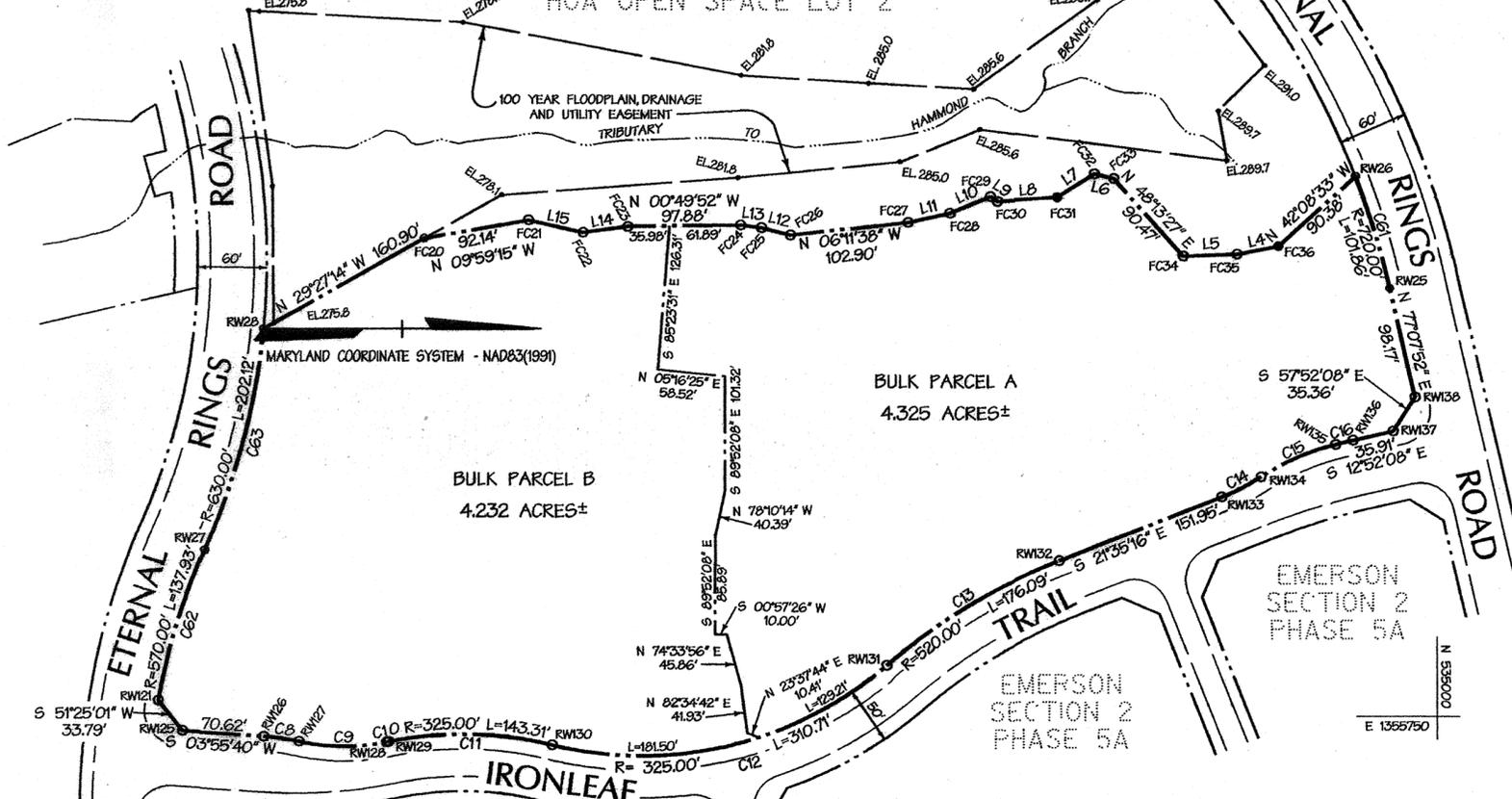


LEGEND

- PROPERTY LINE
- - - RIGHT OF WAY LINE
- IRON PIN WITH CAP
- CONCRETE MONUMENT

EMERSON SECTION 2 PHASE 5B
FOREST CONSERVATION
NOA OPEN SPACE LOT 2



LINE TABLE

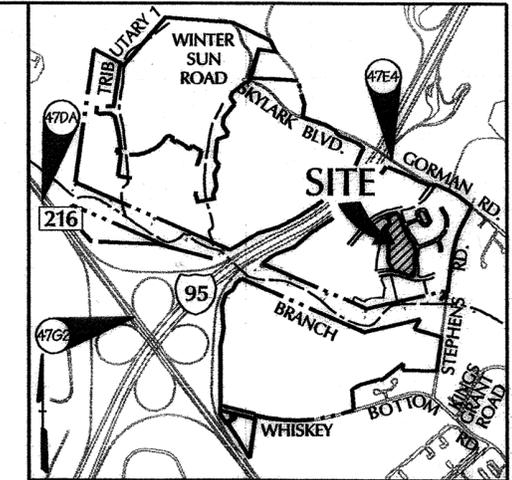
NUMBER	BEARING	DISTANCE
L4	N 117°02' W	36.68'
L5	N 01°53'08" W	46.72'
L6	N 13°43'58" E	17.42'
L7	N 32°10'18" W	38.22'
L8	N 03°32'21" W	51.88'
L9	N 35°41'17" E	7.32'
L10	N 22°41'15" W	38.24'
L11	N 12°38'40" W	37.13'
L12	N 14°11'32" E	25.71'
L13	N 07°03'38" E	18.27'
L14	N 07°41'45" W	39.26'
L15	N 12°47'47" E	48.44'

CURVE TABLE

NUMBER	DELTA	RADIUS	LENGTH	CHORD BEARING	DISTANCE	TANGENT
C8	08°22'17"	213.00	31.12	S 08°06'49" W	31.09	15.59
C9	23°30'33"	187.00	76.73	S 00°32'40" W	76.19	38.91
C10	00°16'06"	410.00	1.92	S 11°20'39" E	1.92	0.96
C11	25°15'54"	325.00	143.31	S 01°09'16" W	142.15	72.84
C12	54°46'37"	325.00	310.71	S 13°36'06" E	299.01	168.38
C13	19°24'08"	520.00	176.09	S 31°17'20" E	175.25	88.90
C14	11°51'12"	187.00	38.69	S 27°30'52" E	38.62	19.41
C15	19°11'22"	213.00	71.34	S 23°50'47" E	71.00	36.01
C16	01°22'58"	637.00	15.37	S 13°33'37" E	15.37	7.69
C61	08°06'21"	720.00	101.86	N 73°04'42" E	101.78	51.02
C62	13°51'53"	570.00	137.93	N 72°54'17" W	137.60	69.30
C63	18°22'58"	630.00	202.12	N 75°09'48" W	201.25	101.94

COORDINATE TABLE

POINT#	NORTH	EAST	POINT#	NORTH	EAST
FC20	53421.01	1355331.33	RW121	533888.93	1355736.51
FC21	53421.75	1355315.35	RW125	533910.00	1355762.92
FC22	534258.99	1355326.08	RW126	533980.46	1355767.76
FC23	534297.90	1355320.82	RW127	534011.24	1355772.15
FC24	534395.77	1355319.40	RW128	534087.43	1355772.87
FC25	534413.90	1355321.65	RW129	534089.31	1355772.50
FC26	534438.82	1355327.95	RW130	534221.43	1355775.36
FC27	534541.12	1355316.85	RW131	534522.06	1355705.04
FC28	534577.35	1355308.72	RW132	534671.82	1355614.02
FC29	534612.63	1355293.97	RW133	534813.11	1355558.12
FC30	534618.57	1355298.26	RW134	534847.36	1355540.28
FC31	534670.35	1355295.05	RW135	534912.30	1355511.57
FC32	534702.70	1355274.71	RW136	534927.25	1355507.97
FC33	534719.62	1355278.84	RW137	534962.26	1355499.97
FC34	534779.89	1355346.31	RW138	534981.07	1355470.03
FC35	534826.59	1355344.77	RW25	534959.20	1355374.32
FC36	534862.56	1355337.59	RW26	534929.58	1355276.95
RW121	533888.93	1355736.51	RW27	533929.38	1355604.99
			RW28	533980.91	1355410.45



VICINITY MAP
SCALE: 1" = 2000'

GENERAL NOTES

- Coordinates are based on Maryland Coordinated System - NAD83 (1991) as projected by Howard County Geodetic Control Stations No. 47G2 and 47E4.
- This Plat is based upon 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 R-SC-MXD-3 and PEC-MXD-3 per the October 18, 1993 Comprehensive Zoning Plan ZB-979M. 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.
- 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 per the following minimum requirements:
 - Width - 12' (14' serving more than one residence);
 - Surface - 6" of compacted crusher run base w/ 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.
- Water and sewer service to these lots will be granted under the provisions of Section 18.122.B of the Howard County Code.
- Public water and sewerage allocation will be granted before the record plats are recorded.
- There are no known cemeteries on this site.
- There are no existing structures on the site.
- Previous Howard County Department of Planning and Zoning File Nos.-S-99-12, PB-339, ZB-979-M, WP-01-14, WP-03-154, P-03-16, F-04-53, F-01-127, WP-05-24.
- Minimum building restriction setbacks from property lines and public road rights-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 for and order for PB-339 (Comprehensive Sketch Plan S-99-012).
- Stormwater management (SWM) for this project has been addressed under F-04-53 Emerson, Section 2, Phase 5A with the installation of a Stormwater Management Facility which will control the runoff per the latest approved Design Standards.
- The wetlands delineation study for this project was prepared by Daft-McCune-Walker, Inc., dated September 1998, and was approved by the U.S. Army Corps of Engineers on December 19, 2001. There are no wetlands on site.
- The floodplain study for this project was prepared by Howard County, dated 1986.
- This project complies with the requirements of Section 16.1200 of the Howard County Code for Forest Conservation. Development of Emerson Section 2, Phase 7 under the current Forest Conservation Act proposes no forest clearing, forest retention, or reforestation. When evaluated cumulatively with previous phases of the project, 61.73 acres of clearing, 53.93 acres of retention, no reforestation is proposed. The cumulative reforestation obligation is 7.81 acres.
- WP-03-154, Emerson 2/SB approved on August 6, 2003. Section 16.121.e.(1) waived requiring minimum 40' frontage onto a public road right-of-way for open space lots. Approval granted with the following conditions: (1) The preliminary plan for Phase 5B (P-03-16) shall show a temporary 40' access easement to open space lots 2 and 3, and that easement shall be maintained until Eternal Rings Drive is extended on a future plan for Emerson MXD.
- WP-05-24, Emerson, Section 2, Phase 7, approved on October 29, 2004 to waive Section 16.146(a) to waive the requirement of submitting a preliminary subdivision plan for this phase of the Emerson MXD project. Approval is granted with the following conditions: (1) The limits of the property associated with this phase shall extend to the boundary of future Eternal Rings Drive and up to the eastern boundary of existing Open Space Lot 2. (2) The Petitioner shall submit a final subdivision plan application within 9 months of the date of approval of this waiver (on or before July 29, 2005).

The purpose of this plat is to create Bulk Parcels A and B in Emerson Section 2, Phase 7

TABULATION OF FINAL PLAT

A. TOTAL NUMBER OF LOTS AND/OR PARCELS TO BE RECORDED	2
BUILDABLE	2
NON-BUILDABLE	0
OPEN SPACE	0
PRESERVATION PARCELS	0
B. TOTAL AREA OF LOTS AND/OR PARCELS	8.557 Ac. ±
BUILDABLE	8.557 Ac. ±
NON-BUILDABLE	0.000 Ac. ±
OPEN SPACE	0.000 Ac. ±
PRESERVATION PARCELS	0.000 Ac. ±
C. TOTAL AREA OF ROADWAYS TO BE RECORDED INCLUDING WIDENING STRIP	0.000 Ac. ±
D. TOTAL AREA OF SUBDIVISION TO BE RECORDED	8.557 Ac. ±

OWNER/DEVELOPER
THE HOWARD RESEARCH AND DEVELOPMENT CORPORATION
10275 Little Patuxent Parkway
Columbia, MD 21044
(410) 992-6084

SURVEYOR

DAFT-MCCUNE-WALKER, INC.
200 East Pennsylvania Avenue
Towson, Maryland 21286
(410) 296-3333
ATTN: Anthony J. Vitti



DMW
Daft · McCune · Walker, Inc.
A Team of Land Planners,
Landscape Architects,
Engineers, Surveyors &
Environmental Professionals
200 East Pennsylvania Avenue
Towson, Maryland 21286
(410) 296-3333
Fax 996-4705

APPROVED: FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEMS, IN HOWARD COUNTY HEALTH DEPARTMENT

Robert J. Walker 8/19/05
For Howard County Health Officer Date

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

M. J. ... 11/1/05
Chief, Development Engineering Division Date

M. J. ... 8/24/05
Director Date

OWNER'S DEDICATION

We, The Howard Research and Development Corporation, a Maryland Corporation, 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 24th day of March, 2005.

Dennis W. Miller 3/8/05
The Howard Research and Development Corporation, A Maryland Corporation
Dennis W. Miller, Vice-President; Date

James D. Lano 3/8/05
The Howard Research and Development Corporation, A Maryland Corporation
James D. Lano, Secretary; Date

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 The Howard Research and Development Corporation to HRD Land Holdings, Inc., (to be referred to as The Howard Research and Development Corporation) by deed dated December 18, 2000 and recorded in the Land Records of Howard County, Maryland, in Liber 5289 Folio 330; 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 related to the making of this plat and the setting of markers have been complied with.

Anthony J. Vitti 3/9/05
Anthony J. Vitti
Professional Land Surveyor
Maryland Registration No. 10951; Date

RECORDED AS PLAT No. 17069
ON 8/25/05 IN THE
LAND RECORDS OF HOWARD COUNTY, MD.

EMERSON
SECTION 2 PHASE 7
BULK PARCELS A AND B

SHEET 1 OF 1
ZONING: PEC-MXD-3
TAX MAP 47 GRID 8 PART OF PARCEL 837
SIXTH ELECTION DISTRICT
HOWARD COUNTY MARYLAND

SCALE: 1" = 100' MARCH 7, 2005