

**LINE TABLE**

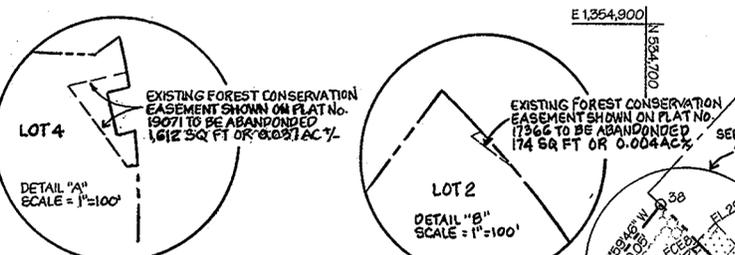
LINE	BEARING	DISTANCE
L1	N 07°50'40" W	27.72'
L2	N 29°49'45" W	70.01'
L3	N 23°23'55" W	62.63'
L4	S 42°08'33" E	29.94'
L5	S 11°17'02" E	36.68'
L6	S 01°53'08" E	46.72'
L7	S 13°43'58" W	17.42'
L8	S 32°10'18" E	38.22'
L9	S 03°32'21" E	51.88'
L10	S 33°41'17" W	7.33'
L11	S 22°41'15" E	58.23'
L12	S 12°38'40" E	37.13'
L13	S 14°11'32" W	25.71'
L14	S 07°03'38" W	18.27'
L15	S 07°41'45" E	39.26'
L16	S 12°47'47" W	48.44'
L19	N 69°09'32" E	23.39'
L20	S 60°28'05" E	62.99'
L21	S 60°51'05" E	58.30'
L22	S 75°30'30" E	46.17'
L23	N 48°05'05" E	21.62'
L24	N 02°40'10" E	51.96'
L25	N 41°43'09" W	11.59'
L26	N 31°36'54" W	14.48'
L27	S 13°56'42" E	19.32'
L28	N 75°17'54" E	36.14'
L29	N 14°47'30" W	15.01'
L30	N 13°08'31" W	21.48'

**LINE TABLE**

LINE	BEARING	DISTANCE
FCE1	S 15°26'16" E	48.20'
FCE2	N 54°37'23" E	79.94'
FCE3	N 03°03'23" W	9.68'
FCE4	N 12°16'28" W	7.40'
FCE5	N 77°43'32" E	40.33'
FCE6	S 12°16'28" E	9.54'
FCE7	S 38°17'06" W	41.88'
FCE8	N 31°43'57" W	8.01'
FCE9	S 86°15'48" E	29.98'
FCE10	S 12°02'59" E	19.31'
FCE11	S 08°30'07" W	10.31'
FCE12	S 18°00'47" E	22.89'
FCE13	S 34°32'42" E	23.74'
FCE14	S 47°06'52" E	27.31'
FCE15	S 10°52'44" E	32.24'

**CURVE TABLE**

CURVE	DELTA ANGLE	RADIUS	ARC	CHORD BEARING	CHORD	TANGENT
C1	27°34'15"	684.00'	319.52'	N 57°07'24" E	316.44'	162.92'
C2	4°21'07"	550.00'	41.78'	N 78°05'04" E	41.77'	20.30'
C3	9°11'44"	550.00'	88.27'	N 88°37'18" E	88.18'	44.23'
C4	08°05'37"	660.00'	93.23'	N 74°58'02" E	93.15'	46.69'
C5	11°18'52"	660.00'	130.33'	N 88°10'40" E	130.12'	65.38'
C6	21°23'47"	570.00'	212.86'	S 76°40'12" E	212.62'	107.68'
C7	09°44'34"	630.00'	107.13'	N 70°50'36" W	107.00'	53.69'



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.

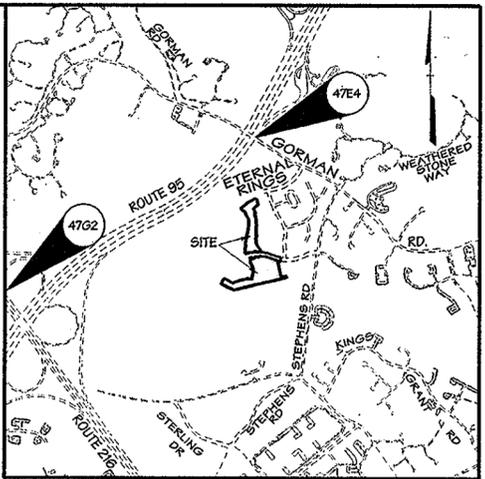
*Michael D. Martin* 9/15/12  
 Michael D. Martin, Professional Land Surveyor  
 Maryland Registration No. 21234

*Louis DeVon Saunders Jr.* 3-4-2012  
 Louis DeVon Saunders, President  
 Emerson Community Association, Inc.

*Nancy Tucker*  
 Nancy Tucker, Secretary  
 Emerson Community Association, Inc.

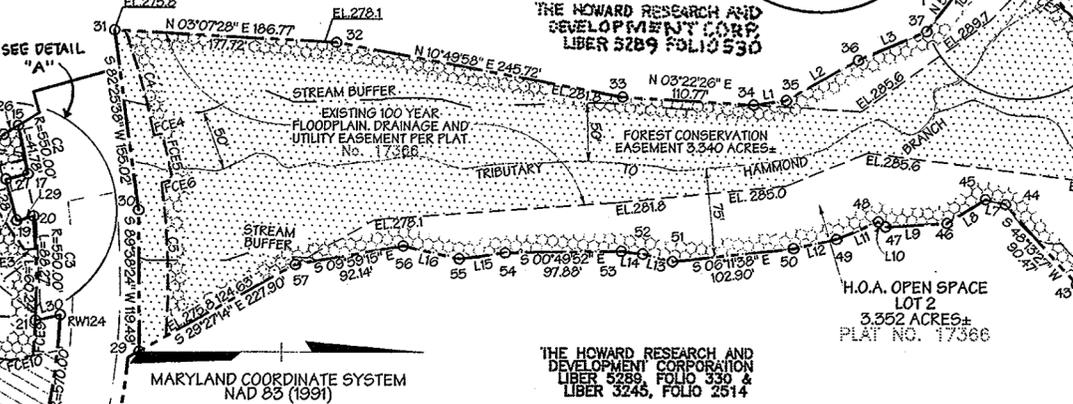
*John E. DeWolf III* 3-13-2012  
 John E. DeWolf III, Vice President  
 The Howard Research and Development Corporation

*Peter F. Riley* 3-6-2012  
 Peter F. Riley, Secretary  
 The Howard Research and Development Corporation



**GENERAL NOTES:**

- Coordinates are based on Maryland Coordinate System - NAD83 (1991) as projected by Howard County Geodetic Control Station No. 47G2 and 47E4. Vertical elevations are based on NGV29 datum as projected by Howard County Geodetic Control Station No. 47E4.
- This Plat is based upon a field run monumented boundary survey performed on or about June 25, 1999 by Daft-McCune-Walker, Inc.
- Areas shown on this plat are more or less.
- The subject property is Zoned R-9C-MXD3 and PEC-MXD3 per October 18, 1995 Comprehensive Zoning Plan ZB-979M. The Zoning Board granted approval of ZB-979M on September 3, 1999 for the preliminary development plan and development criteria for the 516.9 acre of land rezoned as PEC-MXD-3 and R-MXD-3. The Decision and Order was signed on September 3, 1999.
- Driveways shall be provided prior to residential occupancy to insure safe access for fire and emergency vehicles per the following minimum requirements: Width - 12 feet (14 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 Structure clearances - Minimum 12 feet Maintenance - Sufficient to insure all weather use.
- No grading, removal of vegetative cover of trees, or placement of new structures is permitted within the limits of wetlands, stream(s), or their buffers and forest conservation easement area.
- Water and sewer service to those lots will be granted under the provisions of section 16.122.B of the Howard County Code.
- Public water and sewerage allocation will be granted before the record plat is recorded.
- 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.
- There are no known cemeteries on the site.
- There is no existing structures on the site.
- Previous Howard County Department of Planning and Zoning File Nos.-S-99-12, PB-339, ZB-979-M, WF-01-14, WP-03-154 and P-03-16.
- 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 the order for PB-339 (Comprehensive Sketch Plan S-99-12).
- Stormwater management (SMW) for this project will be addressed with the installation of one Stormwater Management Facility which will control the runoff per the latest approved Design Standards. The facility will be a wet, extended detention pond and will be jointly maintained by the Property Owner and Howard County.
- The wetland 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 that will be disturbed.
- The floodplain study for this project was prepared by Howard County, Dated 1996.
- Under F-04-127, a surety in the amount of \$71,930.44 was required for forest conservation (bonded at 2.77 acres at \$0.25 per sq. ft. and 1.32 acres at \$0.20 per sq. ft.).
- The Conservation Easement has been established to fulfill the requirements of Section 16.1200 of the Howard County Code and Forest Conservation Act. No 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.
- This project complies with the requirements of Section 16.1200 of the Howard County Code for Forest Conservation. Development of Emerson 2, Section 5B under the current Forest Conservation Act proposes approximately 15.63 acres of forest clearing, 1.32 acres of forest retention, and 2.9 acres of forest retention. When evaluated cumulatively with previous phase of the project, 63.31 acres of clearing, 52.25 acres of retention, and 11.64 acres of reforestation is proposed. The cumulative reforestation obligation is 2.51 acres.
- WP-03-154, Emerson 2/5B approved on August 6, 2003. Section 16.121e.(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 used only for Emerson MXD.
- 22.WP-04-14, Emerson 2/5, Bulk Parcel D-1, approved September 10, 2003. Section 16.110G.h.(2) which established the milestone date for the sketch plan/preliminary equivalent sketch plan or a site plan must be submitted when a bulk parcel is recorded on a record plat; and Section 16.144.(q), which provides that when a milestone date is not complied with, the plan shall be voided and all previous approvals and housing unit allocations rescinded. Approval is subject to the following conditions: (1) The milestone date for submission of a sketch plan/preliminary equivalent sketch plan or site development plan shall be extended to coincide with the milestone date established with the milestone date that will be established for parcel AA (as currently shown on P-03-16), once Parcel AA is recorded on a plat in the Land Records of Howard County, Maryland.



**COORDINATE TABLE**

POINT	NORTH	EAST	POINT	NORTH	EAST	POINT	NORTH	EAST
1	533247.0375	1354949.6786	25	533573.7314	1355744.4768	48	534612.6165	1355293.9797
2	533252.7681	1354765.0281	26	533271.3031	1355625.0290	49	534577.3477	1355308.7238
3	533254.0891	1354786.8862	27	533561.1245	1355834.7871	50	534541.1189	1355316.8515
4	533255.0427	1354841.6886	28	533558.1134	1355836.7700	51	534438.8240	1355327.9534
5	533274.6435	1354892.6078	29	533589.8620	1355405.3943	52	534413.8991	1355321.6501
6	533243.0920	1354897.3083	30	533589.1120	1355285.9030	53	534395.7684	1355319.4044
7	533247.5320	1354953.3933	31	533589.6821	1355132.2394	54	534297.9023	1355320.8240
8	533251.1900	1355048.0903	32	534155.1695	1355142.4187	55	534258.8923	1355326.0819
9	533252.4820	1355155.8803	33	534296.5128	1355188.6006	56	534211.7536	1355315.3527
10	533259.2650	1355252.3323	34	534507.0883	1355195.1193	57	534121.0143	1355331.3321
11	533264.9438	1355280.7437	35	534534.5531	1355191.3354	FW2	534249.9213	1354735.5240
12	533284.5228	1355227.4485	36	534595.2980	1355156.5110	RW23	533974.5754	1355680.5642
13	533286.4303	1355229.8885	37	534652.7721	1355131.6371	RW24	533923.3672	1355374.6411
14	533287.0812	1355222.1556	38	534712.9971	1355051.7394			
15	533287.4122	1355214.5651	40	534884.7638	1355317.5026			
16	533285.4403	1355346.3753	41	534822.5615	1355337.5841			
17	533285.8754	1355255.4681	42	534826.5937	1355344.7706			
18	533287.1255	1355260.1239	43	534779.8942	1355346.3080			
19	533286.2876	1355285.0242	44	534719.6229	1355278.8413			
20	533290.6744	1355291.2859	45	534702.6990	1355274.7055			
21	533292.4410	1355379.5141	46	534670.3501	1355285.0545			
24	533289.4632	1355681.6384	47	534618.5716	1355298.2570			

**TABULATION OF FINAL PLAT**

	TOTAL
A. TOTAL NUMBER OF LOTS AND/OR PARCELS TO BE RECORDED	2
BUILDABLE	00
NON BUILDABLE PRESERVATION PARCEL	00
OPEN SPACE	2
B. TOTAL AREA OF LOTS AND/OR PARCELS	9.214 AC.±
BUILDABLE	0.000 AC.±
NON BUILDABLE PRESERVATION PARCEL	0.000 AC.±
OPEN SPACE	9.214 AC.±
C. TOTAL AREA OF ROADWAY AND HIGHWAY WIDENING TO BE RECORDED	0.000 AC.±
D. TOTAL AREA OF SUBDIVISION TO BE RECORDED	9.214 AC.±

**OWNERS/DEVELOPERS**

OPEN SPACE LOT 4  
 EMERSON COMMUNITY ASSOCIATION, INC.  
 4401 FORD AVENUE, SUITE 1200  
 ALEXANDRIA, VA 22302-1432  
 410-992-6284

OPEN SPACE LOT 2  
 EMERSON COMMUNITY ASSOCIATION, INC.  
 4401 FORD AVENUE, SUITE-1202  
 ALEXANDRIA, VA 22302-1432  
 410-992-6284

THE HOWARD RESEARCH AND DEVELOPMENT CORPORATION  
 P.O. BOX 833  
 COLUMBIA, MD 21044-0833  
 410-964-5443

**PROFESSIONAL CERTIFICATION**

I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED BY ME OR UNDER MY RESPONSIBLE CHARGE, AND THAT I AM A DULY LICENSED PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 21234, EXPIRATION DATE 01/19/2013.

**PURPOSE NOTE**

THE PURPOSE OF THIS PLAT IS TO ABANDON 0.037 AC OF FOREST CONSERVATION EASEMENT ON OPEN SPACE LOT 4 AND 0.004 AC OF FOREST CONSERVATION EASEMENT ON OPEN SPACE LOT 2 AND TO REVISE THE FOREST CONSERVATION EASEMENTS AS SHOWN ON PLAT NO. 19071 (P-07-161) AND PLAT NO. 17366 (P-04-127).

**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

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

*Peter Beilenson* 5/8/2012  
 Peter Beilenson, Howard County Health Officer

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

*Chief, Development Engineering Division* 5/3/12  
 Chief, Development Engineering Division

*Director* 5-23-12  
 Director

**OWNER'S DEDICATION**

We, Emerson Community Association, Inc, A Maryland Corporation, by Louis DeVon Saunders, President and Nancy Tucker, Secretary, and The Howard Research and Development Corporation, by JOHN E. DEWOLF III, V.P. and Peter Riley, Secretary Owners of the properties 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.

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 settings of markers have been complied with.

Witness our hands this 15 day of MARCH 2012

*Louis DeVon Saunders Jr.* 3-4-2012  
 Louis DeVon Saunders, President  
 Emerson Community Association, Inc.

*Nancy Tucker*  
 Nancy Tucker, Secretary  
 Emerson Community Association, Inc.

*John E. DeWolf III* 3-13-2012  
 John E. DeWolf III, Vice President  
 The Howard Research and Development Corporation

*Peter F. Riley* 3-6-2012  
 Peter F. Riley, Secretary  
 The Howard Research and Development 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 Plat of Revision of the land conveyed by The Howard Research and Development Corporation, A Maryland Corporation by Deed Dated April 14, 2005 and recorded in the land records of Howard County, Maryland, in Liber 9113 at Folio 547 and HRD Land Holdings, Inc by virtue of a deed from The Howard Research and Development Corporation, A Maryland Corporation by Deed dated December 18, 2000, and recorded among the Aforesaid Land Records in Liber 5289, Folio 330, said HRD Land Holding, Inc having changed its name to The Howard Research and Development Corporation, A Maryland Corporation by Articles of Amendment dated & filed January 5, 2001 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* 9/15/12  
 Michael D. Martin, Professional Land Surveyor  
 Maryland Registration No. 21234

RECORDED AS PLAT NO. 21955 ON 01/18/12  
 IN THE LAND RECORDS OF HOWARD COUNTY, MARYLAND

**PLAT OF REVISION**  
**EMERSON**  
 SECTION 2 PHASE 5B,  
 H.O.A. OPEN SPACE LOTS 2 AND 4  
 TAX MAP No. 47 GRID 8, PARCEL No. 1061  
 ZONED: PEC-MXD3  
 6TH ELECTION DISTRICT  
 HOWARD COUNTY, MARYLAND  
 FEBRUARY 21, 2012

SCALE 1" = 100'  
 SHEET 1 OF 1