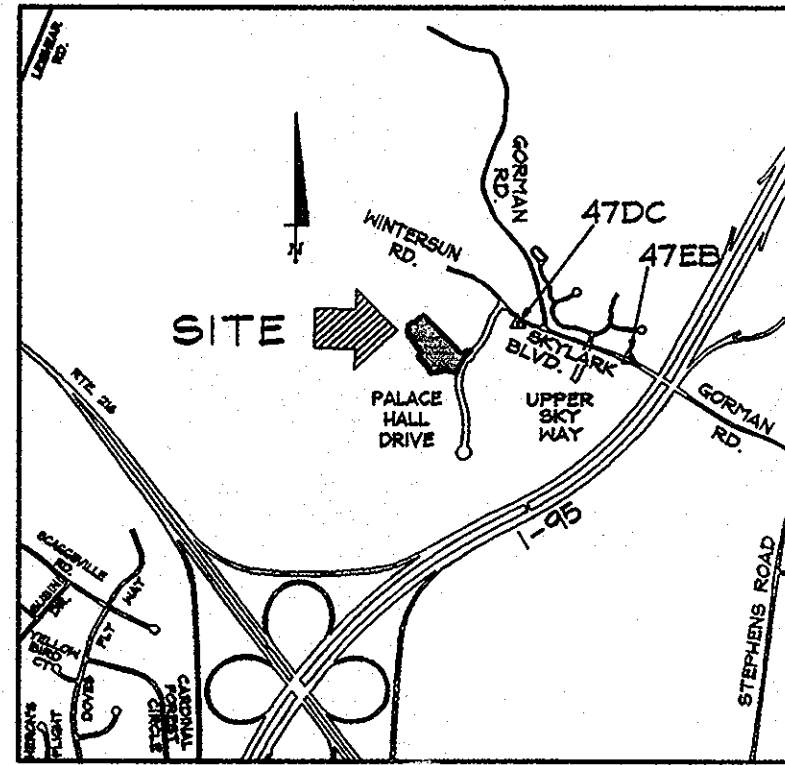


POINT	NORTH	EAST
300	536061.7292	1352029.9361
301	536092.2481	1352405.2819
302	536097.4023	1352746.6490
303	536103.2474	1352736.6106
304	536228.7220	1352680.1979
305	536240.9598	1352652.3358
306	536398.2438	1352567.4318
307	536438.6193	1352573.2322
308	536445.0184	1352528.6845
309	536436.4884	1352520.7141
310	536511.8870	1352519.4413
311	536575.5876	1352525.5417
312	536610.8490	1352553.0474
313	536612.5704	1352587.8172
314	536643.2823	1352675.1122
315	536267.7309	1353069.5836
316	536241.0058	1353108.8207
317	536249.7009	1353154.7550
318	536305.4253	1353176.6240
319	536188.5874	1353080.7365
320	536183.5683	1353064.2757
321	536189.7566	1353040.0847
322	536194.1233	1353022.0753
323	536227.7371	1352918.7058
324	536235.8860	1352878.0197
325	536247.8499	1352814.5525
326	536383.2423	1352792.8876
327	536396.2140	1352791.6810
328	536418.0444	1352793.0575
329	536460.7097	1352778.0886
330	536576.5580	1352672.7728
331	536511.6750	1352601.4061
332	536405.5332	1352617.9006
333	536386.6040	1352738.2810
334	536373.8009	1352754.0157
335	536288.0132	1352775.7809
336	536264.2530	1352784.4488
337	536260.0636	1352783.3735
338	536198.0711	1352760.9066
339	536145.1716	1352774.3278
340	536159.4600	1352830.6449
341	536187.4565	1352866.0863
342	536194.5173	1352879.5046
343	536188.7409	1352904.8010
344	536158.1879	1353004.1710
345	536146.4728	1353023.6129
346	536135.0659	1353040.7088
347	536119.0041	1353047.3107

- General Notes Cont:
- 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 lots 1 through 50, 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 property is located in the metropolitan district.
 - The private use-in-common access maintenance agreement for Lots 9 and 10 will be recorded in the Land Records along with this final plat.
 - The Open Space lots are to be dedicated to the Emerson Community Association. 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.
 - This plat has been prepared in accordance with the provisions of Section 16.124 of the Howard County Code. Financial surety for the required landscaping in the amount of \$2,400 must be posted as part of the Developers Agreement (4 shade trees, 8 evergreen trees).
 - Stormwater management for this project will be addressed with the existing Stormwater Management Facilities which will control the runoff per the latest approved Design Standards. The facilities have been approved under F-02-55 and F-04-127. The existing facility is a wet pond located on adjacent HOA Lot 174 Emerson Section 2 Phase 1B.
 - Open Space Tabulation
a. Open Space Required: 35%
b. Open Space Provided: F-02-55, Parcel D A=6.5 Ac. (35.1%)
This Plan Area=1.0942 acres (23.5%)

CURVE	RADIUS	LENGTH	DELTA	CHORD BRG.	CHORD DIST.	TANGENT
C1	440.00'	45.64'	08°56'36"	N89°19'27"E	45.62'	22.84
C2	60.00'	48.02'	48°51'26"	S79°16'52"W	46.75'	25.38
C3	25.00'	23.46'	53°46'17"	N78°20'05"E	22.61'	12.69
C4	478.10'	284.14'	34°39'02"	S81°08'57"W	284.75'	149.14
C5	83.00'	20.40'	14°18'26"	S84°17'15"E	20.85'	10.36
C6	67.00'	22.81'	19°38'18"	N56°35'41"W	22.70'	11.52
C7	705.00'	104.04'	08°27'24"	N72°34'39"W	109.94'	52.12
C8	53.82'	46.61'	44°37'22"	N51°41'37"E	45.17'	24.88
C9	59.00'	64.97'	67°56'39"	S19°55'16"W	65.94'	39.75
C10	125.00'	25.34'	11°34'46"	S20°02'33"E	25.29'	12.71
C11	17.00'	21.74'	73°18'29"	N50°31'35"W	20.29'	12.64
C12	58.00'	45.78'	42°13'12"	S64°33'03"E	44.60'	24.15
C13	58.00'	46.48'	48°51'36"	N19°19'54"W	45.22'	24.55
C14	42.00'	13.08'	17°30'39"	S05°18'51"E	13.03'	6.59
C15	85.00'	43.32'	62°54'04"	S48°41'12"E	88.70'	51.99
C16	745.00'	113.57'	08°44'04"	N72°46'19"W	113.46'	56.90
C17	67.00'	18.84'	15°33'58"	S76°21'10"E	18.53'	9.36
C18	83.00'	25.06'	17°18'10"	N78°39'08"W	24.97'	12.63

- GENERAL NOTES:**
- The subject property is zoned PEC-MXD-3 per the 02/02/04 Comprehensive Zoning Plan and per 2B Case No. 979M and the Comp Lite Zoning Regulation amendments effective on 7/28/06.
 - Coordinates shown hereon are based on Maryland Coordinate System - NAD83(1991) as projected by Howard County Geodetic Control Stations Nos. 47DC and 47EB (Meters X 3.2808333333 = Feet; Feet X 0.3048006096 = Meters)
No. 47DC N 536615.0157 E 1354833.6403
No. 47EB N 536212.7456 E 1354833.6403
 - This plat is based on a field-run monumented boundary survey performed by Doff, McCune, Walker in June, 1999.
 - All areas shown on this plat 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:
a) Width - 12 feet (14 feet serving more than one residence)
b) Surface - 6 inches of compacted crusher run base with top and chip coating (min 1-1/2")
c) Geometry - Maximum 15% grade, maximum 10% grade change and minimum 45-foot turning radius.
d) Structures (culverts/bridges) - Capable of supporting 25 gross tons (H25 loading).
e) Drainage elements - Capable of safely passing 100 year flood with no more than 1 foot depth over driveway surface.
f) Structure clearances - minimum 12 feet
g) Maintenance - sufficient to insure oil 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 16.122.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 that time.
 - There are no known cemeteries on this site.
 - This plat 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 0.988 Ac.±.
 - The minimum building setback restrictions from property lines and public road right-of-way lines for the SFA residential lots 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. The Forest Conservation obligations for this site have been provided by 16.77 acres of Retention and 5.03 acres of Reforestation under F-05-49.
 - There are no Floodplains, wetlands, streams or buffers on this site.
 - Parcel D-4 was allocated 45 units with the reconfiguration of F-05-49, Plats numbers 17381 thru 17383.
 - WP 04-14, Emerson 2/3, Bulk Parcel D-1 approved on September 10, 2003 Section 16.1106h.(2) establishes the milestone date by which a sketch plan/preliminary equivalent sketch plan (for fee-simple lots) or a site plan (for condominium development or non-residential development) must be submitted when bulk parcel is recorded on a record plat; and Section 16.144.(4), which provides that when a milestone date is not complied with, the plan shall be voided and all previous approvals and housing unit allocations rescinded.
A waiver has been approved on 1/23/06 to waive Section 2.5.2.H of Design Manual, Volume III to reduce the required sight distance from 462' to 330'.
Lots designated "OPEN SPACE" lots are to be dedicated to Homeowners' Association. The following DPZ files are applicable for this project: S-99-12, SP-06-05, PB-339, PB-359, 2B Case No. 979M, F-05-49, F-07-182 and WP-04-14.

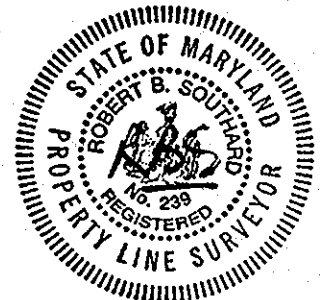


VICINITY MAP
SCALE: 1" = 2000'

OWNER
THE HOWARD RESEARCH AND DEVELOPMENT CORPORATION AND EMERSON LAND BUSINESS TRUST
10275 LITTLE PATUXENT PKWY
COLUMBIA, MD 21044
410-992-6000

DEVELOPER
GENERAL GROWTH PROPERTIES
10275 LITTLE PATUXENT PKWY
COLUMBIA, MD 21044
410-992-6000

NOTE:
THE PURPOSE OF THIS PLAT IS TO RESUBDIVIDE PARCEL D-4 INTO 45 TOWNHOUSE LOTS, 5 OPEN SPACE LOTS, AND PUBLIC ROADS, TO ABANDON THE EXISTING 20' PRIVATE STORM DRAIN AND UTILITY EASEMENT, AND CREATE NEW PRIVATE AND PUBLIC EASEMENTS.



The requirements of Section 3-109, 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, 6/29/08
Emerson Land Business Trust, 6/30/08
Gregory F. Hamm, VP

AREA TABULATION

TOTAL NUMBER OF LOTS TO BE RECORDED:	50
TOTAL NUMBER OF BUILDABLE LOTS:	45
TOTAL NUMBER OF OPEN SPACE PARCELS/LOTS:	5
TOTAL AREA OF LOTS TO BE RECORDED:	2.5670 AC.
TOTAL AREA OF OPEN SPACE TO BE RECORDED:	1.0942 AC.
TOTAL AREA OF ROADWAY TO BE RECORDED:	0.9880 AC.
TOTAL AREA OF SUBDIVISION TO BE RECORDED:	4.6492 AC.

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

Brandon P. Petersen 7/18/2008
Howard County Health Officer 50
Date 7/10

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

Mark ... 7/3/08
Chief, Development Engineering Division
Mark ... 7/2/08
Director

OWNER'S DEDICATION

The Howard Research and Development Corporation, a Maryland corporation, and Emerson Land Business Trust, 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:

- 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 30 day of JUNE 2008.
Gregory F. Hamm, VP
James D. Lano, Assistant Secretary

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 the lands conveyed by Emerson Corporation to Emerson Land Business Trust by deed dated August 8, 2004 and recorded among the said Land Records in Liber M.D.R. 8548, Folio 334, 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, Property Line Surveyor
Maryland Registration No. 239

RECORDED AS PLAT NUMBER 20124 ON 8/28/08
AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

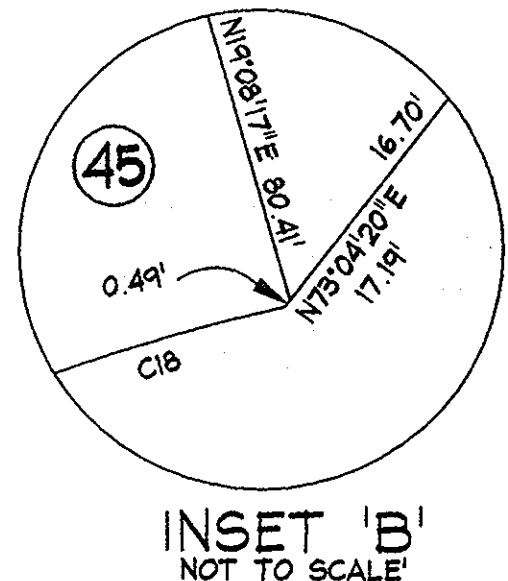
DeMario Design Consultants, Inc.
192 East Main Street
Westminster, MD 21157
Phone: (410) 388-0560
Fax: (410) 388-0564
DDC@demariodesign.us

EMERSON
SECTION TWO, PHASE 3
LOTS 1-45
AND
OPEN SPACE LOTS 46-50
A RESUBDIVISION OF PARCEL D-4
PLAT No. 17382
Election District No. 6 Howard County, Maryland
Tax Map 47 Grid 8 Part of Parcel 3
Scale: 1"=50' June 27, 2008
Zoning: PEC-MXD-3

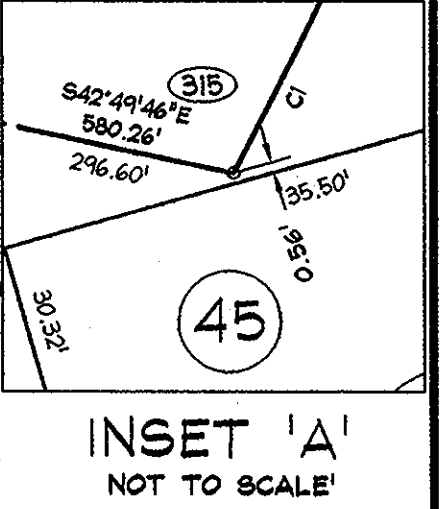
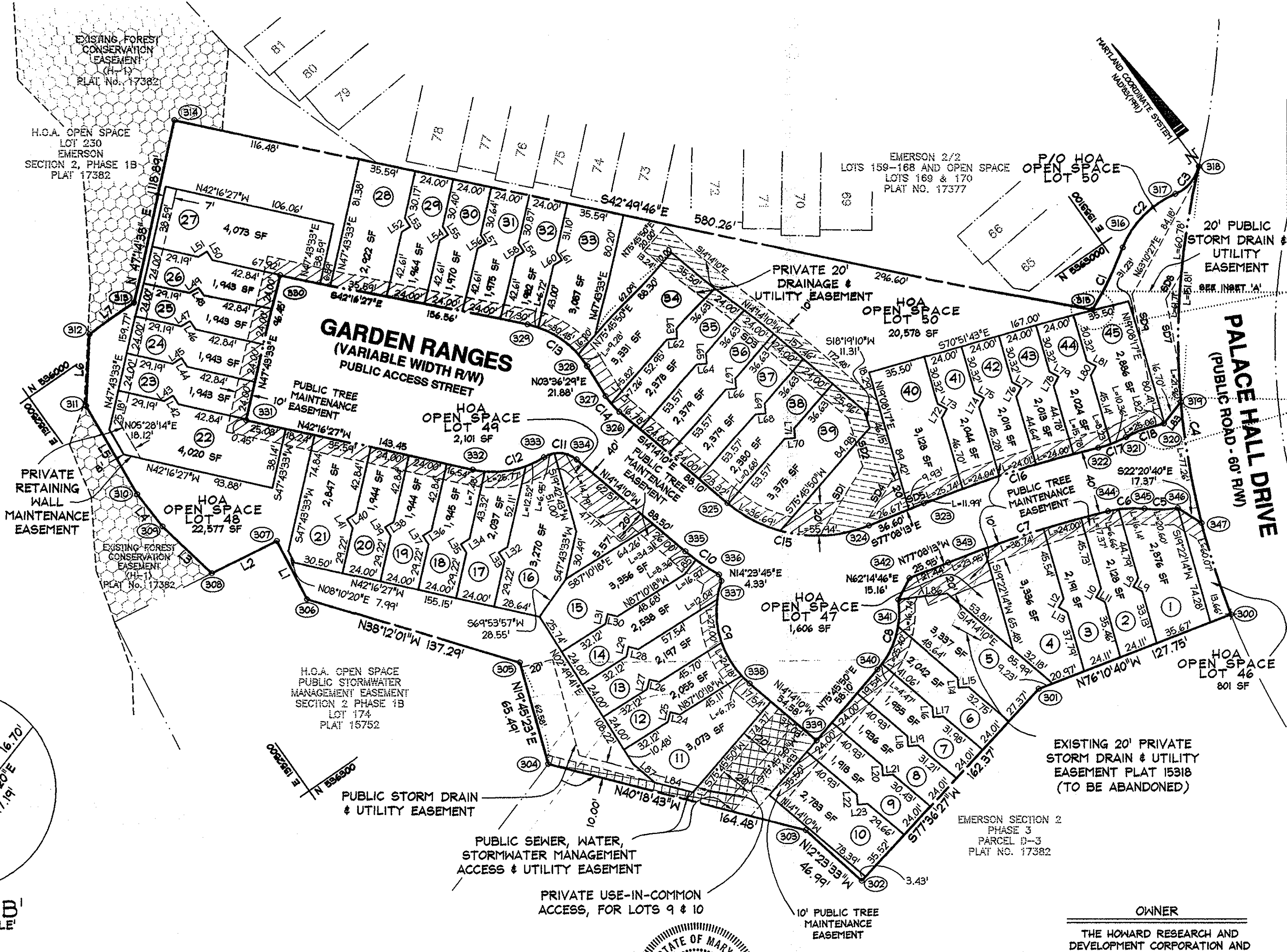
06127.1 JAI RBS SHEET 1 OF 2

LINE	BEARING	LENGTH
L1	N08°10'31"E	40.74'
L2	N81°49'29"W	45.00'
L3	N10°33'10"W	42.23'
L4	N02°45'22"W	25.43'
L5	N05°28'14"E	63.99'
L6	N87°55'00"E	44.76'
L7	N87°14'58"E	34.76'
L8	S64°22'14"W	6.32'
L9	S25°37'46"E	6.32'
L10	S64°22'14"W	6.32'
L11	S25°37'46"E	6.32'
L12	S64°22'14"W	6.32'
L13	S25°37'46"E	6.32'
L14	S30°48'50"W	6.32'
L15	S91°14'10"E	6.32'
L16	S30°48'50"W	6.32'
L17	S91°14'10"E	6.32'
L18	S30°48'50"W	6.32'
L19	S91°14'10"E	6.32'
L20	S30°48'50"W	6.32'
L21	S91°14'10"E	6.32'
L22	S30°48'50"W	6.32'
L23	S91°14'10"E	6.32'
L24	S42°10'18"E	6.32'
L25	S42°10'18"E	6.32'
L26	S42°10'18"E	6.32'
L27	N47°49'42"E	6.32'
L28	S42°10'18"E	6.32'
L29	N47°49'42"E	6.32'
L30	S42°10'18"E	6.32'
L31	N47°49'42"E	6.32'
L32	N87°16'27"W	6.32'
L33	S02°43'33"W	6.32'
L34	N87°16'27"W	6.32'
L35	S02°43'33"W	6.32'
L36	N87°16'27"W	6.32'
L37	S02°43'33"W	6.32'
L38	N87°16'27"W	6.32'
L39	S02°43'33"W	6.32'
L40	N87°16'27"W	6.32'
L41	S02°43'33"W	6.32'
L42	N87°16'27"W	6.32'
L43	S02°43'33"W	6.32'
L44	N87°16'27"W	6.32'
L45	S02°43'33"W	6.32'
L46	N87°16'27"W	6.32'
L47	S02°43'33"W	6.32'
L48	N87°16'27"W	6.32'
L49	S02°43'33"W	6.32'
L50	N87°16'27"W	6.32'
L51	S02°43'33"W	6.32'
L52	N87°16'27"W	6.32'
L53	S02°43'33"W	6.32'
L54	N87°16'27"W	6.32'
L55	S02°43'33"W	6.32'
L56	N87°16'27"W	6.32'
L57	S02°43'33"W	6.32'
L58	N87°16'27"W	6.32'
L59	S02°43'33"W	6.32'
L60	N87°16'27"W	6.32'
L61	S02°43'33"W	6.32'
L62	S91°14'10"E	6.32'
L63	N90°45'50"E	6.32'
L64	S91°14'10"E	6.32'
L65	N90°45'50"E	6.32'
L66	S91°14'10"E	6.32'
L67	N90°45'50"E	6.32'
L68	S91°14'10"E	6.32'
L69	N90°45'50"E	6.32'
L70	S91°14'10"E	6.32'
L71	N90°45'50"E	6.32'
L72	N64°08'17"E	6.32'
L73	N25°51'43"W	6.32'
L74	N64°08'17"E	6.32'
L75	N25°51'43"W	6.32'
L76	N64°08'17"E	6.32'
L77	N25°51'43"W	6.32'
L78	N64°08'17"E	6.32'
L79	N25°51'43"W	6.32'
L80	N64°08'17"E	6.32'
L81	N25°51'43"W	6.32'
L82	S73°04'20"W	0.49'
L83	N73°04'20"E	17.19'
L84	N42°16'27"W	24.29'
L85	S72°37'48"W	11.89'
L86	S62°30'05"E	30.45'
L87	N14°14'10"W	17.72'

LINE	BEARING	LENGTH
SD1	N66°28'14"E	50.75'
SD2	N14°08'17"E	31.39'
SD3	N14°14'10"W	166.48'
SD4	S64°28'14"W	33.68'
SD5	S71°02'00"E	46.56'
SD6	S08°07'01"W	44.74'
SD7	S68°10'27"W	19.49'
SD8	S08°07'01"W	35.72'



AREA	TABULATION
TOTAL NUMBER OF LOTS TO BE RECORDED:	50
TOTAL NUMBER OF BUILDABLE LOTS:	45
TOTAL NUMBER OF OPEN SPACE PARCELS/LOTS:	5
TOTAL AREA OF LOTS TO BE RECORDED:	2,5670 AC.
TOTAL AREA OF OPEN SPACE TO BE RECORDED:	1,0942 AC.
TOTAL AREA OF ROADWAY TO BE RECORDED:	0.9880 AC.
TOTAL AREA OF SUBDIVISION TO BE RECORDED:	4.6492 AC.



LEGEND	SYMBOL
PUBLIC TREE MAINTENANCE EASEMENT	[Hatched pattern]
PRIVATE USE-IN-COMMON ACCESS AND UTILITY EASEMENT	[Dotted pattern]
PUBLIC STORMWATER MANAGEMENT ACCESS EASEMENT	[Cross-hatched pattern]
PRIVATE DRAINAGE AND UTILITY EASEMENT	[Diagonal lines]
PUBLIC STORM DRAIN AND UTILITY EASEMENT	[Horizontal lines]

NOTE: THE PURPOSE OF THIS PLAT IS TO RESUBDIVIDE PARCEL D-4 INTO 45 TOWNHOUSE LOTS, 5 OPEN SPACE LOTS, AND PUBLIC ROADS, TO ABANDON THE EXISTING 20' PRIVATE STORM DRAIN AND UTILITY EASEMENT, AND CREATE NEW PRIVATE AND PUBLIC EASEMENTS.



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 4/27/08
Date

Gregory F. Hamm 6/30/08
Date

Emerson Land Business Trust
Gregory F. Hamm, VP

OWNER	DEVELOPER
THE HOWARD RESEARCH AND DEVELOPMENT CORPORATION AND EMERSON LAND BUSINESS TRUST 10275 LITTLE PATUXENT PKWY COLUMBIA, MD 21044 410-992-6000	GENERAL GROWTH PROPERTIES 10275 LITTLE PATUXENT PKWY COLUMBIA, MD 21044 410-992-6000

RECORDED AS PLAT NUMBER 201025 ON 8/25/08
AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND

DeMario Design Consultants, Inc.
192 East Main Street
Westminster, MD 21157
Phone: (410) 386-0580
Fax: (410) 386-0584
DDC@demariodesign.us

APPROVED: FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEMS
HOWARD COUNTY HEALTH DEPARTMENT
B. Wilson for Peter Beilman 7/18/2008
Howard County Health Officer 30 Date 7/18/08

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING
Chris P. ... 7/3/08
Chief, Development Engineering Division Date 7/3/08
Mark ... 7/24/08
Director Date 7/24/08

OWNER'S DEDICATION
The Howard Research and Development Corporation, a Maryland corporation, and Emerson Land Business Trust, 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 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

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 the lands conveyed by Emerson Corporation to Emerson Land Business Trust by deed dated August 8, 2004 and recorded among the said Land Records in Liber M.D.R. 8548, Folio 334, 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 4/27/08
Robert B. Southard, Property Line Surveyor Date
Maryland Registration No. 239

EMERSON SECTION TWO, PHASE 3 LOTS 1-45 AND OPEN SPACE LOTS 46-50
A RESUBDIVISION OF PARCEL D-4 PLAT No. 17382
Election District No. 6 Howard County, Maryland
Tax Map 47 Grid 8 Part of Parcel 3
Scale: 1"=50' June 27, 2008
Zoning: PEC-PXD-3

06127.1 JAI RBS SHEET 2 OF 2
F-07-169