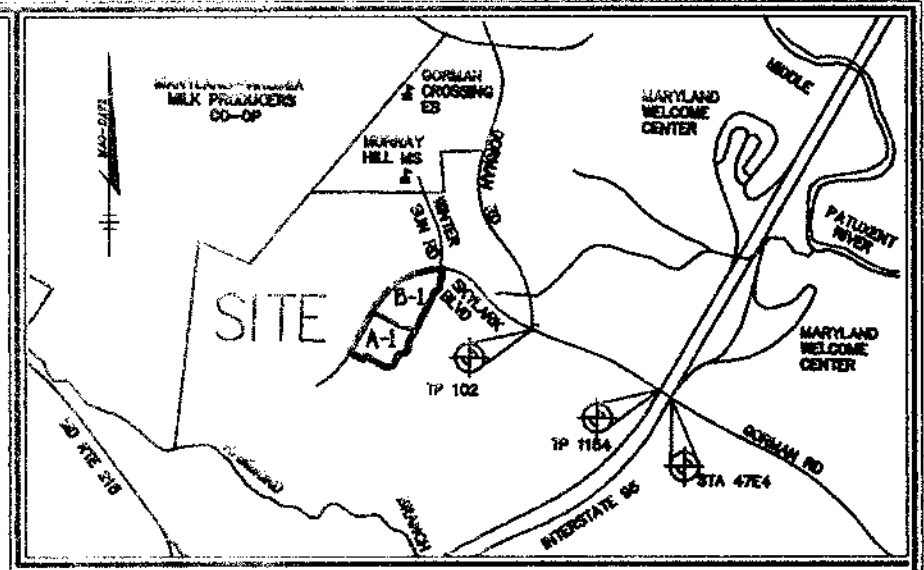


U.S. Equivalent Coordinate Table			Metric Coordinate Table		
Point	North	East	Point	North	East
2001	537192.906310	1352672.280733	2001	163736.727592	412295.342305
2002	536904.067514	1351966.17146	2002	163618.206677	412060.117408
2003	536355.53499	1351711.49779	2003	163481.495689	412002.465895
2004	536321.449708	1351720.80093	2004	163471.106474	412005.328320
2005	536253.109276	1351841.120959	2005	163450.276269	412042.001908
2006	536279.499845	1351850.990516	2006	163455.576925	412045.012624
2007	536279.890985	1351865.083799	2007	163458.439350	412055.401839
2008	536178.551165	1352063.50234	2008	163427.550911	412109.783920
2009	536171.613744	1352083.06889	2009	163425.436360	412115.747816
2010	536180.168005	1352132.352001	2010	163428.043724	412130.769339
2011	536207.502767	1352167.25128	2011	163436.375377	412141.406660
2012	536256.491071	1352183.170646	2012	163451.307042	412146.250893
2013	536304.48757	1352215.56772	2013	163465.936404	412156.133541
2014	536332.461981	1352297.438745	2014	163474.463022	412181.087879
2015	536425.850306	1352314.424846	2015	163502.930303	412196.265253
2016	536965.572108	1352391.71072	2016	163667.435376	412270.782158
2017	536972.581193	1352627.200542	2017	163669.592531	412281.599477

COURSE	BEARING & DISTANCE
1	S 01° 40' 40" W 62.40'
2	S 24° 41' 48" W 30.81'
3	S 14° 20' 04" W 62.03'
4	S 15° 48' 50" E 64.33'
5	S 57° 35' 00" E 16.50'



General Notes:

- Subject Property Zoned PEC-MXD-3 AND R-SC-MXD-3 As Granted By The Zoning Board On September 3, 1998 As Case No. ZB-9794.
- Coordinates Based On NAD '83, Maryland Coordinate System As Projected By Howard County Geodetic Control Stations No. 4774 And No. 477A.
- This Plat Is Based On Field Run Monumented Boundary Survey Performed On Or About June 23, 1999, By Duff-HoCune-Walker, Inc.
- B.R.L. Denotes Building Restriction Line.
- Denotes Iron Pin Set Capped "F.C.C. 100".
- ⊙ Denotes Iron Pipe Or Iron Bar Found.
- Denotes Angular Change In Bearing Of Boundary Or Right-Of-Way.
- ⊕ Denotes Concrete Monument Set With Aluminum Plate "F.C.C. 106".
- ⊗ Denotes Concrete Monument Or Stone Found.
- Use-In-Common Driveway(s) Shall Be Provided Prior To Issuance Of A Use And Occupancy Permit To Ensure Safe Access For Fire And Emergency Vehicles Per The Following Minimum Requirements:
 - Width - 12 Feet Or Feet Serving More Than One Residence.
 - Surface - Six (6) Inches Of Compacted Crusher Run Base With Tar And Chip Coating. (1 - 1/2" Minimum)
 - Geometry - Maximum 15% Grade, Maximum 10% Grade Change And 45-Foot Turning Radius.
 - Structures (Culverts/Bridges) - Capable Of Supporting 25 Gross Tons (425-Loadings).
 - Drainage Elements - Capable Of Safely Passing 100 Year Flood With No More Than 1 Foot Depth Over Surfaces.
 - Structure Clearances - Minimum 12 Feet.
 - Maintenance - Sufficient To Ensure All Weather Use.
- All Lot Areas Are More Or Less As Shown.
- Distances Shown Are Based On Surface Measurement And Not Reduced To NAD '83 Grid Measurement.
- No Clearing, Grading Or Construction Is Permitted Within Wetland Or Stream Buffers, Unless Approved By The Department Of Planning And Zoning Or Howard County, Maryland.
- This Plat Complies With The Requirements Of Section 16.1200 Of The Howard County Code For Forest Conservation. The Cumulative Forest Conservation Obligation For Emerson, Section 2, Phase 1-2 Has Been Satisfied By 16.85 Acres Of Retention And 4.98 Acres Of Reforestation. No Forest Conservation Easements Are Created On This Plat.
- Previous Department Of Planning And Zoning File Nos. ZB-9794, PB-339, 599-12, P00-15, F01-145, And F01-137.
- Public Water And Sewer Service Will Be Granted Under The Provisions Of Section 16.1225 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.
- Phasing For This Project Is In Accordance With The Decision And Order For Zoning Case ZB-9794 And The Decision And Order For PB-339 (Comprehensive Sketch Plan 5-99-12).
- On September 3, 1998, The Zoning Board Granted Approval Of ZB-979 For The Preliminary Development Plan And Development Criteria For 516 Acres Of Land Re-Zoned As PEC-MXD-3 And R-SC-MXD-3.
- Parcels A And B May Be Re-zoned For Other Residential Uses, In Accordance With The Approved Comprehensive Sketch Plan (5-99-12) And Development Criteria.
- Development For This Phase Will Be Done In Accordance With The Development Criteria Approved With Comprehensive Sketch Plan 5-99-12 (PB-339).
- There Are No Cemeteries On Site By Visual Observation.
- There Are No Structures On Parcel A-1 Or B-1.
- Two Of The Initial 80 Tentative Housing Unit Allocations Reserved For Parcel "A" (Plat #15318) Were Shifted To Parcel "C", Emerson Section 2, Phase 2 (Plat #15208) When The Phase 2 Plat Was Recorded. Parcel "A" Was Left With 78 Tentative Housing Unit Allocations, Parcel "B" Had 34 Tentative Housing Unit Allocations, And Parcel "C" Had 88 Tentative Housing Unit Allocations. This Re-subdivision Plan Is To Take Previous Parcel "A" (Emerson Section 2, Phase 1B) And Parcel "B" (Emerson Section 2, Phase 2) And Create New Parcels A-1 And B-1. A Re-subdivision Plan (P-02-25) Has Been Submitted To Subdivide Parcel A-1 Into 48 Units, And A Re-subdivision Plan (P-02-25) Has Been Submitted To Subdivide Parcel B-1 Into 63 Units. Since Parcel A-1 Will Only Have 48 Units, There Are 30 Excess Tentative Housing Unit Allocations (78-48=30). Twenty Nine (29) Of These Excess Unit Allocations Are Hereby Shifted To Parcel B-1, From Parcel "A" In Order To Create The 63 (34+29=63) Proposed Units From Parcel B-1. This Will Leave 1 Unit Allocation Remaining, Which Is Hereby Shifted To Parcel C, Emerson Section 2, Phase 2, For A Total Of 89 Unit Allocations (88+1=89) On This Parcel.
- This Plat Complies With The Requirements Of Section 16.1200 Of The Howard County Code For Forest Conservation. The Cumulative Forest Conservation Obligation For Emerson, Section 2, Phase 1-2 Has Been Satisfied By 16.85 Acres Of Retention And 4.98 Acres Of Reforestation. No Forest Conservation Easements Are Created On This Plat/Phase 2.
- Landscaping For Parcels A-1 And B-1 Will Be Provided In Accordance With Section VII Entitled Residential Development Internal Landscaping Of The Design Criteria Approved By The Planning Board In Planning Board Case No. 339.

The Purpose Of This Plat Is To Adjust The Parcel Line Between Parcel A, Emerson Section 2, Phase 1B - Plat No 15208 And Parcel B, Emerson Section 2, Phase 2 - Plat No. 15318; creating Parcels A-1 And B-1.

Point - Point	Radius	Arc Length	Delta	Tangent	Bearing And Distance
2002-2001	R=770.00'	L=848.37'	63°07'37"	473.03'	S61°09'34"W 806.10'

The Requirements S3-108, 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.

Terrell A. Fisher, L.S. #10692 (Registered Land Surveyor) Date 6/5/02

Joseph H. Necker, Jr., Vice President The Howard Research And Development Corporation (Owner) Date 6/5/02

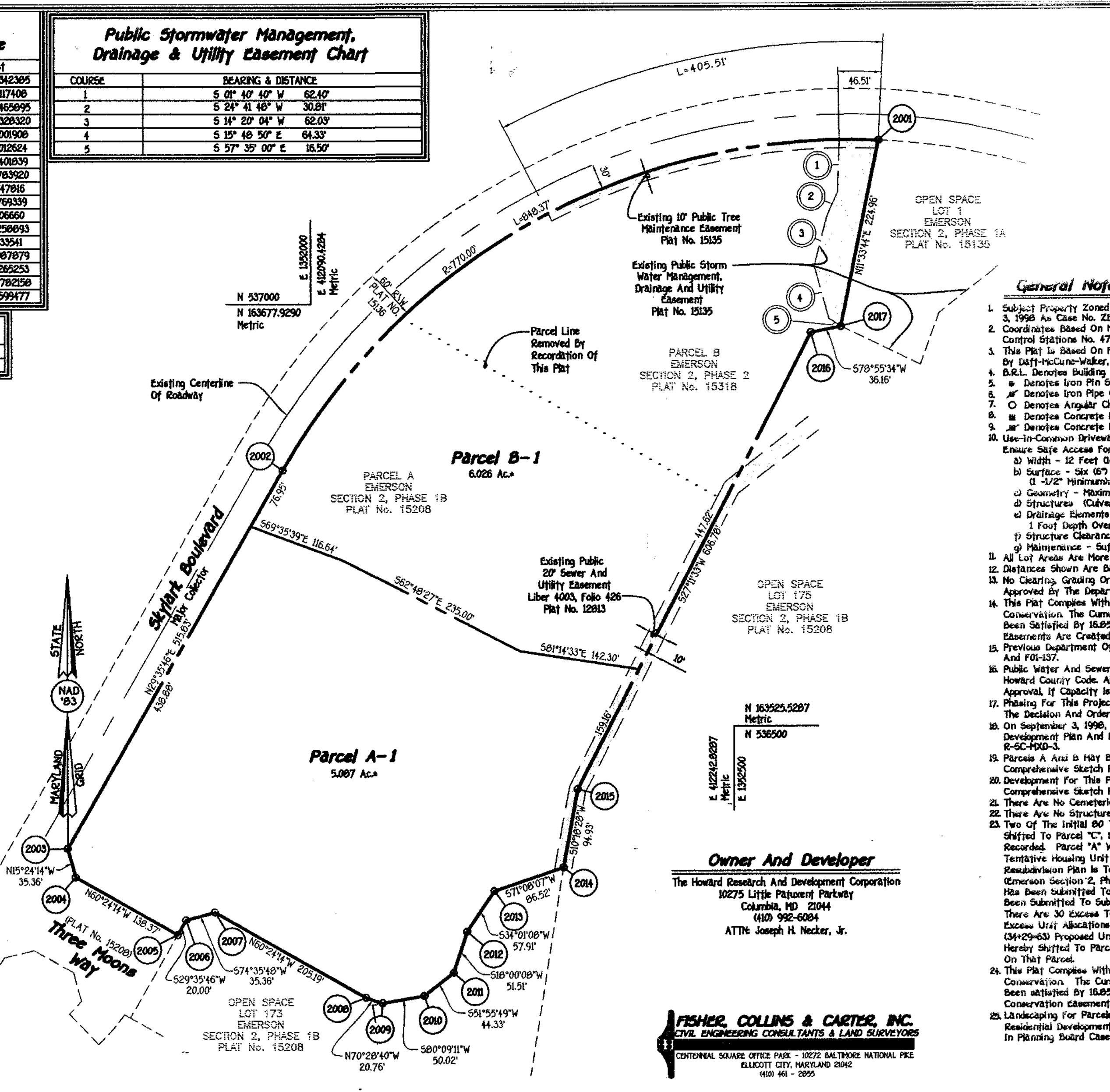
Cynthia L. Stewart, Assistant Secretary The Howard Research And Development Corporation (Owner) Date 6/5/02

Reservation Of Public Utility Easements

Developer Reserves unto itself, its Successors And Assigns, All Easements Shown On This Plan For Water, Sewer, Storm Drainage, Other Public Utilities, Located In, On, Over, And Through Parcel A-1 And Parcel B-1. Any Conveyances Of The 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 Deeds For The Easements Herein Reserved To Howard County. Upon Completion Of The Public Utilities And Their Acceptance By Howard County, The County Shall Accept The Easements And Record The Deed(s) Of Easement In The Land Records Of Howard County.

Area Tabulation

TOTAL NUMBER OF BUILDABLE PARCELS TO BE RECORDED	2
TOTAL NUMBER OF OPEN SPACE PARCELS TO BE RECORDED	0
TOTAL NUMBER OF PARCELS TO BE RECORDED	2
TOTAL AREA OF BUILDABLE PARCELS TO BE RECORDED	11.13 Aca
TOTAL AREA OF OPEN SPACE PARCELS TO BE RECORDED	0.000 Aca
TOTAL AREA OF PARCELS TO BE RECORDED	11.13 Aca
TOTAL AREA OF ROADWAY TO BE RECORDED	0.000 Aca
TOTAL AREA TO BE RECORDED	11.13 Aca



Owner And Developer
 The Howard Research And Development Corporation
 10275 Little Patuxent Parkway
 Columbia, MD 21044
 (410) 992-6084
 ATTN: Joseph H. Necker, Jr.

FISHER, COLLINS & CARTER, INC.
 CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS
 CENTENNIAL SQUARE OFFICE PARK - 10272 BALTIMORE NATIONAL PKE
 ELLICOTT CITY, MARYLAND 21042
 (410) 461 - 2855

APPROVED: For Public Water And Public Sewerage Systems In Conformance With The Master Plan Of Water And Sewerage For Howard County.

Penny Brantner, M.D., P.E. Date 6-18-02
 Howard County Health Officer

APPROVED: Howard County Department Of Planning And Zoning

Michael M. ... Date 6/12/02
 Chief, Development Engineering Division MK

Director Date

Owner's Certificate

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 Rights-Of-Way And The Specific Easement Areas Shown Hereon; (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 Streets And/Or Roads And Floodplains, Storm Drainage Facilities And Open Space Where Applicable; (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 Rights-Of-Way. Witness My Hand This 5th Day Of June, 2002.

Joseph H. Necker, Jr., Vice President
 The Howard Research And Development Corporation

Cynthia L. Stewart, Assistant Secretary
 The Howard Research And Development Corporation

SURVEYOR'S CERTIFICATE

I Herby 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 No. 5289 At 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, Maryland As Shown, In Accordance With The Annotated Code Of Maryland, As Amended, And Monumentation Is In Accordance With The Howard County Subdivision Regulations.

Terrell A. Fisher, Professional Land Surveyor No. 10692 Date 6/5/02

RECORDED AS PLAT No. 15455 ON 6-7-02 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

EMERSON
 Parcel A-1, Section 2, Phase 1B And Parcel B-1, Section 2, Phase 2
 Parcel A-1 Is A Re-subdivision Of Emerson - Section 2, Phase 1B, Parcel A, Plat No. 15208; Parcel B-1 Is A Re-subdivision Of Emerson - Section 2, Phase 2, Parcel B, Plat No. 15318.

Zoned PEC-MXD-3 AND R-SC-MXD-3
 Tax Map 47 P/O Parcels 3 And 837 Grid B
 5th Election District Howard County, Maryland
 Date: June 3, 2002

Scale: 1" = 100'
 Sheet 1 of 1
 F02-167

J:\50001 Emerson Property\dwg\50001 Record Plat for line revision.dwg, 6/5/2002 10:50:15 AM

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