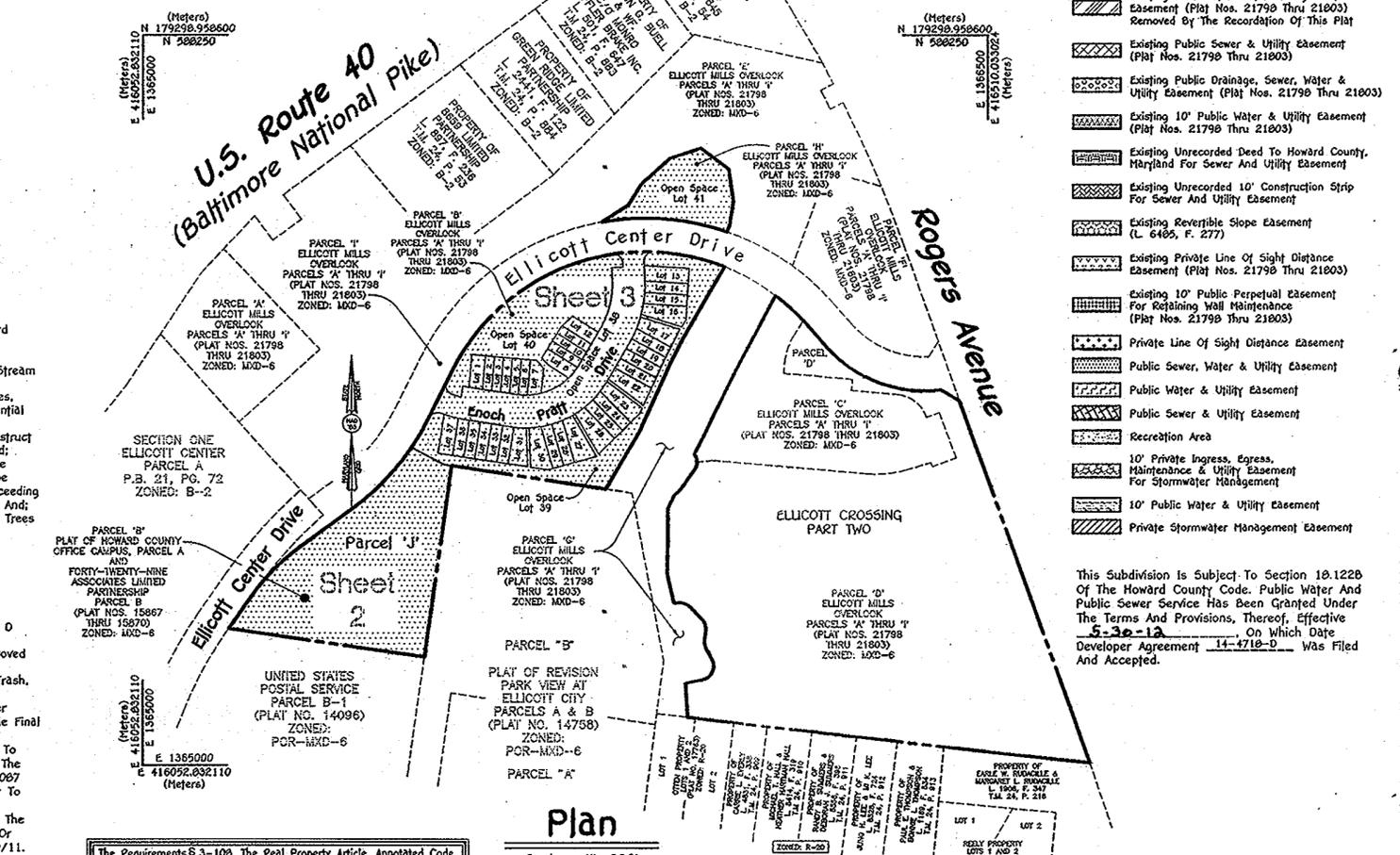


U.S. Equivalent Coordinate Table			Metric Coordinate Table		
POINT	NORTH	EAST	POINT	NORTH	EAST
112	587651.7389	1365547.6327	112	179116.608271	416219.750936
113	587564.9205	1365504.0135	113	179090.145979	416206.455771
115	587517.1972	1365476.1998	115	179075.599864	416197.970127
116	587406.5295	1365370.4590	116	179041.867975	416165.748284
119	587340.3067	1365280.6425	119	179021.883533	416138.372162
120	587247.1515	1365190.2392	120	178993.289792	416110.817180
239	587484.0621	1365547.1207	239	179065.500269	416219.594895
500	587192.4197	1365152.3638	500	178976.607485	416099.272742
501	587141.8718	1365499.2099	501	178961.200471	416204.991626
526	587485.9609	1365534.7658	526	179066.079028	416215.829092
533	587899.4798	1366037.0304	533	179192.119838	416368.919594
534	587911.2986	1366041.3701	534	179195.722198	416370.242341
535	587953.5292	1366048.2782	535	179208.594129	416372.347932
536	588011.0428	1366040.1477	536	179226.124301	416369.869770
537	588048.2289	1365990.1099	537	179237.479226	416354.618211
538	588030.1761	1365934.7109	538	179231.956129	416337.732560
539	587984.5114	1365884.1625	539	179218.037499	416322.325373
540	587947.0102	1365861.4412	540	179206.607117	416315.999921
541	587917.1382	1365814.3948	541	179197.502122	416301.060145
609	587837.0952	1366032.8118	609	179173.101934	416367.633814
610	587708.3668	1365957.7328	610	179133.868498	416344.749680
611	587682.6067	1365934.3285	611	179119.920766	416337.616037
612	587546.6276	1365881.6351	612	179084.570281	416321.555067
613	587441.9013	1365821.4460	613	179052.649642	416303.209401

**Reservation Of Public Utility Easements**  
 "Developer Reserves unto itself, its Successors And Assigns, All Easements Shown On This Plan For Water, Sewer, Storm Drainage, And Other Public Utilities Located In, On, Over, And Through Buildable Lots 1 Thru 37, Open Space Lots 38 Thru 41 And Parcel 'J'. Any Conveyances Of The Aforesaid Lots/Parcels Shall Be Subject To The Easements Herein Reserved, Whether Or Not Expressly Stated In The Deed(s) Conveying Said Lots/Parcels. Developer Shall Execute And Deliver Deeds For The Easements Herein Reserved To Howard County, Upon Completion Of The Public Utilities And Their Acceptance By Howard County. The County Shall Accept The Easements And Record The Deed(s) Of Easement In The Land Records Of Howard County."



The Requirements §3-108, The Real Property Article, Annotated Code Of Maryland, 1998 Replacement Volume, (As Supplemented) As Far As They Relate To The Making Of This Plat And The Setting Of Markers Have Been Complied With.  
 August W. Glass, L.S. #21514  
 Registered Land Surveyor  
 Date: 8/8/12  
 3330 Rogers Avenue, LLC  
 By: Donald R. Reuwer, Jr., Managing Member

**Owner**  
 3330 Rogers Avenue, LLC  
 5300 Dorsey Hall Drive, Suite 102  
 Ellicott City, Maryland 21042  
 Phone # 443-367-0422

**Developer**  
 M & T Developers, LLC  
 4515 Manor Lane  
 Ellicott City, Maryland 21042

**FISHER, COLLINS & CARTER, INC.**  
 CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS  
 CENTRAL SQUARE OFFICE PARK - 10272 BALTIMORE NATIONAL PIKE  
 ELICOTT CITY, MARYLAND 21042  
 (410) 461 - 2955

**General Notes Continued:**

- Plat Subject To WP-12-087 Which The Department Of Planning And Zoning On December 23, 2011 Approved A Waiver From The Following Sections Of The Howard County Subdivision And Land Development Regulations:
  - 16.116(a)(2)(ii), To Reduce The Required 75' Stream Buffers Referenced From A Perennial Stream In Residential Land Use Areas In A MXD Zoning District To 50' Stream Buffers, And;
  - 16.116(a)(2)(iv), To Be Permitted To Grade And Remove Vegetative Cover And Trees, Within A 50' Stream Buffer Referenced From A Perennial Stream In A Non-Residential Land Use Area In A MXD Zoning District, And;
  - 16.116(b)(1), To Be Permitted To Grade, Remove Vegetative Cover And Trees, Construct New Structures And Pave On Land With Existing 25% Or Greater Steep Slopes, And;
  - 16.120(c)(4), To Not Be Required To Provide Any Of The Required Minimum "Single Family Attached" Lot Frontage Of 15 Feet On An Approved Public Road And, To Be Permitted To Have The Single Family Attached Lots Front On A Private Road Exceeding A Length Of 200 Feet Measured From The Edge Of A Public Road Right-Of-Way, And;
  - 16.120(d)(7), To Be Granted Permission To Remove Seven (7) Existing Specimen Trees 30 Inches In Diameter Or Larger (7 Tulip Poplar: 4-31', 1-35', 1-40', 1-43') The Approval Of This Waiver Petition Is Subject To Compliance With The Following Conditions Of Approval:
    - A Homeowners Association Shall Be Created For The Single Family Attached (SFA) Development Area Of The Site In Accordance With Subdivision Section 16.121(c).
    - The Private Roads Shall Be Designed And Constructed In Accordance With The Requirements Of The DED, DPW And DPRS.
    - The Private Roads Shall Be Maintained By The H.O.A. And The Owner(s) Of Parcel D (Commercial Use Site).
    - A Resubdivision Plat To Create The Fee Simple SFA Lots Shall Be Submitted, Approved And Recorded.
    - The Petitioner Shall Provide For Stream Restoration And Clean-Up Of All Debris, Trash, Tires And Bulk Materials Found Within The Stream Buffers On This Site. A Stream Restoration Plan Which Describes Which Steps Will Be Undertaken To Improve Water Quality, Natural Hydrology And Wildlife Habitat Shall Be Submitted As A Part Of The Final Plan And/Or Site Development Plan For The Development Of This Site.
    - This Waiver Petition Approval Of Subdivision Section 16.116(a)(2)(iv) Pertains Only To The Disturbance Within The 50' Stream Buffer Necessary For The Construction Of The Proposed Retaining Wall Along The West Side Of Parcel D Shown On The WP-12-087 Exhibit/Plan Submitted On 12/20/11. And This Area Of Disturbance Shall Be Kept To The Minimum Necessary For The Construction Of The Retaining Wall.
    - This Waiver Petition Approval Of Subdivision Section 16.116(b)(1) Pertains Only To The Areas Of Proposed Disturbance And Development Indicated On The Areas Of 25% Or Greater Steep Slope Shown On The WP-12-087 Exhibit/Plan Submitted On 12/20/11.
    - The Approval Of Comprehensive Sketch Plan, 5-12-001, By The Howard County Planning Board.
- Add A Detailed Note To The General Notes On Sheets 1 Of 5-12-001 And To The Notes On Sheet 1 Of Future Plan And Plat Submissions For This Project That Indicates This Waiver Petition File Number, The Sections Of The Regulations, Requests, Action, Conditions Of Approval, And The Approval Date.

(b) General Notes Continued On Sheet 2 Of 3

**Area Tabulation This Submission**

TOTAL NUMBER OF BUILDABLE LOTS TO BE RECORDED	37
TOTAL NUMBER OF OPEN SPACE LOTS TO BE RECORDED	4
TOTAL NUMBER OF PARCELS TO BE RECORDED	1
TOTAL NUMBER OF LOTS/PARCELS TO BE RECORDED	42
TOTAL AREA OF BUILDABLE LOTS TO BE RECORDED	1,297 Ac.±
TOTAL AREA OF OPEN SPACE LOTS TO BE RECORDED	2,369 Ac.±
TOTAL AREA OF PARCELS TO BE RECORDED	1,824 Ac.±
TOTAL AREA OF LOTS/PARCELS TO BE RECORDED	5,490 Ac.±
TOTAL AREA OF ROADWAY TO BE RECORDED	0.000 Ac.±
TOTAL AREA TO BE RECORDED	5,490 Ac.±

APPROVED: For Public Water And Public Sewerage Systems  
 Howard County Health Department.  
 Brian P. Baileman 9/24/2012  
 Howard County Health Officer Date

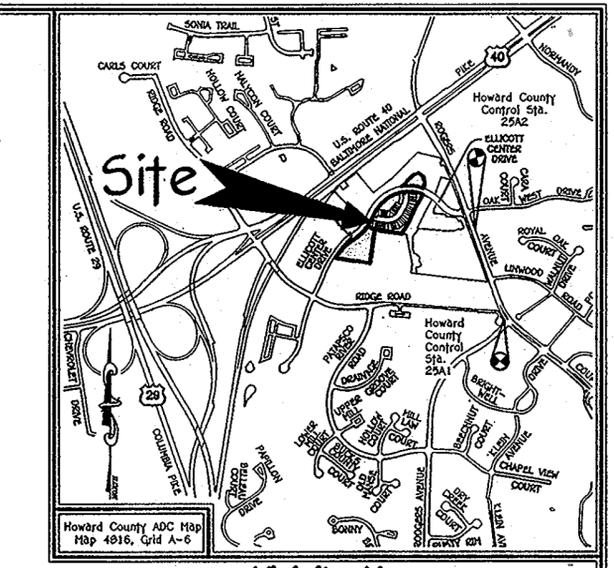
APPROVED: Howard County Department Of Planning And Zoning.  
 Chief, Development Engineering Division 9/7/12 Date  
 Director 9/28/12 Date

**OWNER'S CERTIFICATE**  
 3330 Rogers Avenue, LLC, By Donald R. Reuwer, Jr., Managing Member, Owner 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 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 Rights-Of-Way 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 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; 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 My Hand This 8th Day Of August, 2012.

3330 Rogers Avenue, LLC  
 By: Donald R. Reuwer, Jr., Managing Member

**SURVEYOR'S CERTIFICATE**  
 I Herby Certify That The Final Plat Shown Hereon Is Correct, That It Was Prepared By Me Or Under My Responsible Charge And That I Am A Duly Licensed Professional Land Surveyor Under The Laws Of The State Of Maryland; That It Is A Subdivision Of (1) Part Of The Lands Conveyed By Howard County, Maryland To 3330 Rogers Avenue, LLC By Deed Dated March 7, 2012 And Recorded Among The Land Records Of Howard County, Maryland In Liber 13846 At Folio 166, And Being Parcels 'B' And 'H', As Shown On Plats Entitled "Ellicott Mills Overlook, Parcels 'A' Thru 'I' Recorded Among The Aforesaid Land Records As Plat Nos. 21798 Thru 21803; And (2) All Of The Lands Conveyed By Forty-Two-Nine Associates Limited Partnership To 3330 Rogers Avenue, LLC By Deed Dated April 13, 2011 And Recorded In The Land Records Of Howard County, Maryland In Liber No. 13194 At Folio 456, And Being Parcel 'B', As Shown On Plats Entitled "Plat Of Howard County Office Campus, Parcel A And Forty-Two-Nine Associates Limited Partnership, Parcel B" Recorded Among The Aforesaid Land Records As Plat Nos. 15867 Thru 15870; And That The Said Parcels Are In Place Or Will Be In Place Prior To The Acceptance Of This Subdivision By Howard County As Shown, In Accordance With The Annotated Code Of Maryland, As Amended.

August W. Glass, Professional Land Surveyor #21514 8/8/12 Date  
 Expiration Date: July 14, 2013



**General Notes:** Scale: 1" = 1200'

- Subject Property Zoned MXD-6 Per The 2/02/04 Comprehensive Zoning Plan And The Comp-Lite Zoning Amendments Dated 07-28-06, And Zoning Board Case No. ZB 1093M.
- Coordinates Based On NAD '83, Maryland Coordinate System As Projected By Howard County Geodetic Control Stations No. 2541 And 2542 Station No. 2541 North 586,557.503 East 1,366,847.149 Station No. 2542 North 587,502.680 East 1,366,556.401
- This Plat Is Based On Field Run Monumented Boundary Survey Performed On Or About March, 2011 By Fisher, Collins & Carter, Inc.
- B.R.L. Denotes Building Restriction Line.
- Denotes Iron Pin Set With Cap "F.C.C. 105".
- Denotes Iron Pipe Or Iron Bar Found.
- O Denotes Angular Change In Bearing Of Boundary Or Rights-Of-Way.
- Denotes Concrete Monument Set With Cap "F.C.C. 105".
- Denotes Concrete Monument Or Stone Found.
- All Lot/Parcel Areas Are More Or Less (±).
- Distances Shown Are Based On Surface Measurement And Not Reduced To NAD '83 Grid Measurement.
- No Cemeteries Exist On This Site Based On A Visual Site Visit And Based On A Examination Of The Howard County Cemetery Inventory Map. No Historic Structures Exist On Site.
- Stormwater Management For This Project Is Provided By The Use Of Two (2) Stormwater Management Facilities (Sand Filters) Provided Under SDP-03-026 And Four (4) Micro-Bioretenation Facilities Provided Under SDP-11-057.
- Water And Sewer Service To These Lots Will Be Granted Under The Provisions Of Section 18.122D Of The Howard County Code.
- Public Water And Sewer Allocations Will Be Granted At Time Of Issuance Of The Building Permit If Capacity Is Available At That Time.
- This Plat Is In Compliance With The Amended Fifth Edition Of The Subdivision And Land Development Regulations Per Council Bill 45-2003 And The Zoning Regulations As Amended By Council Bill 75-2003. Development Or Construction On These Lots Must Comply With Setback And Buffer Regulations In Effect At The Time Of Submission Of The Site Development Plan, Waiver Petition Application, Or Building/Grading Permit And Per The Comp-Lite Zoning Regulations Dated July 28, 2006 And In Accordance With Preliminary Plan Development Criteria.
- Previous Department Of Planning And Zoning File Numbers: F-03-21, WP-12-087 SDP-03-026, ZB 1093M, F-12-014, ECP-11-052, P.B. Case No. 391, 5-12-001, SDP-11-057, WP-12-138 And Contract No. 14-4718-B.
- Welland Delineation Was Prepared By Daff-McCune-Walker, Inc. And Dated June 12, 2001 And Approved September, 2001. Welland Outline Shown On Plat Nos. 15867 Thru 15870. No Wetlands Or Wetland Buffers Are Located Within Submission Limits Of This Final Plat.
- This Property Is Located Within The Metropolitan District.
- There Are No Existing Structures To Remain Within The Limits Of Plat Submission.

**Purpose Statement**

The Purpose Of This Plat Is To (1) Resubdivide Parcels 'B' And 'H', As Shown On Plats Entitled "Ellicott Mills Overlook, Parcels 'A' Thru 'I' Recorded Among The Land Records Of Howard County, Maryland As Plat Nos. 21798 Thru 21803 Into Buildable Lots 1 Thru 37 And Open Space Lots 38 Thru 41; (2) To Create A Public Sewer, Water & Utility Easement On Open Space Lot 38; (3) To Create A Public Water & Utility Easement On Parcel 'J' (Formerly Parcel 'B'), As Shown On Plats Entitled "Plat Of Howard County Office Campus, Parcel A, And Forty-Two-Nine Associates Limited Partnership, Parcel B" Recorded Among The Aforesaid Land Records As Plat Nos. 15867 Thru 15870; (4) To Remove An Existing Building Restriction Line Along Ellicott Center Drive; (5) To Create A 10' Private Ingress, Egress, Maintenance & Utility Easement On Open Space Lot 39; (6) To Create A 10' Private Ingress, Egress, Maintenance & Utility Easement On Open Space Lot 40; (7) To Create A Public Sewer & Utility Easement On Open Space Lot 41; (8) To Remove The Existing Public Stormwater Management Easement On Open Space Lot 40, As Recorded On Plat Nos. 21798 Thru 21803; (9) To Create A New Private Stormwater Management Easement On Open Space Lot 40; And (10) To Abandon Two (2) Existing 10' Public Water & Utility Easements On Open Space Lot 39, As Recorded On Plat Nos. 21798 Thru 21803 And Utility Easements. This Project Is "Ellicott Crossing".

RECORDED AS PLAT No. 22090 ON 10/6/12  
 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

**Ellicott Crossing, Part One**  
 Lots 1 Thru 37, Open Space  
 Lots 38 Thru 41 And Parcel 'J'

Being A Resubdivision Of Parcels 'B' And 'H', As Shown On Plats Entitled "Ellicott Mills Overlook, Parcels 'A' Thru 'I' Recorded Among The Land Records Of Howard County, Maryland As Plat Nos. 21798 Thru 21803, And Also A Revision To Parcel 'B', As Shown On Plats Entitled "Plat Of Howard County Office Campus, Parcel A And Forty-Two-Nine Associates Limited Partnership, Parcel B" Recorded Among The Aforesaid Land Records As Plat Nos. 15867 Thru 15870

Zoned: MXD-6  
 Tax Map: 24, Grid: 6, Parcel: 847 And 852  
 Second Election District - Howard County, Maryland  
 Date: August 8, 2012 Scale: As Shown Sheet 1 of 3

F-12-070

The Requirements § 3-102, 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.

*August W. Glass, L.S. 21714* 8/8/12  
 (Registered Land Surveyor) Date

*Donald R. Reuwer, Jr.* 8/8/12  
 By: Donald R. Reuwer, Jr., Managing Member Date

This Subdivision Is Subject To Section 18.122B Of The Howard County Code. Public Water And Public Sewer Service Has Been Granted Under The Terms And Provisions, Thereof, Effective 8-30-12, On Which Date Developer Agreement 14-4719-D Was Filed And Accepted.

PARCEL 'E'  
 ELLICOTT MILLS OVERLOOK  
 PARCELS 'A' THRU 'I'  
 (PLAT NOS. 21798 THRU 21803)  
 ZONED: MXD-6

**Curve Data Chart**

Proj-Prof	Radius	Arc Length	Delta	Tangent	Chord Bearing And Distance
120-119	395.00'	130.40'	18°54'54"	65.80'	N 44°08'28" E 129.81'
116-115	445.00'	153.83'	19°48'22"	77.69'	N 43°41'44" E 155.06'

**General Notes Continued:**

- Plat Subject To Design Manual Waiver Approved On December 22, 2011 By Development Engineering Division That Requests A Waiver To Sections 2.3 And 2.4 Of Design Manual Volume III Requesting The Reduction Of Horizontal Curvature And Reduction In Pavement Width Subject To:
  - Design Manual Volume III, Section 2.3 Submission Of An Emergency Vehicle Turning Analysis Meeting The Fire Department Standards Being Submitted And Approved By The Department Of Fire And Rescue Safety For Private Road 'A';
  - Design Manual Volume III; Section 2.4 Is Approved For Private Roads 'E' Thru 'I' And A Portion Of Private Road 'D'.
- Driveways Shall Be Provided Prior To Issuance Of A Use And Occupancy Permit For Any New Dwellings To Ensure Safe Access For Fire And Emergency Vehicles Per The Following (Minimum) Requirements:
  - Width - 12 Feet (16 Feet Serving More Than One Residence);
  - Surface - Six (6") Inches Of Compacted Crusher Run Base With Tar And Chip Coating. (1-1/2" Minimum);
  - Geometry - Maximum 15% Grade, Maximum 10% Grade Change And 45-Foot Turning Radius;
  - Structures (Culverts/Bridges) - Capable Of Supporting 25 Gross Tons (H-25 Loading);
  - Drainage Elements - Capable Of Safely Passing 100 Year Flood With No More Than 1 Foot Depth Over Surface;
  - Structure Clearances - Minimum 12 Feet;
  - Maintenance - Sufficient To Ensure All Weather Use.
- Total Number Of "Moderately Income Housing Units" (M.I.H.U.) Required For This Site Per The POR-MXD-6 Zoning District Is 10% Of The Total Number Of Units Calculated As Follows:
  - Total Number Of "M.I.H.U." Required = 168 Units x 1 M.I.H.U./10 Units = 17 Units
  - Total Number Of "M.I.H.U." Provided = 17 Units Per ZB Case No. 1093M And PB Case No. 391
- Open Space Lots 38 Thru 41 Shown Hereon Are Hereby Dedicated To The Ellicott Crossing Townhome Homeowners Association, Inc. For The Residents Of Ellicott Crossing Subdivision And Recording References Of The Articles Of Incorporation And Restrictions Are Shown Hereon.
- Open Space Lots 38 Thru 41 Are Owned By The Ellicott Crossing Townhome Homeowners Association, Inc.
- Articles Of Incorporation For The Ellicott Crossing Townhome Homeowners Association, Inc., Was Filed With The Maryland State Department Of Assessments And Taxation On July 27, 2012, Receipt No. D14802318.
- This Plan Is Subject To Zoning Board Case No. ZB 1093M, On June 17, 2011 Planning Board Proposed Approval Of A Preliminary Development Plan And Criteria For The Proposed Development With Recommended Minor Revisions Concerning An Enhanced Landscape Buffer Along The South Rear Lot Line And Provisions Of An Outdoor Seating Adjacent To The Age Restricted Adult Housing Apartment Buildings.
- Building Restriction Lines Are In Accordance With The Approved Preliminary Development Plan Criteria And Sketch Plan, S-12-001, As Approved By The Planning Board Under PB Case No. 391.
- Plat Subject To WP-12-138 Which The Director Of The Department Of Planning And Zoning On March 27, 2012 Approved A Request To Waive Section 16.146(a)(1) Requiring The Submission Of A Preliminary Plan, Subject To The Following Conditions:
  - A Final Plan Submission For All Phases Shown On The Approved Sketch Plan, S-12-001, Shall Be Submitted Within Nine Months From The Date Of This Letter (On Or Before December 27, 2012). Failure To Submit The Final Plan By The Newly Established Due Date May Result In The Comprehensive Sketch Plan (S-12-001) As Approved By The Planning Board Under PB Case No. 391 To Become Null And Void.
  - Reference This Waiver Petition File Number, Section Waived, Date And Action On All Future Plans And Building Permits.
- This Plat Is Subject To An Unrecorded Agreement Dated July 20, 2011 By And Between 3330 Rogers Avenue, LLC And Ellicott City Limited Partnership, LP For Development Support And Fence Construction On Parcel 'J' And Open Space Lot 39.
- Moderate Income Housing Unit Agreement And Restrictions Are Recorded Simultaneously In The Land Records Of Howard County, MD With This Plat.

(Meters)  
 N 179070.358143  
 N 587500  
 E 416266.192537  
 E 1385700

SECTION ONE  
 ELLICOTT CENTER  
 PARCEL A  
 P.B. 21, PG. 72  
 ZONED: B-2

Existing Unrecorded Deed To Howard County, Maryland For Sewer And Utility Easement  
 Contract No. 14-1188-D

Existing Unrecorded 10' Construction Strip For Sewer And Utility Easement

UNITED STATES  
 POSTAL SERVICE  
 PARCEL B-1  
 (PLAT NO. 14086)  
 ZONED: POR-MXD-6

**Public Water & Utility Easement Line Table**

LINE	BEARING	LENGTH
W1	S 54°47'40" E	7.89'
W2	S 77°51'00" E	20.63'
W3	S 82°01'55" E	54.48'
W4	N 30°36'11" E	15.17'
W5	N 07°58'50" E	30.78'
W6	S 82°01'10" E	47.07'
W7	S 07°58'50" W	20.00'
W8	N 82°01'10" W	27.07'
W9	S 07°58'50" W	14.78'
W10	S 30°36'11" W	10.83'
W11	S 82°01'55" E	15.03'
W12	S 37°01'32" E	40.08'
W13	S 82°01'10" E	46.85'
W14	S 07°58'50" W	20.00'
W15	N 82°01'10" W	55.14'
W16	N 37°01'32" W	40.07'
W17	N 82°01'55" W	4.58'
W18	S 07°58'50" W	19.22'
W19	N 82°01'55" W	10.00'
W20	N 07°58'50" E	19.22'
W21	N 82°01'55" W	28.98'
W22	S 07°58'05" W	28.90'
W23	N 82°01'55" W	20.00'
W24	N 07°58'05" E	28.90'
W25	N 82°01'55" W	20.00'
W26	N 77°51'00" W	25.44'
W27	N 54°47'40" W	17.42'

(Meters)  
 N 587100  
 N 178948.437899  
 E 1385700  
 E 416266.192537

**FISHER, COLLINS & CARTER, INC.**  
 CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS  
 CENTENNIAL SQUARE OFFICE PARK - 10272 BALTIMORE NATIONAL PIKE  
 ELLICOTT CITY, MARYLAND 21042  
 (410) 461 - 2295

**Owner** 3330 Rogers Avenue LLC  
 5300 Dorsey Hall Drive, Suite 102  
 Ellicott City, Maryland 21042  
 Phone# 443-367-0422

**Developer** M & T Developers, LLC  
 4515 Manor Lane  
 Ellicott City, Maryland 21042

TOTAL NUMBER OF BUILDABLE LOTS TO BE RECORDED	0
TOTAL NUMBER OF OPEN SPACE LOTS TO BE RECORDED	0
TOTAL NUMBER OF PARCELS TO BE RECORDED	1
TOTAL NUMBER OF LOTS/PARCELS TO BE RECORDED	1
TOTAL AREA OF BUILDABLE LOTS TO BE RECORDED	0.000 Ac.±
TOTAL AREA OF OPEN SPACE LOTS TO BE RECORDED	0.000 Ac.±
TOTAL AREA OF PARCELS TO BE RECORDED	1.824 Ac.±
TOTAL AREA OF LOTS/PARCELS TO BE RECORDED	1.824 Ac.±
TOTAL AREA OF ROADWAY TO BE RECORDED	0.000 Ac.±
TOTAL AREA TO BE RECORDED	1.824 Ac.±

**Reservation Of Public Utility Easements**

"Developer Reserves Unto Itself, Its Successors And Assigns, All Easements Shown On This Plan For Water, Sewer, Storm Drainage, And Other Public Utilities Located In, On, Over, And Through Buildable Lots 1 Thru 37, Open Space Lots 38 Thru 41 And Parcel 'J'. Any Conveyances Of The Aforesaid Lots/Parcels Shall Be Subject To The Easements Herein Reserved, Whether Or Not Expressly Stated In The Deed(s) Conveying Said Lots/Parcels. Developer Shall Execute And Deliver Deeds For The Easements Herein Reserved To Howard County. Upon Completion Of The Public Utilities And Their Acceptance By Howard County, The County Shall Accept The Easements And Record The Deed(s) Of Easement In The Land Records Of Howard County."

**OWNER'S CERTIFICATE**

3330 Rogers Avenue, LLC, By Donald R. Reuwer, Jr., Managing Member, Owner 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 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 Rights-Of-Way 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 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; 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 My Hand This 8th Day Of August, 2012.

*Donald R. Reuwer, Jr.*  
 3330 Rogers Avenue, LLC  
 By: Donald R. Reuwer, Jr., Managing Member

*Witness*

**SURVEYOR'S CERTIFICATE**

I Hereby Certify That The Final Plat Shown Hereon Is Correct, That It Was Prepared By Me Or Under My Responsible Charge And That I Am A Duly Licensed Professional Land Surveyor Under The Laws Of The State Of Maryland; That It Is A Subdivision Of (1) Part Of The Lands Conveyed By Howard County, Maryland To 3330 Rogers Avenue, LLC By Deed Dated March 7, 2012 And Recorded Among The Land Records Of Howard County, Maryland In Liber 13846 At Folio 166, And Being Parcels 'B' And 'H', As Shown On Plats Entitled "Ellicott Mills Overlook, Parcels 'A' Thru 'I' Recorded Among The Aforesaid Land Records As Plat Nos. 21798 Thru 21803; And (2) All Of The Lands Conveyed By Forty-Two Associates Limited Partnership To 3330 Rogers Avenue, LLC By Deed Dated April 13, 2011 And Recorded In The Land Records Of Howard County, Maryland In Liber No. 13194 At Folio 456, And Being Parcel 'B', As Shown On Plats Entitled "Plat Of Howard County Office Campus, Parcel A And Forty-Two Associates Limited Partnership, Parcel B" Recorded Among The Aforesaid Land Records As Plat Nos. 15867 Thru 15870; And That All Easements Are In Place Or Will Be In Place Prior To The Acceptance Of The Aforesaid Subdivision By Howard County As Shown, In Accordance With The Annotated Code Of Maryland, As Amended.

*August W. Glass*  
 August W. Glass, Professional Land Surveyor  
 Expiration Date: July 14, 2013

RECORDED AS PLAT No. 22091 ON 10/6/12  
 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

**Ellicott Crossing, Part One**  
 Lots 1 Thru 37, Open Space  
 Lots 38 Thru 41 And Parcel 'J'

Being A Resubdivision Of Parcels 'B' And 'H', As Shown On Plats Entitled "Ellicott Mills Overlook, Parcels 'A' Thru 'I' Recorded Among The Land Records Of Howard County, Maryland As Plat Nos. 21798 Thru 21803, And Also A Revision To Parcel 'B', As Shown On Plats Entitled "Plat Of Howard County Office Campus, Parcel A And Forty-Two Associates Limited Partnership, Parcel B" Recorded Among The Aforesaid Land Records As Plat Nos. 15867 Thru 15870

Zoned: MXD-6  
 Tax Map: 24, Grid: 6, Parcel: 847 And 852  
 Second Election District - Howard County, Maryland  
 Date: August 8, 2012 Scale: 1"=50' Sheet 2 of 3

F-12-070

I:\2010\10040\dwg\RECORD PLATS\RESUB-PLAT-SHEET 1.dwg, 8/8/2012 9:59:24 AM, WCC067024N.dwg

**Curve Data Chart**

Pnt-Pnt	Radius	Arc Length	Delta	Tangent	Chord Bearing And Distance
115-113	445.00'	55.27'	07°07'00"	27.67'	N 30°14'03" E 55.24'
112-609	385.00'	57.04'	04°49'59"	351.76'	N 69°05'32" E 519.38'
533-541	445.00'	225.75'	29°03'58"	115.38'	N 05°27'54" W 223.33'

This Subdivision Is Subject To Section 18.122B Of The Howard County Code. Public Water And Public Sewer Service Has Been Granted Under The Terms And Provisions, Thereof, Effective **5-20-12**. On Which Date Developer Agreement **14-4718-D** Was Filed And Accepted.

**Public Sewer, Water & Utility Easement Line Table**

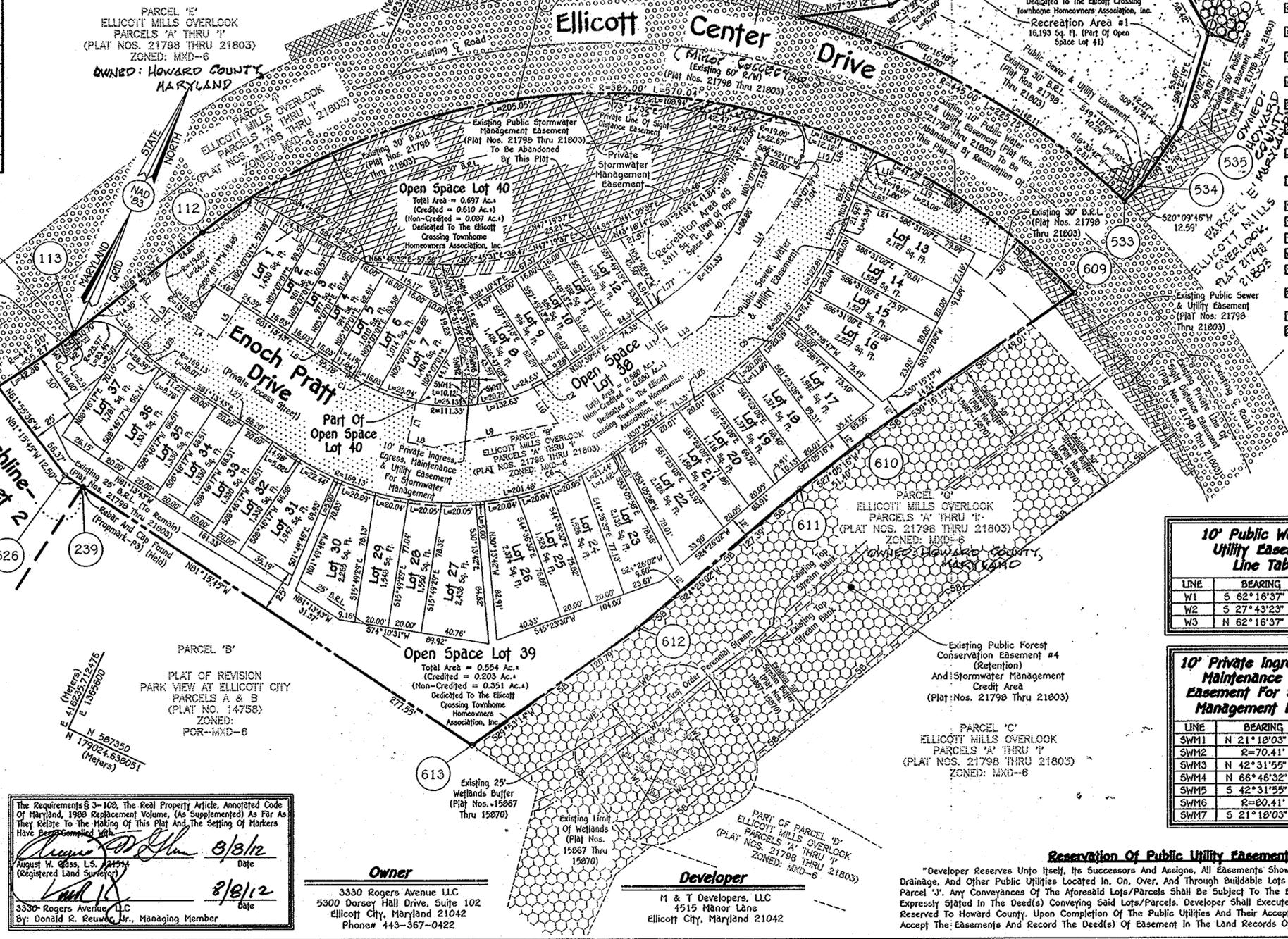
Line #	Direction	Length
L1	S63°19'27"E	20.76'
L2	S72°45'05"E	5.04'
L3	N08°46'17"E	8.21'
L4	S01°13'43"E	34.00'
L5	N08°46'17"E	27.67'
L6	S01°13'43"E	76.43'
L7	S12°45'38"E	26.08'
L8	N77°14'22"E	15.94'
L9	N53°55'04"E	75.55'
L10	N59°23'05"W	27.80'
L11	N30°30'54"E	63.97'
L12	S59°23'06"E	27.67'
L13	N30°30'54"E	24.11'
L14	N09°05'23"E	119.41'
L15	N78°40'22"E	8.18'
L16	N01°22'26"E	16.38'
L17	S01°22'28"W	13.00'
L18	N78°40'22"E	30.62'
L19	S09°48'07"E	23.34'
L20	N01°36'08"E	3.75'
L21	S17°13'07"W	8.29'
L22	S82°44'39"E	10.79'
L23	N89°48'07"W	82.57'
L24	S78°40'22"W	20.95'
L25	S03°07'49"E	14.33'
L26	S30°30'54"W	74.33'
L27	N01°13'43"W	86.20'
L28	N08°46'17"E	3.87'
L29	N72°45'05"W	14.73'
L30	N63°19'27"W	22.41'
L31	N26°40'35"E	20.00'

**Public Sewer, Water & Utility Easement Curve Table**

Curve #	Radius	Length
C1	109.33'	42.97'
C2	109.33'	17.10'
C3	385.00'	20.03'
C4	385.00'	55.12'
C5	211.13'	123.98'
C6	171.13'	203.87'
C7	171.13'	19.27'

Existing 10' Public Water & Utility Easement (Plat Nos. 21798 Thru 21803) To Be Abandoned By Recordation Of This Plat

Existing 10' Public Water & Utility Easement



- Legend**
- Existing Public Sanitary Sewer & Utility Easement (L 4166, F. 112)
  - Existing Limit Of Wetlands (Plat Nos. 15067 Thru 15070)
  - Existing Public Forest Conservation Easement And Stormwater Management Credit Area (Plat Nos. 21798 Thru 21803)
  - Existing Public Stormwater Management Easement (Plat Nos. 21798 Thru 21803) Removed By The Recordation Of This Plat
  - Existing Public Sewer & Utility Easement (Plat Nos. 21798 Thru 21803)
  - Existing Public Drainage, Sewer, Water & Utility Easement (Plat Nos. 21798 Thru 21803)
  - Existing 10' Public Water & Utility Easement (Plat Nos. 21798 Thru 21803)
  - Existing Unrecorded Deed To Howard County, Maryland For Sewer And Utility Easement
  - Existing Unrecorded 10' Construction Strip For Sewer And Utility Easement
  - Existing Reversible Slope Easement (L 6465, F. 277)
  - Existing Private Line Of Sight Distance Easement (Plat Nos. 21798 Thru 21803)
  - Existing 10' Public Perpetual Easement For Retaining Wall Maintenance (Plat Nos. 21798 Thru 21803)
  - Private Line Of Sight Distance Easement
  - Public Sewer, Water & Utility Easement
  - Public Water & Utility Easement
  - Public Sewer & Utility Easement
  - Recreation Area
  - 10' Private Ingress, Egress, Maintenance & Utility Easement For Stormwater Management
  - 10' Public Water & Utility Easement
  - Private Stormwater Management Easement

**10' Public Water & Utility Easement Line Table**

LINE	BEARING	LENGTH
W1	S 62°16'37" E	8.03'
W2	S 27°43'23" W	10.00'
W3	N 62°16'37" W	8.03'

**10' Private Ingress, Egress, Maintenance & Utility Easement For Stormwater Management Line Table**

LINE	BEARING	LENGTH
SWM1	N 21°18'03" W	13.07'
SWM2	R=70.41'	L=26.09'
SWM3	N 42°31'55" W	47.30'
SWM4	N 66°46'32" E	10.60'
SWM5	S 42°31'55" E	43.80'
SWM6	R=80.41'	L=29.80'
SWM7	S 21°18'03" E	12.33'

**FISHER, COLLINS & CARTER, INC.**  
 CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS  
 CENTRAL SQUARE OFFICE PARK - 10272 BALTIMORE NATIONAL PIKE  
 ELICOTT CITY, MARYLAND 21042  
 (410) 461 - 2955

**Area Tabulation This Sheet**

TOTAL NUMBER OF BUILDABLE LOTS TO BE RECORDED	37
TOTAL NUMBER OF OPEN SPACE LOTS TO BE RECORDED	4
TOTAL NUMBER OF PARCELS TO BE RECORDED	0
TOTAL NUMBER OF LOTS/PARCELS TO BE RECORDED	41
TOTAL AREA OF BUILDABLE LOTS TO BE RECORDED	1.297 Ac.±
TOTAL AREA OF OPEN SPACE LOTS TO BE RECORDED	2.369 Ac.±
TOTAL AREA OF PARCELS TO BE RECORDED	0.000 Ac.±
TOTAL AREA OF LOTS/PARCELS TO BE RECORDED	3.666 Ac.±
TOTAL AREA OF ROADWAY TO BE RECORDED	0.000 Ac.±
TOTAL AREA TO BE RECORDED	3.666 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 Examined With:

*August W. Glass, L.S.* 8/8/12 Date  
 (Registered Land Surveyor)

*Donald R. Reuwer, Jr.* 8/8/12 Date  
 3330 Rogers Avenue, LLC  
 By: Donald R. Reuwer, Jr., Managing Member

**Owner**  
 3330 Rogers Avenue, LLC  
 5300 Dorsey Hall Drive, Suite 102  
 Ellicott City, Maryland 21042  
 Phone# 443-367-0422

**Developer**  
 M & T Developers, LLC  
 4515 Manor Lane  
 Ellicott City, Maryland 21042

**Reservation of Public Utility Easements**  
 "Developer Reserves unto itself, its Successors and Assigns, All Easements Shown On This Plan For Water, Sewer, Storm Drainage, And Other Public Utilities Located In, On, Over, And Through Buildable Lots 1 Thru 37, Open Space Lots 38 Thru 41 And Parcel 'J'. Any Conveyances Of The Aforesaid Lots/Parcels Shall Be Subject To The Easements Herein Reserved, Whether Or Not Expressly Stated In The Deed(s) Conveying Said Lots/Parcels. Developer Shall Execute And Deliver Deeds For The Easements Herein Reserved To Howard County. Upon Completion Of The Public Utilities And Their Acceptance By Howard County, The County Shall Accept The Easements And Record The Deeds(s) Of Easement In The Land Records Of Howard County."

APPROVED: For Public Water And Public Sewerage Systems  
 Howard County Health Department.

*Patricia P. Brinkman* 9/4/2012 Date  
 Howard County Health Officer

APPROVED: Howard County Department of Planning And Zoning.

*John R. ...* 9/7/12 Date  
 Chief, Development Engineering Division

*Ketshank...* 9/28/12 Date  
 Director

**OWNER'S CERTIFICATE**  
 3330 Rogers Avenue, LLC, By Donald R. Reuwer, Jr., Managing Member, Owner Of The Property Shown And Described Hereon, Herby 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 Rights-Of-Way 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, Herby 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 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; 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 My Hand This 8th Day Of AUGUST, 2012.

*Donald R. Reuwer, Jr.*  
 3330 Rogers Avenue, LLC  
 By: Donald R. Reuwer, Jr., Managing Member

*Witness*

**SURVEYOR'S CERTIFICATE**  
 I Herby Certify That The Final Plat Shown Hereon Is Correct, That It Was Prepared By Me Or Under My Responsible Charge And That I Am A Duly Licensed Professional Land Surveyor Under The Laws Of The State Of Maryland; That It Is A Subdivision Of (1) Part Of The Lands Conveyed By Howard County, Maryland To 3330 Rogers Avenue, LLC By Deed Dated March 7, 2012 And Recorded Among The Land Records Of Howard County, Maryland In Liber 13046 At Folio 166, And Being Parcels 'B' And 'H', As Shown On Plats Entitled "Ellicott Mills Overlook, Parcels 'A' Thru 'I'" Recorded Among The Aforesaid Land Records As Plat Nos. 21798 Thru 21803; And (2) All Of The Lands Conveyed By Forty-Two Associates Limited Partnership To 3330 Rogers Avenue, LLC By Deed Dated April 13, 2011 And Recorded In The Land Records Of Howard County, Maryland In Liber No. 13194 At Folio 456, And Being Parcel 'B', As Shown On Plats Entitled "Plat Of Howard County Office Campus, Parcel A And Forty-Two Associates Limited Partnership, Parcel A" Recorded Among The Aforesaid Land Records As Plat Nos. 15067 Thru 15070; And (3) All Of The Lands Conveyed In Place Or Will Be In Place Prior To The Acceptance Of This Subdivision By Howard County As Shown, In Accordance With The Annotated Code Of Maryland, As Amended.

*August W. Glass* 8/8/12 Date  
 August W. Glass, Professional Land Surveyor  
 Expiration Date: July 14, 2013

RECORDED AS PLAT No. 22092 ON 10/5/12  
 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

**Ellicott Crossing, Part One**  
 Lots 1 Thru 37, Open Space  
 Lots 38 Thru 41 And Parcel 'J'

Being A Resubdivision Of Parcels 'B' And 'H', As Shown On Plats Entitled "Ellicott Mills Overlook, Parcels 'A' Thru 'I'" Recorded Among The Land Records Of Howard County, Maryland As Plat Nos. 21798 Thru 21803, And Also A Revision To Parcel 'B', As Shown On Plats Entitled "Plat Of Howard County Office Campus, Parcel A And Forty-Two Associates Limited Partnership, Parcel B" Recorded Among The Aforesaid Land Records As Plat Nos. 15067 Thru 15070

Zoned: MXD-6  
 Tax Map: 24, Grid: 6, Parcel: 047 And 052  
 Second Election District - Howard County, Maryland  
 Date: August 8, 2012 Scale: 1"=50' Sheet 3 of 3