

**U.S. Equivalent Coordinate Table**

**Metric Coordinate Table**

Prt	North	East	Prt	North	East
2001	537192.9083	1352672.2867	2001	163736.7275	412295.3423
2002	536804.0675	1351966.1715	2002	163618.2066	412060.1174
2016	536965.5721	1352591.7107	2016	163667.4353	412270.7821
2017	536972.5181	1352627.2005	2017	163669.5525	412281.5994
2021	536737.1537	1351928.1851	2021	163597.8133	412066.5330
2022	536696.4846	1352037.4879	2022	163565.4173	412018.9546
2023	536599.0939	1352246.5148	2023	163552.6845	41205.5662
2024	536567.4278	1352307.1582	2024	163546.0807	412208.4344
2101	537099.8664	1352267.1923	2101	163708.3667	412171.8646
2102	537066.3323	1352258.2651	2102	163698.1455	412169.2655
2103	537044.3307	1352272.3824	2103	163691.4394	412173.4465
2104	536963.5503	1352349.4556	2104	163666.8175	412196.9385
2105	536777.9805	1352396.0238	2105	163610.2557	412211.1325
2106	536772.6437	1352393.2819	2106	163608.8290	412210.2968
2107	536750.6046	1352358.2963	2107	163601.9115	412138.6730
2108	536769.8731	1352337.8582	2108	163607.7846	412132.4429
2109	536784.5434	1352316.5336	2109	163612.2561	412155.9437
2110	536787.8413	1352094.3885	2110	163613.2003	412191.9139
2111	536837.0719	1352128.3975	2111	163628.2668	412129.5599
2112	536817.4972	1352139.2062	2112	163622.3004	412132.8544
2113	536802.8269	1352160.5289	2113	163617.8289	412139.3535
2114	536775.1607	1352189.8560	2114	163609.4023	412148.2924
2115	536790.9229	1352357.7028	2115	163614.2005	412199.4523
2116	536796.2598	1352360.4447	2116	163615.8272	412200.2880
2117	536930.6379	1352326.7229	2117	163656.7858	412190.0096
2118	537023.1682	1352238.4391	2118	163684.9891	412163.1006
2119	537045.1697	1352224.7218	2119	163691.6951	412158.9196
2120	537052.2743	1352190.8577	2120	163693.8606	412148.5978
2121	536959.5650	1352354.9463	2121	163665.6028	412198.6121
2122	536957.0446	1352393.9610	2122	163664.8345	412210.5038
2123	536997.3643	1352451.8290	2123	163677.1240	412228.1420
2124	537036.9569	1352483.6064	2124	163689.1818	412237.8277
2125	537068.2206	1352472.8145	2125	163698.7210	412234.5383
2126	537079.8056	1352535.9566	2126	163702.2582	412253.7847
2127	537085.0354	1352530.2318	2127	163697.7502	412252.0392
2128	536964.5450	1352474.6959	2128	163667.1207	412235.1118
2129	536924.2253	1352474.6959	2129	163654.8312	412217.4736
2130	536886.7528	1352405.6784	2130	163643.4096	412214.0752

This subdivision is subject to Section 18.122B of the Howard County Code. Public water and public sewer service HAS BEEN GRANTED under the terms and provisions, THEREOF, EFFECTIVE 6/12/03 ON WHICH DATE DEVELOPER AGREEMENT 24-4058-D WAS FILED AND ACCEPTED.

The Requirements §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

*Terrill A. Fisher* 6/25/03  
 Terrill A. Fisher, L.S. 10692  
 (Registered Land Surveyor) Date  
 6/25/03 Date  
 The Ryland Group  
 Ed Gold, President

**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 Lots 1 Thru 64 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."

**General Notes Continued:**

28.A Public Tree Maintenance Easement, Ten Feet In Width, Running Along The Edge Of The Public Road Right-Of-Way As Shown On This Plat Of The Subdivision Is Reserved Upon All Lots On Said Public Road Right-Of-Way, This Easement Allows Howard County The Right To Access The Property, When Necessary, For The Specific Purpose Of Installation, Repair And Maintenance Of County-Owned Trees Located Within The Boundaries Of Private Lots. No Building Or Structure Of Any Kind Shall Be Located On Or Over The Said Easement Area.

29.The Minimum Setback For Structures Shall Be As Follows:

**Single Family Attached**

- Front Setback 5' From The Right-Of-Way Or The Property Line To The House Or Garage
- Side Setback 5' From Property Line For End Units
- Rear Setback 15' From The Property Line
- Between Structures 30' Front To Front  
50' Back To Back  
50' Front To Back  
15' For All Other Conditions

From The Edge Of Paving 15' From The Edge Of Parking Lot When Units Do Not Include Garage.

Structures May Be Located Anywhere Within Such Setbacks In Accordance With A Site Development Plan Approved By The Howard County Planning Board.

- 30.Noise Study Provided Under 5-99-12.
- 31. There Is No 100 Year Floodplain Within This Site.
- 32. There Are No Wetlands Within This Site.
- 33.No Cemeteries Exist On The Property.
- 34.The Appo/Traffic Study Provided Under 5-99-12 And As Re-Approved Under PB-359.
- 35.The Property Is Within The Metropolitan District.
- 36.The Forest Stand Delineation And Wetlands Analysis Provided Under 5-99-12.
- 37.Portion Of Existing Public Storm Water Management, Drainage And Utility Easement Recorded On Plat No. 15135 Abandoned By Resolution No. 98-2003.

**Curve Data Tabulation**

Prt - Prt	Radius	Arc Length	Delta	Tangent	Bearing And Distance
2002-2001	R-770.00'	L-248.36'	63°07'37"	473.03'	N61°09'34"E 806.10'
2002-2120	R-770.00'	L-337.19'	25°06'47"	171.50'	N42°09'09"E 334.80'
2101-2001	R-770.00'	L-420.86'	31°08'59"	215.83'	N77°03'53"E 415.64'
2104-2103	R-275.00'	L-112.43'	23°25'30"	57.01'	N43°39'17"W 111.65'
2105-2128	R-143.00'	L-111.95'	44°14'26"	58.94'	N05°04'20"E 109.20'
2107-2106	R-140.00'	L-280.75'	114°53'56"	219.33'	N84°38'31"E 236.02'
2108-2107	R-92.00'	L-28.20'	17°33'46"	14.21'	S46°41'24"E 28.09'
2110-2109	R-25.00'	L-23.18'	53°07'48"	12.50'	S82°02'11"E 22.36'
2111-2110	R-50.00'	L-249.81'	286°15'37"	---	S34°31'43"W 60.00'
2112-2111	R-25.00'	L-23.18'	53°07'48"	12.50'	N28°54'23"W 22.36'
2114-2113	R-432.00'	L-40.46'	17°33'47"	20.39'	N46°41'24"W 40.30'
2115-2114	R-100.00'	L-200.54'	114°53'56"	156.66'	S84°38'31"W 168.58'
2117-2116	R-105.00'	L-451.30'	82°33'35"	92.18'	S14°05'14"E 138.54'
2118-2117	R-315.00'	L-428.79'	23°25'30"	65.30'	S43°39'17"E 127.89'
2120-2101	R-770.00'	L-90.01'	06°41'51"	45.05'	N58°03'28"E 89.96'
2121-2104	R-445.00'	L-6.79'	02°40'52"	3.39'	N54°01'36"W 6.78'
2124-2123	R-90.00'	L-51.47'	32°45'52"	26.46'	S38°45'03"W 50.77'
2125-2124	R-25.00'	L-36.14'	82°49'31"	22.05'	S19°02'39"E 33.07'
2126-2125	R-50.00'	L-244.45'	280°07'15"	---	S79°56'13"W 61.20'
2127-2126	R-25.00'	L-16.12'	36°56'34"	8.35'	N21°11'34"W 15.84'
2128-2127	R-130.00'	L-118.92'	52°24'42"	63.98'	N28°55'38"E 114.82'

**Area Tabulation**

TOTAL NUMBER OF BUILDABLE LOTS TO BE RECORDED	63
TOTAL NUMBER OF OPEN SPACE LOTS TO BE RECORDED	1
TOTAL NUMBER OF LOTS TO BE RECORDED	64
TOTAL AREA OF BUILDABLE LOTS TO BE RECORDED	3,088 Ac.
TOTAL AREA OF OPEN SPACE LOTS TO BE RECORDED	1.832 Ac.
TOTAL AREA OF LOTS TO BE RECORDED	4,940 Ac.
TOTAL AREA OF ROADWAY TO BE RECORDED	1.186 Ac.
TOTAL AREA TO BE RECORDED	6,026 Ac.

**Developer And Owner**

The Ryland Group, Inc.  
 7250 Parkway Drive  
 Suite 520  
 Hanover, Maryland 21076-1343

**FISHER, COLLINS & CARTER, INC.**  
 CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS  
 CENTENNIAL SQUARE OFFICE PARK - 10272 BALTIMORE NATIONAL PIKE  
 ELLICOTT CITY, MARYLAND 21042  
 (410) 481 - 2895

The Purpose Of This Plat Is To (1) Resubdivide Parcel B-1, Emerson, Section 2, Phase 2 - Plat No 15455 Into 63 Buildable Lots And 1 Open Space Lot And (2) Revise Recorded Public Stormwater Management, Drainage And Utility Easement Outline Recorded On Emerson, Section 2, Phase 1A-Plat No. 15135.

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

*Penny Borenstein M.D.* 7/10/03  
 Howard County Health Officer Date

APPROVED: Howard County Department Of Planning And Zoning

*Ed Gold* 7/1/03  
 Chief, Development Engineering Division MK Date

*Mark R. Leight* 7/24/03  
 Director Date

**Owner's Certificate**

The Ryland Group, Inc. By Ed Gold, President, 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 26th Day Of June, 2003.

*Ed Gold*  
 The Ryland Group, Inc.  
 Ed Gold, President

*[Signature]*  
 Witness

**SURVEYOR'S CERTIFICATE**

I Herby Certify That The Final Plat Shown Hereon Is Correct To The Best Of Our Knowledge And That It Is A Subdivision Comprised Of All Of The Land Conveyed By Emerson Corporation To The Ryland Group, Inc. By Deed Dated January 7, 2003 And Recorded Among The Land Records Of Howard County, Maryland In Liber 6807 At Folio 305 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.

*Terrill A. Fisher*  
 TERRILL A. FISHER  
 PROFESSIONAL LAND SURVEYOR  
 No. 10692  
 6/25/03 Date

RECORDED AS PLAT No. 16110 ON 8-8-03  
 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

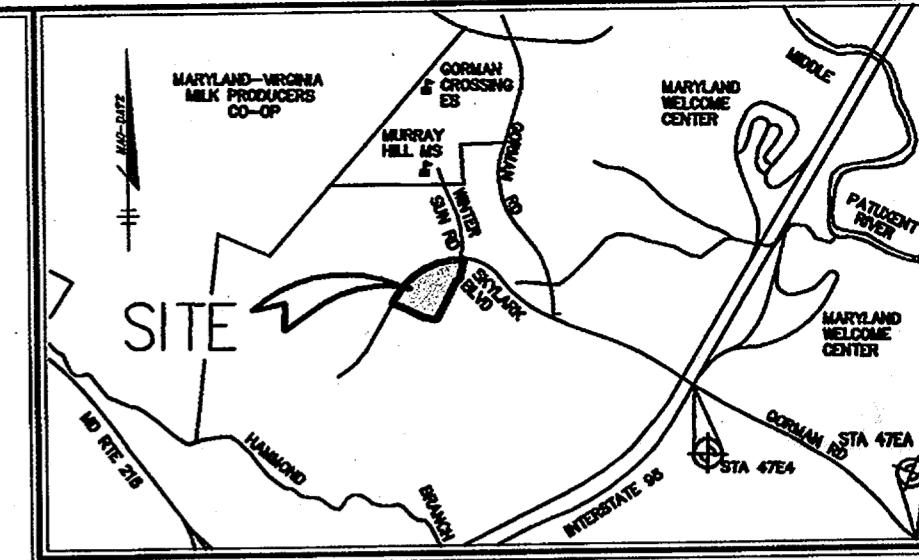
**EMERSON**  
 Section 2, Phase 2  
 Lots 1 Thru 63 And Open Space 64  
 (A Resubdivision Of Parcel B-1, Emerson, Section 2, Area 2  
 Plat No. 15455)

Zoned PEC-MXD-3 AND R-SC-MXD-3

Tax Map: 47 P/O Parcels: 3 And 837 Grid: B  
 Sixth Election District: Howard County, Maryland  
 Date: May 21, 2003

Scale As Shown

Sheet 1 of 3  
 F03-63



**Vicinity Map**

Scale: 1" = 2000'

**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-979M.
- Coordinates Based On Nad '83, Maryland Coordinate System As Projected By Howard County Geodetic Control Stations No. 47E4 And No. 47E4A.
- This Plat Is Based On Field Run Monumented Boundary Survey Performed On Or About June 25, 1999, By Daft-McCune-Walker, Inc.
- B.R.L. Denotes Building Restriction Line.
- Denotes Iron Pin Set Capped "F.C.C. 106".
- Denotes Iron Pipe Or Iron Bar Found.
- Denotes Angular Change In Bearing Of Boundary Or Rights-Of-Way.
- Denotes Concrete Monument Set With Aluminum Plate "F.C.C. 106".
- Denotes Concrete Monument Or Stone Found.
- 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:  
 a) Width - 12 Feet (4 Feet Serving More Than One Residence)  
 b) Surface - Six (6") Inches Of Compacted Crusher Run Base With Tar And Chip Coating.  
 c) Geometry - Maximum 15% Grade, Maximum 10% Grade Change And 45-Foot Turning Radius  
 d) Structures (Curbs/Bridges) - Capable Of Supporting 25 Gross Tons (25-Ton Loading)  
 e) Drainage Elements - Capable Of Safely Passing 100 Year Flood With No More Than 1 Foot Depth Over Surface  
 f) Structure Clearances - Minimum 12 Feet  
 g) Maintenance - Sufficient To Ensure All Weather Use.
- All Lot Areas Are More Or Less (A).
- 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.
- Forest Conservation Obligations For This Area Of The Emerson MXD Project Were Addressed Under F01-137.
- Previous Department Of Planning And Zoning File Nos. ZB-979M, PB-339, 599-12, P00-15, F01-145, And F01-137, 59-02-12, PB-359 And F-02-157.
- 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 Site 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.
- Development For This Phase Will Be Done In Accordance With The Development Criteria Approved With Comprehensive Site Plan 5-99-12 (PB-339).
- There Are No Cemeteries On Site By Visual Observation.
- There Are No Structures On Parcel A-1.
- Two Of The Initial 80 Tentative Housing Unit Allocations Reserved For Parcel "A" (Plat #15208) Were Shifted To Parcel "C", Emerson 2/2 (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. The Resubdivision Plan (F-02-157) Took Previous Parcel "A" (Emerson 2/1B) And Parcel "B" Emerson 2/2) And Created New Parcels A-1 And B-1. The Resubdivision Plan For Parcel A-1 (59-02-11) Only Proposed 48 Units, Leaving 30 Excess Tentative Housing Unit Allocations (78-48=30). With F-02-157, Twenty Nine (29) Of Those Excess Unit Allocations Were Shifted To Parcel B-1, For A Total Of 63 (34+29=63) Unit Allocations On That Parcel, And 1 Unit Allocation Was Shifted To Parcel C, Emerson 2/2, For A Total Of 89 Unit Allocations (88+1=89) On That Parcel.
- For Private Access Place, Flag Or Pipestem Lots, Refuse Collection, Snow Removal And Road Maintenance Are Provided To The Junction Of The Private Access Place, Flag Or Pipestem And Road Right-Of-Way Line.
- Stormwater Management For Parcel B-1 Is Provided On Open Space Lot 1, Section 2, Phase 1-A Recorded As Plat No. 15135 (F-01-136).
- Landscape For Lots 1 Thru 64 Is Provided In Accordance With A Certified Landscape Plan Included With The Final Road Construction Plans In Accordance With Section 16-124 Of The Howard County Code And Landscape Manual.
- Articles Of Incorporation By The State Department Of Assessments And Taxation For The Emerson Homeowner's Association, Inc. Were Accepted And Approved On June 28, 2003; ID# D07445554.
- Open Space Lots 64 Shown Hereon Is Hereby Dedicated To A Property Owners Association For The Residents Of This Subdivision And Recording References Of The Articles Of Incorporation And Restrictions Are Shown Hereon.
- The Buildable Lots Shown Hereon Require The Submission And Approval Of A Site Development Plan In Accordance With Section 16.155(A)(2)(ii) Of The Howard County Submission And Land Development Regulations.

F-03-63

The Requirements S3-100, 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

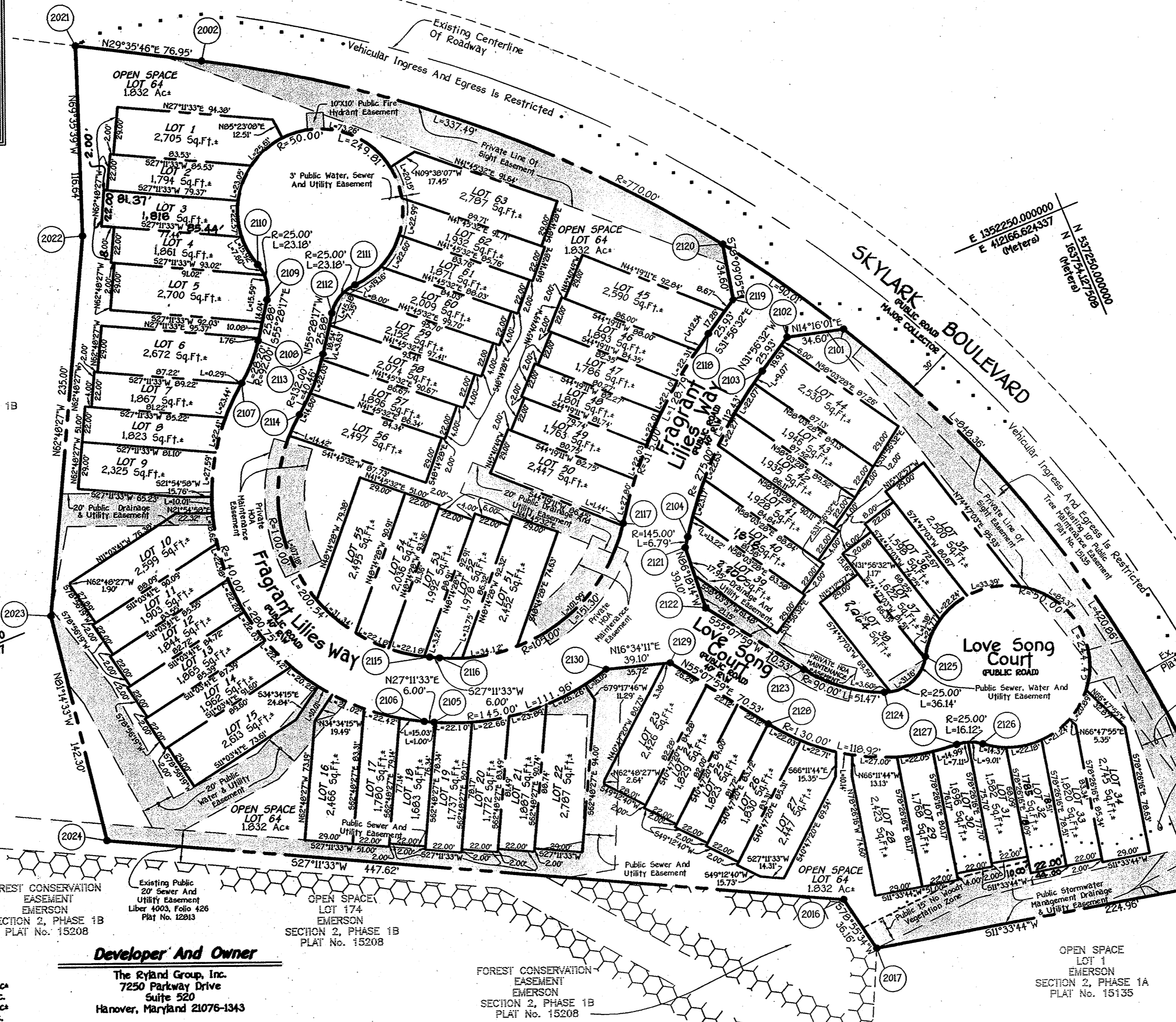
*Terrell A. Fisher* 6/25/03  
 Terrell A. Fisher, L.S. #10692  
 (Registered Land Surveyor)  
 Date  
 The Ryland Group  
 Ed Gold, President  
 Date  
 6/26/03

**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 Lots 1 Thru 64 Any Conveyances Of The Aforesaid Lots Shall Be Subject To The Easements Herein Reserved, Whether Or Not Expressly Stated In The Deeds 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 Deeds Of Easement In The Land Records Of Howard County."

PARCEL A-1  
 EMERSON SECTION 2, PHASE 1B  
 PLAT No. 15455

This subdivision is subject to Section 10.122B of the Howard County Code. Public water and public sewer service HAS BEEN GRANTED under the terms and provisions, THEREOF, EFFECTIVE 6/12/03 ON WHICH DATE DEVELOPER AGREEMENT 24-4050-D WAS FILED AND ACCEPTED.



ALL EASEMENTS ARE SHOWN WITH METES AND BOUNDS ON SHEET 3 OF 3

**FISHER, COLLINS & CARTER, INC.**  
 CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS  
 CENTENNIAL SQUARE OFFICE PARK - 10272 BALTIMORE NATIONAL PIKE  
 ELKLOFT CITY, MARYLAND 21042  
 (410) 461 - 2955

**Area Tabulation**

TOTAL NUMBER OF BUILDABLE LOTS TO BE RECORDED	63
TOTAL NUMBER OF OPEN SPACE LOTS TO BE RECORDED	1
TOTAL NUMBER OF LOTS TO BE RECORDED	64
TOTAL AREA OF BUILDABLE LOTS TO BE RECORDED	3,008 Ac.
TOTAL AREA OF OPEN SPACE LOTS TO BE RECORDED	1,832 Ac.
TOTAL AREA OF LOTS TO BE RECORDED	4,840 Ac.
TOTAL AREA OF ROADWAY TO BE RECORDED	1,186 Ac.
TOTAL AREA TO BE RECORDED	6,026 Ac.

**Developer And Owner**  
 The Ryland Group, Inc.  
 7250 Parkway Drive  
 Suite 520  
 Hanover, Maryland 21076-1343

**Owner's Certificate**

The Ryland Group, Inc. By Ed Gold, President, 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 24th Day Of June, 2003.

*Ed Gold*  
 Ed Gold, President  
 The Ryland Group, Inc.

*Terrell A. Fisher*  
 Witness

**SURVEYOR'S CERTIFICATE**

I Herby Certify That The Final Plat Shown Hereon Is Correct To The Best Of Our Knowledge And That It Is A Subdivision Comprised Of All Of The Land Conveyed By Emerson Corporation To The Ryland Group, Inc. By Deed Dated January 22, 2003 And Recorded Among The Land Records Of Howard County, Maryland In Liber 6507 At Folio 305 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*  
 Terrell A. Fisher, Professional Land Surveyor, No. 10692  
 Date  
 6/25/03

RECORDED AS PLAT No. 1611 ON 6-8-03  
 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

**EMERSON**  
 Section 2, Phase 2  
 Lots 1 Thru 63 And Open Space 64  
 (A Resubdivision of Parcel B-1, Emerson, Section 2, Area 2  
 Plat No. 15455)

Zoned PEC-MXD-3 AND R-5C-MXD-3  
 Tax Map: 47 P/O Parcels: 3 And 837 Grid: 8  
 Sixth Election District: Howard County, Maryland  
 Date: May 21, 2003  
 Scale: 1" = 50'  
 Sheet 2 of 3  
 F03-63

F-03-63

1:50001 Emerson Property Plat Section 2, Phase 1B, Plat No. 15455, Record Plat, Sheet 2 of 3, 6/25/2003 2:05:37 PM

The Requirements § 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

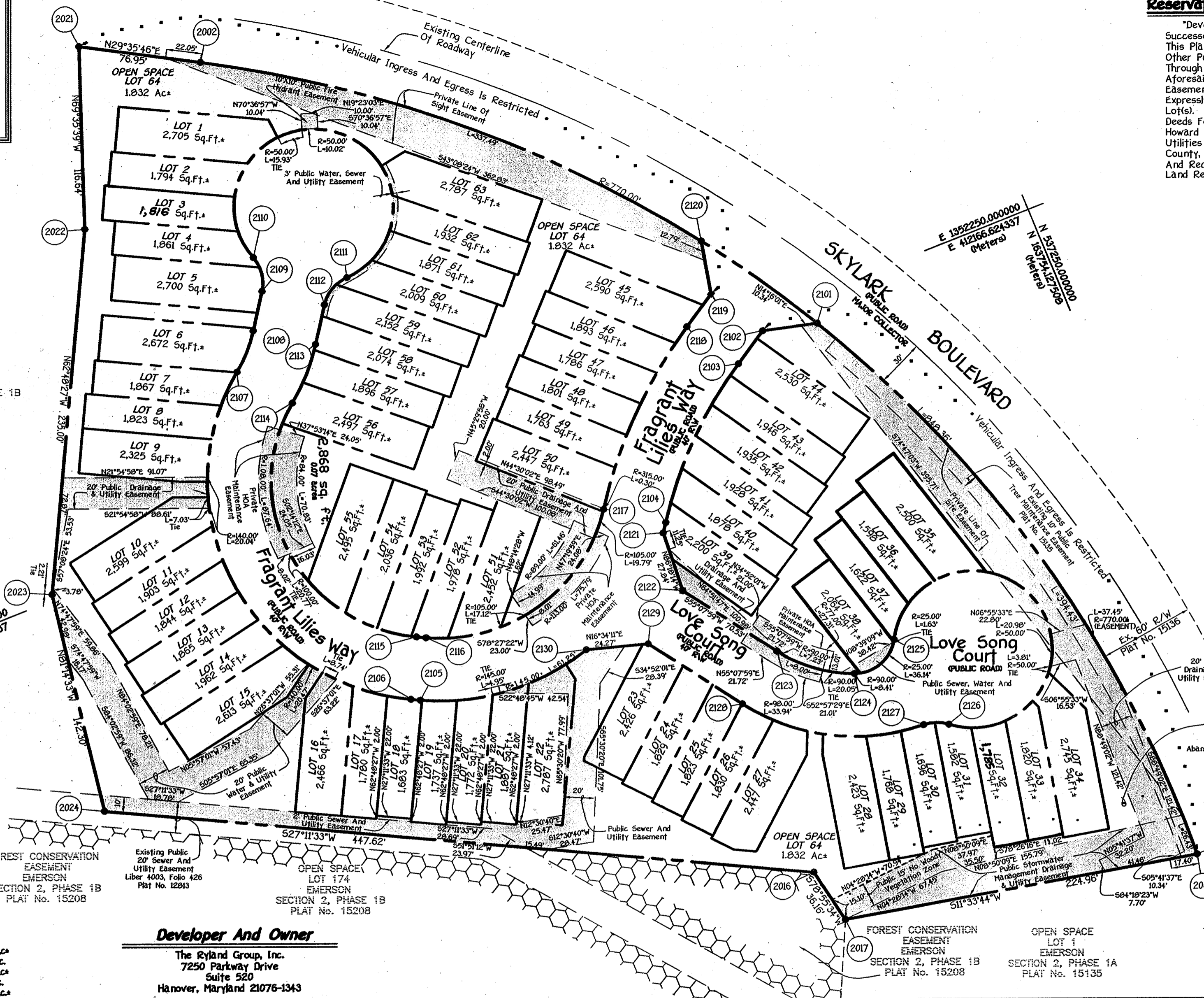
*Terrill A. Fisher* 6/25/03  
 Date  
 Terrill A. Fisher, L.S. #10692  
 Registered Land Surveyor  
 The Ryland Group  
 Ed Gold, President  
 6/26/03  
 Date

**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 Lots 1 Thru 64 Any Conveyances Of The Aforesaid Lots Shall Be Subject To The Easements Herein Reserved, Whether Or Not Expressly Stated In The Deeds 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 Deeds(s) Of Easement In The Land Records Of Howard County."

PARCEL A-1  
 EMERSON SECTION 2, PHASE 1B  
 PLAT No. 15455

This subdivision is subject to Section 16.1228 of the Howard County Code. Public water and public sewer service HAS BEEN GRANTED under the terms and provisions, THEREOF, EFFECTIVE 6/12/03 ON WHICH DATE DEVELOPER AGREEMENT 24-4058-D WAS FILED AND ACCEPTED.



**FISHER, COLLINS & CARTER, INC.**  
 CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS  
 CENTENNIAL SQUARE OFFICE PARK - 10272 BALTIMORE NATIONAL PIKE  
 ELLICOTT CITY, MARYLAND 21042  
 (410) 481 - 2255

**Area Tabulation**

TOTAL NUMBER OF BUILDABLE LOTS TO BE RECORDED	63
TOTAL NUMBER OF OPEN SPACE LOTS TO BE RECORDED	1
TOTAL NUMBER OF LOTS TO BE RECORDED	64
TOTAL AREA OF BUILDABLE LOTS TO BE RECORDED	3,008 Ac.
TOTAL AREA OF OPEN SPACE LOTS TO BE RECORDED	1,832 Ac.
TOTAL AREA OF LOTS TO BE RECORDED	4,840 Ac.
TOTAL AREA OF ROADWAY TO BE RECORDED	1,186 Ac.
TOTAL AREA TO BE RECORDED	6,026 Ac.

**Developer And Owner**  
 The Ryland Group, Inc.  
 7250 Parkway Drive  
 Suite 520  
 Hanover, Maryland 21076-1343

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

*Penny Borenstein M.D.* 7/10/03  
 Howard County Health Officer Date

APPROVED: Howard County Department Of Planning And Zoning

*Chad R. ...* 7/9/03  
 Chief, Development Engineering Division Date

*Mark de ...* 7/2/03  
 Director Date

**Owner's Certificate**

The Ryland Group, Inc. By Ed Gold, President, 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 26<sup>th</sup> Day Of June, 2003.

*Ed Gold*  
 The Ryland Group, Inc.  
 Ed Gold, President  
 Witness  
*[Signature]*

**SURVEYOR'S CERTIFICATE**

I hereby certify that the Final Plat Shown Hereon is Correct To The Best Of My Knowledge And That It Is A Subdivision Comprised Of All Of The Land Conveyed By Emerson Corporation To The Ryland Group, Inc. By Deed Dated January 7, 2003 And Recorded Among The Land Records Of Howard County, Maryland In Liber 6807 At Folio 305 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.

*Terrill A. Fisher*  
 Terrill A. Fisher, Professional Land Surveyor No. 10692  
 Date 6/25/03

RECORDED AS PLAT No. 16112 ON 8-8-03  
 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

**EMERSON**  
 Section 2, Phase 2  
 Lots 1 Thru 63 And Open Space 64  
 (A Resubdivision of Parcel B-1, Emerson, Section 2, Area 2  
 Plat No. 15455)

Zoned PEC-MXD-3 AND R-5C-MXD-3  
 Tax Map: 47 P/O Parcels: 3 And 837 Grid: B  
 Sixth Election District: Howard County, Maryland  
 Date: May 21, 2003  
 Scale: 1" = 50'  
 Sheet 3 of 3  
 F03-63