

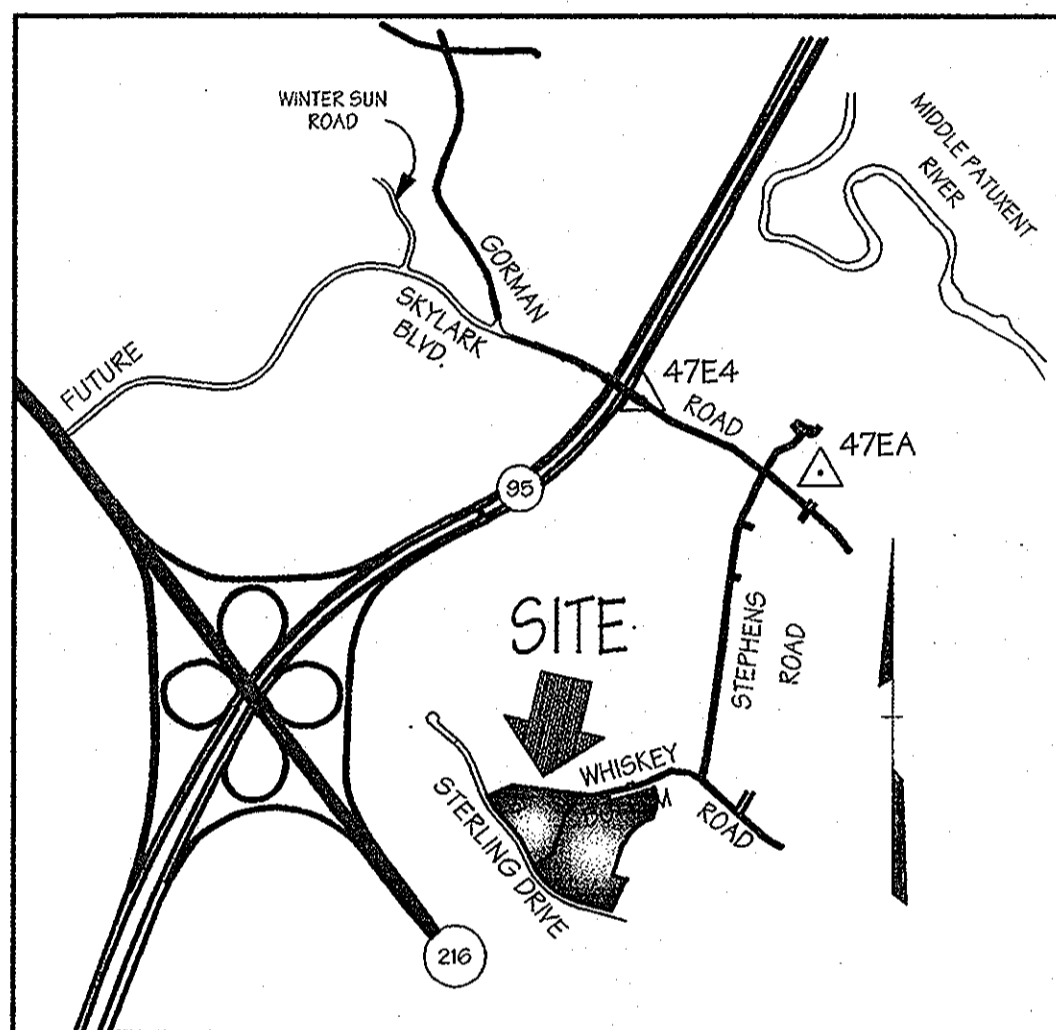
# REVITZ PROPERTY

PARCELS D-1 AND E-1  
 A RESUBDIVISION OF PARCEL D AND E, REVITZ  
 PROPERTY, (PLAT #15788) AND  
 PARCEL A, EMERSON SECTION 3, AREA 1  
 (PLAT #15829)

### GENERAL NOTES:

- Coordinates are based on Maryland Coordinated System - NAD83 (1991) as projected by Howard County Geodetic Control Stations No. 47E4 and 47EA.  

STATION	NORTH	EAST
49E4	535846.138	1355431.196
47EA	535063.631	1357283.989
- 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.
- The subject property is zoned FEC per the October 18, 1993 Comprehensive Plan and FEC-MXD-3 as granted by the Zoning Board on September 3, 1998 as Case No. ZB-979 M.
- The minimum building setback restrictions from the property lines and the public road right-of-way lines for the FEC-MXD-3 zoned portion of these parcels shall be in accordance with the Comprehensive Sketch Plan Development Criteria approved under S-99-12, PB-339 and PB-359.
- This subdivision plat is exempt from the Forest Conservation Requirements of the Howard County Code in accordance with Section 16.1200.(b),(1)(vii) because it is a plat of revision. The Forest Conservation Requirements for this subdivision was previously addressed under DPZ File #F-02-111 and F-02-131.
- 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 Easements"), 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. 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 the 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.
- There are no known cemeteries or historic structures within the limits of these plats.
- Water and sewer service to these parcels will be granted under the provisions of Section 18, 122B of the Howard County Code. Public water and sewer allocation will be granted at the time of issuance of the building permit, if capacity is available at that time.
- Landscaping for the parcels shown herein is provided in accordance with a certified Landscape Plan included with the road construction plan set in accordance with Section 16, 124 of the Howard County Code and the Landscape Manual.
- Previous Howard County Department of Planning and Zoning File Nos.: ZB-979M (Rezoning), PB-339, S-99-12, P-01-25, PB 359 and SP-01-12.
- 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 resubdivision plat that does not create additional lots.
- ⊗ Denotes iron pipe or rebar and cap found/set
  - Denotes concrete monument found/set
  - Denotes angular change in bearing
- There are no 100 year floodplains within the limits of these parcels.
- This subdivision is exempt from the requirements of Section 16.124 of the Howard County Code and the Landscape Manual because it is a plat of revision. The Perimeter Landscaping Requirements for this subdivision were previously addressed under F-02-111 and F-02-131.
- As a result of the Preliminary Equivalent Sketch Plan, SP-01-12, being submitted to the County for review prior to 11/15/01, on 04/14/01. This subdivision is subject to compliance with the fourth edition of the Subdivision and Land Development Regulations. In addition, because SP-01-12 did not obtain signature approval prior to 11/01/01, this subdivision is subject to compliance with County Council Bill 50-2001 which amends the Zoning Regulations, and the amended Zoning Regulations which became effective on 01/06/02.
- This subdivision is subject to Section 16.122.B of the Howard County Code. Public water and/or sewer service has been granted under the terms and provisions thereof, effective 12/27/02, on which date Developers Agreement No. 24-4014-D was filed and accepted.



VICINITY MAP  
 SCALE: 1" = 2000'

The requirements of Section 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.

*Michael D. Martin*  
 Michael D. Martin, Professional Land Surveyor  
 Maryland Registration No. 21234  
 Date: 10-17-06

*Douglas M. Godine*  
 Douglas Godine (Vice President)  
 Emerson Land Business Trust  
 Date: 10-17-06

*James D. Lano*  
 James D. Lano (Assistant Secretary)  
 Emerson Land Business Trust  
 Date: 10-17-06

TABULATION OF FINAL PLAT	TOTAL
A. TOTAL NUMBER OF LOTS AND/OR PARCELS TO BE RECORDED	2
BUILDABLE	2
OPEN SPACE	0
B. TOTAL AREA OF LOTS AND/OR PARCELS	15,850 AC.±
BUILDABLE	15,850 AC.±
OPEN SPACE	0.000 AC.±
C. TOTAL AREA OF ROADWAY AND HIGHWAY WIDENING TO BE RECORDED	0 AC.±
D. TOTAL AREA OF SUBDIVISION TO BE RECORDED	15,850 AC.±

OWNER/DEVELOPER  
 EMERSON LAND BUSINESS TRUST  
 PO BOX 833  
 COLUMBIA, MD 21044-0833



The purpose of this plat is to consolidate Parcel A of Emerson, Section 3, Area 1 (F-02-131) with Parcels D and E of Revitz Property (F-02-111) to create Parcels D-1 and E-1.



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

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

*Robert J. Weber*  
 for Howard County Health Officer  
 Date: 11/28/06

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING  
*Charles P. ...*  
 Chief, Development Engineering Division  
 Date: 11/8/06

*Harold ...*  
 Director  
 Date: 11/30/06

### OWNER'S DEDICATION

We, Emerson Land Business Trust, A Maryland Business Trust, Owner of the property shown 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, 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 easements shown hereon;  
 (2) 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;  
 (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 our hands this 17 day of OCTOBER 2006

*Douglas M. Godine*  
 Douglas Godine (Vice President)  
 Date: 10-17-06

*James D. Lano*  
 James D. Lano (Assistant Secretary)  
 Date: 10-17-06

### SURVEYOR'S CERTIFICATE

I hereby certify, to the best of my knowledge, information and belief, that the final plat shown hereon is correct; that it is a resubdivision of all of the land conveyed by Emerson Corporation, A Maryland Corporation by Deed Dated August 8, 2004 and recorded in the land records of Howard County, Maryland, in liber 8548 at folio 334 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.

*Michael D. Martin*  
 Michael D. Martin, Professional Land Surveyor  
 Date: 10-17-06

RECORDED AS PLAT No. 18684 ON 12-5-06  
 IN THE LAND RECORDS OF HOWARD COUNTY, MARYLAND

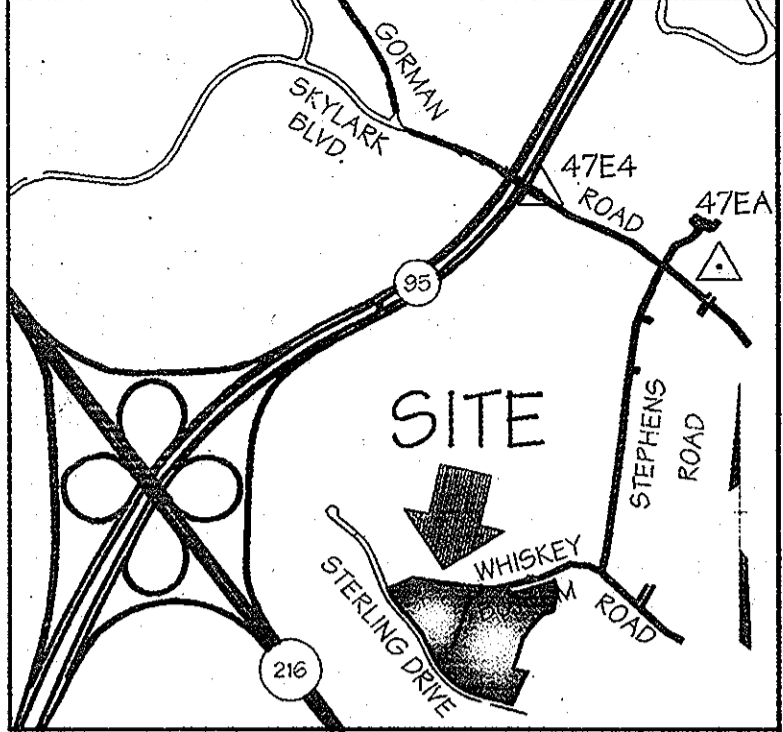
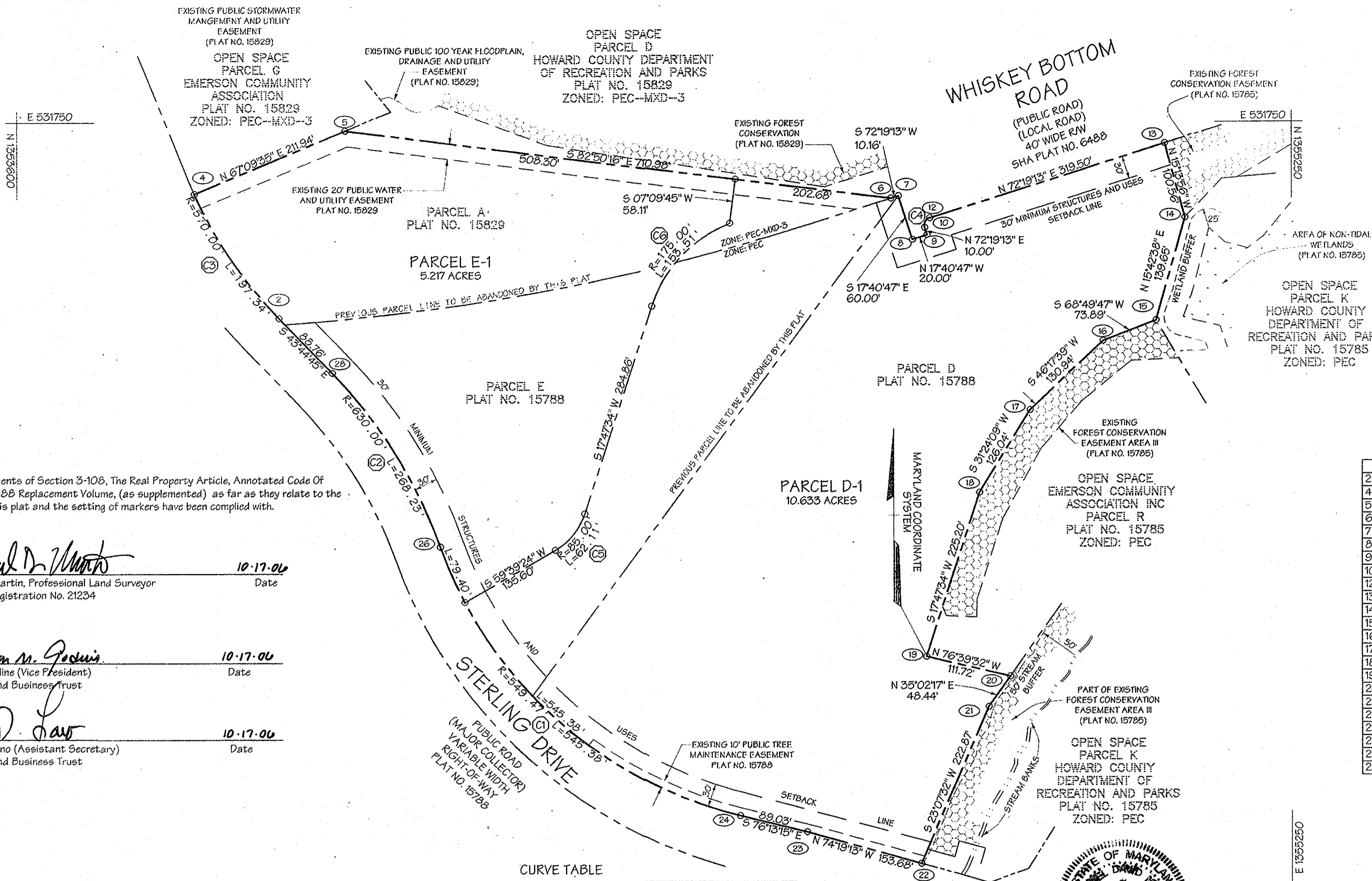
## REVITZ PROPERTY

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 A RESUBDIVISION OF PARCEL D AND E, REVITZ PROPERTY,  
 (PLAT #15788) AND  
 PARCEL A, EMERSON SECTION 3, AREA 1,  
 (PLAT #15829)  
 TAX MAP NO. 47, GRID 20 & 8, PARCEL NO. 165 & 1051  
 ZONED: FEC, FEC-MXD-3  
 6th ELECTION DISTRICT  
 HOWARD COUNTY MARYLAND  
 AUGUST 25, 2006



Scale 1" = 100'

Sheet 1 of 2 F-07-055



**GENERAL NOTES:**  
(SEE PLAT 1 OF 2 FOR GENERAL NOTES)

**COORDINATE TABLE**

POINT	NORTHING	EASTING
2	531494.3253	1353939.3454
4	531657.4456	1353830.0330
5	531739.7124	1354025.3531
6	531651.0664	1354730.7844
7	531654.1518	1354740.4639
8	531596.9857	1354758.6856
9	531603.0596	1354777.7410
10	531612.5873	1354774.7041
12	531625.1519	1354781.1948
13	531722.1814	1355085.5997
14	531625.1580	1355112.0190
15	531490.7280	1355074.2060
16	531464.0420	1355005.2990
17	531373.5660	1354910.6410
18	531265.9880	1354844.9690
19	531051.5620	1354776.1540
20	531025.7820	1354884.8620
21	530986.1170	1354857.0490
22	530781.1566	1354769.5183
23	530822.6894	1354621.5601
24	530843.8953	1354535.0885
26	531195.4786	1354147.5328
28	531422.3392	1354008.2471

**CURVE TABLE**

CURVE	RADIUS	DIST.	CHORD DIST.	CHORD BEARING	DELTA ANGLE	TANGENT
C1	549.47	945.38'	523.27'	N 47°47'11" W	56°52'10"	297.53'
C2	630.00'	268.23'	266.21'	N 31°32'55" W	24°23'39"	136.18'
C3	570.00'	197.34'	196.36'	N 33°49'39" W	19°50'13"	99.67'
C4	10.00'	15.71'	14.14'	N 27°19'13" E	90°00'00"	10.00'
C5	85.00'	62.11'	60.73'	N 38°43'29" E	41°51'50"	32.51'
C6	175.00'	153.51'	148.63'	N 42°55'22" E	50°15'34"	82.09'

The requirements of Section 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.

*Michael D. Martin* 10-17-06  
 Michael D. Martin, Professional Land Surveyor  
 Maryland Registration No. 21234  
 Date

*Douglas M. Godine* 10-17-06  
 Douglas Godine (Vice President)  
 Emerson Land Business Trust  
 Date

*James D. Lano* 10-17-06  
 James D. Lano (Assistant Secretary)  
 Emerson Land Business Trust  
 Date

**DMW**  
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APPROVED: FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEMS, IN HOWARD COUNTY HEALTH DEPARTMENT

*Robert J. Walsh* 11/28/06  
 Howard County Health Officer  
 Date

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING  
*John J. ...* 11/16/06  
 Chief, Development Engineering Division  
 Date

*Janet K. ...* 11/30/06  
 Director  
 Date

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Witness our hands this 17 day of OCTOBER, 2006

*Douglas M. Godine* 10-17-06  
 Douglas Godine (Vice President)  
 Emerson Land Business Trust  
 Date

*James D. Lano* 10-17-06  
 James D. Lano (Assistant Secretary)  
 Emerson Land Business Trust  
 Date

**SURVEYOR'S CERTIFICATE**

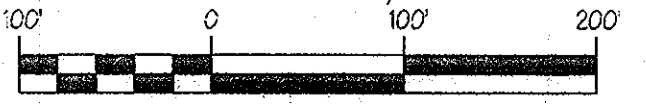
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*Michael D. Martin* 10-17-06  
 Michael D. Martin, Professional Land Surveyor  
 Maryland Registration No. 21234  
 Date

RECORDED AS PLAT No. 18685 ON 12-5-06  
 IN THE LAND RECORDS OF HOWARD COUNTY, MARYLAND

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 SHEET 2 OF 2

F-07-055