

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	594.36'	215.94'	214.76'	N 05°52'05" W	20°48'57"
C2	418.10'	472.48'	447.75'	N 16°05'57" E	64°45'02"
C3	530.00'	123.37'	123.09'	N 41°48'22" E	13°20'12"
C4	105.00'	98.10'	94.57'	S 64°40'44" W	53°31'49"
C5	145.00'	135.47'	130.60'	S 64°40'44" E	53°31'49"

**COORDINATE LIST**

NO.	NORTH	EAST
1	535484.6892	1353147.9363
2	535493.3164	1353150.2093
3	535706.9480	1353128.2529
4	535830.3130	1353092.2345
5	536280.5019	1353216.3957
6	536352.2529	1353298.4481
7	536084.3559	1353636.0001
8	536002.8472	1353583.4665
9	535839.1368	1353511.3360
10	535783.3200	1353383.1162
11	535796.7604	1353261.8588
12	535668.1019	1353220.9687
13	535606.5698	1353234.4890
14	535583.3450	1353182.7837
15	535551.6503	1353171.0209
16	535480.8380	1353221.4313

**OWNERS**

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

**AND**

EMERSON COMMUNITY ASSOCIATION, INC.  
10275 LITTLE PATUXENT DRIVE  
COLUMBIA, MD 21044  
410-997-7400

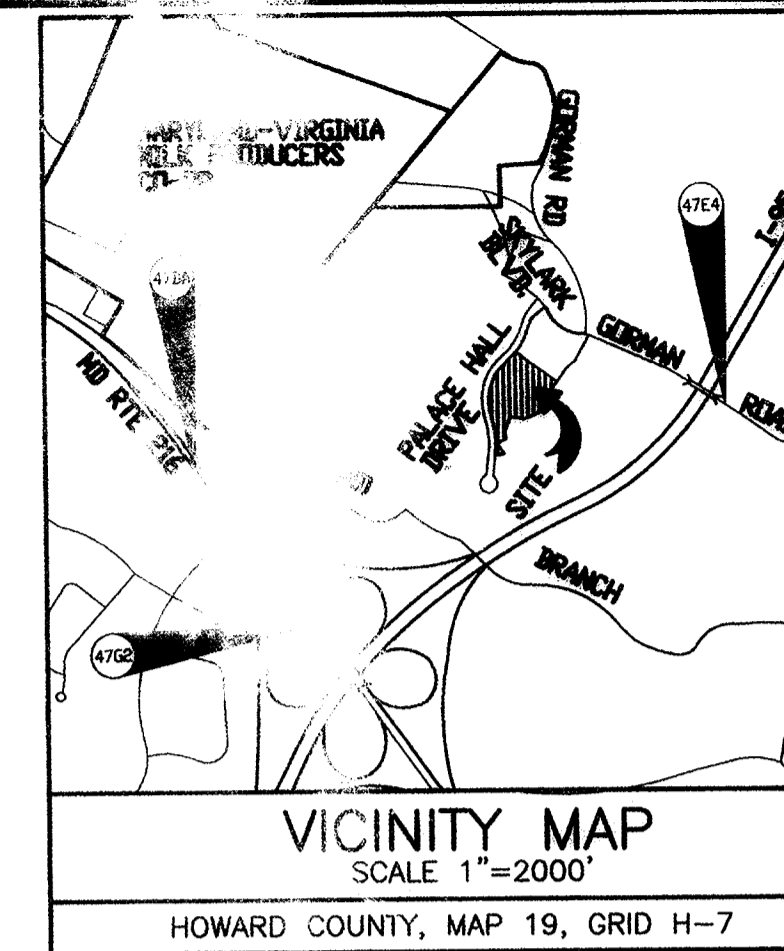
**AREA TABULATION CHART**

TOTAL NUMBER OF LOTS AND/OR PARCELS TO BE RECORDED:	
BUILDABLE	41
NON-BUILDABLE	0
OPEN SPACE	4
PRESERVATION PARCELS	0
TOTAL AREA OF LOTS AND/OR PARCELS:	
BUILDABLE	2.120 Ac.±
NON-BUILDABLE	0.000 Ac.±
OPEN SPACE	2.446 Ac.±
PRESERVATION PARCELS	0.000 Ac.±
TOTAL AREA OF ROADWAY TO BE RECORDED INCLUDING WIDENING STRIPS	0.896 Ac±
TOTAL AREA OF SUBDIVISION	5.462 Ac.±



**GENERAL NOTES**

- Coordinates based on NAD 83, Maryland Coordinate System as projected by Howard County Geodetic Control Station Nos. 47E4 N:535846.138 E:1355431.196 47DA N:535405.459 E:134962.707 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-06-142, 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:
  - 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 offsite regional pond under (F-01-145).
- Open space lots 42, 43 and 44, 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 00361993644503 on September 12, 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:
  - WIDTH - 12' (14' serving more than one residence).
  - SURFACE - 6" of compact crusher run base with tar and chip coating.
  - GEOMETRY - Maximum 15% grade, maximum 10% grade change and minimum 45' turning radius.
  - STRUCTURES (CULVERTS/BRIDGES) - Capable of supporting 25 gross tons (H25 loading).
  - DRAINAGE ELEMENTS - Capable of safely passing a 100-year flood with no more than 1 foot depth over driveway surface.
  - STRUCTURE CLEARANCES - Minimum of 12 feet.
  - 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 roads shown hereon shall be maintained by the H.O.A. (Sweet Maple Lane and Twilight Beech Lane).



- 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.

**PURPOSE STATEMENT**

THE PURPOSE OF THIS PLAT IS TO CREATE BUILDABLE LOTS 1 THRU 41, CREATE HOA OPEN SPACE LOTS 42, 43 AND 44, REVISE OPEN SPACE LOT 1, ESTABLISH PUBLIC ROAD RIGHT OF WAYS FOR "JUNE FLOWERS WAY" AND "SCENTLESS ROSE WAY", ESTABLISH PUBLIC AND PRIVATE EASEMENTS AND ESTABLISH A 20' PUBLIC UTILITY EASEMENT WITHIN OPEN SPACE LOT 1.

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

*Robert W. Dale* 12/26/06  
HOWARD COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

*Mark A. Leavelle* 12/10/06  
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

*Mark A. Leavelle* 12/10/06  
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 BOOK 9174 PAGE 100; ALL OF THE LAND CONVEYED BY WILLIAMSBURG GROUP, LLC TO GOODIER BUILDERS AT EMERSON II, LLC BY DEED DATED NOVEMBER 10, 2005, RECORDED IN BOOK 9658 PAGE 301; AND ALL OF THE LAND CONVEYED BY GOODIER BUILDERS AT EMERSON II, LLC TO EMERSON COMMUNITY ASSOCIATION, INC. BY DEED DATED NOVEMBER 23, 2005, RECORDED IN BOOK 9674 PAGE 447.

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.

*Cynthia K. Baxter* 12-06-06  
CYNTHIA K. BAXTER DATE  
MARYLAND PROFESSIONAL LAND SURVEYOR 10788

**OWNER'S CERTIFICATE**

WE, GOODIER BUILDERS AT EMERSON II, LLC, BY H. STEVEN APPLER, VICE PRESIDENT, AND EMERSON COMMUNITY ASSOCIATION, INC., BY MARK THOMPSON, 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.

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*H. Steven Appler* 12/10/06  
BY: H. STEVEN APPLER, VICE PRESIDENT DATE  
GOODIER BUILDERS AT EMERSON II, LLC

*Mark Thompson* 12/7/06  
BY: MARK THOMPSON, PRESIDENT DATE  
EMERSON COMMUNITY ASSOCIATION, INC.

RECORDED AS PLAT NO. 18742  
ON JAN 5, 2007

AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

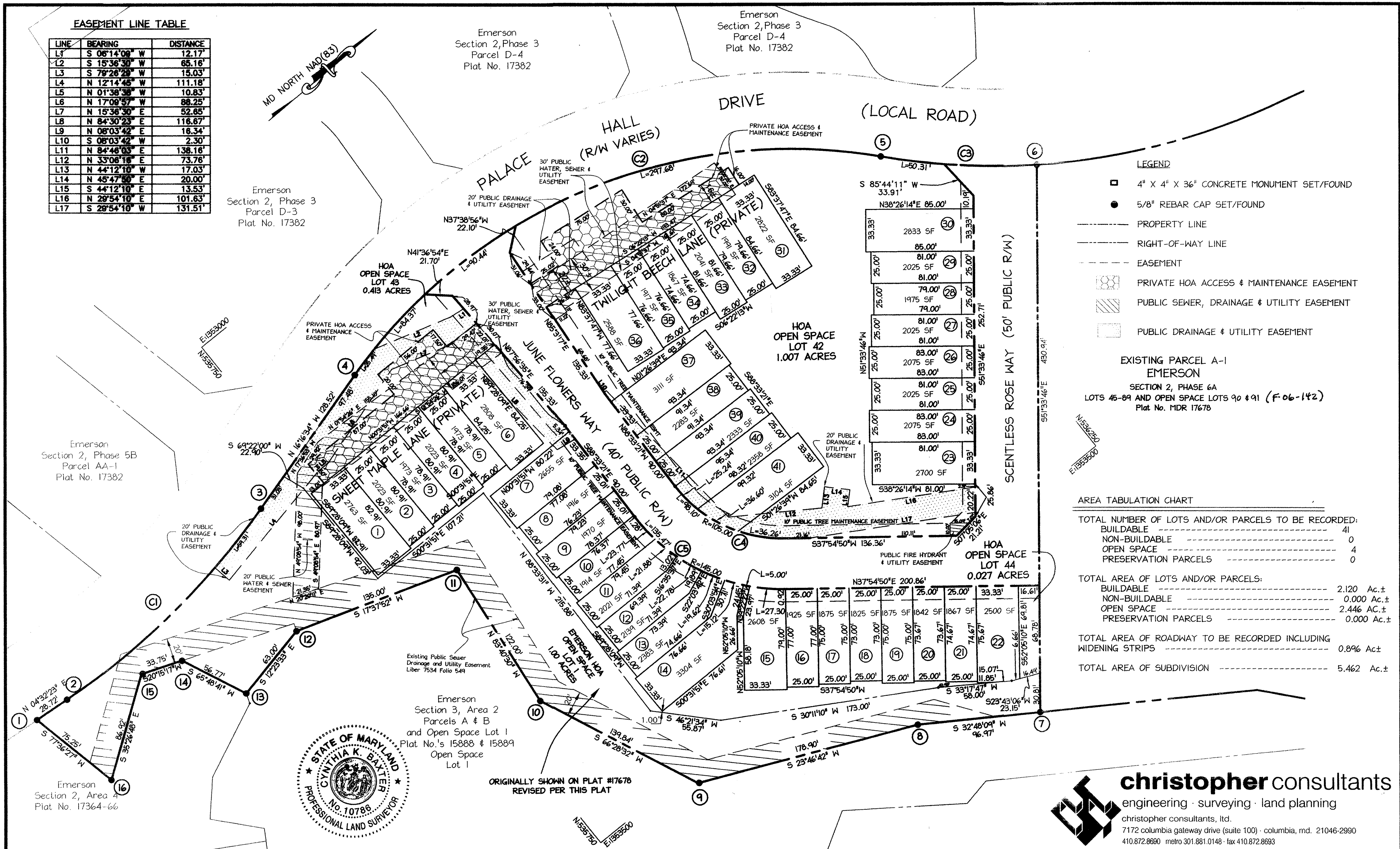
**EMERSON**

SECTION 2, PHASE 6A  
BUILDABLE LOTS 1 THRU 41, HOA OPEN SPACE LOTS 1, 42, 43, 44  
A RESUBDIVISION OF BULK PARCEL "B-1", AND A REVISION OF OPEN SPACE LOT 1  
PLAT NO. 17678  
6TH ELECTION DISTRICT HOWARD COUNTY, MARYLAND  
TAX MAP NO. 47 GRID NOS. 899 ZONED: PEC-MXD-3  
SCALE: 1"=50' DATE: 12-06-06 SHEET 1 OF 2

F-06-143

**EASEMENT LINE TABLE**

LINE	BEARING	DISTANCE
L1	S 06°14'08" W	12.17'
L2	S 15°36'30" W	85.16'
L3	S 79°26'28" W	15.03'
L4	N 12°14'45" W	111.18'
L5	N 01°38'38" W	10.83'
L6	N 17°09'57" W	88.25'
L7	N 15°36'30" E	52.65'
L8	N 84°30'23" E	116.67'
L9	N 08°03'42" E	16.34'
L10	S 08°03'42" W	2.30'
L11	N 84°46'03" E	138.16'
L12	N 33°06'18" E	73.76'
L13	N 44°12'10" W	17.03'
L14	N 45°47'58" E	20.00'
L15	S 44°12'10" E	13.53'
L16	N 28°54'10" E	101.63'
L17	S 28°54'10" W	131.51'



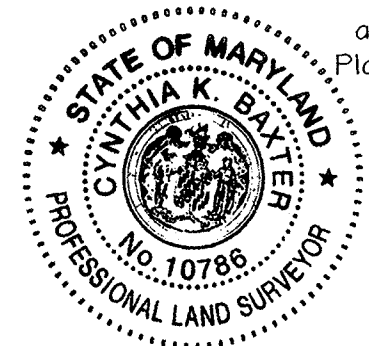
**LEGEND**

- 4" X 4" X 3/8" CONCRETE MONUMENT SET/FOUND
- 5/8" REBAR CAP SET/FOUND
- PROPERTY LINE
- RIGHT-OF-WAY LINE
- EASEMENT
- ▨ PRIVATE HOA ACCESS & MAINTENANCE EASEMENT
- ▨ PUBLIC SEWER, DRAINAGE & UTILITY EASEMENT
- ▨ PUBLIC DRAINAGE & UTILITY EASEMENT

**EXISTING PARCEL A-1 EMERSON**  
 SECTION 2, PHASE 6A  
 LOTS 45-89 AND OPEN SPACE LOTS 90 & 91 (F-06-142)  
 Plat No. MDR 17678

**AREA TABULATION CHART**

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**christopher consultants**  
 engineering · surveying · land planning  
 christopher consultants, Ltd.  
 7172 columbia gateway drive (suite 100) · columbia, md. 21046-2990  
 410.872.8690 metro 301.861.0148 · fax 410.872.8693

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

*Paul M. Uyle* 12/17  
 DIRECTOR DATE

**SURVEYOR'S CERTIFICATE**

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*Cynthia K. Baxter* 12-06-06  
 CYNTHIA K. BAXTER DATE  
 MARYLAND PROFESSIONAL LAND SURVEYOR 10786

**OWNER'S CERTIFICATE**

WE, GOODIER BUILDERS AT EMERSON II, LLC, BY M. STEVEN APPLER, VICE PRESIDENT, AND EMERSON COMMUNITY ASSOCIATION, INC., BY MARK THOMPSON, 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 TRUNCIAL 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 ERCTED ON OR OVER THE SAID EASEMENTS AND RIGHT-OF-WAYS.

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WITNESS OUR HANDS THIS 12/16/06  
 BY: M. STEVEN APPLER, VICE PRESIDENT DATE  
 GOODIER BUILDERS AT EMERSON II, LLC

BY: *Mark Thompson* 12/16/06  
 MARK THOMPSON, PRESIDENT DATE  
 EMERSON COMMUNITY ASSOCIATION, INC.

RECORDED AS PLAT NO. 18143  
 ON JAN. 5, 2007  
 AMONG THE LAND RECORDS OF  
 HOWARD COUNTY, MARYLAND.

**EMERSON**  
 SECTION 2, PHASE 6A  
 BUILDABLE LOTS 1 THRU 41, HOA OPEN SPACE LOTS 1, 42, 43, 44  
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 TAX MAP NO. 47 GRID NOS. 849 ZONED: PEC-MXD-3  
 SCALE: 1"=50' DATE: 12-06-06 SHEET 2 OF 2

F-06-143