

Plat Name: Stanmore
Plat #: 220141320 - 220141340

Location: Located on the east side of Batchellors Forest Road, approximately 2,500 feet north of Old Vic Boulevard

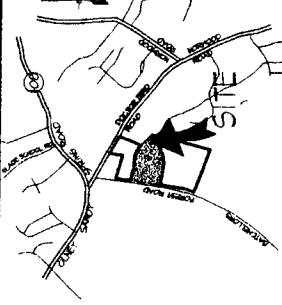
Master Plan: Olney Master Plan

Plat Details: RNC zone; 16 lots, 5 parcels

Applicant: Estate of Elizabeth Hyde, et al

The subdivision plats have been reviewed by M-NCPPC staff and determined that the plats comply with Preliminary Plan No. 120061100 (MCPB Resolution No. 09-42) and with Site Plan No. 82006039A (Certified Site Plan dated July 18, 2014), as approved by the Board, and that any minor modifications reflected on the plats do not alter the intent of the Board's previous approval of the aforesaid plans.

Additionally, staff notes that the subject plats contain blank Liber/folio references for a Rural Open Space Easement, which has been executed, but is not yet recorded as of the date of this memorandum. Staff will assure the appropriate recordation reference for said easement will be added to the plat mylars prior to requesting Chairman Anderson's signature.



VICINITY MAP
1"=2000'

PLAT No.

SURVEYOR'S CERTIFICATE

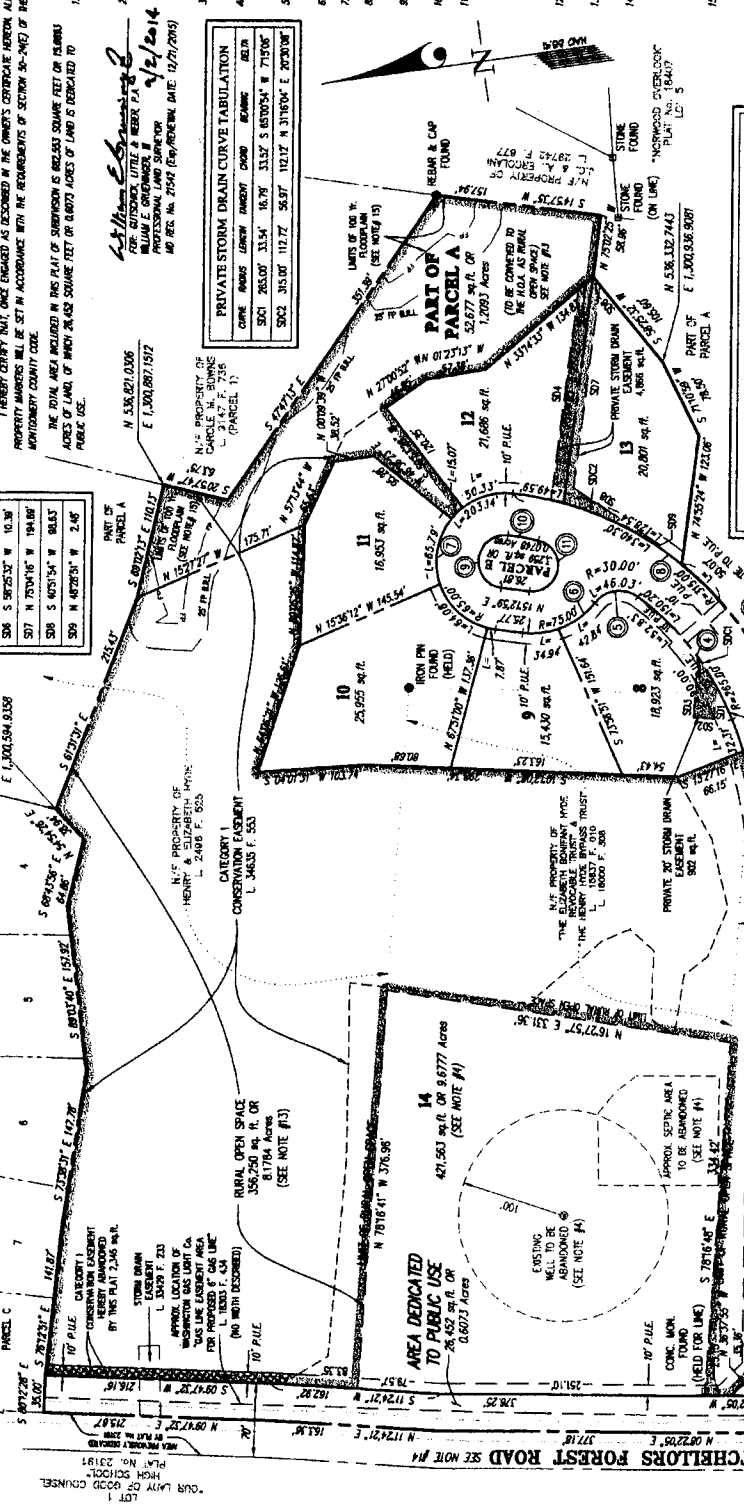
I HEREBY CERTIFY THAT I HAVE RECORDED THIS SUBDIVISION RECORD PLAN AS SHOWN HEREIN IN ACCORDANCE WITH THE ACTS OF THE GENERAL ASSEMBLY OF MARYLAND, CHAPTER 50, SECTIONS 50-101 THROUGH 50-106, AND CHAPTER 50A, SECTIONS 50A-101 THROUGH 50A-106, AS AMENDED, AND THAT I HAVE FULLY REVEALED THE TRUE AND CORRECT LOCATION OF ALL BOUNDARIES AND INTERESTS AFFECTED BY THIS PLAN, AND THAT I HAVE FULLY DISCLOSED ALL INFORMATION IN MY POSSESSION OR KNOWLEDGE WHICH MAY AFFECT THE INTERESTS OF THE PARTIES TO THIS PLAN, AND THAT I HAVE FULLY DISCLOSED ALL INFORMATION IN MY POSSESSION OR KNOWLEDGE WHICH MAY AFFECT THE INTERESTS OF THE PARTIES TO THIS PLAN, AND THAT I HAVE FULLY DISCLOSED ALL INFORMATION IN MY POSSESSION OR KNOWLEDGE WHICH MAY AFFECT THE INTERESTS OF THE PARTIES TO THIS PLAN...

GENERAL NOTES

- 1. THIS SUBDIVISION PLAN IS NOT INTENDED TO SHOW EXISTING UTILITIES OR RECORDS THEREOF. THE PROPERTY OWNER SHALL BE RESPONSIBLE FOR LOCATING ALL UTILITIES AND RECORDS THEREOF. THE PROPERTY OWNER SHALL BE RESPONSIBLE FOR LOCATING ALL UTILITIES AND RECORDS THEREOF. THE PROPERTY OWNER SHALL BE RESPONSIBLE FOR LOCATING ALL UTILITIES AND RECORDS THEREOF.
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FOR: HENRY HIDE EMBASSY TRUST
BY: [Signature]

| CURVE | RADIUS | ARC LENGTH | CHORD BEARING | DELTA BEARING |
|-------|---------|------------|---------------|---------------|
| 1 | 315.00' | 162.17' | 82.93' | 161.30' |
| 2 | 500.00' | 181.65' | 90.05' | 182.44' |
| 3 | 450.00' | 174.20' | 88.23' | 173.20' |
| 4 | 285.00' | 150.20' | 77.18' | 148.20' |
| 5 | 30.00' | 46.03' | 28.92' | 41.64' |
| 6 | 75.00' | 77.78' | 42.80' | 74.31' |
| 7 | 65.00' | 203.14' | 75.6632' | 130.00' |
| 8 | 375.00' | 340.30' | 188.09' | 323.99' |
| 9 | 25.00' | 78.13' | 3.080320' | 50.00' |
| 10 | 275.00' | 28.46' | 14.75' | 29.47' |
| 11 | 24.50' | 74.74' | 538.90' | 483.85' |



CURVE TABULATION

| CURVE | RADIUS | ARC LENGTH | CHORD BEARING | DELTA BEARING |
|-------|---------|------------|---------------|---------------|
| 1 | 315.00' | 162.17' | 82.93' | 161.30' |
| 2 | 500.00' | 181.65' | 90.05' | 182.44' |
| 3 | 450.00' | 174.20' | 88.23' | 173.20' |
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AREA TABULATION

| AREA | AREA |
|--------------------|-----------------|
| 7 LOTS | 541.391 ac. ft. |
| 1 PARCELS | 14,780 ac. ft. |
| ARAB BEACON PARK | 28,032 ac. ft. |
| TOTAL AREA OF PLAT | 602,803 ac. ft. |

RECORDED: _____
PLAT NO.: _____
DRAWN BY: [Signature]
CHECKED BY: [Signature]
Q.M. FILE NO.: 13056

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE SUBDIVISION RECORD PLAT SHOWS HEREON IS CORRECT, THAT IT IS A SUBDIVISION OF PART OF THE LAND OWNED BY THE STATE OF MARYLAND, AND THAT THE SURVEYING HAS BEEN ACCURATELY MADE IN ACCORDANCE WITH THE LAWS OF MARYLAND...

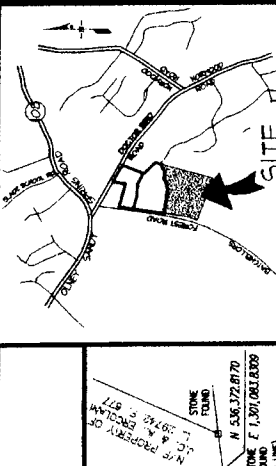
OWNER'S CERTIFICATE

THE UNDERSIGNED CERTIFICATE OF THE PROPERTIES SHOWN HEREON HEREBY ADVEISES THAT THE SUBDIVISION RECORD PLAT SHOWS HEREON IS CORRECT, THAT IT IS A SUBDIVISION OF PART OF THE LAND OWNED BY THE STATE OF MARYLAND...

SEE Michael R. Hyde DATE: 9/16/2014
FOR: ESTATE OF ELIZABETH R. HYDE DATE: 9/16/2014
FOR: THOMAS HYDE REVOCABLE TRUST DATE: 9/16/2014
FOR: RUTH MADON HYDE REVOCABLE TRUST DATE: 9/16/2014

WE HEREBY ASSENT TO THIS PLAT OF SUBDIVISION DATE: 9/16/2014
FOR: BELLS FORD BANK, INC. DATE: 9/16/2014

APPROVED:
CHAIRMAN: Diana L. Jones
SECRETARY/TREASURER:
RECORDED:
PLAT NO.:
DRAWN BY: CAD/CMB
CHECKED BY:
G.W. FILE NO.: 13056



GENERAL NOTES
1. THIS SUBDIVISION IS NOT INTENDED TO SHOWN EVERY MATTER AFFECTING THE OWNERSHIP AND USE...
2. ALL EXISTING RECORDS, ENCUMBRANCES, EASEMENTS, AND REQUIREMENTS OF LOCAL, STATE AND FEDERAL LAWS...
3. THE PROPERTY SHOWS HEREON IS ZONED...
4. THE PLAT IS SUBJECT TO A RECORDING DECISION OF COURTS...

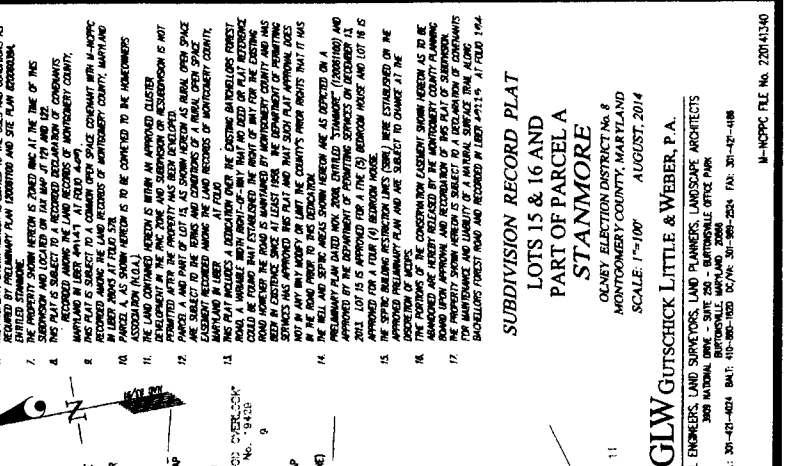
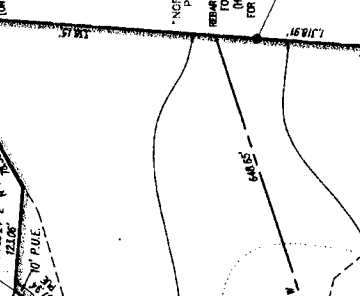


Table with 3 columns: CURVE, RADIUS, LENGTH, BEARING. It lists curve data for segments 1 through 4.

Table with 3 columns: LINE, BEARING, LENGTH. It lists line data for segments 1 through 6.



AREA TABULATION table with columns for 2 LOTS, 1 PARCEL, ROAD DEDICATION, and TOTAL AREA OF PLAT.

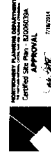
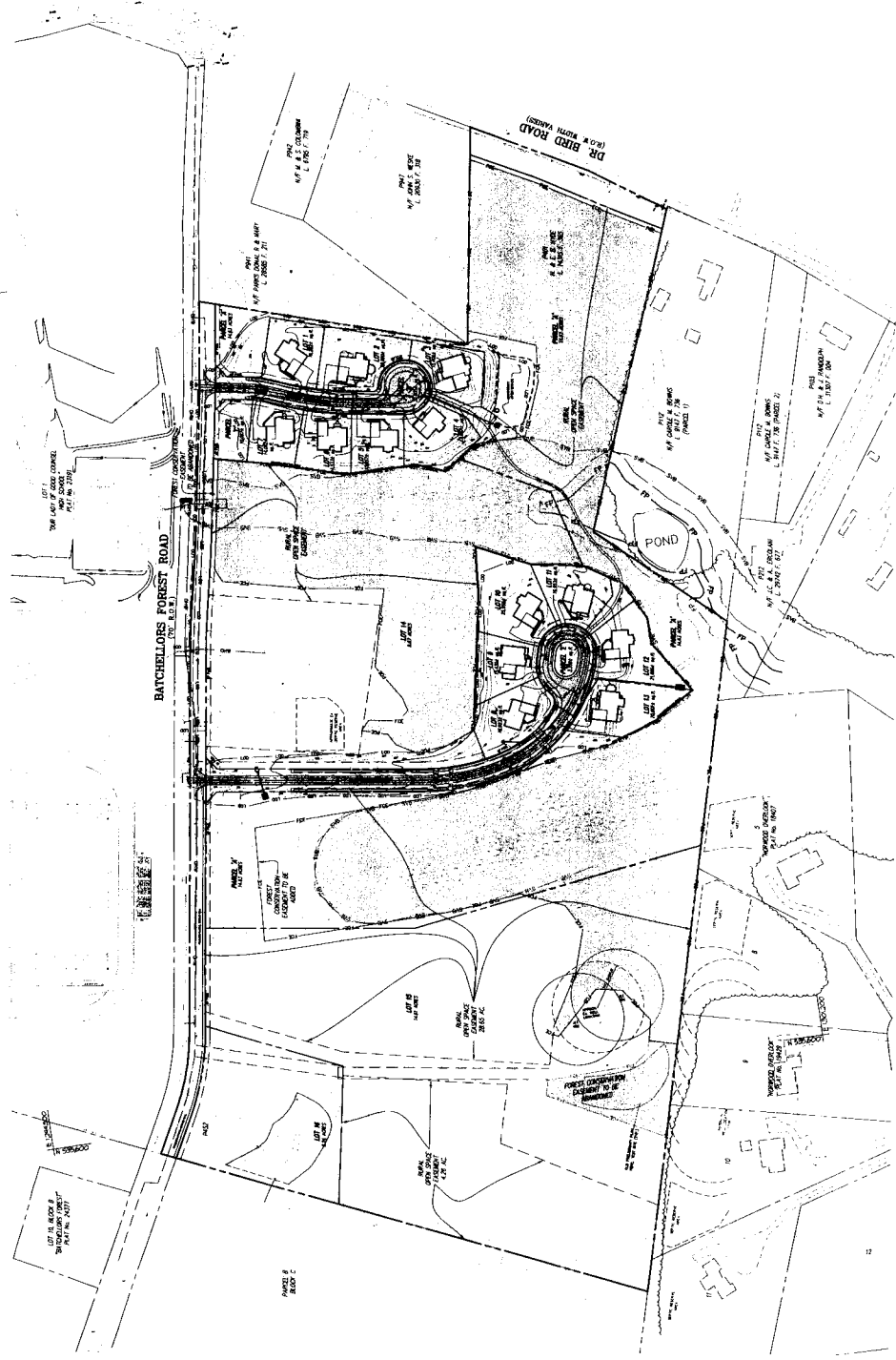
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Professional information for GLW GUTSCHICK LITTLE & WEBER, P.A., including address, phone, fax, and website details.



DEVELOPER'S CERTIFICATE
 This Certificate is prepared in accordance with the provisions of the State Planning and Zoning Code, Chapter 25A, Article 2, Section 25A-201, and the provisions of the State Planning and Zoning Code, Chapter 25A, Article 2, Section 25A-202, and the provisions of the State Planning and Zoning Code, Chapter 25A, Article 2, Section 25A-203.

Developer's Name: **WILLIAMSBURG LAND, LLC**
 Address: **250 WASHINGTON ROAD, SUITE 200, COLUMBIA, MD 21034**
 Date: **JUL 27 2014**
 Signature: *[Signature]*
 Title: **MANAGING DIRECTOR**

REVISIONS
 DATE: **JUL 27 2014**
 DESCRIPTION: **CONCRETE DRIVE**



| | | | | |
|--|---|---|--|---|
| <p>PREPARED FOR: WILLIAMSBURG GROUP, LLC 250 WASHINGTON ROAD, SUITE 200 COLUMBIA, MD 21034 (703) 439-1000</p> | <p>SCALE: 1"=100'</p> | <p>DATE: APRIL 2014</p> | <p>CONTRACT NO.: 13056</p> | <p>SHEET NO.: 3 OF 17</p> |
|--|---|---|--|---|

| | | |
|---|--|---|
| <p>PROJECT: BACHELORS FOREST PARCEL 10A (HAYDEN PROPERTY)</p> | <p>MAP 21: MAP 21 FR</p> | <p>SECTION: SECTION 20.01, 20.02, 20.03</p> |
|---|--|---|

| | | | | |
|---|--|---|--|---|
| <p>PROJECT: BACHELORS FOREST PARCEL 10A (HAYDEN PROPERTY)</p> | <p>DATE: JUL 27 2014</p> | <p>SCALE: 1"=100'</p> | <p>CONTRACT NO.: 13056</p> | <p>SHEET NO.: 3 OF 17</p> |
|---|--|---|--|---|

GIW CONSULTANTS, L.L.C. & WARR, P.A.
 1000 MARKET STREET, SUITE 200, WARRINGTON, VA 22096
 TEL: 703-439-1000 FAX: 703-439-1001
 WWW.GIWCONSULTANTS.COM