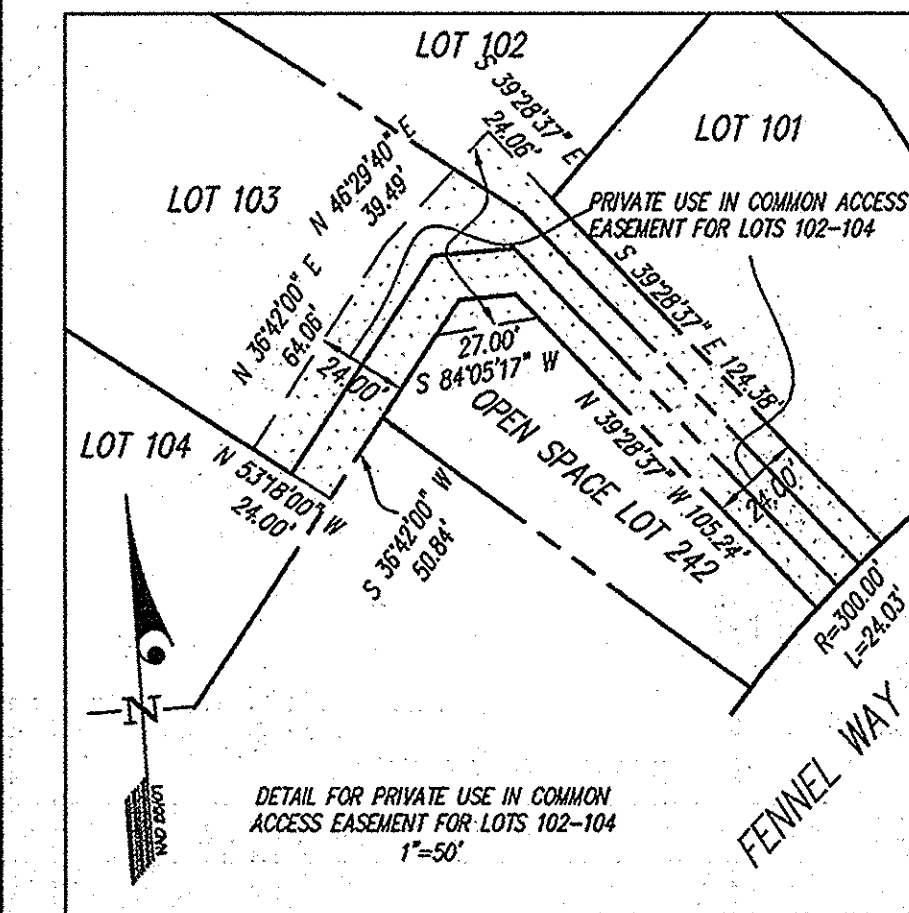
**GLW GUTSCHICK LITTLE & WEBER, P.A.**  
 CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS  
 3909 NATIONAL DRIVE - SUITE 250 - BURTONSVILLE OFFICE PARK  
 BURTONSVILLE, MARYLAND 20886  
 TEL: 301-421-4024 BALT: 410-980-1820 DC/VA: 301-989-2524 FAX: 301-421-4188  
 DRAWN BY: *...* CHECK BY: *...*

S:\Survey Drawings\08032\PLATS\08032.RPL 04.dwg PLOTTED: 1/27/2014 12:05 PM, LAST SAVED: 12/2/2013 7:48 AM, PLOTTED BY: Paul Clark



**CURVE TABULATION THIS SHEET**

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
1380-1970	250.00'	195.02'	102.78'	190.12'	S 50°39'07" W	44°41'47"
1793-1301	300.00'	234.03'	123.33'	228.14'	N 50°39'07" E	44°41'47"
1298-1297	325.00'	67.35'	33.80'	67.23'	N 28°36'12" W	11°52'24"
1297-1295	25.00'	24.90'	13.59'	23.88'	N 63°04'14" W	57°03'39"
1295-1294	55.00'	270.96'	---	69.03'	N 49°31'56" E	282°15'57"
1294-1292	25.00'	20.37'	10.79'	19.81'	S 12°40'49" E	46°41'26"
1292-1291	375.00'	87.43'	43.92'	87.24'	S 29°20'46" E	13°21'32"



**TABULATION OF FINAL PLAT - THIS SHEET**

1. TOTAL NUMBER OF LOTS AND PARCELS TO BE RECORDED:	17 + P/O 1
2. TOTAL NUMBER OF BUILDABLE LOTS TO BE RECORDED:	14
3. TOTAL AREA OF BUILDABLE LOTS TO BE RECORDED:	3,592.4 AC.
4. TOTAL NUMBER OF OPEN SPACE LOTS TO BE RECORDED:	3 + P/O 1
5. TOTAL AREA OF OPEN SPACE LOTS TO BE RECORDED:	3,079.5 AC.
6. TOTAL AREA OF ROADWAYS TO BE RECORDED:	0.9954 AC.
7. TOTAL AREA OF SUBDIVISION TO BE RECORDED:	7,667.3 AC.



**PUBLIC DRAINAGE & UTILITY EASEMENT LINE TABLE THIS SHEET**

LINE	BEARING	LENGTH
SD1	N 39°28'37" W	9.95'
SD2	S 84°05'17" W	14.49'
SD3	N 39°04'37" E	107.96'
SD4	N 42°30'10" W	104.40'
SD5	S 78°15'47" W	33.38'
SD6	S 44°24'50" W	20.71'
SD7	N 11°29'14" W	58.09'
SD8	N 78°30'46" E	20.00'
SD9	S 11°29'14" E	26.46'
SD10	N 78°15'47" E	22.39'
SD11	S 04°55'50" W	3.94'
SD12	S 45°35'10" E	27.00'
SD13	N 67°20'00" E	19.29'
SD14	S 42°30'10" E	106.80'
SD15	S 39°04'37" W	116.95'

**30' PUBLIC SEWER, WATER & UTILITY EASEMENT LINE TABLE THIS SHEET**

LINE	BEARING	LENGTH
WS1	N 39°28'37" W	132.88'
WS2	N 50°31'23" E	30.00'
WS3	S 39°28'37" E	131.68'
WSC4	R=300.00'	L=30.04'
CHD:	S 48°13'40" W	30.02'

**PUBLIC WATER & UTILITY EASEMENT LINE TABLE THIS SHEET**

LINE	BEARING	LENGTH
L1	S 50°31'23" W	28.69'
L2	S 88°36'42" W	5.28'
L3	S 36°42'00" W	71.84'
L4	N 53°18'00" W	12.00'
L5	N 36°42'00" E	68.06'
L6	N 46°29'40" E	39.49'
L7	S 39°28'37" E	16.78'

**WETLAND LIMITS LINE TABLE THIS SHEET**

LINE	BEARING	LENGTH
W1	S 19°58'20" E	53.32'
W2	S 60°52'59" W	59.97'
W3	S 52°43'24" W	34.71'
W4	N 51°05'33" W	16.37'
W5	N 25°17'14" E	106.35'
W6	S 78°07'35" E	29.74'

**OWNER**  
**BEAZER HOMES CORP.**  
 8965 GUILFORD ROAD, SUITE 290  
 COLUMBIA, MD 21046  
 PH: 443-539-9249

**APPROVED:** FOR PUBLIC WATER & PUBLIC SEWERAGE SYSTEMS IN CONFORMANCE WITH THE MASTER PLAN OF WATER & SEWERAGE FOR HOWARD COUNTY, MD.

**APPROVED:** HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

**Chad E. ...**  
 CHIEF, DEVELOPMENT ENGINEERING DIVISION  
 DATE: 3-21-14

**Kat ...**  
 DIRECTOR  
 DATE: 4-09-14

**OWNERS' DEDICATION**

BEAZER HOMES CORP., A TENNESSEE CORPORATION, BY EDWARD GOLD, PRESIDENT, OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY ADOPTS THIS PLAN OF SUBDIVISION, AND IN CONSIDERATION OF THE APPROVAL OF THIS FINAL PLAT BY THE DEPARTMENT OF PLANNING AND ZONING, ESTABLISHES THE MINIMUM BUILDING RESTRICTION LINES AND GRANTS 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 RIGHTS-OF-WAY AND THE SPECIFIC EASEMENT AREAS SHOWN HEREON; (2) THE RIGHT TO REQUIRE DEDICATION FOR PUBLIC USE, THE BEDS OF THE STREETS AND/OR ROADS, FLOODPLAINS AND OPEN SPACE WHERE APPLICABLE AND FOR GOOD AND OTHER VALUABLE CONSIDERATION, HEREBY GRANTS THE RIGHT AND OPTION TO HOWARD COUNTY TO ACQUIRE THE FEE SIMPLE TITLE TO THE BEDS OF THE STREETS AND/OR ROADS, 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 ERRECTED ON OR OVER THE SAID EASEMENTS AND RIGHTS-OF-WAY.

THE REQUIREMENTS OF SECTION 3-108, THE REAL PROPERTY ARTICLE, ANNOTATED CODE OF MARYLAND, 1996 REPLACEMENT VOLUME, (AS SUPPLEMENTED) AS FAR AS THEY RELATE TO THE MAKING OF THIS PLAT AND THE SETTING OF MARKERS, HAVE BEEN COMPLIED WITH.

WITNESS OUR HANDS THIS 25<sup>TH</sup> DAY OF February 2014.

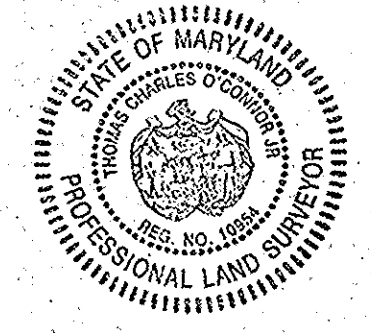
**BY:** EDWARD GOLD, PRESIDENT  
**WITNESS:** JAMES ...

**SURVEYOR'S CERTIFICATE**

I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS A SUBDIVISION OF ALL OF THE LAND CONVEYED BY 10010 GORMAN ROAD, LLC, TO BEAZER HOMES CORP. BY A SPECIAL WARRANTY DEED DATED JUNE 20, 2013 AND RECORDED IN LIBER 15037 AT FOLIO 381 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND, AND THAT ALL MONUMENTS ARE IN PLACE OR WILL BE IN PLACE PRIOR TO ACCEPTANCE OF THE STREETS IN THE SUBDIVISION BY HOWARD COUNTY, IN ACCORDANCE WITH THE ANNOTATED CODE OF MARYLAND, AS AMENDED.

THE REQUIREMENTS OF SECTION 3-108, THE REAL PROPERTY ARTICLE, ANNOTATED CODE OF MARYLAND, 1996 REPLACEMENT VOLUME, (AS SUPPLEMENTED) AS FAR AS THEY RELATE TO THE MAKING OF THIS PLAT AND THE SETTING OF MARKERS, HAVE BEEN COMPLIED WITH.

**THOMAS C. O'CONNOR, JR.**  
 PROFESSIONAL LAND SURVEYOR  
 MARYLAND REGISTRATION NO. 10954 (EXP. 07/03/2014)



RECORDED AS PLAT NUMBER **22736** ON **4/11/14**, AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND

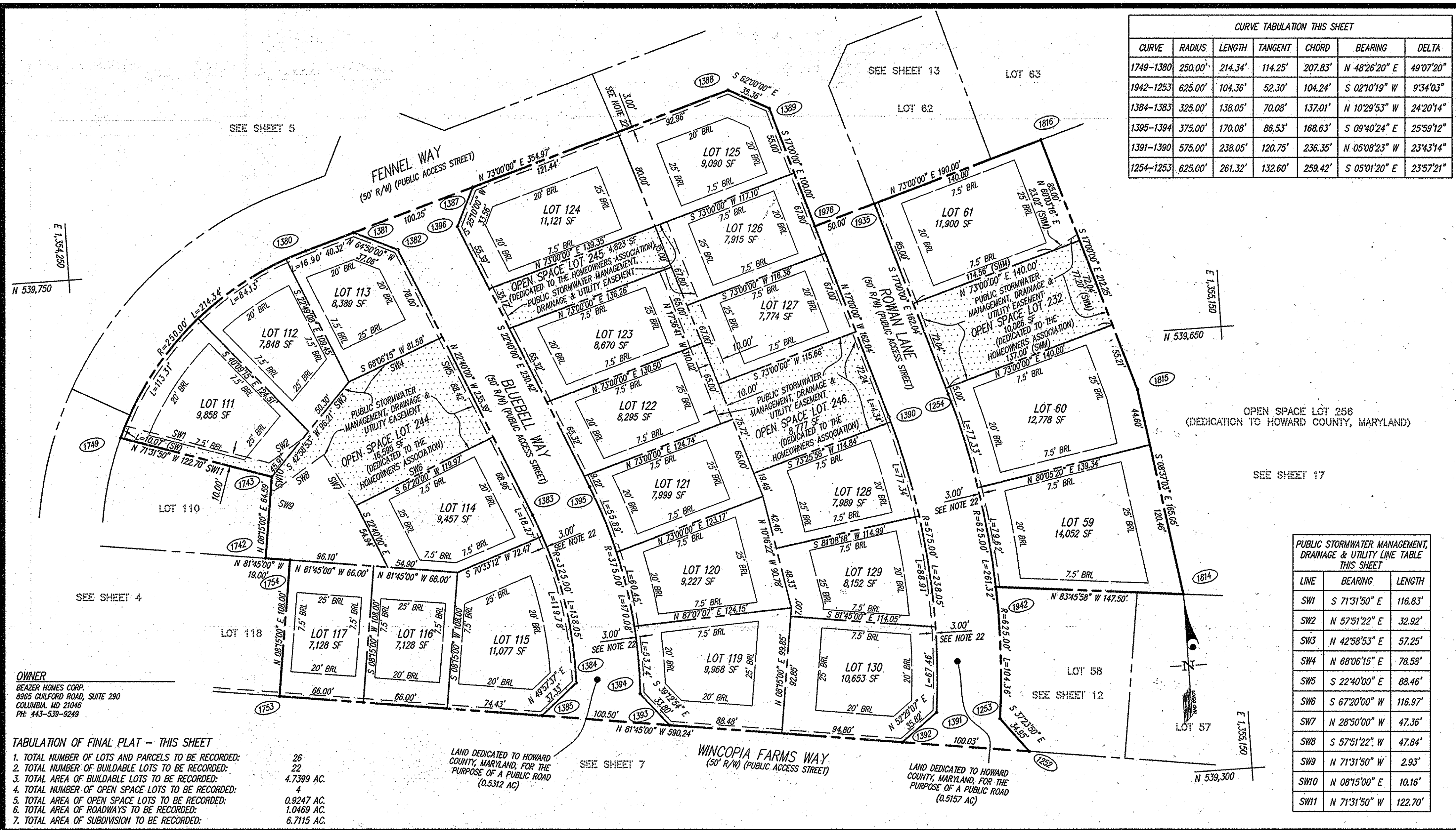
**WINCOPIA FARMS**  
 LOTS 1 THRU 220 AND  
 OPEN SPACE LOTS 221 THRU 257

ZONED: R-ED TM 47, GRID 3, PARCEL 472  
 6TH ELECTION DISTRICT HOWARD COUNTY, MARYLAND  
 SCALE: 1"=50' SHEET 5 OF 21 DECEMBER 2013

**GLW GUTSCHICK LITTLE & WEBER, P.A.**  
 CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS  
 3909 NATIONAL DRIVE - SUITE 250 - BURTONTVILLE OFFICE PARK  
 BURTONTVILLE, MARYLAND 20866  
 TEL: 301-421-4024 BALT: 410-880-1820 DC/VA: 301-999-2524 FAX: 301-421-4188  
 DRAWN BY: DATE: CHECK BY: DATE:



CURVE TABULATION THIS SHEET						
CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
1749-1380	250.00'	214.34'	114.25'	207.83'	N 48°26'20" E	49°07'20"
1942-1253	625.00'	104.36'	52.30'	104.24'	S 02°10'19" W	9°34'03"
1384-1383	325.00'	138.05'	70.08'	137.01'	N 10°29'53" W	24°20'14"
1395-1394	375.00'	170.08'	86.53'	168.63'	S 09°40'24" E	25°59'12"
1391-1390	575.00'	238.05'	120.75'	236.35'	N 05°08'23" W	23°43'14"
1254-1253	625.00'	261.32'	132.60'	259.42'	S 05°01'20" E	23°57'21"



OPEN SPACE LOT 256  
(DEDICATION TO HOWARD COUNTY, MARYLAND)

SEE SHEET 17

PUBLIC STORMWATER MANAGEMENT, DRAINAGE & UTILITY LINE TABLE THIS SHEET		
LINE	BEARING	LENGTH
SW1	S 71°31'50" E	116.83'
SW2	N 57°51'22" E	32.92'
SW3	N 42°58'53" E	57.25'
SW4	N 68°06'15" E	78.58'
SW5	S 22°40'00" E	88.46'
SW6	S 67°20'00" W	116.97'
SW7	N 28°50'00" W	47.36'
SW8	S 57°51'22" W	47.84'
SW9	N 71°31'50" W	2.93'
SW10	N 08°15'00" E	10.16'
SW11	N 71°31'50" W	122.70'

**OWNER**  
BEAZER HOMES CORP.  
8965 GUILFORD CORD, SUITE 290  
COLUMBIA, MD 21046  
PH: 443-539-9249

- TABULATION OF FINAL PLAT - THIS SHEET**
- TOTAL NUMBER OF LOTS AND PARCELS TO BE RECORDED: 26
  - TOTAL NUMBER OF BUILDABLE LOTS TO BE RECORDED: 22
  - TOTAL AREA OF BUILDABLE LOTS TO BE RECORDED: 4.7399 AC.
  - TOTAL NUMBER OF OPEN SPACE LOTS TO BE RECORDED: 4
  - TOTAL AREA OF OPEN SPACE LOTS TO BE RECORDED: 0.9247 AC.
  - TOTAL AREA OF ROADWAYS TO BE RECORDED: 1.0469 AC.
  - TOTAL AREA OF SUBDIVISION TO BE RECORDED: 6.7115 AC.

LAND DEDICATED TO HOWARD COUNTY, MARYLAND, FOR THE PURPOSE OF A PUBLIC ROAD (0.5312 AC)

LAND DEDICATED TO HOWARD COUNTY, MARYLAND, FOR THE PURPOSE OF A PUBLIC ROAD (0.5157 AC)

**APPROVED:** FOR PUBLIC WATER & PUBLIC SEWERAGE SYSTEMS IN CONFORMANCE WITH THE MASTER PLAN OF WATER & SEWERAGE FOR HOWARD COUNTY, MD.

*Walter M. Rossman* 4/8/2014  
COUNTY HEALTH OFFICER DATE

**APPROVED:** HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

*Chad Edmund* 3-21-14  
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

*Kurt Steinhilber* 4-09-14  
DIRECTOR DATE

**OWNERS' DEDICATION**

BEAZER HOMES CORP., A TENNESSEE CORPORATION, BY EDWARD GOLD, PRESIDENT, OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY ADOPTS THIS PLAN OF SUBDIVISION, AND IN CONSIDERATION OF THE APPROVAL OF THIS FINAL PLAT BY THE DEPARTMENT OF PLANNING AND ZONING, ESTABLISHES THE MINIMUM BUILDING RESTRICTION LINES AND GRANTS 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 RIGHTS-OF-WAY AND THE SPECIFIC EASEMENT AREAS SHOWN HEREON; (2) THE RIGHT TO REQUIRE DEDICATION FOR PUBLIC USE, THE BEDS OF THE STREETS AND/OR ROADS, FLOODPLAINS AND OPEN SPACE WHERE APPLICABLE AND FOR GOOD AND OTHER VALUABLE CONSIDERATION, HEREBY GRANTS THE RIGHT AND OPTION TO HOWARD COUNTY TO ACQUIRE THE FEE SIMPLE TITLE TO THE BEDS OF THE STREETS AND/OR ROADS, 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 ERRECTED ON OR OVER THE SAID EASEMENTS AND RIGHTS-OF-WAY.

THE REQUIREMENTS OF SECTION 3-108, THE REAL PROPERTY ARTICLE, ANNOTATED CODE OF MARYLAND, 1996 REPLACEMENT VOLUME, (AS SUPPLEMENTED) AS FAR AS THEY RELATE TO THE MAKING OF THIS PLAT AND THE SETTING OF MARKERS, HAVE BEEN COMPLIED WITH.

WITNESS OUR HANDS THIS 25<sup>th</sup> DAY OF February 2014

BY: *Edward Gold*  
EDWARD GOLD, PRESIDENT

WITNESS: *Walter M. Rossman*

**SURVEYOR'S CERTIFICATE**

I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS A SUBDIVISION OF ALL OF THE LAND CONVEYED BY 10010 GORMAN ROAD, LLC, TO BEAZER HOMES CORP. BY A SPECIAL WARRANTY DEED DATED JUNE 20, 2013 AND RECORDED IN LIBER 15037 AT FOLIO 381 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND; AND THAT ALL MONUMENTS ARE IN PLACE OR WILL BE IN PLACE PRIOR TO ACCEPTANCE OF THE STREETS IN THE SUBDIVISION BY HOWARD COUNTY, IN ACCORDANCE WITH THE ANNOTATED CODE OF MARYLAND, AS AMENDED.

THE REQUIREMENTS OF SECTION 3-108, THE REAL PROPERTY ARTICLE, ANNOTATED CODE OF MARYLAND, 1996 REPLACEMENT VOLUME, (AS SUPPLEMENTED) AS FAR AS THEY RELATE TO THE MAKING OF THIS PLAT AND THE SETTING OF MARKERS, HAVE BEEN COMPLIED WITH.

*Thomas C. O'Connor, Jr.* 03/05/2014  
THOMAS C. O'CONNOR, JR.  
PROFESSIONAL LAND SURVEYOR  
MARYLAND REGISTRATION NO. 10954 (EXP. 07/03/2014)



RECORDED AS PLAT NUMBER 22737 ON 4/11/14, AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND

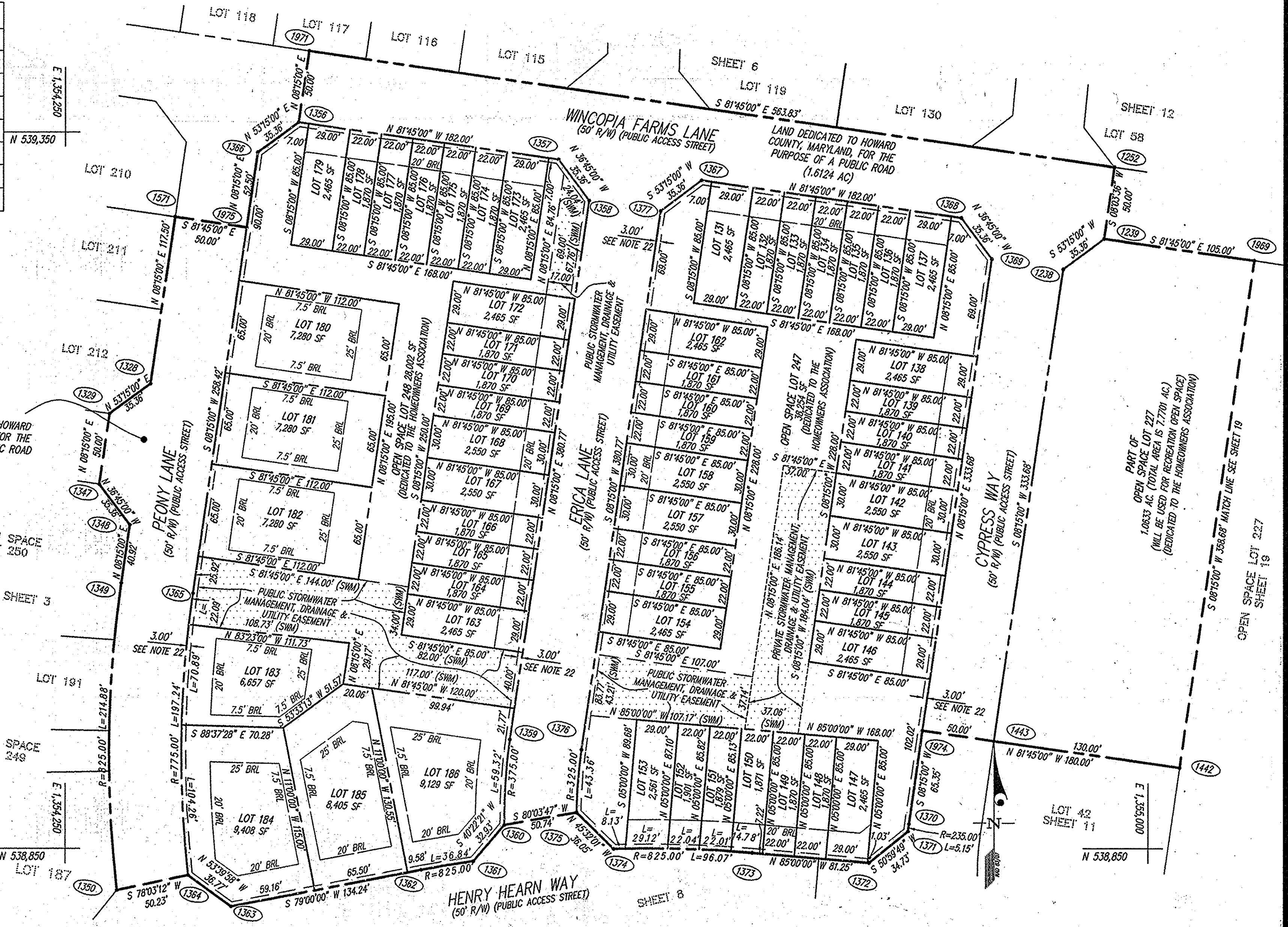
**WINCOPIA FARMS**  
LOTS 1 THRU 220 AND  
OPEN SPACE LOTS 221 THRU 257

ZONED: R-ED TM 47, GRID 3, PARCEL 472  
6TH ELECTION DISTRICT HOWARD COUNTY, MARYLAND  
SCALE: 1"=50' SHEET 6 OF 21 DECEMBER 2013

**GLW GUTSCHICK LITTLE & WEBER, P.A.**  
CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS  
3909 NATIONAL DRIVE - SUITE 250 - BURTOWNSVILLE OFFICE PARK  
BURTOWNSVILLE, MARYLAND 20868  
TEL: 301-421-4024 BALT: 410-880-1820 DC/VA: 301-989-2524 FAX: 301-421-4188  
DRAWN BY: *RWC* CHECK BY: *TR*



CURVE TABULATION THIS SHEET						
CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
1350-1349	825.00'	214.88'	108.05'	214.27'	N 00°47'18" E	14°55'24"
1370-1371	235.00'	5.15'	2.58'	5.15'	S 07°37'19" W	11°5'22"
1373-1374	825.00'	96.07'	48.09'	96.02'	N 88°20'10" W	6°40'20"
1365-1364	775.00'	197.24'	99.16'	196.71'	S 00°57'32" W	14°34'56"
1360-1359	375.00'	59.32'	29.72'	59.26'	N 03°43'06" E	9°03'48"
1376-1375	325.00'	43.36'	21.71'	43.33'	S 04°25'39" W	7°38'41"
1361-1362	825.00'	36.84'	18.42'	36.83'	S 80°16'45" W	2°33'30"



**OWNER**  
 BEAZER HOMES CORP.  
 8965 GUILFORD ROAD, SUITE 290  
 COLUMBIA, MD 21046  
 PH: 443-539-9249

**TABULATION OF FINAL PLAT - THIS SHEET**

1. TOTAL NUMBER OF LOTS AND PARCELS TO BE RECORDED:	58 + P/O 1
2. TOTAL NUMBER OF BUILDABLE LOTS TO BE RECORDED:	56
3. TOTAL AREA OF BUILDABLE LOTS TO BE RECORDED:	3.6369 AC.
4. TOTAL NUMBER OF OPEN SPACE LOTS TO BE RECORDED:	2 + P/O 1
5. TOTAL AREA OF OPEN SPACE LOTS TO BE RECORDED:	2.5843 AC.
6. TOTAL AREA OF ROADWAYS TO BE RECORDED:	2.1886 AC.
7. TOTAL AREA OF SUBDIVISION TO BE RECORDED:	8.4098 AC.

**APPROVED:** FOR PUBLIC WATER & PUBLIC SEWERAGE SYSTEMS IN CONFORMANCE WITH THE MASTER PLAN OF WATER & SEWERAGE FOR HOWARD COUNTY, MD.

**APPROVED:** HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

*Chief Engineer*  
 CHIEF, DEVELOPMENT ENGINEERING DIVISION  
 DATE: 3-21-14

*Kat Stalovich*  
 DIRECTOR  
 DATE: 4-09-14

**OWNERS' DEDICATION**

BEAZER HOMES CORP., A TENNESSEE CORPORATION, BY EDWARD GOLD, PRESIDENT, OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY ADOPTS THIS PLAN OF SUBDIVISION, AND IN CONSIDERATION OF THE APPROVAL OF THIS FINAL PLAT BY THE DEPARTMENT OF PLANNING AND ZONING, ESTABLISHES THE MINIMUM BUILDING RESTRICTION LINES AND GRANTS 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 RIGHTS-OF-WAY AND THE SPECIFIC EASEMENT AREAS SHOWN HEREON; (2) THE RIGHT TO REQUIRE DEDICATION FOR PUBLIC USE, THE BEDS OF THE STREETS AND/OR ROADS, FLOODPLAINS AND OPEN SPACE WHERE APPLICABLE AND FOR GOOD AND OTHER VALUABLE CONSIDERATION, HEREBY GRANTS THE RIGHT AND OPTION TO HOWARD COUNTY TO ACQUIRE THE FEE SIMPLE TITLE TO THE BEDS OF THE STREETS AND/OR ROADS, 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 ERRECTED ON OR OVER THE SAID EASEMENTS AND RIGHTS-OF-WAY.

THE REQUIREMENTS OF SECTION 3-108, THE REAL PROPERTY ARTICLE, ANNOTATED CODE OF MARYLAND, 1996 REPLACEMENT VOLUME, (AS SUPPLEMENTED) AS FAR AS THEY RELATE TO THE MAKING OF THIS PLAT AND THE SETTING OF MARKERS, HAVE BEEN COMPLIED WITH.

WITNESS OUR HANDS THIS 25<sup>TH</sup> DAY OF February 2014.

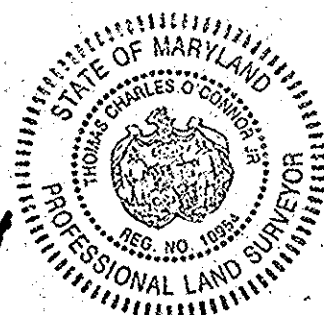
*Edward Gold*  
 BY: EDWARD GOLD, PRESIDENT  
 WITNESS: *Jane Kellum*

**SURVEYOR'S CERTIFICATE**

I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS A SUBDIVISION OF ALL OF THE LAND CONVEYED BY 1010 GORMAN ROAD, LLC, TO BEAZER HOMES CORP. BY A SPECIAL WARRANTY DEED DATED JUNE 20, 2013 AND RECORDED IN LIBER 15037 AT FOLIO 381 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND, AND THAT ALL MONUMENTS ARE IN PLACE OR WILL BE IN PLACE PRIOR TO ACCEPTANCE OF THE STREETS IN THE SUBDIVISION BY HOWARD COUNTY, IN ACCORDANCE WITH THE ANNOTATED CODE OF MARYLAND, AS AMENDED.

THE REQUIREMENTS OF SECTION 3-108, THE REAL PROPERTY ARTICLE, ANNOTATED CODE OF MARYLAND, 1996 REPLACEMENT VOLUME, (AS SUPPLEMENTED) AS FAR AS THEY RELATE TO THE MAKING OF THIS PLAT AND THE SETTING OF MARKERS, HAVE BEEN COMPLIED WITH.

*Thomas C. O'Connor, Jr.*  
 THOMAS C. O'CONNOR, JR.  
 PROFESSIONAL LAND SURVEYOR  
 MARYLAND REGISTRATION NO. 10954 (EXP. 07/03/2014)



RECORDED AS PLAT NUMBER 22738 ON 4/11/14, AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND

**WINCOPIA FARMS**  
 LOTS 1 THRU 220 AND  
 OPEN SPACE LOTS 221 THRU 257

ZONED: R-ED TM 47, GRID 3, PARCEL 472  
 6TH ELECTION DISTRICT HOWARD COUNTY, MARYLAND  
 SCALE: 1"=50' SHEET 7 OF 21 DECEMBER 2013

**GLW GUTSCHICK LITTLE & WEBER, P.A.**  
 CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS  
 3909 NATIONAL DRIVE - SUITE 250 - BURTONSVILLE OFFICE PARK  
 BURTONSVILLE, MARYLAND 20866  
 TEL: 301-421-4024 BAL: 410-880-1820 DC/VA: 301-989-2524 FAX: 301-421-4198  
 DRAWN BY: *PLW* CHECK BY: *PLW*

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CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
1607-1351	775.00'	63.37'	31.70'	63.35'	N 86°32'45" E	4°41'06"
1362-1361	825.00'	36.84'	18.42'	36.83'	N 80°16'45" E	2°33'30"
1374-1373	825.00'	96.07'	48.09'	96.02'	S 88°20'10" E	6°40'20"
1224-1223	775.00'	216.42'	108.92'	215.72'	S 87°00'00" W	16°00'00"
1220-1218	25.00'	22.39'	12.01'	21.65'	S 35°11'48" E	51°19'04"
1218-1217	55.00'	271.31'	---	68.75'	S 80°27'44" W	282°38'08"
1217-1215	25.00'	22.39'	12.01'	21.65'	N 16°07'16" E	51°19'04"
1213-1481	825.00'	75.47'	37.76'	75.44'	S 86°27'18" W	5°14'28"

LINE	BEARING	LENGTH
S1	N 15°05'11" E	20.03'
S2	S 72°01'40" E	77.45'
S3	N 03°48'40" E	133.97'
S4	N 21°37'21" E	31.88'
SC5	R=55.00' L=20.47'	
CHD:	S 57°42'56" E	20.35'
S6	S 21°37'21" W	24.98'
S7	S 03°48'40" W	135.46'
S8	S 74°56'16" E	105.94'
S9	S 15°05'11" W	20.00'
S10	N 74°56'16" W	104.14'
S11	S 15°03'44" W	11.78'
S12	N 74°54'49" W	20.00'
S13	N 15°03'44" E	12.26'
S14	N 72°01'40" W	79.77'
S15	N 15°05'11" E	20.00'
S16	S 74°56'16" E	145.19'
S17	N 58°02'00" E	68.73'
S18	S 38°40'12" E	71.87'
S19	S 12°38'26" W	25.62'
S20	N 38°40'12" W	70.10'
S21	S 58°02'00" W	59.65'
S22	N 74°56'16" W	153.91'

LINE	BEARING	LENGTH
SW1	S 21°37'21" W	27.60'
SW2	S 03°48'40" W	65.38'
SW3	S 21°37'21" W	19.63'
SW4	N 80°28'38" W	62.00'
SW5	N 32°35'11" W	37.97'
SW6	S 81°48'19" E	29.23'
SW7	N 44°32'27" E	66.45'
SW8	N 24°06'14" E	40.59'
SWC9	R=59.00' L=17.51'	
CHD:	S 40°03'40" E	17.44'

LINE	BEARING	LENGTH	* ELEV
FP1	S 89°50'49" E	60.44'	303.0
FP2	S 66°49'12" E	110.63'	299.8
FP3	S 82°06'35" E	26.35'	293.6
FP4	N 79°31'43" E	51.82'	293.3
FP5	N 60°00'54" E	15.24'	293.3
FP6	N 08°03'37" E	24.69'	292.5
FP7	S 49°44'39" E	87.63'	291.6

\* ELEVATIONS ARE AT THE END OF THE LINE

OPEN SPACE LOT 36  
EMERSON, SECTION 1, AREA 1  
PLAT NOS. 19061 & 19062

**TABULATION OF FINAL PLAT - THIS SHEET**

- TOTAL NUMBER OF LOTS AND PARCELS TO BE RECORDED: 13 + P/O 1
- TOTAL NUMBER OF BUILDABLE LOTS TO BE RECORDED: 11
- TOTAL AREA OF BUILDABLE LOTS TO BE RECORDED: 2,747.4 AC.
- TOTAL NUMBER OF OPEN SPACE LOTS TO BE RECORDED: 2 + P/O 1
- TOTAL AREA OF OPEN SPACE LOTS TO BE RECORDED: 4,219.4 AC.
- TOTAL AREA OF ROADWAYS TO BE RECORDED: 1,251.8 AC.
- TOTAL AREA OF SUBDIVISION TO BE RECORDED: 8,218.6 AC.

APPROVED: FOR PUBLIC WATER & PUBLIC SEWERAGE SYSTEMS  
IN CONFORMANCE WITH THE MASTER PLAN OF  
WATER & SEWERAGE FOR HOWARD COUNTY, MD.

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING  
& ZONING

*Chad Edlund*  
CHIEF, DEVELOPMENT ENGINEERING DIVISION  
DATE: 3-21-14

*Edward Gold*  
BY: EDWARD GOLD, PRESIDENT  
DATE: 4-09-14

**OWNERS' DEDICATION**

BEAZER HOMES CORP., A TENNESSEE CORPORATION, BY EDWARD GOLD, PRESIDENT, OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY ADOPTS THIS PLAN OF SUBDIVISION, AND IN CONSIDERATION OF THE APPROVAL OF THIS FINAL PLAT BY THE DEPARTMENT OF PLANNING AND ZONING, ESTABLISHES THE MINIMUM BUILDING RESTRICTION LINES AND GRANTS 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 RIGHTS-OF-WAY AND THE SPECIFIC EASEMENT AREAS SHOWN HEREON; (2) THE RIGHT TO REQUIRE DEDICATION FOR PUBLIC USE, THE BEDS OF THE STREETS AND/OR ROADS, FLOODPLAINS AND OPEN SPACE WHERE APPLICABLE AND FOR GOOD AND OTHER VALUABLE CONSIDERATION, HEREBY GRANTS THE RIGHT AND OPTION TO HOWARD COUNTY TO ACQUIRE THE FEE SIMPLE TITLE TO THE BEDS OF THE STREETS AND/OR ROADS, 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 ERRECTED ON OR OVER THE SAID EASEMENTS AND RIGHTS-OF-WAY.

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WITNESS OUR HANDS THIS 25<sup>th</sup> DAY OF February, 2014.

OWNER  
BEAZER HOMES CORP.  
8965 GULFORD ROAD, SUITE 290  
COLUMBIA, MD 21046  
PH: 443-539-9249

**SURVEYOR'S CERTIFICATE**

I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS A SUBDIVISION OF ALL OF THE LAND CONVEYED BY 10010 GORMAN ROAD, LLC, TO BEAZER HOMES CORP. BY A SPECIAL WARRANTY DEED DATED JUNE 20, 2013 AND RECORDED IN LIBER 15037 AT FOLIO 381 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND, AND THAT ALL MONUMENTS ARE IN PLACE OR WILL BE IN PLACE PRIOR TO ACCEPTANCE OF THE STREETS IN THE SUBDIVISION BY HOWARD COUNTY, IN ACCORDANCE WITH THE ANNOTATED CODE OF MARYLAND, AS AMENDED.

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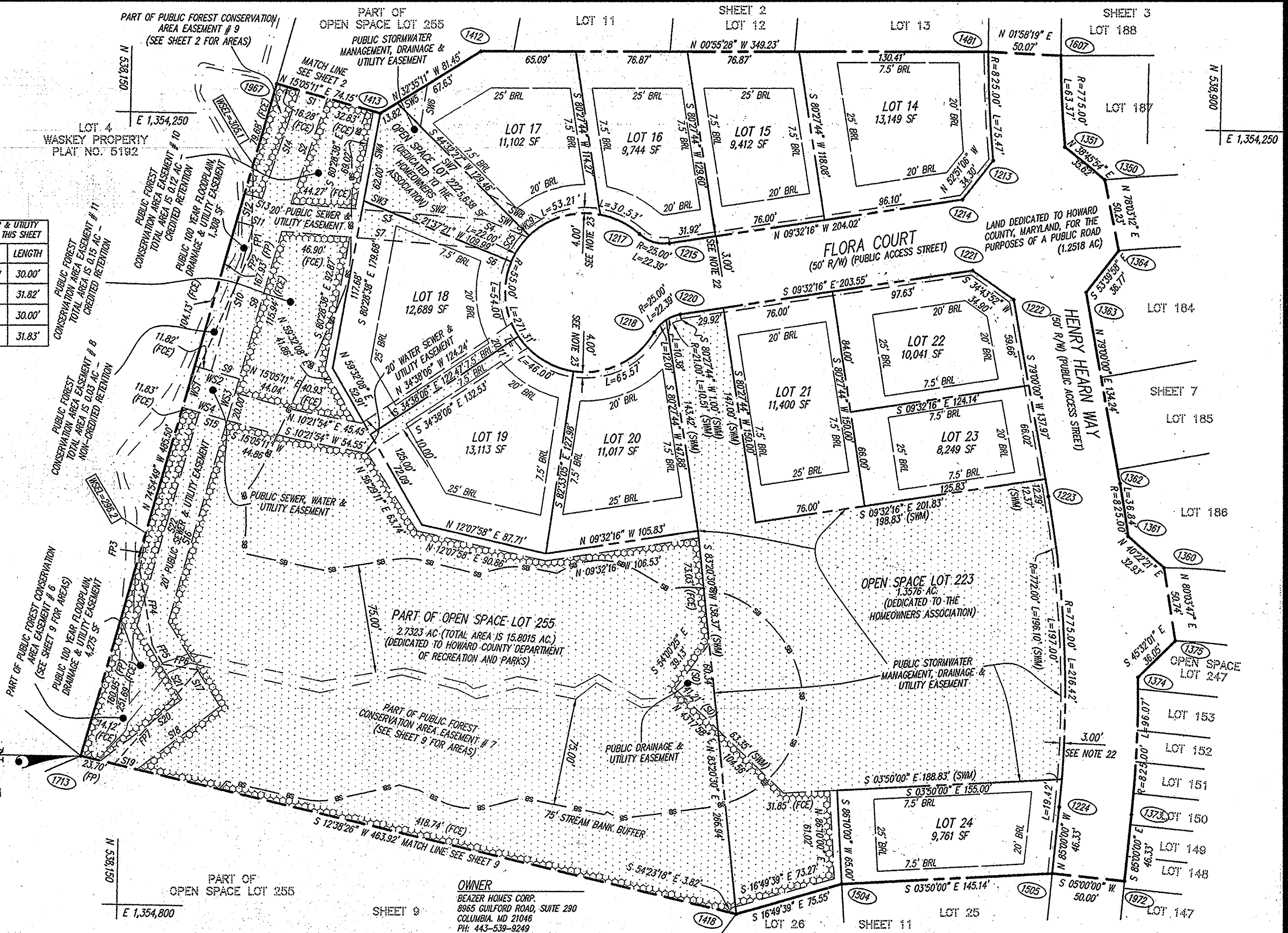
*Thomas C. O'Connor, Jr.*  
THOMAS C. O'CONNOR, JR.  
PROFESSIONAL LAND SURVEYOR  
MARYLAND REGISTRATION NO. 10954 (EXP. 07/03/2014)

RECORDED AS PLAT NUMBER 27339 ON  
4/11/14, AMONG THE LAND RECORDS OF  
HOWARD COUNTY, MARYLAND

**WINCOPIA FARMS**  
LOTS 1 THRU 220 AND  
OPEN SPACE LOTS 221 THRU 257

ZONED: R-ED TM 47, GRID 3, PARCEL 472  
6TH ELECTION DISTRICT HOWARD COUNTY, MARYLAND  
SCALE: 1"=50' SHEET 8 OF 21 DECEMBER 2013

**GLW GUTSCHICK LITTLE & WEBER, P.A.**  
CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS  
3909 NATIONAL DRIVE - SUITE 250 - BURTONTOWN, MARYLAND 20868  
TEL: 301-421-4024 BALT: 410-880-1820 DC: 301-989-2524 FAX: 301-421-4188  
DRAWN BY: *PMV* CHECK BY: *PMV*



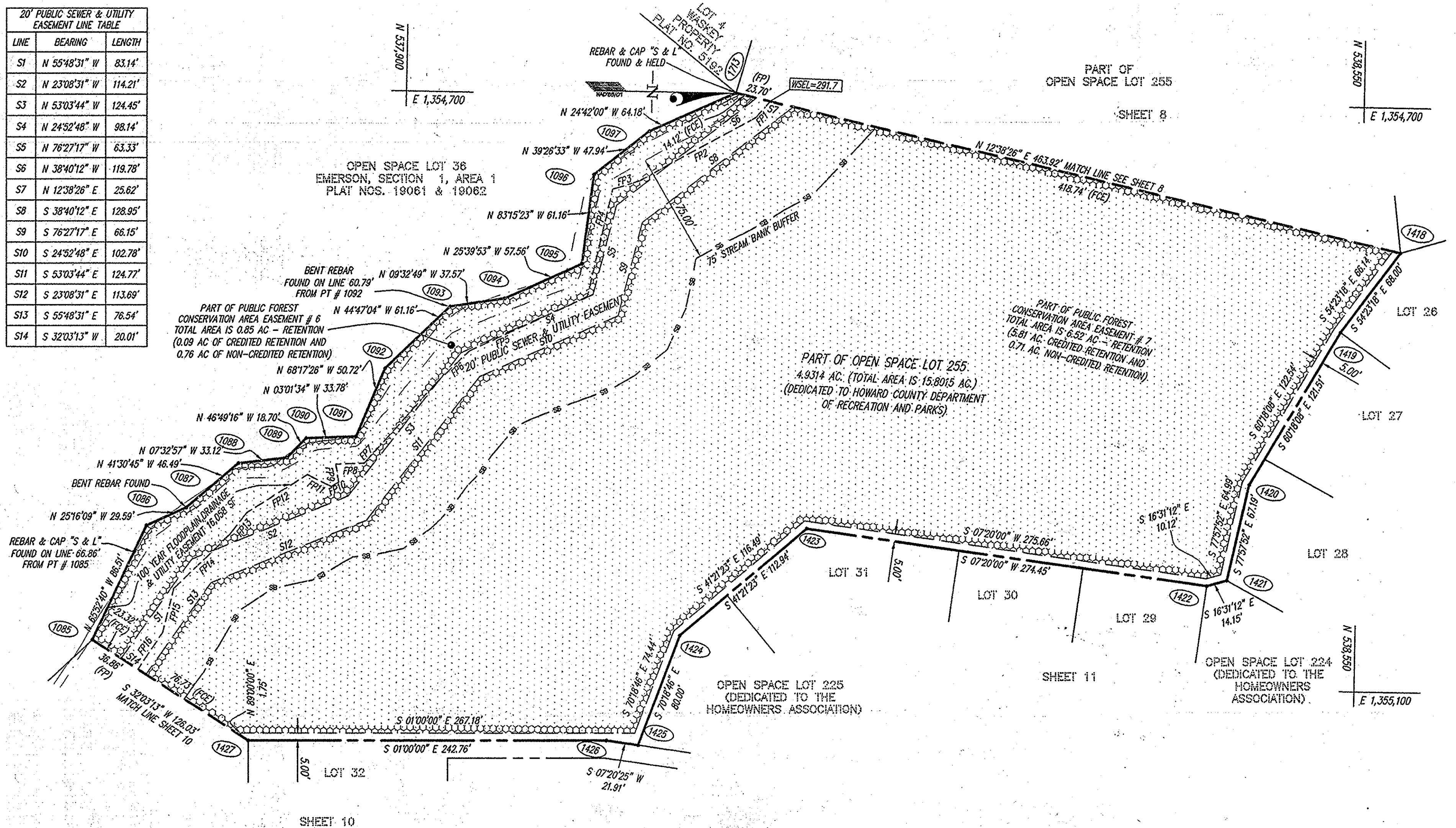
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PLOTTED: 1/27/2014 12:07 PM, LAST SAVED: 12/28/2013 12:50 PM, PLOTTED BY: Paul Clark



LINE	BEARING	LENGTH	* ELEV
FP1	S 49°44'39" E	14.49'	291.6
FP2	S 29°45'51" E	90.42'	288.7
FP3	S 18°06'00" E	18.73'	287.3
FP4	S 77°52'25" E	75.67'	284.6
FP5	S 25°51'49" E	88.07'	282.7
FP6	S 44°52'06" E	30.86'	281.1
FP7	S 49°34'38" E	74.13'	280.2
FP8	S 03°07'51" E	19.35'	279.8
FP9	N 80°32'22" E	12.39'	279.0
FP10	S 31°43'43" E	5.82'	279.0
FP11	S 25°25'06" W	18.02'	279.0
FP12	S 33°12'43" E	48.65'	278.7
FP13	S 53°47'07" E	18.31'	278.6
FP14	S 45°24'09" E	53.66'	278.6
FP15	S 76°39'27" E	30.68'	278.6
FP16	S 57°26'40" E	30.20'	278.6

LINE	BEARING	LENGTH
S1	N 55°48'31" W	83.14'
S2	N 23°08'31" W	114.21'
S3	N 53°03'44" W	124.45'
S4	N 24°52'48" W	98.14'
S5	N 76°27'17" W	63.33'
S6	N 38°40'12" W	119.78'
S7	N 12°38'26" E	25.62'
S8	S 38°40'12" E	128.95'
S9	S 76°27'17" E	66.15'
S10	S 24°52'48" E	102.78'
S11	S 53°03'44" E	124.77'
S12	S 23°08'31" E	113.69'
S13	S 55°48'31" E	76.54'
S14	S 32°03'13" W	20.01'

\* ELEVATIONS ARE AT THE END OF THE LINE



OWNER  
BEAZER HOMES CORP.  
8965 GUILFORD ROAD, SUITE 290  
COLUMBIA, MD 21046  
PH: 443-539-9249

TABULATION OF FINAL PLAT - THIS SHEET

1. TOTAL NUMBER OF LOTS AND PARCELS TO BE RECORDED:	P/O 1
2. TOTAL NUMBER OF BUILDABLE LOTS TO BE RECORDED:	0
3. TOTAL AREA OF BUILDABLE LOTS TO BE RECORDED:	0 AC.
4. TOTAL NUMBER OF OPEN SPACE LOTS TO BE RECORDED:	P/O 1
5. TOTAL AREA OF OPEN SPACE LOTS TO BE RECORDED:	4.9314 AC.
6. TOTAL AREA OF ROADWAYS TO BE RECORDED:	0 AC.
7. TOTAL AREA OF SUBDIVISION TO BE RECORDED:	4.9314 AC.

APPROVED: FOR PUBLIC WATER & PUBLIC SEWERAGE SYSTEMS  
IN CONFORMANCE WITH THE MASTER PLAN OF  
WATER & SEWERAGE FOR HOWARD COUNTY, MD.

*William M. Mason* 4/8/2014  
COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING  
& ZONING

*Chad Edwards* 3-21-14  
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

*Neil S. Schuchman* 4-09-14  
DIRECTOR DATE

**OWNERS' DEDICATION**

BEAZER HOMES CORP., A TENNESSEE CORPORATION, BY EDWARD GOLD, PRESIDENT, OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY ADOPTS THIS PLAN OF SUBDIVISION, AND IN CONSIDERATION OF THE APPROVAL OF THIS FINAL PLAT BY THE DEPARTMENT OF PLANNING AND ZONING, ESTABLISHES THE MINIMUM BUILDING RESTRICTION LINES AND GRANTS 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 RIGHTS-OF-WAY AND THE SPECIFIC EASEMENT AREAS SHOWN HEREON; (2) THE RIGHT TO REQUIRE DEDICATION FOR PUBLIC USE, THE BEDS OF THE STREETS AND/OR ROADS, FLOODPLAINS AND OPEN SPACE WHERE APPLICABLE AND FOR GOOD AND OTHER VALUABLE CONSIDERATION, HEREBY GRANTS THE RIGHT AND OPTION TO HOWARD COUNTY TO ACQUIRE THE FEE SIMPLE TITLE TO THE BEDS OF THE STREETS AND/OR ROADS, 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 THE SAID EASEMENTS AND RIGHTS-OF-WAY.

THE REQUIREMENTS OF SECTION 3-108, THE REAL PROPERTY ARTICLE, ANNOTATED CODE OF MARYLAND, 1996 REPLACEMENT VOLUME, (AS SUPPLEMENTED) AS FAR AS THEY RELATE TO THE MAKING OF THIS PLAT AND THE SETTING OF MARKERS, HAVE BEEN COMPLIED WITH.

WITNESS OUR HANDS THIS 25<sup>TH</sup> DAY OF February 2014.

BY: *Edward Gold*  
EDWARD GOLD, PRESIDENT

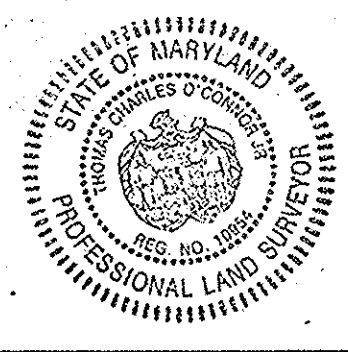
WITNESS: *James Fullerton*

**SURVEYOR'S CERTIFICATE**

I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS A SUBDIVISION OF ALL OF THE LAND CONVEYED BY 10010 GORMAN ROAD, LLC, TO BEAZER HOMES CORP. BY A SPECIAL WARRANTY DEED DATED JUNE 20, 2013 AND RECORDED IN LIBER 15037 AT FOLIO 381 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND, AND THAT ALL MONUMENTS ARE IN PLACE OR WILL BE IN PLACE PRIOR TO ACCEPTANCE OF THE STREETS IN THE SUBDIVISION BY HOWARD COUNTY, IN ACCORDANCE WITH THE ANNOTATED CODE OF MARYLAND, AS AMENDED.

THE REQUIREMENTS OF SECTION 3-108, THE REAL PROPERTY ARTICLE, ANNOTATED CODE OF MARYLAND, 1996 REPLACEMENT VOLUME, (AS SUPPLEMENTED) AS FAR AS THEY RELATE TO THE MAKING OF THIS PLAT AND THE SETTING OF MARKERS, HAVE BEEN COMPLIED WITH.

*Thomas C. O'Connor, Jr.* 03/05/2014  
THOMAS C. O'CONNOR, JR. DATE  
PROFESSIONAL LAND SURVEYOR  
MARYLAND REGISTRATION NO. 10954 (EXP. 07/03/2014)



RECORDED AS PLAT NUMBER 22340 ON  
4/11/14, AMONG THE LAND RECORDS OF  
HOWARD COUNTY, MARYLAND

WINCOPIA FARMS  
LOTS 1 THRU 220 AND  
OPEN SPACE LOTS 221 THRU 257

ZONED: R-ED TM 47, GRID 3, PARCEL 472  
6TH ELECTION DISTRICT HOWARD COUNTY, MARYLAND  
SCALE: 1"=50' SHEET 9 OF 21 DECEMBER 2013

GLW GUTSCHICK LITTLE & WEBER, P.A.  
CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS  
3909 NATIONAL DRIVE - SUITE 250 - BURTONSVILLE OFFICE PARK  
BURTONSVILLE, MARYLAND 20886  
TEL: 301-421-4024 BALT: 410-850-1920 DC/VA: 301-989-2524 FAX: 301-421-4186  
DRAWN BY: *HW* CHECK BY: *HW*

S:\Survey Drawings\08052\PLATS\08052 RPL 03.dwg, PLOTTED: 1/27/2014 12:09 PM, LAST SAVED: 12/27/2013 8:00 AM, PLOTTED BY: Paul Clark

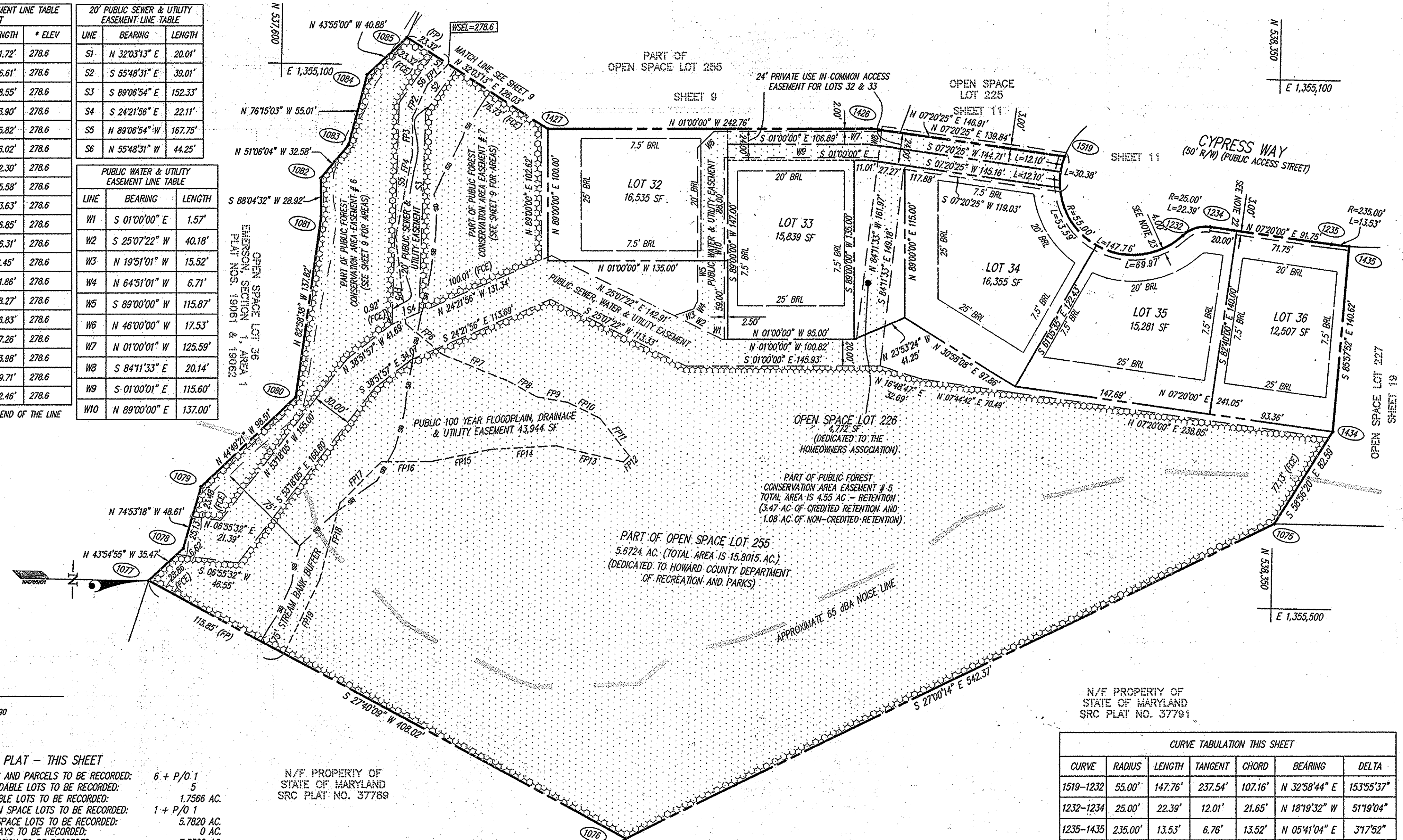


LINE	BEARING	LENGTH	* ELEV.
FP1	S 44°44'48" E	21.72'	278.6
FP2	S 66°45'53" E	26.61'	278.6
FP3	N 89°44'37" E	28.55'	278.6
FP4	S 79°42'25" E	63.90'	278.6
FP5	N 82°29'31" E	65.82'	278.6
FP6	N 38°40'29" E	36.02'	278.6
FP7	N 21°11'15" E	52.30'	278.6
FP8	N 28°18'19" E	25.58'	278.6
FP9	N 09°18'42" E	23.63'	278.6
FP10	N 25°39'16" E	26.85'	278.6
FP11	N 51°15'40" E	36.31'	278.6
FP12	S 46°58'50" E	6.45'	278.6
FP13	S 12°42'07" W	51.86'	278.6
FP14	S 03°55'26" E	48.27'	278.6
FP15	S 12°39'53" E	46.83'	278.6
FP16	S 01°18'49" E	37.26'	278.6
FP17	S 46°09'26" E	43.98'	278.6
FP18	S 76°13'52" E	59.71'	278.6
FP19	S 65°31'45" E	62.46'	278.6

LINE	BEARING	LENGTH
S1	N 32°03'13" E	20.01'
S2	S 55°48'31" E	39.01'
S3	S 89°06'54" E	152.33'
S4	S 24°21'56" E	22.11'
S5	N 89°06'54" W	167.75'
S6	N 55°48'31" W	44.25'

LINE	BEARING	LENGTH
W1	S 01°00'00" E	1.57'
W2	S 25°07'22" W	40.18'
W3	N 19°51'01" W	15.52'
W4	N 64°51'01" W	6.71'
W5	S 89°00'00" W	115.87'
W6	N 46°00'00" W	17.53'
W7	N 01°00'01" W	125.59'
W8	S 84°11'33" E	20.14'
W9	S 01°00'01" E	115.60'
W10	N 89°00'00" E	137.00'

\* ELEVATIONS ARE AT THE END OF THE LINE



**OWNER**  
 BEAZER HOMES CORP.  
 8965 GUILFORD ROAD, SUITE 290  
 COLUMBIA, MD 21046  
 PH: 443-539-9249

**TABULATION OF FINAL PLAT - THIS SHEET**

- TOTAL NUMBER OF LOTS AND PARCELS TO BE RECORDED: 6 + P/O.1
- TOTAL NUMBER OF BUILDABLE LOTS TO BE RECORDED: 5
- TOTAL AREA OF BUILDABLE LOTS TO BE RECORDED: 1.7586 AC.
- TOTAL NUMBER OF OPEN SPACE LOTS TO BE RECORDED: 1 + P/O.1
- TOTAL AREA OF OPEN SPACE LOTS TO BE RECORDED: 5.7820 AC.
- TOTAL AREA OF ROADWAYS TO BE RECORDED: 0 AC.
- TOTAL AREA OF SUBDIVISION TO BE RECORDED: 7.5386 AC.

N/F PROPERTY OF  
 STATE OF MARYLAND  
 SRC PLAT NO. 37789

**APPROVED:** FOR PUBLIC WATER & PUBLIC SEWERAGE SYSTEMS IN CONFORMANCE WITH THE MASTER PLAN OF WATER & SEWERAGE FOR HOWARD COUNTY, MD.

**APPROVED:** HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

**APPROVED:** CHIEF, DEVELOPMENT ENGINEERING DIVISION

**APPROVED:** DIRECTOR

**OWNERS' DEDICATION**

BEAZER HOMES CORP., A TENNESSEE CORPORATION, BY EDWARD GOLD, PRESIDENT, OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY ADOPTS THIS PLAN OF SUBDIVISION, AND IN CONSIDERATION OF THE APPROVAL OF THIS FINAL PLAT BY THE DEPARTMENT OF PLANNING AND ZONING, ESTABLISHES THE MINIMUM BUILDING RESTRICTION LINES AND GRANTS 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 RIGHTS-OF-WAY AND THE SPECIFIC EASEMENT AREAS SHOWN HEREON; (2) THE RIGHT TO REQUIRE DEDICATION FOR PUBLIC USE, THE BEDS OF THE STREETS AND/OR ROADS, FLOODPLAINS AND OPEN SPACE WHERE APPLICABLE AND FOR GOOD AND OTHER VALUABLE CONSIDERATION, HEREBY GRANTS THE RIGHT AND OPTION TO HOWARD COUNTY TO ACQUIRE THE FEE SIMPLE TITLE TO THE BEDS OF THE STREETS AND/OR ROADS, 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 ERRECTED ON OR OVER THE SAID EASEMENTS AND RIGHTS-OF-WAY.

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WITNESS OUR HANDS THIS 25<sup>TH</sup> DAY OF February 2014.

BY: *Edward Gold*  
 EDWARD GOLD, PRESIDENT

**SURVEYOR'S CERTIFICATE**

I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS A SUBDIVISION OF ALL OF THE LAND CONVEYED BY 10010 GORMAN ROAD, LLC, TO BEAZER HOMES CORP. BY A SPECIAL WARRANTY DEED DATED JUNE 20, 2013 AND RECORDED IN LIBER 15037 AT FOLIO 381 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND, AND THAT ALL MONUMENTS ARE IN PLACE OR WILL BE IN PLACE PRIOR TO ACCEPTANCE OF THE STREETS IN THE SUBDIVISION BY HOWARD COUNTY, IN ACCORDANCE WITH THE ANNOTATED CODE OF MARYLAND, AS AMENDED.

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BY: *Thomas C. O'Connor, Jr.*  
 THOMAS C. O'CONNOR, JR.  
 PROFESSIONAL LAND SURVEYOR  
 MARYLAND REGISTRATION NO. 10954 (EXP. 07/03/2014)



CURVE TABULATION THIS SHEET						
CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
1519-1232	55.00'	147.76'	237.54'	107.16'	N 32°58'44" E	153°55'37"
1232-1234	25.00'	22.39'	12.01'	21.65'	N 18°19'32" W	51°19'04"
1235-1435	235.00'	13.53'	6.76'	13.52'	N 05°41'04" E	317°52"

RECORDED AS PLAT NUMBER **22741** ON **4/11/14**, AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND

**WINCOPIA FARMS**  
 LOTS 1 THRU 220 AND  
 OPEN SPACE LOTS 221 THRU 257

ZONED: R-ED TM 47, GRID 3, PARCEL 472  
 6TH ELECTION DISTRICT HOWARD COUNTY, MARYLAND  
 SCALE: 1"=50' SHEET 10 OF 21 DECEMBER 2013

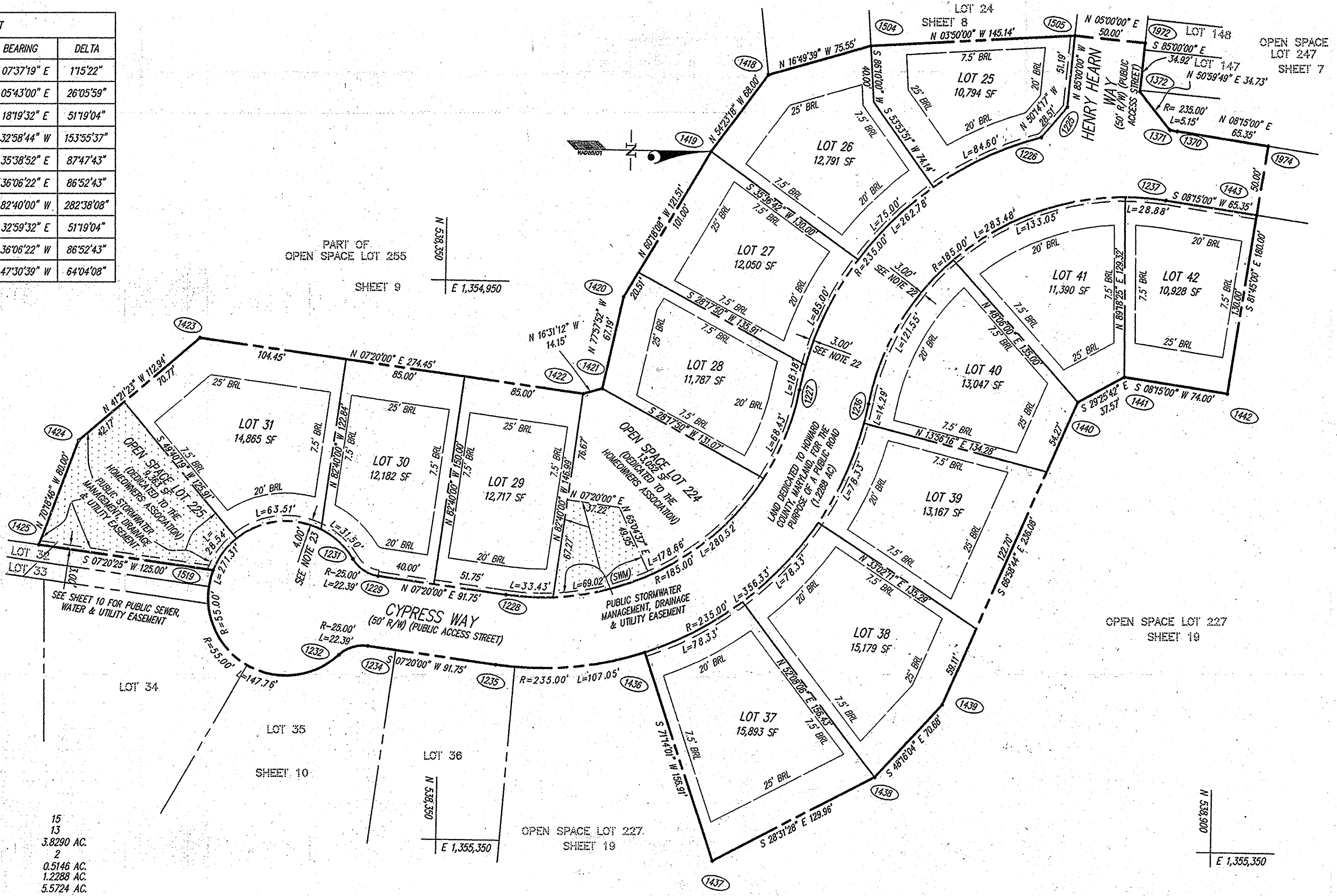
**GLW GUTSCHICK LITTLE & WEBER, P.A.**  
 CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS  
 3909 NATIONAL DRIVE - SUITE 250 - BURTONSVILLE OFFICE PARK  
 BURTONSVILLE, MARYLAND 20868  
 TEL: 301-421-4024 BALT: 410-880-1820 DC/VA: 301-989-2524 FAX: 301-421-4186  
 DRAWN BY: *OWL* CHECK BY: *OWL*

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CURVE TABULATION THIS SHEET

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
1371-1370	235.00'	5.15'	2.58'	5.15'	N 07°37'19" E	175°22"
1436-1235	235.00'	107.05'	54.47'	106.13'	S 05°43'00" E	26°05'59"
1234-1232	25.00'	22.39'	12.01'	21.65'	S 18°19'32" E	51°19'04"
1232-1519	55.00'	147.76'	237.54'	107.16'	S 32°58'44" W	153°55'37"
1237-1236	185.00'	283.48'	178.01'	256.55'	S 35°38'52" E	87°47'43"
1236-1235	235.00'	356.33'	222.53'	323.17'	S 36°06'22" E	86°52'43"
1232-1231	55.00'	271.31'	---	68.75'	N 82°40'00" W	282°38'08"
1231-1229	25.00'	22.39'	12.01'	21.65'	N 32°59'32" E	51°19'04"
1228-1227	185.00'	280.52'	175.19'	254.41'	N 36°06'22" W	86°52'43"
1227-1226	235.00'	262.78'	147.04'	249.30'	N 47°30'39" W	64°04'08"



**OWNER**  
 BEAZER HOMES CORP.  
 8965 GUILFORD ROAD, SUITE 290  
 COLUMBIA, MD 21046  
 PH: 443-539-9249

**TABULATION OF FINAL PLAT - THIS SHEET**

1. TOTAL NUMBER OF LOTS AND PARCELS TO BE RECORDED:	15
2. TOTAL NUMBER OF BUILDABLE LOTS TO BE RECORDED:	13
3. TOTAL AREA OF BUILDABLE LOTS TO BE RECORDED:	3.8290 AC.
4. TOTAL NUMBER OF OPEN SPACE LOTS TO BE RECORDED:	2
5. TOTAL AREA OF OPEN SPACE LOTS TO BE RECORDED:	0.5146 AC.
6. TOTAL AREA OF ROADWAYS TO BE RECORDED:	1.2288 AC.
7. TOTAL AREA OF SUBDIVISION TO BE RECORDED:	5.5724 AC.

**APPROVED:** FOR PUBLIC WATER & PUBLIC SEWERAGE SYSTEMS IN CONFORMANCE WITH THE MASTER PLAN OF WATER & SEWERAGE FOR HOWARD COUNTY, MD.

*Britton for Maria Roseman* 4/8/2014  
 COUNTY HEALTH OFFICER DATE

**APPROVED:** HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

*Chad Edmister* 3-21-14  
 CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

*Ket Stankovich* 4-09-14  
 DIRECTOR DATE

**OWNERS' DEDICATION**

BEAZER HOMES CORP., A TENNESSEE CORPORATION, BY EDWARD GOLD, PRESIDENT, OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY ADOPTS THIS PLAN OF SUBDIVISION, AND IN CONSIDERATION OF THE APPROVAL OF THIS FINAL PLAT BY THE DEPARTMENT OF PLANNING AND ZONING, ESTABLISHES THE MINIMUM BUILDING RESTRICTION LINES AND GRANTS 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 RIGHTS-OF-WAY AND THE SPECIFIC EASEMENT AREAS SHOWN HEREON; (2) THE RIGHT TO REQUIRE DEDICATION FOR PUBLIC USE, THE BEDS OF THE STREETS AND/OR ROADS, FLOODPLAINS AND OPEN SPACE WHERE APPLICABLE AND FOR GOOD AND OTHER VALUABLE CONSIDERATION, HEREBY GRANTS THE RIGHT AND OPTION TO HOWARD COUNTY TO ACQUIRE THE FEE SIMPLE TITLE TO THE BEDS OF THE STREETS AND/OR ROADS, 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 ERRECTED ON OR OVER THE SAID EASEMENTS AND RIGHTS-OF-WAY.

THE REQUIREMENTS OF SECTION 3-108, THE REAL PROPERTY ARTICLE, ANNOTATED CODE OF MARYLAND, 1996 REPLACEMENT VOLUME, (AS SUPPLEMENTED) AS FAR AS THEY RELATE TO THE MAKING OF THIS PLAT AND THE SETTING OF MARKERS, HAVE BEEN COMPLIED WITH.

WITNESS OUR HANDS THIS 25<sup>th</sup> DAY OF February 2014.

BY: *Edward Gold*  
 EDWARD GOLD, PRESIDENT  
 WITNESSED BY: *Jeanne Kelleher*

**SURVEYOR'S CERTIFICATE**

I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS A SUBDIVISION OF ALL OF THE LAND CONVEYED BY 10010 GORMAN ROAD, LLC, TO BEAZER HOMES CORP. BY A SPECIAL WARRANTY DEED DATED JUNE 20, 2013 AND RECORDED IN LIBER 15037 AT FOLIO 381 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND, AND THAT ALL MONUMENTS ARE IN PLACE OR WILL BE IN PLACE PRIOR TO ACCEPTANCE OF THE STREETS IN THE SUBDIVISION BY HOWARD COUNTY, IN ACCORDANCE WITH THE ANNOTATED CODE OF MARYLAND, AS AMENDED.

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*Thomas C. O'Connor, Jr.* 03/05/2014  
 THOMAS C. O'CONNOR, JR.  
 PROFESSIONAL LAND SURVEYOR  
 MARYLAND REGISTRATION NO. 10954 (EXP. 07/03/2014)



RECORDED AS PLAT NUMBER 22742 ON 4/11/14 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND

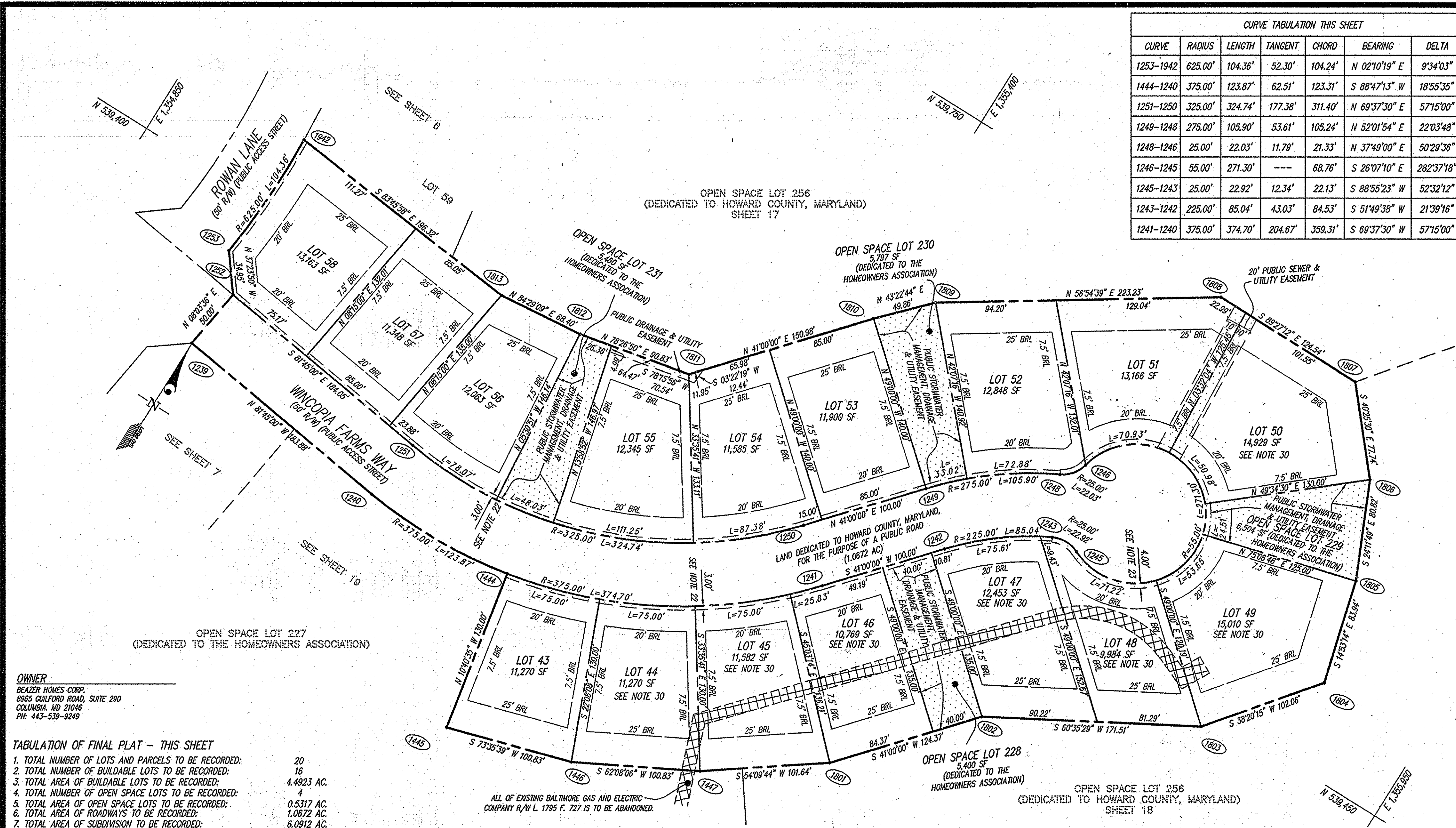
**WINCOPIA FARMS**  
 LOTS 1 THRU 220 AND  
 OPEN SPACE LOTS 221 THRU 257

ZONED: R-ED TM 47, GRID 3, PARCEL 472  
 6TH ELECTION DISTRICT HOWARD COUNTY, MARYLAND  
 SCALE: 1"=50' SHEET 11 OF 21 DECEMBER 2013

**GLW GUTSCHICK LITTLE & WEBER, P.A.**  
 CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS  
 3009 NATIONAL DRIVE, SUITE 250 - BURTONSVILLE OFFICE PARK  
 BURTONSVILLE, MARYLAND 20886  
 TEL: 301-421-4024 BALT: 410-880-1820 DC/VA: 301-989-2524 FAX: 301-421-4186  
 DRAWN BY: *[Signature]* CHECK BY: *[Signature]*



CURVE TABULATION THIS SHEET						
CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
1253-1942	625.00'	104.36'	52.30'	104.24'	N 02°10'19" E	9°34'03"
1444-1240	375.00'	123.87'	62.51'	123.31'	S 88°47'13" W	18°55'35"
1251-1250	325.00'	324.74'	177.38'	311.40'	N 69°37'30" E	57°15'00"
1249-1248	275.00'	105.90'	53.61'	105.24'	N 52°01'54" E	22°03'48"
1248-1246	25.00'	22.03'	11.79'	21.33'	N 37°49'00" E	50°29'36"
1246-1245	55.00'	271.30'	---	68.76'	S 26°07'10" E	282°37'18"
1245-1243	25.00'	22.92'	12.34'	22.13'	S 88°55'23" W	52°32'12"
1243-1242	225.00'	85.04'	43.03'	84.53'	S 51°49'38" W	21°39'16"
1241-1240	375.00'	374.70'	204.67'	359.31'	S 69°37'30" W	57°15'00"



**OWNER**  
 BEAZER HOMES CORP.  
 8965 GUILFORD ROAD, SUITE 290  
 COLUMBIA, MD 21046  
 PH: 443-539-9249

**TABULATION OF FINAL PLAT - THIS SHEET**

1. TOTAL NUMBER OF LOTS AND PARCELS TO BE RECORDED:	20
2. TOTAL NUMBER OF BUILDABLE LOTS TO BE RECORDED:	16
3. TOTAL AREA OF BUILDABLE LOTS TO BE RECORDED:	4.4923 AC.
4. TOTAL NUMBER OF OPEN SPACE LOTS TO BE RECORDED:	4
5. TOTAL AREA OF OPEN SPACE LOTS TO BE RECORDED:	0.5317 AC.
6. TOTAL AREA OF ROADWAYS TO BE RECORDED:	1.0672 AC.
7. TOTAL AREA OF SUBDIVISION TO BE RECORDED:	6.0912 AC.

**APPROVED:** FOR PUBLIC WATER & PUBLIC SEWERAGE SYSTEMS IN CONFORMANCE WITH THE MASTER PLAN OF WATER & SEWERAGE FOR HOWARD COUNTY, MD.

*William for Maura Rootman* 4/8/2014  
 COUNTY HEALTH OFFICER DATE

**APPROVED:** HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

*Chad Edmund* 3-21-14  
 CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

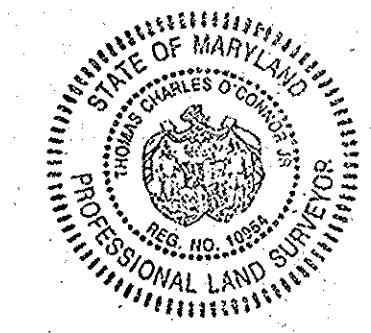
*Kat Sladovick* 4-09-14  
 DIRECTOR DATE

**OWNERS' DEDICATION.**  
 BEAZER HOMES CORP., A TENNESSEE CORPORATION, BY EDWARD GOLD, PRESIDENT, OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY ADOPTS THIS PLAN OF SUBDIVISION, AND IN CONSIDERATION OF THE APPROVAL OF THIS FINAL PLAT BY THE DEPARTMENT OF PLANNING AND ZONING, ESTABLISHES THE MINIMUM BUILDING RESTRICTION LINES AND GRANTS 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 RIGHTS-OF-WAY AND THE SPECIFIC EASEMENT AREAS SHOWN HEREON; (2) THE RIGHT TO REQUIRE DEDICATION FOR PUBLIC USE, THE BEDS OF THE STREETS AND/OR ROADS, FLOODPLAINS AND OPEN SPACE WHERE APPLICABLE AND FOR GOOD AND OTHER VALUABLE CONSIDERATION, HEREBY GRANTS THE RIGHT AND OPTION TO HOWARD COUNTY TO ACQUIRE THE FEE SIMPLE TITLE TO THE BEDS OF THE STREETS AND/OR ROADS, 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 ERRECTED ON OR OVER THE SAID EASEMENTS AND RIGHTS-OF-WAY.  
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 WITNESS OUR HANDS THIS 25<sup>th</sup> DAY OF February, 2014.

BY: *Edward Gold*  
 EDWARD GOLD, PRESIDENT

**SURVEYOR'S CERTIFICATE**  
 I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS A SUBDIVISION OF ALL OF THE LAND CONVEYED BY 10010 GORMAN ROAD, LLC, TO BEAZER HOMES CORP. BY A SPECIAL WARRANTY DEED DATED JUNE 20, 2013 AND RECORDED IN LIBER 15037 AT FOLIO 381 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND, AND THAT ALL MONUMENTS ARE IN PLACE OR WILL BE IN PLACE PRIOR TO ACCEPTANCE OF THE STREETS IN THE SUBDIVISION BY HOWARD COUNTY, IN ACCORDANCE WITH THE ANNOTATED CODE OF MARYLAND, AS AMENDED.  
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*Thomas C. O'Connor, Jr.* 03/03/2014  
 THOMAS C. O'CONNOR, JR.  
 PROFESSIONAL LAND SURVEYOR  
 MARYLAND REGISTRATION NO. 10954 (EXP. 07/03/2014)



RECORDED AS PLAT NUMBER 22743 ON 4/11/14, AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND

**WINCOPIA FARMS**  
 LOTS 1 THRU 220 AND  
 OPEN SPACE LOTS 221 THRU 257

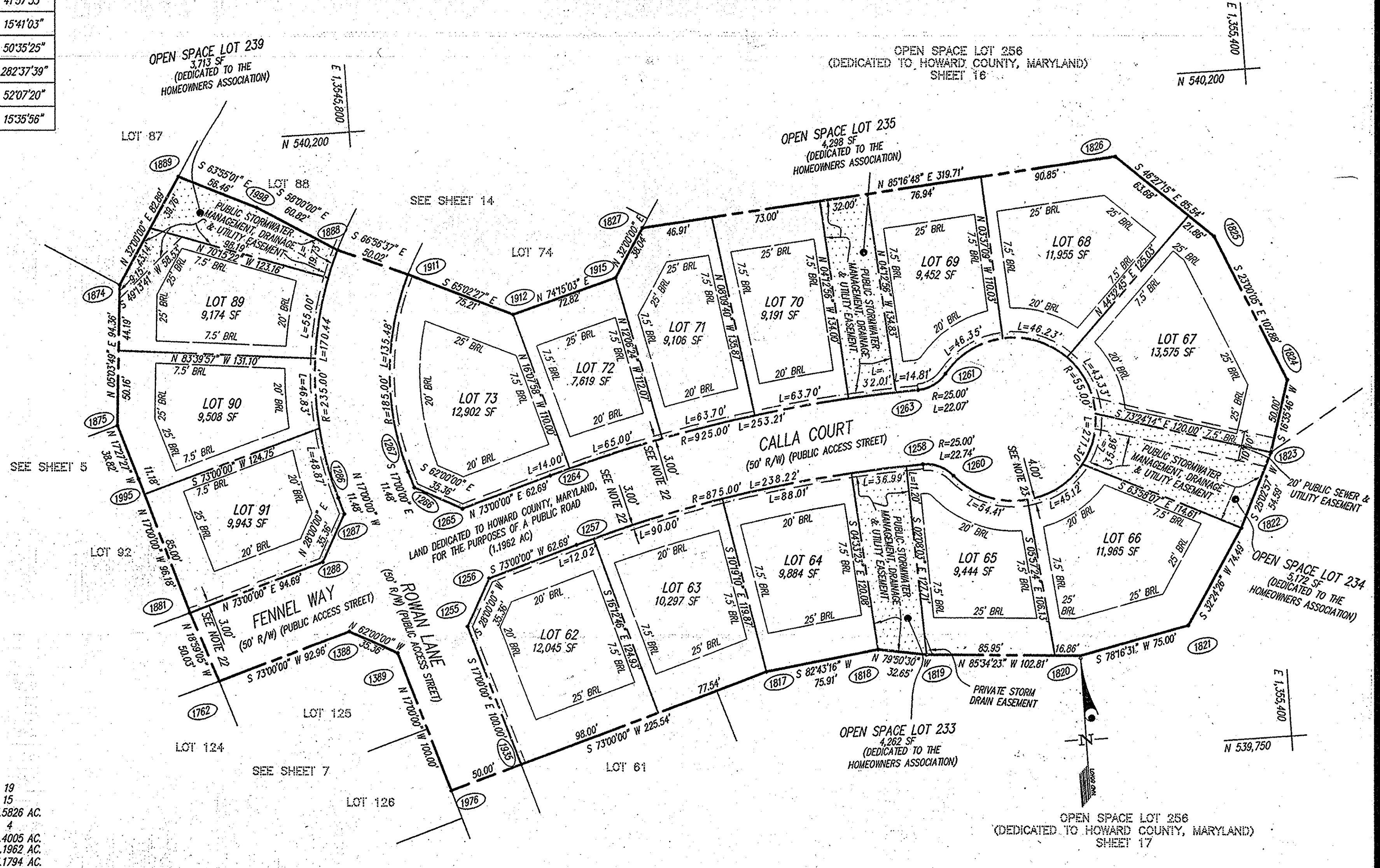
ZONED: R-ED TM 47, GRID 3, PARCEL 472  
 6TH ELECTION DISTRICT HOWARD COUNTY, MARYLAND  
 SCALE: 1"=50' SHEET 12 OF 21 DECEMBER 2013

**GLW GUTSCHICK LITTLE & WEBER, P.A.**  
 CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS  
 3909 NATIONAL DRIVE - SUITE 250 - BURTNSVILLE, MARYLAND 20868  
 TEL: 301-421-4024 BAL: 410-880-1820 DC: 301-889-2524 FAX: 301-421-4188  
 DRAWN BY: *DMK* CHECK BY: *TS*

S:\Survey Drawings\08052\PLATS\08052\_RPL\_12.dwg PLOTTED: 1/27/2014 12:13 PM, LAST SAVED: 12/2/2013 8:04 AM, PLOTTED BY: Paul Clark



CURVE TABULATION THIS SHEET						
CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
1286-1888	235.00'	170.44'	89.16'	166.73'	N 03°46'38" E	41°33'16"
1911-1267	185.00'	135.48'	70.94'	132.47'	S 03°58'47" W	41°57'33"
1264-1263	925.00'	253.21'	127.40'	252.42'	N 80°50'31" E	15°41'03"
1263-1261	25.00'	22.07'	11.81'	21.36'	N 63°23'20" E	50°35'25"
1261-1260	55.00'	271.30'	---	68.76'	S 00°35'33" E	282°37'39"
1260-1258	25.00'	22.74'	12.23'	21.97'	N 65°20'23" W	52°07'20"
1258-1257	875.00'	238.22'	119.85'	237.49'	S 80°47'58" W	15°35'56"



**OWNER**  
 BEAZER HOMES CORP.  
 8965 GUILFORD ROAD, SUITE 290  
 COLUMBIA, MD 21046  
 PH: 443-539-9249

**TABULATION OF FINAL PLAT - THIS SHEET**

1. TOTAL NUMBER OF LOTS AND PARCELS TO BE RECORDED:	19
2. TOTAL NUMBER OF BUILDABLE LOTS TO BE RECORDED:	15
3. TOTAL AREA OF BUILDABLE LOTS TO BE RECORDED:	3,5826 AC.
4. TOTAL NUMBER OF OPEN SPACE LOTS TO BE RECORDED:	4
5. TOTAL AREA OF OPEN SPACE LOTS TO BE RECORDED:	0.4005 AC.
6. TOTAL AREA OF ROADWAYS TO BE RECORDED:	1.1962 AC.
7. TOTAL AREA OF SUBDIVISION TO BE RECORDED:	5.1794 AC.

**APPROVED:** FOR PUBLIC WATER & PUBLIC SEWERAGE SYSTEMS IN CONFORMANCE WITH THE MASTER PLAN OF WATER & SEWERAGE FOR HOWARD COUNTY, MD.

*Signature for Maureen Rodman*  
 COUNTY HEALTH OFFICER  
 DATE: 4/8/2014

**APPROVED:** HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

*Signature: Chad Edmunds*  
 CHIEF, DEVELOPMENT ENGINEERING DIVISION  
 DATE: 3-21-14

*Signature: Keith Stender*  
 DIRECTOR  
 DATE: 4-09-14

**OWNERS' DEDICATION**

BEAZER HOMES CORP., A TENNESSEE CORPORATION, BY EDWARD GOLD, PRESIDENT, OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY ADOPTS THIS PLAN OF SUBDIVISION, AND IN CONSIDERATION OF THE APPROVAL OF THIS FINAL PLAT BY THE DEPARTMENT OF PLANNING AND ZONING, ESTABLISHES THE MINIMUM BUILDING RESTRICTION LINES AND GRANTS 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 RIGHTS-OF-WAY AND THE SPECIFIC EASEMENT AREAS SHOWN HEREON; (2) THE RIGHT TO REQUIRE DEDICATION FOR PUBLIC USE, THE BEDS OF THE STREETS AND/OR ROADS, FLOODPLAINS AND OPEN SPACE WHERE APPLICABLE AND FOR GOOD AND OTHER VALUABLE CONSIDERATION, HEREBY GRANTS THE RIGHT AND OPTION TO HOWARD COUNTY TO ACQUIRE THE FEE SIMPLE TITLE TO THE BEDS OF THE STREETS AND/OR ROADS, 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 ERRECTED ON OR OVER THE SAID EASEMENTS AND RIGHTS-OF-WAY.

THE REQUIREMENTS OF SECTION 3-108, THE REAL PROPERTY ARTICLE, ANNOTATED CODE OF MARYLAND, 1996 REPLACEMENT VOLUME, (AS SUPPLEMENTED) AS FAR AS THEY RELATE TO THE MAKING OF THIS PLAT AND THE SETTING OF MARKERS, HAVE BEEN COMPLIED WITH.

WITNESS OUR HANDS THIS 26<sup>th</sup> DAY OF February 2014.

BY: *Signature: Edward Gold*  
 EDWARD GOLD, PRESIDENT

WITNESS: *Signature: Maureen Rodman*

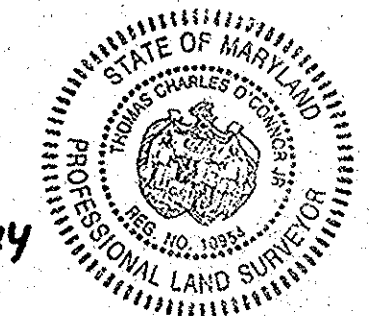
**SURVEYOR'S CERTIFICATE**

I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS A SUBDIVISION OF ALL OF THE LAND CONVEYED BY 10010 GORMAN ROAD, LLC, TO BEAZER HOMES CORP. BY A SPECIAL WARRANTY DEED DATED JUNE 20, 2013 AND RECORDED IN LIBER 15037 AT FOLIO 381 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND, AND THAT ALL MONUMENTS ARE IN PLACE OR WILL BE IN PLACE PRIOR TO ACCEPTANCE OF THE STREETS IN THE SUBDIVISION BY HOWARD COUNTY, IN ACCORDANCE WITH THE ANNOTATED CODE OF MARYLAND, AS AMENDED.

THE REQUIREMENTS OF SECTION 3-108, THE REAL PROPERTY ARTICLE, ANNOTATED CODE OF MARYLAND, 1996 REPLACEMENT VOLUME, (AS SUPPLEMENTED) AS FAR AS THEY RELATE TO THE MAKING OF THIS PLAT AND THE SETTING OF MARKERS, HAVE BEEN COMPLIED WITH.

*Signature: Thomas C. O'Connor, Jr.*  
 THOMAS C. O'CONNOR, JR.  
 PROFESSIONAL LAND SURVEYOR  
 MARYLAND REGISTRATION NO. 10954 (EXP. 07/03/2014)

DATE: 03/05/2014



RECORDED AS PLAT NUMBER 22744 ON 4/11/14, AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND

**WINCOPIA FARMS**  
 LOTS 1 THRU 220 AND  
 OPEN SPACE LOTS 221 THRU 257

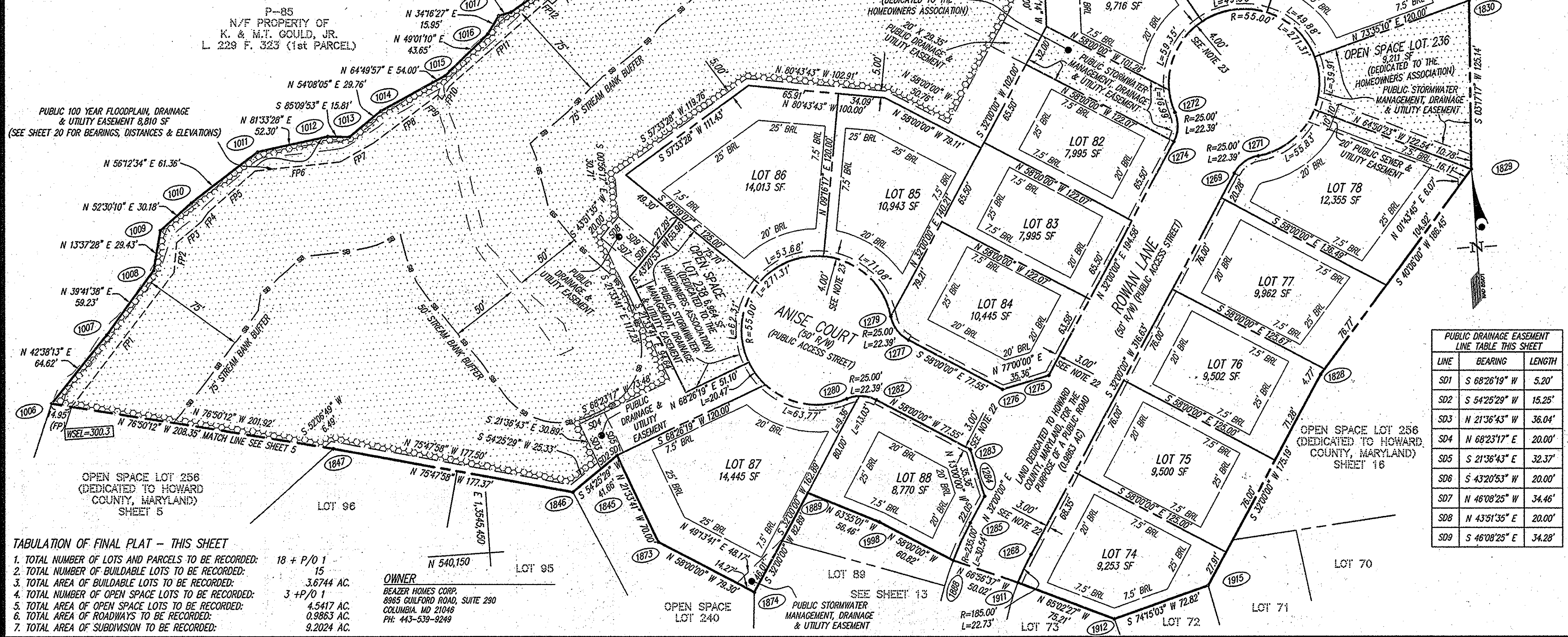
ZONED: R-ED TM 47, GRID 3, PARCEL 472  
 6TH ELECTION DISTRICT HOWARD COUNTY, MARYLAND  
 SCALE: 1"=50' SHEET 13 OF 21 DECEMBER 2013

**GLW GUTSCHICK LITTLE & WEBER, P.A.**  
 CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS  
 3809 NATIONAL DRIVE, SUITE 250 - BURTONSVILLE OFFICE PARK  
 BURTONSVILLE, MARYLAND 20886  
 TEL: 301-421-4024 BALT: 410-880-1820 DC/VA: 301-989-2524 FAX: 301-421-4186  
 DRAWN BY: *Signature* CHECK BY: *Signature*

S:\Survey Drawings\08052\PLATS\08052\_RPL\_13.dwg, PLOTTED: 1/27/2014 12:14 PM, LAST SAVED: 12/2/2013 8:05 AM, PLOTTED BY: Paul Clark



CURVE TABULATION THIS SHEET						
CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
1888-1285	235.00'	30.54'	15.29'	30.52'	N 28°16'37" E	7°26'45"
1282-1280	25.00'	22.39'	12.01'	21.65'	N 83°39'32" W	51°19'04"
1280-1279	55.00'	271.31'	---	68.75'	N 32°00'00" E	282°38'08"
1279-1277	25.00'	22.39'	12.01'	21.65'	S 32°20'28" E	51°19'04"
1274-1272	25.00'	22.39'	12.01'	21.65'	N 06°20'28" E	51°19'04"
1272-1271	55.00'	271.31'	---	68.75'	S 58°00'00" E	282°38'08"
1271-1269	25.00'	22.39'	12.01'	21.65'	S 57°39'32" W	51°19'04"
1268-1911	185.00'	22.73'	11.38'	22.72'	S 28°28'47" W	7°02'27"



**TABULATION OF FINAL PLAT - THIS SHEET**

- TOTAL NUMBER OF LOTS AND PARCELS TO BE RECORDED: 18 + P/O 1
- TOTAL NUMBER OF BUILDABLE LOTS TO BE RECORDED: 15
- TOTAL AREA OF BUILDABLE LOTS TO BE RECORDED: 3,6744 AC.
- TOTAL NUMBER OF OPEN SPACE LOTS TO BE RECORDED: 3 + P/O 1
- TOTAL AREA OF OPEN SPACE LOTS TO BE RECORDED: 4,5417 AC.
- TOTAL AREA OF ROADWAYS TO BE RECORDED: 0.9863 AC.
- TOTAL AREA OF SUBDIVISION TO BE RECORDED: 9.2024 AC.

**OWNER**  
 BEAZER HOMES CORP.  
 8985 GUILFORD ROAD, SUITE 290  
 COLUMBIA, MD 21046  
 PH: 443-539-9249

**APPROVED:** FOR PUBLIC WATER & PUBLIC SEWERAGE SYSTEMS IN CONFORMANCE WITH THE MASTER PLAN OF WATER & SEWERAGE FOR HOWARD COUNTY, MD.

*Maura Rossman* 4/8/2014  
 COUNTY HEALTH OFFICER

**APPROVED:** HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

*Chad Clark* 3-21-14  
 CHIEF, DEVELOPMENT ENGINEERING DIVISION  
 DATE

*Kat Eberwein* 4-09-14  
 DIRECTOR  
 DATE

**OWNERS' DEDICATION**

BEAZER HOMES CORP., A TENNESSEE CORPORATION, BY EDWARD GOLD, PRESIDENT, OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY ADOPTS THIS PLAN OF SUBDIVISION, AND IN CONSIDERATION OF THE APPROVAL OF THIS FINAL PLAT BY THE DEPARTMENT OF PLANNING AND ZONING, ESTABLISHES THE MINIMUM BUILDING RESTRICTION LINES AND GRANTS 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 RIGHTS-OF-WAY AND THE SPECIFIC EASEMENT AREAS SHOWN HEREON; (2) THE RIGHT TO REQUIRE DEDICATION FOR PUBLIC USE, THE BEDS OF THE STREETS AND/OR ROADS, FLOODPLAINS AND OPEN SPACE WHERE APPLICABLE AND FOR GOOD AND OTHER VALUABLE CONSIDERATION, HEREBY GRANTS THE RIGHT AND OPTION TO HOWARD COUNTY TO ACQUIRE THE FEE SIMPLE TITLE TO THE BEDS OF THE STREETS AND/OR ROADS, 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 ERRECTED ON OR OVER THE SAID EASEMENTS AND RIGHTS-OF-WAY.

THE REQUIREMENTS OF SECTION 3-108, THE REAL PROPERTY ARTICLE, ANNOTATED CODE OF MARYLAND, 1996 REPLACEMENT VOLUME, (AS SUPPLEMENTED) AS FAR AS THEY RELATE TO THE MAKING OF THIS PLAT AND THE SETTING OF MARKERS, HAVE BEEN COMPLIED WITH.

WITNESS OUR HANDS THIS 25<sup>th</sup> DAY OF February 2014.

**SURVEYOR'S CERTIFICATE**

I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS A SUBDIVISION OF ALL OF THE LAND CONVEYED BY 10010 GORMAN ROAD, LLC, TO BEAZER HOMES CORP. BY A SPECIAL WARRANTY DEED DATED JUNE 20, 2013 AND RECORDED IN LIBER 15037 AT FOLIO 381 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND, AND THAT ALL MONUMENTS ARE IN PLACE OR WILL BE IN PLACE PRIOR TO ACCEPTANCE OF THE STREETS IN THE SUBDIVISION BY HOWARD COUNTY, IN ACCORDANCE WITH THE ANNOTATED CODE OF MARYLAND, AS AMENDED.

THE REQUIREMENTS OF SECTION 3-108, THE REAL PROPERTY ARTICLE, ANNOTATED CODE OF MARYLAND, 1996 REPLACEMENT VOLUME, (AS SUPPLEMENTED) AS FAR AS THEY RELATE TO THE MAKING OF THIS PLAT AND THE SETTING OF MARKERS, HAVE BEEN COMPLIED WITH.

*Thomas C. O'Connor, Jr.* 03/05/2014  
 PROFESSIONAL LAND SURVEYOR  
 MARYLAND REGISTRATION NO. 10954 (EXP. 07/03/2014)

RECORDED AS PLAT NUMBER 22745 ON 4/11/14, AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND

**WINCOPIA FARMS**  
 LOTS 1 THRU 220 AND  
 OPEN SPACE LOTS 221 THRU 257

ZONED: R-ED TM 47, GRID 3, PARCEL 472  
 6TH ELECTION DISTRICT HOWARD COUNTY, MARYLAND  
 SCALE: 1"=50' SHEET 14 OF 21 DECEMBER 2013

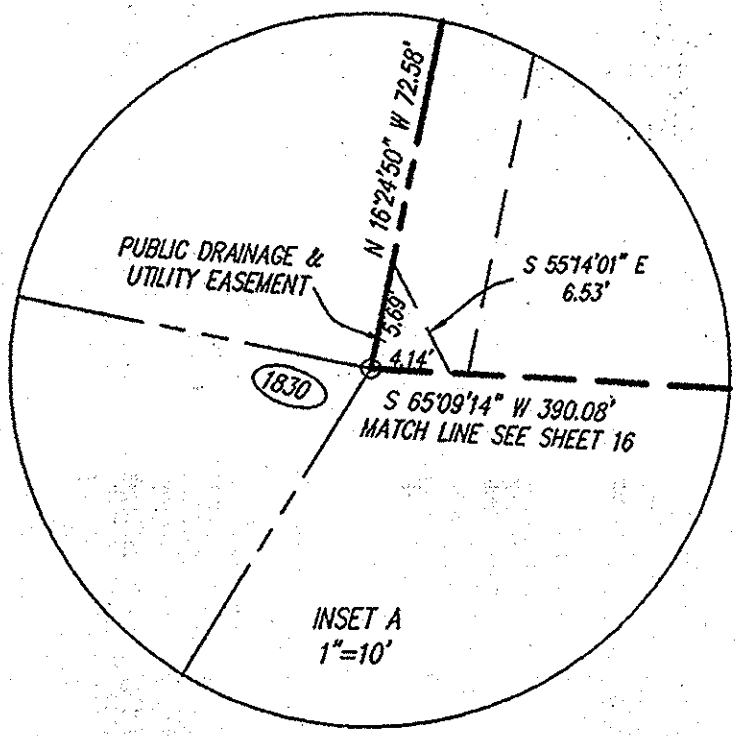
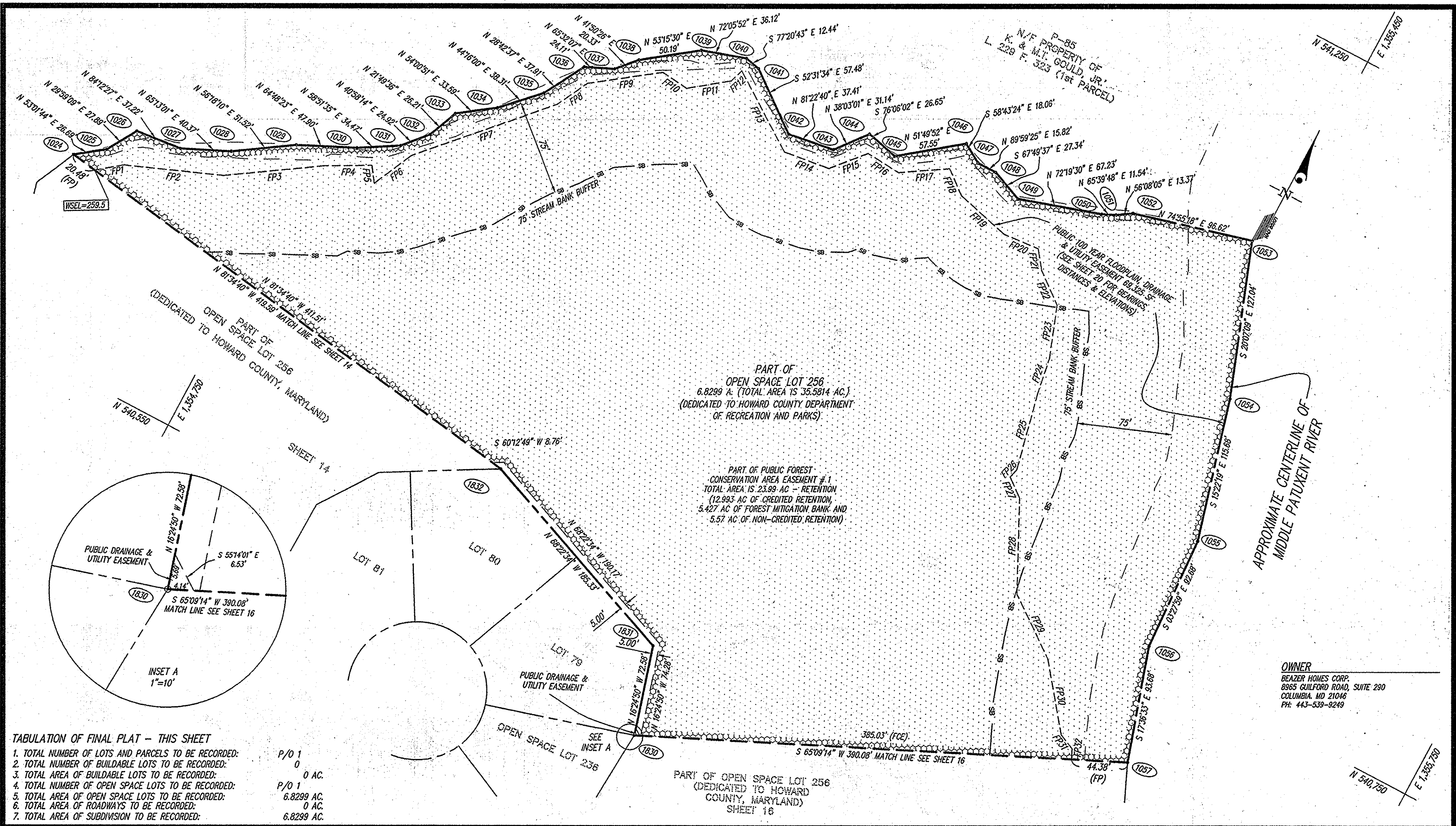
**GLW GUTSCHICK LITTLE & WEBER, P.A.**  
 CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS  
 3809 NATIONAL DRIVE - SUITE 250 - BURTNSVILLE OFFICE PARK  
 BURTNSVILLE, MARYLAND 20886  
 TEL: 301-421-4024 BALT: 410-880-1820 DC/VA: 301-989-2524 FAX: 301-421-4198  
 DRAWN BY: *RWC* CHECK BY: *TS*

**PUBLIC DRAINAGE EASEMENT LINE TABLE THIS SHEET**

LINE	BEARING	LENGTH
S01	S 68°26'19" W	5.20'
S02	S 54°25'29" W	15.25'
S03	N 21°36'43" W	36.04'
S04	N 68°23'17" E	20.00'
S05	S 21°36'43" E	32.37'
S06	S 43°20'53" W	20.00'
S07	N 46°08'25" W	34.46'
S08	N 43°51'35" E	20.00'
S09	S 46°08'25" E	34.28'

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 PLOTTED: 1/27/2014 12:15 PM, LAST SAVED: 12/26/2013 12:58 PM, PLOTTED BY: Paul Clark  
 © GLW 2013





**TABULATION OF FINAL PLAT - THIS SHEET**

- TOTAL NUMBER OF LOTS AND PARCELS TO BE RECORDED: P/O 1
- TOTAL NUMBER OF BUILDABLE LOTS TO BE RECORDED: 0
- TOTAL AREA OF BUILDABLE LOTS TO BE RECORDED: 0 AC.
- TOTAL NUMBER OF OPEN SPACE LOTS TO BE RECORDED: P/O 1
- TOTAL AREA OF OPEN SPACE LOTS TO BE RECORDED: 6.8299 AC.
- TOTAL AREA OF ROADWAYS TO BE RECORDED: 0 AC.
- TOTAL AREA OF SUBDIVISION TO BE RECORDED: 6.8299 AC.

**APPROVED:** FOR PUBLIC WATER & PUBLIC SEWERAGE SYSTEMS IN CONFORMANCE WITH THE MASTER PLAN OF WATER & SEWERAGE FOR HOWARD COUNTY, MD.

*Wilton for Maria Roszman* 4/8/2014  
 COUNTY HEALTH OFFICER DATE

**APPROVED:** HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

*Chad Edner* 3-21-14  
 CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

*Kat Sanderson* 4-09-14  
 DIRECTOR DATE

**OWNERS' DEDICATION**

BEAZER HOMES CORP., A TENNESSEE CORPORATION, BY EDWARD GOLD, PRESIDENT, OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY ADOPTS THIS PLAN OF SUBDIVISION, AND IN CONSIDERATION OF THE APPROVAL OF THIS FINAL PLAT BY THE DEPARTMENT OF PLANNING AND ZONING, ESTABLISHES THE MINIMUM BUILDING RESTRICTION LINES AND GRANTS 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 RIGHTS-OF-WAY AND THE SPECIFIC EASEMENT AREAS SHOWN HEREON; (2) THE RIGHT TO REQUIRE DEDICATION FOR PUBLIC USE, THE BEDS OF THE STREETS AND/OR ROADS, FLOODPLAINS AND OPEN SPACE WHERE APPLICABLE AND FOR GOOD AND OTHER VALUABLE CONSIDERATION, HEREBY GRANTS THE RIGHT AND OPTION TO HOWARD COUNTY TO ACQUIRE THE FEE SIMPLE TITLE TO THE BEDS OF THE STREETS AND/OR ROADS, 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 ERRECTED ON OR OVER THE SAID EASEMENTS AND RIGHTS-OF-WAY.

THE REQUIREMENTS OF SECTION 3-108, THE REAL PROPERTY ARTICLE, ANNOTATED CODE OF MARYLAND, 1996 REPLACEMENT VOLUME, (AS SUPPLEMENTED) AS FAR AS THEY RELATE TO THE MAKING OF THIS PLAT AND THE SETTING OF MARKERS, HAVE BEEN COMPLIED WITH.

WITNESS OUR HANDS THIS 25<sup>th</sup> DAY OF February 2014.

BY: *Edward Gold*  
 EDWARD GOLD, PRESIDENT

**SURVEYOR'S CERTIFICATE**

I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, THAT THE FINAL SHOWN HEREON IS CORRECT; THAT IT IS A SUBDIVISION OF ALL OF THE LAND CONVEYED BY 10010 GORMAN ROAD, LLC, TO BEAZER HOMES CORP. BY A SPECIAL WARRANTY DEED DATED JUNE 20, 2013 AND RECORDED IN LIBER 15037 AT FOLIO 381 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND, AND THAT ALL MONUMENTS ARE IN PLACE OR WILL BE IN PLACE PRIOR TO ACCEPTANCE OF THE STREETS IN THE SUBDIVISION BY HOWARD COUNTY, IN ACCORDANCE WITH THE ANNOTATED CODE OF MARYLAND, AS AMENDED.

THE REQUIREMENTS OF SECTION 3-108, THE REAL PROPERTY ARTICLE, ANNOTATED CODE OF MARYLAND, 1996 REPLACEMENT VOLUME, (AS SUPPLEMENTED) AS FAR AS THEY RELATE TO THE MAKING OF THIS PLAT AND THE SETTING OF MARKERS, HAVE BEEN COMPLIED WITH.

*Thomas C. O'Connor, Jr.* 03/05/2014  
 PROFESSIONAL LAND SURVEYOR DATE  
 MARYLAND REGISTRATION NO. 10954 (EXP. 07/03/2014)



RECORDED AS PLAT NUMBER 22746 ON 4/11/14, AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND

**WINCOPIA FARMS**  
 LOTS 1 THRU 220 AND  
 OPEN SPACE LOTS 221 THRU 257

ZONED: R-ED TM 47, GRID 3, PARCEL 472  
 6TH ELECTION DISTRICT HOWARD COUNTY, MARYLAND  
 SCALE: 1"=50' SHEET 15 OF 21 DECEMBER 2013

**GLW GUTSCHICK LITTLE & WEBER, P.A.**  
 CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS  
 3909 NATIONAL DRIVE - SUITE 250 - BURTONSVILLE OFFICE PARK  
 BURTONSVILLE, MARYLAND 20868  
 TEL: 301-421-4024 BALT: 410-880-1820 DC/VA: 301-889-2524 FAX: 301-421-4188  
 DRAWN BY: *RW* CHECK BY: *SW*

S:\Survey Drawings\080652\PLATS\080652 RPL 15.dwg PLOTTED: 1/27/2014 12:16 PM, LAST SAVED: 1/7/2014 2:53 PM, PLOTTED BY: Paul Clark



100 YR FLOODPLAIN EASEMENT LINE TABLE THIS SHEET

LINE	BEARING	LENGTH	* ELEV
FP1	S 24°05'56" E	55.21'	225.7
FP2	S 17°47'57" W	35.99'	225.7
FP3	S 72°40'45" E	24.16'	225.7
FP4	S 18°55'11" E	52.53'	225.7
FP5	S 51°27'25" E	13.44'	225.7
FP6	S 24°29'49" E	47.09'	225.7
FP7	S 33°28'53" E	31.45'	225.7
FP8	S 17°52'27" E	47.56'	225.7
FP9	S 20°22'48" W	7.90'	225.7
FP10	S 65°24'51" E	13.15'	225.7
FP11	S 18°17'58" E	15.42'	225.6
FP12	S 40°53'09" E	107.33'	225.5
FP13	S 66°35'58" E	42.10'	225.4
FP14	S 44°01'24" E	39.27'	225.3
FP15	S 29°44'59" E	33.26'	225.2
FP16	S 17°43'35" E	25.58'	225.1

\* ELEVATIONS ARE AT THE END OF THE LINE

PUBLIC STORM DRAIN EASEMENT LINE TABLE THIS SHEET

LINE	BEARING	LENGTH
SD1	N 03°17'17" E	19.27'
SD2	N 65°09'14" E	4.14'
SD3	S 55°14'01" E	32.07'
SD4	S 34°45'59" W	20.00'
SD5	N 55°14'01" W	24.10'

PUBLIC SEWER & UTILITY EASEMENT LINE TABLE THIS SHEET

LINE	BEARING	LENGTH
S1	N 16°35'46" E	10.00'
S2	S 73°24'14" E	9.08'
S3	S 58°50'19" W	13.51'

OWNER

BEAZER HOMES CORP.  
8965 GULFORD ROAD, SUITE 290  
COLUMBIA, MD 21046  
PH: 443-539-9249

TABULATION OF FINAL PLAT - THIS SHEET

- |   |            |
|---|------------|
| 1. TOTAL NUMBER OF LOTS AND PARCELS TO BE RECORDED: | P/O 1      |
| 2. TOTAL NUMBER OF BUILDABLE LOTS TO BE RECORDED:   | 0          |
| 3. TOTAL AREA OF BUILDABLE LOTS TO BE RECORDED:     | 0 AC.      |
| 4. TOTAL NUMBER OF OPEN SPACE LOTS TO BE RECORDED:  | P/O 1      |
| 5. TOTAL AREA OF OPEN SPACE LOTS TO BE RECORDED:    | 6.8024 AC. |
| 6. TOTAL AREA OF ROADWAYS TO BE RECORDED:           | 0 AC.      |
| 7. TOTAL AREA OF SUBDIVISION TO BE RECORDED:        | 6.8024 AC. |

APPROVED: FOR PUBLIC WATER & PUBLIC SEWERAGE SYSTEMS IN CONFORMANCE WITH THE MASTER PLAN OF WATER & SEWERAGE FOR HOWARD COUNTY, MD.

*William for Maureen Roseman* 4/8/2014  
COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

*Chad Eshen* 3-21-14  
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

*Kurt Steinhilber* 4-09-14  
DIRECTOR DATE

OWNERS' DEDICATION

BEAZER HOMES CORP., A TENNESSEE CORPORATION, BY EDWARD GOLD, PRESIDENT, OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY ADOPTS THIS PLAN OF SUBDIVISION, AND IN CONSIDERATION OF THE APPROVAL OF THIS FINAL PLAT BY THE DEPARTMENT OF PLANNING AND ZONING, ESTABLISHES THE MINIMUM BUILDING RESTRICTION LINES AND GRANTS 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 RIGHTS-OF-WAY AND THE SPECIFIC EASEMENT AREAS SHOWN HEREON; (2) THE RIGHT TO REQUIRE DEDICATION FOR PUBLIC USE, THE BEDS OF THE STREETS AND/OR ROADS, FLOODPLAINS AND OPEN SPACE WHERE APPLICABLE AND FOR GOOD AND OTHER VALUABLE CONSIDERATION, HEREBY GRANTS THE RIGHT AND OPTION TO HOWARD COUNTY TO ACQUIRE THE FEE SIMPLE TITLE TO THE BEDS OF THE STREETS AND/OR ROADS, 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 ERRECTED ON OR OVER THE SAID EASEMENTS AND RIGHTS-OF-WAY.

THE REQUIREMENTS OF SECTION 3-108, THE REAL PROPERTY ARTICLE, ANNOTATED CODE OF MARYLAND, 1996 REPLACEMENT VOLUME, (AS SUPPLEMENTED) AS FAR AS THEY RELATE TO THE MAKING OF THIS PLAT AND THE SETTING OF MARKERS, HAVE BEEN COMPLIED WITH.

WITNESS OUR HANDS THIS 26<sup>th</sup> DAY OF February 2014.

BEAZER HOMES CORP.  
BY: *Edward Gold*  
EDWARD GOLD, PRESIDENT

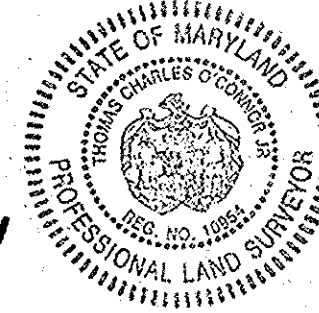
*Janice Miller*

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS A SUBDIVISION OF ALL OF THE LAND CONVEYED BY 10010 GORMAN ROAD, LLC, TO BEAZER HOMES CORP. BY A SPECIAL WARRANTY DEED DATED JUNE 20, 2013 AND RECORDED IN LIBER 15037 AT FOLIO 381 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND, AND THAT ALL MONUMENTS ARE IN PLACE OR WILL BE IN PLACE PRIOR TO ACCEPTANCE OF THE STREETS IN THE SUBDIVISION BY HOWARD COUNTY, IN ACCORDANCE WITH THE ANNOTATED CODE OF MARYLAND, AS AMENDED.

THE REQUIREMENTS OF SECTION 3-108, THE REAL PROPERTY ARTICLE, ANNOTATED CODE OF MARYLAND, 1996 REPLACEMENT VOLUME, (AS SUPPLEMENTED) AS FAR AS THEY RELATE TO THE MAKING OF THIS PLAT AND THE SETTING OF MARKERS, HAVE BEEN COMPLIED WITH.

*Thomas C. O'Connor, Jr.* 03/05/2014  
THOMAS C. O'CONNOR, JR.  
PROFESSIONAL LAND SURVEYOR  
MARYLAND REGISTRATION NO. 10854 (EXP. 07/03/2014)



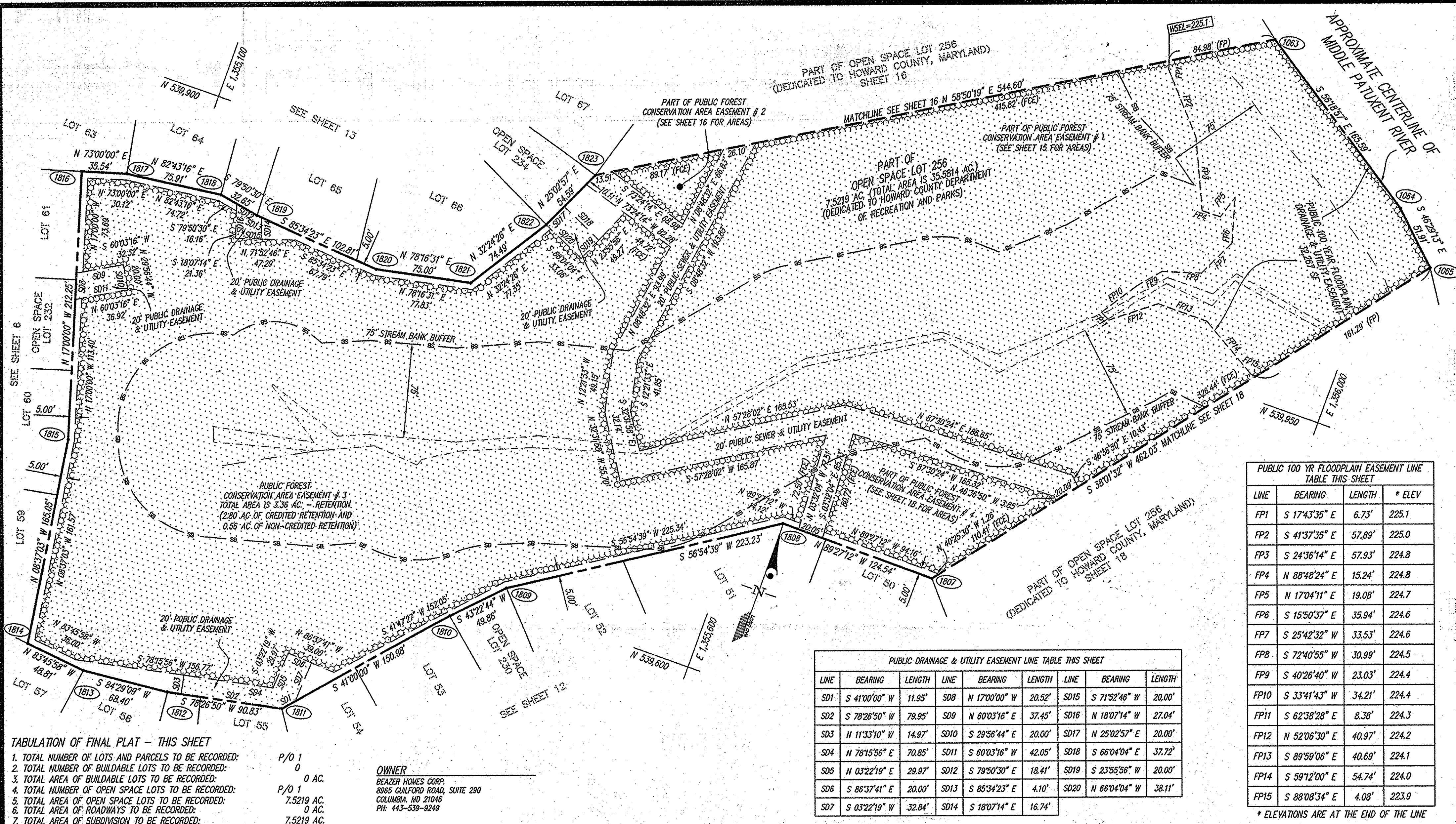
RECORDED AS PLAT NUMBER 22347 ON 4/11/14, AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND

WINCOPIA FARMS  
LOTS 1 THRU 220 AND  
OPEN SPACE LOTS 221 THRU 257

ZONED: R-ED TM 47, GRID 3, PARCEL 472  
6TH ELECTION DISTRICT HOWARD COUNTY, MARYLAND  
SCALE: 1"=50' SHEET 16 OF 21 DECEMBER 2013

GLW GUTSCHICK LITTLE & WEBER, P.A.  
CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS  
3809 NATIONAL DRIVE - SUITE 250 - BURTONSVILLE OFFICE PARK  
BURTONSVILLE, MARYLAND 20866  
TEL: 301-421-4024 BALT: 410-880-1820 DC/VAL: 301-989-2524 FAX: 301-421-4186  
DRAWN BY: *PNW* CHECK BY: *GW*





**PUBLIC 100 YR FLOODPLAIN EASEMENT LINE TABLE THIS SHEET**

LINE	BEARING	LENGTH	* ELEV
FP1	S 17°43'35" E	6.73'	225.1
FP2	S 41°37'35" E	57.89'	225.0
FP3	S 24°36'14" E	57.93'	224.8
FP4	N 88°48'24" E	15.24'	224.8
FP5	N 17°04'11" E	19.08'	224.7
FP6	S 15°50'37" E	35.94'	224.6
FP7	S 25°42'32" W	33.53'	224.6
FP8	S 72°40'55" W	30.99'	224.5
FP9	S 40°26'40" W	23.03'	224.4
FP10	S 33°41'43" W	34.21'	224.4
FP11	S 62°38'28" E	8.38'	224.3
FP12	N 52°06'30" E	40.97'	224.2
FP13	S 89°59'06" E	40.69'	224.1
FP14	S 59°12'00" E	54.74'	224.0
FP15	S 88°08'34" E	4.08'	223.9

\* ELEVATIONS ARE AT THE END OF THE LINE

**PUBLIC DRAINAGE & UTILITY EASEMENT LINE TABLE THIS SHEET**

LINE	BEARING	LENGTH	LINE	BEARING	LENGTH	LINE	BEARING	LENGTH
SD1	S 41°00'00" W	11.95'	SD8	N 17°00'00" W	20.52'	SD15	S 71°52'46" W	20.00'
SD2	S 78°26'50" W	79.95'	SD9	N 60°03'16" E	37.45'	SD16	N 18°07'14" W	27.04'
SD3	N 11°33'10" W	14.97'	SD10	S 29°56'44" E	20.00'	SD17	N 25°02'57" E	20.00'
SD4	N 78°15'56" E	70.85'	SD11	S 60°03'16" W	42.05'	SD18	S 66°04'04" E	37.72'
SD5	N 03°22'19" E	29.97'	SD12	S 79°50'30" E	18.41'	SD19	S 23°55'56" W	20.00'
SD6	S 86°37'41" E	20.00'	SD13	S 85°34'23" E	4.10'	SD20	N 66°04'04" W	38.11'
SD7	S 03°22'19" W	32.84'	SD14	S 18°07'14" E	16.74'			

**TABULATION OF FINAL PLAT - THIS SHEET**

- TOTAL NUMBER OF LOTS AND PARCELS TO BE RECORDED: 0
- TOTAL NUMBER OF BUILDABLE LOTS TO BE RECORDED: 0 AC.
- TOTAL AREA OF BUILDABLE LOTS TO BE RECORDED: 0 AC.
- TOTAL NUMBER OF OPEN SPACE LOTS TO BE RECORDED: 7.5219 AC.
- TOTAL AREA OF OPEN SPACE LOTS TO BE RECORDED: 7.5219 AC.
- TOTAL AREA OF ROADWAYS TO BE RECORDED: 0 AC.
- TOTAL AREA OF SUBDIVISION TO BE RECORDED: 7.5219 AC.

**OWNER**  
 BEAZER HOMES CORP.  
 8965 GUILFORD ROAD, SUITE 290  
 COLUMBIA, MD 21046  
 PH: 443-539-9249

**APPROVED:** FOR PUBLIC WATER & PUBLIC SEWERAGE SYSTEMS IN CONFORMANCE WITH THE MASTER PLAN OF WATER & SEWERAGE FOR HOWARD COUNTY, MD.

*William for Maria Rodman* 4/8/2014  
 COUNTY HEALTH OFFICER DATE

**APPROVED:** HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

*Chad Clark* 3-21-14  
 CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

*Keith Sladovich* 4-09-14  
 DIRECTOR DATE

**OWNERS' DEDICATION**

BEAZER HOMES CORP., A TENNESSEE CORPORATION, BY EDWARD GOLD, PRESIDENT, OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY ADOPTS THIS PLAN OF SUBDIVISION, AND IN CONSIDERATION OF THE APPROVAL OF THIS FINAL PLAT BY THE DEPARTMENT OF PLANNING AND ZONING, ESTABLISHES THE MINIMUM BUILDING RESTRICTION LINES AND GRANTS 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 RIGHTS-OF-WAY AND THE SPECIFIC EASEMENT AREAS SHOWN HEREON; (2) THE RIGHT TO REQUIRE DEDICATION FOR PUBLIC USE, THE BEDS OF THE STREETS AND/OR ROADS, FLOODPLAINS AND OPEN SPACE WHERE APPLICABLE AND FOR GOOD AND OTHER VALUABLE CONSIDERATION, HEREBY GRANTS THE RIGHT AND OPTION TO HOWARD COUNTY TO ACQUIRE THE FEE SIMPLE TITLE TO THE BEDS OF THE STREETS AND/OR ROADS, 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 ERRECTED ON OR OVER THE SAID EASEMENTS AND RIGHTS-OF-WAY.

THE REQUIREMENTS OF SECTION 3-10B, THE REAL PROPERTY ARTICLE, ANNOTATED CODE OF MARYLAND, 1996 REPLACEMENT VOLUME, (AS SUPPLEMENTED) AS FAR AS THEY RELATE TO THE MAKING OF THIS PLAT AND THE SETTING OF MARKERS, HAVE BEEN COMPLIED WITH.

WITNESS OUR HANDS THIS 25<sup>th</sup> DAY OF February 2014.

BY: *Edward Gold*  
 EDWARD GOLD, PRESIDENT

**SURVEYOR'S CERTIFICATE**

I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS A SUBDIVISION OF ALL OF THE LAND CONVEYED BY 10010 GORMAN ROAD, LLC, TO BEAZER HOMES CORP. BY A SPECIAL WARRANTY DEED DATED JUNE 20, 2013 AND RECORDED IN LIBER 15037 AT FOLIO 381 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND, AND THAT ALL MONUMENTS ARE IN PLACE OR WILL BE IN PLACE PRIOR TO ACCEPTANCE OF THE STREETS IN THE SUBDIVISION BY HOWARD COUNTY, IN ACCORDANCE WITH THE ANNOTATED CODE OF MARYLAND, AS AMENDED.

THE REQUIREMENTS OF SECTION 3-10B, THE REAL PROPERTY ARTICLE, ANNOTATED CODE OF MARYLAND, 1996 REPLACEMENT VOLUME, (AS SUPPLEMENTED) AS FAR AS THEY RELATE TO THE MAKING OF THIS PLAT AND THE SETTING OF MARKERS, HAVE BEEN COMPLIED WITH.

*Thomas C. O'Connor, Jr.* 03/05/2014  
 THOMAS C. O'CONNOR, JR.  
 PROFESSIONAL LAND SURVEYOR  
 MARYLAND REGISTRATION NO. 10954 (EXP. 07/03/2014)

RECORDED AS PLAT NUMBER 22748 ON 4/10/14, AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND

**WINCOPIA FARMS**  
 LOTS 1 THRU 220 AND  
 OPEN SPACE LOTS 221 THRU 257

ZONED: R-ED TM 47, GRID 3, PARCEL 472  
 6TH ELECTION DISTRICT HOWARD COUNTY, MARYLAND  
 SCALE: 1"=50' SHEET 17 OF 21 DECEMBER 2013

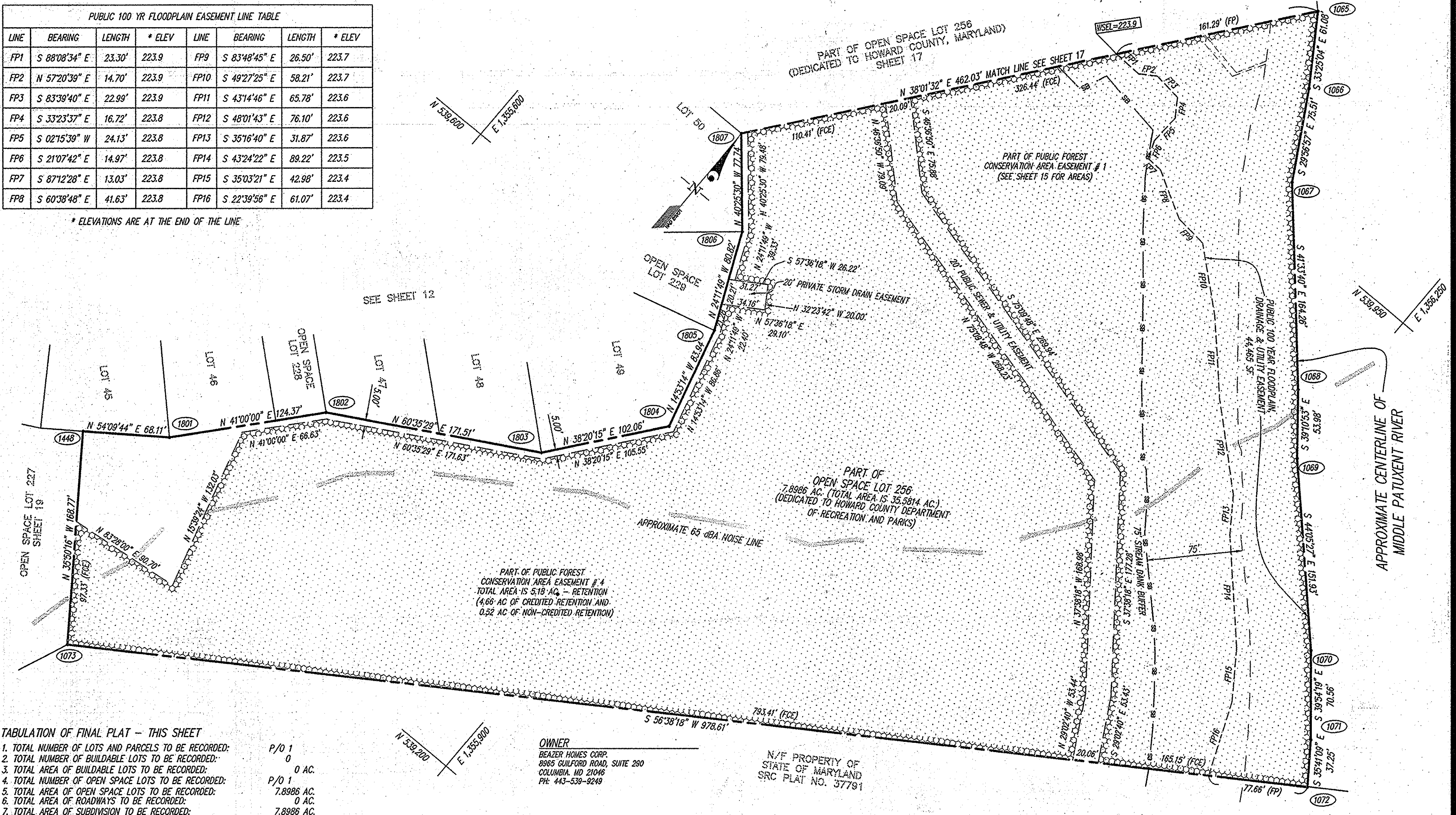
**GLW GUTSCHICK LITTLE & WEBER, P.A.**  
 CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS  
 3809 NATIONAL DRIVE - SUITE 250 - BURTONSVILLE OFFICE PARK  
 BURTONSVILLE, MARYLAND 20868  
 TEL: 301-421-4024 BALT: 410-880-1820 CO/PAL: 301-980-2524 FAX: 301-421-4186  
 DRAWN BY: *me* CHECK BY: *me*

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PUBLIC 100 YR FLOODPLAIN EASEMENT LINE TABLE							
LINE	BEARING	LENGTH	* ELEV	LINE	BEARING	LENGTH	* ELEV
FP1	S 88°08'34" E	23.30'	223.9	FP9	S 83°48'45" E	26.50'	223.7
FP2	N 57°20'39" E	14.70'	223.9	FP10	S 49°27'25" E	58.21'	223.7
FP3	S 83°39'40" E	22.99'	223.9	FP11	S 43°14'46" E	65.78'	223.6
FP4	S 33°23'37" E	16.72'	223.8	FP12	S 48°01'43" E	76.10'	223.6
FP5	S 02°15'39" W	24.13'	223.8	FP13	S 35°16'40" E	31.87'	223.6
FP6	S 21°07'42" E	14.97'	223.8	FP14	S 43°24'22" E	89.22'	223.5
FP7	S 87°12'28" E	13.03'	223.8	FP15	S 35°03'21" E	42.98'	223.4
FP8	S 60°38'48" E	41.63'	223.8	FP16	S 22°39'56" E	61.07'	223.4

\* ELEVATIONS ARE AT THE END OF THE LINE



**TABULATION OF FINAL PLAT - THIS SHEET**

1. TOTAL NUMBER OF LOTS AND PARCELS TO BE RECORDED:	P/O 1
2. TOTAL NUMBER OF BUILDABLE LOTS TO BE RECORDED:	0
3. TOTAL AREA OF BUILDABLE LOTS TO BE RECORDED:	0 AC.
4. TOTAL NUMBER OF OPEN SPACE LOTS TO BE RECORDED:	P/O 1
5. TOTAL AREA OF OPEN SPACE LOTS TO BE RECORDED:	7.8986 AC.
6. TOTAL AREA OF ROADWAYS TO BE RECORDED:	0 AC.
7. TOTAL AREA OF SUBDIVISION TO BE RECORDED:	7.8986 AC.

**OWNER**  
 BEAZER HOMES CORP.  
 8965 GUILFORD ROAD, SUITE 280  
 COLUMBIA, MD 21046  
 PH: 443-539-9249

N/F PROPERTY OF  
 STATE OF MARYLAND  
 SRC PLAT NO. 37781

**APPROVED:** FOR PUBLIC WATER & PUBLIC SEWERAGE SYSTEMS IN CONFORMANCE WITH THE MASTER PLAN OF WATER & SEWERAGE FOR HOWARD COUNTY, MD.

*Wilson for Mayor* *Resman* 4/8/2014  
 COUNTY HEALTH OFFICER DATE

**APPROVED:** HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

*Chad Clark* 3-21-14  
 CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

*Kent Stanwood* 4-09-14  
 DIRECTOR DATE

**OWNERS' DEDICATION**

BEAZER HOMES CORP., A TENNESSEE CORPORATION, BY EDWARD GOLD, PRESIDENT, OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY ADOPTS THIS PLAN OF SUBDIVISION, AND IN CONSIDERATION OF THE APPROVAL OF THIS FINAL PLAT BY THE DEPARTMENT OF PLANNING AND ZONING, ESTABLISHES THE MINIMUM BUILDING RESTRICTION LINES AND GRANTS 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 RIGHTS-OF-WAY AND THE SPECIFIC EASEMENT AREAS SHOWN HEREON; (2) THE RIGHT TO REQUIRE DEDICATION FOR PUBLIC USE, THE BEDS OF THE STREETS AND/OR ROADS, FLOODPLAINS AND OPEN SPACE WHERE APPLICABLE AND FOR GOOD AND OTHER VALUABLE CONSIDERATION, HEREBY GRANTS THE RIGHT AND OPTION TO HOWARD COUNTY TO ACQUIRE THE FEE SIMPLE TITLE TO THE BEDS OF THE STREETS AND/OR ROADS, 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 ERRECTED ON OR OVER THE SAID EASEMENTS AND RIGHTS-OF-WAY.

THE REQUIREMENTS OF SECTION 3-108, THE REAL PROPERTY ARTICLE, ANNOTATED CODE OF MARYLAND, 1996 REPLACEMENT VOLUME, (AS SUPPLEMENTED) AS FAR AS THEY RELATE TO THE MAKING OF THIS PLAT AND THE SETTING OF MARKERS, HAVE BEEN COMPLIED WITH.

WITNESS OUR HANDS THIS 26<sup>th</sup> DAY OF February 2014.

BY: *[Signature]*  
 EDWARD GOLD, PRESIDENT

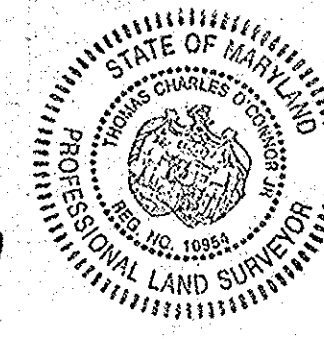
*[Signature]*

**SURVEYOR'S CERTIFICATE**

I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS A SUBDIVISION OF ALL OF THE LAND CONVEYED BY 10010 GORMAN ROAD, LLC, TO BEAZER HOMES CORP. BY A SPECIAL WARRANTY DEED DATED JUNE 20, 2013 AND RECORDED IN LIBER 15037 AT FOLIO 381 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND, AND THAT ALL MONUMENTS ARE IN PLACE OR WILL BE IN PLACE PRIOR TO ACCEPTANCE OF THE STREETS IN THE SUBDIVISION BY HOWARD COUNTY, IN ACCORDANCE WITH THE ANNOTATED CODE OF MARYLAND, AS AMENDED.

THE REQUIREMENTS OF SECTION 3-108, THE REAL PROPERTY ARTICLE, ANNOTATED CODE OF MARYLAND, 1996 REPLACEMENT VOLUME, (AS SUPPLEMENTED) AS FAR AS THEY RELATE TO THE MAKING OF THIS PLAT AND THE SETTING OF MARKERS, HAVE BEEN COMPLIED WITH.

*[Signature]* 03/05/2014  
 THOMAS C. O'CONNOR, JR.  
 PROFESSIONAL LAND SURVEYOR  
 MARYLAND REGISTRATION NO. 10954 (EXP. 07/03/2014)



RECORDED AS PLAT NUMBER 22749 ON 4/10/14, AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND

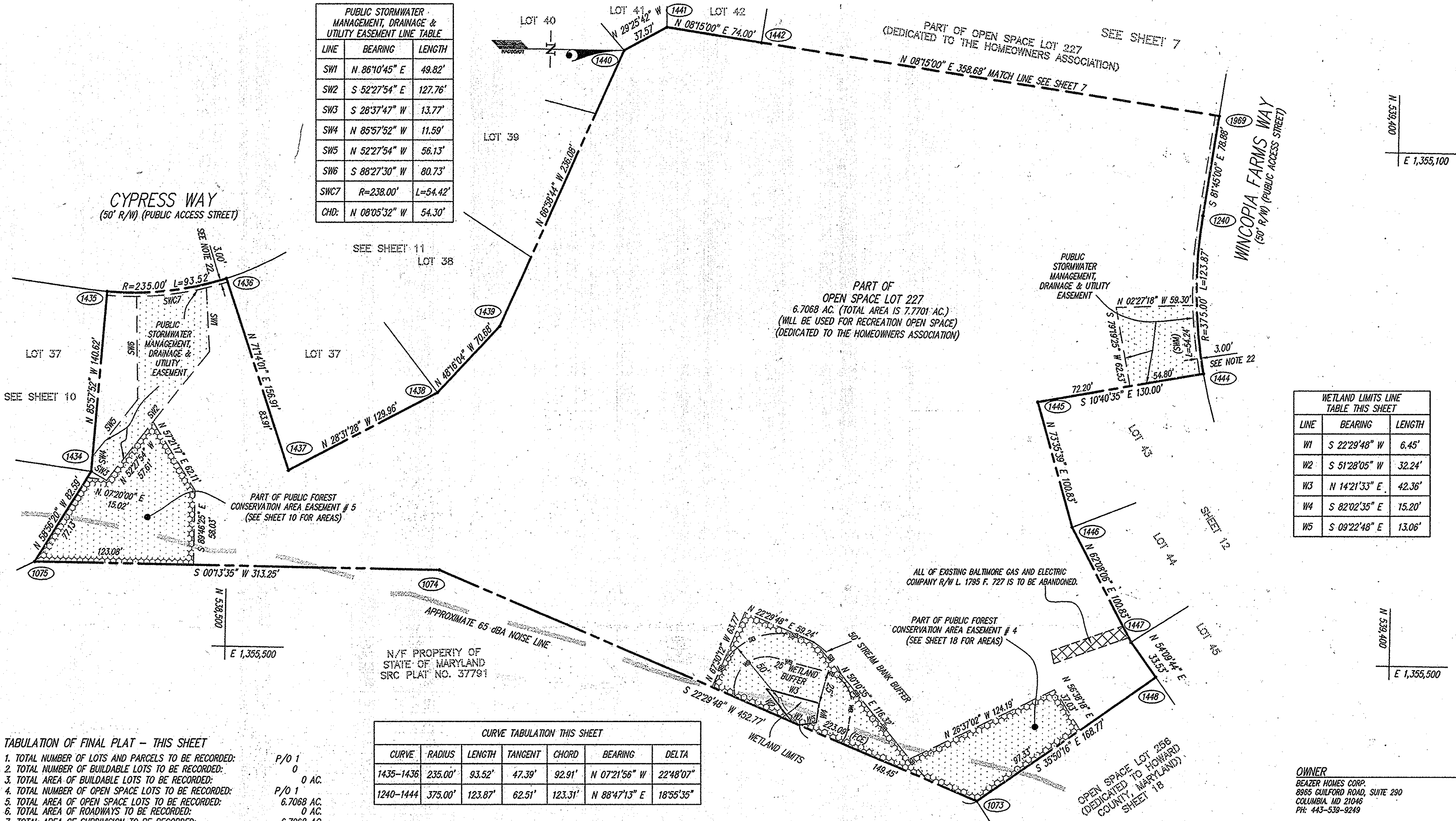
**WINCOPIA FARMS**  
 LOTS 1 THRU 220 AND  
 OPEN SPACE LOTS 221 THRU 257

ZONED: R-ED TM 47, GRID 3, PARCEL 472  
 6TH ELECTION DISTRICT HOWARD COUNTY, MARYLAND  
 SCALE: 1"=50' SHEET 18 OF 21 DECEMBER 2013

**GLW GUTSCHICK LITTLE & WEBER, P.A.**  
 CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS  
 3909 NATIONAL DRIVE, SUITE 250 - BURTNSVILLE OFFICE PARK  
 BURTNSVILLE, MARYLAND 20868  
 TEL: 301-421-4024 BALT: 410-880-1820 DC/VA: 301-989-2524 FAX: 301-421-4188  
 DRAWN BY: *[Signature]* CHECK BY: *[Signature]*



PUBLIC STORMWATER MANAGEMENT, DRAINAGE & UTILITY EASEMENT LINE TABLE		
LINE	BEARING	LENGTH
SW1	N 86°10'45" E	49.82'
SW2	S 52°27'54" E	127.76'
SW3	S 28°37'47" W	13.77'
SW4	N 85°57'52" W	11.59'
SW5	N 52°27'54" W	56.13'
SW6	S 88°27'30" W	80.73'
SWC7	R=238.00' L=54.42'	
CHD:	N 08°05'32" W	54.30'



WETLAND LIMITS LINE TABLE THIS SHEET		
LINE	BEARING	LENGTH
W1	S 22°29'48" W	6.45'
W2	S 51°28'05" W	32.24'
W3	N 14°21'33" E	42.36'
W4	S 82°02'35" E	15.20'
W5	S 09°22'48" E	13.06'

CURVE TABULATION THIS SHEET						
CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
1435-1436	235.00'	93.52'	47.39'	92.91'	N 07°21'56" W	22°48'07"
1240-1444	375.00'	123.87'	62.51'	123.31'	N 88°47'13" E	18°55'35"

TABULATION OF FINAL PLAT - THIS SHEET	
1. TOTAL NUMBER OF LOTS AND PARCELS TO BE RECORDED:	P/O 1
2. TOTAL NUMBER OF BUILDABLE LOTS TO BE RECORDED:	0
3. TOTAL AREA OF BUILDABLE LOTS TO BE RECORDED:	0 AC.
4. TOTAL NUMBER OF OPEN SPACE LOTS TO BE RECORDED:	P/O 1
5. TOTAL AREA OF OPEN SPACE LOTS TO BE RECORDED:	6.7068 AC.
6. TOTAL AREA OF ROADWAYS TO BE RECORDED:	0 AC.
7. TOTAL AREA OF SUBDIVISION TO BE RECORDED:	6.7068 AC.

APPROVED: FOR PUBLIC WATER & PUBLIC SEWERAGE SYSTEMS IN CONFORMANCE WITH THE MASTER PLAN OF WATER & SEWERAGE FOR HOWARD COUNTY, MD.

*Briton for Maurer Roszman* 4/8/2014  
COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

*Chad Edwards* 3-21-14  
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

*Keith Sankoff* 4-09-14  
DIRECTOR DATE

**OWNERS' DEDICATION**

BEAZER HOMES CORP., A TENNESSEE CORPORATION, BY EDWARD GOLD, PRESIDENT, OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY ADOPTS THIS PLAN OF SUBDIVISION, AND IN CONSIDERATION OF THE APPROVAL OF THIS FINAL PLAT BY THE DEPARTMENT OF PLANNING AND ZONING, ESTABLISHES THE MINIMUM BUILDING RESTRICTION LINES AND GRANTS 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 RIGHTS-OF-WAY AND THE SPECIFIC EASEMENT AREAS SHOWN HEREON; (2) THE RIGHT TO REQUIRE DEDICATION FOR PUBLIC USE, THE BEDS OF THE STREETS AND/OR ROADS, FLOODPLAINS AND OPEN SPACE WHERE APPLICABLE AND FOR GOOD AND OTHER VALUABLE CONSIDERATION, HEREBY GRANTS THE RIGHT AND OPTION TO HOWARD COUNTY TO ACQUIRE THE FEE SIMPLE TITLE TO THE BEDS OF THE STREETS AND/OR ROADS, 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 ERRECTED ON OR OVER THE SAID EASEMENTS AND RIGHTS-OF-WAY.

THE REQUIREMENTS OF SECTION 3-108, THE REAL PROPERTY ARTICLE, ANNOTATED CODE OF MARYLAND, 1996 REPLACEMENT VOLUME, (AS SUPPLEMENTED) AS FAR AS THEY RELATE TO THE MAKING OF THIS PLAT AND THE SETTING OF MARKERS, HAVE BEEN COMPLIED WITH.

WITNESS OUR HANDS THIS 25<sup>th</sup> DAY OF February 2014.

BY: *Edward Gold*  
EDWARD GOLD, PRESIDENT

**SURVEYOR'S CERTIFICATE**

I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS A SUBDIVISION OF ALL OF THE LAND CONVEYED BY 10010 GORMAN ROAD, LLC, TO BEAZER HOMES CORP. BY A SPECIAL WARRANTY DEED DATED JUNE 20, 2013 AND RECORDED IN LIBER 15037 AT FOLIO 381 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND, AND THAT ALL MONUMENTS ARE IN PLACE OR WILL BE IN PLACE PRIOR TO ACCEPTANCE OF THE STREETS IN THE SUBDIVISION BY HOWARD COUNTY, IN ACCORDANCE WITH THE ANNOTATED CODE OF MARYLAND, AS AMENDED.

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*Thomas C. O'Connor, Jr.* 03/05/2014  
THOMAS C. O'CONNOR, JR. DATE  
PROFESSIONAL LAND SURVEYOR  
MARYLAND REGISTRATION NO. 10954 (EXP. 07/03/2014)



RECORDED AS PLAT NUMBER 22750 ON 4/11/14, AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND

**WINCOPIA FARMS**  
LOTS 1 THRU 220 AND  
OPEN SPACE LOTS 221 THRU 257

ZONED: R-ED TM 47, GRID 3, PARCEL 472  
6TH ELECTION DISTRICT HOWARD COUNTY, MARYLAND  
SCALE: 1"=50' SHEET 19 OF 21 DECEMBER 2013

**GLW GUTSCHICK LITTLE & WEBER, P.A.**  
CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS  
3809 NATIONAL DRIVE - SUITE 250 - BURTNSVILLE OFFICE PARK  
BURTNSVILLE, MARYLAND 20866  
TEL: 301-421-4024 BAL: 410-880-1820 DC/VA: 301-989-2524 FAX: 301-421-4188  
DRAWN BY: *PKV* CHECK BY: *TK*

S:\Survey Drawings\08052\PLATS\08052\_RPL\_19.dwg, PLOTTED: 1/27/2014 12:20 PM, LAST SAVED: 12/6/2013 9:58 AM, PLOTTED BY: Paul Clark



PUBLIC 100 YR FLOOD PLAIN EASEMENT LINE TABLE SHEET 2				PUBLIC 100 YR FLOODPLAIN EASEMENT LINE TABLE SHEET 5				PUBLIC 100 YR FLOODPLAIN EASEMENT LINE TABLE SHEET 15			
LINE	BEARING	LENGTH	* ELEV	LINE	BEARING	LENGTH	* ELEV	LINE	BEARING	LENGTH	* ELEV
FP1	S 19°32'25" E	22.19'	319.4	FP1	N 86°34'46" E	33.63'	319.5	FP1	N 52°25'04" E	23.86'	259.2
FP2	S 17°41'24" W	61.52'	319.3	FP2	N 47°15'58" E	35.28'	317.6	FP2	N 67°58'22" E	79.20'	254.7
FP3	S 63°41'45" E	46.69'	319.2	FP3	N 60°25'37" E	13.95'	316.3	FP3	N 56°29'35" E	79.64'	251.0
FP4	S 85°39'45" E	7.35'	319.2	FP4	N 41°30'20" E	144.02'	307.8	FP4	N 61°31'28" E	37.67'	249.8
FP5	S 17°38'23" W	7.98'	319.2	FP5	S 41°07'10" W	3.98'	300.5	FP5	S 35°19'55" E	14.14'	249.4
FP6	S 36°48'02" E	30.81'	318.7	FP6	S 26°45'12" W	41.58'	301.5	FP6	N 25°18'31" E	36.43'	248.0
FP7	S 63°25'42" E	26.52'	318.6	FP7	S 14°31'10" W	29.10'	304.7	FP7	N 42°15'22" E	122.33'	243.2
FP8	S 30°33'36" E	40.38'	318.4	FP8	S 29°39'39" W	44.57'	305.8	FP8	N 27°10'50" E	29.09'	241.6
FP9	N 69°55'19" E	25.95'	318.4	FP9	S 01°45'46" W	20.46'	307.1	FP9	N 53°36'49" E	60.09'	238.7
FP10	S 55°34'57" E	60.99'	317.8	FP10	N 88°23'12" W	22.35'	307.8	FP10	S 83°47'36" E	22.57'	237.5
FP11	S 87°43'16" E	46.18'	316.4	FP11	S 38°55'55" W	44.36'	309.6	FP11	N 52°34'07" E	35.87'	235.7
FP12	N 60°21'44" E	11.78'	316.4	FP12	S 22°25'34" W	35.06'	311.9	FP12	N 18°21'55" E	11.59'	235.5
FP13	S 64°42'36" E	109.14'	315.0	FP13	S 34°41'13" W	21.86'	313.2	FP13	S 55°25'09" E	73.05'	232.6
FP14	S 76°40'41" E	16.15'	314.9	FP14	S 40°51'08" W	33.94'	315.4	FP14	N 82°18'53" E	37.30'	231.6
FP15	N 37°37'54" E	15.28'	314.9	FP15	S 45°56'14" W	33.56'	317.9	FP15	N 40°57'59" E	33.23'	230.3
FP16	S 78°41'32" E	5.14'	314.9	FP16	S 29°39'50" W	13.04'	318.6	FP16	S 85°49'40" E	28.31'	228.7
FP17	S 35°13'22" E	21.15'	314.8	FP17	S 57°40'29" W	19.20'	319.5	FP17	N 57°36'31" E	40.56'	227.2
FP18	S 88°27'40" E	36.82'	314.5	FP18	S 25°07'56" W	19.64'	320.3	FP18	S 51°29'02" E	23.54'	227.1
FP19	N 80°01'05" E	35.74'	314.2	FP19	S 42°35'13" W	37.48'	322.2	FP19	S 75°59'05" E	45.16'	226.1
FP20	N 87°12'06" E	33.12'	313.5	FP20	S 11°41'30" E	18.64'	323.0	FP20	N 85°02'29" E	29.44'	226.1
FP21	S 73°54'44" E	19.83'	313.4	FP21	S 07°37'12" W	22.39'	323.5	FP21	S 36°47'31" E	17.73'	226.1
FP22	S 36°55'15" E	33.18'	312.5	* ELEVATIONS ARE AT THE END OF THE LINE				FP22	S 52°15'10" E	29.89'	226.1
FP23	S 60°19'35" E	24.95'	311.2	PUBLIC 100 YR FLOODPLAIN EASEMENT LINE TABLE SHEET 14				FP23	S 19°47'22" E	42.75'	226.1
FP24	N 89°35'16" E	30.35'	310.7	LINE	BEARING	LENGTH	* ELEV	FP24	S 09°45'08" E	28.58'	226.1
FP25	S 28°29'13" E	31.60'	308.8	FP1	N 41°07'10" E	124.38'	295.0	FP25	S 12°50'05" E	63.66'	226.1
FP26	S 61°25'19" E	47.01'	308.6	FP2	N 08°55'40" E	22.19'	293.1	FP26	S 15°15'29" W	7.59'	226.1
FP27	S 80°08'54" E	14.91'	307.2	FP3	N 53°55'43" E	24.24'	292.0	FP27	S 52°11'56" E	18.31'	226.0
FP28	S 50°26'45" E	3.28'	307.2	FP4	N 39°16'04" E	7.75'	290.4	FP28	S 26°26'04" E	76.75'	225.8
FP29	N 51°53'31" W	20.23'	316.3	FP5	N 52°44'38" E	45.64'	285.4	FP29	S 53°08'08" E	57.50'	225.8
FP30	N 84°53'32" W	45.66'	317.4	FP6	N 87°43'48" E	62.38'	282.3	FP30	S 38°02'37" E	61.01'	225.7
FP31	N 38°22'46" W	30.15'	318.5	FP7	N 64°09'15" E	28.02'	279.8	FP31	S 65°22'16" E	14.18'	225.7
FP32	N 21°28'50" W	20.73'	318.6	FP8	N 56°47'52" E	58.69'	275.5	FP32	S 24°05'56" E	8.40'	225.7
FP33	N 56°04'31" W	19.83'	318.7	FP9	S 43°50'11" E	4.46'	275.3	* ELEVATIONS ARE AT THE END OF THE LINE			
FP34	N 38°22'46" W	43.53'	319.2	FP10	N 32°44'25" E	10.65'	274.5				
FP35	N 83°27'53" W	15.21'	319.2	FP11	N 52°11'14" E	96.54'	268.4				
FP36	N 61°04'02" W	14.99'	319.3	FP12	S 44°09'47" E	4.41'	268.4				
FP37	N 43°43'39" W	26.16'	319.5	FP13	N 51°18'05" E	30.69'	267.0				
* ELEVATIONS ARE AT THE END OF THE LINE				FP14	N 36°11'14" E	18.43'	265.2				
				FP15	N 53°26'25" E	24.00'	263.7				
				FP16	N 10°53'35" E	100.25'	259.7				
				FP17	N 52°25'04" E	7.89'	259.5				
* ELEVATIONS ARE AT THE END OF THE LINE											

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APPROVED: FOR PUBLIC WATER & PUBLIC SEWERAGE SYSTEMS  
IN CONFORMANCE WITH THE MASTER PLAN OF  
WATER & SEWERAGE FOR HOWARD COUNTY, MD.

*Walter for Maria Roseman* 4/8/2014  
COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING  
& ZONING

*Chad Chubb* 3-21-14  
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

*Ket Sheelroads* 4-09-14  
DIRECTOR DATE

**OWNERS' DEDICATION**

BEAZER HOMES CORP., A TENNESSEE CORPORATION, BY EDWARD GOLD, PRESIDENT, OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY ADOPTS THIS PLAN OF SUBDIVISION, AND IN CONSIDERATION OF THE APPROVAL OF THIS FINAL PLAT BY THE DEPARTMENT OF PLANNING AND ZONING, ESTABLISHES THE MINIMUM BUILDING RESTRICTION LINES AND GRANTS 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 RIGHTS-OF-WAY AND THE SPECIFIC EASEMENT AREAS SHOWN HEREON; (2) THE RIGHT TO REQUIRE DEDICATION FOR PUBLIC USE, THE BEDS OF THE STREETS AND/OR ROADS, FLOODPLAINS AND OPEN SPACE WHERE APPLICABLE AND FOR GOOD AND OTHER VALUABLE CONSIDERATION, HEREBY GRANTS THE RIGHT AND OPTION TO HOWARD COUNTY TO ACQUIRE THE FEE SIMPLE TITLE TO THE BEDS OF THE STREETS AND/OR ROADS, 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 ERRECTED ON OR OVER THE SAID EASEMENTS AND RIGHTS-OF-WAY.

THE REQUIREMENTS OF SECTION 3-108, THE REAL PROPERTY ARTICLE, ANNOTATED CODE OF MARYLAND, 1996 REPLACEMENT VOLUME, (AS SUPPLEMENTED) AS FAR AS THEY RELATE TO THE MAKING OF THIS PLAT AND THE SETTING OF MARKERS, HAVE BEEN COMPLIED WITH.

WITNESS OUR HANDS THIS 25<sup>TH</sup> DAY OF February 2014.

*Edward Gold*  
BY: EDWARD GOLD, PRESIDENT

*Jane Sullivan*  
WITNESS

**SURVEYOR'S CERTIFICATE**

I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS A SUBDIVISION OF ALL OF THE LAND CONVEYED BY 10010 GORMAN ROAD, LLC, TO BEAZER HOMES CORP. BY A SPECIAL WARRANTY DEED DATED JUNE 20, 2013 AND RECORDED IN LIBER 15037 AT FOLIO 381 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND, AND THAT ALL MONUMENTS ARE IN PLACE OR WILL BE IN PLACE PRIOR TO ACCEPTANCE OF THE STREETS IN THE SUBDIVISION BY HOWARD COUNTY, IN ACCORDANCE WITH THE ANNOTATED CODE OF MARYLAND, AS AMENDED.

THE REQUIREMENTS OF SECTION 3-108, THE REAL PROPERTY ARTICLE, ANNOTATED CODE OF MARYLAND, 1996 REPLACEMENT VOLUME, (AS SUPPLEMENTED) AS FAR AS THEY RELATE TO THE MAKING OF THIS PLAT AND THE SETTING OF MARKERS, HAVE BEEN COMPLIED WITH.

*Thomas C. O'Connor, Jr.* 03/05/2014  
PROFESSIONAL LAND SURVEYOR DATE  
MARYLAND REGISTRATION NO. 10954 (EXP. 07/03/2014)

RECORDED AS PLAT NUMBER 22751 ON  
4/10/14, AMONG THE LAND RECORDS OF  
HOWARD COUNTY, MARYLAND

**WINCOPIA FARMS**  
LOTS 1 THRU 220 AND  
OPEN SPACE LOTS 221 THRU 257

ZONED: R-ED TM 47; GRID 3, PARCEL 472  
6TH ELECTION DISTRICT HOWARD COUNTY, MARYLAND  
SCALE: NONE SHEET 20 OF 21 DECEMBER 2013

**GLW GUTSCHICK LITTLE & WEBER, P.A.**  
CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS  
3909 NATIONAL DRIVE - SUITE 250 - BURTONSVILLE OFFICE PARK  
BURTONSVILLE, MARYLAND 20886  
TEL: 301-421-4024 BALT: 410-880-1820 DC/VA: 301-989-2524 FAX: 301-421-4186  
DRAWN BY: *RVV* CHECK BY: *TS*

**OWNER**  
BEAZER HOMES CORP.  
8965 GULFORD ROAD, SUITE 290  
COLUMBIA, MD 21046  
PH: 443-539-9249



COORDINATE TABLE FOR ALL SHEETS

Table with columns for POINT, NORTHING, and EASTING coordinates for points 1001 through 1042.

OWNER  
BEAZER HOMES CORP.  
8965 GUNFORD ROAD, SUITE 290  
COLUMBIA, MD 21046  
PH: 443-539-9249

APPROVED: FOR PUBLIC WATER & PUBLIC SEWERAGE SYSTEMS  
IN CONFORMANCE WITH THE MASTER PLAN OF  
WATER & SEWERAGE FOR HOWARD COUNTY, MD.

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING  
& ZONING

Chief, Development Engineering Division  
DATE 3-21-14

Director  
DATE 4-09-14

OWNERS' DEDICATION

BEAZER HOMES CORP., A TENNESSEE CORPORATION, BY EDWARD GOLD, PRESIDENT, OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY ADOPTS THIS PLAN OF SUBDIVISION, AND IN CONSIDERATION OF THE APPROVAL OF THIS FINAL PLAT BY THE DEPARTMENT OF PLANNING AND ZONING, ESTABLISHES THE MINIMUM BUILDING RESTRICTION LINES AND GRANTS 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 RIGHTS-OF-WAY AND THE SPECIFIC EASEMENT AREAS SHOWN HEREON; (2) THE RIGHT TO REQUIRE DEDICATION FOR PUBLIC USE, THE BEDS OF THE STREETS AND/OR ROADS, FLOODPLAINS AND OPEN SPACE WHERE APPLICABLE AND FOR GOOD AND OTHER VALUABLE CONSIDERATION, HEREBY GRANTS THE RIGHT AND OPTION TO HOWARD COUNTY TO ACQUIRE THE FEE SIMPLE TITLE TO THE BEDS OF THE STREETS AND/OR ROADS, 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 THE SAID EASEMENTS AND RIGHTS-OF-WAY.

THE REQUIREMENTS OF SECTION 3-108, THE REAL PROPERTY ARTICLE, ANNOTATED CODE OF MARYLAND, 1996 REPLACEMENT VOLUME, (AS SUPPLEMENTED) AS FAR AS THEY RELATE TO THE MARKING OF THIS PLAT AND THE SETTING OF MARKERS, HAVE BEEN COMPLIED WITH.

WITNESS OUR HANDS THIS 25th DAY OF February 2014.  
BEAZER HOMES CORP.  
BY: EDWARD GOLD, PRESIDENT

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS A SUBDIVISION OF ALL OF THE LAND CONVEYED BY 10010 GORMAN ROAD, LLC, TO BEAZER HOMES CORP. BY A SPECIAL WARRANTY DEED DATED JUNE 20, 2013 AND RECORDED IN LIBER 15037 AT FOLIO 381 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND, AND THAT ALL MONUMENTS ARE IN PLACE OR WILL BE IN PLACE PRIOR TO ACCEPTANCE OF THE STREETS IN THE SUBDIVISION BY HOWARD COUNTY, IN ACCORDANCE WITH THE ANNOTATED CODE OF MARYLAND, AS AMENDED.

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THOMAS C. O'CONNOR, JR.  
PROFESSIONAL LAND SURVEYOR  
MARYLAND REGISTRATION NO. 10954 (EXP. 07/03/2014)

RECORDED AS PLAT NUMBER 22752 ON 4/11/14, AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND

WINCOPIA FARMS  
LOTS 1 THRU 220 AND  
OPEN SPACE LOTS 221 THRU 257

ZONED: R-ED TM 47; GRID 3, PARCEL 472  
6TH ELECTION DISTRICT HOWARD COUNTY, MARYLAND  
SCALE: NONE SHEET 21 OF 21 DECEMBER 2013

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DRAWN BY: [Signature] CHECK BY: [Signature]

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