COOF	RDINATE	TABLE	
POINT NO.	NORTHING	EASTING	
1	592364.4266	1340699.9190	
2	592245.7483	1341487.9819	
3	591377.3590	1341286.6644	
4	591239.1040	1341254.6130	
5	590812.0458	1342214.7674	
14	591970.5037	1340391.1593	
15	591774.6751	1340350.5240	
16	591714.0676	1340644.3385	
17	591909.9985	1340684.4776	
18	591871.6628	1340870.3223	
19	591479.8429	1340789.8409	
20	591459.7502	1340887.2464	
21	591851.5313	1340967.9163	
22	591770.9506	1341358.5569	
24	592355.4401	1340697.8469	
25	589825.5757	1341685.7095	
26	589964.8724	1341267.8558	
27	590306.8621	1340696.5567	
28	590910.5995	1339688.0039	
29	590945.2242	1339678.8194	
30	591077.1666	1339753.1118	
31	591217.1012	1339819.3976	
32	591645.5478	1339986.5331	
33	592004.1663	1340104.2220	
34	592024.0261	1340131.6925	
39	591763.1157	1341356.9408	
40	592240.2340	1341252.4437	
41	591850.3197	1341171.7854	
42	591810.1116	1341366.7068	
43	591724.2480	1341297.8705	
44	591727.5430	1341281.8969	
45	591775.2506	1341242.0140	
46	591799.1043	1341222.0726	
48	592261.3044	1340101.5038	
49	592215.8085	1340350.0687	
50	592028.7463	1340306.8053	
51	592064.2671	1340134.6066	
52	592094.7989	1340110.3412	
54	591876.1473	1340075.0528	
55	591853.1479	1340067.5171	
56	591986.2583	1340314.7840	
57	592141.3312	1340108.9733	
58	590809.9919	1342231.1386	
59	591619.9017	1342668.6360	
60	591544.2550	1342793.1360	
61	590615.0828	1342289.1968	
62	590349.6828	1342734.6602	
63	589752.1296	1342246.2506	
64	589740.3143	1342236.5934	
65	589791.2751	1341840.3971	
66	589807.2175	1341849.0879	
67	590236.5535	1342082.8427	
68	590282.3213	1341930.6766	
ගහ	030202.0210		

a) Buildable: 1 b) Non-Buildable: O c) Open Space: O

d) Preservation Parcels: O

a) Buildable: 13.6893 AC.±

d) Preservation Parcels: O

b) Non-Buildable: O

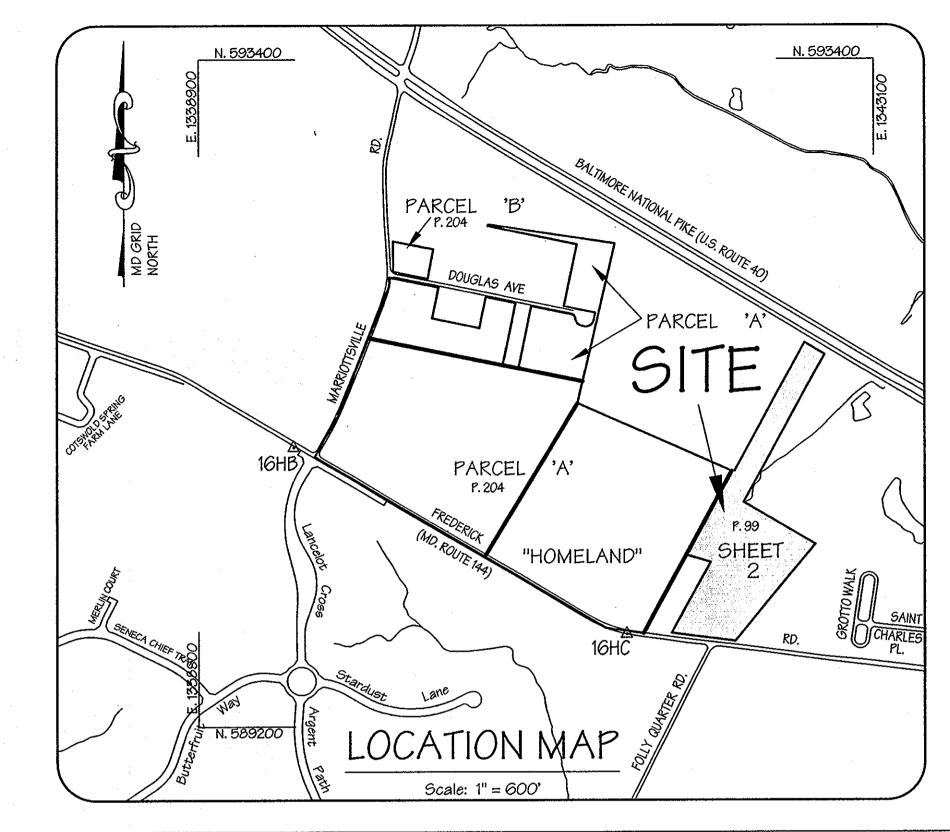
c) Open Space: O

2. Total area of Parcels to be recorded: 13.6893 AC.±

3. Total area of road right-of-way to be recorded: 0.1376 AC.±

4. Total area of subdivision to be recorded: 13.8269 AC.±

the Master Plan of Water and Sewerage for Howard County.



FOREST CONSERVATION EASEMENT CHART FOR PARCEL 99							
DESIGNATION	SDP FILE NUMBER AND NAME	ACREAGE TOTAL	TYPE	Onsite Planting	Off-Site Retention on Ellicott Meadows, 2:1		
8	Ellicott Meadows - SDP 05-070	0.55	Retention	NO	NO		
9	Ellicott Meadows - SDP 05-070	2.54	Retention	NO	NO		
10	Elkridge Crossing - SDP 04-017	1.86	Retention	NO	YES		
11	Ellicott Meadows - SDP 05-070	0.55	Reforestation	YES	NO		
12	Elkridae Crossina - SDP 04-017	0.66	Retention	NO	YES		
	Elkridge Crossing - SDP 04-017	3.30	Reforestation	YES	NO		
	Elkridge Crossing - SDP 04-017	0.53	Reforestation	YES	NO NO		

Developer reserves unto itself, its successors and assigns, all easements shown on this plat for other public utilities located in, over and through "Ellicott Meadows" the property. Any and all conveyances of aforesaid lots shall be subject to the easements herein reserved, whether or not expressly stated in the deed conveying said Parcel. 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 of easement in the Land Records of Howard County Maryland.

SURVEYOR'S CERTIFICATE

I hereby certify that the final plat shown hereon is correct; that it is a subdivision of all the lands conveyed by Bagheri, LLC to Brantly Development Corporation dated June 29, 2005 and recorded in the land records of Howard County in Liber 9287, Folio 254 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.



APPROYED: Howard County Department of Planning and Zoning.

11/24/08

nor

APPROVED: For Public Water and Private Sewerage Systems in conformance with

AREA TABULATIONS (ALL SHEETS)

feedonal Land Surveyor MD Reg. No. 10685 D. Wayne Weller P

GENERAL NOTES

1.) This plat is based on a field run boundary survey performed on July, 1998 by Mildenberg, Boender & Associates, Inc..

2.) The Coordinates shown hereon are based on NAD '83, Maryland Coordinate System, as projected by Howard County Geodetic Control Stations No. 16HB & 16HC.

3.) Stone or Concrete Monument Found or set Pipe or Rebar Found or Set.

4.) Subject property is zoned RC-DEO per 02/02/2004 Comprehensive Zoning Plan, and the amended Comp-Lite Zoning Regulations effective July 28, 2006.

5.) BRL denotes Building Restriction Line.

6.) All areas shown on this plat are +/-, more or less.

7.) Deed Reference: Parcel 99: Liber 9287 - Folio 254. 8.) The Wetland Investigation for Parcel 99 was completed by

ECO-Science Professionals, Inc. dated February 2005. 9.) Stormwater management is provided under SDP 05-70 by on-site credits, including grassed swales, sheet flow to buffer, and natural area conservation credits. Stormwater Management for Homeland

parcel A was provided under SDP 03-30. 10.) Vehicular access to Frederick Road (MD Route 144) shall be restricted to access locations approved under SDP 05-70, BA 0052E and SDP 03-30.

11.) No grading, removal of vegetative cover or trees, paving and new structures shall be permitted within the limits of wetlands, stream(s), or their required buffers, floodplain and forest conservation easement

12.) The establishment of minimum building restriction lines refers to the purposes of meeting the zoning requirements of the RC Zone, not for the purpose of creating a restriction of title or covenant.

updated under BA-02-47E and extended on June 21, 2001 and April 29, 2003. 14.) The 100 year floodplain for Parcel 99 shown hereon is from a study performed by Mildenberg, Boender & Associates, Inc. dated March

15.) Landscaping is provided in accordance with the site development plans (SDP-05-70 Bagheri Property Phases 1 & 2) on file with this plat in accordance with Section 16.124 of the Howard County Code and the

Landscape Manual. Surety in the amount of \$34,500.00 is included in the Developer's Agreement for SDP-05-70. Landscaping for Homeland Parcel A was provided under SDP-03-30. 16.) 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 as defined in the Deed of Forest Conservation easement are allowed. As part of SDP-05-70 (Bagheri Property Phase 1 & 2) surety is provided for the required plantings with the developers agreement under SDP-05-70 in the amount of \$26,930.20. The deed of Forest Conservation shall be provided with this plat. Surety, Developer's Agreement and the deed of Forest Conservation for

Homeland Parcel A was a part of SDP-03-30. 17.) Water service to this Lot will be granted under the Provisions of Section 18.122.B of the Howard County Code. 18.) Public Water Allocation will be granted at the time of issuance of

the building permit if capacity is available at that time. 29. THIS IS A PLAT OF REVISION AND IS
THEREFORE EXEMPT FROM THE REQUIRE MENTS
OF FOREST CONSERVATION, PERSECTION
16.1202(b)(1)(VII).

BRANTLY DEVELOPMENT CORPORATION 8835 - P COLUMBIA 100 PARKWAY Columbia, Maryland 21045

6085 MARSHALEE DRIVE, SUITE 130

CONDOMINIUM DEVELOPER

Elkridge, Maryland 21075 ATTN: Sharon McKeown

BOARD OF DIRECTORS OF

Columbia, Maryland 21045 John F. Liparini - President 410-730-0810

ELLICOTT MEADOWS CONDOMINIUM ASSOCIATION, INC.

8835 P COLUMBIA 100 PARKWAY

410-796-0980

NVR, INC.

OWNERS' CERTIFICATE

We, Brantly Development Corporation by John F. Liparini its President and Ellicott Meadows Condominium Association, Inc.,

Association, Inc., Creston Cathcart, Hugh F. Cole, Jr. and John F. Liparini, owners of the properties shown and described

Maryland Corporations, by the Condominium Developer, NVR, Inc. and the Board of Directors of Ellicott Meadows Condominium

hereon, hereby adopt this plan of subdivision, and in consideration of approval of this plat by the Department of Planning and

Zoning, establish the minimum building restriction lines and grant unto Howard County Maryland its successors and assigns:

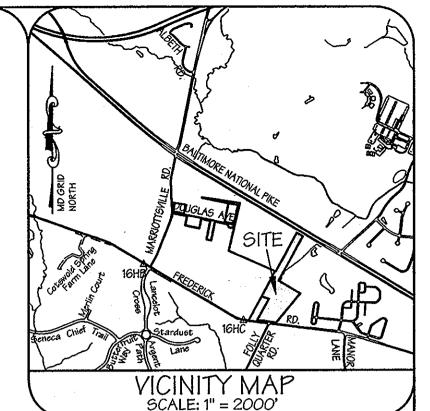
(1) The right to lay, construct and maintain sewers, drains, water pipes and other municipal utilities and services, in and under

(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

(3) The right to require dedication of waterways and drainage easements for the specific purpose of their construction, repair,

(4) That no building or similar structure of any kind shall be erected on or over the said easements and rights-of-ways.



GENERAL NOTES - CONT.

19.) The Construction of the Water Main is to be placed within the public easement

20.) This subdivision is subject to Section 18.122B of the Howard County Code. Public water HAS BEEN GRANTED under the terms and provisions, THEREOF, EFFECTIVE April 16, 2004, ON WHICH DATE DEVELOPER AGREEMENT #44-4143D WAS FILED AND ACCEPTED. The Developers / Agreement is under (SDP 03-30). 21.) Soils Information and all required environmental reports were provided with the

Site Development Plan (SDP 05-70 and SDP 03-30) Submission 22.) This project will utilize the on-site shared septic system on the adjacent

Homeland Development (F-03-194), (SDP-03-30). 23.) Forest Conservation obligations in accordance with Section 16.1200 of the Howard County Code and Forest Conservation act for this

subdivision has been fulfilled by retention of 3.09 acres. Financial surety for the on-site retention of 3.09 Ac. (134,651 Sq.Ft.) has been posted as part of the DPW Developers Agreement in the amount of \$26,930.20. The Forest Obligation and Financial Surety for Homeland Parcel A was provided under SDP-03-30. 24.) 2.46 acres of offsite Retention has been placed in a Forest Conservation Easement for (SDP 04-017) Elkridge Crossing as shown on this plat to fulfill 1.23 acres of obligation for SDP 04-017. All sureties and details concerning these easements should be provided with (SDP 04-017) Elkridge Crossing. 25.) This project is subject to the Decision and Order for Board of Appeals Case BA 00-52E date June 26, 2001.

26.) This plan is subject to WP-03-128 which was approved on May 30th, 2003 to allow access from a restricted access road with no conditions to the approval. 27.) The Age Restriction Declaration for the Homeland project was recorded as Liber 8138 Folio 581-595.

28.) Maintenance of the Private Facilities of "Ellicott Meadows" will be maintained by a community owned Homeowner's Association. The Articles of Incorporation for the ELLICOTT MEADOWS CONDOMINIUM ASSOCIATION, INC. Identification No. D07917537 has been accepted and approved by the State Department of Assessments and Taxation on 4/23/04.

CURVE DATA TABLE								
Curve	Length	Radius	Chord Bearing	Chord Distance	Delta	Tangent		
C-1	444.02	1020.00	N71°33'42"W	440.52'	24°56'30"	225.58'		
C-2	154.99	1100.00	525°20'47'W	154.86'	8°04'22"	77.62'		
C-3	131.49'	710.00	912°50'09"W	131.30'	10°36'39"	65.93'		
C-4	33.55'	25.00'	N39°53'42''W	31. <i>0</i> 9'	76°53'56"	19.85'		
C-5	67.11	50.00°	N39°53'42'W	62.19'	-76°54'29"	39.71		
C-6	78.55	50.00'	956°38'50''W	70.72	-90°00'58"	50.00'		
C-7	46.57	710.00	NO1°41'03"W	46.56'	-03°45'29"	23.29'		

The purpose of this plat is to reduce the 30' BRL along the North 28 degrees 33 minutes 59 seconds East 507.00' line to 20' as permitted under Section 131.N.1.a(5)(c) of the Howard County Zoning Regulations; modify the limits of the 20' wide Public Water and Utility Easement to encompass changes based on as-built conditions; and add SHA Dedication Chart and shading area of dedication to comply with current SHA dedication requirements.

RECORDED AS PLAT NUMBER 20340 ON 12-5-08 AMONG THE LAND RECORDS OF HOWARD COUNTY, MD.

ELLICOTT MEADOWS

PARCEL'A' PLAT OF REVISION TAX MAP 16 - GRID 22 Consolidation of Parcel 99 and Homeland Parcel A

3rd Election District - Howard County, MD Tax Map 16 - Gride 16 & 22 - Parcels 204 & 99 Scale: As Shown - Date: September, 2008 Zoning: RC-DEO Sheet 1 of 2

Previous Submittals: BA 00-52E, SDP 03-30, WP 03-128, F03-194 BA-98-51E, BA-02-47E, SDP-05-70, F05-188

LDE Inc.

Engineers, Surveyors, Planners 9250 Rumsey Road, Suite 106 Columbia, Maryland - 21045 (410)715-1070 - (301)596-3424 - FAX(410)715-9540

Sharon McKeown

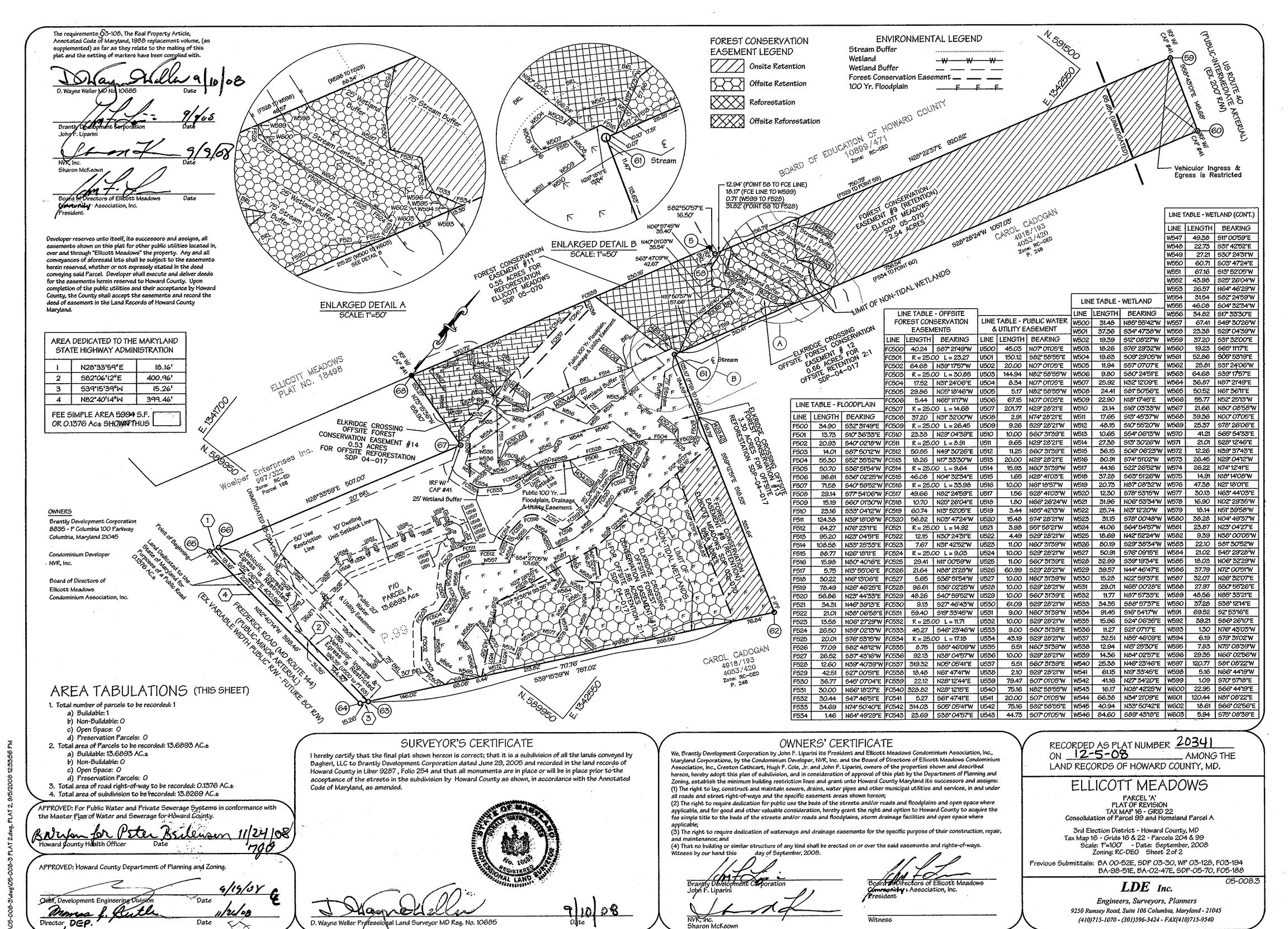
and maintenance: and

Witness by our hand this

all roads and street right-of-ways and the specific easement areas shown hereon;

Comunity Association, Inc.

stors of Ellicott Meadows



F-09-024

p. 12. 1. 1/24.