

**COORDINATE LIST**

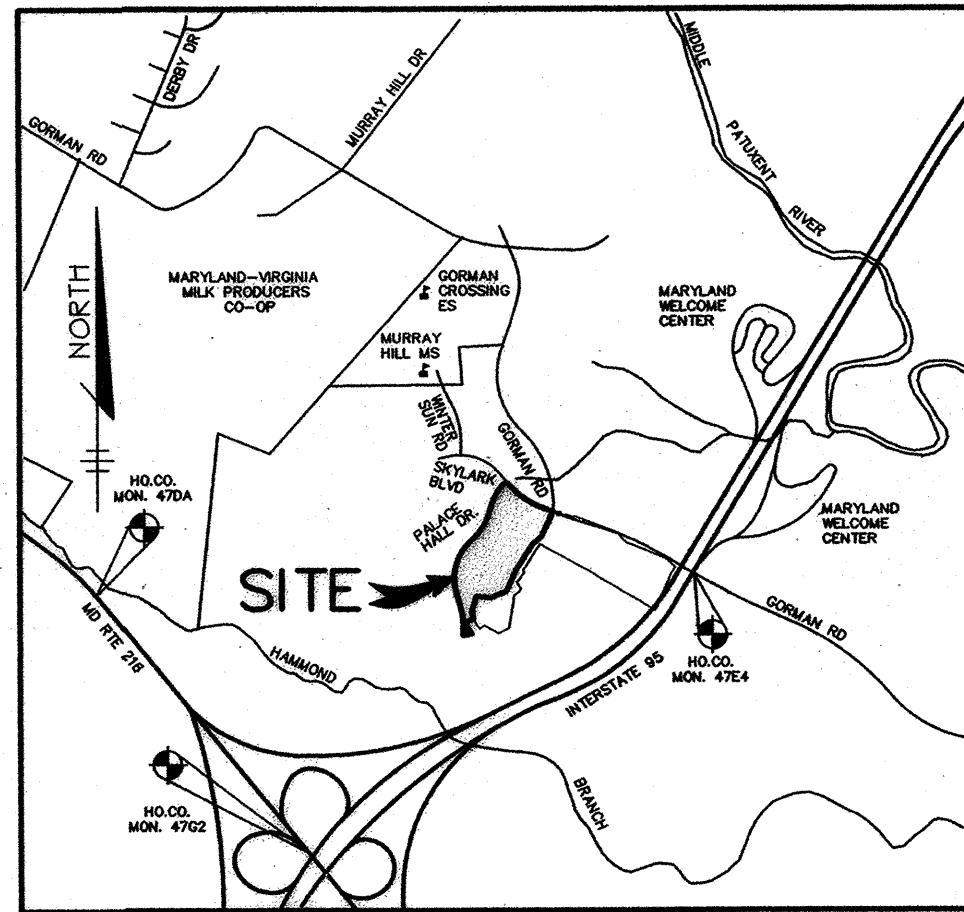
NO.	NORTH	EAST
1	536506.8740	1353904.9733
2	536294.7218	1353804.5198
3	536228.5194	1353728.9157
4	536002.8472	1353583.4665
5	535839.9125	1353511.6778
6	535783.3200	1353383.1162
7	535796.4237	1353261.8588
8	535668.1019	1353220.9687
9	535606.5698	1353234.4890
10	535583.3089	1353182.7034
11	535551.6503	1353171.0209
12	535480.8380	1353221.4313
13	535464.6892	1353147.9363
14	535493.3164	1353150.2093
15	535706.9480	1353128.2529
16	535830.3130	1353092.2345
17	536181.7957	1353062.4602
18	536196.1125	1353064.3716
19	536213.4734	1353067.9430
20	536205.7315	1353079.9028
25	536260.5019	1353216.3957
26	536613.2665	1353406.3009
27	536677.4709	1353460.2703
28	536712.1799	1353499.4111
29	536729.6519	1353514.8132
30	536729.6519	1353537.3588
31	536537.6901	1353822.2796

I FURTHER CERTIFY THAT 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.

*Robert A. Jenkins* 8/23/04  
 ROBERT A. JENKINS, VICE PRESIDENT DATE  
*Thomas L. Frazier, Jr.* 8/24/04  
 THOMAS L. FRAZIER, JR. DATE  
 PROFESSIONAL LAND SURVEYOR  
 MD REGISTRATION NO. 21097

**GENERAL NOTES**

- COORDINATES BASED ON NAD 83, MARYLAND COORDINATE SYSTEM AS PROJECTED BY HOWARD COUNTY GEODETIC CONTROL STATION Nos. 47E4 N 535846.138 E 1355431.196 47DA N 535405.459 E 1349362.707 47G2 N 532938.964 E 1351224.095
- ALL AREAS SHOWN ON THIS PLAT ARE MORE OR LESS.
- THIS PLAT IS BASED ON A FIELD RUN MONUMENTED BOUNDARY SURVEY PERFORMED ON OR ABOUT JULY 2000 BY DAFT MCCUNE WALKER, INC.
- 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.
- 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.
- THIS PROJECT COMPLIES WITH THE REQUIREMENTS OF SECTION 16.1200 OF THE HOWARD COUNTY CODE FOR FOREST CONSERVATION. DEVELOPMENT OF EMERSON SECTION 2, AREA 6, PHASE A, PROPOSES NO FOREST CLEARING, RETENTION OR REFORESTATION. WHEN EVALUATED CUMULATIVELY WITH PREVIOUS PHASES OF THE PROJECT, APPROXIMATELY 47.59 ACRES OF FOREST CLEARING AND 51.03 OF RETENTION ARE PROPOSED, AND NO REFORESTATION IS REQUIRED. APPROXIMATELY 5.77 ACRES OF REFORESTATION WAS PROVIDED IN PREVIOUS PHASES AND MAY BE USED TO OFFSET REFORESTATION REQUIREMENTS FOR FUTURE PHASES OF THIS DEVELOPMENT.
- 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).
- SEE PLANNING AND ZONING FILES S-99-12, PB-339, ZB-979-M, PB-359 (AMENDED S-99-12), P-02-022, WP-04-13, F-01-145 AND F-02-55.
- THE WETLANDS DELINEATION FOR THIS PROJECT WAS PREPARED BY DAFT MCCUNE & WALKER, INC.
- WP-04-13 IS A WAIVER TO WAIVE SECTION 16.146, WHICH REQUIRES SUBMISSION OF A PRELIMINARY PLAN (FOR EACH PHASE OF A PHASED PROJECT) AFTER APPROVAL OF THE SKETCH PLAN AND PRIOR TO SUBMISSION OF A FINAL PLAN, WAS APPROVED ON SEPTEMBER 8, 2003 WITH ONE (1) CONDITION:  
 a.) THE PETITIONER SHALL PROCEED WITH SUBMISSION OF A FINAL PLAN APPLICATION WITHIN 9 MONTHS OF APPROVAL OF THIS WAIVER (ON OR BEFORE 5/8/04).
- 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-399)
- THERE ARE NO FLOODPLAIN LIMITS WITHIN THE LIMITS OF THE SUBJECT PROPERTY.
- STORMWATER MANAGEMENT FACILITY WILL BE PROVIDED BY OFFSITE REGIONAL POND UNDER F-01-145.



**VICINITY MAP**  
 SCALE: 1"=2000'

**PURPOSE STATEMENT**

THE PURPOSE OF THIS PLAT IS TO CREATE TWO BULK PARCELS, "A" & "B" OUT OF THE AREA BOUNDED BY SKYLARK BLVD., PALACE HALL DRIVE, EMERSON SECTION 3, AREA 2 AND PALACE HALL DRIVE EXTENDED, AND ABANDON 0.030013 acres OF EXISTING PALACE HALL DRIVE RIGHT-OF-WAY.

**OWNER**

THE HOWARD RESEARCH AND DEVELOPMENT CORPORATION  
 THE ROUSE BUILDING  
 10275 LITTLE PATUXENT PARKWAY  
 COLUMBIA, MARYLAND 21044  
 410-992-6000

**Patton Harris Rust & Associates, pc**  
 Engineers. Surveyors. Planners. Landscape Architects.



8818 Centre Park Drive  
 Columbia, MD 21045  
 T 410.997.8900  
 F 410.997.9282

TOTAL TABULATION THIS SUBMISSION	TOTALS
TOTAL NUMBER OF PARCELS TO BE RECORDED:	
BUILDABLE PARCELS	2
NON-BUILDABLE	0
OPEN SPACE	0
PRESERVATION PARCELS	0
TOTAL AREA OF PARCELS TO BE RECORDED:	
BUILDABLE PARCELS	10.29728 Ac.±
NON-BUILDABLE	0.0000 Ac.
OPEN SPACE	0.00000 Ac.±
PRESERVATION PARCELS	
TOTAL AREA OF ROAD RIGHT-OF-WAY TO BE RECORDED	
RIGHT-OF-WAY TO BE DELETED	0.03001 Ac.±
RIGHT-OF-WAY TO BE ADDED	0.06545 Ac.±
TOTAL GROSS AREA OF SUBDIVISION	10.36273 Ac.±

**LEGEND**

- DENOTES 4"x4"x36" CONC. MONUMENT SET
- DENOTES 5/8" REBAR CAP SET
- DENOTES PROPERTY LINE

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

*John B. ...* 9/12/04  
 HOWARD COUNTY HEALTH OFFICER JAB DATE

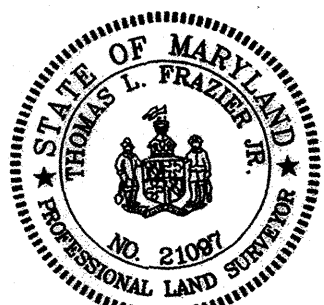
APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING.

*Thomas L. Frazier, Jr.* 9/12/04  
 CHIEF, DEVELOPMENT ENGINEERING DIVISION MK DATE

*March ...* 9/21/04  
 DIRECTOR DATE

**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 HOLDING, INC., BY DEED DATED DECEMBER 18, 2000 AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER 5289, FOLIO 330, HRD LAND HOLDING, INC. HAVING THEREAFTER CHANGED ITS NAME TO THE HOWARD RESEARCH AND DEVELOPMENT CORPORATION BY ARTICLES OF AMENDMENT DATED JANUARY 05, 2001, AND THAT ALL MONUMENTS ARE IN PLACE OR WILL BE IN PLACE PRIOR TO THE ACCEPTANCE OF THE STREETS IN THE SUBDIVISION BY HOWARD COUNTY AS SHOWN, IN ACCORDANCE WITH THE ANNOTATED CODE OF MARYLAND, AS AMENDED.



*Thomas L. Frazier, Jr.* 8/24/04  
 THOMAS L. FRAZIER, JR. DATE  
 PROFESSIONAL LAND SURVEYOR  
 MD REGISTRATION NO. 21097

**OWNER'S CERTIFICATE**

WE, THE HOWARD RESEARCH AND DEVELOPMENT CORPORATION, BY ROBERT A. JENKINS, VICE PRESIDENT AND CYNTHIA L. STEWART, ASSISTANT SECRETARY, OWNER 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 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 RIGHT-OF-WAYS.

WITNESS MY/OUR HANDS THIS 24<sup>th</sup> DAY OF August 2004.

*Robert A. Jenkins* 8/23/04  
 ROBERT A. JENKINS, VICE PRESIDENT DATE  
 THE HOWARD RESEARCH AND DEVELOPMENT CORPORATION  
*Cynthia L. Stewart* 8/24/04  
 CYNTHIA L. STEWART, ASSISTANT SECRETARY DATE

RECORDED AS PLAT No. 10920  
 ON 9/24/04  
 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

**EMERSON SECTION 2, PHASE 6A BULK PARCELS A & B**

A SUBDIVISION OF P/O PARCELS 462 & 837 AND A RESUBDIVISION OF THE RIGHT OF WAY FOR PALACE HALL DRIVE, AS SHOWN ON A PLAT TITLED "EMERSON, SECTION 2, PHASE 2, PARCELS B & C, PUBLIC ACCESS AND STORM DRAIN EASEMENT AND PLAT OF REVISION FOR OPEN SPACE LOT 174 AND RECORDED AS PLAT NO. 15317-15318. 6TH ELECTION DISTRICT HOWARD COUNTY, MARYLAND S-99-12, PB-339, ZB-979-M, F-01-145, F-02-55, PB-359 (AMENDED S-99-12), P-02-022 & WP-04-13 PARCEL: P/O 462 & P/O 837 Tax MAP No. 47 GRID Nos. 8 & 9 ZONED: PEC-MXD-3 SCALE: 1"=100' DATE: 08-23-04 SHEET 1 OF 2  
 22456\1-2\SURVEY\FINAL\001PLAT.DWG

