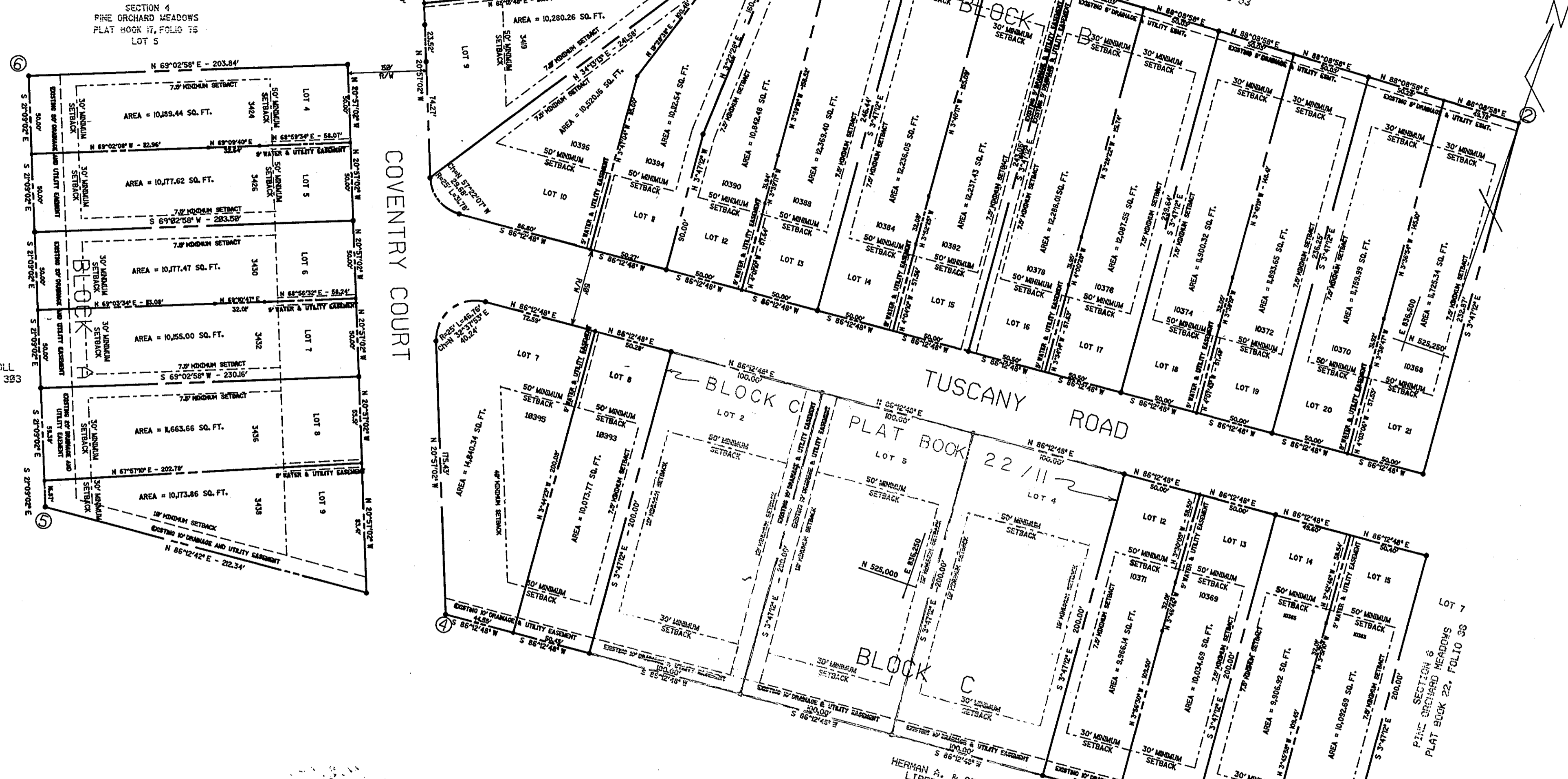
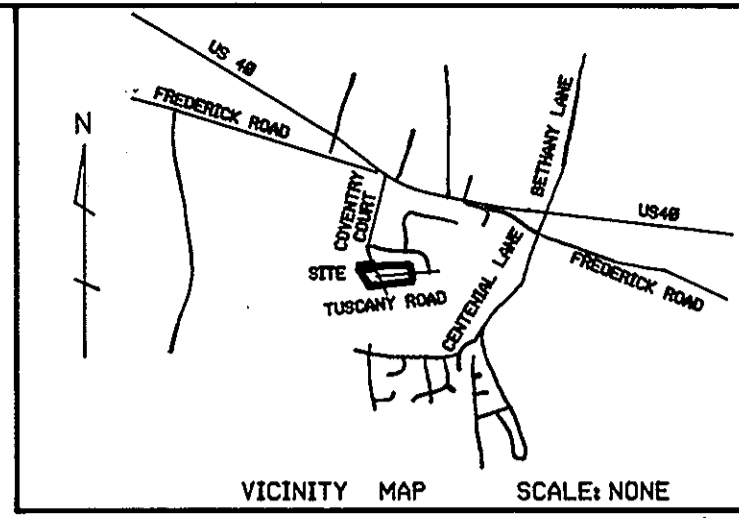


COORDINATES		
POINT NO.	NORTH	EAST
1	525,389.90	836,041.1
2	525,406.38	836,523.54
3	524,925.58	836,570.85
4	524,886.31	835,977.16
5	524,868.83	835,713.06
6	525,126.46	835,613.39



PHILIP CARROLL
LIBER 11, FOLIO 393

LEGEND	
---	PROPERTY LINE
---	BUILDING RESTRICTION LINE
---	EXISTING AND PROPOSED EASEMENT
⊙	COORDINATE POINT

TABULATION: THIS PLAT	
TOTAL NUMBER OF LOTS/PARCELS TO BE RECORDED.....29	
TOTAL AREA OF LOTS/PARCELS TO BE RECORDED.....6,613+/- AC.	
TOTAL AREA OF ROADSWAYS TO BE RECORDED.....1,158+/- AC.	
TOTAL AREA OF SUBDIVISION TO BE RECORDED.....7,771+/- AC.	

APPROVED FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEMS, IN CONFORMANCE WITH THE MASTER PLAN OF WATER AND SEWERAGE FOR HOWARD COUNTY.	DATE: 6-5-90
APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING.	DATE: 7.2.90
APPROVED FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEMS, STORM DRAINAGE SYSTEMS.	DATE: 5/31/90
HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS.	

GENERAL NOTES

- SUBJECT PROPERTY IS ZONED R-12 PER AUGUST 2, 1985 COMPREHENSIVE ZONING PLANS.
- COORDINATES ARE BASED ON HOWARD COUNTY GEODETIC CONTROL AND MARYLAND STATE PLANE COORDINATE SYSTEM. SURVEY MONUMENTS 3240004, 3240005, AND 3240006.
- EXISTING ONE STORY SEMI-DETACHED DWELLINGS ON ALL LOTS.
- PETITIONER REQUESTED VARIANCE IN ZONING CASE BA-88-42V TO PERMIT EXISTING ONE OTHER DUPLEX DWELLINGS AND LOTS TO BE DIVIDED FOR POTENTIAL RESALE AS INDIVIDUAL DWELLING UNITS WITH ZERO SIDE LINE SETBACKS ON ONE SIDE.
- THE PURPOSE OF THIS RESUBDIVISION IS TO DIVIDE EXISTING LOTS AND DUPLEX HOMES INTO INDIVIDUAL LOTS FOR POTENTIAL SALE.
- DEPARTMENT OF PLANNING AND ZONING FILE NUMBERS: PRELIMINARY PLAN P-90-1 FINAL PLAN F-90-149.
- ZONING VARIANCES F-70-55 & B-88-42V.
- EXISTING DRAINAGE AND UTILITY EASEMENTS FROM PLAT BOOK 22, FOLIO 112, JULY 23, 1971.
- SOIL TYPES ESTABLISHED FROM SOIL SURVEY OF HOWARD COUNTY MARYLAND, U.S.D.A. 1968. PROPERTY LIES MAINLY WITHIN SOIL TYPE GCS, WITH NORTHWEST CORNER IN SOIL TYPE BK2.

OWNER'S CERTIFICATE

WE, ELAINE S. HILLIARD, et al., OWNERS OF THE PROPERTY "FINE ORCHARD MEADOWS," SHOWN AND DESCRIBED HEREON, HEREBY ADOPT THIS PLAN 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 AND STREET RIGHT-OF-WAY AND THE SPECIFIC EASEMENTS SHOWN HEREON, (2) THE RIGHT TO REQUIRE DEDICATION FOR PUBLIC USE THE BEDS OF THE STREETS AND/OR ROADS, AND FLOODPLANS 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 FLOODPLANS, STORM DRAINAGE FACILITIES AND OPEN SPACE WHERE APPLICABLE, AND (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 ERRECTED ON OR OVER THE SAID EASEMENTS AND RIGHT-OF-WAY.

WITNESS OUR HANDS THIS 5th DAY OF May, 1990

BY: Elaine S. Hilliard
ELAINE S. HILLIARD, et al.

ATTEST: Michael P. Mallon

WATER AND SEWER NOTE:

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.

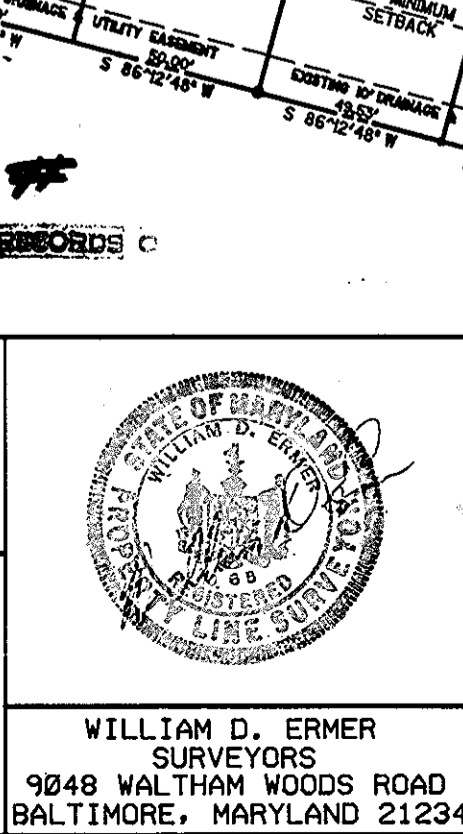
Elaine S. Hilliard DATE: May 8, 1990

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 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 AMENDED.

DATE: May 8, 1990

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



PINE ORCHARD MEADOWS

BLOCK A, LOTS 4 - 9
BLOCK B, LOTS 8 - 21
BLOCK C, LOTS 7, 8, 12-15

A RESUBDIVISION OF LOTS 1-3, BLOCK A LOTS 1-7 BLOCK B LOTS 1, 5, 6 BLOCK C

SUBDIVISION PLAT BOOK 22, FOLIO 112
TAX MAP NO. 23, GRID 6, PARCEL 94
SECOND ELECTION DISTRICT
HOWARD COUNTY MARYLAND
SCALE 1" = 50' MAY 5, 1990

RECORDED - 24337
7-9-90
HOWARD COUNTY, MD. RECORDS

F-90-141