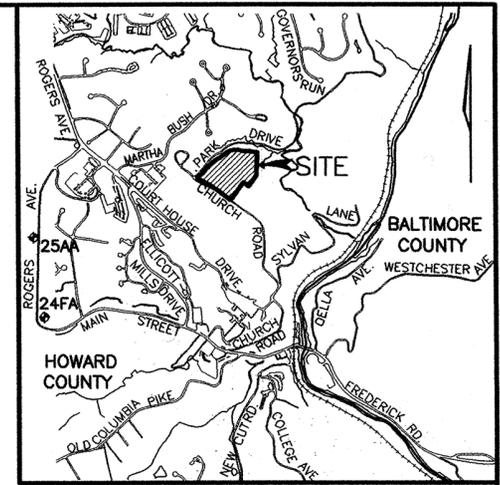


GENERAL NOTES

- COORDINATES BASED ON NAD '83/91, MARYLAND COORDINATE SYSTEM AS PROJECTED BY HOWARD COUNTY, GEODETIC CONTROL STATION No. 24F4 AND 25AA
24F4 N 583,751.410 E 1,366,091.943
25AA N 585,307.185 E 1,366,071.024
- THIS PLAT IS BASED ON A FIELD RUN BOUNDARY SURVEY PERFORMED BY VOGEL ASSOCIATES, INC. OCTOBER 1999.
- BRL DENOTES BUILDING RESTRICTION LINE.
- ⊕ DENOTES REBAR WITH FWA4 CAP SET.
- ⊙ DENOTES IRON PIPE OR IRON BAR FOUND.
- ⊕ DENOTES ANGULAR CHANGE IN BEARING OF BOUNDARY OR RIGHT-OF-WAY.
- DENOTES STONE OR MONUMENT FOUND.
- AREAS SHOWN HEREON ARE MORE OR LESS.
- THE SUBJECT PROPERTY IS ZONED R-ED PER THE 10/18/1993 AND THE 02/02/2004 COMPREHENSIVE ZONING PLAN.
- DRIVEWAYS SHALL BE PROVIDED PRIOR TO ISSUANCE OF A USE AND OCCUPANCY PERMIT FOR ANY NEW DWELLINGS TO INSURE SAFE ACCESS FOR FIRE EMERGENCY VEHICLES PER THE FOLLOWING MINIMUM REQUIREMENTS:
A. WIDTH -- 12'(14' SERVING MORE THAN ONE RESIDENCE);
B. SURFACE -- 6" OF COMPACTED CRUSHER RUN BASE W/TAR AND CHIP COATING (1-1/2" MIN.);
C. GEOMETRY -- MAX. 15% GRADE, MAX. 10% GRADE CHANGE AND MIN. 45' TURNING RADIUS;
D. STRUCTURES (CULVERTS/BRIDGES) -- CAPABLE OF SUPPORTING 25 GROSS TONS (H25 LOADING);
E. DRAINAGE ELEMENTS -- CAPABLE OF SAFELY PASSING 100-YEAR FLOOD WITH NO MORE THAN 1 FOOT OF DEPTH OVER DRIVEWAY SURFACE;
F. MAINTENANCE -- SUFFICIENT TO INSURE ALL WEATHER USE.
- FOR FLAG OR PIPESTEM LOTS, REFUSE COLLECTION, SNOW REMOVAL AND ROAD MAINTENANCE ARE PROVIDED TO THE JUNCTION OF THE FLAG OR PIPESTEM AND ROAD RIGHT-OF-WAY LINE AND NOT ONTO THE PIPESTEM LOT DRIVEWAY.
- THIS SUBDIVISION IS SUBJECT TO SECTION 18.122B OF THE HOWARD COUNTY CODE. PUBLIC WATER AND/OR SEWER SERVICE HAS BEEN GRANTED UNDER THE TERMS AND PROVISIONS, THEREOF, EFFECTIVE JUNE 9, 2003, ON WHICH DATE DEVELOPER AGREEMENT #24-4028-D WAS FILED AND ACCEPTED.
- PUBLIC WATER AND SEWER ALLOCATION WILL BE GRANTED AT THE TIME OF ISSUANCE OF THE BUILDING PERMIT IF CAPACITY IS AVAILABLE AT THAT TIME.
- THE FOREST CONSERVATION REQUIREMENTS PER SECTION 16.1202 OF THE HOWARD COUNTY CODE, FOREST CONSERVATION ACT, FOR THIS SUBDIVISION HAVE BEEN FULFILLED THROUGH THE PREVIOUSLY RECORDED PLATS AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND AS PLAT NOS. 16049 THROUGH 16052.
- DEVELOPER RESERVES UNTO ITSELF, ITS SUCCESSORS AND ASSIGNS, ALL EASEMENTS SHOWN ON THIS PLAN FOR WATER, SEWER, STORM DRAINAGE, OTHER PUBLIC UTILITIES AND FOREST CONSERVATION (FOREST CONSERVATION AREA), LOCATED IN, ON, OVER AND THROUGH LOTS 6 THROUGH 14, ANY CONVEYANCES OF THE AFORESAID LOTS 6 THROUGH 14 SHALL BE SUBJECT TO THE EASEMENTS HEREIN RESERVED, WHETHER OR NOT EXPRESSLY STATED IN THE DEEDS CONVEYING SAID LOTS 6 THROUGH 14. DEVELOPER SHALL EXECUTE AND DELIVER DEEDS FOR THE EASEMENTS HEREIN RESERVED TO HOWARD COUNTY WITH METES AND BOUNDS DESCRIPTION OF THE FOREST CONSERVATION AREA. UPON COMPLETION OF THE PUBLIC UTILITIES AND THEIR ACCEPTANCE BY HOWARD COUNTY, AND IN THE CASE OF THE FOREST CONSERVATION EASEMENTS, UPON COMPLETION OF THE DEVELOPER'S OBLIGATIONS UNDER THE FOREST CONSERVATION INSTALLATION 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 EASEMENTS AND RECORD THE DEED OF EASEMENT IN THE LAND RECORDS OF HOWARD COUNTY.
- LANDSCAPING FOR LOTS 6 THROUGH 14 IS PROVIDED IN ACCORDANCE WITH A CERTIFIED LANDSCAPE PLAN INCLUDED WITH THE ROAD CONSTRUCTION PLAN SET IN ACCORDANCE WITH SECTION 16.124 OF THE HOWARD COUNTY CODE AND THE LANDSCAPE MANUAL AND RECORDED WITH THE PREVIOUSLY RECORDED PLATS AS PLAT NOS. 16049 THROUGH 16052.
- WETLANDS AND STREAMS SHOWN ON SITE ARE BASED ON A FIELD INVESTIGATION PERFORMED BY WILDMAN ENVIRONMENTAL SERVICES AND AERIAL PHOTOGRAMETRIC.
- FLOODPLAIN PER PLAT No. 10817.
- STORMWATER MANAGEMENT IS PROVIDED PER THE PREVIOUSLY RECORDED PLATS, PLAT NOS. 16049 THROUGH 16052.
- THIS PLAN AND PROJECT ARE GRANDFATHERED TO THE FOURTH EDITION OF THE HOWARD COUNTY SUBDIVISION AND LAND DEVELOPMENT REGULATIONS.

MINIMUM LOT SIZE CHART			
LOT NO.	GROSS AREA	PIPE STEM AREA	MINIMUM LOT SIZE
7	13,676 Sq.Ft.	677 Sq.Ft.	12,999 Sq.Ft.
8	16,072 Sq.Ft.	1,343 Sq.Ft.	14,729 Sq.Ft.
9	15,109 Sq.Ft.	1,267 Sq.Ft.	13,842 Sq.Ft.
10	12,161 Sq.Ft.	440 Sq.Ft.	11,721 Sq.Ft.
13	18,343 Sq.Ft.	2,295 Sq.Ft.	16,048 Sq.Ft.

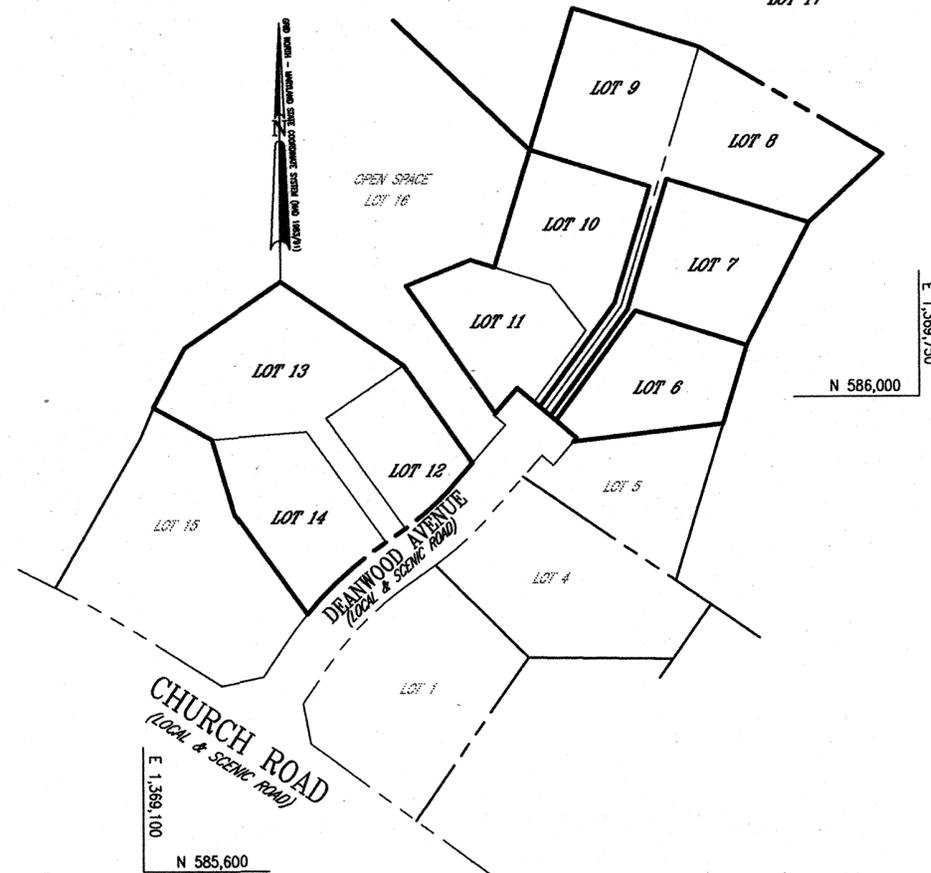


VICINITY MAP

1"=200'

GENERAL NOTES (CONTINUED)

- ARTICLES OF INCORPORATION OF THE WOODS OF PARK PLACE HOMEOWNER'S ASSOCIATION WAS FILED WITH THE MARYLAND DEPARTMENT OF ASSESSMENTS AND TAXATION ON JANUARY 2, 2003, DEPARTMENT ID# D07159130.
- DEPARTMENT OF PLANNING AND ZONING REFERENCE NUMBERS: F-92-132, F-03-42, PB-276, S-00-10, P-02-02, PB-344, WP-02-57 AND F-02-154, **SDP-03-076**.
- WP-02-57; A WAIVER HAS BEEN SUBMITTED AND APPROVED ON FEBRUARY 24, 2002 (WP-02-57) TO WAIVE SECTION 16.134(b)(1)(i) OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS TO ALLOW A PUBLIC ROAD WITHOUT A SIDEWALK.) A WAIVER HAS BEEN SUBMITTED AND APPROVED ON FEBRUARY 7, 2002 TO WAIVE SECTION 2.3.2.B OF THE DESIGN MANUAL, VOLUME III, TO ALLOW A TEE-TURNAROUND ON A PERMANENT NON-THROUGH STREET.
- THE SUBJECT PROPERTY IS LOCATED IN THE ELLICOTT CITY HISTORIC DISTRICT. NO HISTORIC STRUCTURES OR CEMETERIES EXIST ON THIS PROPERTY.
- ALL PROPOSED STRUCTURES AND DEVELOPMENT ON LOTS 6 THRU 14 ARE REQUIRED TO OBTAIN APPROVAL FROM THE HISTORIC DISTRICT COMMISSION (HDC) AND SITE DEVELOPMENT PLAN APPROVAL BY THE HOWARD COUNTY PLANNING BOARD PRIOR TO ISSUANCE OF ANY GRADING OR BUILDING PERMITS.
- THE SUBJECT DEVELOPMENT WAS APPROVED BY THE HOWARD COUNTY PLANNING BOARD PER PB CASE No. 344 ON JANUARY 24, 2001.
- THE AMENDED DECLARATION OF EASEMENT AND MAINTENANCE OBLIGATIONS FOR THE PRIVATE USE-IN-COMMON DRIVEWAY FOR LOTS 6 THROUGH 11, DATED JANUARY 16, 2004 IS RECORDED IN LIBER 8029 AT FOLIO 224, AND THE DECLARATION OF EASEMENT AND MAINTENANCE OBLIGATIONS FOR THE PRIVATE USE-IN-COMMON DRIVEWAY FOR LOTS 12 THROUGH 14, DATED DECEMBER 24, 2003 AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER 7991 AT FOLIO 519.



AREA TABULATION

TOTAL NUMBER OF BUILDABLE LOTS	9
TOTAL NUMBER OF OPEN SPACE LOTS	0
TOTAL NUMBER OF LOTS TO BE RECORDED	9
AREA OF BUILDABLE LOTS	2.7059 AC
AREA OF OPEN SPACE LOTS	0.0000 AC
TOTAL AREA OF LOTS TO BE RECORDED	2.7059 AC
AREA OF ROADWAY TO BE RECORDED	0.0000 AC
TOTAL AREA TO BE RECORDED	2.7059 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.

James R. Meeks 3/30/04
JAMES ROBERT MEEKS, PROF LS #10857 DATE

Michael Pfauf 3/31/04
MICHAEL PFAU, PRESIDENT DATE
TRINITY QUALITY HOMES, INC



OWNER/DEVELOPER

TRINITY QUALITY HOMES, INC.
MICHAEL PFAU, PRESIDENT
3675 PARK AVENUE, SUITE 301
ELLICOTT CITY, MARYLAND 21043
(410)480-0023

THE PURPOSE OF THIS PLAT IS TO CREATE A USE-IN-COMMON ACCESS EASEMENT TO BENEFIT LOTS 12, 13 & 14 AND TO GIVE LOTS 6 THROUGH 11 BENEFIT OF EXISTING USE-IN-COMMON ACCESS EASEMENT.



FREDERICK WARD ASSOCIATES
ARCHITECTS | ENGINEERS | PLANNERS | SURVEYORS

7125 Riverwood Drive
Columbia, Maryland 21046-2354
410-720-6900
410-720-6226 fax

REGIONAL OFFICES
Bel Air, Maryland and Warrenton, Virginia
www.frederickward.com

APPROVED: FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEMS
HOWARD COUNTY HEALTH DEPARTMENT

Doug Burt 4-20-04
HOWARD COUNTY HEALTH OFFICER NR DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING
AND ZONING

Michael Pfauf 4/15/04
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

Maria S. de la Torre 4/24/04
DIRECTOR DATE

OWNER'S CERTIFICATE

TRINITY QUALITY HOMES, INC., BY AUTHORIZED AGENT MICHAEL PFAU, PRESIDENT, OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON, ADOPT THIS FINAL PLAT OF SUBDIVISION, AND IN CONSIDERATION OF THE APPROVAL OF THIS FINAL PLAT BY THE DEPARTMENT 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 OR STREET RIGHTS-OF-WAYS 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, THE FLOOD PLANS AND OPEN SPACE WHERE APPLICABLE AND FOR GOOD AND 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 FLOOD PLANS, 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 RIGHTS-OF-WAYS. WITNESS OUR HANDS THIS 31ST DAY OF MARCH

BY: *Michael Pfauf*
TRINITY QUALITY HOMES, INC.
MICHAEL PFAU, PRESIDENT

Megan Ruggieri
WITNESS

SURVEYOR'S CERTIFICATE

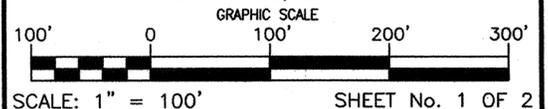
I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS A RESUBDIVISION OF THE LAND CONVEYED BY FOUNDATION FOR AUTISM AND ATYPICAL DEVELOPMENT, INC. TO TRINITY QUALITY HOMES, INC., BY DEED DATED NOVEMBER 24, 1999 AND RECORDED IN LIBER 4974 AT FOLIO 351 OF THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

I ALSO CERTIFY ALL MONUMENTS ARE IN 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 AND BOUNDARY SURVEY IS IN ACCORDANCE WITH THE HOWARD COUNTY SUBDIVISION REGULATIONS.

James R. Meeks 3/30/04
JAMES ROBERT MEEKS, PROFESSIONAL LAND SURVEYOR #10857 DATE

RECORDED AS PLAT No. *16643* ON *4/30/04*
AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

REVISION PLAT
LOTS 6 THROUGH 14
THE WOODS OF PARK PLACE
A REVISION TO LOTS 6 THROUGH 14,
THE WOODS AT PARK PLACE, PLAT No. 16049-16052
ZONED R-ED
TAX MAP No. 25 GRIDS: 1 & 2 PARCEL No. 3
2ND ELECTION DISTRICT
HOWARD COUNTY, MARYLAND
MARCH 30, 2004



F 04 149

COORDINATE TABLE

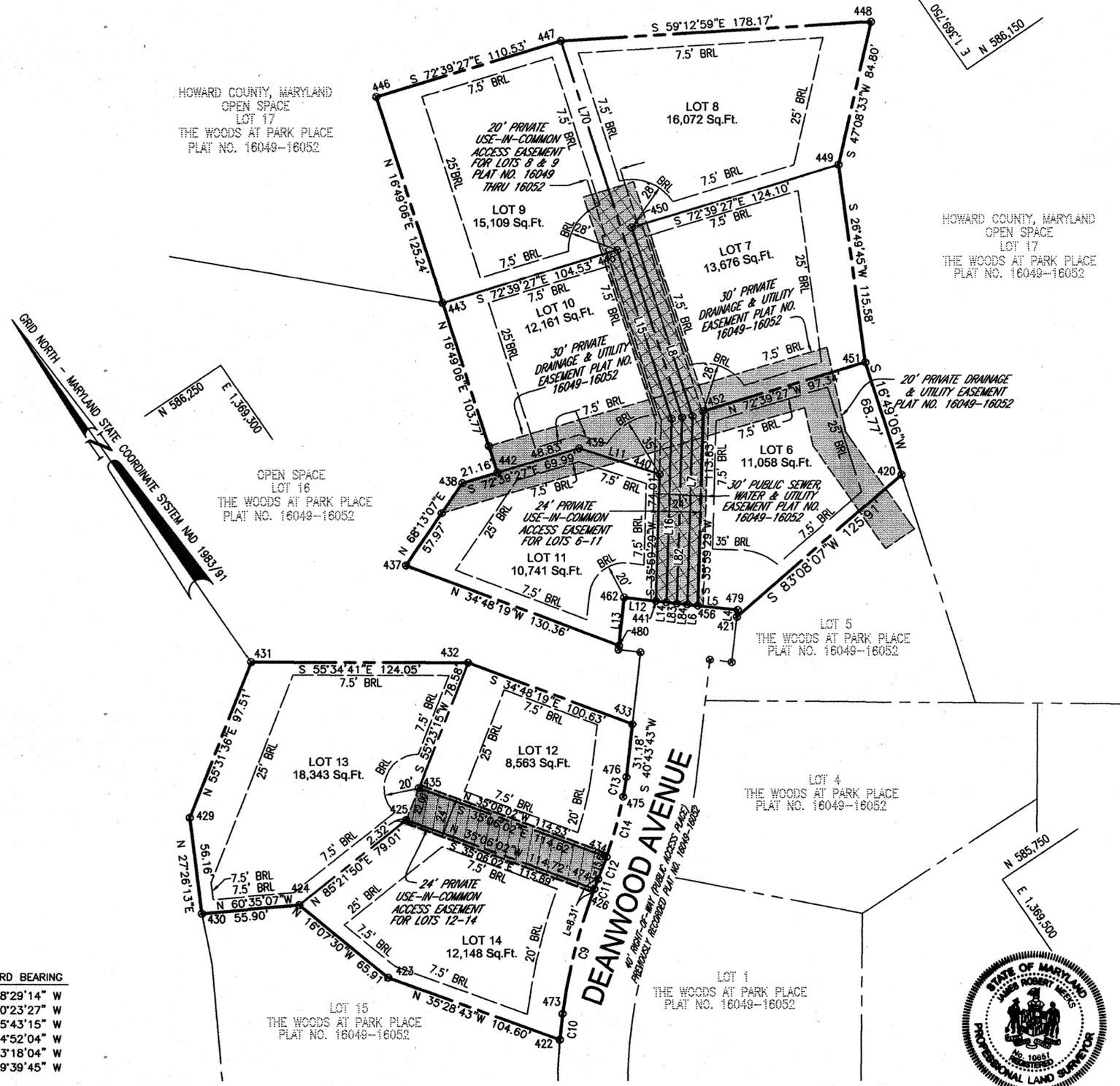
POINT	NORTHING	EASTING
420	585977.2817	1369585.9422
421	585962.2327	1369460.9397
422	585816.3313	1369237.8997
423	585901.5094	1369177.1908
424	585964.8231	1369158.8863
425	585971.2092	1369237.6373
426	585877.3505	1369303.6037
429	586042.1186	1369136.0642
430	585992.2790	1369110.1890
431	586097.3138	1369216.4537
432	586027.1916	1369318.7803
433	585944.5611	1369376.2212
434	585888.7829	1369320.0142
435	585982.5562	1369254.1079
437	586093.6442	1369321.3009
438	586115.1542	1369375.1307
439	586094.2907	1369441.9406
440	586055.7785	1369471.3909
441	585995.8949	1369427.8966
442	586108.8469	1369395.3281
443	586208.1773	1369425.3526
445	586177.0179	1369525.1328
446	586328.0609	1369461.5898
447	586295.1129	1369567.0975
448	586203.9253	1369720.1655
449	586146.2475	1369658.0045
450	586183.2387	1369539.5494
451	586043.1083	1369605.8396
452	586072.1237	1369512.9250
456	585980.1818	1369446.1463
462	586007.8586	1369414.0016
473	585827.9244	1369247.7630
474	585880.9050	1369308.8185
475	585912.4428	1369347.8761
476	585920.9349	1369355.8789
480	585986.6099	1369395.7062
479	585965.2257	1369463.5167

LINE TABLE

LINE	BEARING	DISTANCE
L4	N 40°43'43" E	3.95'
L5	N 49°16'17" W	22.92'
L6	N 49°16'17" W	6.02'
L7	N 35°59'29" E	110.10'
L8	N 16°49'06" E	114.96'
L11	S 37°24'19" E	48.48'
L12	N 49°16'17" W	18.34'
L13	S 40°43'43" W	28.04'
L14	N 49°16'17" W	6.02'
L15	S 16°49'06" W	102.81'
L16	S 35°59'29" W	107.08'
L70	S 16°49'06" W	229.01'
L82	S 35°59'29" W	108.59'
L83	N 49°16'17" W	6.02'
L84	N 49°16'17" W	6.02'

CURVE DATA TABLE

CURVE NO.	RADIUS	LENGTH	TANGENT	Δ	CHORD LENGTH	CHORD BEARING
C9	320.00'	74.74'	37.54'	13°22'58"	74.57'	S 48°29'14" W
C10	328.78'	15.22'	7.61'	2°39'10"	15.22'	S 40°23'27" W
C11	320.00'	6.31'	3.16'	1°07'48"	6.31'	S 55°43'15" W
C12	279.11'	13.69'	6.85'	2°48'38"	13.69'	S 54°52'04" W
C13	130.00'	11.67'	5.84'	5°08'41"	11.67'	S 43°18'04" W
C14	279.10'	36.58'	18.32'	7°30'32"	36.55'	S 49°39'45" W



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.

James R. Meeks 3/30/04
 JAMES ROBERT MECKS, PROF LS #10857 DATE

Michael Pfauf 3/31/04
 MICHAEL PFAU, PRESIDENT
 TRINITY QUALITY HOMES, INC DATE



MAPROJECTS2019143ISURVREVISED_PLATSIFF_02R.DWG

APPROVED: FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEMS
 HOWARD COUNTY HEALTH DEPARTMENT

Denny Brantley MPA 4-20-04
 HOWARD COUNTY HEALTH OFFICER HR DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING
 AND ZONING

Michael Pfauf 3/15/04
 CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

Paul S. Drayton 4/24/04
 DIRECTOR DATE

OWNER'S CERTIFICATE

TRINITY QUALITY HOMES, INC., BY AUTHORIZED AGENT MICHAEL PFAU, PRESIDENT, OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON, ADOPT THIS FINAL PLAT OF SUBDIVISION, AND IN CONSIDERATION OF THE APPROVAL OF THIS FINAL PLAT BY THE DEPARTMENT 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 OR STREET RIGHTS-OF-WAYS 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, THE FLOOD PLAINS AND OPEN SPACE WHERE APPLICABLE AND FOR GOOD AND 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 FLOOD PLAINS, 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 RIGHTS-OF-WAYS. WITNESS OUR HANDS THIS 31st DAY OF MARCH

BY: *Michael Pfauf*
 TRINITY QUALITY HOMES, INC.
 MICHAEL PFAU, PRESIDENT

Megan Ferguson
 WITNESS

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS A RESUBDIVISION OF THE LAND CONVEYED BY FOUNDATION FOR AUTISM AND ATYPICAL DEVELOPMENT, INC. TO TRINITY QUALITY HOMES, INC., BY DEED DATED NOVEMBER 24, 1999 AND RECORDED IN LIBER 4974 AT FOLIO 351 OF THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

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James R. Meeks 3/30/04
 JAMES ROBERT MECKS, PROFESSIONAL LAND SURVEYOR #10857 DATE

RECORDED AS PLAT No. *16049* ON *4/30/04*
 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

REVISION PLAT
 LOTS 6 THRU 14
THE WOODS OF PARK PLACE
 A REVISION TO LOTS 6 THROUGH 14,
 THE WOODS OF PARK PLACE, PLAT No. 16049-16052
 ZONED R-ED
 TAX MAP No. 25 GRIDS: 1 & 2 PARCEL No. 3
 2ND ELECTION DISTRICT
 HOWARD COUNTY, MARYLAND
 MARCH 30, 2004
 GRAPHIC SCALE

50' 0 50' 100' 150'
 SCALE: 1" = 50' SHEET No. 2 OF 2

F-04-149