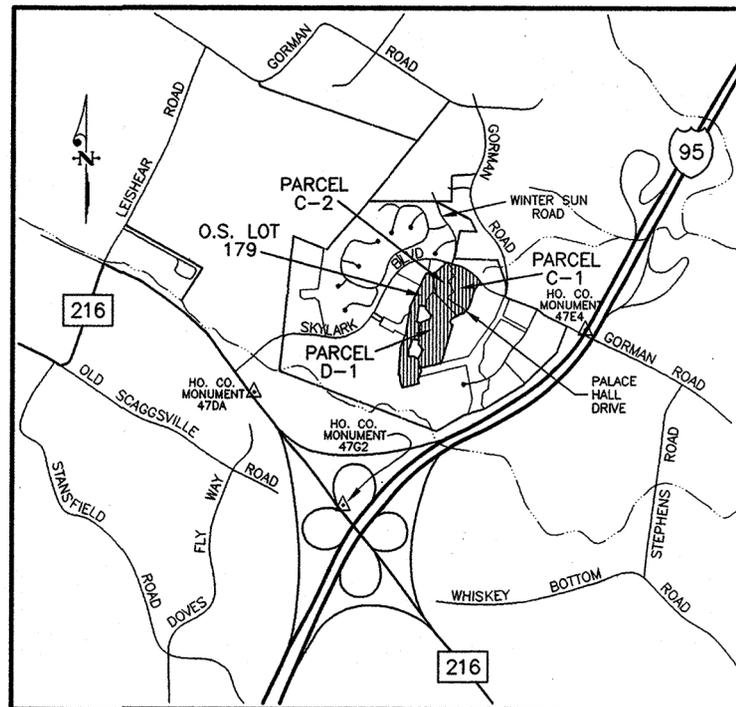


COORDINATE TABLE					
NO.	NORTHING	EASTING	NO.	NORTHING	EASTING
201	535434.33470	1352450.68380	258	536766.19297	1352489.28248
202	535596.46510	1352424.13312	259	536425.85269	1352314.42765
203	535737.70962	1352504.86738	260	536332.45479	1352297.44128
204	535826.88863	1352437.35792	275	535972.19252	1352218.96975
205	536178.44383	1352476.06819	276	535759.49061	1352140.60062
206	536228.71356	1352630.19751	277	535666.36853	1352128.38403
207	536290.33930	1352652.33117	278	535600.86927	1352125.13093
208	536398.23704	1352567.42318	279	535531.67076	1352112.07172
211	536305.42071	1353176.61929	280	535469.58173	1352112.41969
212	536299.70157	1353154.75491	281	535396.26439	1352100.75161
213	536291.00585	1353108.82075	282	535333.35905	1352090.78495
214	536258.63886	1353051.24488	283	535328.59824	1352120.83313
215	536230.33331	1352990.65007	284	535242.02143	1352114.33943
216	536118.92214	1352997.59282	285	535136.27907	1352151.16109
217	535511.19644	1352800.48903	286	535191.11254	1352419.42441
225	535387.44039	1352456.36327	287	535252.42483	1352406.89207
237	536987.94793	1352743.69699	289	535593.73068	1352407.43554
238	537036.45378	1352805.45575	290	535633.87069	1352352.42291
239	537121.48177	1352904.94040	291	535633.65037	1352292.23331
240	537151.89577	1352888.50648	292	535629.57933	1352276.01650
241	537093.75482	1353083.33628	293	535645.22812	1352263.30662
242	536890.88922	1353397.75037	294	535721.06361	1352264.79032
243	536822.74276	1353456.89354	295	535907.31167	1352346.49151
244	536795.76139	1353456.21620	296	535896.46268	1352445.01882
245	536549.86485	1353322.58794	297	536186.01039	1352423.39893
255	536927.44124	1352721.47016	298	536454.59294	1352461.98398
256	536972.51449	1352627.20159	299	536438.61207	1352573.22353
257	536965.56906	1352591.71488	300	535994.79717	1352243.96660



VICINITY MAP
SCALE: 1" = 2000'

GENERAL NOTES

- 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-979M.
- Coordinates are based on NAD 83 (91) Maryland Coordinate System as projected by Howard County, Maryland Geodetic Survey Stations 47DA, 47E4 and 47G2.
- O Indicates an Iron Pin with Cap Set.
- All areas shown on this plat are more or less.
- This plat is based on a field-run monumented boundary survey performed on or about June, 1999 by Daft-McCune-Walker, Inc.
- See County File No.'s: ZB-979M, PB-339, S-99-12, P-00-16, F-01-145, F-02-55
- No clearing, grading or construction is permitted within the required wetlands, stream(s), or their buffers and forest conservation easement areas.
- 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 line and not to the pipeline 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.
- Phasing for this project is in accordance with the decision and order for Zoning Case ZB-979M, and the decision and order for PB-339 (Comprehensive Sketch Plan S-99-12).
- On September 3, 1998, the Zoning Board granted approval of ZB-979M for the Preliminary Development Plan and Development Criteria for 516 acres of land re-zoned PEC-MXD-3 and R-SC-MXD-3.
- Parcels C and D may be resubdivided for other residential uses, in accordance with the approved Comprehensive Sketch Plan (S-99-12) and the Development Criteria.
- Development for this phase will be done in accordance with the Development Criteria approved with Comprehensive Sketch Plan S-99-12 (PB-399).
- Refer to Plat No. 15312 (F-01-145) for Open Space and Density information for Parcel C and the remainder of Emerson, Section 2, Phase 2.
- The article of incorporation for Emerson Community Association, inc. were filed with the Maryland State Department of Assessments and Taxation on August 30, 2001 under MSDAT I.D. No. D 06443675.
- The Emerson Community Association, Inc., community constitution was dated August 28, 2001 and recorded in Liber 5728 at Folio 464 among the Land Records of Howard County, Maryland.

CURVE TABLE						
CURVE	LENGTH	CHORD BEARING	RADIUS	DELTA	CHORD	TANGENT
C1	143.40	S03°33'57"E	60.00	136°55'51"	111.63	152.05
C2	66.11	S60°39'25"W	440.00	8°36'32"	66.05	33.12
C3	48.02	S79°16'49"W	60.00	45°51'20"	46.75	25.38
C4	23.45	S75°20'28"W	25.00	53°44'01"	22.60	12.67
C5	289.26	S30°50'36"W	470.00	35°15'44"	284.71	149.37
C6	283.22	S28°31'16"W	530.00	30°37'02"	279.86	145.08
C7	379.22	S57°10'09"E	670.00	32°25'46"	374.18	194.84

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.

William L. Macher 01/28/03
WILLIAM L. MACHER
PROFESSIONAL LAND SURVEYOR
MD REG. #9011
DATE
FOR EMERSON COMMUNITY ASSOCIATION, INC.

Joseph H. Necker, Jr.
JOSEPH H. NECKER, JR., Vice President
James D. Lano
JAMES D. LANO, Secretary

FOR EMERSON CORPORATION
Joseph H. Necker, Jr. Senior Vice President
James D. Lano
JAMES D. LANO, Assistant Secretary

RESERVATION OF PUBLIC UTILITY AND FOREST CONSERVATION EASEMENTS

"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 PARCELS C-1, C-2, D-1 AND O.S. LOT 179. ANY CONVEYANCES OF THE AFORESAID PARCELS SHALL BE SUBJECT TO THE EASEMENTS HEREIN RESERVED, WHETHER OR NOT EXPRESSLY STATED IN THE DEED(S) CONVEYING SAID PARCELS (C-1, C-2, D-1 AND O.S. LOT 179). DEVELOPER SHALL EXECUTE AND DELIVER DEEDS FOR THE EASEMENTS HEREIN REFERRED 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."

AREA TABULATION

1. TOTAL NUMBER OF LOTS TO BE RECORDED:	1
2. TOTAL NUMBER OF BUILDABLE LOTS:	0
3. TOTAL NUMBER OF PARCELS:	3
4. TOTAL AREA OF LOT TO BE RECORDED:	9.150 AC.
5. TOTAL AREA OF PARCELS TO BE RECORDED:	20.102 AC.
6. TOTAL AREA OF ROAD RIGHT-OF-WAY TO BE RECORDED:	0.000 AC.
7. TOTAL AREA OF SUBDIVISION TO BE RECORDED:	29.252 AC.

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

Paula Brewster 2-14-03
COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

Mark J. Leight 2/10/03
CHIEF, DEVELOPMENT ENGINEERING DIVISION MK DATE

Mark J. Leight 2/25/03
DIRECTOR (ACT) HB DATE

CLARK • FINEFROCK & SACKETT, INC.
ENGINEERS • PLANNERS • SURVEYORS
7135 MINSTREL WAY • COLUMBIA, MD 21045 • (410) 381-7500 BALT. • (301) 821-8100 WASH.

OWNERS' CERTIFICATE

We, Emerson Corporation by *Joseph H. Necker, Jr.* Senior Vice President, and *James D. Lano*, Assistant Secretary and Emerson Community Association, Inc., by *Joseph H. Necker, Jr.*, Vice President, and *James D. Lano*, 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, 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 easements shown hereon; (2) the right to require dedication for public use the beds of the streets and/or roads, floodplains and open spaces where applicable, and for good and other valuable consideration, hereby grant the right and option to Howard County, Maryland, to acquire the fee simple title to the beds of the streets and/or roads, floodplains, storm drainage facilities and open spaces, 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 our hands this 22nd day of January 2003.
Joseph H. Necker, Jr. Senior Vice President
James D. Lano Secretary
EMERSON COMMUNITY ASSOCIATION, INC.
James D. Lano Assistant Secretary



OWNER/DEVELOPER:
EMERSON COMMUNITY ASSOCIATION INC.
10275 LITTLE PATUXENT PARKWAY
COLUMBIA, MARYLAND 21043

EMERSON CORPORATION
10275 LITTLE PATUXENT PARKWAY
COLUMBIA, MARYLAND 21043

SURVEYOR'S CERTIFICATE

I hereby certify that the Final Plat shown and described hereon is correct; that it is a subdivision of all of the lands conveyed by Emerson Corporation, a Maryland corporation, to Emerson Community Association, Inc., a Maryland corporation by deed dated February 6, 2002 and recorded in Liber 5978 at Folio 465 and part of the lands conveyed by Howard Research and Development Corporation to The Emerson Corporation by deed dated August 16, 2002 and recorded in Liber 6352 at Folio 434; and also being part of the lands conveyed by Howard Research and Development Corporation to The HRD Holdings, Inc. by deed dated December 18, 2000 recorded in Liber 5289 at Folio 330; the HRD Holdings, Inc. having thereafter changed its name to The Howard Research and Development Corporation by Articles of Amendment dated January 5, 2001, 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, Maryland, as shown in accordance with the Howard County Subdivision Regulations. All recordings being among the Land Records of Howard County, Maryland.

William L. Macher 28 January 2003
WILLIAM L. MACHER
PROFESSIONAL LAND SURVEYOR DATE

THE PURPOSE OF THIS PLAT IS TO REVISE THE PARCEL LINES BETWEEN LOT 175, PARCELS C AND D. AND TO SUBDIVIDE PARCEL C INTO TWO PARCELS.

RECORDED AS PLAT 15825
ON Feb. 27, 2003 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

EMERSON

HOA O.S. LOT 179 SECTION 2 PHASE 1B,
PARCELS C-1 AND C-2 SECTION 2 PHASE 2 &
PARCEL D1 SECTION 2 PHASE 3

A RESUBDIVISION OF LOT 175 SECTION 2 PHASE 1B,
PARCEL C SECTION 2 PHASE 2 AND
PARCEL D SECTION 2 PHASE 3

TAX MAP 47 PART OF PARCELS 3, 462 & 837
SIXTH (6TH) ELECTION DISTRICT HOWARD COUNTY, MARYLAND
SCALE: AS SHOWN DATE: JANUARY, 2003

S-99-12, P-00-16, PB-339, ZB-979M
SHEET 1 OF 2

CAD FILE: #10 C:/DRAWING FILES/EMERSON/02076RCOVER

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.

William L. Mochen 01/28/03
 WILLIAM L. MACHEN
 PROFESSIONAL LAND SURVEYOR
 MD. REG. #9011
 FOR EMERSON COMMUNITY ASSOCIATION, INC.

Joseph H. Necker, Jr.
 JOSEPH H. NECKER, JR., Vice President

James D. Lano
 JAMES D. LANO, Secretary

FOR EMERSON CORPORATION

Joseph H. Necker, Jr.
 JOSEPH H. NECKER, JR., Senior Vice President

James D. Lano
 JAMES D. LANO, Assistant Secretary

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N/F THE HOWARD RESEARCH AND DEVELOPMENT CORPORATION
 5289/330.

PARCEL B-1

N/F THE HOWARD RESEARCH AND DEVELOPMENT CORPORATION
 5289/330
 PLAT NO. 15455

PARCEL A-1
 EMERSON SECTION 2 PHASE 1B
 LOTS 1 THRU 160, OPEN SPACE
 LOTS 161 THRU 176 AND PARCEL A
 PLAT No. 15455

H.O.A. O.S. LOT 173
 EMERSON SECTION 2 PHASE 1B
 LOTS 1 THRU 160, OPEN SPACE
 LOTS 161 THRU 176 AND PARCEL A
 PLAT No.

EX. FOREST CONSERVATION EASEMENT AREA "O" 0.296 AC.± (REFORESTATION)

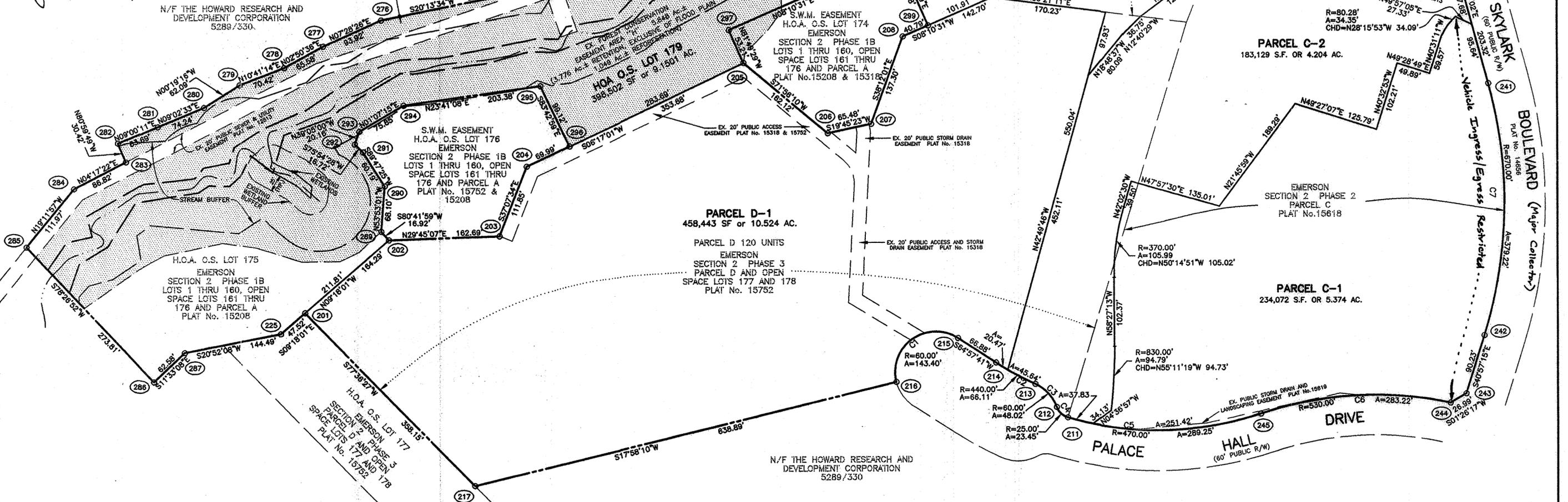
H.O.A. O.S. LOT 179
 398,502 SF OR 9.1501 AC.

PARCEL D-1
 458,443 SF OR 10.524 AC.

PARCEL D 120 UNITS
 EMERSON SECTION 2 PHASE 3
 PARCEL D AND OPEN SPACE LOTS 177 AND 178
 PLAT No. 15752

PARCEL C-2
 183,129 S.F. OR 4.204 AC.

PARCEL C-1
 234,072 S.F. OR 5.374 AC.



AREA TABULATION

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THE PURPOSE OF THIS PLAT IS TO REVISE THE PARCEL LINES BETWEEN LOT 175, PARCELS C AND D, AND TO SUBDIVIDE PARCEL C INTO TWO PARCELS.

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

CLARK · FINEFROCK & SACKETT, INC.
 ENGINEERS · PLANNERS · SURVEYORS
 7135 MINTREL WAY • COLUMBIA, MD 21045 • (410) 381-7500 BALT. • (301) 621-8100 WASH.



OWNER/DEVELOPER:
 EMERSON COMMUNITY ASSOCIATION INC.
 10275 LITTLE PATUXENT PARKWAY
 COLUMBIA, MARYLAND 21043

EMERSON CORPORATION
 10275 LITTLE PATUXENT PARKWAY
 COLUMBIA, MARYLAND 21043

RECORDED AS PLAT 15826
 ON Feb. 27, 2003 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

Perry Bonner MD, J.E.
 COUNTY HEALTH OFFICER
 DATE: 2-14-03

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

Mark L. Lough
 CHIEF, DEVELOPMENT ENGINEERING DIVISION MK
 DATE: 2/10/03

Mark L. Lough
 DIRECTOR HP
 DATE: 2/25/03

OWNERS' CERTIFICATE

We, Emerson Corporation, by Joseph H. Necker, Jr., Senior Vice President, and James D. Lano, Assistant Secretary and Emerson Community Association, Inc., by Joseph H. Necker, Jr., Vice President, and James D. Lano, Secretary, owners of the property shown and described herein, 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, 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 easements shown herein; (2) the right to require dedication for public use the beds of the streets and/or roads, floodplains and open spaces where applicable, and for good and other valuable consideration, hereby grant the right and option to Howard County, Maryland, to acquire the fee simple title to the beds of the streets and/or roads, floodplains, storm drainage facilities and open spaces, 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 our hands this 27th day of January, 2003.

Joseph H. Necker, Jr. JOSEPH H. NECKER, JR., Vice President
 EMERSON COMMUNITY ASSOCIATION, INC.

James D. Lano JAMES D. LANO, Secretary
 EMERSON COMMUNITY ASSOCIATION, INC.

Joseph H. Necker, Jr. JOSEPH H. NECKER, JR., Senior Vice President
 EMERSON CORPORATION

James D. Lano JAMES D. LANO, Assistant Secretary
 EMERSON CORPORATION

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William L. Mochen
 WILLIAM L. MACHEN
 PROFESSIONAL LAND SURVEYOR
 MARYLAND REG. #9011
 DATE: 28 January 2003

EMERSON

HOA O.S. LOT 179 SECTION 2 PHASE 1B,
 PARCELS C-1 AND C-2 SECTION 2 PHASE 2 &
 PARCEL D1 SECTION 2 PHASE 3

A RESUBDIVISION OF LOT 175 SECTION 2 PHASE 1B,
 PARCEL C SECTION 2 PHASE 2 AND
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TAX MAP 47 PART OF PARCELS 3, 462 & 837
 SIXTH (6TH) ELECTION DISTRICT HOWARD COUNTY, MARYLAND
 SCALE: 1" = 100' DATE: JANUARY, 2003

S-99-12, P-00-16, PB-339, ZB-979M
 SHEET 2 OF 2

CAD FILE: #10 C:/DRAWING FILES/EMERSON/02076RPSH2
 CHKD: WLM DRAWN: LAI JOB NO.: 02-076 FILE NO.: 02-076 R