

COORDINATE TABLE

POINT	NORTHING	EASTING
12	531638.2415	1355814.3387
13	531622.2020	1355855.1070
14	531493.5970	1355839.2740
15	531432.4080	1355814.2660
16	531367.6580	1355918.4710
17	531289.2690	1355908.1300
18	531230.4230	1355936.7670
19	531059.4510	1355845.2890
20	531029.5977	1355858.4751
21	530686.8097	1355454.0203
22	530802.9580	1355344.9520
23	530814.8540	1355234.2540
24	530903.9340	1355167.7610
25	530917.7855	1355101.9582
27	530934.9397	1355119.0529
28	530967.6346	1355152.7445
30	531195.7028	1355302.8198
32	531611.4971	1355631.4457
33	531688.6840	1355794.9599
34	531298.7494	1355342.0293

CURVE TABLE

CURVE	DELTA ANGLE	RADIUS	ARC LENGTH	CHORD BEARING	DISTANCE	TANGENT
C4	01°57'55"	630.00'	21.61'	N 63°44'52" E	21.61'	10.81'
C5	01°55'08"	723.14'	24.22'	N 44°54'02" E	24.22'	12.11'
C6	25°01'41"	630.00'	275.20'	N 33°20'46" E	273.02'	139.83'
C7	43°53'54"	570.00'	436.72'	N 42°46'52" E	426.11'	229.71'

LINE TABLE

LINE	BEARING	DISTANCE
L1	S 36°00'12" E	33.32'
L2	S 40°16'56" E	148.13'
L3	S 49°43'04" W	11.41'
L4	N 40°16'56" W	20.00'
L5	S 49°43'04" W	11.41'
L6	S 40°16'56" E	255.77'
L7	N 49°43'04" E	11.41'
L8	S 40°16'56" E	20.00'
L9	S 49°43'04" W	11.41'
L10	S 40°16'56" E	9.65'
L11	S 04°43'04" W	19.80'
L12	S 49°43'04" W	399.83'
L13	N 85°16'56" W	16.57'
L14	N 40°16'56" W	16.32'
L15	S 49°43'04" W	12.03'
L16	N 40°16'56" W	20.00'
L17	N 49°43'04" E	32.03'
L18	S 40°16'56" E	28.04'
L19	N 49°43'04" E	393.26'
L20	N 04°43'04" E	3.23'
L21	N 40°16'56" W	446.02'
L22	N 36°00'12" W	33.30'
L23	S 68°28'22" E	109.46'
L24	N 21°31'38" E	20.00'
L25	S 68°28'22" E	111.45'
L26	S 40°16'56" E	10.00'
L27	N 49°43'04" E	319.99'
L28	S 40°16'56" E	10.00'

THE REQUIREMENTS OF SECTION 3-108, THE REAL PROPERTY ARTICLE, OF THE ANNOTATED CODE OF MARYLAND, 1988 REPLACEMENT VOLUME, (AS SUPPLEMENTED) AS FAR AS THEY RELATED 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: 6-18-09

James F. Knott, Jr.
 James F. Knott, Jr., Vice-President
 Emerson Development LLC
 Date: 6-18-09

TABULATION OF FINAL PLAT		TOTAL
A. TOTAL NUMBER OF LOTS AND/OR PARCELS TO BE RECORDED	1	1
BUILDABLE	1	0
OPEN SPACE	0	0
BUILDABLE PRESERVATION PARCEL	0	0
B. TOTAL AREA OF LOTS AND/OR PARCELS	10.107 AC.±	10.107 AC.±
BUILDABLE	10.107 AC.±	0.000 AC.±
OPEN SPACE	0.000 AC.±	0.000 AC.±
BUILDABLE PRESERVATION PARCEL	0.000 AC.±	0.000 AC.±
C. TOTAL AREA OF ROADWAY AND HIGHWAY WIDENING TO BE RECORDED	0.000 AC.±	0.000 AC.±
D. TOTAL AREA OF SUBDIVISION TO BE RECORDED	10.107 AC.±	10.107 AC.±

OWNER/DEVELOPER

EMERSON DEVELOPMENT LLC
 1 TEXAS STATION COURT, SUITE 200
 TIMONIUM, MD 21093
 PH: (443) 689-8006

PURPOSE NOTE:

THE PURPOSE OF THIS PLAT IS TO RE-SUBDIVIDE PARCELS B-2 AND C-2 AS SHOWN ON PLAT NO. 18974 TO CREATE PARCEL S AND TO ABANDON THE EXISTING PUBLIC SEWER AND UTILITY EASEMENT BETWEEN PARCELS B-2 AND C-2 AND TO REVISE THE VEHICULAR INGRESS AND EGRESS RESTRICTIONS ALONG STEPHENS ROAD AS SHOWN ON PLAT NO. 18974.

OWNER'S DEDICATION

We, Emerson Development llc, by James F. Knott, Jr., Vice President, 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

- (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 18 DAY OF JUNE, 2009

James F. Knott, Jr. 6/18/09 Date
Benjamin Hendrix 6/18/09 Date
 Witness

SURVEYOR'S CERTIFICATE

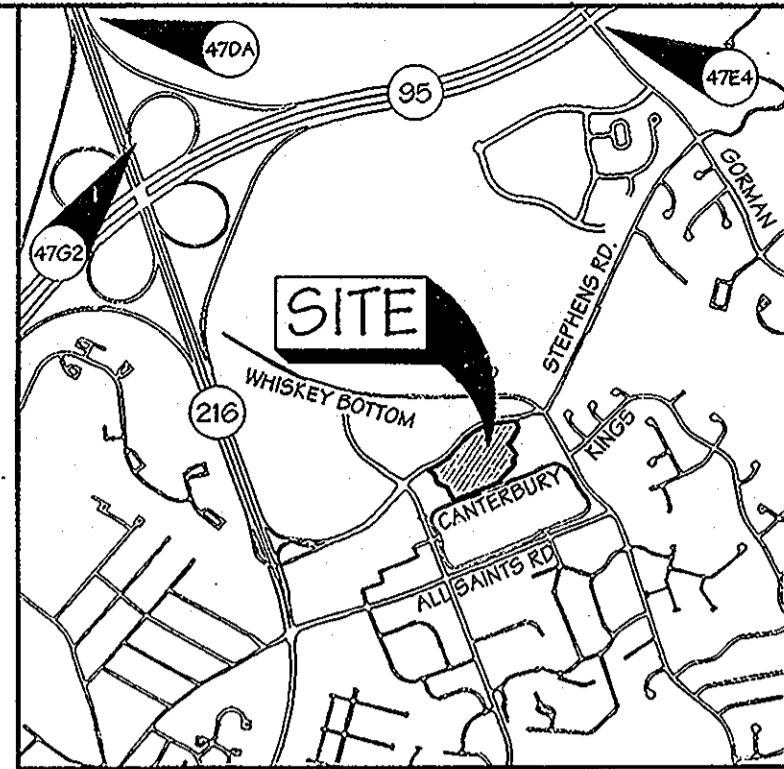
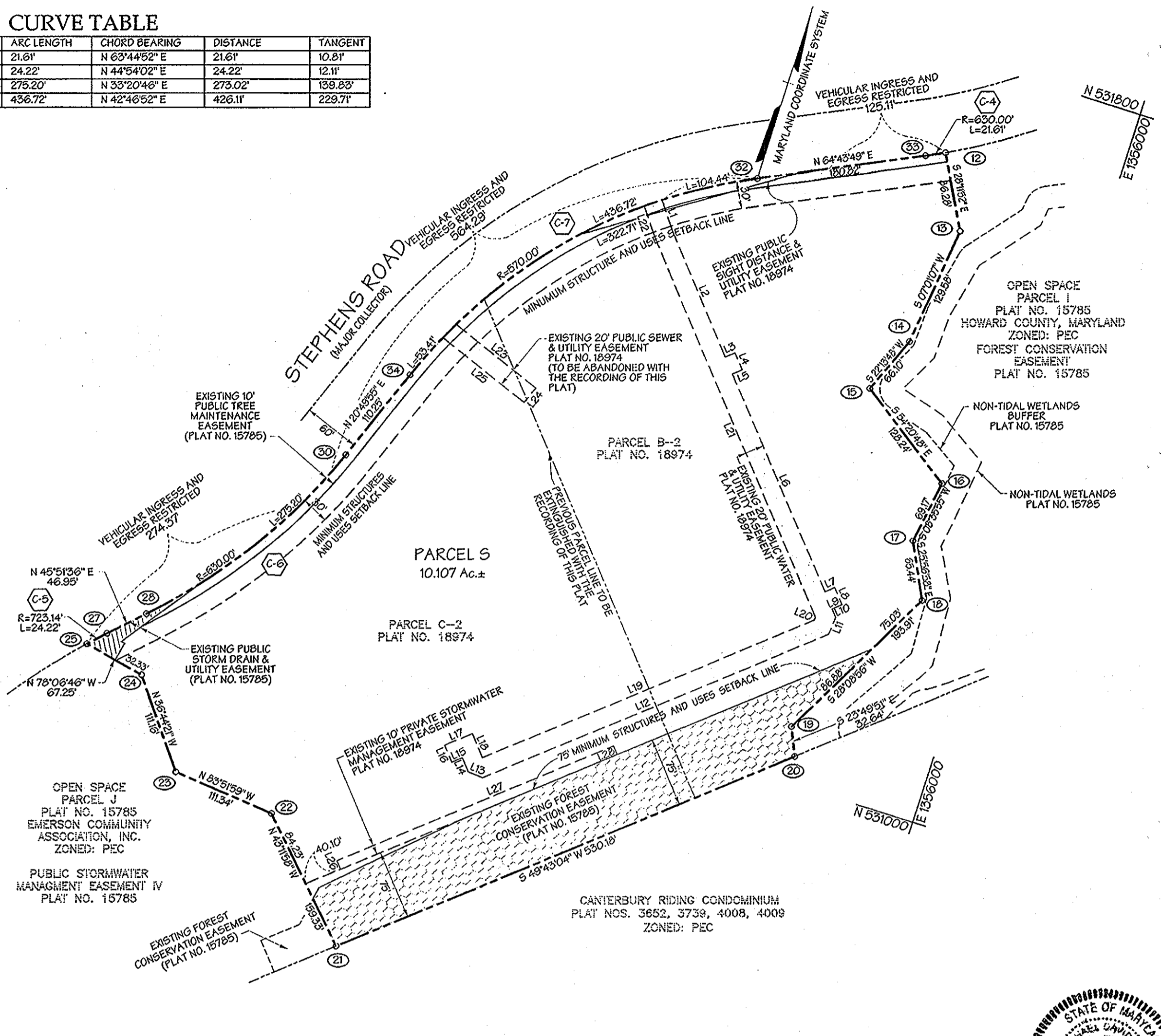
I hereby certify that the final plat shown hereon is correct, that it is a re-subdivision of the lands, conveyed by Emerson Land Business Trust to James F. Knott Development Corporation by deed dated December 22, 2005 and recorded among the Land Records of Howard County, Maryland in Liber 9733 at Folio 092, being corrected and confirmed by deed dated July 5, 2007 by and between Emerson Land Business Trust, James F. Knott Development Corporation and Emerson Development LLC and recorded among the Land Records of Howard County, Maryland in Liber 10799 at Folio 384; 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 6-18-09 Date
 Michael D. Martin, Professional Land Surveyor
 Maryland Registration No. 21234

DMW
 DAFT MCCUNE WALKER INC
 200 EAST PENNSYLVANIA TOWSON, MD 21286
 P: 410 296 3333 F: 410 296 4705 WWW.DMW.COM
 A TEAM OF LAND PLANNERS, LANDSCAPE ARCHITECTS, ENGINEERS, SURVEYORS & ENVIRONMENTAL PROFESSIONALS

APPROVED: FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEMS, IN HOWARD COUNTY HEALTH DEPARTMENT
Michael D. Martin 7/8/09 Date
 Howard County Health Officer

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING
Christina Williams 6/25/09 Date
 Chief, Development Engineering Division
Cindy Hamann 7/10/09 Date
 Director



- GENERAL NOTES:**
1. COORDINATES ARE BASED ON MARYLAND COORDINATE SYSTEM - NAD83 (1991) AS PROJECTED BY HOWARD COUNTY GEODETIC CONTROL STATIONS NO. 47E4 AND 47D4.
 2. THIS PLAT IS BASED UPON A FIELD RUN MONUMENTED BOUNDARY SURVEY PERFORMED ON OR ABOUT JUNE, 1999 BY DAFT-MCCUNE-WALKER, INC.
 3. ALL AREAS SHOWN ON THIS PLAT ARE MORE OR LESS
 4. THE SUBJECT PROPERTY IS ZONED PEC PER THE FEBRUARY 2, 2004 COMPREHENSIVE ZONING PLAN, AND THE "COMP LITE" ZONING AMENDMENTS EFFECTIVE JULY 28, 2006.
 5. THERE ARE NO KNOWN CEMETERIES OR HISTORIC SITES/FEATURES ON THIS SITE.
 6. PREVIOUS HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING FILES NO. 80F-74-028, SDP-75-055, SDP-77-008, 8P-01-12, F-02-111, F-06-174, SDP-07-037, F-07-127.
 7. 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 SUBDIVISION WERE PREVIOUSLY ADDRESSED UNDER F-02-111.
 8. 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 RESUBDIVISION. THE PERIMETER LANDSCAPE REQUIREMENTS FOR THIS SUBDIVISION WERE PREVIOUSLY ADDRESSED UNDER F-02-111.
 9. WATER AND SEWER SERVICE TO THESE LOTS WILL BE GRANTED UNDER THE PROVISIONS OF SECTION 16.124 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.
 10. 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.
 11. THERE IS AN EXISTING DWELLING/STRUCTURE LOCATED ON PARCEL S TO REMAIN. NO NEW BUILDINGS, EXTENSIONS OR ADDITIONS TO THE EXISTING DWELLING ARE TO BE CONSTRUCTED AT A DISTANCE LESS THAN THE ZONING REGULATION REQUIREMENTS.
 12. 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 EASEMENTS"), LOCATED IN, ON, OVER AND THROUGH LOTS/PARCELS, ANY CONVEYANCES OF THE AFORESAID LOTS/PARCELS 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 DEVELOPER'S OBLIGATIONS UNDER THE FOREST CONSERVATION INSTALLATION AND MAINTENANCE AGREEMENT EXECUTED BY THE DEVELOPER AND THE COUNTY, AND THE RELEASE OF THE DEVELOPER'S SURETY POSTED WITH SAID AGREEMENT. THE COUNTY SHALL ACCEPT, AND THE RELEASE OF THE DEVELOPER'S SURETY POSTED WITH SAID AGREEMENT. THE COUNTY SHALL ACCEPT THE EASEMENTS AND RECORD THE DEED(S) OF EASEMENT IN THE LAND RECORDS OF HOWARD COUNTY.

RECORDED AS PLAT No. 20664 ON 7/16/09
 IN THE LAND RECORDS OF HOWARD COUNTY, MARYLAND

REVITZ PROPERTY
 PARCEL S
 A RESUBDIVISION OF PARCELS B-2 AND C-2
 PREVIOUSLY RECORDED AS REVITZ PROPERTY
 A RESUBDIVISION OF PARCEL S, B-2 AND C-2
 PLAT# 18974
 ZONED: PEC
 TAX MAP NO. 47, GRID 20, PARCEL NO. 165
 6TH ELECTION DISTRICT
 HOWARD COUNTY MARYLAND
 JUNE 18, 2009
 GRAPHIC SCALE
 100' 0' 100' 200'
 SCALE 1" = 100'
 SHEET 1 OF 1