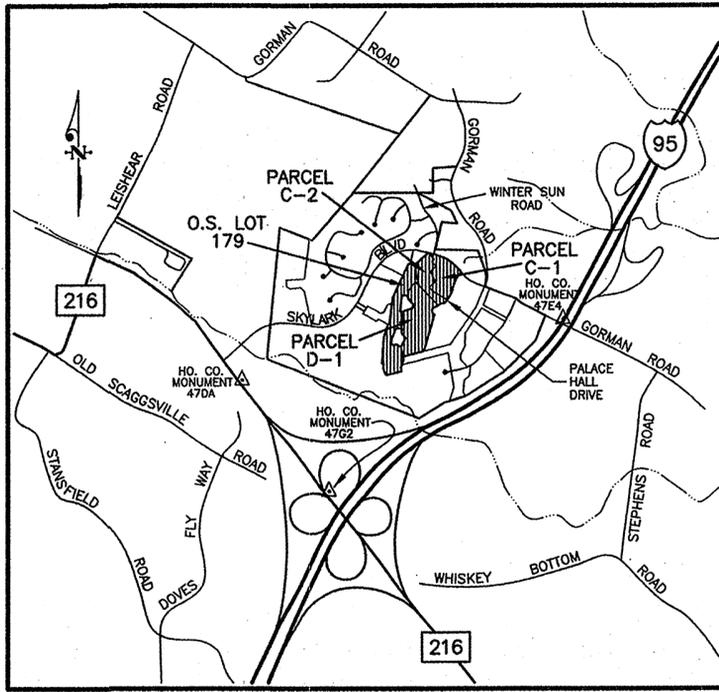


COORDINATE TABLE					
NO.	NORTHING	EASTING	NO.	NORTHING	EASTING
118	536396.989	1353225.990	818	536966.708	1353018.652
119	536402.073	1353259.699	819	537041.888	1353047.560
120	536567.713	1353327.107	820	536819.465	1352925.290
154	536881.623	1353147.473	821	536817.229	1352946.807
157	536946.221	1353187.874	823	536780.151	1353074.596
166	536864.896	1352860.432	824	536781.401	1353106.863
245	536549.865	1353322.588	825	536771.408	1353107.250
591	536888.940	1352865.912	826	536770.269	1353077.823
607	536994.496	1352986.171	827	536488.256	1353260.801
608	536923.420	1353046.919	828	536398.549	1353223.974
611	537031.667	1353029.669	829	536543.410	1353158.048
632	536868.032	1353140.879	830	536465.098	1353125.900
635	536905.976	1353062.676	832	536790.017	1352883.871
644	536810.556	1353011.932	835	536788.531	1352867.267
648	536721.255	1353018.779	836	536552.017	1353154.941
665	536653.971	1353193.256	837	536480.230	1353101.252
666	536633.581	1353176.187	838	536595.330	1352982.078
667	536589.435	1353123.006	839	536584.199	1352969.680
669	536650.932	1353197.233	840	536653.666	1353025.707
670	536626.117	1353176.460	841	536625.641	1352932.300
671	536561.189	1353152.864	858	536955.212	1353028.488
684	536589.228	1353316.268	860	536654.887	1353020.243
685	536512.005	1353288.204			
754	536795.617	1352892.681			
755	536630.134	1352958.253			
816	536918.645	1353145.879			
817	537004.127	1353178.747			



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 8, 2000 by Clark, Finefrock & Sackett, Inc.
- See County File No.'s: ZB-979M, PB-339, S-99-12, P-00-16, SP-03-06, F-01-136, F-01-137, F-01-145, F-03-113, and PB-359
- 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.
- 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.
- Development for this phase will be done in accordance with the Development Criteria approved 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. See also F-03-113.
- 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 dated August 28, 2001 and recorded in Liber 5728 at Folio 464 among the Land Records of Howard County, Maryland.
- Proposed use of site or structures(s) is Single Family Attached.
- This project is in conformance with the latest Howard County Standards.
- The proposed development is in coordination with the APFO study for this development.
- There are no floodplains on site.
- There are no known burial grounds or cemeteries on the property.
- No clearing, grading, or construction is permitted within wetland or stream buffers unless approved by the Department of Planning and Zoning of Howard County. Previously existing wetland area was filled in as approved under WP-02-78, and Parcel C was re-recorded to delete the wetland area (F-03-20, Plat # 15618 & 15619).
- SFA setbacks: Front - 5' from the right-of-way to the house or garage  
Side - 5' from the property line for end units  
Rear - 15' from the property line to the house  
Setback reductions may be approved by the Planning Board, on a site plan.
- Driveways shall be prohibited prior to residential occupancy to insure safe access for fire and emergency vehicles per the following minimum requirements:  
A) WIDTH - 12' (14' serving more than one residence).  
B) SURFACE - 6" of compact crusher run base with tar and chip coating.  
C) GEOMETRY - Maximum 15% grade, maximum 10% grade change and minimum 45' turning radius.  
D) STRUCTURES (CULVERTS/BRIDGES) - Capable of supporting 25 gross tons (H25) loading.  
E) DRAINAGE ELEMENTS - Capable of safely passing a 100-year flood with no more than 1 foot depth over driveway surface.  
F) STRUCTURE CLEARANCES - Minimum of 12 feet.  
G) MAINTENANCE - Sufficient to ensure all weather use.
- Two of the initial 80 tentative housing unit allocations reserved for Parcel "A" (Plat 15208) were shifted to Parcel "C", Emerson Section 2, Phase 2 (Plat 15318) when the Phase 2 plat was recorded. Parcel "A" was left with 78 tentative housing unit allocations, Parcel "B" had 34 tentative housing unit allocations, and Parcel "C" had 88 tentative housing unit allocations. A resubdivision plan (P-02-25) has been submitted to subdivide Parcel A-1 into 48 units, and a resubdivision plan (P-02-28) has been submitted to subdivide Parcel B-1 into 63 units. Since parcel A-1 will only have 48 units, there are 30 excess tentative housing unit allocations (78-48=30). Twenty nine (29) of these excess unit allocations were shifted to Parcel B-1, from Parcel "A" in order to create the 63 (34+29=63) proposed units for Parcel B-1. This left 1 housing unit allocation remaining which was shifted to Parcel C, Emerson Section 2, Phase 2, for a total of 89 housing unit allocations (86+2+1=89) on Parcel "C", with the recordation of F-02-107. Parcel C was resubdivided into Parcels C-1 and C-2 by F-03-113, Record Plat No. 15825.

- Open Space Lots 158, (old lot 155) dedicated to Home Owner's Association.
- Open space area may contain active recreation facilities as allowed in the approved Development Criteria.
- For lots on private roads, refuse collection, snow removal and road maintenance are provided to the junction of the road right-of-way line.
- Noise study provided under S-99-12.
- In a residential zoning district and residential land use area of the MXD Districts (but not in the NT District), open or enclosed porches and decks may project not more than 10' into any required front or rear setback area or into a required setback from a project boundary or different zoning district. Exterior stairways or ramps, above or below ground level, may extend not more than 10 feet into front setback area or a setback from a project boundary or different zoning district, and not more than 16 feet into a rear setback area.
- Forest Conservation provided under F-01-145 and F-02-55.
- The private roads shown hereon shall be maintained by the H.O.A.

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* 12.14.04  
WILLIAM L. MACHER DATE  
PROFESSIONAL LAND SURVEYOR  
MD. REG. #9011

FOR BEAZER HOMES, CORP.  
MARYLAND DIVISION  
*David Carney*  
DAVID CARNEY, PRESIDENT  
*Joseph Fortino*  
JOSEPH FORTINO, VICE PRESIDENT

FOR SKYLARK RIDGE TOWNHOUSE ASSOCIATION,  
UNDER ITS MANAGING PARTNER, TROUTMAN CO.  
*Diane M. Howard*  
DIANE M. HOWARD, PRESIDENT

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 RESERVED 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:	2
2. TOTAL NUMBER OF BUILDABLE LOTS:	1
3. TOTAL NUMBER OF PARCELS:	1
4. TOTAL AREA OF LOT TO BE RECORDED:	0.0612 AC.
5. TOTAL AREA OF PARCELS TO BE RECORDED:	1.0316 AC.
6. TOTAL AREA OF ROAD RIGHT-OF-WAY TO BE RECORDED:	0.000 AC.
7. TOTAL AREA OF SUBDIVISION TO BE RECORDED:	1.0928 AC.

THE PURPOSE OF THIS PLAT IS TO REVISE THE LOT LINES BETWEEN EXISTING LOTS 134 AND 155 BY INCREASING THE LENGTH OF THE REAR PROPERTY LINE BY 0.33' TO CREATE NEW LOTS 157 AND 158

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 MINSTREL WAY • COLUMBIA, MD 21045 • (410) 381-7500 BALT. • (301) 621-8100 WASH.

OWNERS:  
SKYLARK RIDGE, TOWNHOUSE ASSOC., INC. C/O TROUTMAN COMPANY  
9030 RED BRANCH RD. SUITE 100  
COLUMBIA, MD 21045  
BEAZER HOMES, CORP.  
GUILFORD RD. SUITE 290  
COLUMBIA, MD 21046

RECORDED AS PLAT 17239  
ON 11/20/05 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING  
*Robert J. Weber* 2/3/05  
COUNTY HEALTH OFFICER DATE

OWNERS' CERTIFICATE  
We, Beazer Homes, Corp. by David Carney, President and Joseph Fortino, Vice President for Land Development both for the Maryland Division and Skylark Ridge, Townhouse Association, Inc., by Diane M. Howard, President, of the owners 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 22<sup>nd</sup> day of December 2004  
FOR SKYLARK RIDGE TOWNHOUSE ASSOCIATION, INC. *Diane M. Howard* DIANE M. HOWARD, PRESIDENT  
FOR BEAZER HOMES, CORP. *Joseph Fortino* JOSEPH FORTINO, VICE PRESIDENT  
*David Carney* DAVID CARNEY, PRESIDENT

SURVEYOR'S CERTIFICATE  
I hereby certify that the Final Plat shown and described hereon is correct; that it is a subdivision of all the lands acquired by Beazer Homes, Corp., a Tennessee corporation from Emerson corporation, a Maryland corporation, by a deed dated September 15, 2003 and recorded in Liber 7649 at Folio 386 and all of the land acquired by Skylark Ridge Townhouse Association, Inc. from Skylark Ridge, LLLP and Beazer Homes, Corp., a Tennessee corporation, by a deed dated December 10, 2003 and recorded in Liber 8137 at Folio 206; also being a resubdivision of Lot 34 and Open Space Lot 155 as shown on plats of subdivision entitled "Emerson 2/2 Lots 65 thru 153 and Open Space Lots 154 thru 156" and recorded as Plat No. 16573 and 16574, well recordings being among the land Land Records of Howard County, Maryland; and that of the streets in the subdivision by Howard County, Maryland in and that of monuments, easements, or place or will be in place prior to accordance with the Howard County Subdivision Regulations.  
*William L. Macher* 14 Dec 04  
WILLIAM L. MACHER DATE  
PROFESSIONAL LAND SURVEYOR  
MARYLAND REG. #9011

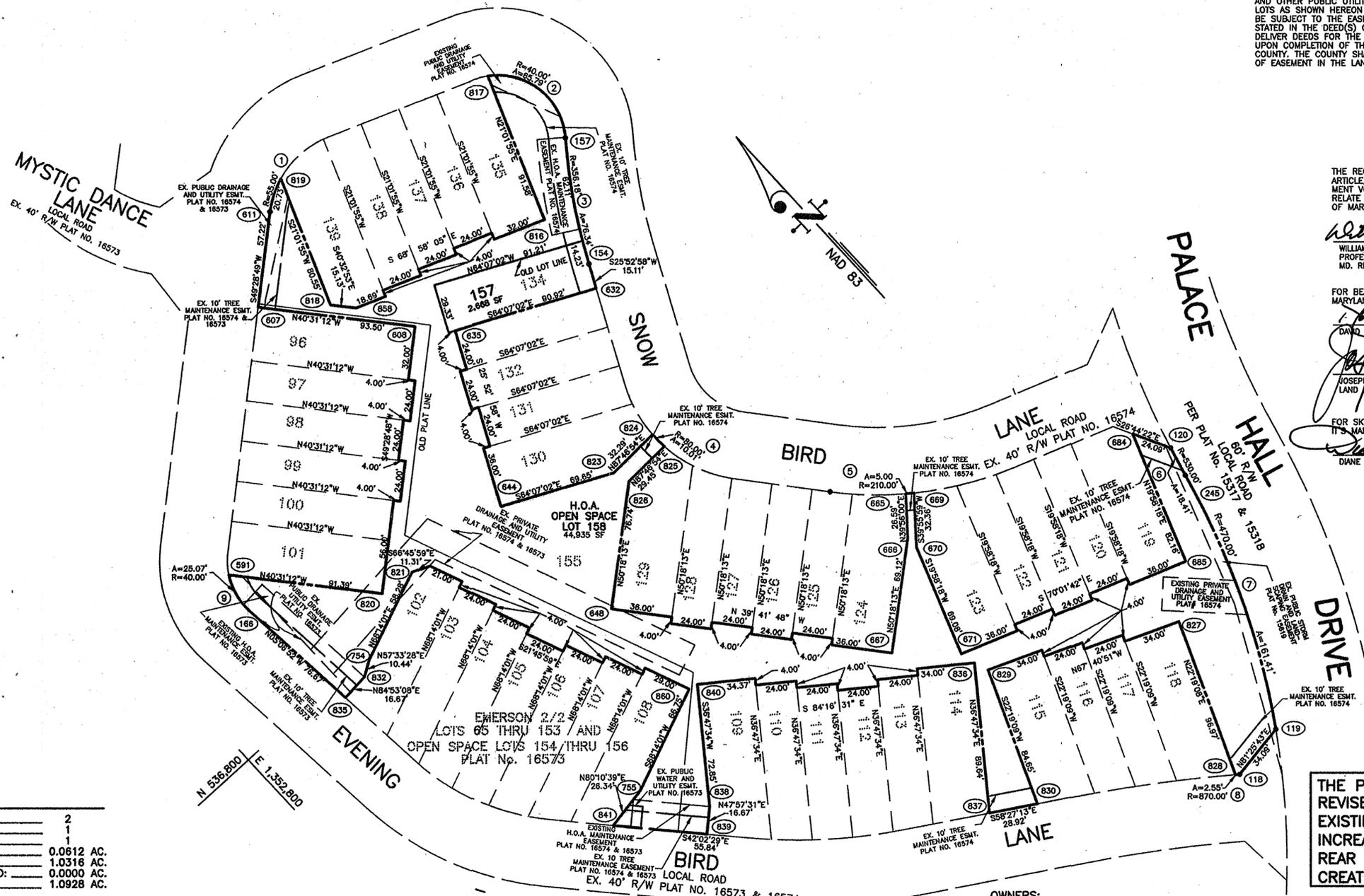
EMERSON 2/2  
LOTS 157 AND OPEN SPACE  
LOT 158  
A RESUBDIVISION OF LOT 134 AND OPEN SPACE LOT 155  
TAX MAP 47 PART OF PARCELS 3, 462 & 837  
SIXTH (6TH) ELECTION DISTRICT HOWARD COUNTY, MARYLAND  
SCALE: 1" = 50' DATE: DECEMBER, 2004  
SHEET 1 OF 2  
CAD FILE: #10 J:\04-012 EMERSON\04-012RCOVER  
CHKD: WLM DRAWN: JPH JOB NO.: 04-012 FILE NO.: 02-081 R

APPROVED: *Mark D. ...* 1/25/05  
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE  
*Wendy ...* 2/17/05  
DIRECTOR DATE

NO.	RADIUS	DELTA	ARC	TANGENT	CHORD	BEARING
1	55.00	21°35'20"	20.73	10.49	20.60	N60°16'28"E
2	40.00	94°14'18"	65.79	43.07	58.62	S08°57'24"E
3	356.18	12°16'47"	76.34	38.32	76.19	S32°01'22"W
4	80.00	7°10'00"	10.01	5.01	10.00	S02°13'06"E
5	210.00	1°21'56"	5.00	2.50	5.00	S52°36'14"E
6	530.00	1°59'26"	18.41	9.21	18.41	S14°12'28"W
7	470.00	19°40'36"	161.41	81.51	160.62	S23°03'03"W
8	870.00	00°10'04"	2.55	1.27	2.55	N52°18'53"W
9	40.00	35°54'24"	25.07	12.96	24.66	N12°50'20"E

N 536.800  
E 1,352.800

**RESERVATION OF PUBLIC UTILITY AND FOREST CONSERVATION EASEMENTS**  
 "DEVELOPERS RESERVE UNTO THEMSELVES, THEIR SUCCESSORS AND ASSIGNS, ALL EASEMENTS SHOWN ON THIS PLAT FOR WATER, SEWER, STORM DRAINAGE, AND OTHER PUBLIC UTILITIES LOCATED IN, ON, OVER AND THROUGH THE LOTS AS SHOWN HEREON. ANY CONVEYANCES OF THE AFORESAID LOTS SHALL BE SUBJECT TO THE EASEMENTS HEREIN RESERVED, WHETHER OR NOT EXPRESSLY STATED IN THE DEED(S) CONVEYING SAID LOTS. 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. THE COUNTY SHALL ACCEPT THE EASEMENTS AND RECORD THE DEED(S) OF EASEMENT IN THE LAND RECORDS OF HOWARD COUNTY."



THE REQUIREMENTS OF § 3-108, THE REAL PROPERTY ARTICLE, ANNOTATED CODE OF MARYLAND, 1989 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. Machen* 12.14.04  
 WILLIAM L. MACHEN  
 PROFESSIONAL LAND SURVEYOR  
 MD. REG. #9011

FOR BEAZER HOMES, CORP.  
 MARYLAND DIVISION  
*David Carney*  
 DAVID CARNEY, President

FOR SKYLARK RIDGE, TOWNHOUSE ASSOCIATION, UNDER ITS MANAGING PARTNER, TROUTMAN COMPANY  
*Diane M. Howard*  
 DIANE M. HOWARD, PRESIDENT

**AREA TABULATION FOR THIS SHEET**

1. TOTAL NUMBER OF LOTS TO BE RECORDED:	2
2. TOTAL NUMBER OF BUILDABLE LOTS:	1
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4. TOTAL AREA OF LOTS TO BE RECORDED:	0.0612 AC.
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7. TOTAL AREA OF SUBDIVISION TO BE RECORDED:	1.0928 AC.

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

**CLARK · FINEFROCK & SACKETT, INC.**  
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 We, Beazer Homes, Corp. by David Carney, President and Joseph Fortino, Vice President for Land Development both for the Maryland Division and Skylark Ridge, Townhouse Association, Inc., by Diane M. Howard President, of the owners 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.

**SKYLARK RIDGE, TOWNHOUSE ASSOC., INC. C/O TROUTMAN COMPANY**  
 9030 RED BRANCH RD. SUITE 100  
 COLUMBIA, MD 21045

**BEAZER HOMES, CORP.**  
 GUILFORD RD. SUITE 290  
 COLUMBIA, MD 21046

RECORDED AS PLAT 17040  
 ON 21805 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

*Robert J. Wahn* 2/3/05  
 COUNTY HEALTH OFFICER  
 DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

*Chad Dorman* 1/25/05  
 CHIEF, DEVELOPMENT ENGINEERING DIVISION  
 DATE

*Marsha L. Coyer* 2/14/05  
 DIRECTOR  
 DATE

Witness our hands this 22<sup>nd</sup> day of December 2004

FOR SKYLARK RIDGE TOWNHOUSE ASSOCIATION, INC.  
*Diane M. Howard*  
 DIANE M. HOWARD, VICE PRESIDENT

FOR BEAZER HOMES, CORP.  
*Joseph Fortino*  
 JOSEPH FORTINO, VICE PRESIDENT

*David Carney*  
 DAVID CARNEY, PRESIDENT

**SURVEYOR'S CERTIFICATE**  
 I hereby certify that the Final Plat shown and described hereon is correct; that it is a subdivision of all the lands acquired by Beazer Homes, Corp., a Tennessee corporation from Emerson corporation, a Maryland corporation, by a deed dated September 15, 2003 and recorded in Liber 7649 at Folio 386 and all of the land acquired by Skylark Ridge Townhouse Association, Inc. from Skylark Ridge, L.L.P. and Beazer Homes, Corp., a Tennessee corporation, by a deed dated December 10, 2003 and recorded in Liber 8137 at Folio 206; also being a resubdivision of Lot 34 and Open Space Lot 155 as shown on plats of subdivision entitled "Emerson 2/2 Lots 65 thru 153 and Open Space Lots 154 thru 156" and recorded as Plat No. 16573 and ~~16574~~ all recordings being among the land records of Howard County, Maryland; and that all easements and rights of the streets in the subdivision by Howard County, Maryland in and that all easements and rights of the streets in the subdivision prior to accordance with the Howard County Subdivision Regulations.

*William L. Machen* 14 Dec 04  
 WILLIAM L. MACHEN  
 PROFESSIONAL LAND SURVEYOR  
 MARYLAND REG. #9011

**EMERSON 2/2**  
**LOTS 157 AND OPEN SPACE**  
**LOT 158**  
 A RESUBDIVISION OF LOT 134 AND OPEN SPACE LOT 155

TAX MAP 47 PART OF PARCELS 3, 462 & 837  
 SIXTH (6TH) ELECTION DISTRICT HOWARD COUNTY, MARYLAND  
 SCALE: 1" = 50' DATE: DECEMBER, 2004

SHEET 2 OF 2  
 CAD FILE: #10 J:\04-012 EMERSON\04-012RP  
 CHKD: WLM DRAWN: JPH JOB NO.: 04-012 FILE NO.: 02-081 R