

**U.S. Equivalent Coordinate Table**

POINT	NORTH (feet)	EAST (feet)	NORTH (meters)	EAST (meters)
301	500876.0393	1347134.7666	179489.775780	410607.498125
302	500838.0477	1347147.5575	179478.195900	410611.396805
303	500544.0034	1347051.4714	179388.571038	410582.109681
304	500527.6154	1347019.8188	179383.575951	410572.461950
305	500746.4688	1346310.9977	179450.282607	410356.412859
463	509295.8215	1346481.1005	179617.725661	410408.260289
464	509237.0873	1346577.7851	179599.823438	410437.729806
653	508628.5727	1346726.7353	179414.347816	410483.129930
654	508649.7086	1346715.9049	179420.790034	410479.828804
655	508696.8462	1346730.4589	179435.157614	410484.264894
656	508710.5519	1346749.3428	179439.335106	410490.020701
657	508656.1318	1346925.5982	179422.747828	410543.743470
658	508574.9149	1346900.5220	179397.992875	410536.100206

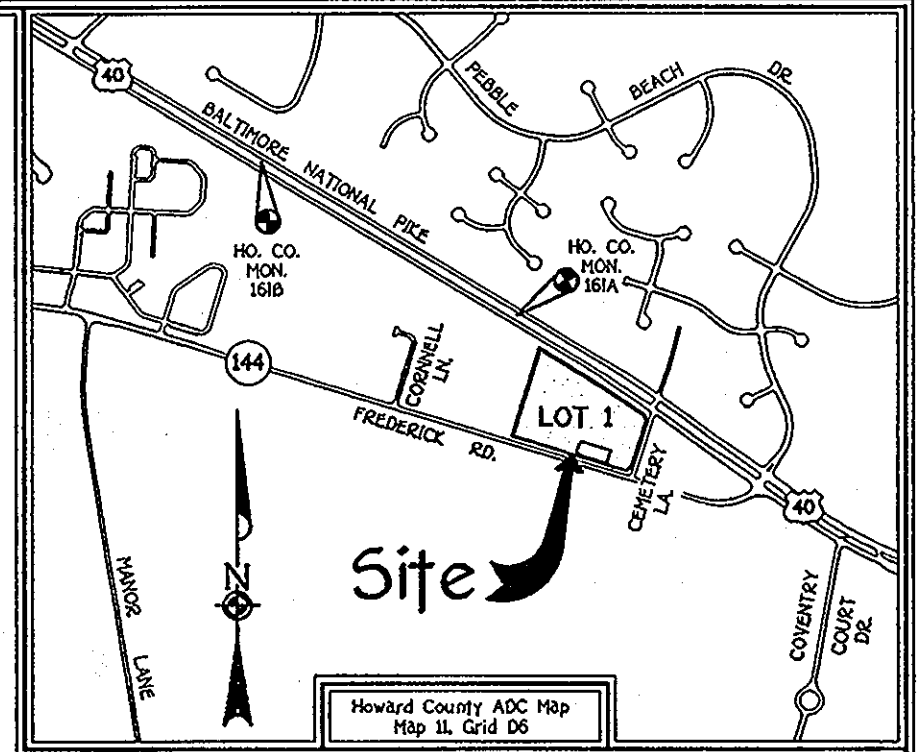
**Metric Coordinate Table**

**Curve Data Tabulation**

Pnt-Pnt	Radius	Arc Length	Delta	Tangent	Bearing & Distance
464-301	11359.16'	663.86'	3°20'55"	332.02'	S 57°02'52" E 663.77'

**Density Exchange Chart**

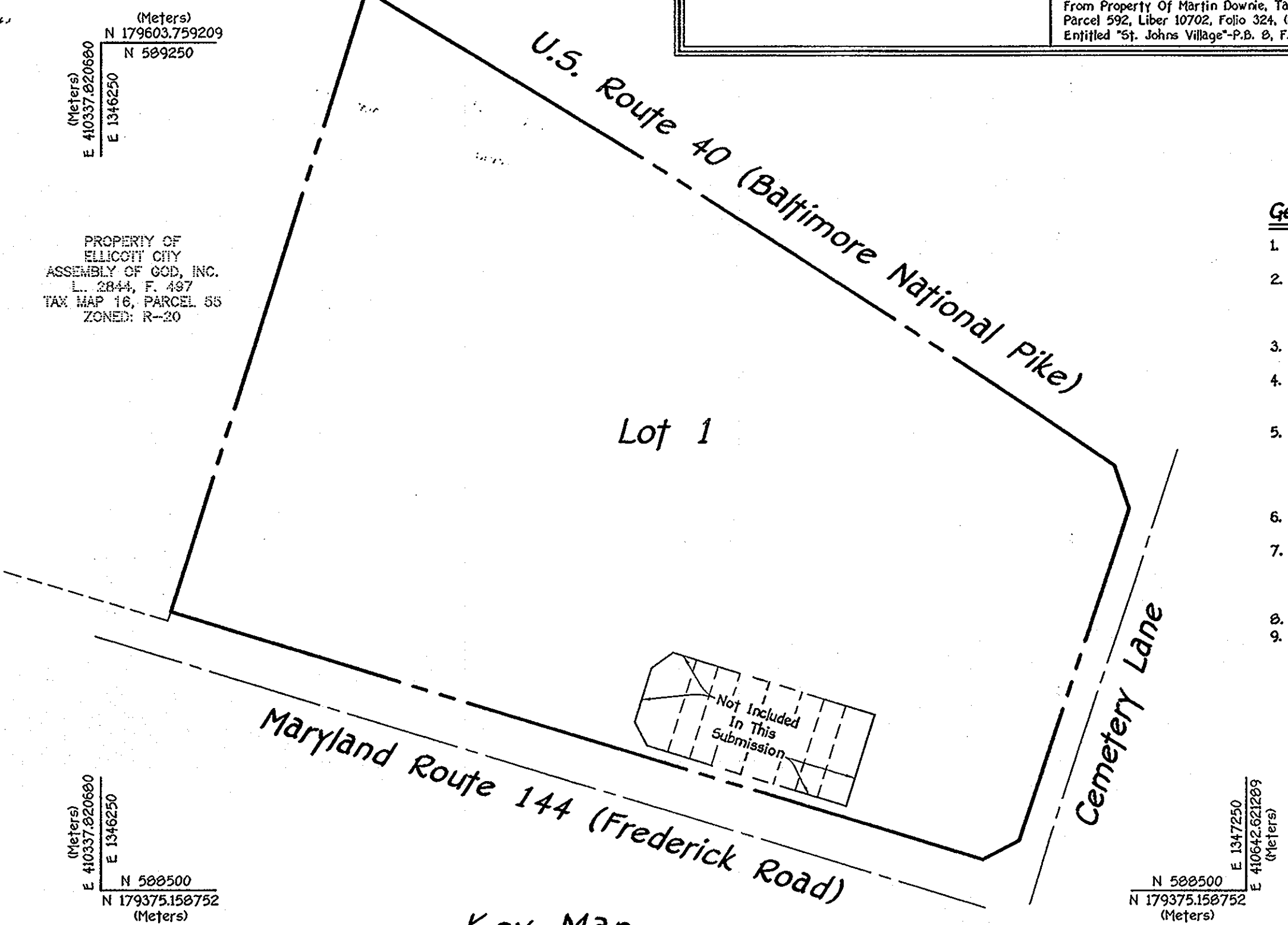
Receiving Parcel Information	Ellicott Square - (SDP-09-054), Tax Map 16, Grid 24, Part Of Tax Parcel 63
Total Area Of Subdivision	8.607 Acres (Plat Nos. 18173 And 18174)
Net Acreage Of Subdivision	8.607 Acres
Allowed Base Density Units	68 Units (8.607 Acres x 8 Units/Acre)
Bonus Density Units	6 Units (Up To 10% More Units)
Proposed Density Units	74 Units
Number Of Neighborhood Preservation Density Exchange Rights Required Per Dwelling Unit	1/2 Density Unit/Towhouse (Total 6 Towhouses x 1/2 Density Unit/Towhouse = 3 Neighborhood Preservation Density Exchange Units)
Sending Parcel Information	3 Neighborhood Preservation Density Exchange Units From Property Of Martin Downie, Tax Map 24, Grid 11, Parcel 592, Liber 10702, Folio 324, (Parcel 'C' On A Plat Entitled "St. Johns Village"-P.B. 8, F. 37 (F-09-102).



**Vicinity Map**  
Scale: 1"=1200'

The Requirements S3-100, 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* 6/15/09 Date  
 Terrell A. Fisher, S. 10692 (Registered Land Surveyor)  
*Donald R. Reuwer, Jr.* 6/16/09 Date  
 Ellicott Square, LLC  
 BY: Donald R. Reuwer, Jr., Managing Member  
*Donald R. Reuwer, Jr.* 6/16/09 Date  
 Ellicott Square Towhouse Group, LLC  
 BY: Donald R. Reuwer, Jr., Managing Member  
*Tim Naughton* 6/16/09 Date  
 NVR, Inc.  
 BY: Tim Naughton, Vice President



**Key Map**  
Scale: 1"= 100'

**General Notes:**

- Subject Property Zoned R-5A-B Per The 02/02/04 Comprehensive Zoning Plan And The Comp-Lite Zoning Amendments Effective 07-28-06.
- Coordinates Based On Nad '83, Maryland Coordinate System As Projected By Howard County Geodetic Control Stations No. 161A And 161B Station No. 161A North 509509.389 East 1346343.656 Station No. 161B North 590475.282 East 1344753.964
- This Plat Is Based On Field Run Monumented Boundary Survey Performed On Or About March 14, 2004, By Fisher, Collins & Carter, Inc.
- There Are Existing Dwellings/Structure(s) Located On This Property To Remain. No New Buildings, Extensions Or Additions To The Existing Dwellings(s) Are To Be Constructed At A Distance Less Than The Zoning Regulation Requirements.
- Using The Neighborhood Preservation Density Exchange Option Described In Section 12B.L Of The Zoning Regulations, The Development Rights For Six (6) Of The Residential Units Shown On Ellicott Square Site Development Plan, Units 31, 32, 71 Thru 74, SDP-09-054 Have Been Transferred From Tax Map 24, Grid 11, Parcel 592, (Parcel 'C' On A Plat Entitled "St. Johns Village", P.B. 8, F. 37 (F-09-102).
- Plat Subject To Prior Department Of Planning And Zoning File Nos. F-05-192, F-08-192, SDP-05-112 And SDP-09-054.
- This Property Is Encumbered With A Neighborhood Preservation Easement Held By Howard County, Maryland. The Restrictions And Permitted Uses Associated With The Easement Are Specified Within The Deed Of Neighborhood Preservation Easement Recorded Concurrently With Plat Of Neighborhood Preservation Easement.
- The Forest Conservation Obligation Was Fulfilled With SDP-05-112.
- The Neighborhood Density Receiving Plat Easement Area Excludes 0.391 Acres Contained In Recorded Ellicott Square Condominium Plats Numbered 20402, 20403, 20564 And 20565 Resulting In An Area Of 7.949 Acres For Density Receiving In Lot 1, Ellicott Square.

**Reservation Of Public Utility Easements**

"Developer Reserves unto itself, its Successors And Assigns, All Easements Shown On This Plan For Sewer Located In, On, Over, And Through Lot 1, Any Conveyances Of The Aforesaid Lot Shall Be Subject To The Easements Herein Reserved, Whether Or Not Expressly Stated In The Deeds(s) Conveying Said Lot. 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."

**Legend**

- Existing Public Water & Utility Easement (Plat No. 18174 & 19998)
- Existing Public Forest Conservation Easement (Plat No. 18174)
- Existing Private Drainage & Stormwater Management Easement (Plat No. 18174)
- Existing Unmitigated 65 DBA Noise Contour (Plat No. 18174)
- Existing Mitigated 65 DBA Noise Contour Line (Plat No. 18174)

**Area Tabulation This Submission**

TOTAL NUMBER OF BUILDABLE LOTS TO BE RECORDED	1
TOTAL NUMBER OF OPEN SPACE LOTS TO BE RECORDED	0
TOTAL NUMBER OF LOTS/PARCELS TO BE RECORDED	1
TOTAL AREA OF BUILDABLE LOTS TO BE RECORDED	8.330 Ac.+
TOTAL AREA OF OPEN SPACE LOTS TO BE RECORDED	0.000 Ac.
TOTAL AREA OF LOTS/PARCELS TO BE RECORDED	8.330 Ac.+
TOTAL AREA OF ROADWAY TO BE RECORDED	0.000 Ac.
TOTAL AREA TO BE RECORDED	8.330 Ac.+

**Developer**

Ellicott Square, LLC  
 c/o Mr. Donald R. Reuwer, Jr.  
 5300 Dorsey Hall Drive  
 Suite 102  
 Ellicott City, Maryland 21042  
 Ph: (443) 367-0415

**Owners**

Ellicott Square, LLC  
 c/o Mr. Donald R. Reuwer, Jr.  
 5300 Dorsey Hall Drive  
 Suite 102  
 Ellicott City, Maryland 21042  
 Ph: (443) 367-0415

Ellicott Square Towhouse Group, LLC  
 c/o Mr. Donald R. Reuwer, Jr.  
 5300 Dorsey Hall Drive  
 Suite 102  
 Ellicott City, Maryland 21042  
 Ph: (443) 367-0415

NVR, Inc.  
 c/o Mr. Tim Naughton  
 6085 Marshalee Drive  
 Suite 130  
 Elkridge, Maryland 21075  
 Ph: (410) 379-5956

**Purpose Statement**

The Purpose Of This Plat Is To Identify Part Of Lot 1, Ellicott Square - Plat Nos. 18173 And 18174, As A Receiving Parcel For Density Exchange And To Identify The Sending Parcel For The 3 Neighborhood Preservation Density Exchange Rights Being Transferred From Tax Map 24, Grid 11, Parcel 592-Parcel 'C', Plat Entitled "St. Johns Village", P.B. 8, F. 37 (F-09-102).

**FISHER, COLLINS & CARTER, INC.**  
 CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS  
 CENTRAL SQUARE OFFICE PARK - 10272 BALTIMORE NATIONAL PIKE  
 ELICOTT CITY, MARYLAND 21042  
 (410) 461 - 2855

**OWNER'S CERTIFICATE**

We, Ellicott Square, LLC By Donald R. Reuwer, Jr., Managing Member, Ellicott Square Towhouse Group, LLC, By Donald R. Reuwer, Jr. And NVR, Inc., By Tim Naughton, Vice President, Owners Of The Property Shown And Described Hereon, Hereby Adopt This Plat; And In Consideration Of Approval Of This Plat By The Department Of Planning And Zoning, Establish This Property As A Receiving Parcel For Development Rights. The Requirements Of The Annotated Code Of Maryland, As Amended, As They Relate To The Making Of This Plat And The Setting Of Markers, Have Been Complied With.

Witness My Hand This 16<sup>th</sup> Day Of June, 2009.

*Donald R. Reuwer, Jr.* Ellicott Square, LLC  
 BY: Donald R. Reuwer, Jr., Managing Member

*Donald R. Reuwer, Jr.* Ellicott Square Towhouse Group, LLC  
 BY: Donald R. Reuwer, Jr., Managing Member

*Tim Naughton* NVR, Inc.  
 BY: Tim Naughton, Vice President

**SURVEYOR'S CERTIFICATE**

I Hereby Certify To The Best Of My Knowledge That The Final Plat Shown Hereon Is Correct; That It Is Comprised Of (1) Part Of The Land Conveyed By Francis Louise German And Joyce G. Kneel To Ellicott Square, LLC By Deed Dated January 6, 2006 And Recorded In The Land Records Of Howard County In Liber 9776 At Folio 538, (2) Part Of The Land Conveyed By Ellen H. Nemphos To Ellicott Square, LLC By Deed Dated January 6, 2006 And Recorded In The Aforesaid Land Records In Liber 9776 At Folio 545, (3) Part Of The Land Conveyed By George Nemphos To Ellicott Square, LLC By Deed Dated January 6, 2006 And Recorded In The Aforesaid Land Records In Liber 9776 At Folio 550, (4) Part Of The Land Conveyed By Charles J. Nemphos And Ellen H. Nemphos To Ellicott Square, LLC By Deed Dated January 6, 2006 And Recorded In The Aforesaid Land Records In Liber 9776 At Folio 554, (5) All Of The Land Conveyed By Ellicott Square, LLC To Ellicott Square Towhouse Group, LLC By Deed Dated June 30, 2008 And Recorded In The Aforesaid Land Records In Liber 11282 At Folio 652, And (6) All Of The Land Conveyed By Ellicott Square, LLC To NVR, Inc. By Deed Dated April 3, 2009 And Recorded In The Aforesaid Land Records In Liber 11840 At Folio 470. All Monuments Are In Place In Accordance With The Annotated Code Of Maryland, As Amended.

*Terrell A. Fisher*  
 Terrell A. Fisher, Professional Land Surveyor No. 10692  
 Date: 6/15/09

APPROVED: Howard County Department Of Planning And Zoning.

*Cindy Hannah* Director  
 Date: 7/15/09

RECORDED AS PLAT No. 20661 ON 7/15/09  
 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

**Plat Of Easement**  
**Neighborhood Density Receiving Plat**  
**Ellicott Square**  
**Lot 1**

(Being Lot 1, Ellicott Square-  
 Plat Nos. 18173 And 18174)

Zoned: R-5A-B  
 Tax Map: 16, Part Of Tax Parcel 63, Grid: 24  
 Second Election District, Howard County, Maryland

Scale: As Shown Date: June 15, 2009 Sheet 1 of 2

F-09-115

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**Reservation Of Public Utility Easements**

"Developer Reserves unto itself, its Successors and Assigns, All Easements shown on this Plan for Sewer Located in, on, over, and through Lot 1, Any Conveyances of The Aforesaid Lot shall be Subject to The Easements herein Reserved, whether Or Not Expressly Stated In The Deeds) Conveying Said Lot. 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) Of Easement In The Land Records Of Howard County."

The Requirements §3-100, 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.

*Terrell A. Fisher, L.S. #10692* 6/15/09 Date  
 (Registered Land Surveyor)  
 Ellicott Square, LLC 6/14/09 Date  
 BY: Donald R. Reuwer, Jr., Managing Member  
 Ellicott Square Townhouse Group, LLC 6/14/09 Date  
 BY: Donald R. Reuwer, Jr., Managing Member  
 NVR, Inc. 6/16/09 Date  
 BY: Tim Naughton, Vice President

PARCEL 55  
 ELICOTT CITY  
 ASSEMBLY OF GOD, INC.  
 L. 2844, F. 497  
 ZONED: R-20

**Legend**

- Existing Public Water & Utility Easement (Plat No. 18174 & 19998)
- Existing Public Forest Conservation Easement (Plat No. 18174)
- Existing Private Drainage & Stormwater Management Easement (Plat No. 18174)
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- Existing Mitigated 65 DBA Noise Contour Line (Plat No. 18174)

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TOTAL AREA TO BE RECORDED	8.330 Ac.±

**Developer**

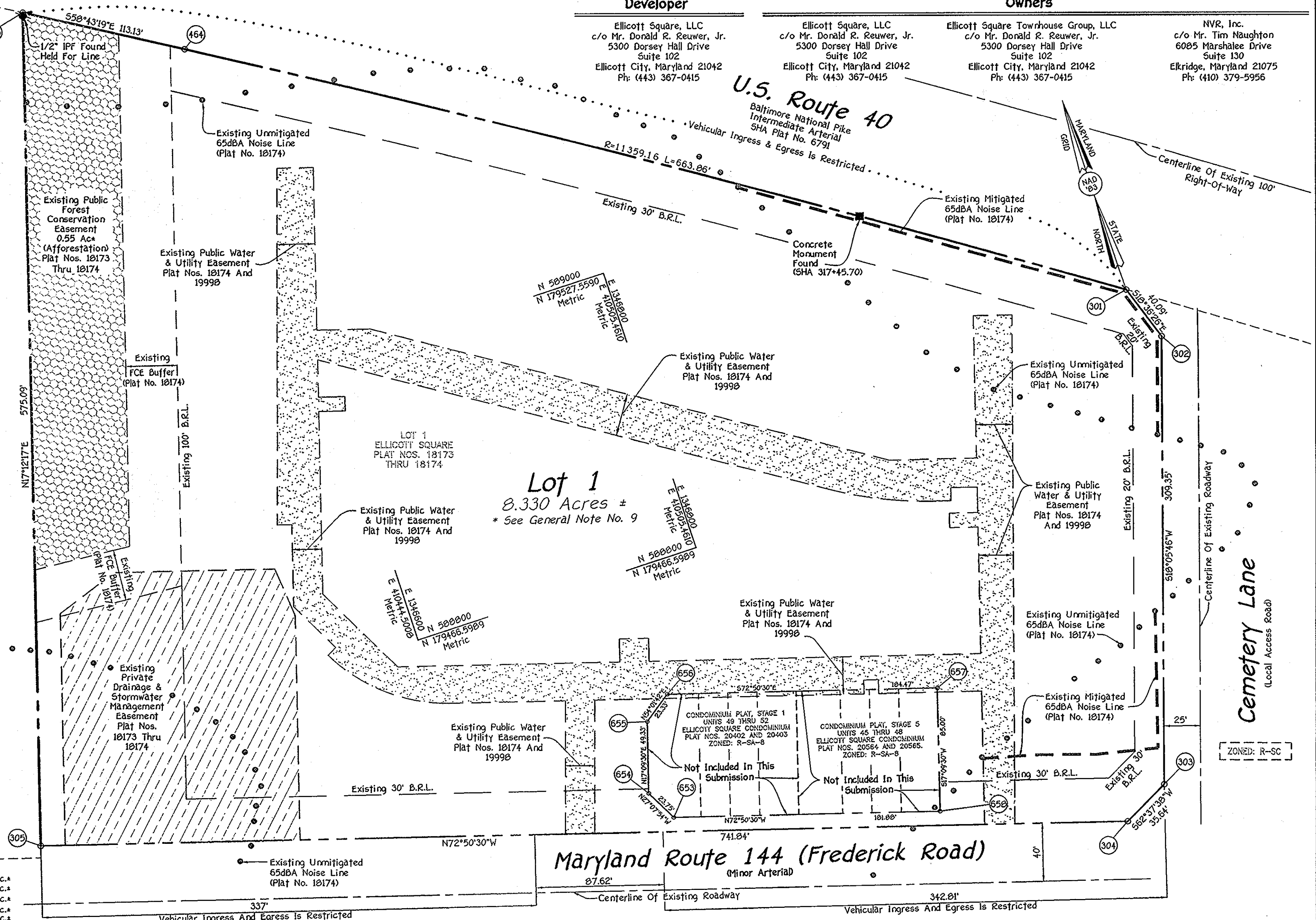
Ellicott Square, LLC  
 c/o Mr. Donald R. Reuwer, Jr.  
 5300 Dorsey Hall Drive  
 Suite 102  
 Ellicott City, Maryland 21042  
 Ph: (443) 367-0415

**Owners**

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 Suite 130  
 Elkridge, Maryland 21075  
 Ph: (410) 379-5956



**Maryland Route 144 (Frederick Road)**  
 (Minor Arterial)

**Cemetery Lane**  
 (Local Access Road)

**OWNER'S CERTIFICATE**

We, Ellicott Square, LLC By Donald R. Reuwer, Jr., Managing Member, Ellicott Square Townhouse Group, LLC, By Donald R. Reuwer, Jr. and NVR, Inc., By Tim Naughton, Vice President, Owners of The Property Shown And Described Hereon, hereby Adopt This Plat; And In Consideration Of Approval Of This Plat By The Department Of Planning And Zoning, Establish This Property As A Receiving Parcel For Development Rights. The Requirements Of The Annotated Code Of Maryland, As Amended, As They Relate To The Making Of This Plat And The Setting Of Markers, Have Been Complied With.

Witness My Hand This 16<sup>th</sup> Day Of June, 2009.  
 Ellicott Square, LLC  
 By: Donald R. Reuwer, Jr., Managing Member  
 Ellicott Square Townhouse Group, LLC  
 By: Donald R. Reuwer, Jr., Managing Member  
 NVR, Inc.  
 By: Tim Naughton, Vice President

**SURVEYOR'S CERTIFICATE**

I hereby Certify To The Best Of My Knowledge That The Final Plat Shown Hereon Is Correct; That It Is Comprised Of (1) Part Of The Land Conveyed By Francis Louise German And Joyce G. Knell To Ellicott Square, LLC By Deed Dated January 6, 2006 And Recorded In The Land Records Of Howard County In Liber 9776 At Folio 538, (2) Part Of The Land Conveyed By Ellen H. Nemphos To Ellicott Square, LLC By Deed Dated January 6, 2006 And Recorded In The Aforesaid Land Records In Liber 9776 At Folio 545, (3) Part Of The Land Conveyed By George Nemphos To Ellicott Square, LLC By Deed Dated January 6, 2006 And Recorded In The Aforesaid Land Records In Liber 9776 At Folio 550, (4) Part Of The Land Conveyed By Charles J. Nemphos And Ellen H. Nemphos To Ellicott Square, LLC By Deed Dated January 6, 2006 And Recorded In The Aforesaid Land Records In Liber 9776 At Folio 554, (5) All Of The Land Conveyed By Ellicott Square, LLC To Ellicott Square Townhouse Group, LLC By Deed Dated June 30, 2008 And Recorded In The Aforesaid Land Records In Liber 11282 At Folio 652, And (6) All Of The Land Conveyed By Ellicott Square, LLC To NVR, Inc. By Deed Dated April 3, 2009 And Recorded In The Aforesaid Land Records In Liber 11640 At Folio 470. All Monuments Are In Place In Accordance With The Annotated Code Of Maryland, As Amended.

Terrell A. Fisher, Professional Land Surveyor, No. 10692 Date 6/15/09

RECORDED AS PLAT No. 20662 ON 7/15/09  
 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

**Plat Of Easement**  
**Neighborhood Density Receiving Plat**  
**Ellicott Square**  
**Lot 1**

(Being Lot 1, Ellicott Square-Plat Nos. 18173 And 18174)  
 Zoned: R-5A-B  
 Tax Map: 16, Part Of Tax Parcel 63, Grid: 24  
 Second Election District, Howard County, Maryland  
 Scale: 1"=50' Date: June 15, 2009 Sheet 2 of 2

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F-09-115