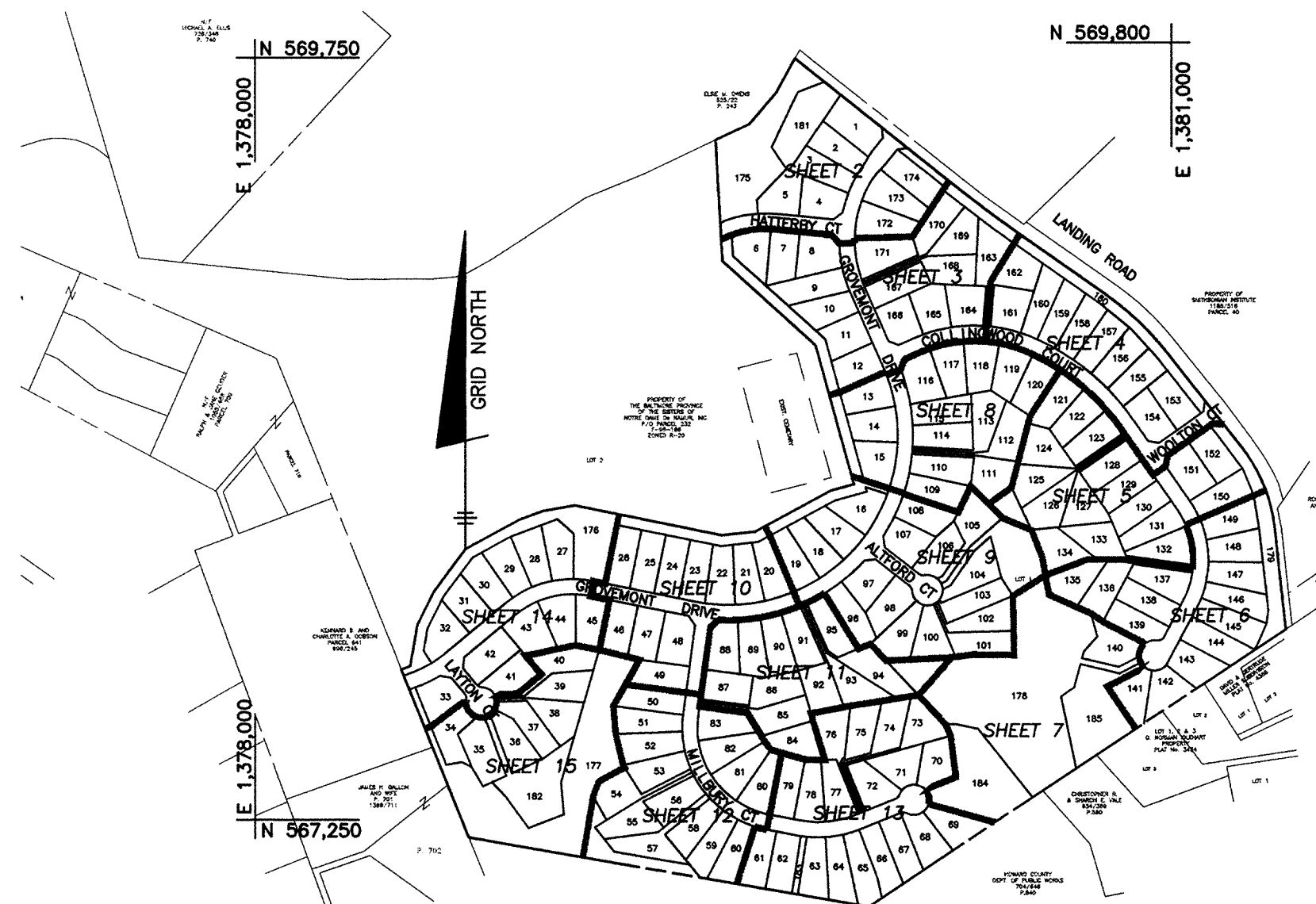
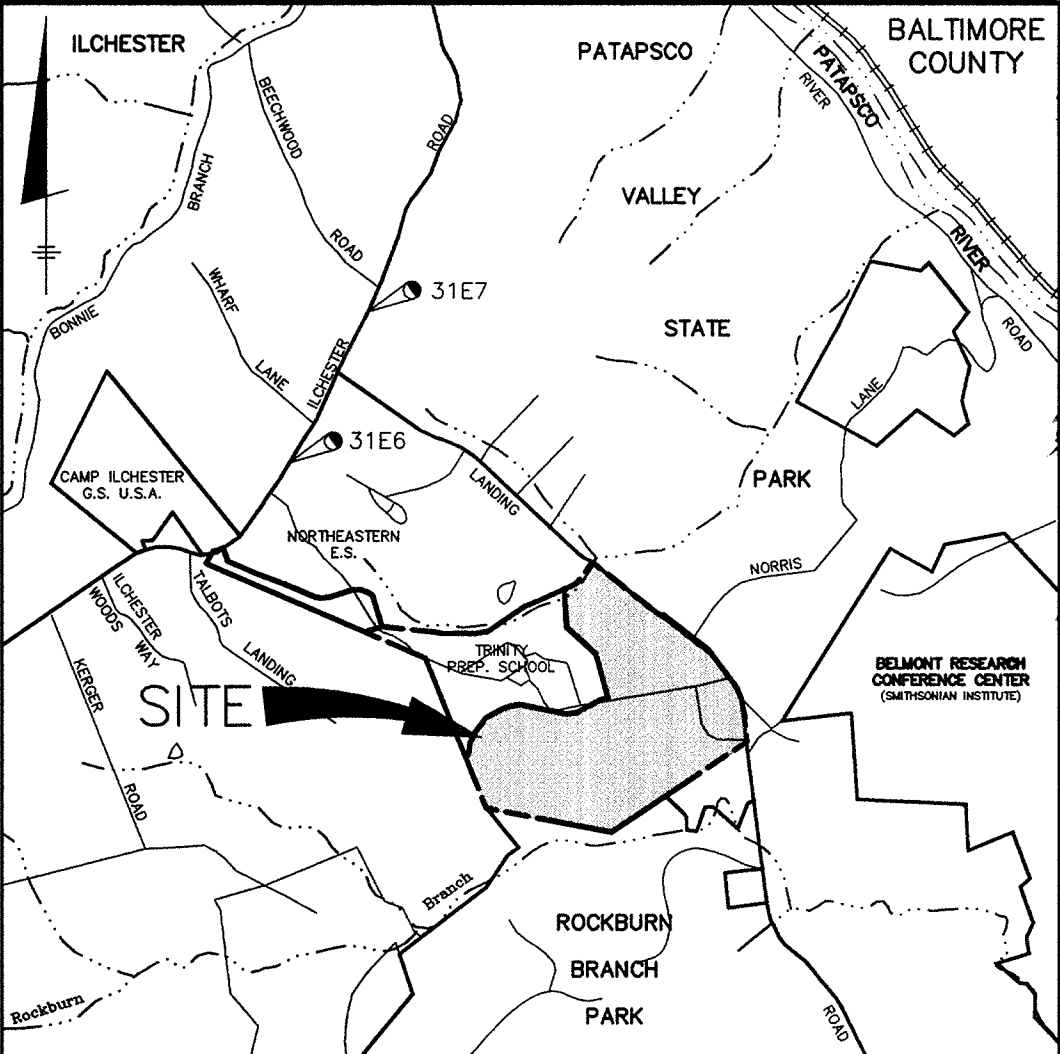


**NOTES:**

1.  DENOTES 4" x 4" x 30" CONCRETE MONUMENT TO BE SET.  
 DENOTES 3/4" x 30" PIPE OR STEEL MARKER TO BE SET.  
 DENOTES STONE FOUND.  
 DENOTES IRON PIPE FOUND.
2. COORDINATES SHOWN HEREON ARE BASED ON THE MARYLAND STATE GRID SYSTEM, NAD 83, AS PROJECTED BY HO. CO. GEODETIC CONTROL STATIONS 31E6 AND 31E7.
3. BRL INDICATES BUILDING RESTRICTION LINE.
4. SUBJECT PROPERTY ZONED R-20 PER 10-18-93 COMPREHENSIVE ZONING PLAN.
5. THIS SUBDIVISION IS SUBJECT TO SECTION 18.122.B OF THE HOWARD COUNTY CODE, PUBLIC WATER AND PUBLIC SEWER SYSTEMS HAS BEEN GRANTED UNDER THE TERMS AND PROVISIONS, THEREOF, EFFECTIVE 02/18/99 ON WHICH DATE DEVELOPER AGREEMENT Nos. 14-3699-D AND 14-3700-D WERE FILED AND ACCEPTED.
6. A TREE MAINTENANCE EASEMENT RUNNING ALONG THE EDGE OF THE PUBLIC ROAD RIGHT-OF-WAY AS SHOWN ON THIS PLAN OF SUBDIVISION IS RESERVED UPON ALL LOTS FRONTING ON THE SAID PUBLIC ROAD RIGHT-OF-WAY. THIS EASEMENT ALLOWS HOWARD COUNTY THE RIGHT TO ACCESS THE PROPERTY, WHEN NECESSARY, FOR THE SPECIFIC PURPOSE OF INSTALLATION, REPAIR AND MAINTENANCE OF COUNTY-OWNED TREES LOCATED WITHIN THE BOUNDARIES OF PRIVATE LOTS. NO BUILDING OR STRUCTURE OF ANY KIND SHALL BE LOCATED ON OR OVER THE SAID EASEMENT AREA.
7. ALL AREAS ON THIS PLAN ARE "MORE OR LESS".
8. THIS PLAN IS BASED ON A FIELD RUN MONUMENTED BOUNDARY SURVEY PERFORMED ON OR ABOUT DECEMBER, 1997 BY TSA GROUP, INC.
9. 343.3 INDICATES 100-YEAR FLOODPLAIN ELEVATION.
10. THE ARTICLES OF INCORPORATION FOR THE HOMEOWNERS ASSOCIATION WERE RECORDED ON 05/19/99 AS NO. 05210211 AMONG THE MARYLAND STATE DEPARTMENT OF ASSESSMENTS AND TAXATION.
11. NO CLEARING, GRADING OR CONSTRUCTION IS PERMITTED WITHIN THE REQUIRED WETLAND, STREAM BUFFER OR FOREST CONSERVATION AREA EXCEPT FOR THE WORK ASSOCIATED WITH THE APPROVED CONSTRUCTION PLANS. ALL FOREST TO REMAIN WITHIN THE AREAS SHOWN AS "FOREST CONSERVATION EASEMENT" MEET THE MINIMUM REQUIREMENTS OF THE FOREST CONSERVATION ACT.
12. THE FOREST CONSERVATION EASEMENT HAS BEEN ESTABLISHED TO FULFILL THE REQUIREMENTS OF SECTION 16.1800 OF THE HOWARD COUNTY CODE, 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 ARE ALLOWED.
13. 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 ROAD RIGHT-OF-WAY LINE AND NOT THE FLAG OR PIPE STEM LOT DRIVEWAY.
14. DRIVEWAYS SHALL BE PROVIDED PRIOR TO RESIDENTIAL OCCUPANCY TO INSURE SAFE ACCESS FOR FIRE AND EMERGENCY VEHICLES PER THE FOLLOWING MINIMUM REQUIREMENTS:
  - a) WIDTH - 12' (16' SERVING MORE THAN ONE RESIDENCE).
  - b) SURFACE - 6" OF COMPACT CRUSHER RUN BASE WITH TAR.
  - c) GEOMETRY - MAXIMUM 15% GRADE, MAXIMUM 10% GRADE CHANGE AND MINIMUM 45' TURNING RADIUS.
  - d) STRUCTURES (CULVERTS/BRIDGES) - CAPABLE OF SUPPORTING 25 GROSS TONS (H25 LOADING).
  - e) DRAINAGE ELEMENTS - CAPABLE OF SAFELY PASSING 100 YEAR FLOODPLAIN WITH NO MORE THAN 1 FOOT DEPTH OVER DRIVEWAY.
  - f) STRUCTURE CLEARANCES - MINIMUM 12 FEET.
  - g) MAINTENANCE - SUFFICIENT TO INSURE ALL WEATHER USE.
15. THE DEVELOPER RESERVES UNTO ITSELF, ITS SUCCESSORS AND ASSIGNS, ALL EASEMENTS SHOWN ON THIS PLAN FOR WATER, SEWER, STORM DRAINAGE AND OTHER PUBLIC UTILITIES LOCATED IN, ON, OVER AND THROUGH LOTS 1-3,5,16,33-41,45,46,54,56,57,66-70,72-78,80-82, 84-86,92-96,98-104,111-114,124-127,131-141,160-164,168-170,173-178,181,182,184,185. ANY AND ALL CONVEYANCES OF THE AFORESAID LOTS SHALL BE SUBJECT TO THE EASEMENTS HEREIN RESERVED, WHETHER OR NOT EXPRESSLY STATED IN THE DEED(S) CONVEYING SAID LOT(S). DEVELOPER SHALL EXECUTE AND DELIVER THE DEEDS FOR THE EASEMENTS HEREIN RESERVED TO HOWARD COUNTY UPON COMPLETION OF THE PUBLIC UTILITIES AND THEIR ACCEPTANCE BY HOWARD COUNTY. THE COUNTY SHALL ACCEPT THE EASEMENTS AND RECORD THE DEED(S) OF EASEMENTS IN THE LAND RECORDS OF HOWARD COUNTY.
16. THE DEVELOPER RESERVES UNTO ITSELF, ITS SUCCESSORS AND ASSIGNS, THE FOREST CONSERVATION EASEMENT LOCATED IN, ON, OVER AND THROUGH LOTS 175-180, OR PORTIONS THEREOF, AND SHOWN ON THIS PLAN AS THE FOREST CONSERVATION AREA. ANY AND ALL CONVEYANCES OF THE AFORESAID LOTS SHALL BE SUBJECT TO THE EASEMENT HEREIN RESERVED, WHETHER OR NOT EXPRESSLY STATED IN THE DEED(S) CONVEYING SAID LOT(S). DEVELOPER SHALL EXECUTE AND DELIVER A DEED OF FOREST CONSERVATION EASEMENT TO HOWARD COUNTY WITH A METES AND BOUNDS DESCRIPTION OF THE FOREST CONSERVATION AREA. UPON COMPLETION OF DEVELOPER'S OBLIGATIONS UNDER THE FOREST CONSERVATION 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 EASEMENT AND RECORD THE DEED OF FOREST CONSERVATION EASEMENT IN THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.
17. (NR) INDICATES A NON-RADIAL LINE.
18. ON FEBRUARY 27, 1998, THE PLANNING DIRECTOR APPROVED WP-98-78 A REQUEST TO WAIVE SECTIONS 16.115(b)(2) - TO NOT GRANT A FLOODPLAIN EASEMENT TO HOWARD COUNTY; 16.116(a)(2)&(4) TO NOT DELINEATE WETLANDS, WETLAND BUFFERS AND STREAM BUFFERS; 16.121 - TO NOT REQUIRE THE DEDICATION OF OPEN SPACE; 16.124(a)(3)(ii) - TO NOT REQUIRE A LANDSCAPE PLAN; 16.147(c)(17) - TO NOT INDICATE THE LOCATION OF FLOODPLAINS, WETLANDS, WETLAND BUFFERS AND STREAM BUFFERS; AND 16.1202(a) - TO NOT REQUIRE A FOREST CONSERVATION PLAN, SUBJECT TO COMPLIANCE WITH THE FOLLOWING CONDITIONS:
  - i. THE ABOVE SIX SUBDIVISION SECTIONS SHALL BE COMPLIED WITH:
    - A. ON THE SUBDIVISION PLAN FOR P-97-03, GROVEMONT, THAT HAS A SUBMISSION MILESTONE DATE OF SEPTEMBER 19, 1998.
    - B. ON ANY FUTURE SUBDIVISION PLAN FOR THE RESIDUE PORTION OF PARCEL 232.
  - ON FEBRUARY 27, 1998, THE PLANNING DIRECTOR DENIED A REQUEST TO WAIVE SECTION 16.119(g)(1) - TO NOT REQUIRE ADDITIONAL RIGHT-OF-WAY ALONG AN EXISTING PUBLIC ROAD(S).
19. SUBJECT TO AGREEMENT BETWEEN THE BALTIMORE PROVINCE OF THE SISTERS OF NOTRE DAME AND SDC GROUP, INC. A 35 FOOT MINIMUM BUFFER SHALL BE PROVIDED BETWEEN THE TWO PROPERTIES. THIS IS ACCOMPLISHED BY THE OPEN SPACE LOT WHICH WILL ALSO SERVE AS A REFORESTATION AREA AS PART OF THE FOREST CONSERVATION REQUIREMENTS.



**BENCH MARKS NAD'83**  
 HO. CO. #31E6  
 3/4" REBAR 0.5' BELOW SURFACE  
 5' SOUTHWEST OF ILCHESTER ROAD PAVING  
 500± WEST OF WHARF LANE.  
 N 570852.3717' E 1376700.6467'  
 HO. CO. #31E7  
 3/4" REBAR 0.5' BELOW SURFACE  
 9' SOUTHWEST OF ILCHESTER ROAD PAVING  
 250± WEST OF BEECHWOOD ROAD  
 N 572335.3503' E 1377504.0332'  
 HO. CO. BM#2745004 ELEV. 364.78'  
 USED FOR VERTICAL CONTROL.



**VICINITY MAP**  
 SCALE: 1" = 2000'

**OPEN SPACE DATA:**

1.) MINIMUM RESIDENTIAL LOT SIZE SELECTED	16,000 S.F.
2.) OPEN SPACE REQUIRED	19.20 AC. (20% OF 95.99)
3.) TOTAL CREDITED OPEN SPACE PROVIDED	19.73 AC.
4.) TOTAL NON-CREDITED OPEN SPACE PROVIDED	00.57 AC.
4.) TOTAL OPEN SPACE PROVIDED	20.30 AC.
5.) AREA OF RECREATIONAL OPEN SPACE REQUIRED	200 S.F. x 174 UNITS = 0.80 AC.
6.) AREA OF RECREATIONAL OPEN SPACE PROVIDED	0.88 AC.

20. DWELLINGS EXIST ON LOTS 137 AND 144. NO EXTENSIONS OR ADDITIONS ARE TO BE CONSTRUCTED AT A DISTANCE LESS THAN THE ZONING REGULATIONS ALLOW.  
 21. THE USE OF COMMON DRIVEWAY MAINTENANCE AGREEMENTS FOR LOTS 28-40, 54-55, 73-76, 84-86, 92-14, 101-103, 111-113, 124-127, 133-136, 162-163, 168-170 WILL BE RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY CONCURRENTLY WITH THE RECORDATION OF THESE PLATS.

**PLAN**  
 SCALE: 1" = 500'

**COORDINATE CHART (NAD '83)**

BOUNDARY COORDINATES			RIGHT-OF-WAY COORDINATES			No.		NORTH		EAST	
No.	NORTH	EAST	No.	NORTH	EAST	No.	NORTH	EAST	No.	NORTH	EAST
16	566966.3085	1380009.5261	301	569521.6902	1380052.1953	338	568792.3683	1380517.2769	369	567750.1514	1378681.2100
145	567191.7085	1378700.5691	302	569453.0566	1380138.1571	340	568763.7469	1380127.5220	371	567687.2218	1378743.2942
163	569637.7282	1379708.7443	307	568628.2126	1381109.9530	341	568729.7486	1380114.3787	372	567645.0835	1378691.6336
201	569084.0253	1379530.7800	308	568549.7722	1381171.9793	342	568182.9420	1380056.2849	373	567664.7904	1378686.3132
202	568808.2599	1379835.7890	312	569449.1184	1380103.0217	343	568146.9400	1380061.9678	374	567719.0047	1378642.0919
203	568354.0429	1379960.4630	313	569405.3560	1380068.0810	344	568060.7003	1380173.0278	375	567724.5921	1378605.4397
204	568333.2552	1379884.7282	314	569384.7855	1380049.2923	345	568055.8538	1380192.8565	376	567695.9725	1378548.5038
205	568199.2132	1379637.7120	315	569346.4820	1380018.5155	346	568003.1980	1380151.9686	377	567678.8073	1378505.6159
206	568186.8690	1379528.4520	316	568999.8547	1379995.8201	347	568021.2085	1380142.3619	378	567725.2274	1378487.0370
207	568284.4223	1379046.7170	317	568822.2204	1380074.3163	348	568107.4482	1380031.3019	379	567742.3926	1378529.9249
208	568266.3726	1378942.2956	318	568809.4721	1380107.2933	349	568104.0371	1379995.0141	380	567794.4757	1378617.2515
209	568239.2342	1378867.0994	319	568834.1959	1380163.1794	350	567909.0634	1379518.6626	381	567964.3541	1378821.0569
210	568141.0923	1378688.4168	320	568838.7650	1380535.9202	351	567886.0728	1379490.3998	382	568036.6250	1379107.1069
211	568004.4373	1378587.7072	321	568564.6361	1380876.7033	352	567591.5397	1379450.8341	383	567969.3337	1379439.2175
212	567889.9705	1378530.6533	322	568495.6775	1380924.6256	353	567266.9258	1379684.8478	384	568737.8189	1380056.9809
213	567757.1650	1378508.2043	323	568489.4148	1380959.4218	354	567248.2331	1379783.0851	385	568979.4260	1379950.0948
261	569532.0211	1379617.9902	324	568542.6962	1381036.0922	355	567265.8191	1379964.7117	386	569142.8752	1379913.8445
262	569480.3292	1379508.4828	325	568593.3296	1381105.6672	356	567318.2946	1380095.6823	387	569170.3127	1379889.1994
263	567745.3626	1378478.9783	326	568554.1033	1381136.6850	357	567332.9605	1380109.8801	388	569188.5738	1379702.8852
300	569748.4357	1379768.2023	327	568501.6373	1381064.6257	358	567271.0763	1380134.6750	389	569156.2498	1379526.7164
303	569355.6892	1380260.1073	328	568448.3559	1380987.9554	359	567271.8814	1380114.2785	390	569209.9035	1379523.6977
304	569159.0518	1380522.3783	329	568413.5596	1380981.6927	360	567219.4059	1379983.3079	391	569238.3354	1379707.7625
305	568971.6475	1380788.8615	330	568300.1433	1381060.5105	361	567199.1144	1379773.7388	392	569220.0742	1379894.0767
306	568786.2127	1380985.0154	331	567946.3971	1381082.0730	362	567217.8071	1379675.5014	393	569242.2045	1379923.5800
309	568476.2403	1381230.1241	332	567769.0012	1380988.4604	363	567598.1966	1379401.2792	394	569393.3631	1379989.3826
310	568214.6179	1381337.5993	333	567841.8066	1380951.5005	364	567892.7296	1379440.8450	395	569411.4012	1380000.4433
311	567878.1972	1381374.9249	334	567854.8739	1380977.2411	365	567922.2854	1379419.6352	396	569442.7925	1380021.1928
			335	567969.7325	1381037.8524	366	567987.6208	1379097.1778	397	569486.5549	1380056.1335
			336	568271.6097	1381019.4515	367	567925.9468	1378853.0706			
			337	568536.1026	1380835.6444	368	567785.5309	1378684.6118			

**TOTAL TABULATION THIS PLAT**

TOTAL NUMBER OF BUILDABLE LOTS TO BE RECORDED	174
TOTAL AREA OF BUILDABLE LOTS TO BE RECORDED	66.81 AC.
TOTAL NUMBER OF OPEN SPACE LOTS TO BE RECORDED	11
TOTAL AREA OF OPEN SPACE LOTS TO BE RECORDED	20.30 AC.
TOTAL AREA OF RIGHT OF WAY TO BE RECORDED	8.88 AC.
TOTAL AREA OF THIS PLAT TO BE RECORDED	95.99 AC.

APPROVED: FOR PUBLIC WATER AND PUBLIC SEWER SYSTEMS, IN ACCORDANCE WITH THE MASTER PLAN OF WATER AND SEWERAGE FOR HOWARD COUNTY.

*Dina Matusz* 7/9/99  
 COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING  
*Chad Rimmer* 6/25/99  
 CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

*Joseph R. Smith* 7/19/99  
 DIRECTOR DATE

**SURVEYOR'S CERTIFICATE**

I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, THAT THE FINAL PLAT IS CORRECT; THAT IT IS A SUBDIVISION OF ALL OF THE LAND CONVEYED BY THE BALTIMORE PROVINCE OF THE SISTERS OF NOTRE DAME de NAMUR, INC., TO WINCHESTER HOMES, INC. AND D.R. HORTON, INC. BY DEED DATED JANUARY 28, 1999, AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER 4603 AT FOLIO 476 AND THAT ALL MONUMENTS ARE IN PLACE OR WILL BE IN PLACE PRIOR TO THE ACCEPTANCE OF THE STREETS IN THE SUBDIVISION BY HOWARD COUNTY AS SHOWN IN ACCORDANCE WITH THE ANNOTATED CODE OF MARYLAND, AS AMENDED.

*Peter J. Dare* 2/17/99  
 PETER J. DARE DATE  
 MARYLAND PROPERTY LINE SURVEYOR # 224



**OWNER'S DEDICATION**

WINCHESTER HOMES, INC. AND D.R. HORTON, INC. BY THOMAS K. BOURKE AND JOHN H. FLAHERTY, OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY ADOPT THIS PLAN OF SUBDIVISION, AND IN CONSIDERATION OF THE APPROVAL OF THIS FINAL PLAT BY THE DEPT. 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 RIGHTS-OF-WAY AND THE SPECIFIC EASEMENT AREAS SHOWN HEREON, (2) THE RIGHT TO REQUIRE DEDICATION FOR PUBLIC USE OF THE BEDS OF THE STREETS AND/OR ROADS, FLOODPLAIN AND OPEN SPACE WHERE APPLICABLE, AND FOR GOOD AND OTHER VALUABLE CONSIDERATION, HEREBY GRANTS THE OPTION TO HOWARD COUNTY TO ACQUIRE THE FEE SIMPLE TITLE TO THE BEDS OF THE STREETS AND/OR ROADS AND 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, WITNESS OUR HANDS THIS 22nd DAY OF FEBRUARY 1999.

*Thomas K. Bourke*  
 THOMAS K. BOURKE VICE PRESIDENT  
 WINCHESTER HOMES, INC.  
 WITNESS

*John H. Flaherty*  
 JOHN H. FLAHERTY, VICE PRESIDENT  
 D.R. HORTON, INC.  
 WITNESS

RECORDED AS PLAT NO. 13809  
 ON 7/19/99 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

**GROVEMONT**  
 LOTS 1 THRU 185

A RESUBDIVISION OF LOT 1 OF THE BALTIMORE PROVINCE OF THE SISTERS OF NOTRE DAME de NAMUR, INC. PROPERTY RECORDED AS PLAT Nos. 13493-13495

1st ELECTION DISTRICT OF HOWARD COUNTY, MARYLAND  
 S-96-28 P-97-003 F-98-166 WP-98-78  
 ZONING: R-20 SCALE: AS SHOWN  
 TAX MAP: 31 Block: 17 & 23 DATE: FEBRUARY, 1999  
 P/O PARCEL: 232 SHEET: 1 of 15

CURVE TABLE						
CURVE	RADIUS	ARC	DELTA	TANGENT	CHORD	
313-314	210.00'	27.88'	07°36'24"	13.96'	S42°24'29"W	27.86'
314-315	190.00'	49.27'	14°51'32"	24.78'	S38°46'54"W	49.14'
388-389	325.00'	181.46'	31°59'24"	93.16'	N79°36'10"E	179.11'
390-391	375.00'	188.22'	28°45'27"	96.14'	N81°13'09"E	186.25'
394-395	190.00'	21.17'	06°23'02"	10.60'	S31°30'58"W	21.16'
395-396	210.00'	37.68'	10°16'50"	18.89'	S33°27'52"W	37.63'

N 569,750

N 569,750

E 1,379,500

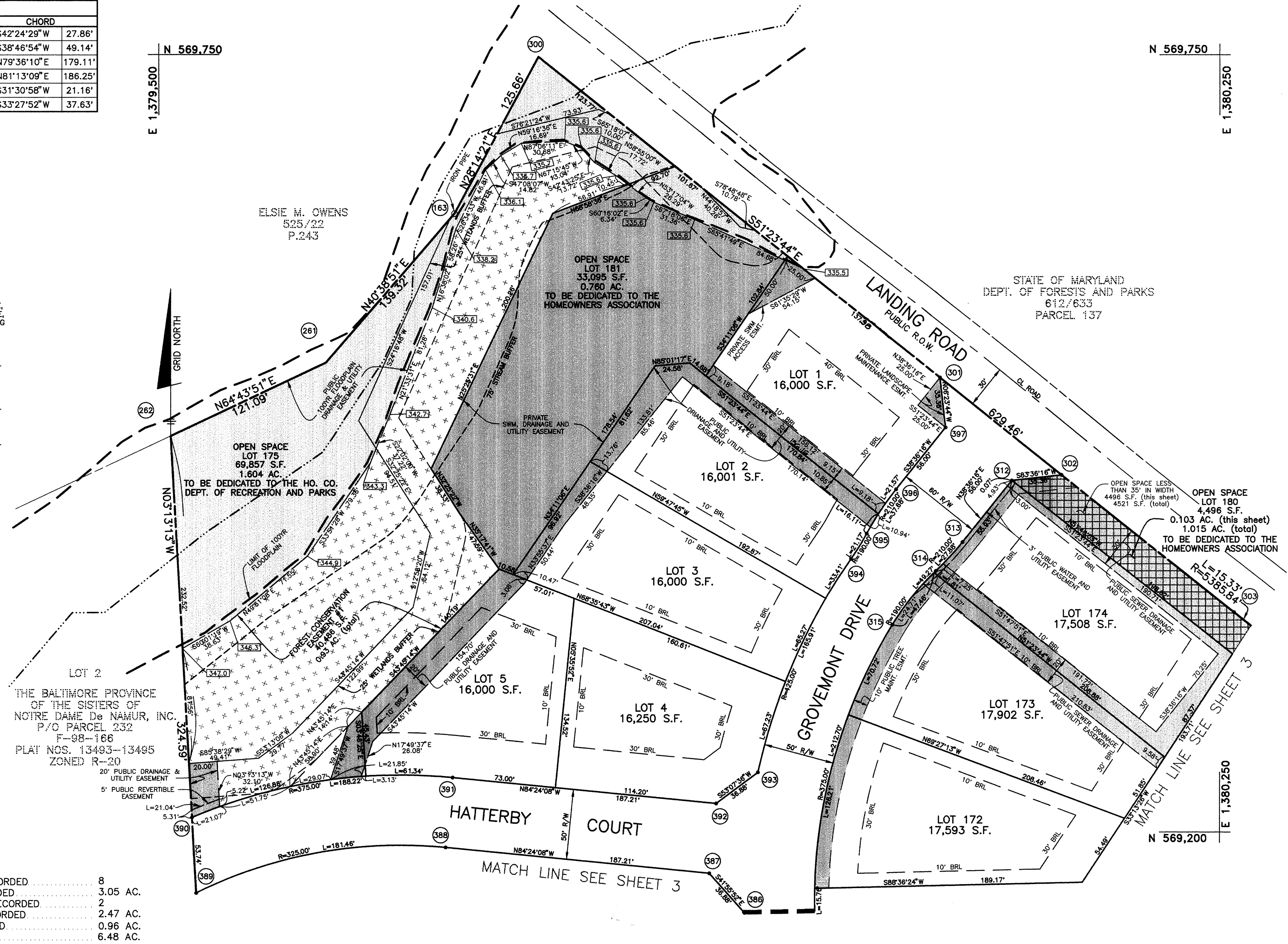
E 1,380,250

THE REQUIREMENTS § 3-108, THE REAL PROPERTY ARTICLE, ANNOTATED CODE OF MARYLAND, 1988 REPLACEMENT VOLUME, (AS SUPPLEMENTED) AS FAR AS THEY RELATE TO THE MAKING OF THIS PLAT AND THE SETTING OF MARKERS HAVE BEEN COMPLIED WITH.

*Peter J. Dare* 2/17/99  
 PETER J. DARE  
 MARYLAND PROPERTY LINE SURVEYOR #224  
 DATE

*Thomas K. Bourke*  
 THOMAS K. BOURKE, V.P., WINCHESTER HOMES, INC. DATE

*John M. Flaherty* 3/5/99  
 JOHN M. FLAHERTY, V.P., D.R. HORTON, INC. DATE



STATE OF MARYLAND  
 DEPT. OF FORESTS AND PARKS  
 612/633  
 PARCEL 137

**OWNER/DEVELOPER:**  
 WINCHESTER HOMES, INC. AND  
 D.R. HORTON, INC.  
 c/o 6305 IVY LANE, SUITE 800  
 GREENBELT, MARYLAND 20770  
 1-301-489-1202

**ENGINEER:**  
 BENCHMARK ENGINEERING, INC.  
 8480 BALT. NATL. PIKE, SUITE 418  
 ELLICOTT CITY, MARYLAND 21043  
 410-465-6105

LOT 2  
 THE BALTIMORE PROVINCE  
 OF THE SISTERS OF  
 NOTRE DAME DE NAMUR, INC.  
 P/O PARCEL 232  
 F-98-166  
 PLAT NOS. 13493-13495  
 ZONED R-20

**TOTAL TABULATION THIS PLAT**

TOTAL NUMBER OF BUILDABLE LOTS TO BE RECORDED	8
TOTAL AREA OF BUILDABLE LOTS TO BE RECORDED	3.05 AC.
TOTAL NUMBER OF OPEN SPACE LOTS TO BE RECORDED	2
TOTAL AREA OF OPEN SPACE LOTS TO BE RECORDED	2.47 AC.
TOTAL AREA OF RIGHT OF WAY TO BE RECORDED	0.96 AC.
TOTAL AREA OF THIS PLAT TO BE RECORDED	6.48 AC.

APPROVED: FOR PUBLIC WATER AND PUBLIC SEWER SYSTEMS, IN ACCORDANCE WITH THE MASTER PLAN OF WATER AND SEWERAGE FOR HOWARD COUNTY.

*Dine M. Waters* 2/9/99  
 COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

*Chris Dammann* 6/25/99  
 CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

*David S. Rutter* 7/19/99  
 DIRECTOR DATE

**SURVEYOR'S CERTIFICATE**

I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, THAT THE FINAL PLAT IS CORRECT; THAT IT IS A SUBDIVISION OF ALL OF THE LAND CONVEYED BY THE BALTIMORE PROVINCE OF THE SISTERS OF NOTRE DAME DE NAMUR, INC., TO WINCHESTER HOMES, INC. AND D.R. HORTON, INC. BY DEED DATED JANUARY 28, 1999, AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN UBER 4603 AT FOLIO 476 AND THAT ALL MONUMENTS ARE IN PLACE OR WILL BE IN PLACE PRIOR TO THE ACCEPTANCE OF THE STREETS IN THE SUBDIVISION BY HOWARD COUNTY AS SHOWN IN ACCORDANCE WITH THE ANNOTATED CODE OF MARYLAND, AS AMENDED.

*Peter J. Dare* 2/17/99  
 PETER J. DARE  
 MARYLAND PROPERTY LINE SURVEYOR # 224  
 DATE



**OWNER'S DEDICATION**

WINCHESTER HOMES, INC. AND D.R. HORTON, INC. BY THOMAS K. BOURKE AND JOHN H. FLAHERTY, OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY ADOPT THIS PLAN OF SUBDIVISION, AND IN CONSIDERATION OF THE APPROVAL OF THIS FINAL PLAT BY THE DEPT. 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 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, FLOODPLAIN AND OPEN SPACE WHERE APPLICABLE, AND FOR GOOD AND OTHER VALUABLE CONSIDERATION, HEREBY GRANTS THE OPTION TO HOWARD COUNTY TO ACQUIRE THE FEE SIMPLE TITLE TO THE BEDS OF THE STREETS AND/OR ROADS AND 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, WITNESS OUR HANDS THIS 22<sup>ND</sup> DAY OF FEBRUARY 1999.

*Thomas K. Bourke*  
 THOMAS K. BOURKE, VICE PRESIDENT  
 WINCHESTER HOMES, INC.  
 WITNESS

*John H. Flaherty*  
 JOHN H. FLAHERTY, VICE PRESIDENT  
 D.R. HORTON, INC.  
 WITNESS

RECORDED AS PLAT NO. 13810  
 ON 7/21/99 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

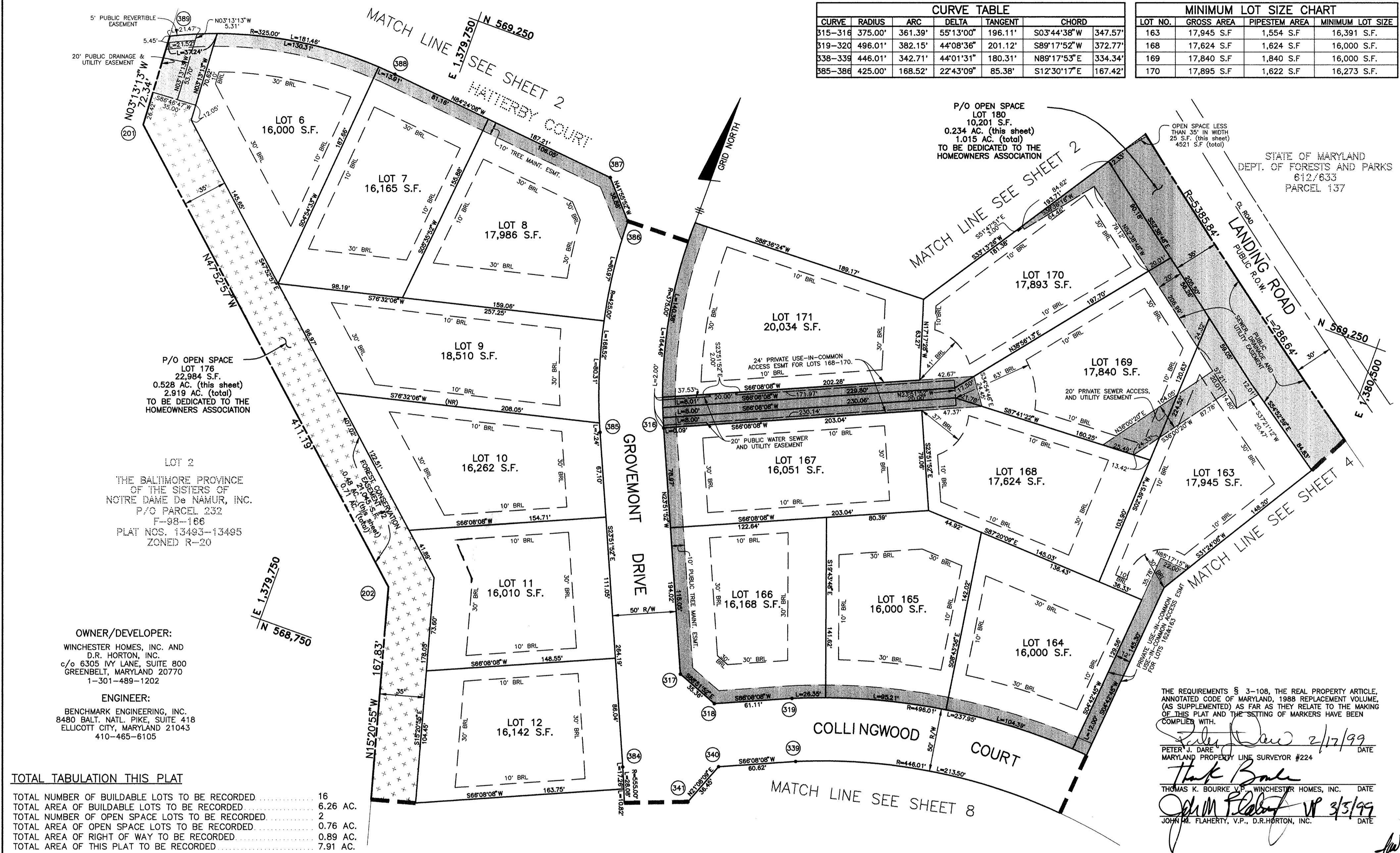
**GROVEMONT**  
 LOTS 1 THRU 185

A RESUBDIVISION OF LOT 1 OF THE BALTIMORE PROVINCE OF THE SISTERS OF NOTRE DAME DE NAMUR, INC. PROPERTY RECORDED AS PLAT Nos. 13493-13495

1st ELECTION DISTRICT OF HOWARD COUNTY, MARYLAND  
 S-96-28 P-97-003 F-98-166 WP-98-78  
 ZONING: R-20 SCALE: AS SHOWN  
 TAX MAP: 31 BLOCK: 17 & 23 DATE: FEBRUARY, 1999  
 P/O PARCEL: 232 SHEET: 2 of 15

CURVE TABLE						
CURVE	RADIUS	ARC	DELTA	TANGENT	CHORD	
315-316	375.00'	361.39'	55°13'00"	196.11'	S03°44'38"W	347.57'
319-320	496.01'	382.15'	44°08'36"	201.12'	S89°17'52"W	372.77'
338-339	446.01'	342.71'	44°01'31"	180.31'	N89°17'53"E	334.34'
385-386	425.00'	168.52'	22°43'09"	85.38'	S12°30'17"E	167.42'

MINIMUM LOT SIZE CHART			
LOT NO.	GROSS AREA	PIPESTEM AREA	MINIMUM LOT SIZE
163	17,945 S.F.	1,554 S.F.	16,391 S.F.
168	17,624 S.F.	1,624 S.F.	16,000 S.F.
169	17,840 S.F.	1,840 S.F.	16,000 S.F.
170	17,895 S.F.	1,622 S.F.	16,273 S.F.



P/O OPEN SPACE  
LOT 176  
22,984 S.F.  
0.528 AC. (this sheet)  
2.919 AC. (total)  
TO BE DEDICATED TO THE  
HOMEOWNERS ASSOCIATION

LOT 2  
THE BALTIMORE PROVINCE  
OF THE SISTERS OF  
NOTRE DAME DE NAMUR, INC.  
P/O PARCEL 232  
F-98-166  
PLAT NOS. 13483-13495  
ZONED R-20

OWNER/DEVELOPER:  
WINCHESTER HOMES, INC. AND  
D.R. HORTON, INC.  
c/o 6305 IVY LANE, SUITE 800  
GREENBELT, MARYLAND 20770  
1-301-489-1202

ENGINEER:  
BENCHMARK ENGINEERING, INC.  
8480 BALT. NATL. PIKE, SUITE 418  
ELLCOTT CITY, MARYLAND 21043  
410-465-6105

TOTAL TABULATION THIS PLAT

TOTAL NUMBER OF BUILDABLE LOTS TO BE RECORDED	16
TOTAL AREA OF BUILDABLE LOTS TO BE RECORDED	6.26 AC.
TOTAL NUMBER OF OPEN SPACE LOTS TO BE RECORDED	2
TOTAL AREA OF OPEN SPACE LOTS TO BE RECORDED	0.76 AC.
TOTAL AREA OF RIGHT OF WAY TO BE RECORDED	0.89 AC.
TOTAL AREA OF THIS PLAT TO BE RECORDED	7.91 AC.

APPROVED: FOR PUBLIC WATER AND PUBLIC SEWER SYSTEMS, IN ACCORDANCE WITH THE MASTER PLAN OF WATER AND SEWERAGE FOR HOWARD COUNTY.

*Donna M. ...* 7/5/99  
COUNTY HEALTH OFFICER *ew* DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

*Chris ...* 8/25/99  
CHIEF, DEVELOPMENT ENGINEERING DIVISION *ch* DATE

*James ...* 7/19/99  
DIRECTOR DATE

**SURVEYOR'S CERTIFICATE**

I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, THAT THE FINAL PLAT IS CORRECT; THAT IT IS A SUBDIVISION OF ALL OF THE LAND CONVEYED BY THE BALTIMORE PROVINCE OF THE SISTERS OF NOTRE DAME DE NAMUR, INC., TO WINCHESTER HOMES, INC. AND D.R. HORTON, INC. BY DEED DATED JANUARY 28, 1999, AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER 4603 AT FOLIO 476 AND THAT ALL MONUMENTS ARE IN PLACE OR WILL BE IN PLACE PRIOR TO THE ACCEPTANCE OF THE STREETS IN THE SUBDIVISION BY HOWARD COUNTY AS SHOWN IN ACCORDANCE WITH THE ANNOTATED CODE OF MARYLAND, AS AMENDED.



*Peter J. Dare* 2/17/99  
PETER J. DARE DATE  
MARYLAND PROPERTY LINE SURVEYOR # 224

**OWNER'S DEDICATION**

WINCHESTER HOMES, INC. AND D.R. HORTON, INC. BY THOMAS K. BOURKE AND JOHN H. FLAHERTY, OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY ADOPT THIS PLAN OF SUBDIVISION, AND IN CONSIDERATION OF THE APPROVAL OF THIS FINAL PLAT BY THE DEPT. 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 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, FLOODPLAIN AND OPEN SPACE WHERE APPLICABLE, AND FOR GOOD AND OTHER VALUABLE CONSIDERATION, HEREBY GRANTS THE OPTION TO HOWARD COUNTY TO ACQUIRE THE FEE SIMPLE TITLE TO THE BEDS OF THE STREETS AND/OR ROADS AND 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, WITNESS OUR HANDS THIS 22<sup>ND</sup> DAY OF FEBRUARY 1999.

*Thomas K. Bourke*  
THOMAS K. BOURKE, VICE PRESIDENT  
WINCHESTER HOMES, INC.  
WITNESS

*John M. Flaherty*  
JOHN H. FLAHERTY, VICE PRESIDENT  
D.R. HORTON, INC.  
WITNESS

RECORDED AS PLAT NO. 13811  
ON 7/19/99 AMONG THE LAND  
RECORDS OF HOWARD COUNTY, MARYLAND.

**GROVEMONT**  
LOTS 1 THRU 185

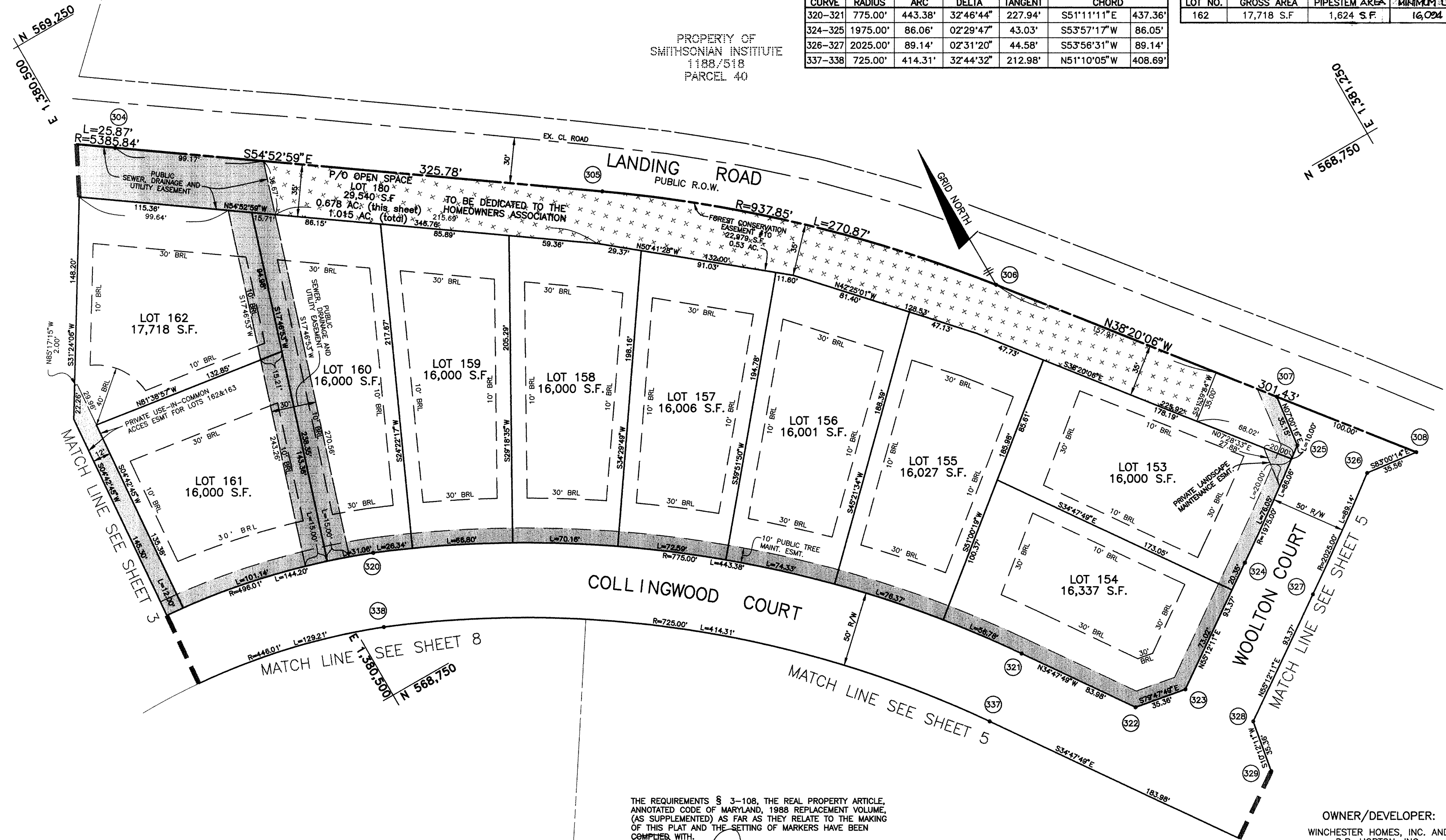
A RESUBDIVISION OF LOT 1 OF  
THE BALTIMORE PROVINCE OF THE SISTERS OF NOTRE DAME  
DE NAMUR, INC. PROPERTY  
RECORDED AS PLAT NOS. 13493-13495

1<sup>ST</sup> ELECTION DISTRICT OF HOWARD COUNTY, MARYLAND  
S-96-28 P-97-003 F-98-166 WP-98-78  
ZONING: R-20 SCALE: 1" = 50'  
TAX MAP: 31 BLOCK: 17 & 23 DATE: FEBRUARY, 1999  
P/O PARCEL: 232 SHEET: 3 OF 15

PROPERTY OF  
SMITHSONIAN INSTITUTE  
1188/518  
PARCEL 40

CURVE TABLE					
CURVE	RADIUS	ARC	DELTA	TANGENT	CHORD
320-321	775.00'	443.38'	32°46'44"	227.94'	S51°11'11"E 437.36'
324-325	1975.00'	86.06'	02°29'47"	43.03'	S53°57'17"W 86.05'
326-327	2025.00'	89.14'	02°31'20"	44.58'	S53°56'31"W 89.14'
337-338	725.00'	414.31'	32°44'32"	212.98'	N51°10'05"W 408.69'

MINIMUM LOT SIZE CHART			
LOT NO.	GROSS AREA	PIPESTEM AREA	MINIMUM LOT SIZE
162	17,718 S.F.	1,624 S.F.	16,094 S.F.



**TOTAL TABULATION THIS PLAT**

TOTAL NUMBER OF BUILDABLE LOTS TO BE RECORDED	10
TOTAL AREA OF BUILDABLE LOTS TO BE RECORDED	3.72 AC.
TOTAL NUMBER OF OPEN SPACE LOTS TO BE RECORDED	1
TOTAL AREA OF OPEN SPACE LOTS TO BE RECORDED	0.68 AC.
TOTAL AREA OF RIGHT OF WAY TO BE RECORDED	1.15 AC.
TOTAL AREA OF THIS PLAT TO BE RECORDED	5.55 AC.

THE REQUIREMENTS § 3-108, THE REAL PROPERTY ARTICLE, ANNOTATED CODE OF MARYLAND, 1988 REPLACEMENT VOLUME, (AS SUPPLEMENTED) AS FAR AS THEY RELATE TO THE MAKING OF THIS PLAT AND THE SETTING OF MARKERS HAVE BEEN COMPLIED WITH.

*Peter J. Dare* 2/17/99 DATE  
PETER J. DARE MARYLAND PROPERTY LINE SURVEYOR #224

*Thomas K. Bourke* DATE  
THOMAS K. BOURKE, V.P., WINCHESTER HOMES, INC.

*John M. Flaherty* 3/5/99 DATE  
JOHN M. FLAHERTY, V.P., D.R. HORTON, INC.

OWNER/DEVELOPER:  
WINCHESTER HOMES, INC. AND  
D.R. HORTON, INC.  
c/o 6305 IY LANE, SUITE 800  
GREENBELT, MARYLAND 20770  
1-301-489-1202

ENGINEER:  
BENCHMARK ENGINEERING, INC.  
8480 BALT. NATL. PIKE, SUITE 418  
ELLCOTT CITY, MARYLAND 21043  
410-465-6105

APPROVED: FOR PUBLIC WATER AND PUBLIC SEWER SYSTEMS, IN ACCORDANCE WITH THE MASTER PLAN OF WATER AND SEWERAGE FOR HOWARD COUNTY.

*Dina M. ...* 7/9/99 DATE  
COUNTY HEALTH OFFICER

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

*...* 6/25/99 DATE  
CHIEF, DEVELOPMENT ENGINEERING DIVISION

*...* 7/19/99 DATE  
DIRECTOR

**SURVEYOR'S CERTIFICATE**

I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, THAT THE FINAL PLAT IS CORRECT; THAT IT IS A SUBDIVISION OF ALL OF THE LAND CONVEYED BY THE BALTIMORE PROVINCE OF THE SISTERS OF NOTRE DAME de NAMUR, INC., TO WINCHESTER HOMES, INC. AND D.R. HORTON, INC. BY DEED DATED JANUARY 28, 1999, AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER 4603 AT FOLIO 476 AND THAT ALL MONUMENTS ARE IN PLACE OR WILL BE IN PLACE PRIOR TO THE ACCEPTANCE OF THE STREETS IN THE SUBDIVISION BY HOWARD COUNTY AS SHOWN IN ACCORDANCE WITH THE ANNOTATED CODE OF MARYLAND, AS AMENDED.

*Peter J. Dare* 2/17/99 DATE  
PETER J. DARE MARYLAND PROPERTY LINE SURVEYOR # 224

**OWNER'S DEDICATION**

WINCHESTER HOMES, INC. AND D.R. HORTON, INC. BY THOMAS K. BOURKE AND JOHN H. FLAHERTY, OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY ADOPT THIS PLAN OF SUBDIVISION, AND IN CONSIDERATION OF THE APPROVAL OF THIS FINAL PLAT BY THE DEPT. 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 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, FLOODPLAIN AND OPEN SPACE WHERE APPLICABLE, AND FOR GOOD AND OTHER VALUABLE CONSIDERATION, HEREBY GRANTS THE OPTION TO HOWARD COUNTY TO ACQUIRE THE FEE SIMPLE TITLE TO THE BEDS OF THE STREETS AND/OR ROADS AND 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, WITNESS OUR HANDS THIS 22<sup>nd</sup> DAY OF FEBRUARY 1999.

*Thomas K. Bourke*  
THOMAS K. BOURKE, VICE PRESIDENT  
WINCHESTER HOMES, INC.

*John M. Flaherty*  
JOHN H. FLAHERTY, VICE PRESIDENT  
D.R. HORTON, INC.

*...*  
WITNESS

RECORDED AS PLAT NO. 13812  
ON 7/21/99 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

**GROVEMONT**  
LOTS 1 THRU 185

A RESUBDIVISION OF LOT 1 OF THE BALTIMORE PROVINCE OF THE SISTERS OF NOTRE DAME de NAMUR, INC. PROPERTY  
RECORDED AS PLAT Nos. 13493-13495

1<sup>st</sup> ELECTION DISTRICT OF HOWARD COUNTY, MARYLAND  
S-96-28 P-97-003 F-98-166 WP-98-78  
ZONING: R-20 SCALE: 1" = 50'  
TAX MAP: 31 BLOCK: 17 & 23 DATE: FEBRUARY, 1999  
P/O PARCEL: 232 SHEET: 4 of 15

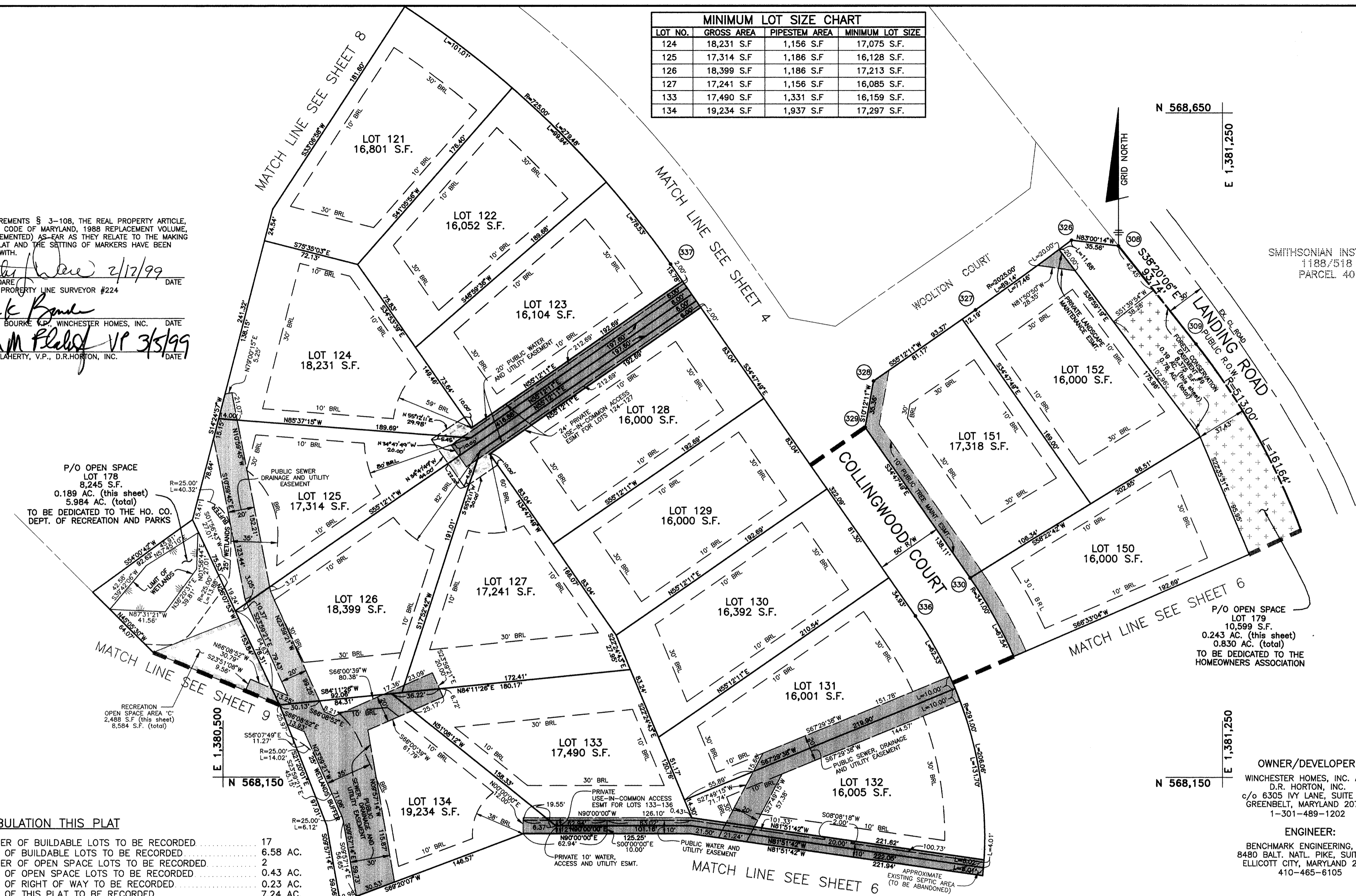
MINIMUM LOT SIZE CHART			
LOT NO.	GROSS AREA	PIPESTEM AREA	MINIMUM LOT SIZE
124	18,231 S.F.	1,156 S.F.	17,075 S.F.
125	17,314 S.F.	1,186 S.F.	16,128 S.F.
126	18,399 S.F.	1,186 S.F.	17,213 S.F.
127	17,241 S.F.	1,156 S.F.	16,085 S.F.
133	17,490 S.F.	1,331 S.F.	16,159 S.F.
134	19,234 S.F.	1,937 S.F.	17,297 S.F.

THE REQUIREMENTS § 3-108, THE REAL PROPERTY ARTICLE, ANNOTATED CODE OF MARYLAND, 1988 REPLACEMENT VOLUME, (AS SUPPLEMENTED) AS FAR AS THEY RELATE TO THE MAKING OF THIS PLAT AND THE SETTING OF MARKERS HAVE BEEN COMPLIED WITH.

*Peter J. Dare* 2/12/99 DATE  
 PETER J. DARE MARYLAND PROPERTY LINE SURVEYOR #224

*Thomas K. Bourke* DATE  
 THOMAS K. BOURKE V.P. WINCHESTER HOMES, INC.

*John H. Flaherty* VP 3/5/99 DATE  
 JOHN H. FLAHERTY, V.P., D.R. HORTON, INC.



P/O OPEN SPACE LOT 178  
 8,245 S.F.  
 0.189 AC. (this sheet)  
 5.984 AC. (total)  
 TO BE DEDICATED TO THE HO. CO. DEPT. OF RECREATION AND PARKS

P/O OPEN SPACE LOT 179  
 10,599 S.F.  
 0.243 AC. (this sheet)  
 0.830 AC. (total)  
 TO BE DEDICATED TO THE HOMEOWNERS ASSOCIATION

**TOTAL TABULATION THIS PLAT**

TOTAL NUMBER OF BUILDABLE LOTS TO BE RECORDED	17
TOTAL AREA OF BUILDABLE LOTS TO BE RECORDED	6.58 AC.
TOTAL NUMBER OF OPEN SPACE LOTS TO BE RECORDED	2
TOTAL AREA OF OPEN SPACE LOTS TO BE RECORDED	0.43 AC.
TOTAL AREA OF RIGHT OF WAY TO BE RECORDED	0.23 AC.
TOTAL AREA OF THIS PLAT TO BE RECORDED	7.24 AC.

APPROVED: FOR PUBLIC WATER AND PUBLIC SEWER SYSTEMS, IN ACCORDANCE WITH THE MASTER PLAN OF WATER AND SEWERAGE FOR HOWARD COUNTY.

*Dine M. [Signature]* 7/9/99 DATE  
 COUNTY HEALTH OFFICER

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

*[Signature]* 6/25/99 DATE  
 CHIEF, DEVELOPMENT ENGINEERING DIVISION

*[Signature]* 7/12/99 DATE  
 DIRECTOR

**SURVEYOR'S CERTIFICATE**

I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, THAT THE FINAL PLAT IS CORRECT; THAT IT IS A SUBDIVISION OF ALL OF THE LAND CONVEYED BY THE BALTIMORE PROVINCE OF THE SISTERS OF NOTRE DAME de NAMUR, INC., TO WINCHESTER HOMES, INC. AND D.R. HORTON, INC. BY DEED DATED JANUARY 28, 1999, AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER 4603 AT FOLIO 476 AND THAT ALL MONUMENTS ARE IN PLACE OR WILL BE IN PLACE PRIOR TO THE ACCEPTANCE OF THE STREETS IN THE SUBDIVISION BY HOWARD COUNTY AS SHOWN IN ACCORDANCE WITH THE ANNOTATED CODE OF MARYLAND, AS AMENDED.

*Peter J. Dare* 2/12/99 DATE  
 PETER J. DARE MARYLAND PROPERTY LINE SURVEYOR # 224



**OWNER'S DEDICATION**

WINCHESTER HOMES, INC. AND D.R. HORTON, INC. BY THOMAS K. BOURKE AND JOHN H. FLAHERTY, OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY ADOPT THIS PLAN OF SUBDIVISION, AND IN CONSIDERATION OF THE APPROVAL OF THIS FINAL PLAT BY THE DEPT. 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 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, FLOODPLAIN AND OPEN SPACE WHERE APPLICABLE, AND FOR GOOD AND OTHER VALUABLE CONSIDERATION, HEREBY GRANTS THE OPTION TO HOWARD COUNTY TO ACQUIRE THE FEE SIMPLE TITLE TO THE BEDS OF THE STREETS AND/OR ROADS AND 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, WITNESS OUR HANDS THIS 22<sup>nd</sup> DAY OF FEBRUARY 1999.

*Thomas K. Bourke*  
 THOMAS K. BOURKE, VICE PRESIDENT  
 WINCHESTER HOMES, INC.  
 WITNESS

*John H. Flaherty*  
 JOHN H. FLAHERTY, VICE PRESIDENT  
 D.R. HORTON, INC.  
 WITNESS

RECORDED AS PLAT NO. 13813  
 ON 7/12/99 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

**GROVEMONT**  
 LOTS 1 THRU 185

A RESUBDIVISION OF LOT 1 OF THE BALTIMORE PROVINCE OF THE SISTERS OF NOTRE DAME de NAMUR, INC. PROPERTY RECORDED AS PLAT Nos. 13493-13495

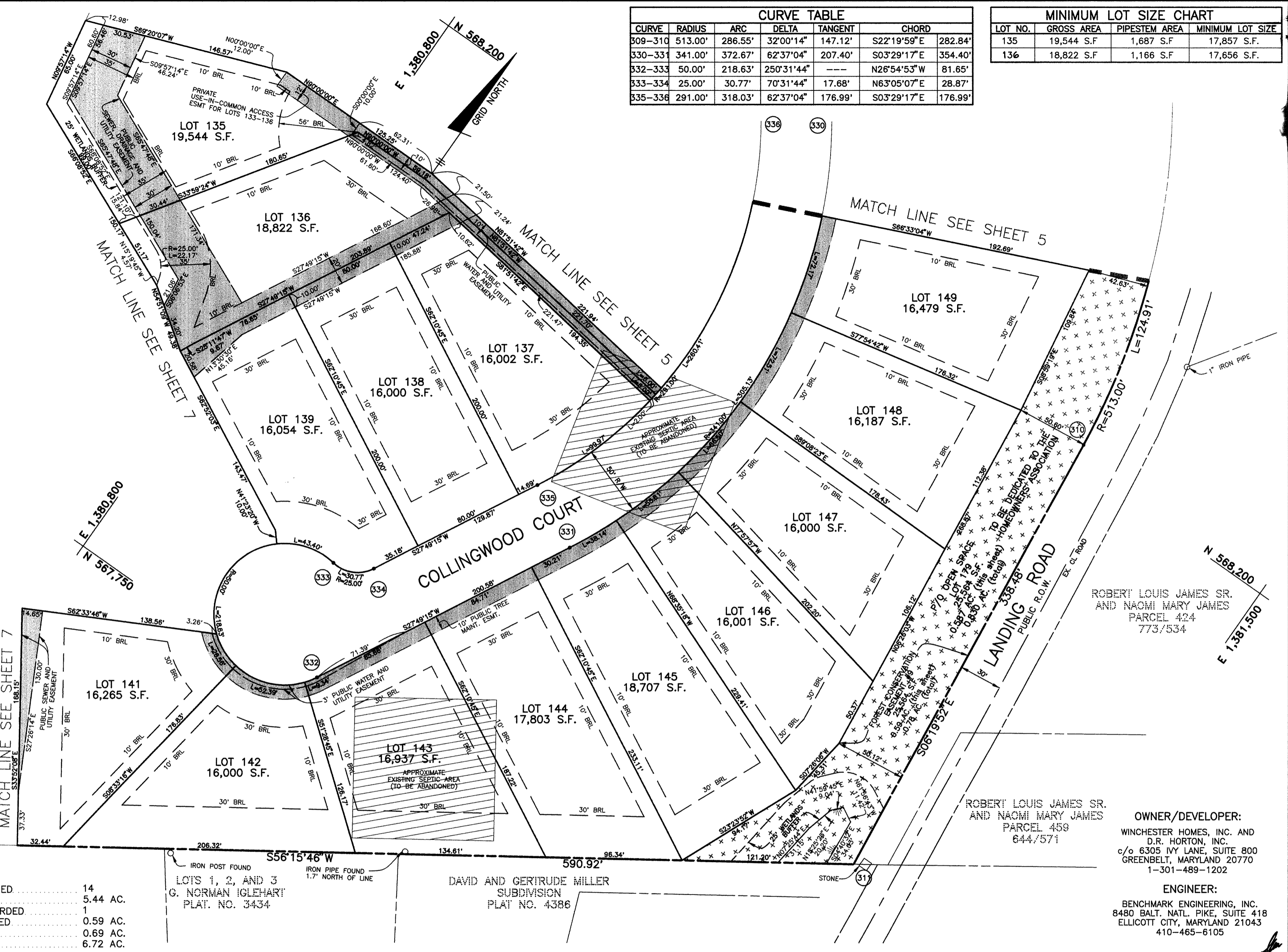
1<sup>st</sup> ELECTION DISTRICT OF HOWARD COUNTY, MARYLAND  
 S-96-28 P-97-003 F-98-166 WP-98-78  
 ZONING: R-20 SCALE: 1" = 50'  
 TAX MAP: 31 Block: 17 & 23 DATE: FEBRUARY, 1999  
 P/O PARCEL: 232 SHEET: 5 OF 15

CURVE TABLE						
CURVE	RADIUS	ARC	DELTA	TANGENT	CHORD	
309-310	513.00'	286.55'	32°00'14"	147.12'	S22°19'59"E	282.84'
330-331	341.00'	372.67'	62°37'04"	207.40'	S03°29'17"E	354.40'
332-333	50.00'	218.63'	250°31'44"	---	N26°54'53"W	81.65'
333-334	25.00'	30.77'	70°31'44"	17.68'	N63°05'07"E	28.87'
335-336	291.00'	318.03'	62°37'04"	176.99'	S03°29'17"E	176.99'

MINIMUM LOT SIZE CHART			
LOT NO.	GROSS AREA	PIPESTEM AREA	MINIMUM LOT SIZE
135	19,544 S.F.	1,687 S.F.	17,857 S.F.
136	18,822 S.F.	1,166 S.F.	17,656 S.F.

THE REQUIREMENTS § 3-108, THE REAL PROPERTY ARTICLE, ANNOTATED CODE OF MARYLAND, 1988 REPLACEMENT VOLUME, (AS SUPPLEMENTED) AS FAR AS THEY RELATE TO THE MAKING OF THIS PLAT AND THE SETTING OF MARKERS HAVE BEEN COMPLIED WITH.

*Peter J. Dare* 2/17/99 DATE  
 PETER J. DARE MARYLAND PROPERTY LINE SURVEYOR #224  
*Thomas K. Bourke* DATE  
 THOMAS K. BOURKE, VICE PRESIDENT WINCHESTER HOMES, INC. DATE  
*John M. Flaherty* VP 3/5/99 DATE  
 JOHN M. FLAHERTY, V.P., D.R. HORTON, INC. DATE



**TOTAL TABULATION THIS PLAT**

TOTAL NUMBER OF BUILDABLE LOTS TO BE RECORDED	14
TOTAL AREA OF BUILDABLE LOTS TO BE RECORDED	5.44 AC.
TOTAL NUMBER OF OPEN SPACE LOTS TO BE RECORDED	1
TOTAL AREA OF OPEN SPACE LOTS TO BE RECORDED	0.59 AC.
TOTAL AREA OF RIGHT OF WAY TO BE RECORDED	0.69 AC.
TOTAL AREA OF THIS PLAT TO BE RECORDED	6.72 AC.

**SURVEYOR'S CERTIFICATE**

I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, THAT THE FINAL PLAT IS CORRECT; THAT IT IS A SUBDIVISION OF ALL OF THE LAND CONVEYED BY THE BALTIMORE PROVINCE OF THE SISTERS OF NOTRE DAME de NAMUR, INC., TO WINCHESTER HOMES, INC. AND D.R. HORTON, INC. BY DEED DATED JANUARY 28, 1999, AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER 4603 AT FOLIO 476 AND THAT ALL MONUMENTS ARE IN PLACE OR WILL BE IN PLACE PRIOR TO THE ACCEPTANCE OF THE STREETS IN THE SUBDIVISION BY HOWARD COUNTY AS SHOWN IN ACCORDANCE WITH THE ANNOTATED CODE OF MARYLAND, AS AMENDED.

**OWNER'S DEDICATION**

WINCHESTER HOMES, INC. AND D.R. HORTON, INC. BY THOMAS K. BOURKE AND JOHN H. FLAHERTY, OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY ADOPT THIS PLAN OF SUBDIVISION, AND IN CONSIDERATION OF THE APPROVAL OF THIS FINAL PLAT BY THE DEPT. 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 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, FLOODPLAIN AND OPEN SPACE WHERE APPLICABLE, AND FOR GOOD AND OTHER VALUABLE CONSIDERATION, HEREBY GRANTS THE OPTION TO HOWARD COUNTY TO ACQUIRE THE FEE SIMPLE TITLE TO THE BEDS OF THE STREETS AND/OR ROADS AND 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, WITNESS OUR HANDS THIS 22<sup>nd</sup> DAY OF FEBRUARY, 1999.

*Thomas K. Bourke*  
 THOMAS K. BOURKE, VICE PRESIDENT  
 WINCHESTER HOMES, INC.  
 WITNESS

*John M. Flaherty*  
 JOHN H. FLAHERTY, VICE PRESIDENT  
 D.R. HORTON, INC.  
 WITNESS

RECORDED AS PLAT NO. 13814  
 ON 7/11/99 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

APPROVED: *Dore M. ...* 7/9/99 DATE  
 COUNTY HEALTH OFFICER

APPROVED: *...* 6/25/99 DATE  
 CHIEF, DEVELOPMENT ENGINEERING DIVISION

*...* 7/19/99 DATE  
 DIRECTOR

*Peter J. Dare* 2/17/99 DATE  
 PETER J. DARE MARYLAND PROPERTY LINE SURVEYOR # 224

**GROVEMONT**  
 LOTS 1 THRU 185

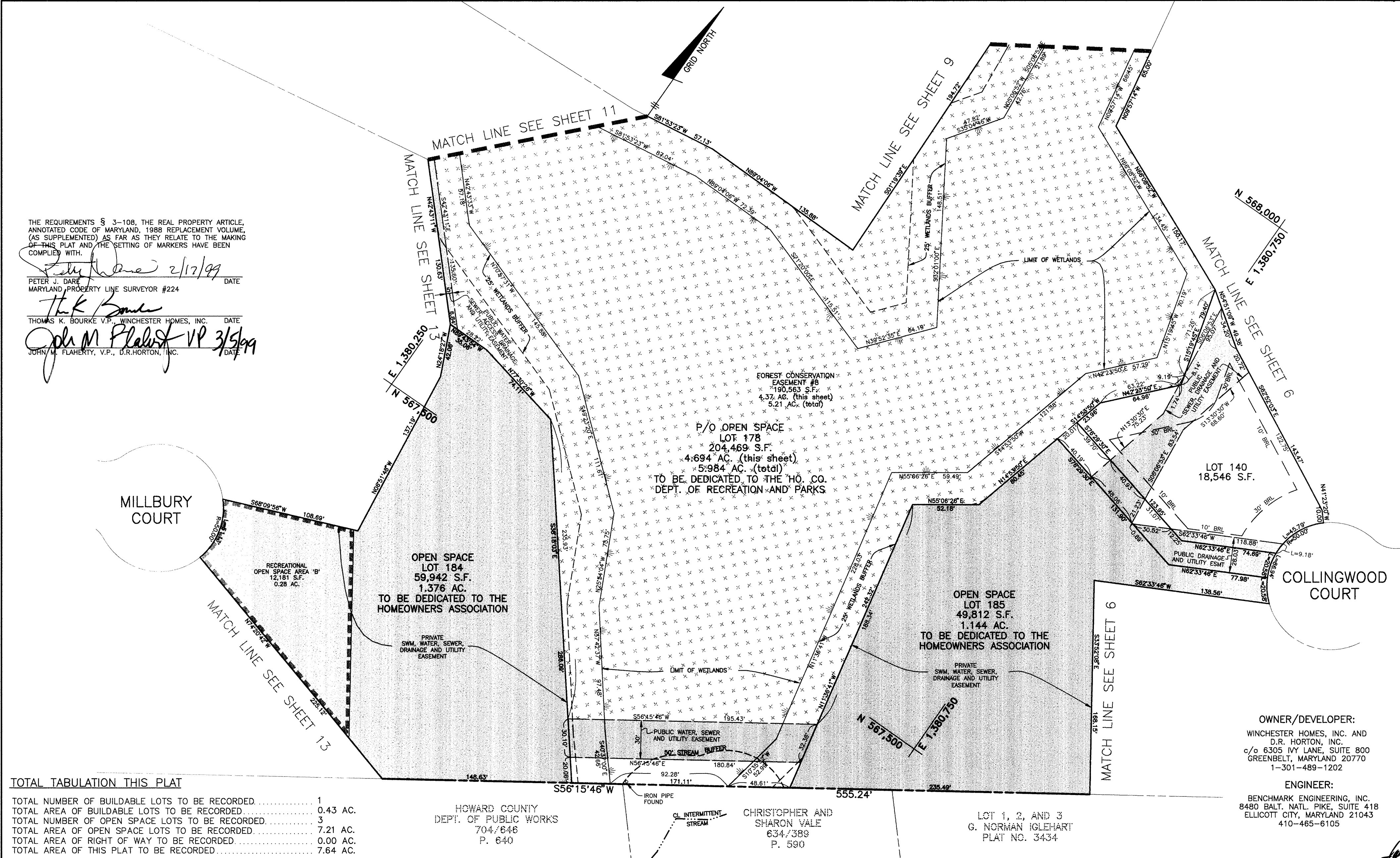
A RESUBDIVISION OF LOT 1 OF THE BALTIMORE PROVINCE OF THE SISTERS OF NOTRE DAME de NAMUR, INC. PROPERTY RECORDED AS PLAT Nos. 13493-13495

1st ELECTION DISTRICT OF HOWARD COUNTY, MARYLAND  
 S-96-28 P-97-003 F-98-166 WP-98-78  
 ZONING: R-20 SCALE: 1" = 50'  
 TAX MAP: 31 Block: 17 & 23 DATE: FEBRUARY, 1999  
 P/O PARCEL: 232 SHEET: 6 of 15

THE REQUIREMENTS § 3-108, THE REAL PROPERTY ARTICLE, ANNOTATED CODE OF MARYLAND, 1988 REPLACEMENT VOLUME, (AS SUPPLEMENTED) AS FAR AS THEY RELATE TO THE MAKING OF THIS PLAT AND THE SETTING OF MARKERS HAVE BEEN COMPLIED WITH.

*Peter J. Dare* 2/17/99  
 PETER J. DARE DATE  
 MARYLAND PROPERTY LINE SURVEYOR #224

*Thomas K. Bourke*  
 THOMAS K. BOURKE V.P., WINCHESTER HOMES, INC. DATE  
*John M. Flaherty* VP 3/5/99  
 JOHN M. FLAHERTY, V.P., D.R. HORTON, INC. DATE



**TOTAL TABULATION THIS PLAT**

TOTAL NUMBER OF BUILDABLE LOTS TO BE RECORDED	1
TOTAL AREA OF BUILDABLE LOTS TO BE RECORDED	0.43 AC.
TOTAL NUMBER OF OPEN SPACE LOTS TO BE RECORDED	3
TOTAL AREA OF OPEN SPACE LOTS TO BE RECORDED	7.21 AC.
TOTAL AREA OF RIGHT OF WAY TO BE RECORDED	0.00 AC.
TOTAL AREA OF THIS PLAT TO BE RECORDED	7.64 AC.

APPROVED: FOR PUBLIC WATER AND PUBLIC SEWER SYSTEMS, IN ACCORDANCE WITH THE MASTER PLAN OF WATER AND SEWERAGE FOR HOWARD COUNTY.

*Dir. M. [Signature]* 2/9/99  
 COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

*[Signature]* 6/25/99  
 CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

*[Signature]* 7/12/99  
 DIRECTOR DATE

**SURVEYOR'S CERTIFICATE**

I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, THAT THE FINAL PLAT IS CORRECT; THAT IT IS A SUBDIVISION OF ALL OF THE LAND CONVEYED BY THE BALTIMORE PROVINCE OF THE SISTERS OF NOTRE DAME de NAMUR, INC., TO WINCHESTER HOMES, INC. AND D.R. HORTON, INC. BY DEED DATED JANUARY 28, 1999, AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER 4603 AT FOLIO 476 AND THAT ALL MONUMENTS ARE IN PLACE OR WILL BE IN PLACE PRIOR TO THE ACCEPTANCE OF THE STREETS IN THE SUBDIVISION BY HOWARD COUNTY AS SHOWN IN ACCORDANCE WITH THE ANNOTATED CODE OF MARYLAND, AS AMENDED.



*Peter J. Dare* 2/17/99  
 PETER J. DARE DATE  
 MARYLAND PROPERTY LINE SURVEYOR # 224

**OWNER'S DEDICATION**

WINCHESTER HOMES, INC. AND D.R. HORTON, INC. BY THOMAS K. BOURKE AND JOHN H. FLAHERTY, OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY ADOPT THIS PLAN OF SUBDIVISION, AND IN CONSIDERATION OF THE APPROVAL OF THIS FINAL PLAT BY THE DEPT. 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 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, FLOODPLAIN AND OPEN SPACE WHERE APPLICABLE, AND FOR GOOD AND OTHER VALUABLE CONSIDERATION, HEREBY GRANTS THE OPTION TO HOWARD COUNTY TO ACQUIRE THE FEE SIMPLE TITLE TO THE BEDS OF THE STREETS AND/OR ROADS AND 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, WITNESS OUR HANDS THIS 22<sup>nd</sup> DAY OF FEBRUARY 1999.

*Thomas K. Bourke*  
 THOMAS K. BOURKE, VICE PRESIDENT  
 WINCHESTER HOMES, INC.  
 WITNESS  
*Luxia Thomas*

*John M. Flaherty*  
 JOHN H. FLAHERTY, VICE PRESIDENT  
 D.R. HORTON, INC.  
 WITNESS  
*[Signature]*

RECORDED AS PLAT NO. 13815  
 ON 7/21/99 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

**GROVEMONT**  
 LOTS 1 THRU 185

A RESUBDIVISION OF LOT 1 OF THE BALTIMORE PROVINCE OF THE SISTERS OF NOTRE DAME de NAMUR, INC. PROPERTY RECORDED AS PLAT Nos. 13493-13495

1<sup>st</sup> ELECTION DISTRICT OF HOWARD COUNTY, MARYLAND S-96-28 P-97-003 F-98-166 WP-98-78 ZONING: R-20 SCALE: 1" = 50' TAX MAP: 31 BLOCK: 17 & 23 DATE: FEBRUARY, 1999 P/O PARCEL: 232 SHEET: 7 of 15

CURVE TABLE					
CURVE	RADIUS	ARC	DELTA	TANGENT	CHORD
341-342	605.00'	570.82'	54°03'33"	308.66'	S06°03'52" W 549.88'
383-384	555.00'	1196.64'	123°32'11"	1033.69'	N39°41'09" E 977.96'

MINIMUM LOT SIZE CHART			
LOT NO.	GROSS AREA	PIPESTEM AREA	MINIMUM LOT SIZE
111	18,488 S.F.	1,623 S.F.	16,865 S.F.
112	19,289 S.F.	2,219 S.F.	17,070 S.F.
113	17,712 S.F.	1,592 S.F.	16,120 S.F.

THE BALTIMORE PROVINCE  
OF THE SISTERS OF  
NOTRE DAME de NAMUR, INC.  
P/O PARCEL 232  
F-98-166  
PLAT NOS. 13493-13495  
ZONED R-20

P/O OPEN SPACE  
LOT 176  
10,032 S.F.  
0.230 AC. (this sheet)  
2.919 AC. (total)  
TO BE DEDICATED TO THE  
HOMEOWNERS ASSOCIATION

THE REQUIREMENTS § 3-108, THE REAL PROPERTY ARTICLE, ANNOTATED CODE OF MARYLAND, 1988 REPLACEMENT VOLUME, (AS SUPPLEMENTED) AS FAR AS THEY RELATE TO THE MAKING OF THIS PLAT AND THE SETTING OF MARKERS HAVE BEEN COMPLIED WITH.

*Peter J. Dare* 2/12/99  
PETER J. DARE  
MARYLAND PROPERTY LINE SURVEYOR #224

*Thomas K. Bourke*  
THOMAS K. BOURKE, V.P., WINCHESTER HOMES, INC.

*John H. Flaherty* VP 3/5/99  
JOHN H. FLAHERTY, V.P., D.R. HORTON, INC.

**TOTAL TABULATION THIS PLAT**

TOTAL NUMBER OF BUILDABLE LOTS TO BE RECORDED.....	15
TOTAL AREA OF BUILDABLE LOTS TO BE RECORDED.....	5.73 AC.
TOTAL NUMBER OF OPEN SPACE LOTS TO BE RECORDED.....	1
TOTAL AREA OF OPEN SPACE LOTS TO BE RECORDED.....	0.23 AC.
TOTAL AREA OF RIGHT OF WAY TO BE RECORDED.....	0.45 AC.
TOTAL AREA OF THIS PLAT TO BE RECORDED.....	6.41 AC.

APPROVED: FOR PUBLIC WATER AND PUBLIC SEWER SYSTEMS, IN ACCORDANCE WITH THE MASTER PLAN OF WATER AND SEWERAGE FOR HOWARD COUNTY.

*Dina M. ...* 2/5/99  
COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

*...* 6/25/99  
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

*...* 7/19/99  
DIRECTOR DATE

**SURVEYOR'S CERTIFICATE**

I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, THAT THE FINAL PLAT IS CORRECT; THAT IT IS A SUBDIVISION OF ALL OF THE LAND CONVEYED BY THE BALTIMORE PROVINCE OF THE SISTERS OF NOTRE DAME de NAMUR, INC., TO WINCHESTER HOMES, INC. AND D.R. HORTON, INC. BY DEED DATED JANUARY 28, 1999, AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER 4603 AT FOLIO 476 AND THAT ALL MONUMENTS ARE IN PLACE OR WILL BE IN PLACE PRIOR TO THE ACCEPTANCE OF THE STREETS IN THE SUBDIVISION BY HOWARD COUNTY AS SHOWN IN ACCORDANCE WITH THE ANNOTATED CODE OF MARYLAND, AS AMENDED.

*Peter J. Dare* 2/19/99  
PETER J. DARE  
MARYLAND PROPERTY LINE SURVEYOR # 224



**OWNER'S DEDICATION**

WINCHESTER HOMES, INC. AND D.R. HORTON, INC. BY THOMAS K. BOURKE AND JOHN H. FLAHERTY, OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY ADOPT THIS PLAN OF SUBDIVISION, AND IN CONSIDERATION OF THE APPROVAL OF THIS FINAL PLAT BY THE DEPT. 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 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, FLOODPLAIN AND OPEN SPACE WHERE APPLICABLE, AND FOR GOOD AND OTHER VALUABLE CONSIDERATION, HEREBY GRANTS THE OPTION TO HOWARD COUNTY TO ACQUIRE THE FEE SIMPLE TITLE TO THE BEDS OF THE STREETS AND/OR ROADS AND 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, WITNESS OUR HANDS THIS 22<sup>nd</sup> DAY OF FEBRUARY 1999.

*Thomas K. Bourke*  
THOMAS K. BOURKE, VICE PRESIDENT  
WINCHESTER HOMES, INC.  
*Lucas J. ...*  
WITNESS

*John H. Flaherty*  
JOHN H. FLAHERTY, VICE PRESIDENT  
D.R. HORTON, INC.  
*...*  
WITNESS

RECORDED AS PLAT NO. 13816  
ON 7/21/99 AMONG THE LAND  
RECORDS OF HOWARD COUNTY, MARYLAND.

**GROVEMONT**  
LOTS 1 THRU 185

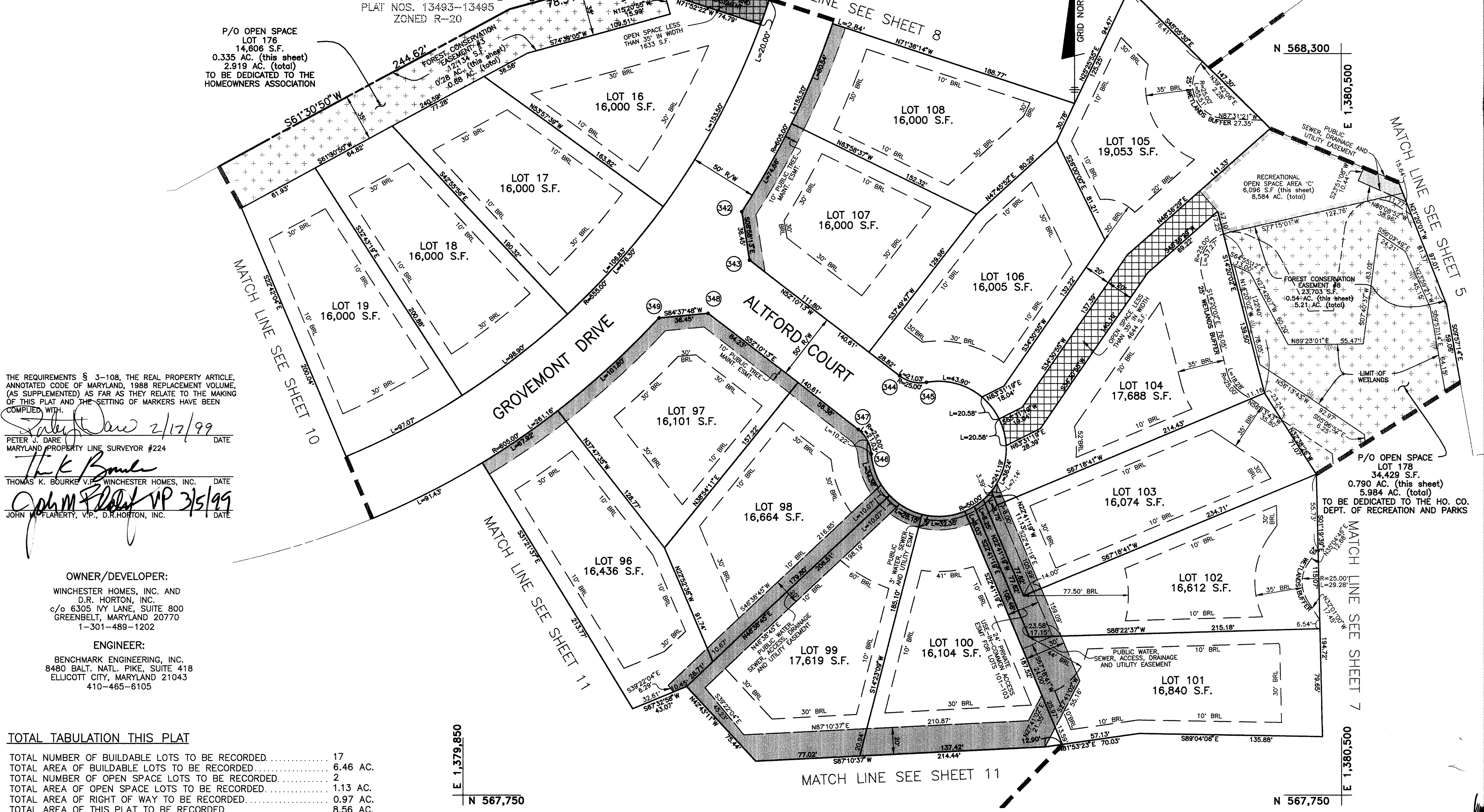
A RESUBDIVISION OF LOT 1 OF  
THE BALTIMORE PROVINCE OF THE SISTERS OF NOTRE DAME  
de NAMUR, INC. PROPERTY  
RECORDED AS PLAT Nos. 13493-13495

1<sup>st</sup> ELECTION DISTRICT OF HOWARD COUNTY, MARYLAND  
S-96-28 P-97-003 F-98-166 WP-98-78  
ZONING: R-20 SCALE: 1" = 50'  
TAX MAP: 31 Block: 17 & 23 DATE: FEBRUARY, 1999  
P/O PARCEL: 232 SHEET: 8 of 15



CURVE TABLE						
CURVE	RADIUS	ARC	DELTA	TANGENT	CHORD	
344-345	25.00'	21.03'	48°11'23"	11.18'	N76°15'54"W	20.41'
345-346	50.00'	241.19'	27°22'46"	---	S37°49'47"W	66.67'
346-347	25.00'	21.03'	48°11'23"	11.18'	S28°04'31"E	20.41'
349-350	605.00'	531.65'	50°20'58"	284.36'	N67°44'25"E	514.71'

MINIMUM LOT SIZE CHART			
LOT NO.	GROSS AREA	PIPESTEM AREA	MINIMUM LOT SIZE
101	16,840 S.F.	840 S.F.	16,000 S.F.
102	16,612 S.F.	612 S.F.	16,000 S.F.
103	16,074 S.F.	74 S.F.	16,000 S.F.
105	19,053 S.F.	3,053 S.F.	16,000 S.F.



THE REQUIREMENTS § 3-108, THE REAL PROPERTY ARTICLE, ANNOTATED CODE OF MARYLAND, 1988 REPLACEMENT VOLUME, (AS SUPPLEMENTED) AS FAR AS THEY RELATE TO THE MAKING OF THIS PLAT AND THE SETTING OF MARKERS HAVE BEEN COMPLIED WITH.

*Peter J. Dare* 2/17/99 DATE  
 PETER J. DARE MARYLAND PROPERTY LINE SURVEYOR #224

*Thomas K. Bourke* DATE  
 THOMAS K. BOURKE V.P. WINCHESTER HOMES, INC.

*John M. Flaherty* VP 3/5/99 DATE  
 JOHN M. FLAHERTY, V.P., D.R. HORTON, INC.

APPROVED: FOR PUBLIC WATER AND PUBLIC SEWER SYSTEMS, IN ACCORDANCE WITH THE MASTER PLAN OF WATER AND SEWERAGE FOR HOWARD COUNTY.

*Dina Matusz* 7/9/99 DATE  
 COUNTY HEALTH OFFICER cw

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

*Michael...* 6/25/99 DATE  
 CHIEF, DEVELOPMENT ENGINEERING DIVISION

*James...* 7/19/99 DATE  
 DIRECTOR

**SURVEYOR'S CERTIFICATE**

I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, THAT THE FINAL PLAT IS CORRECT; THAT IT IS A SUBDIVISION OF ALL OF THE LAND CONVEYED BY THE BALTIMORE PROVINCE OF THE SISTERS OF NOTRE DAME de NAMUR, INC., TO WINCHESTER HOMES, INC. AND D.R. HORTON, INC. BY DEED DATED JANUARY 28, 1999, AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER 4603 AT FOLIO 476 AND THAT ALL MONUMENTS ARE IN PLACE OR WILL BE IN PLACE PRIOR TO THE ACCEPTANCE OF THE STREETS IN THE SUBDIVISION BY HOWARD COUNTY AS SHOWN IN ACCORDANCE WITH THE ANNOTATED CODE OF MARYLAND, AS AMENDED.

*Peter J. Dare* 2/17/99 DATE  
 PETER J. DARE MARYLAND PROPERTY LINE SURVEYOR # 224

**OWNER'S DEDICATION**

WINCHESTER HOMES, INC. AND D.R. HORTON, INC. BY THOMAS K. BOURKE AND JOHN H. FLAHERTY, OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY ADOPT THIS PLAN OF SUBDIVISION, AND IN CONSIDERATION OF THE APPROVAL OF THIS FINAL PLAT BY THE DEPT. 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 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, FLOODPLAIN AND OPEN SPACE WHERE APPLICABLE, AND FOR GOOD AND OTHER VALUABLE CONSIDERATION, HEREBY GRANTS THE OPTION TO HOWARD COUNTY TO ACQUIRE THE FEE SIMPLE TITLE TO THE BEDS OF THE STREETS AND/OR ROADS AND 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, WITNESS OUR HANDS THIS 22<sup>nd</sup> DAY OF FEBRUARY 1999.

*Thomas K. Bourke*  
 THOMAS K. BOURKE, VICE PRESIDENT WINCHESTER HOMES, INC.

*John M. Flaherty*  
 JOHN H. FLAHERTY, VICE PRESIDENT D.R. HORTON, INC.

*Thomas...*  
 WITNESS

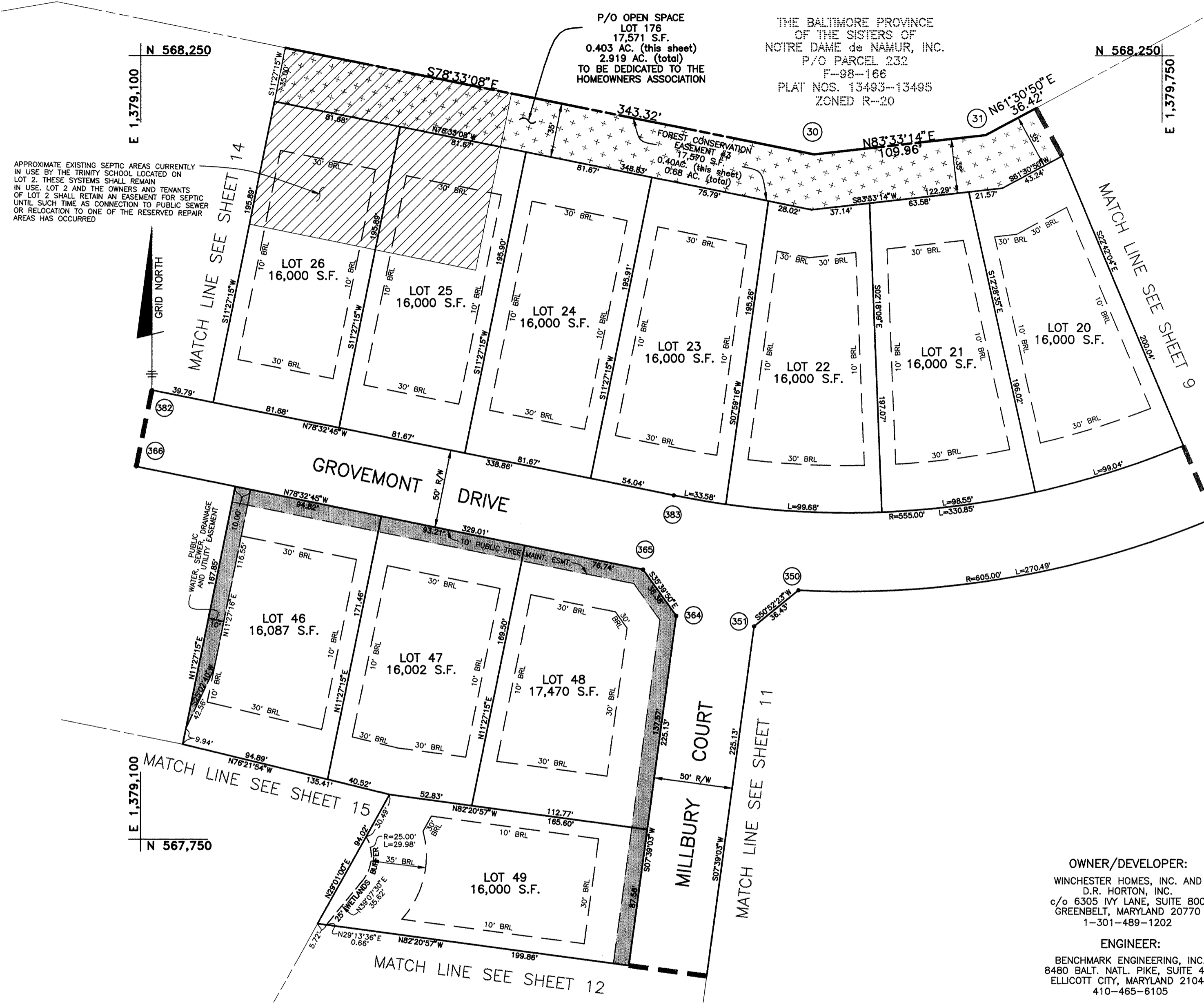
*John...*  
 WITNESS

RECORDED AS PLAT NO. 13817 ON 7/21/99 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

**GROVEMONT**  
 LOTS 1 THRU 185

A RESUBDIVISION OF LOT 1 OF THE BALTIMORE PROVINCE OF THE SISTERS OF NOTRE DAME de NAMUR, INC. PROPERTY RECORDED AS PLAT NOS. 13493-13495

1<sup>st</sup> ELECTION DISTRICT OF HOWARD COUNTY, MARYLAND S-96-28 P-97-003 F-98-166 WP-98-78 ZONING: R-20 SCALE: 1" = 50' TAX MAP: 31 Block: 17 & 23 DATE: FEBRUARY, 1999 SHEET: 9 of 15



APPROXIMATE EXISTING SEPTIC AREAS CURRENTLY IN USE BY THE TRINITY SCHOOL LOCATED ON LOT 2. THESE SYSTEMS SHALL REMAIN IN USE. LOT 2 AND THE OWNERS AND TENANTS OF LOT 2 SHALL RETAIN AN EASEMENT FOR SEPTIC OR RELOCATION TO ONE OF THE RESERVED REPAIR AREAS HAS OCCURRED

P/O OPEN SPACE LOT 176 17,571 S.F. 0.403 AC. (this sheet) 2.919 AC. (total) TO BE DEDICATED TO THE HOMEOWNERS ASSOCIATION

THE BALTIMORE PROVINCE OF THE SISTERS OF NOTRE DAME de NAMUR, INC. P/O PARCEL 232 F-98-166 PLAT NOS. 13483-13485 ZONED R-20

THE REQUIREMENTS § 3-108, THE REAL PROPERTY ARTICLE, ANNOTATED CODE OF MARYLAND, 1988 REPLACEMENT VOLUME, (AS SUPPLEMENTED) AS FAR AS THEY RELATE TO THE MAKING OF THIS PLAT AND THE SETTING OF MARKERS HAVE BEEN COMPLIED WITH.

*Peter J. Dare* 2/17/99 DATE  
 PETER J. DARE MARYLAND PROPERTY LINE SURVEYOR #224  
*Thomas K. Bourke* DATE  
 THOMAS K. BOURKE V.P., WINCHESTER HOMES, INC.  
*John M. Flaherty* V.P. 3/5/99 DATE  
 JOHN M. FLAHERTY, V.P., D.R. HORTON, INC.

**TOTAL TABULATION THIS PLAT**

TOTAL NUMBER OF BUILDABLE LOTS TO BE RECORDED	11
TOTAL AREA OF BUILDABLE LOTS TO BE RECORDED	4.08 AC.
TOTAL NUMBER OF OPEN SPACE LOTS TO BE RECORDED	1
TOTAL AREA OF OPEN SPACE LOTS TO BE RECORDED	0.40 AC.
TOTAL AREA OF RIGHT OF WAY TO BE RECORDED	1.09 AC.
TOTAL AREA OF THIS PLAT TO BE RECORDED	5.57 AC.

**OWNER/DEVELOPER:**  
 WINCHESTER HOMES, INC. AND D.R. HORTON, INC.  
 c/o 6305 IVY LANE, SUITE 800 GREENBELT, MARYLAND 20770 1-301-489-1202

**ENGINEER:**  
 BENCHMARK ENGINEERING, INC. 8480 BALT. NATL. PIKE, SUITE 418 ELLICOTT CITY, MARYLAND 21043 410-465-6105

APPROVED: FOR PUBLIC WATER AND PUBLIC SEWER SYSTEMS, IN ACCORDANCE WITH THE MASTER PLAN OF WATER AND SEWERAGE FOR HOWARD COUNTY.

*Dina M. ...* 2/9/99 DATE  
 COUNTY HEALTH OFFICER

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

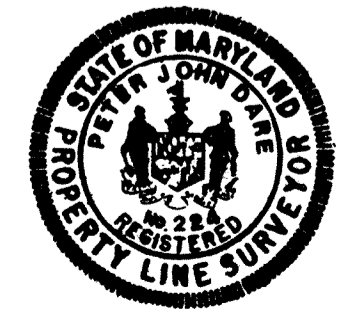
*...* 6/25/99 DATE  
 CHIEF, DEVELOPMENT ENGINEERING DIVISION

*...* 7/19/99 DATE  
 DIRECTOR

**SURVEYOR'S CERTIFICATE**

I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, THAT THE FINAL PLAT IS CORRECT; THAT IT IS A SUBDIVISION OF ALL OF THE LAND CONVEYED BY THE BALTIMORE PROVINCE OF THE SISTERS OF NOTRE DAME de NAMUR, INC., TO WINCHESTER HOMES, INC. AND D.R. HORTON, INC. BY DEED DATED JANUARY 28, 1999, AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER 4603 AT FOLIO 476 AND THAT ALL MONUMENTS ARE IN PLACE OR WILL BE IN PLACE PRIOR TO THE ACCEPTANCE OF THE STREETS IN THE SUBDIVISION BY HOWARD COUNTY AS SHOWN IN ACCORDANCE WITH THE ANNOTATED CODE OF MARYLAND, AS AMENDED.

*Peter J. Dare* 2/17/99 DATE  
 PETER J. DARE MARYLAND PROPERTY LINE SURVEYOR # 224



**OWNER'S DEDICATION**

WINCHESTER HOMES, INC. AND D.R. HORTON, INC. BY THOMAS K. BOURKE AND JOHN H. FLAHERTY, OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY ADOPT THIS PLAN OF SUBDIVISION, AND IN CONSIDERATION OF THE APPROVAL OF THIS FINAL PLAT BY THE DEPT. 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 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, FLOODPLAIN AND OPEN SPACE WHERE APPLICABLE, AND FOR GOOD AND OTHER VALUABLE CONSIDERATION, HEREBY GRANTS THE OPTION TO HOWARD COUNTY TO ACQUIRE THE FEE SIMPLE TITLE TO THE BEDS OF THE STREETS AND/OR ROADS AND 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, WITNESS OUR HANDS THIS 22<sup>nd</sup> DAY OF FEBRUARY, 1999.

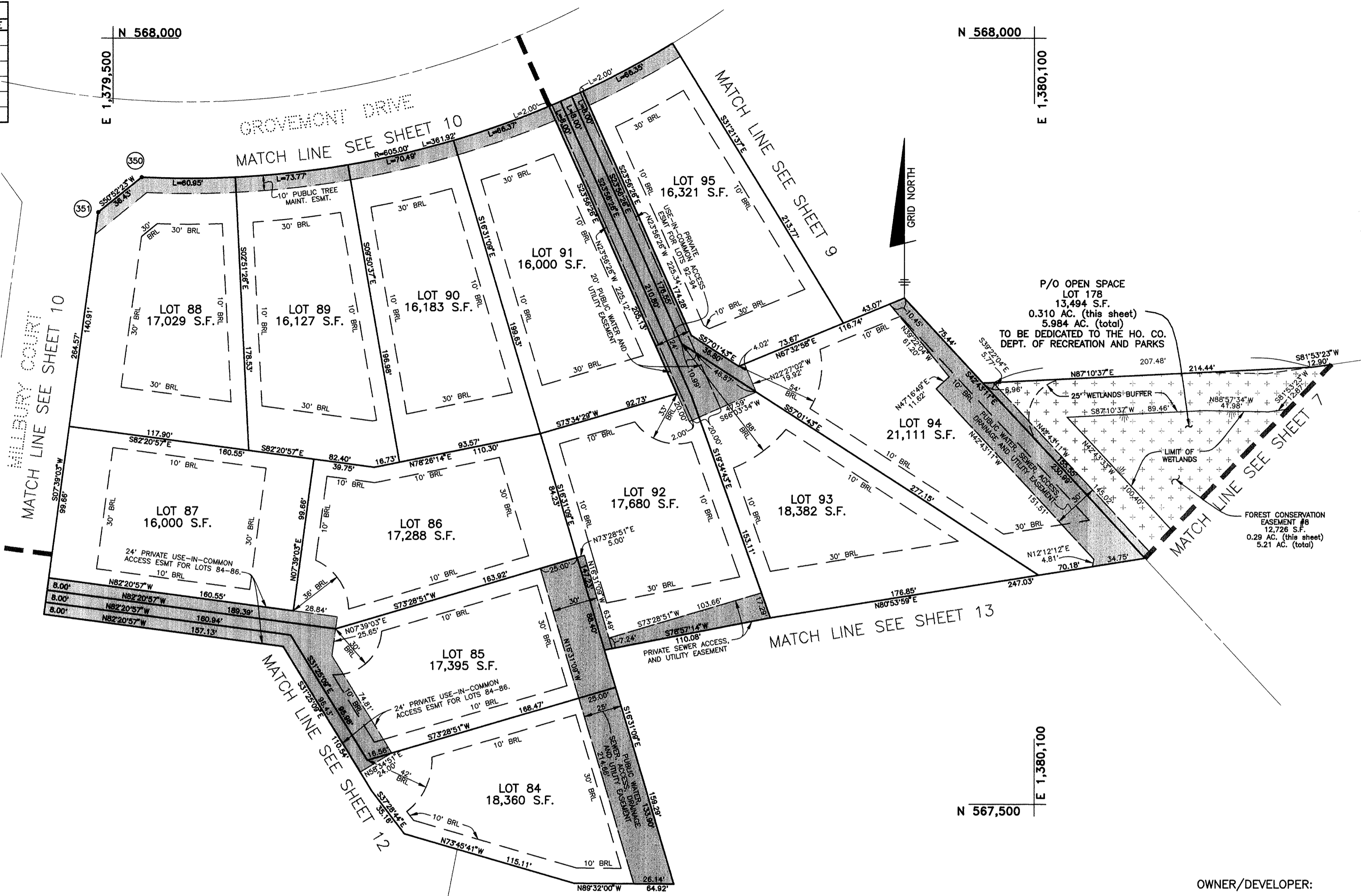
*Thomas K. Bourke*  
 THOMAS K. BOURKE, VICE PRESIDENT WINCHESTER HOMES, INC.  
*John M. Flaherty*  
 JOHN H. FLAHERTY, VICE PRESIDENT D.R. HORTON, INC.  
*...*  
 WITNESS

RECORDED AS PLAT NO. 13918 ON 7/21/99 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

**GROVEMONT**  
 LOTS 1 THRU 185  
 A RESUBDIVISION OF LOT 1 OF THE BALTIMORE PROVINCE OF THE SISTERS OF NOTRE DAME de NAMUR, INC. PROPERTY RECORDED AS PLAT NOS. 13493-13495

1st ELECTION DISTRICT OF HOWARD COUNTY, MARYLAND S-96-28 P-97-003 F-98-166 WP-98-78 ZONING: R-20 SCALE: 1" = 50' TAX MAP: 31 Block: 17 & 23 DATE: FEBRUARY, 1999 P/O PARCEL: 232 SHEET: 10 of 15

MINIMUM LOT SIZE CHART			
LOT NO.	GROSS AREA	PIPESTEM AREA	MINIMUM LOT SIZE
84	18,360 S.F.	2,025 S.F.	16,335 S.F.
85	17,395 S.F.	1,287 S.F.	16,108 S.F.
86	17,288 S.F.	1,284 S.F.	16,004 S.F.
92	17,680 S.F.	1,641 S.F.	16,039 S.F.
93	18,382 S.F.	1,412 S.F.	16,970 S.F.
94	21,111 S.F.	1,707 S.F.	19,404 S.F.



THE REQUIREMENTS § 3-108, THE REAL PROPERTY ARTICLE, ANNOTATED CODE OF MARYLAND, 1988 REPLACEMENT VOLUME, (AS SUPPLEMENTED) AS FAR AS THEY RELATE TO THE MAKING OF THIS PLAT AND THE SETTING OF MARKERS HAVE BEEN COMPLIED WITH.

*Peter J. Dare* 2/17/99  
 PETER J. DARE  
 MARYLAND PROPERTY LINE SURVEYOR #224  
 DATE

*Thomas K. Bourke*  
 THOMAS K. BOURKE V.P., WINCHESTER HOMES, INC. DATE

*John M. Flaherty* 3/5/99  
 JOHN M. FLAHERTY, V.P., D.R. HORTON, INC. DATE

**TOTAL TABULATION THIS PLAT**

TOTAL NUMBER OF BUILDABLE LOTS TO BE RECORDED	12
TOTAL AREA OF BUILDABLE LOTS TO BE RECORDED	4.77 AC.
TOTAL NUMBER OF OPEN SPACE LOTS TO BE RECORDED	1
TOTAL AREA OF OPEN SPACE LOTS TO BE RECORDED	0.31 AC.
TOTAL AREA OF RIGHT OF WAY TO BE RECORDED	0.00 AC.
TOTAL AREA OF THIS PLAT TO BE RECORDED	5.08 AC.

APPROVED: FOR PUBLIC WATER AND PUBLIC SEWER SYSTEMS, IN ACCORDANCE WITH THE MASTER PLAN OF WATER AND SEWERAGE FOR HOWARD COUNTY.

*Dina W. [Signature]* 7/9/99  
 COUNTY HEALTH OFFICER DATE

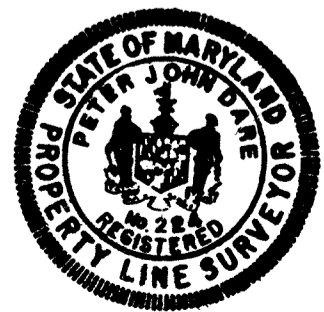
APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

*[Signature]* 6/25/99  
 CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

*[Signature]* 7/19/99  
 DIRECTOR DATE

**SURVEYOR'S CERTIFICATE**

I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, THAT THE FINAL PLAT IS CORRECT; THAT IT IS A SUBDIVISION OF ALL OF THE LAND CONVEYED BY THE BALTIMORE PROVINCE OF THE SISTERS OF NOTRE DAME de NAMUR, INC., TO WINCHESTER HOMES, INC. AND D.R. HORTON, INC. BY DEED DATED JANUARY 28, 1999, AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER 4603 AT FOLIO 476 AND THAT ALL MONUMENTS ARE IN PLACE OR WILL BE IN PLACE PRIOR TO THE ACCEPTANCE OF THE STREETS IN THE SUBDIVISION BY HOWARD COUNTY AS SHOWN IN ACCORDANCE WITH THE ANNOTATED CODE OF MARYLAND, AS AMENDED.



*Peter J. Dare* 2/17/99  
 PETER J. DARE  
 MARYLAND PROPERTY LINE SURVEYOR # 224  
 DATE

**OWNER'S DEDICATION**

WINCHESTER HOMES, INC. AND D.R. HORTON, INC. BY THOMAS K. BOURKE AND JOHN H. FLAHERTY, OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY ADOPT THIS PLAN OF SUBDIVISION, AND IN CONSIDERATION OF THE APPROVAL OF THIS FINAL PLAT BY THE DEPT. 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 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, FLOODPLAIN AND OPEN SPACE WHERE APPLICABLE, AND FOR GOOD AND OTHER VALUABLE CONSIDERATION, HEREBY GRANTS THE OPTION TO HOWARD COUNTY TO ACQUIRE THE FEE SIMPLE TITLE TO THE BEDS OF THE STREETS AND/OR ROADS AND 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, WITNESS OUR HANDS THIS 22<sup>nd</sup> DAY OF FEBRUARY 1999.

*Thomas K. Bourke*  
 THOMAS K. BOURKE VICE PRESIDENT  
 WINCHESTER HOMES, INC.  
 WITNESS

*John M. Flaherty*  
 JOHN H. FLAHERTY, VICE PRESIDENT  
 D.R. HORTON, INC.  
 WITNESS

RECORDED AS PLAT NO. 13819  
 ON 7/21/99 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

**GROVEMONT**  
 LOTS 1 THRU 185  
 A RESUBDIVISION OF LOT 1 OF THE BALTIMORE PROVINCE OF THE SISTERS OF NOTRE DAME de NAMUR, INC. PROPERTY  
 RECORDED AS PLAT Nos. 13493-13495

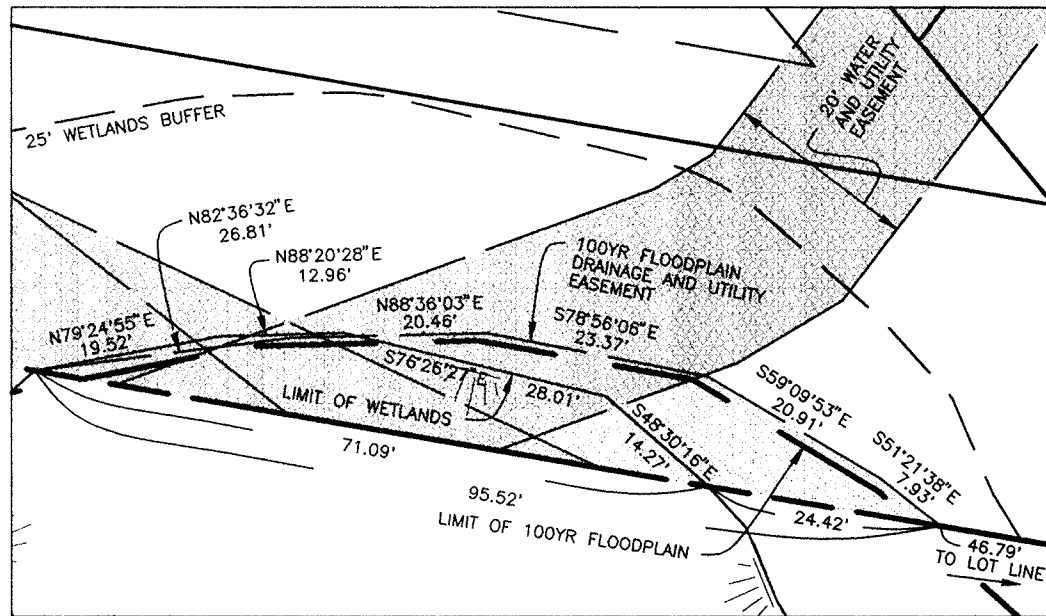
1st ELECTION DISTRICT OF HOWARD COUNTY, MARYLAND  
 S-96-28 P-97-003 F-98-166 WP-98-78  
 ZONING: R-20 SCALE: 1" = 50'  
 TAX MAP: 31 Block: 17 & 23 DATE: FEBRUARY, 1999  
 P/O PARCEL: 232 SHEET: 11 of 15

**OWNER/DEVELOPER:**  
 WINCHESTER HOMES, INC. AND D.R. HORTON, INC.  
 c/o 6305 IVY LANE, SUITE 800 GREENBELT, MARYLAND 20770  
 1-301-489-1202

**ENGINEER:**  
 BENCHMARK ENGINEERING, INC.  
 8480 BALT. NATL. PIKE, SUITE 418 ELLICOTT CITY, MARYLAND 21043  
 410-465-6105

CURVE TABLE					
CURVE	RADIUS	ARC	DELTA	TANGENT	CHORD
352-353	291.00'	441.24'	86°52'39"	275.56'	N35°47'16"W 400.17'
362-363	341.00'	517.06'	86°52'39"	322.90'	N35°47'16"W 468.93'

MINIMUM LOT SIZE CHART			
LOT NO.	GROSS AREA	PIPESTEM AREA	MINIMUM LOT SIZE
54	18,173 S.F.	2,173 S.F.	16,000 S.F.
55	18,244 S.F.	2,244 S.F.	16,000 S.F.
57	19,826 S.F.	3,772 S.F.	16,054 S.F.



**BLOWUP**  
SCALE: 1" = 20'

THE REQUIREMENTS § 3-108, THE REAL PROPERTY ARTICLE, ANNOTATED CODE OF MARYLAND, 1988 REPLACEMENT VOLUME, (AS SUPPLEMENTED) AS FAR AS THEY RELATE TO THE MAKING OF THIS PLAT AND THE SETTING OF MARKERS HAVE BEEN COMPLIED WITH.

*Peter J. Dare* 2/17/99  
PETER J. DARE  
MARYLAND PROPERTY LINE SURVEYOR #224  
DATE

*Thomas K. Bourke*  
THOMAS K. BOURKE, V.P.  
WINCHESTER HOMES, INC.  
DATE

*John H. Flaherty* 1/31/99  
JOHN H. FLAHERTY, V.P., D.R. HORTON, INC.  
DATE

**OWNER/DEVELOPER:**  
WINCHESTER HOMES, INC. AND  
D.R. HORTON, INC.  
c/o 6305 IVY LANE, SUITE 800  
GREENBELT, MARYLAND 20770  
1-301-489-1202

**ENGINEER:**  
BENCHMARK ENGINEERING, INC.  
8480 BALT. NATL. PIKE, SUITE 418  
ELLCOTT CITY, MARYLAND 21043  
410-465-6105

**TOTAL TABULATION THIS PLAT**

TOTAL NUMBER OF BUILDABLE LOTS TO BE RECORDED	15
TOTAL AREA OF BUILDABLE LOTS TO BE RECORDED	5.77 AC.
TOTAL NUMBER OF OPEN SPACE LOTS TO BE RECORDED	1
TOTAL AREA OF OPEN SPACE LOTS TO BE RECORDED	0.47 AC.
TOTAL AREA OF RIGHT OF WAY TO BE RECORDED	0.63 AC.
TOTAL AREA OF THIS PLAT TO BE RECORDED	6.87 AC.

APPROVED: FOR PUBLIC WATER AND PUBLIC SEWER SYSTEMS, IN ACCORDANCE WITH THE MASTER PLAN OF WATER AND SEWERAGE FOR HOWARD COUNTY.

*One L. M. ...* 2/9/99  
COUNTY HEALTH OFFICER, DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

*...* 6/25/99  
CHIEF, DEVELOPMENT ENGINEERING DIVISION, DATE

*...* 2/19/99  
DIRECTOR, DATE

N 567,650  
E 1,379,000

STREAM BUFFER CHART	
(1)	S13°14'30"W 17.56'
(2)	S00°39'09"W 32.45'
(3)	S21°11'22"E 36.89'
(4)	S29°21'06"E 40.38'
(5)	S40°14'37"E 52.61'
(6)	S36°47'46"E 45.99'
(7)	S35°09'26"E 46.60'
(8)	R=50.00' L=19.33'
(9)	S13°00'41"E 33.56'

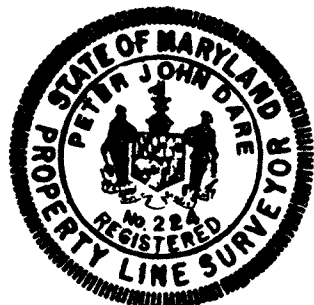
P/O OPEN SPACE  
LOT 177  
20,335 S.F.  
0.467 AC. (this sheet)  
3.627 AC. (total)  
TO BE DEDICATED TO THE HO. CO.  
DEPT. OF RECREATION AND PARKS

HO. CO. DEPT. OF  
RECREATION AND PARKS  
7318/450  
PARCEL 742

**SURVEYOR'S CERTIFICATE**

I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, THAT THE FINAL PLAT IS CORRECT; THAT IT IS A SUBDIVISION OF ALL OF THE LAND CONVEYED BY THE BALTIMORE PROVINCE OF THE SISTERS OF NOTRE DAME de NAMUR, INC., TO WINCHESTER HOMES, INC. AND D.R. HORTON, INC. BY DEED DATED JANUARY 28, 1999, AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER 4603 AT FOLIO 476 AND THAT ALL MONUMENTS ARE IN PLACE OR WILL BE IN PLACE PRIOR TO THE ACCEPTANCE OF THE STREETS IN THE SUBDIVISION BY HOWARD COUNTY AS SHOWN IN ACCORDANCE WITH THE ANNOTATED CODE OF MARYLAND, AS AMENDED.

*Peter J. Dare* 2/17/99  
PETER J. DARE  
MARYLAND PROPERTY LINE SURVEYOR # 224  
DATE



**OWNER'S DEDICATION**

WINCHESTER HOMES, INC. AND D.R. HORTON, INC. BY THOMAS K. BOURKE AND JOHN H. FLAHERTY, OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY ADOPT THIS PLAN OF SUBDIVISION, AND IN CONSIDERATION OF THE APPROVAL OF THIS FINAL PLAT BY THE DEPT. 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 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, FLOODPLAIN AND OPEN SPACE WHERE APPLICABLE, AND FOR GOOD AND OTHER VALUABLE CONSIDERATION, HEREBY GRANTS THE OPTION TO HOWARD COUNTY TO ACQUIRE THE FEE SIMPLE TITLE TO THE BEDS OF THE STREETS AND/OR ROADS AND 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, WITNESS OUR HANDS THIS 22<sup>nd</sup> DAY OF FEBRUARY 1999.

*Thomas K. Bourke*  
THOMAS K. BOURKE, VICE PRESIDENT  
WINCHESTER HOMES, INC.  
WITNESS

*John H. Flaherty*  
JOHN H. FLAHERTY, VICE PRESIDENT  
D.R. HORTON, INC.  
WITNESS

RECORDED AS PLAT NO. 13920  
ON 2/21/99 AMONG THE LAND  
RECORDS OF HOWARD COUNTY, MARYLAND.

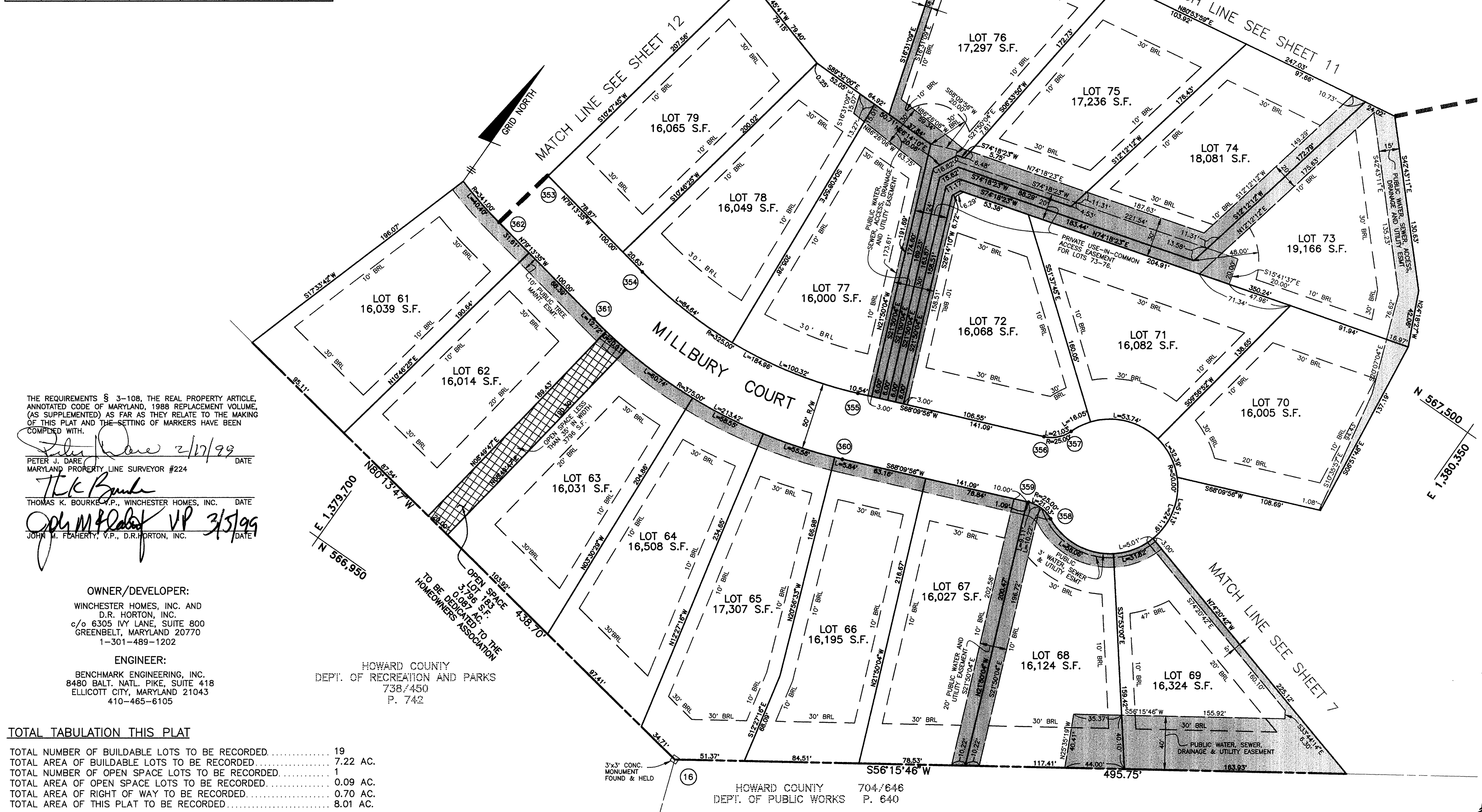
**GROVEMONT**  
LOTS 1 THRU 185

A RESUBDIVISION OF LOT 1 OF  
THE BALTIMORE PROVINCE OF THE SISTERS OF NOTRE DAME  
de NAMUR, INC. PROPERTY  
RECORDED AS PLAT Nos. 13493-13495

1<sup>st</sup> ELECTION DISTRICT OF HOWARD COUNTY, MARYLAND  
S-96-28 P-97-003 F-98-166 WP-98-78  
ZONING: R-20 SCALE: 1" = 50'  
TAX MAP: 31 Block: 17 & 23 DATE: FEBRUARY, 1999  
P/O PARCEL: 232 SHEET: 12 OF 15

CURVE	RADIUS	ARC	DELTA	TANGENT	CHORD
354-355	325.00'	184.96'	32°36'28"	95.06'	S84°28'11"W 182.48'
356-357	25.00'	21.03'	48°11'23"	11.18'	S44°04'15"W 20.41'
357-358	50.00'	241.19'	27°22'46"	---	S21°50'04"E 66.67'
358-359	25.00'	21.03'	48°11'23"	11.18'	S87°44'22"E 20.41'
360-361	375.00'	213.42'	32°36'28"	109.69'	N84°28'11"E 210.55'

MINIMUM LOT SIZE CHART			
LOT NO.	GROSS AREA	PIPESTEM AREA	MINIMUM LOT SIZE
73	19,166 S.F.	2,492 S.F.	16,674 S.F.
74	18,081 S.F.	1,799 S.F.	16,282 S.F.
75	17,236 S.F.	1,206 S.F.	16,030 S.F.
76	17,297 S.F.	1,088 S.F.	16,209 S.F.



THE REQUIREMENTS § 3-108, THE REAL PROPERTY ARTICLE, ANNOTATED CODE OF MARYLAND, 1988 REPLACEMENT VOLUME, (AS SUPPLEMENTED) AS FAR AS THEY RELATE TO THE MAKING OF THIS PLAT AND THE SETTING OF MARKERS HAVE BEEN COMPLIED WITH.

*Peter J. Dare* 2/17/99  
 PETER J. DARE  
 MARYLAND PROPERTY LINE SURVEYOR #224 DATE

*Thomas K. Bourke*  
 THOMAS K. BOURKE, V.P., WINCHESTER HOMES, INC. DATE  
*John M. Flaherty* VP 3/5/99  
 JOHN M. FLAHERTY, V.P., D.R. HORTON, INC. DATE

OWNER/DEVELOPER:  
 WINCHESTER HOMES, INC. AND  
 D.R. HORTON, INC.  
 c/o 6305 IVY LANE, SUITE 800  
 GREENBELT, MARYLAND 20770  
 1-301-489-1202

ENGINEER:  
 BENCHMARK ENGINEERING, INC.  
 8480 BALT. NATL. PIKE, SUITE 418  
 ELLICOTT CITY, MARYLAND 21043  
 410-465-6105

HOWARD COUNTY  
 DEPT. OF RECREATION AND PARKS  
 738/450  
 P. 742

**TOTAL TABULATION THIS PLAT**

TOTAL NUMBER OF BUILDABLE LOTS TO BE RECORDED.....	19
TOTAL AREA OF BUILDABLE LOTS TO BE RECORDED.....	7.22 AC.
TOTAL NUMBER OF OPEN SPACE LOTS TO BE RECORDED.....	1
TOTAL AREA OF OPEN SPACE LOTS TO BE RECORDED.....	0.09 AC.
TOTAL AREA OF RIGHT OF WAY TO BE RECORDED.....	0.70 AC.
TOTAL AREA OF THIS PLAT TO BE RECORDED.....	8.01 AC.

APPROVED: FOR PUBLIC WATER AND PUBLIC SEWER SYSTEMS, IN ACCORDANCE WITH THE MASTER PLAN OF WATER AND SEWERAGE FOR HOWARD COUNTY.

*Dina M. White* 2/9/99  
 COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

*Cheryl...* 6/25/99  
 CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

*...* 7/19/99  
 DIRECTOR DATE

**SURVEYOR'S CERTIFICATE**

I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, THAT THE FINAL PLAT IS CORRECT; THAT IT IS A SUBDIVISION OF ALL OF THE LAND CONVEYED BY THE BALTIMORE PROVINCE OF THE SISTERS OF NOTRE DAME de NAMUR, INC., TO WINCHESTER HOMES, INC. AND D.R. HORTON, INC. BY DEED DATED JANUARY 28, 1999, AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER 4603 AT FOLIO 476 AND THAT ALL MONUMENTS ARE IN PLACE OR WILL BE IN PLACE PRIOR TO THE ACCEPTANCE OF THE STREETS IN THE SUBDIVISION BY HOWARD COUNTY AS SHOWN IN ACCORDANCE WITH THE ANNOTATED CODE OF MARYLAND, AS AMENDED.

*Peter J. Dare* 2/17/99  
 PETER J. DARE  
 MARYLAND PROPERTY LINE SURVEYOR # 224 DATE



**OWNER'S DEDICATION**

WINCHESTER HOMES, INC. AND D.R. HORTON, INC. BY THOMAS K. BOURKE AND JOHN H. FLAHERTY, OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY ADOPT THIS PLAN OF SUBDIVISION, AND IN CONSIDERATION OF THE APPROVAL OF THIS FINAL PLAT BY THE DEPT. 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 RIGHTS-OF-WAY AND THE SPECIFIC EASEMENT AREAS SHOWN HEREON, (2) THE RIGHT TO REQUIRE DEDICATION FOR PUBLIC USE OF THE BEDS OF THE STREETS AND/OR ROADS, FLOODPLAIN AND OPEN SPACE WHERE APPLICABLE, AND FOR GOOD AND OTHER VALUABLE CONSIDERATION, HEREBY GRANTS THE OPTION TO HOWARD COUNTY TO ACQUIRE THE FEE SIMPLE TITLE TO THE BEDS OF THE STREETS AND/OR ROADS AND 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, WITNESS OUR HANDS THIS 22<sup>ND</sup> DAY OF FEBRUARY 1999.

*Thomas K. Bourke*  
 THOMAS K. BOURKE, VICE PRESIDENT  
 WINCHESTER HOMES, INC.  
 Witness: *Jessica Thomas*

*John M. Flaherty*  
 JOHN H. FLAHERTY, VICE PRESIDENT  
 D.R. HORTON, INC.  
 Witness: *...*

RECORDED AS PLAT NO. 13821  
 ON 7/21/99 AMONG THE LAND  
 RECORDS OF HOWARD COUNTY, MARYLAND.

**GROVEMONT**  
 LOTS 1 THRU 185  
 A RESUBDIVISION OF LOT 1 OF  
 THE BALTIMORE PROVINCE OF THE SISTERS OF NOTRE DAME  
 de NAMUR, INC. PROPERTY  
 RECORDED AS PLAT Nos. 13493-13495

1<sup>st</sup> ELECTION DISTRICT OF HOWARD COUNTY, MARYLAND  
 S-96-28 P-97-003 F-98-166 WP-98-78  
 ZONING: R-20 SCALE: 1" = 50'  
 TAX MAP: 31 Block: 17 & 23 DATE: FEBRUARY, 1999  
 P/O PARCEL: 232 SHEET: 13 of 15

CURVE TABLE						
CURVE	RADIUS	ARC	DELTA	TANGENT	CHORD	
366-367	291.00'	260.38'	51°15'59"	139.63'	S75°49'15"W	251.78'
370-371	25.00'	21.03'	48°11'23"	11.18'	N63°17'53"W	20.41'
371-372	50.00'	241.19'	27°22'46"	---	S50°47'48"W	66.67'
372-373	25.00'	21.03'	48°11'23"	11.18'	N15°06'30"W	20.41'
375-376	375.00'	63.80'	09°44'53"	31.98'	S63°18'47"W	63.72'
379-380	325.00'	102.10'	17°59'58"	51.47'	N59°11'15"E	101.68'
381-382	341.00'	305.12'	51°15'59"	163.62'	N75°49'15"E	295.04'

THE REQUIREMENTS § 3-108, THE REAL PROPERTY ARTICLE, ANNOTATED CODE OF MARYLAND, 1988 REPLACEMENT VOLUME, (AS SUPPLEMENTED) AS FAR AS THEY RELATE TO THE MAKING OF THIS PLAT AND THE SETTING OF MARKERS HAVE BEEN COMPLIED WITH.

*Peter J. Dare* 2/12/99 DATE  
 PETER J. DARE  
 MARYLAND PROPERTY LINE SURVEYOR #224

*Thomas K. Bourke*  
 THOMAS K. BOURKE, V.P., WINCHESTER HOMES, INC. DATE

*John M. Flaherty* 3/5/99 DATE  
 JOHN M. FLAHERTY, V.P., D.R. HORTON, INC. DATE

P/O OPEN SPACE  
 LOT 176  
 62,037 S.F.  
 1.424 AC. (this sheet)  
 2.919 AC. (total)  
 TO BE DEDICATED TO THE  
 HOMEOWNERS ASSOCIATION

LOT 2  
 THE BALTIMORE PROVINCE  
 OF THE SISTERS OF  
 NOTRE DAME de NAMUR, INC.  
 P/O PARCEL 232  
 F-98-166  
 PLAT NOS. 13483-13495  
 ZONED R-20

KENNARD S. AND  
 CHARLOTTE A.  
 DOBSON  
 PARCEL 641  
 886/245

P/O OPEN SPACE  
 LOT 177  
 2,770 S.F.  
 0.064 AC. (this sheet)  
 3.627 AC. (total)  
 TO BE DEDICATED TO THE HO. CO.  
 DEPT. OF RECREATION AND PARKS

OPEN SPACE LESS  
 THAN 35' IN WIDTH  
 2770 S.F. (this sheet)

**TOTAL TABULATION THIS PLAT**

TOTAL NUMBER OF BUILDABLE LOTS TO BE RECORDED.....	12
TOTAL AREA OF BUILDABLE LOTS TO BE RECORDED.....	4.51 AC.
TOTAL NUMBER OF OPEN SPACE LOTS TO BE RECORDED.....	2
TOTAL AREA OF OPEN SPACE LOTS TO BE RECORDED.....	1.49 AC.
TOTAL AREA OF RIGHT OF WAY TO BE RECORDED.....	1.12 AC.
TOTAL AREA OF THIS PLAT TO BE RECORDED.....	7.12 AC.

APPROVED: FOR PUBLIC WATER AND PUBLIC SEWER SYSTEMS, IN ACCORDANCE WITH THE MASTER PLAN OF WATER AND SEWERAGE FOR HOWARD COUNTY.

*Dina M. ...* 7/19/99 DATE  
 COUNTY HEALTH OFFICER

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

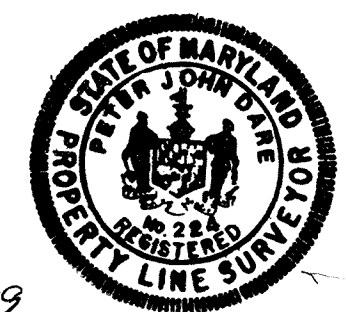
*...* 10/25/99 DATE  
 CHIEF, DEVELOPMENT ENGINEERING DIVISION

*...* 7/19/99 DATE  
 DIRECTOR

**SURVEYOR'S CERTIFICATE**

I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, THAT THE FINAL PLAT IS CORRECT; THAT IT IS A SUBDIVISION OF ALL OF THE LAND CONVEYED BY THE BALTIMORE PROVINCE OF THE SISTERS OF NOTRE DAME de NAMUR, INC., TO WINCHESTER HOMES, INC. AND D.R. HORTON, INC. BY DEED DATED JANUARY 28, 1999, AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER 4603 AT FOLIO 476 AND THAT ALL MONUMENTS ARE IN PLACE OR WILL BE IN PLACE PRIOR TO THE ACCEPTANCE OF THE STREETS IN THE SUBDIVISION BY HOWARD COUNTY AS SHOWN IN ACCORDANCE WITH THE ANNOTATED CODE OF MARYLAND, AS AMENDED.

*Peter J. Dare* 2/12/99 DATE  
 PETER J. DARE  
 MARYLAND PROPERTY LINE SURVEYOR # 224



**OWNER'S DEDICATION**

WINCHESTER HOMES, INC. AND D.R. HORTON, INC. BY THOMAS K. BOURKE AND JOHN H. FLAHERTY, OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY ADOPT THIS PLAN OF SUBDIVISION, AND IN CONSIDERATION OF THE APPROVAL OF THIS FINAL PLAT BY THE DEPT. 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 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, FLOODPLAIN AND OPEN SPACE WHERE APPLICABLE, AND FOR GOOD AND OTHER VALUABLE CONSIDERATION, HEREBY GRANTS THE OPTION TO HOWARD COUNTY TO ACQUIRE THE FEE SIMPLE TITLE TO THE BEDS OF THE STREETS AND/OR ROADS AND 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, WITNESS OUR HANDS THIS 22<sup>nd</sup> DAY OF FEBRUARY 1999.

*Thomas K. Bourke*  
 THOMAS K. BOURKE, VICE PRESIDENT  
 WINCHESTER HOMES, INC.

*John H. Flaherty*  
 JOHN H. FLAHERTY, VICE PRESIDENT  
 D.R. HORTON, INC.

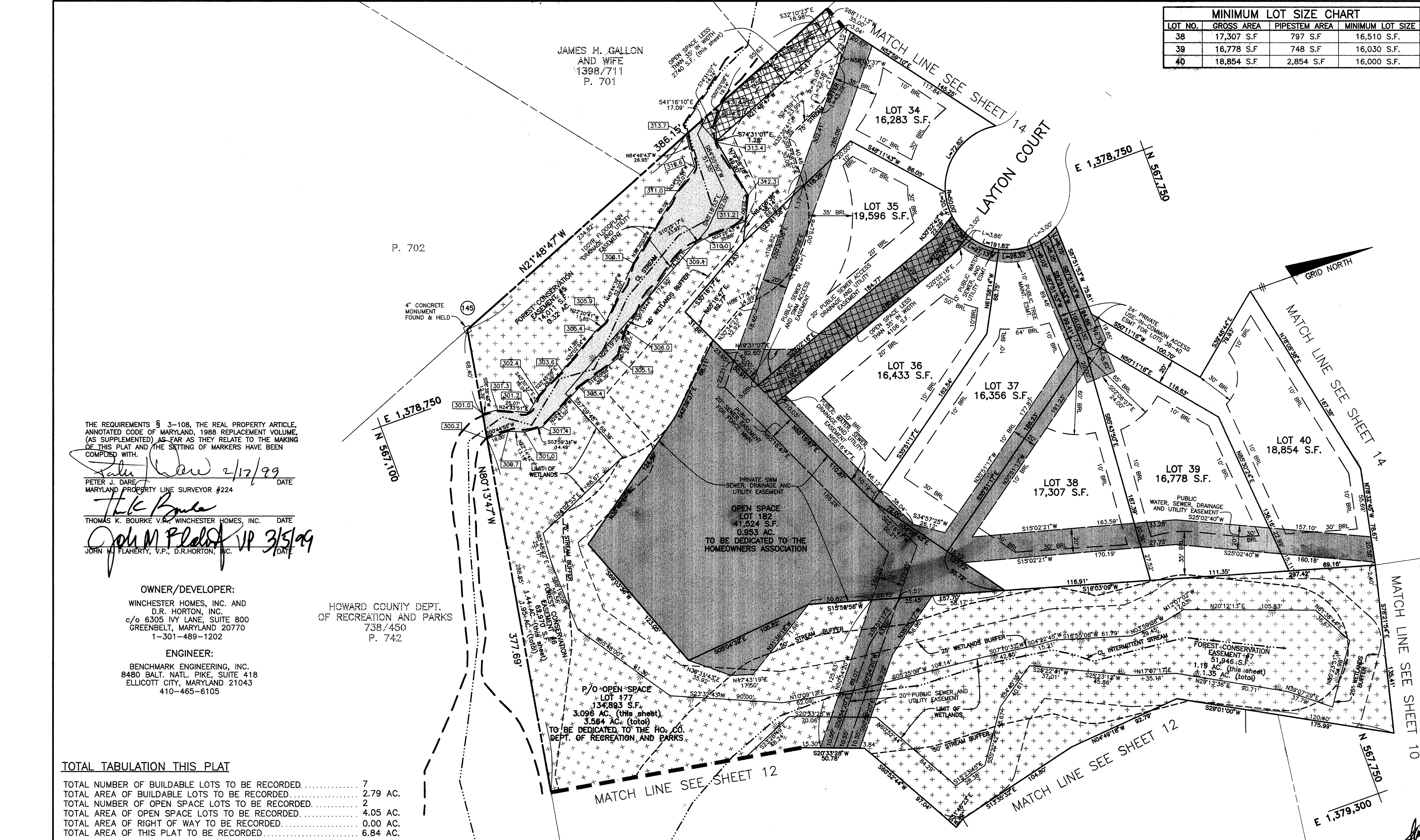
RECORDED AS PLAT NO. 13822  
 ON 7/21/99 AMONG THE LAND  
 RECORDS OF HOWARD COUNTY, MARYLAND.

**GROVEMONT**  
 LOTS 1 THRU 185

A RESUBDIVISION OF LOT 1 OF  
 THE BALTIMORE PROVINCE OF THE SISTERS OF NOTRE DAME  
 de NAMUR, INC. PROPERTY  
 RECORDED AS PLAT Nos. 13493-13495

1<sup>st</sup> ELECTION DISTRICT OF HOWARD COUNTY, MARYLAND  
 S-96-28 P-97-003 F-98-166 WP-98-78  
 ZONING: R-20 SCALE: 1" = 50'  
 TAX MAP: 31 Block: 17 & 23 DATE: FEBRUARY, 1999  
 P/O PARCEL: 232 SHEET: 14 OF 15

MINIMUM LOT SIZE CHART			
LOT NO.	GROSS AREA	PIPESTEM AREA	MINIMUM LOT SIZE
38	17,307 S.F.	797 S.F.	16,510 S.F.
39	16,778 S.F.	748 S.F.	16,030 S.F.
40	18,854 S.F.	2,854 S.F.	16,000 S.F.



THE REQUIREMENTS § 3-108, THE REAL PROPERTY ARTICLE, ANNOTATED CODE OF MARYLAND, 1988 REPLACEMENT VOLUME, (AS SUPPLEMENTED) AS FAR AS THEY RELATE TO THE MAKING OF THIS PLAT AND THE SETTING OF MARKERS HAVE BEEN COMPLIED WITH.

*Peter J. Dare* 2/12/99 DATE  
 PETER J. DARE, MARYLAND PROPERTY LINE SURVEYOR #224  
*Thomas K. Bourke*  
 THOMAS K. BOURKE V.P., WINCHESTER HOMES, INC. DATE  
*John M. Flaherty* VP 3/15/99 DATE  
 JOHN M. FLAHERTY, V.P., D.R. HORTON, INC.

OWNER/DEVELOPER:  
 WINCHESTER HOMES, INC. AND D.R. HORTON, INC.  
 c/o 6305 IVY LANE, SUITE 800 GREENBELT, MARYLAND 20770  
 1-301-489-1202

HOWARD COUNTY DEPT. OF RECREATION AND PARKS  
 738/450  
 P. 742

ENGINEER:  
 BENCHMARK ENGINEERING, INC.  
 8480 BALT. NATL. PIKE, SUITE 418 ELLICOTT CITY, MARYLAND 21043  
 410-465-6105

**TOTAL TABULATION THIS PLAT**

TOTAL NUMBER OF BUILDABLE LOTS TO BE RECORDED.....	7
TOTAL AREA OF BUILDABLE LOTS TO BE RECORDED.....	2.79 AC.
TOTAL NUMBER OF OPEN SPACE LOTS TO BE RECORDED.....	2
TOTAL AREA OF OPEN SPACE LOTS TO BE RECORDED.....	4.05 AC.
TOTAL AREA OF RIGHT OF WAY TO BE RECORDED.....	0.00 AC.
TOTAL AREA OF THIS PLAT TO BE RECORDED.....	6.84 AC.

APPROVED: FOR PUBLIC WATER AND PUBLIC SEWER SYSTEMS, IN ACCORDANCE WITH THE MASTER PLAN OF WATER AND SEWERAGE FOR HOWARD COUNTY.

*Dina Matusz* 2/19/99 DATE  
 COUNTY HEALTH OFFICER CW

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

*William D. ...* 6/25/99 DATE  
 CHIEF, DEVELOPMENT ENGINEERING DIVISION

*Joseph ...* 2/19/99 DATE  
 DIRECTOR

**SURVEYOR'S CERTIFICATE**

I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, THAT THE FINAL PLAT IS CORRECT; THAT IT IS A SUBDIVISION OF ALL OF THE LAND CONVEYED BY THE BALTIMORE PROVINCE OF THE SISTERS OF NOTRE DAME de NAMUR, INC., TO WINCHESTER HOMES, INC. AND D.R. HORTON, INC. BY DEED DATED JANUARY 28, 1999, AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER 4603 AT FOLIO 476 AND THAT ALL MONUMENTS ARE IN PLACE OR WILL BE IN PLACE PRIOR TO THE ACCEPTANCE OF THE STREETS IN THE SUBDIVISION BY HOWARD COUNTY AS SHOWN IN ACCORDANCE WITH THE ANNOTATED CODE OF MARYLAND, AS AMENDED.

*Peter J. Dare* 2/12/99 DATE  
 PETER J. DARE, MARYLAND PROPERTY LINE SURVEYOR # 224



**OWNER'S DEDICATION**

WINCHESTER HOMES, INC. AND D.R. HORTON, INC. BY THOMAS K. BOURKE AND JOHN H. FLAHERTY, OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY ADOPT THIS PLAN OF SUBDIVISION, AND IN CONSIDERATION OF THE APPROVAL OF THIS FINAL PLAT BY THE DEPT. 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 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, FLOODPLAIN AND OPEN SPACE WHERE APPLICABLE, AND FOR GOOD AND OTHER VALUABLE CONSIDERATION, HEREBY GRANTS THE OPTION TO HOWARD COUNTY TO ACQUIRE THE FEE SIMPLE TITLE TO THE BEDS OF THE STREETS AND/OR ROADS AND 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, WITNESS OUR HANDS THIS 22<sup>nd</sup> DAY OF FEBRUARY 1999.

*Thomas K. Bourke*  
 THOMAS K. BOURKE, VICE PRESIDENT  
 WINCHESTER HOMES, INC.  
 WITNESS  
*Lorena ...*

*John M. Flaherty*  
 JOHN M. FLAHERTY, VICE PRESIDENT  
 D.R. HORTON, INC.  
 WITNESS  
*...*

RECORDED AS PLAT NO. 13823  
 ON 2/21/99 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

**GROVEMONT**  
 LOTS 1 THRU 185  
 A RESUBDIVISION OF LOT 1 OF THE BALTIMORE PROVINCE OF THE SISTERS OF NOTRE DAME de NAMUR, INC. PROPERTY  
 RECORDED AS PLAT Nos. 13493-13495

1<sup>st</sup> ELECTION DISTRICT OF HOWARD COUNTY, MARYLAND:  
 S-96-28 P-97-003  
 ZONING: R-20  
 TAX MAP: 31 Block: 17 & 23  
 P/O PARCEL: 232

SCALE: 1" = 50'  
 DATE: FEBRUARY, 1999  
 SHEET: 15 of 15