

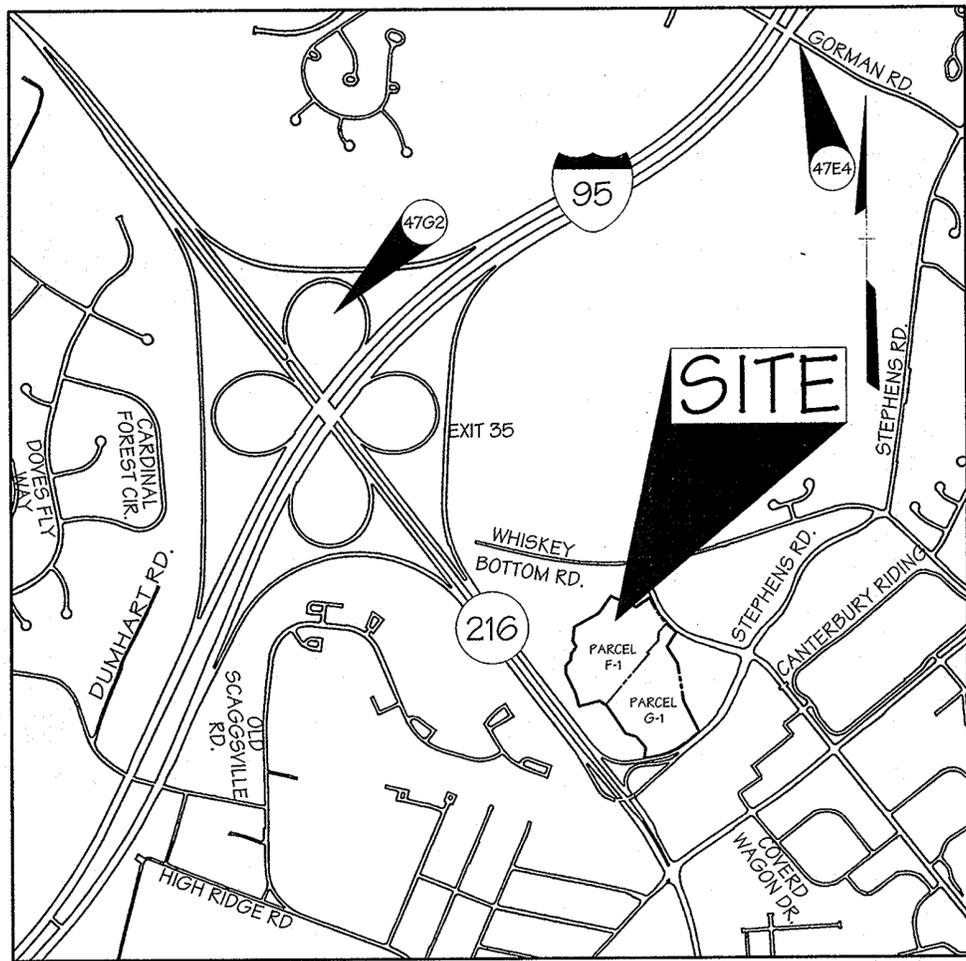
REVITZ PROPERTY

PARCELS F-1 AND G-1

GENERAL NOTES:

- Coordinates are based on Maryland Coordinated System - NAD83 (1991) as projected by Howard County Geodetic Control Stations No. 47E4 and 47G2.

STATION	NORTH	EAST	ELEVATION	DESCRIPTION
47E4	535846.138	1355431.196	338.909	CONCRETE MONUMENT
47G2	532938.964	1351224.095	364.210	X CUT
- 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 FEC per the 02-04-04 Comprehensive Zoning Plan, and the comp "lite" Zoning amendments effective 07-28-06.
- Developer reserves unto itself, its successors and assigns, all easements shown on this plan for 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.
- Landscaping 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.
- 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 feet (16 feet serving more than one residence);
 - Surface - 6 inches of compacted crusher run base with tar and chip coating (1 1/2" min.);
 - Geometry - Maximum 15% grade, maximum 10% grade change and minimum of 45 foot 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 grading, removal of vegetative cover or trees, paving and new structures shall be permitted within the limits of wetlands, stream(s), or their required buffers, floodplain and forest conservation easement areas.
- 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 06/14/01, 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 01/08/02.
- There are no wetlands on site that will be disturbed or that will require 401 and 404 wetlands permits from the State of Maryland in accordance with a wetland certification provided by DMW in June 2010.
- This subdivision is subject to Section 18.122.B of the Howard County Code. Public water and sewer service has been granted under the terms and provision thereof, effective 12/27/02 on which date Developers Agreement no 24-4014.D was filed and accepted.
- On July 9, 2002 the Howard County Board of Appeals Ordered that the Petition (BA Case No. 02-17V) of the Howard Research and Development Corporation for a variance to reduce the 30-foot structure and use setback line to 0-feet in a PEC district (on Parcel E) be granted. Subject to the following: the site is limited to the use and structures outlined in the petition (campus-style employment center) and that Parcel E (Revitz) be combined with Parcel A (Emerson) to form a single property.
- Previous Howard County Department of Planning and Zoning files references: plat # 18684, 18685, F-07-055, ZB-979M, S-99-12, P-01-25, SP-01-12, PB-339, PB-359, F-02-111, F-08-93, F-08-207 and SDP-10-096.
- This subdivision plat is exempt from the forest conservation requirements of the Howard County code in accordance with section 16.1200.(b)(1)(vii) because it is a plat of resubdivision. The forest conservation requirements for this subdivision were previously addressed under F-02-111. Revisions that does not create any additional lots.
- This subdivision is exempt from the requirements of section 16.124 of the Howard County code and the landscape manual because it is a plat of resubdivision. The perimeter landscape requirements for this subdivision were previously addressed under F-02-111. all required landscaping for Parcel F-1 shall be provided in accordance with the landscape plan of SDP-10-096 and financial surety shall be paid with the DPW, Developer's Agreement in the amount of \$12,660.00 for 37 shade trees and 52 shrubs.
- An existing SWM pond, privately owned and maintained, designed and approved under F-02-111 meets the requirements for WQv and Cpv Management. Existing SWM pond is owned and maintained by the Emerson Community Association. Rev will be met as shown on the Stormwater Management plan with stone recharge trenched, which shall be owned and maintained by the owner.



VICINITY MAP
SCALE: 1" = 1000'
ADC MAP NO. 5169

The requirements 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.

Michael D. Martin 8-29-10
Michael D. Martin, Professional Land Surveyor
Maryland Registration No. 21234

James F. Knott, Jr. 8/23/10
Emerson Development VI LLC
James F. Knott, Jr., Vice President

James F. Knott, Jr. 8/23/10
Emerson Development VII LLC
James F. Knott, Jr., Vice President

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	2
BUILDABLE	2
NON-BUILDABLE	0
OPEN SPACE	0
PRESERVATION PARCELS	0
B. TOTAL AREA OF LOTS AND/OR PARCELS	20.117 AC±
BUILDABLE	20.117 AC±
NON-BUILDABLE	0.000 AC±
OPEN SPACE	0.000 AC±
PRESERVATION PARCELS	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	20.117 AC±

OWNER/DEVELOPER
EMERSON DEVELOPMENT VI LLC (Parcel G)
1 TEXAS STATION CT.
SUITE 200
TIMONIUM, MD 21093
443-689-8000
&
EMERSON DEVELOPMENT VII LLC (Parcel F)
1 TEXAS STATION CT.
SUITE 200
TIMONIUM, MD 21093
443-689-8000



PURPOSE NOTE:
THE PURPOSE OF THIS PLAT OF RESUBDIVISION IS TO REVISE THE COMMON PARCEL LINE BETWEEN EXISTING PARCEL F AND PARCEL G AND TO CREATE A PUBLIC UTILITY EASEMENT WITHIN PARCEL F AS PREVIOUSLY RECORDED ON PLAT NO. 15787 (F-02-111)

APPROVED: FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEMS, IN HOWARD COUNTY HEALTH DEPARTMENT
B. Wilson for Peter Beilenson 9/10/2010
Howard County Health Officer

OWNER'S DEDICATION
We, Emerson Development VI, LLC, A Maryland Limited Liability Company, and Emerson Development VII, LLC, A Maryland Limited Liability Company Owners of the properties shown hereon, hereby adopt this plan of re-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 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 and 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 29 day of AUGUST 2010
James F. Knott, Jr. 8/23/10
Emerson Development VI, LLC
James F. Knott, Jr., Vice President
James F. Knott, Jr. 8/23/10
Emerson Development VII, LLC
James F. Knott, Jr., Vice President

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 Resubdivision of the land conveyed by Exchange Accommodation Titleholder I, LLC, a Maryland Limited Liability Company, as nominee for Emerson Development VI LLC, a Maryland Limited Liability Company, dated January 12, 2009 and recorded among the Land Records of Howard County in Liber 11479, Folio 013 and the land conveyed by Exchange Accommodation Titleholder II, LLC, a Maryland Limited Liability Company, as nominee for Emerson Development VII LLC, a Maryland Limited Liability Company, dated January 12, 2009 and recorded among the Land Records of Howard County in Liber 11479, Folio 01 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 8-29-10
Michael D. Martin, Professional Land Surveyor
Maryland Registration No. 21234

RECORDED AS PLAT NO. 21237 ON 9/16/10
IN THE LAND RECORDS OF HOWARD COUNTY, MARYLAND
PLAT OF RESUBDIVISION
REVITZ PROPERTY
PARCELS F-1 AND G-1
A RESUBDIVISION OF REVITZ PROPERTY PARCELS A THROUGH H AND OPEN SPACE PARCELS I THROUGH R
PLAT NOS. 15786 & 15787
TAX MAP NO. 47, GRID 20, PARCEL NO. 165
ZONED: FEC
6TH ELECTION DISTRICT
HOWARD COUNTY MARYLAND
08-13-2010
SCALE 1" = 100'
SHEET 1 OF 2

COORDINATE TABLE

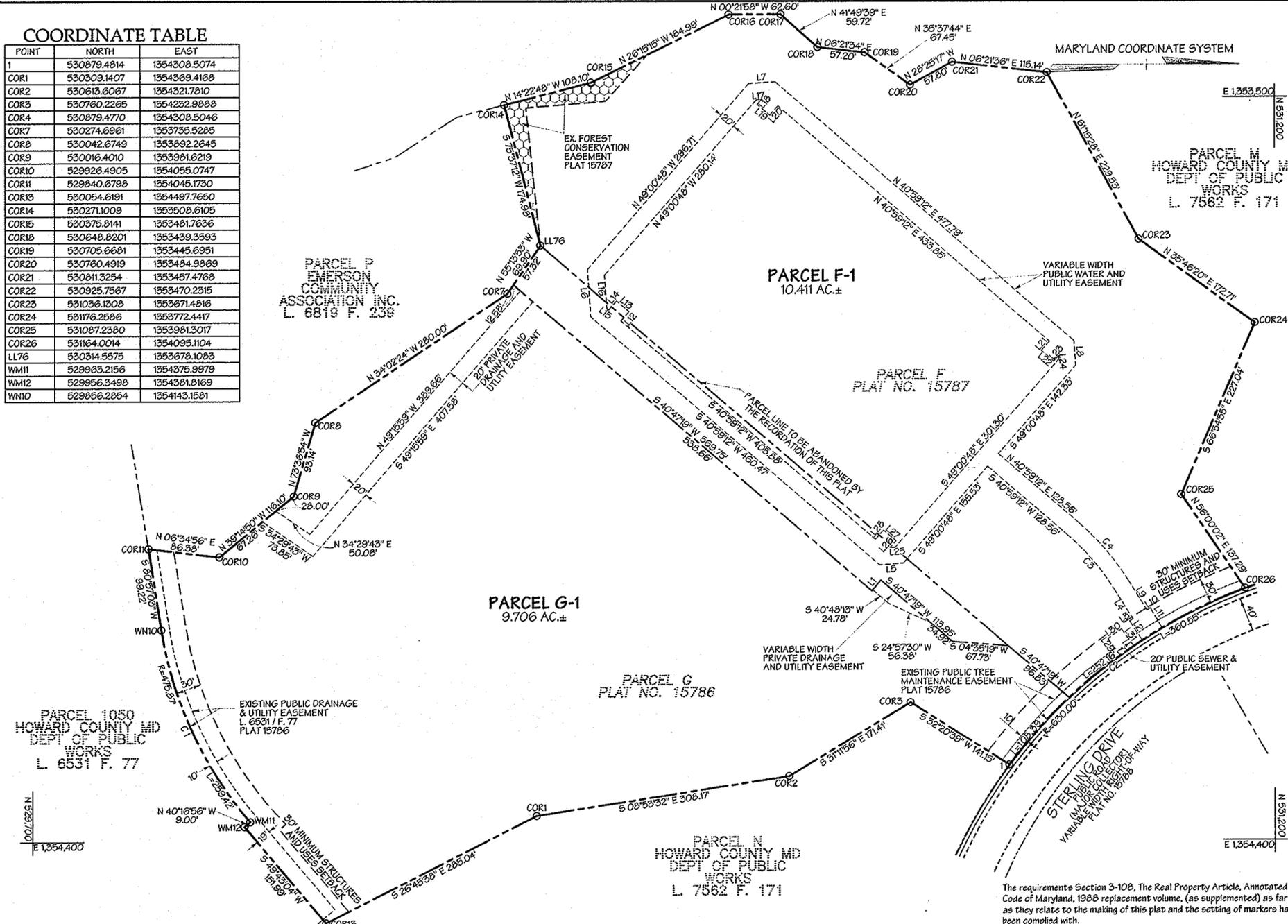
POINT	NORTH	EAST
1	530879.4814	1354308.5074
COR1	530309.1407	1354369.4168
COR2	530613.6067	1354321.7810
COR3	530760.2265	1354252.9888
COR4	530879.4770	1354308.5046
COR7	530274.6961	1353735.5285
COR8	530042.6749	1353992.2645
COR9	530016.4010	1355981.6219
COR10	529926.4905	1354055.0747
COR11	529840.6798	1354045.1730
COR13	530054.6191	1354497.7650
COR14	530271.1009	1353508.6105
COR15	530375.8141	1353481.7636
COR16	530648.8201	1353439.3593
COR19	530705.6681	1353445.6951
COR20	530760.4919	1353484.9869
COR21	530811.3254	1353457.4768
COR22	530925.7567	1353470.2315
COR23	531036.1308	1353671.4816
COR24	531176.2586	1353772.4417
COR25	531087.2380	1353981.3017
COR26	53164.0014	1354095.1104
LL76	530314.5575	1353678.1083
WM11	529963.2156	1354375.9979
WM12	529956.3498	1354381.8169
WN10	529856.2854	1354143.1581

LINE TABLE

LINE	BEARING	DISTANCE
L1	S 49°12'41" E	17.00'
L2	S 56°50'25" W	27.81'
L3	N 31°51'52" W	4.84'
L4	S 58°08'08" W	41.44'
L5	S 04°00'48" E	28.88'
L6	S 85°59'12" W	57.27'
L7	N 04°00'48" W	31.59'
L8	N 85°59'12" E	30.06'
L9	N 58°08'08" E	41.44'
L10	N 31°51'52" W	4.82'
L11	N 69°25'25" E	27.80'
L12	N 49°00'48" W	15.00'
L13	S 40°59'12" W	20.00'
L14	S 49°00'48" E	15.00'
L15	S 40°59'12" W	2.33'
L16	S 85°59'12" W	40.70'
L17	N 04°00'48" W	6.30'
L18	S 49°00'48" E	8.83'
L19	N 40°59'12" E	20.00'
L20	N 49°00'48" W	15.00'
L21	S 49°00'48" E	15.00'
L22	N 40°59'12" E	20.00'
L23	N 49°00'48" W	8.54'
L24	N 85°59'12" E	4.36'
L25	S 04°00'48" E	6.21'
L26	N 49°00'48" W	10.69'
L27	S 40°59'12" W	20.00'
L28	S 49°00'48" E	15.00'
L29	S 54°47'36" W	25.08'
L30	N 35°12'24" W	20.00'
L31	N 54°47'36" E	25.08'

CURVE TABLE

CURVE	DELTA ANGLE	RADIUS	ARC	CHORD BEARING	CHORD	TANGENT
C1	31°14'05"	475.87	259.42'	S 65°20'00" W	256.22'	183.02'
C2	32°47'27"	630.00'	360.55'	S 36°52'15" E	355.66'	185.36'
C3	17°08'56"	290.00'	86.80'	S 49°33'40" W	86.48'	43.73'
C4	17°08'56"	310.00'	92.78'	N 49°33'40" E	92.44'	46.74'



The requirements 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 8-29-10
 Michael D. Martin, Professional Land Surveyor
 Maryland Registration No. 21234
James F. Knott, Jr. 8/23/10
 Emerson Development VI LLC
 James F. Knott, Jr., Vice President
James F. Knott, Jr. 8/23/10
 Emerson Development VII LLC
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 THE PURPOSE OF THIS PLAT OF RESUBDIVISION IS TO REVISE THE COMMON PARCEL LINE BETWEEN EXISTING PARCEL F AND PARCEL G AND TO CREATE A PUBLIC UTILITY EASEMENT WITHIN PARCEL F AS PREVIOUSLY RECORDED ON PLAT NO. 15787 (F-02-111)

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

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OWNER/DEVELOPER
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 1 TEXAS STATION CT.
 SUITE 200
 TIMONIUM, MD 21093
 443-689-8000
 EMERSON DEVELOPMENT VII LLC (Parcel F)
 1 TEXAS STATION CT.
 SUITE 200
 TIMONIUM, MD 21093
 443-689-8000

APPROVED: FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEMS, IN HOWARD COUNTY HEALTH DEPARTMENT
B. Wilton for Peter Bidensson 9/10/2010
 Howard County Health Officer
 APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING
James F. Knott, Jr. 8/23/10
 Chief, Development Engineering Division
Karl Selwood 9/15/10
 Director

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Michael D. Martin 8-29-10
 Michael D. Martin, Professional Land Surveyor
 Maryland Registration No. 21234

RECORDED AS PLAT No. 21238 ON 9/16/10
 IN THE LAND RECORDS OF HOWARD COUNTY, MARYLAND
PLAT OF RESUBDIVISION
REVITZ PROPERTY
 PARCELS F-1 AND G-1
 A RESUBDIVISION OF REVITZ PROPERTY PARCELS A THROUGH H AND OPEN SPACE PARCELS I THROUGH R
 PLAT NOS. 15786 & 15787
 TAX MAP NO. 47, GRID 20, PARCEL NO. 165
 ZONED: PEC
 6TH ELECTION DISTRICT
 HOWARD COUNTY MARYLAND
 SCALE 1" = 100'
 SHEET 2 OF 2