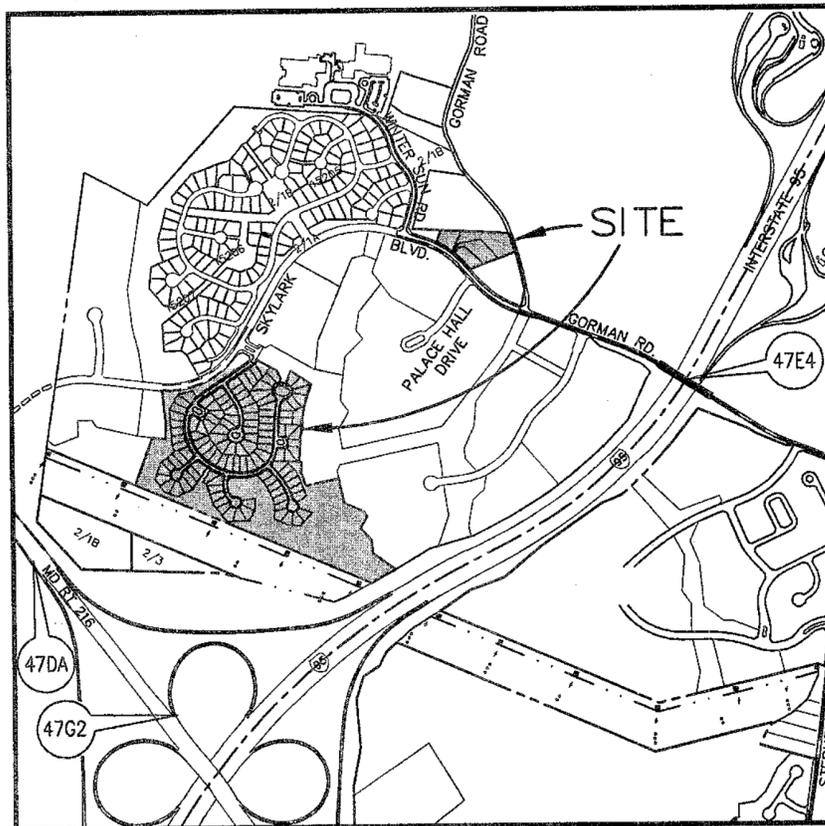


COORDINATE TABLE

NAME	NORTH	EAST	NAME	NORTH	EAST	NAME	NORTH	EAST
PL 1	535919.60	1351010.71	RW 1	536139.24	1351688.36	RW 38	535701.39	1351299.46
PL 2	536225.74	1351636.21	RW 2	535898.88	1351323.02	RW 39	535708.85	1351334.03
PL 3	536234.59	1351671.24	RW 3	535538.84	1351188.94	RW 40	535746.63	1351358.44
PL 4	536207.93	1351717.87	RW 4	535402.52	1351253.19	RW 41	535781.20	1351351.00
PL 5	536174.11	1351727.19	RW 5	535372.33	1351250.46	RW 42	535806.08	1351312.47
PL 6	536157.80	1351711.27	RW 6	535341.81	1351276.08	RW 43	535823.37	1351308.75
PL 7	536132.02	1351756.75	RW 7	535338.88	1351306.27	RW 44	535857.11	1351350.50
PL 8	536158.17	1351777.72	RW 8	535229.88	1351479.85	RW 45	535941.38	1351478.55
PL 9	536066.36	1351939.50	RW 9	535203.87	1351495.43	RW 46	535935.64	1351506.25
PL 10	536021.31	1351977.18	RW 10	535194.14	1351534.22	RW 47	535826.63	1351577.97
PL 11	536014.27	1352008.15	RW 11	535209.71	1351560.23	RW 48	535632.59	1351621.16
PL 12	536069.52	1352056.31	RW 12	535218.70	1351746.31	RW 49	535611.25	1351594.59
PL 13	535972.20	1352218.96	RW 13	535260.71	1351833.46	RW 50	535491.41	1351589.47
PL 14	535759.50	1352140.59	RW 14	535261.31	1351863.86	RW 51	535491.17	1351609.47
PL 15	535666.43	1352128.39	RW 15	535290.19	1351891.53	RW 52	535572.98	1351666.08
PL 16	535600.93	1352125.13	RW 16	535328.97	1351890.77	RW 53	535624.43	1351680.38
PL 17	535531.73	1352112.07	RW 17	535417.47	1351926.57	RW 54	535848.82	1351611.38
PL 18	535611.30	1352112.23	RW 18	535433.32	1351944.65	RW 55	535957.62	1351539.66
PL 19	535469.63	1352112.42	RW 19	535430.70	1351984.57	RW 56	535985.33	1351545.38
PL 20	535333.36	1352090.78	RW 20	535449.02	1352010.82	RW 57	536097.47	1351715.84
PL 21	535328.60	1352120.82	RW 21	535503.90	1352014.43	RW 58	535250.34	1351104.22
PL 22	535242.02	1352114.33	RW 22	535525.50	1351990.79	RW 59	535235.65	1351180.27
PL 23	535136.28	1352151.15	RW 23	535528.12	1351950.88	RW 60	535266.70	1351186.27
PL 24	535191.11	1352419.42	RW 24	535544.07	1351936.69	RW 61	535018.41	1351532.21
PL 25	534989.10	1352460.70	RW 25	535721.88	1351948.57	RW 62	535000.28	1351538.23
PL 26	534918.39	1352622.58	RW 26	535784.81	1351956.91	RW 63	535045.82	1351578.68
PL 27	534880.27	1352638.88	RW 27	535834.79	1352011.15	RW 64	535055.92	1351553.58
PL 28	534785.36	1352591.41	RW 28	535861.13	1352021.96	RW 65	535243.08	1351882.81
PL 29	534683.94	1352679.38	RW 29	535978.51	1351976.77	RW 66	534969.96	1352024.57
PL 30	534580.09	1352685.75	RW 30	535870.55	1351908.11	RW 67	534956.21	1352022.79
PL 31	534444.73	1352869.35	RW 31	535811.09	1351921.74	RW 68	534985.33	1352078.44
PL 32	534334.82	1352672.24	RW 32	535724.50	1351908.66	RW 69	535004.67	1352058.68
PL 33	535170.47	1350745.54	RW 33	535451.49	1351890.73	RW 70	535271.92	1351910.54
PL 34	535546.98	1350886.29	RW 34	535266.35	1351730.82			
PL 35	535527.42	1351032.64	RW 35	535552.46	1351237.05			
PL 36	535659.42	1351036.26	RW 36	535722.55	1351243.84			
			RW 37	535726.27	1351260.93			

EMERSON SECTION 2, PHASE 4



VICINITY MAP
SCALE: 1" = 1000'

BENCHMARKS

47DA NORTHING: 535405.458 FT.
EASTING: 1349362.707 FT.
ELEVATION: 315.20 FT.
47E4 NORTHING: 535846.138 FT.
EASTING: 1355431.199 FT.
ELEVATION: 338.23 FT.
47C2 NORTHING: 532938.964 FT.
EASTING: 1351224.095 FT.
ELEVATION: 363.53 FT.

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.

Bryan J. Haynie 1-22-04
DATE
BRYAN J. HAYNIE, L.S. 21139
[Signature] 1/23/04
DATE
OWNER

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS A SUBDIVISION OF PART OF THE LAND CONVEYED BY THE HOWARD RESEARCH AND DEVELOPMENT LAND CORPORATION, A MARYLAND CORPORATION, TO THE EMERSON CORPORATION, A MARYLAND CORPORATION, BY DEED RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER 7419 AT FOLIO 156; AND THAT ALL MONUMENTS ARE IN PLACE OR WILL BE IN PLACE PRIOR TO ACCEPTANCE OF THE STREETS IN THE SUBDIVISION BY HOWARD COUNTY, IN ACCORDANCE WITH THE ANNOTATED CODE OF MARYLAND, AS AMENDED.

Bryan J. Haynie 1-22-04
DATE
BRYAN J. HAYNIE
PROFESSIONAL LAND SURVEYOR
MARYLAND REGISTRATION No. 21139
[Signature] 1-23-04
DATE
ROBERT CORBETT



GENERAL NOTES:

- COORDINATES ARE BASED ON THE MARYLAND COORDINATE SYSTEM NAD83 (1991) AS PROJECTED BY HOWARD COUNTY GEODETIC CONTROL STATIONS NO. 475A, 47E4, AND 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.
- DRIVEWAYS SHALL BE PROVIDED PRIOR TO ISSUANCE OF A USE AND OCCUPANCY PERMIT FOR ANY NEW DWELLINGS TO INSURE SAFE ACCESS FOR FIRE AND EMERGENCY VEHICLES PER THE FOLLOWING MINIMUM REQUIREMENTS:
 - WIDTH - 12' (14' SERVING MORE THAN ONE RESIDENCE);
 - SURFACE - 6" OF COMPACTED CRUSHER RUN BASE WITH TAR AND CHIP COATING (1-1/2" MIN.);
 - GEOMETRY - MAX. 15% GRADE, MAX 10% GRADE CHANGE AND MIN. 45' TURNING RADIUS;
 - STRUCTURES (CULVERTS/BRIDGES) - CAPABLE OF SUPPORTING 25 GROSS TONS (H25 LOADING);
 - DRAINAGE ELEMENTS - CAPABLE OF SAFELY PASSING 100-YEAR FLOOD WITH NO MORE THAN 1 FOOT DEPTH OVER DRIVEWAY SURFACE;
 - MAINTENANCE - SUFFICIENT TO INSURE ALL WEATHER USE.
- NO CLEARING, GRADING OR CONSTRUCTION IS PERMITTED WITHIN THE REQUIRED WETLANDS, STREAMS OR THEIR BUFFERS AND FOREST CONSERVATION EASEMENT AREAS.
- FOR PRIVATE ACCESS PLACE, 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 SEWER SERVICE WILL BE GRANTED UNDER THE PROVISIONS OF SECTION 18.122B OF THE HOWARD COUNTY CODE. ALLOCATION OF WATER AND SEWER SERVICE WILL BE MADE AT THE TIME OF PLAT APPROVAL, IF CAPACITY IS AVAILABLE AT THE TIME.
- THERE ARE NO CEMETERIES OR STRUCTURES WITHIN THE LIMITS OF THESE PLATS.
- THE FOREST CONSERVATION EASEMENT HAS BEEN ESTABLISHED TO FULFILL THE REQUIREMENT OF SECTION 16.1200 OF THE HOWARD COUNTY CODE AND FOREST CONSERVATION ACT. CLEARING, GRADING OR CONSTRUCTION IS PERMITTED WITHIN THE FOREST CONSERVATION AREA; HOWEVER, FOREST MANAGEMENT PRACTICES AS DEFINED IN THE DEED OF FOREST CONSERVATION EASEMENT ARE ALLOWED.
- RESERVATION OF PUBLIC UTILITY AND FOREST CONSERVATION EASEMENTS DEVELOPER RESERVES UNTO ITSELF, ITS SUCCESSORS AND ASSIGNS, ALL EASEMENTS SHOWN ON THIS PLAN FOR WATER, SEWER, STORM DRAINAGE, OTHER PUBLIC UTILITIES AND FOREST CONSERVATION (DESIGNATED AS "FOREST CONSERVATION AREA"), LOCATED IN, ON, OVER AND THROUGH LOTS/PARCELS. 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 LOT/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, AND IN THE CASE OF THE FOREST CONSERVATION EASEMENT(S), UPON COMPLETION OF THE DEVELOPER'S OBLIGATIONS UNDER THE FOREST CONSERVATION INSTALLATION AND MAINTENANCE AGREEMENT EXECUTED BY THE DEVELOPER AND THE COUNTY, AND THE RELEASE OF THE 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.
- LANDSCAPING FOR LOTS 1 THROUGH 124 SHOWN HEREIN IS PROVIDED IN ACCORDANCE WITH A CERTIFIED LANDSCAPE PLAN ON FILE WITH THIS PLAT IN ACCORDANCE WITH SECTION 16.124 OF THE HOWARD COUNTY CODE AND THE LANDSCAPE MANUAL.
- PREVIOUS HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING FILE NOS.: SB-979 M, WP-99-96, S-99-12 AND PB-339, P-02-15, PB 359, WP-03-46 & WP-03-53 SDP 03-159, SDP 03-161, SDP 03-166, SDP 03-172, SDP 03-173, SDP 04-10 SDP 04-14 & SDP 04-29
- THE HOA OPEN SPACE SHOWN HEREON AS LOTS 122, 123, AND 124 ARE HEREBY DEDICATED TO A PROPERTY ASSOCIATION FOR THE RESIDENTS OF THIS SUBDIVISION. THE ARTICLES OF INCORPORATION HAVE BEEN FILED WITH THE STATE DEPARTMENT OF ASSESSMENTS AND TAXATION WITH INCORPORATION NUMBER D06439459. THE COVENANTS FOR THE EMERSON COMMUNITY ASSOCIATION, INC. WERE RECORDED IN THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER 5728 FOLIO 464 CONCURRENTLY WITH THE PLATS ENTITLED "EMERSON, SECTION 1, AREA 1, LOTS 1 THROUGH 34, OPEN SPACE LOTS 35 THROUGH 39, AND PARCEL A" RECORDED AMONG THE AFORESAID LAND RECORDS AS PLAT NOS. 14994 THROUGH 15001 (F-01-140).
- THE OPEN SPACE SHOWN HEREON AS LOT 121 IS HEREBY DEDICATED TO HOWARD COUNTY, MARYLAND (DEPARTMENT OF RECREATION AND PARKS).
- STORMWATER MANAGEMENT (SWM) IS BEING TREATED ON THIS SITE BY A SWM POND AND SWM CREDITS IN ACCORDANCE WITH THE 2000 MARYLAND DEPARTMENT OF THE ENVIRONMENT SWM REGULATIONS. THERE IS ONE POND DESIGNED FOR THIS PORTION OF THE PROJECT, WHICH ADDRESSES WATER QUANTITY AND QUALITY REQUIREMENTS, THE WET VOLUMES REPRESENTING WATER QUALITY. THIS POND IS TO BE PUBLICLY MAINTAINED BY HOWARD COUNTY, MARYLAND. WATER QUANTITY, QUALITY AND RECHARGE VOLUMES ARE ADDRESSED BY SWM CREDITS THAT TREAT RUNOFF NON-STRUCTURALLY. THESE CREDITS INCLUDE NATURAL AREA PRESERVATION AREAS AND GRASS SWALES.
- MINIMUM BUILDING RESTRICTION SETBACKS FROM PROPERTY LINES THE PUBLIC ROAD RIGHT-OF-WAY ARE TO BE IN ACCORDANCE WITH THE DEVELOPMENT CRITERIA APPROVED WITH THE COMPREHENSIVE SKETCH PLAN S-99-12 AND THE DECISION AND ORDER FOR PB-339 APPROVED ON JULY 1, 1999.

GENERAL NOTES CONTINUE ON SHEET 2

OWNER:
THE EMERSON CORPORATION
10275 LITTLE PATUXENT PARKWAY
COLUMBIA, MD. 21044
410-992-6084
ATTN: JOSEPH H. NECKER, JR.

PURPOSE NOTE

THE PURPOSE OF THIS CORRECTION PLAT IS TO ADD DETAILED LOT FRONTAGE INFORMATION AND TO REVISE BEARINGS ON INTERIOR LOT LINES TO ENSURE PROPER CLOSURE FOR LOTS 1-4, 7, 9-16, 20-23, 26-28, 32, 39-44, 49-56, 60-62, 65, 71, 76, 78-82, 86, 88-92, 94-95, 99, 103, 105, 109-111, 122 & 123 AND ALSO TO ADD THE DEED LIBER AND FOLIO FOR THE USE-IN-COMMON EASEMENT SERVING LOTS 65 & 66 AND ALSO TO ADD THE LABEL, DEED LIBER AND FOLIO FOR THE USE-IN-COMMON EASEMENT SERVING LOTS 117-120.

TABULATION OF FINAL PLAT - ALL SHEETS

- TOTAL NUMBER OF LOTS TO BE RECORDED: 65
- TOTAL NUMBER OF BUILDABLE LOTS TO BE RECORDED: 65
- TOTAL AREA OF BUILDABLE LOTS TO BE RECORDED: 11.97
- TOTAL NUMBER OF OPEN SPACE LOTS TO BE RECORDED: 2
- TOTAL AREA OF OPEN SPACE LOTS TO BE RECORDED: 0.23
- TOTAL AREA OF ROADWAYS TO BE RECORDED: 0
- TOTAL AREA OF SUBDIVISION TO BE RECORDED: 12.20 AC.

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

[Signature] 3-16-04
DATE
COUNTY HEALTH OFFICER

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

[Signature] 2/10/04
DATE
CHIEF, DEVELOPMENT ENGINEERING DIVISION MK

[Signature] 2/18/04
DATE
DIRECTOR

OWNER'S DEDICATION

THE EMERSON CORPORATION, A MARYLAND CORPORATION, COLUMBIA BUILDERS, INC., PATRIOT HOMES, INC., RYLAND HOMES, INC., NU HOMES, INC., GOODIER BUILDERS AT EMERSON L.L.C., ALAN HOMES, INC., DOUGLAS HOMES, INC., WILLIAMSBURG GROUP, L.L.C., AND EMERSON COMMUNITY ASSOCIATION 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 SEWER, 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;
- THE RIGHT TO REQUIRE DEDICATION FOR PUBLIC USE, THE BEDS OF THE STREETS AND/OR ROADS, FLOODPLAINS AND OPEN SPACE WHERE APPLICABLE AND FOR GOOD AND OTHER VALUABLE CONSIDERATION, HEREBY GRANTS THE RIGHT AND OPTION TO HOWARD COUNTY TO ACQUIRE THE FEE SIMPLE TITLE TO THE BEDS OF THE STREETS AND/OR ROADS, FLOODPLAINS, STORM DRAINAGE FACILITIES AND OPEN SPACE WHERE APPLICABLE;
- THE RIGHT TO REQUIRE DEDICATION OF WATERWAYS AND DRAINAGE EASEMENTS FOR THE SPECIFIC PURPOSE OF THEIR CONSTRUCTION, REPAIR AND MAINTENANCE; AND
- THAT NO BUILDING OR SIMILAR STRUCTURE OF ANY KIND SHALL BE ERRECTED ON OR OVER THE SAID EASEMENTS AND RIGHTS-OF-WAY.

THE EMERSON CORPORATION (OWNERS OF LOTS 27, 28, 119, 120) NU HOMES, INC. (OWNERS OF LOTS 4, 9, 10, 49, 50, 99)

BY: *[Signature]* 1/23/04 BY: *[Signature]* 1/28/04
DATE DATE
JOSEPH H. NECKER HARRY A. BOIME JR.

COLUMBIA BUILDERS, INC. (OWNERS OF LOTS 2, 20, 29, 30) GOODIER BUILDERS AT EMERSON L.L.C. (OWNERS OF LOT 62, 65, 109-111)

BY: *[Signature]* 1/28/04 BY: *[Signature]* 1/28/04
DATE DATE
TED WIES STEVEN APPLER, VP

PATRIOT HOMES, INC. (OWNERS OF LOTS 1, 7, 15, 39-41, 51-55, 71, 76, 88-92, 94) ALLAN HOMES, INC. (OWNERS OF LOTS 14, 42-44, 86, 95)

BY: *[Signature]* 1/28/04 BY: *[Signature]* 1/29/04
DATE DATE
CINDY HUNTZBERRY M. RITA CAMPBELL

THE RYLAND GROUP (OWNERS OF LOTS 3, 11-13, 16, 78-82, 103, 105) DOUGLAS HOMES, INC. (OWNERS OF LOTS 21-23, 28)

BY: *[Signature]* 1/30/04 BY: *[Signature]* 2/2/04
DATE DATE
BRIAN KNAUFF DANA BORG

EMERSON COMMUNITY ASSOCIATION (OWNERS OF OPEN SPACE LOTS 122 & 123) WILLIAMSBURG GROUP, L.L.C. (OWNERS OF LOTS 56, 60, 61)

BY: *[Signature]* 1/23/04 BY: *[Signature]* 1-28-04
DATE DATE
JOSEPH H. NECKER ROBERT CORBETT

RECORDED AS PLAT No. 12204

ON 1-22-04 IN THE LAND RECORDS OF HOWARD COUNTY, MD.

PLAT OF CORRECTION
EMERSON
SECTION 2 / PHASE 4
(KEY PROPERTY)

LOTS 1-4, 7, 9-16, 20-23, 26-29, 32, 39-44, 49-56, 60-62, 65, 71, 76, 78-82, 86, 88-92, 94, 95, 99, 103, 105, 109-111
OPEN SPACE LOTS 122 & 123

SHEET 1 OF 4
6th ELECTION DISTRICT
SCALE: 1"=100'

TAX MAP 47, GRID 8, PARCEL 1053
HOWARD COUNTY, MARYLAND
JAN. 2004
CENTURY ENGINEERING, INC.
CONSULTING ENGINEERS, PLANNERS, SURVEYORS
32 WEST ROAD
TOWSON, MARYLAND 21284
(410) 823-8070

F-04-086

GENERAL NOTES CONTINUED

- 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).
- THE ZONING BOARD GRANTED APPROVAL OF ZB-979M ON SEPTEMBER 3, 1998 FOR THE PRELIMINARY DEVELOPMENT PLAN AND DEVELOPMENT CRITERIA FOR THE 516.9 ACRES OF LAND REZONED AS PEC-MXD-3 AND R-SC-MXD-3. THE DECISION AND ORDER WAS SIGNED ON SEPTEMBER 3, 1998.
- DEVELOPMENT FOR PHASE 4 IS SUBJECT TO THE FOURTH EDITION OF THE SUBDIVISION REGULATIONS AND 1993 ZONING REGULATIONS AS AMENDED THROUGH 7-12-01.
- THIS PLAT COMPLIES WITH THE REQUIREMENTS OF SECTION 16.1200 OF THE HOWARD COUNTY CODE FOR FOREST CONSERVATION. DEVELOPMENT OF EMERSON 2, PHASE 4 UNDER THE CURRENT FOREST CONSERVATION ACT INVOLVES THE CLEARING OF APPROXIMATELY 5.48 ACRES OF FOREST, AND THE RETENTION OF APPROXIMATELY 5.20 ACRES ON THE NET TRACT AREA, WHEN EVALUATED CUMULATIVELY WITH PREVIOUS PHASES OF THE PROJECT, 47.15+/- ACRES OF FOREST CLEARING AND 51.03+/- ACRES OF RETENTION ARE PROPOSED, AND NO REFORESTATION IS REQUIRED. APPROXIMATELY 5.03 ACRES OF REFORESTATION WAS PROVIDED IN PREVIOUS PHASES AND MAY BE USED TO OFFSET REFORESTATION REQUIREMENTS FOR FUTURE PHASES OF THIS DEVELOPMENT.
- (WP-99-96) TO PROVIDE FOR DIRECT DRIVEWAY ACCESS FOR LOTS 117, 118 AND LOT 119 FROM A MAJOR COLLECTOR ROAD, APPROVED ON APRIL 29, 1999, AND WP-03-46 FOR LOT 120 TO SKYLARK BOULEVARD, APPROVED DECEMBER 17, 2002 WITH THE FOLLOWING CONDITIONS:
 - THE VEGETATION ALONG GORMAN ROAD IS TO BE MAINTAINED.
 - LOCATE THE PROPOSED FUTURE HOUSES ON LOTS 117-120 AS FAR FROM GORMAN ROAD AS POSSIBLE.
 - COMPLIANCE WITH THE FOLLOWING COMMENTS FROM DED.1. THE PROPOSED HOUSE MUST BE LOCATED SUCH THAT BASEMENT SEWER SERVICE CAN BE PROVIDED. PROVIDE EXISTING SEWER AND WATER CONTRACT NUMBERS AND SHC HOUSE CONNECTION INVERT. SHC MUST HAVE A MINIMUM OF 1% SLOPE TO ENSURE PROPER FUNCTIONING OF BASEMENT SEWER SERVICE. 2. STORMWATER MANAGEMENT SUPPLEMENTAL PLAN AND REPORT IS REQUIRED TO BE SUBMITTED AND APPROVED FOR THIS SITE. ACCESS EASEMENT MUST BE MODIFIED TO INCLUDE THE ADDITIONAL LOT AND THE MAINTENANCE AGREEMENT ALSO REVISED TO INCLUDE THE ADDITIONAL LOT.
- OPEN SPACE LOT 123 FULFILLS ITS FRONTAGE AND ACCESS REQUIREMENTS VIA ADJOINING H.O.A. OPEN SPACE LOTS 173 AND 175.
- WP-03-53 VOIDED MARCH 27, 2003. THE DEPARTMENT OF PLANNING AND ZONING HAS DETERMINED, AND THE PLANNING DIRECTOR HAS CONCURRED, THAT THE PROJECT MISSED ITS DEADLINE DATE OF FEBRUARY 20, 2003 TO SUBMIT ADDITIONAL INFORMATION FOR SRC CONSIDERATION, AND THEREFORE THE PLAN SUBMISSION FOR WP-03-53 WAS VOIDED. THE WAIVER HAD REQUESTED APPROVAL TO ALLOW A SWM OUTFALL IN THE STREAM BUFFER.
- LOTS 1 THRU 116 WILL BE SERVED BY WATER AND SEWER CONTRACT #24-4043-D. LOTS 117 THRU 120 WILL BE SERVED BY WATER CONTRACT #44-3870-D AND SEWER CONTRACT #34-3832-D.
- FOREST CONSERVATION HAS BEEN ADDRESSED ON PREVIOUSLY APPROVED PLANS, PLANNING AND ZONING FILE NO. F-03-013.

LINE TABLE

NAME	BEARING	DISTANCE	NAME	BEARING	DISTANCE
L-1	S 11°39'30" W	28.28'	L-10	S 41°14'32" E	21.21'
L-2	S 78°20'30" E	28.28'	L-11	S 86°14'32" E	40.00'
L-3	S 12°08'52" E	17.69'	L-12	S 47°34'57" E	32.02'
L-4	S 57°08'52" E	45.87'	L-13	N 03°45'28" E	55.00'
L-5	N 12°08'52" W	35.36'	L-14	N 55°05'53" E	32.02'
L-6	N 32°51'08" E	45.00'	L-15	N 86°14'32" W	40.00'
L-7	N 77°51'08" E	35.36'	L-16	N 48°45'28" E	24.05'
L-8	S 57°08'52" E	45.87'	L-17	S 89°19'05" E	20.00'
L-9	N 77°51'08" E	17.69'			

MINIMUM LOT SIZE CHART

LOT NO.	GROSS AREA	PIPESTEM AREA	MINIMUM LOT AREA
119	24,465 SF	1732 SF	22,733 SF
120	34,727 SF	2121 SF	32,606 SF

CURVE DATA

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE	TANGENT
C1	225.00'	87.22'	86.67'	S 45°33'13" W	22°12'36"	44.16'
C2	275.00'	53.77'	53.68'	N 51°03'26" E	11°12'09"	26.97'
C3	275.00'	173.06'	170.22'	N 02°13'12" E	36°03'26"	89.50'
C4	410.00'	631.17'	570.67'	N 59°54'38" W	88°12'14"	397.35'
C5	205.00'	136.33'	133.83'	N 56°56'10" E	38°06'10"	70.79'
C6	520.00'	87.88'	87.57'	N 08°35'18" E	09°39'39"	43.94'
C7	59.18'	64.64'	61.48'	S 14°43'42" E	62°36'08"	35.97'
C8	66.00'	179.30'	129.03'	N 33°12'23" E	155°39'20"	305.98'
C9	66.00'	170.16'	126.80'	S 04°53'37" W	147°43'08"	228.06'
C10	71.18'	77.53'	73.76'	N 47°20'06" E	62°24'42"	43.12'
C11	480.00'	63.53'	63.49'	N 07°32'58" E	07°35'01"	31.81'
C12	250.00'	96.06'	95.47'	S 22°01'34" W	22°00'53"	48.63'
C13	225.00'	52.30'	52.19'	S 48°05'00" W	13°19'08"	26.27'
C14	320.00'	234.70'	229.48'	S 12°19'47" E	42°01'25"	122.91'
C15	100.00'	52.36'	51.76'	N 08°19'05" W	30°00'00"	26.79'
C16	60.00'	117.29'	99.48'	S 34°40'55" W	112°00'00"	88.95'
C17	60.00'	192.18'	119.94'	N 02°26'33" E	183°31'15"	195.214'
C18	25.00'	37.51'	34.09'	S 51°13'22" W	85°57'38"	23.30'
C19	280.00'	203.22'	198.79'	S 12°32'59" E	41°35'02"	106.32'
C39	207.00'	77.14'	76.70'	N 30°55'49" E	21°21'10"	39.02'
C40	210.00'	47.17'	47.07'	N 10°11'35" E	12°52'14"	23.69'

OWNER'S DEDICATION

THE EMERSON CORPORATION, A MARYLAND CORPORATION, COLUMBIA BUILDERS, INC., PATRIOT HOMES, INC., RYLAND HOMES, INC., NU HOMES, INC., GOODIER BUILDERS AT EMERSON L.L.C., ALAN HOMES, INC., DOUGLAS HOMES, INC., WILLIAMSBURG GROUP, L.L.C., AND EMERSON COMMUNITY ASSOCIATION 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 SEWER, 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;
- THE RIGHT TO REQUIRE DEDICATION FOR PUBLIC USE, THE BEDS OF THE STREETS AND/OR ROADS, FLOODPLAINS AND OPEN SPACE WHERE APPLICABLE AND FOR GOOD AND OTHER VALUABLE CONSIDERATION, HEREBY GRANTS THE RIGHT AND OPTION TO HOWARD COUNTY TO ACQUIRE THE FEE SIMPLE TITLE TO THE BEDS OF THE STREETS AND/OR ROADS, FLOODPLAINS, STORM DRAINAGE FACILITIES AND OPEN SPACE WHERE APPLICABLE;
- THE RIGHT TO REQUIRE DEDICATION OF WATERWAYS AND DRAINAGE EASEMENTS FOR THE SPECIFIC PURPOSE OF THEIR CONSTRUCTION, REPAIR AND MAINTENANCE; AND
- THAT NO BUILDING OR SIMILAR STRUCTURE OF ANY KIND SHALL BE ERRECTED ON OR OVER THE SAID EASEMENTS AND RIGHTS-OF-WAY.

THE EMERSON CORPORATION (OWNERS OF LOTS 27, 28, 119, 120)
 BY: *Joseph H. Necker* 1/23/04 DATE
 JOSEPH H. NECKER

NU HOMES, INC. (OWNERS OF LOTS 4, 9, 10, 49, 50)
 BY: *Harry A. Bowie Jr.* 1/24/04 DATE
 HARRY A. BOWIE JR.

COLUMBIA BUILDERS, INC. (OWNERS OF LOTS 2, 20, 29, 32)
 BY: *Ted Wies* 1/28/04 DATE
 TED WIES

GOODIER BUILDERS AT EMERSON L.L.C. (OWNERS OF LOT 62, 65, 109-111)
 BY: *Steven Appler* 1/28/04 DATE
 STEVEN APPLER, VP

PATRIOT HOMES, INC. (OWNERS OF LOTS 1, 7, 15, 39-41, 51-55, 71, 76, 88-92, 94)
 BY: *Cindy Huntberry* 1/28/04 DATE
 CINDY HUNT BERRY

ALLAN HOMES, INC. (OWNERS OF LOTS 14, 42-44, 86, 95)
 BY: *M. Rita Campbell* 1/29/04 DATE
 M. RITA CAMPBELL

THE RYLAND GROUP (OWNERS OF LOTS 3, 11-13, 16, 78-82, 103, 105)
 BY: *Brian Knaufl* 1/31/04 DATE
 BRIAN KNAUFL

DOUGLAS HOMES, INC. (OWNERS OF LOTS 21-23, 26)
 BY: *Dana Borg* 2/2/04 DATE
 DANA BORG

EMERSON COMMUNITY ASSOCIATION (OWNERS OF OPEN SPACE LOTS 122 & 123)
 BY: *Joseph H. Necker* 1/23/04 DATE
 JOSEPH H. NECKER

WILLIAMSBURG GROUP, L.L.C. (OWNERS OF LOTS 56, 60, 61)
 BY: *Robert Corbett* 1-28-04 DATE
 ROBERT CORBETT



SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS A SUBDIVISION OF PART OF THE LAND CONVEYED BY THE HOWARD RESEARCH AND DEVELOPMENT LAND COMPANY, A MARYLAND CORPORATION, TO THE EMERSON CORPORATION AND THE LANDS CONVEYED BY THE EMERSON CORPORATION TO THE EMERSON COMMUNITY ASSOCIATION, COLUMBIA BUILDERS, INC., PATRIOT HOMES, INC., THE RYLAND GROUP, NU HOMES, INC., GOODIER BUILDERS AT EMERSON L.L.C., ALAN HOMES, INC., DOUGLAS HOMES, INC., AND WILLIAMSBURG GROUP, L.L.C., OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER 7512 AT FOLIO 1 (WILLIAMSBURG GROUP, L.L.C.), FOLIO 7526 AT FOLIO 107 (THE RYLAND GROUP), LIBER 7549 AT FOLIO 468 (COLUMBIA BUILDERS, INC.), LIBER 7559 AT FOLIO 534 (PATRIOT HOMES, INC.), LIBER 7561 AT FOLIO 39 (NU HOMES, INC.), LIBER 7419 AT FOLIO 156 (THE EMERSON CORPORATION), LIBER 7419 AT FOLIO 156 (DOUGLAS HOMES), LIBER 7723 AT FOLIO 251 (ALLAN HOMES), LIBER 7656 AT FOLIO 73 (GOODIER HOMES), AND LIBER 7419 AT FOLIO 156 (EMERSON COMMUNITY ASSOCIATION); AND THAT ALL MONUMENTS ARE IN PLACE OR WILL BE IN PLACE PRIOR TO ACCEPTANCE OF THE STREETS IN THE SUBDIVISION BY HOWARD COUNTY, IN ACCORDANCE WITH THE ANNOTATED CODE OF MARYLAND, AS AMENDED.

Bryan A. Haynie 1-22-04 DATE
 BRYAN A. HAYNIE
 PROFESSIONAL LAND SURVEYOR
 MARYLAND REGISTRATION No. 21139

RECORDED AS PLAT No.

ON _____ IN THE
 LAND RECORDS OF HOWARD COUNTY, MD.

**PLAT OF CORRECTION
 EMERSON
 SECTION 2 / PHASE 4
 (KEY PROPERTY)**

LOTS 1-4, 7, 9-16, 20-23, 26-29, 32, 39-44, 49-56, 60-62, 65, 71, 76, 78-82, 86, 88-92, 94, 95, 99, 103, 105, 109-111
 OPEN SPACE LOTS 122 & 123

SHEET 2 OF 4 TAX MAP 47, GRID 8, PARCEL 1053
 6th ELECTION DISTRICT HOWARD COUNTY, MARYLAND
 SCALE: 1"=100' JAN. 2004

CENTURY ENGINEERING, INC.
 CONSULTING ENGINEERS, PLANNERS, SURVEYORS
 32 WEST ROAD
 TOWSON, MARYLAND 21204
 (410) 823-8070

OWNER/DEVELOPER
 THE HOWARD RESEARCH AND DEVELOPMENT CORPORATION
 10275 LITTLE PATUXENT PARKWAY
 COLUMBIA, MD. 21044
 410-992-6084
 ATTN: JOSEPH H. NECKER, JR.

TABULATION OF FINAL PLAT - THIS SHEET

- TOTAL NUMBER OF LOTS TO BE RECORDED: 42
- TOTAL NUMBER OF BUILDABLE LOTS TO BE RECORDED: 42
- TOTAL AREA OF BUILDABLE LOTS TO BE RECORDED: 7.09
- TOTAL NUMBER OF OPEN SPACE LOTS TO BE RECORDED: 2
- TOTAL AREA OF OPEN SPACE LOTS TO BE RECORDED: 0.23
- TOTAL AREA OF ROADWAYS TO BE RECORDED: 0
- TOTAL AREA OF SUBDIVISION TO BE RECORDED: 7.32

APPROVED: FOR PUBLIC WATER & PUBLIC SEWERAGE SYSTEMS IN CONFORMANCE WITH THE MASTER PLAN OF WATER & SEWERAGE FOR HOWARD COUNTY, MD.
Joseph H. Necker 3-16-04 DATE
 COUNTY HEALTH OFFICER

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING
Joseph H. Necker 3/10/04 DATE
 CHIEF, DEVELOPMENT ENGINEERING DIVISION MK

Joseph H. Necker 3/19/04 DATE
 DIRECTOR

EMERSON SECTION 2/PHASE 4 SHEET 3 OF 4 MATCH LINE

EMERSON SECTION 2/PHASE 4 SHEET 4 OF 4 MATCH LINE

SCALE: 1"=100'

F-NU-0212

FOREST CONSERVATION EASEMENT

LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
FCE1	S 82°23'19" E	33.34'	FCE23	N 32°07'37" E	58.31'
FCE2	S 11°09'37" E	111.95'	FCE24	N 32°07'37" E	24.50'
FCE3	S 18°42'44" W	86.72'	FCE25	S 57°52'23" E	62.30'
FCE4	N 12°12'51" W	130.55'	FCE26	S 20°16'57" E	55.00'
FCE5	N 06°16'45" E	24.53'	FCE27	S 20°16'57" E	60.00'
FCE6	N 02°31'51" W	44.45'	FCE28	S 20°16'57" E	55.00'
FCE7	S 82°23'09" E	30.37'	FCE29	S 20°16'57" E	55.00'
FCE8	N 01°34'14" E	61.86'	FCE30	S 28°59'27" E	96.41'
FCE9	S 82°53'15" E	33.96'	FCE31	S 65°39'13" E	59.41'
FCE10	S 02°17'24" E	36.40'	FCE32	N 89°05'26" E	42.93'
FCE11	S 14°09'05" E	66.67'	FCE33	N 89°05'26" E	15.19'
FCE12	S 21°22'34" E	62.45'	FCE34	N 83°44'51" E	108.90'
FCE13	S 50°10'04" W	18.75'	FCE35	S 39°24'17" E	86.59'
FCE14	S 50°10'04" W	55.00'	FCE36	N 66°56'26" E	70.99'
FCE15	S 50°10'04" W	59.10'	FCE37	N 66°33'09" W	720.21'
FCE16	N 41°39'01" W	15.12'			
FCE17	N 18°42'44" E	79.83'			
FCE18	N 11°09'37" W	110.49'			
FCE19	N 19°19'55" W	47.96'			
FCE20	S 63°28'28" E	108.86'			
FCE21	N 80°53'21" E	108.76'			
FCE22	N 32°07'37" E	78.01'			

OWNER/DEVELOPER
THE HOWARD RESEARCH AND DEVELOPMENT CORPORATION
 10275 LITTLE PATUXENT PARKWAY
 COLUMBIA, MD. 21044
 410-992-6084
 ATTN: JOSEPH H. NECKER, JR.

EMERSON SECTION 2
 PHASE 1B
 (PLAT NO. 15207)

TABULATION OF FINAL PLAT - THIS SHEET

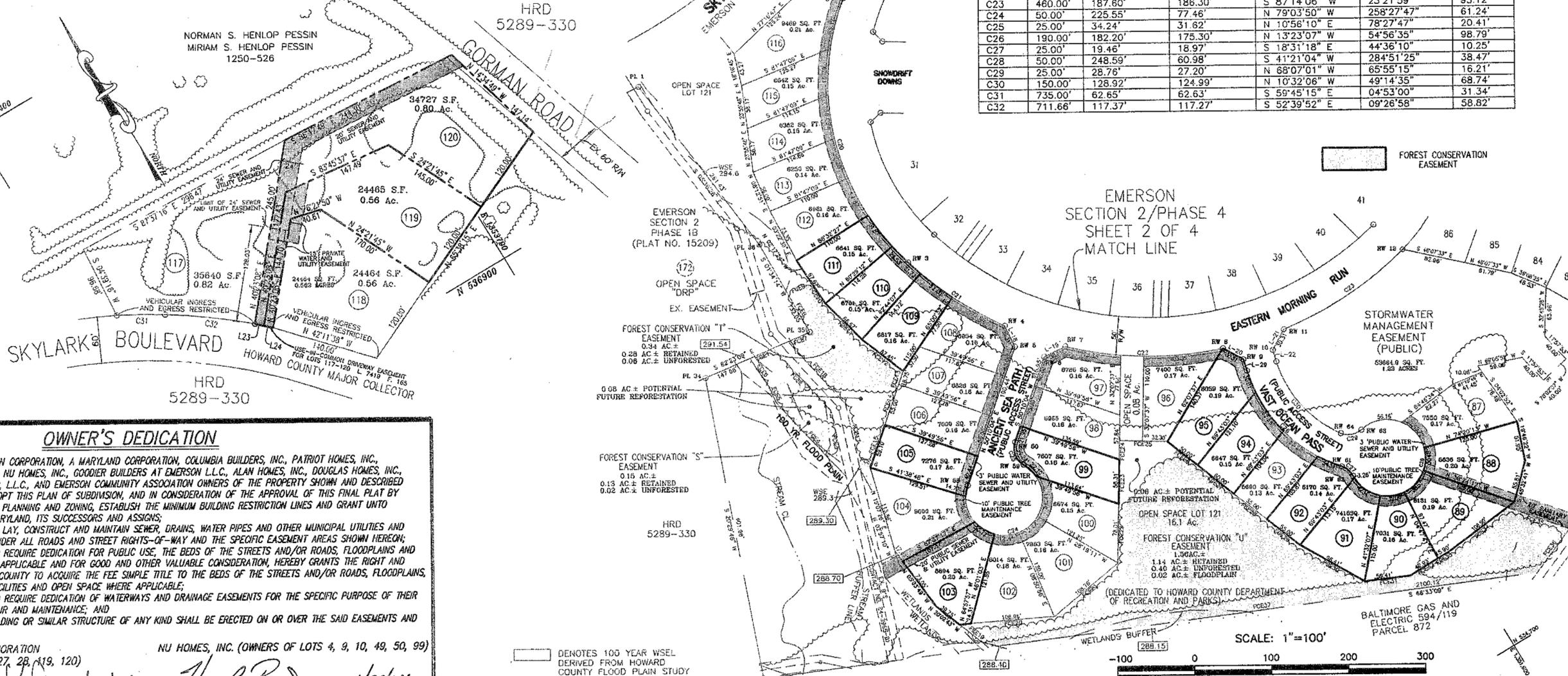
- TOTAL NUMBER OF LOTS TO BE RECORDED: 15
- TOTAL NUMBER OF BUILDABLE LOTS TO BE RECORDED: 15
- TOTAL AREA OF BUILDABLE LOTS TO BE RECORDED: 3.57 AC.
- TOTAL NUMBER OF OPEN SPACE LOTS TO BE RECORDED: 0
- TOTAL AREA OF OPEN SPACE LOTS TO BE RECORDED: 0
- TOTAL AREA OF ROADWAYS TO BE RECORDED: 0
- TOTAL AREA OF SUBDIVISION TO BE RECORDED: 3.57

LINE TABLE

LINE	BEARING	DISTANCE
L-18	S 05°10'04" W	30.31'
L-19	S 84°49'56" E	30.31'
L-20	N 30°54'49" W	30.31'
L-21	N 59°05'11" E	30.31'
L-22	N 14°05'11" E	15.43'
L-23	N 47°35'48" W	12.01'
L-24	N 46°39'14" W	12.02'
L-29	S 14°05'11" W	15.43'

CURVE DATA

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE	TANGENT
C20	325.00'	411.06'	384.20'	N 20°25'30" E	72°28'01"	238.16'
C21	460.00'	151.38'	150.70'	N 25°14'11" W	18°51'21"	76.38'
C22	460.00'	206.70'	204.96'	N 57°52'23" W	25°44'44"	105.12'
C23	460.00'	187.80'	186.30'	S 87°14'06" W	23°21'59"	95.12'
C24	50.00'	225.55'	77.46'	N 79°03'50" W	258°27'47"	61.24'
C25	25.00'	34.24'	31.62'	N 10°56'10" E	78°27'47"	20.41'
C26	190.00'	182.20'	175.30'	N 13°23'07" W	54°56'35"	98.79'
C27	25.00'	19.46'	18.97'	S 18°31'18" E	44°36'10"	10.25'
C28	50.00'	248.59'	60.98'	S 41°21'04" W	284°51'25"	38.47'
C29	25.00'	28.76'	27.20'	N 68°07'01" W	65°55'15"	16.21'
C30	150.00'	128.92'	124.99'	N 10°32'06" W	49°14'35"	68.74'
C31	735.00'	62.65'	62.63'	S 59°45'15" E	04°53'00"	31.34'
C32	711.66'	117.37'	117.27'	S 52°39'52" E	09°26'58"	58.82'



OWNER'S DEDICATION

THE EMERSON CORPORATION, A MARYLAND CORPORATION, COLUMBIA BUILDERS, INC., PATRIOT HOMES, INC., RYLAND HOMES, INC., NU HOMES, INC., GOODIER BUILDERS AT EMERSON L.L.C., ALAN HOMES, INC., DOUGLAS HOMES, INC., WILLIAMSBURG GROUP, L.L.C., AND EMERSON COMMUNITY ASSOCIATION OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY OFFER 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 SEWER, DRAIN, 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;
- THE RIGHT TO REQUIRE DEDICATION FOR PUBLIC USE, THE BEDS OF THE STREETS AND/OR ROADS, FLOODPLAINS AND OPEN SPACE WHERE APPLICABLE AND FOR GOOD AND OTHER VALUABLE CONSIDERATION, HEREBY GRANTS THE RIGHT AND OPTION TO HOWARD COUNTY TO ACQUIRE THE FEE SIMPLE TITLE TO THE BEDS OF THE STREETS AND/OR ROADS, FLOODPLAINS, STORM DRAINAGE FACILITIES AND OPEN SPACE WHERE APPLICABLE;
- THE RIGHT TO REQUIRE DEDICATION OF WATERWAYS AND DRAINAGE EASEMENTS FOR THE SPECIFIC PURPOSE OF THEIR CONSTRUCTION, REPAIR AND MAINTENANCE; AND
- THAT NO BUILDING OR SIMILAR STRUCTURE OF ANY KIND SHALL BE ERRECTED ON OR OVER THE SAID EASEMENTS AND RIGHTS-OF-WAY.

THE EMERSON CORPORATION (OWNERS OF LOTS 27, 28, 119, 120)
 BY: Joseph H. Necker Jr. 1/23/04 DATE
 JOSEPH H. NECKER

NU HOMES, INC. (OWNERS OF LOTS 4, 9, 10, 49, 50, 99)
 BY: Harry A. Bowie Jr. 1/26/04 DATE
 HARRY A. BOWIE JR.

COLUMBIA BUILDERS, INC. (OWNERS OF LOTS 2, 20, 29, 32)
 BY: Ted Mes 1/28/04 DATE
 TED MES

GOODIER BUILDERS AT EMERSON L.L.C. (OWNERS OF LOTS 62, 65, 109-111)
 BY: Steven Appler, VP 1/28/04 DATE
 STEVEN APPLER, VP

PATRIOT HOMES, INC. (OWNERS OF LOTS 1, 7, 15, 39-41, 51-55, 71, 76, 88-92, 94)
 BY: Cindy Huntberry 1/28/04 DATE
 CINDY HUNT BERRY

ALLAN HOMES, INC. (OWNERS OF LOTS 14, 42-44, 86, 95)
 BY: M. Rita Campbell 1/29/04 DATE
 M. RITA CAMPBELL

THE RYLAND GROUP (OWNERS OF LOTS 3, 11-13, 16, 78-82, 103, 105)
 BY: Brian Knauft 1/30/04 DATE
 BRIAN KNAUFT

DOUGLAS HOMES, INC. (OWNERS OF LOTS 21-23, 26)
 BY: Dana Borg 2/2/04 DATE
 DANA BORG

EMERSON COMMUNITY ASSOCIATION (OWNERS OF OPEN SPACE LOTS 122 & 123)
 BY: Joseph H. Necker 1/28/04 DATE
 JOSEPH H. NECKER

WILLIAMSBURG GROUP, L.L.C. (OWNERS OF LOTS 56, 60, 61)
 BY: Robert Corbett 1-28-04 DATE
 ROBERT CORBETT

APPROVED: FOR PUBLIC WATER & PUBLIC SEWERAGE SYSTEMS IN CONFORMANCE WITH THE MASTER PLAN OF WATER & SEWERAGE FOR HOWARD COUNTY, MD.
Perry B... .. 3-16-04 DATE
 COUNTY HEALTH OFFICER

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING
Mark 3/10/04 DATE
 CHIEF, DEVELOPMENT ENGINEERING DIVISION

David 3/15/04 DATE
 DIRECTOR

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS A SUBDIVISION OF PART OF THE LAND CONVEYED BY THE HOWARD RESEARCH AND DEVELOPMENT LAND COMPANY, A MARYLAND CORPORATION, TO THE EMERSON CORPORATION, AS RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND, AT LIBER 7419 FOLIO 156 AND THE LAND CONVEYED BY THE EMERSON CORPORATION TO EMERSON COMMUNITY ASSOCIATION AS RECORDED AMONG THE AFORESAID LAND RECORDS AT LIBER 7419 FOLIO 156; AND THAT ALL MONUMENTS ARE IN PLACE OR WILL BE IN PLACE PRIOR TO ACCEPTANCE OF THE STREETS IN THE SUBDIVISION BY HOWARD COUNTY, IN ACCORDANCE WITH THE ANNOTATED CODE OF MARYLAND, AS AMENDED.



Bryan J. Haynie 1-22-04 DATE
 BRYAN J. HAYNIE
 PROFESSIONAL LAND SURVEYOR
 MARYLAND REGISTRATION No. 21139

RECORDED AS PLAT No. _____
 ON _____ IN THE
 LAND RECORDS OF HOWARD COUNTY, MD.

PLAT OF CORRECTION
EMERSON
 SECTION 2 / PHASE 4
 (KEY PROPERTY)
 LOTS 1-4, 7, 9-16, 20-23, 26-29, 32, 39-44, 49-56, 60-62, 65, 71, 76, 78-82, 86, 88-92, 94, 95, 99, 103, 105, 109-111
 OPEN SPACE LOTS 122 & 123
 SHEET 3 OF 4 TAX MAP 47, GRID 8, PARCEL 1053
 6th ELECTION DISTRICT HOWARD COUNTY, MARYLAND
 SCALE: 1"=100' JAN. 2004

CENTURY ENGINEERING, INC.
 CONSULTING ENGINEERS, PLANNERS, SURVEYORS
 32 WEST ROAD
 TOWSON, MARYLAND 21284
 (410) 823-8070

F-01-000

FOREST CONSERVATION EASEMENT

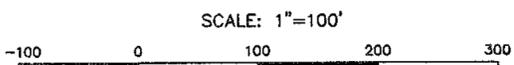
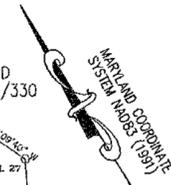
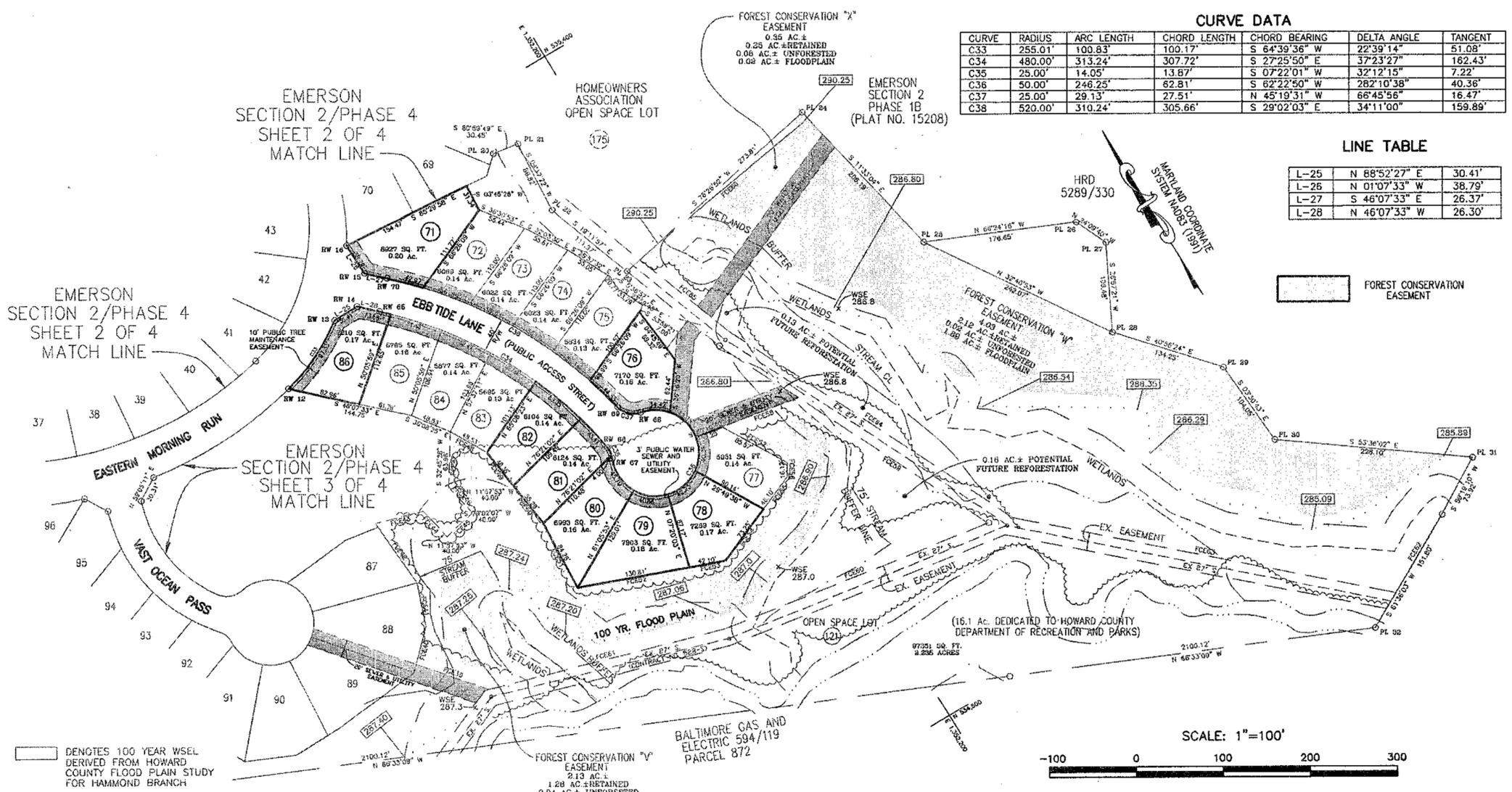
LINE	BEARING	DISTANCE
FCE39	N 39°24'17" W	91.10'
FCE40	N 45°32'41" E	55.81'
FCE41	N 19°46'22" E	51.95'
FCE42	N 03°58'39" W	83.54'
FCE43	S 73°37'00" E	56.98'
FCE44	S 11°57'53" E	40.00'
FCE45	N 78°02'07" E	40.00'
FCE46	N 11°57'53" W	40.00'
FCE47	N 32°45'28" E	63.96'
FCE48	S 28°37'13" E	48.53'
FCE49	S 07°52'33" E	48.36'
FCE50	S 07°52'33" E	55.28'
FCE51	S 03°15'33" W	84.28'
FCE52	S 69°16'56" E	130.81'
FCE53	S 69°16'56" E	42.10'
FCE54	N 67°32'35" E	73.25'
FCE55	N 67°32'35" E	46.10'
FCE56	N 30°57'50" E	16.12'
FCE57	N 29°49'38" W	85.57'
FCE58	S 80°10'10" E	94.08'
FCE59	S 25°10'40" E	262.09'
FCE60	N 80°51'42" W	327.11'
FCE61	N 73°31'27" W	279.60'
FCE62	S 61°36'03" W	104.68'
FCE63	N 47°42'16" W	449.35'
FCE64	N 25°10'40" W	389.93'
FCE65	N 19°11'57" W	135.35'
FCE66	N 78°26'52" E	253.63'

CURVE DATA

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE	TANGENT
C33	255.01'	100.83'	100.17'	S 64°39'36" W	22°39'14"	51.08'
C34	480.00'	313.24'	307.72'	S 27°25'50" E	37°23'27"	162.43'
C35	25.00'	14.05'	13.87'	S 07°22'01" W	32°12'15"	7.22'
C36	50.00'	246.25'	62.81'	S 82°22'50" W	282°10'38"	40.36'
C37	25.00'	29.13'	27.51'	N 45°19'31" W	66°45'56"	16.47'
C38	520.00'	310.24'	305.66'	S 29°02'03" E	34°11'00"	159.89'

LINE TABLE

L-25	N 88°52'27" E	30.41'
L-26	N 01°07'33" W	38.79'
L-27	S 46°07'33" E	26.37'
L-28	N 46°07'33" W	26.30'



OWNER/DEVELOPER
 THE HOWARD RESEARCH AND DEVELOPMENT CORPORATION
 10275 LITTLE PATUXENT PARKWAY
 COLUMBIA, MD. 21044
 410-292-6084
 ATTN: JOSEPH H. NECKER, JR.

TABULATION OF FINAL PLAT - THIS SHEET
 1. TOTAL NUMBER OF LOTS TO BE RECORDED: 8
 2. TOTAL NUMBER OF BUILDABLE LOTS TO BE RECORDED: 8
 3. TOTAL AREA OF BUILDABLE LOTS TO BE RECORDED: 1.31
 4. TOTAL NUMBER OF OPEN SPACE LOTS TO BE RECORDED: 0
 5. TOTAL AREA OF OPEN SPACE LOTS TO BE RECORDED: 0
 6. TOTAL AREA OF ROADWAYS TO BE RECORDED: 0
 7. TOTAL AREA OF SUBDIVISION TO BE RECORDED: 1.31

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

James Bowman Williams
 COUNTY HEALTH OFFICER HL 3-16-04 DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

Michael J. Williams
 CHIEF, DEVELOPMENT ENGINEERING DIVISION MK 3/10/04 DATE

March A. Doyle
 DIRECTOR 3/29/04 DATE

OWNER'S DEDICATION

THE EMERSON CORPORATION, A MARYLAND CORPORATION, COLUMBIA BUILDERS, INC., PATRIOT HOMES, INC., RYLAND HOMES, INC., NU HOMES, INC., GOODIER BUILDERS AT EMERSON L.L.C., ALAN HOMES, INC., DOUGLAS HOMES, INC., WILLIAMSBURG GROUP, L.L.C., AND EMERSON COMMUNITY ASSOCIATION 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 SEWER, 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, FLOODPLAINS AND OPEN SPACE WHERE APPLICABLE AND FOR GOOD AND OTHER VALUABLE CONSIDERATION, HEREBY GRANTS THE RIGHT AND OPTION TO HOWARD COUNTY TO ACQUIRE THE FEE SIMPLE TITLE TO THE BEDS OF THE STREETS AND/OR ROADS, 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.

THE EMERSON CORPORATION (OWNERS OF LOTS 27, 28, 119, 120)
 BY: *Joseph H. Necker* 1/28/04 DATE
 JOSEPH H. NECKER

NU HOMES, INC. (OWNERS OF LOTS 4, 9, 10, 49, 50, 99)
 BY: *Harry A. Bome Jr.* 1/28/04 DATE
 HARRY A. BOME JR.

COLUMBIA BUILDERS, INC. (OWNERS OF LOTS 2, 20, 28, 32)
 BY: *Ted Wiles* 1/28/04 DATE
 TED WILES

GOODIER BUILDERS AT EMERSON L.L.C. (OWNERS OF LOT 62, 65, 109-111)
 BY: *Steven Appler, VP* 1/28/04 DATE
 STEVEN APPLER, VP

PATRIOT HOMES, INC. (OWNERS OF LOTS 1, 7, 15, 39-41, 51-55, 71, 76, 88-92, 94)
 BY: *Cindy Huntzberry* 1/28/04 DATE
 CINDY HUNTZBERRY

ALLAN HOMES, INC. (OWNERS OF LOTS 14, 42-44, 86, 95)
 BY: *M. Rita Campbell* 1/29/04 DATE
 M. RITA CAMPBELL

THE RYLAND GROUP (OWNERS OF LOTS 3, 11-13, 16, 78-82, 103, 105)
 BY: *Brian Knauff* 1/30/04 DATE
 BRIAN KNAUFF

DOUGLAS HOMES, INC. (OWNERS OF LOTS 21-23, 26)
 BY: *Dana Borg* 2/2/04 DATE
 DANA BORG

EMERSON COMMUNITY ASSOCIATION (OWNERS OF OPEN SPACE LOTS 122 & 123)
 BY: *Joseph H. Necker* 1/23/04 DATE
 JOSEPH H. NECKER

WILLIAMSBURG GROUP, L.L.C. (OWNERS OF LOTS 56, 60, 61)
 BY: *Robert Corbett* 1-28-04 DATE
 ROBERT CORBETT

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS A SUBDIVISION OF PART OF THE LAND CONVEYED BY THE HOWARD RESEARCH AND DEVELOPMENT LAND COMPANY, A MARYLAND CORPORATION, TO THE EMERSON CORPORATION, AND PART OF THE LAND CONVEYED BY THE EMERSON CORPORATION TO PATRIOT HOMES, INC., ALAN HOMES, INC., AND THE RYLAND GROUP, OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER 7419 AT FOLIO 156 (THE EMERSON CORPORATION), LIBER 7559 AT FOLIO 534 (PATRIOT HOMES), LIBER 7723 AT FOLIO 251 (ALLAN HOMES), AND LIBER 7526 AT FOLIO 107 (THE RYLAND GROUP); AND THAT ALL MONUMENTS ARE IN PLACE OR WILL BE IN PLACE PRIOR TO ACCEPTANCE OF THE STREETS IN THE SUBDIVISION BY HOWARD COUNTY, IN ACCORDANCE WITH THE ANNOTATED CODE OF MARYLAND, AS AMENDED.



Bryan J. Haynie
 BRYAN J. HAYNIE
 PROFESSIONAL LAND SURVEYOR
 MARYLAND REGISTRATION No. 21139
 1-22-04 DATE

RECORDED AS PLAT No. 168
 ON 3-16-04 IN THE
 LAND RECORDS OF HOWARD COUNTY, MD.

PLAT OF CORRECTION EMERSON SECTION 2 / PHASE 4 (KEY PROPERTY)

LOTS 1-4, 7, 9-16, 20-23, 26-29, 32, 39-44, 49-56, 60-62, 65, 71, 76, 78-82, 86, 88-92, 94, 95, 99, 103, 105, 109-111
 OPEN SPACE LOTS 122 & 123
 SHEET 4 OF 4 TAX MAP 47, GRID 8, PARCEL 1053
 6th ELECTION DISTRICT HOWARD COUNTY, MARYLAND
 SCALE: 1"=100' JAN. 2004

CENTURY ENGINEERING, INC.
 CONSULTING ENGINEERS, PLANNERS, SURVEYORS
 32 WEST ROAD
 TOWSON, MARYLAND 21284
 (410) 823-8070

F-04-080