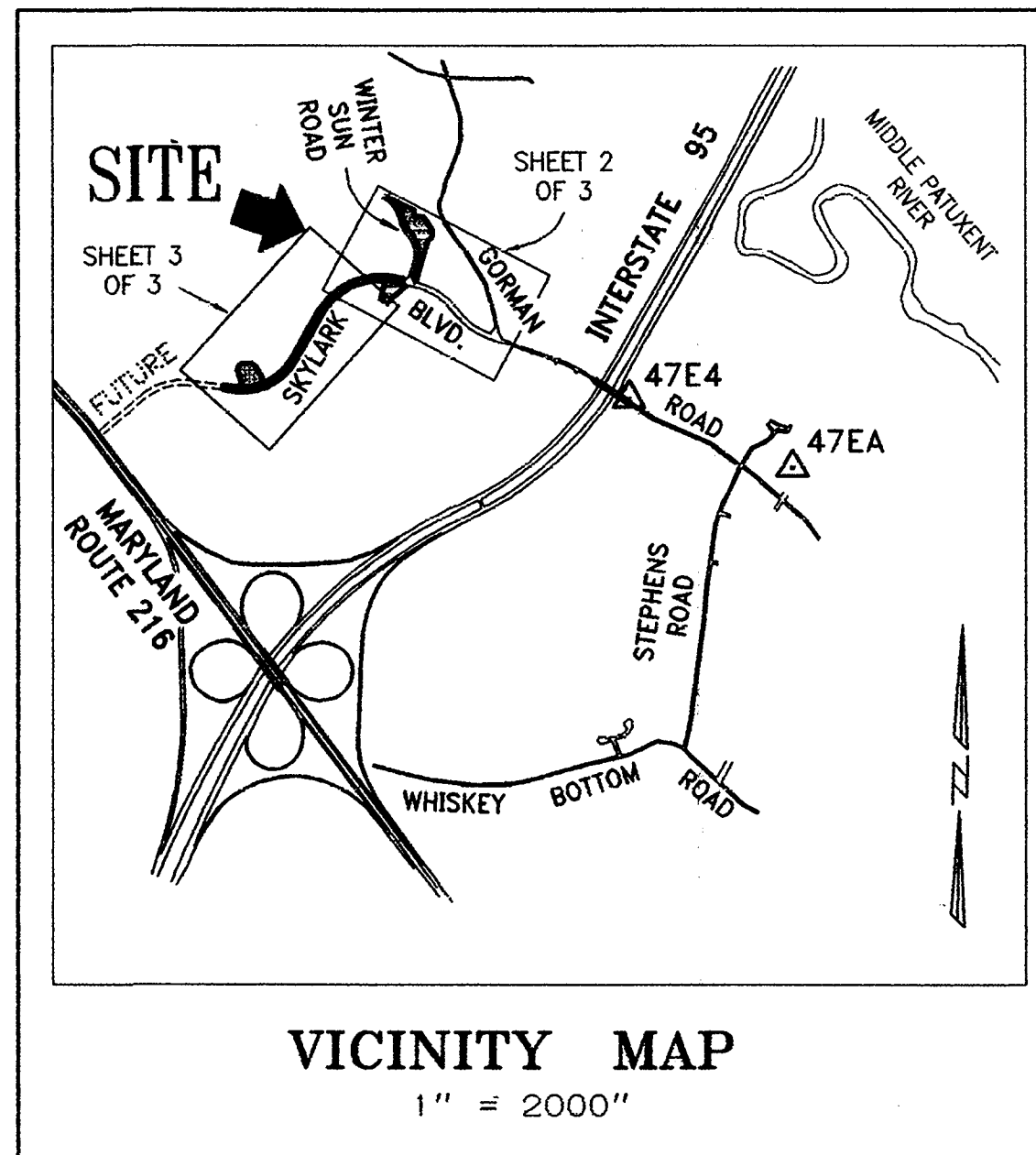


Coordinate Table					
Name	North	East	Name	North	East
678	537674.90	1353169.72	LC359	536237.84	1351033.41
820	537214.53	1352888.41	LC360	536243.01	1351167.31
822	537175.07	1353020.65	LC373	536206.44	1351212.33
824	537218.62	1352997.12	LC544	536003.93	1353001.25
825	537157.04	1352871.25	LC626	536170.69	1351002.94
827	537922.98	1352879.81	PL1	536261.45	1351657.97
828	537865.06	1352895.48	PL7	537151.89	1352888.50
830	537745.08	1352961.28	PL10	537107.08	1352280.75
833	537728.05	1352976.79	PL11	537121.48	1352904.93
835	537400.87	1353051.50	PL12	536987.95	1352743.70
845	538123.02	1352759.16	PL17	536972.52	1352627.20
1460	535977.30	1351062.51	PL18	537192.91	1352672.29
3412	535940.56	1350834.18	PL55	536927.44	1352721.47
CA153	536000.12	1350841.43	RW7	535981.83	1350991.81
EA12	537670.29	1353199.64	RW6	535922.27	1350984.57
EA32	537766.51	1353215.17	RW9	536291.08	1351605.80
EA232	537036.46	1352805.45	RW11	536804.07	1351968.17
EA341	537933.78	1353102.70	RW12	536833.70	1351914.00
EA343	537921.27	1353012.74	RW16	537160.32	1352253.09
LC174	536028.20	1351312.73	RW17	537219.12	1352873.05
LC181	537174.16	1353023.71	RW18	537161.62	1352855.89

Curve Data						
Name	Delta	Radius	Length	Chord Bearing & Dist.	Tangent	
C-1	44°04'01"	830.00'	638.36'	N 84°34'57" E 622.75'	335.91'	
C-2	30°10'26"	770.00'	405.51'	S 77°38'10" W 400.84'	207.57'	
C-3	58°57'22"	341.00'	350.88'	N 12°51'43" W 335.61'	192.76'	
C-4	27°11'51"	291.00'	138.13'	N 28°44'29" W 136.84'	70.39'	
C-5	31°54'17"	425.00'	236.66'	N 31°05'41" W 233.61'	121.48'	
C-6	44°04'01"	770.00'	592.22'	S 84°34'57" W 577.73'	311.62'	
C-7	32°57'11"	770.00'	442.88'	S 46°04'22" W 436.78'	227.74'	
C-8	67°20'25"	680.00'	799.21'	S 63°15'59" W 754.00'	452.99'	
C-9	06°32'59"	620.00'	70.88'	S 86°20'19" E 70.84'	35.48'	
C-10	37°01'22"	620.00'	400.63'	N 46°06'27" E 393.69'	207.59'	
C-11	32°57'11"	830.00'	477.36'	N 46°04'22" E 470.81'	245.49'	
C-12	67°20'25"	620.00'	726.69'	S 63°15'59" W 687.47'	413.02'	

EMERSON

Section 2 Phase 1A



General Notes

- Coordinates are based on Maryland Coordinate System - NAD83(1991) as projected by Howard County Geodetic Control Stations No. 47E4 and 47EA.
- This plat is based on a field run monumented boundary surveyed 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-MXD-3 and R-SC-MXD-3 as granted by the Zoning Board on September 3, 1998 as Case No. ZB-979 M.
- No clearing, grading or construction is permitted within the required wetlands, streams, or their buffers.
- Public water and sewer service will be granted under the provisions of Section 18.122B of the Howard County Code. Allocation of water and sewer service will be made at the time of plat approval, if capacity is available at that time.
- Developer reserves unto itself, its successors and assigns, all easements shown on this plan for water, sewer, storm drainage, other public utilities, 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 lots/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, the County shall accept the easements and record the deed(s) of easement in the Land Records of Howard County.
- Landscaping for Lots 1, 2, 3, and 4, 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.
- Previous Howard County Department of Planning and Zoning File Nos.: ZB-979 M, PB-339, S-99-12, and P-00-15.
- The HOA Open Space shown hereon as Lots 1, 2, 3, and 4 is hereby dedicated to a property association for the residents of this subdivision. The Articles of Incorporation have been filed with the State Department of Assessments and Taxation with Incorporation Number D06439459. The covenants for the Emerson Community Association, Inc. were recorded in the Land Records of Howard County, Maryland in Liber 5728 Folio 464 concurrently with the Plats entitled "Emerson, Section 1, Area 1, Lots 1 Thru 34, Open Space Lots 35 Thru 39, and Parcel A" recorded among the aforesaid Land Records as Plat Nos. 14994 through 15001 (F-01-140).
- Stormwater management (SWM) is being treated on this site by SWM ponds and SWM credits in accordance with the 2000 Maryland Department of the Environment SWM Regulations. There are three wet ponds designed for this portion of the project, each of which addresses water quantity and quality requirements, the wet volumes representing water quality. These ponds are to be privately maintained by the Homeowners Association. Water quantity, quality and recharge volumes are addressed by SWM credits that treat runoff non-structurally. These credits include natural area preservation areas, disconnection of rooftop runoff, sheet flow to buffer areas and grass swales.
- 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).
- 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.
- Development for this phase will be done in accordance with the Development Criteria approved with Comprehensive Sketch Plan S-99-12(PB-339).
- No Forest Conservation is required in Section 2, Phase 1A; the Forest Conservation obligations are deferred to Phase 1B.
- There are no known cemeteries on the site.
- There are no existing structures on the site.

TABULATION OF FINAL PLAT - ALL SHEETS

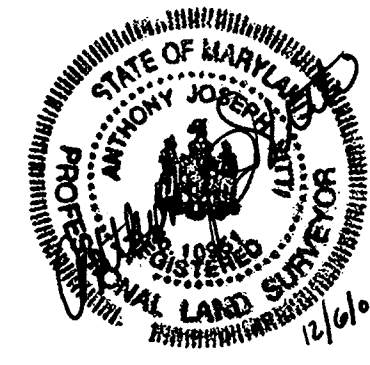
TOTAL NUMBER OF LOTS/PARCELS TO BE RECORDED	4
BUILDABLE	0
OPEN SPACE	4
TOTAL AREA OF R-O-W TO BE RECORDED	3.624 Ac. ±
TOTAL AREA OF LOTS/PARCELS	4.798 Ac. ±
BUILDABLE	0.000 Ac. ±
OPEN SPACE	4.798 Ac. ±
HOMEOWNERS ASSOCIATION	4.798 Ac. ±
COMMON OPEN AREA	0.000 Ac. ±
RECREATION AND PARKS	0.000 Ac. ±
TOTAL AREA OF SUBDIVISION	8.422 Ac. ±

OWNER/DEVELOPER

THE HOWARD RESEARCH AND DEVELOPMENT CORPORATION
10275 Little Patuxent Parkway
Columbia, Md. 21044
(410) 992-6084
ATTN: Joseph H. Necker, Jr.

SURVEYOR

DAFT-McCUNE WALKER, INC.
200 East Pennsylvania Avenue
Towson, Md. 21286
(410) 296-3333
ATTN: Anthony J. Vittit



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

Joseph H. Necker, Jr. 12-21-01
Howard County Health Officer Date

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

Anthony J. Vittit 12/6/01
Chief, Development Engineering Division Date

Joseph H. Necker, Jr. 12/28/01
Director Date

OWNER'S DEDICATION

We, The Howard Research And Development Corporation, A Maryland Corporation, by Joseph H. Necker Jr., Vice-President and Cynthia L. Stewart, Assistant Secretary, 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 right-of-ways 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; and
- 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 right-of-ways.

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 6th day of December 2001
Joseph H. Necker, Jr. 12/6/01 Date
The Howard Research And Development Corporation
Cynthia L. Stewart 12/6/01 Date
The Howard Research And Development Corporation

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. by deed dated December 18, 2000 and recorded among the Land Records of Howard County, Maryland, in Liber 5299 Folio 330; HRD Land Holdings, Inc. having thereafter changed its name to The Howard Research and Development Corporation by Articles of Amendment dated January 5, 2001, 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 relate to the making of this plat and the setting of markers have been complied with.

Anthony J. Vittit 12/6/01 Date
Anthony J. Vittit, Professional Land Surveyor
Maryland Registration No. 10951

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 296 4705

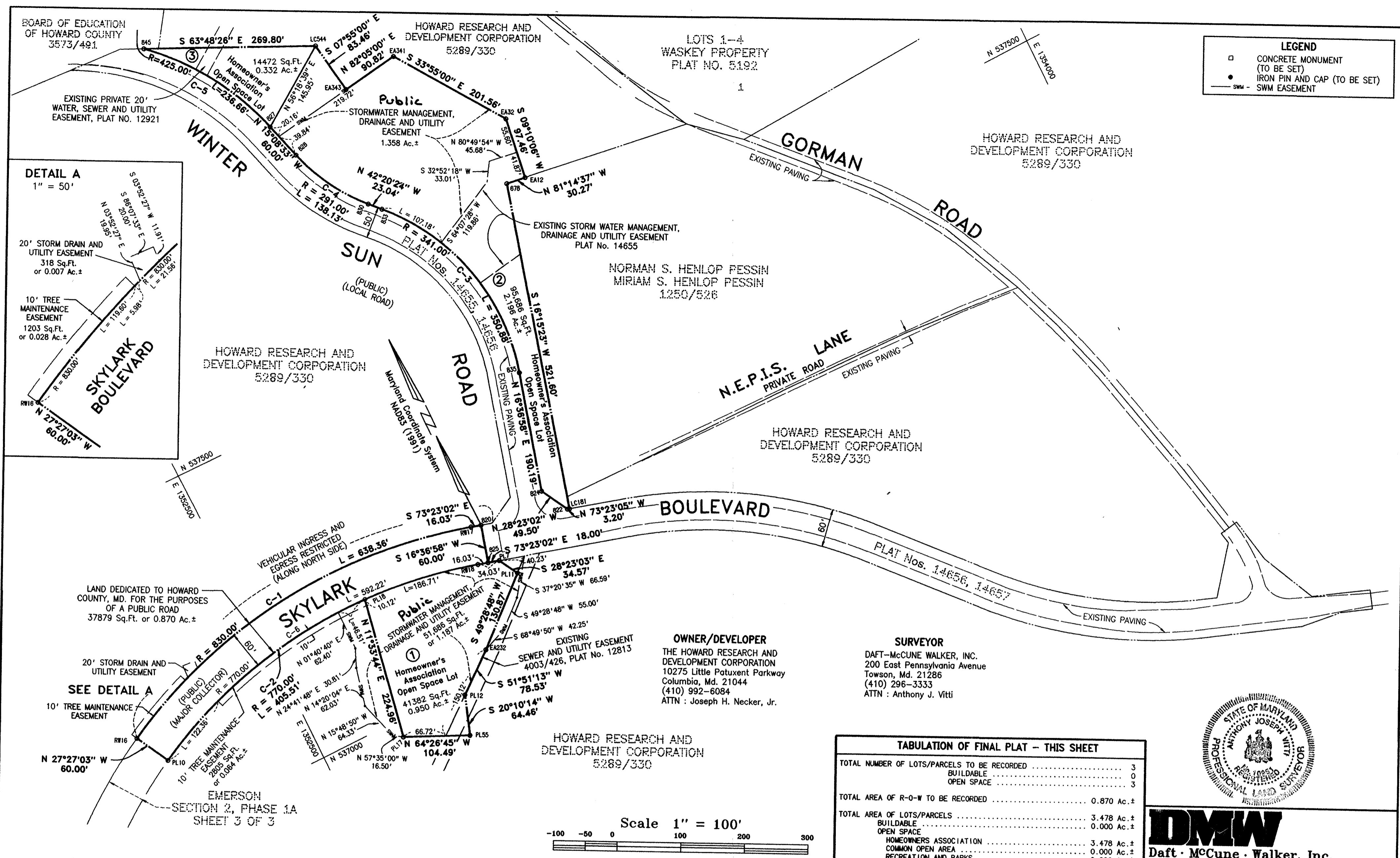
RECORDED AS PLAT No. 15734
ON 1-3-02 IN THE
LAND RECORDS OF HOWARD COUNTY, MD.

EMERSON

Section 2, Phase 1A

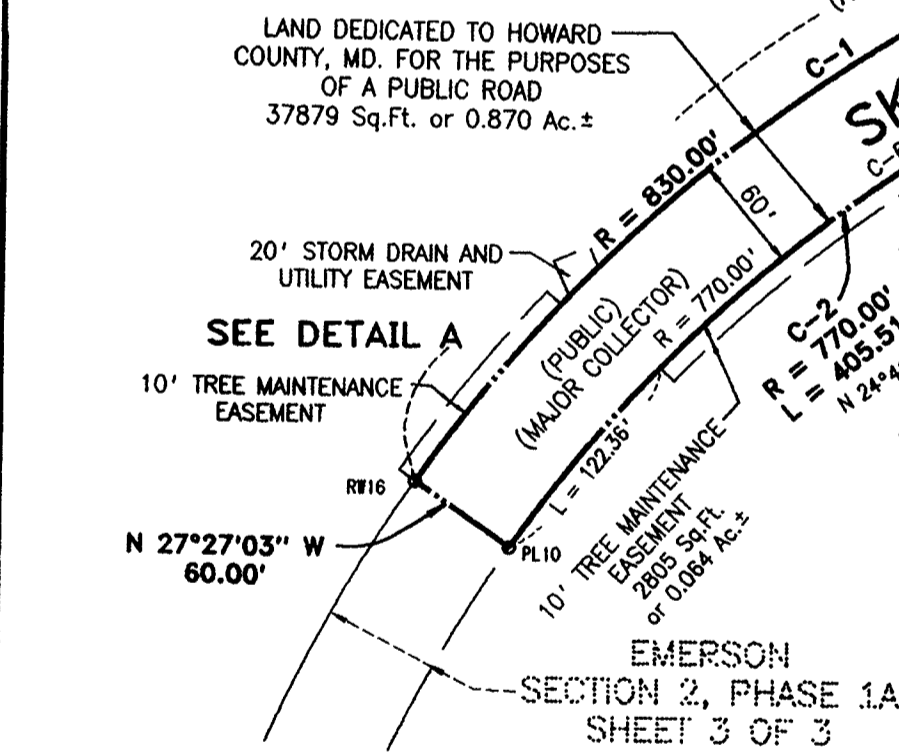
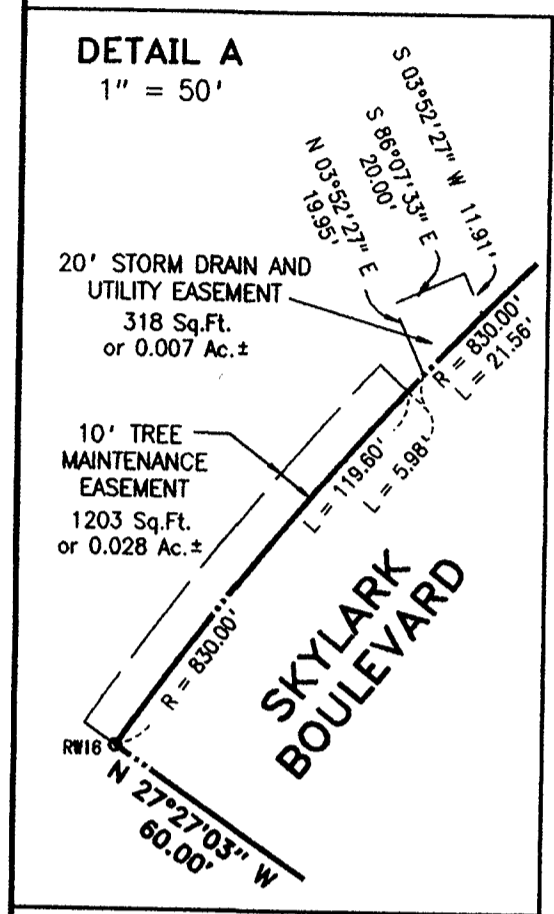
Skylark Boulevard and Open Space Lots 1 through 4

SHEET 1 OF 3
ZONING: PEC-MXD-3 and R-SC-MXD-3
TAX MAP 47 P/O PARCELS 3 & 837
6TH ELECTION DISTRICT
HOWARD COUNTY MARYLAND
SCALE: AS SHOWN NOVEMBER 27, 2001



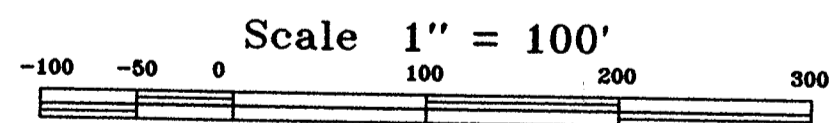
LEGEND

- CONCRETE MONUMENT (TO BE SET)
- IRON PIN AND CAP (TO BE SET)
- SWM — SWM EASEMENT



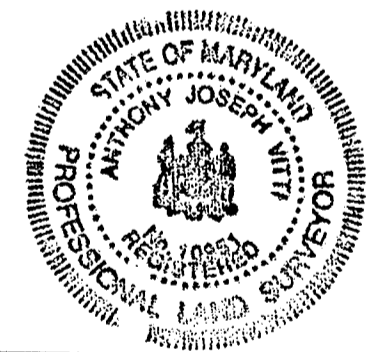
OWNER/DEVELOPER
THE HOWARD RESEARCH AND DEVELOPMENT CORPORATION
10275 Little Patuxent Parkway
Columbia, Md. 21044
(410) 992-6084
ATTN: Joseph H. Necker, Jr.

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



TABULATION OF FINAL PLAT - THIS SHEET

TOTAL NUMBER OF LOTS/PARCELS TO BE RECORDED	3
BUILDABLE	0
OPEN SPACE	3
TOTAL AREA OF R-O-W TO BE RECORDED	0.870 Ac.±
TOTAL AREA OF LOTS/PARCELS	3.478 Ac.±
BUILDABLE	0.000 Ac.±
OPEN SPACE	3.478 Ac.±
HOMEOWNERS ASSOCIATION	0.000 Ac.±
COMMON OPEN AREA	0.000 Ac.±
RECREATION AND PARKS	0.000 Ac.±
TOTAL AREA ON THIS SHEET	4.348 Ac.±



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 296 4765

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

Joseph H. Necker, Jr. 12-21-01
Howard County Health Officer Date

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

Joseph H. Necker, Jr. 12/16/01
Chief, Development Engineering Division MK Date

Joseph H. Necker, Jr. 12/28/01
Director Date

OWNER'S DEDICATION

We, The Howard Research And Development Corporation, a Maryland Corporation, by Joseph H. Necker Jr., Vice-President and Cynthia L. Stewart, Assistant Secretary, 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,

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- 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; and
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- That no building or similar structure of any kind shall be erected on or over the said easements and right-of-ways.

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 6th day of December, 2001.

Joseph H. Necker, Jr. 12/16/01
Joseph H. Necker Jr., Vice President Date
The Howard Research And Development Corporation

Cynthia L. Stewart 12/16/01
Cynthia L. Stewart, Assistant Secretary Date
The Howard Research And Development Corporation

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. by deed dated December 18, 2000 and recorded among the Land Records of Howard County, Maryland, in Liber 5289 Folio 330; HRD Land Holdings, Inc. having thereafter changed its name to The Howard Research and Development Corporation by Articles of Amendment dated January 5, 2001, 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 relate to the making of this plat and the setting of markers have been complied with.

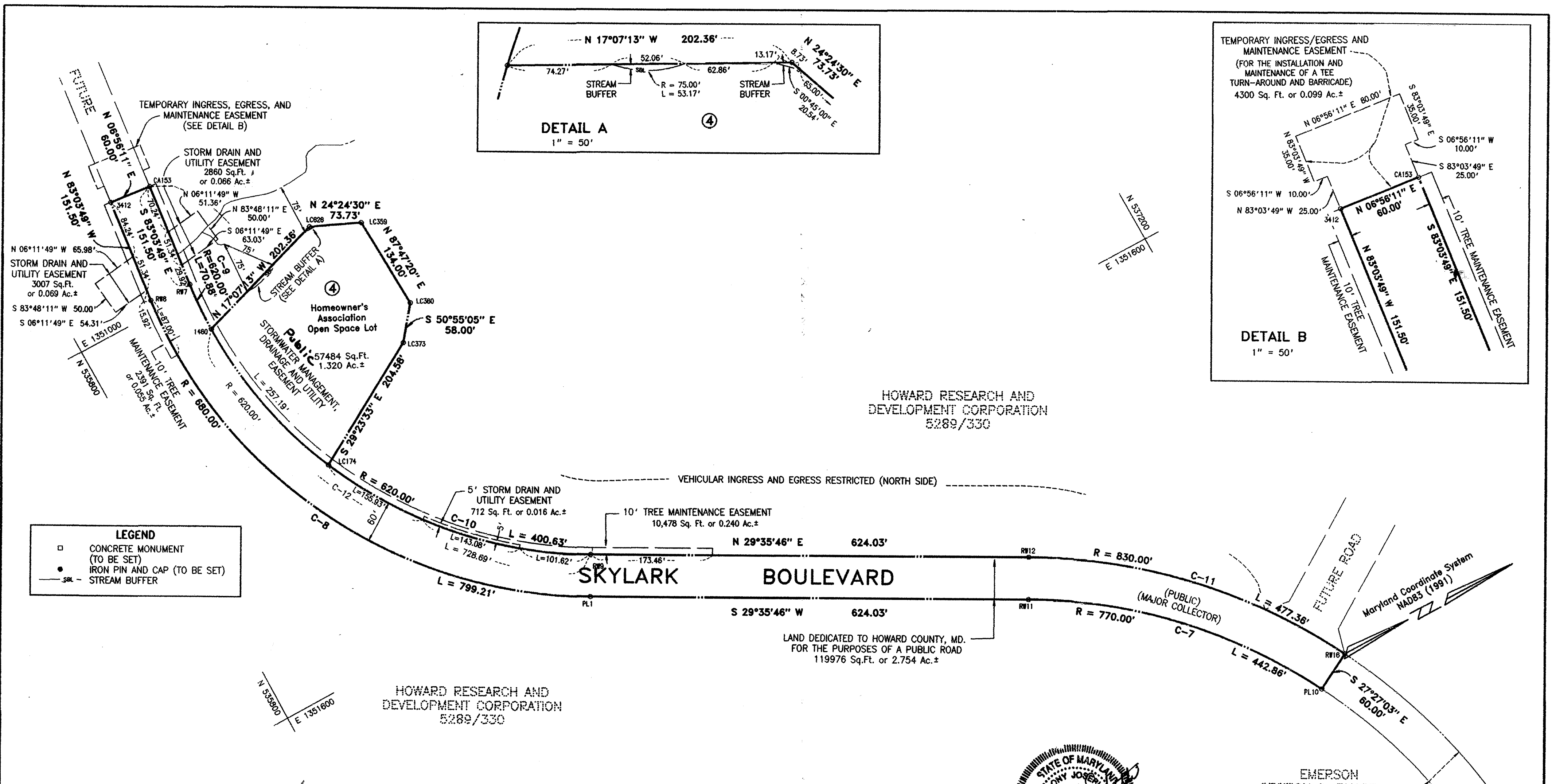
Anthony J. Vitti 12/16/01
Anthony J. Vitti
Professional Land Surveyor
Maryland Registration No. 10951 Date

RECORDED AS PLAT No. 15135
ON 1-3-02 IN THE
LAND RECORDS OF HOWARD COUNTY, MD.

EMERSON
Section 2, Phase 1A
Skylark Boulevard and
Open Space Lots 1 through 4

SHEET 2 OF 3
ZONING: PEC-MXD-3 and R-SC-MXD-3
TAX MAP 47 P/O PARCELS 3 & 837
6TH ELECTION DISTRICT
HOWARD COUNTY MARYLAND

SCALE: 1" = 100' NOVEMBER 27, 2001



TABULATION OF FINAL PLAT - THIS SHEET

TOTAL NUMBER OF LOTS/PARCELS TO BE RECORDED	1
BUILDABLE	0
OPEN SPACE	0
TOTAL AREA OF R-O-W TO BE RECORDED	2.754 Ac.±
TOTAL AREA OF LOTS/PARCELS	1.320 Ac.±
BUILDABLE	0.000 Ac.±
OPEN SPACE	0.000 Ac.±
HOMEOWNERS ASSOCIATION	1.320 Ac.±
COMMON OPEN AREA	0.000 Ac.±
RECREATION AND PARKS	0.000 Ac.±
TOTAL AREA ON THIS SHEET	4.074 Ac.±

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

James J. Matysek, M.D., P.E., F.S. 12-21-01
Howard County Health Officer Date

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

Mark A. Cummings 12/18/01
Chief, Development Engineering Division MK Date

James S. R... 12/29/01
Director Date

OWNER'S DEDICATION

We, The Howard Research And Development Corporation, a Maryland Corporation, by Joseph H. Necker Jr., Vice-President and Cynthia L. Stewart, Assistant Secretary, 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,

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- (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; and
- (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 right-of-ways.

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 *12/6/01* day of *December*, 2001

Joseph H. Necker Jr. 12/6/01
Joseph H. Necker Jr., Vice President Date
The Howard Research And Development Corporation

Cynthia L. Stewart 12/6/01
Cynthia L. Stewart, Assistant Secretary Date
The Howard Research And Development Corporation

SURVEYOR'S CERTIFICATE

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Anthony J. Vitti 12/6/01
Anthony J. Vitti Date
Professional Land Surveyor
Maryland Registration No. 10951

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200 East Pennsylvania Avenue
Towson, Maryland 21286
410 296 3333
Fax: 296 4705

RECORDED AS PLAT No. 15786
ON 1-3-02 IN THE
LAND RECORDS OF HOWARD COUNTY, MD.

EMERSON
Section 2, Phase 1A
Skylark Boulevard and
Open Space Lots 1 through 4

SHEET 3 OF 3
ZONING: PEC-MXD-3 and R-SC-MXD-3
TAX MAP 47 P/O PARCELS 3 & 837
6TH ELECTION DISTRICT
HOWARD COUNTY MARYLAND

SCALE: 1" = 100' NOVEMBER 27, 2001