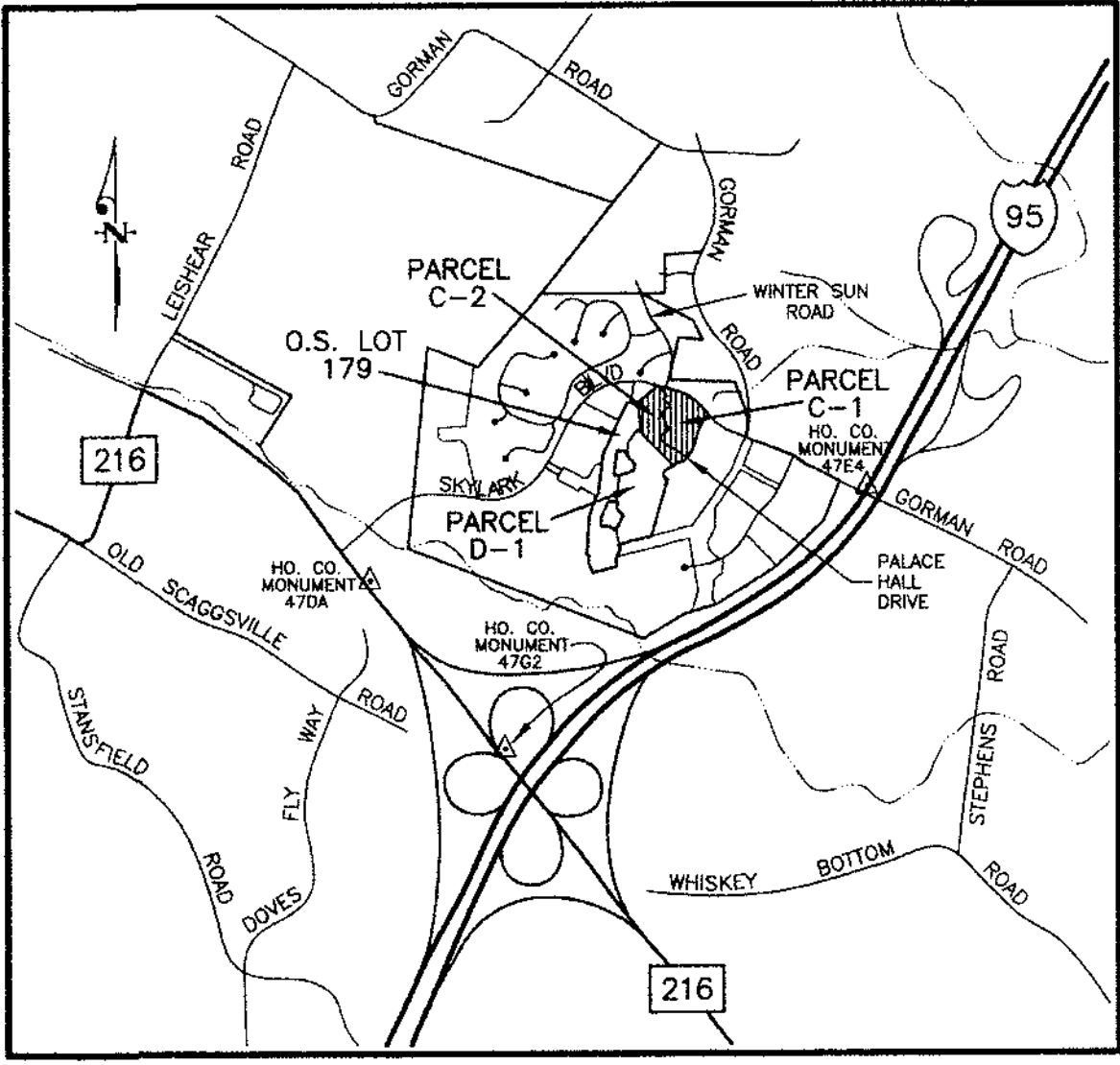


COORDINATE TABLE					
NO.	NORTHING	EASTING	NO.	NORTHING	EASTING
89	536267.732	1353069.586	644	536810.556	1353011.932
116	536331.615	1353203.904	648	536721.255	1353018.779
117	536365.634	1353201.158	665	536653.971	1353193.256
118	536398.989	1353225.990	666	536633.581	1353176.187
119	536402.073	1353259.699	667	536589.435	1353123.006
120	536567.713	1353327.107	669	536650.932	1353197.233
157	536946.221	1353187.874	670	536626.117	1353176.460
163	536929.276	1352848.296	671	536561.189	1353152.864
166	536864.896	1352860.432	684	536589.228	1353316.268
211	536305.421	1353176.619	685	536512.005	1353288.204
212	536299.702	1353154.755	798	537147.106	1352904.556
213	536291.006	1353108.821	799	537115.005	1352928.131
237	536987.948	1352743.697	800	537016.387	1352950.218
238	537036.454	1352805.456	801	537051.714	1352953.072
239	537121.481	1352904.940	814	536914.794	1352835.055
240	537151.895	1352888.506	815	536927.762	1352807.568
255	536927.441	1352721.470	816	536918.645	1353145.879
326	53687.897	1352716.984	817	537004.127	1353178.747
327	536710.977	1352728.344	818	536966.708	1353018.652
330	536675.118	1352736.408	819	537041.888	1353047.560
331	536599.301	1352762.234	820	536819.465	1352925.290
333	536873.670	1352714.786	823	536780.151	1353074.596
334	536408.529	1353023.959	824	536781.401	1353106.863
337	536310.850	1353137.361	825	536771.408	1353107.250
338	536301.180	1353045.399	826	536770.269	1353077.823
417	536419.711	1353123.376	827	536488.256	1353260.801
431	536458.125	1352899.729	828	536398.549	1353223.974
432	536535.584	1352959.736	829	536543.410	1353158.048
436	536540.813	1352954.930	830	536465.098	1353125.900
437	536561.167	1352936.576	836	536552.017	1353154.941
438	536495.296	1352863.525	837	536480.230	1353101.252
449	536632.593	1352872.432	838	536595.330	1352982.078
450	536569.270	1352802.208	839	536584.166	1352969.698
459	536658.256	1352854.844	840	536653.666	1353025.707
474	536775.003	1352828.318	847	536419.089	1353124.388
475	536766.509	1352733.413	849	536418.038	1353126.090
492	536920.609	1352727.652	850	536389.042	1352987.976
569	536644.285	1352915.488	851	536467.726	1353045.165
573	536680.336	1353005.775	856	536509.354	1352936.962
584	536755.427	1352870.230	858	536955.212	1353028.488
586	536791.780	1352961.276	932	536759.175	1352732.142
591	536888.940	1352865.912	933	536767.840	1352828.959
607	536994.496	1352986.171	948	536630.190	1352754.881
608	536923.420	1353046.919	949	536636.344	1352823.645
611	537031.667	1353029.669			
629	536894.294	1353153.941			
630	536934.110	1353071.881			



VICINITY MAP
SCALE: 1" = 2000'

GENERAL NOTES

- 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-979M.
- Coordinates are based on NAD 83 (91) Maryland Coordinate System as projected by Howard County, Maryland Geodetic Survey Stations 47DA, 47E4 and 47G2.
- O Indicates on Iron Pin with Cap Set.
- All areas shown on this plot are more or less.
- This plat is based on a field-run monumented boundary survey performed on or about June 8, 2000 by Clark, Finefrock & Sackett, Inc.
- See County File No.'s: ZB-979M, PB-339, S-99-12, P-00-16, SP-03-06, F-01-136, F-01-137, F-01-145, F-03-113, F-03-172, PB-359 AND F-05-102.
- No clearing, grading or construction is permitted within the required wetlands, stream(s), or their buffers and forest conservation easement areas.
- 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.
- 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 and order for PB-339 (Comprehensive Sketch Plan S-99-12).
- 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 PEC-MXD-3 and R-SC-MXD-3.
- Development for this phase will be done in accordance with the Development Criteria approved Comprehensive Sketch Plan (S-99-12) (PB-339).
- Refer to Plat No. (F-01-145) for Open Space and Density information for Parcel C and the remainder of Emerson, Section 2, Phase 2. See also F-03-113.
- The article of incorporation for Emerson Community Association, Inc. were filed with the Maryland State Department of Assessments and Taxation on August 30, 2001 under MSDAT I.D. No. D 06443675.
- The Emerson Community Association, Inc., community constitution dated August 28, 2001 and recorded in Liber 5728 at Folio 464 among the Land Records of Howard County, Maryland.
- Proposed use of site or structures(s) is Single Family Attached.
- This project is in conformance with the latest Howard County Standards.
- The proposed development is in coordination with the APFO study for this development.
- There are no floodplains on site.
- There are no known burial grounds or cemeteries on the property.
- No clearing, grading, or construction is permitted within wetland or stream buffers unless approved by the Department of Planning and Zoning of Howard County. Previously existing wetland area was filled in as approved under WP-02-78, and Parcel C was re-recorded to delete the wetland area (F-03-20, Plat # 15618 & 15619).
- SFA setbacks: Front - 5' from the right-of-way to the house or garage
Side - 5' from the property line for end units
Rear - 15' from the property line to the house
Setback reductions may be approved by the Planning Board, on a site plan.
- Driveways shall be prohibited prior to residential occupancy 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 - 6" of compact crusher run base with tar and chip coating.
C) GEOMETRY - Maximum 15% grade, maximum 10% grade change and minimum 45' turning radius.
D) STRUCTURES (CULVERTS/BRIDGES) - Capable of supporting 25 gross tons (H25) loading.
E) DRAINAGE ELEMENTS - Capable of safely passing a 100-year flood with no more than 1 foot depth over driveway surface.
F) STRUCTURE CLEARANCES - Minimum of 12 feet.
G) MAINTENANCE - Sufficient to ensure all weather use.
- Two of the initial 80 tentative housing unit allocations reserved for Parcel "A" (Plat 15208) were shifted to Parcel "C", Emerson Section 2, Phase 2 (Plat 15318) when the Phase 2 plat was recorded. Parcel "A" was left with 78 tentative housing unit allocations, Parcel "B" had 34 tentative housing unit allocations, and Parcel "C" had 88 tentative housing unit allocations. A resubdivision plan (P-02-25) has been submitted to subdivide Parcel A-1 into 48 units, and a resubdivision plan (P-02-28) has been submitted to subdivide Parcel B-1 into 63 units. Since parcel A-1 will only have 48 units, there are 30 excess tentative housing unit allocations (78-48=30). Twenty nine (29) of these excess unit allocations were shifted to Parcel B-1, from Parcel "A" in order to create the 63 (34+29=63) proposed units for Parcel B-1. This left 1 housing unit allocation remaining which was shifted to Parcel C, Emerson Section 2, Phase 2, for a total of 89 housing unit allocations (86+2+1=89) on Parcel "C", with the recordation of F-02-107. Parcel C was resubdivided into Parcels C-1 and C-2 by F-03-113, Record Plat No. 15825.

- Open Space Lots 169 AND 170, (old lots 154 and 158) dedicated to Home Owner's Association.
- Open space area may contain active recreation facilities as allowed in the approved Development Criteria.
- For lots on private roads, refuse collection, snow removal and road maintenance are provided to the junction of the road right-of-way line.
- Noise study provided under S-99-12.
- In a residential zoning district and residential land use area of the MXD Districts (but not in the NT District), open or enclosed porches and decks may project not more than 10' into any required front or rear setback area or into a required setback from a project boundary or different zoning district. Exterior stairways or ramps, above or below ground level, may extend not more than 10 feet into front setback area or a setback from a project boundary or different zoning district, and not more than 16 feet into a rear setback area.
- Forest Conservation provided under F-01-145 and F-02-55.
- The private roads shown hereon shall be maintained by the H.O.A.

THE REQUIREMENTS OF § 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.

William L. Machen 3/16/05
WILLIAM L. MACHEN
PROFESSIONAL LAND SURVEYOR
MD. REG. #9011

FOR SKYLARK RIDGE, L.L.P. UNDER ITS MANAGING PARTNER, TROUTMAN COMPANY

John L. Troutman
JOHN L. TROUTMAN, PRESIDENT TROUTMAN COMPANY,
GENERAL PARTNER

Diane M. Howard
DIANE M. HOWARD, VICE PRESIDENT

FOR SKYLARK RIDGE TOWNHOUSE ASSOCIATION, UNDER ITS MANAGING PARTNER, TROUTMAN CO.

Diane M. Howard
DIANE M. HOWARD, PRESIDENT

RESERVATION OF PUBLIC UTILITY AND FOREST CONSERVATION EASEMENTS
"DEVELOPER RESERVES UNTO ITSELF, ITS SUCCESSORS AND ASSIGNS, ALL EASEMENTS SHOWN ON THIS PLAT FOR WATER, SEWER, STORM DRAINAGE, AND OTHER PUBLIC UTILITIES LOCATED IN, ON, OVER AND THROUGH PARCELS C-1, C-2, D-1 AND O.S. LOT 179. ANY CONVEYANCES OF THE AFORESAID PARCELS SHALL BE SUBJECT TO THE EASEMENTS HEREIN RESERVED, WHETHER OR NOT EXPRESSLY STATED IN THE DEED(S) CONVEYING SAID PARCELS (C-1, C-2, D-1 AND O.S. LOT 179). DEVELOPER SHALL EXECUTE AND DELIVER DEEDS FOR THE EASEMENTS HEREIN RESERVED TO HOWARD COUNTY, UPON COMPLETION OF THE PUBLIC UTILITIES AND THEIR ACCEPTANCE BY HOWARD COUNTY. THE COUNTY SHALL ACCEPT THE EASEMENTS AND RECORD THE DEED(S) OF EASEMENT IN THE LAND RECORDS OF HOWARD COUNTY."

AREA TABULATION

1. TOTAL NUMBER OF LOTS TO BE RECORDED:	12
2. TOTAL NUMBER OF BUILDABLE LOTS:	10
3. TOTAL NUMBER OF PARCELS:	2
4. TOTAL AREA OF LOT TO BE RECORDED:	0.5913 AC.
5. TOTAL AREA OF PARCELS TO BE RECORDED:	1.8114 AC.
6. TOTAL AREA OF ROAD RIGHT-OF-WAY TO BE RECORDED:	0.000 AC.
7. TOTAL AREA OF SUBDIVISION TO BE RECORDED:	2.4027 AC.

APPROVED: FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEMS IN CONFORMANCE WITH THE MASTER PLAN FOR HOWARD COUNTY.

Penny E. Borinstein MD 4/11/05
COUNTY HEALTH OFFICER
DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

Mark Milroy 3/29/05
CHIEF, DEVELOPMENT ENGINEERING DIVISION MK
DATE

Mark Milroy 4/14/05
DIRECTOR
DATE

CLARK · FINEFROCK & SACKETT, INC.
ENGINEERS · PLANNERS · SURVEYORS
7130 MINSTREL WAY • COLUMBIA, MD 21045 • (410) 381-7500 BALT. • (301) 621-8100 WASH.

OWNERS' CERTIFICATE

We, Skylark Ridge, L.L.P., by John L. Troutman, President, and Diane M. Howard, Vice President of Troutman Company, its General Partner and Skylark Ridge, Townhouse Association, Inc., by Diane M. Howard, President, of the owners 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, 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, floodplains and open spaces where applicable, and for good and other valuable consideration, hereby grant the right and option to Howard County, Maryland, to acquire the fee simple title to the beds of the streets and/or roads, 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 4th day of March 2005

FOR SKYLARK RIDGE TOWNHOUSE ASSOCIATION, INC. *Diane M. Howard* DIANE M. HOWARD, PRESIDENT
FOR SKYLARK RIDGE, L.L.P. *John L. Troutman* JOHN L. TROUTMAN, PRESIDENT

OWNERS:
SKYLARK RIDGE, TOWNHOUSE ASSOC., INC. C/O TROUTMAN COMPANY
9030 RED BRANCH RD. SUITE 100
COLUMBIA, MD 21045

SKYLARK RIDGE, L.L.P.
INC. C/O TROUTMAN COMPANY
9030 RED BRANCH RD. SUITE 100
COLUMBIA, MD 21045

SURVEYOR'S CERTIFICATE

I hereby certify that the Final Plat shown and described hereon is correct; that it is a subdivision of part of the lands acquired by Skylark Ridge, L.L.P., a Maryland limited liability partnership, from Emerson Corporation, a Maryland Corporation by deed dated June, 2003 and recorded in Liber 7864 at Folio 375; and part of the lands acquired by Skylark Ridge Townhouse Association, Inc. from Skylark Ridge, L.L.P. and Beazer Homes, Corp., a Tennessee corporation, by a deed dated December 10, 2003 and recorded in Liber 8137 at Folio 208; also being a resubdivision of Open Space Lot 158 as shown on plats of Subdivision entitled "Emerson 2/2 Lots 157 and Open Space Lot 158" and recorded as Plat No. 17239 & 17240; also being a resubdivision of Lots 102, 108, 73, 78, 90 thru 95 and Open Space Lot 154 as shown on plats of subdivision entitled "Emerson 2/2 Lots 65 thru 101 and Open Space Lots 154 thru 156" and recorded as Plat No. 16573 and 16574, all recordings being among the Land Records of Howard County, Maryland; the acceptance of the plat is being shown by Howard County, Maryland and that all monuments are in place or will be in place prior to recordation with the Howard County Subdivision Regulations.

William L. Machen 16 March 2005
WILLIAM L. MACHEN
PROFESSIONAL LAND SURVEYOR
MARYLAND REG. #9011

RECORDED AS PLAT 17376
ON 04.22.05 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

EMERSON 2/2
LOTS 159-168 AND OPEN SPACE LOTS 169 & 170

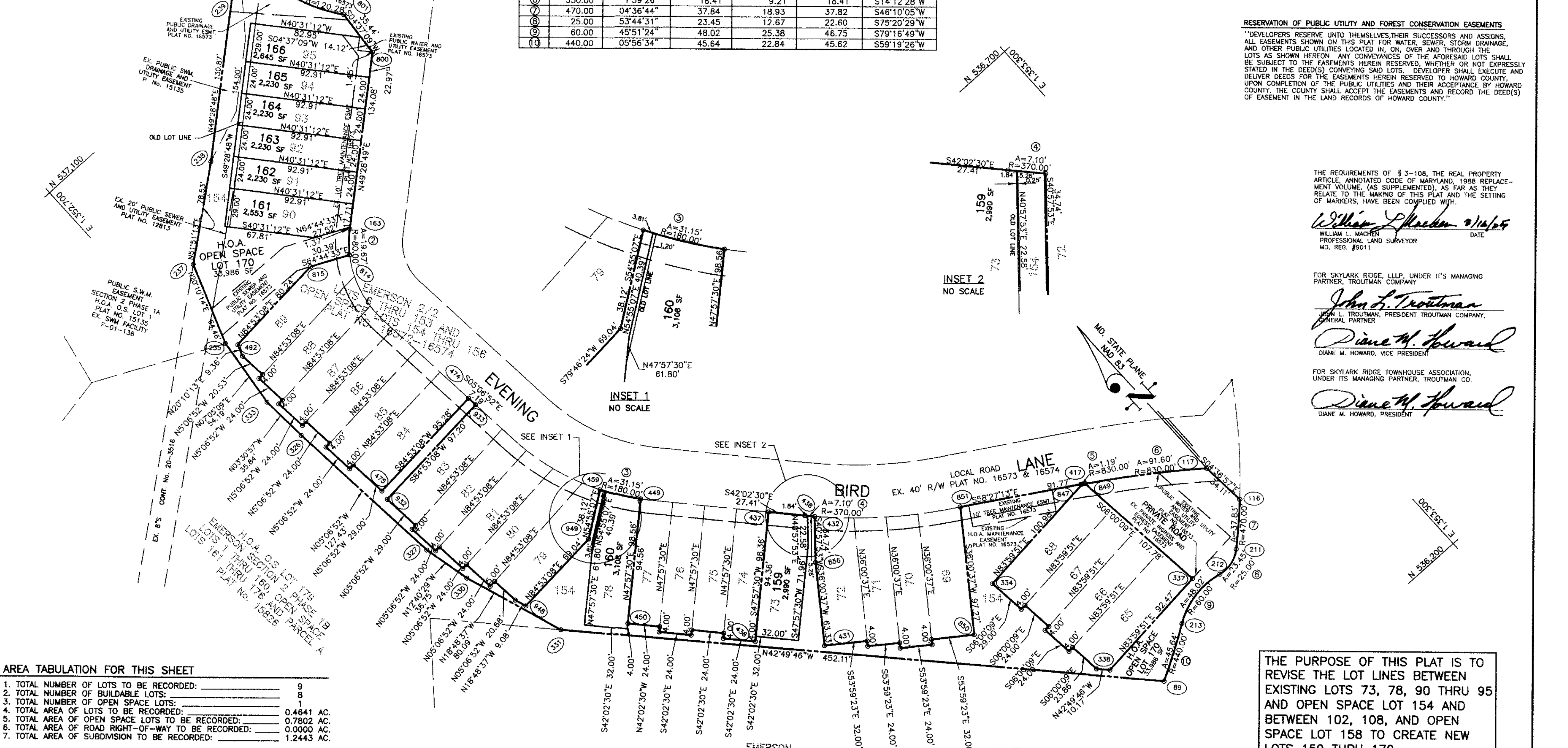
A RESUBDIVISION OF LOTS 73, 78, 90-95, 102, 108, AND OPEN SPACE LOTS 154 & 158

TAX MAP 47 PART OF PARCELS 3, 462 & 837
SIXTH (6TH) ELECTION DISTRICT HOWARD COUNTY, MARYLAND
SCALE: 1" = 50' DATE: FEBRUARY, 2005

SHEET 1 OF 3

CAD FILE: #10 J:\04-012 EMERSON\04-012RCOVER
CHKD: WLM DRAWN: JPH JOB NO.: 02-081 FILE NO.: 02-076 R

SKYLARK BOULEVARD



NO.	RADIUS	DELTA	ARC	TANGENT	CHORD	BEARING
1	120.28	32°51'14"	68.97	35.46	68.03	S21°30'29"E
2	80.00	14°05'22"	19.67	9.89	19.62	S42°26'08"W
3	180.00	06°57'37"	76.34	38.32	76.19	S32°01'22"W
4	80.00	7°10'00"	10.01	5.01	10.00	S02°13'06"E
5	210.00	1°21'56"	5.00	2.50	5.00	S52°36'14"E
6	530.00	1°59'26"	18.41	9.21	18.41	S14°12'28"W
7	470.00	04°36'44"	37.84	18.93	37.82	S46°10'05"W
8	25.00	53°44'31"	23.45	12.67	22.60	S75°20'29"W
9	60.00	45°51'24"	48.02	25.38	46.75	S79°16'49"W
10	440.00	05°56'34"	45.64	22.84	45.62	S59°19'26"W

RESERVATION OF PUBLIC UTILITY AND FOREST CONSERVATION EASEMENTS
 DEVELOPERS RESERVE UNTO THEMSELVES, THEIR SUCCESSORS AND ASSIGNS, ALL EASEMENTS SHOWN ON THIS PLAT FOR WATER, SEWER, STORM DRAINAGE, AND OTHER PUBLIC UTILITIES LOCATED IN, ON, OVER AND THROUGH THE LOTS AS SHOWN HEREON. ANY CONVEYANCES OF THE AFORESAID LOTS SHALL BE SUBJECT TO THE EASEMENTS HEREBY RESERVED, WHETHER OR NOT EXPRESSLY STATED IN THE DEED(S) CONVEYING SAID LOTS. DEVELOPER SHALL EXECUTE AND DELIVER DEEDS FOR THE EASEMENTS HEREBY RESERVED TO HOWARD COUNTY, UPON COMPLETION OF THE PUBLIC UTILITIES AND THEIR ACCEPTANCE BY HOWARD COUNTY. THE COUNTY SHALL ACCEPT THE EASEMENTS AND RECORD THE DEED(S) OF EASEMENT IN THE LAND RECORDS OF HOWARD COUNTY.

THE REQUIREMENTS OF § 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.
William L. Machen 2/16/05
 WILLIAM L. MACHEN, DATE
 PROFESSIONAL LAND SURVEYOR
 MD. REG. #9011

FOR SKYLARK RIDGE, L.L.P., UNDER ITS MANAGING PARTNER, TROUTMAN COMPANY
John L. Troutman
 JOHN L. TROUTMAN, PRESIDENT TROUTMAN COMPANY, GENERAL PARTNER
Diane M. Howard
 DIANE M. HOWARD, VICE PRESIDENT
 FOR SKYLARK RIDGE TOWNHOUSE ASSOCIATION, UNDER ITS MANAGING PARTNER, TROUTMAN CO.
Diane M. Howard
 DIANE M. HOWARD, PRESIDENT

AREA TABULATION FOR THIS SHEET

1. TOTAL NUMBER OF LOTS TO BE RECORDED:	9
2. TOTAL NUMBER OF BUILDABLE LOTS:	8
3. TOTAL NUMBER OF OPEN SPACE LOTS:	1
4. TOTAL AREA OF LOTS TO BE RECORDED:	0.4641 AC.
5. TOTAL AREA OF OPEN SPACE LOTS TO BE RECORDED:	0.7802 AC.
6. TOTAL AREA OF ROAD RIGHT-OF-WAY TO BE RECORDED:	0.0000 AC.
7. TOTAL AREA OF SUBDIVISION TO BE RECORDED:	1.2443 AC.

THE PURPOSE OF THIS PLAT IS TO REVISE THE LOT LINES BETWEEN EXISTING LOTS 73, 78, 90 THRU 95 AND OPEN SPACE LOT 154 AND BETWEEN 102, 108, AND OPEN SPACE LOT 158 TO CREATE NEW LOTS 159 THRU 170.

APPROVED: FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEMS IN CONFORMANCE WITH THE MASTER PLAN FOR HOWARD COUNTY.

CLARK · FINEFROCK & SACKETT, INC.
 ENGINEERS · PLANNERS · SURVEYORS
 7130 MINISTREL WAY • COLUMBIA, MD 21045 • (410) 381-7500 BALT. • (301) 821-8100 WASH.

EMERSON SECTION 2 PHASE 3 PARCEL D-1 PLAT No. 1582E

SKYLARK RIDGE, TOWNHOUSE ASSOC., INC. C/O TROUTMAN COMPANY 9030 RED BRANCH RD. SUITE 100 COLUMBIA, MD 21045
 SKYLARK RIDGE, L.L.P. INC. C/O TROUTMAN COMPANY 9030 RED BRANCH RD. SUITE 100 COLUMBIA, MD 21045

RECORDED AS PLAT 17377 ON 04-22-05 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

Penny E. Borawski MD 4/11/05
 COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

Clark Finefrock 3/26/05
 CHIEF, DEVELOPMENT ENGINEERING DIVISION MK DATE

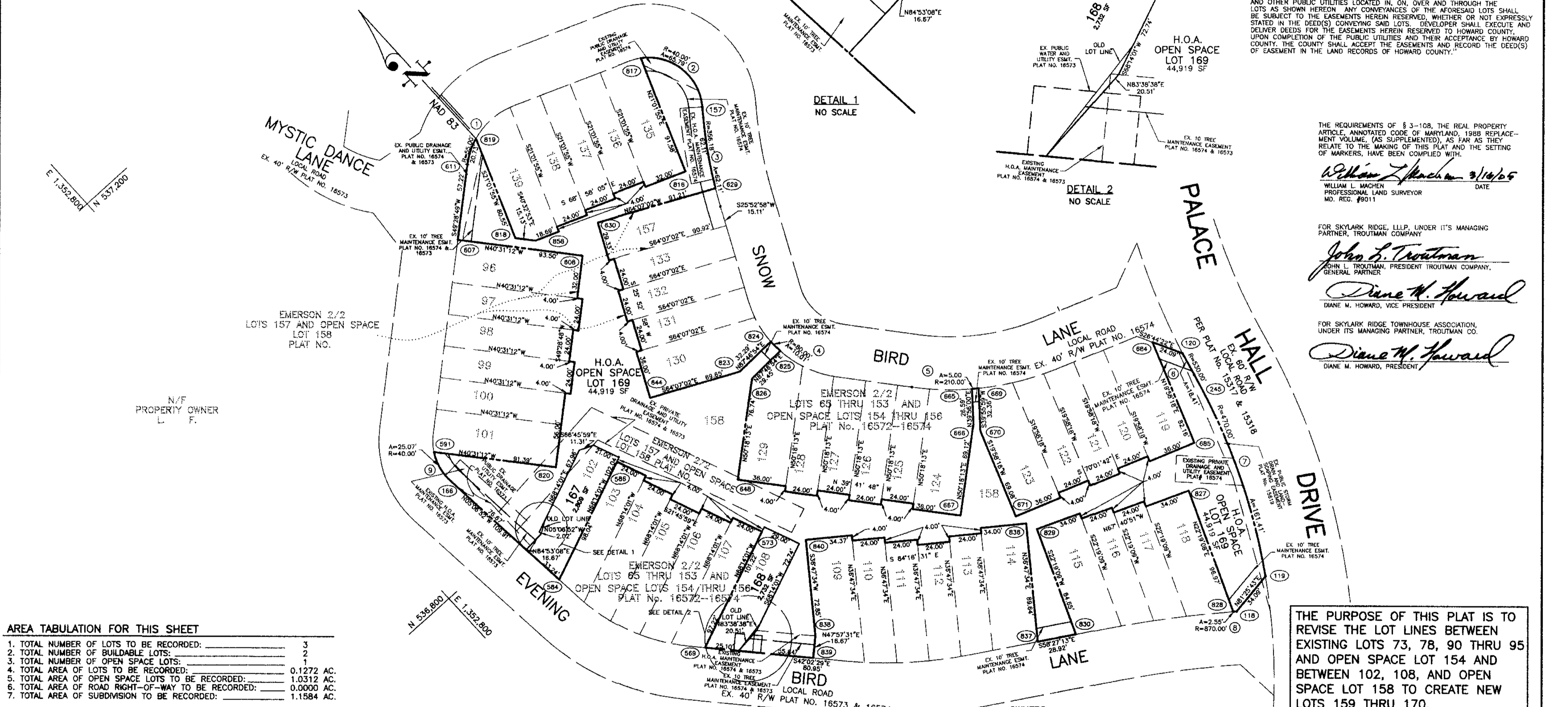
Frank L. Joyce 4/14/05
 DIRECTOR DATE

OWNERS' CERTIFICATE
 We, Skylark Ridge, L.L.P., by John L. Troutman, President, and Diane M. Howard, Vice President of Troutman Company, its General Partner and Skylark Ridge, Townhouse Association, Inc., by Diane M. Howard, President, of the owners 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, 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, floodplains and open spaces where applicable, and for good and other valuable consideration, hereby grant the right and option to Howard County, Maryland, to acquire the fee simple title to the beds of the streets and/or roads, 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 14 day of March 2005.
 FOR SKYLARK RIDGE TOWNHOUSE ASSOCIATION, INC. *Diane M. Howard* DIANE M. HOWARD, PRESIDENT
 FOR SKYLARK RIDGE, L.L.P. *John L. Troutman* JOHN L. TROUTMAN, PRESIDENT

SURVEYOR'S CERTIFICATE
 I hereby certify that the Final Plat shown and described hereon is correct; that it is a subdivision of part of the lands acquired by Skylark Ridge, L.L.P., a Maryland limited liability partnership, from Emerson Corporation, a Maryland Corporation by deed dated June, 2003 and recorded in Liber 7864 at Folio 375; and part of the lands acquired by Skylark Ridge Townhouse Association, Inc. from Skylark Ridge, L.L.P. and Beazer Homes, Corp., a Tennessee corporation, by a deed dated December 10, 2003 and recorded in Liber 8137 at Folio 206; also being a resubdivision of Open Space Lot 158 as shown on plats of Subdivision entitled "Emerson 2/2 Lots 157 and Open Space Lot 158" and recorded as Plat No. 17239 & 17240; also being a resubdivision of Lots 102, 108, 73, 78, 90 thru 95 and Open Space Lot 154 as shown on plats of subdivision entitled "Emerson 2/2 Lots 65 thru 72 and Open Space Lots 154 thru 158" and recorded as Plat No. 16573 and 16574, all easements being among the Land Records of Howard County, Maryland; the acceptance of the plat in the Subdivision by Howard County, Maryland and that all monuments are in place or will be in place prior to recordation with the Howard County Subdivision Regulations.
William L. Machen 16 March 2005
 WILLIAM L. MACHEN, DATE
 PROFESSIONAL LAND SURVEYOR
 MARYLAND REG. #9011

EMERSON 2/2
 LOTS 159-168 AND OPEN SPACE LOTS 169 & 170
 A RESUBDIVISION OF LOTS 73, 78, 90-95, 102, 108, AND OPEN SPACE LOTS 154 & 158
 TAX MAP 47 PART OF PARCELS 3, 462 & 837 SIXTH (6TH) ELECTION DISTRICT HOWARD COUNTY, MARYLAND
 SCALE: 1" = 50' DATE: FEBRUARY, 2005
 SHEET 2 OF 3
 CAD FILE: J:\SURVEY DWG\S\2002\02076\DWG\02076RSP3.DWG
 CHKD: WLM DRAWN: JPH JOB NO.: 02-081 FILE NO.: 02-076 R

NO.	RADIUS	DELTA	ARC	TANGENT	CHORD	BEARING
1	55.00	21°35'20"	20.73	10.49	20.60	N60°16'28"E
2	40.00	94°14'18"	65.79	43.07	58.62	S08°57'24"E
3	356.18	09°59'28"	62.11	31.13	62.03	S33°09'51"W
4	80.00	7°10'00"	10.01	5.01	10.00	S02°13'06"E
5	210.00	1°21'56"	5.00	2.50	5.00	S52°36'14"E
6	530.00	1°59'26"	18.41	9.21	18.41	S14°12'28"W
7	470.00	19°40'36"	161.41	81.51	160.62	S23°03'03"W
8	870.00	00°10'04"	2.55	1.27	2.55	N52°18'53"W
9	40.00	35°54'24"	25.07	12.96	24.66	N12°50'20"E



RESERVATION OF PUBLIC UTILITY AND FOREST CONSERVATION EASEMENTS
 "DEVELOPERS RESERVE UNTO THEMSELVES, THEIR SUCCESSORS AND ASSIGNS, ALL EASEMENTS SHOWN ON THIS PLAT FOR WATER, SEWER, STORM DRAINAGE, AND OTHER PUBLIC UTILITIES LOCATED IN, ON, OVER AND THROUGH THE LOTS AS SHOWN HEREON ANY CONVEYANCES OF THE AFORESAID LOTS SHALL BE SUBJECT TO THE EASEMENTS HERIN RESERVED, WHETHER OR NOT EXPRESSLY STATED IN THE DEED(S) CONVEYING SAID LOTS. DEVELOPER SHALL EXECUTE AND DELIVER DEEDS FOR THE EASEMENTS HERIN RESERVED TO HOWARD COUNTY, UPON COMPLETION OF THE PUBLIC UTILITIES AND THEIR ACCEPTANCE BY HOWARD COUNTY. THE COUNTY SHALL ACCEPT THE EASEMENTS AND RECORD THE DEED(S) OF EASEMENT IN THE LAND RECORDS OF HOWARD COUNTY."

THE REQUIREMENTS OF § 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.
William L. Machen 3/16/05
 WILLIAM L. MACHEN
 PROFESSIONAL LAND SURVEYOR
 MD. REG. #9011

FOR SKYLARK RIDGE, L.L.P., UNDER ITS MANAGING PARTNER, TROUTMAN COMPANY
John L. Troutman
 JOHN L. TROUTMAN, PRESIDENT TROUTMAN COMPANY, GENERAL PARTNER
Diane M. Howard
 DIANE M. HOWARD, VICE PRESIDENT
 FOR SKYLARK RIDGE TOWNHOUSE ASSOCIATION, UNDER ITS MANAGING PARTNER, TROUTMAN CO.
Diane M. Howard
 DIANE M. HOWARD, PRESIDENT

AREA TABULATION FOR THIS SHEET

1. TOTAL NUMBER OF LOTS TO BE RECORDED:	3
2. TOTAL NUMBER OF BUILDABLE LOTS:	1
3. TOTAL NUMBER OF OPEN SPACE LOTS:	1
4. TOTAL AREA OF LOTS TO BE RECORDED:	0.1272 AC.
5. TOTAL AREA OF OPEN SPACE LOTS TO BE RECORDED:	1.0312 AC.
6. TOTAL AREA OF ROAD RIGHT-OF-WAY TO BE RECORDED:	0.0000 AC.
7. TOTAL AREA OF SUBDIVISION TO BE RECORDED:	1.1584 AC.

THE PURPOSE OF THIS PLAT IS TO REVISE THE LOT LINES BETWEEN EXISTING LOTS 73, 78, 90 THRU 95 AND OPEN SPACE LOT 154 AND BETWEEN 102, 108, AND OPEN SPACE LOT 158 TO CREATE NEW LOTS 159 THRU 170.

APPROVED: FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEMS IN CONFORMANCE WITH THE MASTER PLAN FOR HOWARD COUNTY.

CLARK · FINEFROCK & SACKETT, INC.
 ENGINEERS · PLANNERS · SURVEYORS
 7135 MINSTREL WAY · COLUMBIA, MD 21045 · (410) 381-7500 BALT. · (301) 821-8100 WASH.

OWNERS' CERTIFICATE
 We, Skylark Ridge, L.L.P., by John L. Troutman, President, and Diane M. Howard, Vice President of Troutman Company, its General Partner and Skylark Ridge, Townhouse Association, Inc., by Diane M. Howard President, of the owners 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, 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, floodplains and open spaces where applicable, and for good and other valuable consideration, hereby grant the right and option to Howard County, Maryland, to acquire the fee simple title to the beds of the streets and/or roads, 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.

OWNERS:
 SKYLARK RIDGE, TOWNHOUSE ASSOC., INC. C/O TROUTMAN COMPANY
 9030 RED BRANCH RD. SUITE 100
 COLUMBIA, MD 21045

OWNERS:
 SKYLARK RIDGE, L.L.P.
 INC. C/O TROUTMAN COMPANY
 9030 RED BRANCH RD. SUITE 100
 COLUMBIA, MD 21045

RECORDED AS PLAT 17378
 ON 04-22-05 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING
Kenny E. Benenstien MD 4/11/05
 COUNTY HEALTH OFFICER
Chief Development Engineering Division 3/22/05
 CHIEF, DEVELOPMENT ENGINEERING DIVISION
Director 4/14/05
 DIRECTOR

Witness our hands this 4th day of March, 2005.
 FOR SKYLARK RIDGE TOWNHOUSE ASSOCIATION, INC. *Diane M. Howard* DIANE M. HOWARD, PRESIDENT
 FOR SKYLARK RIDGE, L.L.P. *John L. Troutman* JOHN L. TROUTMAN, PRESIDENT
Diane M. Howard DIANE M. HOWARD, VICE PRESIDENT

SURVEYOR'S CERTIFICATE
 I hereby certify that the Final Plat shown and described hereon is correct; that it is a subdivision of part of the lands acquired by Skylark Ridge, L.L.P., a Maryland limited liability partnership, from Emerson Corporation, a Maryland Corporation by deed dated June, 2003 and recorded in Liber 7864 at Folio 375; and part of the lands acquired by Skylark Ridge Townhouse Association, Inc. from Skylark Ridge, L.L.P. and Beazer Homes, Corp., a Tennessee corporation, by a deed dated December 10, 2003 and recorded in Liber 8137 at Folio 208; also being a resubdivision of Open Space Lot 158 as shown on plats of Subdivision entitled "Emerson 2/2 Lots 157 and Open Space Lot 158" and recorded as Plat No. 17239 & 17240; also being a resubdivision of Lots 102, 108, 73, 78, 90 thru 95 and Open Space Lot 154 as shown on plats of subdivision entitled "Emerson 2/2 Lots 65 thru 153 and Open Space Lots 154 thru 156" and recorded as Plat No. 16573 and 16574, all recorded in the Land Records of Howard County, Maryland; and the acceptance of the streets in the subdivision by Howard County, Maryland and that all monuments are in place or will be in place prior to the recordance with the Howard County Subdivision Regulations.
William L. Machen 4/16/05
 WILLIAM L. MACHEN
 PROFESSIONAL LAND SURVEYOR
 MARYLAND REG. #9011

EMERSON 2/2
 LOTS 159-168 AND OPEN SPACE LOTS 169 & 170
 A RESUBDIVISION OF LOTS 73, 78, 90-95, 102, 108, AND OPEN SPACE LOTS 154 & 158
 TAX MAP 47 PART OF PARCELS 3, 462 & 837
 SIXTH (6TH) ELECTION DISTRICT HOWARD COUNTY, MARYLAND
 SCALE: 1" = 50' DATE: FEBRUARY, 2005
 SHEET 3 OF 3
 CAD FILE: J:\SURVEY DWG\S\2002\02076\DWG\02076RSP2.DWG
 CHKD: WLM DRAWN: JPH JOB NO.: 02-081 FILE NO.: 02-076 R