

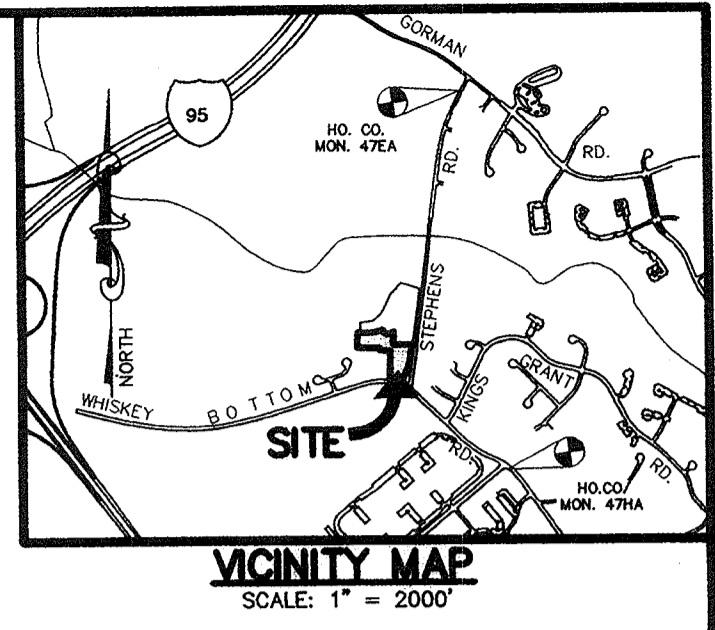
CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	570.00'	200.76'	101.43'	199.73'	S 19°01'12" W	20°10'50"
C2	21,970.00'	86.72'	43.36'	86.72'	S 08°36'57" W	00°13'34"

POINT	NORTH	EAST
1	532302.5041	1356110.8913
27	532416.6749	1356102.8030
28	532388.2457	1356123.8826
37	532302.5234	1356109.9526
38	532169.9220	1356089.1174
39	531981.0991	1356024.0271
40	531945.2449	1355929.8083
41	531949.4994	1355883.0505
53	532301.8458	1356142.9052
54	531883.2543	1356067.5471
55	531921.5775	1355924.0773
56	531922.6339	1355882.4997
57	532307.0387	1355890.3803
58	532303.4854	1356063.2065
59	532302.9912	1356087.2035
60	532421.9169	1356067.2403
61	532418.3949	1356091.1343

GENERAL NOTES (CONTINUED)

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/PARCELS, ANY CONVEYANCES OF THE AFORESAID LOTS/PARCELS SHALL BE SUBJECT TO THE EASEMENTS SHOWN 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 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.

17. ROAD CONSTRUCTION FOR THE REALIGNMENT OF STEPHENS ROAD IS SHOWN ON F-02-111.



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 PLAN ARE MORE OR LESS.
- THIS PLAN IS BASED ON A FIELD RUN MONUMENTED BOUNDARY SURVEY PERFORMED BY DMW, INC.
- THE SUBJECT PROPERTY IS ZONED MXD-3 PER ZB CASE NO. 979-M AND R-SC PER THE 02-02-04 COMPREHENSIVE ZONING PLAN.
- THERE ARE NO VISIBLE SIGNS OF CEMETERIES WITHIN THE SUBJECT PROPERTY.
- STORM WATER MANAGEMENT FOR THIS SITE WILL BE PROVIDED BY F-05-089.
- 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, PB-359 (AMENDED S-99-12), P-04-14 AND F-05-089.
- 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.
- THE MINIMUM OPEN SPACE REQUIREMENT WILL BE ADDRESSED WITH THE FUTURE SUBMITTAL OF PARCEL A.
- FOREST CONSERVATION REQUIREMENTS FOR BULK PARCEL 'A' REFORESTATION OBLIGATION OF 0.78 ACRES WHICH WILL BE ADDRESSED WITH THE PAYMENT OF A FEE-IN-LIEU IN THE AMOUNT OF \$16,989.00.
- 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:
 - WIDTH- 12'(14' SERVING MORE THAN ONE RESIDENCE);
 - SURFACE- 6" OF COMPACTED CRUSHER RUN BASE WITH TAR AND CHIP COATING (1/2" MIN.);
 - GEOMETRY- MAX. 15% GRADE, MAX. 10% GRADE CHANGE AND MIN. 45' TURNING RADIUS;
 - STRUCTURES (CULVERTS/BRIDGES)- CAPABLE OF SUPPORTING 25 GROSS TONS (H25 LOADING);
 - DRAINAGE ELEMENTS- CAPABLE OF SAFELY PASSING 100 YEAR FLOOD WITH NO MORE THAN 1 FOOT DEPTH OVER DRIVEWAY SURFACE;
 - MAINTENANCE- SUFFICIENT TO INSURE ALL WEATHER USE.
- 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 ONTO THE PIPESTEM LOT DRIVEWAY.
- THE MINIMUM BUILDING SETBACK LINES FOR ALL SFD LOTS WITHIN THE MXD-3 ZONED DISTRICT SHALL BE IN ACCORDANCE WITH THE COMPREHENSIVE SKETCH PLAN DEVELOPMENT CRITERIA APPROVED UNDER S-99-12, PB-339, AND PB-359.

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 PLAN AND THE SETTING OF MARKERS HAVE BEEN COMPLIED WITH.

Dennis W. Miller 12/7/05
DENNIS W. MILLER DATE

Arthur M. Botterill 12/12/05
ARTHUR M. BOTTERILL, No. 10886 DATE

TOTAL TABULATION THIS SUBMISSION	TOTALS
TOTAL NUMBER OF LOTS/PARCEL TO BE RECORDED:	2
BUILDABLE LOTS/PARCEL	1
NON-BUILDABLE LOTS/PARCEL	1
OPEN SPACE	0
PRESERVATION LOTS/PARCEL	0
TOTAL AREA OF LOTS/PARCEL TO BE RECORDED:	1.5597 AC.±
BUILDABLE LOTS/PARCEL	1.5597 AC.±
NON-BUILDABLE LOTS/PARCEL	0.0716 AC.±
OPEN SPACE	0
PRESERVATION LOTS/PARCEL	0
TOTAL AREA OF ROAD RIGHT-OF-WAY TO BE RECORDED	0.5261 AC.±
INCLUDING WIDENING STRIPS:	
TOTAL GROSS AREA OF SUBDIVISION TO BE RECORDED	2.1574 AC.±

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

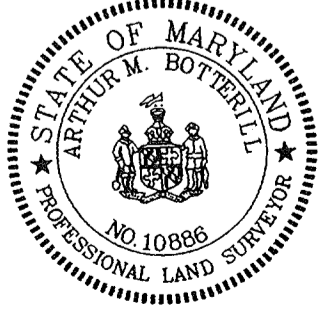
PHRA

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

I HEREBY CERTIFY THAT THIS PLAT WAS PREPARED BY ME, OR UNDER MY RESPONSIBLE CHARGE, AND IS IN COMPLIANCE WITH THE REGULATIONS SET FORTH IN CHAPTER 06, REGULATION .12 OF THE MINIMUM STANDARDS OF PRACTICE IN MARYLAND.

SURVEYOR'S CERTIFICATE

I, HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS PART OF THE LANDS CONVEYED BY LOIS MARIE GIBSON, AS PERSONAL REPRESENTATIVE OF THE ESTATE OF MAUD K. SHAUCK (ALSO KNOWN AS MAUDE K. SHAUCK) TO STANSFIELD-LAUREL, INC., A MARYLAND CORPORATION, BY DEED DATED APRIL 27, 2001 AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER 5450 AT FOLIO 675 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 12/12/05
ARTHUR M. BOTTERILL
PROFESSIONAL LAND SURVEYOR
MD REGISTRATION No. 10886
DATE

OWNER'S CERTIFICATE

WE, 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 ERRECTED ON OR OVER THE SAID EASEMENTS AND RIGHTS-OF-WAY.

WITNESS MY/OUR HANDS THIS 7th DAY OF Dec, 2005.

Dennis W. Miller 12/7/05
DENNIS W. MILLER, VICE PRESIDENT; DATE

James D. Lano 12/7/05
JAMES D. LANO, ASSISTANT SECRETARY DATE

PURPOSE STATEMENT

PURPOSE OF THIS PLAT IS TO RESUBDIVIDE NON-BUILDABLE PARCEL 'A' TO BE INCORPORATED INTO BULK PARCEL 'A' AND NON-BUILDABLE PARCEL A-1 (SEE PLAT NO. 17915)

RECORDED AS PLAT No. 17950
ON 11/18/06
AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

WALLINGTON OVERLOOK AT EMERSON
BULK PARCEL 'A' AND EMERSON, SECTION 2, PHASE 6B, NON-BUILDABLE PARCEL A-1.
A RESUBDIVISION OF NON-BUILDABLE PARCEL A, PLAT NO. 17915

6TH ELECTION DISTRICT HOWARD COUNTY, MARYLAND
TAX MAP NO. 47 GRID No. 15
PARCEL 133 ZONED: MXD-3 AND R-SC
SCALE: 1" = 50' DATE: 12-06-05 SHEET: 1 OF 1
2245671-4/SURVEY/WORK AREA/006 PLAT-REVISED.DWG