

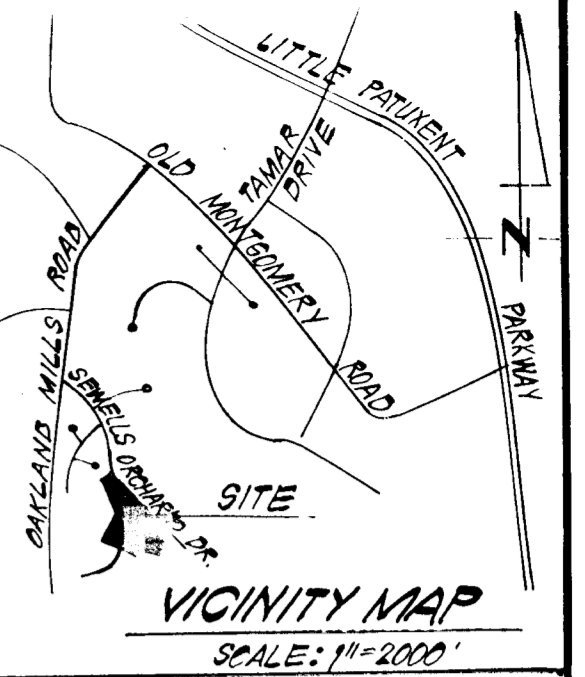
DENSITY TABULATION

	2 1/2	3 1/2	4 1/2	TOTAL	
Gross Area	46.38	21.85	15.79	15.06	99.96
Floodplain/Steep Slopes	4.30	5.02	NONE	0.68	10.00
Net Area	42.08	16.83	15.79	14.38	89.96
No. of Dwelling Units Allowed (Based on Net Area)	168.32	67.32	63.16	57.52	356.32
Floodplain Lot Adjustment	17.20	20.08	0	2.72	40.00
Total No. of Dwelling Units Allowed	185.52	87.40	63.16	60.24	396.32
Total No. of Dwelling Units Proposed	155	41	88	60	344
Density Per Acre	3.34	1.88	5.57	3.98	3.44
Open Space Required	9.276	4.37	3.158	3.012	19.816
Open Space Provided	11.407	12.568	2.296	4.724	30.995
Open Space Within Flood Plain	4.300	5.020	0	0.680	10.000

CURVE DATA

NO.	RADIUS	Δ	ARC	TAN	CHORD	BEARING
33	32	450.00	15°47'40"	2.0283	103.64	200.85
34	32	450.00	15°47'40"	2.0283	103.64	200.85
35	32	450.00	15°47'40"	2.0283	103.64	200.85
36	32	450.00	15°47'40"	2.0283	103.64	200.85
37	32	450.00	15°47'40"	2.0283	103.64	200.85
38	32	450.00	15°47'40"	2.0283	103.64	200.85
39	32	450.00	15°47'40"	2.0283	103.64	200.85
40	32	450.00	15°47'40"	2.0283	103.64	200.85
41	32	450.00	15°47'40"	2.0283	103.64	200.85
42	32	450.00	15°47'40"	2.0283	103.64	200.85
43	32	450.00	15°47'40"	2.0283	103.64	200.85
44	32	450.00	15°47'40"	2.0283	103.64	200.85
45	32	450.00	15°47'40"	2.0283	103.64	200.85
46	32	450.00	15°47'40"	2.0283	103.64	200.85
47	32	450.00	15°47'40"	2.0283	103.64	200.85
48	32	450.00	15°47'40"	2.0283	103.64	200.85
49	32	450.00	15°47'40"	2.0283	103.64	200.85
50	32	450.00	15°47'40"	2.0283	103.64	200.85
51	32	450.00	15°47'40"	2.0283	103.64	200.85
52	32	450.00	15°47'40"	2.0283	103.64	200.85
53	32	450.00	15°47'40"	2.0283	103.64	200.85
54	32	450.00	15°47'40"	2.0283	103.64	200.85
55	32	450.00	15°47'40"	2.0283	103.64	200.85
56	32	450.00	15°47'40"	2.0283	103.64	200.85
57	32	450.00	15°47'40"	2.0283	103.64	200.85
58	32	450.00	15°47'40"	2.0283	103.64	200.85
59	32	450.00	15°47'40"	2.0283	103.64	200.85
60	32	450.00	15°47'40"	2.0283	103.64	200.85
61	32	450.00	15°47'40"	2.0283	103.64	200.85
62	32	450.00	15°47'40"	2.0283	103.64	200.85
63	32	450.00	15°47'40"	2.0283	103.64	200.85
64	32	450.00	15°47'40"	2.0283	103.64	200.85
65	32	450.00	15°47'40"	2.0283	103.64	200.85
66	32	450.00	15°47'40"	2.0283	103.64	200.85
67	32	450.00	15°47'40"	2.0283	103.64	200.85
68	32	450.00	15°47'40"	2.0283	103.64	200.85
69	32	450.00	15°47'40"	2.0283	103.64	200.85
70	32	450.00	15°47'40"	2.0283	103.64	200.85
71	32	450.00	15°47'40"	2.0283	103.64	200.85
72	32	450.00	15°47'40"	2.0283	103.64	200.85
73	32	450.00	15°47'40"	2.0283	103.64	200.85
74	32	450.00	15°47'40"	2.0283	103.64	200.85
75	32	450.00	15°47'40"	2.0283	103.64	200.85
76	32	450.00	15°47'40"	2.0283	103.64	200.85
77	32	450.00	15°47'40"	2.0283	103.64	200.85
78	32	450.00	15°47'40"	2.0283	103.64 </tr	

NOTE: The developer of this subdivision, Sewells Orchards, shall be responsible for all maintenance of any open space lots required to be conveyed to a property owner's association pursuant to Section 16-117 (1) of the Howard County Code, until ownership of such open space lots and responsibility for maintenance of such lots is transferred to the legally constituted property owner's association. The developer shall create such property owner's association, convey title of any open space lots to that association, and transfer maintenance responsibility for such lots to the property owner's association, when a majority of the lots in this subdivision shown on this plat have been conveyed. The developer is required to notify the Howard County Office of Planning and Zoning when a majority of the lots in this plat have been conveyed.



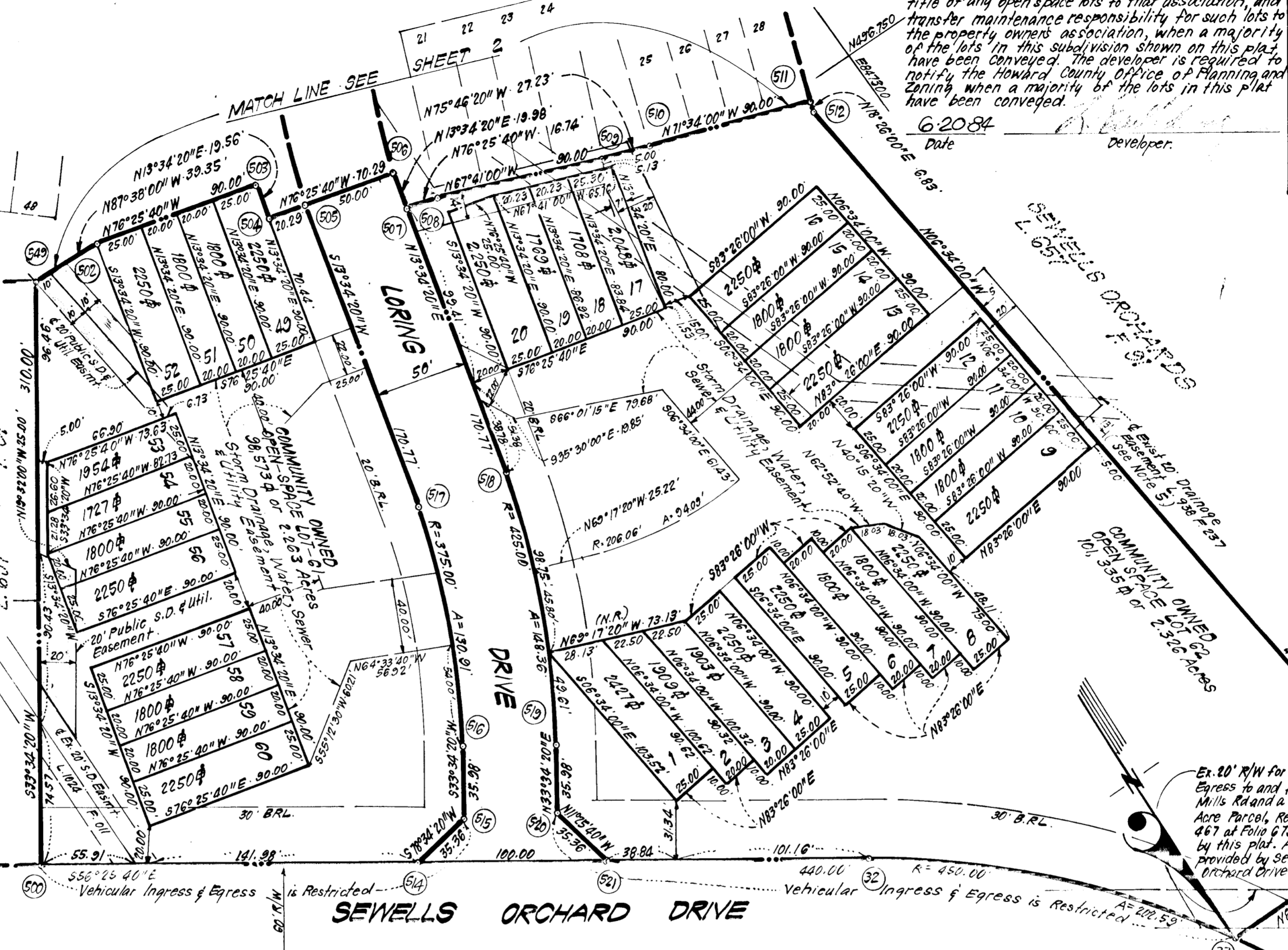
- NOTES:
- 4 1/2" x 3/8" Concrete monuments indicated thus: □
 - All coordinates shown hereon are based on the Maryland State Grid System.
 - Subject Property is Zoned R3C per 10-3-77 Comprehensive Zoning Plan.
 - See Office of Planning and Zoning File Nos. S-84-28 & P-84-06, VP-85-36.
 - Existing 20' Drainage Easement in L. 938 F. 237 is to be abandoned and relocated as shown hereon.

This subdivision is subject to Section 18.122 B of the Howard County Code Public Water and Sewer Service has been granted under the terms and provisions, there of effective on which date developer agreement No. 24-1235 was filed and accepted.

Plans for Public Water and Public Sewerage Systems have been approved by the Department of Health and Mental Hygiene and these facilities will be available to all lots offered for sale.

L. Earl Armiger
Date: 6-20-84

The lots shown on this plan are subject to the supplemental sewer and storm drainage construction charge created by Section 20-311 A of the Howard County Code and to Executive Order No. 72-9.



COORDINATE TABLE

No.	NORTH	EAST
32	497532.03	847532.03
33	497533.34	847533.67
500	496864.38	847898.64
501	496866.09	847727.21
502	496867.74	847687.90
503	496868.84	847600.41
504	496869.86	847605.01
505	496870.62	847585.28
506	496871.35	847536.67
507	496872.17	847541.36
508	496872.70	847525.09
509	496873.18	847441.83
510	496873.57	847415.44
511	496873.60	847330.06
512	496873.50	847332.21
513	496873.52	847275.92
514	496874.99	847231.99
515	496876.98	847197.34
516	496878.00	847177.44
517	496878.62	847145.34
518	496879.36	847174.75
519	496880.65	847135.78
520	496881.63	847135.68
521	496882.23	847148.68

TABULATION OF FINAL PLATS SHEETS 1 THRU 3

- Total number of lots to be recorded: 61 + 3 open space
- Total area of lots to be recorded: 9.300 Acres
- Total area of roadways to be recorded: 1.038 Acres
- Total area of open space lots: 4.724 Acres
- Total area of subdivision to be recorded: 15.062 Acres.

TABULATION OF FINAL PLAT SHEET 1

- Total number of lots to be recorded: 32 + 2 open space
- Total area of lots to be recorded: 1.481 Acres
- Total area of roadways to be recorded: 0.440 Acres
- Total area of open space lots: 3.143 Acres
- Total area of subdivision to be recorded: 5.064 Acres

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

APPROVED: HOWARD COUNTY OFFICE OF PLANNING AND ZONING.

APPROVED: FOR PUBLIC WATER AND PUBLIC SEWERAGE, STORM DRAINAGE SYSTEMS AND PUBLIC ROADS HOWARD CO. OFFICE OF PUBLIC WORKS.

OWNER'S DEDICATION

We, Sewells Orchards, a Maryland Partnership, 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 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 easement areas 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 streets and/or roads and floodplains, storm drains, utilities 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 20th day of June, 1984.

OWNER: SEWELLS ORCHARDS
DEVELOPER: ORCHARDS ASSOC.

Donald R. Sewell
Donald R. Sewell - Manager Farm Operation
L. Earl Armiger, General Partner

SURVEYOR'S CERTIFICATE

I hereby certify that the Final Plat shown hereon is correct; that it is a subdivision of part of the land obtained by Sewells Orchards, a Maryland Partnership, from Ronald I. Sewells Sr. et al. by deed dated October, 15, 1973 and recorded among the Land Records of Howard County, Maryland, in Liber 657 at Folio 91 and that all monuments are in place, or will be in place, prior to acceptance of the streets in the subdivision by Howard County, as shown in accordance with the Annotated Code of Maryland, as amended.

6-20-84
DATE

Donald R. Sewell
Registered Land Surveyor
Md. No. 6059

RECORDED AS PLAT 5190
ON 10-30-84, AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND

SEWELLS ORCHARD
LOTS 1 THRU 64

SECTION 3 AREA 1
TAXMAP No. 36 PARCEL No. 247
SHEET 1 OF 3
6TH ELECTION DISTRICT, HOWARD COUNTY, MARYLAND
SCALE: 1"=50' APRIL, 1984

CLARK FINE PRINT & SACS
ENGINEERS-PLANNERS-SURVEYORS
11515 LOCKWOOD DRIVE
SILVER SPRING, MARYLAND 20904 83076R

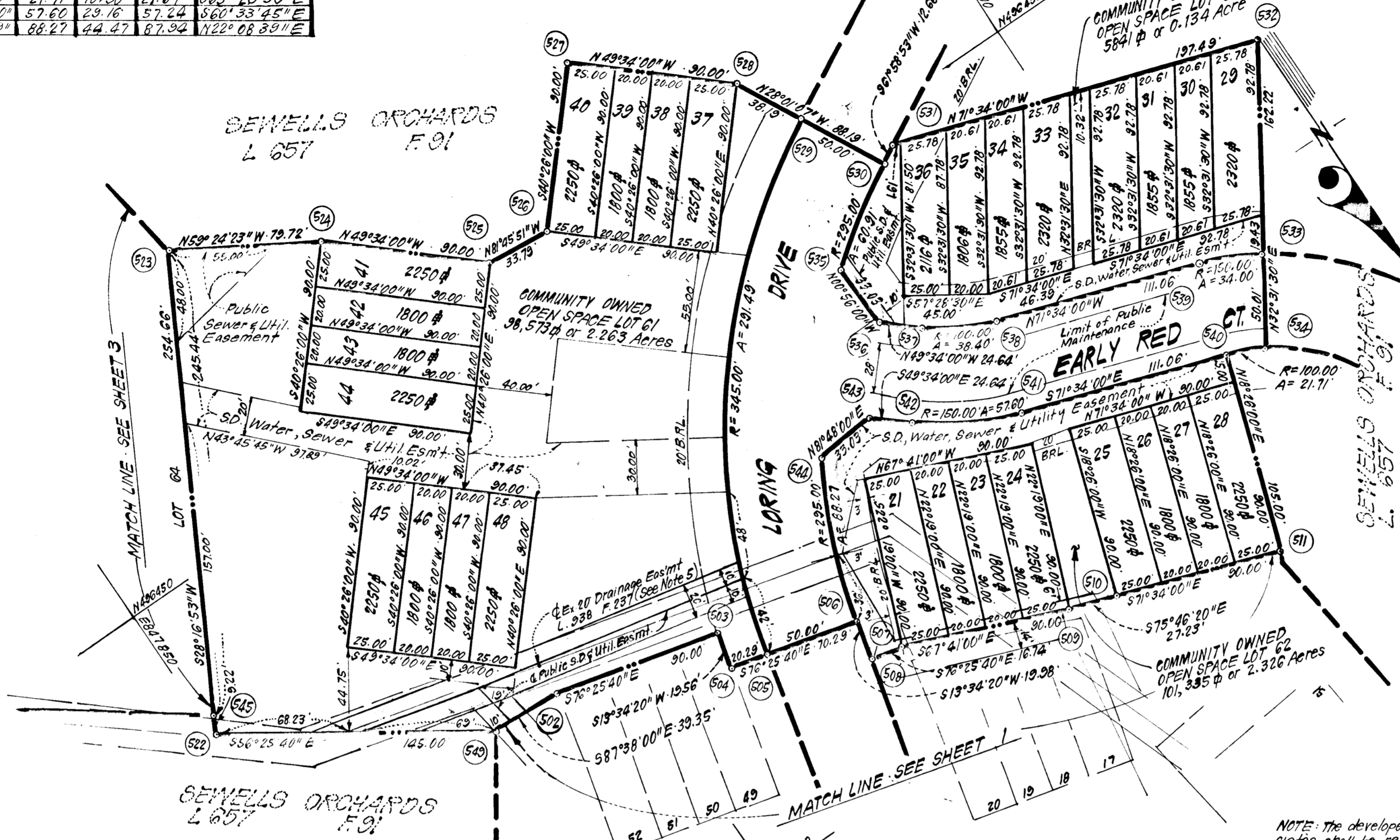
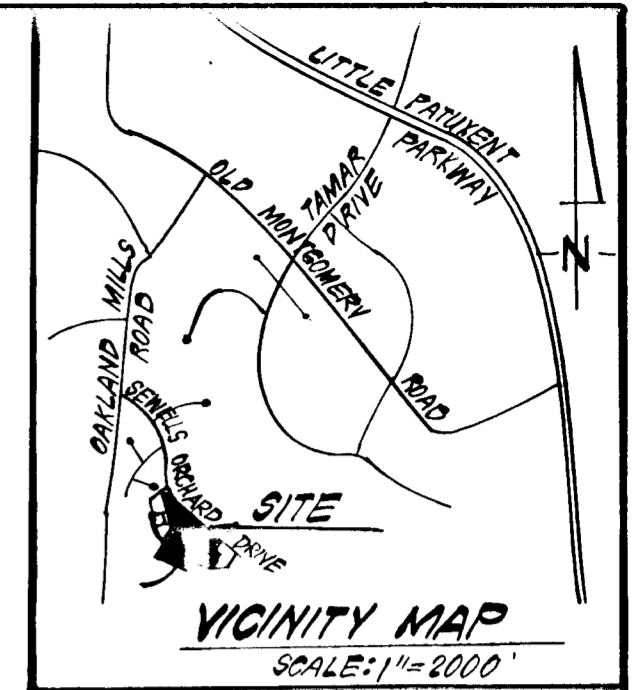
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F-84-215

CURVE DATA

NO.	RA. (FT.)	Δ	ARC	TAN	CHORD	BEARING
545-549	343.00	88°24'38"	291.49	155.08	282.30	S 37°46'36" W
530-534	295.00	11°49'48"	60.31	30.56	60.80	N 56°03'59" E
537-538	100.00	22°00'00"	38.40	19.44	38.17	N 65°34'31" W
539-543	150.00	1°59'13"	34.00	17.07	33.93	N 65°04'23" W
534-540	100.00	12°26'30"	21.71	10.90	21.67	S 65°20'50" E
541-542	150.00	22°00'00"	57.60	29.16	57.24	S 60°33'45" E
544-506	295.00	17°08'39"	88.27	44.47	87.92	N 22°08'39" E

The lots shown on this plan are subject to the supplemental sewer-in-aid-of-construction charge, created by Section 20-311 A of the Howard County Code and to Executive Order No. 72-9.



COORDINATE TABLE

No.	NORTH	EAST
540	496 606.09	847 721.21
502	496 607.72	847 687.90
503	496 628.64	847 600.47
504	496 647.86	847 605.01
505	496 652.62	847 585.28
506	496 664.35	847 536.67
507	496 683.77	847 541.36
508	496 687.70	847 525.09
509	496 721.88	847 441.83
510	496 728.57	847 415.44
511	496 757.03	847 330.06
512	496 525.31	847 848.02
513	496 301.65	847 727.37
514	496 342.23	847 658.74
515	496 400.60	847 590.23
516	496 405.44	847 556.80
517	496 336.93	847 498.43
518	496 395.31	847 420.92
519	496 429.02	847 411.98
520	496 473.16	847 388.49
521	496 467.21	847 377.31
522	496 529.66	847 189.95
523	496 624.28	847 250.27
524	496 666.45	847 277.16
525	496 507.10	847 438.94
526	496 540.13	847 438.40
527	496 556.11	847 419.65
528	496 574.86	847 386.41
529	496 609.98	847 281.04
530	496 657.41	847 296.85
531	496 622.30	847 402.22
532	496 594.16	847 452.07
533	496 578.18	847 470.83
534	496 582.90	847 503.52
535	496 517.80	847 643.66

This subdivision is subject to Section 18.122 B of the Howard County Code Public Water and Sewer Service has been granted under the terms and provisions, there of effective _____, on which date developer agreement No. 24 1235 was filed and accepted.

Plans for Public Water and Public Sewerage Systems have been approved by the Dept. of Health and Mental Hygiene and these facilities will be available to all lots offered for sale.

TABULATION OF FINAL PLAT - SHEET 2

- (1) Total number of lots to be recorded: 2813 open space
- (2) Total area of lots to be recorded: 1.307 Acres
- (3) Total area of roadways to be recorded: 0.597 Acres
- (4) Total area of open space lots: 1.58 Acres
- (5) Total area of subdivision to be recorded: 3.485 Acres

Earl Armiger 6-20-84
L. Earl Armiger Date

- NOTES:
- 4" x 4" x 36" Concrete Monument indicated thus: □
 - All coordinates shown herein are based on the Maryland State Grid System.
 - Subject property is zoned RSC per 10-3-77 Comprehensive Zoning Plan.
 - See Office of Planning and Zoning File Nos. S-84-28 & P-84-06, VP-85-36.
 - Existing 20' Drainage Easement in L. 938, F. 237 is to be abandoned and relocated as shown herein.

NOTE: The developer of this subdivision, Orchards Associates, shall be responsible for all maintenance of any open space lots required to be conveyed to a property owners association pursuant to Section 16.117 (1) of the Howard County Code, until ownership of such open space lots and responsibility for maintenance of such lots is transferred to the legally constituted property owners association. The developer shall create such property owners associations, convey title of any open space lots to that association, and transfer maintenance responsibility for such lots to the property owners association, when a majority of the lots in this subdivision shown on this plat have been conveyed. The developer is required to notify the Howard County Office of Planning and Zoning when a majority of the lots in this plat have been conveyed.

6-20-84 *Earl Armiger*
Date Developer

APPROVED FOR PUBLIC WATER & PUBLIC SEWERAGE SYSTEMS IN CONFORMANCE WITH THE MASTER PLAN OF WATER & SEWERAGE FOR HOWARD CO.

James R. ... COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY OFFICE OF PLANNING AND ZONING.

DIRECTOR DATE

APPROVED FOR PUBLIC WATER AND PUBLIC SEWERAGE, STORM DRAINAGE SYSTEMS AND PUBLIC ROADS HOWARD CO. OFFICE OF PUBLIC WORKS

DIRECTOR DATE

OWNER'S DEDICATION

We, Sewells Orchards, a Maryland Partnership, 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 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 easement areas 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 streets and/or roads and floodplains, storm drains, utilities 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 20th day of JUNE, 1984
OWNER: SEWELLS ORCHARDS DEVELOPER: ORCHARDS ASSOC
Earl Armiger *Earl Armiger*
DONALD R. SEWELL, Manager Farm Operation L. EARL ARMIGER, General Partner
WITNESS: WITNESS:

SURVEYOR'S CERTIFICATE

I hereby certify that the Final Plat shown hereon is correct; that it is a subdivision of part of the land obtained by Sewells Orchards, a Maryland Partnership, from Ronald I. Sewells Sr. et al. by deed dated October 15, 1973 and recorded among The Land Records of Howard County, Maryland, in Liber 657 of Folio 91 and that all monuments are in place, or will be in place, prior to acceptance of the streets in the subdivision by Howard County, as shown in accordance with the Annotated Code of Maryland, as amended.

6-20-84 *Donald P. Sackett*
DATE REGISTERED LAND SURVEYOR Md. No. 6059

RECORDED AS PLAT 5791 ON 10-30-84 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND

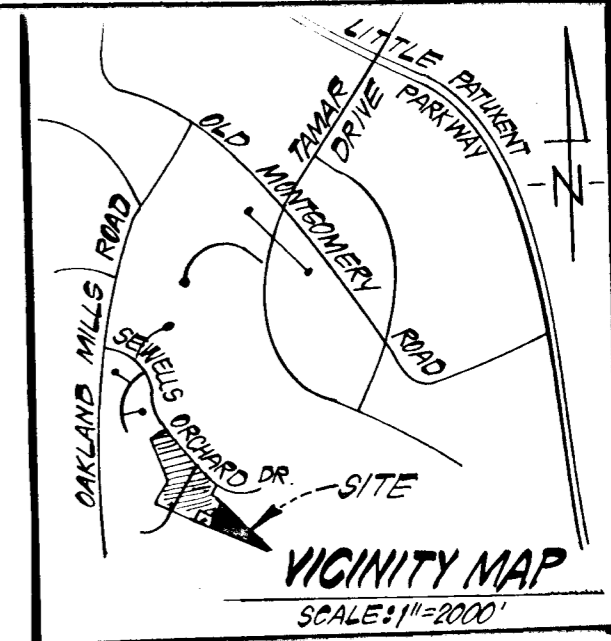
SEWELLS ORCHARD
LOTS 1 THRU 64
SECTION 3 AREA 1
TAX MAP No. 36 PARCEL No. 247
SHEET 2 OF 3
6TH ELECTION DISTRICT, HOWARD COUNTY, MARYLAND
SCALE: 1"=50' APRIL, 1984

CLARK L. NELSON, SACKETT, ENGINEERS-PLANNERS-SURVEYORS
11315 LOCKWOOD DRIVE
SILVER SPRING, MARYLAND 20904 83.076.13

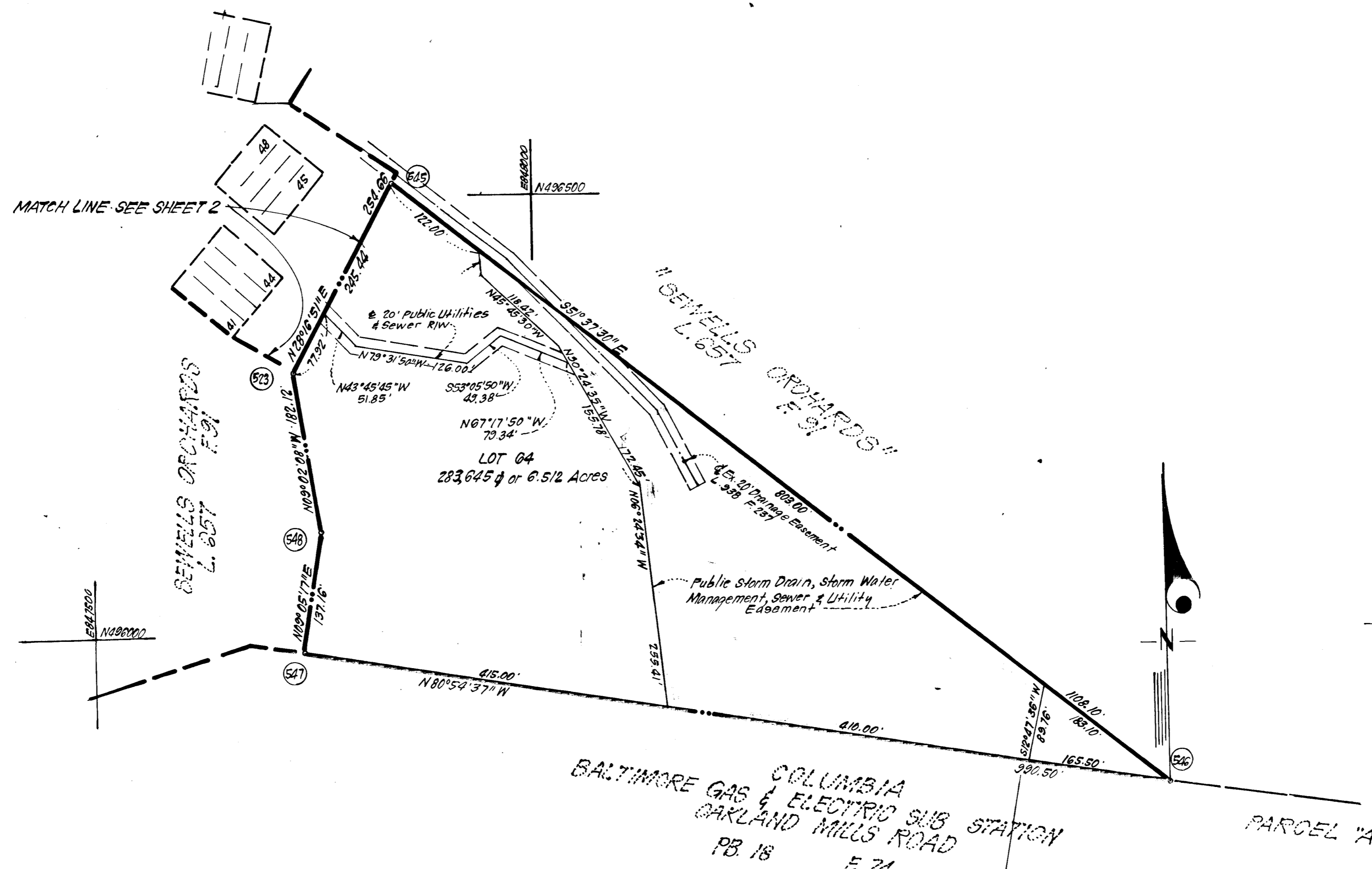
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F-84-215

The parcel shown on this plan is subject to the supplemental sewer-in-aid-of-construction charge created by Section 20.311A of the Howard County Code and to Executive Order No. 729.



COORDINATE TABLE		
No.	NORTH	EAST
523	496301.63	847727.37
545	496517.80	847843.66
546	495822.88	848712.37
547	495986.36	847734.31
548	496121.79	847755.97



BALTIMORE GAS & ELECTRIC SUB STATION
 COLUMBIA GARLAND MILLS ROAD
 PB. 18 E. 74

- NOTES:
- 4"X4"X36" Concrete Monument indicated thus:
 - All coordinates shown hereon are based on the Maryland State Grid System.
 - Subject property is zoned RSC per 10-3-77 Comprehensive Zoning Plan.
 - See Office of Planning and Zoning File Nos. 3-84-28 & P-84-06, P-85-36.

Plans for Public Water and Public Sewerage Systems have been approved by the Dept. of Health and Mental Hygiene and these facilities will be available to all lots offered for sale.

This subdivision is subject to Section 18.122B of the Howard County Code. Public Water and Sewer Service has been granted under the terms and provisions, there of effective agreement No. 24-1235 was filed and accepted.

TABULATION OF FINAL PLAT - SHEET 3

- Total number of lots to be recorded: 1
- Total area of lots to be recorded: 6.512 Acres
- Total area of roadways to be recorded: None
- Total area of open space lots: None
- Total area of subdivision to be recorded: 6.512 Acres

Earl Armiger 6-20-84
 L. Earl Armiger Date

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

John J. ... DATE

APPROVED: HOWARD COUNTY OFFICE OF PLANNING AND ZONING.

DIRECTOR DATE

APPROVED: FOR PUBLIC WATER AND PUBLIC SEWERAGE, STORM DRAINAGE SYSTEMS AND PUBLIC ROADS HOWARD CO. OFFICE OF PUBLIC WORKS

DIRECTOR DATE

OWNER'S DEDICATION

We, Sewells Orchards, a Maryland Partnership, 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 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 easement areas 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 streets and other valuable consideration, hereby grant the right and option to Howard County to acquire the fee simple title to the beds of the streets and/or roads and floodplains, storm drains, utilities and open space where applicable (3) and 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 20th day of June, 1984.

OWNER: SEWELLS ORCHARDS DEVELOPER: SEWELLS ORCHARDS ASSOC.

DONALD R. SEWELL, Manager Farm Operation L. EARL ARMIGER, General Partner

WITNESS: WITNESS:

SURVEYOR'S CERTIFICATE

I hereby certify that the Final Plat shown hereon is correct; that it is a subdivision of part of the land obtained by Sewells Orchards, a Maryland Partnership, from Ronald I. Sewells, Sr. et al, by deed dated October, 15, 1973 and recorded among the Land Records of Howard County, Maryland, in Liber 657 at Folio 91 and that all monuments are in place, or will be in place, prior to acceptance of the streets in the subdivision by Howard County, as shown in accordance with the Annotated Code of Maryland, as amended.

6-20-84 DATE

Donald B. Sackett
 DONALD B. SACKETT
 Registered Land Surveyor
 Md. No. 6059

RECORDED AS PLAT 5472
 ON 10-30-84, AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND

SEWELLS ORCHARD
 LOTS 1 THRU 64
 SECTION 3 AREA 1

TAX MAP No. 36 PARCEL No. 247
 SHEET 3 OF 3
 6TH ELECTION DISTRICT, HOWARD COUNTY, MARYLAND
 SCALE: 1"=100' APRIL, 1984

CLARK, FINN, ROCK & SACKETT
 ENGINEERS, PLANNERS, SURVEYORS
 11315 LOOKWOOD DRIVE
 SILVER SPRING, MARYLAND 20904 83-0763

#850

F-84-215