

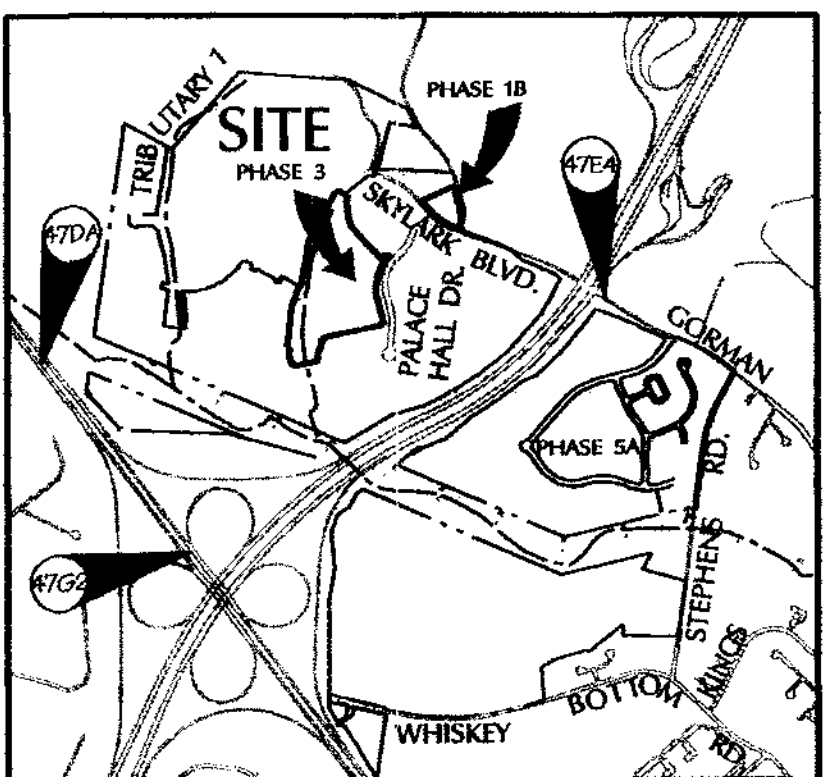
LEGEND

- — — — — PROPERTY LINE
- — — — — LOT LINE
- — — — — RIGHT OF WAY LINE
- — — — — EASEMENT LINE
- — — — — 100 YEAR FLOOD PLAIN EASEMENT LINE
- — — — — FOREST CONSERVATION EASEMENT LINE
- CONCRETE MONUMENT

- 100 YEAR FLOOD PLAIN EASEMENT
- EXISTING FOREST CONSERVATION EASEMENT
- FOREST CONSERVATION EASEMENT AREA TO BE ADDED

EMERSON

SECTION 2, PHASE 3
 PARCELS D-3, D-4
 SECTION 2, PHASE 1B
 H.O.A. OPEN SPACE LOTS 166, 230
 SECTION 2, PHASE 5B PARCEL AA-1



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. 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.
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 than one residence);
 - 2) Surface - 6" of compacted crusher run base w/ tar and chip coating (1-1/2" min.);
 - 3) 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 wetlands, stream(s), or their buffers and forest conservation easement areas.
7. Water and sewer service to these lots will be granted under the provisions of Section 18.122.B of the Howard County Code.
8. Public water and sewage allocation will be granted before the record plats are recorded.
9. 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 lots/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 easements, 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.
10. There are no known cemeteries on this site.
11. There are no existing structures on the site.
12. Previous Howard County Department of Planning and Zoning File Nos.: S-99-12, PB-339, ZB-979-M, WP-01-14, WP-03-154, P-03-16, F-04-176, F-03-113, F-01-137, F-02-55, and F-04-127.
13. 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.
14. 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-99-012).
15. Stormwater management (SWM) for this project will be addressed with the existing Stormwater Management Facilities which will control the runoff per the latest approved Design Standards. The facilities have been approved under F-02-55 and F-04-127.
16. 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. There are no wetlands on site that will be disturbed.
17. The floodplain study for this project was prepared by Howard County, dated 1986.
18. 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.
19. This project complies with the requirements of Section 16.1200 of the Howard County Code for Forest Conservation. Forest Conservation act compliance for Emerson Section 2, Phases 1.2, and 3, was previously addressed under F-01-137, F-01-145 and F-02-55. This plan proposes to expand existing Forest Conservation Easement "H" and "I" to create Forest Conservation Easement areas H-1 and I-1. 1,733 acres of Forest Conservation Easement will be added to area H-1, making the revised area of H-1 7,581 acres. 1,634 acres of Forest Conservation Easement will be added to area I-1, making the revised area of I-1 2,329 acres. The total Forest Conservation survey amount is \$52,533.36.
20. Emerson Section 2 Phase 3, Parcel "D" was allocated 120 units with the recordation of plat # 15752 and subsequently subdivided to Parcel "D-1" with plat # 15825 and again to Parcel "D-2" with Plat # 16771. Section 2, Phase 5B, Parcel AA was allocated 33 units with the recordation of Plat # 17345. This Resubdivision plan is to take Emerson Section 2 Phase 3 Parcel "D-2" and Emerson Section 2 Phase 5B, Parcel "AA" to create new Parcels "D-3", "D-4", and "AA-1". 6 tentative housing unit allocations are hereby shifted from Emerson Section 2 Phase 3 to Emerson Section 2 Phase 5B, Parcel "AA-1" for a total of 39 tentative housing unit allocations (33+6=39). Emerson Section 2 Phase 3 Parcel "D-3" will have 39 tentative housing unit allocations reserved and Parcel "D-4" will have 45 tentative housing unit allocations reserved. The remaining 30 housing unit allocations from Emerson Section 2 Phase 3 (120-6-39-45=30) are hereby shifted to Emerson Section 2 Phase 6A, Parcel A - plat # 16927 (F04-68).
21. WP-04-14, Emerson 2/3, Bulk Parcel D-1, approved September 10, 2003, Section 16.1106.H.(2) which establishes the milestone date for the sketch plan/preliminary equivalent sketch plan or a site plan must be submitted when a bulk parcel is recorded on a record plat and Section 16.144.(c), which provides that when a milestone date is not complied with, the plan shall be voided and all previous approvals and housing unit allocations rescinded. Approval is subject to the following conditions: (1) The milestone date for submission of a sketch plan/preliminary equivalent sketch plan or site development plan for Resubdivision or development of Parcel D-1, shall be extended to coincide with the milestone date that will be established for Parcel AA (F-04 17345) (as currently shown on P-03-16), once Parcel AA is recorded on a plat in the Land Records of Howard County, Maryland.
22. Open Space Areas may contain active recreation facilities as allowed in the approved Development Criteria
23. Stream Buffers are determined by land use adjoining the Open Space. Employment Use=50' buffer from any stream. Residential Use=50' buffer for intermittent streams and 75' for perennial streams.

AREA TABULATION OF FINAL PLAT	SHEET 2	SHEET 3
A. TOTAL NUMBER OF LOTS AND/OR PARCELS TO BE RECORDED	4	1
BUILDABLE	3	0
NON-BUILDABLE	1	1
OPEN SPACE	1	1
PRESERVATION PARCELS	0	0
B. TOTAL AREA OF LOTS AND/OR PARCELS	21.938 Ac. ±	2.348 Ac. ±
BUILDABLE	12.788 Ac. ±	0.000 Ac. ±
NON-BUILDABLE	9.150 Ac. ±	2.348 Ac. ±
OPEN SPACE	9.150 Ac. ±	2.348 Ac. ±
PRESERVATION PARCELS	0.000 Ac. ±	0.000 Ac. ±
C. TOTAL AREA OF ROADWAYS TO BE RECORDED INCLUDING WIDENING STRIP	0.000 Ac. ±	0.000 Ac. ±
D. TOTAL AREA OF SUBDIVISION TO BE RECORDED	21.938 Ac. ±	2.348 Ac. ±

OWNERS/DEVELOPERS
 EMERSON COMMUNITY ASSOCIATION, INC.
 PO BOX 833
 COLUMBIA, MD. 21044

EMERSON LAND BUSINESS TRUST
 PO BOX 833
 COLUMBIA, MD. 21044

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



PURPOSE NOTE

THE PURPOSE OF THIS PLAT IS TO RECONFIGURE THE PARCEL OUTLINES OF PARCEL AA, AS SHOWN ON PLAT NO. 17345, PARCEL D-2, AS SHOWN ON PLAT 16771, AND HOA OPEN SPACE LOTS 166 AND 230, AS SHOWN ON PLAT 15752 INTO PROPOSED PARCELS D-3, D-4, AA-1, OPEN SPACE LOTS 166, 230 AND ALSO ESTABLISH FOREST CONSERVATION AREA H-1 AND I-1. 1,733 ACRES OF FOREST CONSERVATION EASEMENT IS HEREBY ADDED TO THE EXISTING 5,848 ACRES OF FOREST CONSERVATION EASEMENT PREVIOUSLY ESTABLISHED BY F-01-137, CREATING 7,581 ACRES OF FOREST CONSERVATION EASEMENT FOR AREA H-1. 1,634 ACRES WILL BE RETENTION AND 0.15 ACRES WILL BE REFORESTATION. 1,634 ACRES OF FOREST CONSERVATION EASEMENT IS HEREBY ADDED TO THE EXISTING 0,695 ACRES OF FOREST CONSERVATION EASEMENT PREVIOUSLY ESTABLISHED BY F-01-137, CREATING 2,329 ACRES OF FOREST CONSERVATION EASEMENT FOR AREA I-1. 1,634 ACRES WILL BE REFORESTATION.

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 296-4706

RECORDED AS PLAT No. 17381
 ON 04-22-05 IN THE
 LAND RECORDS OF HOWARD COUNTY, MD.

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

Penny E. Borenstein MD 4/11/05
 Howard County Health Officer Date

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

Michael Miller 3/29/05
 Chief, Development Engineering Division Date

Frank DeLuca 4/11/05
 Date

OWNER'S DEDICATION

We, Emerson Community Association Inc., and Emerson Land Business Trust 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.
- (5) The requirements of SS 3-108, The Real Property Article Annotated Code of Maryland, 1998 Replacement Bolome (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 3rd day of March, 2005.

Paul Miller 3/8/05
 Emerson Community Association, Inc. Date
 Paul W. Miller (Vice President)

James L. Liao 3/8/05
 Emerson Land Business Trust Date
 James L. Liao (Secretary)

SURVEYOR'S CERTIFICATE

I hereby certify that the final plat shown hereon is correct, that it is a Resubdivision of the lands conveyed by Emerson Corporation to Emerson Land Business Trust, by deed dated August 16, 2004 and recorded in the Land Records of Howard County, Maryland, in Liber 5289 Folio 330; and the lands conveyed by Emerson Corporation to Emerson Community Association, Inc. by deed dated February 7, 2002 and recorded among the land records of Howard County, Maryland, in Liber 6775 Folio 357; 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.

Anthony J. Vitti 3/9/05
 Anthony J. Vitti, Professional Land Surveyor Date
 Maryland Reg. No. 10951

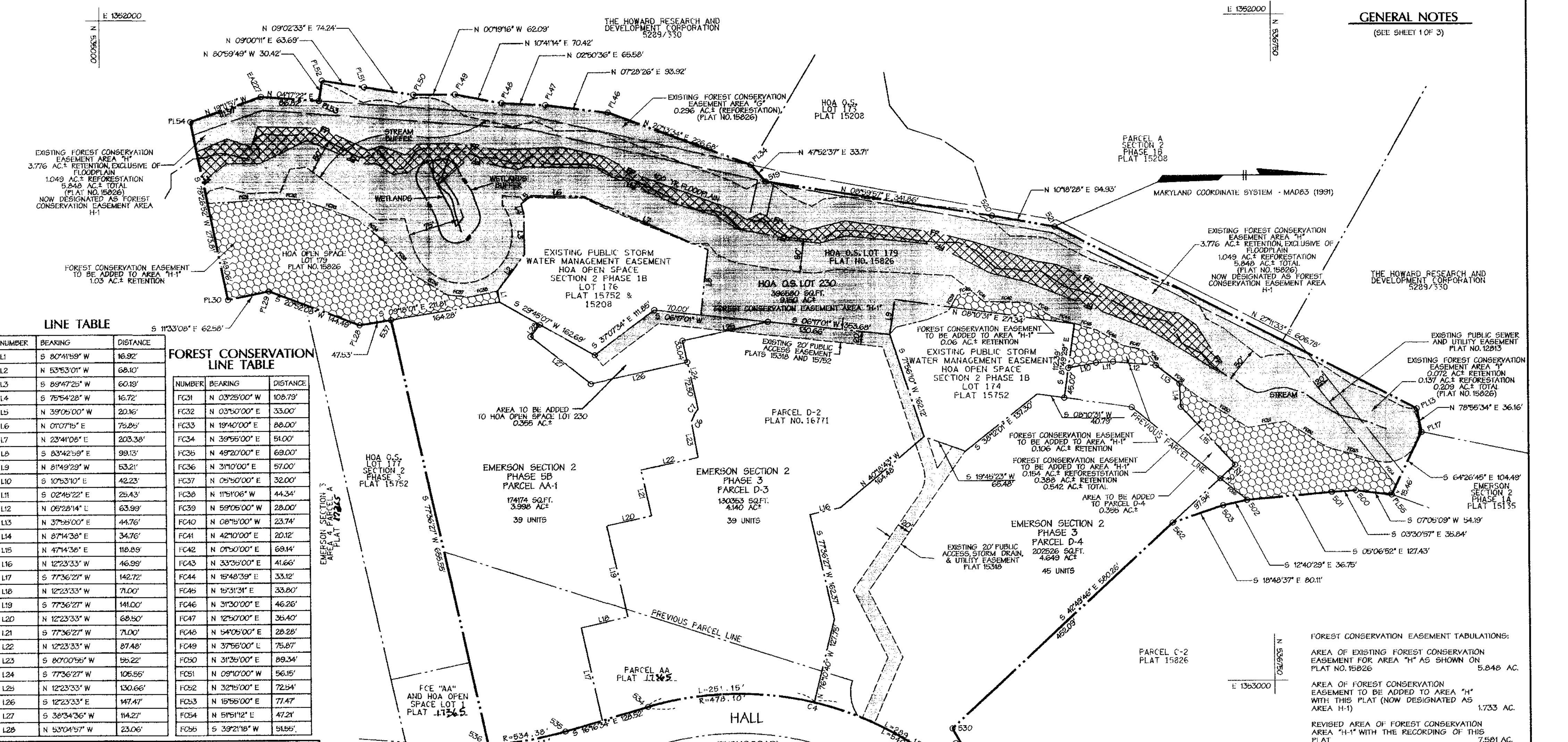
EMERSON

SECTION 2, PHASE 3
 PARCELS D-3, D-4
 SECTION 2, PHASE 1B
 H.O.A. OPEN SPACE LOTS 166, 230 AND
 SECTION 2, PHASE 5B, PARCEL AA-1,

A RESUBDIVISION OF
 SECTION 2, PHASE 3, PARCEL D-2
 SECTION 2, PHASE 5B, PARCEL AA AND
 SECTION 2, PHASE 1B, HOA OPEN SPACE
 LOTS 166 AND 179

SHEET 1 OF 3
 ZONING: R-SC-MXD-3 AND PEC-MXD-3
 TAX MAP 47 GRID 8 PART OF PARCELS 3 AND 837
 SIXTH ELECTION DISTRICT
 HOWARD COUNTY MARYLAND

SCALE AS SHOWN IN PLAN
 MARCH 17, 2005



LINE TABLE

NUMBER	BEARING	DISTANCE
L1	S 80°41'59" W	16.92'
L2	N 53°53'01" W	68.10'
L3	S 89°47'25" W	60.19'
L4	S 75°54'28" W	16.72'
L5	N 39°05'00" W	20.16'
L6	N 01°07'15" E	75.85'
L7	N 23°41'08" E	203.38'
L8	S 83°42'59" E	99.13'
L9	N 81°49'29" W	53.21'
L10	S 10°53'10" E	42.23'
L11	S 02°45'22" E	25.43'
L12	N 05°28'14" L	63.99'
L13	N 37°58'00" E	44.76'
L14	N 8°14'38" E	34.76'
L15	N 47°14'38" E	118.89'
L16	N 12°23'33" W	46.99'
L17	S 77°36'21" W	142.72'
L18	N 12°23'33" W	71.00'
L19	S 77°36'21" W	141.00'
L20	N 12°23'33" W	68.50'
L21	S 77°36'21" W	71.00'
L22	N 12°23'33" W	87.48'
L23	S 80°00'56" W	96.22'
L24	S 77°36'21" W	106.55'
L25	N 12°23'33" W	130.66'
L26	S 12°23'33" E	147.47'
L27	S 38°34'36" W	114.27'
L28	N 53°04'57" W	23.06'

FOREST CONSERVATION LINE TABLE

NUMBER	BEARING	DISTANCE
FC31	N 03°25'00" W	108.79'
FC32	N 03°50'00" E	33.00'
FC33	N 19°40'00" E	88.00'
FC34	N 39°55'00" E	51.00'
FC35	N 49°20'00" E	69.00'
FC36	N 31°00'00" E	57.00'
FC37	N 09°50'00" E	32.00'
FC38	N 11°51'06" W	44.34'
FC39	N 59°05'00" W	28.00'
FC40	N 08°15'00" W	23.74'
FC41	N 42°10'00" E	20.12'
FC42	N 01°50'00" E	69.14'
FC43	N 33°39'00" E	41.66'
FC44	N 15°48'39" E	33.12'
FC45	N 15°31'31" E	33.80'
FC46	N 31°30'00" E	46.26'
FC47	N 12°50'00" E	36.40'
FC48	N 54°05'00" E	28.28'
FC49	N 37°55'00" E	75.87'
FC50	N 31°35'00" E	89.34'
FC51	N 09°10'00" W	56.15'
FC52	N 32°15'00" E	72.54'
FC53	N 15°55'00" E	71.47'
FC54	N 51°51'12" E	47.21'
FC55	S 39°21'18" W	51.55'

TABULATION OF FINAL PLAT -- THIS SHEET

A. TOTAL NUMBER OF LOTS AND/OR PARCELS TO BE RECORDED	4
BUILDABLE	3
NON-BUILDABLE	1
OPEN SPACE	1
PRESERVATION PARCELS	0
B. TOTAL AREA OF LOTS AND/OR PARCELS	21.938 AC. ±
BUILDABLE	12.788 AC. ±
NON-BUILDABLE	9.150 AC. ±
OPEN SPACE	9.150 AC. ±
PRESERVATION PARCELS	0.000 AC. ±
C. TOTAL AREA OF ROADWAYS TO BE RECORDED INCLUDING WIDENING STRIP	0.000 AC. ±
D. TOTAL AREA OF SUBDIVISION TO BE RECORDED	21.938 AC. ±

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

Penny E. Bernstein MD/PHD 4/11/05
Howard County Health Officer Date

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

Mark J. Loyce 3/21/05
Chief, Development Engineering Division Date

Mark J. Loyce 4/19/05
Director Date

OWNERS/DEVELOPERS
EMERSON COMMUNITY ASSOCIATION, INC.
PO BOX 833
COLUMBIA, MD. 21044

EMERSON LAND BUSINESS TRUST
PO BOX 833
COLUMBIA, MD. 21044

OWNER'S DEDICATION

We, Emerson Community Association Inc., and Treasurer, and Emerson Land Business Trust 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.

Witness our hands this 3rd day of March, 2005.

Dennis W. Miller 3/8/05
Emerson Community Association, Inc. (Vice President) Date

James D. Lano 3/8/05
Emerson Land Business Trust (Secretary) Date

SURVEYOR'S CERTIFICATE

I hereby certify that the final plat shown hereon is correct, that it is a Resubdivision of the lands conveyed by Emerson Corporation to Emerson Land Business Trust, by deed dated August 16, 2004 and recorded in the Land Records of Howard County, Maryland, in Liber 5289 Folio 330; and the lands conveyed by Emerson Corporation to Emerson Community Association, Inc. by deed dated February 7, 2002 and recorded among the land records of Howard County, Maryland, in Liber 6775 Folio 357; 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.

Anthony J. Vitti 3/9/05
Anthony J. Vitti, Professional Land Surveyor
Maryland Registration No. 10951 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 296-6706

RECORDED AS PLAT No. 17382
ON 04-22-05 IN THE
LAND RECORDS OF HOWARD COUNTY, MD.

EMERSON

SECTION 2, PHASE 3
PARCELS D-3, D-4
SECTION 2, PHASE 1B
H.O.A. OPEN SPACE LOTS 166, 230 AND
SECTION 2, PHASE 5B, PARCEL AA-1

A RESUBDIVISION OF
SECTION 2, PHASE 3, PARCEL D-2
SECTION 2, PHASE 5B, PARCEL AA AND
SECTION 2, PHASE 1B, HOA OPEN SPACE
LOTS 166 AND 179

SHEET 2 OF 3
ZONING: R-SC-MXD-3 AND PEC-MXD-3
TAX MAP 47 GRID 8 PART OF PARCELS 3 AND 837
SIXTH ELECTION DISTRICT
HOWARD COUNTY MARYLAND

SCALE: 1" = 100'
MARCH 7, 2005

CURVE TABLE

NUMBER	DELTA	RADIUS	LENGTH	CHORD BEARING	DISTANCE	TANGENT
C8	28°36'28"	670.00	334.53	N 55°15'29" W	331.07	170.83
C9	07°22'29"	2075.00	267.08	S 13°36'17" E	266.89	133.72

COORDINATE TABLE

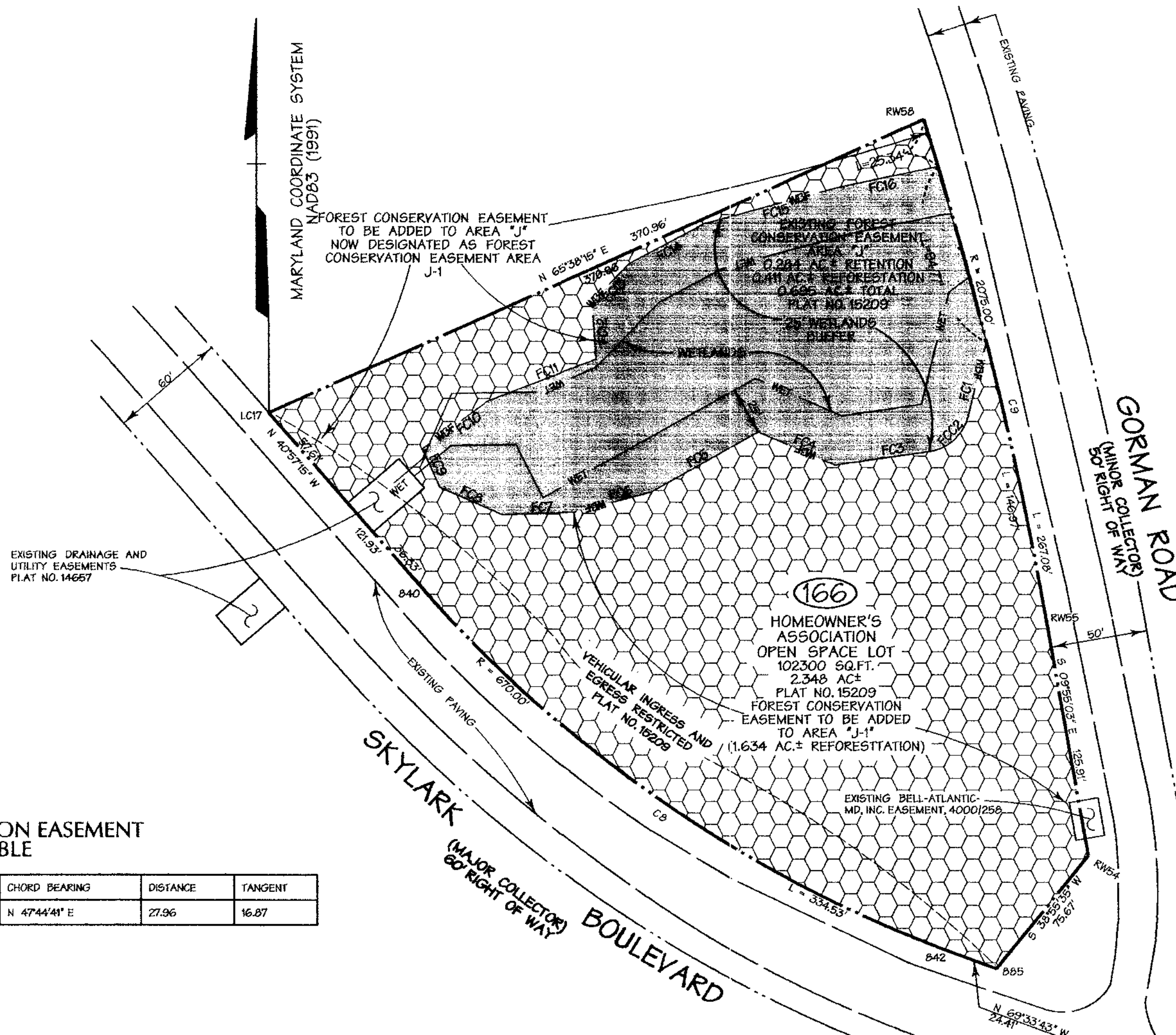
POINT#	NORTH	EAST
B40	536782.58	1353671.18
B42	536693.91	1353843.23
B85	536686.39	1353866.10
LC17	536874.67	1353491.26
RW54	536644.26	1353913.65
RW55	536768.29	1353891.96
RW56	537027.69	1353823.19

FOREST CONSERVATION EASEMENT LINE TABLE

NUMBER	BEARING	DISTANCE
FC1	S 13°44'15" W	39.68'
FC3	S 81°45'06" W	48.75'
FC4	N 66°16'51" W	43.17'
FC5	S 60°26'24" W	63.93'
FC6	S 75°25'00" W	40.97'
FC7	S 88°10'00" W	37.00'
FC8	N 66°15'00" W	35.00'
FC9	N 24°05'00" W	22.00'
FC10	N 53°25'00" E	42.00'
FC11	N 68°45'00" E	59.80'
FC12	N 03°25'00" W	30.07'
FC13	N 43°28'16" E	27.59'
FC14	N 61°49'24" E	44.26'
FC15	N 74°40'39" E	71.14'
FC16	N 78°13'48" E	53.01'

FOREST CONSERVATION EASEMENT CURVE TABLE

NUMBER	DELTA	RADIUS	LENGTH	CHORD BEARING	DISTANCE	TANGENT
FCC2	68°00'51"	25.00	29.68	N 47°44'41" E	27.96	16.87



FOREST CONSERVATION EASEMENT TABULATIONS:
 AREA OF EXISTING FOREST CONSERVATION EASEMENT FOR AREA "J" AS SHOWN ON PLAT NO. 15209 0.695 AC.
 AREA OF FOREST CONSERVATION EASEMENT TO BE ADDED TO AREA "J" WITH THIS PLAT (NOW DESIGNATED AS AREA J-1) 1.634 AC.
 REVISED AREA OF FOREST CONSERVATION AREA "J-1" WITH THE RECORDING OF THIS PLAT 2.329 AC.

GENERAL NOTES

(SEE SHEET 1 OF 3)

TABULATION OF FINAL PLAT -- THIS SHEET

A. TOTAL NUMBER OF LOTS AND/OR PARCELS TO BE RECORDED	1
BUILDABLE	0
NON-BUILDABLE	1
OPEN SPACE	1
PRESERVATION PARCELS	0
B. TOTAL AREA OF LOTS AND/OR PARCELS	2.348 Ac. ±
BUILDABLE	0.000 Ac. ±
NON-BUILDABLE	2.348 Ac. ±
OPEN SPACE	2.348 Ac. ±
PRESERVATION PARCELS	0.000 Ac. ±
C. TOTAL AREA OF ROADWAYS TO BE RECORDED INCLUDING WIDENING STRIP	0.000 Ac. ±
D. TOTAL AREA OF SUBDIVISION TO BE RECORDED	2.348 Ac. ±

OWNERS/DEVELOPERS
 EMERSON COMMUNITY ASSOCIATION, INC.
 PO BOX 833
 COLUMBIA, MD. 21044

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



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 296-4706

RECORDED AS PLAT No. 17383
 ON 04.22.05 IN THE
 LAND RECORDS OF HOWARD COUNTY, MD.

EMERSON

SECTION 2, PHASE 3
 PARCELS D-3, D-4
 SECTION 2, PHASE 1B
 H.O.A. OPEN SPACE LOTS 166, 230 AND
 SECTION 2, PHASE 5B, PARCEL AA-1
 A RESUBDIVISION OF
 SECTION 2, PHASE 3, PARCEL D-2
 SECTION 2, PHASE 5B, PARCEL AA AND
 SECTION 2, PHASE 1B, HOA OPEN SPACE
 LOTS 166 AND 179

SHEET 3 OF 3
 ZONING: R-SC-MXD-3 AND PEC-MXD-3
 TAX MAP 47 GRID 8 PART OF PARCELS 3 AND 837
 SIXTH ELECTION DISTRICT
 HOWARD COUNTY MARYLAND

SCALE: 1" = 50' MARCH 7, 2005

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

Penny E. Borawstein MD 4/11/05
 Howard County Health Officer *SPD* Date

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

Mark D. Layton 3/26/05
 Chief, Development Engineering Division MK Date

Mark D. Layton 4/12/05
 Director Date

OWNER'S DEDICATION

We, Emerson Community Association Inc., and Emerson Land Business Trust, 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.

Witness our hands this 3rd day of March, 2005.

Dennis W. Miller 3/8/05
 Emerson Community Association, Inc. Date
 Dennis W. Miller (Vice President)

James D. Lano 3/9/05
 Emerson Land Business Trust Date
 James D. Lano (Secretary)

SURVEYOR'S CERTIFICATE

I hereby certify that the final plat shown hereon is correct, that it is a Resubdivision of the lands conveyed by Emerson Corporation to Emerson Land Business Trust, by deed dated August 16, 2004 and recorded in the Land Records of Howard County, Maryland, in Liber 5289 Folio 330; and the lands conveyed by Emerson Corporation to Emerson Community Association, Inc. by deed dated February 7, 2002 and recorded among the land records of Howard County, Maryland, in Liber 6775 Folio 357; 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.

Anthony J. Vitti 3/9/05
 Anthony J. Vitti, Professional Land Surveyor Date
 Maryland Registration No. 10951