

COORDINATE LIST		
No.	NORTH	EAST
116	536624.363	1354005.310
117	536607.956	1353970.160
118	536594.146	1353946.731
119	537023.563	1353944.219
120	537067.945	1353911.590
121	537172.709	1353874.050
122	537200.250	1353872.543
123	537261.819	1353842.884
124	537251.127	1353857.082
125	537208.576	1353827.712
126	537155.422	1353816.312
127	537091.671	1353843.831
128	537047.233	1353876.459
129	536961.416	1354007.250
130	536910.176	1354010.090
131	536854.693	1354031.919
245	537394.803	1353971.004
246	537367.199	1353891.752
247	537327.541	1353945.309
248	537268.893	1353904.086
249	537291.732	1353864.440
250	537352.806	1353826.891
251	537366.348	1353857.616
252	537295.843	1353920.911
253	537400.280	1353919.769
254	537551.636	1353929.529
255	537555.423	1353914.885
256	537484.329	1353905.040
257	537162.760	1354051.607
258	537083.274	1353944.997
101	536330.459	1354453.186
102	536354.746	1353984.351
103	536313.527	1354096.180
104	536456.029	1354253.091
105	536442.753	1354286.888
106	536417.565	1354356.804
107	536434.146	1354389.539
108	536453.991	1354394.872
109	536493.117	1354380.416
110	536512.918	1354310.331
111	536522.510	1354279.627
112	536534.340	1354165.638
113	536625.641	1354034.000
114	536672.364	1354006.131
115	536745.532	1354006.810
116	536824.363	1354005.310
117	536807.956	1353970.160
118	536794.146	1353946.731
119	537023.563	1353944.219
120	537067.945	1353911.590
121	537172.709	1353874.050
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167	537200.250	1353872.543
168	537261.819	1353842.884
169	537251.127	1353857.082
170	537208.576	1353827.712
171	537155.422	1353816.312
172	537091.671	1353843.831
173	537047.233	1353876.459
174	536961.416	1354007.250
175	536910.176	1354010.090
176	536854.693	1354031.919
177	536807.956	1353970.160
178	536794.146	1353946.731
179	537023.563	1353944.219
180	537067.945	1353911.590
181	537172.709	1353874.050
182	537200.250	1353872.543
183	537261.819	1353842.884
184	537251.127	1353857.082
185	537208.576	1353827.712
186	537155.422	1353816.312
187	537091.671	1353843.831
188	537047.233	1353876.459
189	536961.416	1354007.250
190	536910.176	1354010.090
191	536854.693	1354031.919
192	536807.956	1353970.160
193	536794.146	1353946.731
194	537023.563	1353944.219
195	537067.945	1353911.590
196	537172.709	1353874.050
197	537200.250	1353872.543
198	537261.819	1353842.884
199	537251.127	1353857.082
200	537208.576	1353827.712

CURVE DATA						
CURVE	RADIUS	LENGTH	TANGENT	BEARING	CHORD	DELTA
110-111	130.00'	38.07'	19.17'	N 75°21'18" W	37.94'	16°46'48"
112-113	170.00'	165.53'	89.99'	N 55°51'00" W	159.07'	55°47'19"
114-115	130.00'	128.29'	69.92'	N 00°18'58" E	123.15'	56°32'37"
182-191	225.00'	65.49'	32.98'	N 01°34'21" W	65.28'	16°40'36"
102-103	10106.61'	119.17'	59.59'	S 89°45'52" E	119.17'	0°40'32"
103-104	21233.97'	187.13'	83.56'	N 89°52'37" W	187.13'	0°27'03"
107-108	672.00'	20.55'	10.28'	N 15°02'46" E	20.55'	1°45'08"

GENERAL NOTES CONTINUED:

2) AS INDICATED IN THE COMMENTS FROM THE SCD, THE OUTFALL ASSOCIATED WITH IMPACT AREA #2 IS TO OUTFALL AT GRADE ELEVATION 300, UNLESS THE PRESENCE OF ROCK IS FOUND DURING FIELD INVESTIGATION, IN WHICH CASE THE OUTFALL MAY BE SHIFTED TO OUTFALL AT GRADE ELEVATION.

3) THE L.O.D. FOR IMPACT AREAS #3 AND #4 SHALL BE IN ACCORDANCE WITH THEIR WAIVER EXHIBIT DATED MARCH 17, 2000. NEITHER THE WATER NOR THE SEWER LINES MAY BE EXTENDED BEYOND PROPOSED LOTS 34-40 (AS SHOWN IN THE EXHIBIT DATED MAY 08, 2000), DUE TO ADDITIONAL IMPACT TO THE STREAM BUFFER, FOR IMPACT AREAS #3 AND #4. LIMIT TREE CLEARING AS MUCH AS POSSIBLE, ESPECIALLY SPECIMEN TREES. TO FURTHER DECREASE GRADING OR CLEARING, THE UTILITIES MUST BE CONSOLIDATED INTO A SINGLE EASEMENT, AS PROPOSED ON THE WAIVER EXHIBIT BY NP-01-99.

10. A 100 YEAR FLOODPLAIN STUDY WAS PERFORMED BY RIENER MUEGGE A DIVISION OF PATTON HARRIS RUST & ASSOCIATES, PC, DATED JANUARY 2001.

11. NP-01-99 A WAIVER OF SUBDIVISION AND LAND DEVELOPMENT REGULATIONS, SECTION 16.146, WHICH REQUIRES THE SUBMISSION OF A PRELIMINARY PLAN AFTER A SKETCH PLAN HAS BEEN SIGNED. THE WAIVER WAS DENIED, NOVEMBER 17, 2000.

12. THERE ARE NO EXISTING PERMANENT STRUCTURES ON THE SITE.

13. SEE PLANNING AND ZONING FILES P-01-16, S-00-12, NP-00-87, NP-01-39, NP-01-99, F-01-140, F-01-141, F-01-142, F-01-143, F-01-144, F-01-145, F-01-146, F-01-147, F-01-148, F-01-149, F-01-150, F-01-151, F-01-152, F-01-153, F-01-154, F-01-155, F-01-156, F-01-157, F-01-158, F-01-159, F-01-160, F-01-161, F-01-162, F-01-163, F-01-164, F-01-165, F-01-166, F-01-167, F-01-168, F-01-169, F-01-170, F-01-171, F-01-172, F-01-173, F-01-174, F-01-175, F-01-176, F-01-177, F-01-178, F-01-179, F-01-180, F-01-181, F-01-182, F-01-183, F-01-184, F-01-185, F-01-186, F-01-187, F-01-188, F-01-189, F-01-190, F-01-191, F-01-192, F-01-193, F-01-194, F-01-195, F-01-196, F-01-197, F-01-198, F-01-199, F-01-200.

14. THE NOISE STUDY FOR THIS PROJECT WAS PREPARED BY DAFT MCGUINE & WALKER, INC. UNDER FILE F-01-140.

15. THE WETLANDS DELINEATION STUDY FOR THIS PROJECT WAS PREPARED BY DAFT MCGUINE & WALKER, INC. UNDER FILE F-01-140.

16. STORMWATER MANAGEMENT FOR THE DEVELOPMENT INCLUDING FUTURE DEVELOPMENT OF PARCEL A IS PROVIDED UNDER F-01-140.

17. STORMWATER MANAGEMENT CREDIT EASEMENT: THE GRANTOR ACKNOWLEDGES THAT THE DEDICATION OF THE EASEMENT AREA TO THE COUNTY HAS BENEFITED THE COUNTY BY REDUCING THE SIZE OF THE STORM WATER MANAGEMENT FACILITY REQUIRED BY THE DEVELOPMENT OF THE PROPERTY ASSOCIATED WITH THE EASEMENT AREA. ACCORDINGLY, THE GRANTOR FOR ITSELF AND ITS SUCCESSORS AND ASSIGNS SHALL PERIODICALLY INSPECT THE EASEMENT AREA AND TAKE NECESSARY STEPS TO REMOVE DEBRIS AND TRASH, CONTROL THE GROWTH OF NOXIOUS WEEDS AND (INSERT OTHER MANAGEMENT EXPECTATIONS CONSISTENT WITH MDE AND DEP). THE GRANTOR SHALL POST AND MAINTAIN MARKERS AT REGULAR INTERVALS NO MORE THAN FIFTY (50) FEET APART IDENTIFYING THE BOUNDARY OF THE EASEMENT AREA. THE MARKERS SHALL CONTAIN A STATEMENT OF THE PROHIBITED ACTIVITIES WITHIN THE EASEMENT AREA. THE PENALTIES FOR A VIOLATION OF THE TERMS OF THIS EASEMENT SET FORTH IN HOWARD COUNTY CODE SECTION 18.907.

GENERAL NOTES CONTINUED:

18. DEVELOPER RESERVES UPON ITSELF, ITS SUCCESSORS AND ASSIGNS, ALL EASEMENTS SHOWN ON THIS PLAT FOR WATER, SEWER, STORM DRAINAGE, OTHER PUBLIC UTILITIES AND FOREST CONSERVATION. ANY AND ALL CONVEYANCES OF FORESAID LOTS SHALL BE SUBJECT TO THE EASEMENTS HEREIN RESERVED, WHETHER OR NOT EXPRESSLY STATED IN THE DEED(S) CONVEYING SAID LOT(S). DEVELOPER SHALL EXECUTE AND DELIVER A DEED FOR THE EASEMENTS HEREIN RESERVED TO HOWARD COUNTY, WITH A METES AND BOUNDS DESCRIPTION OF THE FOREST CONSERVATION AREA. UPON COMPLETION OF THE PUBLIC UTILITIES AND THEIR ACCEPTANCE BY HOWARD COUNTY, AND IN CASE OF A FOREST CONSERVATION EASEMENT (S), UPON COMPLETION OF DEVELOPER'S OBLIGATION 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.

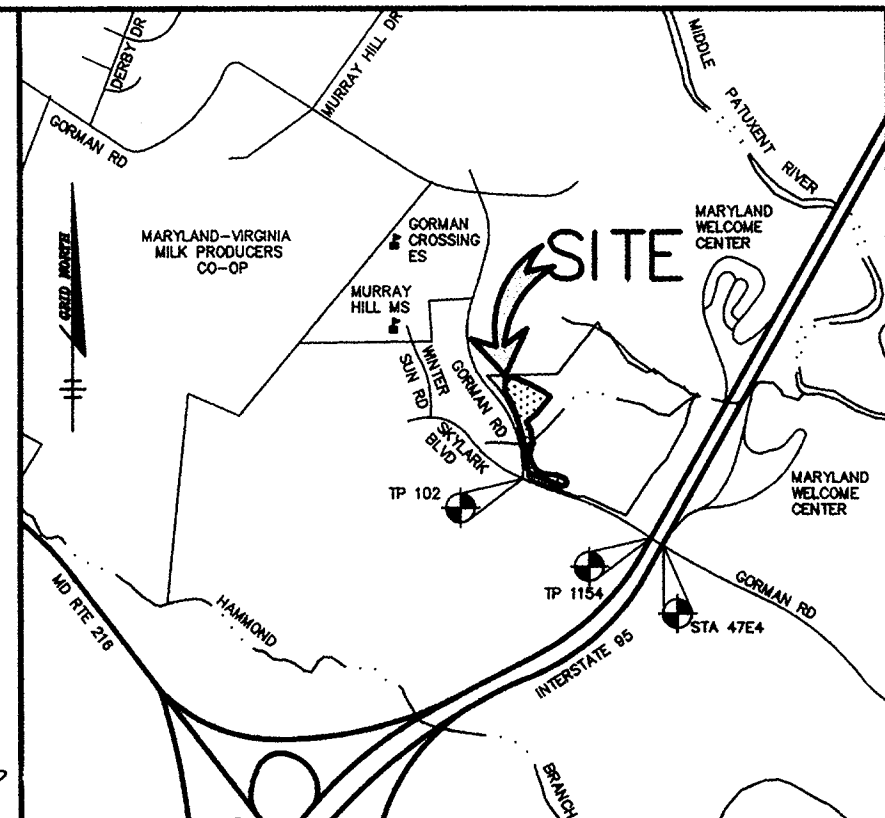
19. NO CLEARING, GRADING OR CONSTRUCTION IS PERMITTED WITHIN THE REQUIRED WETLANDS, STREAMS, OR THEIR BUFFERS AND FOREST CONSERVATION EASEMENTS, UNLESS APPROVED BY THE DEPARTMENT OF PLANNING AND ZONING AS PART OF A WAIVER PETITION APPLICATION, OR IN ACCORDANCE WITH SECTION 16.166 (c) OF THE SUBDIVISION REGULATIONS.

20. 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 EASEMENT; HOWEVER, FOREST MANAGEMENT PRACTICES AS DEFINED IN THE DEED OF FOREST CONSERVATION EASEMENT ARE ALLOWED.

21. LANDSCAPING IS ADDRESSED UNDER F-01-140.

22. THIS PLAT COMPLIES WITH THE REQUIREMENTS OF SECTION 16.1200 OF THE HOWARD COUNTY CODE FOR FOREST CONSERVATION BY RETENTION OF FOREST RESOURCES. THE TOTAL ACREAGE OF RETENTION IS 23.649 ACRES. FOREST CONSERVATION EASEMENT AREAS A-D SHOWN HEREON ARE FOR RETENTION, AREAS E-G ARE FOR FUTURE REFORESTATION AND TOTAL 2.192 ACRES AS ADDRESSED ON F-01-140.

23. ALLOCATIONS FOR THIS DEVELOPMENT WERE GRANTED WITH F-01-140.

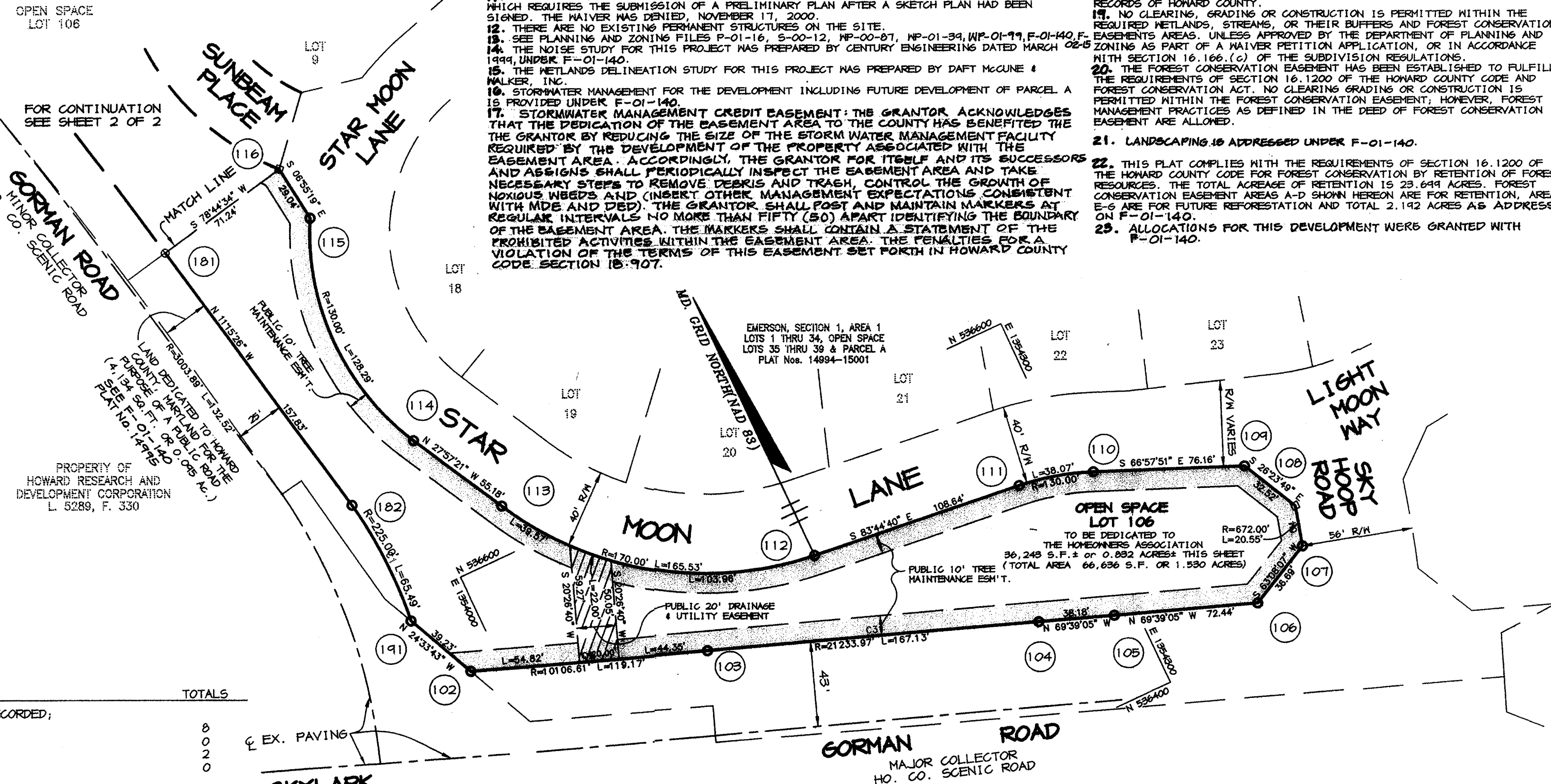


VICINITY MAP

SCALE: 1"=2000'

GENERAL NOTES

- COORDINATES BASED ON NAD 83, MARYLAND COORDINATE SYSTEM AS PROJECTED BY HOWARD COUNTY GEODETIC CONTROL STATION Nos. 4175N 536846.138 E 1354101.130 AND 4175S 536846.138 E 1354101.130
- ALL AREAS SHOWN ON THIS PLAT ARE MORE OR LESS.
- THIS PLAT IS BASED ON A FIELD RUN MONUMENTED BOUNDARY SURVEY PERFORMED ON OR ABOUT JUNE 1999 BY DAFT MCGUINE WALKER, INC.
- THE SUBJECT PROPERTY ZONED R-ED PER 10-18-93 COMPREHENSIVE ZONING PLAN.
- 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 CRUSH OR RUN BASE N/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 (125 LOADINGS)
 - 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.
- THIS SUBDIVISION IS SUBJECT TO SECTION 18.122B OF THE HOWARD COUNTY CODE, PUBLIC WATER AND SEWER SERVICE HAS BEEN GRANTED UNDER THE TERMS AND PROVISIONS THEREOF EFFECTIVE JULY 31, 2001, ON WHICH DATE DEVELOPER'S AGREEMENT 34-3032-D WAS FILED AND ACCEPTED.
- FOR 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 LINE AND NOT TO THE PIPESTEM LOT DRIVEWAY.
- IN ACCORDANCE WITH SECTION 16.121 (c) THE OPEN SPACE SHOWN HEREON IS HEREBY DEDICATED TO A PROPERTY OWNERS ASSOCIATION FOR THE RESIDENTS OF THIS SUBDIVISION. THE ARTICLES OF INCORPORATION HAVE BEEN FILED WITH THE STATE DEPARTMENT OF ASSESSMENTS AND TAXATION (SDAT) WITH INCORPORATION No. D06-439497. THE HOA COVENANTS WILL BE RECORDED IN THE LAND RECORDS CONCURRENTLY WITH THE PLAT.
- NP-00-87 A WAIVER OF SUBDIVISION AND LAND DEVELOPMENT REGULATIONS, SECTION 16.116(a)(2) (11), WHICH PROHIBITED GRADING, REMOVAL OF VEGETATION WITHIN 75 FEET OF A STREAM, DATED JULY 21, 2000. APPROVAL IS SUBJECT TO THE FOLLOWING CONDITIONS:
 - THE GRADING AND CLEARING ASSOCIATED WITH IMPACT AREA #1, FOR SUNBEAM PLACE TO CROSS THE STREAM, SHALL BE MINIMIZED AND COMPLY WITH THE FINAL ROAD PLANS, WHICH WILL BE REVIEWED AND APPROVED BY THE SRC, AS PROPOSED BY THE DEVELOPER WITH THIS WAIVER PETITION. THE UTILITY CROSSING OF THE STREAM MUST BE COINCIDENTAL WITH THE ROAD CROSSING. AS POSSIBLE THE DEVELOPER SHALL COMPLY WITH COMMENT #1 OF THE JUNE 01, 2000 REVIEW COMMENTS FROM THE SOIL CONSERVATION DISTRICT (SCD) REGARDING THE LOCATION AND LOCATION OF THE UTILITY CROSSING OF THE ROAD SO THAT ANY REQUIRED CALMING FEATURE ALIGNS WITH THE STREAM CROSSING, AND THEREBY LESSENS THE ASSOCIATED GRADING/CLEARING.



TOTAL TABULATION THIS SUBMISSION	TOTALS
1. TOTAL NUMBER OF LOTS TO BE RECORDED:	
BUILDABLE LOTS	0
NON-BUILDABLE LOTS	0
OPEN SPACE	2
PRESERVATION PARCEL	0
2. TOTAL AREA OF LOTS:	
BUILDABLE LOTS	2.140 Ac.
NON-BUILDABLE LOTS	0 Ac.
OPEN SPACE	1.632 Ac.
PRESERVATION PARCEL	0
3. TOTAL AREA OF ROAD RIGHT-OF-WAY TO BE RECORDED INCLUDING WIDENING STRIPS:	0.808 Ac.
4. TOTAL AREA OF THIS SUBMISSION TO BE RECORDED	4.580 Ac.

TOTAL TABULATION THIS SHEET	TOTALS
TOTAL NUMBER OF LOTS & PARCELS TO BE RECORDED:	
BUILDABLE LOTS	0
NON-BUILDABLE LOTS	0
OPEN SPACE	1
PRESERVATION PARCELS	0
TOTAL AREA OF LOTS & PARCELS TO BE RECORDED:	
BUILDABLE LOTS	0 Ac. ±
NON-BUILDABLE LOTS	0 Ac.
OPEN SPACE	0.832 Ac. ±
TOTAL AREA OF ROAD RIGHT-OF-WAY INCLUDING WIDENING STRIPS:	0 Ac. ±
TOTAL AREA OF THIS SHEET TO BE RECORDED:	0.832 Ac. ±

MINIMUM LOT SIZE CHART			
LOT NO.	GROSS AREA	PIPESTEM AREA	MINIMUM LOT SIZE
101	11119 SF	786 SF	10333 SF
102	14755 SF	1249 SF	13508 SF

THE REQUIREMENTS OF SECTION 3-100, 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.

Arthur E. Muegge 1/14/02
ARTHUR E. MUEGGE No. 10751 DATE

Joseph H. Necker, Jr. 1/14/02
BY: JOSEPH H. NECKER, JR., V.P. DATE

LEGEND

- - DENOTES 4" x 4" x 36" CONC. MONUMENT SET
- - DENOTES 5/8" Ø REBAR AND CAP SET
- ▭ - DENOTES TREE MAINTENANCE EASEMENT
- ▨ - FOREST CONSERVATION AREA EASEMENT
- ▧ - PUBLIC UTILITY EASEMENT

OWNER
THE HOWARD RESEARCH AND DEVELOPMENT CORPORATION
10275 LITTLE PATUXENT PARKWAY
COLUMBIA, MARYLAND 21044
410-992-6000

Patton Harris Rust & Associates, pc
Engineers. Surveyors. Planners. Landscape Architects.
8818 Centre Park Drive
Columbia, MD 21045
T 410.997.8900
F 410.997.9282

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

Lenny Bonar M.D. 2/14/02
HOWARD COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING.

Arthur E. Muegge 1/31/02
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

Patton Harris Rust 2/19/02
DIRECTOR DATE

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS A SUBDIVISION OF ALL 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 AT FOLIO 330, HRD LAND HOLDINGS, INC. THEREAFTER CHANGED ITS NAME TO THE HOWARD RESEARCH AND DEVELOPMENT CORPORATION BY ARTICLES OF AMENDMENT FILED JANUARY 05, 2001, AND THAT ALL MONUMENTS ARE IN PLACE OR WILL BE IN PLACE PRIOR TO THE ACCEPTANCE OF STREETS IN THE SUBDIVISION BY HOWARD COUNTY AS SHOWN IN ACCORDANCE WITH THE ANNOTATED CODE OF MARYLAND.

Arthur E. Muegge 1/14/02
ARTHUR E. MUEGGE No. 10751 DATE

Joseph H. Necker, Jr. 1/14/02
BY: JOSEPH H. NECKER, JR., V.P. DATE

OWNER'S CERTIFICATE

WE, THE HOWARD RESEARCH AND DEVELOPMENT CORPORATION, BY JOSEPH H. NECKER, JR., VICE PRESIDENT AND JAMES D. LANO, ASSISTANT SECRETARY, OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY ADOPTED THIS PLAN OF SUBDIVISION, AND IN CONSIDERATION OF THE APPROVAL OF THIS FINAL PLAT BY THE DEPARTMENT OF PLANNING AND ZONING, ESTABLISH THE MINIMUM

CURVE	RADIUS	LENGTH	TANGENT	BEARING	CHORD	DELTA
116-117	135.00'	92.48'	48.14'	N 22°48'23" W	90.68'	39°15'00"
118-119	120.00'	69.35'	35.67'	N 19°44'11" W	68.38'	33°06'36"
120-121	195.00'	112.80'	58.03'	S 19°43'09" E	111.24'	33°08'40"
122-123	89.00'	70.14'	37.01'	N 25°43'16" W	68.34'	45°09'18"
123-245	185.00'	94.69'	48.41'	S 33°38'05" E	93.66'	29°19'39"
245-246	56.00'	163.76'	513.56'	S 64°48'22" W	111.34'	167°33'14"
246-247	220.00'	80.62'	40.77'	S 41°54'56" E	80.17'	20°59'48"
247-124	56.00'	85.33'	53.43'	N 08°45'35" W	77.31'	87°18'30"
125-126	71.00'	55.79'	29.42'	S 12°06'19" W	54.36'	45°01'09"
126-127	155.00'	70.03'	35.62'	S 23°20'52" E	69.44'	25°53'14"
128-129	160.00'	92.46'	47.56'	S 19°44'11" E	91.18'	33°06'36"
130-131	95.00'	60.64'	31.40'	S 21°28'09" E	59.62'	36°34'31"
248-249	153.67'	41.62'	20.94'	S 56°30'00" E	41.49'	15°31'00"
249-250	145.00'	74.15'	37.90'	S 33°37'13" E	73.34'	29°17'56"
250-251	16.00'	46.79'	146.73'	S 64°48'22" W	31.81'	167°33'14"
251-252	260.00'	95.28'	48.18'	S 41°54'56" E	94.75'	20°59'48"
252-248	16.00'	47.14'	163.46'	N 31°59'44" E	31.85'	168°49'08"
253-207	1365.29'	18.09'	9.05'	N38°44'30" W	18.09'	0°45'33"
207-208	498.63'	77.39'	38.77'	N33°54'56" W	77.31'	8°53'34"
208-209	1150.73'	62.60'	31.31'	N27°54'39" W	62.59'	3°07'00"
209-210	936.50'	123.85'	62.02'	N22°33'49" W	123.76'	7°34'39"
210-211	2551.37'	334.66'	187.97'	N15°01'02" W	334.42'	7°30'56"

LINE	BEARING	LENGTH
L10	S 14°33'56" E	20.86'
L11	S 06°56'59" E	45.36'
L12	S 30°49'49" E	18.13'
L36	S 86°07'43" E	14.38'
L37	S 18°18'14" E	33.98'
L38	S 26°28'48" E	34.57'
L39	S 34°50'46" E	89.36'
L40	S 34°08'35" W	24.92'
L41	S 19°36'38" E	28.66'
L42	N 86°25'32" E	16.90'
L43	S 01°21'44" E	40.90'
L44	S 59°59'38" W	41.28'
L45	S 10°28'09" W	30.44'

FOREST RETENTION AREA LINE CHART

PUBLIC FOREST CONSERVATION AND STORMWATER MANAGEMENT CREDIT BASEMENT AREA "B" AS RECORDED ON F-01-140

EX. 30' SETBACK FROM PROJECT BOUNDARY PLAT No. 14997

TOTAL TABULATION THIS SHEET	TOTALS
TOTAL NUMBER OF LOTS TO BE RECORDED:	
BUILDABLE LOTS	8
NON-BUILDABLE LOTS	0
OPEN SPACE (O.S. LOT 105 COUNTED ON THIS SHEET & O.S. LOT 106 COUNTED ON SHEET 1)	1
PRESERVATION PARCELS	0
TOTAL AREA OF LOTS TO BE RECORDED:	
BUILDABLE LOTS	2.140 Ac. ±
NON-BUILDABLE	0.000 Ac.
OPEN SPACE	0.800 Ac. ±
PRESERVATION PARCELS	0.000 Ac.
TOTAL AREA OF ROAD RIGHT-OF-WAY INCLUDING WIDENING STRIPS:	0.808 Ac. ±
TOTAL AREA OF THIS SHEET TO BE RECORDED:	3.748 Ac. ±

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.

Arthur E. Muegge 1/14/02
ARTHUR E. MUEGGE No. 10751 DATE

Joseph H. Necker, Jr. 1/14/02
BY: JOSEPH H. NECKER, JR., M.P. DATE

LEGEND

- - DENOTES 4" X 4" X 36" CONG. MONUMENT SET
- - DENOTES 5/8" Ø REBAR AND CAP SET
- ▭ - DENOTES TREE MAINTENANCE EASEMENT
- ▨ - FOREST CONSERVATION AREA EASEMENT
- ▧ - PUBLIC UTILITY EASEMENT
- ▩ - PRIVATE 24' USE-IN-COMMON ACCESS EASEMENT FOR LOTS 101, 102 & 103 TO BE RECORDED

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS A SUBDIVISION OF ALL 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 AT FOLIO 330. HRD LAND HOLDINGS, INC. THEREAFTER CHANGED ITS NAME TO THE HOWARD RESEARCH AND DEVELOPMENT CORPORATION BY ARTICLES OF AMENDMENT FILED JANUARY 05, 2001, AND 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 AMENDED.

Arthur E. Muegge 1/14/02
ARTHUR E. MUEGGE #10751 DATE

STATE OF MARYLAND
ARTHUR E. MUEGGE
No. 10751
REGISTERED PROFESSIONAL LAND SURVEYOR

OWNER'S CERTIFICATE

WE, THE HOWARD RESEARCH AND DEVELOPMENT CORPORATION, BY JOSEPH H. NECKER, JR., VICE PRESIDENT AND JAMES D. LANO, ASSISTANT SECRETARY, OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY ADOPTED 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 RIGHTS-OF-WAY AND THE SPECIFIC EASEMENT SHOWN THEREON; (2) THE RIGHT TO REQUIRE DEDICATION FOR PUBLIC USE THE BEDS OF THE STREETS AND/OR ROADS, AND FLOODPLAINS AND OPEN SPACE WHERE APPLICABLE AND FOR GOOD AND OTHER VALUABLE CONSIDERATION, HEREBY GRANT THE RIGHT AND OPTION TO HOWARD COUNTY TO ACQUIRE THE FEE SIMPLE TITLE TO THE BEDS OF THE STREET AND/OR ROADS AND FLOODPLAINS, STORM DRAINAGE FACILITIES AND OPEN SPACE 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.

WITNESS MY/OUR HANDS THIS 14th DAY OF January 2002.

Joseph H. Necker, Jr.
JOSEPH H. NECKER, JR., VICE PRESIDENT
THE HOWARD RESEARCH AND DEVELOPMENT CORPORATION

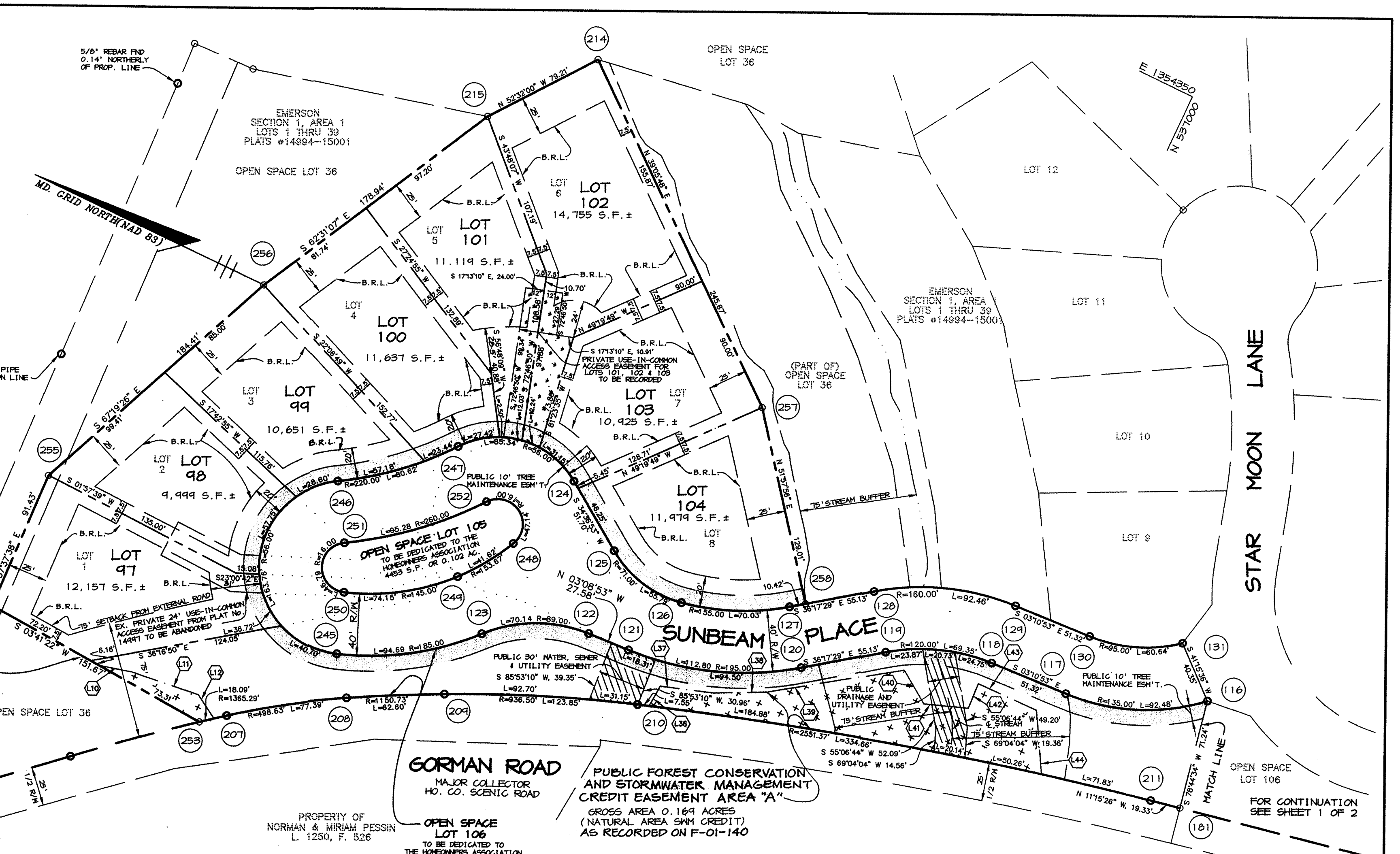
James D. Lano
JAMES D. LANO, ASSISTANT SECRETARY (ATTEST)

RECORDED AS PLAT NUMBER 15255
February 21, 2002 AMONG THE
LAND RECORDS OF HOWARD COUNTY, MARYLAND.

**EMERSON, SECTION 1, AREA 1
LOTS 97 THRU 104,
OPEN SPACE LOTS 105 AND 106**

A RESUBDIVISION OF LOTS 1 THRU 8 AND OPEN SPACE LOTS 35 AS SHOWN ON PLAT ENTITLED "EMERSON, SECTION 1 AREA 1 LOTS 1 THRU 34, OPEN SPACE LOTS 35 THRU 34, AND PARCEL 'A' AND RECORDED AS PLAT NO. 14995 & 14997 F-01-140, F-02-15, P-01-16, S-00-12, WP-00-87, WP-01-39 & WP-01-99 6TH ELECTION DISTRICT HOWARD COUNTY, MARYLAND

TAX MAP No. 47 PARCEL: P/O 837
GRID Nos. 3, 8 & 9 ZONED: R-ED
SCALE: 1" = 50' DATE: 01-16-02 SHEET 2 OF 2
P:\PROJECT\99212\PLATS\PLAT4REV.DWG



Patton Harris Rust & Associates, pc
Engineers. Surveyors. Planners. Landscape Architects.

PHRA 8818 Centre Park Drive
Columbia, MD 21045
T 410.997.8900
F 410.997.9282

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

Denny Brantley 2-14-02
HOWARD COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING.

Arthur E. Muegge 1/31/02
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

Joseph H. Necker, Jr. 2/19/02
DIRECTOR DATE