

The requirements of Section 3-10B, 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.

*Michael D. Martin*  
 Michael D. Martin, Professional Land Surveyor  
 Maryland Registration No. 21234  
 Date: 6-10-08

*Davis C. Emory*  
 Davis C. Emory, Member  
 Emerson Holdings, LLC  
 Date: 6-18-08

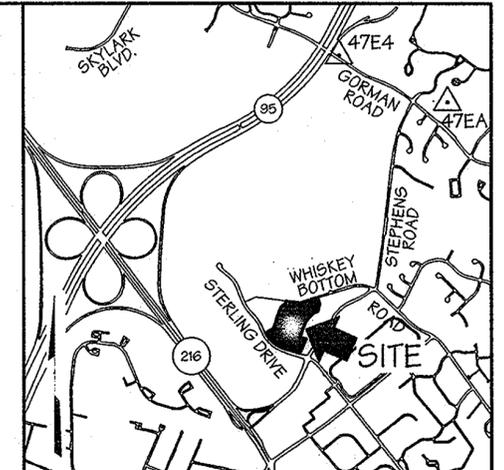
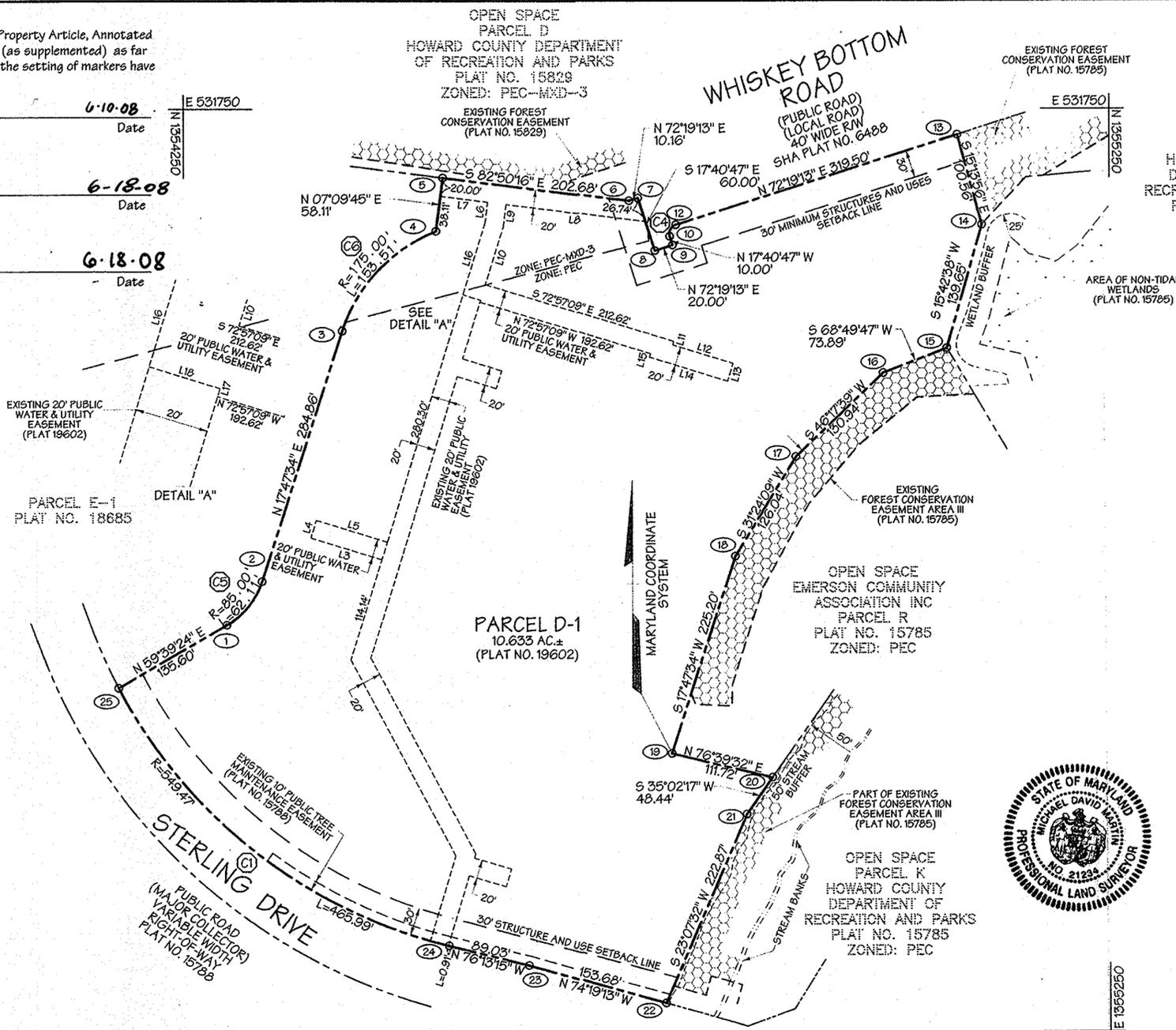
*Witness*  
 Date: 6-18-08

**LINE TABLE**

LINE	BEARING	DISTANCE
L3	N 72°57'09" W	80.00'
L4	N 17°02'51" E	20.00'
L5	S 72°57'09" E	80.00'
L6	N 07°09'44" E	22.42'
L7	N 82°50'16" W	51.54'
L8	N 82°50'16" W	151.60'
L9	S 07°09'44" W	24.15'
L10	S 17°02'51" W	65.90'
L11	S 17°02'51" W	4.00'
L12	S 72°57'09" E	68.00'
L13	S 17°02'51" W	20.00'
L14	N 72°57'09" W	88.00'
L15	N 17°02'51" E	4.00'
L16	N 17°02'51" E	81.87'
L17	N 17°02'51" E	2.30'
L18	N 72°57'09" W	20.00'

**COORDINATE TABLE**

POINT	NORTHING	EASTING
1	531191.2293	1354296.1788
2	531238.6115	1354334.1727
3	531509.6427	1354421.2184
4	531618.6836	1354522.4400
5	531676.3370	1354529.6849
6	531651.0664	1354730.7844
7	531654.1518	1354740.4639
8	531598.3857	1354758.6856
9	531603.0596	1354771.7410
10	531612.5873	1354774.7041
11	531625.1519	1354781.1948
12	531722.1814	1355085.5987
13	531625.1580	1355112.0190
14	531490.7280	1355074.2060
15	531464.0420	1355005.2990
16	531373.5860	1354910.6410
17	531265.3880	1354844.9680
18	531051.5620	1354776.1540
19	531026.7820	1354884.8620
20	530986.1170	1354857.0490
21	530781.1566	1354769.5183
22	530822.6894	1354621.5601
23	530843.8853	1354535.0885
24	531122.7263	1354179.1528



- GENERAL NOTES:**
- Coordinates are based on Maryland Coordinated System - NAD83 (1991) as projected by Howard County Geodetic Control Stations No. 47E4 and 47EA.  
 STATION NORTH EAST  
 49E4 535846.138 1355431.196  
 47EA 535063.631 1357283.989
  - This Plat is based upon a field run monumental 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 per the July 28, 2006 Comprehensive Plan and PEC-MXD-3 as granted by the Zoning Board on September 3, 1998 as Case No. ZB-979 M.
  - The minimum building setback restrictions from the property lines and the public road right-of-way lines for the PEC-MXD-3 zoned portion of these parcels shall be in accordance with the Comprehensive Sketch Plan Development Criteria approved under S-99-12, PB-339 and PB-359.
  - 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 Easements"), 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(s)/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.
  - There are no known cemeteries or historic structures within the limits of these plats.
  - Water and sewer service to this parcel will be granted under the provisions of Section 18.122B of the Howard County Code. Public water and sewer allocation will be granted at the time of issuance of the building permit, if capacity is available at that time.
  - Previous Howard County Department of Planning and Zoning File Nos.: ZB-979M (Rezoning), PB-339, S-99-12, F-01-25, PB 359, SP-01-12, F-02-111, F-07-55, SDP-07-109 and F-08-093.
  - This plat is Exempt from the Requirements of the Forest Conservation Act per Section 16.1202 (b)(1)(vii) of the Howard County Code because it is a revision plat that does not create additional lots.
  - Denotes iron pipe or rebar and cap found/set  
 Denotes concrete monument found/set  
 O Denotes angular change in bearing
  - There are no 100 year floodplains within the limits of these parcels.
  - This subdivision is exempt from the requirements of Section 16.124 of the Howard County Code and the Landscaping Manual because it is a plat of revision. The Perimeter Landscaping Requirements for this subdivision were previously addressed under F-02-111, F-02-131 and SDP-07-109.
  - As a result of the Preliminary Equivalent Sketch Plan, SP-01-12, being submitted to the County for review prior to 11/15/01, on 04/14/01. This subdivision is subject to compliance with the fourth edition of the Subdivision and Land Development Regulations. In addition, because SP-01-12 did not obtain signature approval prior to 11/01/01, this subdivision is subject to compliance with County Council Bill 50-2001 which amends the Zoning Regulations, and the amended Zoning Regulations which became effective on 01/06/02.
  - This subdivision is subject to Section 18.122.B of the Howard County Code. Public water and/or sewer service has been granted under the terms and provisions thereof, effective 12/27/02, on which date Developers Agreement No. 24-4014-D was filed and accepted.



**OWNER/DEVELOPER**  
 EMERSON HOLDINGS, LLC  
 8601 LASALLE RD. STE. 204  
 TOWSON, MD 21286-2006  
 (410) 321-9383

**CURVE TABLE**

CURVE	DELTA ANGLE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH	TANGENT
C1	48°35'26"	549.47'	465.99'	N 51°58'33" W	482.15'	248.04'
C4	90°00'00"	10.00'	15.71'	N 27°19'13" E	14.14'	10.00'
C5	41°51'50"	85.00'	62.11'	N 38°43'29" E	60.73'	32.51'
C6	50°15'34"	175.00'	153.51'	N 42°55'22" E	148.63'	82.09'

**DMW**  
 DAFT MCCUNE WALKER INC  
 200 EAST PENNSYLVANIA TOWSON, MD 21286  
 P: 410 296 3333 F: 410 296 4705 WWW.DMW.COM  
 A TEAM OF LAND PLANNERS, LANDSCAPE ARCHITECTS, ENGINEERS, SURVEYORS & ENVIRONMENTAL PROFESSIONALS

**TABULATION OF FINAL PLAT**

	TOTAL
A. TOTAL NUMBER OF LOTS AND/OR PARCELS TO BE RECORDED	1
BUILDABLE	1
NON-BUILDABLE	0
OPEN SPACE	0
B. TOTAL AREA OF LOTS AND/OR PARCELS	10.633 AC±
BUILDABLE	10.633 AC±
NON-BUILDABLE	0.000 AC±
OPEN SPACE LOTS	0.000 AC±
C. TOTAL AREA OF ROADWAY AND HIGHWAY WIDENING TO BE RECORDED	0.000 AC±
D. TOTAL AREA OF SUBDIVISION TO BE RECORDED	10.633 AC±

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

*B. Wilson for Peter Zeilensan* 7/14/2008  
 Howard County Health Officer Date

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

*Chief, Development Engineering Division* 7/1/08  
 Date

*Director* 7/14/08  
 Date

**OWNER'S DEDICATION**

We, Emerson Holdings, LLC, A Maryland Limited Liability Company, Owner of the property shown 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.

Witness our hands this 18<sup>th</sup> day of JUNE 2008

*Davis C. Emory* 6-18-08 Date  
 Emerson Holdings, LLC  
*Witness* 6-18-08 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 Plat of Revision of the land conveyed by Emerson Land Business Trust, A Maryland business trust by Deed Dated December 20, 2006 and recorded in the land records of Howard County, Maryland, in liber 10436 at folio 203 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, as shown in accordance with the Annotated Code of Maryland, as now amended.

*Michael D. Martin* 6-10-08  
 Michael D. Martin, Professional Land Surveyor  
 Maryland Registration No. 21234 Date

The purpose of this plat is to establish a 20' Public Water & Utility Easement across a portion of parcel D-1 as Recorded among the Land Records of Howard County Maryland as Plat No. 19602

RECORDED AS PLAT NO. 20042 ON 7/17/08  
 IN THE LAND RECORDS OF HOWARD COUNTY, MARYLAND

PLAT OF REVISION  
**REVITZ PROPERTY**  
 PARCEL D-1  
 A REVISION TO PARCEL D-1 REVITZ PROPERTY  
 (PLAT NO. 19602)  
 TAX MAP NO. 47, GRID 20, PARCEL NO. 165  
 ZONED: PEC, PEC-MXD-3  
 6th ELECTION DISTRICT  
 HOWARD COUNTY, MARYLAND  
 APRIL 30, 2008

100' 0 100' 200'  
 SCALE 1" = 100'  
 SHEET 1 OF 1