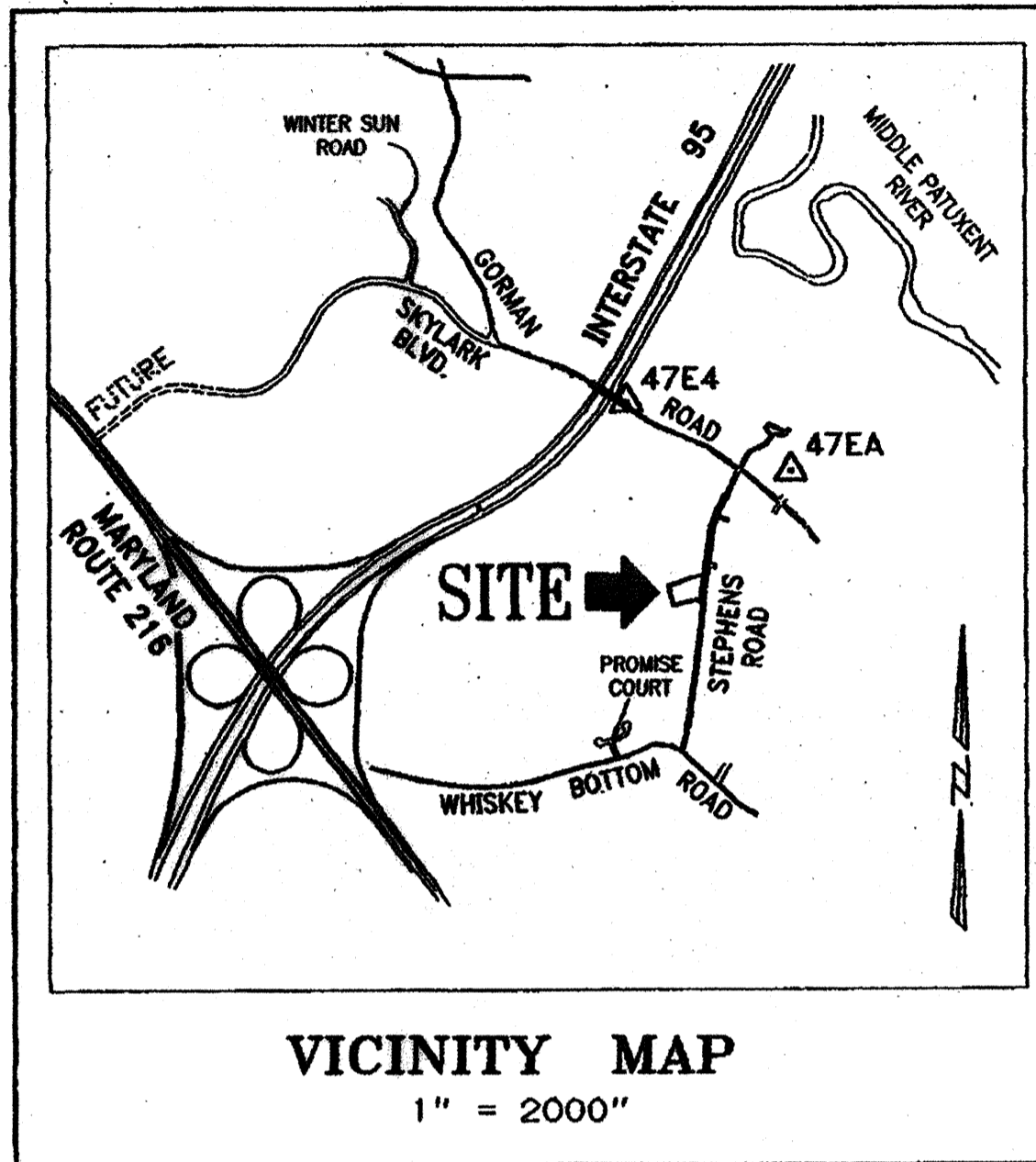


EMERSON

SECTION 2, PHASE 5C

General Notes

- Coordinates are based on the Maryland Coordinate System NAD83(1991) as projected by Howard County Geodetic Control Stations No. 47E4 and 47EA. Vertical elevations are based on NGVD29 vertical datum as projected by Howard County Geodetic Control Station No. 47E4.
 - 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 as granted by the Zoning Board on September 3, 1998 as Case No. ZB-979 M.
 - No grading, removal of vegetative cover or trees, or placement of new structures is permitted within the limits of wetlands, streams, or their buffers and forest conservation easement areas.
 - Water and sewer service to these parcels will be granted under the provisions of Section 16.122B of the Howard County Code. Public water and sewer allocation will be granted at the time of issuance of the building permit, if capacity is available at that time.
 - There are no known cemeteries nor structures within the limits of this plat.
 - The Forest Conservation Easement has been established to fulfill the requirements of Section 16.1200 of the Howard County Code and Forest Conservation Act. No clearing, grading or construction is permitted within the Forest Conservation Easement; however, Forest Management Practices as defined in the Deed of Forest Conservation Easement are allowed.
 - 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 Easement"), located in, on, over and through the parcels. Any conveyances of the aforesaid parcels shall be subject to the easements herein reserved, whether or not expressly stated in the deed(s) conveying said parcels. Developer shall execute and deliver deeds for the easements herein reserved to Howard County with a metes and bounds description of the forest conservation area. 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.
 - Previous Howard County Department of Planning and Zoning File Nos.: ZB-979M (Rezoning), PB-339, S-99-12, P-03-13, PB 339, PB 359, and WP 03-88.
 - The P.O.A. Open Space shown hereon as Lot 1, is hereby dedicated to a property owner's 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 Thru 34, Open Space Lots 35 Thru 39, and Parcel A" recorded among the aforesaid Land Records as Plat Nos. 14994 through 15001 (F-01-140).
 - Access to the Stormwater Management Pond Facility's maintenance access point of entry shall be provided across the adjoining development parcel by general easement until defined access and easement is determined at site development stage. No access will be obtained from restricted access roads or across environmentally sensitive areas.
- The ponds contained in the Stormwater Management Easements herein are to be privately owned by the property owners association and maintained by Howard County, who will also have public right of access.



OWNER/DEVELOPER
THE HOWARD RESEARCH AND DEVELOPMENT CORPORATION
10275 Little Patuxent Parkway
Columbia, Md. 21044
(410) 992-6084
ATTN: ROBERT A. JENKINS

SURVEYOR
DAFT-McCUNE-WALKER, INC.
200 East Pennsylvania Avenue
Towson, Md. 21286
(410) 296-3333
ATTN: Anthony J. Vitto

General Notes (continued)

- Development of Emerson 2/5/C under the current Forest Conservation Act proposes the clearing of approximately 0.44 forested acres, and no forest retention. When evaluated cumulatively with previous phases of the project, no reforestation is required, and 0.74 acres of reforestation is provided under this phase to offset future obligations for the cumulative Emerson project. Cumulative forest clearing totals 47.59 acres, cumulative retention is 51.03 acres, and cumulative reforestation provided is 5.77 acres.
- Open Space areas may contain active recreation facilities as allowed in the approved Development Criteria.
- 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 and PB-359 (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.
- Development for this Phase will be done in accordance with the Development Criteria approved with Comprehensive Sketch Plan S-99-12 (PB-339).
- WP-03-88 was approved on 3/12/03, waiving requirements to submit a Preliminary Plan for Stephens Road, subject to:
Compliance with DED and DLD comments;
Submission of Final Plans by 7/12/03.
- Proposed Use of Site of Structures: Dedication of Stephens Road and Open Space.

LEGEND (ALL SHEETS)	
□	CONCRETE MONUMENT (TO BE SET)
●	IRON PIN AND CAP (TO BE SET)
---	SWM EASEMENT
---	WETLAND
---	WETLAND BUFFER
---	100-YEAR FLOOD PLAIN

NOTE: SOME BUFFER LINES AND/OR FOREST CONSERVATION LIMITS MAY BE COINCIDENT

TABULATION OF FINAL PLAT

TOTAL NUMBER OF LOTS/PARCELS TO BE RECORDED	1
BUILDABLE	0
OPEN SPACE	1
TOTAL AREA OF R-O-W TO BE RECORDED	0.904 Ac.±
TOTAL AREA OF LOTS/PARCELS	2.126 Ac.±
BUILDABLE	0.000 Ac.±
OPEN SPACE	2.126 Ac.±
PROPERTY OWNERS' ASSOCIATION	2.126 Ac.±
TOTAL AREA OF THIS SUBDIVISION	3.030 Ac.±

OPEN SPACE DATA

NUMBER OF OPEN SPACE LOTS/PARCELS PROPOSED	1
OPEN SPACE REQUIRED (35% OF SITE ACREAGE)	1.060 Ac.±
OPEN SPACE PROVIDED	2.126 CREDITED Ac.± (70%)
EXCESS OPEN SPACE AVAILABLE FOR CREDIT IN OTHER PHASES	1.066 Ac.±
NO RECREATIONAL OPEN SPACE IS REQUIRED FOR THE EMERSON SECTION 2 DEVELOPMENT	

OWNER'S DEDICATION

We, The Howard Research And Development Corporation, A Maryland 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 erected on or over the said easements and right-of-ways.

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.

Witness our hands this

day of

2003.

Robert A. Jenkins 4/22/04
ROBERT A. JENKINS, Vice President
The Howard Research And Development Corporation

Cynthia L. Stewart 4/22/04
Cynthia L. Stewart, Assistant Secretary
The Howard Research And Development 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 HRD Land Holdings, Inc. by deed dated December 18, 2000 and recorded among the Land Records of Howard County, Maryland, in Liber 5289 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 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.

Anthony J. Vitto 5/3/04
ANTHONY J. VITTO, PROFESSIONAL LAND SURVEYOR
MARYLAND REGISTRATION NO. 10051

DMW
Daft · McCune · Walker, Inc.
A Team of Land Planners, Landscape Architects, Engineers, Surveyors & Environmental Professionals
200 East Pennsylvania Avenue
Towson, Maryland 21286
410 296 3333
Fax 296 4765

RECORDED AS PLAT No. 16712
ON June 3, 2004 IN THE
LAND RECORDS OF HOWARD COUNTY, MD.

EMERSON
SECTION 2, PHASE 5C
OPEN SPACE LOT 1 AND
DEDICATION OF STEPHENS ROAD

SHEET 1 OF 2
ZONING: PEC-MXD-3 and PEC
TAX MAP 47 P/O PARCEL 837
6TH ELECTION DISTRICT
HOWARD COUNTY, MARYLAND
SCALE: AS SHOWN DECEMBER 4, 2003

F03-175

/data/95054/95054G2/COVER <PLAT>

LINE TABLE

Name	Bearing	Distance
L1	S 80°43'22" E	41.77'
L2	S 83°12'49" E	48.34'
L3	N 82°31'37" E	49.42'
L4	N 86°20'09" E	41.78'
L5	N 51°24'05" E	80.98'
L6	N 62°34'05" E	32.06'
L7	S 85°42'11" E	47.31'
L8	N 73°13'02" E	29.03'
L9	S 18°57'58" E	10.00'
L10	N 68°22'32" W	12.26'
L11	N 02°16'36" E	23.12'
L12	S 80°00'00" E	2.72'
L13	S 37°34'34" W	28.85'
L14	N 23°56'21" E	50.09'
L15	N 27°22'22" E	39.99'
L18	N 23°47'43" E	64.18'
L17	S 12°11'19" E	11.00'

COORDINATES

Point	North	East
619	534689.59	1358505.08
620	534482.75	1358438.51
621	534287.19	1358397.00
622	533985.74	1358350.04
708	533347.04	1354849.68
709	533650.75	1356228.09
723	533620.71	1356307.30
6191	534826.89	1358086.58
OS1	533588.84	1358965.92
RW1	533904.71	1358311.25
RW2	533829.57	1358283.89
RW3	533915.74	1358219.77
RW4	533889.85	1358082.72
RW5	533824.35	1358911.08
RW7	533806.08	1358185.81
RW8	533631.46	1358278.23
RW9	533827.54	1358273.63
RW10	534840.78	1358559.94
RW11	534700.33	1358487.22
RW12	534422.15	1358392.32
RW13	533739.21	1358290.74
RW14	534951.28	1358813.77
RW15	534905.50	1358593.44
RW16	534886.79	1358632.15
RW17	535034.74	1358880.38
RW19	535045.49	1358858.04

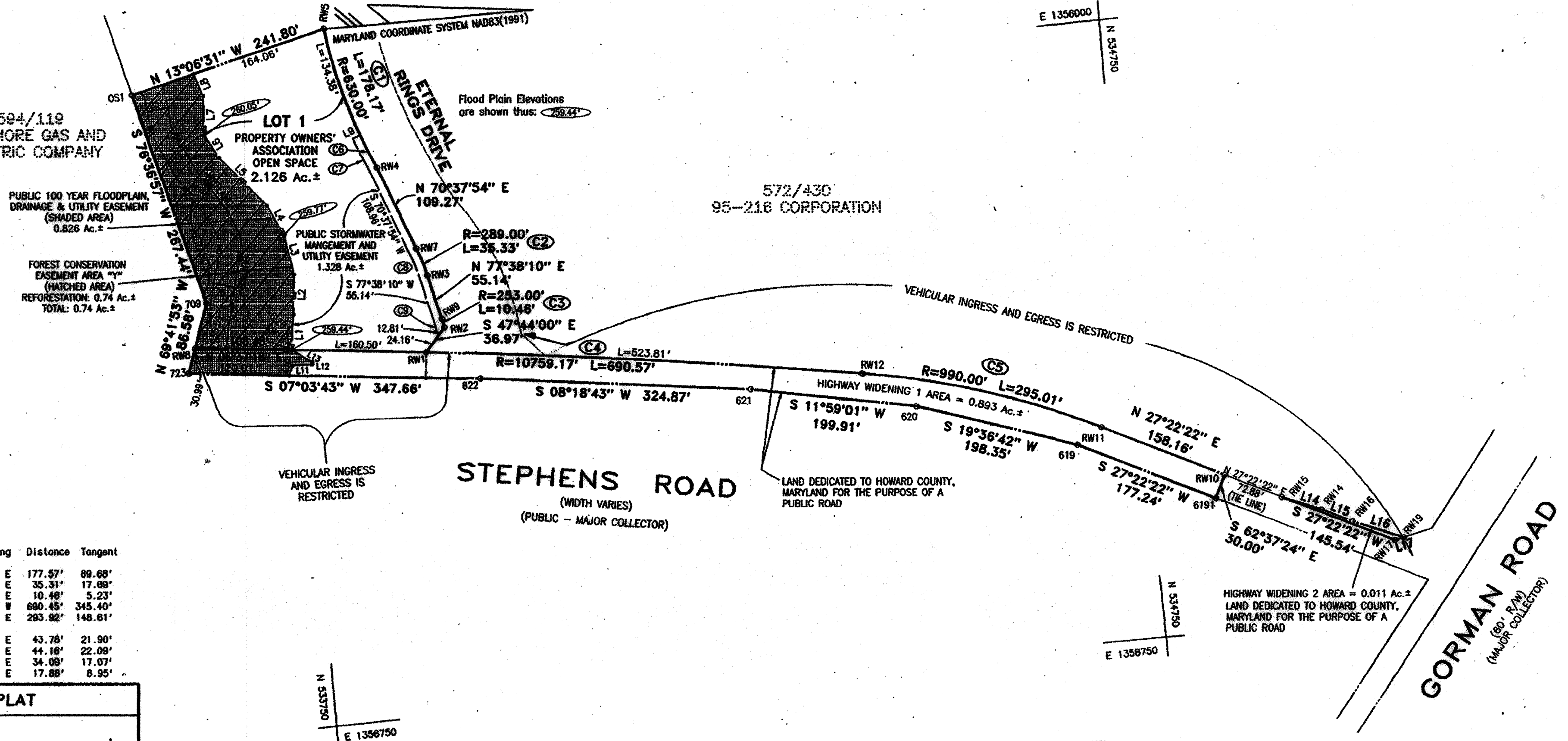
CURVE TABLE

Name	Delta	Radius	Length	Chord Bearing	Distance	Tangent
C1	16°12'12"	630.00'	178.17'	N 75°09'12" E	177.57'	89.68'
C2	07°00'15"	289.00'	35.33'	N 74°08'02" E	35.31'	17.89'
C3	02°22'09"	253.00'	10.46'	N 78°49'14" E	10.46'	5.23'
C4	03°40'38"	10758.17'	680.57'	S 08°27'37" W	680.45'	345.40'
C5	17°04'25"	990.00'	295.01'	N 18°50'09" E	293.92'	148.61'
C6	03°58'56"	630.00'	43.79'	N 69°02'34" E	43.78'	21.90'
C7	03°57'15"	640.00'	44.17'	N 69°03'25" E	44.16'	22.09'
C8	07°00'15"	279.00'	34.11'	N 74°08'02" E	34.09'	17.07'
C9	04°13'02"	243.00'	17.89'	N 79°44'41" E	17.88'	8.95'

TABULATION OF FINAL PLAT

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OPEN SPACE	1
TOTAL AREA OF R-O-W TO BE RECORDED	0.904 Ac.±
TOTAL AREA OF LOTS/PARCELS	2.126 Ac.±
BUILDABLE	0.000 Ac.±
OPEN SPACE	2.126 Ac.±
PROPERTY OWNERS' ASSOCIATION	2.126 Ac.±
TOTAL AREA OF THIS SUBDIVISION	3.030 Ac.±

594/119
BALTIMORE GAS AND
ELECTRIC COMPANY



OWNER/DEVELOPER

THE HOWARD RESEARCH AND
DEVELOPMENT CORPORATION
10275 Little Patuxent Parkway
Columbia, Md. 21044
(410) 992-6084
ATTN: ROBERT A. JENKINS

SURVEYOR

DAFT-McCUNE-WALKER, INC.
200 East Pennsylvania Avenue
Towson, Md. 21286
(410) 296-3333
ATTN: Anthony J. Vitti



OWNER'S DEDICATION

We, The Howard Research And Development Corporation, a Maryland Corporation, by ROBERT A. JENKINS, Vice-President and Cynthia L. Stewart, Assistant Secretary, owners of the property shown and described herein, 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 erected on or over the said easements and right-of-ways.

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.

Witness our hands this 4/26/04 day of April 2004
 Robert A. Jenkins, Vice President, The Howard Research And Development Corporation
 Cynthia L. Stewart, Assistant Secretary, The Howard Research And Development 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 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 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.

Anthony J. Vitti, Professional Land Surveyor
 MARYLAND REGISTRATION NO. 10951



Daft-McCune-Walker, Inc.
 A Team of Land Planners, Landscape Architects, Engineers, Surveyors & Environmental Professionals
 200 East Pennsylvania Avenue, Towson, Maryland 21286
 (410) 296-3333 Fax: 296-3700

RECORDED AS PLAT No. 16713
 ON June 3, 2004 IN THE
 LAND RECORDS OF HOWARD COUNTY, MD.

EMERSON
 SECTION 2, PHASE 5C
 OPEN SPACE LOT 1 AND
 DEDICATION OF STEPHENS ROAD

SHEET 2 OF 2
 ZONING: PEC-MXD-3 and PEC
 TAX MAP 47 P/O PARCEL 837
 6TH ELECTION DISTRICT
 HOWARD COUNTY MARYLAND
 SCALE: 1" = 100'
 DECEMBER 4, 2003

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

Howard County Health Officer MR Date 5/19/04

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

Chief, Development Engineering Division MK Date 5/19/04

Director (Acting) Date 5/28/04