

COORDINATE TABLE

POINT	NORTHING	EASTING
11023	535464.6993	1353147.9363
11034	534630.5614	1353210.2230
11035	534614.9997	1353155.6800
11036	534444.7380	1352869.3600
11037	534580.0958	1352685.7615
11038	534683.9904	1352679.3877
11039	534785.3623	1352591.4179
11040	534880.2739	1352639.6857
11041	534918.3939	1352622.5850
11042	534989.1030	1352460.7040
11043	535029.4293	1352408.8838
11044	535308.3797	1352427.4511
11047	535308.1209	1353075.3156
11048	535288.1978	1353062.4483
11049	535281.6677	1353144.6895
11050	535303.3718	1353135.1274
11073	535476.1751	1353200.2036
12000	535451.2294	1353088.6787
12021	535291.1170	1352419.4181
5E16	534833.3666	1353277.2546
5E17	535084.5313	1353310.2280
5E18	535210.3215	1353202.7392
5E19	535431.8035	1353231.7973

The requirements Section 3-10B, 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 11/9/07
 Michael D. Martin, Professional Land Surveyor
 Maryland Registration No. 21234

Douglas M. Godine 11-9-07
 Douglas M. Godine, Vice President
 HRD Land Holdings, Inc.

James D. Lano 11-9-07
 James D. Lano,
 Assistant Secretary

LEGEND

- EXISTING EASEMENTS
- PROPOSED EASEMENTS
- EXISTING FOREST CONSERVATION EASEMENTS

100 YEAR FLOODPLAIN LINE TABLE

LINE	BEARING	DISTANCE
FP1	S 62°10'08" W	15.84'
FP2	S 84°25'45" E	11.82'
FP3	N 78°02'52" E	30.35'
FP4	N 63°10'43" E	42.56'
FP5	S 51°02'35" W	35.79'
FP6	N 43°52'47" E	27.09'
FP7	N 61°53'42" E	30.30'
FP8	S 18°57'34" E	15.69'

LINE TABLE

LINE	BEARING	DISTANCE
L9	S 04°32'23" W	1.63'
L10	S 40°27'37" E	4.03'
L11	S 85°27'37" E	7.32'
L12	N 80°31'42" E	101.13'
L13	S 76°58'18" E	13.06'
L14	S 31°58'18" E	79.62'
L15	S 76°58'18" E	46.73'
L16	N 78°01'15" E	9.22'
L17	N 78°01'15" E	7.90'
L18	S 76°58'18" E	53.09'
L19	S 31°58'18" E	79.62'
L20	S 76°58'18" E	6.93'
L21	N 80°31'42" E	100.37'
L22	S 85°27'37" E	12.63'
L23	S 40°27'37" E	12.32'
L24	S 04°32'23" W	6.71'
L25	N 03°22'04" W	191.78'
L26	N 43°55'44" E	66.00'
L27	N 88°37'56" E	134.40'

TABULATION OF FINAL PLAT

A. TOTAL NUMBER OF LOTS AND/OR PARCELS TO BE RECORDED	2
BUILDABLE	2
NON BUILDABLE	0
OFFN SPACE	0
B. TOTAL AREA OF LOTS AND/OR PARCELS	13.449 AC.±
BUILDABLE	13.449 AC.±
NON BUILDABLE	0.000 AC.±
OFFN SPACE	0.000 AC.±
C. TOTAL AREA OF ROADWAY AND HIGHWAY WIDENING TO BE RECORDED	0.000 AC.±
D. TOTAL AREA OF SUBDIVISION TO BE RECORDED	13.449 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

CURVE TABLE

CURVE	DELTA ANGLE	RADIUS	ARC LENGTH	CHORD BEARING	DISTANCE	TANGENT
C7	293°19'56"	75.00'	363.88'	N 85°27'37" W	82.50'	49.39'
C8	56°38'03"	25.00'	24.71'	S 32°51'19" W	23.72'	13.47'
C10	56°37'59"	25.00'	24.71'	N 23°46'36" W	23.72'	13.47'

OWNER'S DEDICATION

HRD Land Holdings, Inc., a Maryland corporation by Douglas M. Godine, Vice President, 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; and

(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.

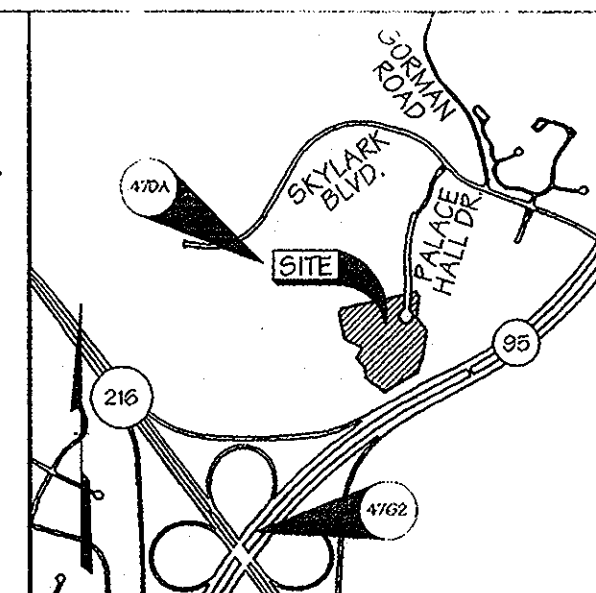
Witness my hands this 2nd day of NOVEMBER, 2007.

Douglas M. Godine 11-9-07
 Douglas M. Godine, Vice President
 HRD Land Holdings, Inc.

James D. Lano 11-9-07
 James D. Lano,
 Assistant Secretary

GENERAL NOTES: (CONT.)

18. WP-06-46, Emerson, Section 3, Area 4, Parcel 'A' (F-04-127), approved December 13, 2005. Section 16.144(f)(3)(ii) for the reactivation of the 6 month milestone date previously established for Parcel "A" under the final plan recording letter dated April 22, 2005 for F-04-127. The reactivation and extension request for the 6 month milestone date allowed the developer time to submit a site development plan for condominium development or preliminary subdivision plan for review and processing for the establishment of fee-simple residential lots for Bulk Parcel "A".



VICINITY MAP

SCALE: 1" = 200'
 ADC MAP 19, BLOCK 6B

GENERAL NOTES:

- Coordinates are based on Maryland Coordinated System - NAD83 (1991) as projected by Howard County Geodetic Control Stations No. 47G2 and 47E4. Vertical elevations are based on NGV29 datum as projected by Howard County Geodetic Control Station No. 47E4.
- 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 PEC-MXD-3 per the February 2, 2004 Comprehensive Zoning Plan and per ZB Case No. 979M and the Comp Lite Zoning Regulation amendments effective on July 28, 2006. The Zoning Board granted approval of ZB Case No. 979M on September 3, 1998 for the preliminary development plan and development criteria for the 516.9 acres of land rezoned as PEC-MXD-3. The Decision and Order was signed on September 3, 1998.
- 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 before the record plates are recorded.
- There are no known cemeteries on this site.
- There are no existing structures on the site.
- Previous Howard County Department of Planning and Zoning File Nos.: S-99-12, PB-339, ZB-979-M, PB-359, P-01-17, P-03-16, F-03-113, F-02-55, F-04-127, F-05-49, WP-06-46 and SDF-06-159.
- Minimum building restriction 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 PB-339 approved on July 1, 1999.
- Phasing for this project is in accordance with the decision and order for Zoning Case: ZB-979M and the decision for and order for PB-339 (Comprehensive Sketch Plan S-99-012).
- Stormwater management (SWM) for this project will be addressed with the installation of one Stormwater Management Facility which will control the runoff per the latest approved Design Standards. The facility will be a wet, extended detention pond and will be owned by the Property Owners Association but will be jointly maintained by the Property Owners Association and Howard County. The Stormwater Management (SWM) facility was constructed under F-04-127.
- 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. There are no wetlands on site that will be disturbed.
- The floodplain study for this project was prepared by Howard County, dated 1986.
- Developer reserves unto itself, its successors and assigns, all easements shown on this plat for water, sewer, storm drainage, other public utilities, located in, on, over and through Parcels A-1 through A-2. Any and all conveyances of aforesaid lots shall be subject to the easements herein reserved, whether or not expressly stated in the deed(s) conveying said lot(s). 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, the County shall accept the easements and record the deed(s) of easement in the Land Records of Howard County.
- This subdivision is exempt from the requirements of Section 16-1200 of Howard County Code for Forest Conservation because this is a Resubdivision Plat. The Forest Conservation obligation was previously addressed under F-04-127 in which development of Emerson 2, Section 5B proposed approximately 15.68 acres of clearing, 1.32 acres of forest retention, and 2.77 acres of reforestation.
- The 65 dBA 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 65 dBA noise exposure. The 65 dBA 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.

OWNER/DEVELOPER

HRD LAND HOLDINGS, INC.
 10275 Little Patuxent Parkway
 Columbia, MD 21044
 Telephone No.: (410) 992-6284
 Attn: Paul Cavanaugh



The purpose of this plat is to Resubdivide Parcel A of Emerson, Section 3, Area 4, (F-04-127) into Parcels A-1 and A-2 and to establish a 10' public water and utility easement, a 20' public sewer and utility easement, and a 10' private storm water management and utility easement across Parcel A-1 and to establish a 20' public storm water management access easement, a 20' public sewer and utility easement across Parcel A-2.

SURVEYOR'S CERTIFICATE

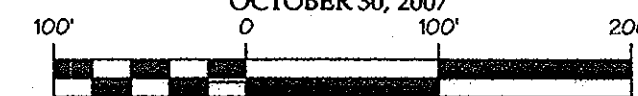
I hereby certify, to the best of my knowledge, information and belief, that the final plat shown hereon is correct; that it is a Resubdivision of part of the land conveyed by The Howard Research and Development Corporation, a Maryland Corporation by deed dated December 18, 2000 and recorded in the Land Records of Howard County, Maryland, in Liber 5289 at Folio 330 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 11-9-07
 Michael D. Martin, Professional Land Surveyor
 Maryland Registration No. 21234

RECORDED AS PLAT No. 19564 ON 11/21/07
 IN THE LAND RECORDS OF HOWARD COUNTY, MARYLAND

EMERSON

SECTION 3, AREA 4, PARCELS A-1 AND A-2
 RESUBDIVISION PLAT
 BEING A RESUBDIVISION OF EMERSON
 SECTION 3, AREA 4, PARCEL A AS SHOWN
 ON PLAT NO. 17365
 TAX MAP NO. 47, GRID 8, PARCEL NO. 1061
 ZONED: PEC-MXD-3
 DPZ FILE REF NOS.: SBE GENERAL NOTE # 9
 6TH ELECTION DISTRICT
 HOWARD COUNTY MARYLAND
 OCTOBER 30, 2007



SCALE 1" = 100'
 SHEET 1 OF 1