

U.S. Equivalent Coordinate Table			Metric Coordinate Table		
POINT	NORTH (feet)	EAST (feet)	NORTH (meters)	EAST (meters)	
100	562860.8670	1399256.8620	171498.04262	423292.632628	
101	562860.8670	1399256.8620	171498.04262	423292.632628	
102	562861.0210	1399256.8620	171498.04262	423292.632628	
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175	562861.0210	1399256.8620	171498.04262	423292.632628	

The Requirements § 3-100, The Real Property Article, Annotated Code of Maryland, 1988 Easement Volume, (As Supplemented) As Far As They Relate To The Making Of This Plat And The Setting Of Markers Have Been Complied With.

**Mark L. Robel** 8/18/21  
 Mark L. Robel, P.L.S. #339  
 (Property Line Surveyor)

**Chetan B. Mehta** 8/18/21  
 Chetan B. Mehta, Beneficiary Of  
 The Chetan Mehta Irrevocable Trust

**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 Lots 41 Thru 75, Open Space Lots 76 Thru 80 And Non-Buildable Bulk Parcels 'B' Thru 'H'. Any Conveyances Of The Aforesaid Lots/Parcels Shall Be Subject To The Easements Herein Reserved, Whether Or Not Expressly Stated In The Deed(s). Conveying Said Lots/Parcels, 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.

**Fisher, Collins & Carver, Inc.**  
 Civil Engineering Consultants & Land Surveyors  
 Centennial Square Office Park—10272 Baltimore National Pike  
 Ellicott City, Maryland 21042  
 (410) 461-2895

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 On Which Date Developer Agreement 14-5153-D Was Filed And Accepted.

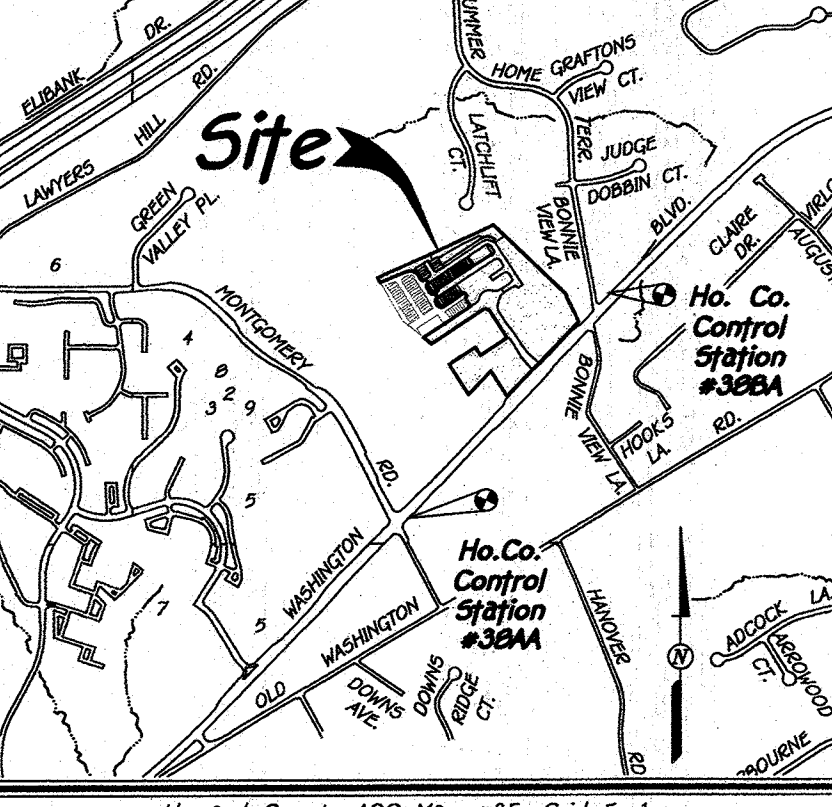
**General Notes Continued:**

40. This Plat Is Subject To WF-20-001 Which On August 8, 2019 The Planning Director Approved A Request For An Alternative Compliance Of Section 16.146 (a)(1) Preliminary Plan And Section 16.120 (c)(4) Minimum Frontages. Approval Is Subject To The Following Conditions:  
 1. Submission Of A Final Plan Application, Including A Final Subdivision Plat And Road Construction Plan Drawings Within 9 Months From The Date Of The Alternative Compliance Approval Letter.  
 2. All Proposed Infrastructure And Improvements For The Entire Project Must Be Shown And Bonded Through A Developers Agreement With The Subdivision Plat, Supplemental Plans And Site Development Plans.  
 3. The Private Roadways Will Be Constructed In Accordance With The Approved Design Manual Requirements Issued By The Development Engineering Division. Furthermore The Drive Must Be Designed And Constructed In Accordance With Any Requirements Provided By The Development Engineering Division, Department Of Public Works And The Department Of Fire Rescue Services As Part Of The Final Plan Process.  
 4. The Private Roads Shall Be Maintained And Repaired By The H.O.A. The H.O.A. Will Also Be Responsible For Trash Collection, Snow Removal, Parking Enforcement, Etc.  
 5. A Use-In-Common Access Easement For The Private Roadways, And Maintenance Agreement Must Be Prepared And Recorded For All The Proposed Housing Lots And Open Space Lots.  
 6. Include The Alternative Compliance Request File Number, Description, And Action On All Subsequent Plan And Permit Submissions.

41. Non-Buildable Bulk Parcels 'B' Thru 'H' Reserves The Right To Be Re-Subdivided In Accordance With Howard County CAC-GL Zoning Regulations.

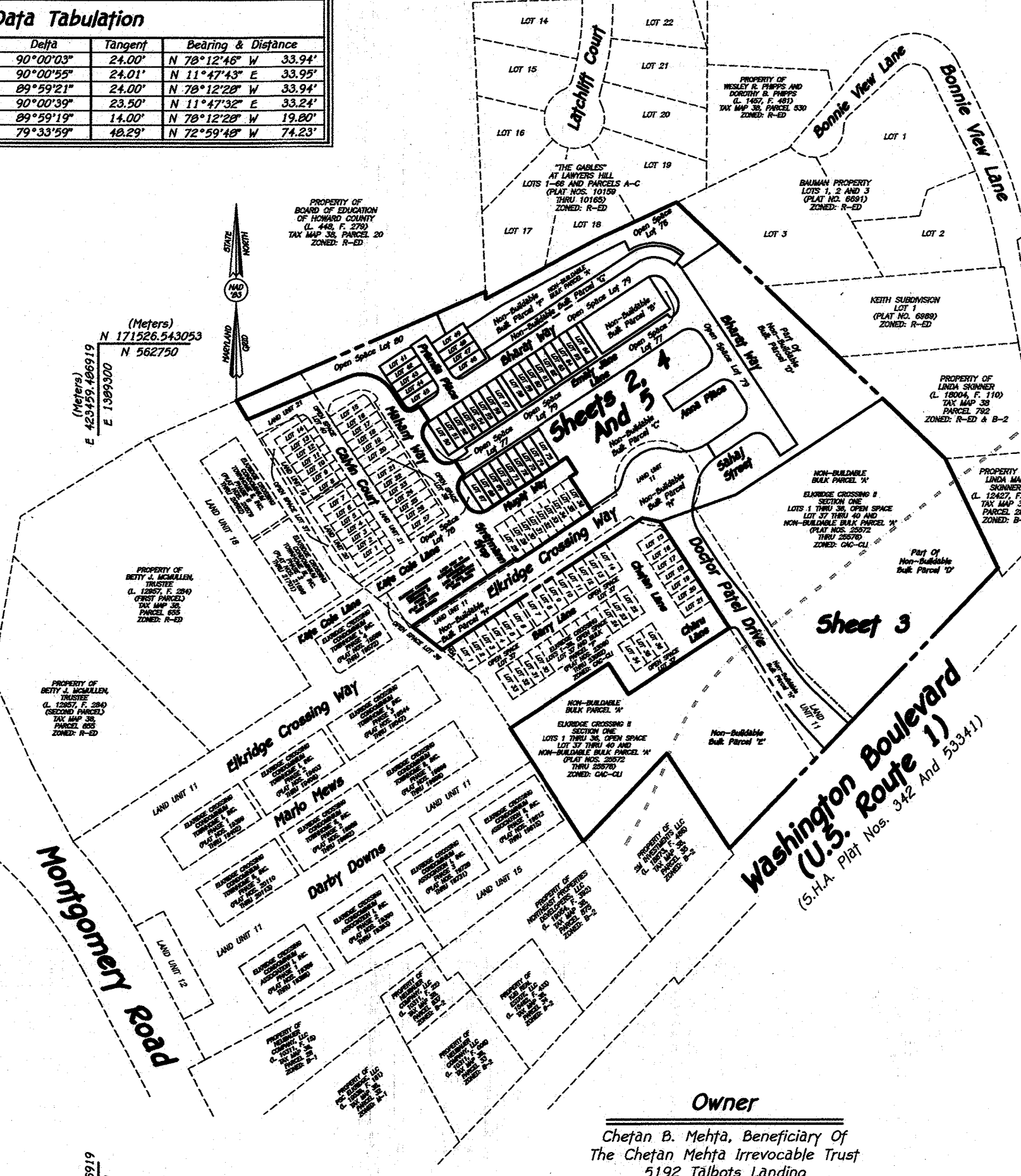
42. NON-BUILDABLE BULK PARCELS 'F' AND 'G' ARE DESIGNATED AS AMENITY AREAS IN ACCORDANCE WITH § 19-005. PARCELS 'F' AND 'G' ARE NOT BUILDABLE UNLESS AN AMENDMENT TO THE SKETCH PLAN IS APPLIED AND THE AMENITY AREA IS RELOCATED TO ANOTHER SECTION OF THE PLAN.

43. PER SECTIONS 133, D.2 AND 133, E.1 OF HOWARD COUNTY ZONING REGULATIONS, FAILURE TO USE GARAGE FOR PARKING VEHICLES MAY RESULT IN A FINE OF \$250 TO \$500 FROM THE COUNTY THAT THE VIOLATION PERSISTS, IN ADDITION, THE HOA MAY ISSUE FINES.



**Curve Data Tabulation**

PI-TI	Radius	Arc Length	Delta	Tangent	Bearing & Distance
127-128	24.00'	37.70'	90°00'03"	24.00'	N 78°12'46" W 33.94'
129-130	24.00'	37.71'	90°00'52"	24.01'	N 11°47'43" E 33.99'
131-132	24.00'	37.69'	89°59'21"	24.00'	N 78°12'29" W 33.94'
133-134	23.50'	36.92'	90°00'39"	23.50'	N 11°47'32" E 33.24'
136-137	14.00'	21.99'	89°59'19"	14.00'	N 78°12'29" W 19.80'
138-139	50.00'	80.54'	79°33'59"	40.29'	N 72°59'48" W 74.23'



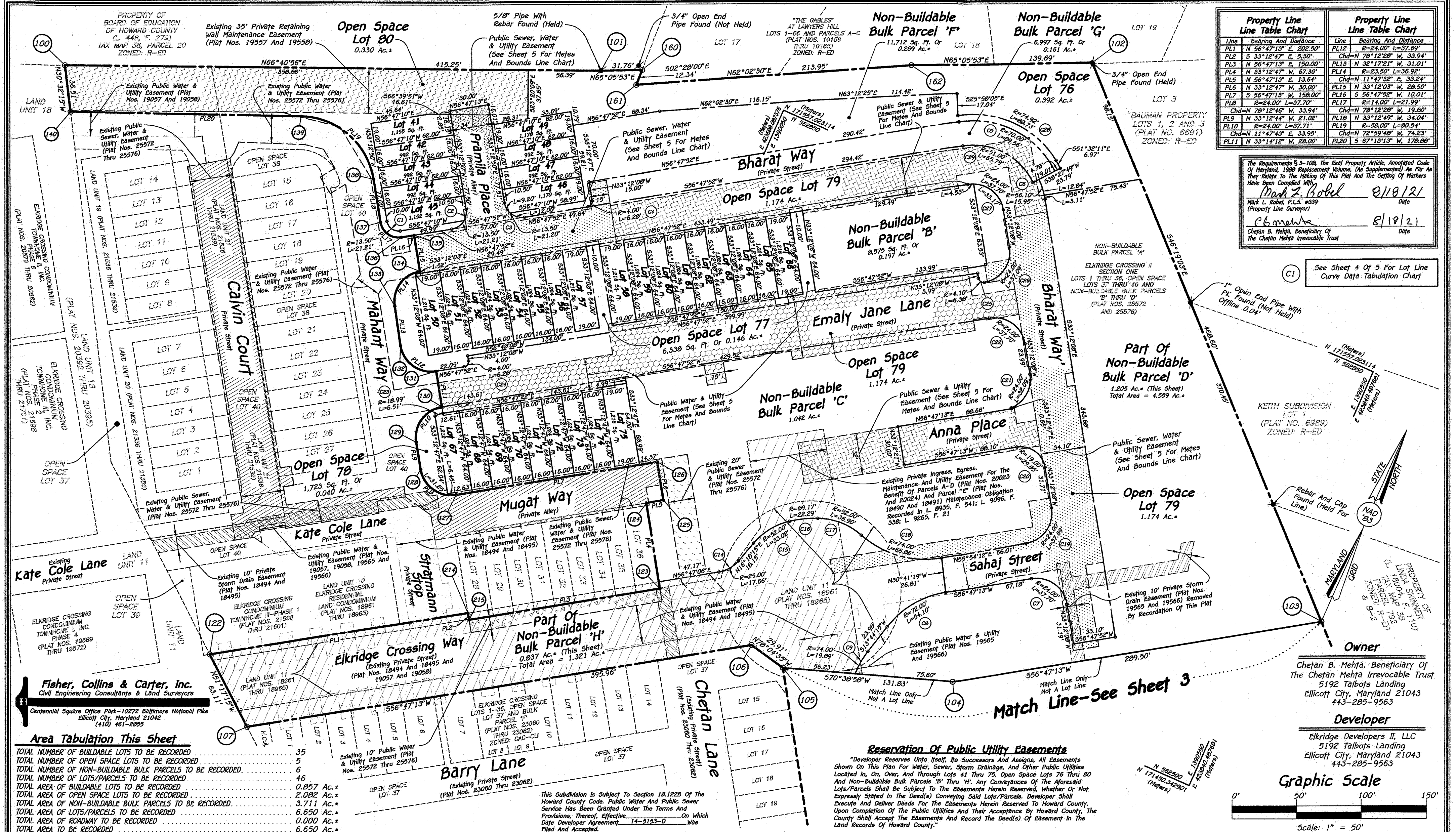
- Legend**
- Existing Private Egress, Egress Maintenance And Utility Easement For The Benefit Of Parcels A-D (Plat Nos. 20023 And 20024) And Parcel 'E' (Plat Nos. 18490 And 18491) Liber 9265 At Folio 021
  - Existing Private Storm Drain Easement (Plat Nos. 18494 And 18495 And 19057 And 19058)
  - Existing 10' Private Storm Drain Easement (Plat Nos. 19565 And 19566) Removed By Recordation Of This Plat
  - Existing Public Water & Utility Easement (Plat Nos. 18494 And 18495 And 19057 And 19058, 20023 And 20024 And 23060 Thru 23062)
  - Existing Private Stormwater Management Easement (Plat Nos. 18494 And 18495 And 19057 And 19058) To Remain
  - Existing Private Stormwater Management Easement (Plat Nos. 19057 And 19058) Removed By Recordation Of This Plat
  - Existing 35' Private Retaining Wall Maintenance Easement (Plat Nos. 19057 And 19058)
  - Existing 65 dBA Noise Exposure Line (Plat Nos. 17347 And 17348)
  - Existing Public Sewer, Water & Utility Easement (Plat Nos. 25572 Thru 25576)
  - Existing 10' Public Water & Utility Easement (Plat Nos. 25572 Thru 25576)
  - Existing 20' Public Sewer & Utility Easement (Plat Nos. 25572 Thru 25576)
  - Public Sewer, Water & Utility Easement
  - Public Sewer & Utility Easement
  - Public Water & Utility Easement
  - Private Use-In-Common Access Easement For The Benefit Of Lots 41 Thru 48

- General Notes:**  
 Scale: 1" = 1,200'
- Subject Property Zoned CAC-GL Per 10/06/13 Comprehensive Zoning Plan. Coordinates Based On NAD 83, Maryland Coordinate System As Projected By Howard County Geodetic Control Stations No. 386A And No. 386B.  
 Sta. 386A N 261,150.8150 E 1,399,726.4260 Elev. = 220.04  
 Sta. 386B N 262,553.3140 E 1,390,967.9660 Elev. = 166.17
- This Plat Is Based On The Boundary Outline Of (1) Parcels 'B'-1' And 'D'-1' As Shown On A Plat Entitled "Revision Plat Of Resubdivision Plat, Elkridge Crossing, Parcels 'A'-1', 'B'-1', 'C'-1' And 'D'-1', Resubdivision Of Elkridge Crossing, Parcels A-D And Recorded Among The Land Records Of Howard County, Maryland As Plat Nos. 20023 And 20024 And (2) Parcel 'E', As Shown On A Plat Entitled "Elkridge Crossing, Lots 1-36, Open Space Lot 37 And Bulk Parcel 'A'", Resubdivision Of Parcels A-1 And C-1 (Plat Nos. 20023 And 20024) And Recorded Among The Aforesaid Land Records As Plat Nos. 23060 Thru 23062.
- B.R.L. Denotes Building Restriction Line
  - Denotes Iron Pin Set Cap As "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 Aluminum Plate "F.C.C. 106"
  - Denotes Concrete Monument Or Stone Found
  - All Areas Are More Or Less (±)
  - Distances Shown Are Based On Surface Measurement And Not Reduced To NAD 83 Grid Measurement.
  - 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 (15 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 (125-Loading);
    - e). Drainage Elements - Capable Of Safely Passing 100 Year Flood With No More Than 1 Foot Depth Over Surface;
    - f). Structure Clearance - Minimum 12 Feet;
    - g). Maintenance - Sufficient To Ensure All Weather Use.
  - Refuse Collection, Snow Removal And Road Maintenance Are Provided By The Elkridge Crossing II Homeowners Association, Inc.
  - Property Subject To Prior Department Of Planning And Zoning File Nos.: 5-04-011, SDP-04-017, WF-04-043, F-04-187, WF-04-150, F-06-013, F-06-005, F-05-188, F-07-132, F-08-067, SDP-07-055, F-08-192, SDP-06-078, WF-11-042, WF-13-010, WF-14-062, F-12-001, WF-19-075, EOP-19-032, SDP-20-007, 5-19-005, WF-19-026, WF-20-001, F-20-025, Contract No. 24-5112-D And Contract No. 14-5113-D.
  - To The Best Of Our Knowledge, No Cemeteries Exist On The Subject Property Based On Visual Observation Or Listed In Available Howard County Cemetery Inventory Map.
  - There Are No Existing Structures Located Within Limits Of This Plat Submission.
  - Site Is Not Adjacent To A Scenic Road.
  - There Is No 100 Year Floodplain On This Site.
  - This Property Is Located Within The Metropolitan District And Public Water And Sewer Shall Be Utilized Within This Development.
  - 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 Allocation Will Be Granted At The Time Of Issuance Of The Building Permit If Capacity Is Available At That Time.
  - Stormwater Management Practices Are Required In Accordance With The Design Manual. Prior To Signature Approval Of The Final Plat, The Developer Shall Execute And Record The Declaration Of Covenant And/Or A Developer Agreement For The Construction Of The Storm Water Management Practices And A Maintenance Agreement.
  - This Plat Is In Compliance With The Amended Fifth Edition Of The Subdivision And Land Development Regulations Per Council Bill 45-2003 And The 10/06/13 Comprehensive Zoning Plan. 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, Waiver Petition Application Or Building/Grading Permit.

- General Notes Continued:**
24. An NRI Wetlands Investigation And Forest Stand Delineation Report Has Been Provided By Forenicon, Dated July 13, 2018 And Was Followed By Pre-Application Meeting There Based On A Field Inspection By The Maryland Department Of The Environment On March 1, 2019. A Determination Was Made That There Were No Regulated Wetlands Existing On-Site. However An Intermittent Stream Was Disclosed On Site And Will Be Removed By NDC Permit No. 19-NI-3088, Tracking No. 201906003.
25. This Plan Has Been Prepared In Accordance With The Provisions Of Section 16.124 Of The Howard County Code And The Landscape Manual. Landscape Survey In The Amount Of \$10,500.00 For 28 Shade Trees @ \$300 Each And 70 Shrubs @ \$30 Each For Section Two Will Be Deferred To The Site Development Plan (SDP-20-053) Stage.
26. Site Development Plan Approval By The Department Of Planning And Zoning Is Required Prior To Building Permits Being Issued For The Construction Of Residential Dwellings On These Lots.
27. A Community Meeting Was Conducted On September 4, 2018 For The Purpose Of The Developer To Provide Information To The Community Regarding The Proposed Development And To Allow The Community To Ask Questions And To Make Comments, Per Section 16.128(d) Of The Subdivision Regulations.
28. No Historic Structures Exist Within The Limits Of This Plat Submission.
29. Federate Income Housing Units (M.I.H.U.) Tabulation:  
 a). Total Units Proposed In Elkridge Crossing II Project = 205 Units.  
 (188 Townhomes + 48 Condominium)  
 b). Total Project M.I.H.U. Requirement = 31 M.I.H.U. Units.  
 (206 Units x 15%)  
 c). Total M.I.H.U. Required For Section One + Section Two = 12 M.I.H.U. Units.  
 (36 Units x 33 Units = 128)  
 d). Total M.I.H.U. Provided For Section One (6 Units) + Section Two (6 Units) = 12 M.I.H.U. Units.  
 e). M.I.H.U. Required For Remaining Development = 19 Units.  
 (31 Total Units - 12 Units (Section One + Section Two) = 19 Units)
30. A Moderate Income Housing Unit (M.I.H.U.) Agreement And M.I.H.U. Covenants Has Been Recorded For Section One Simultaneously With The Recording Of The Final Plat.
31. The Lots Created By This Subdivision Plat Are Subject To A Fee Or A Assessment To Cover Or Defray All Or Part Of The Development Cost Of The Installation, 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.
32. This Project Received An Endorsement From The Director Of Planning And Zoning On February 5, 2019 In Response To The Hearing Held On October 14, 2018.
33. Articles Of Incorporation Of The Elkridge Crossing Townhome Neighborhood Association, Inc. By The State Department Of Assessments And Taxation (SDAT) Was Approved On September 14, 2014. Department L.D. # 01050514 And The Articles Of Incorporation Of The Elkridge Crossing Master Community Association, Inc. By The SDAT Was Approved On December 10, 2016.
34. Declaration Of Covenants, Conditions And Restrictions For The Elkridge Crossing Townhome Neighborhood Association, Inc. Were Recorded Among The Land Records Of Howard County, Maryland In Liber 15099 At Folio 94 And The Declaration Of Covenants, Conditions And Restrictions For The Elkridge Crossing Master Community Association, Inc. Were Recorded Among The Aforesaid Land Records In Liber 10604 At Folio 806. All Lot Owners Are Subject To These Documents.
35. The 65 dBA Noise Contour Line Drawn On This Plat Is Advisory As Required By The Howard County Design Manual, Chapter 5, Revised February 1, 1992. And Chapter 10, Revised February 1, 1992. Localities The 65 dBA Noise Exposure. The 65 dBA Noise Line Was Established By Howard County To Alert Developers, Builders And Future Residents That Areas Beyond This Threshold May Exceed Generally Accepted Noise Levels Established By The U.S. Department Of Housing And Urban Development.
36. All Proposed Private Roads And Alleys In Open Space Lots 77 And 79 Are Maintained By The Elkridge Crossing Master Community Association, Inc. (The "Association") And Are For The Benefit Of The Elkridge Crossing II Community And The Existing Elkridge Crossing Community. Similarly, Open Space Lots 76, 78 And 80 Are Intended To Be Owned And Maintained By The Association And Is For The Benefit Of The Elkridge Crossing II Community And The Existing Elkridge Crossing Community. All Owners In The Elkridge Crossing II Community And The Existing Elkridge Crossing Community Are Or Will Be Members Of The Association And Have The Right To Use These Open Space Lots 76 Thru 80 As Part Of The Association's Open Space, Subject To Regulations By The Association.
37. Forest Conservation Obligation Was Addressed Under SDP-04-017 By Providing Off-Site Reforestation At Braintwood, Section Two, Area One, Preservation Parcel 'F', Plat Nos. 18487 Thru 18489 And Off-Site Retention At Ellicott Meadows, Parcel 'A', Plat Nos. 20340 And 20341.
38. On April 29, 2019 The Planning Director Approved An Alternative Compliance (WP-19-086) To Section 16.116 (a)(1)(ii) To Allow Grading, Removal Of Vegetative Cover And Trees, Paving And New Structures Within Fifty (50) Feet Of An Intermittent Stream



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Property Line Line Table Chart		Property Line Line Table Chart	
Line	Bearing And Distance	Line	Bearing And Distance
PL1	N 56°47'13" E, 202.50'	PL12	R=24.00' L=37.69'
PL2	S 33°12'47" W, 5.30'	Chd=N 78°12'28" W, 33.94'	
PL3	N 56°47'13" E, 150.00'	PL13	N 32°17'21" E, 31.01'
PL4	N 33°12'47" W, 67.30'	PL14	R=23.50' L=36.92'
PL5	N 56°47'13" E, 13.64'	Chd=N 11°47'32" E, 33.24'	
PL6	N 33°12'47" W, 30.00'	PL15	N 33°12'03" W, 28.50'
PL7	S 56°47'13" W, 150.00'	PL16	S 56°47'52" W, 10.01'
PL8	R=24.00' L=37.70'	PL17	R=14.00' L=21.99'
Chd=N 78°12'28" W, 33.94'		Chd=N 78°12'28" W, 19.90'	
PL9	N 33°12'47" W, 21.02'	PL18	N 33°12'47" W, 34.04'
PL10	R=24.00' L=37.71'	PL19	R=28.00' L=20.54'
Chd=N 11°47'32" E, 33.95'		Chd=N 72°59'48" W, 74.23'	
PL11	N 33°14'12" W, 28.00'	PL20	S 67°13'13" W, 178.88'

The Requirements S 3-108, The Real Property Article, Annotated Code of Maryland, 1989 Replacement Volume, (As Supplemented) as far as they Relate to the Making of This Plat and the Setting of Markers Have Been Compiled With

*Mark L. Robel* 8/18/21 Date  
Mark L. Robel, P.L.S. #339 (Property Line Surveyor)

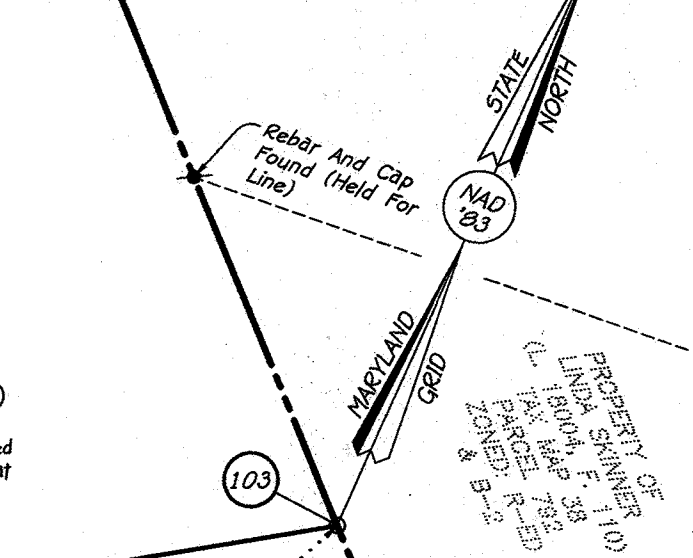
*Chetan B. Mehta* 8/18/21 Date  
Chetan B. Mehta, Beneficiary of The Chetan Mehta Irrevocable Trust

See Sheet 4 Of 5 For Lot Line Curve Data Tabulation Chart

1" Open End Pipe Found (Not Held) Offset 0.04'

Part Of Non-Buildable Bulk Parcel 'D'  
1.205 Ac. (This Sheet)  
Total Area = 4.599 Ac.

KEITH SUBDIVISION LOT 1 (PLAT NO. 6889) ZONED: R-ED



**Owner**  
Chetan B. Mehta, Beneficiary Of The Chetan Mehta Irrevocable Trust  
5192 Talbots Landing  
Ellicott City, Maryland 21043  
443-285-9563

**Developer**  
Elkridge Developers II, LLC  
5192 Talbots Landing  
Ellicott City, Maryland 21043  
443-285-9563

**Graphic Scale**  
0' 50' 100' 150'  
Scale: 1" = 50'

**Fisher, Collins & Carter, Inc.**  
Civil Engineering Consultants & Land Surveyors  
Centennial Square Office Park-10272 Baltimore National Pike  
Ellicott City, Maryland 21042  
(410) 461-2855

**Area Tabulation This Sheet**

TOTAL NUMBER OF BUILDABLE LOTS TO BE RECORDED	35
TOTAL NUMBER OF OPEN SPACE LOTS TO BE RECORDED	5
TOTAL NUMBER OF NON-BUILDABLE BULK PARCELS TO BE RECORDED	5
TOTAL NUMBER OF LOTS/PARCELS TO BE RECORDED	46
TOTAL AREA OF BUILDABLE LOTS TO BE RECORDED	0.857 Ac.±
TOTAL AREA OF OPEN SPACE LOTS TO BE RECORDED	2.082 Ac.±
TOTAL AREA OF NON-BUILDABLE BULK PARCELS TO BE RECORDED	3.711 Ac.±
TOTAL AREA OF LOTS/PARCELS TO BE RECORDED	6.650 Ac.±
TOTAL AREA OF ROADWAY TO BE RECORDED	0.000 Ac.±
TOTAL AREA TO BE RECORDED	6.650 Ac.±

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

*Michael J. Davis* 10/8/21 Date  
Howard County Health Officer

APPROVED: Howard County Department Of Planning And Zoning.

*John J. ...* 10-14-21 Date  
Chief, Development Engineering Division JP

*...* 10/14/21 Date  
Director

**Owner's Certificate**

Chetan B. Mehta, Beneficiary Of The Chetan Mehta Irrevocable Trust, Owner Of The Property Shown And Described Hereon, Herby 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, Herby 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 15<sup>th</sup> Day Of August, 2021.

*Chetan B. Mehta*  
Chetan B. Mehta, Beneficiary Of The Chetan Mehta Irrevocable Trust

*Paul G. ...*  
Witness

**Surveyor's Certificate**

I Herby Certify To The Best Of My Knowledge 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; That It Is Part Of The Lands Conveyed By Charulata Mehta, Trustee, And Smita Patel, Trustee, Together Trustees Of The Chetan Mehta Irrevocable Trust To Chetan B. Mehta, Beneficiary Of The Chetan Mehta Irrevocable Trust By Deed Dated April 13, 2007 And Recorded Among The Land Records Of Howard County, Maryland In Liber 10635 At Folio 563; And Being Non-Buildable Bulk Parcel 'A', As Shown On Plats Entitled "Elkridge Crossing II, Section One, Lots 1 Thru 36, Open Space Lots 37 Thru 40 And Non-Buildable Bulk Parcel 'A' Recorded Among The Aforesaid Land Records As Plat Nos. 25572 Thru 25576; All Monuments Are In Place In Accordance With The Annotated Code Of Maryland, As Amended.

*Mark L. Robel* 8/18/21 Date  
Mark L. Robel, Property Line Surveyor No. 339 Date  
Expiration Date: October 4, 2022

RECORDED AS PLAT NO. 25581 ON 10/13/21  
AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

**Elkridge Crossing II**  
Section Two  
Lots 41 Thru 75, Open Space Lots 76 Thru 80 And Non-Buildable Bulk Parcels 'B' Thru 'H'

(Being A Resubdivision Of Non-Buildable Bulk Parcel 'A', As Shown On Plats Entitled "Elkridge Crossing II, Section One, Lots 1 Thru 36, Open Space Lots 37 Thru 40 And Non-Buildable Bulk Parcel 'A' Recorded Among The Land Records Of Howard County, Maryland As Plat Nos. 25572 Thru 25576)

Zoned: CAC-CLI  
Tax Map: 38, Grid: 2, Parcel: 38  
First Election District - Howard County, Maryland  
Date: August 18, 2021 Scale: 1" = 50' Sheet 2 Of 5



The Requirements S 3-108, The Real Property Article, Annotated Code of Maryland, 1988 Replacement Volume, (As Supplemented) As Far As They Relate To The Filing Of This Plat And The Setting Of Markers Have Been Complied With.

**Mark L. Robel** 8/18/21  
 Mark L. Robel, P.L.S. #339  
 (Property Line Surveyor)

**Chetan B. Mehta** 8/18/21  
 Chetan B. Mehta, Beneficiary Of  
 The Chetan Mehta Irrevocable Trust

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, Therefore, Effective 14-9153-D On Which Date Developer Agreement 14-9153-D Was Filed And Accepted.

**Fisher, Collins & Carter, Inc.**  
 Civil Engineering Consultants & Land Surveyors  
 Centennial Square Office Park - 10272 Baltimore National Pike  
 Ellicott City, Maryland 21042  
 (410) 461-2855

**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 Lots 41 Thru 75, Open Space Lots 76 Thru 80 And Non-Buildable Bulk Parcels 'B' Thru 'H'. Any Conveyances Of The Aforesaid Lots/Parcels Shall Be Subject To The Easements Herein Reserved. Whether Or Not Expressly Stated In The Deed(s) Conveying Said Lots/Parcels, 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."

See Sheet 4 Of 5 For Lot Line Curve Data Tabulation Chart

**Owner**  
 Chetan B. Mehta, Beneficiary Of  
 The Chetan Mehta Irrevocable Trust  
 5192 Talbots Landing  
 Ellicott City, Maryland 21043  
 443-285-9563

**Developer**  
 Elkridge Developers II, LLC  
 5192 Talbots Landing  
 Ellicott City, Maryland 21043  
 443-285-9563

ELKRIDGE CROSSING CONDOMINIUM TOWNHOME II, INC. PHASE 1 (PLAT NOS. 19696 THRU 19699)

LAND UNIT 11

ELKRIDGE CROSSING CONDOMINIUM ASSOCIATION II, INC. PHASE 1 (PLAT NOS. 19612 THRU 19615)

LAND UNIT 15

PROPERTY OF NORTHEAST PROPERTIES DEVELOPERS, LLC (L. 19054, F. 392) TAX MAP 38, PARCEL 875 ZONED: B-2

**Barry Lane**  
 (Existing Private Street)  
 (Plat Nos. 23060 Thru 23062)

**Chetan Lane**  
 (Existing Private Street)  
 (Plat Nos. 23060 Thru 23062)

**Charu Lane**  
 (Existing Private Street)  
 (Plat Nos. 23060 Thru 23062)

**Doctor Patel Drive**

**Non-Buildable Bulk Parcel 'D'**  
 3.354 Ac. (This Sheet)  
 Total Area = 4.559 Ac.

**Part Of Non-Buildable Bulk Parcel 'H'**  
 0.484 Ac. (This Sheet)  
 Total Area = 1.321 Ac.

**Non-Buildable Bulk Parcel 'E'**  
 2.246 Ac.

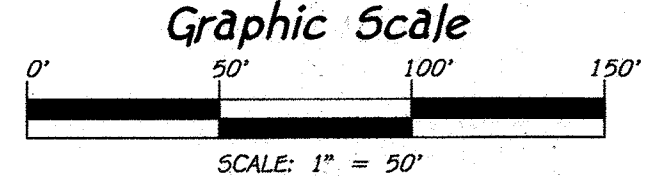
**Non-Buildable Bulk Parcel 'A'**  
 ELKRIDGE CROSSING II SECTION ONE LOTS 1 THRU 36, OPEN SPACE LOTS 37 THRU 40 AND NON-BUILDABLE BULK PARCELS 'B' THRU 'D' (PLAT NOS. 25572 AND 25576)

**Non-Buildable Bulk Parcel 'A'**  
 ELKRIDGE CROSSING II SECTION ONE LOTS 1 THRU 36, OPEN SPACE LOTS 37 THRU 40 AND NON-BUILDABLE BULK PARCELS 'B' THRU 'D' (PLAT NOS. 25572 AND 25576)

**Washington Boulevard**  
 (U.S. Route 1)  
 (S.H.A. Plat Nos. 53341 And 53342)  
 (Intermediate Arterial)

**Area Tabulation This Sheet**

TOTAL NUMBER OF BUILDABLE LOTS TO BE RECORDED	0
TOTAL NUMBER OF OPEN SPACE LOTS TO BE RECORDED	0
TOTAL NUMBER OF NON-BUILDABLE BULK PARCELS TO BE RECORDED	1
TOTAL NUMBER OF LOTS/PARCELS TO BE RECORDED	1
TOTAL AREA OF BUILDABLE LOTS TO BE RECORDED	0.000 Ac.±
TOTAL AREA OF OPEN SPACE LOTS TO BE RECORDED	0.000 Ac.±
TOTAL AREA OF NON-BUILDABLE BULK PARCELS TO BE RECORDED	6.084 Ac.±
TOTAL AREA OF LOTS/PARCELS TO BE RECORDED	6.084 Ac.±
TOTAL AREA OF ROADWAY TO BE RECORDED	0.000 Ac.±
TOTAL AREA TO BE RECORDED	6.084 Ac.±



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

*Howard County Health Officer* 10/8/21  
 Date

APPROVED: Howard County Department Of Planning And Zoning

*Chief, Development Engineering Division* 10/14/21  
 Date

*Director* 10/14/21  
 Date

**Owner's Certificate**

Chetan B. Mehta, Beneficiary Of The Chetan Mehta Irrevocable Trust, 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 18<sup>th</sup> Day Of August, 2021.

*Chetan B. Mehta*  
 Chetan B. Mehta, Beneficiary Of  
 The Chetan Mehta Irrevocable Trust

*Witness*

**Surveyor's Certificate**

I Hereby Certify To The Best Of My Knowledge 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; That It Is Part Of The Lands Conveyed By Charulata Mehta, Trustee, And Smita Patel, Trustee, Together Trustees Of The Chetan Mehta Irrevocable Trust To Chetan B. Mehta, Beneficiary Of The Chetan Mehta Irrevocable Trust By Deed Dated April 13, 2007 And Recorded Among The Land Records Of Howard County, Maryland In Liber 10635 At Folio 563; And Being Non-Buildable Bulk Parcel 'A', As Shown On Plats Entitled "Elkridge Crossing II, Section One, Lots 1 Thru 36, Open Space Lots 37 Thru 40 And Non-Buildable Bulk Parcel 'A'" Recorded Among The Aforesaid Land Records As Plat Nos. 25572 Thru 25576; All Monuments Are In Place In Accordance With The Annotated Code Of Maryland, As Amended.

*Mark L. Robel* 8/18/21  
 Mark L. Robel, Property Line Surveyor No. 339 Date  
 Expiration Date: October 4, 2022



RECORDED AS PLAT No. 25589 ON 10/18/21  
 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

**Elkridge Crossing II**  
 Section Two  
 Lots 41 Thru 75, Open Space Lots 76  
 Thru 80 And Non-Buildable Bulk  
 Parcels 'B' Thru 'H'

(Being A Resubdivision Of Non-Buildable Bulk Parcel 'A', As Shown On Plats Entitled "Elkridge Crossing II, Section One, Lots 1 Thru 36, Open Space Lots 37 Thru 40 And Non-Buildable Bulk Parcel 'A'" Recorded Among The Land Records Of Howard County, Maryland As Plat Nos. 25572 Thru 25576)

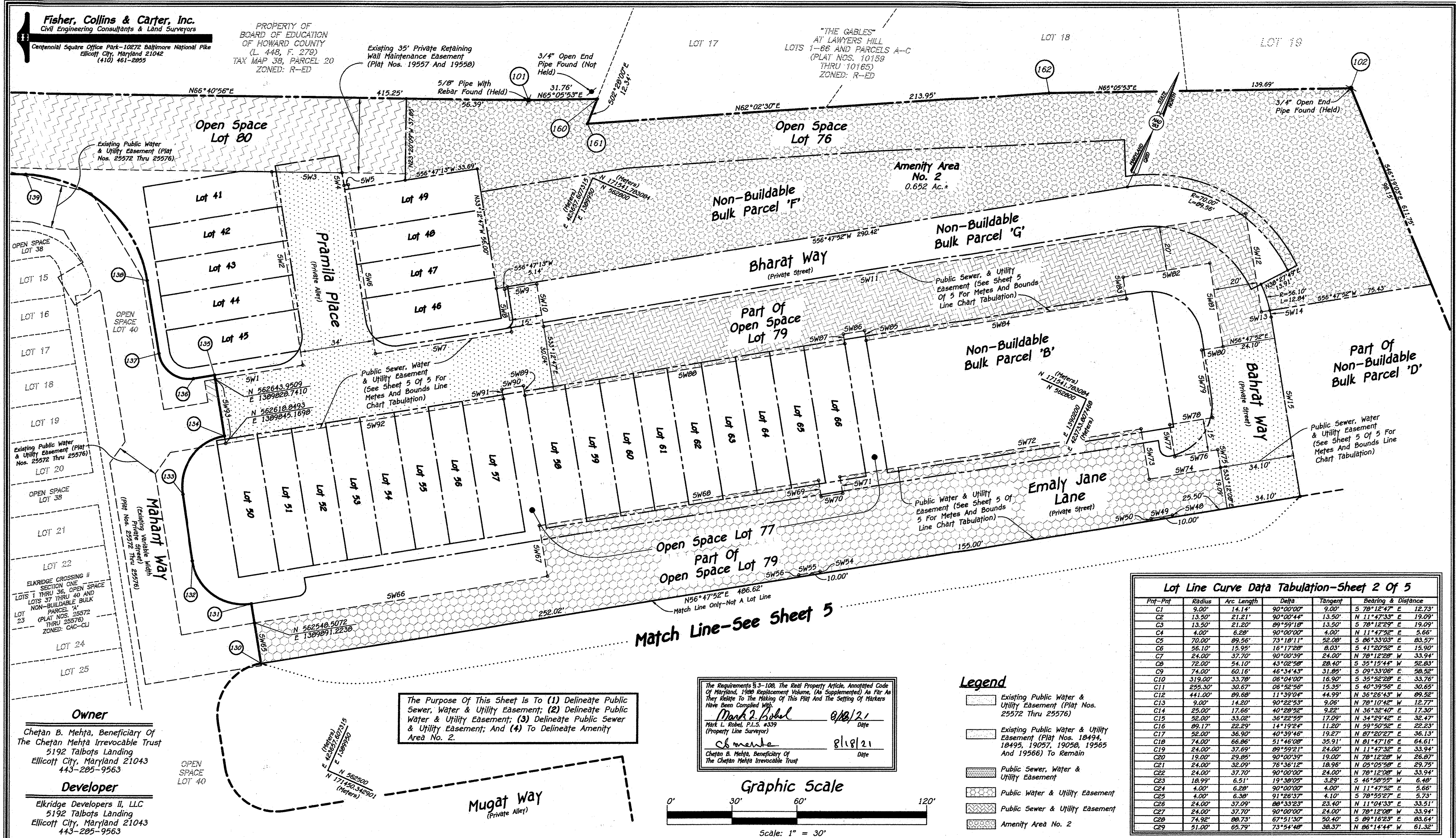
Zoned: CAC-CLI  
 Tax Map: 38, Grid: 2, Parcel: 38  
 First Election District - Howard County, Maryland  
 Date: August 18, 2021 Scale: 1" = 50' Sheet 3 Of 5

I:\2018\18017\Engineering\Dwg\RECORD PLATS\SECTION 2.dwg, PLAT 3, 8/18/2021 2:18:07 PM, 1:1



**Fisher, Collins & Carter, Inc.**  
 Civil Engineering Consultants & Land Surveyors  
 Centennial Square Office Park-10272 Baltimore National Pike  
 Ellicott City, Maryland 21042  
 (410) 461-2855

PROPERTY OF  
 BOARD OF EDUCATION  
 OF HOWARD COUNTY  
 (L. 448, F. 279)  
 TAX MAP 38, PARCEL 20  
 ZONED: R-ED

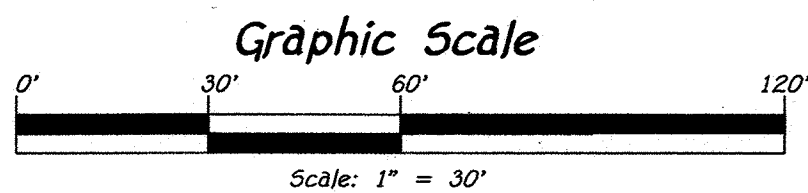


**Owner**  
 Chetan B. Mehta, Beneficiary Of  
 The Chetan Mehta Irrevocable Trust  
 5192 Talbots Landing  
 Ellicott City, Maryland 21043  
 443-295-9563

**Developer**  
 Elkridge Developers II, LLC  
 5192 Talbots Landing  
 Ellicott City, Maryland 21043  
 443-295-9563

The Purpose Of This Sheet Is To (1) Delineate Public Sewer, Water & Utility Easement; (2) Delineate Public Water & Utility Easement; (3) Delineate Public Sewer & Utility Easement; And (4) To Delineate Amenity Area No. 2.

The Requirements § 3-108, The Real Property Article, Annotated Code Of Maryland, Have Been Complied With.  
 Mark L. Robel, P.L.S. #339  
 (Property Line Surveyor)  
 8/18/21  
 Chetan B. Mehta, Beneficiary Of  
 The Chetan Mehta Irrevocable Trust



- Legend**
- Existing Public Water & Utility Easement (Plat Nos. 25572 Thru 25576)
  - Existing Public Water & Utility Easement (Plat Nos. 10494, 10495, 19057, 19058, 19059, 19565 And 19566) To Remain
  - Public Sewer, Water & Utility Easement
  - Public Water & Utility Easement
  - Public Sewer & Utility Easement
  - Amenity Area No. 2

**Lot Line Curve Data Tabulation-Sheet 2 Of 5**

Plat	Prt	Radius	Arc Length	Delta	Tangent	Bearing & Distance
C1	9.00'	14.14'	90°00'00"	9.00'	5 78°12'47"	E 12.73'
C2	13.50'	21.21'	90°00'44"	13.50'	N 11°47'33"	E 19.09'
C3	13.50'	21.20'	89°59'18"	13.50'	S 78°12'29"	E 19.09'
C4	4.00'	6.28'	90°00'00"	4.00'	N 11°47'52"	E 5.66'
C5	70.00'	89.56'	73°18'11"	52.08'	S 86°33'03"	E 83.57'
C6	96.10'	15.95'	16°17'28"	8.03'	S 41°20'52"	E 15.90'
C7	24.00'	37.70'	90°00'39"	24.00'	N 78°12'08"	W 33.94'
C8	72.00'	24.10'	43°02'58"	28.40'	S 35°15'44"	W 52.83'
C9	74.00'	60.16'	46°34'43"	31.88'	S 09°33'06"	E 58.52'
C10	319.00'	33.78'	06°04'00"	16.90'	S 35°52'28"	E 33.76'
C11	255.30'	30.67'	06°52'56"	15.35'	S 40°39'56"	E 30.65'
C12	441.00'	89.68'	11°39'04"	44.99'	N 36°26'43"	W 89.52'
C13	9.00'	14.20'	90°22'53"	9.06'	N 78°10'42"	W 12.77'
C14	25.00'	17.66'	40°28'52"	9.22'	N 36°32'40"	E 17.30'
C15	52.00'	33.02'	36°22'55"	17.05'	N 34°29'42"	E 32.47'
C16	88.17'	22.29'	14°19'44"	11.20'	N 59°50'52"	E 22.23'
C17	28.00'	36.90'	40°39'45"	19.27'	N 07°20'27"	E 36.13'
C18	74.00'	66.86'	51°46'08"	35.91'	N 01°47'16"	E 64.61'
C19	24.00'	37.69'	89°59'21"	24.00'	N 11°47'32"	E 33.94'
C20	19.00'	29.85'	90°00'39"	19.00'	N 78°12'08"	W 26.87'
C21	24.00'	37.09'	76°36'12"	18.96'	N 05°05'58"	E 29.75'
C22	24.00'	37.70'	90°00'00"	24.00'	N 78°12'08"	W 33.94'
C23	18.99'	6.51'	19°38'05"	3.29'	S 46°58'55"	W 6.48'
C24	4.00'	6.28'	90°00'00"	4.00'	N 11°47'52"	E 5.66'
C25	4.00'	6.38'	91°26'37"	4.10'	S 78°55'27"	E 5.73'
C26	24.00'	37.09'	88°33'23"	23.40'	N 11°04'33"	E 33.61'
C27	24.00'	37.70'	90°00'00"	24.00'	N 78°12'08"	W 33.94'
C28	74.92'	86.73'	67°51'30"	50.40'	S 89°16'23"	E 83.64'
C29	51.00'	65.79'	73°54'48"	38.37'	N 86°14'44"	W 61.32'

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

*[Signature]* 10/8/21  
 Howard County Health Officer

APPROVED: Howard County Department Of Planning And Zoning.

*[Signature]* 10-14-21  
 Chief, Development Engineering Division

*[Signature]* 10/14/21  
 Director

**Owner's Certificate**

Chetan B. Mehta, Beneficiary Of The Chetan Mehta Irrevocable Trust, Owner Of The Property Shown And Described Hereon, Herby 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, Herby 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 18<sup>th</sup> Day Of August, 2021.

*[Signature]*  
 Chetan B. Mehta, Beneficiary Of  
 The Chetan Mehta Irrevocable Trust

*[Signature]*  
 Witness

**Surveyor's Certificate**

I Herby Certify To The Best Of My Knowledge 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; That It Is Part Of The Lands Conveyed By Charulata Mehta, Trustee, And Smita Patel, Trustee, Together Trustees Of The Chetan Mehta Irrevocable Trust To Chetan B. Mehta, Beneficiary Of The Chetan Mehta Irrevocable Trust By Deed Dated April 13, 2007 And Recorded Among The Land Records Of Howard County, Maryland In Liber 10635 At Folio 563; And Being Non-Buildable Bulk Parcel 'A', As Shown On Plats Entitled "Elkridge Crossing II, Section One, Lots 1 Thru 36, Open Space Lots 37 Thru 40 And Non-Buildable Bulk Parcel 'A'" Recorded Among The Aforesaid Land Records As Plat Nos. 25572 Thru 25576; All Monuments Are In Place In Accordance With The Annotated Code Of Maryland, As Amended.

*[Signature]* 8/18/21  
 Mark L. Robel, Property Line Surveyor No. 339 Date  
 Expiration Date: October 4, 2022

RECORDED AS PLAT No. 25574 ON 10/15/21  
 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

**Elkridge Crossing II**  
 Section Two  
 Lots 41 Thru 75, Open Space Lots 76  
 Thru 80 And Non-Buildable Bulk  
 Parcels 'B' Thru 'H'

(Being A Resubdivision Of Non-Buildable Bulk Parcel 'A', As Shown On Plats Entitled "Elkridge Crossing II, Section One, Lots 1 Thru 36, Open Space Lots 37 Thru 40 And Non-Buildable Bulk Parcel 'A'" Recorded Among The Land Records Of Howard County, Maryland As Plat Nos. 25572 Thru 25576)

Zoned: CAC-CLI  
 Tax Map: 38, Grid: 2, Parcel: 38  
 First Election District - Howard County, Maryland  
 Date: August 18, 2021 Scale: 1" = 30' Sheet 4 of 5

I:\2018\18017\Engineering\Drawings\RECORD PLATS\SECTION 218017 PLAT 4, 8/18/2021 2:20:53 PM, 1:1



The Requirements S-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.

Mark L. Robel 8/18/21  
 Mark L. Robel, P.L.S. #339  
 (Property Line Surveyor)  
 Date

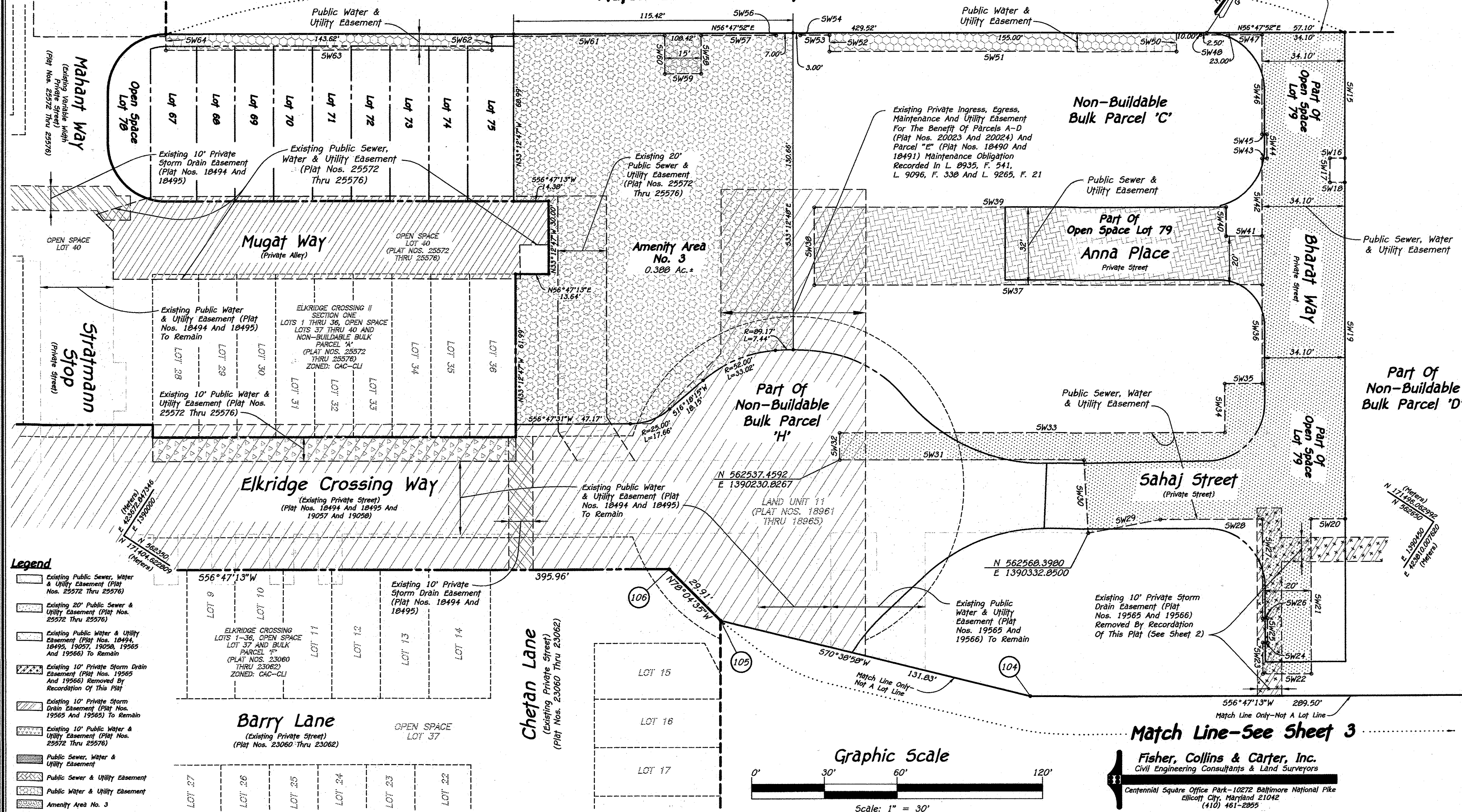
Ch. Mehta 8/18/21  
 Chetan B. Mehta, Beneficiary Of  
 The Chetan Mehta Irrevocable Trust  
 Date

**Owner**  
 Chetan B. Mehta, Beneficiary Of  
 The Chetan Mehta Irrevocable Trust  
 5192 Talbots Landing  
 Ellicott City, Maryland 21043  
 443-285-9563

**Developer**  
 Elkridge Developers II, LLC  
 5192 Talbots Landing  
 Ellicott City, Maryland 21043  
 443-285-9563

The Purpose Of This Sheet Is To (1) Delineate Public Sewer, Water & Utility Easement; (2) Delineate Public Water & Utility Easement; (3) Delineate Public Sewer & Utility Easement; (4) Remove Existing 10' Private Storm Drain Easement; And (5) To Delineate Amenity Area No. 3.

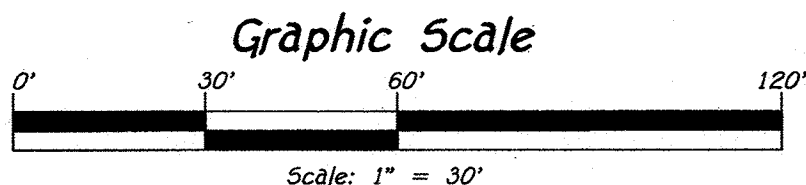
Match Line-See Sheet 4



**Public Sewer, Water & Utility Easement, Public Sewer & Utility Easement And Public Water & Utility Easement Line Table Chart**

Line	Bearing And Distance
SW1	S 56°47'13" E 40.93'
SW2	N 33°12'00" W 90.42'
SW3	N 66°39'51" E 32.48'
SW4	S 33°12'47" E 5.94'
SW5	S 56°47'13" E 2.00'
SW6	S 33°12'00" W 78.91'
SW7	S 56°47'13" E 63.64'
SW8	N 33°12'47" W 19.90'
SW9	S 56°47'13" E 15.00'
SW10	S 33°12'47" E 19.90'
SW11	N 56°47'13" E 328.92'
SW12	S 33°12'00" E 46.06'
SW13	N 56°47'13" E 4.01'
SW14	R=56.10', L=3.11'
SW15	S 33°12'00" E 139.99'
SW16	S 56°47'13" W 6.10'
SW17	S 33°12'00" E 10.00'
SW18	N 56°47'13" E 6.10'
SW19	S 33°12'00" E 138.78'
SW20	S 56°47'13" W 14.10'
SW21	S 33°12'00" E 63.92'
SW22	S 56°47'13" W 20.00'
SW23	N 33°12'00" W 12.99'
SW24	S 56°47'13" E 2.00'
SW25	N 33°12'00" W 10.00'
SW26	S 56°47'13" W 2.00'
SW27	N 33°12'00" W 40.93'
SW28	S 56°47'13" W 42.41'
SW29	S 49°23'00" W 30.19'
SW30	N 36°21'10" W 30.08'
SW31	S 56°47'13" W 100.66'
SW32	N 33°12'47" W 11.19'
SW33	S 56°47'13" E 198.75'
SW34	N 33°12'00" W 20.16'
SW35	S 56°47'13" E 15.67'
SW36	N 33°12'00" W 40.85'
SW37	S 56°47'13" W 184.78'
SW38	N 33°12'47" W 32.00'
SW39	N 56°47'13" E 189.71'
SW40	S 33°12'21" E 11.96'
SW41	N 56°47'13" E 15.07'
SW42	N 33°12'00" W 31.96'
SW43	S 56°47'13" E 2.00'
SW44	N 33°12'47" W 10.00'
SW45	S 56°47'13" W 2.00'
SW46	N 33°12'00" W 41.08'
SW47	S 56°47'13" W 18.04'
SW48	N 33°12'00" W 1.95'
SW49	S 56°47'13" E 10.00'
SW50	S 33°12'00" E 8.67'
SW51	S 56°47'13" W 142.99'
SW52	N 33°12'21" E 6.74'
SW53	S 56°47'13" W 12.00'
SW54	N 33°12'47" W 1.95'
SW55	S 56°47'13" W 10.00'
SW56	S 33°12'47" E 1.95'
SW57	S 56°47'13" W 31.16'
SW58	N 33°11'29" E 15.71'
SW59	S 56°47'13" E 15.00'
SW60	N 33°11'29" W 15.71'
SW61	S 56°47'13" W 71.26'
SW62	S 33°12'47" E 5.70'
SW63	S 56°47'13" W 134.61'
SW64	N 33°14'12" W 6.67'
SW65	N 33°14'12" W 19.00'
SW66	S 56°47'13" E 137.04'
SW67	N 33°12'47" W 23.64'
SW68	N 56°47'13" E 130.99'
SW69	S 33°12'47" E 7.67'
SW70	S 56°47'13" E 10.00'
SW71	N 33°12'47" W 7.67'
SW72	N 56°47'13" E 141.00'
SW73	S 33°12'47" E 23.59'
SW74	N 56°47'13" E 33.50'
SW75	N 33°12'00" W 8.35'
SW76	S 56°47'13" W 20.06'
SW77	N 33°12'00" W 15.00'
SW78	N 56°47'13" E 20.06'
SW79	N 33°12'00" W 31.61'
SW80	S 56°47'13" E 10.00'
SW81	N 33°12'00" W 39.12'
SW82	S 56°47'13" W 40.50'
SW83	S 33°12'47" E 10.15'
SW84	S 56°47'13" W 121.99'
SW85	N 33°12'00" W 4.57'
SW86	S 56°47'13" W 10.00'
SW87	S 33°12'00" E 4.52'
SW88	S 56°47'13" W 150.00'
SW89	N 33°12'47" W 4.51'
SW90	S 56°47'13" W 10.00'
SW91	S 33°12'47" E 4.51'
SW92	S 56°47'13" W 130.05'
SW93	N 33°12'03" W 30.00'

- Legend**
- Existing Public Sewer, Water & Utility Easement (Plat Nos. 25572 Thru 25576)
  - Existing 20' Public Sewer & Utility Easement (Plat Nos. 25572 Thru 25576)
  - Existing Public Water & Utility Easement (Plat Nos. 18494, 19057, 19058, 19565 And 19566) To Remain
  - Existing 10' Private Storm Drain Easement (Plat Nos. 19565 And 19566) Removed By Recordation Of This Plat
  - Existing 10' Private Storm Drain Easement (Plat Nos. 19565 And 19566) To Remain
  - Existing 10' Public Water & Utility Easement (Plat Nos. 25572 Thru 25576)
  - Public Sewer, Water & Utility Easement
  - Public Sewer & Utility Easement
  - Public Water & Utility Easement
  - Amenity Area No. 3



**Fisher, Collins & Carter, Inc.**  
 Civil Engineering Consultants & Land Surveyors  
 Centennial Square Office Park-10272 Baltimore National Pike  
 Ellicott City, Maryland 21042  
 (410) 461-2895

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

Mark L. Robel 10/8/21  
 Howard County Health Officer

APPROVED: Howard County Department Of Planning And Zoning.

Chad Elmer 10-14-21  
 Chief, Development Engineering Division

Director Date

**Owner's Certificate**

Chetan B. Mehta, Beneficiary Of The Chetan Mehta Irrevocable Trust, 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 18<sup>th</sup> Day Of August, 2021.

Ch. Mehta  
 Chetan B. Mehta, Beneficiary Of  
 The Chetan Mehta Irrevocable Trust

Witness  
 Witness

**Surveyor's Certificate**

I Hereby Certify To The Best Of My Knowledge 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; That It Is Part Of The Lands Conveyed By Charulata Mehta, Trustee, And Smith Patel, Trustee, Together Trustees Of The Chetan Mehta Irrevocable Trust To Chetan B. Mehta, Beneficiary Of The Chetan Mehta Irrevocable Trust By Deed Dated April 13, 2007 And Recorded Among The Land Records Of Howard County, Maryland In Liber 10635 At Folio 563; And Being Non-Buildable Bulk Parcel 'A', As Shown On Plats Entitled "Elkridge Crossing II, Section One, Lots 1 Thru 36, Open Space Lots 37 Thru 40 And Non-Buildable Bulk Parcel 'A'" Recorded Among The Aforesaid Land Records As Plat Nos. 25572 Thru 25576; All Monuments Are In Place In Accordance With The Annotated Code Of Maryland, As Amended.

Mark L. Robel 8/18/21  
 Mark L. Robel, Property Line Surveyor No. 339 Date  
 Expiration Date: October 4, 2022

RECORDED AS PLAT No. 25574 ON 10/15/21  
 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

**Elkridge Crossing II**  
 Section Two  
 Lots 41 Thru 75, Open Space Lots 76  
 Thru 80 And Non-Buildable Bulk  
 Parcels 'B' Thru 'H'

(Being A Resubdivision Of Non-Buildable Bulk Parcel 'A', As Shown On Plats Entitled "Elkridge Crossing II, Section One, Lots 1 Thru 36, Open Space Lots 37 Thru 40 And Non-Buildable Bulk Parcel 'A'" Recorded Among The Land Records Of Howard County, Maryland As Plat Nos. 25572 Thru 25576)

Zoned: CAC-CLJ  
 Tax Map: 38, Grid: 2, Parcel: 38  
 First Election District - Howard County, Maryland  
 Date: August 18, 2021 Scale: 1" = 30' Sheet 5 Of 5