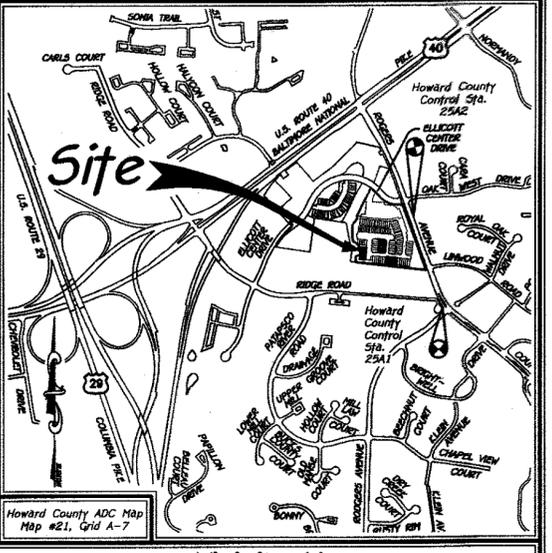
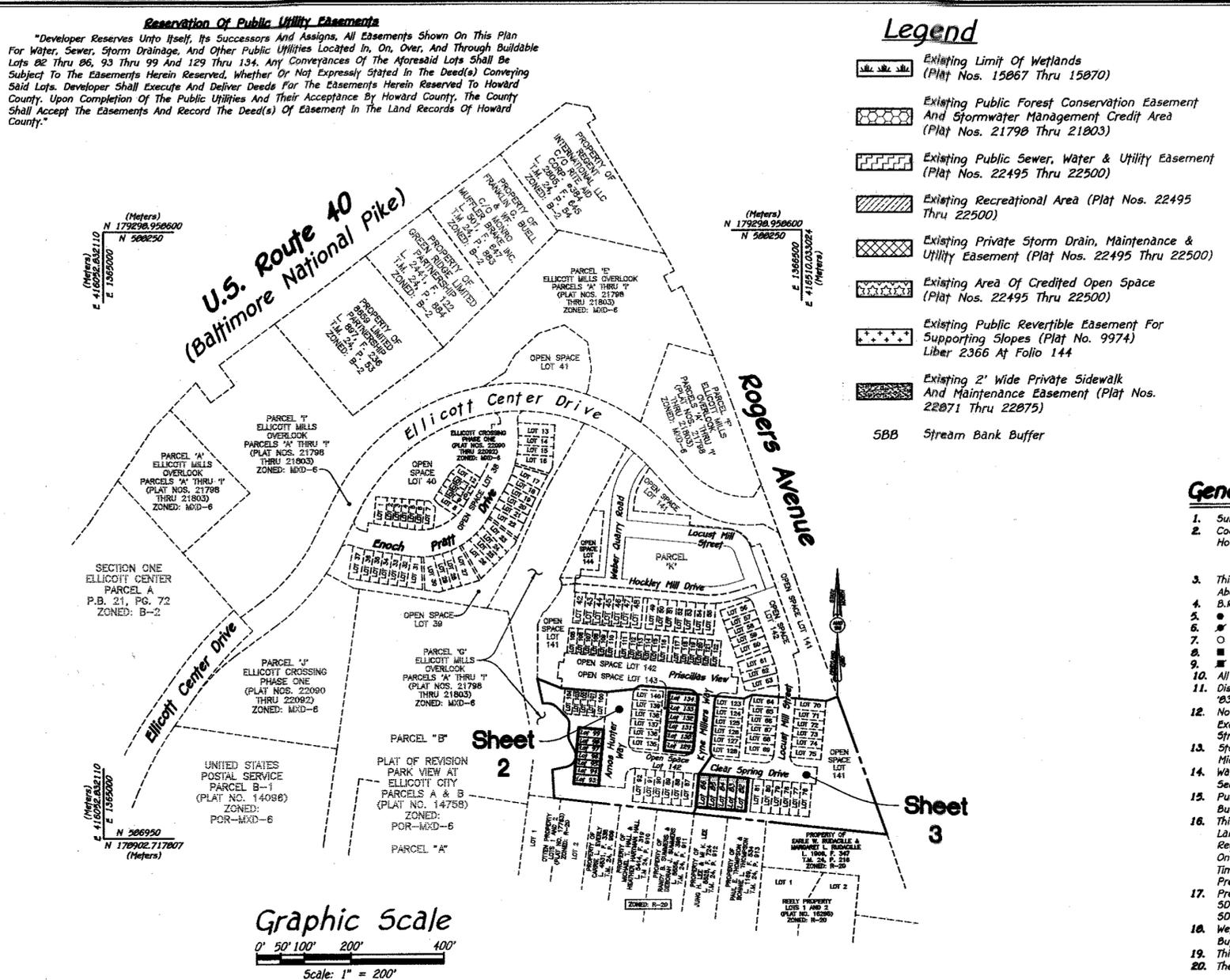


U.S. Equivalent Coordinate Table			Metric Coordinate Table		
POINT	NORTH	EAST	POINT	NORTH	EAST
210	506,954.0081	1,366,601.9032	210	178903.939468	418565.501603
254	507,000.1619	1,366,266.0184	254	178918.007194	418438.715271
211	506,969.8069	1,366,530.0908	211	178908.779220	418519.448549
259	507,034.3552	1,365,966.8700	259	178928.429319	418347.534656
560	507,094.9209	1,365,963.1952	560	178946.809747	418346.414603
267	507,101.0955	1,365,993.4321	267	178948.771815	418355.630811
562	507,137.4409	1,366,010.4427	562	178959.849892	418360.815645
563	507,157.1664	1,365,999.8231	563	178965.862254	418357.578798
564	507,172.3032	1,365,997.0527	564	178970.479954	418356.734362
565	507,188.8241	1,365,999.2431	565	178975.311529	418357.408016
566	507,209.7750	1,365,992.1503	566	178981.897378	418358.240137
567	507,230.6940	1,365,971.2503	567	178988.273807	418348.872852
568	507,238.0297	1,365,935.6957	568	178990.509489	418343.519140
569	507,238.0825	1,365,942.3938	569	178990.526751	418340.074302
570	507,290.9922	1,365,930.7641	570	179006.652427	418336.529579
661	507,249.6488	1,366,449.7772	661	178994.050341	418494.725092
662	507,254.7055	1,366,393.4309	662	178995.592216	418477.250687
670	507,125.3125	1,366,305.7786	670	178956.153163	418450.834232
671	507,137.9403	1,366,302.3970	671	178960.002124	418449.803492
673	507,246.5081	1,366,375.2304	673	178993.118033	418472.003169
674	507,251.9244	1,366,315.7803	674	178994.744840	418453.882738
675	507,241.7894	1,366,311.7203	675	178991.625387	418452.645242
698	507,270.3613	1,365,982.2841	698	179000.364128	418352.232895
699	507,261.5194	1,366,080.7714	699	178997.689098	418362.251894
754	507,084.9142	1,366,277.9466	754	178943.839731	418442.351018
755	507,013.8660	1,366,271.5681	755	178922.184207	418440.408837
768	507,241.1526	1,366,551.2651	768	178991.462207	418525.698640
770	507,247.0431	1,366,489.8898	770	178993.258732	418509.870052
779	507,225.7059	1,366,273.6748	779	178992.897030	418441.048956
780	507,269.6313	1,366,288.6395	780	178998.924264	418438.468200
781	507,264.3329	1,366,187.2593	781	178991.686854	418408.265459
782	507,267.6440	1,366,140.8966	782	178995.538954	418400.511222
2563	507,242.5653	1,366,575.8301	2563	178994.147755	418533.148068
2569	507,180.3819	1,366,073.4871	2569	178972.938880	418380.031673
2570	507,060.1330	1,366,062.6915	2570	178936.286416	418376.741152
2571	507,064.9608	1,366,008.9160	2571	178937.757938	418360.350370
2572	507,189.2098	1,366,019.7117	2572	178974.409903	418363.640891
2578	507,245.0084	1,366,275.0645	2578	178992.636271	418441.716417
2579	507,141.1593	1,366,266.5412	2579	178980.983308	418438.874667
2580	507,129.3358	1,366,266.9543	2580	178957.379496	418438.174839
2581	507,134.2443	1,366,202.9487	2581	178958.967049	418419.491639
2582	507,261.0356	1,366,214.3047	2582	178997.521663	418422.925275
2587	507,075.3465	1,366,384.5180	2587	178940.923505	418474.834080
2588	507,004.2983	1,366,378.1395	2588	178919.267981	418472.889901



- General Notes:**
- Subject Property Zoned MXD-6 Per The 10/06/13 Comprehensive Zoning Plan.
  - Coordinates Based on NAD '83, Maryland Coordinate System as Projected by Howard County Geodetic Control Stations No. 24A1 and 25A2. Station No. 25A1 North 506,557.503 East 1,366,847.149 Station No. 25A2 North 507,502.680 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. 106".
  - Denotes Iron Pipe Or Iron Bar Found.
  - Denotes Angular Change In Bearing Of Boundary Or Rights-Of-Way.
  - Denotes Concrete Monument Set With Cap "F.C.C. 106".
  - 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 An Examination Of The Howard County Cemetery Inventory Map. No Historic Structures Exist On Site.
  - Stormwater Management For This Project is Provided Under SDP-13-004. Micro-Bioretenment And Permeable Paving Are Privately Owned.
  - Water And Sewer Service To These Lots Will Be Granted Under The Provisions Of Section 18.122B 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 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, F-12-070, SDP-13-004, F-13-043 And F-14-106.
  - Wetland 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 Within The Limits Of Plat Submission.

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.

*Terrell A. Fisher* 8/9/16 Date  
 (Registered Land Surveyor)  
*Donald R. Reuwer* 8/9/16 Date  
 M & T Developers, LLC  
 By: Donald R. Reuwer, III, Managing Member

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 7/24/13, on which Date Developer Agreement 14-1166-12 Was Filed And Accepted.

**Area Tabulation This Submission**

TOTAL NUMBER OF BUILDABLE LOTS TO BE RECORDED	18
TOTAL NUMBER OF OPEN SPACE LOTS TO BE RECORDED	0
TOTAL NUMBER OF PARCELS TO BE RECORDED	0
TOTAL NUMBER OF NON-BUILDABLE BULK PARCELS TO BE RECORDED	0
TOTAL NUMBER OF LOTS/PARCELS TO BE RECORDED	18
TOTAL AREA OF BUILDABLE LOTS TO BE RECORDED	0.507 Ac.*
TOTAL AREA OF OPEN SPACE LOTS TO BE RECORDED	0.000 Ac.*
TOTAL AREA OF PARCELS TO BE RECORDED	0.000 Ac.*
TOTAL AREA OF NON-BUILDABLE BULK PARCELS TO BE RECORDED	0.000 Ac.*
TOTAL AREA OF LOTS/PARCELS TO BE RECORDED	0.507 Ac.*
TOTAL AREA OF ROADWAY TO BE RECORDED	0.000 Ac.*
TOTAL AREA TO BE RECORDED	0.507 Ac.*

**Owner/Developer**  
 M & T Developers, LLC  
 8318 Forrest Street  
 Suite 200  
 Ellicott City, Maryland 21043  
 Ph: 410-992-4600

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

*William M. Roman* 8/30/2016 Date  
 Howard County Health Officer

APPROVED: Howard County Department Of Planning And Zoning.

*Terrell A. Fisher* 9/1/16 Date  
 Chief, Development Engineering Division

*Donald R. Reuwer* 9-06-16 Date  
 Director

**Owner's Certificate**  
 M & T Developers, LLC, By Donald R. Reuwer, III, 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 9th Day Of August, 2016.

*Donald R. Reuwer*  
 M & T Developers, LLC  
 By: Donald R. Reuwer, III, Managing Member

**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 Duty Licensed Professional Land Surveyor Under The Laws Of The State Of Maryland; That It is A Subdivision Of Part Of The Lands Conveyed By 3330 Rogers Avenue, LLC To M & T Developers, LLC By Deed Dated October 30, 2013 And Recorded Among The Land Records Of Howard County, Maryland in Liber 15335 At Folio 073; And Being Non-Buildable Bulk Parcels 'O', 'P' And 'Q', As Shown On Plats Entitled "Ellicott Crossing, Part Two, Lots 49 Thru 60, 70 Thru 75 And Non-Buildable Bulk Parcels 'O', 'P' And 'Q', Recorded Among The Land Records As Plat Nos. 22871 Thru 22875; 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 Amended.

*Terrell A. Fisher* 8/9/16  
 Terrell A. Fisher, Professional Land Surveyor No. 10692  
 Expiration Date: December 13, 2017

**Fisher, Collins & Carter, Inc.**  
 Civil Engineering Consultants & Land Surveyors  
 Centennial Square Office Park-10272 Baltimore National Pike  
 Ellicott City, Maryland 21042  
 (410) 461-2999

**Purpose Statement**  
 The Purpose Of This Plat is To Resubdivide Non-Buildable Bulk Parcels 'O', 'P' And 'Q', As Shown On Plats Entitled "Ellicott Crossing, Part Two, Lots 49 Thru 60, 70 Thru 75, And Non-Buildable Bulk Parcels 'O', 'P', And 'Q' Recorded Among The Land Records Of Howard County, Maryland As Plat Nos. 22871 Thru 22875, Creating Lots 82 Thru 86, 93 Thru 99, And 129 Thru 134.

RECORDED AS PLAT No. 23905 ON 9/1/16  
 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

**Ellicott Crossing-Part Two**  
 Lots 82 Thru 86, 93 Thru 99  
 And 129 Thru 134

(Being A Resubdivision Of Non-Buildable Bulk Parcels 'O', 'P' And 'Q', As Shown On Plats Entitled "Ellicott Crossing, Part Two, Lots 49 Thru 60, 70 Thru 75 And Non-Buildable Bulk Parcels 'O', 'P' And 'Q' Recorded Among The Land Records Of Howard County, Maryland As Plat Nos. 22871 Thru 22875)

Zoned: MXD-6  
 Tax Map: 24, Grid: 6, Parcel: 852  
 Second Election District - Howard County, Maryland  
 Date: August 9, 2016 Scale: As Shown Sheet 1 Of 4

**Curve Data Chart**

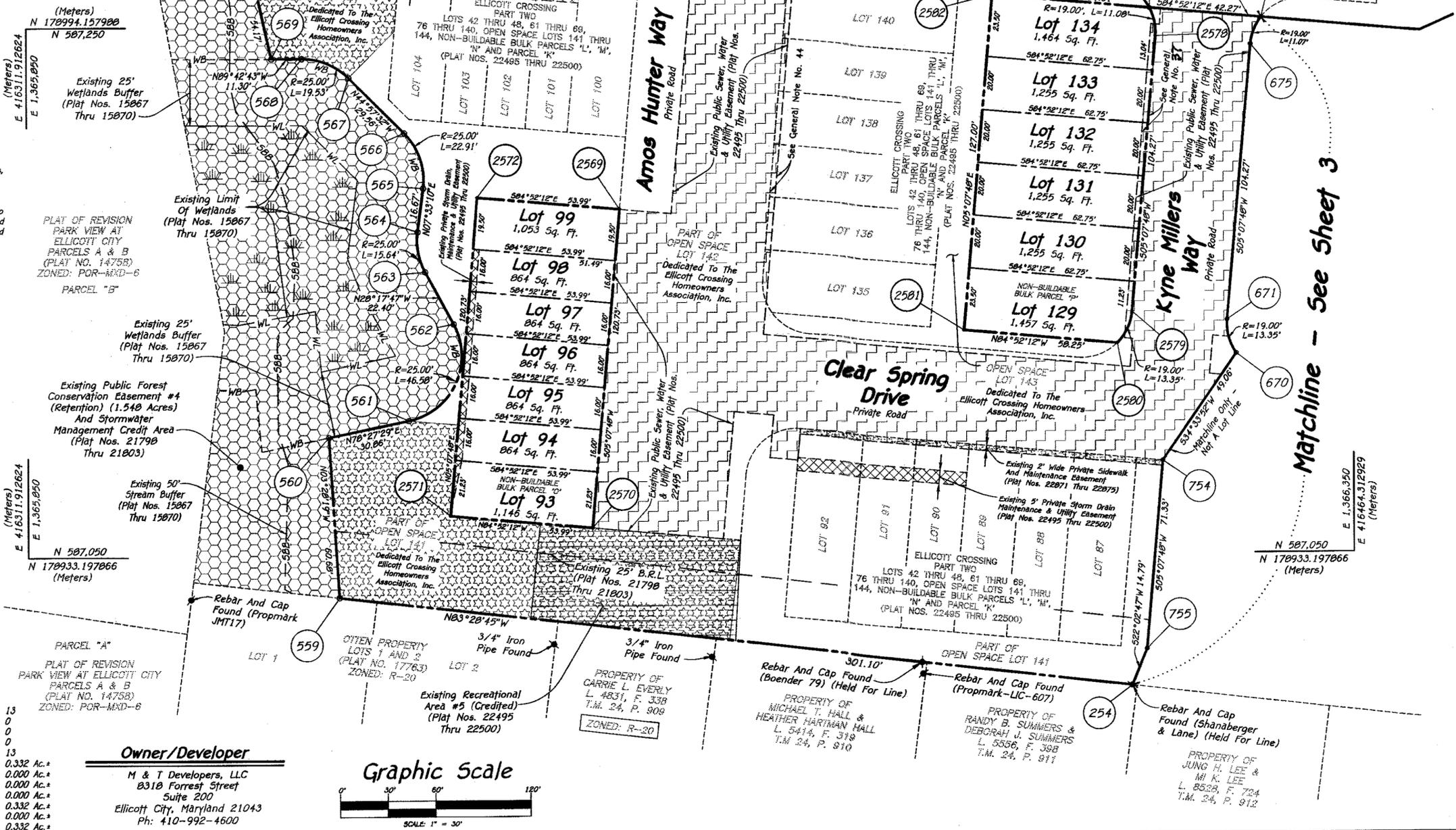
PIVOT	Radius	Arc Length	Delta	Tangent	Chord Bearing And Distance
782-781	19.00'	18.77'	56°36'09"	10.23'	N 66°49'44" E 18.02'
780-779	19.00'	18.77'	56°36'09"	10.23'	S 56°34'07" E 18.02'
674-675	19.00'	11.07'	33°23'51"	9.70'	S 21°49'44" W 10.92'
671-670	19.00'	13.35'	40°14'38"	6.96'	S 14°59'31" E 13.07'
561-562	25.00'	46.58'	106°45'17"	33.63'	N 25°04'51" E 40.13'
563-564	25.00'	15.64'	35°50'57"	10.09'	N 10°22'19" W 15.39'
565-566	25.00'	22.91'	52°30'42"	12.33'	N 18°42'11" W 22.12'
567-568	25.00'	19.53'	44°45'11"	10.29'	N 67°20'07" W 19.03'
779-2578	19.00'	11.08'	33°23'51"	9.70'	S 11°34'04" E 10.92'
2579-2580	19.00'	13.35'	40°14'38"	6.96'	S 25°15'07" W 13.07'

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.

*Terrell A. Fisher* 8/9/16  
Date  
Terrell A. Fisher, L.S. #10692  
(Registered Land Surveyor)  
*D.R. Reuter* 8/9/16  
Date  
M & T Developers, LLC  
By: Donald R. Reuter, III, Managing Member

**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 82 Thru 86, 93 Thru 99 And 129 Thru 134. Any Conveyances Of The Aforesaid Lots Shall Be Subject To The Easements Herein Reserved, Whether Or Not Expressly Stated In The Deed(s) Conveying Said Lots. Developer Shall Execute And Deliver 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."



**Fisher, Collins & Carter, Inc.**  
Civil Engineering Consultants & Land Surveyors  
Centennial Square Office Park-10272 Baltimore National Pike  
Ellicott City, Maryland 21042  
(410) 461-2955

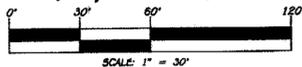
**Area Tabulation This Sheet**

TOTAL NUMBER OF BUILDABLE LOTS TO BE RECORDED	13
TOTAL NUMBER OF OPEN SPACE LOTS TO BE RECORDED	0
TOTAL NUMBER OF PARCELS TO BE RECORDED	0
TOTAL NUMBER OF NON-BUILDABLE BULK PARCELS TO BE RECORDED	0
TOTAL NUMBER OF LOTS/PARCELS TO BE RECORDED	13
TOTAL AREA OF BUILDABLE LOTS TO BE RECORDED	0.332 Ac.±
TOTAL AREA OF OPEN SPACE LOTS TO BE RECORDED	0.000 Ac.±
TOTAL AREA OF PARCELS TO BE RECORDED	0.000 Ac.±
TOTAL AREA OF NON-BUILDABLE BULK PARCELS TO BE RECORDED	0.000 Ac.±
TOTAL AREA OF LOTS/PARCELS TO BE RECORDED	0.332 Ac.±
TOTAL AREA OF ROADWAY TO BE RECORDED	0.000 Ac.±
TOTAL AREA TO BE RECORDED	0.332 Ac.±

**Owner/Developer**

M & T Developers, LLC  
8318 Forrest Street  
Suite 200  
Ellicott City, Maryland 21043  
Ph: 410-992-4600

**Graphic Scale**



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

*Madison M. Roseman* 8/30/2016  
Howard County Health Officer Date

APPROVED: Howard County Department Of Planning And Zoning.

*[Signature]* 9/1/16  
Chief, Development Engineering Division Date  
*[Signature]* 9-06-16  
Director Date

**Owner's Certificate**

M & T Developers, LLC, By Donald R. Reuter, III, 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 9th Day Of August, 2016.

*[Signature]*  
M & T Developers, LLC  
By: Donald R. Reuter, III, Managing Member

*[Signature]*  
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 Part Of The Lands Conveyed By 3330 Rogers Avenue, LLC To M & T Developers, LLC By Deed Dated October 30, 2013 And Recorded Among The Land Records Of Howard County, Maryland In Liber 15335 At Folio 073; And Being Non-Buildable Bulk Parcels 'O', 'P' And 'Q', As Shown On Plats Entitled "Ellicott Crossing, Part Two, Lots 49 Thru 60, 70 Thru 75 And Non-Buildable Bulk Parcels 'O', 'P' And 'Q'", Recorded Among The Aforesaid Land Records As Plat Nos. 22871 Thru 22875; 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 Amended.

*Terrell A. Fisher* 8/9/16  
Terrell A. Fisher, Professional Land Surveyor No. 10692  
Expiration Date: December 13, 2017



RECORDED AS PLAT No. 23906 ON 9/1/16  
AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

**Ellicott Crossing-Part Two**  
Lots 82 Thru 86, 93 Thru 99  
And 129 Thru 134

(Being A Resubdivision Of Non-Buildable Bulk Parcels 'O', 'P' And 'Q', As Shown On Plats Entitled "Ellicott Crossing, Part Two, Lots 49 Thru 60, 70 Thru 75 And Non-Buildable Bulk Parcels 'O', 'P' And 'Q'", Recorded Among The Land Records Of Howard County, Maryland As Plat Nos. 22871 Thru 22875)

Zoned: MXD-6  
Tax Map: 24, Grid: 6, Parcel: 852  
Second Election District - Howard County, Maryland  
Date: August 9, 2016 Scale: 1" = 30' Sheet 2 Of 4

E:\2010\10040\dwg\RECORD PLATS\RESUB-LOTS 82-86, 93-99 & 129-134-SHEET2.dwg, 8/9/2016 9:43:58 AM, Cee TDS150 Mylar.pcl

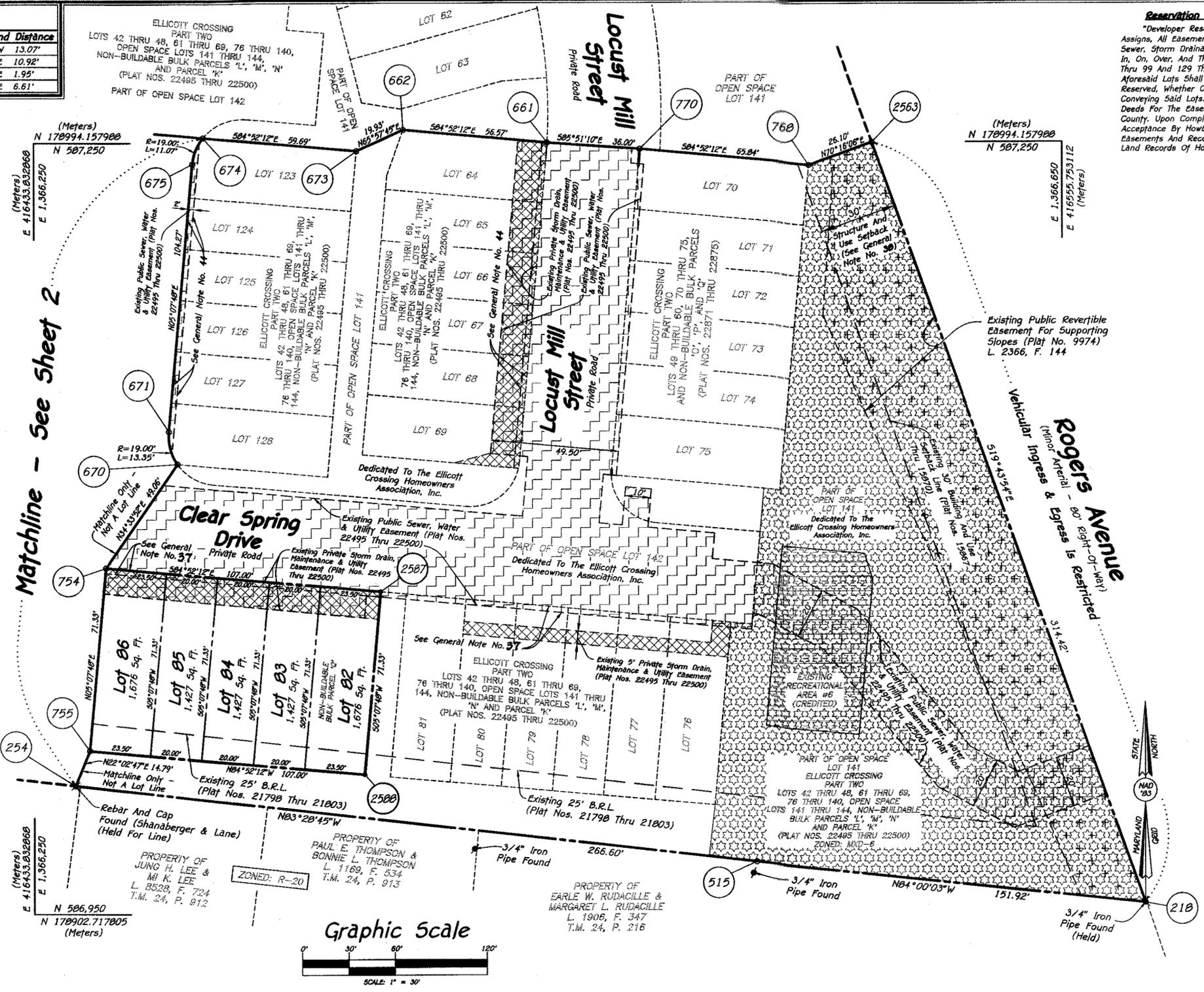
**Curve Data Chart**

Point-Point	Radius	Arc Length	Delta	Tangent	Chord Bearing And Distance
670-671	19.00'	13.35'	40°14'38"	6.96'	N 14°59'31" W 13.07'
675-674	19.00'	11.07'	33°23'51"	5.70'	N 21°49'44" E 10.92'
2504-2505	19.00'	1.95'	05°52'13"	0.98'	N 02°11'33" E 1.95'
2506-770	230.00'	6.61'	01°38'47"	3.30'	N 04°18'25" E 6.61'

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.

*Terrell A. Fisher* 8/9/16  
 Terrell A. Fisher, L.S. #10692  
 (Registered Land Surveyor)  
*Donald R. Reuwer* 8/9/16  
 M & T Developers, LLC  
 By: Donald R. Reuwer, III, Managing Member

This Subdivision is Subject To Section 10.122B Of The Howard County Code. Public Water And Public Sewer Service Has Been Granted Under The Terms And Provisions, Thereof, Effective 7/22/19 On Which Date Developer Agreement 14-775-1 Was Filed And Accepted.



**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 82 Thru 86, 93 Thru 99 And 129 Thru 134. Any Conveyances Of The Aforesaid Lots Shall Be Subject To The Easements Herein Reserved, Whether Or Not Expressly Stated In The Deed(s) Conveying Said Lots. 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/Developer**

M & T Developers, LLC  
 8318 Forrest Street  
 Suite 200  
 Ellicott City, Maryland 21043  
 Ph: 410-992-4600

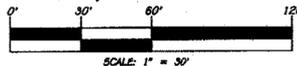
**Fisher, Collins & Carter, Inc.**  
 Civil Engineering Consultants & Land Surveyors

Centennial Square Office Park-10272 Baltimore National Pike  
 Ellicott City, Maryland 21042  
 (410) 451-2955

**Area Tabulation This Sheet**

TOTAL NUMBER OF BUILDABLE LOTS TO BE RECORDED	5
TOTAL NUMBER OF OPEN SPACE LOTS TO BE RECORDED	0
TOTAL NUMBER OF PARCELS TO BE RECORDED	0
TOTAL NUMBER OF NON-BUILDABLE BULK PARCELS TO BE RECORDED	0
TOTAL NUMBER OF LOTS/PARCELS TO BE RECORDED	5
TOTAL AREA OF BUILDABLE LOTS TO BE RECORDED	0.175 Ac.±
TOTAL AREA OF OPEN SPACE LOTS TO BE RECORDED	0.000 Ac.±
TOTAL AREA OF PARCELS TO BE RECORDED	0.000 Ac.±
TOTAL AREA OF NON-BUILDABLE BULK PARCELS TO BE RECORDED	0.000 Ac.±
TOTAL AREA OF LOTS/PARCELS TO BE RECORDED	0.175 Ac.±
TOTAL AREA OF ROADWAY TO BE RECORDED	0.000 Ac.±
TOTAL AREA TO BE RECORDED	0.175 Ac.±

**Graphic Scale**



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

*Paulina for Maurea Roman* 8/30/2016  
 Howard County Health Officer

APPROVED: Howard County Department Of Planning And Zoning.

*[Signature]* 9/1/16  
 Chief, Development Engineering Division

*[Signature]* 9-06-16  
 Director

**Owner's Certificate**

M & T Developers, LLC, By Donald R. Reuwer, III, 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/O 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/O 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 9th Day Of August, 2016.

*[Signature]*  
 M & T Developers, LLC  
 By: Donald R. Reuwer, III, Managing Member

*[Signature]*  
 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 Duty Licensed Professional Land Surveyor Under The Laws Of The State Of Maryland; That It Is A Subdivision Of Part Of The Lands Conveyed By 3330 Rogers Avenue, LLC To M & T Developers, LLC By Deed Dated October 30, 2013 And Recorded Among The Land Records Of Howard County, Maryland In Liber 15335 At Folio 073; And Being Non-Buildable Bulk Parcels 'O', 'P' And 'Q', As Shown On Plats Entitled "Ellicott Crossing, Part Two, Lots 49 Thru 60, 70 Thru 75 And Non-Buildable Bulk Parcels 'O', 'P' And 'Q'", Recorded Among The Aforesaid Land Records As Plat Nos. 22071 Thru 22075; 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 Amended.

*[Signature]* 8/9/16  
 Terrell A. Fisher, Professional Land Surveyor No. 10692  
 Expiration Date: December 13, 2017



RECORDED AS PLAT No. 23907 ON 9/1/16  
 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

**Ellicott Crossing-Part Two**  
 Lots 82 Thru 86, 93 Thru 99  
 And 129 Thru 134

(Being A Resubdivision Of Non-Buildable Bulk Parcels 'O', 'P' And 'Q', As Shown On Plats Entitled "Ellicott Crossing, Part Two, Lots 49 Thru 60, 70 Thru 75 And Non-Buildable Bulk Parcels 'O', 'P' And 'Q'", Recorded Among The Land Records Of Howard County, Maryland As Plat Nos. 22071 Thru 22075)

Zoned: MXD-6  
 Tax Map: 24, Grid: 6, Parcel: 852  
 Second Election District - Howard County, Maryland  
 Date: August 9, 2016 Scale: 1" = 30' Sheet 3 of 4

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 Plan And The Setting Of Markers Have Been Complied With.

*Terrell A. Fisher, L.S. #10692* 8/9/16  
 (Registered Land Surveyor)  
 Date

*M & T Developers, LLC* 8/9/16  
 By: Donald R. Reuwer, III, 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 7/22/13 On Which Date Developer Agreement 14-47550 Was Filed And Accepted.

**Legend**

- Existing Limit Of Wetlands (Plat Nos. 15067 Thru 15070)
- Existing Public Forest Conservation Easement And Stormwater Management Credit Area (Plat Nos. 21790 Thru 21803)
- Existing Public Sewer, Water & Utility Easement (Plat Nos. 22495 Thru 22500)
- Existing Recreational Area (Plat Nos. 22495 Thru 22500)
- Existing Private Storm Drain, Maintenance & Utility Easement (Plat Nos. 22495 Thru 22500)
- Existing Area Of Credited Open Space (Plat Nos. 22495 Thru 22500)
- Existing Public Reversible Easement For Supporting Slopes (Plat No. 9974) Liber 2366 At Folio 144
- Existing 2' Wide Private Sidewalk And Maintenance Easement (Plat Nos. 22871 Thru 22875)
- SBB Stream Bank Buffer

**Owner/Developer**

M & T Developers, LLC  
 8310 Forrest Street  
 Suite 200  
 Ellicott City, Maryland 21043  
 Ph: 410-992-4600

**Fisher, Collins & Carter, Inc.**  
 Civil Engineering Consultants & Land Surveyors

Centennial Square Office Park-10272 Baltimore National Pike  
 Ellicott City, Maryland 21042  
 (410) 461-2955

Open Space Tabulation				
	Ho. Co. Campus (Par. 'A', 'E', 'F', 'G', 'I') F-12-014, SDP-06-023	Part One Lots 38 Thru 41 F-12-070, SDP-11-057	Part Two Lots 141 Thru 144 F-13-043, SDP-13-004	Totals
Gross Site Area	11,905 Acres	5,490 Acres	8,902 Acres	26,377 Acres
Total Open Space Required (Gross Area X35%)	4,194 Acres	1,922 Acres	3,116 Acres	9,232 Acres
Total Open Space Provided	8,980 Acres (Par. 'E' + 'F' + 'G')	2,369 Acres (Lots 38 + 39 + 40 + 41) (0.680 Ac + 0.554 Ac + 0.697 Ac + 0.430 Ac)	4,562 Acres (Lots 141 + 142 + 143 + 144) (2.461 Ac + 1.860 Ac + 0.080 Ac + 0.161 Ac)	15,911 Acres
Total Credited Open Space Provided	8,980 Acres (Par. 'E' + 'F' + 'G')	1,251 Acres (Lots 38 + 39 + 40 + 41) (0.600 Ac + 0.203 Ac + 0.610 Ac + 0.430 Ac)	1,047 Acres (Lots 141 + 142 + 143 + 144) (1.686 Ac + 0.080 Ac + 0.000 Ac + 0.161 Ac)	12,078 Acres

Credited And Non-Credited Open Space Tabulation			
Open Space Lot No.	Credited Open Space	Non-Credited Open Space	Total Open Space
Lot No. 141	1.686 Ac.	0.775 Ac.	2.461 Ac.
Lot No. 142	0.000 Ac.	1.860 Ac.	1.860 Ac.
Lot No. 143	0.000 Ac.	0.080 Ac.	0.080 Ac.
Lot No. 144	0.161 Ac.	0.000 Ac.	0.161 Ac.
Total	1.847 Ac.	2.715 Ac.	4.562 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 82 Thru 86, 93 Thru 99 And 129 Thru 134. Any Conveyances Of The Aforesaid Lots Shall Be Subject To The Easements Herein Reserved, Whether Or Not Expressly Stated In The Deed(s) Conveying Said Lots. 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**

M & T Developers, LLC, By Donald R. Reuwer, III, 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 9th Day Of August, 2016.

*Donald R. Reuwer, III*  
 M & T Developers, LLC  
 By: Donald R. Reuwer, III, Managing Member

*Terrell A. Fisher*  
 Witness

Recreational Open Space Tabulation				
	Ho. Co. Campus (Par. 'A', 'E', 'F', 'G', 'I') F-12-014, SDP-06-023	Part One Lots 38 Thru 41 F-12-070, SDP-11-057	Part Two Lots 42 Thru 48, 61 Thru 69, 76 Thru 140, Open Space Lots 141 Thru 144, Non-Buildable Bulk Parcels 'L', 'M', 'N' And Parcel 'K' F-13-043, SDP-13-004	Totals
Gross Site Area	11,905 Acres	5,490 Acres	8,902 Acres	26,377 Acres
Total Gross Open Space Required	4,194 Acres	1,922 Acres	3,116 Acres	9,232 Acres
Total Recreational Area Req'd (Gross Open Space Area X 10%)	0.419 Acres	0.192 Acres	0.312 Acres	0.923 Acres
Total Active/Passive Recreational Area Provided (Credited)	0.000 Acres	0.461 Acres (See Note No. 1) (20,104 Sq. Ft.)	0.463 Ac. (See Note No. 2) (20,175 Sq. Ft.)	0.924 Acres

**Note No. 1 (F-12-070)**

- (a) Recreational Area #1 (Open Space Lot 41) = 16,193 Sq. Ft.
- (b) Recreational Area #2 (Open Space Lot 40) = 3,911 Sq. Ft.

**Note No. 2 (F-13-043)**

- (a) Recreational Area #3 (Open Space Lot 141), Sheet 2, = 3,049 Sq. Ft.
- (b) Recreational Area #4 (Open Space Lot 141), Sheet 2, = 7,021 Sq. Ft.
- (c) Recreational Area #5 (Open Space Lot 141), Sheet 4, = 2,840 Sq. Ft.
- (d) Recreational Area #6 (Open Space Lot 141), Sheet 5, = 2,520 Sq. Ft.
- (e) Pavilion on Open Space Lot 141 = 1,245 Sq. Ft.
- (f) Stone Dust/Mulches - (2 Sq. Ft. Rec Area/1 Sq. Ft. Stone Dust x 1750 Sq. Ft.) = 3,500 Sq. Ft.

**General Notes Continued:**

- 30. 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. 014802318.
- 31. This Plan Is Subject To Zoning Board Case No. ZB 1093M, On June 17, 2011 Zoning Board Granted 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.
- 32. Building Restriction Lines Are In Accordance With The Approved Preliminary Development Plan Criteria And Sketch Plan, 5-12-001, As Approved By The Planning Board Under PB Case No. 391.
- 33. 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:
  - 1) A Final Plan Submission For All Phases Shown On The Approved Sketch Plan, 5-12-001, Shall Be Submitted Within Nine Months From The Date Of This Letter (Or Before December 27, 2012). Failure To Submit The Final Plat By The Newly Established Due Date May Result In The Comprehensive Sketch Plan (5-12-001) As Approved By The Planning Board Under PB Case No. 391 To Become Null And Void.
  - 2) Reference This Waiver Petition File Number, Section Waived, Date And Action On All Future Plans And Building Permits.
- 34. Decks On Rear Of Units Are Permitted To Cantilever Into Private Easements; However The Decks May Not Extend Over The Private Utility Pipe Within The Private Easement.
- 35. The Lots Created By This Subdivision Plat Are Subject To A Fee Or A Assessment To Cover Or Defray All Or Part Of The Developer's Cost Of The Installation Of The Water And Sewer Facilities, Pursuant To The Howard County Code Section 18.112. This Fee Or Assessment, Which Runs With The Land, Is A Contractual Obligation Between The Developer And Each Owner Of This Property And Is Not In Any Way A Fee Or Assessment Of Howard County.
- 36. Deck Posts, Footers, And Other Supports Shall Not Be Permitted Within The Private Storm Drain And Maintenance Easement, But Cantilevered Decks Are Permissible.
- 37. Lots 82 Thru 86 And Lots 129 Thru 134 Are Encumbered With A 2-Foot Wide Private Sidewalk And Maintenance Easement Recorded On Plat Nos. 22495 Thru 22500. Maintenance Of Sidewalk Is The Responsibility Of The Homeowners Association.

**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 Duty Licensed Professional Land Surveyor Under The Laws Of The State Of Maryland; That It Is A Subdivision Of Part Of The Lands Conveyed By 3330 Rogers Avenue, LLC To M & T Developers, LLC By Deed Dated October 30, 2013 And Recorded Among The Land Records Of Howard County, Maryland In Liber 15335 At Folio 073; And Being Non-Buildable Bulk Parcels 'O', 'P' And 'Q', As Shown On Plats Entitled "Ellicott Crossing, Part Two, Lots 49 Thru 60, 70 Thru 75 And Non-Buildable Bulk Parcels 'O', 'P' And 'Q'", Recorded Among The Aforesaid Land Records As Plat Nos. 22871 Thru 22875; 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 Amended.

*Terrell A. Fisher* 8/9/16  
 Terrell A. Fisher, Professional Land Surveyor No. 10692  
 Expiration Date: December 13, 2017



**General Notes Continued:**

- 25. 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:
  - a) 16.116(a)(2)(iv), 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;
  - b) 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;
  - c) 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;
  - d) 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, 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;
  - e) 16.1205(a)(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) 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).
  - b) The Private Roads Shall Be Designed And Constructed In Accordance With The Requirements Of The DED, DPW And DFRS.
  - c) The Private Roads Shall Be Maintained By The H.O.A. And The Owner(s) Of Parcel D (Commercial Use Site).
  - d) A Resubdivision Plat To Create The Fee Simple SFA Lots Shall Be Submitted, Approved And Recorded.
  - e) 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.
  - f) 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.
  - g) 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.
  - h) The Approval Of Comprehensive Sketch Plan, 5-12-001, By The Howard County Planning Board.
  - i) 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.
- 26. 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:
  - a) 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';
  - b) Design Manual Volume III, Section 2.4 Is Approved For Private Roads 'E' Thru 'I' (Heckley Mill Drive, Kyne Millers Way, Armos Hunter Way, Priscillas View And Clear Spring Drive) And A Portion Of Private Road 'D' (Locust Mill Street).
- 27. 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:
  - a) Width - 12 Feet (16 Feet Serving More Than One Residence);
  - b) Surface - Six (6") Inches Of Compacted Crusher Run Base With Tar And Chip Coating. (1-1/2" Minimum);
  - c) Geometry - Maximum 15% Grade, Maximum 10% Grade Change And 45-Foot Turning Radius;
  - d) Structures (Culverts/Bridges) - Capable Of Supporting 25 Gross Tons (H-25 Loading);
  - e) Drainage Elements - Capable Of Safely Passing 100 Year Flood With No More Than 1 Foot Depth Over Surface;
  - f) Structure Clearances - Minimum 12 Feet;
  - g) Maintenance - Sufficient To Ensure All Weather Use.
- 28. Total Number Of "Moderately Income Housing Units" (M.I.H.U.) Required For This Site Per The MXD-6 Zoning District Is 10% Of The Total Number Of Units Calculated As Follows:
  - a). Total Number Of "M.I.H.U." Required = 154 Units x 1 M.I.H.U./10 Units = 16 Units
  - b). Total Number Of "M.I.H.U." Provided In Part One = 4 "M.I.H.U."
  - c). Total Number Of "M.I.H.U." Provided In Part Two = 12 "M.I.H.U."
- 29. Moderate Income Housing Unit Agreement And Restrictions Are Recorded In The Land Records Of Howard County, Maryland In Liber 15873 At Folio 001 For Part Two.

RECORDED AS PLAT No. 23908 ON 9/19/16 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

**Ellicott Crossing-Part Two**  
 Lots 82 Thru 86, 93 Thru 99  
 And 129 Thru 134

(Being A Resubdivision Of Non-Buildable Bulk Parcels 'O', 'P' And 'Q', As Shown On Plats Entitled "Ellicott Crossing, Part Two, Lots 49 Thru 60, 70 Thru 75 And Non-Buildable Bulk Parcels 'O', 'P' And 'Q'" Recorded Among The Land Records Of Howard County, Maryland As Plat Nos. 22871 Thru 22875)

Zoned: MXD-6  
 Tax Map: 24, Grid: 6, Parcel: 852  
 Second Election District - Howard County, Maryland  
 Date: August 9, 2016 Scale: No Scale Sheet 4 Of 4

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