

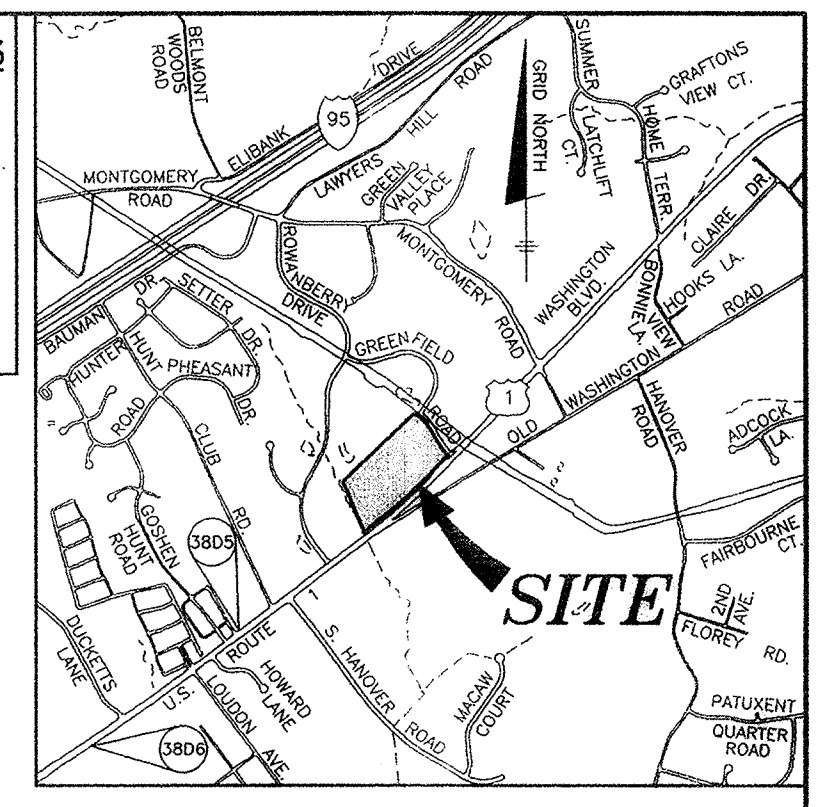
COORDINATE TABLE		
NO.	NORTHING	EASTING
1	559,922.5906	1,387,601.2982
2	559,991.2460	1,387,673.2160
3	560,631.5525	1,388,343.9484
4	560,581.4464	1,388,421.6188
5	560,525.3124	1,388,476.2787
6	560,279.3276	1,388,625.8518
7	560,221.5308	1,388,672.2804
8	560,216.6565	1,388,677.3799
9	560,174.2364	1,388,678.2974
10	559,976.0020	1,388,468.5199
11	559,806.2876	1,388,315.1029
12	559,640.1465	1,388,129.4916
13	559,506.5771	1,387,963.2799
14	559,390.0139	1,387,819.9256
15	559,418.8397	1,387,818.1547
16	559,615.1512	1,387,731.7138
17	559,859.0290	1,387,630.6209
100	560,015.2397	1,388,526.0838
101	560,186.3341	1,388,678.0337

CURVE DATA					
CURVE	RADIUS	ARC	DELTA	TANGENT	CHORD
C1	175.00'	79.02	25°52'17"	40.20'	S54°14'16"E 78.35'
C2	285.00'	74.35	14°56'47"	37.39'	N38°46'31"W 74.14'

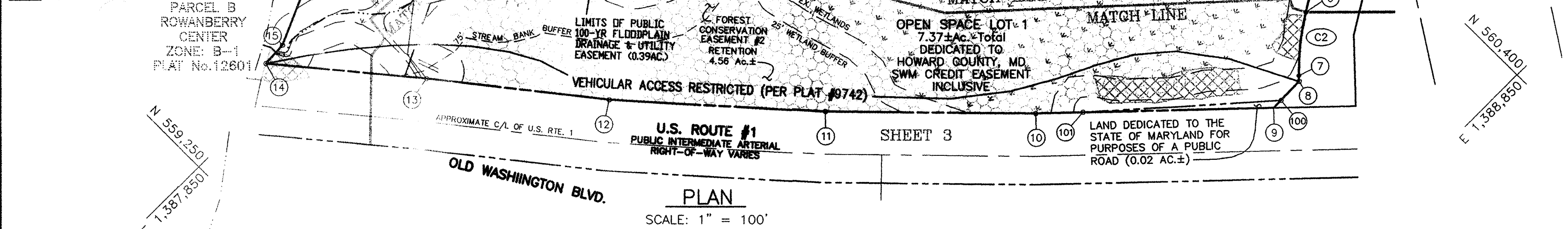
BENCH MARKS - NAD '83

HO. CO. No. 38D5 EL. 193.726
 CONC. MONUMENT, 5.5' NORTHWEST
 OF CONC. CURB OF SOUTHBOUND LANE
 OF U.S. ROUTE 1; 56.5' FROM EX. FH
 N 558,378.575 E 1,386,524.158

HO. CO. No. 38D6 EL. 175.228
 CONC. MONUMENT, 4.6' NORTHWEST
 OF FENCE ALONG NORTHBOUND LANE
 OF U.S. ROUTE 1; 44.0' FROM EX. LP
 N 557,153.459 E 1,384,992.262



- LEGEND**
- 99 - COORDINATE DESIGNATION
 - C99 - CURVE DESIGNATION
 - 999-99 - 100-YEAR FLOODPLAIN ELEVATION
 - PROP. PUBLIC WATER AND UTILITY EASEMENT TO BE RECORDED
 - PROP. PUBLIC STORM DRAIN AND UTILITY EASEMENT TO BE RECORDED
 - EX. PUBLIC SEWER AND UTILITY EASEMENT
 - PUBLIC 100-YEAR FLOODPLAIN DRAINAGE & UTILITY EASEMENT
 - EX. PUBLIC 100-YEAR FLOODPLAIN EASEMENT
 - CREDITED FOREST CONSERVATION EASEMENT AREA (RETENTION)
 - EX. WETLANDS AREA
 - STEEP SLOPE AREAS (25% OR GREATER)



- NOTES:**
- Ø DENOTES 4" x 4" CONCRETE MONUMENT TO BE SET.
 - Ø DENOTES 3/8" PIPE OR STEEL MARKER TO BE SET.
 - DENOTES STONE OF CONCRETE MONUMENT FOUND.
 - DENOTES IRON PIPE FOUND.
 - PREVIOUS APPLICABLE HO. CO. DPZ FILE REFERENCES FOR THIS PROJECT: SDP-04-152, F-90-09 (PLATS 9742-9743), F-90-121 (PLATS 9243-9244), SDP-90-06, S-89-12, WP-05-016
 - COORDINATES SHOWN HEREON ARE BASED ON THE NAD '83 MARYLAND COORDINATE SYSTEM AS PROJECTED BY HO. CO. GEODETIC CONTROL STATIONS 38D5 & 38D6 WHICH IS BASED ON THE MARYLAND STATE PLANE COORDINATE SYSTEM.
 - THIS PLAN IS BASED ON BOUNDARY INFORMATION TAKEN FROM THE BOUNDARY SURVEY CONDUCTED BY NAWARCO & WRIGHT CONSULTING ENGINEERS, INC. DATED JUNE 7, 2001.
 - SUBJECT PROPERTY IS ZONED R-A-15 PER THE COMPREHENSIVE RE-ZONING PLAN DATED 2/02/04.
 - THIS PROPERTY LIES WITHIN THE METROPOLITAN WATER & SEWER DISTRICT. WATER SERVICE SHALL BE PUBLIC UNDER CONTR. NO. 14-4222-D CONNECTING TO CONTR. NO. 14-3045-D. SEWER SERVICE SHALL BE PUBLIC CONNECTING TO CONTR. NO. 346-S
 - WATER AND SEWER SERVICE TO THIS LOT WILL BE GRANTED UNDER THE PROVISIONS OF SECTION 18.122.B OF THE HOWARD COUNTY CODE.
 - PUBLIC WATER AND SEWAGE ALLOCATION WILL BE GRANTED AT THE TIME OF ISSUANCE OF THE BUILDING PERMIT IF CAPACITY IS AVAILABLE AT THAT TIME.
 - THERE ARE NO EXISTING DWELLINGS LOCATED ON-SITE.
 - TO THE BEST OF OUR KNOWLEDGE THERE ARE NO CEMETERY LOCATIONS ON-SITE.
 - THERE ARE EXISTING WETLANDS, WETLANDS BUFFERS, STREAMS, STREAM BUFFERS, 100-YR. FLOODPLAIN AND STEEP SLOPES LOCATED ON-SITE.
 - ALL AREAS ON THIS PLAN ARE "MORE OR LESS".
 - BRL INDICATES BUILDING RESTRICTION LINES.
 - UNLESS OTHERWISE NOTED AS "PRIVATE", ALL EASEMENTS ARE "PUBLIC".
 - STORMWATER MANAGEMENT SHALL BE PROVIDED FOR THIS PROJECT BASED ON GUIDELINES ESTABLISHED BY THE HOWARD COUNTY LANDSCAPE MANUAL. ALL OBLIGATIONS WILL BE DEFINED UNTIL SITE DEVELOPMENT PLAN SUBMISSION AND POSTING OF A SURETY.
 - THE FOREST CONSERVATION EASEMENT HAS BEEN ESTABLISHED TO FULFILL THE REQUIREMENTS OF SECTION 16.1200 OF THE HOWARD COUNTY CODE AND FOREST CONSERVATION ACT. NO CLEARING, GRADING OR CONSTRUCTION IS PERMITTED WITHIN THE FOREST CONSERVATION EASEMENT; HOWEVER, FOREST MANAGEMENT PRACTICES DEFINED IN THE DEED OF FOREST CONSERVATION EASEMENT ARE ALLOWED.
 - LANDSCAPING SHALL BE PROVIDED FOR THIS PROJECT BASED ON REQUIREMENTS ESTABLISHED BY THE HOWARD COUNTY LANDSCAPE MANUAL. ALL OBLIGATIONS WILL BE DEFINED UNTIL SITE DEVELOPMENT PLAN SUBMISSION AND POSTING OF A SURETY.
 - A NOISE STUDY FOR THIS SITE WAS CONDUCTED BY BENCHMARK ENGINEERING, INC. DATED 9/22/04 AND APPROVED BY DEED IN A LETTER DATED 11/12/04. A 65DBA NOISE CONTOUR LINE WAS IDENTIFIED AND PLACED ON THE PLAN.
 - THE NOISE CONTOUR LINE DRAWN ON THIS PLAN IS ADVISORY AS REQUIRED BY THE HOWARD COUNTY DESIGN MANUAL, CHAPTER 5, REVISED FEBRUARY 1992, AND CANNOT BE CONSIDERED TO EXACTLY LOCATE THE 65DBA EXPOSURE. THE 65DBA EXPOSURE WAS ESTABLISHED BY NAWARCO & WRIGHT CONSULTING ENGINEERS, INC. DATED JUNE 7, 2001 AND A JURISDICTIONAL DETERMINATION CONDUCTED BY THE ARMY CORP OF ENGINEERS CONDUCTED MARCH 13, 2002 TO VERIFY THE LIMITS.
 - THIS PLAN CONFORMS TO THE AMENDED FIFTH EDITION OF THE SUBDIVISION REGULATIONS.
 - THE WETLAND DELINEATION FOR THIS PROJECT WAS BASED ON THE STUDY PREPARED BY NAWARCO & WRIGHT CONSULTING ENGINEERS, INC. DATED JUNE 7, 2001 AND A JURISDICTIONAL DETERMINATION CONDUCTED BY THE ARMY CORP OF ENGINEERS CONDUCTED MARCH 13, 2002 TO VERIFY THE LIMITS.

TOTAL TABULATION THIS SUBDIVISION

TOTAL NUMBER OF LOTS AND/OR PARCELS TO BE RECORDED	1
BUILDABLE:	1
NON-BUILDABLE:	N/A
OPEN SPACE:	1
PRESERVATION PARCELS:	0
TOTAL AREA OF LOTS AND/OR PARCELS TO BE RECORDED	7.20± AC.
BUILDABLE:	7.20± AC.
NON-BUILDABLE:	N/A
OPEN SPACE:	7.37± AC.
PRESERVATION PARCELS:	0
TOTAL AREA OF ROAD RIGHT-OF-WAY TO BE RECORDED (INCLUDING WIDENING STRIPS)	0.02± AC.
AREA OF 100-YEAR FLOODPLAIN TO BE RECORDED	0.39± AC.
TOTAL AREA OF STEEP SLOPES (OUTSIDE FLOODPLAIN)	0.13± AC.
TOTAL AREA OF 100-YEAR FLOODPLAIN ON-SITE	1.98± AC.
TOTAL GROSS AREA OF SUBDIVISION TO BE RECORDED	14.57± 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 PLAN AND THE SETTING OF MARKERS HAVE BEEN COMPLIED WITH.

DAVID J. HARRIS
 MARYLAND REGISTERED PROFESSIONAL LAND SURVEYOR #10978
 EOR-BENCHMARK ENGINEERING, INC. MARYLAND REG. NO. 351

DATE: 5-12-05

SIGNATURE OF OWNER: STEVEN K. PROSSER

MEMBER, ELKBRIDGE TOWN CENTER, LLC.

ENGINEER
 BENCHMARK ENGINEERING, INC.
 8480 BALT. NAT. PIKE
 SUITE 418
 ELLICOTT CITY, MD 21043
 410-485-6105

OWNER/DEVELOPER
 ELKBRIDGE TOWN CENTER LLC
 P.O. BOX 417
 ELLICOTT CITY, MD 21041
 410-465-4244

- NOTES CONTINUED:**
- OPEN SPACE REQUIREMENTS FOR THIS PROJECT ARE: REQUIRED OPEN SPACE (R-A-15) 25% x 14.57 = 3.642± AC. OPEN SPACE PROVIDED = 7.37± AC. OPEN SPACE OBLIGATIONS ARE MET BY THE CREATION, AND DEDICATION TO HOWARD COUNTY, OF OPEN SPACE LOT 1. RECREATIONAL OPEN SPACE OBLIGATIONS WILL BE FULFILLED UNDER SDP-04-152.
 - AN APPQ TRAFFIC ANALYSIS FOR THIS PROJECT WAS PREPARED BY MARS GROUP, INC., DATED MARCH, 2004 AND APPROVED BY DEED 03/15/2005 AS PART OF SDP-04-152.
 - THE FLOODPLAIN STUDY FOR THE AREA LOCATED AROUND THE UNNAMED TRIBUTARY TO DEEP RUN WAS PREPARED BY BENCHMARK ENGINEERING, INC. DATED 2/13/2004, AND APPROVED BY DEED IN A LETTER DATED 11/12/04. THE FLOODPLAIN BOUNDARY LOCATED ON THE SOUTHWESTERN PART OF THE SITE WAS TAKEN FROM PLAT #9742.
 - NO GRADING, REMOVAL OF VEGETATIVE COVER OR TREES, OR PLACEMENT OF NEW STRUCTURES IS PERMITTED WITHIN THE LIMITS OF WETLANDS, WETLANDS BUFFERS, STREAMS, STREAM BUFFERS, 100-YEAR FLOODPLAIN, FOREST CONSERVATION EASEMENT AREAS AND STEEP SLOPES LOCATED ON-SITE EXCEPT AS APPROVED BY THE DEPARTMENT OF PLANNING AND ZONING.
 - RESERVATION OF PUBLIC UTILITY AND FOREST CONSERVATION EASEMENTS: DEVELOPER RESERVES UNTO ITSELF, ITS SUCCESSORS AND ASSIGNS, ALL EASEMENTS SHOWN ON THIS PLAN FOR WATER, SEWER, STORM DRAINAGE, OTHER PUBLIC UTILITIES AND FOREST CONSERVATION (DESIGNATED AS FOREST CONSERVATION AREA), LOCATED ON, OVER AND THROUGH LOTS/PARCELS, ANY CONVEYANCES OF THE AFORESAID LOTS/PARCELS SHALL BE SUBJECT TO THE EASEMENTS HERIN RESERVED, WHETHER OR NOT EXPRESSLY STATED IN THE DEED(S) CONVEYING SAID LOTS/PARCELS. DEVELOPER SHALL EXECUTE AND DELIVER DEEDS FOR THE EASEMENTS HERIN RESERVED TO HOWARD COUNTY WITH A METES AND BOUNDS DESCRIPTION OF THE FOREST CONSERVATION AREA UPON COMPLETION OF THE PUBLIC UTILITIES AND THEIR ACCEPTANCE BY HOWARD COUNTY, AND IN THE CASE OF THE FOREST CONSERVATION EASEMENT(S), UPON COMPLETION OF THE DEVELOPER'S OBLIGATION UNDER THE FOREST CONSERVATION ACT. INSTALLATION AND MAINTENANCE AGREEMENT EXECUTED BY THE DEVELOPER AND THE COUNTY, AND THE RELEASE OF DEVELOPER'S SURETY POSTED WITH SAID AGREEMENT, THE COUNTY SHALL ACCEPT THE EASEMENTS AND RECORD THE DEED(S) OF EASEMENT IN THE LAND RECORDS OF HOWARD COUNTY.
 - FOREST CONSERVATION OBLIGATIONS FOR THIS PROJECT SHALL BE MET BY RETENTION OF 5.15± AC. OF EXISTING FOREST IN EASEMENT AREAS WHICH IS SUFFICIENT TO MEET THE BREAK-EVEN POINT OF 4.44± AC. OF REQUIRED RETENTION. SURETY IN THE AMOUNT OF \$44,867.00 SHALL BE POSTED WITH THE DEVELOPER'S AGREEMENT FOR THE SITE DEVELOPMENT PLAN (SDP-04-152). EXCESS RETENTION PROVIDED UNDER THIS PLAN MAY NOT BE USED FOR CREDIT TOWARDS OTHER OFF-SITE PROJECT(S).

THE SOLE AND ONLY PURPOSE OF THIS PLAN IS TO REMOVE THE LOT LINE BETWEEN PARCELS "E" & "F" CREATING NEW PARCEL "E-1" AND OPEN SPACE LOT 1; TO RECORD NEW PUBLIC WATER & UTILITY EASEMENTS; TO ESTABLISH NEW 100-YR. FLOODPLAIN, DRAINAGE & UTILITY EASEMENT LIMITS; AND TO RECORD FOREST CONSERVATION EASEMENTS.

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

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

DAVID J. HARRIS
 REGISTERED PROFESSIONAL LAND SURVEYOR MARYLAND REG. NO. 10978
 EOR-BENCHMARK ENGINEERING, INC. MARYLAND REG. NO. 351

DATE: 5/12/05

SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, THAT THE FINAL PLAN HEREIN IS CORRECT, THAT IT IS ALL OF THE LANDS OWNED BY HOWARD COUNTY, MARYLAND, TO ELKBRIDGE TOWN CENTER, LLC BY DEED DATED NOVEMBER 25, 2002 RECORDED AT LIBER 6630, FOLIO 663; RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND 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 NOW AMENDED.

DATE: 5-12-05

OWNER'S DEDICATION

ELKBRIDGE TOWN CENTER LLC, OWNER OF THE SUBDIVISION SHOWN AND DESCRIBED HEREON, HEREBY ADOPT THIS PLAN OF SUBDIVISION AND IN CONSIDERATION OF THE APPROVAL OF THIS FINAL PLAN BY THE DEPT. 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 OF THE BEDS OF THE STREETS AND/OR ROADS, FLOODPLAIN AND OPEN SPACE WHERE APPLICABLE, AND FOR GOOD AND OTHER VALUABLE CONSIDERATION, HEREBY GRANT THE 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 STRUCTURE OF ANY KIND SHALL BE ERECTED ON OR OVER THE SAID EASEMENTS AND RIGHTS-OF-WAY, WITNESS OUR HANDS THIS 12th DAY OF MAY 2005.

DATE: 5/12/05

RECORDED AS PLAT 18769
 ON 1-19-07 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

REVISION PLAT
 ELKBRIDGE TOWN CENTER
 PARCEL E-1 AND
 OPEN SPACE LOT 1
 A RESUBDIVISION OF PARCEL E,
 SECTION 3 AND PARCEL F;
 ELKBRIDGE TOWN CENTER
 PLAT Nos. 9742-9743

1ST ELECTION DISTRICT OF HOWARD COUNTY, MARYLAND
 4X MAP No. 38
 PARCEL: 526
 BLOCK: 8
 SHEET: 1 OF 4
 ZONED: R-A-15

SCALE: AS SHOWN
 DATE: MAY 16, 2005
 SHEET: 1 OF 4

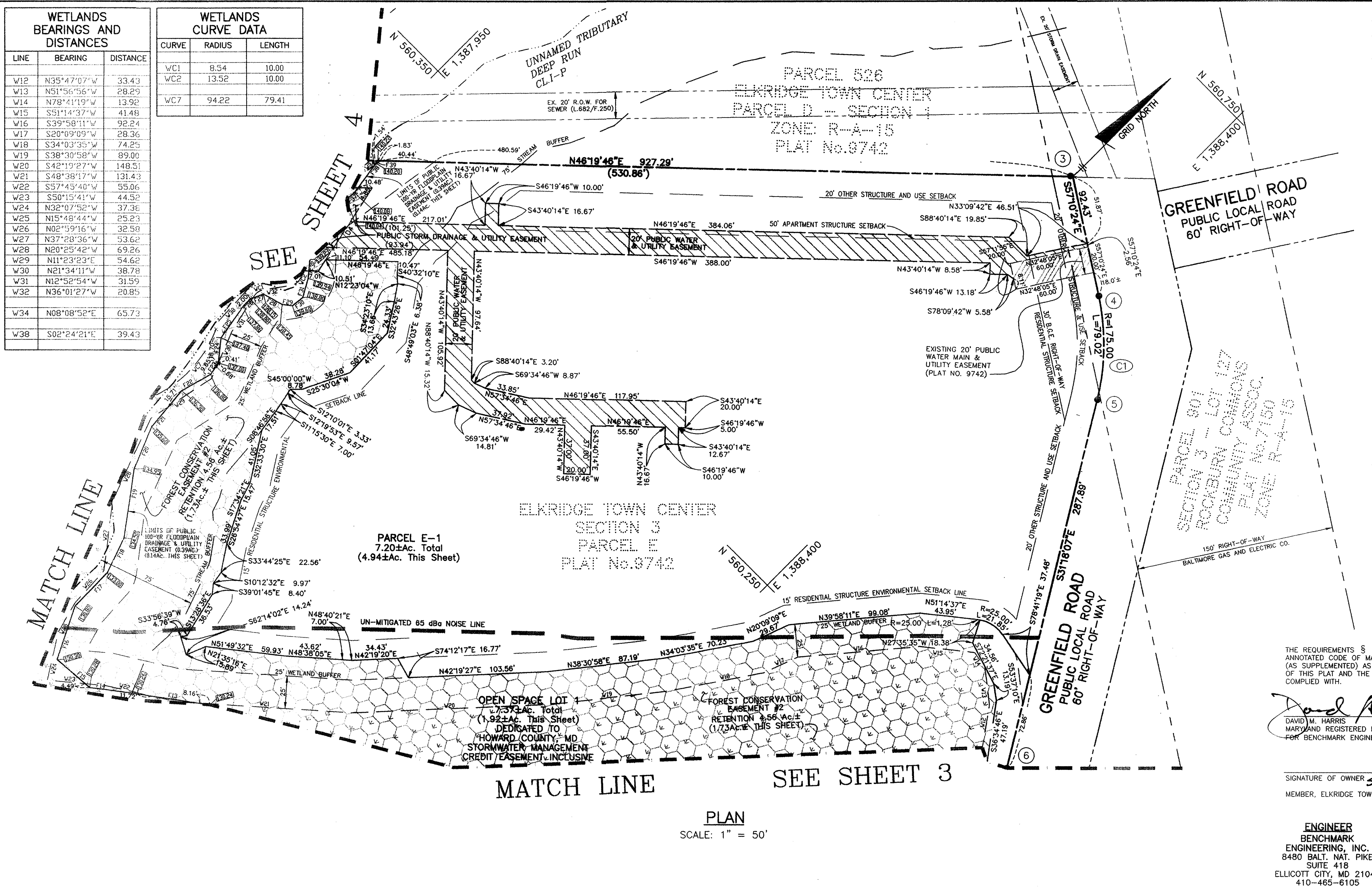
F-04-167

WETLANDS BEARINGS AND DISTANCES		
LINE	BEARING	DISTANCE
W12	N35°47'07"W	33.43
W13	N51°56'56"W	28.29
W14	N78°41'19"W	13.92
W15	S51°14'37"W	41.48
W16	S39°58'11"W	92.24
W17	S20°09'09"W	28.36
W18	S34°03'35"W	74.25
W19	S38°30'58"W	89.00
W20	S42°19'27"W	148.51
W21	S48°38'17"W	131.43
W22	S57°45'40"W	55.06
W23	S50°15'41"W	44.52
W24	N32°07'52"W	37.36
W25	N15°48'44"W	25.23
W26	N02°59'16"W	32.50
W27	N37°28'36"W	53.62
W28	N20°25'42"W	69.26
W29	N11°23'23"E	54.62
W30	N21°34'11"W	38.78
W31	N12°52'54"W	31.59
W32	N36°01'27"W	20.85
W34	N08°08'52"E	65.73
W38	S02°24'21"E	39.43

WETLANDS CURVE DATA		
CURVE	RADIUS	LENGTH
WC1	8.54	10.00
WC2	13.52	10.00
WC7	94.22	79.41

100YR. FLOODPLAIN BEARINGS AND DISTANCES		
LINE	BEARING	DISTANCE
F13	S53°32'38"W	55.76
F14	S52°27'59"W	35.93
F15	S85°44'56"W	32.45
F16	N26°34'29"W	42.75
F17	N01°04'55"W	35.16
F18	N18°53'59"W	29.08
F19	N36°35'56"W	53.36
F20	N22°47'22"W	34.58
F21	N05°29'01"W	35.33
F22	N15°10'31"E	25.14
F23	N11°13'07"W	10.33
F24	N38°54'41"W	19.11
F25	N09°37'07"W	28.92
F26	N01°47'59"W	7.76
F27	N24°09'46"E	10.54
F28	N73°36'41"E	16.14
F29	N52°32'57"E	7.82
F30	N06°18'06"E	9.86
F31	N28°54'30"W	14.95
F32	N39°34'01"W	14.61
F37	N04°31'49"E	7.50
F38	N09°19'35"W	27.65
F39	N07°28'00"W	2.48

PUBLIC STORM DRAIN & UTILITY EASEMENT BEARINGS & DISTANCES		
LINE	BEARING	DISTANCE
D1	S46°19'46"W	67.55
D2	N12°33'04"W	75.54
D3	N46°19'46"E	67.55
D4	S12°33'04"E	75.54



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.

David Harris 05/12/05
 DAVID M. HARRIS DATE:
 MARYLAND REGISTERED PROFESSIONAL LAND SURVEYOR #10978
 FOR BENCHMARK ENGINEERING, INC. MARYLAND REG. NO. 351

Stevan Breen 5-12-05
 SIGNATURE OF OWNER DATE:
 MEMBER, ELK RIDGE TOWN CENTER, L.L.C.

ENGINEER
 BENCHMARK ENGINEERING, INC.
 8480 BALT. NAT. PIKE SUITE 418
 ELLICOTT CITY, MD 21043
 410-465-6105

OWNER/DEVELOPER
 ELK RIDGE TOWN CENTER, L.L.C.
 P.O. BOX 417
 ELLICOTT CITY, MD 21041
 410-465-4244

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

Roberta J. Walker 1/9/07
 HOWARD COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

Chad Edwards 12-27-06
 CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

David L. Wagner 1/5/07
 DIRECTOR DATE

SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, THAT THE FINAL PLAT HEREIN IS CORRECT; THAT IT IS ALL OF THE LANDS CONVEYED BY HOWARD COUNTY, MARYLAND TO ELK RIDGE TOWN CENTER, L.L.C. BY DEED DATED NOVEMBER 25, 2002 RECORDED AT LIBER 8630, FOLIO 663; RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND 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 NOW AMENDED.



David Harris 5-12-05
 DAVID M. HARRIS DATE:
 REGISTERED PROFESSIONAL LAND SURVEYOR MARYLAND REG. NO. 10978
 FOR BENCHMARK ENGINEERING, INC. MARYLAND REG. NO. 351

OWNER'S DEDICATION

ELK RIDGE TOWN CENTER, L.L.C., OWNER OF THE SUBDIVISION SHOWN AND DESCRIBED HEREON, HEREBY ADOPT THIS PLAN OF SUBDIVISION AND IN CONSIDERATION OF THE APPROVAL OF THIS FINAL PLAT BY THE DEPT. 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, FLOODPLAIN AND OPEN SPACE WHERE APPLICABLE, AND FOR GOOD AND OTHER VALUABLE CONSIDERATION, HEREBY GRANT THE 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 ERRECTED ON OR OVER THE SAID EASEMENTS AND RIGHTS-OF-WAY, WITNESS OUR HANDS THIS 12th DAY OF MAY 2005.

Stevan Breen 5-12-05
 SIGNATURE OF OWNER DATE:
 MEMBER, ELK RIDGE TOWN CENTER, L.L.C.

RECORDED AS PLAT

ON 1-19-07 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

REVISION PLAT
ELK RIDGE TOWN CENTER
 PARCEL E-1 AND
 OPEN SPACE LOT 1
 A RESUBDIVISION OF PARCEL E,
 SECTION 3 AND PARCEL F;
 ELK RIDGE TOWN CENTER
 PLAT Nos. 9742-9743

1st ELECTION DISTRICT OF HOWARD COUNTY, MARYLAND
 TAX MAP No. 38
 PARCEL: 526
 BLOCK: 8
 ZONED: R-A-15

SCALE: AS SHOWN
 DATE: MAY 16 2005
 SHEET: 2 OF 4

RECORDED AS PLAT 18770
 ON 1-19-07 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

REVISION PLAT
ELK RIDGE TOWN CENTER
 PARCEL E-1 AND
 OPEN SPACE LOT 1
 A RESUBDIVISION OF PARCEL E,
 SECTION 3 AND PARCEL F;
 ELK RIDGE TOWN CENTER
 PLAT Nos. 9742-9743

1st ELECTION DISTRICT OF HOWARD COUNTY, MARYLAND
 TAX MAP No. 38
 PARCEL: 526
 BLOCK: 8
 ZONED: R-A-15

SCALE: AS SHOWN
 DATE: MAY 16 2005
 SHEET: 2 OF 4

100YR. FLOODPLAIN BEARINGS AND DISTANCES

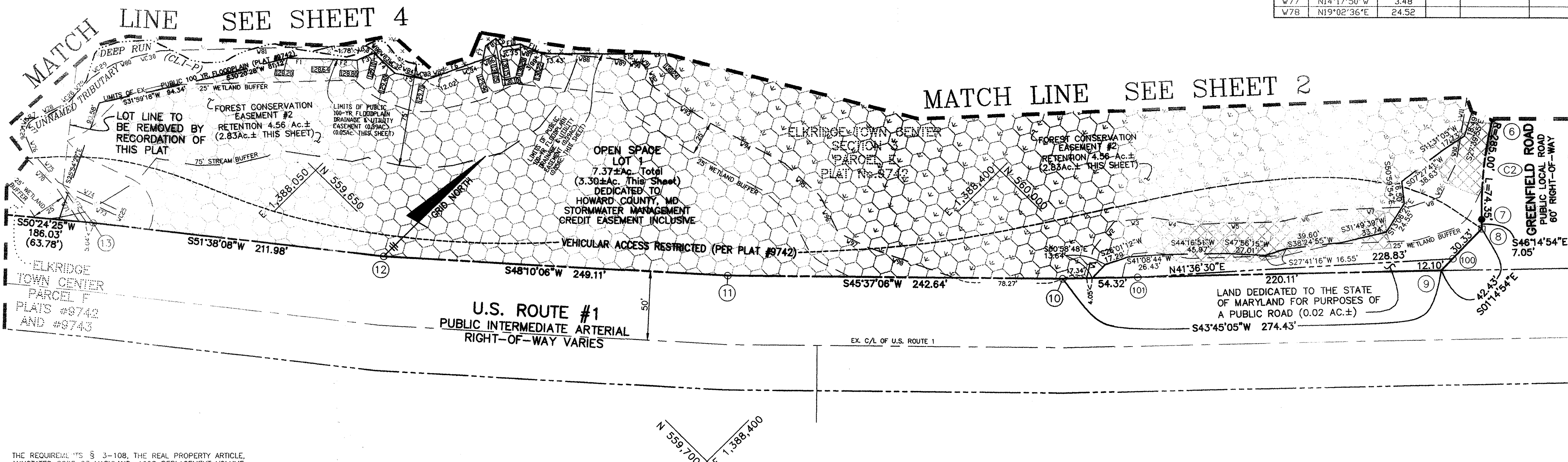
LINE	BEARING	DIST.
F1	N46°20'34"E	33.68
F2	N47°24'05"E	16.83
F3	N22°23'30"E	13.56
F4	N89°27'55"E	21.08
F5	N56°14'01"E	23.50
F6	N24°53'47"E	43.30
F7	N34°06'18"W	10.14
F8	N09°25'39"E	8.99
F9	S84°03'47"E	7.91
F10	N35°27'46"E	12.84
F11	N68°53'16"E	17.38
F12	N45°02'33"E	88.87

WETLANDS CURVE DATA

CURVE	RADIUS	LENGTH
WC25	2.00	6.28
WC26	12.54	9.47
WC27	9.36	4.62
WC28	20.00	11.91
WC29	136.38	18.82
WC30	173.20	18.78
WC31	10.00	7.54
WC32	20.00	7.45
WC33	20.00	11.41
WC34	20.00	4.76
WC35	20.00	11.38

WETLANDS BEARINGS AND DISTANCES

LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
W1	N32°34'23"W	21.33	W80	N00°01'45"W	15.91
W2	N07°55'50"W	26.00	W81	N25°37'07"E	16.83
W3	N39°26'14"E	29.06	W82	N87°56'23"E	5.55
W4	N55°47'43"E	27.08	W83	N86°12'45"E	11.53
W5	N43°27'44"E	63.41	W84	N64°51'47"E	12.16
W6	N31°57'53"E	38.72	W85	N32°10'33"E	27.03
W7	N42°30'11"E	57.67	W86	N18°33'10"E	23.76
W8	N26°36'24"E	22.55	W87	N51°09'12"E	18.44
W9	N19°37'40"W	26.94	W88	N50°14'04"E	49.44
W10	N34°24'42"W	17.85	W89	N53°22'39"E	14.63
W11	N35°55'53"W	31.56	W90	N54°26'01"E	7.01
W79	S89°49'35"E	29.85	W91	N87°07'26"E	4.13
W72	S78°40'32"E	29.50	W92	S70°00'16"E	16.82
W73	N78°40'32"W	26.93	W93	N77°51'44"E	46.57
W74	N70°07'49"E	39.35	W94	N73°53'05"E	63.51
W75	S70°07'49"W	46.80	W95	N88°13'57"E	34.62
W76	N86°34'47"W	28.31	W96	S70°56'57"E	29.98
W77	N67°41'55"W	11.45	W97	N71°45'51"E	24.08
W78	N19°02'36"E	24.52	W98	N64°24'32"E	66.61



PLAN

SCALE: 1" = 50'

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.

David Harris 05/12/05
 DAVID M. HARRIS DATE:
 MARYLAND REGISTERED PROFESSIONAL LAND SURVEYOR #10978
 FOR BENCHMARK ENGINEERING, INC. MARYLAND REG. No.351

Signature of Owner: Steven K. Bresson 5-12-05
 MEMBER, ELKRIDGE TOWN CENTER, L.L.C.

ENGINEER
 BENCHMARK ENGINEERING, INC.
 8480 BALT. NAT. PIKE
 SUITE 418
 ELLICOTT CITY, MD 21043
 410-465-6105

OWNER/DEVELOPER
 ELKRIDGE TOWN CENTER L.L.C.
 P.O. BOX 417
 ELLICOTT CITY, MD 21041
 410-465-4244

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

Robert J. Weber 1/8/07
 HOWARD COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

Chief Development Engineering Division 12276
 DATE

Director 1/9/07
 DATE

SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, THAT THE FINAL PLAT HEREIN IS CORRECT; THAT IT IS ALL OF THE LANDS CONVEYED BY HOWARD COUNTY, MARYLAND TO ELKRIDGE TOWN CENTER, L.L.C. BY DEED DATED NOVEMBER 25, 2002 RECORDED AT LIBER 6630, FOLIO 663; RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND 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 NOW AMENDED.



David M. Harris 5-12-05
 DAVID M. HARRIS DATE:
 REGISTERED PROFESSIONAL LAND SURVEYOR MARYLAND REG. No.10978
 FOR BENCHMARK ENGINEERING, INC. MARYLAND REG. No.351

OWNER'S DEDICATION

ELKRIDGE TOWN CENTER, L.L.C., OWNER OF THE SUBDIVISION SHOWN AND DESCRIBED HEREON, HEREBY ADOPT THIS PLAN OF SUBDIVISION AND IN CONSIDERATION OF THE APPROVAL OF THIS FINAL PLAT BY THE DEPT. 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, FLOODPLAIN AND OPEN SPACE WHERE APPLICABLE, AND FOR GOOD AND OTHER VALUABLE CONSIDERATION, HEREBY GRANT THE 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 ERRECTED ON OR OVER THE SAID EASEMENTS AND RIGHTS-OF-WAY, WITNESS OUR HANDS THIS 12th DAY OF MAY 2005.

Signature of Owner: Steven K. Bresson 5-12-05
 MEMBER, ELKRIDGE TOWN CENTER L.L.C.

Witness: James R. Moxley III 5/12/05
 Member, Elkridge Town Center LLC

RECORDED AS PLAT 18771
 ON 1-19-07 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

REVISION PLAT
ELKRIDGE TOWN CENTER
 PARCEL E-1 AND
 OPEN SPACE LOT 1
 A RESUBDIVISION OF PARCEL E,
 SECTION 3 AND PARCEL F;
 ELKRIDGE TOWN CENTER
 PLAT Nos.9742-9743

1st ELECTION DISTRICT OF HOWARD COUNTY, MARYLAND
 TAX MAP No. 38 SCALE: AS SHOWN
 PARCEL: 526 DATE: MAY 16, 2005
 BLOCK: 8 SHEET: 3 OF 4
 ZONED: R-A-15

LINE	BEARING	DISTANCE
W33	S41°27'47"E	39.16
W34	S08°08'52"W	65.73
W35	S07°11'04"W	61.55
W36	S40°47'18"E	35.64
W37	S39°59'02"W	15.79
W39	S09°40'09"E	35.61
W40	S21°10'32"E	45.82
W41	S33°06'38"E	51.34
W42	S05°18'13"E	31.71
W43	S19°23'44"E	29.19
W44	S31°04'19"E	50.75
W45	S11°33'00"W	5.89
W46	S47°19'37"W	25.02
W47	N07°09'56"E	12.01
W48	N23°54'01"W	12.96
W49	N84°09'34"W	10.95
W50	S45°04'00"W	19.95
W51	S20°08'08"W	21.10
W52	S44°02'50"W	62.56
W53	S41°51'20"W	91.80
W54	S47°23'53"W	23.15
W55	S19°57'38"W	9.57
W56	S02°32'03"W	17.64
W57	S21°21'32"W	12.97
W58	S20°18'09"W	8.23
W59	S47°11'02"W	17.02
W60	S21°47'32"W	28.42
W61	S13°35'20"W	30.49
W62	S22°19'26"E	17.71
W63	S58°26'09"W	5.92
W64	N69°42'51"E	1.45
W65	N58°26'09"E	11.34
W66	N22°19'26"W	19.67
W67	N24°27'50"E	44.80
W68	N51°53'57"E	7.50
W69	N76°43'57"E	30.38

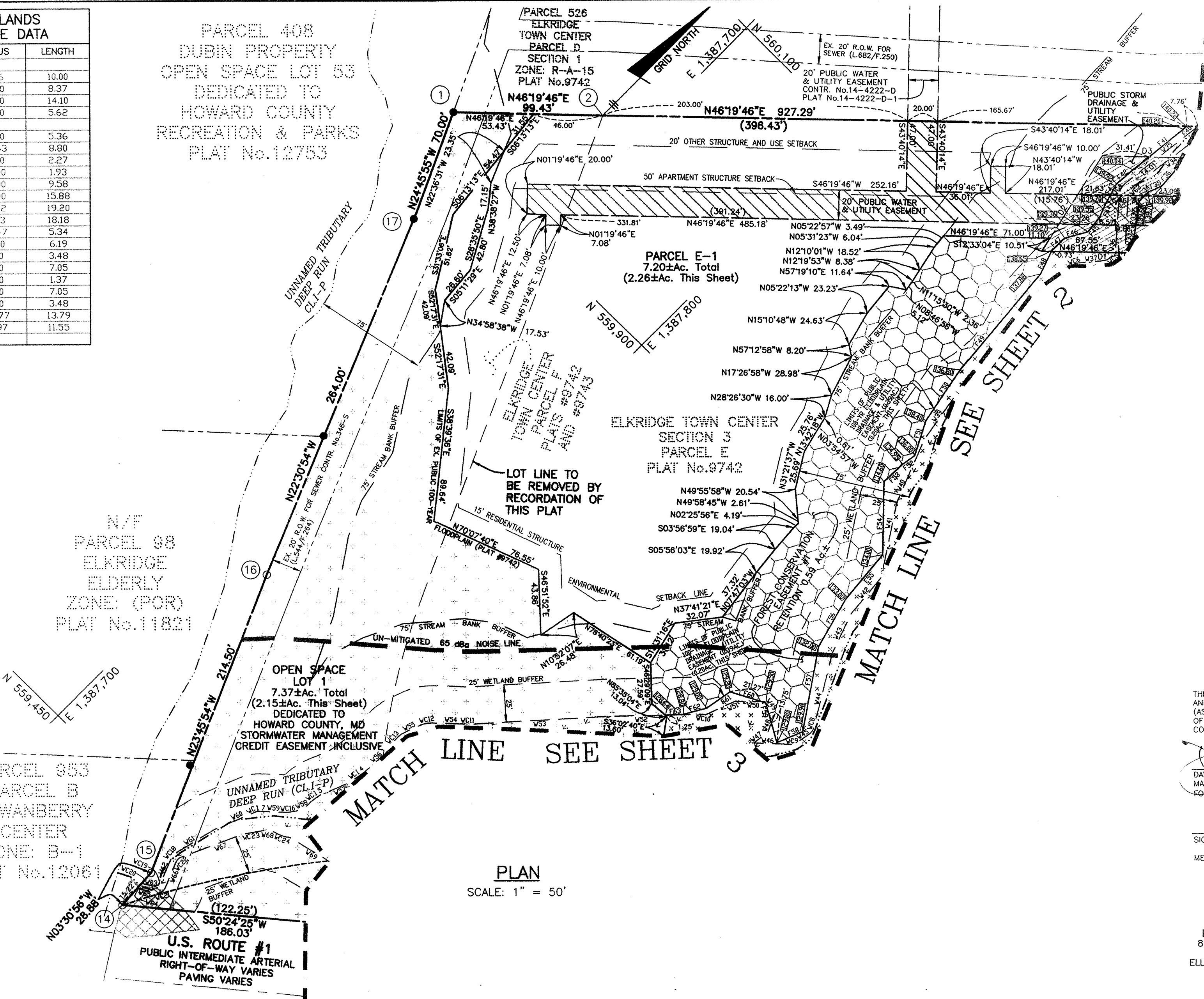
CURVE	RADIUS	LENGTH
WC3	8.66	10.00
WC4	10.00	8.37
WC5	10.00	14.10
WC6	10.00	5.62
WC8	10.00	5.36
WC9	24.63	8.80
WC10	10.00	2.27
WC11	20.00	1.93
WC12	20.00	9.58
WC13	20.00	15.88
WC14	97.12	19.20
WC15	31.13	18.18
WC16	65.47	5.34
WC17	10.00	6.19
WC18	5.00	3.48
WC19	5.00	7.05
WC20	5.00	1.37
WC21	5.00	7.05
WC22	5.00	3.48
WC23	271.77	13.79
WC24	24.97	11.55

PARCEL 408
DUBIN PROPERTY
OPEN SPACE LOT 53
DEDICATED TO
HOWARD COUNTY
RECREATION & PARKS
PLAT No. 12753

N/F
PARCEL 98
ELKRIDGE
ELDERLY
ZONE (POR)
PLAT No. 11821

PARCEL 953
PARCEL B
ROWANBERRY
CENTER
ZONE: B-1
PLAT No. 12061

U.S. ROUTE #1
PUBLIC INTERMEDIATE ARTERIAL
RIGHT-OF-WAY VARIES
PAVING VARIES



PLAN
SCALE: 1" = 50'

LINE	BEARING	DISTANCE
F33	N37°02'20"W	25.69
F34	N01°56'33"W	8.60
F35	N20°31'34"E	10.60
F36	N04°04'41"W	13.14
F40	S02°12'39"E	2.67
F41	S06°21'57"W	43.33
F42	S04°14'18"W	14.39
F43	S15°56'47"E	14.96
F44	S21°27'37"E	9.75
F45	S06°43'28"E	12.70
F46	S29°52'26"W	16.25
F47	S01°28'54"W	11.81
F48	S19°26'06"E	17.34
F49	S05°02'27"E	83.88
F50	S10°52'53"E	41.07
F51	S27°04'13"E	24.71
F52	S09°35'39"W	9.81
F53	S02°09'13"W	17.03
F54	S43°48'44"E	48.90
F55	S04°52'10"E	38.50
F56	S15°19'48"E	36.69
F57	S34°21'49"E	58.27
F58	S22°17'31"W	18.76
F59	N60°19'58"W	27.69
F60	S62°39'55"W	25.01
F61	S09°41'29"W	18.86
F62	S29°47'04"W	15.92
F63	S43°03'55"W	12.31

LINE	BEARING	DISTANCE
D1	S46°19'46"W	67.55
D2	N12°33'04"W	75.54
D3	N46°19'46"E	67.55
D4	S12°33'04"E	75.54

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.

David Harris 05/12/05
DAVID M. HARRIS DATE:
MARYLAND REGISTERED PROFESSIONAL LAND SURVEYOR #10978
FOR BENCHMARK ENGINEERING, INC. MARYLAND REG. No. 351

Stewart K. Bredon 5/12/05
SIGNATURE OF OWNER DATE:
MEMBER, ELKRIDGE TOWN CENTER, L.L.C.

ENGINEER
BENCHMARK
ENGINEERING, INC.
8480 BALT. NAT. PIKE
SUITE 418
ELLCOTT CITY, MD 21043
410-465-6105

OWNER/DEVELOPER
ELKRIDGE TOWN
CENTER L.L.C.
P.O. BOX 417
ELLCOTT CITY, MD 21041
410-465-4244

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

Robert J. Weber 1/8/07
HOWARD COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

Chad Anderson 12-27-06
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

Joseph L. Cagle 1/9/07
DIRECTOR DATE

SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, THAT THE FINAL PLAT HEREIN IS CORRECT; THAT IT IS ALL OF THE LANDS CONVEYED BY HOWARD COUNTY, MARYLAND TO ELKRIDGE TOWN CENTER, L.L.C. BY DEED DATED NOVEMBER 25, 2002 RECORDED AT LIBER 6630, FOLIO 683; RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND AND THAT ALL MONUMENTS ARE IN PLACE OR WILL BE IN PLACE PRIOR TO THE ACCEPTANCE OF THE SUBDIVISION BY HOWARD COUNTY, AS SHOWN IN ACCORDANCE WITH THE ANNOTATED CODE OF MARYLAND, AS NOW AMENDED.

David M. Harris
DAVID M. HARRIS DATE:
REGISTERED PROFESSIONAL LAND SURVEYOR MARYLAND REG. No. 10978
FOR BENCHMARK ENGINEERING, INC. MARYLAND REG. No. 351

OWNER'S DEDICATION

ELKRIDGE TOWN CENTER L.L.C., OWNER OF THE SUBDIVISION SHOWN AND DESCRIBED HEREON, HEREBY ADOPT THIS PLAN OF SUBDIVISION AND IN CONSIDERATION OF THE APPROVAL OF THIS FINAL PLAT BY THE DEPT. 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, FLOODPLAIN AND OPEN SPACE WHERE APPLICABLE, AND FOR GOOD AND OTHER VALUABLE CONSIDERATION, HEREBY GRANT THE 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 ERRECTED ON OR OVER THE SAID EASEMENTS AND RIGHTS-OF-WAY, WITNESS OUR HANDS THIS 12th DAY OF MAY 2005.

Stewart K. Bredon 5-12-05
SIGNATURE OF OWNER DATE:
MEMBER, ELKRIDGE TOWN CENTER L.L.C.

James R. Moxley III 5/12/05
WITNESS DATE:
Member, Elkridge Town Center LLC

RECORDED AS PLAT 18772
ON 1-19-07 AMONG THE LAND
RECORDS OF HOWARD COUNTY, MARYLAND.

REVISION PLAT
ELKRIDGE TOWN CENTER
PARCEL E-1 AND
OPEN SPACE LOT 1
A RESUBDIVISION OF PARCEL E,
SECTION 3 AND PARCEL F;
ELKRIDGE TOWN CENTER
PLAT Nos. 9742-9743

1st ELECTION DISTRICT OF HOWARD COUNTY, MARYLAND
TAX MAP No. 38 SCALE: AS SHOWN
PARCEL: 526 DATE: MAY 16, 2005
BLOCK: 8 SHEET: 4 OF 4
ZONED: R-A-15