

COORDINATE TABLE

	NORTH	EAST
1	553316.1224	780833.0559
2	553491.3395	781073.0746
3	553877.5398	781355.0757
4	554639.9202	781830.9808
5	554773.5986	781880.9714
6	554812.0289	781892.3170
7	554728.7807	782112.4732
8	554913.9586	782210.4069
9	555093.2977	781983.4073
10	555014.6902	782245.6515
11	554933.5637	782425.0461
12	554631.8541	783094.1156
13	553342.3115	782870.0980
14	553341.0622	782473.7399
15	553407.8901	782184.5408
16	552764.1410	781942.8019
17	553187.4447	780832.2941
18	553207.7595	780832.4144
19	553227.0835	780856.9045
20	553546.1980	780918.4751
21	553291.1269	781119.8795
22	553587.8743	781495.6992
23	553568.2535	781511.1918
24	553592.8816	781515.4879
25	553642.1378	781524.0801
26	553645.2039	781474.1742
27	553646.7369	781449.2212
28	553627.1161	781464.7139
29	553330.3686	781088.8942
30	553546.1980	780918.4751
31	553278.1685	780856.9511
32	553309.8608	780833.0188

LOT / PIPESTEM TABULATION

LOT NO.	GROSS LOT ACREAGE	PIPESTEM AREA	NET AREA
2	7.0514 Ac.	0.0432 Ac.	7.0082 Ac.
3	10.6094 Ac.	0.2779 Ac. 0.1303 Ac.	10.2012 Ac.
5	11.2897 Ac.	0.3313 Ac.	10.9384 Ac.
6	8.8792 Ac.	0.3715 Ac.	8.5077 Ac.

* Floodplain reservation

(RP)
(RP)
(RP)
(RP)
(RP)

OWNER

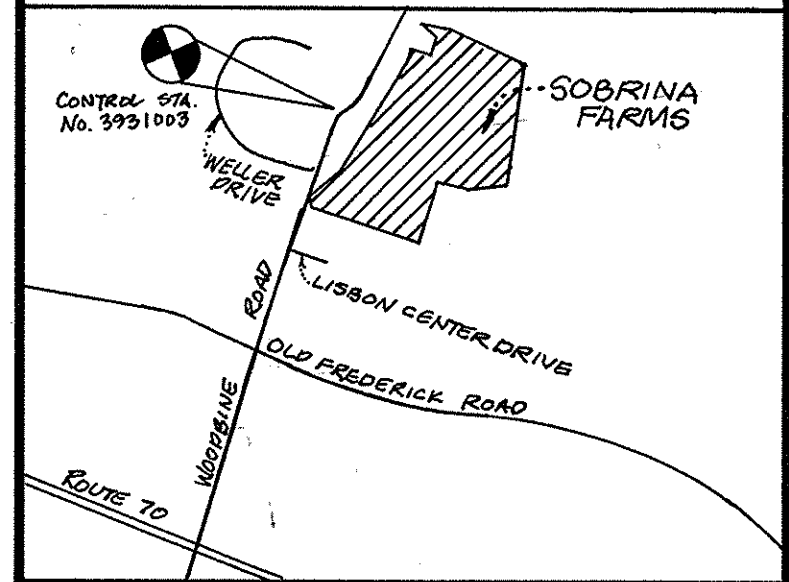
Sabrina 99, Inc.
c/o Land Design & Development, Inc.
8307 Main Street
Ellicott City, Maryland 21043
(301) 461-4600
ATTN: Mr. Erwin Gudelsky

DEVELOPER

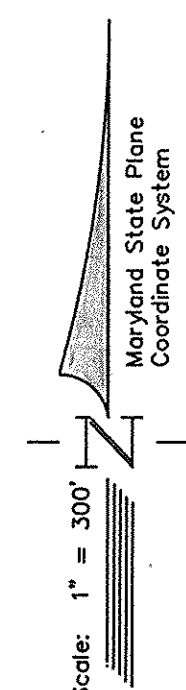
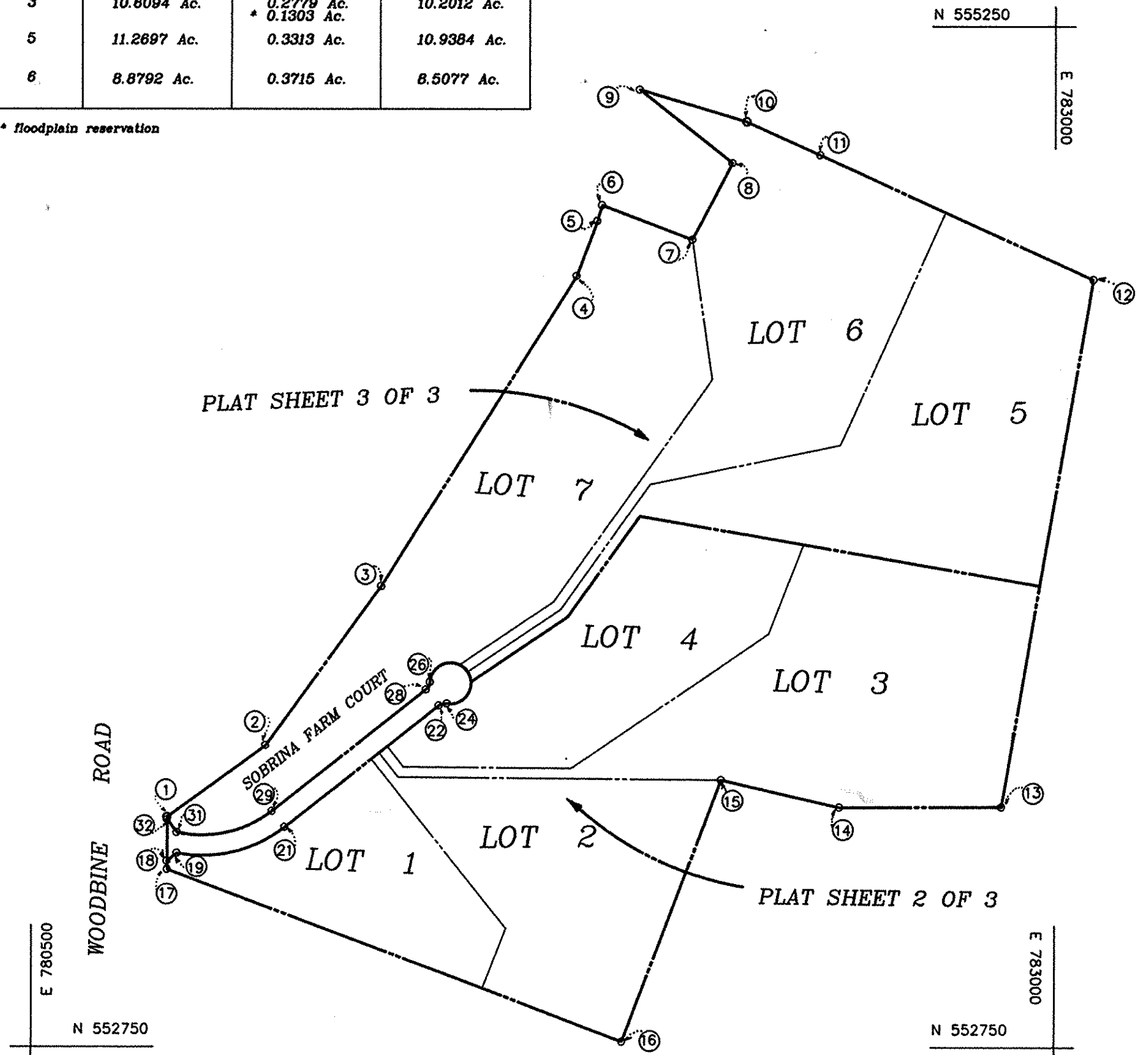
Land Design & Development, Inc.
8307 Main Street
Ellicott City, Maryland 21043
(301) 461-4600
ATTN: Mr. Donald R. Reuwer, Jr.

ENGINEER

Mildenberg, Mochi & Associates, Inc.
3300 North Ridge Road, Suite 235
Ellicott City, Maryland 21043
(301) 461-0078
ATTN: Mr. Robert M. Mochi, P.E.



VICINITY MAP
Scale: 1" = 2000'



NOTES

- Boundary data shown on this plat is referred to the system of coordinates established in the Maryland State Plane Coordinate System and are based on the coordinates and bearing of the following traverse stations:
No. 3931003 N 554365.055 E 781384.741
No. 3931002 N 555379.245 E 781822.027
- This area designates a private sewage easement of 10,000 square feet as required by the Maryland State Department of Health and Mental Hygiene for individual sewage disposal. Improvements of any nature in this area are restricted until public sewage is available. These easements shall become null and void upon connection to a public sewage system. The County Health Officer shall have the authority to grant variances for the encroachments into the private sewage easement. Recordation of a modified sewage easement shall not be required. The lots shown here comply with the minimum ownership width and lot area as required by the Maryland State Department of Health and Mental Hygiene.
- This denotes an iron pipe set.
- BRL denotes Building Restriction Line.
- For flag or pipe stem lots, refuse collection, snow removal and road maintenance are provided to the junction of the flag or pipe stem and the road Right-of-Way line and not onto the flag or pipe stem driveway.

LEGEND

- CURVE NUMBER
- COORDINATE POINT NUMBER
- FAILED SOIL PERCOLATION TEST
- SOIL PERCOLATION TEST LOCATION

PREVIOUS FILES: F-82-126
P-85-24
S-85-22
S-88-102

RECORDED AS PLAT NUMBER **8936**
DATED **10-25-89** AMONG THE
LAND RECORDS OF HOWARD COUNTY, MD

LOT TABULATION FOR THIS SHEET

TOTAL NO. OF LOTS - 7
TOTAL AREA OF LOTS - 61.7003 ACRES
TOTAL AREA OF ROAD DEDICATION - 1.0840 ACRES
TOTAL AREA OF SUBDIVISION - 62.7843 ACRES

APPROVED: FOR PRIVATE WATER AND SEWERAGE SYSTEMS, IN CONFORMANCE WITH THE MASTER PLAN OF WATER AND SEWERAGE FOR HOWARD COUNTY, HOWARD COUNTY DEPARTMENT OF HEALTH

COUNTY HEALTH OFFICER 10-18-89
DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

DIRECTOR 10-24-89
DATE

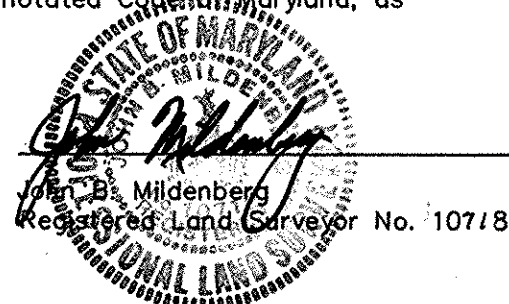
APPROVED: FOR STORM DRAINAGE SYSTEMS AND PUBLIC ROAD, HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS

DIRECTOR 10/20/89
DATE

SURVEYOR'S CERTIFICATE

I hereby certify that the Final Plat shown hereon is correct; that it is a Resubdivision of all the lands conveyed by Percontee, Inc., a body corporate, to Sabrina 99, Inc., a body corporate by deed dated January 31, 1977 and recorded among the Land Records of Howard County, Maryland in Liber 0810 at Folio 579, and previously recorded at Plat Number 5318, Dated November 19, 1982 and that all monuments are in place as shown or will be in place prior to acceptance of the street in the subdivision by Howard County as shown, in accordance with the Annotated Code of Maryland, as amended.

DECEMBER 15, 1988
Date



OWNER'S DEDICATION

I/We, Sabrina 99, Inc., owners of the property shown and described hereon, hereby adopt this plan of resubdivision, and in consideration of the approval of this Final Plat by the Office of Planning and Zoning, establish the minimum building restriction lines and grant unto Howard County, Maryland, its successors and assigns, (1) the right to lay, construct and maintain sewers, drains, water pipes and other municipal utilities and services, in and under all roads and street right-of-ways and the specific easements shown hereon; (2) the right to require dedication for public use the beds of the streets and/or roads, and floodplains and open space where applicable and for good and other valuable consideration, hereby grant the right and option to Howard County to acquire the fee-simple title to the beds of the street and/or roads and floodplain, storm drainage facilities and open space where applicable; and (3) the right to require dedication of waterways and drainage easements for the specific purpose of their construction, repair and maintenance; and (4) that no building or similar structure of any kind shall be erected on or over the said easements and right-of-ways. Witness my hands this 15th day of DECEMBER, 1988.

Erwin Gudelsky
Date DEC 15, 1988

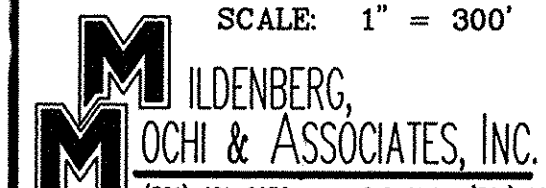
SOBRINA FARMS SUBDIVISION
A Resubdivision of Lot 2 of Montgomery Industrial Park

INDEX SHEET LOTS 1 - 7

Election District No. 4
Howard County, Maryland

Tax Map 2 Parcel 39

SCALE: 1" = 300' DECEMBER, 1988



Current Zoning: R
Sketch Plan S-88-102
Preliminary Plan P-89-05
Final Plan F-89-114

88010.00 CAM CAM

SHEET 1 OF 3

CURVE DATA FOR SOBRINA FARM COURT RIGHT-OF-WAY

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
1	275.00'	245.85'	131.82'	237.74'	N77°18'60"E	51°13'21"
2	25.00'	21.03'	11.18'	20.41'	N27°36'38"E	48°11'23"
3	50.00'	241.19'	44.72'	66.67'	S38°17'41"E	276°22'46"
4	25.00'	21.03'	11.18'	20.41'	S75°48'01"W	48°11'23"
5	325.00'	279.16'	148.85'	270.66'	S76°18'47"W	49°12'55"

OWNER

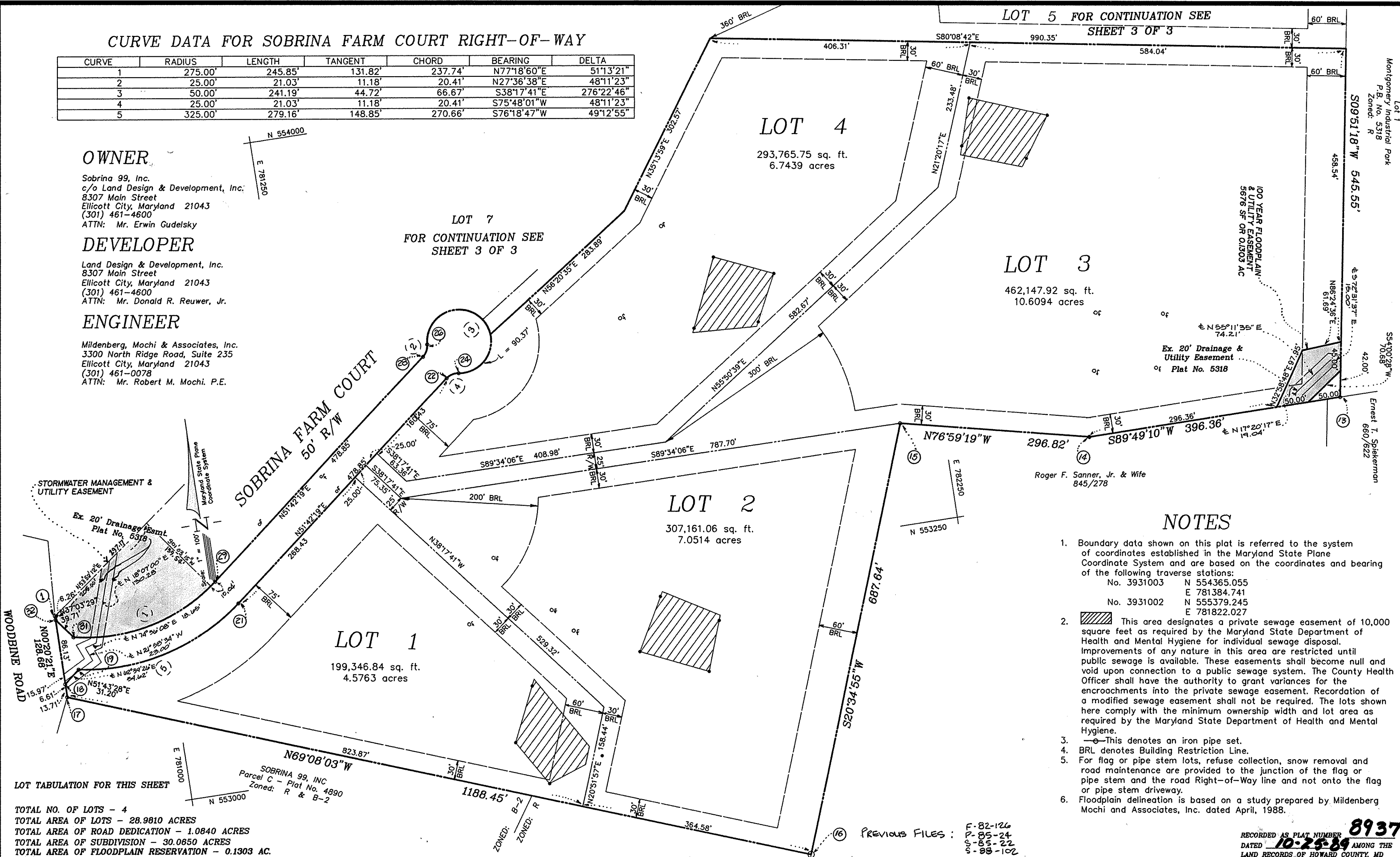
Sobrina 99, Inc.
c/o Land Design & Development, Inc.
8307 Main Street
Ellicott City, Maryland 21043
(301) 461-4600
ATTN: Mr. Erwin Gudelsky

DEVELOPER

Land Design & Development, Inc.
8307 Main Street
Ellicott City, Maryland 21043
(301) 461-4600
ATTN: Mr. Donald R. Reuwer, Jr.

ENGINEER

Mildenberg, Mochi & Associates, Inc.
3300 North Ridge Road, Suite 235
Ellicott City, Maryland 21043
(301) 461-0078
ATTN: Mr. Robert M. Mochi, P.E.



LOT 5 FOR CONTINUATION SEE SHEET 3 OF 3

LOT 7 FOR CONTINUATION SEE SHEET 3 OF 3

LOT 3

LOT 2

LOT 1

NOTES

- Boundary data shown on this plat is referred to the system of coordinates established in the Maryland State Plane Coordinate System and are based on the coordinates and bearing of the following traverse stations:
No. 3931003 N 554365.055 E 781384.741
No. 3931002 N 555379.245 E 781822.027
- This area designates a private sewage easement of 10,000 square feet as required by the Maryland State Department of Health and Mental Hygiene for individual sewage disposal. Improvements of any nature in this area are restricted until public sewage is available. These easements shall become null and void upon connection to a public sewage system. The County Health Officer shall have the authority to grant variances for the encroachments into the private sewage easement. Recordation of a modified sewage easement shall not be required. The lots shown here comply with the minimum ownership width and lot area as required by the Maryland State Department of Health and Mental Hygiene.
- This denotes an iron pipe set.
- BRL denotes Building Restriction Line.
- For flag or pipe stem lots, refuse collection, snow removal and road maintenance are provided to the junction of the flag or pipe stem and the road Right-of-Way line and not onto the flag or pipe stem driveway.
- Floodplain delineation is based on a study prepared by Mildenberg Mochi and Associates, Inc. dated April, 1988.

LOT TABULATION FOR THIS SHEET
TOTAL NO. OF LOTS - 4
TOTAL AREA OF LOTS - 28.9810 ACRES
TOTAL AREA OF ROAD DEDICATION - 1.0840 ACRES
TOTAL AREA OF SUBDIVISION - 30.0850 ACRES
TOTAL AREA OF FLOODPLAIN RESERVATION - 0.1303 AC.

APPROVED: FOR PRIVATE WATER AND SEWERAGE SYSTEMS, IN CONFORMANCE WITH THE MASTER PLAN OF WATER AND SEWERAGE FOR HOWARD COUNTY, HOWARD COUNTY DEPARTMENT OF HEALTH
[Signature] 10-18-89
COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING
[Signature] 10.24.89
DIRECTOR DATE

APPROVED: FOR STORM DRAINAGE SYSTEMS AND PUBLIC ROAD
HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS
[Signature] 10/20/89
DIRECTOR DATE

SURVEYOR'S CERTIFICATE

I hereby certify that the Final Plat shown hereon is correct; that it is a Resubdivision of all the lands conveyed by Percontee, Inc., a body corporate, to Sobrina 99, Inc., a body corporate by deed dated January 31, 1977 and recorded among the Land Records of Howard County, Maryland in Liber 0810 at Folio 579, and previously recorded at Plat Number 5318, Dated November 19, 1982 and that all monuments are in place as shown or will be in place prior to acceptance of the street in the subdivision by Howard County as shown, in accordance with the Annotated Code of Maryland, as amended.

DECEMBER 15, 1988
Date

[Signature]
Erwin Gudelsky
Professional Land Surveyor No. 10718

OWNER'S DEDICATION

I/We, Sobrina 99, Inc., owners of the property shown and described hereon, hereby adopt this plan of resubdivision, and in consideration of the approval of this Final Plat by the Office of Planning and Zoning, establish the minimum building restriction lines and grant unto Howard County, Maryland, its successors and assigns, (1) the right to lay, construct and maintain sewers, drains, water pipes and other municipal utilities and services, in and under all roads and street right-of-ways and the specific easements shown hereon; (2) the right to require dedication for public use the beds of the streets and/or roads, and floodplains and open space where applicable and for good and other valuable consideration, hereby grant the right and option to Howard County to acquire the fee-simple title to the beds of the street and/or roads and floodplain, storm drainage facilities and open space where applicable; and (3) the right to require dedication of waterways and drainage easements for the specific purpose of their construction, repair and maintenance; and (4) that no building or similar structure of any kind shall be erected on or over the said easements and right-of-ways. Witness my hands this 15th day of December, 1988.

[Signature]
Erwin Gudelsky
Date

8937
RECORDED AS PLAT NUMBER
DATED 10-29-89 AMONG THE
LAND RECORDS OF HOWARD COUNTY, MD

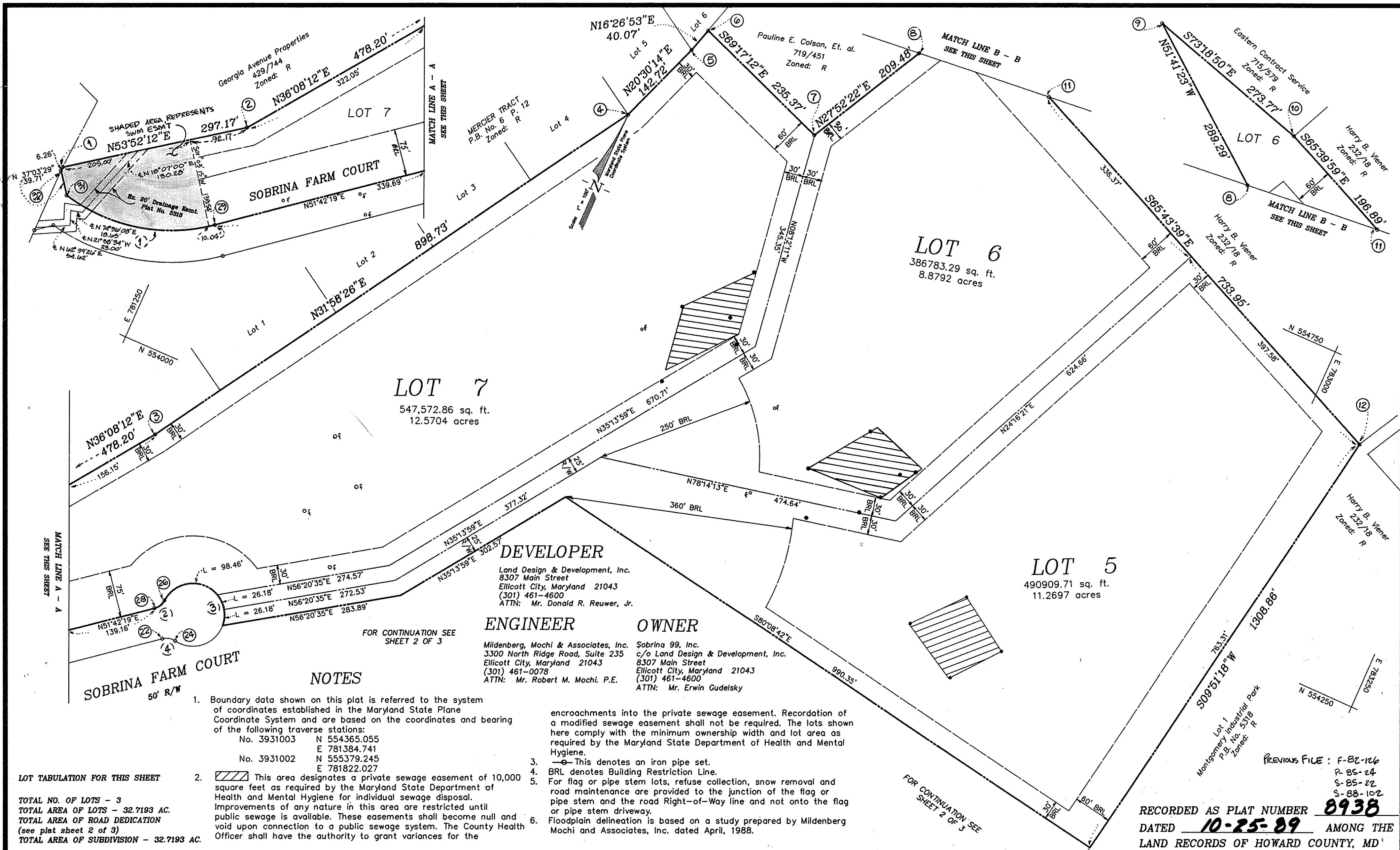
SOBRINA FARMS SUBDIVISION
A Resubdivision of Lot 2 of Montgomery Industrial Park

LOTS 1 - 4
Election District No. 4
Howard County, Maryland
Tax Map 2 Parcel 39
SCALE: 1" = 100' DECEMBER, 1988

MILDENBERG, MOCHI & ASSOCIATES, INC.
(301) 461-0078 D.C. Metro (301) 621-5768
3300 North Ridge Road, Suite 235, Ellicott City, Maryland 21043-3350

Current Zoning: R
Sketch Plan S-88-102
Preliminary Plan P-89-05
Final Plan P-89-114

88010.00 CAM CAM SHEET 2 OF 3



LOT 7
547,572.86 sq. ft.
12.5704 acres

LOT 6
386,783.29 sq. ft.
8.8792 acres

LOT 5
490,909.71 sq. ft.
11.2697 acres

DEVELOPER
Land Design & Development, Inc.
8307 Main Street
Ellicott City, Maryland 21043
(301) 461-4600
ATTN: Mr. Donald R. Reuwer, Jr.

ENGINEER
Mildenberg, Mochi & Associates, Inc.
3300 North Ridge Road, Suite 235
Ellicott City, Maryland 21043
(301) 461-0078
ATTN: Mr. Robert M. Mochi, P.E.

OWNER
Sobrina 99, Inc.
c/o Land Design & Development, Inc.
8307 Main Street
Ellicott City, Maryland 21043
(301) 461-4600
ATTN: Mr. Erwin Gudelsky

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- encroachments into the private sewage easement. Recordation of a modified sewage easement shall not be required. The lots shown here comply with the minimum ownership width and lot area as required by the Maryland State Department of Health and Mental Hygiene.
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- For flag or pipe stem lots, refuse collection, snow removal and road maintenance are provided to the junction of the flag or pipe stem and the road Right-of-Way line and not onto the flag or pipe stem driveway.
- Floodplain delineation is based on a study prepared by Mildenberg Mochi and Associates, Inc. dated April, 1988.

LOT TABULATION FOR THIS SHEET
TOTAL NO. OF LOTS - 3
TOTAL AREA OF LOTS - 32.7193 AC.
TOTAL AREA OF ROAD DEDICATION (see plat sheet 2 of 3)
TOTAL AREA OF SUBDIVISION - 32.7193 AC.

APPROVED: FOR PRIVATE WATER AND SEWERAGE SYSTEMS, IN CONFORMANCE WITH THE MASTER PLAN OF WATER AND SEWERAGE FOR HOWARD COUNTY, HOWARD COUNTY DEPARTMENT OF HEALTH
James Bogdan 10-18-89
COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING
U... 10.24.89
DIRECTOR DATE

APPROVED: FOR STORM DRAINAGE SYSTEMS AND PUBLIC ROAD
HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS
James M. ... 10/20/89
DIRECTOR DATE

SURVEYOR'S CERTIFICATE

I hereby certify that the Final Plat shown hereon is correct; that it is a Resubdivision of all the lands conveyed by Percontee, Inc., a body corporate, to Sobrina 99, Inc., a body corporate by deed dated January 31, 1977 and recorded among the Land Records of Howard County, Maryland in Liber 0810 at Folio 579, and previously recorded at Plat Number 5318, Dated November 19, 1982 and that all monuments are in place as shown or will be in place prior to acceptance of the street in the subdivision by Howard County as shown, in accordance with the Annotated Code of Maryland, as amended.

December 15, 1988
Date

Erwin Gudelsky
Surveyor No. 10718

OWNER'S DEDICATION

I/We, Sobrina 99, Inc., owners of the property shown and described hereon, hereby adopt this plan of resubdivision, and in consideration of the approval of this Final Plat by the Office of Planning and Zoning, establish the minimum building restriction lines and grant unto Howard County, Maryland, its successors and assigns, (1) the right to lay, construct and maintain sewers, drains, water pipes and other municipal utilities and services, in and under all roads and street right-of-ways and the specific easements shown hereon; (2) the right to require dedication for public use the beds of the streets and/or roads, and floodplains and open space where applicable and for good and other valuable consideration, hereby grant the right and option to Howard County to acquire the fee-simple title to the beds of the street and/or roads and floodplain, storm drainage facilities and open space where applicable; and (3) the right to require dedication of waterways and drainage easements for the specific purpose of their construction, repair and maintenance; and (4) that no building or similar structure of any kind shall be erected on or over the said easements and right-of-ways. Witness my hands this 15th day of December, 1988.

Erwin Gudelsky 10-15-1988
Erwin Gudelsky Date

SOBRINA FARMS SUBDIVISION
A Resubdivision of Lot 2 of Montgomery Industrial Park

LOTS 5 - 7
Election District No. 4
Howard County, Maryland
Tax Map 2 Parcel 39
SCALE: 1" = 100' DECEMBER, 1988

MILDENBERG, MOCHI & ASSOCIATES, INC.
(301) 461-0078 D.C. Metro (301) 621-5768
3300 North Ridge Road, Suite 235, Ellicott City, Maryland 21043-3350

Current Zoning: R
Sketch Plan S-88-102
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Final Plan F-89-114

88010.00 CAM CAM SHEET 3 OF 3