

COORDINATES LIST					
POINT	NORTH	EAST	POINT	NORTH	EAST
1	532302.5041	1356110.8913	19	532713.9514	1356144.8229
2	532313.9472	1356564.4266	20	532685.8133	1356186.2895
3	532425.3948	1355586.6784	21	532477.3851	1356137.0220
4	532427.7251	1355586.6784	22	532456.2473	1356108.6361
5	532534.1371	1355586.3124	23	532479.7186	1355949.4028
6	532551.5537	1355711.5358	24	532500.2140	1355920.0781
7	532668.3828	1355793.9669	25	532428.9837	1355909.5788
8	532704.1250	1355827.1519	26	532440.1462	1355943.5698
9	532728.0611	1355853.0516	27	532416.6749	1356102.8030
10	532829.8873	1355904.8409	28	532388.2457	1356123.8826
11	532938.5864	1356012.0819	29	532884.2783	1356207.6834
12	532888.4119	1356192.7906	30	532371.7230	1356136.1582
13	532775.1241	1356178.2081	31	532302.2138	1356125.0088
14	532753.5999	1356150.1141	32	537174.1600	1353023.7100
15	532755.2987	1356137.3841	33	537193.0986	1353029.2323
16	532769.7656	1356117.9178	34	537188.3394	1353245.4280
17	532706.7944	1356109.5140	35	537094.3317	1353238.0934
18	532715.6502	1356132.0930	36	537151.2453	1353100.4881

MINIMUM LOT SIZE TABULATION			
LOT NO.	GROSS AREA	LESS PIPESTEM	REMAINING AREA/ MIN LOT SIZE
11	8,683	332	8,351
12	7,925	748	7,177
13	8,228	924	7,304
14	7,060	646	6,414
15	6,801	364	6,437
16	7,242	72	7,170

CURVE TABLE						
CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	21970.00'	86.72'	43.36'	86.72'	N 08°38'57" E	01°33'34"
C2	40.00'	37.09'	20.00'	35.78'	S 71°49'12" W	53°07'48"
C3	60.00'	299.77'	45.00'	72.00'	S 08°23'07" W	288°15'37"
C4	40.00'	37.09'	20.00'	35.78'	S 58°02'59" E	53°07'48"
C5	21970.00'	210.42'	105.21'	210.42'	N 07°59'36" E	0°32'36"
C6	25.00'	25.32'	13.87'	24.25'	S 68°35'03" W	58°02'03"
C7	60.00'	310.04'	37.44'	63.53'	S 07°36'05" W	296°04'07"
C8	25.00'	25.32'	13.87'	24.25'	S 53°22'54" E	58°02'03"
C9	21970.00'	114.22'	57.11'	114.22'	N 07°20'05" E	0°17'52"
C10	242.80'	80.16'	40.48'	79.80'	N 81°57'08" E	18°54'58"
C11	247.60'	81.75'	41.25'	81.37'	N 81°57'08" E	18°54'58"
C12	252.40'	83.33'	42.05'	82.85'	N 81°57'08" E	18°54'58"
C13	257.20'	84.84'	42.59'	84.67'	N 79°42'58" E	14°28'37"
C14	262.00'	5.07'	2.53'	5.07'	N 73°02'58" E	1°08'31"

TOTAL TABULATION THIS SHEET	TOTALS
TOTAL NUMBER OF LOTS TO BE RECORDED:	22
BUILDABLE LOTS	20
NON-BUILDABLE PARCEL	1
OPEN SPACE	1
PRESERVATION PARCELS	0
TOTAL AREA OF LOTS TO BE RECORDED:	
BUILDABLE LOTS	3.83720 AC. ±
NON-BUILDABLE PARCEL	0.13602 AC. ±
OPEN SPACE	1.05457 AC. ±
PRESERVATION PARCELS	0
TOTAL AREA OF ROAD RIGHT-OF-WAY TO BE RECORDED INCLUDING WIDENING STRIPS:	0.97960 AC. ±
TOTAL GROSS AREA OF SUBDIVISION TO BE RECORDED	6.00739 AC. ±
TOTAL TABULATION THIS SUBMISSION	TOTALS

TOTAL NUMBER OF LOTS TO BE RECORDED:	23
BUILDABLE LOTS	20
NON-BUILDABLE PARCEL	1
OPEN SPACE	2
PRESERVATION PARCELS	0
TOTAL AREA OF LOTS TO BE RECORDED:	
BUILDABLE LOTS	3.83720 AC. ±
NON-BUILDABLE PARCEL	0.13602 AC. ±
OPEN SPACE	1.31967 AC. ±
PRESERVATION PARCELS	0
TOTAL AREA OF ROAD RIGHT-OF-WAY TO BE RECORDED INCLUDING WIDENING STRIPS:	0.97960 AC. ±
TOTAL GROSS AREA OF SUBDIVISION TO BE RECORDED	6.27249 AC. ±

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

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

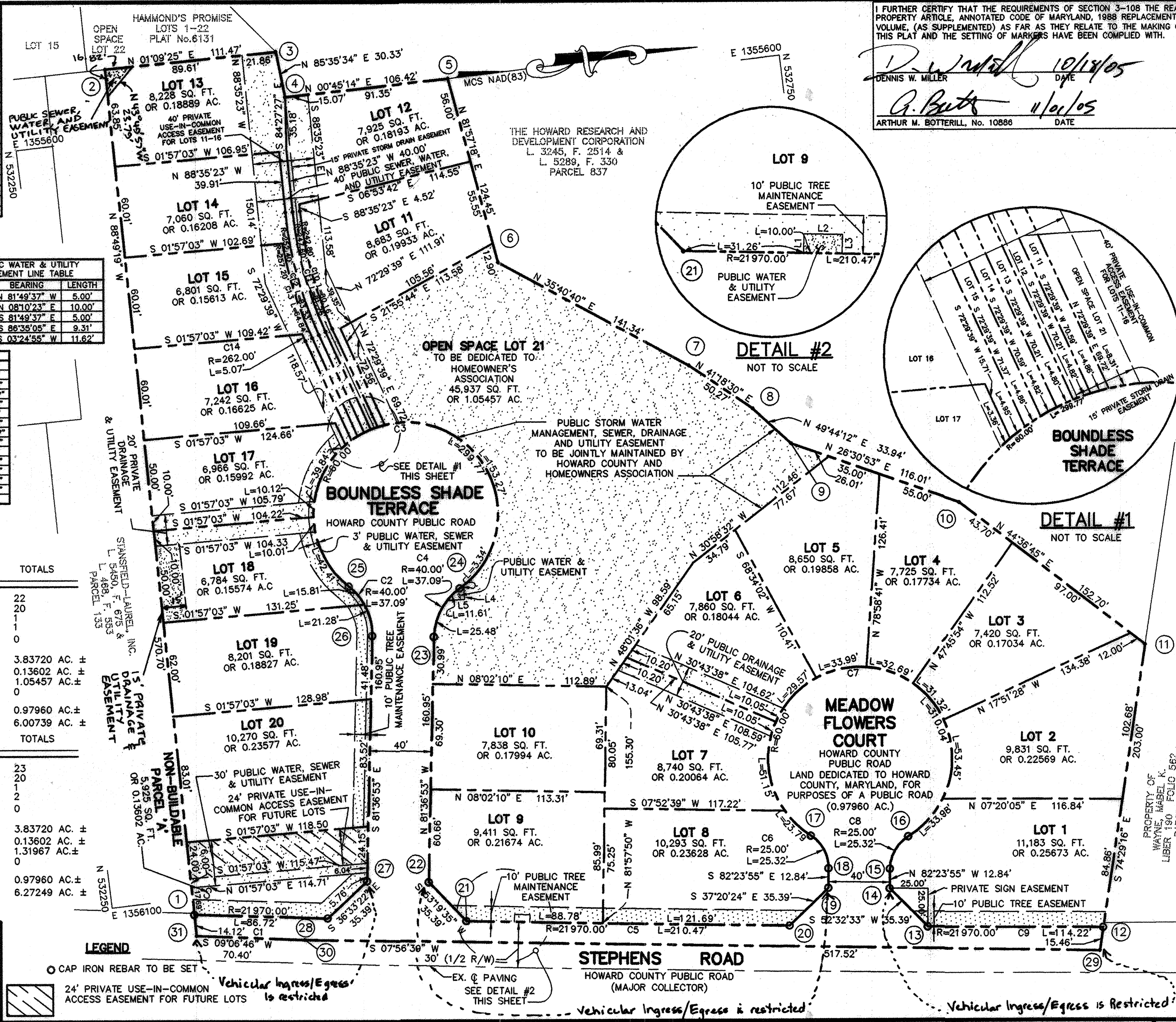
APPROVED: FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEMS
HOWARD COUNTY HEALTH DEPARTMENT

Robert J. Walker 12/12/05
HOWARD COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING.

Mark McLaughlin 12/12/05
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE
MK

Mark McLaughlin 12/12/05
DIRECTOR DATE



SURVEYOR'S CERTIFICATE

I, HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS PART OF THE LANDS CONVEYED BY THE HOWARD RESEARCH AND DEVELOPMENT CORPORATION, A MARYLAND CORPORATION TO HRD LAND HOLDINGS, INC., A MARYLAND CORPORATION, BY DEED DATED DECEMBER 18, 2000 AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER 5289 AT FOLIO 330 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.

Arthur M. Botterill 11/01/05
ARTHUR M. BOTTERILL
PROFESSIONAL LAND SURVEYOR
MD REGISTRATION No. 10886

OWNER'S CERTIFICATE

WE, HOWARD RESEARCH AND DEVELOPMENT CORPORATION, BY DENNIS W. MILLER, VICE PRESIDENT AND JAMES D. LANO, 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 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 RIGHTS-OF-WAY.

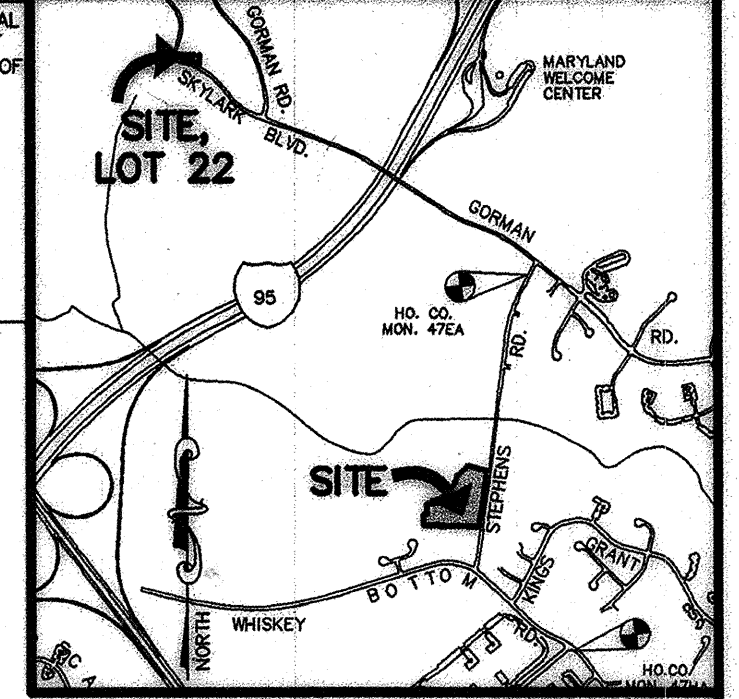
WITNESS MY/OUR HANDS THIS 18th DAY OF October, 2005.

Dennis W. Miller 10/18/05
DENNIS W. MILLER, VICE PRESIDENT; DATE

James D. Lano 10/18/05
JAMES D. LANO, ASSISTANT SECRETARY DATE

Sherry van Antwerp 10/18/05
WITNESS DATE

Sherry van Antwerp 10/18/05
WITNESS DATE



VICINITY MAP
SCALE: 1" = 2000'

- GENERAL NOTES**
- COORDINATES BASED ON NAD 83, MARYLAND COORDINATE SYSTEM AS PROJECTED BY HOWARD GEODETIC CONTROL STATIONS Nos. 47EA AND 47HA.
 - ALL AREAS SHOWN ON THIS PLAT ARE MORE OR LESS.
 - THIS PLAT IS BASED ON A FIELD RUN MONUMENTED BOUNDARY SURVEY PERFORMED ON JULY 2000 BY DAFT, McCUNE & WALKER, INC.
 - THE SUBJECT PROPERTY IS ZONED PEC-MXD-3 PER ZONING BOARD CASE ZB-979-M.
 - THERE ARE NO VISIBLE SIGNS OF CEMETERIES WITHIN THE SUBJECT PROPERTY.
 - STORM WATER MANAGEMENT WILL BE PROVIDED BY A STORM WATER MANAGEMENT POCKET POND, TO BE JOINTLY MAINTAINED BY HOMEOWNERS ASSOCIATION AND HOWARD COUNTY.
 - 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.
 - NO WETLANDS WERE PRESENT ON SITE.
 - THERE ARE NO FLOODPLAIN LIMITS WITHIN THE LIMITS OF THE SUBJECT PROPERTY.
 - SEE DEPARTMENT OF PLANNING AND ZONING FILE Nos. S-99-12, PB-339, ZB-979-M, P-04-14 AND PB-359 (AMENDED S-99-12).
 - THIS SUBDIVISION SUBJECT TO SECTION 18.122.B OF THE HOWARD COUNTY CODE, PUBLIC WATER AND/OR SEWER SERVICE HAS BEEN PROVIDED BY CONTRACT 24-4231-D RESPECTIVELY.
- GENERAL NOTES CONTINUED ON SHEET #2.

OWNER

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

RECORDED AS PLAT No. 12915
ON 12/22/05
AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

EMERSON SECTION 2, PHASE 6B LOTS 1 THRU 20, OPEN SPACE LOTS 21 & 22 AND NON-BUILDABLE PARCEL 'A'

S-99-12, PB-339, ZB-979-M, P-04-14 AND PB-359 (AMENDED S-99-12)
6TH ELECTION DISTRICT HOWARD COUNTY, MARYLAND
TAX MAP NO. 47 GRID No. 9
PARCEL 837 ZONED: PEC-MXD-3
SCALE: 1" = 50' DATE: 10-14-2005 SHEET: 1 OF 2
22456/1-4/SURVEY/FINAL/001.PLAT.DWG

GENERAL NOTES CONTINUED

12. 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 VEHICLES PER THE FOLLOWING MINIMUM REQUIREMENTS:

- a) WIDTH- 12'(14' SERVING MORE THAN ONE RESIDENCE);
- b) SURFACE- 8" OF COMPACTED CRUSHER RUN BASE WITH TAR AND CHIP COATING (1/2" MIN.);
- c) GEOMETRY- MAX. 15% GRADE, MAX. 10% GRADE CHANGE AND MIN. 45' TURNING RADIUS;
- d) STRUCTURES (CULVERTS/BRIDGES)- CAPABLE OF SUPPORTING 25 GROSS TONS (H25 LOADING);
- e) DRAINAGE ELEMENTS- CAPABLE OF SAFELY PASSING 100 YEAR FLOOD WITH NO MORE THAN 1 FOOT DEPTH OVER DRIVEWAY SURFACE;
- f) MAINTENANCE- SUFFICIENT TO INSURE ALL WEATHER USE.

13. THE OPEN SPACE LOTS 21 AND 22 SHOWN HEREON ARE HEREBY DEDICATED TO HOMEOWNER'S ASSOCIATION.

14. MINIMUM BUILDING SETBACK RESTRICTIONS FROM PROPERTY LINES AND THE PUBLIC RIGHT-OF-WAY LINES TO BE IN ACCORDANCE WITH DEVELOPMENT CRITERIA APPROVED WITH THE COMPREHENSIVE SKETCH PLAN S-99-12 AND THE DECISION AND ORDER FOR PB-339 APPROVED ON JULY 1, 1999.

15. 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 CONSERVATION MANAGEMENT PRACTICES AS DEFINED IN THE DEED OF FOREST CONSERVATION EASEMENT ARE ALLOWED.

16. 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 6, 7 AND LOTS 10 THRU 18, OPEN SPACE LOTS 21 AND 22 AND NON-BUILDABLE PARCEL 'A'. 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 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 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.

17. OPEN SPACE AREAS MAY CONTAIN ACTIVE RECREATION FACILITIES AS ALLOWED IN THE APPROVED DEVELOPMENT CRITERIA.

18. STREAM BUFFERS ARE DETERMINED BY THE APPROVED DEVELOPMENT CRITERIA. EMPLOYMENT USE = 50' BUFFER FROM ANY STREAM. RESIDENTIAL USES = 50' BUFFER FOR INTERMITTENT STREAMS AND 75' BUFFER FOR PERENNIAL STREAMS.

19. 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).

20. 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.

21. DEVELOPMENT FOR THIS PHASE WILL BE DONE IN ACCORDANCE WITH THE DEVELOPMENT CRITERIA APPROVED WITH COMPREHENSIVE SKETCH PLAN S-99-12 (PB-339).

22. DEVELOPMENT OF EMERSON 2, SECTION 6B UNDER THE CURRENT FOREST CONSERVATION ACT PROPOSES APPROXIMATELY 5.62 ACRES OF FOREST CLEARING, NO FOREST RETENTION, AND 0.22 ACRES OF REFORESTATION. WHEN EVALUATED CUMULATIVELY WITH PREVIOUS PHASES OF THE PROJECT, 87.83 ACRES OF CLEARING, 53.93 ACRES OF RETENTION, AND 13.52 ACRES OF REFORESTATION IS PROPOSED. THE CUMULATIVE REFORESTATION OBLIGATION IS 10.15 ACRES.

23. THE OPEN SPACE SHOWN HEREON ARE HEREBY DEDICATED TO A PROPERTY OWNERS ASSOCIATION FOR THE RESIDENTS OF THIS SUBDIVISION AND RECORDING REFERENCES OF THE ARTICLES OF INCORPORATION AND RESTRICTIONS ARE SHOWN HEREON.

24. THE HOA INCORPORATION NUMBER IS D06443675 AND IS RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY IN LIBER 5728 AT FOLIO 464.

25. LOT 13 IS ENCUMBERED BY A FUTURE SEWER EXTENSION.

OWNER

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

LEGEND

○ CAP IRON REBAR TO BE SET

 REFORESTATION EASEMENT AREA

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.

Dennis W. Miller 10/18/05
DENNIS W. MILLER DATE

Arthur M. Botterill 11/01/05
ARTHUR M. BOTTERILL, No. 10886 DATE

TOTAL TABULATION THIS SHEET	TOTALS
TOTAL NUMBER OF LOTS TO BE RECORDED:	1
BUILDABLE LOTS	0
NON-BUILDABLE LOTS	0
OPEN SPACE	1
PRESERVATION PARCELS	0
TOTAL AREA OF LOTS TO BE RECORDED:	
BUILDABLE LOTS	0
NON-BUILDABLE LOTS	0
OPEN SPACE	0.26510 AC.±
PRESERVATION PARCELS	0
TOTAL AREA OF ROAD RIGHT-OF-WAY TO BE RECORDED INCLUDING WIDENING STRIPS:	0
TOTAL GROSS AREA OF SUBDIVISION TO BE RECORDED	0.26510 AC.±

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

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

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

Robert J. Wade 12/12/05
HOWARD COUNTY HEALTH OFFICER DATE

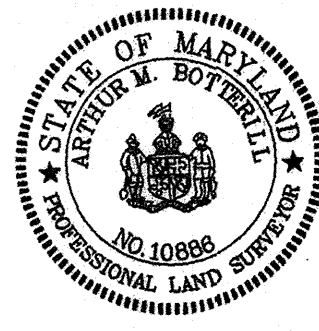
APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING.

Mark D. Veuglia 12/12/05
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

Frank D. Veuglia 12/12/05
DIRECTOR DATE

SURVEYOR'S CERTIFICATE

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Arthur M. Botterill
ARTHUR M. BOTTERILL
PROFESSIONAL LAND SURVEYOR
MD REGISTRATION No. 10886

11/01/05
DATE

OWNER'S CERTIFICATE

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WITNESS MY/OUR HANDS THIS 18th DAY OF October, 2005.

Dennis W. Miller 10/14/05
DENNIS W. MILLER, VICE PRESIDENT; DATE

James D. Lano 10/18/05
JAMES D. LANO, ASSISTANT SECRETARY DATE

Heidy van Arseny 10/18/05
WITNESS DATE

Heidy van Arseny 10/18/05
WITNESS DATE

RECORDED AS PLAT No. 17916
ON 12/22/05
AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

EMERSON
SECTION 2, PHASE 6B
LOTS 1 THRU 20, OPEN
SPACE LOTS 21 & 22
AND NON-BUILDABLE
PARCEL 'A'

S-99-12, PB-339, ZB-979-M, P-04-14
AND PB-359 (AMENDED S-99-12)
6TH ELECTION DISTRICT HOWARD COUNTY, MARYLAND
TAX MAP NO. 47 GRID No. 9
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22456/1-4/SURVEY/FINAL/001 PLAT.DWG