

**DENSITY TABULATION**

	SECTIONS					TOTAL
	1	2/1	2/2	3/1	4/1	
Gross Area (Acres)	46.38	21.85	15.79	8.55	13.51	106.08
Floodplain/Steep Slopes	4.30	5.02	NONE	0	0.68	10.00
Net Area (Acres)	42.08	16.83	15.79	8.55	12.83	96.08
No. of Dwelling Units Allowed (Based on Net Area)	168.32	67.32	63.16	34.20	51.32	384.32
Floodplain Lot Adjustment	17.20	20.08	0	0	2.72	40.00
Total No. of Dwelling Units Allowed	185.52	87.40	63.16	34.20	54.04	424.32
Total No. of Dwelling Units Proposed	155	41	88	61	35	380.00
Density Per Acre	3.34	1.88	5.57	7.13	2.59	3.58
Open Space Required (Acres)	9.28	4.37	3.16	1.71	2.70	23.92
Open Space Provided (Acres)	11.41	12.57	2.08	4.72	4.60	35.38

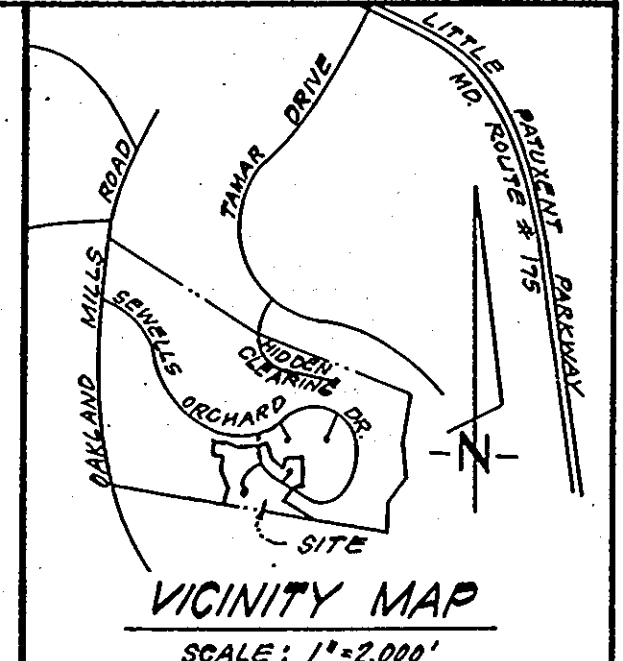
**CURVE DATA**

NOS.	RADIUS	Δ	ARC	TAN.	CHORD	BEARING
101-23	300.49	42° 16' 55"	221.75	116.20	216.76	S30°29'02"E
26-27	25.00	48° 11' 50"	21.03	11.18	20.41	N14°16'35"E
27-28	50.00	27°22'40"	24.19	∞	66.67	S51°37'30"E
28-29	25.00	48° 11' 50"	21.03	11.18	20.41	S62°28'25"W
32-6	513.55	04°27'46"	40.00	20.01	39.99	S53°51'24"E
7-9	563.55	04°27'46"	43.00	21.96	43.89	N53°51'24"W
10-11	350.49	19°57'18"	122.07	61.66	121.45	N41°38'51"W
13-14	185.00	75°32'36"	243.97	143.35	226.63	S28°42'10"W
15-16	25.00	48° 11' 50"	21.03	11.18	20.41	S33°08'03"E
16-17	50.00	27°22'40"	24.19	∞	66.67	S80°57'52"W
17-18	25.00	48° 11' 50"	21.03	11.18	20.41	N15°03'47"E
19-20	235.00	75°32'36"	309.84	182.10	287.88	N28°44'10"E
22-155	350.49	5°50'56"	35.78	17.90	35.76	N12°24'04"W
54-53	185.00	26°52'48"	86.79	44.21	86.00	S36°08'33"W

NOTE: The developer of this subdivision, Orchard Associates, 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 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.

3-11-85  
Date

*R. E. Ewing*  
Developer



**NOTES:**

- 4"x4"x36" Concrete Monuments 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. S-84-28 & P-84-39 & VP 85-47, F-85-40.
- Iron pins indicated thus: φ

This subdivision is subject to Section 18.122 B of the Howard County Code, Public Water and Sewer Service and has been granted under the terms and provisions thereof, effective 11-26-84, on which date developer agreement No. 24-1286D 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.

*R. E. Ewing* 3-11-85  
Date

This plat is being prepared to correct the following:

- Add Orchard Associates, a Maryland Limited Partnership to the owner's dedication.
- Add Orchard Associates, a Maryland Limited Partnership and new deed reference to the surveyor's certificate.
- Show new deed lines, as shown erroneously on a plat of subdivision entitled "SEWELLS ORCHARD, SECTION 4 AREA 1, LOTS 65 THRU 103", as recorded as Plat 6155 on 1-29-85.
- Remove Open Space Lots 65 & 102 from this plat of correction and adjusted the area accordingly.

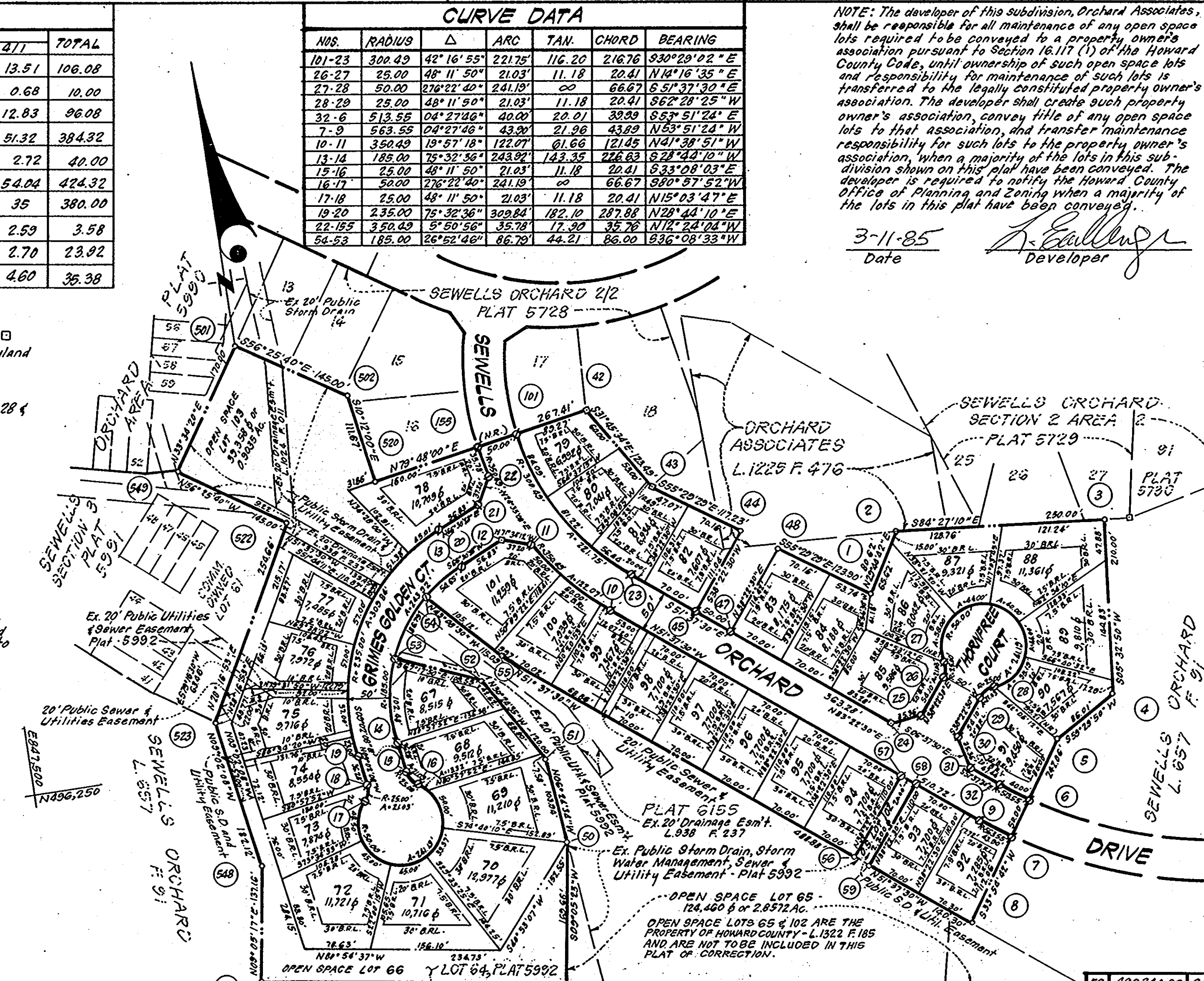
**TABULATION OF FINAL PLAT SHEET 1**

- Total number of lots to be recorded: 35 + 2 open space
- Total area of lots to be recorded: 7.0498 Acres
- Total area of roadways to be recorded: 1.8627 Acres
- Total area of open space lots: 1.6880 Acres
- Total area of subdivision to be recorded: 10.6005 Acres

APPROVED: FOR PUBLIC WATER & PUBLIC SEWERAGE SYSTEMS IN CONFORMANCE WITH THE MASTER PLAN OF WATER & SEWERAGE FOR HOWARD CO.  
*John M. Boyd, Jr.* 5/10/85  
COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY OFFICE OF PLANNING AND ZONING.  
*Thomas G. Hamich* 5-10-85  
DIRECTOR DATE

APPROVED: FOR PUBLIC WATER AND PUBLIC SEWERAGE, STORM DRAINAGE SYSTEMS AND PUBLIC ROADS HOWARD CO. OFFICE OF PUBLIC WORKS.  
*Walter F. Nunn* 5-8-85  
DIRECTOR DATE



**COORDINATE TABLE**

N#	NORTH	EAST
1	496,335.00	848,530.00
2	496,405.00	848,570.00
3	496,380.83	848,818.83
4	496,171.82	848,798.93
5	496,128.16	848,724.42
6	496,061.77	848,679.79
7	496,020.26	848,651.89
8	495,927.27	848,589.38
9	496,046.15	848,616.44
10	496,363.21	848,216.06
11	496,453.97	848,135.35
12	496,465.73	848,100.06
13	496,443.08	848,047.95
14	496,244.36	847,938.98
15	496,208.53	847,944.68
16	496,191.43	847,855.84
17	496,180.97	847,889.99
18	496,202.68	847,895.31
19	496,236.91	847,882.61
20	496,488.94	848,028.02
21	496,511.59	848,080.13
22	496,545.41	848,095.61
23	496,402.41	848,247.11
24	496,176.88	848,531.91
25	496,180.96	848,567.03
26	496,223.37	848,600.61
27	496,243.15	848,605.65
28	496,201.76	848,697.91
29	496,192.33	848,639.81
30	496,169.92	848,606.23
31	496,114.80	848,610.31
32	496,085.35	848,647.49
33	496,605.00	848,225.00
34	496,500.00	848,290.00
35	496,589.19	848,137.14
36	496,580.94	848,087.93
37	496,747.73	847,821.22
38	496,667.55	847,942.03
39	496,557.65	847,961.81
40	496,301.66	847,727.37
41	496,928.23	848,097.63
42	496,386.36	847,734.31
43	496,121.79	847,755.97
44	496,608.09	847,727.21
45	496,925.91	847,848.02
46	496,433.59	848,388.60
47	496,414.26	848,001.75
48	496,346.54	848,317.66
49	496,330.29	848,080.45
50	496,315.49	848,356.87
51	496,026.79	848,463.71
52	496,405.20	848,427.90
53	496,113.02	848,532.00
54	496,095.75	848,124.44
55	496,104.61	848,547.68
56	496,199.04	848,112.84
57	496,014.37	848,479.38
58	496,302.54	848,052.09

COLUMBIA  
BALTIMORE GAS & ELECTRIC SUB STATION  
OAKLAND MILLS ROAD  
P. 5. 18 F. 74

PARCEL "A"

**OWNER'S DEDICATION**

We, Sewells Orchards, a Maryland Partnership and Orchard Associates, a Maryland Limited 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 flood plains, 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 11th day of March, 1985.

OWNER: SEWELLS ORCHARDS  
*Donald B. Sewell*  
DONALD B. SEWELL, Manager Farm Operation  
WITNESS: *John L. Schwab*

DEVELOPER/OWNER: ORCHARD ASSOCIATES  
*R. E. Ewing*  
L. EARL ARMISTEY, General Partner  
WITNESS: *John L. Schwab*

**SURVEYOR'S CERTIFICATE**

I hereby certify that the Final Plat shown hereon is correct; that it is a subdivision of part of the land conveyed to Sewells Orchards, a Maryland Partnership, from Ronald I. Sewell, Sr., et al, by deed dated October 15, 1973 and recorded in Liber 657 of Folio 91; also being part of the land conveyed to Orchard Associates, a Maryland Limited Partnership from Donald R. Sewell, Jr. and Ronald I. Sewell, by a deed dated January 4, 1984 and recorded in Liber 1225 of Folio 476; and also being a resubdivision of Lot 64 as shown on a plat of subdivision entitled "SEWELLS ORCHARD, LOTS 1 THRU 64, SECTION 3 AREA 1" and recorded as Plat 5992, all among the Land Records of Howard County, Maryland. 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.

Mar. 15, 1985  
Date  
*Donald B. Sackett*  
DONALD B. SACKETT  
Registered Land Surveyor  
M.D. No. 6059

RECORDED AS PLAT 6224  
ON 5-10-85, AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

PLAT OF CORRECTION  
**SEWELLS ORCHARD**  
SECTION 4 AREA 1  
LOTS 66 THRU 101 AND 103  
A RESUBDIVISION OF LOT 64  
SECTION 3 AREA 1  
TAX MAP No. 36 PARCEL No. 247  
SHEET 1 OF 1  
6TH ELECTION DISTRICT, HOWARD COUNTY, MARYLAND  
SCALE: 1"=100'  
MARCH, 1985  
CLARK, FINEPROCK & SACKETT  
ENGINEERS, PLANNERS, SURVEYORS  
1135 LOCKWOOD DRIVE  
SILVER SPRING, MARYLAND 20904