

COORDINATE TABLE					
NO.	NORTH	EAST	NO.	NORTH	EAST
1	557936.8550	1371457.9216	13	557900.9926	1371266.1095
2	557581.6169	1371426.0251	14	557901.9790	1371249.8866
3	557600.7116	1371501.4710	15	557454.2009	1371285.1913
4	557109.1649	1371166.6601	16	557904.9712	1371282.6666
5	557191.8190	1371170.7699	17	557920.6625	1371226.6699
6	557140.0754	1371052.8234	18	557456.4192	1371275.7108
7	557122.0886	1371109.7044	19	557171.4649	1371201.8769
8	557109.5691	1371097.1888	20	557569.1115	1371258.1628
9	557596.3610	1371098.2597	21	557569.1099	1371289.9687
10	557170.0957	1371268.0982	22	557514.0463	1371292.9958
11	557946.0924	1371201.5156	23	557654.8976	1371217.1192
12	557929.1774	1371107.4799	24	557662.2091	1371292.9065

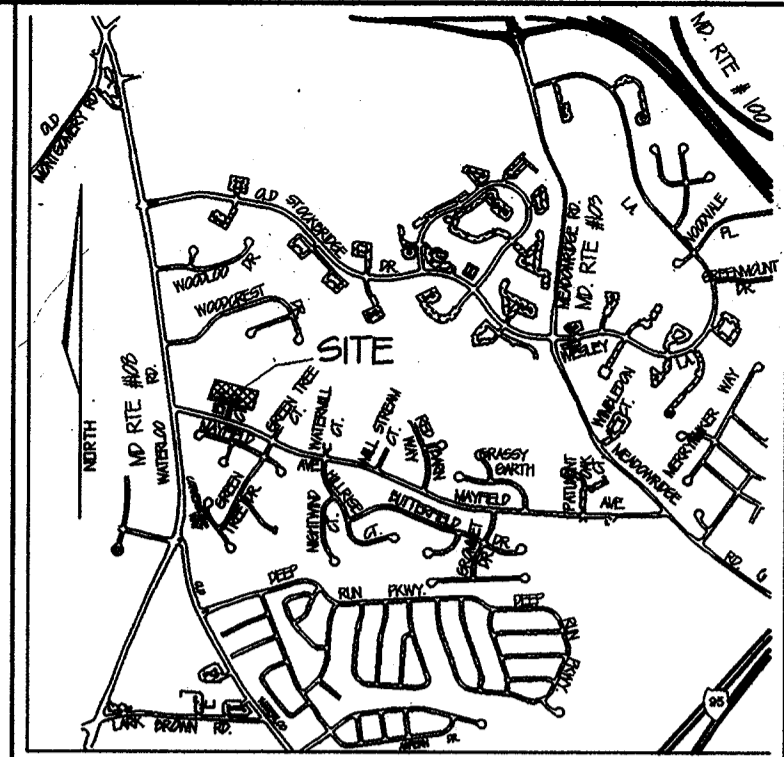
WETLAND BUFFER DESCRIPTION		
LINE	DIRECTION	DISTANCE
W1	N72°32'W	89.59'
W2	R=15.00', L=99.21', Δ=90.00°	
W3	CHORD=N69°01'28"E-95.36'	
W4	S12°39'2"E	55.59'
W5	S12°39'3"W	25.15'

30" WATER SEWER & UTILITY EASEMENT DESCRIPTION		
LINE	DIRECTION	DISTANCE
E1	N68°32'W	141.42'
E2	N28°06'39"E	90.00'
E3	S68°32'E	146.91'
E4	R=50.00', L=19.84', Δ=27°19'	
E5	CHORD=S30°04'22"W-29.61'	
E6	S12°39'5"W	65.9'

30" WATER SEWER & UTILITY EASEMENT DESCRIPTION		
LINE	DIRECTION	DISTANCE
D1	N68°32'W	146.80'
D2	N28°06'39"E	14.00'
D3	S68°32'E	146.11'
D4	R=50.00', L=10.75', Δ=23°46'44"	
D5	CHORD=S12°18'07"W-10.80'	
D6	S12°39'5"W	3.47'

CURVE DATA						
FROM	TO	RADIUS	DELTA	LENGTH	TANGENT	CHORD
18	19	35.00'	78°24'47"	34.24'	22.41'	N59°28'38"E 34.61'
19	20	50.00'	258°17'47"	225.55'	22.41'	N24°12'12"W 71.66'

MINIMUM LOT SIZE CHART			
LOT NO.	GROSS AREA SQ. FT.	PIPE STEM AREA, SQ. FT.	REMAINING LOT AREA
2	6485.96	454.26	6031.70
3	7156.53	871.71	6284.82
4	8342.96	1402.19	6940.77
5	8168.96	325.19	7843.77

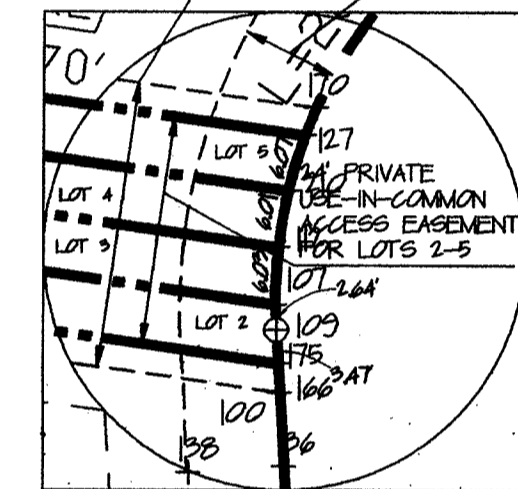
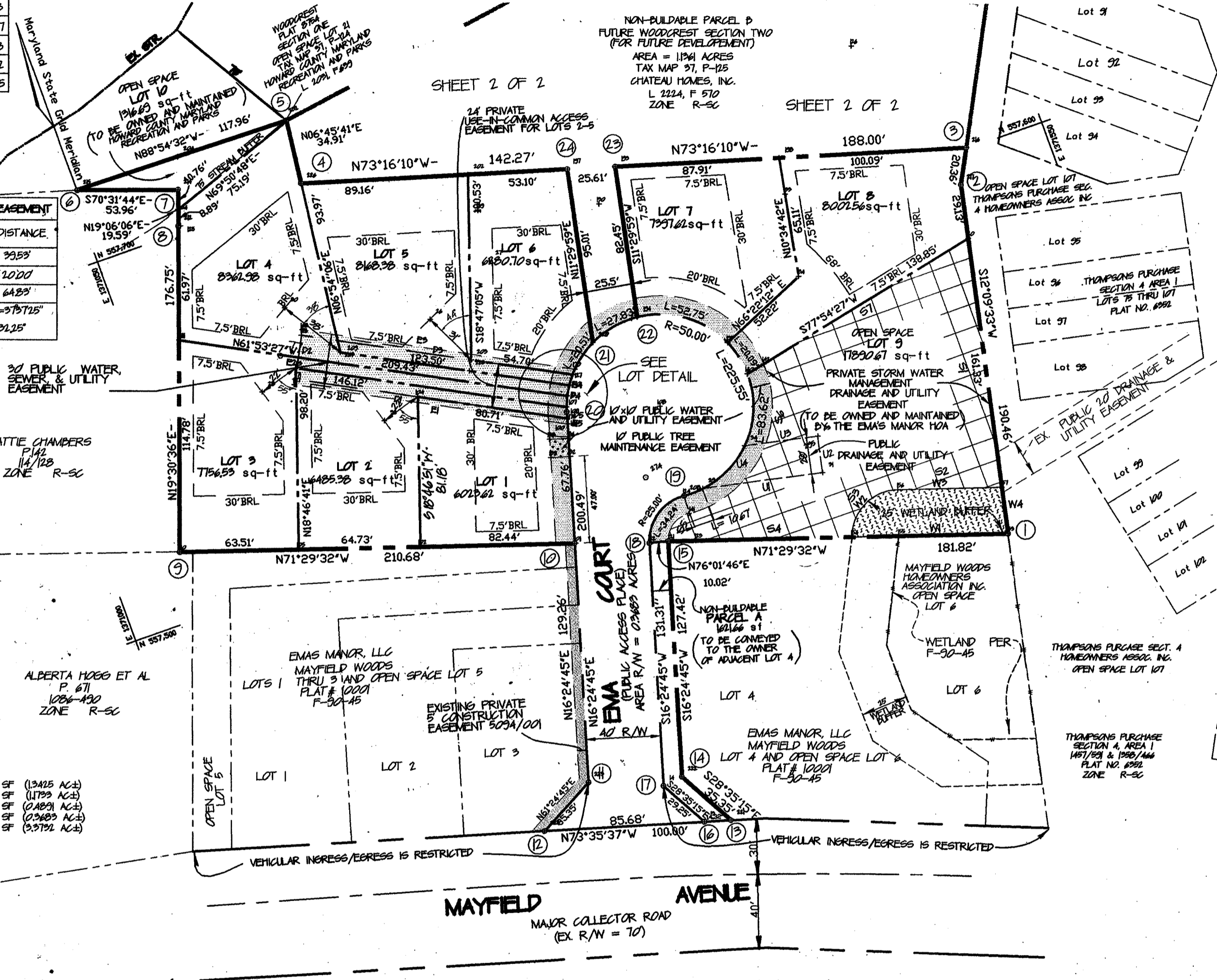


STORM WATER MANAGEMENT DRAINAGE & UTILITY EASEMENT		
LINE	DIRECTION	DISTANCE
S1	S12°39'3"W	196.18'
S2	N72°32'W	55.59'
S3	R=15.00', L=99.21', Δ=90.00°	
S4	CHORD=S69°01'28"W-95.36'	
S5	N72°32'W	98.51'
S6	R=15.00', L=10.11', Δ=164°35'	
S7	CHORD=N52°17'34"E-19.64'	
S8	R=60.00', L=102.30', Δ=57°13'34"	
S9	CHORD=N46°13'4"E-30.35'	
S10	N75°42'E	128.69'

30" DRAINAGE & UTILITY EASEMENT		
LINE	DIRECTION	DISTANCE
U1	S74°59'2"E	99.59'
U2	S12°08'W	20.00'
U3	N77°49'2"W	64.89'
U4	R=50.00', L=91.25', Δ=57°13'34"	
U5	CHORD=N6°30'15"E-91.25'	

30" PUBLIC WATER, SEWER & UTILITY EASEMENT

10" PUBLIC TREE MAINTENANCE EASEMENT



LOT DETAIL
SCALE: 1" = 20'

FINAL PLAT TABULATION	
NUMBER OF LOTS: BUILDABLE	8
NON-BUILDABLE	2
OPEN SPACE	3
TOTAL	13
TOTAL AREA OF LOTS: BUILDABLE	58,417.78 SF (1,342.5 AC)
NON-BUILDABLE	5,110.24 SF (117.9 AC)
OPEN SPACE	2,908.96 SF (66.8 AC)
ROAD R-2-W	16,242.36 SF (3,740.3 AC)
TOTAL GROSS AREA OF THE SUBDIVISION TO BE RECORDED	146,999.39 SF (3,379.2 AC)

THE REQUIREMENTS 2-108, THE REAL PROPERTY ARTICLE ANNOTATED CODE OF MARYLAND, 1988 REPLACEMENT VALUE, (AS SUPPLEMENTED) AS FAR AS THEY RELATE TO THE MAKING OF THIS PLAT AND THE SETTING OF MARKERS HAVE BEEN COMPLIED WITH.

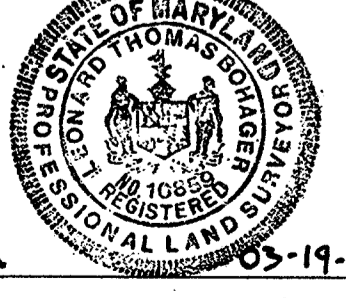
Richard Azrael 7/10/03
MR. RICHARD AZRAEL DATE

L. Ray Rachuba 3-19-03
MR. L. RAY RACHUBA DATE

Leonard T. Donager 3-19-03
MR. LEONARD T. DONAGER, SURVEYOR DATE

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS A SUBDIVISION OF PART OF ALL THE LANDS CONVEYED BY THOMAS M. MEACHAM, SUBSTITUTION TRUSTEE TO EMAS MANOR, L.L.C., BY DEED DATED 11/18/2000 AND RECORDED IN THE LAND RECORDS OF HOWARD COUNTY IN LIBER 5281, FOLIO 32, AND A PART OF ALL THE LAND CONVEYED BY WILLIAM FRANCIS WHIPPS AND HELEN S. WHIPPS TO CHATEAU HOMES, INC. BY CONFIRMATORY DEED DATED 08/18/1990 AND RECORDED IN THE LAND RECORDS OF HOWARD COUNTY IN LIBER 2324/510 AND THAT ALL MONUMENTS ARE IN PLACE OR WILL BE PLACED PRIOR TO THE ACCEPTANCE OF THE STREETS IN THE SUBDIVISION BY HOWARD COUNTY AS SHOWN, IN ACCORDANCE WITH THE ANNOTATED CODE OF MARYLAND, AS AMENDED.



Leonard T. Donager 03-19-03
LEONARD T. DONAGER MD. REG. NO. 10689 DATE

GENERAL NOTES CONT.

29. OPEN SPACE LOTS 10 & 11 ARE TO BE DEDICATED TO HOWARD COUNTY DEPARTMENT OF RECREATION AND PARKS.

OWNER'S DEDICATION

EMAS MANOR, L.L.C. & CHATEAU HOMES, INC., OWNER OF THE PROPERTY 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 STREETS RIGHTS-OF-WAY AND THE SPECIFIC EASEMENT SHOWN HEREON; (2) THE RIGHT TO REQUIRE DEDICATION FOR PUBLIC USE THE BEDS OF THE STREETS AND/OR ROADS, FLOOD PLAIN AND OPEN SPACE WHERE APPLICABLE, AND FOR GOOD AND VALUABLE CONSIDERATION, HEREBY GRANT THE RIGHT AND OPTION TO HOWARD COUNTY TO ACQUIRE THE FEE SIMPLE TITLE TO THE BEDS OF STREETS AND OF ROADS AND FLOOD PLAINS, STORM DRAINAGE FACILITIES AND OPEN SPACE WHERE APPLICABLE AND; (3) THE RIGHT TO REQUIRE THE DEDICATION OF THE WATERWAYS AND DRAINAGE EASEMENT FOR THE SPECIFIC PURPOSE OF THEIR CONSTRUCTION, REPAIR AND MAINTENANCE; (4) THAT NO BUILDING OR STRUCTURE OF ANY KIND SHALL BE ERRECTED OVER THE SAID EASEMENTS AND RIGHTS-OF-WAY.

WITNESS MY HANDS THIS 3 DAY OF March 2007

CHATEAU HOMES, INC.
Richard Azrael 3/3/03
BY: RICHARD AZRAEL DATE

EMAS MANOR, L.L.C.
L. Ray Rachuba 3/3/03
BY: L. RAY RACHUBA DATE

Charles R. Crocken 3/3/03
WITNESS DATE

Charles R. Crocken 3/19/03
WITNESS DATE

DEVELOPER: FAIRMONT REAL ESTATE SERVICES
346-A MARMON CT.
ELDERSBURG, MD 21784

OWNER: EMAS MANOR, L.L.C.
346-A MARMON CT.
ELDERSBURG, MD 21784

OWNER: (PARCEL B) CHATEAU HOMES, INC.
5850 WATERLOO RD. (STE 250)
COLUMBIA, MD 21045-1949

RECORDED AS PLAT 16262 ON 10/30/03
AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND

EMAS MANOR

LOTS 1-11 AND NON-BUILDABLE PARCELS A & B
A SUBDIVISION OF PARCEL 143 & P/O PARCEL 125

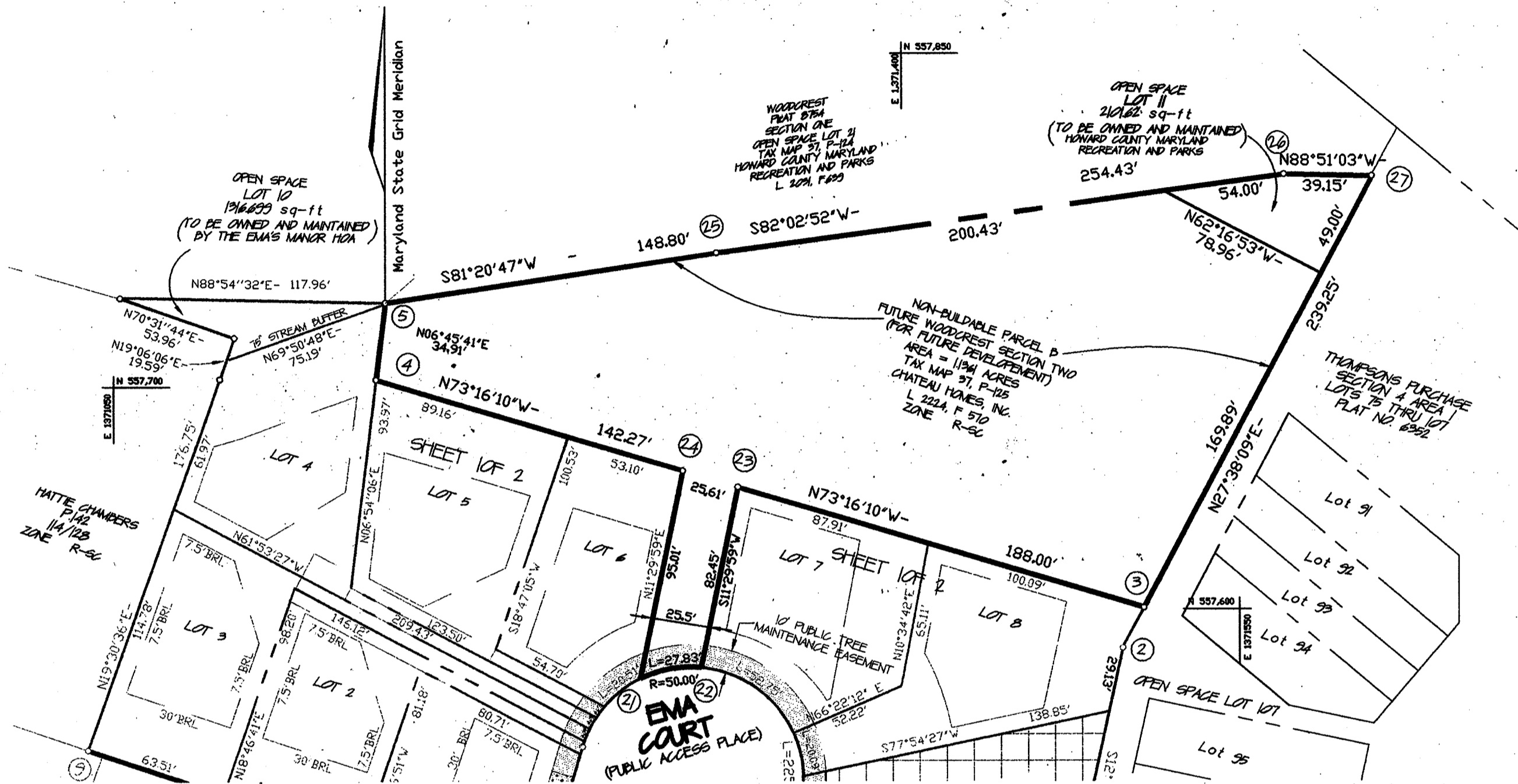
FIRST ELECTION DISTRICT TAX MAP #37, GRID 14
HOWARD COUNTY, MARYLAND

Prepared by:
CHARLES R. CROCKEN AND ASSOCIATES, INC.
Civil Engineering - Land Planning
PO Box 307
Westminster, MD 21157
Tel. (410) 543-2103
Fax. (410) 543-3063

SCALE: 1" = 50' DATE: 09/18/02 SHEET 1 OF 2

CURVE DATA							
FROM	TO	RADIUS	DELTA	LENGTH	TANGENT	CHORD	
						BEARING	DISTANCE
21	22	50.00	98.93°	21.89	14.29	N73°02'37"E	21.87

COORDINATE TABLE		
NO.	NORTH	EAST
3	557600.7176	1971507.1710
4	557109.1643	1971666.6601
5	557197.8230	1971107.3693
21	557569.1059	1971289.3667
22	557514.0463	1971912.9958
23	557654.8976	1971927.1292
24	557662.2091	1971902.3065
25	557160.2172	1971917.8758
26	557195.1669	1971869.8891
27	557194.6917	1971609.2019



THE REQUIREMENTS 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.

Richard Azrael 7/10/03
MR. RICHARD AZRAEL DATE

L. Ray Rachuba 3-19-02
MR. L. RAY RACHUBA DATE

Leonard T. Bohner 3-19-03
MR. LEONARD T. BOHNER, SURVEYOR DATE

DEVELOPER:
FARMONT REAL ESTATE SERVICES
346-A MARMICH CT.
ELDERSBURG, MD 21784

OWNER:
EMMA'S MANOR, LLC
346-A MARMICH CT.
ELDERSBURG, MD 21784

OWNER:
CHATEAU HOMES, INC.
5850 WATERLOO RD. (STE 230)
COLUMBIA, MD, 21045-1949

APPROVED: FOR PUBLIC WATER AND PUBLIC SEWER SYSTEM IN ACCORDANCE WITH THE MASTER PLAN OF WATER AND SEWERAGE IN HOWARD COUNTY

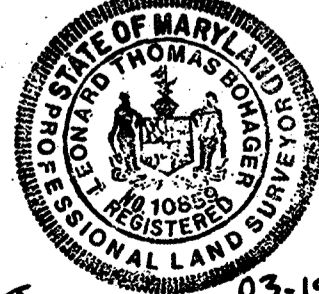
Penny Borenstein M.D. 7/21/03
COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPT. OF PLANNING AND ZONING

Mark P. Lytle 7/18/03
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE
Mark P. Lytle 11/13/02
DIRECTOR DATE

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS A SUBDIVISION OF PART OF ALL THE LANDS CONVEYED BY THOMAS M. MEACHAM, SUBSTITUTE TRUSTEE TO EMMA'S MANOR, LLC, BY DEED DATED 11/15/2000 AND RECORDED IN THE LAND RECORDS OF HOWARD COUNTY IN LIBER 8281, FOLIO 32, AND A PART OF ALL THE LAND CONVEYED BY WILLIAM FRANCIS WHIPPS AND HELEN S. WHIPPS TO CHATEAU HOMES, INC. BY CONFIRMATORY DEED DATED 08/15/1990 AND RECORDED IN THE LAND RECORDS OF HOWARD COUNTY IN LIBER 2224/810 AND THAT ALL MONUMENTS ARE IN PLACE OR WILL BE PLACED PRIOR TO THE ACCEPTANCE OF THE STREETS IN THE SUBDIVISION BY HOWARD COUNTY AS SHOWN IN ACCORDANCE WITH THE ANNOTATED CODE OF MARYLAND, AS AMENDED.



Leonard T. Bohner 03-19-03
LEONARD T. BOHNER MD. REG. NO. 10865 DATE

OWNER'S DEDICATION

EMMA'S MANOR, LLC & CHATEAU HOMES, INC., OWNER OF THE PROPERTY 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 STREETS RIGHTS-OF-WAY AND THE SPECIFIC EASEMENT SHOWN HEREON; (2) THE RIGHT TO REQUIRE DEDICATION FOR PUBLIC USE THE BEDS OF THE STREETS AND/OR ROADS, FLOOD PLAIN AND OPEN SPACE WHERE APPLICABLE, AND FOR GOOD AND VALUABLE CONSIDERATION, HEREBY GRANT THE RIGHT AND OPTION TO HOWARD COUNTY TO ACQUIRE THE FEE SIMPLE TITLE TO THE BEDS OF STREETS AND OF ROADS AND FLOOD PLAINS, STORM DRAINAGE FACILITIES AND OPEN SPACE WHERE APPLICABLE AND; (3) THE RIGHT TO REQUIRE THE DEDICATION OF THE WATERWAYS AND DRAINAGE EASEMENT FOR THE SPECIFIC PURPOSE OF THEIR CONSTRUCTION, REPAIR AND MAINTENANCE; (4) THAT NO BUILDING OR STRUCTURE OF ANY KIND SHALL BE ERRECTED OVER THE SAID EASEMENTS AND RIGHTS-OF-WAY.

WITNESS MY HANDS THIS 3 DAY OF March 2003
CHATEAU HOMES, INC.
Richard Azrael 3/3/03
BY: RICHARD AZRAEL DATE
WITNESS *Charles Crocken* 3/3/03 DATE
EMMA'S MANOR, LLC
L. Ray Rachuba 7/6/03
BY: L. RAY RACHUBA DATE
WITNESS *Charles Crocken* 7/21/03 DATE

RECORDED AS PLAT 162163 ON 10/23/03 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND

EMMA'S MANOR
LOTS 111 AND NON-BUILDABLE PARCELS A & B
A SUBDIVISION OF PARCEL 143 & P/O PARCEL 125

FIRST ELECTION DISTRICT TAX MAP #37, GRID 14
HOWARD COUNTY, MARYLAND

Prepared by:
CHARLES R. CROCKEN AND ASSOCIATES, INC.
Civil Engineering - Land Planning
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Westminster, MD 21157
Tel. (410) 549-2708
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SCALE: 1" = 50' DATE: 12/18/01 SHEET 2 OF 2