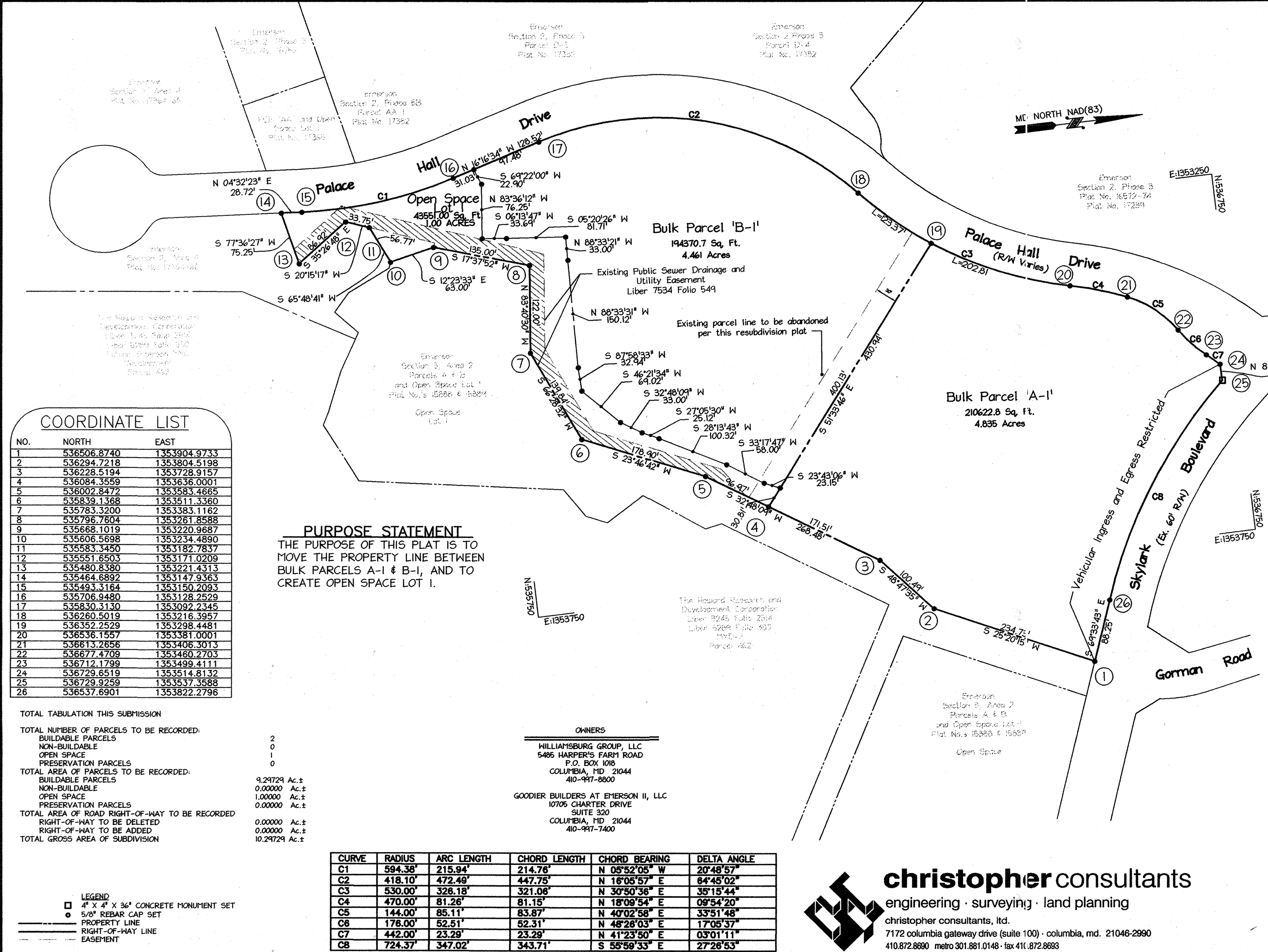


- GENERAL NOTES**
- Coordinates based on NAD 83, Maryland Coordinate System as projected by Howard County Geodetic Control Station Nos. 47E4 N:535406.138 E:135431.196  
47DA N:535406.459 E:1349362.707  
47G2 N:532438.964 E:1351224.095
  - All areas shown on this plat are more or less.
  - This plat is based on a field run monumented boundary survey performed on or about July 2000 by Daft McCune Walker, Inc.
  - 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-979-11 and per the 2/2/04 Comprehensive Zoning Plan.
  - 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 the final plat approval, if capacity is available at that time.
  - This plat is exempt from the forest conservation requirements for a resubdivision plat that does not create any new lots in accordance with Section 16.1202(b)(1)(vii) of the Howard County Code.
  - Phasing for this project is in accordance with the decision and order for zoning case ZB-979-11 and the decision and order for PB-339 (Comprehensive Sketch Plan S-99-12).
  - See Planning and Zoning Files S-99-12, PB-339, ZB-979-11, PB-354 (Amended S-99-12), P-02-022, WP-04-13, F-01-145, F-02-55, P-05-15, P-05-16, PB 359 and F-04-68.
  - The wetlands delineation for this project was prepared by Daft McCune & Walker, Inc.
  - WP-04-13 is a waiver to waive section 16.146, requires submission of preliminary plan (for each phase of a phased project) after approval of the sketch plan and prior to submission of final plan, was approved on September 8, 2003, with one (1) condition:
    - The petitioner shall proceed with submission of a final plan application within 9 months of approval of this waiver (on or before 05/08/03).
  - On September 3, 1998, the zoning board granted approval of ZB-979-11 for the preliminary development plan and development criteria for 316 acres of land re-zoned as PEC-MXD-3 and R-SC-MXD-3.
  - Development criteria for this phase will be done in accordance with the Development Criteria Approved with Comprehensive Sketch Plan S-99-12 (PB-339 & 359).
  - There is no floodplain within the limits of the subject property.
  - Stormwater management will be provided by offsite regional pond under (F-01-145).
  - Open Space Lot 1 is to be dedicated to Emerson HOA.
  - Emerson Section 2 Phase 6A was allocated 100 units with the recordation of Plat No. 16927. With the resubdivision of Emerson Section 2 Phase 3, Plat No. 17381, Bulk Parcel A received 30 additional unit allocations. This resubdivision plat hereby reserves 45 tentative unit allocations for Parcel A and 15 tentative unit allocations for Parcel B. The remaining 45 units are hereby allocated to Emerson Section 2 Phase 2, Parcel A, F-02-55.



**COORDINATE LIST**

| NO. | NORTH       | EAST         |
|-----|-------------|--------------|
| 1   | 536506.8740 | 1353904.9733 |
| 2   | 536294.7218 | 1353804.5198 |
| 3   | 536228.5194 | 1353728.9157 |
| 4   | 536084.3559 | 1353636.0001 |
| 5   | 536002.8472 | 1353583.4665 |
| 6   | 535839.1368 | 1353511.3360 |
| 7   | 535783.3200 | 1353383.1162 |
| 8   | 535796.7604 | 1353261.8588 |
| 9   | 535668.1019 | 1353220.9687 |
| 10  | 535606.5698 | 1353234.4890 |
| 11  | 535583.3450 | 1353182.7837 |
| 12  | 535551.6503 | 1353171.0209 |
| 13  | 535480.8380 | 1353221.4313 |
| 14  | 535464.6892 | 1353147.9363 |
| 15  | 535493.3184 | 1353150.2093 |
| 16  | 535706.9480 | 1353128.2529 |
| 17  | 535830.3130 | 1353092.2345 |
| 18  | 536280.5019 | 1353216.3957 |
| 19  | 536352.2529 | 1353298.4481 |
| 20  | 536536.1557 | 1353381.0001 |
| 21  | 536613.2856 | 1353406.3013 |
| 22  | 536677.4709 | 1353480.2703 |
| 23  | 536712.1799 | 1353499.4111 |
| 24  | 536729.6519 | 1353514.8132 |
| 25  | 536729.9259 | 1353537.3588 |
| 26  | 536537.6901 | 1353822.2796 |

**PURPOSE STATEMENT**  
 THE PURPOSE OF THIS PLAT IS TO MOVE THE PROPERTY LINE BETWEEN BULK PARCELS A-1 & B-1, AND TO CREATE OPEN SPACE LOT 1.

**TOTAL TABULATION THIS SUBMISSION**

|  |               |
|--|---------------|
| TOTAL NUMBER OF PARCELS TO BE RECORDED:        |               |
| BUILDABLE PARCELS                              | 2             |
| NON-BUILDABLE                                  | 0             |
| OPEN SPACE                                     | 1             |
| PRESERVATION PARCELS                           | 0             |
| TOTAL AREA OF PARCELS TO BE RECORDED:          |               |
| BUILDABLE PARCELS                              | 9.29729 Ac.±  |
| NON-BUILDABLE                                  | 0.00000 Ac.±  |
| OPEN SPACE                                     | 1.00000 Ac.±  |
| PRESERVATION PARCELS                           | 0.00000 Ac.±  |
| TOTAL AREA OF ROAD RIGHT-OF-WAY TO BE RECORDED |               |
| RIGHT-OF-WAY TO BE DELETED                     | 0.00000 Ac.±  |
| RIGHT-OF-WAY TO BE ADDED                       | 0.00000 Ac.±  |
| TOTAL GROSS AREA OF SUBDIVISION                | 10.29729 Ac.± |

**OWNERS**

WILLIAMSBURG GROUP, LLC  
 5485 HARPER'S FARM ROAD  
 P.O. BOX 1018  
 COLUMBIA, MD 21044  
 410-997-8800

GOODIER BUILDERS AT EMERSON II, LLC  
 10705 CHARTER DRIVE  
 SUITE 320  
 COLUMBIA, MD 21044  
 410-997-7400

| CURVE | RADIUS  | ARC LENGTH | CHORD LENGTH | CHORD BEARING | DELTA ANGLE |
|-------|---------|------------|--------------|---------------|-------------|
| C1    | 594.38' | 215.94'    | 214.76'      | N 05°52'05" W | 20°48'57"   |
| C2    | 418.10' | 472.49'    | 447.75'      | N 16°05'57" E | 64°45'02"   |
| C3    | 530.00' | 328.18'    | 321.08'      | N 30°50'36" E | 35°15'44"   |
| C4    | 470.00' | 81.26'     | 81.15'       | N 18°09'54" E | 09°54'20"   |
| C5    | 144.00' | 85.11'     | 83.87'       | N 40°02'58" E | 33°51'48"   |
| C6    | 178.00' | 52.51'     | 52.31'       | N 48°26'03" E | 17°05'37"   |
| C7    | 442.00' | 23.29'     | 23.29'       | N 41°23'50" E | 03°01'11"   |
| C8    | 724.37' | 347.02'    | 343.71'      | S 55°59'33" E | 27°26'53"   |

**christopher consultants**  
 engineering · surveying · land planning  
 christopher consultants, ltd.  
 7172 columbia gateway drive (suite 100) · columbia, md. 21046-2990  
 410.872.8690 metro 301.881.0148 fax 411.872.8693

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

*Robert J. Walker* 8/29/05  
 HOWARD COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

*James D. Taylor* 8/23/05  
 CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

*James D. Taylor* 8/29/05  
 DIRECTOR DATE

**SURVEYOR'S CERTIFICATE**

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT, THAT IT IS A SUBDIVISION OF PART OF THE LANDS CONVEYED BY THE HOWARD RESEARCH AND DEVELOPMENT CORPORATION TO WILLIAMSBURG, LLC, AND GOODIER BUILDERS AT EMERSON II, LLC, BY DEEDS DATED JUNE 29, 2006 AND APRIL 25, 2006, RESPECTIVELY AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER 4802, FOLIO 660 AND LIBER 0874, FOLIO 100, 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.

*Cynthia B. Bowden* 08.16.05  
 CYNTHIA B. BOWDEN  
 PROFESSIONAL LAND SURVEYOR  
 MD REGISTRATION NO. 10786 DATE

**OWNER'S CERTIFICATE**

WE, WILLIAMSBURG GROUP, LLC, BY ROBERT R. CORBETT, VICE PRESIDENT AND GOODIER BUILDERS AT EMERSON II, LLC, BY M. STEVEN APPLER, VICE PRESIDENT, 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 AND 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 RIGHT-OF-WAYS 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 RIGHT-OF-WAYS.

WITNESS OUR HANDS THIS 17 DAY OF AUG, 2005

BY: *Robert R. Corbett* 8/17/05  
 ROBERT R. CORBETT, VICE PRESIDENT DATE  
 WILLIAMSBURG GROUP, LLC

BY: *M. Steven Appler* 8/17/05  
 M. STEVEN APPLER, VICE PRESIDENT DATE  
 GOODIER BUILDERS AT EMERSON II, LLC

RECORDED AS PLAT NO. 17678  
 ON 9/1/05  
 AMONG THE LAND RECORDS OF  
 HOWARD COUNTY, MARYLAND.

**EMERSON**  
 SECTION 2, PHASE 6A  
 BULK PARCELS 'A-1' & 'B-1' AND OPEN SPACE LOT 1

A RESUBDIVISION OF BULK PARCELS 'A' AND 'B',  
 PLAT NOS. 16926 AND 16927,  
 6TH ELECTION DISTRICT HOWARD COUNTY, MARYLAND,  
 S-99-12, PB-339, ZB-979-11, F-01-145, F-02-55, PB-359 (AMENDED S-99-12),  
 P-02-022, WP-04-13, F-04-68, P-05-15, P-05-16  
 PARCELS 'A' & 'B'  
 TAX MAP NO. 47 GRID NOS. 894 ZONED: PEC-MXD-3  
 SCALE: 1"=100' DATE: 7-25-05 SHEET 1 OF 1

F-06-025