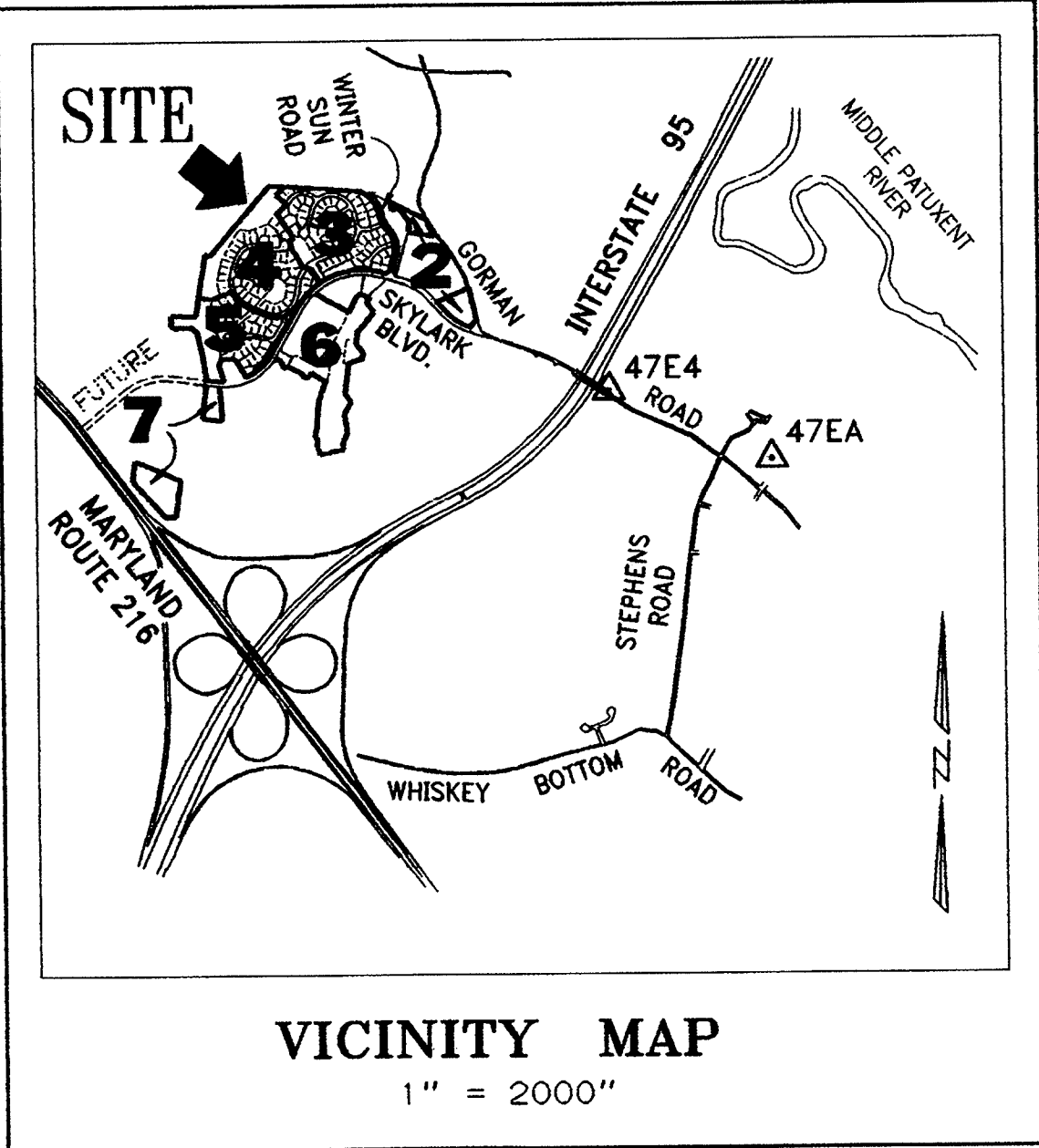


EMERSON

Section 2, Phase 1B

Coordinate Table											
Name	North	East	Name	North	East	Name	North	East	Name	North	East
59	537413.53	1350908.42	LC359	536237.84	1351033.41	RW17	537219.12	1352873.05	RW100	537744.29	1352039.87
672	538220.82	1351594.20	LC360	536243.01	1351167.31	RW19	537501.30	1353015.73	RW101	537831.56	1352071.25
679	537629.65	1353463.51	LC373	536206.44	1351212.33	RW20	537522.29	1352989.67	RW102	537947.26	1352104.61
686	534433.25	1350378.15	LC544	538003.94	1353001.25	RW21	537369.52	1352755.04	RW103	538091.99	1352314.87
687	534849.43	1350011.29	LC626	536170.69	1351002.94	RW22	537346.81	1352752.73	RW104	538005.51	1352481.77
692	537691.25	1352659.73				RW23	537378.41	1352701.71	RW105	537973.05	1352475.13
697	535072.16	1350042.36				RW24	537389.79	1352720.52	RW106	537935.03	1352407.85
779	537105.30	1351944.15	PL1	536261.45	1351657.97	RW25	537561.41	1352981.06	RW107	537809.86	1352301.01
821	537209.39	1352905.66	PL2	537037.60	1353851.07	RW26	537590.07	1353000.92	RW108	537794.71	1352284.99
823	537232.92	1352949.20	PL3	537820.50	1353374.16	RW29	537735.61	1352904.22	RW109	537774.54	1352341.51
826	537909.92	1352831.54	PL6	536946.73	1350780.73	RW30	537744.06	1352867.92	RW110	537797.23	1352338.99
829	537852.00	1352847.21	PL13	536965.57	1352591.71	RW31	537691.06	1352644.92	RW111	537900.20	1352427.52
831	537711.40	1352924.32	PL14	536766.20	1352489.28	RW32	537665.71	1352617.45	RW112	537938.22	1352494.81
832	537694.38	1352939.84	PL15	536983.99	1352107.44	RW33	537755.68	1352614.38	RW113	537927.15	1352526.04
834	537415.16	1353003.59	PL16	536863.53	1352697.99	RW34	537731.05	1352643.65	RW114	537912.23	1352530.62
840	536782.58	1353571.18	PL17	536972.52	1352627.20	RW35	537731.25	1352659.22	RW115	537767.84	1352811.39
842	536593.91	1353843.23	PL19	536763.95	1352771.78	RW36	537778.91	1352848.26	RW116	537768.09	1352569.87
844	538145.52	1352640.91	PL20	536539.48	1352587.71	RW37	537813.97	1352859.95	RW117	537516.78	1352443.79
885	536585.39	1353866.10	PL21	536398.23	1352567.42	RW38	537515.64	1351691.50	RW118	537385.40	1352109.95
897	536672.49	1353918.87	PL22	536290.34	1352652.32	RW39	537541.59	1351714.59	RW119	537112.24	1351894.64
899	536654.59	1353922.00	PL23	536228.71	1352630.19	RW44	537481.26	1351766.79	RW120	536999.01	1351929.26
1460	535977.30	1351062.51	PL24	536178.44	1352476.06	RW45	537488.62	1351797.54	RW121	537900.20	1351862.31
2372	537287.59	1351973.24	PL25	535826.89	1352437.35	RW46	537474.32	1351675.67	RW122	536850.89	1351820.72
2436	537517.29	1351828.25	PL26	535737.71	1352504.86	RW47	536885.88	1351241.88	RW123	536753.00	1351791.58
3134	534809.78	1350043.58	PL27	535596.47	1352424.12	RW48	536778.91	1351156.97	RW124	536714.16	1351775.33
3135	534478.94	1350345.27	PL28	535387.44	1352458.35	RW49	536760.06	1351131.58	RW125	536632.61	1351759.53
3413	535937.48	1350859.49	PL29	535252.43	1352406.88	RW50	536857.67	1351144.25	RW126	536469.96	1351667.15
3431	535659.42	1351036.26	PL30	535191.11	1352419.42	RW51	536858.70	1351178.96	RW127	536436.74	1351588.83
3434	537440.23	1350859.19	PL31	536253.11	1351841.12	RW52	536891.61	1351211.10	RW128	536483.74	1351406.26
3435	535919.60	1351010.71	PL32	536321.45	1351720.80	RW54	536644.26	1353913.65	RW129	536492.01	1351264.36
3445	534432.49	1350501.14	PL33	536355.53	1351711.41	RW55	536768.29	1353891.96	RW130	536422.29	1351257.60
3448	534848.13	1350558.88	PL34	535922.20	1352118.96	RW58	535927.69	1353889.19	RW131	536441.60	1351182.49
4409	536604.62	1350551.57	PL35	536069.52	1352056.31	RW59	537632.89	1353442.49	RW132	536489.69	1351247.64
4410	536735.00	1350463.91	PL36	536014.27	1352008.15	RW60	537005.95	1351879.74	RW133	536522.48	1351416.23
AA295	536984.06	1353866.80	PL37	536021.31	1351977.18	RW62	537768.62	1353363.29	RW134	536475.48	1351598.80
AA296	536789.19	1353911.65	PL38	536066.36	1351939.50	RW64	537840.99	1353332.50	RW135	536489.72	1351632.37
CA26	536728.74	1350746.07	PL39	536154.16	1351784.92	RW72	537312.14	1352129.02	RW136	536852.37	1351724.75
CA27	535556.76	1350813.17				RW73	537343.16	1352139.15	RW137	536896.27	1351738.48
CA29	536605.78	1350690.20				RW74	537470.25	1352462.10	RW138	536717.66	1351708.51
CA30	536547.68	1350762.11				RW75	537922.74	1352589.21	RW139	536733.80	1351553.99
CA31	536266.53	1350825.90	PL43	536208.14	1351717.82	RW76	538131.85	1352318.24	RW140	536825.33	1351348.20
CA32	535997.60	1350862.17	PL44	536234.59	1351671.24	RW77	538091.38	1352142.92	RW141	536867.70	1351278.67
CA141	535827.42	1351032.84	PL45	536225.74	1351636.21	RW78	538093.60	1352124.66	RW142	537514.21	1351672.63
CL3	536675.07	1353933.64	PL46	535759.50	1352140.59	RW79	538103.19	1352114.74	RW145	536930.83	1351212.52
CL52	538008.85	1351785.16	PL47	535666.37	1352128.38	RW80	538093.27	1351834.08	RW149	537271.15	1351155.94
EA12	537670.29	1353199.64	PL48	535600.87	1352125.12	RW81	538044.53	1351790.31	RW150	537403.06	1351202.31
EA32	537766.51	1353215.17	PL49	535531.68	1352112.06	RW82	538051.21	1351782.87	RW151	537540.36	1351531.49
EA227	535242.02	1352114.33	PL50	535469.58	1352112.41	RW83	538028.89	1351762.83	RW159	537504.21	1351514.36
EA341	537933.78	1353102.70	PL51	535396.27	1352100.75	RW84	537988.81	1351807.48	RW160	537389.80	1351240.04
EA343	537921.27	1353012.74	PL52	535333.36	1352090.78	RW85	538011.13	1351827.52	RW161	537257.88	1351193.68
LC17	536874.67	1353491.26	PL53	535328.60	1352120.82	RW86	538017.81	1351820.08	RW162	537229.05	1351210.88
LC97	537017.10	1351162.25	PL54	535136.28	1352151.15	RW87	538066.56	1351863.83	RW163	537203.28	1351340.47
LC103	536922.02	1350936.12	PL55	536927.44	1352721.47	RW88	538074.44	1352086.93	RW164	537178.00	1351422.34
LC114	538162.98	1351737.95	RW7	535981.83	1350591.81	RW89	538065.35	1352096.33	RW165	537175.84	1351443.62
LC151	537904.44	1351677.79	RW8	535922.27	1350984.57	RW90	538027.95	1352099.04	RW166	537122.94	1351415.11
LC153	537623.04	1351870.24	RW9	536291.08	1351605.80	RW91	537958.34	1352066.18	RW167	537141.90	1351400.86
LC154	537586.54	1351816.88	RW11	536804.07	1351986.17	RW92	537842.85	1352032.82	RW168	537164.05	1351332.87
LC166	537924.15	1351709.14	RW12	536833.70	1351914.00	RW93	537760.22	1352003.18	RW169	537189.82	1351203.08
LC174	536028.20	1351312.73	RW13	537091.54	1352142.77	RW94	537752.02	1351999.62	RW170	537169.68	1351176.15
LC178	538208.69	1351762.76	RW14	537127.36	1352149.91	RW95	537737.25	1351980.38	RW171	536861.87	1351364.45
LC255	537510.95	1351840.97	RW15	537169.68	1352217.80	RW98	537711.95	1352038.66	RW172	536775.16	1351559.41
LC325	536101.09	1351682.39	RW16	537180.32	1352253.09	RW99	537736.09	1352036.31	RW173	537274.20	1352028.94
									RW174	537269.83	1352061.13
									WB2	536621.88	1350461.40
									WB3	536590.05	1350524.85
									CE15	536158.23	1351777.76
									CE16	536174.11	1351727.19
									CE19	536122.50	1351747.34
									CE20	536158.71	1351712.86



General Notes

- Coordinates are based on the 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 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-MXD-3 and R-SC-MXD-3 as granted by the Zoning Board on September 3, 1998 as Case No. ZB-979 M.
- 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' (14' serving more than one residence);
 - Surface - 6" of compacted crusher run base with tar and chip coating (1-1/2" min.);
 - Geometry - max. 15% grade, max. 10% grade change and min. 45' 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 clearing, grading or construction is permitted within the required wetlands, streams, or their buffers and forest conservation easement areas.
- For private access place, 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 and not to the pipestem lot driveway.
- 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.
- There are no cemeteries nor structures within the limits of these plats.
- The Forest 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.
- Reservation of Public Utility and Forest Conservation Easements 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 Area"), 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, 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 for Lots 1 through 176 shown herein 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, P-00-15, and WP-01-22.
- The HOA Open Space shown hereon as Lots 163, 165, 166, 168, 170, 173, 174, 175 and 176 and the Common Open Areas shown hereon as Lots 161, 162, 164, and 167 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).

TABULATION OF FINAL PLAT - ALL SHEETS

TOTAL NUMBER OF LOTS/PARCELS TO BE RECORDED	177
BUILDABLE	161
OPEN SPACE	16
TOTAL AREA OF R-0-W TO BE RECORDED	9.184 Ac. ±
TOTAL AREA OF LOTS/PARCELS	88.613 Ac. ±
BUILDABLE	45.203 Ac. ±
(INCLUDING B.046 Ac. ± PARCEL A)	
OPEN SPACE (16)	
HOMEOWNERS ASSOCIATION (9)	21.973 Ac. ±
RECREATION AND PARKS (3)	18.079 Ac. ±
COMMON OPEN AREA (4)	3.35

BOARD OF EDUCATION
OF HOWARD COUNTY
3573/491

THE HOWARD RESEARCH AND
DEVELOPMENT CORPORATION
5289/330

FOREST CONSERVATION EASEMENT - AREA F
(SEE AREA BELOW)

LAND DEDICATED TO HOWARD
COUNTY, MD. FOR THE PURPOSES
OF A PUBLIC ROAD
6365 Sq.Ft. or 0.146 Ac.±

"LOTS 1-4
WASKEY PROPERTY"
PLAT NO. 5192

CURVE DATA					
Name	Delta	Radius	Length	Chord Bearing & Distance	Tangent
C-90	28°36'28"	670.00'	334.53'	N 55°15'29" W 331.07'	170.83'
C-91	07°22'29"	2075.00'	267.08'	S 13°38'17" E 266.89'	133.72'
C-92	14°26'41"	625.00'	157.57'	N 30°15'56" W 157.15'	79.20'

FOREST CONSERVATION EASEMENT - AREA "J"		
Name	Bearing	Distance
FC1	S 13°44'15" W	39.68'
FC2	R = 25.00'	L = 29.68'
Chd -	S 47°44'41" W	27.96'
FC3	S 81°45'06" W	48.75'
FC4	N 66°16'51" W	43.17'
FC5	S 60°26'24" W	63.93'
FC6	S 75°25'00" W	40.97'
FC7	S 88°10'00" W	37.00'
FC8	N 68°15'00" W	35.00'
FC9	N 24°05'00" W	22.00'
FC10	N 53°25'00" E	42.00'
FC11	N 68°45'00" E	59.80'
FC12	N 03°25'00" W	30.07'
FC13	N 43°28'16" E	27.59'
FC14	N 61°49'24" E	44.26'
FC15	N 74°40'39" E	71.14'
FC16	N 78°13'48" E	53.01'

LEGEND (ALL SHEETS)

- CONCRETE MONUMENT (TO BE SET)
- IRON PIN AND CAP (TO BE SET)
- SWM - SWM EASEMENT
- WET - WETLAND
- WBF - WETLAND BUFFER
- FP - 100-YEAR FLOOD PLAIN
- SBL - STREAM BUFFER
- FCE - FOREST CONSERVATION EASEMENT (FCE IS ALSO HATCHED)

NOTE: SOME BUFFER LINES AND/OR FOREST CONSERVATION LIMITS MAY BE COINCIDENT

General Notes (Continued from Sheet 1)

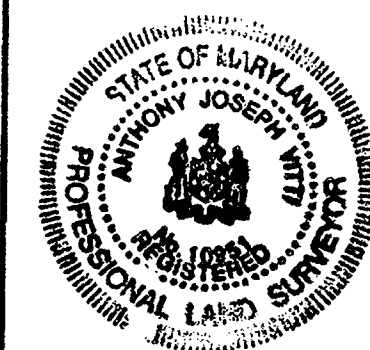
15. The Open Space shown hereon as Lots 169, 171, and 172, is hereby dedicated to Howard County, Maryland (Department of Recreation and Parks).
16. Stormwater Management (SWM) is being treated on this site by SWM ponds and SWM credits in accordance with the 2000 Maryland Department of the Environment SWM Regulations. There are two 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 publicly maintained by Howard County, Maryland. 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. SWM Pond IV is a retrofit of an existing pond (belonging to Eastern Middle School) and will address SWM quantity and quality, the latter in the form of extended detention.
17. 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.
18. 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).
19. 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. The Decision and order was signed on September 3, 1998.
20. Development for this phase will be done in accordance with the Development Criteria approved with Comprehensive Sketch Plan S-99-12 (PB-339).
21. This plat complies with the requirements of Section 16.1200 of the Howard County Code for Forest Conservation by retaining 16.77 Ac.± and reforesting 5.03 Ac.± as part of the overall development of Emerson, Section 2. The excess 4.5 Ac.± of reforestation may be used toward meeting the obligations of future phases of Emerson, Section 2.
22. Within six (6) months of the recordation of the plats for Phase 1, a Sketch Plan, Preliminary Equivalent Sketch Plan, or Site Development Plan must be submitted for the development of Bulk Parcel 'A' (shown on sheet 6 of 7 herein) for uses permitted by the approved development criteria, or the 80 tentative allocations, based on the requirements of the APFO (Section 16.116.H.2), will be rescinded.
23. WP-01-22 was approved on September 26, 2000 to waive Section 16.121.(e) which requires Open Space Lots to have at least 40' of frontage on a public road, suitable for pedestrian and vehicular access. Approval is subject to the following conditions: The Developer shall obtain the approval of a Final Plan(s) for the subject Open Space Lots, which shall be recorded among the Land Records of Howard County. Refer to Open Space Lot 171 on this plat.

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

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

TABULATION OF FINAL PLAT - THIS SHEET

TOTAL NUMBER OF LOTS/PARCELS TO BE RECORDED	2
BUILDABLE	0
OPEN SPACE	2
TOTAL AREA OF R-0-W TO BE RECORDED	0.344 Ac.±
TOTAL AREA OF LOTS/PARCELS	3.453 Ac.±
BUILDABLE	0.000 Ac.±
OPEN SPACE (2)	3.453 Ac.±
HOMEOWNER'S ASSOCIATION (2)	0.000 Ac.±
RECREATION AND PARKS	0.000 Ac.±
COMMON OPEN AREA	0.000 Ac.±
TOTAL AREA ON THIS SHEET	3.797 Ac.±



THE HOWARD RESEARCH AND
DEVELOPMENT CORPORATION
5289/330

Scale 1" = 100'

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

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

Penny Breaster M.D. 1/24/02
Howard County Health Officer Date

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND
ZONING

[Signature] 1/16/02
Chief, Development Engineering Division Date

[Signature] 1/29/02
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,

- (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 right-of-ways 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; 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 1/4/02 day of 2002

[Signature] Joseph H. Necker Jr., Vice President
The Howard Research And Development Corporation Date

[Signature] Cynthia L. Stewart, Assistant Secretary
The Howard Research And Development Corporation Date

SURVEYOR'S CERTIFICATE

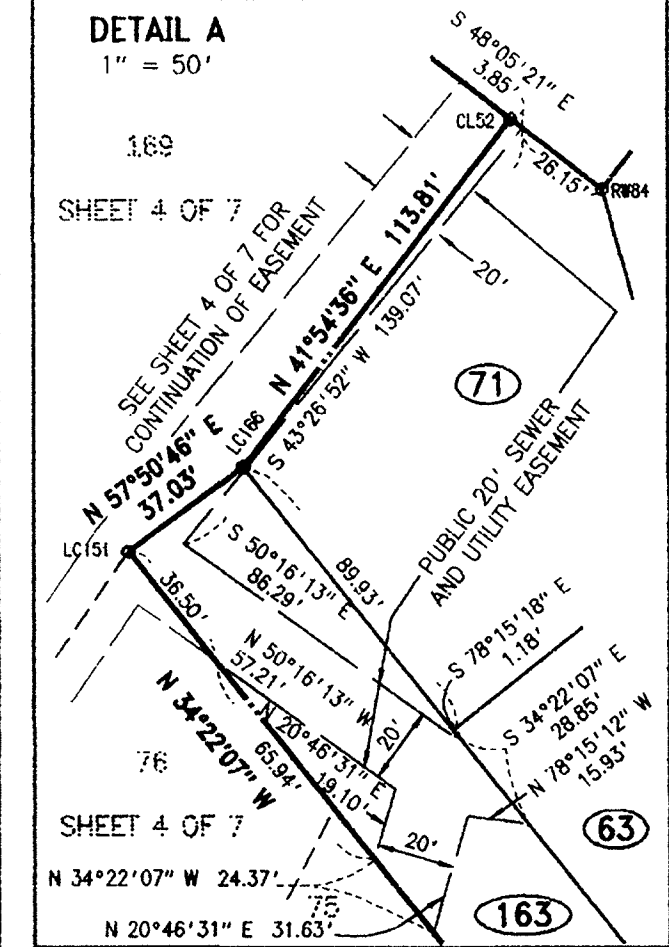
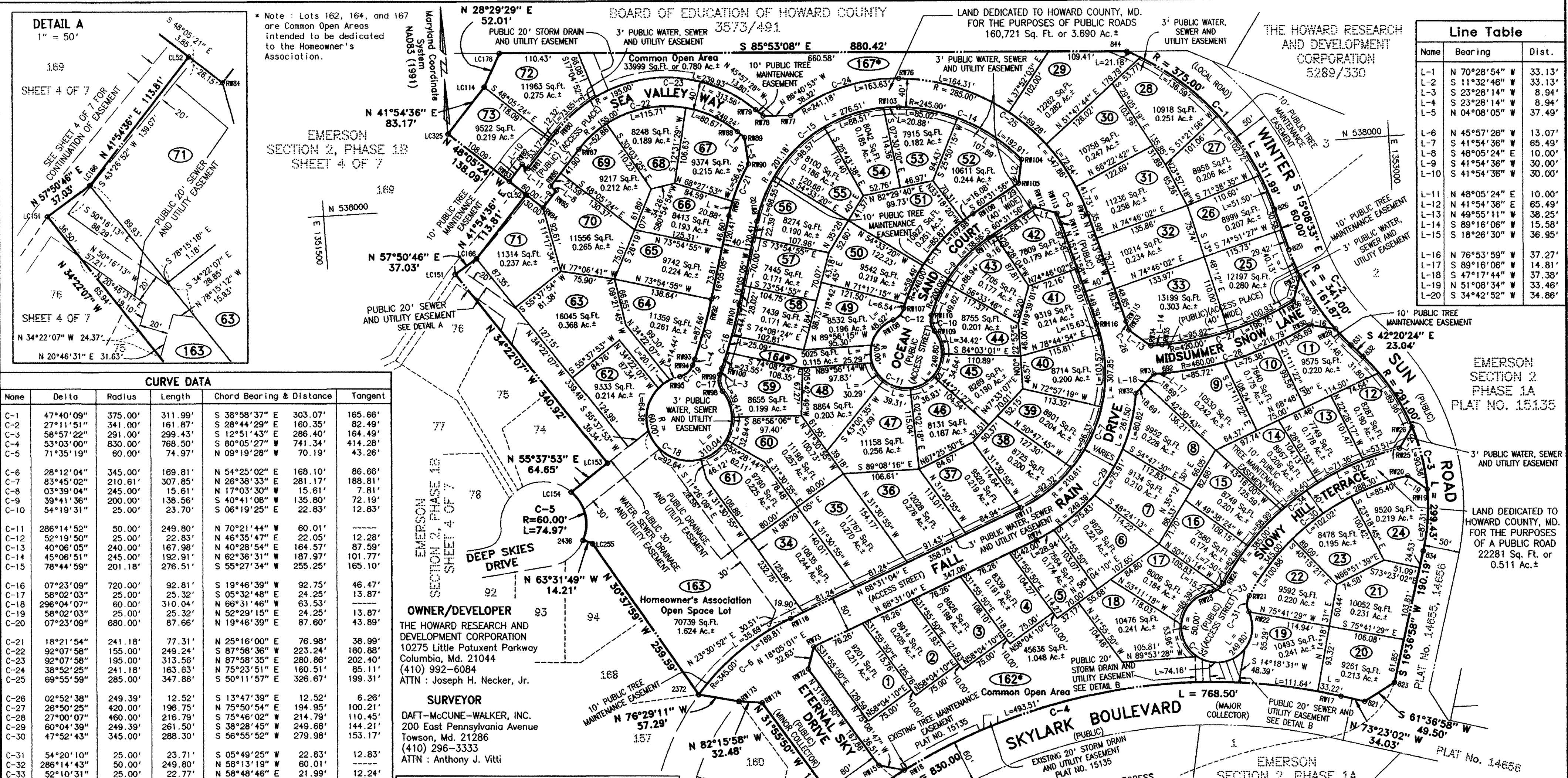
I hereby certify that the final plat shown hereon is correct, that it is a subdivision of part of the lands conveyed by The Howard Research and Development Corporation to HRD Land Holdings, Inc. by deed dated December 18, 2000 and recorded among the Land Records of Howard County, Maryland, in Liber 5289 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.

[Signature] Anthony J. Vitti 1/4/02
Professional Land Surveyor Date
Maryland Registration No. 10951

RECORDED AS PLAT No. 15204
ON 02-04-02 IN THE
LAND RECORDS OF HOWARD COUNTY, MD.

EMERSON
Section 2, Phase 1B
Lots 1 Thru 160, Open Space Lots
161 Thru 176, and Parcel A

SHEET 2 OF 7
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' DECEMBER 20, 2001

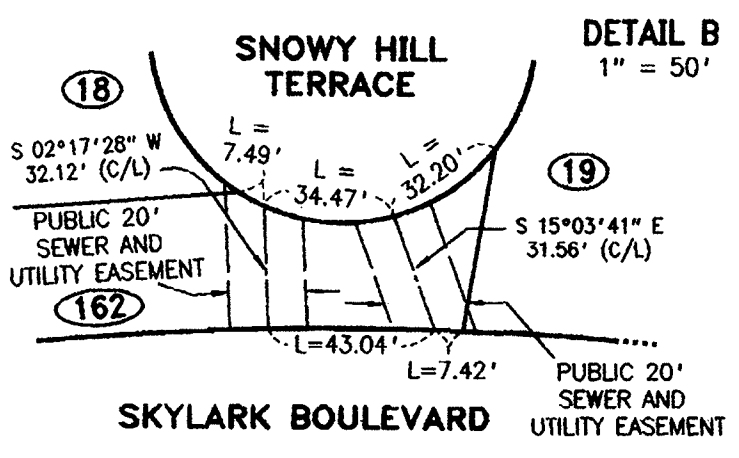


Note: Lots 162, 164, and 167 are Common Open Areas intended to be dedicated to the Homeowner's Association.

Name	Bearing	Dist.
L-1	N 70°28'54" W	33.13'
L-2	S 11°32'46" W	33.13'
L-3	S 23°28'14" W	8.94'
L-4	S 23°28'14" W	8.94'
L-5	N 04°08'05" W	37.49'
L-6	N 45°57'26" W	13.07'
L-7	S 41°54'36" W	65.49'
L-8	S 48°05'24" E	10.00'
L-9	S 41°54'36" W	30.00'
L-10	S 41°54'36" W	30.00'
L-11	N 48°05'24" E	10.00'
L-12	N 41°54'36" E	65.49'
L-13	N 49°55'11" W	38.25'
L-14	S 89°16'06" W	15.58'
L-15	S 18°26'30" W	36.95'
L-16	N 76°53'59" W	37.27'
L-17	S 89°16'06" W	14.81'
L-18	S 47°17'44" W	37.38'
L-19	N 51°08'34" W	33.46'
L-20	S 34°42'52" W	34.86'

Name	Delta	Radius	Length	Chord Bearing & Distance	Tangent
C-1	47°40'09"	375.00'	311.99'	S 38°58'37" E 303.07'	165.66'
C-2	27°11'51"	341.00'	161.87'	S 28°44'29" E 160.35'	82.49'
C-3	56°57'22"	291.00'	299.43'	S 12°51'43" E 286.40'	164.49'
C-4	53°03'00"	830.00'	768.50'	S 80°05'27" W 741.34'	414.28'
C-5	71°35'19"	60.00'	74.97'	N 09°19'28" W 70.19'	43.26'
C-6	28°12'04"	345.00'	189.81'	N 54°25'02" E 168.10'	86.66'
C-7	83°45'02"	210.61'	307.85'	N 26°38'33" E 281.17'	188.81'
C-8	03°39'04"	245.00'	15.61'	N 17°03'30" W 15.61'	7.81'
C-9	39°41'36"	200.00'	138.56'	S 40°41'08" W 135.80'	72.19'
C-10	54°19'31"	25.00'	23.70'	S 06°19'25" E 22.83'	12.63'
C-11	286°14'52"	50.00'	249.80'	N 70°21'44" W 80.01'	12.28'
C-12	52°19'50"	25.00'	22.83'	N 46°35'47" E 22.05'	12.28'
C-13	40°06'05"	240.00'	167.98'	N 40°28'54" E 164.57'	87.59'
C-14	45°06'51"	245.00'	192.91'	N 62°36'31" W 187.97'	101.77'
C-15	78°44'59"	201.18'	276.51'	S 55°27'34" W 255.25'	165.10'
C-16	07°23'09"	720.00'	92.81'	S 19°46'39" W 92.75'	46.47'
C-17	83°45'02"	25.00'	25.32'	S 08°32'48" E 24.25'	13.87'
C-18	296°04'07"	60.00'	310.04'	N 68°31'46" W 63.53'	63.53'
C-19	58°02'03"	25.00'	25.32'	N 52°29'15" E 24.25'	13.87'
C-20	07°23'09"	680.00'	87.66'	N 19°46'39" E 87.60'	43.89'
C-21	18°21'54"	241.18'	77.31'	N 25°16'00" E 76.98'	38.99'
C-22	92°07'58"	155.00'	249.24'	S 87°58'36" W 223.24'	160.88'
C-23	92°07'58"	195.00'	313.56'	N 68°31'46" W 280.86'	202.40'
C-24	38°52'25"	241.18'	163.63'	N 75°23'51" E 160.51'	85.11'
C-25	69°55'59"	285.00'	347.86'	S 50°11'57" E 326.67'	199.31'
C-26	02°52'38"	249.39'	12.52'	S 13°47'39" E 12.52'	6.26'
C-27	26°50'25"	420.00'	198.75'	N 75°50'54" E 194.95'	100.21'
C-28	27°00'07"	460.00'	216.79'	S 75°46'02" W 214.79'	110.45'
C-29	60°04'39"	249.39'	261.50'	S 38°28'45" W 249.68'	144.21'
C-30	47°52'43"	345.00'	288.30'	S 56°55'52" W 279.98'	153.17'
C-31	54°20'10"	25.00'	23.71'	S 05°49'25" W 22.83'	12.83'
C-32	286°14'43"	50.00'	249.80'	N 58°13'19" W 80.01'	12.28'
C-33	52°10'31"	25.00'	22.77'	N 58°48'46" E 21.99'	12.24'
C-34	47°48'16"	385.00'	321.22'	N 56°37'39" E 311.99'	170.63'

TABULATION OF FINAL PLAT - THIS SHEET	
TOTAL NUMBER OF LOTS/PARCELS TO BE RECORDED	77
BUILDABLE	73
OPEN SPACE	4
TOTAL AREA OF R-O-W TO BE RECORDED	4.201 Ac.±
TOTAL AREA OF LOTS/PARCELS BUILDABLE	19.566 Ac.±
OPEN SPACE (4)	15.999 Ac.±
HOMEOWNER'S ASSOCIATION (1)	1.624 Ac.±
RECREATION AND PARKS	0.000 Ac.±
COMMON OPEN AREA (3)	1.943 Ac.±
TOTAL AREA ON THIS SHEET	23.767 Ac.±



LOT No.	GROSS AREA	PIPESTEM AREA	MINIMUM LOT SIZE
63	0.368 Ac.±	0.040 Ac.±	0.328 Ac.±

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

Penny Borestein M.D. 1/24/02
Howard County Health Officer Date

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

Anthony J. Vitti 1/16/02
Chief, Development Engineering Division Date

Joseph H. Necker 1/29/02
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,

- (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 right-of-ways 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; 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 day of 200

Joseph H. Necker Jr. 1/4/02 Date
The Howard Research And Development Corporation

Cynthia L. Stewart 1/4/02 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, 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 1/4/02 Date
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
410 286 3333
Fax 296 4706

RECORDED AS PLAT No. 15205
ON 2-04-02 IN THE
LAND RECORDS OF HOWARD COUNTY, MD.

EMERSON
Section 2, Phase 1B
Lots 1 Thru 160, Open Space Lots
161 Thru 176, and Parcel A

SHEET 3 OF 7
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' DECEMBER 20, 2001

100 Year Flood Plain Drainage and Utility Easement Line Table

Name	Bearing	Distance
FP1	S 02°28'15" W	60.44'
FP2	S 21°52'29" W	43.92'
FP3	S 07°35'49" W	64.57'
FP4	S 21°46'41" W	36.05'
FP5	S 02°44'01" E	37.28'
FP6	S 07°37'10" W	32.39'
FP7	S 08°09'40" E	43.87'
FP8	S 07°37'00" W	31.14'
FP9	S 24°43'41" W	94.89'
FP10	S 07°33'39" W	46.58'
FP11	S 19°58'25" W	31.82'
FP12	S 02°04'55" W	28.41'
FP13	N 10°57'19" E	62.14'
FP14	N 22°49'55" E	58.67'
FP15	N 00°37'36" W	95.65'
FP16	N 35°28'14" E	22.38'
FP17	N 13°45'56" E	174.32'
FP18	N 01°38'52" W	77.16'

Forest Conservation Easement Line Table

Name	Bearing	Dist.
FC1	N 27°50'00" E	28.65'
FC2	N 12°10'00" E	47.64'
FC3	N 01°55'00" E	95.55'
FC4	N 56°20'00" E	38.41'
FC5	N 11°30'00" E	23.77'
FC6	N 07°30'00" E	81.56'
FC7	N 28°20'00" E	26.17'
FC8	N 03°00'00" E	42.60'
FC9	N 07°35'00" E	67.74'
FC10	S 09°51'50" W	10.17'
FC11	S 69°37'12" W	69.19'
FC12	S 09°06'13" W	56.13'
FC13	N 19°21'59" E	61.77'

Flood Plain Elevations

Point	Elevation	Point	Elevation
1	321.4	14	313.0
2	320.7	15	314.1
3	320.1	16	316.1
4	318.1	17	314.8
5	318.1	18	318.0
6	318.0	19	320.2
7	318.0		
8	316.0		
9	315.0		
10	313.2		
11	314.1		
12	312.4		
13	312.1		

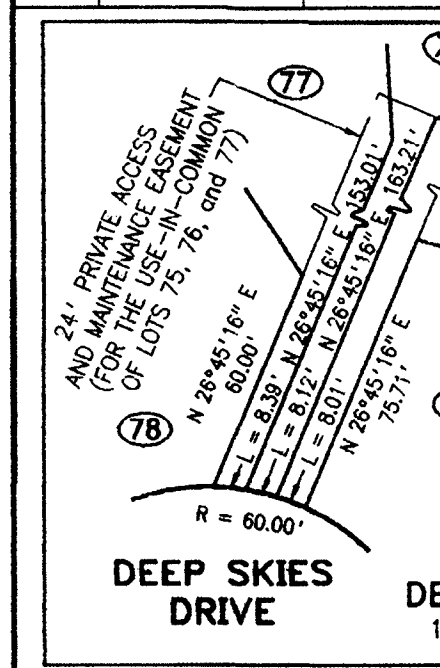
THE HOWARD RESEARCH AND DEVELOPMENT CORPORATION 5289/330

FOREST CONSERVATION EASEMENT p/o AREA "D" 6.218 Ac.± (THIS SHEET) (SEE SHEET 5 OF 7 FOR TOTALS/BREAKDOWN OF AREA D) N 40°20'51" E

MARYLAND AND VIRGINIA MILK PRODUCERS ASSOCIATION, INC 302/288 100 YEAR FLOODPLAIN, DRAINAGE AND UTILITY EASEMENT 1059.25' SEE DETAIL C

Line Table

Course	Bearing	Dist.
L-1	S 85°38'46" W	18.93
L-2	N 85°38'46" E	91.39
L-3	N 53°12'39" E	33.62
L-4	N 30°49'09" W	33.58
L-5	N 23°57'49" W	40.12
L-6	N 23°57'49" W	61.54



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

EMERSON SECTION 2 PHASE 1B SHEET 5 OF 7

Minimum Lot Size Chart

LOT No.	GROSS AREA	PIPESTEM AREA	MINIMUM LOT SIZE
75	0.278 Ac.±	0.014 Ac.±	0.264 Ac.±
76	0.304 Ac.±	0.030 Ac.±	0.274 Ac.±
77	0.338 Ac.±	0.011 Ac.±	0.327 Ac.±
80	0.297 Ac.±	0.038 Ac.±	0.259 Ac.±
83	0.267 Ac.±	0.023 Ac.±	0.244 Ac.±
156	0.308 Ac.±	0.043 Ac.±	0.265 Ac.±

TABULATION OF FINAL PLAT - THIS SHEET

TOTAL NUMBER OF LOTS/PARCELS TO BE RECORDED	55 + p/o 2
BUILDABLE	54
OPEN SPACE	1 + p/o 2
TOTAL AREA OF R-O-W TO BE RECORDED	2.915 Ac.±
TOTAL AREA OF LOTS/PARCELS BUILDABLE	22.650 Ac.±
OPEN SPACE (1 + p/o 2)	12.604 Ac.±
HOMEOWNER'S ASSOCIATION (1)	2.826 Ac.±
RECREATION AND PARKS (p/o 1)	6.680 Ac.±
COMMON OPEN AREA (p/o 1)	0.540 Ac.±
TOTAL AREA ON THIS SHEET	25.565 Ac.±

APPROVED: FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEMS, IN CONFORMANCE WITH THE MASTER PLAN OF WATER AND SEWERAGE FOR HOWARD COUNTY
Penny Borenstein, M.D. 1/24/02
Howard County Health Officer Date

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING
Joseph H. Necker, Jr. 1/16/02
Chief, Development Engineering Division Date

APPROVED: *Joseph H. Necker, Jr.* 1/29/02
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 14/02 day of 2002
Joseph H. Necker Jr., Vice President Date
Cynthia L. Stewart, Assistant Secretary Date
The Howard Research and Development Corporation

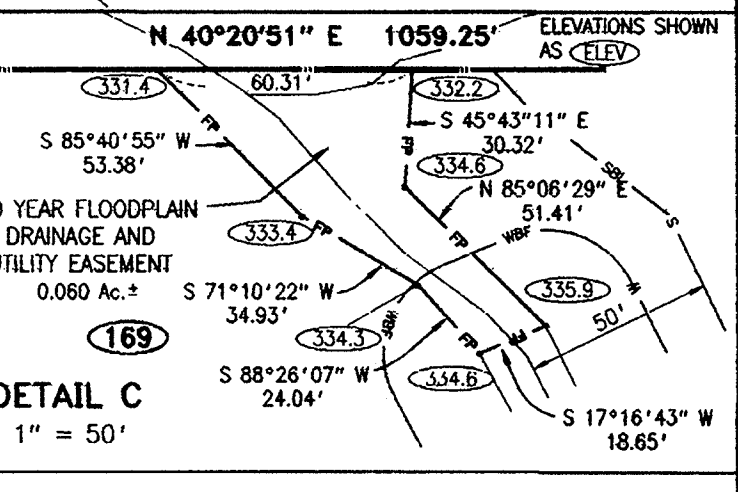
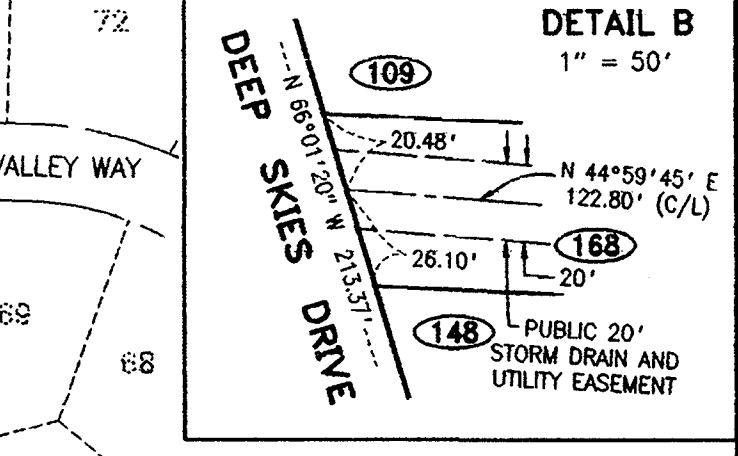
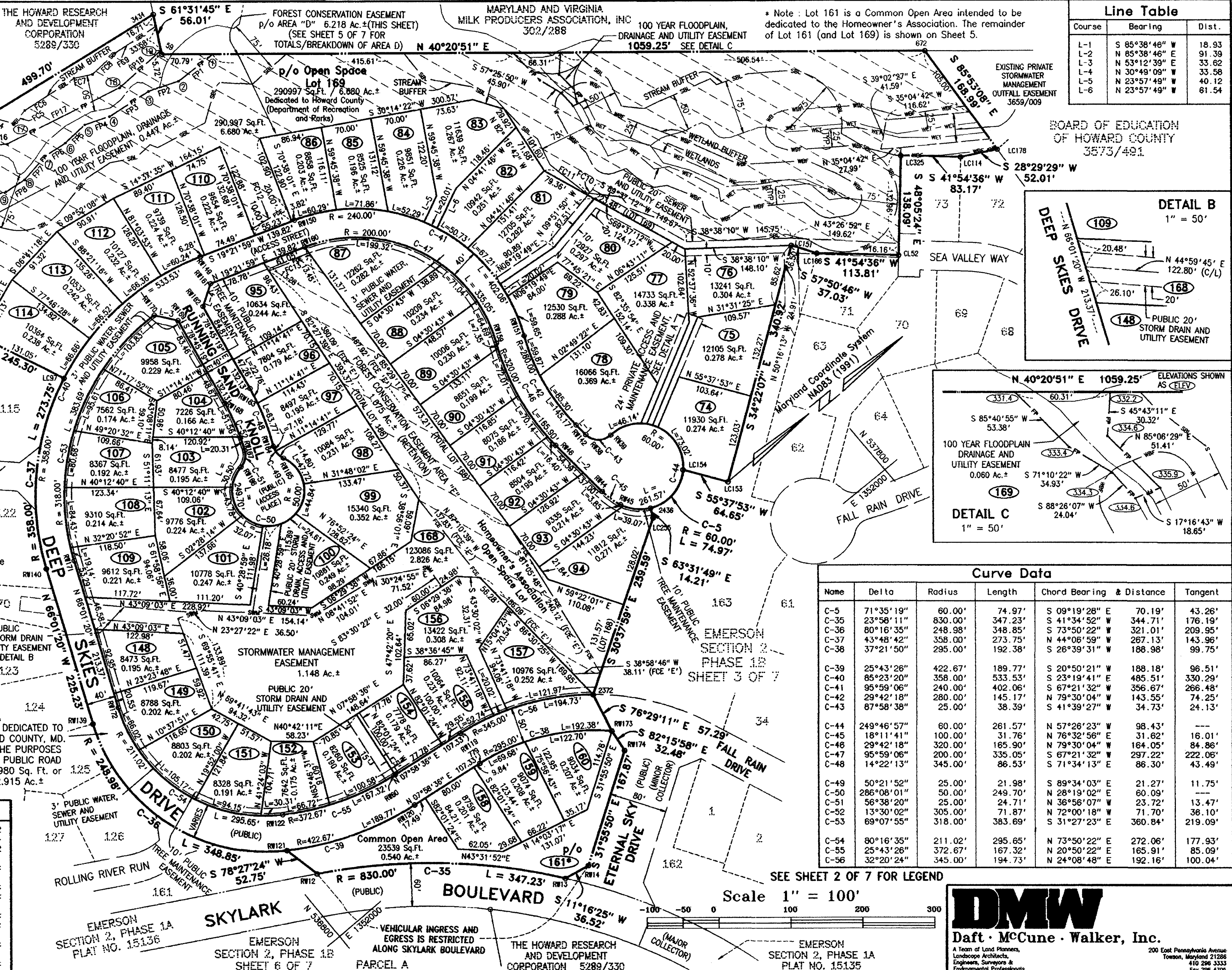
SURVEYOR'S CERTIFICATE
I hereby certify that the final plat shown hereon is correct, that it is a subdivision of part of the lands conveyed by The Howard Research and Development Corporation to HRD Land Holdings, Inc. by deed dated December 18, 2000 and recorded among the Land Records of Howard County, 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 this plat. The requirements of Section 3-108 of the Real Property Article, of the Annotated Code of Maryland, 1988 Replacement Volume are supplemented insofar as they relate to the making of this plat and the setting of markers as shown and described hereon.

Anthony J. Vitti 1/4/02
Surveyor Date
Professional Seal No. 10951

RECORDED AS PLAT No. 15206 ON 2-04-02 IN THE LAND RECORDS OF HOWARD COUNTY, MD.

EMERSON
Section 2, Phase 1B
Lots 1 Thru 160, Open Space Lots 161 Thru 176, and Parcel A

SHEET 4 OF 7
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' DECEMBER 20, 2001



Curve Data

Name	Delta	Radius	Length	Chord Bearing & Distance	Tangent
C-5	71°35'19"	60.00'	74.97'	S 09°19'28" E 70.19'	43.26'
C-35	23°58'11"	830.00'	347.23'	S 41°34'52" W 344.71'	176.19'
C-36	80°16'35"	248.98'	348.85'	S 73°50'22" W 321.01'	209.95'
C-37	43°48'42"	358.00'	273.75'	N 44°06'59" W 267.13'	143.96'
C-38	37°21'50"	295.00'	192.38'	S 26°39'31" W 188.98'	99.75'
C-39	25°43'26"	422.67'	189.77'	S 20°50'21" W 188.18'	96.51'
C-40	85°23'20"	533.53'	533.53'	S 23°19'41" E 485.51'	330.29'
C-41	95°59'06"	240.00'	402.06'	S 67°21'32" W 356.67'	266.48'
C-42	29°42'18"	280.00'	145.17'	N 79°30'04" W 143.55'	74.25'
C-43	87°58'38"	25.00'	38.39'	S 41°39'27" W 34.73'	24.13'
C-44	249°46'57"	60.00'	261.57'	N 57°26'23" W 98.43'	---
C-45	18°11'41"	100.00'	31.76'	N 78°32'56" E 31.62'	16.01'
C-46	29°42'18"	320.00'	165.90'	N 79°30'04" W 164.05'	84.86'
C-47	95°59'06"	200.00'	335.05'	S 67°21'32" W 297.22'	222.06'
C-48	14°22'13"	345.00'	86.53'	S 71°34'13" E 86.30'	43.49'
C-49	50°21'52"	25.00'	21.98'	S 89°34'03" E 21.27'	11.75'
C-50	286°08'01"	50.00'	249.70'	N 28°19'02" E 60.09'	---
C-51	56°38'20"	25.00'	24.71'	N 38°58'07" W 23.72'	13.47'
C-52	13°30'02"	305.00'	71.87'	N 72°00'18" W 71.70'	36.10'
C-53	69°07'55"	318.00'	383.69'	S 31°27'23" E 360.84'	219.09'
C-54	80°16'35"	211.02'	295.65'	N 73°50'22" E 272.06'	177.93'
C-55	25°43'26"	372.67'	167.32'	N 20°50'22" E 165.91'	85.09'
C-56	32°20'24"	345.00'	194.73'	N 24°08'48" E 192.16'	100.04'

DMW
Daft · McCune · Walker, Inc.
A Team of Land Planners, Landscape Architects, Engineers, Surveyors & Environmental Professionals
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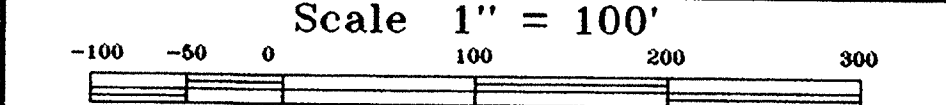
Name	Bearing	Distance
FP1	S 02°04'54" E	21.41'
FP2	S 07°24'19" W	39.75'
FP3	S 11°17'26" W	104.34'
FP4	S 00°53'16" E	95.49'
FP5	S 31°34'03" W	45.22'
FP6	S 28°55'07" E	50.33'
FP7	S 14°21'01" E	35.95'
FP8	S 28°40'25" E	81.00'
FP9	S 69°00'43" E	59.80'
FP10	S 15°42'26" W	6.87'
FP11	S 55°08'33" W	38.70'
FP12	S 19°03'18" E	98.84'
FP13	S 09°44'33" E	97.28'
FP14	S 34°00'15" E	40.73'
FP15	S 21°24'16" E	93.42'
FP16	S 45°07'13" E	12.48'
FP17	S 17°07'13" E	11.05'
FP18	S 03°16'23" E	15.43'
FP19	S 06°41'23" W	57.49'
FP20	S 24°47'23" W	27.48'
FP21	N 89°21'31" W	45.60'
FP22	N 73°46'18" W	34.20'
FP23	N 02°19'13" W	74.93'
FP24	N 25°07'51" W	25.82'
FP25	N 03°00'00" W	88.76'
FP26	N 21°32'58" E	110.98'
FP27	N 26°54'54" W	70.78'
FP28	N 10°39'42" W	42.43'
FP29	N 01°02'56" E	61.54'
FP30	N 37°09'08" W	36.45'
FP31	N 13°26'28" W	87.35'
FP32	N 41°39'14" W	28.41'
FP33	N 40°54'50" E	28.41'
FP34	N 11°54'35" W	57.44'
FP35	N 40°56'48" E	55.77'
FP36	N 02°00'06" W	49.18'
FP37	N 05°40'45" E	88.50'
FP38	N 05°36'50" W	40.35'

Point	Elevation	Point	Elevation
1	311.6	19	298.0
2	310.5	20	301.3
3	308.9	21	301.5
4	308.0	22	302.0
5	305.5	23	302.1
6	305.0	24	302.5
7	304.9	25	302.7
8	302.7	26	303.2
9	302.5	27	304.1
10	304.0	28	306.0
11	303.2	29	306.5
12	303.2	30	307.2
13	302.1	31	308.0
14	302.0	32	309.0
15	301.6	33	309.6
16	301.2	34	309.0
17	301.4	35	311.2
18	300.0	36	312.1

LOT No.	GROSS AREA	PIPESTEM AREA	MINIMUM LOT SIZE
143	0.213 Ac.±	0.010 Ac.±	0.203 Ac.±
144	0.281 Ac.±	0.023 Ac.±	0.258 Ac.±
145	0.288 Ac.±	0.036 Ac.±	0.252 Ac.±
146	0.334 Ac.±	0.046 Ac.±	0.288 Ac.±
147	0.292 Ac.±	0.043 Ac.±	0.249 Ac.±

* Note: Lot 161 is a Common Open Area intended to be dedicated to the Homeowner's Association. The remainder of Lot 161 (and Lot 169) is shown on Sheet 4.

Name	Delta	Radius	Length	Chord Bearing & Distance	Tangent
C-36	80°16'35"	248.98'	348.85'	S 73°50'22" W 321.01'	209.95'
C-37	43°48'42"	358.00'	273.75'	N 44°06'59" W 267.13'	143.96'
C-57	37°01'22"	620.00'	400.63'	S 48°06'27" W 393.69'	207.59'
C-58	06°32'59"	620.00'	70.88'	N 86°20'19" W 70.84'	35.48'
C-59	37°15'53"	130.00'	84.55'	S 10°57'49" W 83.07'	43.83'
C-60	74°50'25"	70.00'	91.43'	S 67°00'58" W 85.07'	53.56'
C-61	54°03'03"	160.00'	150.94'	S 77°23'33" W 145.40'	81.61'
C-62	75°05'58"	25.00'	32.77'	S 12°49'03" W 30.47'	19.22'
C-63	258°17'56"	50.00'	225.41'	N 75°34'58" W 77.55'	77.55'
C-64	50°51'18"	200.00'	177.52'	N 78°59'39" E 171.75'	95.08'
C-65	74°50'25"	30.00'	39.19'	N 67°00'58" E 36.46'	22.95'
C-66	30°31'13"	90.00'	47.94'	N 14°20'09" E 47.38'	24.55'
C-67	18°11'40"	100.00'	31.76'	S 53°24'35" W 31.62'	16.01'
C-68	249°46'58"	60.00'	261.57'	N 07°23'55" E 98.43'	98.43'
C-69	87°58'39"	25.00'	38.39'	N 88°18'05" E 34.73'	24.13'
C-70	42°51'31"	154.00'	115.20'	S 21°16'13" W 112.53'	60.44'
C-71	19°44'19"	251.00'	86.47'	S 32°49'49" W 86.04'	43.67'
C-72	55°32'04"	181.00'	175.44'	S 50°43'42" W 168.65'	95.30'
C-73	42°10'22"	149.00'	109.67'	S 21°36'48" W 107.21'	57.45'
C-74	19°44'19"	256.00'	88.19'	S 32°49'49" W 87.76'	44.54'
C-75	66°26'42"	176.00'	204.10'	S 56°11'01" W 192.86'	115.27'
C-76	41°36'09"	144.00'	104.56'	S 21°53'54" W 102.28'	54.70'
C-77	19°44'19"	261.00'	89.92'	S 32°49'49" W 89.47'	45.41'
C-78	67°22'31"	171.00'	201.08'	S 56°38'55" W 189.70'	113.99'
C-79	41°09'08"	139.00'	99.84'	S 22°07'25" W 97.70'	52.18'
C-80	19°44'19"	266.00'	91.64'	S 32°49'49" W 91.19'	46.28'
C-81	39°28'10"	166.00'	114.35'	S 42°41'44" W 112.10'	59.55'
C-82	40°49'44"	134.00'	95.49'	S 22°17'07" W 93.48'	49.87'
C-83	19°44'19"	271.00'	93.36'	S 32°49'49" W 92.90'	47.15'
C-84	03°03'08"	161.00'	8.58'	S 24°29'14" W 8.58'	4.29'
C-85	40°40'05"	130.00'	92.27'	S 22°21'56" W 90.35'	48.18'
C-86	02°36'32"	275.00'	12.52'	S 41°23'43" W 12.52'	6.26'



TABULATION OF FINAL PLAT - THIS SHEET	
TOTAL NUMBER OF LOTS/PARCELS TO BE RECORDED	34 + p/o 2
BUILDABLE	33
OPEN SPACE	1 + p/o 2
TOTAL AREA OF R-O-W TO BE RECORDED	1,262 Ac.±
TOTAL AREA OF LOTS/PARCELS	15,346 Ac.±
BUILDABLE	8,555 Ac.±
OPEN SPACE (1 + p/o 2)	
HOMEOWNER'S ASSOCIATION (1)	0.795 Ac.±
RECREATION AND PARKS (p/o 1)	5.122 Ac.±
COMMON OPEN AREA (p/o 1)	0.874 Ac.±
TOTAL AREA ON THIS SHEET	16,608 Ac.±

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

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,
 (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 right-of-ways 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; 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, 1986 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 _____ day of _____ 200____
 Joseph H. Necker Jr., Vice President Date
 Cynthia L. Stewart, Assistant Secretary Date

Name	Bearing	Dist.
L-1	S 22°42'24" W	42.10'
L-2	S 57°05'43" E	35.70'
L-3	S 86°59'58" W	34.84'
L-4	S 02°04'15" W	39.24'
L-5	S 44°18'45" W	46.00'
L-6	S 77°43'03" W	104.94'
L-7	S 29°23'32" E	85.62'
L-8	N 61°56'27" W	70.31'
L-9	S 87°47'20" W	116.94'
L-10	N 88°59'31" W	206.89'
L-11	S 86°59'31" W	210.73'
L-12	N 87°47'20" E	115.06'
L-13	S 61°56'27" E	81.55'
L-14	S 29°23'33" E	76.69'
L-15	N 77°43'03" E	92.44'

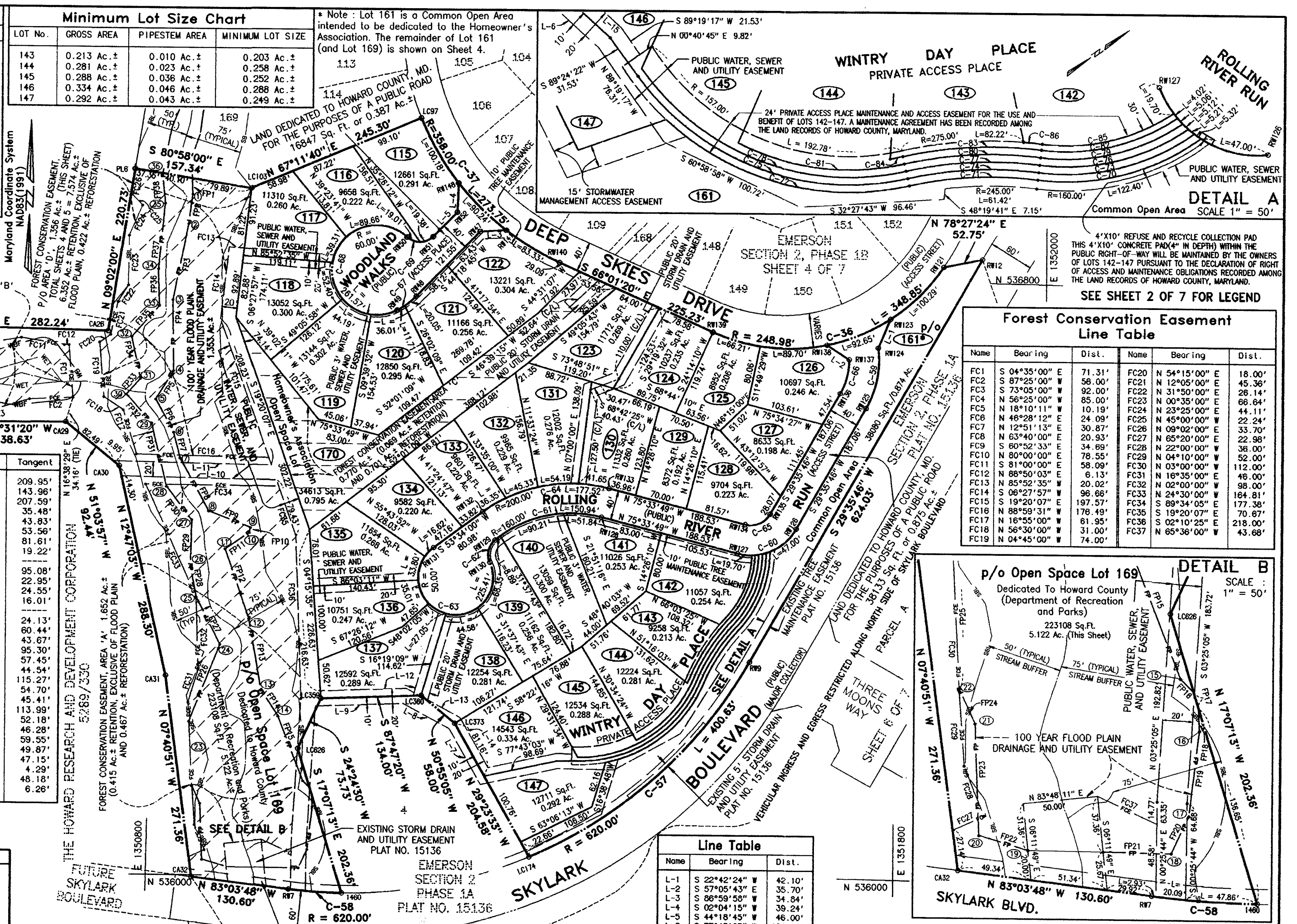
SURVEYOR'S CERTIFICATE
 I hereby certify that the final plat shown hereon is correct, that it is a subdivision of part of the lands conveyed by The Howard Research and Development Corporation to HRD Land Holdings, Inc. by deed dated December 18, 2000 and recorded among the Land Records of Howard County, 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 this plat. The requirements of Section 3-108 of the Real Property Article, of the Annotated Code of Maryland, 1986 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, Surveyor
 Professional Land Surveyor
 Maryland Registration No. 10951
 Date 1/4/02

RECORDED AS PLAT No. 15207
 ON 2-04-02 IN THE
 LAND RECORDS OF HOWARD COUNTY, MD.

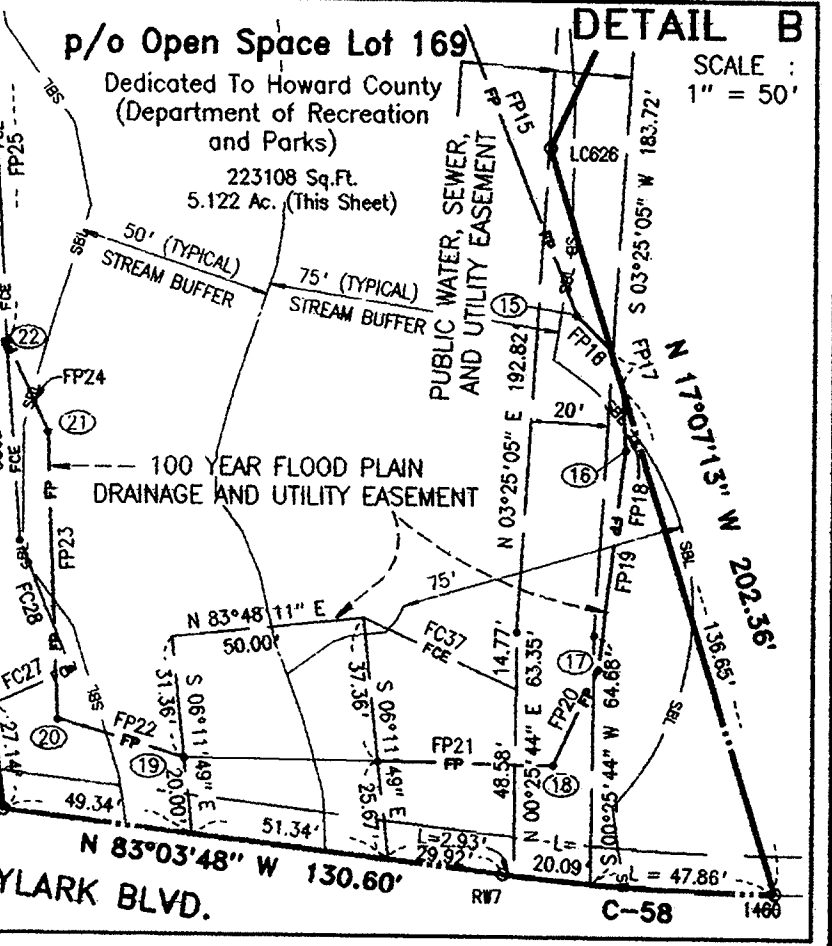
EMERSON
 Section 2, Phase 1B
 Lots 1 Thru 160, Open Space Lots
 161 Thru 176, and Parcel A
 SHEET 5 OF 7
 ZONING: PEC-MXD-3 and R-SC-MXD-3
 TAX MAP 47 P/O PARCELS 3 & 837
 6TH ELECTION DISTRICT
 HOWARD COUNTY MARYLAND
 SCALE: 1" = 100' DECEMBER 20, 2001

APPROVED: FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEMS, IN CONFORMANCE WITH THE MASTER PLAN OF WATER AND SEWERAGE FOR HOWARD COUNTY
 Leung Boerstein M.D./D.O. 1/24/02
 Howard County Health Officer Date
 APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING
 Chief, Development Engineering Division 1/16/02
 Director Date
 1/29/02
 Date

APPROVED: FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEMS, IN CONFORMANCE WITH THE MASTER PLAN OF WATER AND SEWERAGE FOR HOWARD COUNTY
 Leung Boerstein M.D./D.O. 1/24/02
 Howard County Health Officer Date
 APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING
 Chief, Development Engineering Division 1/16/02
 Director Date
 1/29/02
 Date



Name	Bearing	Dist.	Name	Bearing	Dist.
FC1	S 04°35'00" E	71.31'	FC20	N 54°15'00" E	18.00'
FC2	S 87°25'00" W	56.00'	FC21	N 12°05'00" E	45.36'
FC3	S 73°05'00" W	92.00'	FC22	N 31°50'00" E	28.14'
FC4	N 56°25'00" W	85.00'	FC23	N 00°35'00" E	66.64'
FC5	N 18°10'11" W	10.19'	FC24	N 23°25'00" E	44.11'
FC6	N 48°28'12" E	24.09'	FC25	N 45°00'00" W	22.24'
FC7	N 12°51'13" E	30.87'	FC26	N 09°02'00" E	33.70'
FC8	N 63°40'00" E	20.93'	FC27	N 65°20'00" E	22.98'
FC9	S 60°52'33" E	34.89'	FC28	N 22°00'00" W	36.00'
FC10	N 80°00'00" E	78.55'	FC29	N 04°10'00" W	52.00'
FC11	S 81°00'00" E	58.09'	FC30	N 03°00'00" W	112.00'
FC12	N 88°50'03" E	6.13'	FC31	N 16°35'00" E	46.00'
FC13	N 85°52'35" W	20.02'	FC32	N 02°00'00" W	98.00'
FC14	S 06°27'57" W	96.66'	FC33	N 24°30'00" W	164.81'
FC15	S 19°20'07" W	197.57'	FC34	S 89°34'05" W	177.38'
FC16	N 88°59'31" W	176.49'	FC35	S 19°20'07" W	70.67'
FC17	N 16°55'00" W	61.95'	FC36	S 02°10'25" E	218.00'
FC18	N 56°30'00" W	31.00'	FC37	N 65°36'00" W	43.68'
FC19	N 04°45'00" W	74.00'			



100 Year Flood Plain, Drainage and Utility Easement Line Table

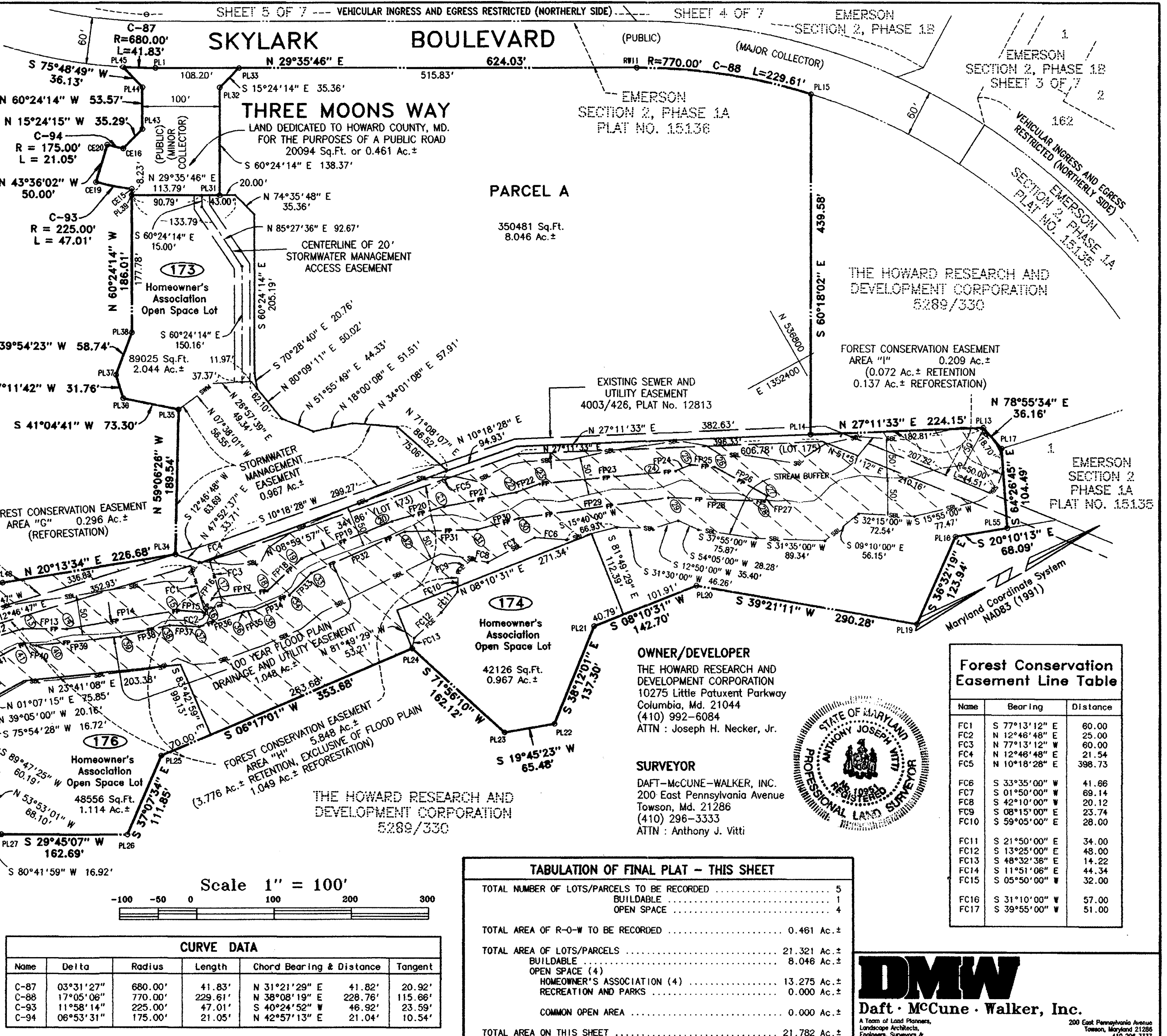
Name	Bearing	Distance	Name	Bearing	Distance	Name	Bearing	Distance
FP1	N 23°07'05" W	49.01	FP19	N 07°20'02" E	126.47	FP37	S 32°52'31" W	38.26
FP2	N 18°29'09" E	38.99	FP20	N 13°38'25" E	70.37	FP38	S 16°23'34" W	64.75
FP3	N 72°30'25" W	31.92	FP21	N 18°12'05" E	95.63	FP39	S 23°37'35" W	110.08
FP4	N 01°51'04" E	96.20	FP22	N 09°40'08" E	32.23	FP40	S 34°28'13" W	18.23
FP5	N 25°31'26" E	76.45	FP23	N 24°00'22" E	177.38	FP41	S 01°06'02" W	104.81
FP6	N 19°02'35" W	19.93	FP24	N 06°38'46" E	20.34	FP42	S 16°04'49" E	14.30
FP7	N 20°16'13" E	38.69	FP25	N 34°36'01" E	31.78	FP43	S 11°02'55" W	76.80
FP8	N 40°10'49" W	24.28	FP26	N 58°47'43" E	78.07	FP44	S 41°32'42" E	58.14
FP9	N 01°06'15" W	51.13	FP27	S 35°51'41" E	8.24	FP45	S 69°03'04" W	41.73
FP10	N 08°13'39" E	70.16	FP28	S 31°59'27" W	124.74	FP46	S 32°40'03" E	33.79
FP11	N 02°23'08" W	93.17	FP29	S 21°36'13" W	196.27	FP47	S 11°05'15" E	22.22
FP12	N 12°41'23" E	65.31	FP30	S 14°22'10" W	56.03	FP48	S 33°07'51" W	30.85
FP13	N 29°42'27" E	56.88	FP31	S 28°01'53" W	93.95	FP49	S 01°34'29" E	19.07
FP14	N 20°16'33" E	146.44	FP32	S 05°41'47" W	132.48	FP50	S 22°42'21" E	92.12
FP15	N 33°30'53" E	31.36	FP33	S 15°31'10" E	40.07	FP51	S 26°02'12" E	77.79
FP16	N 25°29'06" W	22.15	FP34	S 06°17'12" W	49.20	FP52	S 00°09'51" W	50.26
FP17	N 22°00'38" E	71.39	FP35	S 21°31'05" W	14.22	FP53	S 39°07'09" E	45.05
FP18	N 13°41'27" W	61.33	FP36	S 10°38'18" W	61.01			

THE HOWARD RESEARCH AND DEVELOPMENT CORPORATION
5289/330

SEE SHEET 2 OF 7 FOR LEGEND

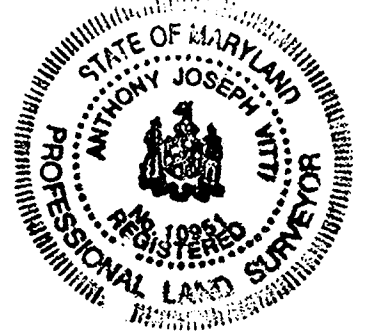
Flood Plain Elevations

Point	Elevation	Point	Elevation	Point	Elevation	Point	Elevation	Point	Elevation
1	290.8	13	304.1	25	324.0	37	302.4	49	294.2
2	290.6	14	304.0	26	322.9	38	304.2	50	293.4
3	290.0	15	307.4	27	322.4	39	302.0	51	290.6
4	294.7	16	306.7	28	322.0	40	298.2	52	290.4
5	294.5	17	308.0	29	319.3	41	298.2	53	289.1
6	294.0	18	307.4	30	314.5	42	298.4	54	288.2
7	295.0	19	310.0	31	314.1	43	298.6		
8	295.5	20	312.3	32	307.8	44	294.8		
9	297.4	21	312.7	33	308.7	45	294.8		
10	298.0	22	314.9	34	310.0	46	294.0		
11	300.4	23	315.5	35	306.0	47	295.4		
12	304.1	24	322.1	36	304.9	48	294.3		



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



Forest Conservation Easement Line Table

Name	Bearing	Distance
FC1	S 77°13'12" E	60.00
FC2	N 12°46'48" E	25.00
FC3	N 77°13'12" W	60.00
FC4	N 12°46'48" E	21.54
FC5	N 10°18'28" E	398.73
FC6	S 33°35'00" W	41.66
FC7	S 01°50'00" W	69.14
FC8	S 42°10'00" W	20.12
FC9	S 08°15'00" E	23.74
FC10	S 59°05'00" E	28.00
FC11	S 21°50'00" E	34.00
FC12	S 13°25'00" E	48.00
FC13	S 48°32'38" E	14.22
FC14	S 11°51'06" E	44.34
FC15	S 05°50'00" W	32.00
FC16	S 31°10'00" W	57.00
FC17	S 39°55'00" W	51.00

TABULATION OF FINAL PLAT - THIS SHEET

TOTAL NUMBER OF LOTS/PARCELS TO BE RECORDED	5
BUILDABLE	1
OPEN SPACE	4
TOTAL AREA OF R-O-W TO BE RECORDED	0.461 Ac.±
TOTAL AREA OF LOTS/PARCELS	21.321 Ac.±
BUILDABLE	8.046 Ac.±
OPEN SPACE (4)	13.275 Ac.±
HOMEOWNER'S ASSOCIATION (4)	0.000 Ac.±
RECREATION AND PARKS	0.000 Ac.±
COMMON OPEN AREA	0.000 Ac.±
TOTAL AREA ON THIS SHEET	21.782 Ac.±

CURVE DATA

Name	Delta	Radius	Length	Chord Bearing & Distance	Tangent
C-87	03°31'27"	680.00'	41.83'	N 31°21'29" E 41.82'	20.92'
C-88	17°05'06"	770.00'	229.61'	N 38°08'19" E 228.76'	115.66'
C-93	11°58'14"	225.00'	47.01'	S 40°24'52" W 46.92'	23.59'
C-94	06°53'31"	175.00'	21.05'	N 42°57'13" E 21.04'	10.54'

APPROVED: FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEMS, IN CONFORMANCE WITH THE MASTER PLAN OF WATER AND SEWERAGE FOR HOWARD COUNTY
Lenny Borenstein M.D. 1/24/02
Howard County Health Officer Date

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING
John P. ... 1/16/02
Chief, Development Engineering Division Date

Joseph H. Necker Jr. 1/29/02
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 day of 200
Joseph H. Necker Jr. 1/4/02 Date
The Howard Research And Development Corporation
Cynthia L. Stewart 1/4/02 Date
Assistant Secretary
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 1/4/02 Date
Professional and Surveyor
Maryland Registration No. 10951

RECORDED AS PLAT No. 15208
ON 2-04-02 IN THE
LAND RECORDS OF HOWARD COUNTY, MD.

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

EMERSON
Section 2, Phase 1B
Lots 1 Thru 160, Open Space Lots
161 Thru 176, and Parcel A
SHEET 6 OF 7
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' DECEMBER 20, 2001

CURVE DATA

Name	Delta	Radius	Length	Chord Bearing	Distance	Tangent
C-89	02°12'53"	680.00'	26.28'	S 84°10'15" E	26.28'	13.14'

BALTIMORE GAS AND ELECTRIC COMPANY
530/219

BALTIMORE GAS AND ELECTRIC COMPANY
2669/446

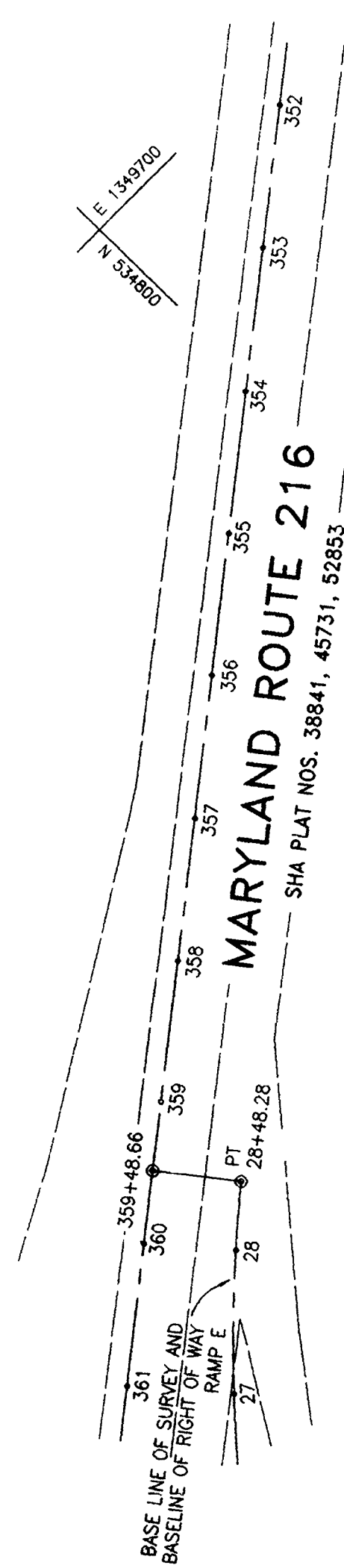
BALTIMORE GAS AND ELECTRIC COMPANY
530/219

THE HOWARD RESEARCH AND DEVELOPMENT CORPORATION
5289/330

THE HOWARD RESEARCH AND DEVELOPMENT CORPORATION
5289/330

EMERSON SECTION 2, PHASE 1B
SHEET 5 OF 7

EMERSON SECTION 2, PHASE 1A
PLAT NO. 15136



MARYLAND ROUTE 216
SHA PLAT NOS. 38841, 45731, 52853

VEHICULAR INGRESS AND EGRESS IS RESTRICTED

RAMP E

Open Space Lot 171
Dedicated to Howard County
(Department of Recreation and Parks)
199,394 Sq. Ft. of 4.577 Ac.±

Open Space Lot 172
Dedicated to Howard County
(Department of Recreation and Parks)
74,040 Sq. Ft. of 1.700 Ac.±

Forest Conservation Easement Line Table

Name	Bearing	Distance
FC1	N 08°06'22" E	55.40'
FC2	N 17°31'44" E	60.38'
FC3	N 00°46'38" E	82.24'
FC4	N 08°11'35" E	104.57'
FC5	N 39°39'58" E	30.77'
FC6	N 05°45'00" W	58.30'
FC7	S 06°11'49" E	65.98'
FC8	N 83°48'11" E	50.00'
FC9	N 06°11'49" W	54.31'
FC10	S 00°25'44" W	36.06'
FC11	S 11°09'37" E	17.82'



SEE SHEET 2 OF 7 FOR LEGEND

100 Year Flood Plain Drainage and Utility Easement Line Table

Name	Bearing	Distance
FP1	N 83°48'11" W	29.42'
FP2	S 10°14'45" W	5.38'
FP3	S 17°44'13" E	70.00'
FP4	S 01°42'45" W	74.76'
FP5	S 13°55'07" E	64.92'
FP6	S 01°33'51" W	17.92'
FP7	S 47°15'42" W	37.24'
FP8	S 18°35'00" W	42.53'
FP9	S 03°08'03" E	36.16'
FP10	N 04°12'00" E	63.55'
FP11	N 03°46'37" E	94.56'
FP12	N 12°25'33" E	107.18'
FP13	N 27°29'31" E	22.72'
FP14	N 14°10'01" E	78.81'
FP15	S 06°11'49" E	45.42'

Flood Plain Elevations

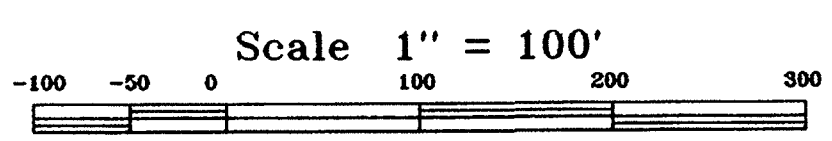
Point	Elevation
1	296.7
2	295.9
3	294.3
4	292.6
5	290.6
6	292.3
7	291.4
8	291.1
9	290.8
10	292.0
11	294.0
12	294.8
13	295.6
14	295.7
15	296.0

TABULATION OF FINAL PLAT - THIS SHEET

TOTAL NUMBER OF LOTS/PARCELS TO BE RECORDED	2
BUILDABLE	0
OPEN SPACE	2
TOTAL AREA OF R-O-W TO BE RECORDED	0.000 Ac.±
TOTAL AREA OF LOTS/PARCELS	6.277 Ac.±
BUILDABLE	0.000 Ac.±
OPEN SPACE (2)	0.000 Ac.±
HOMEOWNER'S ASSOCIATION	0.000 Ac.±
RECREATION AND PARKS (2)	6.277 Ac.±
COMMON OPEN AREA	0.000 Ac.±
TOTAL AREA OF RESUBDIVISION	6.277 Ac.±

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

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



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

Howard County Health Officer *ML* Date

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

Anthony J. Vitti 1/16/02
Chief, Development Engineering Division Date

Joseph H. Necker, Jr. 1/29/02
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 day of 200
Joseph H. Necker, Jr. 1/14/02 Date
The Howard Research And Development Corporation
Cynthia L. Stewart 1/14/02 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 1/14/02 Date
Professional Land Surveyor
Maryland Registration No. 10951

RECORDED AS PLAT No. 15209
ON 2-04-02 IN THE
LAND RECORDS OF HOWARD COUNTY, MD.

EMERSON
Section 2, Phase 1B
Lots 1 Thru 160, Open Space Lots
161 Thru 176, and Parcel A
SHEET 7 OF 7
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' DECEMBER 20, 2001