

LINE TABLE

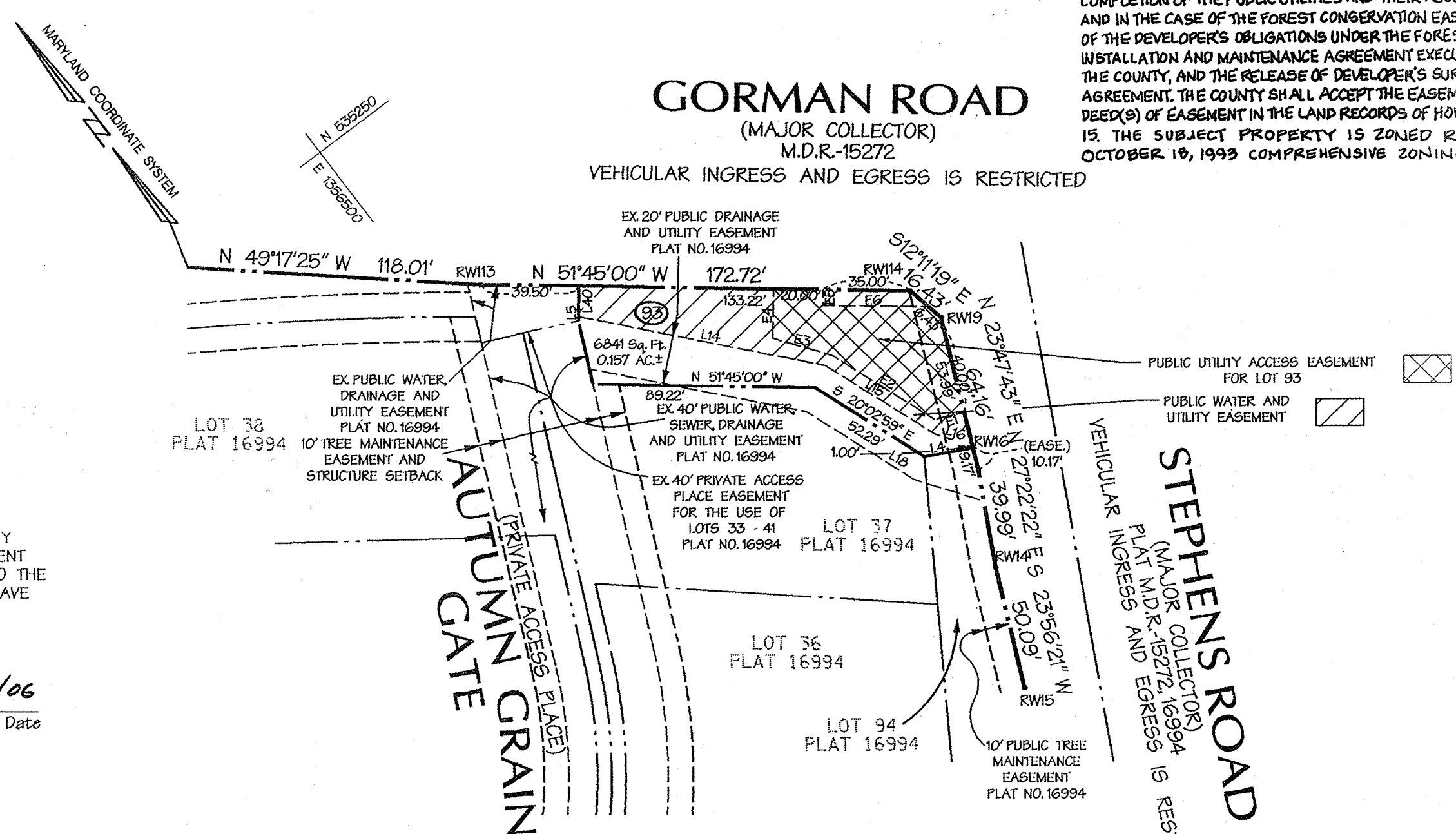
NO.	BEARING	DISTANCE
L14	S 41°16'42" E	101.39'
L15	S 20°02'59" E	52.19'
L16	S 35°23'31" E	15.90'
L40	N 38°15'00" E	12.41'

LINE TABLE FOR ACCESS EASEMENT

NUMBER	BEARING	DIST.
E1	N 66°42'17" W	12.33'
E2	N 20°02'59" W	48.89'
E3	N 36°28'51" W	24.99'
E4	N 38°15'00" E	20.00'
E5	S 38°15'00" W	6.37'
E6	S 51°45'00" E	42.71'

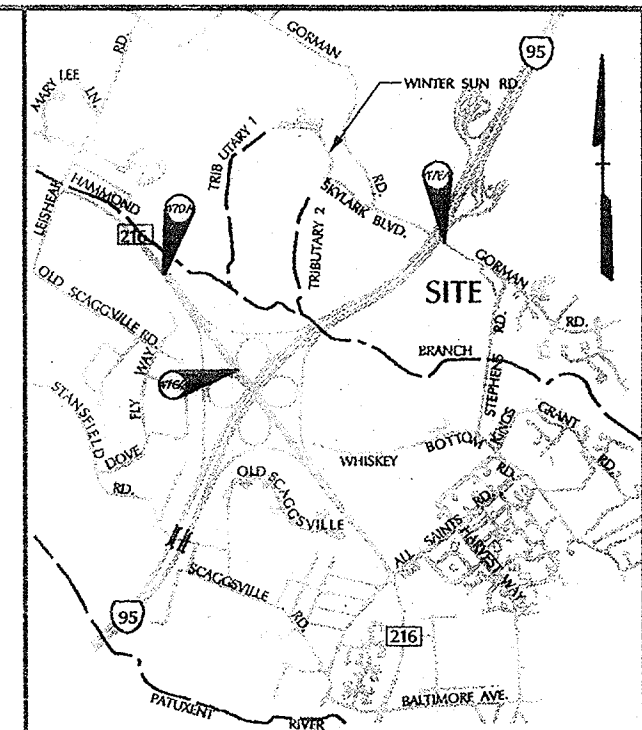
GORMAN ROAD
(MAJOR COLLECTOR)
M.D.R.-15272

VEHICULAR INGRESS AND EGRESS IS RESTRICTED



GENERAL NOTES (CONT):

- THIS PLAT IS EXEMPT FROM THE REQUIREMENTS OF THE FOREST CONSERVATION ACT PER SECTION 16.1202 (b)(1)(vii) OF THE HOWARD COUNTY CODE BECAUSE IT IS A REVISION PLAT THAT DOES NOT CREATE ADDITIONAL LOTS.
- DEVELOPER RESERVES UNTO ITSELF, ITS SUCCESSORS AND ASSIGNS, ALL EASEMENTS SHOWN ON THIS PLAT 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 LOT(S)/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.
- THE SUBJECT PROPERTY IS ZONED R-5C-MXD-3 PER THE OCTOBER 10, 1993 COMPREHENSIVE ZONING PLAN.



VICINITY MAP
SCALE: 1" = 1000'

GENERAL NOTES:

- COORDINATES ARE BASED ON MARYLAND COORDINATED SYSTEM AS PROJECTED BY HOWARD COUNTY GEODETIC CONTROL STATIONS NO. 47G2 AND 47E4.
47E4 N 163326.2295 E 413136.2550
47G2 N 162440.1212 E 4118539279
- THIS PLAT IS BASED UPON A FIELD RUN MONUMENTED BOUNDARY SURVEY PERFORMED ON OR ABOUT JUNE 25, 1999 BY DAFT-McCUNE-WALKER, INC.
- ALL AREAS SHOWN ON THIS PLAT ARE MORE OR LESS.
- THERE ARE NO KNOWN CEMETERIES OR HISTORIC STRUCTURES ON THIS LOT.
- THERE ARE NO EXISTING STRUCTURES ON THE SITE.
- PREVIOUS HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING FILE NOS.: ZB-979 M, PB-339, 5-99-12, P-03-13, WP-03-88, PB-359, F-03-175 AND F-04-53.
- THE POA OPEN SPACE SHOWN HEREON AS LOT 93 IS DEDICATED TO A PROPERTY ASSOCIATION FOR THE RESIDENTS OF THIS SUBDIVISION. THE ARTICLES OF INCORPORATION HAVE BEEN FILED WITH THE STATE DEPARTMENT OF ASSESSMENTS AND TAXATION WITH INCORPORATION NUMBER D06439459. THE COVENANTS FOR THE EMERSON COMMUNITY ASSOCIATION, INC. WERE RECORDED IN THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER 5728 FOLIO 464.
- NO GRADING, REMOVAL OF VEGETATIVE COVER OR TREES, PAVING AND NEW STRUCTURES SHALL BE PERMITTED WITHIN THE LIMITS OF WETLANDS, STREAMS, OR THEIR REQUIRED BUFFERS, FLOODPLAIN AND FOREST CONSERVATION EASEMENT AREAS.
- WATER AND SEWER SERVICE TO THESE LOTS WILL BE GRANTED UNDER THE PROVISIONS OF SECTION 10.122B OF THE HOWARD COUNTY CODE.
- LANDSCAPING FOR LOT 93 IS PROVIDED IN ACCORDANCE WITH A CERTIFIED LANDSCAPE PLAN ON FILE WITH THIS PLAT IN ACCORDANCE WITH SECTION 16.124 OF THE HOWARD COUNTY CODE AND THE LANDSCAPE MANUAL.
- THE WETLANDS DELINEATION STUDY FOR THIS PROJECT WAS PREPARED BY DAFT-McCUNE-WALKER, INC., DATED SEPTEMBER 1998, AND WAS APPROVED BY THE U.S. ARMY CORPS OF ENGINEERS ON DECEMBER 19, 2001. NO WETLAND DISTURBANCE IS PROPOSED.
- LANDSCAPING AND SCREENING SHALL BE INSTALLED, AS REQUIRED BY 5-99-12 AND MAINTAINED BY THE HOA AFTER THE LANDSCAPING HAS BEEN INSTALLED BY THE DEVELOPER TO MEET THE SCREENING AND STREET TREE OBLIGATION, NO ADDITIONAL PLANTING WILL BE PERMITTED.

THE REQUIREMENTS OF SECTION 3-108, THE REAL PROPERTY ARTICLE, ANNOTATED CODE OF MARYLAND, 1996 REPLACEMENT VOLUME, (AS SUPPLEMENTED) AS FAR AS THEY RELATE TO THE MAKING OF THIS PLAT AND THE SETTING OF MARKERS, HAVE BEEN COMPLIED WITH.

Anthony J. Vitti 5/30/06
Anthony J. Vitti, Professional Land Surveyor
Maryland Registration No. 10951

Suzanne M. Godine 6-07-06
Emerson Community Association, Inc.
Douglas Godine, Vice President

COORDINATE TABLE

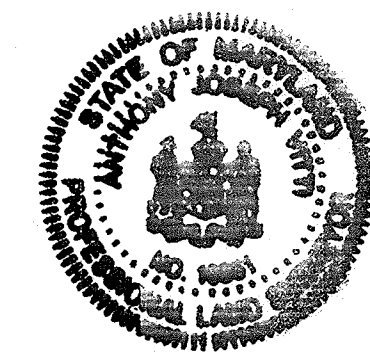
POINT NO.	NORTHING	EASTING
RW14	534951.28	1356613.77
RW15	534905.50	1356693.44
RW16	534986.79	1356632.15
RW19	535045.49	1356659.04
RW13	535168.48	1356518.93
RW14	535061.95	1356654.57

OWNER/DEVELOPER

Emerson Community Association, Inc.
c/o General Growth Properties
Columbia Regional Office
10275 Little Patuxent Parkway
Columbia, MD 21044

SURVEYOR

DAFT-McCUNE-WALKER, INC.
200 East Pennsylvania Avenue
Towson, Maryland 21286
(410) 296-3333
ATTN: Anthony J. Vitti



The purpose of this plat is to establish a public water and utility easement over a portion of Open Space Lot 93 as shown on Plat No. 16994. (F-04-53)

TABULATION OF FINAL PLAT -- THIS SHEET

A. TOTAL NUMBER OF LOTS AND/OR PARCELS TO BE RECORDED	
BUILDABLE	0
NON-BUILDABLE	0
OPEN SPACE	1
PROPERTY OWNERS ASSOCIATION (POA)	0
COMMON OPEN AREA/PROPERTY OWNERS ASSOC. (COAPOA)	0
B. TOTAL AREA OF LOTS AND/OR PARCELS	
BUILDABLE	0.000 AC. ±
NON-BUILDABLE	0.000 AC. ±
OPEN SPACE	0.157 AC. ±
PROPERTY OWNERS ASSOCIATION (POA)	0.000 AC. ±
COMMON OPEN AREA/PROPERTY OWNERS ASSOC. (COAPOA)	0.000 AC. ±
C. TOTAL AREA OF ROADWAY TO BE RECORDED	
	0.000 AC. ±
D. TOTAL AREA OF SUBDIVISION TO BE RECORDED	
	0.157 AC. ±

APPROVED: FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEMS
HOWARD COUNTY HEALTH DEPARTMENT
Robert J. Water 10/12/06
Howard County Health Officer

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING
Anthony J. Vitti 9/21/06
Chief, Development Engineering Division

Frank R. Leight 10/10/06
Director

OWNER'S DEDICATION

We, Emerson Community Association, Inc., by Douglas Godine, Vice President, owners of the property shown and described herein, hereby adopt this plan of subdivision, and in consideration of the approval of this Plat by the Department of Planning and Zoning, establish the minimum building restriction lines and grant unto Howard County, Maryland, its successors and assigns,

- 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 herein;
- The right to require dedication for public use the beds of the streets and/or roads, and floodplains and open spaces, where applicable, and for other good and 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 spaces, where applicable;
- The right to require dedication of waterways and drainage easements for the specific purpose of their construction, repair and maintenance; and
- 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 day of 2006.

Suzanne M. Godine 6-07-06
Emerson Community Association, Inc.
Douglas Godine, Vice President

James D. Lano 6/20/06
James D. Lano, Secretary

SURVEYOR'S CERTIFICATE

I hereby certify that the plat of revision shown hereon is correct, that it is a plat of revision of part of the lands conveyed by The Howard Research and Development Corporation to EMERSON COMMUNITY ASSOCIATION, INC., by deed dated September 13, 2004 and recorded in the Land Records of Howard County, Maryland, in Liber 8720 Folio 221; and that all monuments are in place or will be in place prior to acceptance of the streets in the subdivision by Howard County as shown. The requirements of Section 3-108, The Real Property Article, of the Annotated Code of Maryland, 1988 Replacement Volume, (as supplemented) as far as they related to the making of this plat and the setting of markers have been complied with.

Anthony J. Vitti 5/30/06
Anthony J. Vitti, Professional Land Surveyor
Maryland Registration No. 10951

DMW
Daft - McCune - Walker, Inc.
A Team of Land Planners, Landscape Architects, Engineers, Surveyors & Environmental Professionals
200 East Pennsylvania Avenue
Towson, Maryland 21286
(410) 296-3333
Fax 296-4705

RECORDED AS PLAT No. **16581**
ON **10/20/06** IN THE
LAND RECORDS OF HOWARD COUNTY, MD.

PLAT OF REVISION
EMERSON
SECTION 2 PHASE 5A
AND
SECTION 3 AREA 3
OPEN SPACE LOT 93

SHEET 1 OF 1
ZONING: R-5C-MXD-3
TAX MAP 47 P/O PARCELS 837 & 165
SIXTH ELECTION DISTRICT
HOWARD COUNTY MARYLAND

SCALE: 1" = 50'
MAY 30, 2006