MINIMUM LOT SIZE CHART

LOT No.	GROSS AREA	PIPESTEM AREA	MIN. (NET) LOT SIZE
3	10,592 5.1	697 S.F.	9,8 9 5 5.F.
4	10,643 S.F.	862 S.F.	9,781 S.F.
5	11,045 S.F.	674 S.F.	10,371 S.F.
34	7,278 S.F.	272 S.F.	7,005 S.F.
35	7,650 S.F.	640 S.F.	7,010 s.f.
36	9,276 S.F.	950 5.F.	8,326 S.F.
37	13,733 S.F.	1,288 S.F.	12,4456.F.
38	15,309 S.F.	1,390 S.F.	13,919 6.F.
39	8,73 5 S.F.	942 S.F.	7,793 S.F.
40	7,960 54	473 S.F.	7.487 S.F.
46	12,778 S.F.	976 S.F.	11,802 S.F.
47	13,331 S.F.	682 S.F.	12,649 S.F.

LEGEND

	PROPERTY LINE
	LOT LINE
	RIGHT OF WAY LINE
	EASEMENT LINE
1°P	100 YEAR FLOOD PLAIN EASEMENT LINE
FCE	FOREST CONSERVATION EASEMENT LINE



100 YEAR FLOOD PLAIN EASEMENT



FOREST CONSERVATION EASEMENT

OWNER/DEVELOPER

THE HOWARD RESEARCH AND

DEVELOPMENT CORPORATION

10275 Little Patuxent Parkway

Columbia, MD 21044

(410) 992-6084

ATTN: Joseph H. Necker, Jr.

The Howard Research and

Development Corporation

rights-of-way and the specific easements shown hereon;

the making of this plat and the setting of markers have been complied with.

and/or roads and floodplains, storm drainage facilities, and open spaces, where applicable;

(4) That no building or similar structure of any kind shall be erected on or over the said easements and rights-of-way.

TABULATION OF FINAL PLAT - - ALL SHEETS A. TOTAL NUMBER OF LOTS AND/OR PARCELS TO BE RECORDED. BUILDABLE. NON-BUILDABLE PROPERTY OWNERS ASSOCIATION (POA) .. COMMON OPEN AREA/PROPERTY OWNERS ASSOC. B. TOTAL AREA OF LOTS AND/OR PARCELS 20.377 AC. 4 BUILDABLE 0.000 AC. NON-BUILDABLE. 2.600 AC. OPEN SPACE. 1.577 AC. PROPERTY OWNERS ASSOCIATION (POA). COMMON OPEN AREAPROPERTY OWNERS ASSOC. 1.023 AC. 4 6.214 AC. C. TOTAL AREA OF ROADWAY TO BE RECORDED

APPROVED: FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEMS HOWARD COUNTY HEALTH DEPARTMENT

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND

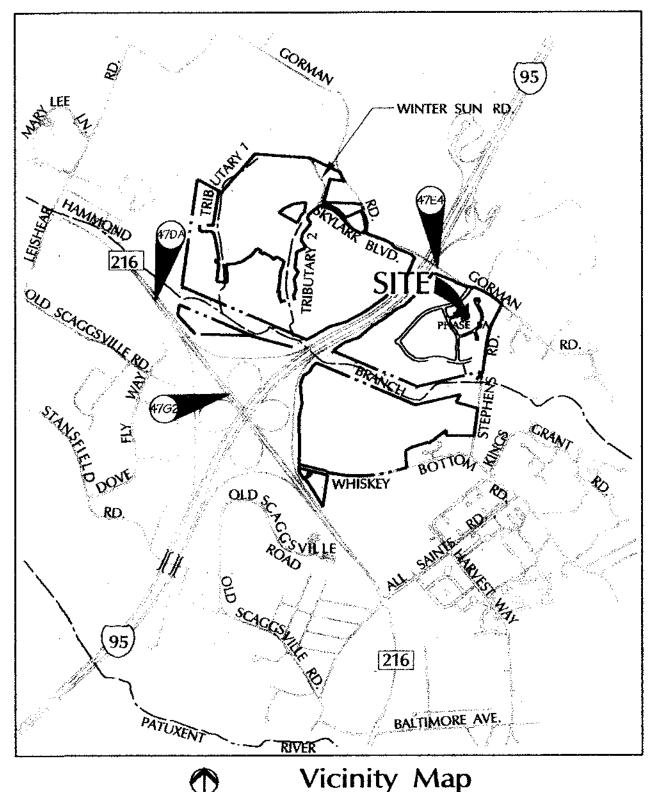
D. TOTAL AREA OF SUBDIVISION TO BE RECORDED

10/6/04

EMERSON

SECTION 2 PHASE 5A **SECTION 3 AREA 3**

LOTS 1 - 87; OPEN SPACE LOTS 88, 89, 91, 93, 95, 97, 99; COA LOTS 90, 92, 94, 96, 98, 100, 101, 102 AND PARCEL A



SCALE: 1'' = 2000'

9-19-04

OWNER'S DEDICATION

(1) The right to fay, construct, and maintain sewers, drains, water pipes, and other municipal utilities and services, in and under all roads and street

(2) 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

(3) The right to require dedication of waterways and drainage easements for the specific purpose of their construction, repair and maintenance; and

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

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 Howard Research and

Development Corporation

of Planning and Zoning, establish the minimum building restriction lines and grant unto Howard County, Maryland, its successors and assigns,

Witness our hands this

We, The Howard Research and Development Corporation, A Maryland Corporation, by Pengue W-Miller, 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

GENERAL NOTES

- 1. Coordinates are based on Maryland Coordinated System NAD83 (1991) as projected by Howard County Geodetic Control Stations No. 47G2 and 47E4. Vertical elevations are based on NGV29 datum as projected by Howard County Geodetic Control Station No. 47E4.
- 2. This Plat is based upon a field run monumented boundary survey performed on or about June 25, 1999 by Daft-McCune-Walker, Inc.
- 3. All areas shown on this plat are more or less.
- 4. The subject property is Zoned R-SC-MXD3 and PEC-MXD3 per the October 18, 1993 Comprehensive Zoning Plan ZB-979M.
- 5. 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 per the following minimum requirements:
- 1) Width -- 12' (14' serving more that one residence);
- Surface 6" of compacted crusher run base w/tar and chip coating (1-1/2" min.);
 Geometry Max. 15% grade, max. 10% grade change and min. 45' turning radius;
- 4) Structures (culverts/bridges) -- capable of supporting 25 gross tons (H25 loading);
- 5) Drainage Elements -- capable of safely passing 100-year flood with no more than 1
- foot depth over driveway surface; 6) Maintenance - sufficient to insure all weather use.
- 6. No grading, removal of vegetative cover of trees, or placement of new structures is permitted within the limits of wedlands, stream(s), or their buffers and forest conservation easement areas.
- 7. 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 line and not to the pipestem lot driveway.
- 8. Water and sewer service to these lots will be granted under the provisions of Section 18.122.B of the Howard County Code.
- Public water and sewage allocation will be granted before the record plats are recorded.
- 10. 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(s)/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.
- 11. There are no known cemeteries on this site
- 12. There are no existing structures on the site.
- 13. Previous Howard County Department of Planning and Zoning File Nos.: ZB-979 M, PB-339, S-99-12, P-03-13, WP-03-88, PB-359 and F-03-175.
- 14. The POA Open Space shown hereon as Lots 88, 89, 91, 93, 95, 97, and 99 and the POA/Common Open Areas shown hereon as Lots 90, 92, 94, 96, 98, 100, 101, and 102 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.
- 15. Minimum building restriction setbacks from property lines and public road rights-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.
- 16. Phasing for this project is in accordance with the decision and order for Zoning Case: ZB-979M and the decision for and order for PB-339 (Comprehensive Sketch Plan S-99-012).
- 17. 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 PEC-MXD-3 and R-SC-MXD-3. The Decision and Order was signed on September 3, 1998.
- 18, Stormwater management (SWM) for this project will be addressed with the installation of one Stormwater Management Facility which will control the runoff per the latest approved Design Standards. The facility will be a wet, extended detention pond and will be owned by the Property Owners Association but maintained by Howard County.

GENERAL NOTES CONTINUE ON SHEET 2



subdivision by Howard County as shown.

Maryland Registration No. 10951

SURVEYOR

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

Daft McCune Walker, Inc.

RECORDED AS PLAT No. 1699 2

ON 10-22-04 LAND RECORDS OF HOWARD COUNTY, MD.

EMERSON SECTION 2 PHASE 5A

AND SECTION 3 AREA 3

LOTS 1 - 87 OPEN SPACE LOTS 88, 89, 91, 93, 95, 97, 99 COA LOTS 90, 92, 94, 96, 98, 100, 101, 102 AND PARCEL A SHEET 1 OF 6

ZONING: MXD TAX MAP 47 P/O PARCELS 837 & 165 SIXTH ELECTION DISTRICT HOWARD COUNTY MARYLAND

SCALE: AS SHOWN

AUGUST 2, 2004

7/16/04 Professional Land Surveyor

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 in the

Land Records of Howard County, Maryland, in Liber 5829 Folio 330; and that all

monuments are in place or will be in place prior to acceptance of the streets in the

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 related to

the making of this plat and the setting of markers have been complied with.

F-04-53

LINE TABLE

NO.	BEARING	DISTANCE
LI	N 68*20'18" W	21.211
1.2	9 21'39'42" W	25.00'
1.3	N 56'03'25" W	21.321
↓4	9 62′3 7′38″ €	19.97/
L5	N 3815'00' E	14.19′
16	5 24'33'18" W	10.83
L7	6 60*33'07* E	32.20′
18	N 2616'02" E	44.37'
1.9	5 4013'06" E	30.80′
LIO	N 49"46"54" E	20.00'
LII	5 40*13'06" E	40.86
1.12	5 14*45*08* W	27.71′
L13	N 76*20'37" E	13.65′
1.14	5 4116'42" E	101.39
L15	5 20*0 2′5 9* E	52.19′
116	5 35°23'31" E	15.90'

LINE TABLE

	· · · · · · · · · · · · · · · · · · ·	T
NO.	BEARING	DISTANCE
L17	N 35"23'31" W	29.60'
L18	N 20'02'59" W	51.14
1.19	N 4116'42" E	89.13'
1.21	N 76*20'37" E	6.35′
ι 22	N 77"07"52" E	20.00'
123	5 12'52'08" E	35.91
1.31	N 8618'03" E	22.55′
1.32	5 03*41'57" E	20.00′
1.33	5 8618'03" W	23.27
1.34	5 78'29'34' E	38.56′
1.35	5 08*58'58" W	20.02'
1.36	N 78"29'34" W	38.66′
1.37	N 87'50'20" E	129.53′
1.38	N 87'50'20" E	129.07
1.39	N 24°33'18" E	26.56′

CURVE TABLE

NUMBER	DELTA	RADIUS	LENGTH	CHORD BEARING	DISTANCE	TANGENT
C77	20*37'24*	630.00	226.77	6 35'00'25" W	225.54	114.62
C78	59'57'17"	310.00	324.39	5 00*45′33″ W	309.79	178.82
C79	61'07'25"	350.00	373.38	6 01'20'37" W	355.93	206.67
C80	09'32'52"	990.00	164.97	5 22*35*56* W	164.78	82.68
C81	31'48'45"	630.00	349.80	5 6113'30" W	345.32	179.53
C82	36*23'08*	310.00	196.86	5 48'55'45" W	193.57	101.88
C83	21"11'24"	350.00	129,44	5 42°30′02″ W	128.71	65.47
C84	14'01'35"	350.00	85.68'	5 60'06'31" W	85.47	43.06'
C85	31°42'45"	325.00	179.88	5 25'08'01' F	177.60	92.31

GENERAL NOTES (continued from Sheet 1)

- 19. On March 12, 2003 WP-03-88 was approved. WP-03-88 was a waiver of submission of a Preliminary Plan for the Stephens Road improvements along the frontage of Emerson Section 2, Phase 5a. The conditions of approval are as follows:
 - 1) Compliance with the comments from DED, with the Final Plan submission.
 - The Final Plan for the right-of-way dedication and road improvements along Gorman Road and Stephens Road shall be submitted within 4 months of the date of this letter (by 7/12/03).
 Compliance with comments from DLD, with the Final Plan submission.
- 20. 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 Area; however, Forest Management Practices as defined in the Deed of Forest Conservation Easement are allowed.
- 21. This project complies with the requirements of Section 16.1200 of the Howard County Code for Forest Conservation. Development of Emerson Phase 2, Section 5A involves the clearing of approximately 0.04 acres of forest, and no forest retention. When evaluated cumulatively with previous phases of the project, 2.84 acres of reforestation is required, and 0.19 acres of reforestation is proposed under this phase. Cumulative forest clearing totals 47.63 acres, cumulative retention is 51.03 acres, and cumulative eforestation provided is 8.74 acres.
- 22. Lanscaping for Lots 1 through 102 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.
- 23. The wetlands delineation study for this project was prepared by Daft-McCune-Walker, Inc., dated September 1998, and was approved by the U.S. Army Corps of Engineers on December 19, 2001. No wetland disturbance is proposed, minor wetland buffer impact is necessary and authorized by MDE under permit # 01-NT-0222/200164079.
- 24. The floodplain study for this project was prepared by Howard County, dated 1986.
- 25. A surety in the amount of \$4,138.20 will be required for afforestation planting (0.19 acres at \$0.50 per sq.ft.).

CURVE TABLE

NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	DISTANCE	TANGENT
C61	02'02'04"	10759.17	382.02	5 0976'55' W	382.00	191.03
C70	07'31'33"	990.00	130.04	S 14"03"43" W	129.94	65.11
C3	02:22:09*	253.00	10.46	5 78'49'14' W	10.46	5.23
C4	07'00'16"	289.00	35.33	5 74'08'02" W	35.31	17.69
<i>C</i> 5	1642131	630.00	178.17	9 75'09'12" W	177.57	89.68
C6	21*23'47"	570.00	212.86	S 76*40'14" E	211.62	107.68
C7	13'51'53'	630.00	152.45	5 72'54'17" E	152.08	76.60
CB	08*22'17*	213.00	31.12	N 08'06'49" E	31.09	15.59
C9	23'30'33"	187.00	76.73	N 00'32'40" E	76.19	38.91
CIO	0016'05"	410.00	1.92	N 11°20′39″ W	1,92	0.96
CII	25'15'54"	325.00	143.31	N 01'09'16" E	142.15	72.84
C75	16"54'27"	630,00	185,91	N 8847'28" W	185.24	93.64
	19*24'08*	520.00	176.09	N 3117'20" W	175.25	88.90
C13				N 27'30'52' W	38.62	19.41
C14	11'51'12"	187.00	38.69	N 275052 W	71,00	36.01
C15	19*11*22*	213.00	71.34			7.69
C16	01'22'58"	637.00	15.37	N 13'33'36" W	15.37	· · · · · · · · · · · · · · · · · · ·
C17	2316'42"	570.00	231.58	N 65°29'31" E	229.99	117.41
C18	20*01*55*	289.00	101.04	N 43'50'13" E	100.53	51.04
C19	07*27′31″	553.00	71.99	N 30'05'30" E	71.94	36.05
C20	034758	1392.00	80.16	N 66'41'20" W	80.15	40.09
C21	16*3518*	1320.00	382.17	5 60'02'39" E	380.83	192,43
C22	28*51112*	340.00	171.22	5 7114'53" W	169.42	87.47
C23	10*13'49"	289.00	51.60	5 61'56'11' W	51.53	25.87
C24	21'50'57"	570.00	217.36	5 77 58 35 W	216.05	110.02
Ç25	15*24'22*	460.00	123.69	N 03'46'31" W	123.32	62.22
C26	2545'54"	275.00	121.26	N 01'09'16" E	120.28	61.63
C27	19"42'54"	375.00	129.03	N 03'55'46' E	128.40	65.16
C28	21981247	37 5. 0 0	139.45	N 30°20'12" W	138.65	70,54
C29	19*24'08*	470.00	159.16	N 311720" W	158.40	80.35
C30	08'43'08"	575.00	87.50	N 1713'42" W	87.42	43.83
C71	23*03′52*	325.00	130.83	6 027517" W	129.95	66.31
C32	10"04'20"	520.00	91.41	N 72*09*29* E	91.30	45.82
C33	10'04'20"	480.00	84.38	N 72*09'29* E	84.27	42.30
C72	3513'00"	350.00	215.13	5 49'30'49' W	211.76	111.08
C74	1115'43"	570.00	112.04	N 85"28"05" W	111.86	56.20
C36	88*36'09*	22.00	34.02	N 15*04/59* E	30.73	21,47
C37	268'36'09"	60.00	281.28	N 74'55'01" W	85.88	-61.48
<i>C38</i>	39"13'46"	270.00	184.86	5 09'55'14" E	181.27	96.22
<i>C</i> 39	3943'46"	230.00	157.48	S 09'55'14" E	154.42	81.97
C40	81*47*12*	20.00	28.55	5 50*35'16" W	26.19	17.32
C41	261'47'12"	50.00	228.45	5 39'24'44' E	75.59	-57.74
C42	04*06'38"	480.00	34.44	N 66'21'25' E	34,43	17.23
C43	04'06'38"	520.00	37.31	N 66'21'25' E	37.30	18.66
C44	90'00'00"	70.00	109.96	N 1978'05" E	98.99	70.00
C45	90,00,00,	70.00	109.96	5 70'41'55' E	98.99	70.00
	 	70.00	109.96	6 19"18"05" W	98.99	70.00
C46 C47	90,00,00,	70.00	109.96	N 70'41'55" W	98.99	70.00
	 		 			30.00
C48	90'00'00'	30.00	47.12	N 1918'05" E	42.43	1
C49	90'00'00"	30.00	47.12	5 70'41'55" E	42.43	30.00
C50	90'00'00"	30.00	47.12	5 19'18'05' W	42.43	30.00
C51	90'00'00"	30.00	47.12	N 70'41'55' W	42.43	30.00
652	22'51'41"	205.00	81.80	N 63*09*21* E	81.25	41,45
C53	44"5'38"	210.71	162.78	N 52'21'25" E	158.76	85.69
C54	49"51'48"	216.43	188.35	N 49"29"12" F	182.47	100.61
C55	49*49*19*	222.14	193.17	N 49*27'57" E	187.14	103.17
056	49'48'22"	227.86	198.07	N 49*27′29" E	191.89	105.78
C57	4118'20"	233.57	168.39	N 53'42'58" E	164.76	88.04
C58	2710'08"	239.29	113.47	N 60*48'51" E	112_41	57.82
C59	1118'15"	245.00	48.34	N 68'47'49" E	48.26	24.25
C60	00'45'18"	10759.17	141.79	5 07"53"14" W	141.79	70.90

COORDINATE TABLE

POINT#	NORTH	EAST
RW1	533904.71	1356311.25
RW205	534474.36	1356122.72
RWIOO	535035.10	1355437.17
RWIOI	535083.65	1355649.68
RWI02	535179.06	1355858.95
RWI03	535251.57	1355928.57
RWI04	535331.54	1355982.15
RW105	535393.78	1356018.22
RW106	535425.65	1356005.57
RWIO7	535433.48	1355985.86
RWI08	535465.20	1355912.26
RWI09	535437.58	1355979.78
RWI!	534700.33	1356487.22
RWIIO	535389.73	1356128.53
RWIII	535357.40	1356209.93
RW112	535245.45	1356429.48
RW113	535168.48	1356518.93
RW114	535061.55	1356654.57
RW115	534045.15	1356330.71
RW116	534019.44	1356302.16
RW117	533964.98	1356141.74
RW118	533940.74	1356096.27
RW19	533925.10	1356059.33
RW12	534422.15	1356392.32
RW120	533880.09	1355848.02
RW121	533888.93	1355736.51
RW122	533829.87	1355725.92
RW123	533874.58	1355580.56
RW124	533923.37	1366374.64
		1355762.92
RWI25	533910.00	
RW126	533980.46	1355767.76
RW127	534011.24	1355772.15
RW128	534087.43	1355772.87
RW129	534089.31	1355772.50
BN2	533473.10	1355479.49
RW130	534231.43	1355775.36
RW131	534522.06	1355705.04
RW132	534671.82	1355614.02
RW133	534813.11	1366558.12
RW134	534847.36	1355540.28
RW135	534912,30	1355511.57
RWI36	534927.25	1355507.97
RW137	534962.26	1355499.97
RW138	534981.07	1365470.03
RW139	534976.61	1355450.53
RW14	534951.28	1356613.77
RW40	535006.01	1365679.22
RW141	535025.16	1355663.04
RW142	535376.13	1356095.11
RW143	534976.07	1355560.41
RW144	534941.06	1355568.41
	1	
RW145	534857.56	1355594.30
RW146	534809.97	1355613.13
RW147	534795.92	1355645.58
RW148	534844.60	1355768.60
RW149	534858.41	1355800.14
RW15	534905.50	1356593.44
RWI50	534862.60	1355808.85
RW151	534895.97	1355820.53
RW152	534915.73	1355811.02
RW153	535009.16	1355843.74
RW154	535026.51	1355879.79
PWI55	534993.79	1355973.22

COORDINATE TABLE

POINT#	NORTH	LEAST
RW156	534846.54	1356044.08
RWI57	534753.11	13560ft.35
RW158	534735.77	1355975.31
RWI59	534768.49	1355881.88
RW16	534986.79	1356632.15
RW160	534814.87	1355859.56
RW161	534826.55	1355826.19
RWI62	534822.36	1355817.48
RW163	534807.41	1355783.32
RW164	534758.73	1355660.29
RWI65	534726.28	1355646.25
RWI66	534690.22	1355660.52
RW167	534554.86	1355742.78
RW68	534435.19	1355812.81
RW169	534416.93	1355844.82
RW170	534426.72	1355887.90
RW171	534452.54	1355968.12
RW172	534511.21	1356107.17
RW173	534948.15	1356257.21
RW174	535108.56	1356167.49
RW175	535086.22	1356250.41
RW176	535056.54	1356242.42
RW177	534967.67	1356292.12
RW178	534516.95	1356196.82
RW179	534480.91	1356188.63
RW180	534471.77	1356193.81
RWIB1	534293.21	1356225.04
RWI82	534203.11	1356209.65
RW183	534261.51	1356161.65
RW184	534278.14	1356181.89
RW185	534299.94	1356185.61
RW186	534452.05	1356(59.0)
RW187	534461.19	1356153.83
RW188	534472.67	1356118.71
RWI89	534415.69	1355983.67
RW19	535045.49	1356658.04
RW190	534387.71	1355896.77
RW191	534377.92	1355853.69
RW192	534347.61	1355832.72
RW193	534219.52	1355823.92
RW194	534099.26	1355821.50
RW195	533976.21	1355829.61
RW196	533905.10	1355824.73
RW197	534933.08	1355847.06
RW198	534973.12	1355861.09
RWI99	534990.46	1355897.13
RW2	533929.57	1356283.89
	535079.96	1356650.59
RW20	534976.44	1355937.17
RW200	534829.20	1356008.03
RW201		
RW202	534789.15	1355994.01
RW203	534771.81	1355957.96
RW204	534785.83	1355917.92
RW21	535167.24	1356539.89
061	533588.84	1355965.92

COORDINATE TABLE

POINT#	NORTH	EAST
₹ ₩ 3	533915.74	1356219.77
RW4	533869.85	1356082.72
RW5	533824.35	1355911.08
RW7	533906.08	1356185.81
RW9	533927.54	1356273.63

SURVEYOR

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

OWNER/DEVELOPER THE HOWARD RESEARCH AND DEVELOPMENT CORPORATION 10275 Little Patuxent Parkway Columbia, MD 21044 (410) 992-6084

ATTN: Joseph H. Necker, Jr.



Daft · McCune · Walker, Inc. A Team of Land Planners, Landscape Architects, Engineers, Surveyors &

10-22 04 IN THE LAND RECORDS OF HOWARD COUNTY, MD.

> **EMERSON** SECTION 2 PHASE 5A

AND SECTION 3 AREA 3

LOTS 1 - 87 OPEN SPACE LOTS 88, 89, 91, 93, 95, 97, 99 COA LOTS 90, 92, 94, 96, 98, 100, 101, 102

AND PARCEL A SHEET 2 OF 6 **ZONING: MXD** TAX MAP 47 P/O PARCELS 837 & 165 SIXTH ELECTION DISTRICT **HOWARD COUNTY MARYLAND**

SCALE: AS SHOWN AUGUST 2, 2004

We, The Howard Research and Development Corporation, A Maryland Corporation, by Dennis W. Miller 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 easements shown hereon;
- (2) 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;
- (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.

The Howard Research and

Development Corporation

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

The Howard Research and

Development Corporation

9-15-04

Professional Land Surveyor

subdivision by Howard County as shown.

1355973.22

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 in the

Land Records of Howard County, Maryland, in Liber 5829 Folio 330; and that all

monuments are in place or will be in place prior to acceptance of the streets in the

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 related to

the making of this plat and the setting of markers have been complied with.

534993.79

RW155

9/6/01

Maryland Registration No. 10951

F-04-53

-1884 31SS PR cealement of high 450 mod 1880 mod

APPROVED: FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEMS

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND

HOWARD COUNTY HEALTH DEPARTMENT

Howard County Health Officer

ZONING

OWNER'S DEDICATION

