

COORDINATE TABLE

Coordinate Table	Northing	Easting
PL15	536983.9863	1352107.4428
PL18	537192.9057	1352672.7883
PL14	536766.1956	1352489.2795
PL13	536965.5689	1352591.7100
PL17	536972.5150	1352627.2000
PW7	537051.8914	1352863.8000
RW7	537093.7508	1353083.3306
RW5	536580.8824	1353397.7475
RW4	536822.7298	1353456.1034
RW5	536795.7701	1353456.1022
RW6	536549.8698	1353320.1000
PW7	537051.4222	1353173.1000
RW8	537099.7041	1353151.1022
RW9	536991.0067	1353106.1000
RW10	536258.6421	1353091.1000
RW11	536230.3349	1352990.1000
RW13	536121.6122	1353041.1000
RW14	536149.9193	1353102.1000
RW15	536191.1131	1353175.1000
RW16	536137.8641	1353211.1000
RW17	536255.4853	1353211.1000
RW18	536536.1565	1353381.1000
RW19	536747.2674	1353442.1000
RW20	536746.8219	1353522.1000
PL11	537121.4800	1352904.9334
EA232	537036.4551	1352805.4526
PL12	536987.9503	1352743.8954
PL16	536863.5289	1352697.9900
PL5	536763.9469	1352771.7811

CURVE TABLE

CURVE	ARC	CHORD BEARING	RADIUS	DELTA	CHORD	TANGENT
C1	188.50'	N25°02'19"W	60.00'	180°00'00"	120.00'	---
C2	66.11'	N60°39'25"E	440.00'	08°36'32"	66.05'	33.11'
C3	84.14'	S60°39'25"W	560.00'	08°36'32"	84.06'	42.15'
C4	48.02'	N79°16'49"E	60.00'	45°51'20"	46.75'	25.38'
C5	55.81'	S29°42'12"W	60.00'	53°17'54"	53.82'	30.11'
C6	23.45'	N75°20'28"E	25.00'	53°44'01"	22.60'	12.67'
C7	20.18'	S26°10'36"W	25.00'	46°14'43"	19.64'	10.68'
C8	289.26'	S30°50'36"W	470.00'	35°15'44"	284.71'	149.57'
C9	333.81'	S31°15'21"W	530.00'	36°05'14"	328.32'	172.65'
C10	283.22'	S28°31'16"W	530.00'	30°37'05"	279.86'	145.08'
C11	241.62'	S27°56'22"W	470.00'	29°27'16"	238.95'	123.54'
C12	379.23'	S57°10'09"E	670.00'	32°25'48"	374.18'	194.84'
C13	618.76'	N69°42'08"E	770.00'	46°02'31"	602.24'	327.18'
C14	19.31'	S89°37'41"E	30.00'	36°52'11"	18.97'	10.00'
C15	51.58'	S81°40'45"E	56.00'	52°46'10"	49.77'	27.78'

PLANS FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEMS HAVE BEEN APPROVED BY THE MARYLAND DEPARTMENT OF THE ENVIRONMENT AND THESE FACILITIES WILL BE AVAILABLE TO ALL LOTS OFFERED FOR SALE.

OWNER/DEVELOPER  
EMERSON CORPORATION  
10275 LITTLE PATUXENT PARKWAY  
COLUMBIA, MD 21043

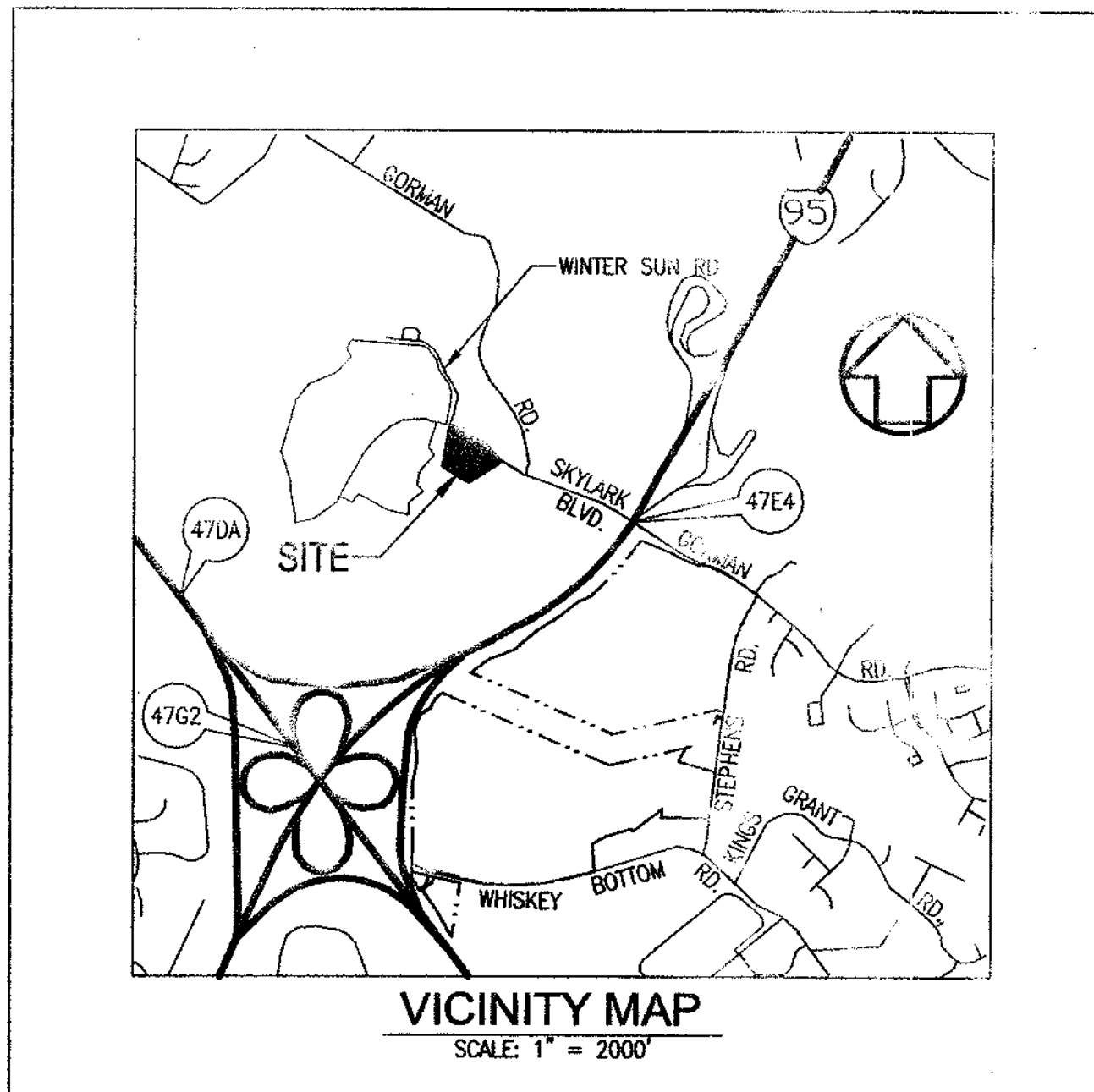
EMERSON CORPORATION

*Robert A. Jenkins*  
ROBERT A. JENKINS, VICE PRESIDENT

*[Signature]*  
DATE

# EMERSON

## SECTION 2, PHASE 2



SITE ANALYSIS DATA CHART

- General Site Data
  - Present Zoning: PEC-MXD-3 AND R-SC-MXD-3
  - Applicable DPZ File References: ZB 979M-REZONING, S-99-12, PB-339, P-00-16, F-01-145 and WP-02-78.
  - Proposed Use of Site or Structure(s): MIXED USE; OTHER RESIDENTIAL
  - Proposed Water and Sewer Systems: Public  Private
- Area Tabulation
  - Gross Site Area for Parcel C: 8.101 Acres.
  - Approximate Area of 100 Year Floodplain: 0.000 Acres.
  - Approximate Area of Steep Slopes (25% or Greater): 0.000 Acres.
  - Net Site Area: 8.101 Acres.
  - Area of Proposed SFD Lots: 0.000 Acres. (Includes 0.000 acres of COA lots and 1.490 acres of roads.)
  - Area of Proposed OR Lots/Parcels: 8.101 Acres.
  - Area of Proposed Employment Lots/Parcels: 0
  - Area of Proposed Open Space Lots: 0.000 Acres.
  - Area of Proposed Public Roads: 0.000 Acres.
  - Area of Proposed Private Roads: 0.000 Acres.

PURPOSE NOTE: DELETE WETLANDS AND REVISE NOTES #5 AND #9, AND TO ADD NOTES #10 THROUGH #18.



GENERAL NOTES

- COORDINATES ARE BASED UPON NAD 83(91) MARYLAND COORDINATE SYSTEM AS PROJECTED BY HOWARD COUNTY GEODETIC CONTROL STATIONS NO. 47DA, 47E4 & 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.
- NO CLEARING, GRADING OR CONSTRUCTION IS PERMITTED WITHIN THE WETLANDS, STREAMS, OR THEIR BUFFERS AND FOREST CONSERVATION EASEMENT AREAS EXCEPT AS AUTHORIZED BY ARMY CORPS OF ENGINEERS PERMIT NO D1-64079-5 AND HOWARD COUNTY DEPT. OF PLANNING AND ZONING WP-02-78.
- ZONING WP-02-78. THE WETLAND DISTURBANCE ASSOCIATED WITH CONSTRUCTION OF PALACE HALL DRIVE HAS BEEN DETERMINED TO BE NECESSARY, IN ACCORDANCE WITH SECTION 16.116 OF THE SUBDIVISION REGULATIONS.
- 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 AND NOT TO THE PIPESTEM LOT DRIVEWAY.
- PUBLIC WATER AND/OR SEWER ALLOCATION FOR THIS DEVELOPMENT IS SUBJECT TO SECTION 18.122B OF THE HOWARD COUNTY CODE. ALLOCATION WILL BE MADE AT THE TIME OF FINAL PLAT APPROVAL, IF CAPACITY IS AVAILABLE AT THAT TIME.
- DEVELOPER RESERVES UNTO ITSELF, ITS SUCCESSORS AND ASSIGNS, ALL EASEMENTS SHOWN ON THIS PLAT FOR WATER, SEWER AND STORM DRAINAGE AND OTHER PUBLIC UTILITIES LOCATED IN, ON, OVER AND THROUGH PARCELS B&C. ANY AND ALL CONVEYANCES OF THE AFORESAID LOTS AND PARCELS SHALL BE SUBJECT TO THE EASEMENTS HEREIN RESERVED, WHETHER OR NOT EXPRESSLY STATED IN THE DEEDS CONVEYING SAID LOTS AND 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. THE COUNTY SHALL ACCEPT THE EASEMENTS AND RECORD THE DEEDS OF EASEMENT IN THE LAND RECORDS OF 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 16.77 ACRES OF RETENTION AND 5.03 ACRES OF REFORESTATION. NO FC EASEMENTS ARE CREATED ON THIS PLAN/PLAT FOR PHASE 2.
- PREVIOUS HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING FILE NO. ZB-979 M, PB-339, S-99-12 & P-00-16.
- 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).
- ON SEPTEMBER 3, 1998, THE ZONING BOARD GRANTED APPROVAL OF ZB-979M 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 B & C MAY BE RESUBDIVIDED FOR OTHER RESIDENTIAL USES, IN ACCORDANCE WITH THE APPROVED COMPREHENSIVE SKETCH PLAN (S-99-12) AND DEVELOPMENT CRITERIA.
- DEVELOPMENT FOR THIS PHASE WILL BE DONE IN ACCORDANCE WITH THE DEVELOPMENT CRITERIA APPROVED WITH COMPREHENSIVE SKETCH PLAN S-99-12 (PB-399).
- VEHICULAR INGRESS AND EGRESS IS RESTRICTED ALONG SKYLARK BOULEVARD, EXCEPT AT ACCESS POINTS APPROVED W/ P-00-16, OPPOSITE "ETERNAL SKY DR." & "WINTER SUN RD." AND SUBJECT TO SITE PLAN APPROVAL.
- WAIVER PETITION WP-02-78 WAS FOR A WAIVER OF SECTION 16.116.2.(1) TO ALLOW GRADING WITHIN A WETLAND AREA AND THEREBY ELIMINATE IT. THE WAIVER WAS CONSIDERED BY THE DIRECTOR OF PLANNING AND ZONING AND WAS GRANTED AS OF APRIL 3, 2002, SUBJECT TO THE FOLLOWING CONDITIONS OF APPROVAL: THE PETITIONER REDLINE THE EXISTING APPROVED ROAD CONSTRUCTION DRAWINGS TO SHOW GRADING REVISIONS AND COMPLY WITH THE CONDITIONS OF THE APPROVAL STIPULATED WITH THE ARMY CORPS OF ENGINEER'S PERMIT.
- REFER TO PLAT NO 15312(F-01-145) FOR OPEN SPACE AND DENSITY INFORMATION FOR PARCEL C AND THE REMAINDER OF EMERSON, SECTION 2, PHASE 2.
- TWO OF THE INITIAL 80 TENTATIVE HOUSING UNIT ALLOCATIONS RESERVED FOR PARCEL "A" (PLAT 15208) WERE SHIFTED TO PARCEL "C", EMERSON SECTION 2, PHASE 2 (PLAT 15318) 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. A RESUBDIVISION PLAN (P-02-25) HAS BEEN SUBMITTED TO SUBDIVIDE PARCEL A-1 INTO 48 UNITS, AND A RESUBDIVISION PLAN (P-02-26) 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 WERE SHIFTED TO PARCEL B-1, FROM PARCEL "A" IN ORDER TO CREATE THE 63 (34+29=63) PROPOSED UNITS FOR PARCEL B-1. THIS LEFT 1 HOUSING UNIT ALLOCATION REMAINING WHICH WERE SHIFTED TO PARCEL C. EMERSON SECTION 2, PHASE 2, FOR A TOTAL OF 89 HOUSING UNIT ALLOCATIONS (86+2+1=89) ON PARCEL "C", WITH THE RECORDATION OF F-02-167.

RECORDED AS PLAT No. 15618  
ON 10-18-02 IN THE  
LAND RECORDS OF HOWARD COUNTY, MD.

PREVIOUSLY RECORDED AS PLAT No. 15317  
ON MARCH 20, 2002 IN THE LAND  
RECORDS OF HOWARD COUNTY, MD.

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

*[Signature]* 10-2-02  
HOWARD COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPT. OF PLANNING AND ZONING

*[Signature]* 9/25/02  
CHIEF, DEVELOPMENT ENGINEERING DIVISION MK DATE

*[Signature]* 10/11/02  
DIRECTOR HB DATE

OWNER'S DEDICATION

WE, THE EMERSON CORPORATION BY ROBERT A. JENKINS, 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,

- 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 WAYS AND THE SPECIFIC EASEMENTS SHOWN HEREON;
- THE RIGHT TO REQUIRE DEDICATION FOR PUBLIC USE THE BEDS OF THE STREETS AND/OR ROADS, AND FLOODPLAINS AND OPEN SPACES, WHERE APPLICABLE, AND FOR OTHER GOOD AND 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 SPACES, WHERE APPLICABLE; AND
- 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 SRECTED ON OR OVER THE SAID EASEMENTS AND RIGHT OF WAYS.

THE REQUIREMENTS OF SECTION 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.

WITNESS OUR HANDS THIS 23<sup>rd</sup> DAY Sept. 2002

*Robert A. Jenkins* 9/23/02  
ROBERT A. JENKINS, VICE-PRESIDENT DATE  
EMERSON CORPORATION  
*Cynthia L. Stewart* 9/23/02  
CYNTHIA L. STEWART, ASSISTANT SECRETARY DATE  
EMERSON CORPORATION

SURVEYOR'S CERTIFICATE

I HEREBY 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 THE EMERSON CORPORATION BY DEED DATED AUGUST 16, 2002, AND RECORDED IN THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER 6352 FOLIO 0434; AND THAT ALL MONUMENTS ARE IN PLACE OR WILL BE IN PLACE PRIOR TO ACCEPTANCE OF THE STREETS IN THE SUBDIVISION BY HOWARD COUNTY AS SHOWN. THE REQUIREMENTS OF SECTION 3-108, THE REAL PROPERTY ARTICLE, OF THE 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.

*Michael L. Ray* 9/20/02  
Michael L. Ray Date  
Registered Professional Land Surveyor #11041



MORRIS & RITCHIE ASSOCIATES, INC.  
ENGINEERS, PLANNERS, SURVEYORS, AND LANDSCAPE ARCHITECTS

110 WEST RD. - SUITE 245  
TOWSON, MD. 21204  
(410) 821-1690  
Fax: (410) 821-1748

JOB NO: 11494

SCALE: 1"=100'

DATE: 8/12/02

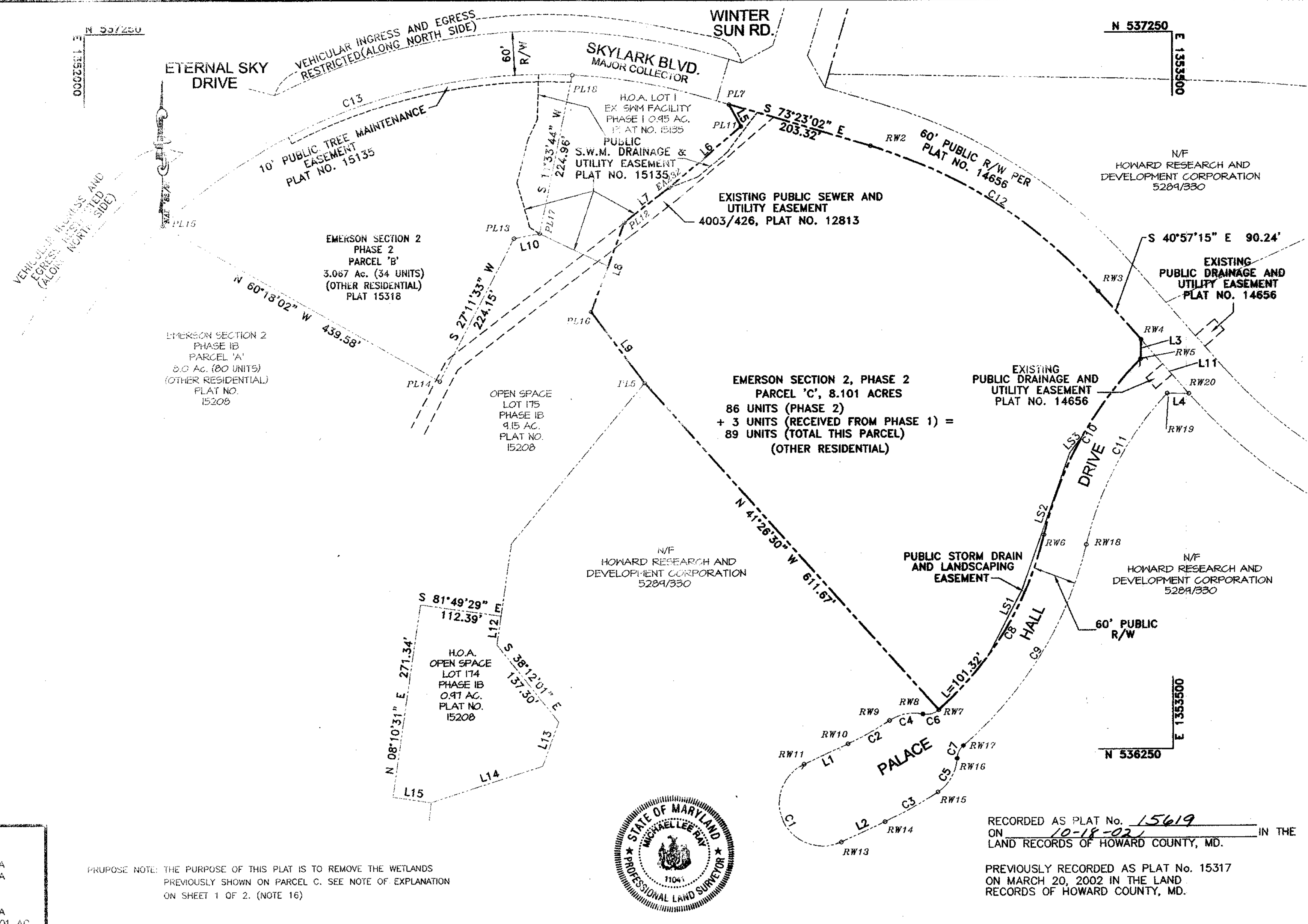
DRAWN BY: SJD

REVIEW BY: MLR

PLAT OF REVISION  
EMERSON

PARCEL C, SECTION 2, PHASE 2, PLAT NO 15317

SHEET 1 OF 2  
ZONING: PEC-MXD-3 AND R-SC-MXD-3  
TAX MAP 47 - P/O PARCELS 3 & 837  
SIXTH ELECTION DISTRICT  
HOWARD COUNTY, MARYLAND



PROPERTY LINE TABLE

LINE	BEARING	DISTANCE
L1	N84°57'41"E	66.68'
L2	S84°57'41"W	66.68'
L3	S01°23'17"W	26.97'
L4	N89°03'38"W	29.81'
L5	N28°23'03"W	34.57'
L6	N49°28'48"E	130.87'
L7	N51°51'13"E	78.53'
L8	N20°10'14"E	132.55'
L9	N36°32'19"W	123.94'
L10	S78°55'34"W	36.16'
L11	S40°57'15"E	100.51'
L12	S08°10'31"W	40.79'
L13	S19°45'23"W	65.48'
L14	S71°56'10"W	162.12'
L15	N81°49'29"W	53.21'

STORM DRAIN AND LANDSCAPING EASEMENT LINE TABLE

LINE	BEARING	DISTANCE
LS1	N26°57'03"E	105.18'
LS2	N19°04'11"E	201.85'
LS3	N37°38'59"E	29.80'

TABULATION OF FINAL PLAT - THIS SHEET

1. TOTAL NUMBER OF PARCELS TO BE RECORDED:	1
2. TOTAL NUMBER OF OPEN SPACE LOTS TO BE RECORDED:	N/A
3. TOTAL AREA OF OPEN SPACE LOTS TO BE RECORDED:	N/A
4. TOTAL NUMBER OF BUILDABLE LOTS TO BE RECORDED:	0
5. TOTAL AREA OF BUILDABLE LOTS TO BE RECORDED:	0
6. TOTAL AREA OF ROADWAYS TO BE RECORDED:	N/A
7. TOTAL AREA OF SUBDIVISION TO BE RECORDED:	8.101 AC.

PROPOSED NOTE: THE PURPOSE OF THIS PLAT IS TO REMOVE THE WETLANDS PREVIOUSLY SHOWN ON PARCEL C. SEE NOTE OF EXPLANATION ON SHEET 1 OF 2. (NOTE 16)



RECORDED AS PLAT No. 15619 ON 10-18-02 IN THE LAND RECORDS OF HOWARD COUNTY, MD.  
PREVIOUSLY RECORDED AS PLAT No. 15317 ON MARCH 20, 2002 IN THE LAND RECORDS OF HOWARD COUNTY, MD.

APPROVED: FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEMS, IN CONFORMANCE WITH THE MASTER PLAN OF WATER AND SEWERAGE FOR HOWARD COUNTY  
*Robert A. Jenkins* 8/23/02  
HOWARD COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPT. OF PLANNING AND ZONING  
*Michael L. Ray* 8/23/02  
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE  
*Robert A. Jenkins* 8/23/02  
DIRECTOR DATE

OWNER'S DEDICATION  
WE, THE EMERSON CORPORATION, BY ROBERT A. JENKINS, 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 RIGHT OF WAYS AND THE SPECIFIC EASEMENTS SHOWN HEREON;  
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ROBERT A. JENKINS, VICE PRESIDENT DATE  
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*Michael L. Ray* 8/23/02  
Michael L. Ray Date  
Registered Professional Land Surveyor #11041

**MRA**  
JOB NO: 11494  
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SHEET 2 OF 2  
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