

THE REQUIREMENTS OF 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.

Paul A. Ratych 9-4-14
 PAUL A. RATYCH, PROPERTY LINE SURVEYOR #518 DATE

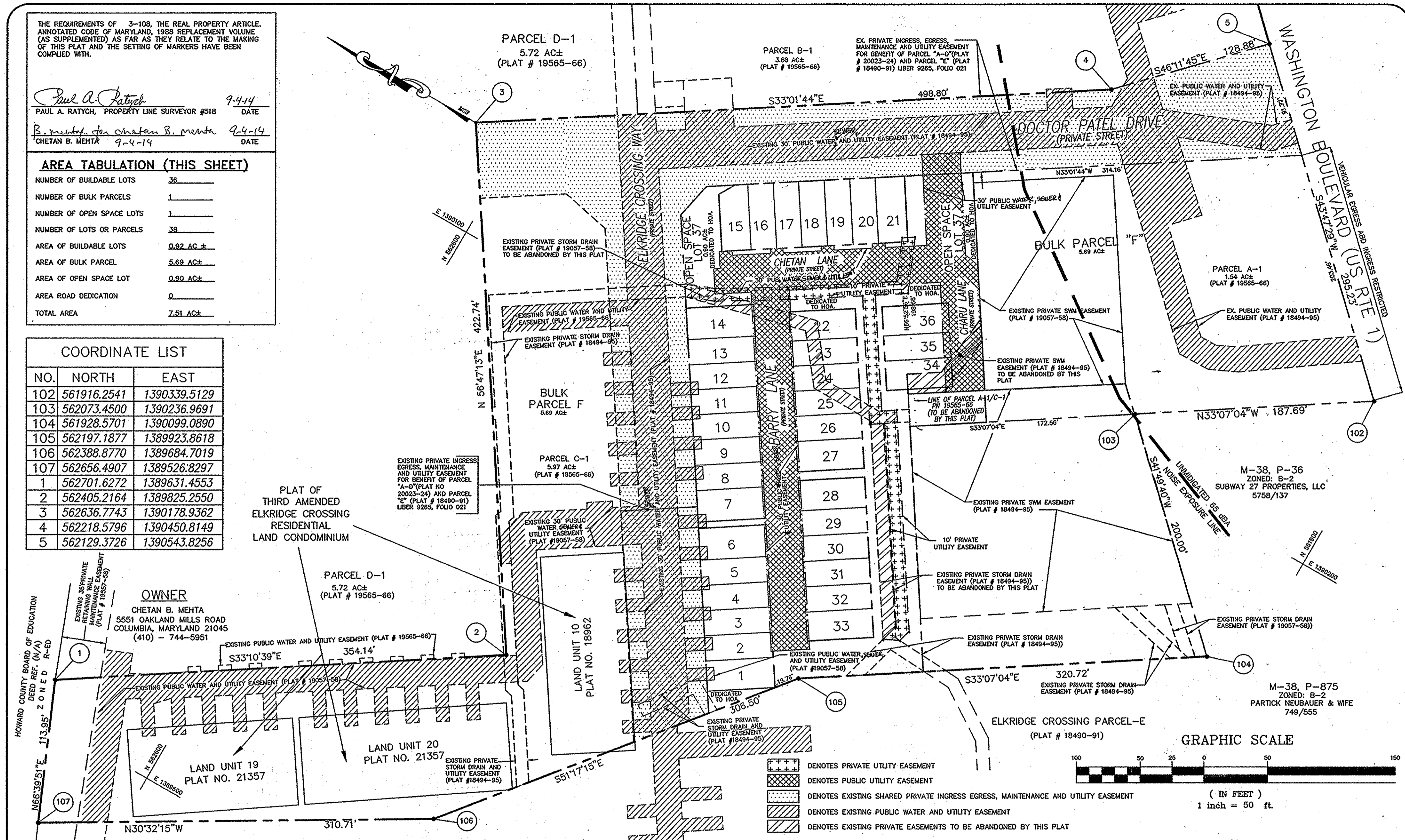
B. Mehta for Chetan B. Mehta 9-4-14
 CHETAN B. MEHTA 9-4-14 DATE

AREA TABULATION (THIS SHEET)

NUMBER OF BUILDABLE LOTS	36
NUMBER OF BULK PARCELS	1
NUMBER OF OPEN SPACE LOTS	1
NUMBER OF LOTS OR PARCELS	38
AREA OF BUILDABLE LOTS	0.92 AC ±
AREA OF BULK PARCEL	5.69 AC ±
AREA OF OPEN SPACE LOT	0.90 AC ±
AREA ROAD DEDICATION	0
TOTAL AREA	7.51 AC ±

COORDINATE LIST

NO.	NORTH	EAST
102	561916.2541	1390339.5129
103	562073.4500	1390236.9691
104	561928.5701	1390099.0890
105	562197.1877	1389923.8618
106	562388.8770	1389684.7019
107	562656.4907	1389526.8297
1	562701.6272	1389631.4553
2	562405.2164	1389825.2550
3	562636.7743	1390178.9362
4	562218.5796	1390450.8149
5	562129.3726	1390543.8256



OWNER
 CHETAN B. MEHTA
 5551 OAKLAND MILLS ROAD
 COLUMBIA, MARYLAND 21045
 (410) - 744-5951

HOWARD COUNTY BOARD OF EDUCATION
 DEED REF. (N/A) ZONED R-ED

LAND UNIT 19
 PLAT NO. 21357

LAND UNIT 20
 PLAT NO. 21357

LAND UNIT 10
 PLAT NO. 18962

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

B. Wilson for Mausa Rogman 9/14/2014
 HOWARD COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

Paul A. Ratych 9-30-14
 CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

Kest Seidenbach 11-17-14
 DIRECTOR DATE

OWNER'S STATEMENT

CHETAN B. MEHTA, 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-WAYS AND THE SPECIFIC EASEMENTS 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 WATERWAY 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 EASEMENT AND RIGHTS-OF-WAY.

WITNESS MY HAND THIS FOURTH DAY OF SEPTEMBER, 2014.

B. Mehta for Chetan B. Mehta 9-4-14
 CHETAN B. MEHTA

Paul A. Ratych
 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 PROPERTY LINE SURVEYOR UNDER THE LAWS OF THE STATE OF MARYLAND AND IS IN COMPLIANCE WITH THE REQUIREMENTS SET FORTH IN COMAR 09.13.06.12, AND THAT IT IS A SUBDIVISION OF THE LAND CONVEYED BY THE CHETAN MEHTA IRREVOCABLE TRUST TO CHETAN B. MEHTA BY DEED DULY RECORDED AMONG THE LAND RECORDS FOR HOWARD COUNTY ON 4/13/07 IN LIBER 10635 FOLIO 559 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, AND THE BOUNDARY SURVEY IS IN ACCORDANCE WITH THE HOWARD COUNTY SUBDIVISION REGULATIONS.

Paul A. Ratych 9-4-14
 PAUL A. RATYCH, PROPERTY LINE SURVEYOR #518 DATE
 EXPIRATION DATE FEBRUARY 10, 2015

RECORDED AS PLAT 23061 ON 9/14/14 AMONG THE LAND RECORDS OF HOWARD COUNTY, MD.

ELKRIDGE CROSSING
 LOTS 1-36, OPEN SPACE LOT 37
 AND BULK PARCEL "F"
 RESUBDIVISION OF PARCELS
 A-1 AND C-1 (PLAT # 20023-24)
 SHEET 2 OF 3

TAX MAP 38 1ST ELECTION DISTRICT SCALE: 1"=50'
 PARCEL NO. 38 HOWARD COUNTY, MARYLAND DEC. 2013
 GRID 2 EX. ZONING CAC-CL1 DPZ FILE NOS. F-06-013, F-04-187,
 F-08-087, F-07-132, F-08-192

APR Associates, Inc.
 LAND SURVEYORS
 7427 HARFORD ROAD BALTIMORE, MARYLAND 21234
 (410) 4434-4312 Phone (410) 444-1647 Fax.

GENERAL NOTES

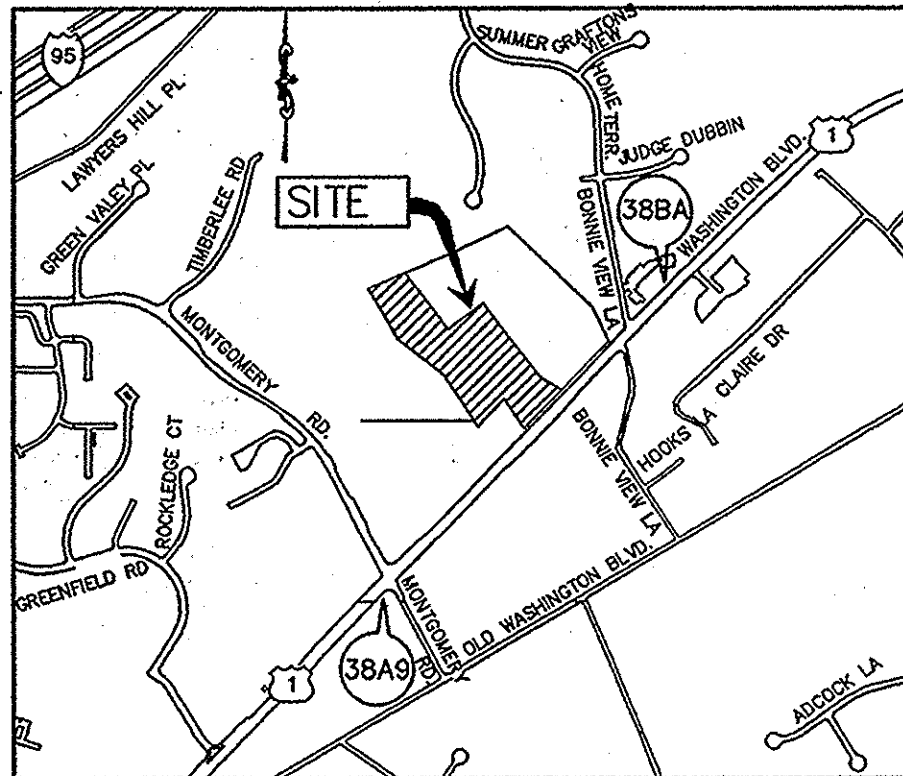
- TAX MAP: 38, GRID 2 PARCEL: 38
- SUBJECT PROPERTY ZONED CAC-CU PER THE FEB. 2, 2004 COMPREHENSIVE ZONING PLAN AND THE COMP LITE ZONING AMENDMENTS EFFECTIVE 7/28/06
- THIS PLAT IS BASED ON A FIELD RUN MONUMENTED BOUNDARY SURVEY PERFORMED ON OR ABOUT AUGUST 2003 BY APR ASSOCIATES, INC.
- COORDINATES BASED ON NAD '83 MARYLAND COORDINATE SYSTEM AS PROJECTED BY HOWARD COUNTY GEODETIC CONTROL STATIONS NO. 38A9 AND 38BA
38A9 N 561056.341 E 1389634.145 EL. 223.417
38BA N 562553.293 E 1390967.941 EL. 166.18
- DENOTES AN IRON ROD AND CAP FOUND.
⊙ DENOTES STONE FOUND.
○ DENOTES ANGULAR CHANGE IN BEARING OF BOUNDARY OR RIGHT-OF-WAY.
- SURVEY WORK AND DOCUMENTS ARE TO BE PERFORMED IN CONFORMANCE WITH SUBTITLE 13, BOARD OF PROFESSIONAL LAND SURVEYORS, 09.13.06 STATE OF MARYLAND MINIMUM STANDARDS OF PROFESSIONAL PRACTICE.
- ALL AREAS ARE MORE OR LESS.
- THIS SUBDIVISION IS IN THE METROPOLITAN DISTRICT.
- NO FLOODPLAIN EXISTS ON SITE.
- NO BURIAL GROUNDS OR CEMETERIES EXIST ON SITE.
- THERE ARE NO DESIGNATED SCENIC ROADS OR HISTORIC DISTRICTS ADJACENT TO THIS SITE.
- ++++ DENOTES PRIVATE UTILITY EASEMENT
- XXXX DENOTES PUBLIC WATER SEWER AND UTILITY EASEMENT
- DENOTES EXISTING SHARED PRIVATE INGRESS EGRESS, MAINTENANCE AND UTILITY EASEMENT
- //// DENOTES EXISTING PUBLIC WATER SEWER AND UTILITY EASEMENT
- //// DENOTES EXISTING PRIVATE EASEMENTS TO BE ABANDONED BY THIS PLAT
- WETLAND DELINEATION REPORT BY ECO-SCIENCE PROFESSIONALS ON OR ABOUT MAY, 2004.
- COMPLIANCE WITH THE HOWARD COUNTY LANDSCAPE MANUAL DEFERRED TO THE SITE DEVELOPMENT PLAN STAGE.
- DEVELOPMENT PLAN, SDP-04 017 ELK RIDGE CROSSING, PARCELS A-E, PHASE 1, SDP-06-078 PHASE 2 AND SDP-07-055 PHASES 3 AND 4.
- PREVIOUS DEVELOPMENT HISTORY:
SDP-04-017 SITE DEVELOPMENT PLAN PROCESSED THRU FEB. 2004 (APPROVED 9/18/06)
WP 04-043 REQUEST WAIVER TO SECTION 16.116(a)(1)-TO PERMIT THE REMOVAL OF VEGETATIVE COVER, GRADING, PAVEMENT AND A PERMANENT STRUCTURE WITHIN THE 2' 25' WETLAND BUFFERS LOCATED ON THE SITE (WAIVER REQUEST APPROVED NOV. 18, 2003)
WP 04-043 REQUEST WAIVER TO SECTION 16.121(a)(4)(v)-TO PERMIT THE 400 SQUARE FEET OF RECREATION OPEN SPACE REQUIRED PER APARTMENT UNIT TO BE REDUCED TO 205 SQUARE FEET PER APARTMENT UNIT (APPROVED NOV. 18, 2003)
WP 04-043 REQUEST WAIVER TO SECTION 16.119(f)(3)-TO PERMIT 2 SEPARATE VEHICULAR ACCESS POINTS TO A RESTRICTED ACCESS ROAD (US RTE 1)- (REQUEST DENIED NOV. 18, 2003)
WP 04-043 REQUEST WAIVER TO SECTION 16.121(a)(4)(iii)-TO PERMIT RECREATION OPEN SPACE TO BE LOCATED ON LAND WITH SLOPES EXCEEDING 10 PERCENT. (REQUEST DENIED NOV. 18, 2003)
WP 04-150 REQUEST WAIVER TO SECTION 16.144(a) AND (f) TO NOT BE REQUIRED TO SUBMIT SKETCH AND PRELIMINARY PLANS FOR A MAJOR (NON-RESIDENTIAL) SUBDIVISION APPROVED AUGUST 5, 2004 WITH THE FOLLOWING CONDITIONS:
1) THE PROPOSED PARCELS SHALL HAVE SHARED VEHICULAR ACCESS AND PARKING IN ACCORDANCE WITH SUBDIVISION SECTION 16.120(c)(1) AND THE SHARED VEHICULAR ACCESS AND PARKING EASEMENT SHALL BE INDICATED ON THE FINAL PLAT (F-04-187)
2) WITH THE EXCEPTION OF THE ONE APPROVED VEHICULAR ACCESS POINT (SHARED ACCESS EASEMENT AT US RTE 1) VEHICULAR INGRESS AND EGRESS RESTRICTIONS AND THEIR LIMITS SHALL BE INDICATED AND NOTED ALONG THE US RTE 1 FRONTAGE OF THE PARCELS ON FINAL PLAT F-04-187, IN ACCORDANCE WITH SUBDIVISION SECTION 16.119(f)
3) ANY EXISTING STREAM ON THE SITE SHALL BE INDICATED WITH ITS REQUIRED STREAM BUFFERS (SEE SUBDIVISION SECTION 16.116 FOR THE REQUIRED STREAM BUFFER WIDTH DIMENSIONS) ON FINAL PLAT F-04-187 SEE SCD COMMENTS DATED 7/14/04. DESIGN MANUAL WAIVER REQUEST DATED 3/07/06:
1. TO PROVIDE A SETBACK OF 0' FROM TOE OF STORMWATER MANAGEMENT EMBANKMENT TO A PARCEL LINE, IN LIEU OF THE SETBACK OF 25' AS PER CHAPTER 5, SECTION 5.2.4.1-APPROVED 3/29/06
2. REQUEST NOT TO PROVIDE EASEMENTS FOR THE PRIVATE DRAINAGE SYSTEMS ON SDP 04-017 PLANS AND ON THE FINAL PLATS F-05-120 AND F-06-013. DENIED 3/29/06:
DESIGN MANUAL WAIVER REQUEST DATED 8/07/06:
TO REQUEST A WAIVER OF SECTION 5.415 OF THE HOWARD COUNTY DESIGN MANUAL, VOLUME II REQUIRING A MINIMUM OF 10-FOOT HORIZONTAL CLEARANCE BETWEEN ANY PERMANENT STRUCTURE AND THE EDGE OF THE UTILITY EASEMENT. APPROVED ON 8/31/06 WITH THE FOLLOWING CONDITIONS:

WATER AND SEWER NOTE:

THIS SUBMISSION 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 September 21, 2014 ON WHICH DATE DEVELOPER AGREEMENT 14-4713-D WAS FILED AND ACCEPTED.

RESERVATION OF PUBLIC UTILITY AND FOREST CONSERVATION EASEMENT

DEVELOPER RESERVES UNTO ITSELF, ITS SUCCESSORS AND ASSIGNS, ALL EASEMENTS SHOWN ON THIS PLAT FOR WATER, SEWER, STORM DRAINAGE AND OTHER PUBLIC UTILITIES LOCATED IN, ON, OVER AND THROUGH LOCATED IN, ON, OVER AND THROUGH LOTS 1-14, 15-21, 22-33, 34-36, BULK PARCEL F AND OS LOT 37 AND 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 WITH A METES AND BOUNDS DESCRIPTION UPON COMPLETION OF THE PUBLIC UTILITIES AND THEIR ACCEPTANCE BY HOWARD COUNTY UPON COMPLETION OF THE DEVELOPER'S 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.



VICINITY MAP

1" = 1000'
ADC MAP: 35 GRID 1-E

GENERAL NOTES

(CONTINUED)

- REMOVAL OF THE RETAINING WALL MAINTENANCE EASEMENT FROM THE AREA OF THE PUBLIC WATER AND UTILITY EASEMENT.
- THE RETAINING WALL SHALL BE LOCATED A MINIMUM OF 5' FROM THE PUBLIC WATER AND UTILITY EASEMENT.
- WP 04-150 REQUEST TO WAIVE SECTIONS 16.119(f)(1) TO PERMIT THE PROJECT ELK RIDGE CROSSING (04-011), TO HAVE VEHICULAR ACCESS TO TWO RESTRICTED ACCESS ROADS (US ROUTE 1 & MONTGOMERY ROAD), AND 16.120(c)(1) TO PERMIT COMMERCIAL AND APARTMENT LOTS WITHOUT PUBLIC ROAD FRONTAGE WITH SHARED ACCESS AND WITHOUT SHARED PARKING. APPROVED OCTOBER 7, 2004 WITH FOLLOWING CONDITIONS:
1. THE PROPOSED PARCELS AND EXISTING PARCEL 30 SHALL HAVE SHARED ACCESS, AND THE SHARED ACCESS EASEMENT SHALL BE SHOWN ON F-04-187, S 04-011 AND ALL FURTHER RELATED PLANS & PLATS.
2. WITH THE EXCEPTION OF THE TWO VEHICULAR ACCESS POINTS, VEHICULAR ACCESS RESTRICTION LINES AND NOTATION SHALL BE INDICATED ON F 04-187, S 04-011 AND ALL FURTHER RELATED PLANS AND PLATS PER SUBDIVISION SECTION 16.119(f). S 04-011 SKETCH PLAN APPROVED 12/10/04.
F-04-187 - ELK RIDGE CROSSING, PARCELS A-D - PN 17347-48
F-05-120 - ELK RIDGE CROSSING, PARCEL E - PN 18490-91
F-06-013 - ELK RIDGE CROSSING, PARCELS A-D - REV. PLAT PN 18494-95
F-07-131 - ELK RIDGE CROSSING, PARCEL E - REV. PLAT PN 19052-53
F-07-132 - ELK RIDGE CROSSING, PARCELS A-D - REV. PLAT PN 19057-58
F-08-192 - ELK RIDGE CROSSING, RESUBDIVISION OF PARCELS A1-D1 PN 20023-24
- WP 11-042 REQUEST TO WAIVE SECTIONS 16.120(c)(4) TO NOT BE REQUIRED TO PROVIDE ANY MINIMUM SFD LOT FRONTAGE OF 15' AND AN APPROVED PUBLIC ROAD AND BE PERMITTED TO HAVE THE SFD LOTS FRONT ON A PRIVATE ROAD EXCEEDING A LENGTH OF 200'. AND SECTION 16.156(0)(ii) TO BE GRANTED A TWO YEAR EXTENSION TO APPLY FOR A BUILDING PERMITS FOR ALL OF THE SHOWN ON APPROVED SDP-07-055. - APPROVED 10-18-2010.
- WP 09-215 REQUEST TO WAIVE SECTION 16.156(0)(i)(ii) GAVE A 2 YEAR EXTENSION TO APPLY FOR ALL BUILDING PERMITS. THE APPLICANT WAS GIVEN UNTIL 7/7/11 TO APPLY FOR ALL BUILDING PERMITS FOR ALL CONSTRUCTION ON SITE. - REQUEST APPROVED JULY 7, 2009
- WP 12-112 REQUEST TO WAIVE SECTIONS 16.144(O) WHICH DICTATES THAT WITHIN 180 DAYS OF FINAL PLAN APPROVAL, THE DEVELOPER SHALL SUBMIT THE FINAL SUBDIVISION PLAT MYLARS TO THE DEPARTMENT OF PLANNING AND ZONING FOR SIGNATURES AND RECORDATION. -REQUEST APPROVED FEBRUARY 13, 2012
- WP 13-010 REQUEST TO WAIVE SECTIONS 16.144(O) WHICH DICTATES THAT WITHIN 180 DAYS OF FINAL PLAN APPROVAL, THE DEVELOPER SHALL SUBMIT THE FINAL SUBDIVISION PLAT MYLARS TO THE DEPARTMENT OF PLANNING AND ZONING FOR SIGNATURES AND RECORDATION AND A WAIVER TO SECTION 16.156 (O)(1)(ii) WHICH STATES THAT FOR SINGLE FAMILY ATTACHED, APARTMENT AND NONRESIDENTIAL DEVELOPMENTS INVOLVING MULTIPLE BUILDINGS OR STAGE CONSTRUCTION, THE DEVELOPER SHALL APPLY FOR BUILDING PERMITS FOR ALL CONSTRUCTION AUTHORIZED BY THE APPROVED SITE DEVELOPMENT PLAN WITHIN 2 YEARS OF SIGNATURE APPROVAL. - REQUEST APPROVED AUGUST 16, 2012
- WP 14-062 REQUEST TO WAIVE SECTIONS 16.144(O) WHICH DICTATES THAT WITHIN 180 DAYS OF FINAL PLAN APPROVAL, THE DEVELOPER SHALL SUBMIT THE FINAL SUBDIVISION PLAT MYLARS TO THE DEPARTMENT OF PLANNING AND ZONING FOR SIGNATURES AND RECORDATION AND A WAIVER TO SECTION 16.156 (O)(1)(ii) WHICH STATES THAT FOR SINGLE FAMILY ATTACHED, APARTMENT AND NONRESIDENTIAL DEVELOPMENTS INVOLVING MULTIPLE BUILDINGS OR STAGE CONSTRUCTION, THE DEVELOPER SHALL APPLY FOR BUILDING PERMITS FOR ALL CONSTRUCTION AUTHORIZED BY THE APPROVED SITE DEVELOPMENT PLAN WITHIN 2 YEARS OF SIGNATURE APPROVAL. - REQUEST APPROVED DECEMBER 20, 2013
- THIS PLAT IS SUBJECT TO THE AMENDED FIFTH EDITION OF THE SUBDIVISION REGULATIONS
- FOR ZONING STRUCTURE AND USE SETBACKS AND OTHER APPLICABLE ZONING REGULATIONS THAT VARY PER THE PROPOSED OR EXISTING USE OR USES, SEE ZONING SECTION 127.5, CAC-CU.
- DEVELOPMENT OR CONSTRUCTION ON THESE PARCELS MUST COMPLY WITH THE ZONING AND SUBDIVISION SETBACK AND BUFFER REGULATIONS IN EFFECT AT THE TIME OF THE SUBMISSION OF THE SITE DEVELOPMENT PLAN, WAIVER PETITION OR BUILDING/GRADING PERMIT.
- STORMWATER MANAGEMENT FACILITIES WILL BE REQUIRED FOR THE PARCELS SHOWN ON THIS PLAT IN ACCORDANCE WITH THE DESIGN MANUALS. PRIOR TO SIGNATURE APPROVAL OF THE SITE DEVELOPMENT PLAN, THE DEVELOPER WILL BE REQUIRED TO EXECUTE THE DEVELOPER'S AGREEMENT FOR THE CONSTRUCTION OF STORMWATER MANAGEMENT FACILITY AND A MAINTENANCE AGREEMENT.
- THE HOA DECLARATION OF COVENANTS AND RESTRICTIONS HAVE BEEN RECORDED IN THE LAND RECORDS OF HOWARD COUNTY, MARYLAND CONCURRENT WITH THE RECORDING OF THIS PLAT.
- THE ARTICLES OF INCORPORATION FOR THE HOA WERE FILED WITH THE MARYLAND STATE OF ASSESSMENTS AND TAXATION ON 4/24/07; RECEIPT NO. D1822806
- THE FOREST CONSERVATION OBLIGATION FOR THIS PLAT AND ALL OTHER PHASES OF ELK RIDGE CROSSING HAS BEEN MET AND PROVIDED BY SDP-04-017 BY PROVIDING 5.27 ACRES OF OFFSITE REFORESTATION AT BRANTWOOD, 2/1, PRES. PARCEL F AND 2.52 ACRES OF OFFSITE RETENTION (ONLY 50% ACREAGE CREDIT) AND 3.83 ACRES OF OFFSITE REFORESTATION AT ELLICOTT MEADOWS, TM 16, BLK. 22, TM PARCEL 99.

THE REQUIREMENTS OF 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.

Paul A. Ratych 9-4-14
PAUL A. RATYCH, PROPERTY LINE SURVEYOR #518

Chetan B. Mehta 9/4/14
CHETAN B. MEHTA, DATE

AREA TABULATION (TOTAL)

NUMBER OF BUILDABLE LOTS	38
NUMBER OF BULK PARCELS	1
NUMBER OF OPEN SPACE LOTS	1
NUMBER OF LOTS OR PARCELS	38
AREA OF BUILDABLE LOTS	0.92 AC ±
AREA OF BULK PARCEL	5.69 AC ±
AREA OF OPEN SPACE LOT	0.80 AC ±
AREA ROAD DEDICATION	0
TOTAL AREA	7.51 AC ±

OWNER

CHETAN B. MEHTA
5551 OAKLAND MILLS ROAD
COLUMBIA, MARYLAND 21045
(410) - 744-5951

OWNER'S STATEMENT

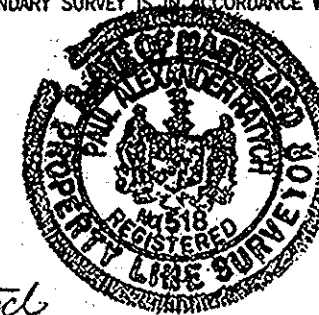
CHETAN B. MEHTA, OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY ADOPT THIS PLAN OF SUBDIVISION AND IN CONSIDERATION OF THE APPROVAL OF THIS FINAL PLAT BY THE DEPARTMENT OF PLANNING AND ZONING, ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES AND GRANT UNTO HOWARD COUNTY, MARYLAND, ITS SUCCESSORS 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 RIGHT-OF-WAYS AND THE SPECIFIC EASEMENTS 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 WATERWAY 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 EASEMENT AND RIGHTS-OF-WAY.
WITNESS MY HAND THIS FOURTH DAY OF SEPTEMBER, 2014.

Chetan B. Mehta
CHETAN B. MEHTA

Paul A. Ratych
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 PROPERTY LINE SURVEYOR UNDER THE LAWS OF THE STATE OF MARYLAND AND IS IN COMPLIANCE WITH THE REQUIREMENTS SET FORTH IN COMAR 09.13.06.12, AND THAT IT IS A SUBDIVISION OF THE LAND CONVEYED BY THE CHETAN MEHTA IRREVOCABLE TRUST TO CHETAN B. MEHTA BY DEED DULY RECORDED AMONG THE LAND RECORDS FOR HOWARD COUNTY ON 4/13/07 IN LIBER 10635 FOLIO 559 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, AND THE BOUNDARY SURVEY IS IN ACCORDANCE WITH THE HOWARD COUNTY SUBDIVISION REGULATIONS.



Paul A. Ratych
PAUL A. RATYCH, PROPERTY LINE SURVEYOR #518
EXPIRATION DATE FEBRUARY 10, 2015

9-4-14
DATE

RECORDED AS PLAT 23060 ON 11/21/14 AMONG THE LAND RECORDS OF HOWARD COUNTY, MD.

ELK RIDGE CROSSING
LOTS 1-36, OPEN SPACE LOT 37
AND BULK PARCEL "F"
RESUBDIVISION OF PARCELS
A-1 AND C-1 (PLAT # 20023-24)
SHEET 1 OF 3

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SCALE: 1"=50'
DEC. 2013
DPZ FILE NOS. F-06-013, F-04-187,
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APR Associates, Inc.
LAND SURVEYORS

7427 HARFORD ROAD BALTIMORE, MARYLAND 21234
(410) 444-4312 PHONE (410) 444-1647 Fax.

COORDINATE LIST		
NO.	NORTH	EAST
6	562253.8905	1389879.4093
7	562461.2975	1390196.2029
8	562455.1179	1390225.4675
9	562279.8325	1390339.4276
10	562171.4085	1390173.0704
11	562221.4271	1390140.4416
12	562115.1496	1389977.3777
13	562420.8951	1390134.4926
14	562349.1253	1390171.6357
15	562206.0246	1389953.0636
16	562288.0506	1390211.6217
17	562251.6798	1390156.0689



OWNER
CHETAN B. MEHTA
 5551 OAKLAND MILLS ROAD
 COLUMBIA, MARYLAND 21045
 (410) - 744-5951

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.

Paul A. Ratych 9-4-14
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Chetan B. Mehta 9-4-14
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[Signature] **DATE**

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- DENOTES PUBLIC UTILITY EASEMENT
- DENOTES EXISTING SHARED PRIVATE INGRESS, EGRESS, MAINTENANCE AND UTILITY EASEMENT
- DENOTES EXISTING PUBLIC WATER AND UTILITY EASEMENT
- DENOTES EXISTING PRIVATE EASEMENTS TO BE ABANDONED BY THIS PLAT

OWNER'S STATEMENT

CHETAN B. MEHTA, 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 RIGHT-OF-WAYS AND THE SPECIFIC EASEMENTS 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 WATERWAY 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 EASEMENT AND RIGHTS-OF-WAY.

WITNESS MY HAND THIS **FOURTH** DAY OF **SEPTEMBER**, 2014.

Chetan B. Mehta
 CHETAN B. MEHTA 9-4-14

Paul A. Ratych
 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 PROPERTY LINE SURVEYOR UNDER THE LAWS OF THE STATE OF MARYLAND AND IS IN COMPLIANCE WITH THE REQUIREMENTS SET FORTH IN COMAR 09.13.06.12, AND THAT IT IS A SUBDIVISION OF THE LAND CONVEYED BY THE CHETAN MEHTA IRREVOCABLE TRUST TO CHETAN B. MEHTA BY DEED DULY RECORDED AMONG THE LAND RECORDS FOR HOWARD COUNTY ON 4/13/07 IN LIBER 10635 FOLIO 559 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, AND THE BOUNDARY SURVEY IS IN ACCORDANCE WITH THE HOWARD COUNTY SUBDIVISION REGULATIONS.



Paul A. Ratych
 PAUL A. RATYCH, PROPERTY LINE SURVEYOR #518
 EXPIRATION DATE FEBRUARY 10, 2015 9-4-14 DATE

RECORDED AS PLAT **23062** ON **11/14/14** AMONG THE LAND RECORDS OF HOWARD COUNTY, MD.

ELKRIDGE CROSSING
LOTS 1-36, OPEN SPACE LOT 37
AND BULK PARCEL "F"
RESUBDIVISION OF PARCELS
A-1 AND C-1 (PLAT # 20023-24)
 SHEET 3 OF 3

TAX MAP 38 1ST ELECTION DISTRICT SCALE: 1"=30'
 PARCEL NO. 38 HOWARD COUNTY, MARYLAND DATE: DEC. 2013
 GRID 2 EX. ZONING CAC-CLU DPZ FILE NOS. F-06-013, F-04-187
 F-07-132, F-08-067, F-08-192

APR Associates, Inc.
 Land Surveyors

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 (410) 444-4312 PHONE (410) 444-1647 Fax.