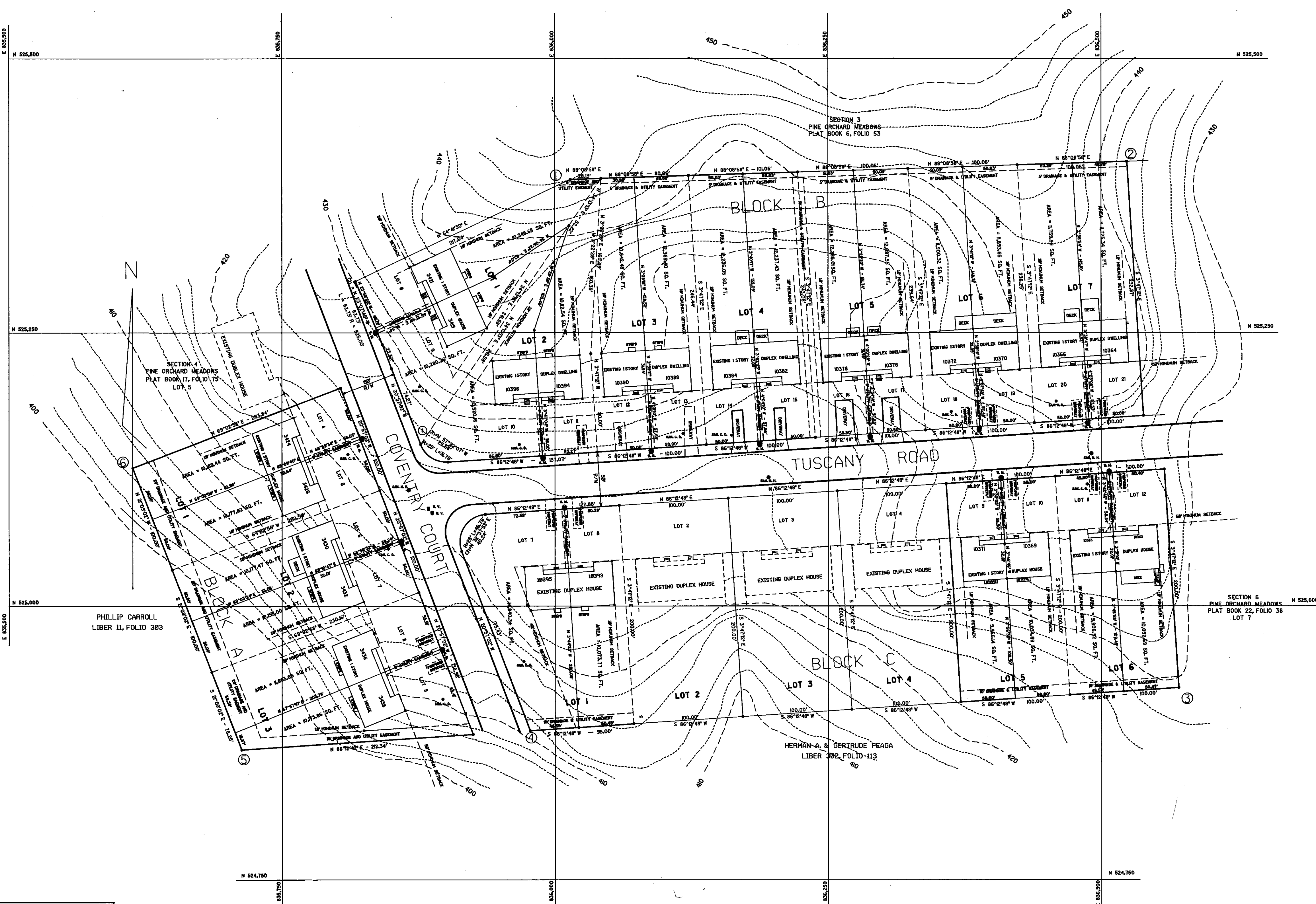


COORDINATES

POINT NO.	NORTH	EAST
1	525,389.90	836,014.11
2	525,406.38	836,523.54
3	524,925.58	836,570.85
4	524,886.31	835,977.16
5	524,868.83	835,713.06
6	525,126.46	835,613.39

PROPERTY OWNERSHIP

BLOCK A	LOT NO.	OWNER	ADDRESS
BLOCK A	1	WILLIAM R. RUSSELL, III	3424-3426 COVENTRY COURT ELLICOTT CITY, MD. 22843
	2	STUART J. BARRANCO	3438-3432 COVENTRY COURT ELLICOTT CITY, MD. 22843
	3	GUY J. FARRUGIA, JR.	3436-3438 COVENTRY COURT ELLICOTT CITY, MD. 22843
BLOCK B	1	FRED W. HALEY	3419-3421 COVENTRY COURT ELLICOTT CITY, MD. 22843
	2	HELENA ZODZLAN	18974-18976 TUSCANY ROAD ELLICOTT CITY, MD. 22843
	3	PAUL MACRODICE	18388-18390 TUSCANY ROAD ELLICOTT CITY, MD. 22843
	4	JAMES HUELSCAMP	18386-18388 TUSCANY ROAD ELLICOTT CITY, MD. 22843
	5	PATRICK HUELSCAMP	18384-18386 TUSCANY ROAD ELLICOTT CITY, MD. 22843
	6	DANIEL BARRANCO	18382-18384 TUSCANY ROAD ELLICOTT CITY, MD. 22843
	7	RONALD HASAN	18380-18378 TUSCANY ROAD ELLICOTT CITY, MD. 22843
	8	ELAINE S. HILLIARD	18378-18376 TUSCANY ROAD ELLICOTT CITY, MD. 22843
BLOCK C	1	KENNETH J. CREVELL	18384 TUSCANY ROAD ELLICOTT CITY, MD. 22843
	2	DONALD W. STITZ	18386 TUSCANY ROAD ELLICOTT CITY, MD. 22843
	3	CHYRIS H. STITZ	18388 TUSCANY ROAD ELLICOTT CITY, MD. 22843
	4	EDMUND F. MALLON	18390-18392 TUSCANY ROAD ELLICOTT CITY, MD. 22843



OWNER'S CERTIFICATE

I, ELAINE S. HILLIARD, ET. AL., OWNERS OF THE PROPERTY SHOWN 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 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, 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; (4) THAT NO BUILDING OR SIMILAR STRUCTURE OF ANY KIND SHALL BE ERRECTED ON OR OVER THE SAID EASEMENTS AND RIGHT-OF-WAYS.

WITNESS MY/OUR HANDS THIS 13 DAY OF June 19 89

*Elaine S. Hilliard*  
ELAINE S. HILLIARD

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS A SUBDIVISION OF ALL THE LANDS CONVEYED BY POWERDOWN, INC., TO ELAINE S. HILLIARD, ET. AL., BY DEED AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY IN 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 AMMENDED.

June 1, 1989  
DATE

*William D. Ermer*  
WILLIAM D. ERMER  
PROPERTY LINE SURVEYOR NO. 65

DEED REFERENCE  
EXISTING ZONING - R-12  
ZONING VARIANCE 88-42V & F 78-55  
SUBDIVISION PLAT BOOK 22, FOLIO 11  
TAX MAP NO. 23, GRID 6, PARCEL 94

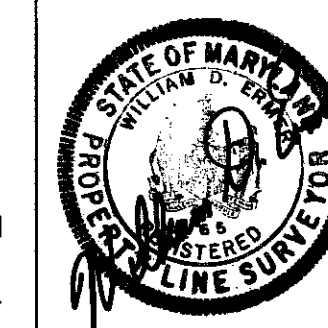
DENSITY CALCULATIONS  
ZONING - R 12  
AREA OF PROPERTY - 6.613 +/- ACRES  
NUMBER OF LOTS - 13  
DENSITY - 3.93 LOTS/ACRE

TENTATIVELY APPROVED  
ON

OFFICE OF PLANNING AND ZONING  
*William D. Ermer*  
PLANNING DIRECTOR

PRELIMINARY PLAN

WILLIAM D. ERMER  
SURVEYORS  
9048 WALTHAM WOODS ROAD  
BALTIMORE, MARYLAND 21234



RE-SUBDIVISION PLAN  
PINE ORCHARD MEADOWS  
BLOCKS A - B - C  
SECOND ELECTION DISTRICT  
HOWARD COUNTY MARYLAND  
SCALE 1" = 50'  
MAY 5, 1989