

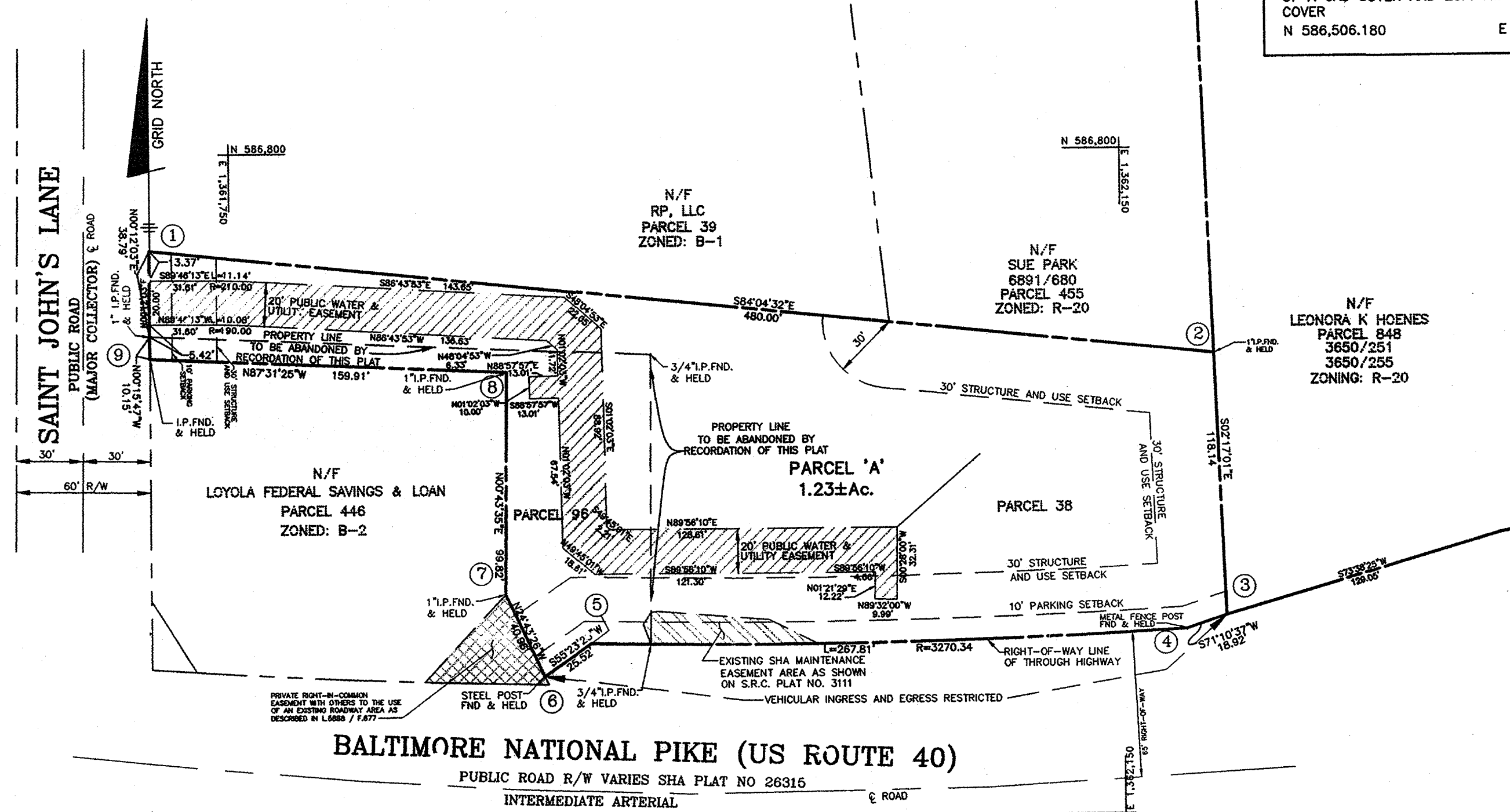
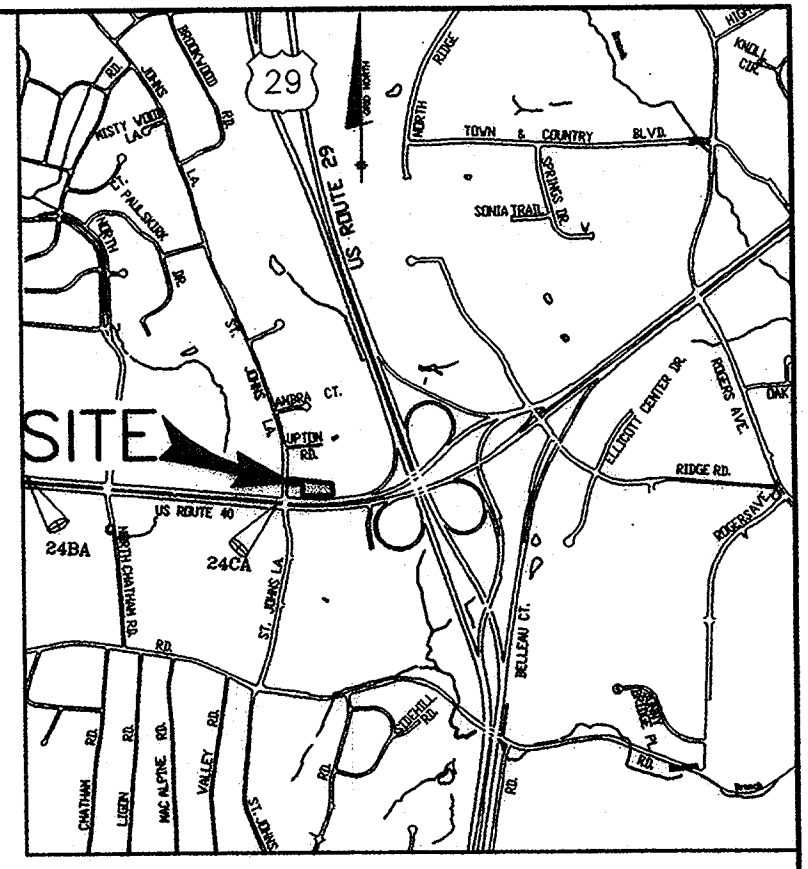
BOUNDARY COORDINATES

NO.	NORTHING	EASTING
1	586756.7321	1361714.0603
2	586707.1885	1362191.4966
3	586589.1424	1362196.2042
4	586583.0388	1362178.2986
5	586577.8501	1261937.3468
6	586563.8749	1361889.5965
7	586601.0758	1361872.4672
8	586700.8877	1361873.7328
9	586707.7971	1361713.9709

BENCH MARKS NAD '83

HO. CO. 24BA ELEV. 385.69
 STAMPED DISC ON CONCRETE MONUMENT BEING IN A 4" CONCRETE WALK, EAST OF A JERRY'S SUB SIGN AND 36.5' SE OF A CURB PI
 N 586,783.244 E 1,359,211.66

HO. CO. 24CA ELEV. 398.34
 STAMPED DISC ON CONCRETE MONUMENT BEING 7' WEST OF THE NOSE OF THE ISLAND AT THE WEST SIDE OF THE INTERSECTION OF ST. JOHNS LANE AND RTE.40 AND 23.4 WEST OF A GAS COVER AND 20.4 NW OF A GAS COVER
 N 586,506.180 E 1,361,634.29



- NOTES:**
1. (B) DENOTES 4" X 4" CONCRETE MONUMENT TO BE SET.
 (C) DENOTES 3/8" PIPE OR STEEL MARKER TO BE SET.
 (D) DENOTES STONE OF CONCRETE MONUMENT FOUND.
 (E) DENOTES IRON PIPE FOUND.
 2. COORDINATES SHOWN HEREON ARE BASED ON THE NAD '83 MARYLAND COORDINATE SYSTEM AS PROJECTED FROM HO.CO. CONTROL STATION 24BA AND 24CA.
 3. THIS PLAT IS BASED ON BOUNDARY INFORMATION TAKEN FROM BOUNDARY SURVEY'S CONDUCTED BY FREDERICK WARD & ASSOCIATES, INC. ON OR ABOUT MARCH, 2003 FOR PARCEL 96 AND JANUARY, 2004 FOR PARCEL 38.
 4. SUBJECT PROPERTY IS ZONED "B-2" PER THE COMPREHENSIVE REZONING PLAN DATED 2/02/04.
 5. TO THE BEST OF OUR KNOWLEDGE THERE ARE NO CEMETERY LOCATIONS ON-SITE.
 6. THERE ARE NO WETLANDS, WETLANDS BUFFERS, STREAMS, STREAM BUFFERS, 100-YR. FLOODPLAIN LOCATED ON-SITE.
 7. ALL AREAS ON THIS PLAT ARE "MORE OR LESS".
 8. UNLESS OTHERWISE NOTED AS "PRIVATE", ALL EASEMENTS ARE "PUBLIC".
 9. STORM WATER MANAGEMENT FACILITIES WILL BE REQUIRED ON THE PARCELS SHOWN ON THIS PLAT IN ACCORDANCE WITH THE DESIGN MANUALS. PRIOR TO SIGNATURE APPROVAL OF THE SITE DEVELOPMENT PLAN, THE DEVELOPER WILL BE REQUIRED TO EXECUTE THE DEVELOPER'S AGREEMENT FOR THE CONSTRUCTION OF THE STORM WATER MANAGEMENT FACILITY AND A MAINTENANCE AGREEMENT.
 10. LANDSCAPING SHALL BE PROVIDED FOR THIS PROJECT BASED ON REQUIREMENTS ESTABLISHED BY THE HOWARD COUNTY LANDSCAPE MANUAL. THIS WILL BE PROVIDED AT THE TIME OF SITE DEVELOPMENT PLAN SUBMISSION.
 11. THIS PLAN CONFORMS TO THE AMENDED FIFTH EDITION OF THE SUBDIVISION REGULATIONS PER COUNCIL BILL NO. 45-2003. DEVELOPMENT OR CONSTRUCTION ON THIS PARCEL MUST COMPLY WITH SETBACK AND BUFFER REGULATIONS IN EFFECT AT THE TIME OF SUBMISSION OF THE SITE DEVELOPMENT PLAN, WATER PETITION APPLICATION, OR BUILDING PERMIT.
 12. WATER AND SEWER SERVICE TO THESE LOTS WILL BE GRANTED UNDER THE PROVISIONS OF SECTION 18.122.B OF HOWARD COUNTY CODE. PUBLIC WATER AND PUBLIC SEWER ALLOCATION WILL BE GRANTED AT THE TIME OF THE ISSUANCE OF THE BUILDING PERMIT IF CAPACITY IS AVAILABLE AT THAT TIME.
 13. THE LOT(S) SHOWN ON THIS PLAT ARE SUBJECT TO THE MIDDLE PATUXENT DRAINAGE AREA SUPPLEMENTAL IN-AND-OF-CONSTRUCTION CHARGE CREATED BY SECTION 20.311B OF THE HOWARD COUNTY CODE.
 14. RESERVATION OF PUBLIC UTILITY EASEMENTS
 DEVELOPER RESERVES UNTO ITSELF ITS SUCCESSORS AND ASSIGNS, ALL EASEMENTS SHOWN ON THIS PLAN FOR WATER, SEWER, STORM DRAINAGE, OTHER PUBLIC UTILITIES 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. 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.
 15. THIS SUBDIVISION PLAT IS EXEMPT FROM THE FOREST CONSERVATION REQUIREMENTS BECAUSE IT IS A PLAT WHICH DOES NOT CREATE ADDITIONAL LOTS OR PARCELS IN ACCORDANCE WITH SECTION 16.1202(b)(1)(vi) OF THE HOWARD COUNTY CODE. FOREST CONSERVATION OBLIGATIONS WILL BE FULFILLED AT THE TIME OF DEVELOPMENT UNDER THE SITE DEVELOPMENT PLAN.
 16. PUBLIC WATER AND SEWAGE ALLOCATION WILL BE GRANTED AT THE TIME OF ISSUANCE OF THE BUILDING PERMIT IF CAPACITY IS AVAILABLE AT THAT TIME.

THE REQUIREMENTS § 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.

David M. Harris 02/15/06
 DAVID M. HARRIS DATE:
 MARYLAND REGISTERED PROFESSIONAL LAND SURVEYOR #10978
 FOR BENCHMARK ENGINEERING, INC. MARYLAND REG. NO. 351
 SIGNATURE OF OWNER DATE: 2-15-06

TOTAL TABULATION THIS SUBDIVISION

TOTAL NUMBER OF LOTS AND/OR PARCELS TO BE RECORDED	
BUILDABLE:	1
NON-BUILDABLE:	N/A
OPEN SPACE:	0
PRESERVATION PARCELS:	0
TOTAL AREA OF LOTS AND/OR PARCELS TO BE RECORDED	
BUILDABLE	1.23± AC.
NON-BUILDABLE:	N/A
OPEN SPACE:	0
PRESERVATION PARCELS:	0
TOTAL AREA OF ROAD RIGHT-OF-WAY TO BE RECORDED (INCLUDING WIDENING STRIPS)	N/A
TOTAL GROSS AREA OF SUBDIVISION TO BE RECORDED	1.23± AC.

ENGINEER
 BENCHMARK ENGINEERING, INC.
 8480 BALI. NAT. PIKE SUITE 418
 ELLICOTT CITY, MD 21043
 410-465-6105

OWNER/DEVELOPER
 EMICON, LLC
 STEVE BREEDEN
 P.O. BOX 417
 ELLICOTT CITY, MD 21041
 410-465-4244

PLAN
 SCALE: 1" = 50'

THE SOLE AND ONLY PURPOSE OF THIS PLAT IS TO COMBINE PARCEL 96 AND 38 TO CREATE PARCEL "A" AND TO CREATE A 20' PUBLIC WATER & UTILITY EASEMENT

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

Robert J. Walker 3/3/06
 HOWARD COUNTY HEALTH OFFICER DATE

SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE INFORMATION AND BELIEF, THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS ALL OF THE LANDS CONVEYED BY WILLIAM N. SCHERER, JR. TRUSTEE, GRANTOR TO EMICON, LLC, GRANTEE, DATED JANUARY 6, 2003 AND RECORDED IN LIBER 6993 FOLIO 680 AND ALL OF THE LANDS CONVEYED BY SUE PARK, GRANTOR TO EMICON, LLC, GRANTEE, DATED AUGUST 01, 2003 AS RECORDED AT LIBER 7956 FOLIO 608. BOTH RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND 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 NOW AMENDED.

OWNER'S DEDICATION

EMICON, LLC A MARYLAND LIMITED LIABILITY COMPANY, OWNER OF THE PROPERTY SHOWN HEREON, HEREBY ADOPTS THIS PLAN OF SUBDIVISION, AND IN CONSIDERATION OF APPROVAL OF THIS FINAL PLAT BY THE DEPARTMENT OF PLANNING AND ZONING, ESTABLISHES MINIMUM BUILDING RESTRICTION LINES AND GRANTS 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 OF THE BEDS OF THE STREETS AND/OR ROADS, FLOODPLAINS AND OPEN SPACE WHERE APPLICABLE, AND FOR GOOD AND OTHER VALUABLE CONSIDERATION, HEREBY GRANTS 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 HAND THIS 15 DAY OF FEBRUARY 2006.

RECORDED AS PLAT 18152
 ON MARCH 15, 2006 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

Michael J. ... 2/27/06
 CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

Frank ... 3/3/06
 DIRECTOR DATE

David M. Harris
 DAVID M. HARRIS
 REGISTERED PROFESSIONAL LAND SURVEYOR MARYLAND REG. NO. 10978
 FOR BENCHMARK ENGINEERING, INC. MARYLAND REG. NO. 351
 DATE: 2-15-06

Steve Breedon 2-15-06
 SIGNATURE OF OWNER DATE

... 2/15/2006
 WITNESS DATE

**9050 ROUTE 40
 RETAIL CENTER
 PARCEL 'A'**

2 nd ELECTION DISTRICT OF HOWARD COUNTY, MARYLAND
 TAX MAP No. 24 GRID No. 5
 PARCELS: 38 AND 96
 ZONED: B-2

SCALE: AS SHOWN
 DATE: MARCH, 2005
 SHEET: 1 OF 1