

COORDINATE TABLE

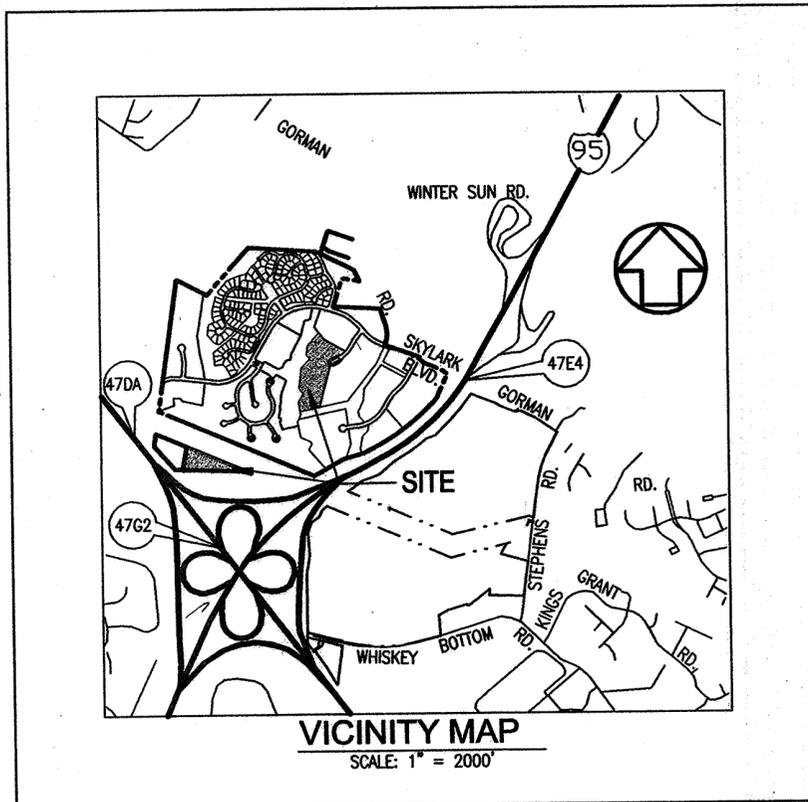
Pt #	Northing	Easting
PL19	536763.9469	1352771.7811
PL20	536539.4869	1352587.7154
PL21	536398.2371	1352567.4232
PL22	536290.3393	1352652.3312
PL23	536228.7136	1352630.1975
PL24	536178.4439	1352476.0682
PL25	535826.8887	1352437.3579
PL26	535737.7097	1352504.8674
PL27	535596.4651	1352424.1331
PL28	535387.4394	1352458.3634
RW7	536305.4222	1353176.6181
RW8	536299.7041	1353154.7577
RW9	536291.0087	1353108.8251
RW10	536258.6421	1353051.2498
RW11	536230.3349	1352990.6513
MR1	535434.3347	1352450.6838
MR2	535511.1955	1352800.4849
MR3	536118.9257	1352997.5891
MR4	535547.7119	1352966.6746
MR5	535430.5078	1352992.4275
MR6	535306.3683	1352427.4558
33	534426.4859	1351477.6954
696	534388.6745	1351618.2068
3445	534432.4902	1350501.1424
3448	534848.1323	1350558.8750

100 YEAR FLOOD PLAIN DRAINAGE & UTILITY EASEMENT LINE TABLE

LINE	BEARING	DISTANCE
FP1	S 32°44'24" E	39.56'
FP2	S 39°37'31" E	30.86'
FP3	S 47°46'04" E	106.91'
FP4	S 61°28'01" E	41.52'
FP5	S 66°01'03" E	59.15'
FP6	S 55°39'29" E	14.43'
FP7	S 43°31'52" E	10.21'
FP8	S 35°09'56" E	49.71'
FP9	S 44°36'07" E	3.10'
FP10	S 82°01'10" E	4.58'
FP11	N 30°23'56" E	16.76'
FP12	N 17°02'31" E	26.46'
FP13	N 20°18'15" E	20.20'
FP14	N 28°10'46" E	14.64'
FP15	N 36°31'46" E	15.53'
FP16	N 51°59'21" E	11.28'
FP17	N 56°32'18" E	5.33'

EMERSON

SECTION 2, PHASE 3



GENERAL NOTES

- COORDINATES ARE BASED UPON NAD 83(91) MARYLAND COORDINATE SYSTEM AS PROJECTED BY HOWARD COUNTY GEODETIC CONTROL STATIONS NO. 47DA, 47E4 & 47G2
- THIS PLAT IS BASED ON A FIELD RUN MONUMENTED BOUNDARY SURVEY PERFORMED ON OR ABOUT JUNE 25, 1999 BY DAFT-McCUNE-WALKER, INC.
- ALL AREAS SHOWN ON THIS PLAT ARE MORE OR LESS.
- THE SUBJECT PROPERTY IS ZONED PEC-MXD-3 AND R-SC-MXD-3 AS GRANTED BY THE ZONING BOARD ON SEPTEMBER 3 1998 AS CASE NO. ZB-979 M.
- NO CLEARING, GRADING OR CONSTRUCTION IS PERMITTED WITHIN THE WETLANDS, STREAMS, OR THEIR BUFFERS AND FOREST CONSERVATION EASEMENT AREAS EXCEPT AS SHOWN AND APPROVED HEREON.
- FOR FLAG OR PIPESTEM LOTS, REFUSE COLLECTION, SNOW REMOVAL AND ROAD MAINTENANCE ARE PROVIDED TO THE JUNCTION OF THE FLAG OR PIPESTEM AND ROAD RIGHT-OF-WAY AND NOT TO THE PIPESTEM LOT DRIVEWAY.
- PUBLIC WATER AND/OR SEWER ALLOCATION FOR THIS DEVELOPMENT IS SUBJECT TO SECTION 18.122B OF THE HOWARD COUNTY CODE. ALLOCATION WILL BE MADE AT THE TIME OF FINAL PLAT APPROVAL, IF CAPACITY IS AVAILABLE AT THAT TIME.
- DEVELOPER RESERVES UNTO ITSELF, ITS SUCCESSORS AND ASSIGNS, ALL EASEMENTS SHOWN ON THIS PLAT FOR WATER, SEWER AND STORM DRAINAGE AND OTHER PUBLIC UTILITIES LOCATED IN, ON, OVER AND THROUGH PARCELS D, E, F, G, H, I, J, K, L, M, N, O, P, Q, R, S, T, U, V, W, X, Y, Z, AA, AB, AC, AD, AE, AF, AG, AH, AI, AJ, AK, AL, AM, AN, AO, AP, AQ, AR, AS, AT, AU, AV, AW, AX, AY, AZ, BA, BB, BC, BD, BE, BF, BG, BH, BI, BJ, BK, BL, BM, BN, BO, BP, BQ, BR, BS, BT, BU, BV, BW, BX, BY, BZ, CA, CB, CC, CD, CE, CF, CG, CH, CI, CJ, CK, CL, CM, CN, CO, CP, CQ, CR, CS, CT, CU, CV, CW, CX, CY, CZ, DA, DB, DC, DD, DE, DF, DG, DH, DI, DJ, DK, DL, DM, DN, DO, DP, DQ, DR, DS, DT, DU, DV, DW, DX, DY, DZ, EA, EB, EC, ED, EE, EF, EG, EH, EI, EJ, EK, EL, EM, EN, EO, EP, EQ, ER, ES, ET, EU, EV, EW, EX, EY, EZ, FA, FB, FC, FD, FE, FF, FG, FH, FI, FJ, FK, FL, FM, FN, FO, FP, FQ, FR, FS, FT, FU, FV, FW, FX, FY, FZ, GA, GB, GC, GD, GE, GF, GG, GH, GI, GJ, GK, GL, GM, GN, GO, GP, GQ, GR, GS, GT, GU, GV, GW, GX, GY, GZ, HA, HB, HC, HD, HE, HF, HG, HH, HI, HJ, HK, HL, HM, HN, HO, HP, HQ, HR, HS, HT, HU, HV, HW, HX, HY, HZ, IA, IB, IC, ID, IE, IF, IG, IH, II, IJ, IK, IL, IM, IN, IO, IP, IQ, IR, IS, IT, IU, IV, IW, IX, IY, IZ, JA, JB, JC, JD, JE, JF, JG, JH, JI, JJ, JK, JL, JM, JN, JO, JP, JQ, JR, JS, JT, JU, JV, JW, JX, JY, JZ, KA, KB, KC, KD, KE, KF, KG, KH, KI, KJ, KK, KL, KM, KN, KO, KP, KQ, KR, KS, KT, KU, KV, KW, KX, KY, KZ, LA, LB, LC, LD, LE, LF, LG, LH, LI, LJ, LK, LL, LM, LN, LO, LP, LQ, LR, LS, LT, LU, LV, LW, LX, LY, LZ, MA, MB, MC, MD, ME, MF, MG, MH, MI, MJ, MK, ML, MM, MN, MO, MP, MQ, MR, MS, MT, MU, MV, MW, MX, MY, MZ, NA, NB, NC, ND, NE, NF, NG, NH, NI, NJ, NK, NL, NM, NN, NO, NP, NQ, NR, NS, NT, NU, NV, NW, NX, NY, NZ, OA, OB, OC, OD, OE, OF, OG, OH, OI, OJ, OK, OL, OM, ON, OO, OP, OQ, OR, OS, OT, OU, OV, OW, OX, OY, OZ, PA, PB, PC, PD, PE, PF, PG, PH, PI, PJ, PK, PL, PM, PN, PO, PP, PQ, PR, PS, PT, PU, PV, PW, PX, PY, PZ, QA, QB, QC, QD, QE, QF, QG, QH, QI, QJ, QK, QL, QM, QN, QO, QP, QQ, QR, QS, QT, QU, QV, QW, QX, QY, QZ, RA, RB, RC, RD, RE, RF, RG, RH, RI, RJ, RK, RL, RM, RN, RO, RP, RQ, RR, RS, RT, RU, RV, RW, RX, RY, RZ, SA, SB, SC, SD, SE, SF, SG, SH, SI, SJ, SK, SL, SM, SN, SO, SP, SQ, SR, SS, ST, SU, SV, SW, SX, SY, SZ, TA, TB, TC, TD, TE, TF, TG, TH, TI, TJ, TK, TL, TM, TN, TO, TP, TQ, TR, TS, TT, TU, TV, TW, TX, TY, TZ, UA, UB, UC, UD, UE, UF, UG, UH, UI, UJ, UK, UL, UM, UN, UO, UP, UQ, UR, US, UT, UY, UZ, VA, VB, VC, VD, VE, VF, VG, VH, VI, VJ, VK, VL, VM, VN, VO, VP, VQ, VR, VS, VT, VU, VV, VW, VX, VY, VZ, WA, WB, WC, WD, WE, WF, WG, WH, WI, WJ, WK, WL, WM, WN, WO, WP, WQ, WR, WS, WT, WU, WV, WW, WX, WY, WZ, XA, XB, XC, XD, XE, XF, XG, XH, XI, XJ, XK, XL, XM, XN, XO, XP, XQ, XR, XS, XT, XU, XV, XW, XX, XY, XZ, YA, YB, YC, YD, YE, YF, YG, YH, YI, YJ, YK, YL, YM, YN, YO, YP, YQ, YR, YS, YT, YU, YV, YW, YX, YY, YZ, ZA, ZB, ZC, ZD, ZE, ZF, ZG, ZH, ZI, ZJ, ZK, ZL, ZM, ZN, ZO, ZP, ZQ, ZR, ZS, ZT, ZU, ZV, ZW, ZX, ZY, ZZ

GENERAL NOTES CONTINUED

- THE ARTICLES OF INCORPORATION FOR EMERSON COMMUNITY ASSOCIATION, INC. WERE FILED WITH THE MARYLAND STATE DEPARTMENT OF ASSESSMENTS AND TAXATION ON AUGUST 30, 2001 UNDER MSDAT ID NO. D06443675.
- THE EMERSON COMMUNITY ASSOCIATION, INC. COMMUNITY CONSTITUTION WAS DATED AUGUST 28, 2001, AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MD IN L. 5728, F. 464.

CURVE TABLE

CURVE	ARC	CHORD BEARING	RADIUS	DELTA	CHORD	TANGENT
C1	23.45'	S75°20'29"W	25.00'	53°44'01"	22.60'	12.67'
C2	48.02'	S79°16'49"W	60.00'	45°51'20"	46.75'	25.38'
C3	66.11'	S60°39'25"W	440.00'	08°36'32"	66.05'	33.12'
C4	143.40'	S03°33'48"E	60.00'	136°56'04"	111.62'	---
C5	19.31'	S89°37'44"W	30.00'	36°52'11"	18.97'	10.00'
C6	51.58'	S81°40'45"E	56.00'	52°46'10"	49.77'	27.78'

LINE TABLE

LINE	BEARING	DISTANCE
L1	S 64°57'41" W	66.88'
L2	N 19°45'23" E	65.48'

PLANS FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEMS HAVE BEEN APPROVED BY THE MARYLAND DEPARTMENT OF THE ENVIRONMENT AND THESE FACILITIES WILL BE AVAILABLE TO ALL LOTS OFFERED FOR SALE.

PURPOSE NOTE: THE PURPOSE OF THIS PLAT IS TO REVISE H.O.A. OPEN SPACE LOT 176 TO INCLUDE A PUBLIC S.W.M. EASEMENT OVER THE ENTIRE LOT.

RECORDED AS PLAT NO. 15751 ON 1-10-03 IN THE LAND RECORDS OF HOWARD COUNTY, MD.

SITE ANALYSIS DATA CHART

- General Site Data
 - Present Zoning: PEC-MXD-3 AND R-SC-MXD-3
 - Applicable DPZ File References: ZB 979M-REZONING, S-99-12, PB-339, P-01-17, WP-01-22.
 - Proposed Use of Site or Structure(s): MIXED USE; OTHER RESIDENTIAL
 - Proposed Water and Sewer Systems: Public Private
- Area Tabulation
 - Gross Site Area for Phase 3: 18.45 Acres.
 - Approximate Area of 100 Year Floodplain: 0.47 Acres.
 - Approximate Area of Steep Slopes (25% or Greater): 0 Acres.
 - Net Site Area: 17.98 Acres.
 - Area of Proposed SFD Lots: 0 Acres. (Includes 0 acres of COA lots and 0 acres of roads.)
 - Area of Proposed OR Lots/Parcels: 12.00 Acres. (Includes 0.0 Acres of roads)
 - Area of Proposed Employment Lots/Parcels: 0
 - Area of Proposed Open Space Lots: 6.45 Acres.
 - Area of Proposed Public Roads: 0.00 Acres.
 - Area of Proposed Private Roads: N/A Acres.
- Unit/Lot Tabulation
 - Total Number of Residential Units/Lots Allowed for Project: 1200 D.U. (PER ZB 979-M), 1145 D.U. (PER S-99-12)
 - Number of SFD Residential Units/Lots proposed: 0
 - Number of Other Residential SFA Units/Lots proposed: 120 OTHER RES.
 - Number of Other Residential Apartment units proposed: 0
 - Number of Other Residential Parcels proposed: 0
 - Total Number of Residential Lots/Parcels proposed: 1
 - Total Number of Residential Units proposed: 120
- Open Space Data
 - Number of Open Space Lots/Parcels proposed: 2
 - Open Space Required: 6.53 Acres (35.4% of gross acreage, unless excess open space from another phase is used to meet the obligations)
 - Open Space Provided: 6.54 Acres (6.45 Acres from Phase 3 and 0.09 Acres from Phase 1)
 - Excess Open Space available for credit in other phases: 0.00 Acres
 - No Recreational Open Space is required for the Emerson, Section 2 Development.
- Density Tabulations
 - Maximum allowed overall density: 2.32 units/gross acre per PB-339.
 - Maximum allowed density for SFD areas: 3.8 units/gross acre of all SFD areas
5.0 units/gross acre for any individual SFD area.
 - Maximum allowed density for Other Residential (OR) areas: 12.1 units/gross acre of all OR areas
20.0 units/gross acre of any individual OR area.
 - Proposed SFD Density: N/A
 - Proposed OR Density: 6.51 units/gross acre (This phase only)



OWNER/DEVELOPER

EMERSON COMMUNITY ASSOCIATION, INC.
10275 LITTLE PATUXENT PARKWAY
COLUMBIA, MD 21043

THE HOWARD RESEARCH AND DEVELOPMENT CORPORATION
10275 LITTLE PATUXENT PARKWAY
COLUMBIA, MD 21043

EMERSON COMMUNITY ASSOCIATION, INC.

JOSEPH H. NECKER, JR., VICE PRESIDENT 10/8/02 DATE
THE HOWARD RESEARCH AND DEVELOPMENT CORPORATION
JOSEPH H. NECKER, JR., VICE PRESIDENT 10/8/02 DATE

OWNER'S DEDICATION

WE, THE EMERSON COMMUNITY ASSOCIATION, INC., BY JOSEPH H. NECKER JR., VICE-PRESIDENT AND JAMES D. LANO, SECRETARY AND THE HOWARD RESEARCH AND DEVELOPMENT CORPORATION, BY JOSEPH H. NECKER JR., VICE-PRESIDENT AND CYNTHIA L. STEWART, ASSISTANT SECRETARY, OWNERS 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, 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 SPACES, WHERE APPLICABLE, AND FOR OTHER GOOD AND 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 SPACES, WHERE APPLICABLE; AND (3) THE RIGHT TO REQUIRE DEDICATION OF WATERWAYS AND DRAINAGE EASEMENTS FOR THE SPECIFIC PURPOSE OF THEIR CONSTRUCTION, REPAIR AND MAINTENANCE; AND (4) THAT NO BUILDING OR SIMILAR STRUCTURE OF ANY KIND SHALL BE ERRECTED ON OR OVER THE SAID EASEMENTS AND RIGHT OF WAYS.

THE REQUIREMENTS OF SECTION 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.

WITNESS OUR HANDS THIS 8TH DAY Oct. 2002

JOSEPH H. NECKER JR., VICE PRESIDENT 10/8/02 DATE
EMERSON COMMUNITY ASSOCIATION, INC.
JAMES D. LANO, SECRETARY 10/9/02 DATE
EMERSON COMMUNITY ASSOCIATION, INC.
JOSEPH H. NECKER JR., VICE PRESIDENT 10/8/02 DATE
THE HOWARD RESEARCH AND DEVELOPMENT CORPORATION
CYNTHIA L. STEWART, ASSISTANT SECRETARY 10-9-02 DATE
THE HOWARD RESEARCH AND DEVELOPMENT CORPORATION

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT, THAT IT IS A SUBDIVISION OF PART OF THE LANDS CONVEYED BY HOWARD RESEARCH AND DEVELOPMENT CORPORATION TO THE HRD HOLDINGS, INC. BY DEED DATED DECEMBER 18, 2000 AND RECORDED IN THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER 5289 FOLIO 330. THE HRD HOLDINGS, INC. HAVING THEREAFTER CHANGED ITS NAME TO THE HOWARD RESEARCH AND DEVELOPMENT CORPORATION BY ARTICLES OF AMENDMENT RECORDED JAN. 5, 2001 AND THAT ALL MONUMENTS ARE IN PLACE OR WILL BE IN PLACE PRIOR TO ACCEPTANCE OF THE STREETS IN THE SUBDIVISION BY HOWARD COUNTY AS SHOWN. THE REQUIREMENTS OF SECTION 3-108, THE REAL PROPERTY ARTICLE, OF THE 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.

Michael L. Ray 10/10/02 Date
Registered Professional Land Surveyor #11041

APPROVED: FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEMS, IN CONFORMANCE WITH THE MASTER PLAN OF WATER AND SEWERAGE FOR HOWARD COUNTY

HOWARD COUNTY HEALTH OFFICER DATE 10-22-02

APPROVED: HOWARD COUNTY DEPT. OF PLANNING AND ZONING

CHIEF, DEVELOPMENT ENGINEERING DIVISION MK 10/10/02 DATE

DIRECTOR HB 10/10/02 DATE



MORRIS & RITCHIE ASSOCIATES, INC.
ENGINEERS, PLANNERS, SURVEYORS, AND LANDSCAPE ARCHITECTS

110 WEST RD. - SUITE 245
TOWSON, MD. 21204
(410) 821-1690
Fax: (410) 821-1748

JOB NO: 11494

SCALE: AS SHOWN

DATE: 6/7/02

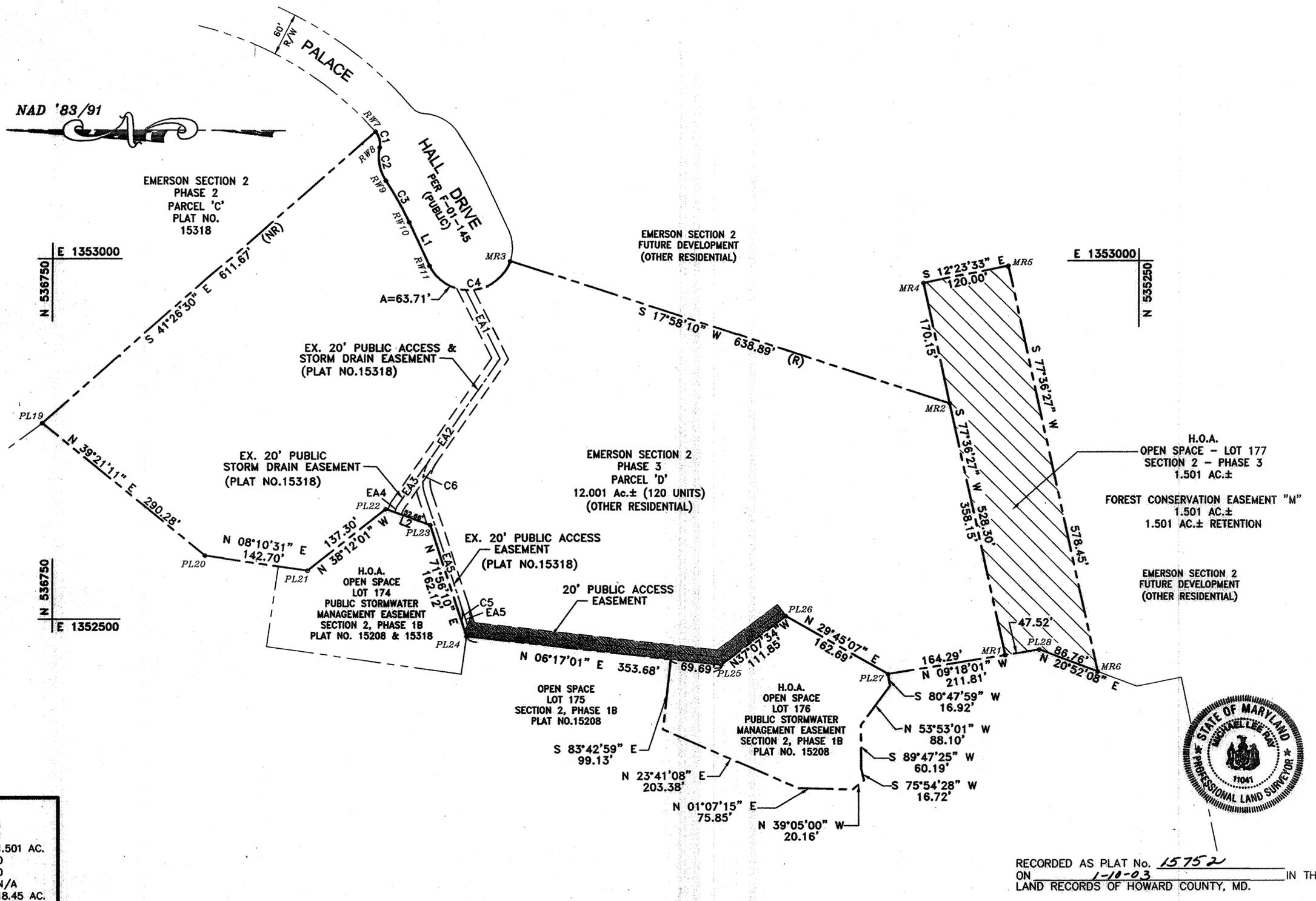
DRAWN BY: MLR

REVIEW BY:

FINAL PLAT
EMERSON
SECTION 2, PHASE 3, PARCEL D &
OPEN SPACE LOTS 177 & 178
AND PLAT OF REVISION FOR LOT 176
SHEET 1 OF 3
ZONING: PEC-MXD-3 AND R-SC-MXD-3
TAX MAP 47 - P/O PARCELS 3, 837 & 462
SIXTH ELECTION DISTRICT
HOWARD COUNTY, MARYLAND

STORM DRAIN EASEMENT/
ACCESS EASEMENT
LINE TABLE

LINE	BEARING	DISTANCE
EA1	S63°19'29"W	105.79'
EA2	N55°17'40"W	169.36'
EA3	N55°17'40"W	79.89'
EA4	N67°54'48"W	9.46'
EA5	N71°56'10"E	164.39'
EA6	N71°56'10"E	32.74'
EA7	N06°17'01"E	347.64'
EA8	N37°07'34"W	107.87'



TABULATION OF FINAL PLAT - THIS SHEET

1. TOTAL NUMBER OF PARCELS TO BE RECORDED:	1
2. TOTAL NUMBER OF OPEN SPACE LOTS TO BE RECORDED:	1
3. TOTAL AREA OF OPEN SPACE LOTS TO BE RECORDED:	1.501 AC.
4. TOTAL NUMBER OF BUILDABLE LOTS TO BE RECORDED:	0
5. TOTAL AREA OF BUILDABLE LOTS TO BE RECORDED:	0
6. TOTAL AREA OF ROADWAYS TO BE RECORDED:	N/A
7. TOTAL AREA OF SUBDIVISION TO BE RECORDED:	18.45 AC.

RECORDED AS PLAT No. 15752
ON 1-10-03 IN THE
LAND RECORDS OF HOWARD COUNTY, MD.

APPROVED: FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEMS, IN CONFORMANCE WITH THE MASTER PLAN OF WATER AND SEWERAGE FOR HOWARD COUNTY

Dennis B. ... 10/22/02
HOWARD COUNTY HEALTH OFFICER DATE

OWNER'S DEDICATION

WE, THE EMERSON COMMUNITY ASSOCIATION, INC., BY JOSEPH H. NECKER JR., VICE-PRESIDENT AND JAMES D. LANO, SECRETARY AND THE HOWARD RESEARCH AND DEVELOPMENT CORPORATION, BY JOSEPH H. NECKER JR., VICE-PRESIDENT AND CYNTHIA L. STEWART, ASSISTANT SECRETARY, OWNERS 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 SPACES, WHERE APPLICABLE, AND FOR OTHER GOOD AND 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 SPACES, WHERE APPLICABLE; AND
- (3) THE RIGHT TO REQUIRE DEDICATION OF WATERWAYS AND DRAINAGE EASEMENTS FOR THE SPECIFIC PURPOSE OF THEIR CONSTRUCTION, REPAIR AND MAINTENANCE; AND
- (4) THAT NO BUILDING OR SIMILAR STRUCTURE OF ANY KIND SHALL BE ERRECTED ON OR OVER THE SAID EASEMENTS AND RIGHT OF WAYS.

THE REQUIREMENTS OF SECTION 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.

WITNESS OUR HANDS THIS 8TH DAY Oct. 2002

Joseph H. Necker Jr. DATE 10/8/02
JOSEPH H. NECKER JR., VICE PRESIDENT
EMERSON COMMUNITY ASSOCIATION, INC.

James D. Lano DATE 10/8/02
JAMES D. LANO, SECRETARY
EMERSON COMMUNITY ASSOCIATION, INC.

Joseph H. Necker Jr. DATE 10/8/02
JOSEPH H. NECKER JR., VICE PRESIDENT
THE HOWARD RESEARCH AND DEVELOPMENT CORPORATION

Cynthia L. Stewart DATE 10/8/02
CYNTHIA L. STEWART, ASSISTANT SECRETARY
THE HOWARD RESEARCH AND DEVELOPMENT CORPORATION

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT, THAT IT IS A SUBDIVISION OF PART OF THE LANDS CONVEYED BY HOWARD RESEARCH AND DEVELOPMENT CORPORATION TO THE HRD HOLDINGS, INC. BY DEED DATED DECEMBER 18, 2000 AND RECORDED IN THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER 5289 FOLIO 330. THE HRD HOLDINGS, INC. HAVING THEREAFTER CHANGED ITS NAME TO THE HOWARD RESEARCH AND DEVELOPMENT CORPORATION BY ARTICLES OF AMENDMENT RECORDED JAN. 5, 2001 AND THAT ALL MONUMENTS ARE IN PLACE OR WILL BE IN PLACE PRIOR TO ACCEPTANCE OF THE STREETS IN THE SUBDIVISION BY HOWARD COUNTY AS SHOWN. THE REQUIREMENTS OF SECTION 3-108, THE REAL PROPERTY ARTICLE, OF THE 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.

Michael L. Ray 10/16/02
Michael L. Ray
Registered Professional Land Surveyor #11041 Date

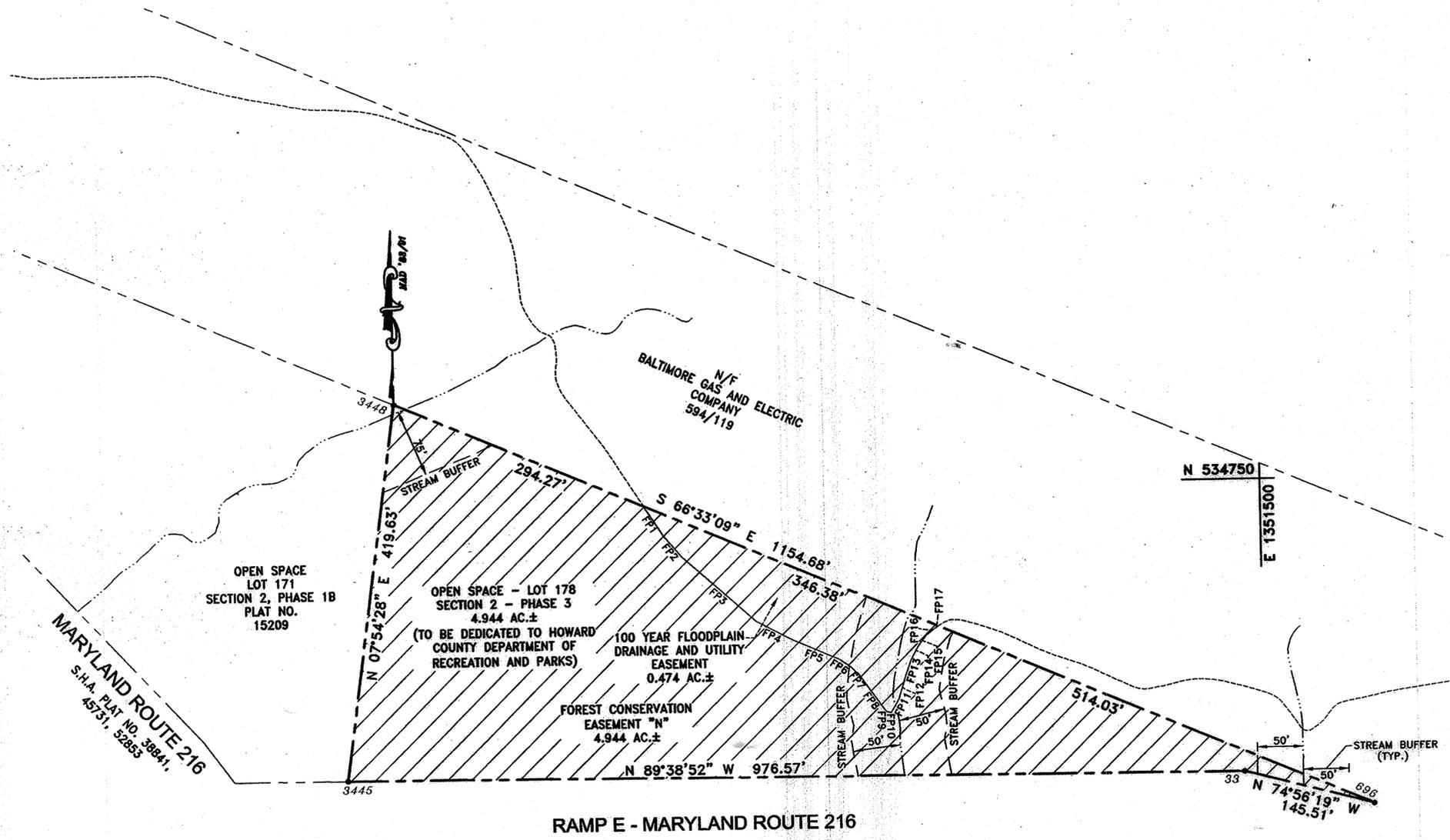
MRA

JOB NO: 11494
SCALE: 1"=100'
DATE: 06/07/02
DRAWN BY: MLR
REVIEW BY:

MORRIS & RITCHIE ASSOCIATES, INC.
ENGINEERS, PLANNERS, SURVEYORS, AND LANDSCAPE ARCHITECTS

110 WEST RD. - SUITE 245
TOWSON, MD. 21204
(410) 821-1690
Fax: (410) 821-1748

FINAL PLAT
EMERSON
SECTION 2, PHASE 3, PARCEL D &
OPEN SPACE LOTS 177 & 178
AND PLAT OF REVISION FOR LOT 176
SHEET 2 OF 3
ZONING: PEC-MXD-3 AND R-SC-MXD-3
TAX MAP 47 - P/O PARCELS 3, 837 & 462
SIXTH ELECTION DISTRICT
HOWARD COUNTY, MARYLAND



TABULATION OF FINAL PLAT - THIS SHEET

1. TOTAL NUMBER OF PARCELS TO BE RECORDED:	0
2. TOTAL NUMBER OF OPEN SPACE LOTS TO BE RECORDED:	1
3. TOTAL AREA OF OPEN SPACE LOTS TO BE RECORDED:	4.944 AC.±
4. TOTAL NUMBER OF BUILDABLE LOTS TO BE RECORDED:	0
5. TOTAL AREA OF BUILDABLE LOTS TO BE RECORDED:	0
6. TOTAL AREA OF ROADWAYS TO BE RECORDED:	N/A
7. TOTAL AREA OF SUBDIVISION TO BE RECORDED:	18.45 AC.±

RECORDED AS PLAT No. 15753 ON 1-10-03 IN THE LAND RECORDS OF HOWARD COUNTY, MD.

APPROVED: FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEMS, IN CONFORMANCE WITH THE MASTER PLAN OF WATER AND SEWERAGE FOR HOWARD COUNTY.

Perry Coates MD. P.E. 10-22-02 DATE
HOWARD COUNTY HEALTH OFFICER

APPROVED: HOWARD COUNTY DEPT. OF PLANNING AND ZONING

Michael L. Ray 10/10/02 DATE
CHIEF, DEVELOPMENT ENGINEERING DIVISION MK

Joseph H. Necker 11/8/03 DATE
DIRECTOR HB

OWNER'S DEDICATION

WE, THE EMERSON COMMUNITY ASSOCIATION, INC., BY JOSEPH H. NECKER JR., VICE-PRESIDENT AND JAMES D. LANO, SECRETARY AND THE HOWARD RESEARCH AND DEVELOPMENT CORPORATION, BY JOSEPH H. NECKER JR., VICE-PRESIDENT AND CYNTHIA L. STEWART, ASSISTANT SECRETARY, OWNERS 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 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, AND SERVICES, IN AND UNDER ALL ROADS AND STREET RIGHT OF WAYS AND THE SPECIFIC EASEMENTS SHOWN HEREON:

- (1) THE RIGHT TO LAY, CONSTRUCT, AND MAINTAIN SEWERS, DRAINS, WATER PIPES, AND OTHER MUNICIPAL UTILITIES
- (2) THE RIGHT TO REQUIRE DEDICATION FOR PUBLIC USE THE BEDS OF THE STREETS AND/OR ROADS, AND FLOODPLAINS AND OPEN SPACES, WHERE APPLICABLE, AND FOR OTHER GOOD AND 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 SPACES, WHERE APPLICABLE; AND
- (3) THE RIGHT TO REQUIRE DEDICATION OF WATERWAYS AND DRAINAGE EASEMENTS FOR THE SPECIFIC PURPOSE OF THEIR CONSTRUCTION, REPAIR AND MAINTENANCE; AND
- (4) THAT NO BUILDING OR SIMILAR STRUCTURE OF ANY KIND SHALL BE ERRECTED ON OR OVER THE SAID EASEMENTS AND RIGHT OF WAYS.

THE REQUIREMENTS OF SECTION 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.

WITNESS OUR HANDS THIS 8TH DAY OCT. 2002

Joseph H. Necker Jr. DATE 10/9/02
JOSEPH H. NECKER JR., VICE PRESIDENT
EMERSON COMMUNITY ASSOCIATION, INC.

James D. Lano DATE 10/9/02
JAMES D. LANO, SECRETARY
EMERSON COMMUNITY ASSOCIATION, INC.

Joseph H. Necker Jr. DATE 10-9-02
JOSEPH H. NECKER JR., VICE PRESIDENT
THE HOWARD RESEARCH AND DEVELOPMENT CORPORATION

Cynthia L. Stewart DATE 10-9-02
CYNTHIA L. STEWART, ASSISTANT SECRETARY
THE HOWARD RESEARCH AND DEVELOPMENT CORPORATION

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT, THAT IT IS A SUBDIVISION OF PART OF THE LANDS CONVEYED BY HOWARD RESEARCH AND DEVELOPMENT CORPORATION TO THE HRD HOLDINGS, INC. BY DEED DATED DECEMBER 18, 2000 AND RECORDED IN THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER 5289 FOLIO 330; THE HRD HOLDINGS, INC. HAVING THEREAFTER CHANGED ITS NAME TO THE HOWARD RESEARCH AND DEVELOPMENT CORPORATION BY ARTICLES OF AMENDMENT RECORDED JAN. 5, 2001 AND THAT ALL MONUMENTS ARE IN PLACE OR WILL BE IN PLACE PRIOR TO ACCEPTANCE OF THE STREETS IN THE SUBDIVISION BY HOWARD COUNTY AS SHOWN. THE REQUIREMENTS OF SECTION 3-108, THE REAL PROPERTY ARTICLE, OF THE 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.

Michael L. Ray 10/16/02 Date
Michael L. Ray
Registered Professional Land Surveyor #11041

MIRA

JOB NO: 11494

SCALE: 1"=100"

DATE: 06/07/02

DRAWN BY: MLR

REVIEW BY:

MORRIS & RITCHIE ASSOCIATES, INC.
ENGINEERS, PLANNERS, SURVEYORS, AND LANDSCAPE ARCHITECTS

110 WEST RD. - SUITE 245
TOWSON, MD. 21204
(410) 821-1690
Fax: (410) 821-1748

**FINAL PLAT
EMERSON**

SECTION 2, PHASE 3, PARCEL D &
OPEN SPACE LOTS 177 & 178
AND PLAT OF REVISION FOR LOT 176

SHEET 3 OF 3

ZONING: PEC-MXD-3 AND R-SC-MXD-3
TAX MAP 47 - P/O PARCELS 3, 837 & 462
SIXTH ELECTION DISTRICT
HOWARD COUNTY, MARYLAND