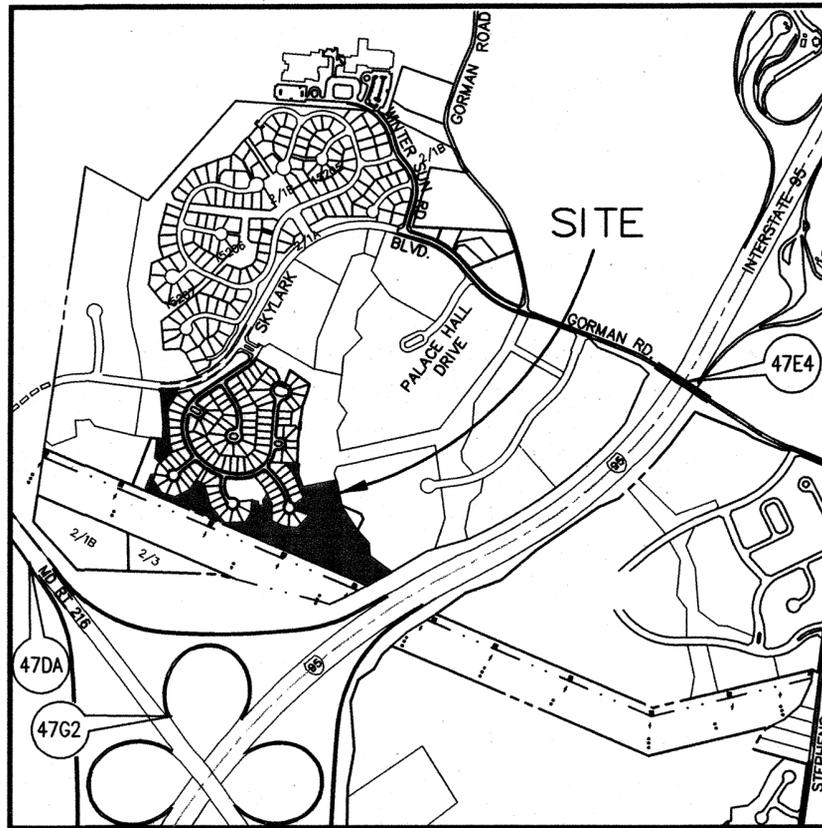


EMERSON SECTION 2, PHASE 4

COORDINATE TABLE		
NAME	NORTH	EAST
PL 1	535919.60	1351010.71
PL 20	535333.36	1352090.78
PL 21	535328.60	1352120.82
PL 22	535242.02	1352114.33
PL 23	535136.28	1352151.15
PL 24	535191.11	1352419.42
PL 25	534989.10	1352460.70
PL 26	534918.39	1352622.58
PL 27	534880.27	1352639.68
PL 28	534785.35	1352591.41
PL 29	534683.94	1352679.38
PL 30	534580.09	1352685.75
PL 31	534444.73	1352869.35
PL 32	534334.82	1352672.24
PL 33	535170.47	1350745.54
PL 34	535546.98	1350886.29
PL 35	535527.42	1351032.64
PL 36	535659.42	1351036.26



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.
47G2 NORTHING: 532938.964 FT.
EASTING: 1351224.095 FT.
ELEVATION: 363.53 FT.

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.
- NO CLEARING, GRADING OR CONSTRUCTION IS PERMITTED WITHIN THE REQUIRED WETLANDS, STREAMS OR THEIR BUFFERS AND FOREST CONSERVATION EASEMENT AREAS.
- 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.
- PREVIOUS HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING FILE NOS.: ZB-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, F-03-13
- THE OPEN SPACE SHOWN HEREON AS LOT 121 WAS DEDICATED UNDER F-03-13 TO HOWARD COUNTY, MARYLAND (DEPARTMENT OF RECREATION AND PARKS).
- 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.
- 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. THE FOREST CONSERVATION OBLIGATION FOR EMERSON 2, PHASE 4 WAS ADDRESSED UNDER F-03-13. AN ADDITIONAL 2.78 ACRES OF REFORESTATION IS BEING CREATED UNDER THIS PLAT OF REVISION FOR OTHER PHASES OF THE EMERSON DEVELOPMENT.

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 PLAT OF REVISION IS TO REVISE AND ADD FOREST CONSERVATION EASEMENTS TO PROVIDE AN ADDITIONAL 2.78 ACRES OF REFORESTATION FOR THE CUMULATIVE EMERSON PROJECT. REFORESTATION HAS BEEN ADDED WITHIN THE LIMITS OF EASEMENTS S, V, AND W, WHILE THE LIMITS OF EASEMENTS T-1 AND U-1 HAVE BEEN EXPANDED TO ACCOMMODATE ADDITIONAL REFORESTATION AREAS. NEW EASEMENTS Y, Z, AND AA HAVE BEEN CREATED TO PROVIDE REFORESTATION ADJACENT TO OTHER FOREST CONSERVATION AREAS.

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 8/20/04
BRYAN J. HAYNIE, LS# 21139 DATE
Robert A. Jenkins 8/24/04
OWNER DATE

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

[Signature] 10/14/04
COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

[Signature] 10/6/04
CHIEF, DEVELOPMENT ENGINEERING DIVISION MK DATE
[Signature] 10/19/04
DIRECTOR JB DATE

OWNER'S DEDICATION

We, The Emerson Corporation, a Maryland Corporation, by Robert A. Jenkins 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 rights-of-way and the specific easements shown hereon;
- 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;
- 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 erected on or over the said easements and rights-of-way. 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 _____ day of _____ 2004.

BY: *Robert A. Jenkins* 8/24/04
Robert A. Jenkins, Vice President Date
The Emerson Corporation
BY: *Cynthia L. Stewart* 8/24/04
Cynthia L. Stewart, Assistant Secretary Date
The EMERSON CORPORATION

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 CORPORATION, A MARYLAND CORPORATION, TO THE EMERSON 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.

[Signature] 8/20/04
BRYAN J. HAYNIE DATE
PROFESSIONAL LAND SURVEYOR
MARYLAND REGISTRATION No. 21139



RECORDED AS PLAT No. 16981
ON 10-22-04 IN THE
LAND RECORDS OF HOWARD COUNTY, MD.

EMERSON
SECTION 2 / PHASE 4
(KEY PROPERTY)
OPEN SPACE LOT 121
PLAT OF REVISION

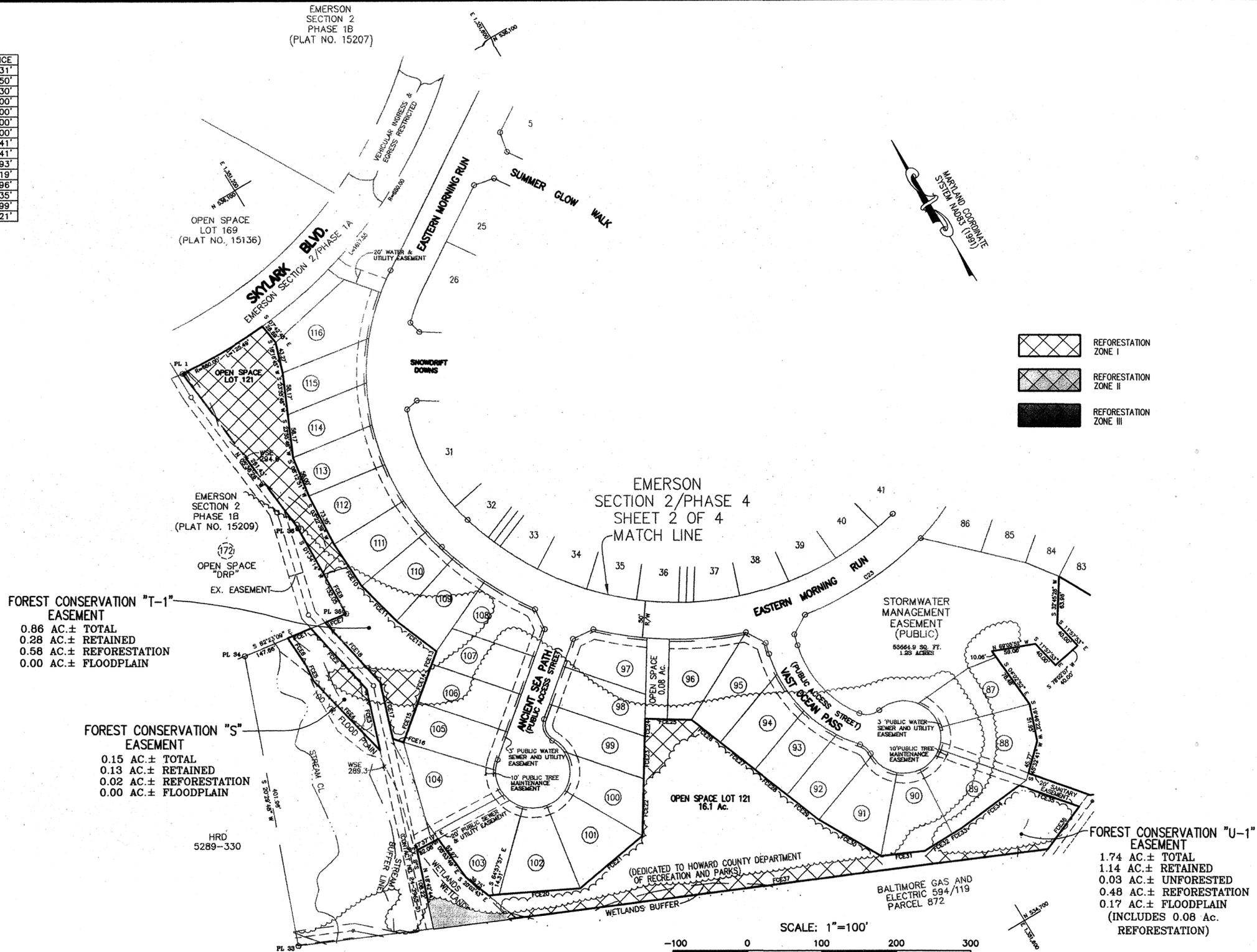
SHEET 1 OF 3 TAX MAP 47, GRID 8, PARCEL 1053
6th ELECTION DISTRICT HOWARD COUNTY, MARYLAND
SCALE: 1"=100' FEB. 2004

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

FOREST CONSERVATION EASEMENT

LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
FCE1	S 82°23'09" 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	50.00'
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	132.05'	FCE30	S 28°59'27" E	96.41'
FCE9	S 02°17'24" E	67.67'	FCE31	S 65°39'13" E	59.41'
FCE10	S 14°09'05" E	66.67'	FCE32	N 89°05'26" E	42.93'
FCE11	S 21°22'34" E	67.45'	FCE33	N 89°05'26" E	15.19'
FCE12	S 50°10'04" W	18.75'	FCE34	N 83°44'51" E	96.96'
FCE13	S 50°10'04" W	55.00'	FCE35	S 39°24'17" E	85.35'
FCE14	S 50°10'04" W	59.10'	FCE36	S 66°56'26" W	70.99'
FCE15	N 41°38'48" W	15.12'	FCE37	N 66°33'09" W	831.21'
FCE16	N 18°42'44" E	79.83'			
FCE17	N 11°09'37" W	110.49'			
FCE18	S 63°29'26" E	123.66'			
FCE19	N 80°53'21" E	108.76'			
FCE20	N 32°07'37" E	78.01'			

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



OWNER/DEVELOPER
 THE EMERSON CORPORATION
 10275 LITTLE PATUXENT PARKWAY
 COLUMBIA, MD. 21044
 410-992-8084
 ATTN: JOSEPH H. NECKER, JR.

APPROVED: FOR PUBLIC WATER & PUBLIC SEWERAGE SYSTEMS IN CONFORMANCE WITH THE MASTER PLAN OF WATER & SEWERAGE FOR HOWARD COUNTY, MD.
 [Signature] 12/20/04
 COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING
 [Signature] 12/15/04
 CHIEF, DEVELOPMENT ENGINEERING DIVISION MK DATE
 [Signature] 12/15/04
 DIRECTOR vb DATE

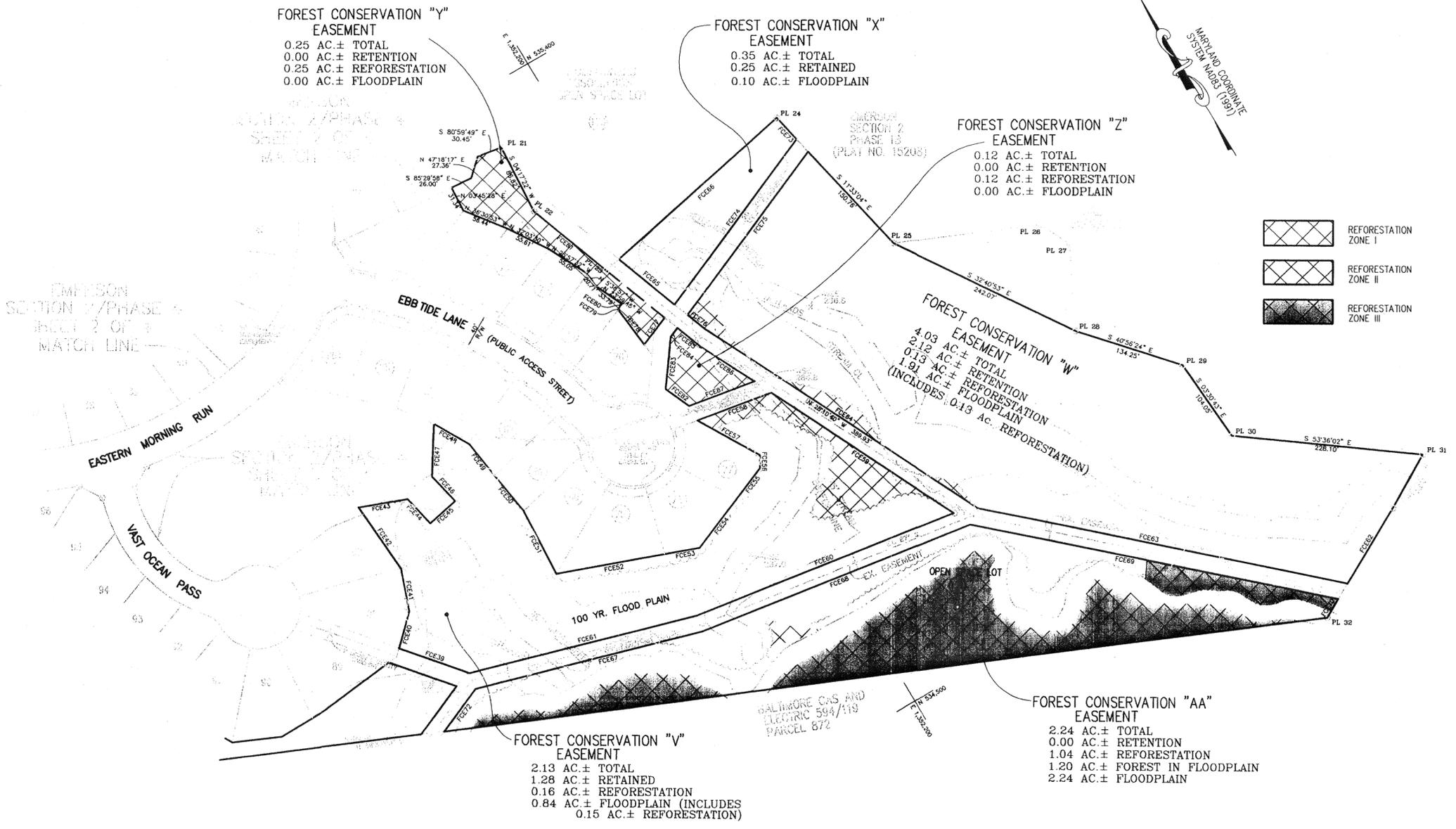
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 (1) The right to lay, construct, and maintain sewers, drains, water pipes and other municipal utilities and services, in and under all roads and street rights-of-way and the specific easements shown hereon;
 (2) The right to require dedication for public use the beds of the streets and/or roads, 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, 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. 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 _____ day of _____ 2004.
 BY: [Signature] 12/15/04 Robert A. Jenkins, Vice President The Emerson Corporation Date
 BY: [Signature] 12/15/04 Cynthia L. Stewart, Assistant Secretary The Emerson Corporation Date

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 CORPORATION, A MARYLAND CORPORATION, TO THE EMERSON 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.
 [Signature] 12/20/04
 BRYAN J. HAYNIE DATE
 PROFESSIONAL LAND SURVEYOR
 MARYLAND REGISTRATION No. 21139

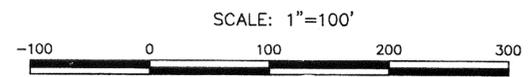
RECORDED AS PLAT No. 16982
 ON 10-22-04 IN THE
 LAND RECORDS OF HOWARD COUNTY, MD.
EMERSON
 SECTION 2 / PHASE 4
 (KEY PROPERTY)
 OPEN SPACE LOT 121
 PLAT OF REVISION
 SHEET 2 OF 3 TAX MAP 47, GRID B, PARCEL 1053
 6th ELECTION DISTRICT HOWARD COUNTY, MARYLAND
 SCALE: 1"=100' JAN. 2004
CENTURY ENGINEERING, INC.
 CONSULTING ENGINEERS, PLANNERS, SURVEYORS
 32 WEST ROAD
 TOWSON, MARYLAND 21204
 (410) 823-8070

FOREST CONSERVATION EASEMENT

LINE	BEARING	DISTANCE
FCE39	N 39°24'17" W	88.84'
FCE40	N 45°32'41" E	45.77'
FCE41	N 19°46'22" E	51.95'
FCE42	N 04°02'52" W	88.54'
FCE43	S 69°05'52" E	59.00'
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	86.52'
FCE66	N 78°26'52" E	253.63'
FCE67	S 73°31'27" E	278.62'
FCE68	S 80°51'42" E	341.94'
FCE69	S 47°48'17" E	446.64'
FCE70	S 61°36'03" W	25.86'
FCE71	N 66°33'09" W	1058.07'
FCE72	N 66°56'26" E	62.79'
FCE73	S 11°33'04" E	35.00'
FCE74	S 66°36'35" W	247.38'
FCE75	S 66°36'35" W	244.65'
FCE76	N 19°11'57" W	28.78'
FCE77	S 66°36'35" W	41.39'
FCE78	N 04°45'49" W	53.33'
FCE79	N 66°26'09" E	1.58'
FCE80	N 53°58'21" E	7.00'
FCE81	S 19°11'57" E	202.64'
FCE82	N 22°31'27" W	35.00'
FCE83	N 36°16'20" E	63.92'
FCE84	N 66°36'35" E	13.72'
FCE85	S 19°11'57" E	36.23'
FCE86	S 25°10'40" E	76.47'
FCE87	N 80°10'10" W	82.66'



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



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

COUNTY HEALTH OFFICER _____ DATE _____

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

CHIEF, DEVELOPMENT ENGINEERING DIVISION _____ DATE _____

DIRECTOR _____ DATE _____

OWNER'S DEDICATION

We, The Emerson Corporation, a Maryland Corporation, by Robert A. Jenkins 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 rights-of-way and the specific easements shown hereon;
- 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;
- 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 erected on or over the said easements and rights-of-way. 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 _____ day of _____ 2004.

BY: *Robert A. Jenkins* 8/24/04 Date
 Robert A. Jenkins, Vice President
 The Emerson Corporation

BY: *Cynthia L. Stewart* 8/24/04 Date
 Cynthia L. Stewart, Assistant Secretary
 The EMERSON CORPORATION

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 CORPORATION, A MARYLAND CORPORATION, TO THE EMERSON 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 8/20/04
 BRYAN J. HAYNIE
 PROFESSIONAL LAND SURVEYOR
 MARYLAND REGISTRATION No. 21139

RECORDED AS PLAT No. 16983
 ON 10-22-04 IN THE
 LAND RECORDS OF HOWARD COUNTY, MD.

EMERSON
 SECTION 2 / PHASE 4
 (KEY PROPERTY)
 OPEN SPACE LOT 121
 PLAT OF REVISION

SHEET 3 OF 3
 6th ELECTION DISTRICT
 SCALE: 1"=100'

TAX MAP 47, GRID 8, PARCEL 1053
 HOWARD COUNTY, MARYLAND
 APRIL, 2004

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