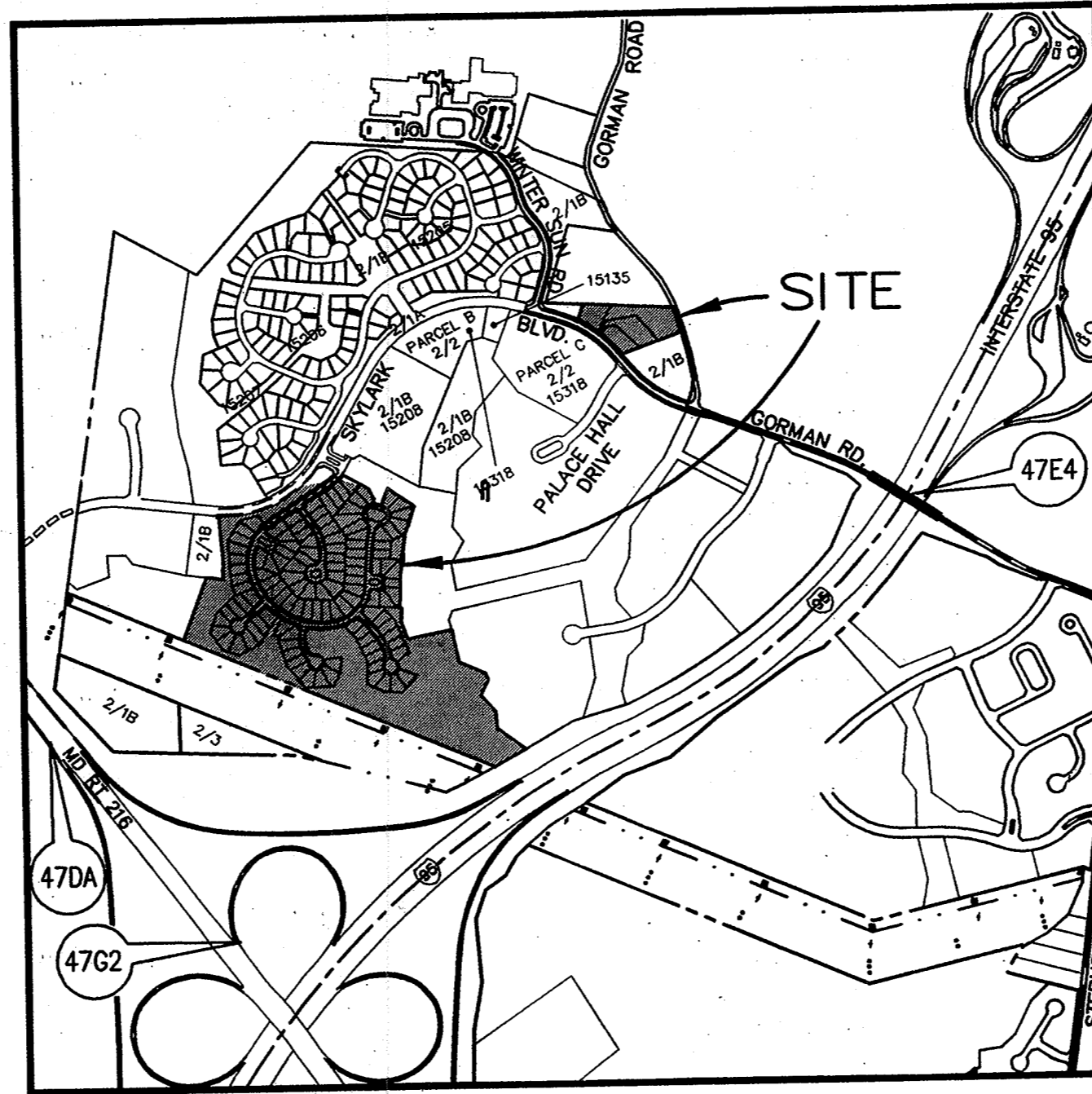


COORDINATE TABLE

NAME	NORTH	EAST	NAME	NORTH	EAST	NAME	NORTH	EAST
PL 1	535919.60	1351010.71	RW 1	536139.24	1351688.36	RW 38	535701.39	1351299.46
PL 2	536225.74	1351636.21	RW 2	535898.88	1351323.02	RW 39	535708.83	1351334.03
PL 3	536234.59	1351671.24	RW 3	535538.84	1351188.94	RW 40	535746.63	1351358.44
PL 4	536207.93	1351717.87	RW 4	535402.52	1351253.19	RW 41	535781.20	1351351.00
PL 5	536174.11	1351727.19	RW 5	535372.33	1351250.46	RW 42	535806.08	1351312.47
PL 6	536157.80	1351711.27	RW 6	535341.61	1351276.08	RW 43	535823.37	1351308.75
PL 7	536132.02	1351756.65	RW 7	535338.88	1351306.27	RW 44	535857.11	1351350.50
PL 8	536158.17	1351777.72	RW 8	535229.88	1351479.85	RW 45	535941.36	1351478.55
PL 9	536066.36	1351939.50	RW 9	535203.87	1351495.43	RW 46	535935.64	1351506.25
PL 10	536021.31	1351977.18	RW 10	535194.14	1351534.22	RW 47	535826.63	1351577.97
PL 11	536014.27	1352008.15	RW 11	535209.71	1351560.23	RW 48	535632.59	1351621.16
PL 12	536069.52	1352056.31	RW 12	535217.84	1351742.92	RW 49	535611.25	1351594.59
PL 13	535972.20	1352218.96	RW 13	535260.71	1351833.46	RW 50	535491.41	1351589.47
PL 14	535759.50	1352140.59	RW 14	535261.31	1351863.86	RW 51	535491.17	1351609.47
PL 15	535666.43	1352128.39	RW 15	535290.19	1351891.53	RW 52	535572.98	1351666.08
PL 16	535600.93	1352125.13	RW 16	535328.97	1351890.77	RW 53	535624.43	1351660.38
PL 17	535531.73	1352112.07	RW 17	535417.47	1351926.57	RW 54	535848.62	1351611.38
PL 18	535511.30	1352112.23	RW 18	535433.32	1351944.65	RW 55	535957.62	1351539.66
PL 19	535489.63	1352112.42	RW 19	535430.70	1351984.57	RW 56	535985.33	1351545.38
PL 20	535333.36	1352090.78	RW 20	535449.02	1352010.82	RW 57	536097.47	1351715.84
PL 21	535328.60	1352120.82	RW 21	535503.90	1352014.43	RW 58	535250.34	1351104.22
PL 22	535242.02	1352114.33	RW 22	535525.50	1351990.79	RW 59	535235.65	1351180.27
PL 23	535136.28	1352151.15	RW 23	535528.12	1351950.88	RW 60	535266.70	1351186.27
PL 24	535191.11	1352419.42	RW 24	535544.07	1351936.89	RW 61	535018.41	1351532.21
PL 25	534989.10	1352460.70	RW 25	535721.88	1351948.57	RW 62	535000.28	1351538.23
PL 26	534918.39	1352622.58	RW 26	535784.81	1351956.91	RW 63	535045.82	1351578.68
PL 27	534880.27	1352639.68	RW 27	535834.79	1352011.15	RW 64	535055.92	1351553.58
PL 28	534785.35	1352591.41	RW 28	535961.13	1352021.96	RW 65	535243.08	1351882.81
PL 29	534683.94	1352679.38	RW 29	535978.51	1351976.77	RW 66	534969.96	1352024.57
PL 30	534580.09	1352685.75	RW 30	535870.55	1351906.11	RW 67	534956.21	1352022.79
PL 31	534444.73	1352869.35	RW 31	535811.09	1351921.74	RW 68	534985.33	1352078.44
PL 32	534334.82	1352672.24	RW 32	535724.50	1351908.66	RW 69	535004.67	1352058.88
PL 33	535170.47	1350745.54	RW 33	535451.49	1351890.73	RW 70	535271.92	1351910.54
PL 34	535546.98	1350886.29	RW 34	535266.35	1351730.82			
PL 35	535527.42	1351032.64	RW 35	535552.46	1351237.05			
PL 36	535659.42	1351036.26	RW 36	535722.55	1351243.64			
			RW 37	535726.27	1351260.93			

EMERSON SECTION 2, PHASE 4



VICINITY MAP
SCALE: 1" = 1000'

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.

Bryan J. Haynie
BRYAN J. HAYNIE, L.S.# 21138
[Signature]
OWNER

6/12/03
DATE
6/13/03
DATE



GENERAL NOTES:

- COORDINATES ARE BASED ON THE MARYLAND COORDINATE SYSTEM NAD83 (1991) AS PROJECTED BY HOWARD COUNTY GEODETIC CONTROL STATIONS NO. 475A, 47E4, AND 47G2.
- 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 THE TIME.
- THERE ARE NO CEMETERIES OR STRUCTURES WITHIN THE LIMITS OF THESE PLATS.
- THE FOREST CONSERVATION EASEMENT HAS BEEN ESTABLISHED TO FULFILL THE REQUIREMENT OF SECTION 16.1200 OF THE HOWARD COUNTY CODE AND FOREST CONSERVATION ACT. 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 LOT/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 124 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.: SB-979 M, WP-99-96, S-99-12 AND PB-339, P-02-15, PB 359, WP-03-46 & WP-03-53
- THE HOA OPEN SPACE SHOWN HEREON AS LOTS 122, 123, AND 124 ARE 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 THROUGH 34, OPEN SPACE LOTS 35 THROUGH 39, AND PARCEL A" RECORDED AMONG THE AFORESAID LAND RECORDS AS PLAT NOS. 14994 THROUGH 15001 (F-01-140).
- THE OPEN SPACE SHOWN HEREON AS LOT 121 IS HEREBY DEDICATED TO HOWARD COUNTY, MARYLAND (DEPARTMENT OF RECREATION AND PARKS).
- STORMWATER MANAGEMENT (SWM) IS BEING TREATED ON THIS SITE BY A SWM POND AND SWM CREDITS IN ACCORDANCE WITH THE 2000 MARYLAND DEPARTMENT OF THE ENVIRONMENT SWM REGULATIONS. THERE IS ONE POND DESIGNED FOR THIS PORTION OF THE PROJECT, WHICH ADDRESSES WATER QUANTITY AND QUALITY REQUIREMENTS, THE WET VOLUMES REPRESENTING WATER QUALITY. THIS POND IS 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 AND GRASS SWALES.

MINIMUM BUILDING RESTRICTION SETBACKS FROM PROPERTY LINES THE PUBLIC ROAD RIGHT-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.

GENERAL NOTES CONTINUE ON SHEET 2

OWNER:
THE HOWARD RESEARCH AND DEVELOPMENT CORPORATION
10275 LITTLE PATUXENT PARKWAY
COLUMBIA, MD. 21044
410-992-6084
ATTN: JOSEPH H. NECKER, JR.

BENCHMARKS
47DA NORTHING: 535405.458 FT.
EASTING: 1349362.707 FT.
ELEVATION: 315.20 FT.
47E4 NORTHING: 535846.138 FT.
EASTING: 1355431.199 FT.
ELEVATION: 338.23 FT.
47G2 NORTHING: 532938.964 FT.
EASTING: 1351224.095 FT.
ELEVATION: 363.53 FT.

TABULATION OF FINAL PLAT - ALL SHEETS
1. TOTAL NUMBER OF LOTS TO BE RECORDED: 120
2. TOTAL NUMBER OF BUILDABLE LOTS TO BE RECORDED: 120
3. TOTAL AREA OF BUILDABLE LOTS TO BE RECORDED: 22.18
4. TOTAL NUMBER OF OPEN SPACE LOTS TO BE RECORDED: 4
5. TOTAL AREA OF OPEN SPACE LOTS TO BE RECORDED: 17.16
6. TOTAL AREA OF ROADWAYS TO BE RECORDED: 5.20
7. TOTAL AREA OF SUBDIVISION TO BE RECORDED: 44.54 AC.

APPROVED: FOR PUBLIC WATER & PUBLIC SEWERAGE SYSTEMS IN CONFORMANCE WITH THE MASTER PLAN OF WATER & SEWERAGE FOR HOWARD COUNTY, MD.
Penny Bruster M.D./Jm 7/9/03
COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING
[Signature] 7/17/03
CHIEF, DEVELOPMENT ENGINEERING DIVISION MK DATE
[Signature] 7/23/03
DIRECTOR HB DATE

OWNER'S DEDICATION
THE HOWARD RESEARCH AND DEVELOPMENT CORPORATION, A MARYLAND CORPORATION, BY JOSEPH H. NECKER, JR., VICE-PRESIDENT AND DONNA M. SILLS, ASSISTANT SECRETARY, OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY ADOPTS THIS PLAN OF SUBDIVISION, AND IN CONSIDERATION OF THE APPROVAL OF THIS FINAL PLAT BY THE DEPARTMENT OF PLANNING AND ZONING, ESTABLISHES THE MINIMUM BUILDING RESTRICTION LINES AND GRANTS UNTO HOWARD COUNTY, MARYLAND, ITS SUCCESSORS AND ASSIGNS:
(1) THE RIGHT TO LAY, CONSTRUCT AND MAINTAIN SEWER, 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, FLOODPLAINS AND OPEN SPACE WHERE APPLICABLE AND FOR GOOD AND OTHER VALUABLE CONSIDERATION, HEREBY GRANTS THE RIGHT AND OPTION TO HOWARD COUNTY TO ACQUIRE THE FEE SIMPLE TITLE TO THE BEDS OF THE STREETS AND/OR ROADS, 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 ERRECTED ON OR OVER THE SAID EASEMENTS AND RIGHTS-OF-WAY.
BY: *[Signature]* JOSEPH H. NECKER, VICE-PRESIDENT
ATTEST: *[Signature]* DONNA M. SILLS, ASSISTANT SECRETARY

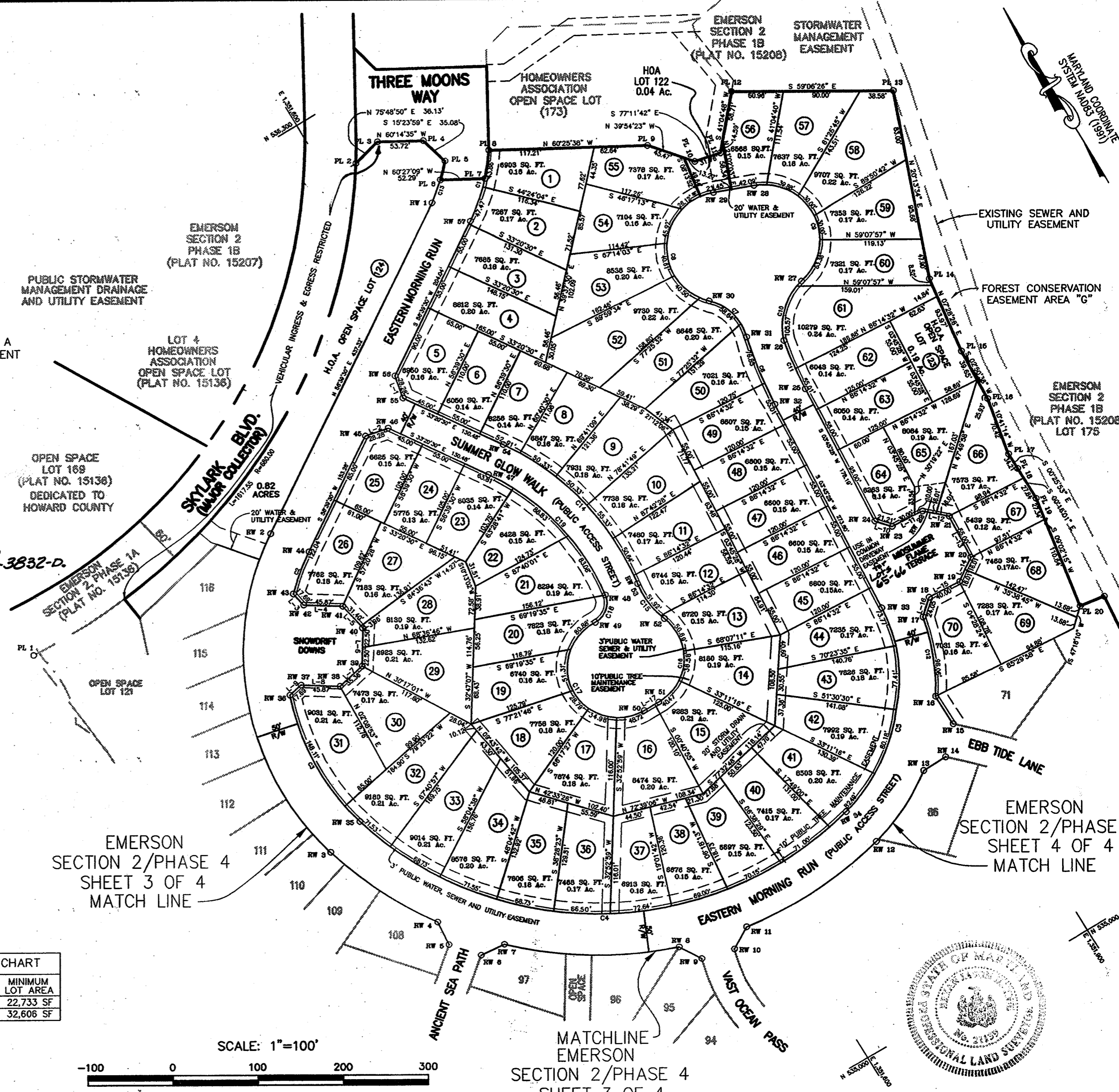
SURVEYOR'S CERTIFICATE
I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS A SUBDIVISION OF PART OF THE LAND CONVEYED BY THE HOWARD RESEARCH AND DEVELOPMENT CORPORATION, A MARYLAND CORPORATION, TO THE HOWARD RESEARCH AND DEVELOPMENT LAND COMPANY, A MARYLAND CORPORATION, BY DEED OCTOBER 6, 1986 AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER 1535 AT FOLIO 193; THE HOWARD RESEARCH AND DEVELOPMENT LAND COMPANY HAVING, THEREAFTER CHANGED ITS NAME TO THE HOWARD RESEARCH AND DEVELOPMENT CORPORATION; AND THAT ALL MONUMENTS ARE IN PLACE OR WILL BE IN PLACE PRIOR TO ACCEPTANCE OF THE STREETS IN THE SUBDIVISION BY HOWARD COUNTY, IN ACCORDANCE WITH THE ANNOTATED CODE OF MARYLAND, AS AMENDED.
Bryan J. Haynie 6/12/03
BRYAN J. HAYNIE DATE
PROFESSIONAL LAND SURVEYOR
MARYLAND REGISTRATION No. 21139

RECORDED AS PLAT No. 116076
ON 7/28/03 IN THE
LAND RECORDS OF HOWARD COUNTY, MD
EMERSON
SECTION 2 / PHASE 4
(KEY PROPERTY)
LOTS 1-120
OPEN SPACE LOTS 121-124
SHEET 1 OF 4 TAX MAP 47, GRID X, PARCELS 837, 3, 462
6th ELECTION DISTRICT HOWARD COUNTY, MARYLAND
SCALE: 1"=100' AUG. 2002
CENTURY ENGINEERING, INC.
CONSULTING ENGINEERS, PLANNERS, SURVEYORS
32 WEST ROAD
TOWSON, MARYLAND 21284
(410) 823-8070

GENERAL NOTES CONTINUED

- 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).
- 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 PEG-MXD-3 AND R-SC-MXD-3. THE DECISION AND ORDER WAS SIGNED ON SEPTEMBER 3, 1998.
- DEVELOPMENT FOR PHASE 4 IS SUBJECT TO THE FOURTH EDITION OF THE SUBDIVISION REGULATIONS AND 1993 ZONING REGULATIONS AS AMENDED THROUGH 7-12-01.
- THIS PLAT COMPLIES WITH THE REQUIREMENTS OF SECTION 16.1200 OF THE HOWARD COUNTY CODE FOR FOREST CONSERVATION. DEVELOPMENT OF EMERSON 2, PHASE 4 UNDER THE CURRENT FOREST CONSERVATION ACT INVOLVES THE CLEARING OF APPROXIMATELY 5.48 ACRES OF FOREST, AND THE RETENTION OF APPROXIMATELY 5.20 ACRES ON THE NET TRACT AREA. WHEN EVALUATED CUMULATIVELY WITH PREVIOUS PHASES OF THE PROJECT, 47.15+/- ACRES OF FOREST CLEARING AND 51.03+/- ACRES OF RETENTION ARE PROPOSED, AND NO REFORESTATION IS REQUIRED. APPROXIMATELY 5.03 ACRES OF REFORESTATION WAS PROVIDED IN PREVIOUS PHASES AND MAY BE USED TO OFFSET REFORESTATION REQUIREMENTS FOR FUTURE PHASES OF THIS DEVELOPMENT.
- (WP-99-96) TO PROVIDE FOR DIRECT DRIVEWAY ACCESS FOR LOTS 117, 118 AND LOT 119 FROM A MAJOR COLLECTOR ROAD, APPROVED ON APRIL 29, 1999, AND WP-03-46 FOR LOT 120 TO SKYLARK BOULEVARD, APPROVED DECEMBER 17, 2002 WITH THE FOLLOWING CONDITIONS:
 - THE VEGETATION ALONG GORMAN ROAD IS TO BE MAINTAINED.
 - LOCATE THE PROPOSED FUTURE HOUSES ON LOTS 117-120 AS FAR FROM GORMAN ROAD AS POSSIBLE.
 - COMPLIANCE WITH THE FOLLOWING COMMENTS FROM DED.1. THE PROPOSED HOUSE MUST BE LOCATED SUCH THAT BASEMENT SEWER SERVICE CAN BE PROVIDED. PROVIDE EXISTING SEWER AND WATER CONTRACT NUMBERS AND SHC HOUSE CONNECTION INVERT. SHC MUST HAVE A MINIMUM OF 1% SLOPE TO ENSURE PROPER FUNCTIONING OF BASEMENT SEWER SERVICE.2. STORMWATER MANAGEMENT SUPPLEMENTAL PLAN AND REPORT IS REQUIRED TO BE SUBMITTED AND APPROVED FOR THIS SITE. ACCESS EASEMENT MUST BE MODIFIED TO INCLUDE THE ADDITIONAL LOT AND THE MAINTENANCE AGREEMENT ALSO REVISED TO INCLUDE THE ADDITIONAL LOT.
- OPEN SPACE LOT 123 FULFILLS ITS FRONTAGE AND ACCESS REQUIREMENTS VIA ADJOINING H.O.A. OPEN SPACE LOTS 173 AND 175.
- WP-03-53 VOIDED MARCH 27, 2003. THE DEPARTMENT OF PLANNING AND ZONING HAS DETERMINED, AND THE PLANNING DIRECTOR HAS CONCURRED, THAT THE PROJECT MISSED ITS DEADLINE DATE OF FEBRUARY 20, 2003 TO SUBMIT ADDITIONAL INFORMATION FOR SRC CONSIDERATION, AND THEREFORE THE PLAN SUBMISSION FOR WP-03-53 WAS VOIDED. THE WAIVER HAD REQUESTED APPROVAL TO ALLOW A SWM OUTFALL IN THE STREAM BUFFER.

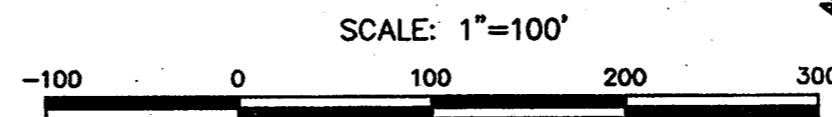
25. LOTS 1 THRU 116 WILL BE SERVED BY WATER AND SEWER CONTRACT #24-4043-D.
 LOTS 117 THRU 120 WILL BE SERVED BY WATER CONTRACT #44-3870-D AND SEWER CONTRACT #34-3832-D.



CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE	TANGENT
C1	225.00'	87.22'	86.67'	S 45°33'13" W	22°12'36"	44.16'
C2	275.00'	53.77'	53.68'	N 51°03'26" E	11°12'09"	26.97'
C3	275.00'	173.06'	170.22'	N 02°13'12" E	36°03'26"	89.50'
C4	410.00'	63.17'	57.07'	N 59°54'38" W	88°12'14"	397.35'
C5	211.81'	56.21'	56.04'	N 68°07'52" E	15°12'16"	28.27'
C6	520.00'	87.68'	87.57'	N 08°35'18" E	09°39'39"	43.94'
C7	59.16'	64.64'	61.48'	S 14°43'42" E	62°36'08"	35.97'
C8	66.00'	50.68'	49.44'	S 22°37'25" E	43°59'45"	26.66'
C9	66.00'	39.88'	39.28'	N 38°31'51" W	34°37'22"	20.57'
C10	75.18'	77.09'	73.76'	N 47°20'06" E	58°44'45"	42.32'
C11	480.00'	63.53'	63.49'	N 07°32'58" E	07°35'01"	31.81'
C12	250.00'	96.06'	95.47'	S 22°01'34" W	22°00'53"	48.63'
C13	225.00'	52.30'	52.19'	S 48°05'00" W	13°19'08"	26.27'
C14	320.00'	234.70'	229.48'	S 12°19'47" E	42°01'25"	122.91'
C15	100.00'	52.36'	51.76'	N 06°19'05" W	30°00'00"	26.79'
C16	60.00'	117.29'	99.48'	S 34°40'55" W	112°00'00"	88.95'
C17	60.00'	192.18'	119.94'	N 02°26'33" E	183°31'15"	1952.14'
C18	25.00'	37.51'	34.09'	S 51°13'22" W	85°57'38"	23.30'
C19	280.00'	203.22'	198.79'	S 12°32'59" E	41°35'02"	106.32'

NAME	BEARING	DISTANCE
L-1	S 11°39'30" W	28.28'
L-2	S 78°20'30" E	28.28'
L-3	S 12°08'52" E	17.69'
L-4	S 57°08'52" E	45.87'
L-5	N 12°08'52" W	31.40'
L-6	N 32°51'08" E	22.50'
L-7	N 77°51'08" E	35.36'
L-8	S 57°08'52" E	45.87'
L-9	N 77°51'08" E	17.69'
L-10	S 41°14'32" E	21.21'
L-11	S 86°14'32" E	40.00'
L-12	S 47°34'57" E	16.01'
L-13	N 03°45'28" E	55.00'
L-14	N 55°05'53" E	16.01'
L-15	N 86°14'32" W	40.00'
L-16	N 48°45'28" E	24.05'
L-17	S 89°19'05" E	20.00'

LOT NO.	GROSS AREA	PIPESTEM AREA	MINIMUM LOT AREA
119	24,465 SF	1732 SF	22,733 SF
120	34,727 SF	2121 SF	32,606 SF



OWNER/DEVELOPER
 THE HOWARD RESEARCH AND DEVELOPMENT CORPORATION
 10275 LITTLE PATUXENT PARKWAY
 COLUMBIA, MD. 21044

TABULATION OF FINAL PLAT - THIS SHEET
 1. TOTAL NUMBER OF LOTS TO BE RECORDED: 70
 2. TOTAL NUMBER OF BUILDABLE LOTS TO BE RECORDED: 70
 3. TOTAL AREA OF BUILDABLE LOTS TO BE RECORDED: 12.05
 4. TOTAL NUMBER OF OPEN SPACE LOTS TO BE RECORDED: 2
 5. TOTAL AREA OF OPEN SPACE LOTS TO BE RECORDED: 1.05
 6. TOTAL AREA OF ROADWAYS TO BE RECORDED: 3.94
 7. TOTAL AREA OF SUBDIVISION TO BE RECORDED: 17.04

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

Penny Borenstein, M.D. 7/9/03
 COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

Mark M. Keener 7/16/03
 CHIEF DEVELOPMENT ENGINEERING DIVISION MK DATE

David DeLoach 7/23/03
 DIRECTOR DATE

OWNER'S DEDICATION

THE HOWARD RESEARCH AND DEVELOPMENT CORPORATION, A MARYLAND CORPORATION, BY JOSEPH H. NECKER, JR., VICE-PRESIDENT AND DONNA M. SILLS, ASSISTANT SECRETARY, OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY ADOPTS THIS PLAN OF SUBDIVISION, AND IN CONSIDERATION OF THE APPROVAL OF THIS FINAL PLAT BY THE DEPARTMENT OF PLANNING AND ZONING, ESTABLISHES THE MINIMUM BUILDING RESTRICTION LINES AND GRANTS UNTO HOWARD COUNTY, MARYLAND, ITS SUCCESSORS AND ASSIGNS:

- THE RIGHT TO LAY, CONSTRUCT AND MAINTAIN SEWER, 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;
- THE RIGHT TO REQUIRE DEDICATION FOR PUBLIC USE, THE BEDS OF THE STREETS AND/OR ROADS, FLOODPLAINS AND OPEN SPACE WHERE APPLICABLE AND FOR GOOD AND OTHER VALUABLE CONSIDERATION, HEREBY GRANTS THE RIGHT AND OPTION TO HOWARD COUNTY TO ACQUIRE THE FEE SIMPLE TITLE TO THE BEDS OF THE STREETS AND/OR ROADS, FLOODPLAINS, STORM DRAINAGE FACILITIES AND OPEN SPACE WHERE APPLICABLE;
- 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 RIGHTS-OF-WAY.

BY: *Joseph H. Necker, Jr.* ATTEST: *Donna M. Silles*
 JOSEPH H. NECKER, VICE-PRESIDENT DONNA M. SILLES, ASSISTANT SECRETARY

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS A SUBDIVISION OF PART OF THE LAND CONVEYED BY THE HOWARD RESEARCH AND DEVELOPMENT CORPORATION, A MARYLAND CORPORATION, TO THE HOWARD RESEARCH AND DEVELOPMENT LAND COMPANY, A MARYLAND CORPORATION, BY DEED OCTOBER 6, 1986 AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER 1535 AT FOLIO 193; THE HOWARD RESEARCH AND DEVELOPMENT LAND COMPANY HAVING THEREAFTER CHANGED ITS NAME TO THE HOWARD RESEARCH AND DEVELOPMENT CORPORATION; AND THAT ALL MONUMENTS ARE IN PLACE OR WILL BE IN PLACE PRIOR TO ACCEPTANCE OF THE STREETS IN THE SUBDIVISION BY HOWARD COUNTY, IN ACCORDANCE WITH THE ANNOTATED CODE OF MARYLAND, AS AMENDED.

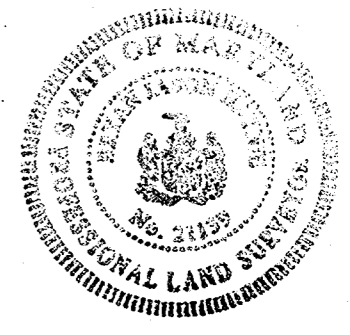
Bryan J. Haynie 6/12/03
 BRYAN J. HAYNIE DATE
 PROFESSIONAL LAND SURVEYOR MARYLAND REGISTRATION No.

RECORDED AS PLAT NO. 11077
 ON 7/28/03 IN THE
 LAND RECORDS OF HOWARD COUNTY, MD.

EMERSON
 SECTION 2 / PHASE 4
 (KEY PROPERTY)
 LOTS 1-120
 OPEN SPACE LOTS 121-124

SHEET 2 OF 4 TAX MAP 47, GRID X, PARCELS 837, 3, 462
 6th ELECTION DISTRICT HOWARD COUNTY, MARYLAND
 SCALE: 1"=100' AUG. 2002

CENTURY ENGINEERING, INC.
 CONSULTING ENGINEERS, PLANNERS, SURVEYORS
 32 WEST ROAD
 TOWSON, MARYLAND 21284
 (410) 823-8070



FOREST CONSERVATION EASEMENT

LINE	BEARING	DISTANCE
FCE1	S 82°23'19" E	33.34'
FCE2	S 11°09'37" E	111.95'
FCE3	S 18°42'44" W	86.72'
FCE4	N 12°12'51" W	130.55'
FCE5	N 06°16'45" E	24.53'
FCE6	N 02°31'51" W	44.45'
FCE7	S 82°23'09" E	30.37'
FCE8	N 01°34'14" E	61.86'
FCE9	S 82°53'15" E	33.96'
FCE10	S 02°17'24" E	41.45'
FCE11	S 15°06'55" E	66.75'
FCE12	S 21°52'38" E	62.47'
FCE13	S 50°10'04" W	18.75'
FCE14	S 50°10'04" W	55.00'
FCE15	S 50°10'04" W	59.10'
FCE16	N 41°39'01" W	15.12'
FCE17	N 18°42'44" E	79.83'
FCE18	N 11°09'37" W	110.49'
FCE19	N 19°19'55" W	47.98'
FCE20	S 63°29'26" E	108.96'
FCE21	N 80°53'21" E	108.76'
FCE22	N 32°07'37" E	78.01'
FCE23	N 32°07'37" E	58.31'
FCE24	N 32°07'37" E	24.50'
FCE25	S 57°52'23" E	62.30'
FCE26	S 20°16'57" E	55.00'
FCE27	S 20°16'57" E	55.00'
FCE28	S 20°16'57" E	55.00'
FCE29	S 20°16'57" E	55.00'
FCE30	S 28°59'27" E	96.41'
FCE31	S 65°39'13" E	59.41'
FCE32	N 89°05'26" E	42.93'
FCE33	N 89°05'26" E	15.19'
FCE34	N 83°44'51" E	108.90'
FCE35	S 39°24'17" E	86.59'
FCE36	N 66°56'26" E	70.99'
FCE37	N 66°33'09" W	720.21'

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 TO BE RECORDED: 34
- TOTAL NUMBER OF BUILDABLE LOTS TO BE RECORDED: 34
- TOTAL AREA OF BUILDABLE LOTS TO BE RECORDED: 7.71 AC.
- TOTAL NUMBER OF OPEN SPACE LOTS TO BE RECORDED: 1
- TOTAL AREA OF OPEN SPACE LOTS TO BE RECORDED: 16.11 AC.
- TOTAL AREA OF ROADWAYS TO BE RECORDED: 0.73
- TOTAL AREA OF SUBDIVISION TO BE RECORDED: 24.55

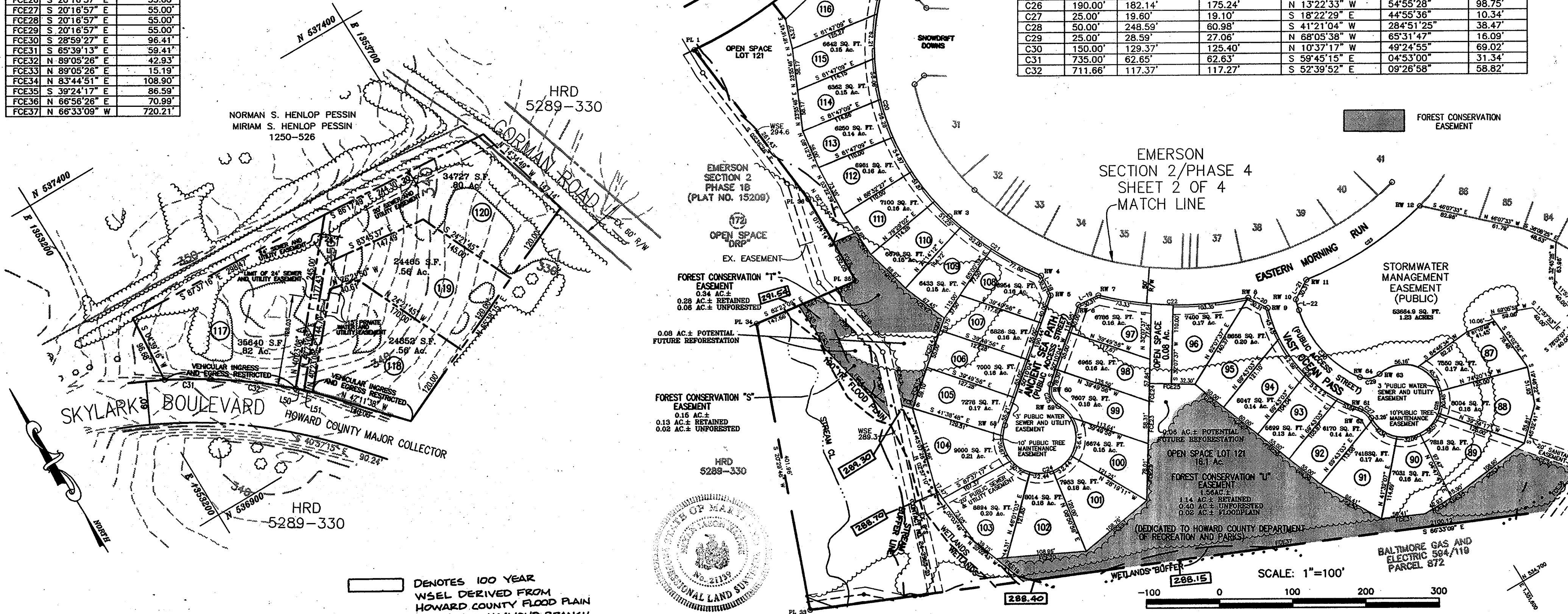
EMERSON SECTION 2 PHASE 1B (PLAT NO. 15207)

LINE TABLE

LINE	BEARING	DISTANCE
L-18	S 05°10'04" W	30.31'
L-19	S 84°49'56" E	30.31'
L-20	N 30°54'49" W	30.31'
L-21	N 59°05'11" E	30.31'
L-22	N 14°05'11" E	15.43'
L-23	N 47°35'48" W	12.00'
L-24	N 46°39'14" W	12.00'

CURVE DATA

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE	TANGENT
C20	325.00'	411.06'	384.20'	N 20°25'30" E	72°28'01"	238.16'
C21	460.00'	151.38'	150.70'	N 25°14'11" W	18°51'21"	76.38'
C22	460.00'	206.70'	204.96'	N 57°52'23" W	25°44'44"	105.12'
C23	460.00'	187.60'	186.30'	S 87°14'06" W	23°21'59"	95.12'
C24	50.00'	225.55'	77.46'	N 79°03'50" W	258°27'47"	61.24'
C25	25.00'	34.24'	31.62'	N 10°56'10" E	78°27'47"	20.41'
C26	190.00'	182.14'	175.24'	N 13°22'33" W	54°55'28"	98.75'
C27	25.00'	19.60'	19.10'	S 18°22'29" E	44°55'36"	10.34'
C28	50.00'	248.59'	60.98'	S 41°21'04" W	284°51'25"	38.47'
C29	25.00'	28.59'	27.06'	N 68°05'38" W	65°31'47"	16.09'
C30	150.00'	129.37'	125.40'	N 10°37'17" W	49°24'55"	69.02'
C31	735.00'	62.65'	62.63'	S 59°45'15" E	04°53'00"	31.34'
C32	711.66'	117.37'	117.27'	S 52°39'52" E	09°26'58"	58.82'



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

Penny Borenstein M.D./Jm 7/9/03
COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

Chad Damm 7/16/03
CHIEF, DEVELOPMENT ENGINEERING DIVISION MK DATE

Joshua DeLough 7/22/03
DIRECTOR #B DATE

OWNER'S DEDICATION

THE HOWARD RESEARCH AND DEVELOPMENT CORPORATION, A MARYLAND CORPORATION, BY JOSEPH H. NECKER, JR., VICE-PRESIDENT AND DONNA M. SILLS, ASSISTANT SECRETARY, OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY ADOPTS THIS PLAN OF SUBDIVISION, AND IN CONSIDERATION OF THE APPROVAL OF THIS FINAL PLAT BY THE DEPARTMENT OF PLANNING AND ZONING, ESTABLISHES THE MINIMUM BUILDING RESTRICTION LINES AND GRANTS UNTO HOWARD COUNTY, MARYLAND, ITS SUCCESSORS AND ASSIGNS:

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BY: *Joseph H. Necker* JOSEPH H. NECKER, VICE-PRESIDENT
ATTEST: *Donna M. Sills* DONNA M. SILLS, ASSISTANT SECRETARY

SURVEYOR'S CERTIFICATE

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Bryam J. Haynie 6/12/03
BRYAM J. HAYNIE DATE
PROFESSIONAL LAND SURVEYOR
MARYLAND REGISTRATION No. 21139

RECORDED AS PLAT NO. 110078
ON 7/28/03 IN THE
LAND RECORDS OF HOWARD COUNTY, MD.

EMERSON
SECTION 2 / PHASE 4
(KEY PROPERTY)
LOTS 1-120
OPEN SPACE LOTS 121-124

SHEET 3 OF 4 TAX MAP 47, GRID X, PARCELS 837, 3, 462
6th ELECTION DISTRICT HOWARD COUNTY, MARYLAND
SCALE: 1"=100' OCT. 2002

CENTURY ENGINEERING, INC.
CONSULTING ENGINEERS, PLANNERS, SURVEYORS
32 WEST ROAD
TOWSON, MARYLAND 21284
(410) 823-8070

FOREST CONSERVATION EASEMENT

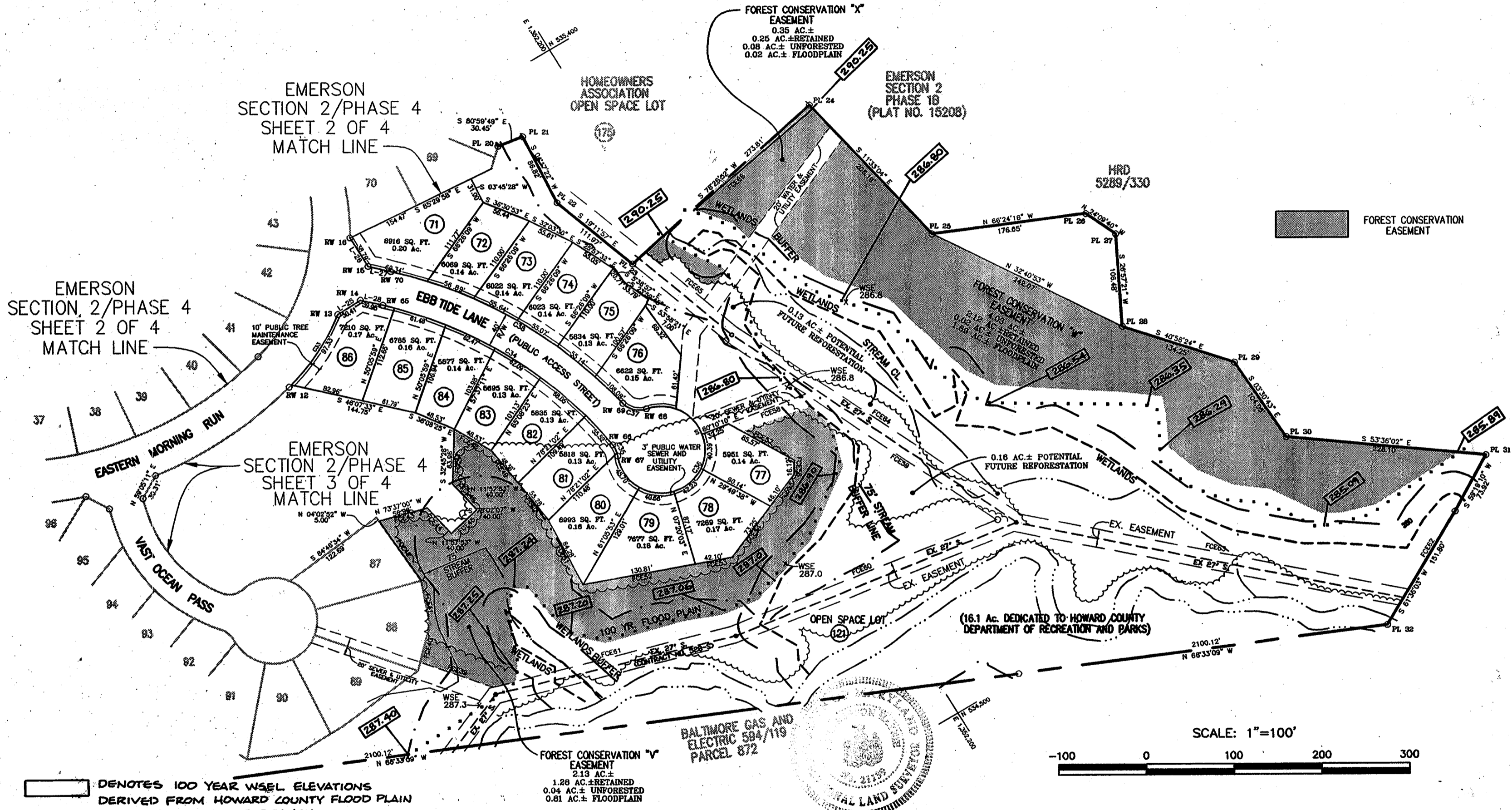
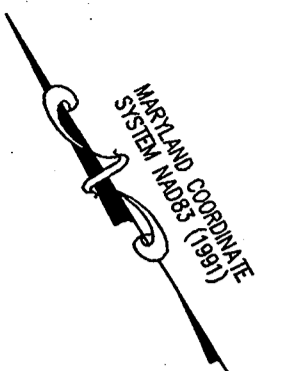
LINE	BEARING	DISTANCE
FCE39	N 39°24'17" W	91.10'
FCE40	N 45°32'41" E	55.81'
FCE41	N 19°46'22" E	51.95'
FCE42	N 03°58'39" W	83.54'
FCE43	S 73°37'00" E	56.98'
FCE44	S 11°57'53" E	40.00'
FCE45	N 78°02'07" E	40.00'
FCE46	N 11°57'53" W	40.00'
FCE47	N 32°45'28" E	63.96'
FCE48	S 28°37'13" E	48.53'
FCE49	S 07°52'33" E	48.36'
FCE50	S 07°52'33" E	55.28"
FCE51	S 03°15'33" W	84.28"
FCE52	S 69°16'56" E	133.78'
FCE53	S 69°16'56" E	39.13'
FCE54	N 67°32'35" E	73.25'
FCE55	N 67°32'35" E	46.10'
FCE56	N 30°57'50" E	16.12'
FCE57	N 29°49'38" W	85.57'
FCE58	S 80°10'10" E	94.08'
FCE59	S 25°10'40" E	262.09'
FCE60	N 80°51'42" W	327.11'
FCE61	N 73°31'27" W	279.60'
FCE62	S 61°36'03" W	104.68'
FCE63	N 47°42'16" W	449.35'
FCE64	N 25°10'40" W	389.93'
FCE65	N 19°11'57" W	135.35'
FCE66	N 78°26'52" E	253.63'

CURVE DATA

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE	TANGENT
C33	255.01'	100.83'	100.17'	S 64°39'36" W	22°39'14"	51.08'
C34	480.00'	313.24'	307.72'	S 27°25'50" E	37°23'27"	162.43'
C35	25.00'	14.05'	13.87'	S 07°22'01" W	32°12'15"	7.22'
C36	50.00'	246.25'	62.81'	S 62°22'50" W	28°21'03"	40.36'
C37	25.00'	28.13'	27.51'	N 45°19'31" W	66°45'56"	16.47'
C38	520.00'	310.24'	305.66'	S 29°02'03" E	34°11'00"	159.89'

LINE TABLE

L-25	N 88°52'27" E	30.41'
L-26	N 01°07'33" W	38.79'
L-27	S 46°07'33" E	26.37'
L-28	N 46°07'33" W	26.30'



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 TO BE RECORDED: 16
 - TOTAL NUMBER OF BUILDABLE LOTS TO BE RECORDED: 16
 - TOTAL AREA OF BUILDABLE LOTS TO BE RECORDED: 2.42
 - TOTAL NUMBER OF OPEN SPACE LOTS TO BE RECORDED: 0
 - TOTAL AREA OF OPEN SPACE LOTS TO BE RECORDED: 0
 - TOTAL AREA OF ROADWAYS TO BE RECORDED: 0.53
 - TOTAL AREA OF SUBDIVISION TO BE RECORDED: 2.95

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

Joseph H. Necker, Jr.
 COUNTY HEALTH OFFICER
 DATE: 7/9/03

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

Joseph H. Necker, Jr.
 CHIEF, DEVELOPMENT ENGINEERING DIVISION
 DATE: 7/7/03

Joseph H. Necker, Jr.
 DIRECTOR
 DATE: 7/23/03

OWNER'S DEDICATION

THE HOWARD RESEARCH AND DEVELOPMENT CORPORATION, A MARYLAND CORPORATION, BY JOSEPH H. NECKER, JR., VICE-PRESIDENT AND DONNA M. SILLS, ASSISTANT SECRETARY, OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY ADOPTS THIS PLAN OF SUBDIVISION, AND IN CONSIDERATION OF THE APPROVAL OF THIS FINAL PLAT BY THE DEPARTMENT OF PLANNING AND ZONING, ESTABLISHES THE MINIMUM BUILDING RESTRICTION LINES AND GRANTS UNTO HOWARD COUNTY, MARYLAND, ITS SUCCESSORS AND ASSIGNS:

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BY: *Joseph H. Necker, Jr.* ATTEST: *Donna M. Sills*
 JOSEPH H. NECKER, VICE-PRESIDENT DONNA M. SILLS, ASSISTANT SECRETARY

SURVEYOR'S CERTIFICATE

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Bryan J. Haynie
 BRYAN J. HAYNIE
 PROFESSIONAL LAND SURVEYOR
 MARYLAND REGISTRATION No. 21139
 DATE: 6/12/03

RECORDED AS PLAT No. 110079
 ON 7/28/03 IN THE
 LAND RECORDS OF HOWARD COUNTY, MD.

EMERSON
 SECTION 2 / PHASE 4
 (KEY PROPERTY)
 LOTS 1-120
 OPEN SPACE LOTS 121-124
 SHEET 4 OF 4 TAX MAP 47, GRID X, PARCELS 837, 3, 462
 6th ELECTION DISTRICT HOWARD COUNTY, MARYLAND
 SCALE: 1"=100' OCT. 2002

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