

COORDINATE LIST

NO.	NORTH	EAST
1	536352.2529	1353298.4481
2	536536.1557	1353381.0001
3	536613.2656	1353406.3013
4	536677.4709	1353460.2703
5	536712.1799	1353499.4111
6	536729.6519	1353514.8132
7	536729.9259	1353537.3588
8	536537.6901	1353822.2796
9	536506.8740	1353904.9733
10	536294.7218	1353804.5198
11	536228.5194	1353728.9157
12	536084.3559	1353636.0001

CURVE TABLE

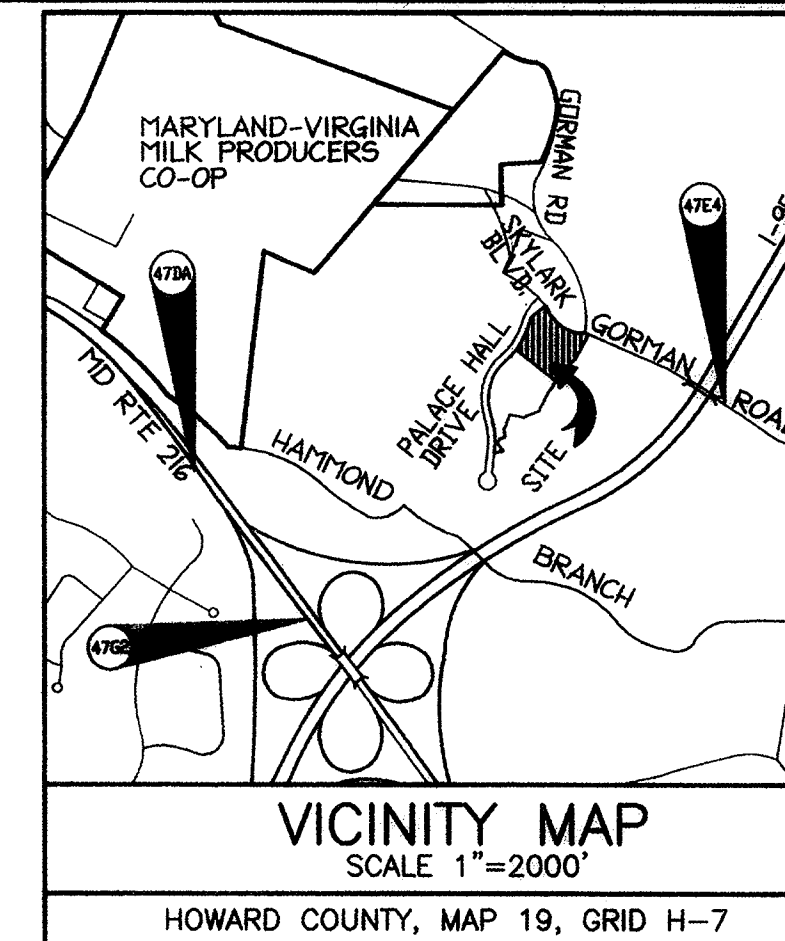
CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	530.00'	202.82'	201.58'	N 24°10'30" E	21°55'32"
C2	470.00'	81.26'	81.15'	N 18°09'54" E	09°54'20"
C3	144.00'	85.11'	83.87'	N 40°02'58" E	33°51'48"
C4	176.00'	52.51'	52.31'	N 48°26'03" E	17°05'37"
C5	442.00'	23.29'	23.29'	N 41°23'50" E	03°01'11"
C6	724.37'	347.02'	343.71'	S 55°59'33" E	27°26'53"
C7	62.50'	196.35'	125.00'	S 52°05'10" E	180°00'00"
C8	22.50'	70.69'	45.00'	S52°05'10" E	179°59'59"
C9	50.00'	235.62'	70.71'	N 83°26'14" E	27°00'00"
C10	145.00'	34.92'	34.83'	S62°46'33" E	13°47'48"
C11	105.00'	35.01'	34.85'	S 61°06'56" E	19°06'20"

LINE TABLE

LINE	BEARING	DISTANCE
L1	S 74°10'47" E	7.33'
L2	S 78°45'48" E	7.14'
L3	S 32°09'08" E	3.98'
L4	S 06°33'46" E	14.14'
L5	S 38°26'14" W	3.96'
L6	S 79°02'36" W	19.53'

GENERAL NOTES

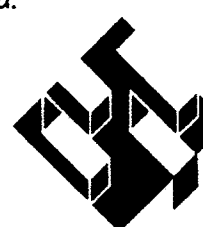
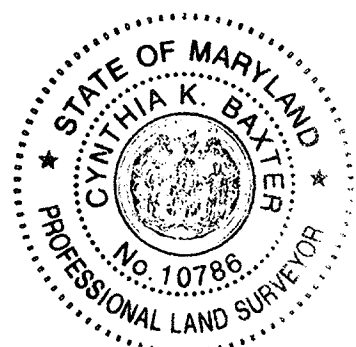
- Coordinates based on NAD 83, Maryland Coordinate System as projected by Howard County Geodetic Control Station No. 5
47E4 N:535846.138 E:1355431.196
47DA N:535405.459 E:1349362.707
47G2 N:532938.964 E:1351224.095
- All areas shown on this plat are more or less.
- This plat is based on a field run monumented boundary survey performed on or about July 2000 by Daft McCune Walker, Inc.
- The subject property is zoned MXD-3 per the 2/2/04 Comprehensive Zoning Plan and per ZB Case No. 979M.
- 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.
- Forest Conservation obligations and open space requirements for this phase of the Emerson MXD project were addressed under F-04-68.
- 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).
- See Planning and Zoning files S-99-12, PB-339, ZB-979-M, PB-359 (Amended S-99-12), P-02-022, WP-04-13, F-01-145, F-02-55, P-05-15, P-05-16, F-04-68, F-06-25, F-06-143, SDP-06-89 and SDP-06-90.
- The wetlands delineation for this project was prepared by Daft McCune & Walker, Inc. There are no wetlands located within the limits of this project.
- WP-04-13 is a waiver of section 16.146, requiring 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:
A. 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-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.
- Development 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 lots 90 and 91, shown hereon, are hereby dedicated to a property owner's association for the residents of this subdivision. HOA Articles of Incorporation have been recorded as reference number 1000361993373553 ON 7/18/2006. Open Space Areas may contain active recreation facilities as allowed in the approved Development Criteria.
- 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 41 tentative unit allocations for Parcel B. The remaining 44 units are hereby shifted to Emerson Section 2, Phase 7, Parcel A, F-05-93.
- No clearing, grading or construction is permitted within the wetlands, streams, or their required buffers and forest conservation easement areas.
- Proposed use of site or structure(s) is Single Family Attached.
- This project is in conformance with the latest Howard County Standards.
- There are no known burial grounds or cemeteries on the property.
- 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. The minimum building setback restrictions from property lines and public road right of way lines for all SFA residential lots shall be provided in accordance with the Comprehensive Development Criteria approved for this project under S-99-12, PB-339, PB-359 and ZB-979M.
- Driveways shall be provided prior to residential occupancy to insure safe access for fire and emergency vehicles per the following minimum:
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 insure all weather use.
- For lots on private roads, refuse collection, snow removal and road maintenance are provided to the junction of the road right of way.
- The private road shown hereon shall be maintained by the H.O.A. (Mossy Bark Lane).



25. 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 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 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.

AREA TABULATION CHART

TOTAL NUMBER OF LOTS AND/OR PARCELS TO BE RECORDED:	
BUILDABLE	45
NON-BUILDABLE	0
OPEN SPACE	2
PRESERVATION PARCELS	0
TOTAL AREA OF LOTS AND/OR PARCELS:	
BUILDABLE	2.395 Ac.±
NON-BUILDABLE	0.000 Ac.±
OPEN SPACE	1.557 Ac.±
PRESERVATION PARCELS	0.000 Ac.±
TOTAL AREA OF ROADWAY TO BE RECORDED INCLUDING WIDENING STRIPS	
	0.883 Ac±
TOTAL AREA OF SUBDIVISION	
	4.835 Ac.±



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 410.872.8693

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

PURPOSE STATEMENT

THE PURPOSE OF THIS PLAT IS TO CREATE BUILDABLE LOTS 45 THRU 89, OPEN SPACE LOTS 90 AND 91, ESTABLISH THE PUBLIC ROAD RIGHT OF WAYS FOR "JUNE FLOWERS WAY" AND "SILKEN LEAF COURT", AND TO ESTABLISH PRIVATE AND PUBLIC UTILITY EASEMENTS.

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

Robert J. Weber 12/26/06
HOWARD COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING
[Signature] 12/18/06
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE
[Signature] 12/29/06
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 GOODIER BUILDERS AT EMERSON II, LLC, BY DEED DATED APRIL 25, 2005, AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER 09174, FOLIO 100.

THE REQUIREMENTS OF 3-106, THE REAL PROPERTY ARTICLE ANNOTATED CODE OF MARYLAND, 1986 REPLACEMENT VOLUME (AS SUPPLEMENTED) AS FAR AS THEY RELATE TO THE MAKING OF THIS PLAT AND THE SETTING OF MARKERS HAVE BEEN COMPLIED WITH.

Cynthia K. Baxter 12.06.06
CYNTHIA K. BAXTER
PROFESSIONAL LAND SURVEYOR
MD REGISTRATION NO. 10786 DATE

OWNER'S CERTIFICATE

WE, WILLIAMSBURG GROUP, LLC, BY ROBERT R. CORBETT, VICE PRESIDENT, OWNERS OF THE PROPERTY SHOWN AND DESCRIBED, 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 INTO 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.

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WITNESS OUR HANDS THIS 6TH DAY OF DECEMBER 2006
BY: *[Signature]* DATE 12/16/06
BY: *[Signature]* DATE 12/16/06
WITNESS DATE

RECORDED AS PLAT NO. 18740
ON JAN. 5, 2007
AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND

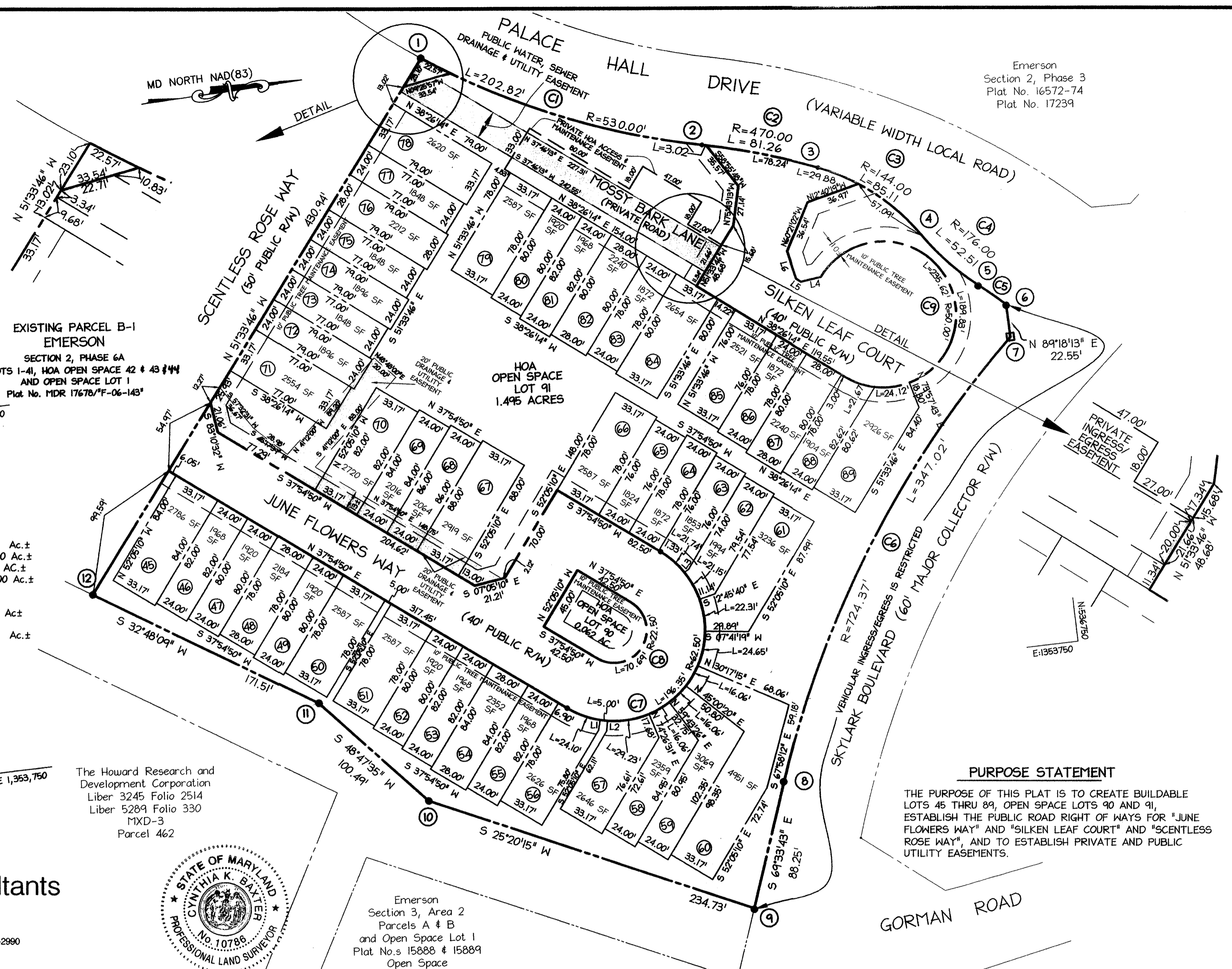
EMERSON
SECTION 2, PHASE 6A
LOTS 45-89 & OPEN SPACE LOTS 90 & 91
A RESUBDIVISION OF BULK PARCEL 'A-1'
PLAT NO. 17678
6TH ELECTION DISTRICT HOWARD COUNTY, MARYLAND
TAX MAP NO. 47 GRID NOS. 849 ZONED: PEC-MXD-3
SCALE: 1"=50' DATE: 12-06-06 SHEET 1 OF 2

F-06-142

Emerson
Section 2, Phase 3
Plat No. 16572-74
Plat No. 17239

LEGEND

- 4" X 4" X 36" CONCRETE MONUMENT SET/FOUND
- 5/8" REBAR CAP SET/FOUND
- PROPERTY LINE
- RIGHT-OF-WAY LINE
- EASEMENT
- UTILITY EASEMENT



EXISTING PARCEL B-1
EMERSON
SECTION 2, PHASE 6A
LOTS 1-41, HOA OPEN SPACE 42 & 43 #44
AND OPEN SPACE LOT 1
Plat No. MDR 17678/F-06-143

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410.872.8690 metro 301.881.0148 · fax 410.872.8693



The Howard Research and Development Corporation
Liber 3245 Folio 2514
Liber 5289 Folio 330
MXD-3
Parcel 462

Emerson
Section 3, Area 2
Parcels A & B
and Open Space Lot 1
Plat No.s 15888 & 15889
Open Space

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

Robert G. Wilson 12/26/06
HOWARD COUNTY HEALTH OFFICER (C) MDP DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING
[Signature] 12/18/06
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Cynthia K. Baxter 12.06.06
CYNTHIA K. BAXTER
PROFESSIONAL LAND SURVEYOR
MD REGISTRATION NO. 10788 DATE

OWNER'S CERTIFICATE

WE, WILLIAMSBURG GROUP, LLC, BY ROBERT R. CORBETT, VICE PRESIDENT, OWNER OF THE PROPERTY SHOWN AND DESCRIBED, 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.

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WITNESS OUR HANDS THIS 12th DAY OF DECEMBER 2006
BY: *[Signature]* 12/16/06
ROBERT R. CORBETT, VICE PRESIDENT DATE
WILLIAMSBURG GROUP, LLC
BY: *[Signature]* 12/16/06
WITNESS DATE

RECORDED AS PLAT NO. 18741
ON JAN. 5, 2007

AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND

EMERSON
SECTION 2, PHASE 6A
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