

COORDINATE TABLE		
NO.	NORTH	EAST
325	534630.5627	1353210.2318
326	534833.3835	1353272.2615
327	535084.5282	1353310.2349
328	535210.3184	1353202.7461
329	535431.8003	1353231.8043
330	535476.1775	1353200.2126
331	535480.8395	1353221.4295
332	535551.6493	1353171.0206
333	535583.5123	1353182.7047
334	535606.5734	1353234.4904
335	535603.7918	1353242.3210
336	535544.4386	1353269.4275
337	535521.9582	1353294.0890
338	535550.7835	1353326.3998
339	535520.5959	1353376.2406
340	535498.3403	1353431.7528
341	535487.1860	1353448.7209
342	535526.8668	1353532.2331
343	535805.7515	1353578.1535
344	535832.1757	1353618.5126
345	535859.9953	1353631.0399
346	535913.8509	1353599.1090
347	535904.0531	1353656.3606
348	535916.5123	1353682.7047
349	535623.2887	1353791.4780
350	535997.5063	1354214.0485
351	535891.0804	1354127.4343
352	535753.1869	1353984.3743
353	535652.6086	1353907.0066
354	535618.2734	1353881.9088
355	535609.5123	1353749.8669
356	535568.1617	1353938.7892
357	535589.1083	1353940.3435
358	535623.4435	1353959.4413
359	535709.9876	1354026.0135
360	535847.8812	1354169.0735
361	535906.8257	1354265.6323
362	535978.8158	1354749.8669
363	535647.6822	1354736.2032
364	534792.6587	1353650.9782
365	534716.0822	1353502.5698

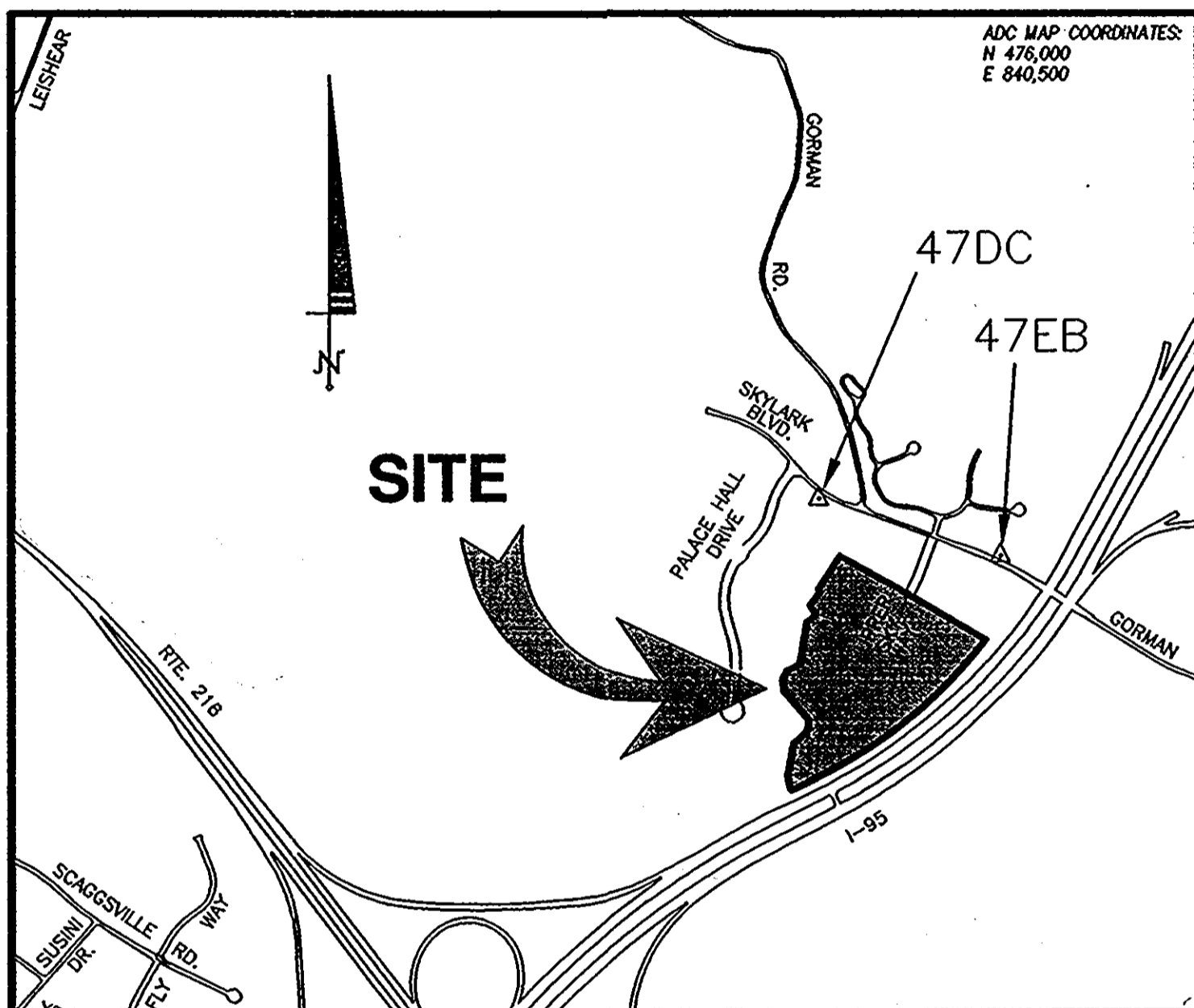
FLOOD PLAIN LINE TABLE		
LINE	BEARING	DISTANCE
FP1	N20°33'00"E	107.36'
FP2	N38°03'50"E	44.40'
FP3	N16°49'32"E	59.23'
FP4	N13°54'13"E	92.75'
FP5	N03°49'27"E	68.87'
FP6	N16°37'59"E	53.87'
FP7	N44°41'36"W	63.15'
FP8	N30°36'38"W	53.90'
FP9	N47°12'56"E	36.72'
FP10	N69°54'45"E	158.48'
FP11	S69°21'22"E	92.44'
FP12	N77°42'21"E	29.76'
FP13	S59°36'25"E	12.17'
FP14	S38°13'32"W	26.16'
FP15	S05°42'40"W	47.67'
FP16	S26°34'29"W	47.32'
FP17	S44°46'00"W	70.27'
FP18	S40°41'38"W	29.01'
FP19	S08°39'06"W	86.55'
FP20	S11°08'14"W	35.53'
FP21	S19°51'11"W	55.43'
FP22	S08°18'34"W	96.98'
FP23	S44°50'10"W	40.54'
FP24	S30°53'27"W	38.37'
FP25	S43°42'46"E	12.56'

CURVE TABLE						
CURVE	RADIUS	LENGTH	DELTA	CHORD BRG	CHORD DIST	TANGENT
C1	570.00'	137.55'	13°49'35"	N39°08'25"E	137.22'	69.11'
C2	430.00'	127.36'	16°58'12"	S37°34'07"W	126.89'	64.15'
C3	25.00'	21.68'	49°40'47"	N53°55'24"E	21.00'	11.57'
C4	60.00'	292.54'	279°21'34"	S60°54'59"E	77.65'	50.92'
C5	25.00'	21.68'	49°40'47"	S04°14'37"W	21.00'	11.57'
C6	370.00'	109.59'	16°58'12"	S37°34'07"W	109.19'	55.20'
C7	630.00'	153.58'	13°58'04"	N39°04'10"E	153.20'	77.17'
C8	3639.72'	1197.19'	18°50'45"	N50°14'55"E	1191.80'	604.05'
C9	3639.72'	192.83'	5°02'08"	N61°11'21"E	192.81'	96.44'

WETLANDS COORDINATES		
NO	NORTHING	EASTING
W31	535160.989	1353461.975
W32	535558.216	1353201.862

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S35°26'48"E	54.47'
L2	S77°36'27"W	21.72'
L3	S35°26'48"E	86.92'
L4	S20°15'17"W	33.75'
L5	S65°48'41"W	56.77'
L6	N70°26'39"W	8.31'
L7	N24°32'46"W	65.25'
L8	N47°38'56"W	33.37'
L9	S48°15'47"W	43.30'
L10	N58°47'51"W	58.27'
L11	N66°23'51"W	60.58'
L12	N61°39'11"W	19.28'
L13	S25°00'45"W	65.29'
L14	S06°54'43"E	98.32'
L15	S47°47'51"E	77.57'
L16	S64°35'07"W	92.46'
L17	S56°47'10"W	48.24'
L18	S24°14'32"W	30.51'
L19	S30°39'49"E	62.61'
L20	S35°31'15"W	88.54'
L21	S11°24'53"E	22.99'
L22	N23°41'43"E	34.00'
L23	N46°03'13"E	198.70'
L24	N29°05'01"E	39.29'
L25	S29°05'01"W	39.29'
L26	S46°03'13"W	198.70'
L27	S17°22'13"W	110.31'
L28	N39°41'44"W	13.17'

WETLAND LINE TABLE		
LINE	BEARING	DISTANCE
W1	N42°47'18"E	24.67'
W2	N21°47'40"W	38.09'
W3	N02°23'23"W	41.60'
W4	N58°27'44"W	54.10'
W5	N28°23'05"W	42.01'
W6	N31°41'33"W	33.92'
W7	N08°01'17"E	64.87'
W8	N33°54'11"W	40.57'
W9	N18°25'44"E	28.84'
W10	N33°20'42"E	26.76'
W11	N26°33'26"W	19.61'
W12	S87°53'38"W	38.50'
W13	N44°24'41"W	19.81'
W14	S78°41'10"W	14.42'
W15	S28°17'33"W	25.07'
W16	S59°31'33"W	18.21'
W17	N47°09'51"W	54.35'
W18	N24°42'45"W	45.40'
W19	S65°28'08"W	30.58'
W20	S24°29'01"E	16.73'
W21	S38°52'58"E	103.52'
W22	S14°28'56"E	26.66'
W23	S03°33'28"E	63.22'
W24	S06°47'12"W	35.90'
W25	S03°13'24"E	40.24'
W26	S20°47'41"W	54.18'
W27	S00°51'40"E	37.64'
W28	S34°50'19"E	73.78'
W29	S52°34'20"E	59.23'
W30	N66°09'55"E	119.20'



VICINITY MAP
SCALE: 1" = 1000'

General Notes:

- The subject property is zoned PEC-MXD-3 per the 02/07/04 Comprehensive Zoning Plan and per ZB Case No. 979M and the Comp Lite Zoning Regulation amendments effective on 7/28/06.
- Coordinates are based on Maryland Coordinate System - NAD83(1991) as projected by Howard County Geodetic Control Stations Nos. 47DC and 47EB (Meters X 3.280833333 = Feet; Feet X 0.3048006096 = Meters)
No. 47DC N 536615.0157 E 1353679.1226
No. 47EB N 536212.7456 E 1354833.6403
- This plot is based on a field-run monumented boundary survey performed by Doff, McCune, Walker in June, 1999.
- All areas shown on this plot are more or less.
- Driveway(s) shall be provided prior to residential occupancy to insure safe access for fire and emergency vehicles per the following minimum requirements:
 - Width - 12 feet (14 feet serving more than one residence)
 - Surface - 6 inches of compacted crusher run base with tar and chip coating (min 1-1/2")
 - Geometry - Maximum 15% grade, maximum 10% grade change and minimum 45-foot turning radius.
 - Structures (culverts/bridges) - Capable of supporting 25 gross tons (H25 loading).
 - Drainage elements - Capable of safely passing 100 year flood with no more than 1 foot depth over driveway surface.
 - Structure clearances - minimum 12 feet
 - Maintenance - sufficient to insure all weather use.
- No grading, removal of vegetative cover or trees, paving and new structures shall be permitted within the limits of wetlands, stream(s), or their required buffers, floodplain and forest conservation easement areas. Except as approved by Department of Planning and Zoning.
- Water and sewer service to these lots will be granted under the provisions of Section 18.122.B of the Howard County Code.
- Public water and sewerage allocation will be granted at the time of issuance of the building permit if capacity is available at that time.
- Stormwater management for this development will be provided by the following means:
 - Recharge volume (REV) will be via gross channel credit provided under the SDP for these parcels since the site grading and building locations are not known at this time. The water quality (WQV) will be provided through a micro-pool extended detention pond and the natural area conservation credit. Channel protection volume (CPV) will be provided through the micro-pool extended detention pond. Overbank flood protection volume and extreme flood protection volume are not required. The facility is to be privately owned by the HOA and jointly maintained.
 - There are no known historic structures or cemeteries on this site.
 - BRL denotes Building Restriction Line.
 - This plot is subject to the Amended Fifth Edition of the Subdivision and Land Development Regulations per Council Bill 45-2003, and the Zoning Regulations as amended by CB-75-2003. Development or construction on these lots must comply with the setback and buffer regulations in effect at the time of submission of the site development plan, waiver petition application or building/grading permit.
 - denotes iron pipe found.
 - A land dedicated to Howard County, Maryland, for the purposes of a public road 0.962 Ac.±.
 - The minimum building setback restrictions from property lines and public road right-of-way lines for the Other Residential and Commercial Parcels shall be in accordance with the comprehensive Sketch Plan Development Criteria approved under S-99-12, PB-339 and PB-359.
 - The Forest Conservation Easement has been established to fulfill the requirements of section 16.1200 of the Howard County Code and Forest Conservation Act. No clearing, grading or construction is permitted within the Forest Conservation Easement; however, Forest Management Practices as defined in the deed of Forest Conservation Easement are allowed.
 - Emerson Section 2 Phase 88 is allocated 117 tentative units with this subdivision. Additionally, 67 housing unit allocations were shifted from Emerson Section 2 Phase 7 for a total of 184 tentative units. 14 of the 67 units must be townhouses.

General Notes (continued)

- The following DPZ files are applicable for this project, S-99-12, P-06-11, PB-339, PB-359, ZB Case No. 979M, SDP-05-124, WP-07-31 and WP-07-101.
- Area of Proposed Lots/Parcels
 - Buildable Lots: 20,216 ac.
 - Open Space Lots: 7,663 ac.
 - Overall Open Space Required = 35% for Emerson Project.
 - Open Space Provided on this Submission = 26% (37.7%) overall.
- RESERVATION OF PUBLIC UTILITY AND FOREST CONSERVATION EASEMENTS
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 parcels and lots, any conveyances of the aforesaid lots 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 Developers Obligations under the Forest Conservation installation and maintenance agreement executed by the Developer and the County, and the release of Developers surety posted with said agreement. The County shall accept the easements and record the deeds of easement in the Land Records of Howard County.
- The 65dBA noise contour line drawn on this subdivision plan is advisory as required by the Howard County Design Manual, Chapter 5, revised February, 1992 and cannot be considered to exactly locate the 65dBA noise exposure. The 65dBA noise line was established by Howard County to alert developers, builders and future residents that areas beyond this threshold may exceed generally accepted noise levels established by the U.S. Department of Housing and Urban Development.
- The property is located within the Metropolitan District.
- Floodplain onsite is based on a floodplain analysis prepared by Doff-McCune-Walker, Inc. previously submitted under S-99-12.
- There are wetlands onsite within Open Space Lot 1 per SDP-05-124.
- The unmitigated noise study for this project was provided under S-99-12. The mitigated noise contour is based on a study by Century Engineering, Inc. dated September, 2006.
- Removal of the existing dwelling and shed are to occur prior to signature approval of this final plat.
- Phasing for this project is in accordance with the Decision and Order for Zoning Board Case No. 979-M and the Decision and Order approved for PB-339 (Comprehensive Sketch Plan, S-99-12).
- This plot is subject to WP-07-31 to waive Section 16.121(e)(1) requiring open space lots to have a minimum of 40' frontage onto a public road for access by pedestrians and maintenance vehicles. The waiver was denied on October 23, 2006.
- This plot complies with the requirements of Section 16.1200 of the Howard County Code for Forest Conservation by retaining 0.75± acres of existing forest and providing 0.57± acres of reforestation. When evaluated cumulatively with previous phases of the project, 71.14± acres of forest have been cleared, 54.68± acres have been retained, and 16.06± acres have been reforested. The cumulative reforestation obligation is 14.27± acres. A surety in the amount of \$12,415,000(0.57± acres @ 0.50/S.F.) has been paid for the proposed reforestation. A surety in the amount of \$6,534,000(0.75± acres @ 0.20/S.F.) has been paid for the forest retention. The total forest conservation surety is \$18,949,000.
- Landscaping for this development and landscaping surety will be provided as part of the Developers Agreement, in accordance with the latest edition of the Howard County Landscape Manual and the approved Emerson Landscape and Street Tree Design Criteria, financial surety for the required landscaping in the amount of \$9,750 must be posted as part of the Developers Agreement (20 shade trees, 25 evergreen trees).
- This plot is subject to WP-07-31 to waive Section 16.121(e)(1) requiring open space lots to have a minimum of 40' frontage onto a public road for access by pedestrians and maintenance vehicles. The waiver request was voided by DPZ on October 9, 2007.
- The Articles of Incorporation have been filed with the State Department of Assessments and Taxation with incorporation number D0643959. The covenants for the Emerson Community Association, Inc. were recorded in the Land of Records of Howard County, Maryland in Liber 5728 Folio 464.

OWNER/DEVELOPER
HOWARD RESEARCH AND DEVELOPMENT CORPORATION
10275 LITTLE PATUXENT PKWY
COLUMBIA, MD 21044
410-992-6000

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.
Robert B. Southard 7/2/08
Robert B. Southard Date

Howard Research and Development Corporation 6/30/08
Gregory F. Hamm
Gregory F. Hamm Date
Owner: *Gregory F. Hamm, VP*

Surveyor's Certificate

I hereby certify to the best of my professional knowledge and belief that the plot of subdivision shown herein is correct, that it is a subdivision of part of the lands conveyed by The Howard Research and Development Corporation to HRD Land Holdings, Inc., by deed dated December 18, 2000 and recorded among the Land Records of Howard County, Maryland in Liber M.D.R. 5289, Folio 330, having thereafter changed its name to the Howard Research and Development Corporation by articles of amendment dated January 5, 2001, and that all monuments are in place or will be in place prior to acceptance of the streets in the subdivision by Howard County, Maryland as shown, in accordance with the Annotated Code of Maryland, as amended. Monumentation is in accordance with the Howard County Subdivision Regulations.

Robert B. Southard
Robert B. Southard, Property Line Surveyor
Maryland Registration No. 239

NOTE:
THE PURPOSE OF THIS PLAT IS TO CREATE PARCELS 'A' THRU 'D' AND OPEN SPACE LOT 1, AND ADD TO THE FOREST CONSERVATION EASEMENT PREVIOUSLY RECORDED ON PLAT No. 18000

RECORDED AS PLAT NUMBER 2007 ON 8/7/08 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND

DeMario
DESIGN CONSULTANTS
ENGINEERS, PLANNERS, SURVEYORS, LANDSCAPE ARCHITECTS
192 East Main Street
Westminster, MD 21157
http://www.demariodesignus.com
Phone: (410) 386-0560
Fax: (410) 386-0564
eMail: ddc@demariodesignus.com

EMERSON
SECTION TWO, PHASE 8B
PARCELS A AND B, EMERSON SECTION 3, AREA 5, PARCELS C AND D & OPEN SPACE LOT 1 AND A REVISION OF FOREST CONSERVATION EASEMENT PLAT No. 18000
Election District No. 6 Howard County, Maryland
Tax Map 47 Grid 8 Parcel 462 & 837
Scale: 1"=100' June 19, 2008
Zoning: PEC-MXD-3

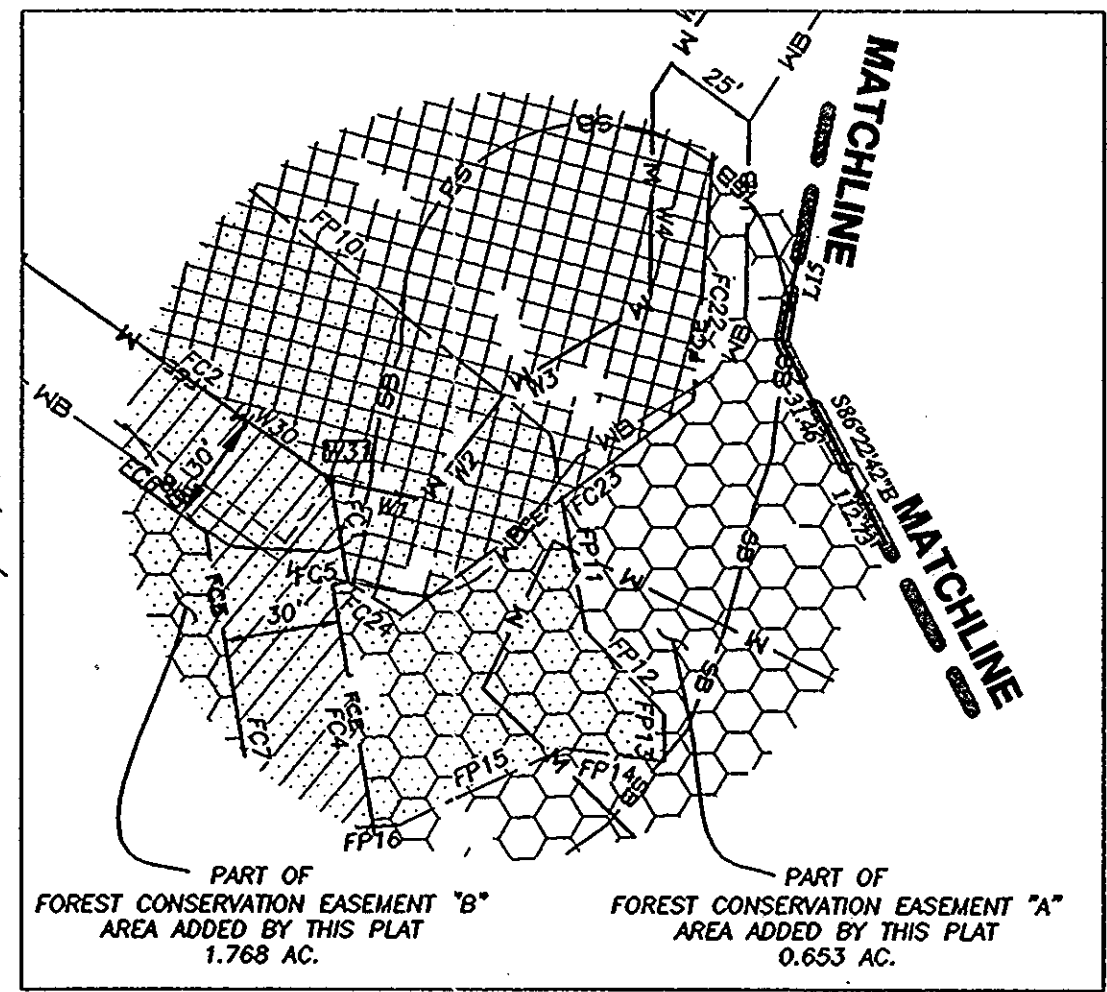
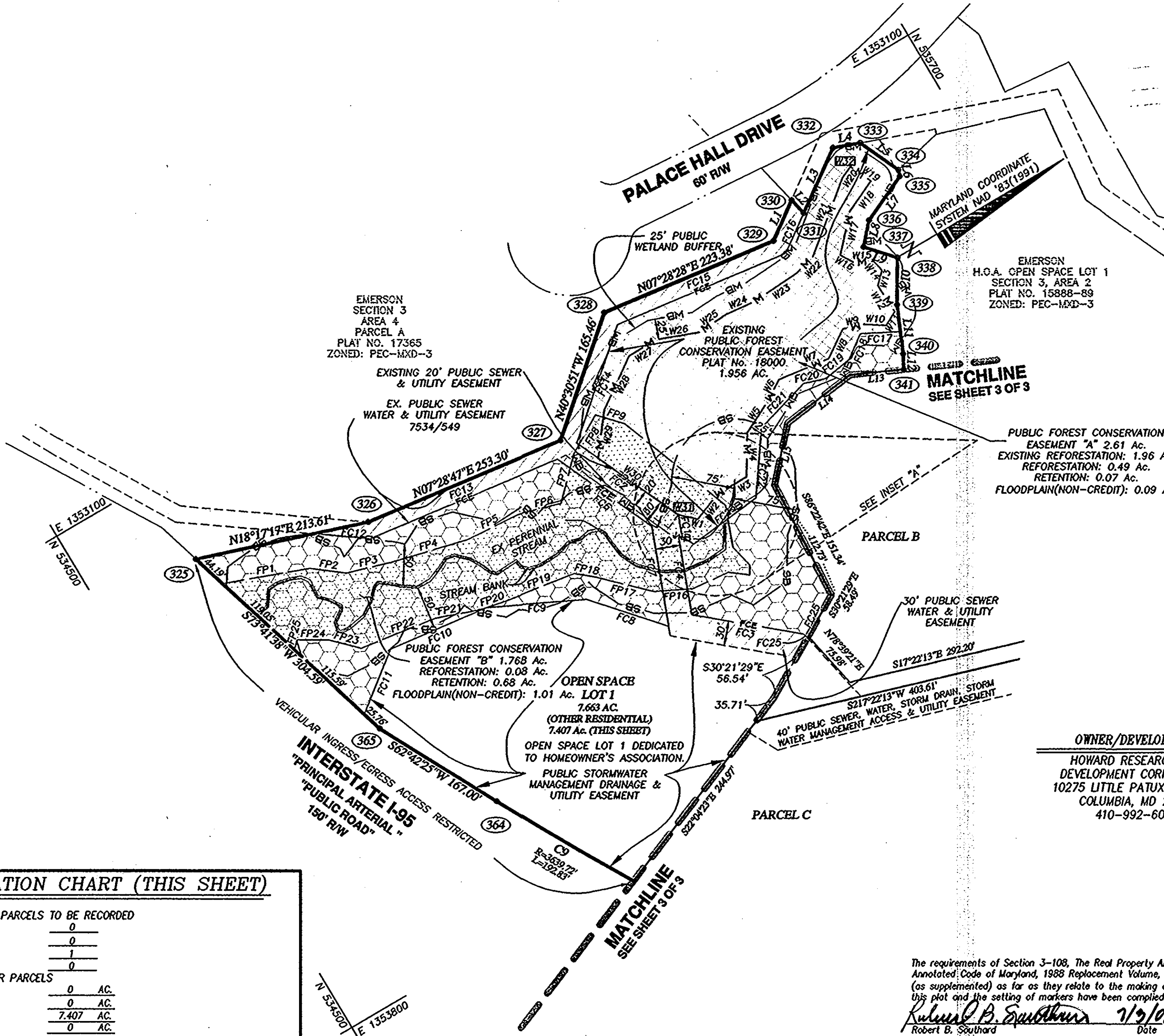
TOTAL AREA TABULATION CHART	
TOTAL NO. OF LOTS AND/OR PARCELS TO BE RECORDED	4
• BUILDABLE	0
• NON-BUILDABLE	0
• OPEN SPACE	1
• PRESERVATION PARCELS	0
TOTAL AREA OF LOTS AND/OR PARCELS	20,216.00 AC.
• BUILDABLE	0 AC.
• NON-BUILDABLE	7,663 AC.
• OPEN SPACE	0 AC.
• PRESERVATION PARCELS	0 AC.
TOTAL AREA OF ROADWAY TO BE RECORDED INCLUDING WIDENING STRIPS	0.962 AC.
TOTAL AREA OF SUBDIVISION TO BE RECORDED	28.841 AC.

APPROVED: FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEMS
HOWARD COUNTY HEALTH DEPARTMENT
Peter Beilensens 7/14/2008
Howard County Health Officer SD Date 11/0

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING
Gregory F. Hamm 7/14/08
Chief, Development Engineering Division Date 8
James D. Lano 7/14/08
Director Date

Owner's Dedication
Howard Research and Development Corporation, a Maryland corporation, by Gregory F. Hamm, VP, and James D. Lano, Assistant Secretary, owners of the property shown and described herein, 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 herein;
(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 30 day of JUNE 2008.
Gregory F. Hamm
Gregory F. Hamm, VP
James D. Lano
James D. Lano, Assistant Secretary Attest

LINE	BEARING	LENGTH
FC1	N68°50'08"W	27.09'
FC2	S66°09'55"W	151.41'
FC3	N40°41'17"E	138.15'
FC4	S68°50'20"E	96.57'
FC5	S21°09'40"W	4.14'
FC6	N66°09'55"E	141.02'
FC7	S68°50'20"E	124.90'
FC8	S49°01'44"W	104.83'
FC9	S26°16'27"W	121.34'
FC10	S06°57'27"W	127.76'
FC11	S37°37'59"E	85.69'
FC12	N35°30'21"E	69.53'
FC13	N07°28'47"E	245.43'
FC14	N40°30'51"W	153.55'
FC15	N07°28'28"E	222.32'
FC16	N35°26'48"W	53.84'
FC17	N27°46'15"E	49.09'
FC18	N36°59'39"W	34.51'
FC19	N08°13'28"W	36.65'
FC20	N17°51'32"E	27.78'
FC21	N15°52'41"W	74.12'
FC22	N54°49'10"W	86.46'
FC23	N06°13'00"W	94.28'
FC24	N63°39'16"W	17.00'
FC25	N78°39'21"W	6.07'
FC26	S30°21'29"E	60.61'



INSET "A"
SCALE: 1"=50'

LEGEND

	PUBLIC SEWER, WATER & UTILITY EASEMENT
	PUBLIC FOREST CONSERVATION EASEMENT ADDED BY THIS PLAT 2.421 AC.
	EX. PUBLIC FOREST CONSERVATION EASEMENT PLAT No. 18000 1.956 AC.
	100 YEAR FLOODPLAIN 1.524 AC.
	LIMITS OF WETLAND
	WETLAND BUFFER (25')
	STREAM BUFFER (50')
	FOREST CONSERVATION EASEMENT

OWNER/DEVELOPER
HOWARD RESEARCH AND DEVELOPMENT CORPORATION
10275 LITTLE PATUXENT PKWY
COLUMBIA, MD 21044
410-992-6000

AREA TABULATION CHART (THIS SHEET)

TOTAL NO. OF LOTS AND/OR PARCELS TO BE RECORDED	
• BUILDABLE	0
• NON-BUILDABLE	0
• OPEN SPACE	1
• PRESERVATION PARCELS	0
TOTAL AREA OF LOTS AND/OR PARCELS	
• BUILDABLE	0 AC.
• NON-BUILDABLE	0 AC.
• OPEN SPACE	7.407 AC.
• PRESERVATION PARCELS	0 AC.
TOTAL AREA OF ROADWAY TO BE RECORDED INCLUDING WIDENING STRIPS	0 AC.
TOTAL AREA OF SUBDIVISION TO BE RECORDED.	7.407 AC.

APPROVED: FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEMS
HOWARD COUNTY HEALTH DEPARTMENT
Peter Beilenson 7/14/2008
Howard County Health Officer 50 Date 190

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING
Gregory F. Hamm 7/10/08
Chief, Development Engineering Division Date 3
Wash L. Layton 7/14/08
Director Date 14

Owner's Dedication
Howard Research and Development Corporation, a Maryland corporation, by Gregory F. Hamm, VP, and James D. Lono, Assistant Secretary, owners of the property shown and described herein, 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 30 day of JUNE 2008.
Gregory F. Hamm
Gregory F. Hamm, VP
James D. Lono
James D. Lono, Assistant Secretary Attest

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.
Robert B. Southard 7/9/08
Robert B. Southard Date

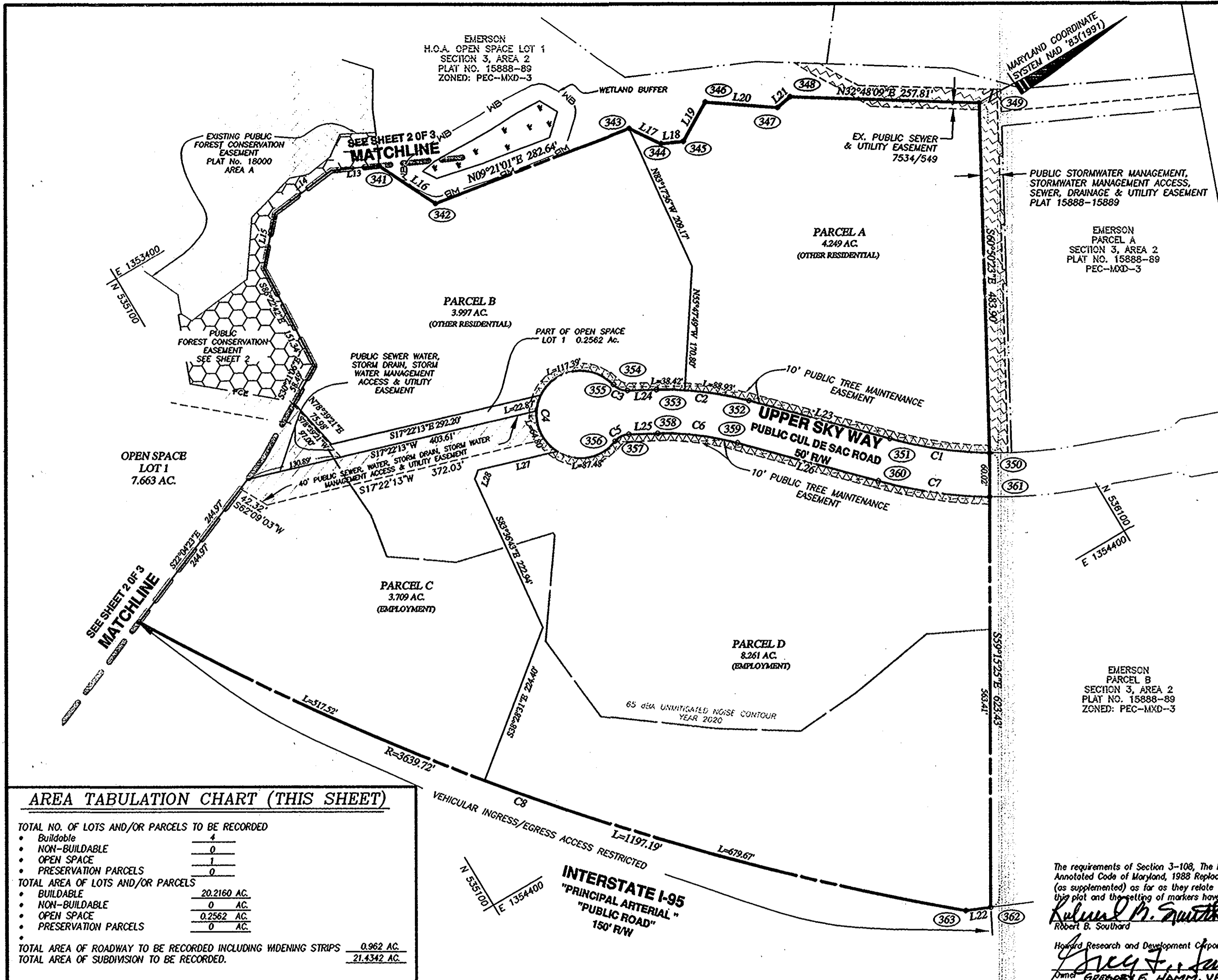
Howard Research and Development Corporation
Gregory F. Hamm 6/30/08
Gregory F. Hamm, VP Date

Surveyor's Certificate
I hereby certify to the best of my professional knowledge and belief that the plat of subdivision shown hereon is correct, that it is a subdivision of part of the lands conveyed by The Howard Research and Development Corporation to HRD Land Holdings, Inc., by deed dated December 18, 2000 and recorded among the Land Records of Howard County, Maryland in Liber M.D.R. 5289, Folio 330, having thereafter changed its name to the Howard Research and Development Corporation by articles of amendment dated January 5, 2001, and that all monuments are in place or will be in place prior to acceptance of the streets in the subdivision by Howard County, Maryland as shown, in accordance with the Annotated Code of Maryland, as amended. Monumentation is in accordance with the Howard County Subdivision Regulations.
Robert B. Southard 7/9/08
Robert B. Southard, Property Line Surveyor
Maryland Registration No. 239 Date

RECORDED AS PLAT NUMBER 2008B ON 8/7/08
AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND

DeMario
DESIGN CONSULTANTS
ENGINEERS, PLANNERS, SURVEYORS, LANDSCAPE ARCHITECTS
192 East Main Street
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Fax: (410) 388-0664
eMail: ddc@demariodesignus.com

EMERSON
SECTION TWO, PHASE 8B
PARCELS A AND B, EMERSON SECTION 3, AREA 5, PARCELS C AND D & OPEN SPACE LOT 1
AND A
REVISION OF FOREST CONSERVATION EASEMENT PLAT No. 18000
Election District No. 6 Howard County, Maryland
Tax Map 47 Grid 8 Parcel 462 & 637
Scale: 1"=100' June 19, 2008
Zoning: PEC-MXD-3
05104.2 JAI RBS Sheet 2 of 3



LEGEND

	PUBLIC SEWER, WATER & UTILITY EASEMENT
	PUBLIC FOREST CONSERVATION EASEMENT ADDED BY THIS PLAT 2.421 AC.
	EX. PUBLIC FOREST CONSERVATION EASEMENT PLAT No. 18000 1.956 AC.
	10' PUBLIC TREE MAINTENANCE EASEMENT
	100 YEAR FLOODPLAIN 1.524 AC.
	W LIMITS OF WETLAND
	WB WETLAND BUFFER (25')
	SB STREAM BUFFER (50')
	FCE FOREST CONSERVATION EASEMENT

OWNER/DEVELOPER
 HOWARD RESEARCH AND DEVELOPMENT CORPORATION
 10275 LITTLE PATUXENT PKWY
 COLUMBIA, MD 21044
 410-992-6000

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.
Robert B. Southard 7/9/08
 Robert B. Southard Date

Howard Research and Development Corporation
Gregory F. Hamm 6/19/08
 Gregory F. Hamm, VP Date

AREA TABULATION CHART (THIS SHEET)

TOTAL NO. OF LOTS AND/OR PARCELS TO BE RECORDED	
• Buildable	4
• NON-BUILDABLE	0
• OPEN SPACE	1
• PRESERVATION PARCELS	0
TOTAL AREA OF LOTS AND/OR PARCELS	
• BUILDABLE	20,216.0 AC.
• NON-BUILDABLE	0 AC.
• OPEN SPACE	0.2562 AC.
• PRESERVATION PARCELS	0 AC.
TOTAL AREA OF ROADWAY TO BE RECORDED INCLUDING WIDENING STRIPS 0.962 AC.	
TOTAL AREA OF SUBDIVISION TO BE RECORDED. 21.4342 AC.	

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

Robert B. Beilman 7/14/08
 Howard County Health Officer 50 Date 7/14/08

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

William J. ... 7/10/08
 Chief, Development Engineering Division Date 7/10/08
James D. ... 7/14/08
 Director Date 7/14/08

Owner's Dedication

Howard Research and Development Corporation, a Maryland corporation, by Gregory F. Hamm, VP, and James D. Lano, Assistant Secretary, 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, 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.

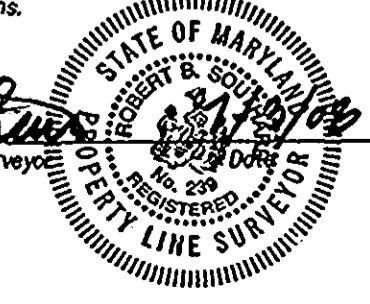
Witness our hands this 30 day of JUNE 2008.

Gregory F. Hamm
 Gregory F. Hamm, VP
James D. Lano
 James D. Lano, Assistant Secretary Attest

Surveyor's Certificate

I hereby certify to the best of my professional knowledge and belief that the plat of subdivision shown hereon is correct, that it is a subdivision of part of the lands conveyed by The Howard Research and Development Corporation to HRD Land Holdings, Inc., by deed dated December 18, 2000 and recorded among the Land Records of Howard County, Maryland in Liber M.D.R. 5289, Folio 330, having thereafter changed its name to the Howard Research and Development Corporation by articles of amendment dated January 5, 2001, and that all monuments are in place or will be in place prior to acceptance of the streets in the subdivision by Howard County, Maryland, as shown, in accordance with the Annotated Code of Maryland, as amended. Monumentation is in accordance with the Howard County Subdivision Regulations.

Robert B. Southard
 Robert B. Southard, Property Line Surveyor
 Maryland Registration No. 239



RECORDED AS PLAT NUMBER 20089 ON 8/7/08
 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND

DeMario
 DESIGN CONSULTANTS
 ENGINEERS, PLANNERS, SURVEYORS, LANDSCAPE ARCHITECTS
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 Westminster, MD 21157
 http://www.demariodesignus.com
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 Fax: (410) 388-0564
 eMail: ddc@demariodesignus.com

EMERSON
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