

VICINITY MAP
SCALE: 1"=2000'

GENERAL NOTES

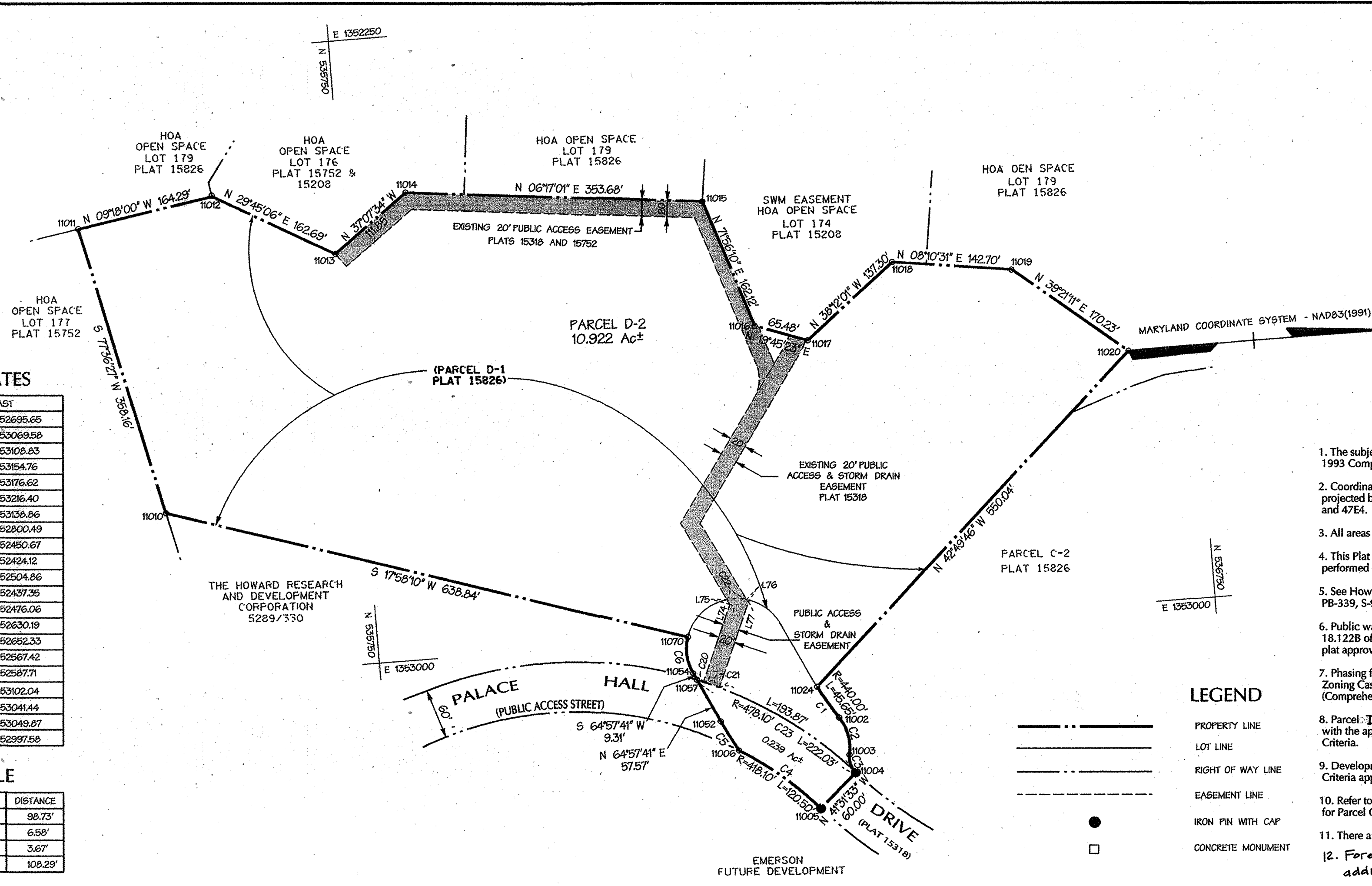
- The subject property is Zoned R-SC-MXD3 and PEC-MXD3 per the October 18, 1993 Comprehensive Zoning Plan ZB-979M.
- Coordinates are based on Maryland Coordinated System - NAD83 (1991) as projected by Howard County Geodetic Control Stations No. 47DA 47G2 and 47E4.
- All areas shown on this plat are more or less.
- This Plat is based upon a field run monumented boundary survey performed on or about June 25, 1999 by Daft-McCune-Walker, Inc.
- See Howard County Department of Planning and Zoning File Nos.: ZB-979 M, PB-339, S-99-12, P-00-16, F-01-145 and F-02-55.
- 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.
- 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).
- Parcel D-2 may be resubdivided for other residential uses, in accordance with the approved Comprehensive Sketch Plan (S-99-12) and the 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)
- 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.
- There are no wetlands on the site that will be disturbed.
- Forest Conservation requirements for this site were addressed under F-01-145 and F-03-113.

THE PURPOSE OF THIS PLAT IS TO ADD A PART OF PALACE HALL DRIVE TO PARCEL D-1 IN ORDER TO CREATE PARCEL D-2.



LEGEND

- — — — — PROPERTY LINE
- — — — — LOT LINE
- - - - - RIGHT OF WAY LINE
- - - - - EASEMENT LINE
- IRON PIN WITH CAP
- CONCRETE MONUMENT



COORDINATES

POINT#	NORTH	EAST
11020	536671.11	1352695.65
11024	536267.73	1353069.58
11002	536291.01	1353108.83
11003	536299.70	1353154.76
11004	536305.42	1353176.62
11005	536260.50	1353216.40
11006	536168.81	1353138.86
11010	535511.21	1352800.49
11011	535434.34	1352450.67
11012	535596.47	1352424.12
11013	535737.71	1352504.86
11014	535826.89	1352437.35
11015	535178.44	1352476.06
11016	536228.71	1352630.19
11017	536290.34	1352652.33
11018	536398.23	1352567.42
11019	536539.48	1352587.71
11052	536149.92	1353102.04
11054	536121.61	1353041.44
11057	536125.55	1353049.87
11070	536118.89	1352997.58

LINE TABLE

LINE#	BEARING	DISTANCE
L74	S 66°41'07" E	98.73'
L75	S 63°19'36" W	6.58'
L76	N 63°19'36" E	3.67'
L77	S 66°41'07" E	108.29'

CURVE TABLE

NUMBER	DELTA	RADIUS	LENGTH	CHORD BEARING	DISTANCE	TANGENT
C1	05°56'42"	440.00'	45.65'	N 59°19'30" E	45.63'	22.85'
C2	45°51'20"	60.00'	48.02'	S 79°16'49" W	46.75'	25.38'
C3	53°44'00"	25.00'	23.45'	N 75°20'29" E	22.60'	12.66'
C4	16°30'48"	418.10'	120.50'	S 40°13'05" W	120.08'	60.67'
C5	04°14'06"	560.00'	41.39'	N 62°50'38" E	41.38'	20.71'
C6	42°58'04"	60.00'	45.00'	N 86°26'44" E	43.95'	23.62'
C20	00°58'38"	478.10'	4.08'	N 22°21'19" E	8.15'	8.15'
C21	02°23'50"	478.10'	20.00'	N 24°02'31" E	20.00'	10.00'
C22	22°31'44"	60.00'	23.59'	N 04°47'36" E	23.44'	11.95'
C23	26°36'30"	478.10'	222.03'	S 35°10'13" W	220.04'	113.05'

TABULATION OF FINAL PLAT -- THIS SHEET

A. TOTAL NUMBER OF LOTS AND/OR PARCELS TO BE RECORDED	1
BUILDABLE	1
NON-BUILDABLE	
OPEN SPACE	
PRESERVATION PARCELS	
B. TOTAL AREA OF LOTS AND/OR PARCELS	10.922 Ac. ±
BUILDABLE	10.922 Ac. ±
NON-BUILDABLE	Ac. ±
OPEN SPACE	Ac. ±
PRESERVATION PARCELS	Ac. ±
C. TOTAL AREA OF ROADWAYS TO BE RECORDED INCLUDING WIDENING STRIP	0.239 Ac. ±
D. TOTAL AREA OF SUBDIVISION TO BE RECORDED	11.161 Ac. ±

OWNER/DEVELOPER
THE HOWARD RESEARCH AND DEVELOPMENT CORPORATION
10275 Little Patuxent Parkway
Columbia, MD 21044
(410) 992-6084
ATTN: Robert L. Jenkins

SURVEYOR
DAFT-MCCUNE WALKER, INC.
200 East Pennsylvania Avenue
Towson, Maryland 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 rights-of-way and the specific easements shown herein;
- 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;
- 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 rights-of-way.

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 _____, 2004.

Robert A. Jenkins 5/21/04
Robert A. Jenkins, Vice President
The Howard Research and Development Corporation

Cynthia L. Stewart 5/21/04
Cynthia L. Stewart, Assistant Secretary
The Howard Research and Development Corporation

SURVEYOR'S CERTIFICATE

I hereby certify that the final plat shown herein 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 5289 Folio 330; HRD Land Holdings, Inc. having subsequently changed its name to The Howard Research and Development Corporation by Articles of Amendment dated January 4, 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 the markers have been complied with.

Anthony J. Vitti 5/24/04
Anthony J. Vitti, Professional Land Surveyor
Maryland Registration No. 10951

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

Penny E. Rosenfein, M.D. 6/18/04
Howard County Health Officer

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

Paul D. Lezley 6/22/04
Chief, Development Engineering Division
Date
MK

Paul D. Lezley 6/22/04
Director
Date

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 296-4708

RECORDED AS PLAT No. 16771
ON JUNE 25, 2004 IN THE
LAND RECORDS OF HOWARD COUNTY, MD.

EMERSON
SECTION 2 PHASE 2 AND PHASE 3
PARCEL D-2
RESUBDIVISION OF
SECTION 2, PHASE 2, PALACE HALL DRIVE
AND SECTION 2, PHASE 3, PARCEL D-1
SHEET 1 OF 1
ZONING: R-SC-MXD-3 AND PEC-MXD-3
TAX MAP 47 GRID 8 PART OF PARCELS 3 AND 837
6th ELECTION DISTRICT
HOWARD COUNTY MARYLAND.

SCALE: 1"=100'