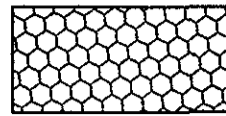


**CURVE TABLE**

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	62.50'	196.35'	125.00'	S 52°05'10" E	180°00'00"

**COORDINATE LIST**

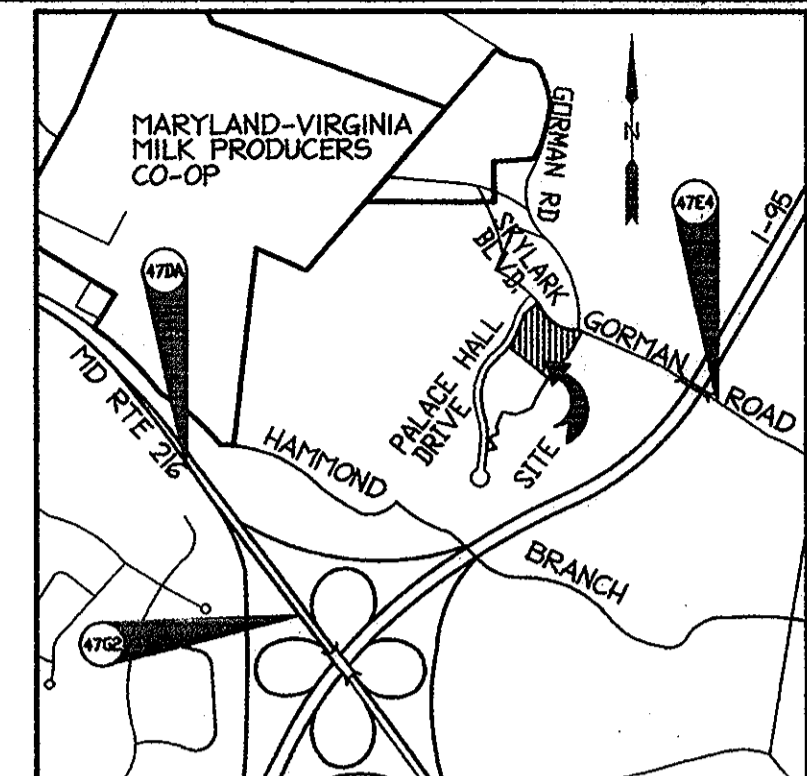
NO.	NORTH	EAST
1	538537.6901	1353822.2796
2	536506.8740	1353904.9733



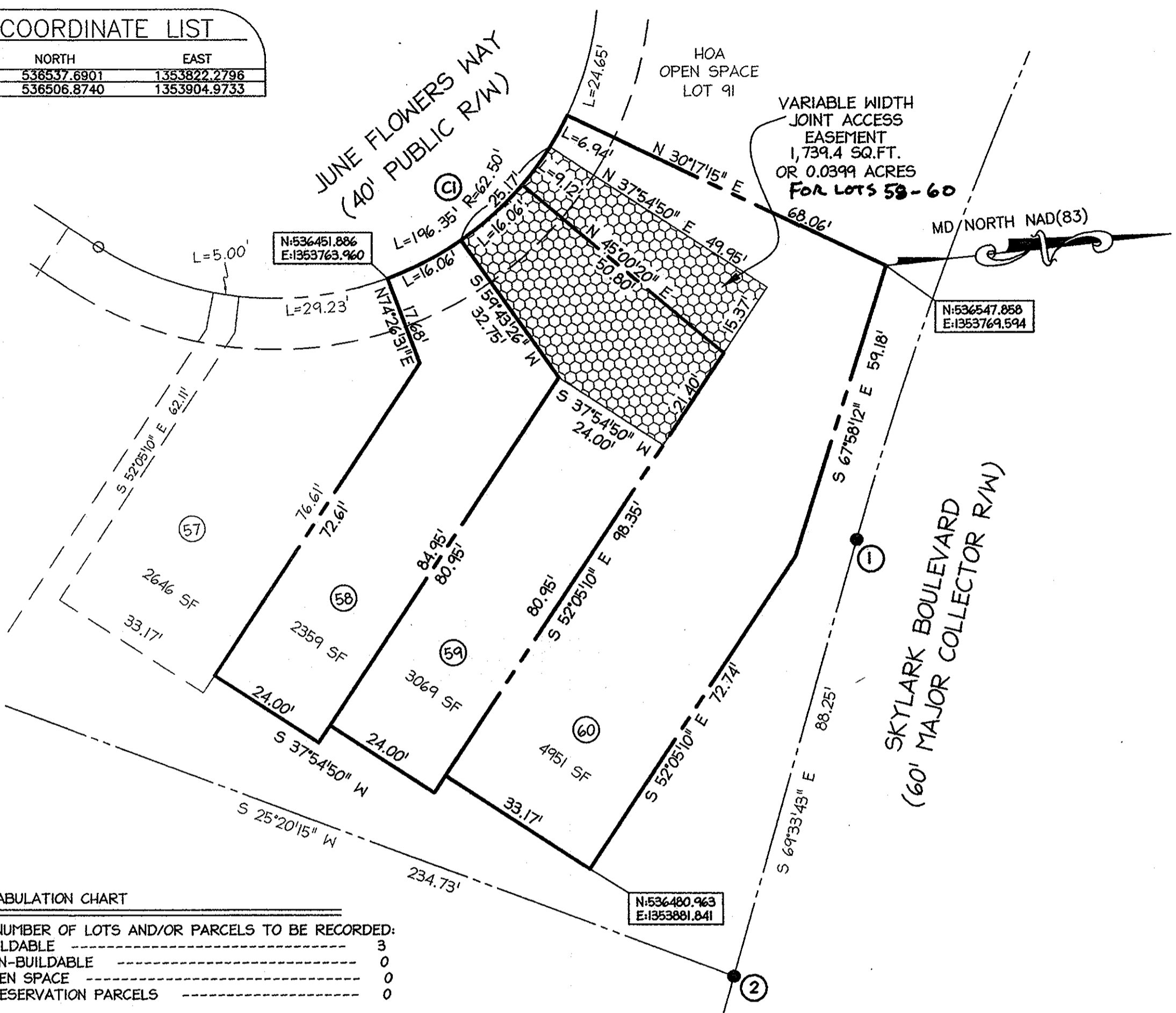
VARIABLE WIDTH JOINT ACCESS EASEMENT  
1,739.4 SQUARE FEET OR 0.399 ACRES

**GENERAL NOTES**

- Coordinates based on NAD 83, Maryland Coordinate System as projected by Howard County Geodetic Control Station No. 3  
47E4 N:535846.138 E:1355431.196  
47DA N:535405.459 E:1349362.707  
47G2 N:532938.964 E:1351224.095
- All areas shown on this plat are more or less.
- This plat is based on a field run monumented boundary survey performed on or about July 2000 by Daft McCune Walker, Inc.
- The subject property is zoned MXD-3 per the 2/2/04 Comprehensive Zoning Plan and per ZB Case No. 979M1.
- Water and sewer service to these lots will be granted under the provisions of Section 18.122B of the Howard County Code. Public water and public sewer allocation will be granted at the time of the issuance of the building permit if capacity is available at that time.
- This plat is exempt from the forest conservation requirements for a revision plat that does not create any new lots in accordance with Section 16.1202(b)(1)(vii) of the Howard County Code.
- A use-in-common driveway maintenance agreement for Lots 58 thru 60 was recorded in the Howard County Land Records Office simultaneous with the recording of this plat.
- There is no floodplain or wetlands within the limits of the subject property.
- Stormwater management will be provided by offsite regional pond under (F-01-145).
- Proposed use of site or structure(s) is Single Family Attached.
- This project is in conformance with the latest Howard County Standards.
- There are no known burial grounds or cemeteries on the property.
- SFA setbacks: Front- 5' from the right of way to the house or garage.  
Side- 5' from the property line for end units.  
Rear- 15' from the property line to the house.  
Setback reductions may be approved by the Planning Board on a site plan. The minimum building setback restrictions from property lines and public road right of way lines for all SFA residential lots shall be provided in accordance with the Comprehensive Development Criteria approved for this project under S-99-12, PB-339, PB-359 and ZB-979M1.
- Driveways shall be provided prior to residential occupancy to insure safe access for fire and emergency vehicles per the following minimum:  
A). WIDTH - 12' (14' serving more than one residence).  
B). SURFACE - 6" of compact crusher run base with tar and chip coating.  
C). GEOMETRY - Maximum 15% grade, maximum 10% grade change and minimum 45' turning radius.  
D). STRUCTURES (CULVERTS/BRIDGES) - Capable of supporting 25 gross tons (H25 loading).  
E). DRAINAGE ELEMENTS - Capable of safely passing a 100-year flood with no more than 1 foot depth over driveway surface.  
F). STRUCTURE CLEARANCES - Minimum of 12 feet.  
G). MAINTENANCE - Sufficient to insure all weather use.
- Developer reserves unto itself, its successors and assigns, all easements shown on this plan, located in, on, over and through lots 58 thru 60. 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 lots. Developer shall execute and deliver deeds for the easements herein reserved to Howard County. The County shall accept the easements and record the deed(s) of easement in the Land Records of Howard County, Maryland.
- See previously recorded plats numbered 18740 and 18741.



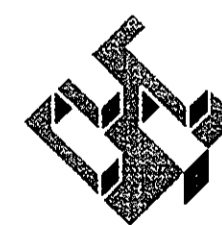
**VICINITY MAP**  
SCALE 1"=2000'  
ADC: 19 H7  
HOWARD COUNTY, MAP 19, GRID H-7



**AREA TABULATION CHART**

TOTAL NUMBER OF LOTS AND/OR PARCELS TO BE RECORDED:	
BUILDABLE	3
NON-BUILDABLE	0
OPEN SPACE	0
PRESERVATION PARCELS	0
TOTAL AREA OF LOTS AND/OR PARCELS:	
BUILDABLE	0.2383 Ac.±
NON-BUILDABLE	0.000 Ac.±
OPEN SPACE	0.000 Ac.±
PRESERVATION PARCELS	0.000 Ac.±
TOTAL AREA OF ROADWAY TO BE RECORDED INCLUDING WIDENING STRIPS	
	0.000 Ac.±
TOTAL AREA OF SUBDIVISION	
	0.2383 Ac.±

OWNER  
WILLIAMSBURG GROUP, LLC  
5485 HARPER'S FARM ROAD  
P.O. BOX 1018  
COLUMBIA, MD 21044  
410-997-8800



**christopher consultants**

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7172 columbia gateway drive (suite 100) columbia, md. 21046-2990  
410.872.8690 metro 301.881.0148 fax 410.872.8693

**PURPOSE STATEMENT**

THE PURPOSE OF THIS PLAT IS TO ESTABLISH A VARIABLE WIDTH PRIVATE ACCESS EASEMENT FOR LOTS 58 THROUGH 60.

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

*B. Nilsen for Peter Brilensen*  
HOWARD COUNTY HEALTH OFFICER  
5/2/2007 DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

*Chief, Development Engineering Division*  
CHIEF, DEVELOPMENT ENGINEERING DIVISION  
4/30/07 DATE  
*Director*  
DIRECTOR  
5/2/07 DATE

THE REQUIREMENTS OF 3-106, THE REAL PROPERTY ARTICLE ANNOTED CODE OF MARYLAND, 1986 REPLACEMENT VOLUME (AS SUPPLEMENTED), AS FAR AS THEY RELATE TO THE MAKING OF THIS PLAT AND THE SETTING OF MARKERS, HAVE BEEN COMPLIED WITH.

*Alan Vincent Burke, Jr.*  
ALAN VINCENT BURKE, JR. PROFESSIONAL LAND SURVEYOR  
MARYLAND NO. 10948  
4-24-07 DATE

*Robert R. Corbett*  
WILLIAMSBURG GROUP, LLC  
ROBERT R. CORBETT, VICE PRESIDENT  
4-24-07 DATE



**SURVEYOR'S CERTIFICATE**

I HEREBY CERTIFY THAT THE REVISED PLAT SHOWN HEREON IS CORRECT, THAT IT IS A REVISION TO THE SUBDIVISION OF PART OF THE LANDS CONVEYED BY THE HOWARD RESEARCH AND DEVELOPMENT CORPORATION TO WILLIAMSBURG GROUP, L.L.C. BY DEED DATED JUNE 29, 2005, AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER 9802, FOLIO 660.

*Alan Vincent Burke, Jr.*  
ALAN VINCENT BURKE, JR.  
PROFESSIONAL LAND SURVEYOR, M.D. NO. 10948  
4-24-07 DATE

**OWNER'S CERTIFICATE**

WE, WILLIAMSBURG GROUP, L.L.C. BY ROBERT R. CORBETT, VICE PRESIDENT, OWNERS OF THE PROPERTY SHOWN AND DESCRIBED, HEREBY ADOPT THIS PLAT OF REVISION, 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 AND 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 RIGHT-OF-WAYS AND THE SPECIFIC EASEMENT AREAS SHOWN HEREON; (2) THE RIGHT TO REQUIRE DEDICATION FOR PUBLIC USE THE BEDS OF THE STREETS AND/OR ROADS AND FLOODPLAINS AND OPEN SPACE WHERE APPLICABLE, AND FOR GOOD AND OTHER 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 SPACE 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 ERRECTED ON OR OVER THE SAID EASEMENTS AND RIGHT-OF-WAYS.

WITNESS OUR HANDS THIS 24th DAY OF April, 2007

*Robert R. Corbett*  
BY: ROBERT R. CORBETT, VICE PRESIDENT  
WILLIAMSBURG GROUP, LLC  
4/24/07 DATE  
*Witness*  
WITNESS  
4/24/07 DATE

RECORDED AS PLAT NO. 19112  
ON May 10, 2007  
AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND

CCL PROJECT #049102

**EMERSON**  
SECTION 2, PHASE 6A  
LOTS 58 THRU 60  
A PLAT OF REVISION, PLAT NO. 18741  
6TH ELECTION DISTRICT HOWARD COUNTY, MARYLAND  
TAX MAP NO. 47 GRID NOS. 849 ZONED: PEC-MXD-3  
SCALE: 1" = 20' DATE: 04-05-2007 SHEET 1 OF 1

MDB-224