

COORDINATE LIST					
No.	NORTH	EAST	No.	NORTH	EAST
153	536843.060	1354655.005	255	537019.619	1354791.068
154	536874.417	1354640.345	256	536923.672	1354721.101
155	536867.303	1354686.797	257	536447.240	1354688.781
147	536870.741	1354834.481	258	537281.111	1354530.453
148	536882.061	1354752.664	254	537246.632	1354441.425
144	536848.340	1354560.722	260	537200.484	1354410.227
228	537255.442	1354976.406	261	537144.684	1354420.537
224	537144.818	1355011.176	262	537135.064	1354438.008
230	537123.912	1355008.444	263	537144.352	1354503.334
231	537043.844	1354971.475	264	537216.434	1354576.876
232	537013.224	1354962.767	265	537221.153	1354543.583
233	536919.300	1354907.247	266	537242.715	1354519.742
234	536876.916	1354727.105	267	537226.475	1354475.228
240	536860.574	1354700.146	268	537178.352	1354448.210
241	536865.055	1354650.842	269	537163.347	1354465.687
245	537342.151	1354748.090	270	537229.761	1354532.924
246	537228.008	1354712.817	271	537239.584	1354530.447
247	537184.781	1354701.024	272	537054.427	1354341.728
248	537163.115	1354642.748	273	537040.364	1354403.610
244	537166.223	1354674.071	274	537146.583	1354425.205
250	537136.613	1354661.137	275	537271.985	1354541.654
251	536966.801	1354834.766	276	537272.817	1354551.360
252	537225.652	1354720.885	277	537360.431	1354585.425
253	537187.255	1354704.874	278	537380.727	1354541.844
254	537043.187	1354758.744	279	537007.076	1354563.641

TOTAL TABULATION THIS SUBMISSION	TOTALS
1. TOTAL NUMBER OF LOTS TO BE RECORDED;	
BUILDABLE LOTS	54
NON-BUILDABLE LOTS	0
OPEN SPACE	3
2. TOTAL AREA OF LOTS;	
BUILDABLE LOTS	3.103 Ac.
OPEN SPACE	2.175 Ac.
CREDITED	2.027 Ac.
NON-CREDITED	0.148 Ac.
3. TOTAL AREA OF ROAD RIGHT-OF-WAY TO BE RECORDED INCLUDING WIDENING STRIPS;	0.845 Ac.
4. TOTAL AREA OF THIS SUBMISSION TO BE RECORDED;	6.123 Ac.

**MAXIMUM DENSITY ALLOWED - EMERSON SECTION ONE (P-01-21)**  
 DENSITY: NO. OF UNITS ALLOWED AT 2 D.U./NET ACRE 90 D.U.  
 PROPOSED RESIDENTIAL LOTS/D.U. DETACHED (F-01-140) 34 D.U.  
 PARCEL A PROPOSED SFA UNITS (THIS PLAN) 54  
 TOTAL PROPOSED RESIDENTIAL LOTS/D.U. EMERSON S/1 80 D.U.  
 OPEN SPACE LOTS - EMERSON PARCEL A 3 LOTS

THE REQUIREMENTS OF SECTION 3-106, THE REAL PROPERTY ARTICLE, ANNOTATED CODE OF MARYLAND, 1986 REPLACEMENT VOLUME, (AS SUPPLEMENTED) AS FAR AS THEY RELATE TO THE MAKING OF THIS PLAN AND THE SETTING OF MARKERS HAVE BEEN COMPLIED WITH.

*Thomas L. Frazier, Jr.* 5/21/02  
 DATE  
 THOMAS L. FRAZIER, JR.  
 PROFESSIONAL LAND SURVEYOR  
 MD REGISTRATION NO. 21047

STREAMWOOD, LLLP  
 BY: TROUTMAN COMPANY, GENERAL MANAGING PARTNER  
*John L. Troutman* 5/21/02  
 DATE  
 JOHN L. TROUTMAN, PRESIDENT

**OWNER**  
 STREAMWOOD, LLLP  
 C/O TROUTMAN COMPANY  
 9030 RED BRANCH ROAD, STE 100  
 COLUMBIA, MD 21045  
 (410) 730-7065

**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

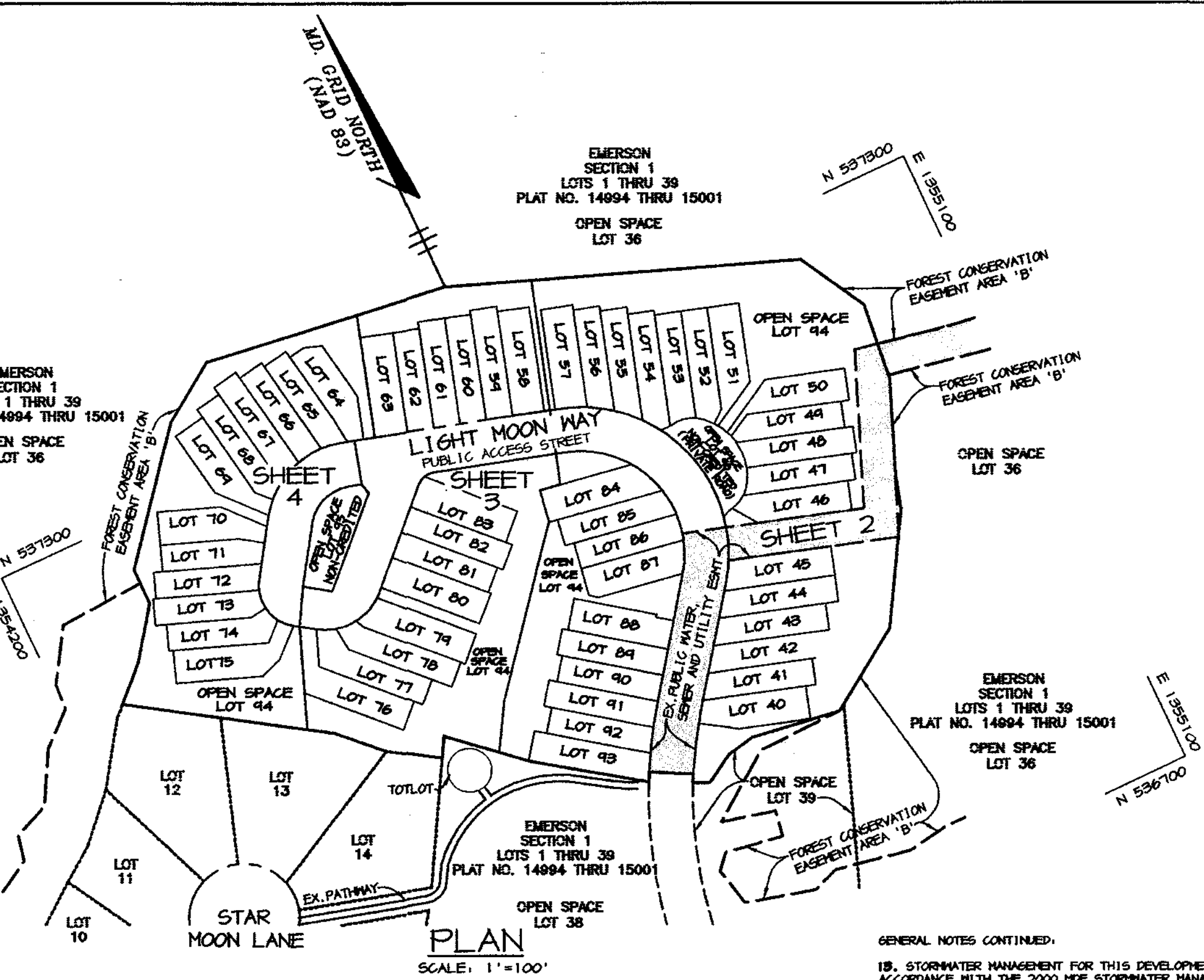
APPROVED: FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEMS.  
 HOWARD COUNTY HEALTH DEPARTMENT

*James Robert Miller, Jr.* 6-10-02  
 DATE  
 JAMES ROBERT MILLER, JR.  
 HOWARD COUNTY HEALTH OFFICER

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING.

*Michael J. Williams* 6/5/02  
 DATE  
 MICHAEL J. WILLIAMS  
 CHIEF, DEVELOPMENT ENGINEERING DIVISION

*Paul S. Rott* 6/17/02  
 DATE  
 PAUL S. ROTT  
 DIRECTOR



**LEGEND**  
 □ - DENOTES 4" X 4" X 36" CONC. MONUMENT SET  
 ○ - DENOTES 3/8" Ø REBAR AND CAP SET

**GENERAL NOTES CONTINUED:**  
 10. 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, ANY AND ALL CONVEYANCES OF AFORESAID 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 RETES AND BOUND 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.  
 11. THE REQUIREMENTS FOR FOREST CONSERVATION AND THEIR RESPECTIVE EASEMENTS HAVE BEEN PROVIDED UNDER F-01-140.  
 12. 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:  
 1) THE GRADING AND CLEARING ASSOCIATED WITH IMPACT AREA #1 FOR SUNBEAN PLACE TO CROSS THE STREAM, SHALL BE MINIMIZED AND COMPLY WITH THE FINAL ROAD PLANS, WHICH WILL BE REVIEWED AND APPROVED BY 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 ROAD DESIGN AND LOCATION, AND SHALL CONFIGURE THE ROAD SO THAT ANY REQUIRED CALMING FEATURE ALIGNS WITH THE STREAM CROSSING, AND THEREBY LESSENS THE ASSOCIATED GRADING/CLEARING.  
 2) AS INDICATED IN THE COMMENTS FROM THE SCD, THE OUTFALL ASSOCIATED WITH IMPACT AREA #2 IS TO OUTFALL AT GRADE ELEVATION 306, UNLESS THE PRESENCE OF ROCK IS FOUND DURING FIELD INVESTIGATION, IN WHICH CASE THE OUTFALL MAY BE SHIFTED TO OUTFALL AT GRADE ELEVATION.  
 13. STORMWATER MANAGEMENT FOR THIS DEVELOPMENT IS PROVIDED IN ACCORDANCE WITH THE 2000 MDE STORMWATER MANAGEMENT MANUAL UNDER F-01-140. PORTIONS OF OPEN SPACE LOTS 85, 86 & 84 ARE BEING USED AS NATURAL AREA CONSERVATION CREDIT AREAS. A CENTRAL PRIVATELY MAINTAINED STORMWATER NET POND IS BEING USED TO PROVIDE THE WATER QUALITY AND CHANNEL PROTECTION VOLUMES FOR THIS DEVELOPMENT.  
 14. NP-01-99 A WAIVER OF SUBDIVISION AND LAND DEVELOPMENT REGULATIONS, SECTION 16.115(c)(2) TO ALLOW GRADING AND CLEARING IN A FLOODPLAIN AREA, AND SECTION 16.116(c)(2)(11) TO ALLOW GRADING AND CLEARING IN A STREAM BUFFER, FOR WORK ASSOCIATED WITH THE INSTALLATION OF THE WATER AND SEWER EXTENSIONS FROM THE ADJOINING SHA REST AREA PROPERTY.  
 15. THE NETLAND DELINEATION STUDY FOR THIS PROJECT WAS PREPARED BY DAFT MCGUIRE & WALKER, INC.  
 16. ALL LANDSCAPING WILL BE DONE BY THE BUILDER UNDER SDP-02-34.  
 17. PER S-00-12, 55 ALLOCATIONS WERE RESERVED FOR PARCEL A. HOWEVER, THIS PLAN SHOWS 54 LOTS; CONSEQUENTLY, 1 TENTATIVE ALLOCATION WILL BE VOIDED.  
 18. NP-02-15 - A WAIVER OF SUBDIVISION AND LAND DEVELOPMENT REGULATIONS, SECTION 16.116(a)(2)(11), TO ALLOW GRADING AND CLEARING WITHIN 75' STREAM BUFFER, AND SECTION 16.115(c) TO ALLOW WORK IN A FLOODPLAIN AREA IN ORDER TO CONSTRUCT A PEDESTRIAN PATHWAY SYSTEM AS SHOWN ON THE WAIVER EXHIBIT. APPROVAL IS SUBJECT TO THE FOLLOWING CONDITIONS:  
 1. THE DISTURBANCE SHALL BE LIMITED TO ASSOCIATED WITH THE CONSTRUCTION OF THE PEDESTRIAN PATHWAY ONLY.  
 2. THE ROAD CONSTRUCTION DRAWINGS FOR F-01-140 WILL HAVE TO BE RED-LINED TO REFLECT THE LOCATION OF THE PATHWAY AND ALL ASSOCIATED GRADING AND CLEARING. THE PATHWAY SHALL BE LOCATED AS SHOWN ON THE WAIVER EXHIBIT (EXHIBIT 1). THE ROAD PLANS SHALL ALSO INCLUDE A FOOTBRIDGE DETAIL.  
 3. THE PETITIONER SHALL COMPLY WITH THE COMMENTS ISSUED BY THE SOIL CONSERVATION DISTRICT (SCD), DATED 8/24/01.  
 19. NP-01-34 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 ON NOVEMBER 17, 2000.  
 20. IN ACCORDANCE WITH SECTION 16.121 (c) THE OPEN SPACE SHOWN HEREON IS HEREBY DEDICATED TO STREAMWOOD HOMEOWNERS ASSOC. INC. FOR THE RESIDENTS OF THIS SUBDIVISION. THE ARTICLES OF INCORPORATION HAVE BEEN FILED WITH THE STATE DEPARTMENT OF ASSESSMENTS AND TAXATION (SDAT) WITH THE INCORPORATION NUMBER D06512701. THE HOA COVENANTS WILL BE RECORDED IN THE LAND RECORDS CONCURRENTLY WITH THE PLAN.

**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 STREAMWOOD, LLLP, BY DEED DATED DECEMBER 20, 2001 AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER 5667 AT FOLIO 0011, AND THAT ALL MONUMENTS ARE IN PLACE OR WILL BE IN PLACE PRIOR TO THE ACCEPTANCE OF STREETS IN SUBDIVISION BY HOWARD COUNTY AS SHOWN IN ACCORDANCE WITH THE ANNOTATED CODE OF MARYLAND.

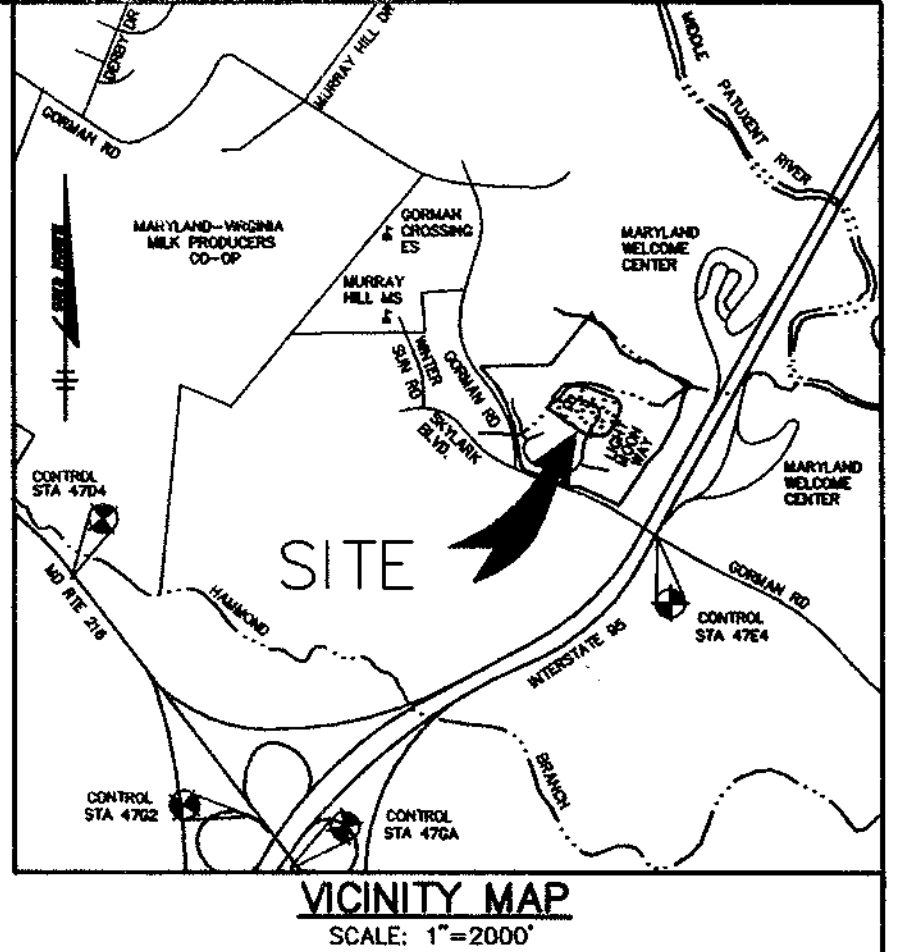
*Thomas L. Frazier, Jr.* 5/21/02  
 DATE  
 THOMAS L. FRAZIER, JR.  
 PROFESSIONAL LAND SURVEYOR  
 MD REGISTRATION NO. 21047

**OWNER'S CERTIFICATE**

WE, STREAMWOOD, LLLP, BY TROUTMAN COMPANY, GENERAL MANAGING PARTNER, JOHN L. TROUTMAN, PRESIDENT, OWNER 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-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 ERRECTED ON OR OVER THE SAID EASEMENTS AND RIGHT-OF-WAYS.

WITNESS MY/OUR HANDS THIS 17th DAY OF MAY 2002.  
 STREAMWOOD, LLLP  
 BY: TROUTMAN COMPANY, GENERAL MANAGING PARTNER  
*John L. Troutman*  
 JOHN L. TROUTMAN, PRESIDENT  
 TROUTMAN COMPANY

*Abubakr L. Bell*  
 ATTEST



**GENERAL NOTES**

1. COORDINATES BASED ON NAD 83, MARYLAND COORDINATE SYSTEM AS PROJECTED BY HOWARD COUNTY GEODETIC CONTROL STATION Nos.  
 4754 N 535446.138 E 1355431.146  
 4754 N 535405.454 E 1344362.707  
 4762 N 532430.964 E 1351224.075  
 476A N 532404.176 E 1351627.338  
 476B N 529417.205 E 1355526.788

2. ALL AREAS SHOWN ON THIS PLAN ARE MORE OR LESS.

3. THIS PLAN IS BASED ON A FIELD RUN MONUMENTED BOUNDARY SURVEY PERFORMED ON OR ABOUT JUNE 1494 BY DAFT MCGUIRE WALKER, INC.

4. THE SUBJECT PROPERTY ZONED R-ED PER 10-18-93 COMPREHENSIVE ZONING PLAN.

5. 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:  
 1) WIDTH - 12' (14' SERVING MORE THAN ONE RESIDENCE)  
 2) SURFACE - 6" OF COMPACTED CRUSH OR RUN BASE 1/4"R AND CHIP COATING (1-1/2" MIN.)  
 3) GEOMETRY - MAX. 15% GRADE, MAX. 10% GRADE CHANGE AND MIN. 45' TURNING RADIUS;  
 4) STRUCTURES (CULVERTS/BRIDGES) - CAPABLE OF SUPPORTING 25 GROSS TONS (H25 LOADING);  
 5) DRAINAGE ELEMENTS - CAPABLE OF SAFELY PASSING 100-YEAR FLOOD WITH NO MORE THAN 1 FOOT DEPTH OVER DRIVEWAY SURFACE;  
 6) MAINTENANCE - SUFFICIENT TO INSURE ALL WEATHER USE.

6. THIS SUBDIVISION IS SUBJECT TO SECTION 16.122B OF THE HOWARD COUNTY CODE. PUBLIC WATER AND SEWER SERVICE HAS BEEN GRANTED UNDER THE TERMS AND PROVISIONS THEREOF EFFECTIVE 01-11-02, ON WHICH DATE DEVELOPERS AGREEMENT 34-3471-D WAS FILED AND ACCEPTED.

7. SEE DEPARTMENT OF PLANNING AND ZONING FILE Nos. S-00-12, NP-00-87, NP-01-34, NP-01-99, NP-02-15, P-01-21, F-01-140 AND F-02-15.

8. NP-01-34 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 ON NOVEMBER 17, 2000.

9. IN ACCORDANCE WITH SECTION 16.121 (c) THE OPEN SPACE SHOWN HEREON IS HEREBY DEDICATED TO STREAMWOOD HOMEOWNERS ASSOC. INC. FOR THE RESIDENTS OF THIS SUBDIVISION. THE ARTICLES OF INCORPORATION HAVE BEEN FILED WITH THE STATE DEPARTMENT OF ASSESSMENTS AND TAXATION (SDAT) WITH THE INCORPORATION NUMBER D06512701. THE HOA COVENANTS WILL BE RECORDED IN THE LAND RECORDS CONCURRENTLY WITH THE PLAN.

**PURPOSE STATEMENT:**  
 THE PURPOSE OF THESE PLATS ARE TO REVISE THE DRAINAGE AND UTILITY EASEMENT BEHIND LOTS 88 THRU 93 TO AGREE WITH THE REVISED STORM DRAIN LOCATION.

RECORDED AS PLAT NUMBER 15457  
 6-25-02  
 AMONG THE  
 LAND RECORDS OF HOWARD COUNTY, MARYLAND.

**REVISION PLAT**  
 EMERSON, SECTION 1, AREA 2  
 LOTS 40 THRU 93 AND  
 OPEN SPACE LOTS 94 THRU 96  
 A RESUBDIVISION OF PARCEL 'A' AS SHOWN ON A PLAT ENTITLED 'EMERSON, SECTION 1, AREA 1, LOTS 1 THRU 34, OPEN SPACE LOTS 35 THRU 34 AND PARCEL 'A' AND RECORDED IN THE LAND RECORDS AS PLAT Nos. 14994 THRU 15001  
 P-01-16, S-00-12, NP-00-87, NP-01-34, NP-02-15,  
 NP-01-99, P-01-21, F-01-140 & F-02-15  
 6TH ELECTION DISTRICT HOWARD COUNTY, MARYLAND  
 TAX MAP No. 47 PARCEL, P/O 837  
 GRID Nos. 3, 8 & 9 ZONED, R-ED  
 SCALE: 1" = 100' DATE: 05-09-02 SHEET 1 OF 4  
 P:\PROJECT\01058\PLATCOV-REV.DWG

**CURVE TABLE**

CURVE	RADIUS	LENGTH	TANGENT	BEARING	CHORD	DELTA
153-241	440.00'	9.00'	4.50'	S 27°11'37" W	9.00'	01°10'19"
153-257	440.00'	63.90'	32.01'	N 31°56'25" E	63.85'	08°19'16"
154-155	400.00'	8.00'	4.00'	S 27°12'24" W	8.00'	01°08'45"
154-256	400.00'	58.09'	29.10'	N 31°56'25" E	58.04'	08°19'16"
252-255	133.00'	254.93'	189.32'	S 18°48'39" E	217.66'	109°49'23"
253-254	93.00'	178.26'	132.38'	S 18°48'39" E	152.20'	109°49'23"
C1	30.00'	11.08'	5.60'	S 89°51'15" E	11.02'	21°09'49"
C2	34.00'	31.00'	16.67'	S 10°48'14" E	29.94'	52°14'18"
C3	54.50'	71.14'	41.66'	S 10°48'14" E	66.19'	74°47'14"
C4	34.00'	31.00'	16.67'	S 52°42'32" W	29.94'	52°14'18"
C5	30.00'	11.08'	5.60'	S 68°14'46" W	11.02'	21°09'49"

EMERSON SECTION 1, AREA 1 LOTS 1 THRU 39 PLAT NO. 14994 THRU 15001

OPEN SPACE LOT 39

R=450.00' L=10.09' EX. PUBLIC WATER AND UTILITY EASEMENT PLAT No. 14994

THE REQUIREMENTS OF SECTION 3-106, 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.

*Thomas L. Frazier, Jr.* 5/21/02 DATE  
 THOMAS L. FRAZIER, JR. PROFESSIONAL LAND SURVEYOR MD REGISTRATION NO. 21097

*John L. Troutman* 5/17/02 DATE  
 JOHN L. TROUTMAN, PRESIDENT

TOTAL TABULATION THIS SHEET	TOTALS
TOTAL NUMBER OF LOTS TO BE RECORDED:	
BUILDABLE LOTS	28
NON-BUILDABLE LOTS	0
OPEN SPACE	2
TOTAL AREA OF LOTS TO BE RECORDED:	
BUILDABLE LOTS	1.595 AC.
OPEN SPACE	1.193 AC.
CREDITED	1.120 AC.
NON-CREDITED	0.073 AC.
TOTAL AREA OF ROAD RIGHT-OF-WAY INCLUDING WIDENING STRIPS:	0.372 AC.
TOTAL AREA OF THIS SHEET TO BE RECORDED:	3.160 AC.

**OWNER**

STREAMWOOD, LLLP  
 C/O TROUTMAN COMPANY  
 9030 RED BRANCH ROAD, STE 100  
 COLUMBIA, MD 21045  
 (410) 730-7065

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



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**LEGEND:**

- DENOTES 4" X 4" X 36" CONC. MONUMENT SET
- DENOTES 5/8" Ø REBAR AND CAP SET
- ▨ DENOTES PRIVATE USE-IN-COMMON ACCESS AND MAINTENANCE EASEMENT
- ▧ DENOTES PRIVATE DRIVEWAY EASEMENT

**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 STREAMWOOD, LLLP, BY DEED DATED DECEMBER 20, 2001 AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER 5067 AT FOLIO 0011, AND THAT ALL MONUMENTS ARE IN PLACE OR WILL BE IN PLACE PRIOR TO THE ACCEPTANCE OF STREETS IN SUBDIVISION BY HOWARD COUNTY AS SHOWN IN ACCORDANCE WITH THE ANNOTATED CODE OF MARYLAND.



*Thomas L. Frazier, Jr.*  
 THOMAS L. FRAZIER, JR.  
 PROFESSIONAL LAND SURVEYOR  
 MD REGISTRATION NO. 21097

5/21/02 DATE

**OWNER'S CERTIFICATE**

ME, STREAMWOOD, LLLP, BY TROUTMAN COMPANY, GENERAL MANAGING PARTNER, JOHN L. TROUTMAN, PRESIDENT, OWNER 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-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 ERRECTED ON OR OVER THE SAID EASEMENTS AND RIGHT-OF-WAYS.

WITNESS MY/OUR HANDS THIS 17th DAY OF MAY 2002.

STREAMWOOD, LLLP  
 BY: TROUTMAN COMPANY, GENERAL MANAGING PARTNER

*John L. Troutman*  
 JOHN L. TROUTMAN, PRESIDENT  
 TROUTMAN COMPANY

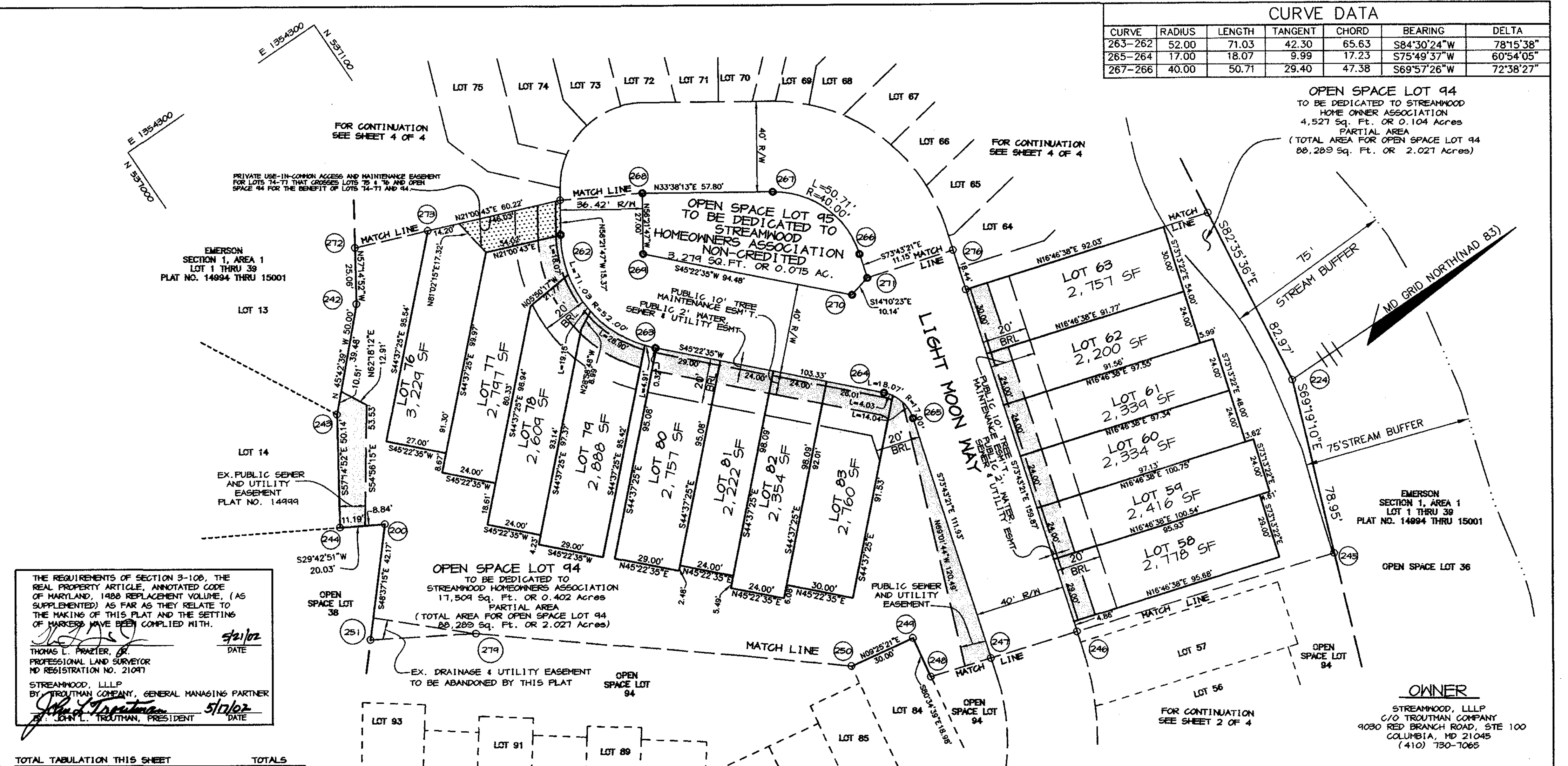
*Richard L. Bell*  
 ATTEST

RECORDED AS PLAT NUMBER 15458

6-25-02 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

**REVISION PLAT**  
 EMERSON, SECTION 1, AREA 2  
 LOTS 40 THRU 93 AND  
 OPEN SPACE LOTS 94 THRU 96  
 A RESUBDIVISION OF PARCEL 'A' AS SHOWN ON A PLAT ENTITLED 'EMERSON, SECTION 1, AREA 1, LOTS 1 THRU 39, OPEN SPACE LOTS 35 THRU 39 AND PARCEL 'A' AND RECORDED IN THE LAND RECORDS AS PLAT NOS. 14994 THRU 15001  
 P-01-16 S-00-12, MP-00-07, MP-01-39, MP-02-15, MP-01-99 P-01-21, F-01-140 & F-02-15  
 6TH ELECTION DISTRICT HOWARD COUNTY, MARYLAND  
 TAX MAP No. 47 PARCEL: P/O 837  
 GRID Nos. 3, 8 & 9 ZONED: R-ED  
 SCALE: 1" = 30' DATE: 05-09-02 SHEET 2 OF 4  
 P:\PROJECT\01058\PLAT1-REV.DWG

CURVE DATA						
CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
263-262	52.00	71.03	42.30	65.63	S84°30'24"W	78°15'38"
265-264	17.00	18.07	9.99	17.23	S75°49'37"W	60°54'05"
267-266	40.00	50.71	29.40	47.38	S69°57'26"W	72°38'27"



**OPEN SPACE LOT 94**  
 TO BE DEDICATED TO STREAMWOOD HOME OWNERS ASSOCIATION  
 4,527 Sq. Ft. OR 0.104 Acres  
 PARTIAL AREA  
 (TOTAL AREA FOR OPEN SPACE LOT 94 88,289 Sq. Ft. OR 2.027 Acres)

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.

THOMAS L. FRAZIER, JR.  
 PROFESSIONAL LAND SURVEYOR  
 MD REGISTRATION NO. 21097

5/21/02 DATE

STREAMWOOD, LLLP  
 BY TROUTMAN COMPANY, GENERAL MANAGING PARTNER  
 JOHN L. TROUTMAN, PRESIDENT  
 5/17/02 DATE

TOTAL TABULATION THIS SHEET	TOTALS
TOTAL NUMBER OF PARCELS TO BE RECORDED:	
BUILDABLE LOTS	14
NON-BUILDABLE LOT	0
OPEN SPACE (O.S. LOT 94 COUNTED ON SHEET 2) 1	
TOTAL AREA OF LOTS TO BE RECORDED:	
BUILDABLE LOTS	0.886 Ac.
OPEN SPACE LOTS	0.581 Ac.
CREDITED	0.506 Ac.
NON-CREDITED	0.075 Ac.
TOTAL AREA OF ROAD RIGHT-OF-WAY INCLUDING WIDENING STRIPS:	0.312 Ac.
TOTAL AREA OF THIS SHEET TO BE RECORDED:	1.729 Ac.

**LEGEND:**

- DENOTES 4" X 4" X 36" CONC. MONUMENT SET
- DENOTES 5/8" Ø REBAR AND CAP SET
- ▨ DENOTES PRIVATE USE-IN-COMMON ACCESS AND MAINTENANCE EASEMENT
- ▩ DENOTES PRIVATE DRIVEWAY EASEMENT

**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 Brewster* M.D. 6/10/02 DATE  
 HOWARD COUNTY HEALTH OFFICER MR.

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING.

*John L. Frazier, Jr.* 6/15/02 DATE  
 CHIEF, DEVELOPMENT ENGINEERING DIVISION

*John L. Frazier, Jr.* 6/17/02 DATE  
 DIRECTOR

**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 STREAMWOOD, LLLP, BY DEED DATED DECEMBER 20, 2001 AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER 5867 AT FOLIO 001; AND THAT ALL MONUMENTS ARE IN PLACE OR WILL BE IN PLACE PRIOR TO THE ACCEPTANCE OF STREETS IN SUBDIVISION BY HOWARD COUNTY AS SHOWN IN ACCORDANCE WITH THE ANNOTATED CODE OF MARYLAND.

THOMAS L. FRAZIER, JR.  
 PROFESSIONAL LAND SURVEYOR  
 MD REGISTRATION NO. 21097

5/21/02 DATE

**OWNER'S CERTIFICATE**

WE, STREAMWOOD, LLLP, BY TROUTMAN COMPANY, GENERAL AND MANAGING PARTNER, JOHN L. TROUTMAN, PRESIDENT, OWNER 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-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 ERRECTED ON OR OVER THE SAID EASEMENTS AND RIGHT-OF-WAYS.

WITNESS MY/OUR HANDS THIS 17<sup>th</sup> DAY OF MAY 2002.

STREAMWOOD, LLLP  
 BY: TROUTMAN COMPANY, GENERAL MANAGING PARTNER

*John L. Frazier, Jr.*  
 JOHN L. TROUTMAN, PRESIDENT  
 TROUTMAN COMPANY

*Robert L. Bell*  
 ATTEST

RECORDED AS PLAT NUMBER 15459  
 6-25-02 AMONG THE  
 LAND RECORDS OF HOWARD COUNTY, MARYLAND.

**REVISION PLAT**  
 EMERSON, SECTION 1, AREA 2  
 LOTS 40 THRU 93 AND  
 OPEN SPACE LOTS 94 THRU 96

A RESUBDIVISION OF PARCEL 'A' AS SHOWN ON A PLAT ENTITLED 'EMERSON, SECTION 1, AREA 1 LOTS 1 THRU 34, OPEN SPACE LOTS 35 THRU 39 AND PARCEL 'A' AND RECORDED IN THE LAND RECORDS AS PLAT Nos. 14994 THRU 15001

P-01-16, S-00-12, WP-00-87, WP-01-39, WP-02-15, WP-01-99, P-01-21, F-01-140 & F-02-15

6TH ELECTION DISTRICT HOWARD COUNTY, MARYLAND  
 TAX MAP No. 47 PARCEL: P/O 837  
 GRID Nos. 3, 8 & 9 ZONED: R-ED  
 SCALE: 1" = 30' DATE: 05-09-02 SHEET 3 OF 4

P:\PROJECT\01058\PLAT2-REV.DWG  
 F-02-160

