

THE REQUIREMENTS § 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.

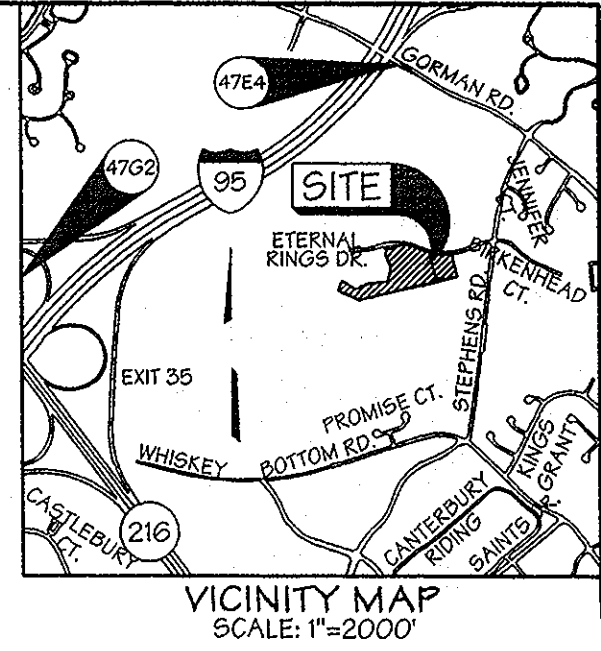
Michael D. Martin 3-23-07
 Michael D. Martin, Professional Land Surveyor Date
 Maryland Registration No. 21234

Douglas M. Godine 3-20-07
 The Howard Research and Development Corporation Date
 Douglas M. Godine, Vice President

Mark Thompson 3/15/07
 Emerson Community Association Date
 Mark Thompson, President

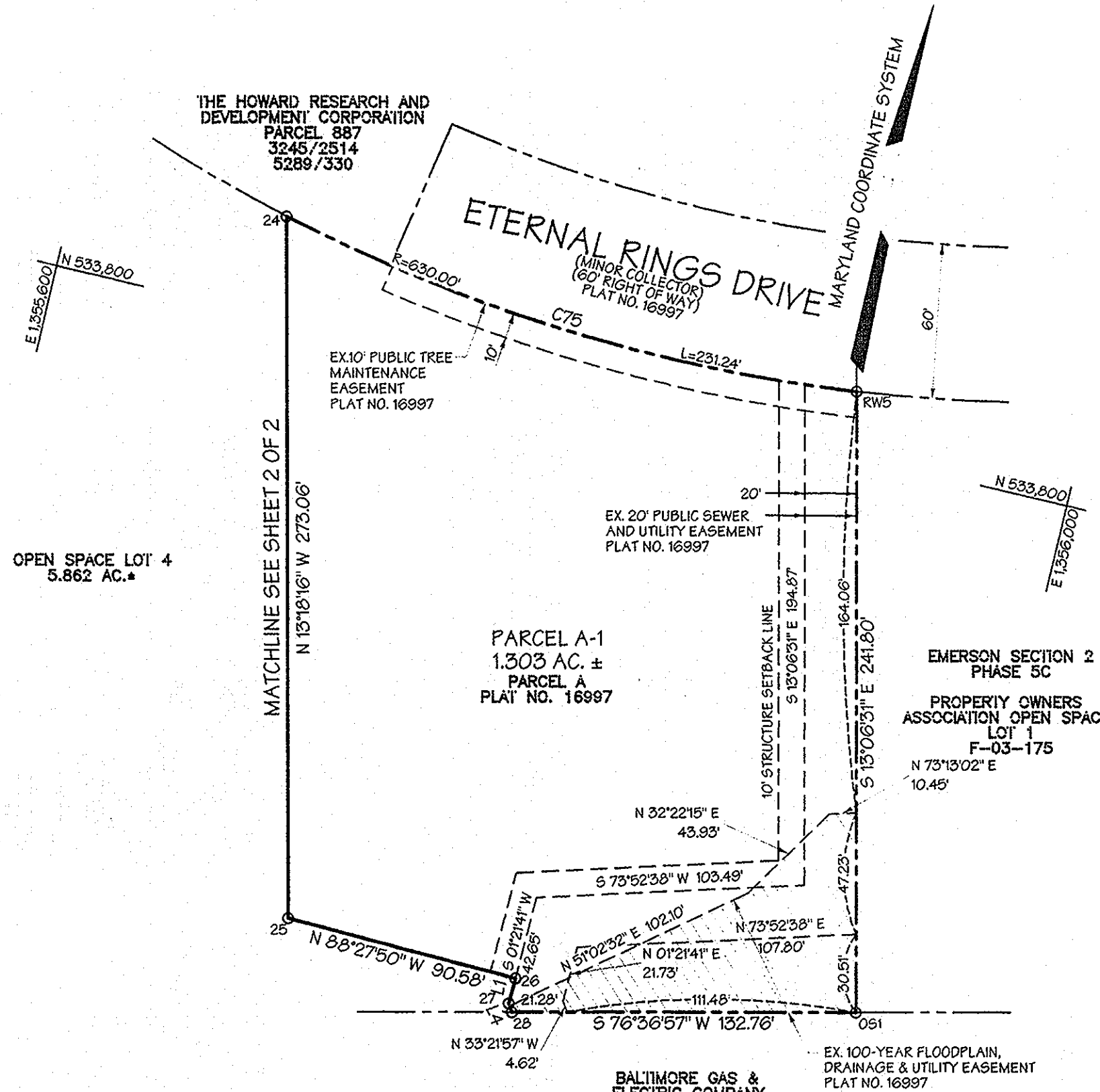
EMERSON

SECTION 2, PHASE 5B, OPEN SPACE LOT 4 SECTION 3, AREA 3, PARCEL A-1 A RE-SUBDIVISION OF OPEN SPACE LOT 3 AND PARCEL A PLATS # 17366 AND 16997



GENERAL NOTES:

- COORDINATES ARE BASED ON MARYLAND COORDINATE SYSTEM - NAD83 (1991) AS PROJECTED BY HOWARD COUNTY GEODETIC CONTROL STATIONS NO. 47E4 AND 47G2.
- THIS PLAT IS BASED UPON A FIELD RUN MONUMENTED BOUNDARY SURVEY PERFORMED ON OR ABOUT JUNE, 1999 BY DAFT-MCCUNE-WALKER, INC.
- ALL AREAS SHOWN ON THIS PLAT ARE MORE OR LESS
- THE SUBJECT PROPERTY IS ZONED PEC-MXD-3 AND R-SC-MXD 3 PER THE FEBRUARY 2, 2004 COMPREHENSIVE ZONING PLAN, AND THE "COMP LITE" ZONING AMENDMENTS EFFECTIVE JULY 28, 2006.
- THERE ARE NO KNOWN CEMETERIES OR HISTORIC STRUCTURES ON THIS SITE.
- PREVIOUS HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING FILES NO. F-04-053 & F-04-127.
- THIS SUBDIVISION PLAT IS EXEMPT FROM THE FOREST CONSERVATION REQUIREMENTS OF THE HOWARD COUNTY CODE IN ACCORDANCE WITH SECTION 16.1200.(b).(1)(vi) BECAUSE IT IS A PLAT OF RESUBDIVISION. THE FOREST CONSERVATION REQUIREMENTS FOR THIS RESUBDIVISION WAS PREVIOUSLY ADDRESSED UNDER F-04-053 AND F-04-127.
- 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 LANDSCAPE REQUIREMENTS FOR THIS SUBDIVISION WERE PREVIOUSLY ADDRESSED UNDER F-04-053 AND F-04-127.
- THE WETLANDS DELINEATION STUDY FOR THIS PROJECT WAS PREPARED BY DAFT MCCUNE WALKER, INC. DATED SEPTEMBER 1198, AND WAS APPROVED BY THE U.S. ARMY CORPS OF ENGINEERS ON DECEMBER 19, 2001. THERE ARE NO WETLANDS ON SITE THAT WILL BE DISTURBED.
- 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.
- 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 SEWAGE ALLOCATION WILL BE GRANTED AT THE TIME OF ISSUANCE OF THE BUILDING PERMIT IF CAPACITY IS AVAILABLE AT THE TIME.
- Minimum building restrictions setbacks from property lines and public road rights-of-way are to be in accordance with the Development Criteria approved with the Comprehensive sketch Plan S-99-12 and the decision and order for PS-339 approved on July 1, 1999.



LINE TABLE

LINE	BEARING	DISTANCE
L1	N 01°21'41" E	10.15'
L4	N 33°21'57" W	3.61'

COORDINATE TABLE

POINT	NORTHING	EASTING
24	533839.4632	1355681.6354
25	533573.7314	1355744.4768
26	533571.3031	1355835.0290
27	533561.1245	1355834.7871
28	533558.1134	1355836.7700
051	533588.8441	1355965.9221
RWS	533824.3432	1355911.0824

CURVE TABLE

CURVE	DELTA ANGLE	RADIUS	ARC LENGTH	CHORD BEARING	DISTANCE	TANGENT
C75	21°01'48"	630.00'	231.24'	S 86°13'47" E	229.94'	116.93'

AREA TABULATION

A. TOTAL NUMBER OF LOTS AND/OR PARCELS TO BE RECORDED	2
BUILDABLE LOTS	1
OPEN SPACE	1
B. TOTAL AREA OF LOTS AND/OR PARCELS	7.165 AC.±
BUILDABLE LOTS	1.303 AC.±
OPEN SPACE	5.862 AC.±
C. TOTAL AREA OF ROADWAY AND HIGHWAY WIDENING TO BE RECORDED	0.000 AC.±
D. TOTAL AREA OF SUBDIVISION TO BE RECORDED	7.165 AC.±

DMW
 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

OWNERS/DEVELOPERS

OPEN SPACE LOT 4
 EMERSON COMMUNITY ASSOCIATION, INC.
 4401 FORD AVENUE, SUITE 1200
 ALEXANDRIA, VA 22302-1432
 410-992-6284

PARCEL A-1
 THE HOWARD RESEARCH AND DEVELOPMENT CORPORATION
 CORPORATION
 P.O. BOX 833
 COLUMBIA, MD 21044-0833
 410-992-6284

OWNER'S DEDICATION

The Howard Research and Development Corporation, a Maryland corporation by Douglas M. Godine, vice president, and Emerson Community Association, a Maryland corporation by Mark Thompson, president, 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, 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 hereon;
- 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 29 DAY OF MARCH 2007

Douglas M. Godine 3-20-07
 The Howard Research and Development Corporation Date
 Douglas M. Godine, Vice President

Mark Thompson 3/15/07
 Emerson Community Association Date
 Mark Thompson, President

James D. Lano 3-23-07
 The Howard Research and Development Corporation Date
 James D. Lano, Assistant Secretary

Paul G. Cavanaugh 3-23-07
 Witness Date
 Paul G. Cavanaugh

SURVEYOR'S CERTIFICATE

I hereby certify that the final plat shown hereon is correct, that it is a re-subdivision of part of the lands, conveyed by the Howard Research and Development Corporation to HRD Holdings, INC., A Maryland Corporation by deed dated November 14, 1997 and recorded among the Land Records of Howard County, Maryland in Liber 4118 at Folio 16 and the lands conveyed by the Howard Research and Development Corporation, A Maryland Corporation to Emerson Community Association, INC., A Maryland Corporation by deed dated April 14, 2005 and recorded among the Land Records of Howard County, Maryland in Liber 9113 at Folio 547; 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.

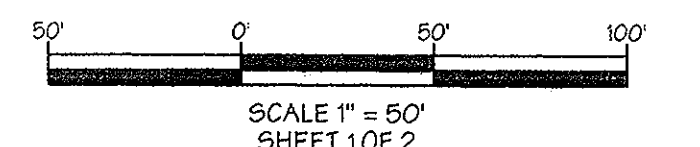
Michael D. Martin 3-23-07
 Michael D. Martin, Professional Land Surveyor Date
 Maryland Registration No. 21234

THE PURPOSE OF THIS PLAT IS TO CONSOLIDATE A PORTION OF PARCEL 'A' AS SHOWN ON PLAT NO. 16997 WITH OPEN SPACE LOT 3 AS SHOWN ON PLAT NO. 17366 TO CREATE PARCEL 'A-1' AND OPEN SPACE LOT 4.

RECORDED AS PLAT NO. 19070 ON 4/27/07 AMONG THE LAND RECORDS OF HOWARD COUNTY, MD.

EMERSON

SECTION 2, PHASE 5B, OPEN SPACE LOT 4
 SECTION 3, AREA 3, PARCEL A-1
 A RE-SUBDIVISION OF OPEN SPACE LOT 3
 AND PARCEL A
 PLATS # 17366 AND 16997
 TAX MAP NO. 47, GRID 15, PARCELS 1060 AND 1061
 DPZ FILE REF: F-04-053, F-04-127
 ZONED: PEC-MXD-3 AND R-SC-MXD-3
 6TH ELECTION DISTRICT
 HOWARD COUNTY MARYLAND
 MARCH 14, 2007



F-07-161

THE REQUIREMENTS §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: 3-23-07

Douglas M. Godine
 The Howard Research and Development Corporation
 Douglas M. Godine, Vice President
 Date: 3-20-07

Mark Thompson
 Emerson Community Association
 Mark Thompson, President
 Date: 3/15/07

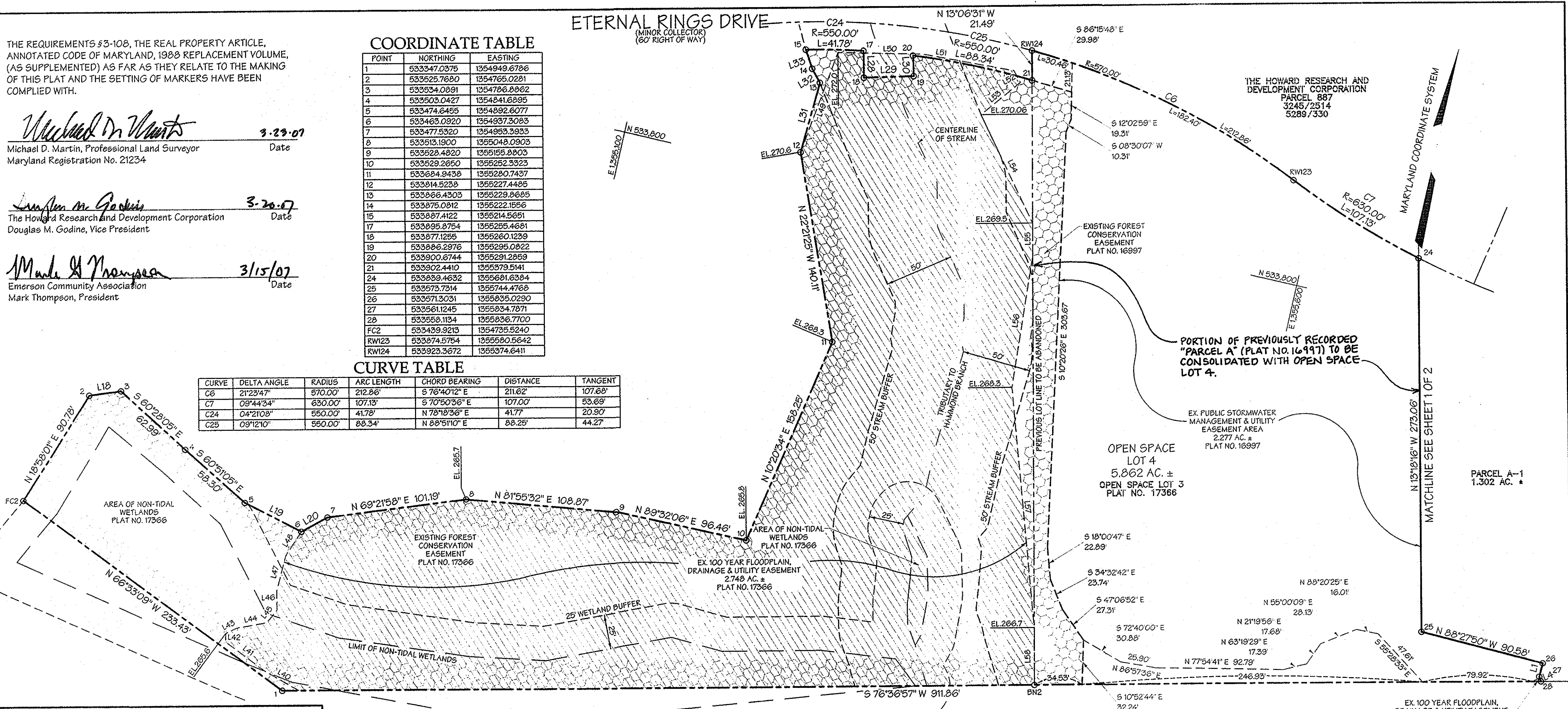
COORDINATE TABLE

POINT	NORTHING	EASTING
1	533347.0375	1354949.6786
2	533325.7680	1354765.0281
3	533354.0891	1354786.8862
4	533350.0427	1354841.6895
5	533474.6455	1354892.6077
6	533463.0920	1354937.3083
7	533477.5320	1354953.3933
8	533513.1900	1355048.0903
9	533528.4820	1355155.8803
10	533529.2650	1355252.3323
11	533684.9438	1355280.7437
12	533814.5238	1355227.4485
13	533866.4303	1355229.8685
14	533875.0812	1355222.1556
15	533887.4122	1355214.5651
17	533895.8754	1355255.4681
18	533877.1255	1355260.1239
19	533886.2976	1355295.0822
20	533900.6744	1355291.2859
21	533902.4410	1355379.5141
24	533889.4632	1355681.6384
25	533573.7314	1355744.4768
26	533571.3031	1355835.0230
27	533561.1245	1355834.7871
28	533558.1134	1355836.7700
FC2	533439.9213	1354735.5240
RW123	533874.5754	1355580.5642
RW124	533923.3672	1355374.6411

CURVE TABLE

CURVE	DELTA ANGLE	RADIUS	ARC LENGTH	CHORD BEARING	DISTANCE	TANGENT
C6	21°23'47"	570.00'	212.86'	S 76°40'12" E	211.62'	107.68'
C7	09°44'34"	630.00'	107.13'	S 70°50'36" E	107.00'	53.69'
C24	04°21'08"	550.00'	41.78'	N 78°18'36" E	41.77'	20.90'
C25	09°12'10"	550.00'	88.34'	N 88°51'10" E	88.25'	44.27'

ETERNAL RINGS DRIVE
 (MINOR COLLECTOR)
 (60' RIGHT OF WAY)



AREA TABULATION

A. TOTAL NUMBER OF LOTS AND/OR PARCELS TO BE RECORDED	2
BUILDABLE LOTS	1
OPEN SPACE	1
B. TOTAL AREA OF LOTS AND/OR PARCELS	7.165 AC. ±
BUILDABLE LOTS	1.305 AC. ±
OPEN SPACE	5.862 AC. ±
C. TOTAL AREA OF ROADWAY AND HIGHWAY WIDENING TO BE RECORDED	0.000 AC. ±
D. TOTAL AREA OF SUBDIVISION TO BE RECORDED	7.165 AC. ±

LINE TABLE

LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
L1	N 01°21'41" E	10.18'	L44	N 66°25'56" E	22.09'
L4	N 33°21'57" W	3.61'	L45	N 26°10'08" E	11.69'
L18	N 69°09'32" E	23.39'	L46	N 14°02'28" W	13.66'
L19	S 75°30'30" E	46.17'	L47	N 01°19'09" E	26.60'
L20	N 48°05'05" E	21.62'	L48	N 13°54'16" E	21.08'
L28	S 13°58'42" E	19.32'	L49	N 07°44'29" E	76.71'
L29	N 75°17'54" E	36.14'	L50	N 78°03'14" E	61.04'
L30	N 14°47'30" W	14.87'	L51	N 87°19'00" E	67.71'
L31	N 02°40'10" E	51.98'	L52	S 41°01'41" E	9.69'
L32	N 41°43'09" W	11.59'	L53	S 37°49'51" W	36.77'
L33	N 31°26'54" W	14.48'	L54	S 38°28'15" E	86.70'
L40	N 72°51'54" W	29.68'	L55	S 13°06'31" E	24.17'
L41	N 65°55'10" W	34.28'	L56	S 03°57'46" E	97.30'
L42	N 10°18'29" W	6.17'	L57	S 18°08'25" E	176.34'
L43	N 51°43'08" E	8.31'	L58	S 13°03'31" E	41.91'

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

Robert J. Weber
 Robert J. Weber, Health Officer
 Date: 4/20/07

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

Mark Thompson
 Chief, Development Engineering Division
 Date: 4/12/07

Mark Thompson
 Director
 Date: 4/24/07

OWNER'S DEDICATION

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- (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 23 DAY OF MARCH, 2007

Douglas M. Godine
 Douglas M. Godine, Vice President
 Date: 3-20-07

Mark Thompson
 Mark Thompson, President
 Date: 3/15/07

Paul G. Cavanaugh
 Paul G. Cavanaugh, Witness
 Date: 3-23-07

SURVEYOR'S CERTIFICATE

I hereby certify that the final plat shown hereon is correct, that it is a re-subdivision of part of the lands, conveyed by the Howard Research and Development Corporation to HRD Holdings, INC., a Maryland Corporation by deed dated November 14, 1997 and recorded among the Land Records of Howard County, Maryland in Liber 4118 at Folio 16 and the lands conveyed by the Howard Research and Development Corporation, a Maryland Corporation to Emerson Community Association, INC., a Maryland Corporation by deed dated April 14, 2005 and recorded among the Land Records of Howard County, Maryland in Liber 9113 at Folio 547; 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.

Michael D. Martin
 Michael D. Martin, Professional Land Surveyor
 Maryland Registration No. 21234
 Date: 3-23-07

RECORDED AS PLAT NO. 19074 ON 4/27/07
 AMONG THE LAND RECORDS OF HOWARD COUNTY, MD.

EMERSON
 SECTION 2, PHASE 5B, OPEN SPACE LOT 4
 SECTION 3, AREA 3, PARCEL A-1
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 AND PARCEL A
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 6TH ELECTION DISTRICT
 HOWARD COUNTY MARYLAND
 MARCH 14, 2007

SCALE 1" = 50'
 SHEET 2 OF 2

F-01-161