

COORDINATE TABLE		
NO.	NORTH	EAST
325	5354630.5627	1353210.2318
326	5354833.3835	1353277.2816
327	5355084.5282	1353310.2349
328	5355210.3184	1353320.7461
329	5355431.8003	1353321.8043
330	5355476.1775	1353200.2126
331	5355480.8395	1353221.4295
332	535551.6493	1353171.0206
333	535558.3123	1353182.7047
334	5355606.5734	1353234.4904
335	535603.7918	1353242.3210
336	535544.4386	1353269.4275
337	535521.9582	1353294.0880
338	535550.7835	1353326.3998
339	535520.5959	1353376.2406
340	535496.3403	1353431.7047
341	535487.1860	1353448.7209
342	535526.8668	1353532.2331
343	535805.7515	1353578.1536
344	535832.1757	1353618.5126
345	535859.9953	1353631.0399
346	535913.8509	1353599.1080
347	535984.3131	1353656.3096
348	536016.9833	1353651.8107
349	536233.2887	1353791.4780
350	535997.5063	1354214.0485
351	535891.0804	1354127.4343
352	535753.1869	1353984.3743
353	535682.6086	1353907.0086
354	535618.2734	1353887.6323
355	535605.9047	1353870.9325
356	535568.1617	1353938.7892
357	535589.1083	1353940.3435
358	535623.4435	1353959.4413
359	535709.9876	1354026.0135
360	535847.8812	1354169.0735
361	535986.8257	1354265.6323
362	535678.8158	1354749.8669
363	535647.6822	1354736.2032
364	534792.6587	1353650.9782
365	534716.0822	1353502.5698

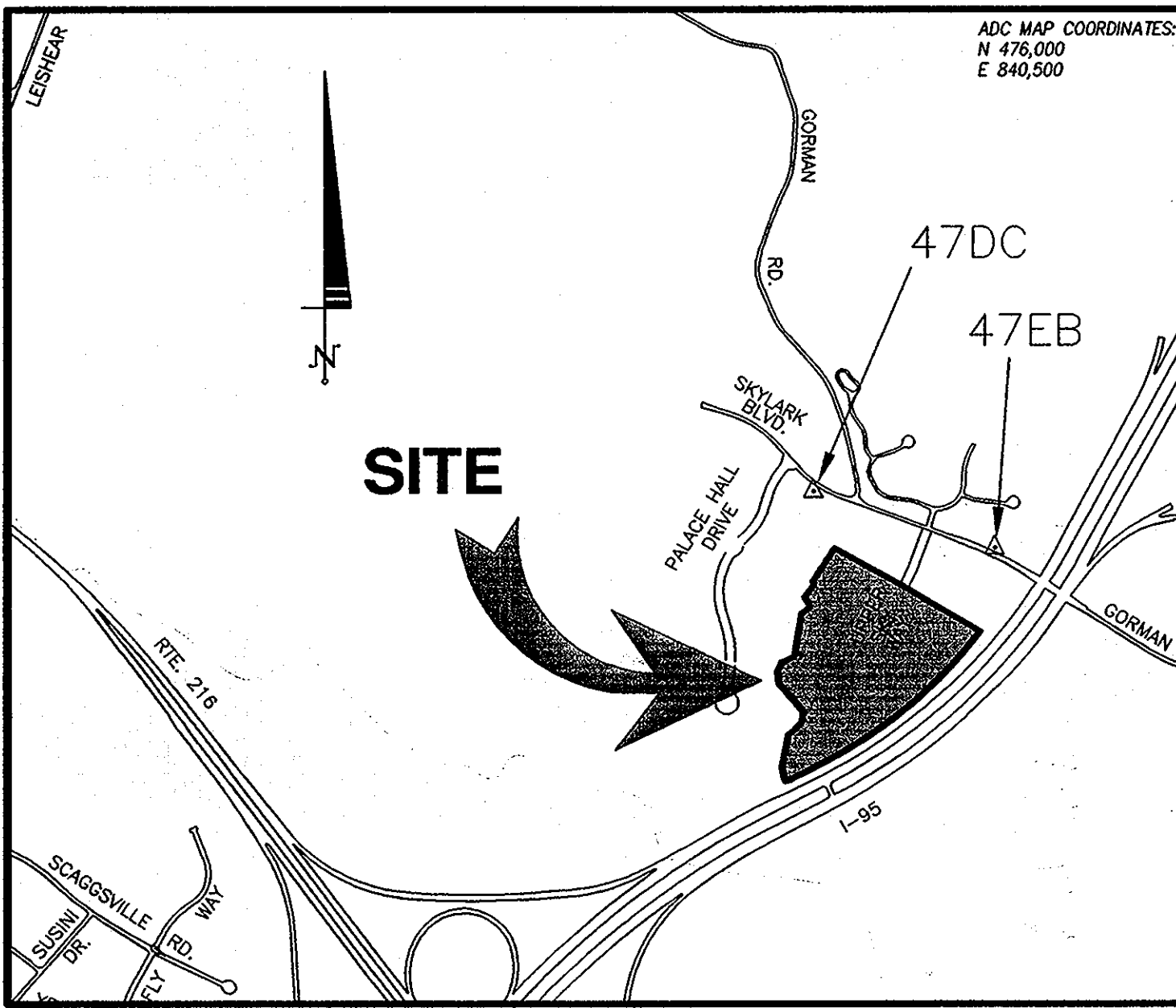
FLOOD PLAIN LINE TABLE		
LINE	BEARING	DISTANCE
FP1	N20°33'00"E	107.36'
FP2	N38°03'50"E	44.40'
FP3	N16°49'32"E	59.23'
FP4	N13°54'13"E	92.75'
FP5	N03°49'27"E	68.87'
FP6	N16°37'59"E	53.87'
FP7	N44°41'36"W	63.15'
FP8	N30°36'38"W	53.90'
FP9	N47°12'56"E	36.72'
FP10	N69°54'45"E	158.48'
FP11	S69°21'22"E	52.44'
FP12	N77°42'21"E	29.76'
FP13	S59°36'25"E	12.17'
FP14	S38°13'32"W	26.18'
FP15	S05°42'40"W	47.67'
FP16	S26°34'29"W	47.32'
FP17	S44°46'00"W	70.27'
FP18	S40°41'38"W	29.01'
FP19	S08°39'06"W	86.55'
FP20	S11°08'14"W	35.53'
FP21	S19°51'11"W	55.43'
FP22	S08°18'34"W	96.98'
FP23	S44°50'10"W	40.54'
FP24	S30°53'27"W	38.37'
FP25	S43°42'46"E	12.56'

CURVE TABLE						
CURVE	RADIUS	LENGTH	DELTA	CHORD BRG	CHORD DIST	TANGENT
C1	570.00'	137.55'	13°49'35"	N39°08'25"E	137.22'	69.11'
C2	430.00'	127.36'	16°58'12"	S37°34'07"W	126.89'	64.15'
C3	25.00'	21.68'	49°40'42"	N53°55'24"E	21.00'	11.57'
C4	60.00'	292.54'	279°21'34"	S60°54'59"E	77.65'	50.92'
C5	25.00'	21.68'	49°40'42"	S04°14'37"W	21.00'	11.57'
C6	370.00'	109.59'	16°58'12"	S37°34'07"W	109.19'	55.20'
C7	630.00'	153.58'	13°58'04"	N39°04'10"E	153.20'	77.17'
C8	3639.72'	1197.19'	18°50'45"	N50°14'55"E	1191.80'	604.05'
C9	3639.72'	1192.83'	3°02'08"	N61°11'21"E	1192.81'	96.44'

WETLANDS COORDINATES		
NO	NORTHING	EASTING
W31	535160.989	1353461.975
W32	535558.216	1353201.862

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S35°26'48"E	54.47'
L2	S77°36'27"W	21.72'
L3	S35°26'48"E	86.92'
L4	S20°15'17"W	33.75'
L5	S65°48'41"W	56.77'
L6	N70°26'39"W	8.31'
L7	N24°32'46"W	65.25'
L8	N47°39'58"W	33.37'
L9	S48°15'47"W	43.30'
L10	N58°47'51"W	58.27'
L11	N66°23'51"W	60.58'
L12	N61°39'11"W	19.28'
L13	S25°00'45"W	65.29'
L14	S06°54'43"E	96.32'
L15	S47°47'51"E	77.57'
L16	S64°35'07"W	92.46'
L17	S56°47'10"W	48.24'
L18	S24°14'32"W	30.51'
L19	S30°39'49"E	62.61'
L20	S35°31'15"W	98.54'
L21	S11°24'53"E	22.99'
L22	N23°41'43"E	34.00'
L23	N46°03'13"E	198.70'
L24	N29°05'01"E	39.29'
L25	S29°05'01"W	39.29'
L26	S46°03'13"W	198.70'
L27	S17°22'13"W	110.31'
L28	N39°41'44"W	13.17'

WETLAND LINE TABLE		
LINE	BEARING	DISTANCE
W1	N42°47'18"E	24.67'
W2	N21°47'40"W	38.09'
W3	N00°23'23"W	41.60'
W4	N58°27'44"W	54.10'
W5	N26°23'05"W	42.01'
W6	N31°41'33"W	33.92'
W7	N08°01'17"E	64.87'
W8	N33°54'11"W	40.57'
W9	N18°25'44"E	26.84'
W10	N33°20'42"E	26.76'
W11	N26°33'26"W	19.61'
W12	S87°53'38"W	38.50'
W13	N42°24'41"W	19.81'
W14	S78°41'10"W	14.42'
W15	S28°17'33"W	25.07'
W16	S59°31'33"W	18.21'
W17	N47°09'51"W	54.35'
W18	N24°42'45"W	45.40'
W19	S65°28'08"W	30.58'
W20	S24°29'01"E	16.73'
W21	S38°52'58"E	103.52'
W22	S14°28'56"E	26.66'
W23	S03°35'28"E	63.22'
W24	S06°47'12"W	35.90'
W25	S03°13'24"E	40.24'
W26	S20°47'41"W	54.18'
W27	S00°51'40"E	37.64'
W28	S34°50'19"E	73.78'
W29	S52°34'20"E	59.23'
W30	N68°09'55"E	119.20'



VICINITY MAP
SCALE: 1" = 1000'

ALL AREAS WERE PREVIOUSLY RECORDED UNDER F-07-141 AS PLAT NOS. 20077-20079

TOTAL AREA TABULATION CHART	
TOTAL NO. OF LOTS AND/OR PARCELS TO BE RECORDED	
• BUILDABLE	4
• NON-BUILDABLE	0
• OPEN SPACE	1
• PRESERVATION PARCELS	0
TOTAL AREA OF LOTS AND/OR PARCELS	
• BUILDABLE	20.2160 AC.
• NON-BUILDABLE	0 AC.
• OPEN SPACE	7.663 AC.
• PRESERVATION PARCELS	0 AC.
TOTAL AREA OF ROADWAY TO BE RECORDED INCLUDING WIDENING STRIPS	0.962 AC.
TOTAL AREA OF SUBDIVISION TO BE RECORDED	28.841 AC.

APPROVED: FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEMS
HOWARD COUNTY HEALTH DEPARTMENT
Howard County Health Officer [Signature] Date 8/12/2009

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING
Chief, Development Engineering Division [Signature] Date 7/22/09
Director [Signature] Date 8-17-09

Owner's Dedication
Howard Research and Development Corporation, a Maryland corporation, by Gregory F. Hamm, VP, and James D. Lano, Assistant Secretary, and Emerson Apartments, LLC, a Maryland limited liability company, by Robert A. Bavar, owner, 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 15th day of July 2009.
Gregory F. Hamm, VP [Signature]
James D. Lano, Assistant Secretary [Signature]
Robert A. Bavar, Owner [Signature]

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, Folia 330, having thereafter changed its name to the Howard Research and Development Corporation by articles of amendment dated January 5, 2001, and all of the lands conveyed by The Howard Research and Development Corporation to Emerson Apartments, LLC, by deed dated June 15, 2009 and recorded among the Land Records of Howard County, Maryland in Liber M.D.R. 11826, Folia 490, 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 Surveying Regulations.
Robert B. Southard, Property Line Surveyor [Signature] Date 7/17/09
Maryland Registration No. 239

THE PURPOSE OF THIS PLAT IS TO SHIFT HOUSING UNIT ALLOCATIONS FROM EMERSON, SECTION 2, PHASE 8B (F-07-141), PLAT NOS. 20077-20079) TO EMERSON, SECTION 2, PHASE 3 UNDER F-10-10 AND EMERSON, SECTION 3, AREA 5, PARCEL 'C' UNDER F-10-09
RECORDED AS PLAT NUMBER 20077 ON 8/12/09 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND

OWNER/DEVELOPER: HOWARD RESEARCH AND DEVELOPMENT CORPORATION, 10275 LITTLE PATUXENT PKWY, COLUMBIA, MD 21044, 410-992-6000
OWNER: EMERSON APARTMENTS, LLC, 1996 GREENSPRING DR., TUMONUM, MD 21093
DeMario DESIGN CONSULTANTS
ENGINEERS, PLANNERS, SURVEYORS, LANDSCAPE ARCHITECTS
192 East Main Street Westminister, MD 21157
http://www.demariodesign.com
Phone: (410) 388-0560
Fax: (410) 388-0564
eMail: dds@demariodesign.com
PLAT OF REVISION EMERSON
SECTION TWO, PHASE 8B
PARCELS A AND B, EMERSON SECTION 3, AREA 5, PARCELS C AND D & OPEN SPACE LOT 1 AND A REVISION OF FOREST CONSERVATION EASEMENT PLAT No. 18000
Election District No. 6 Howard County, Maryland
Tax Map 47 Grid 8 Parcel 462 & 637
Scale: 1"=100' July 15, 2009
Zoning: PEC-MXD-3 Sheet 1 of 3

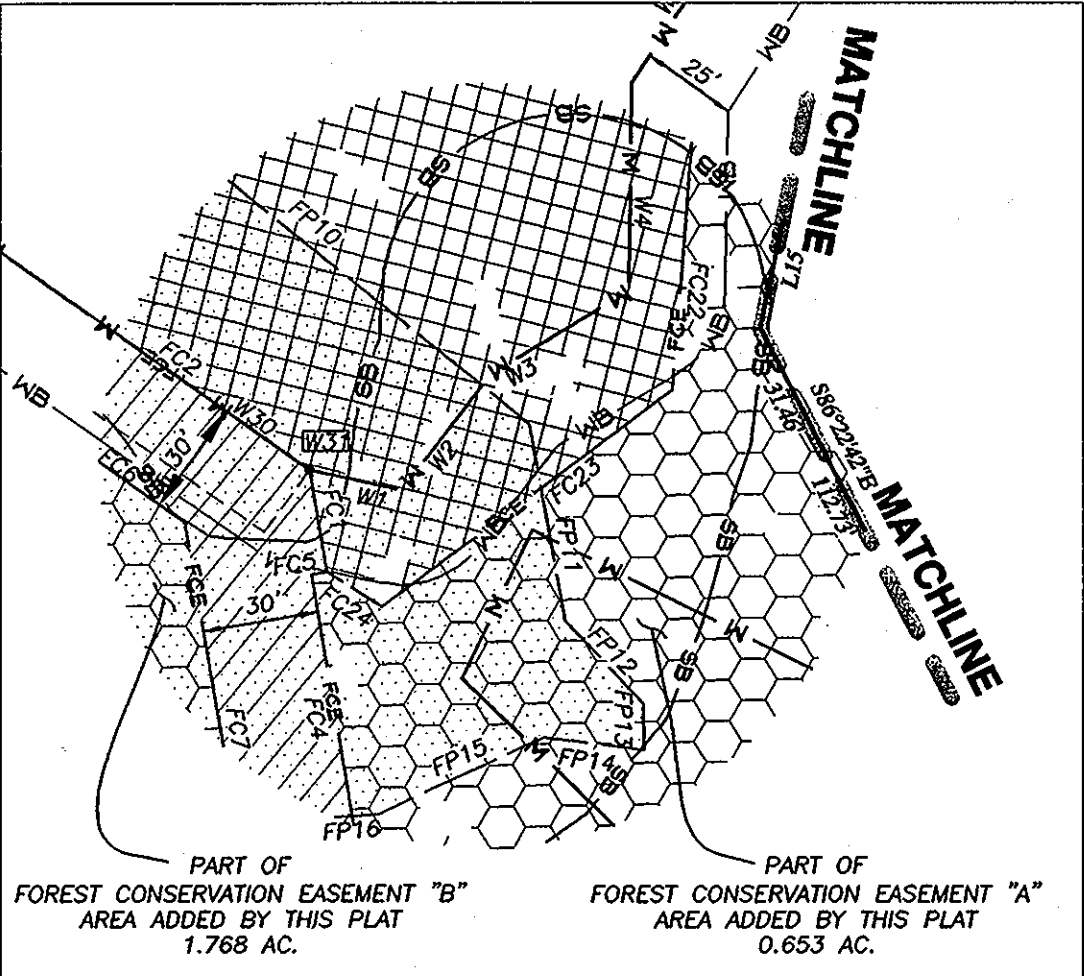
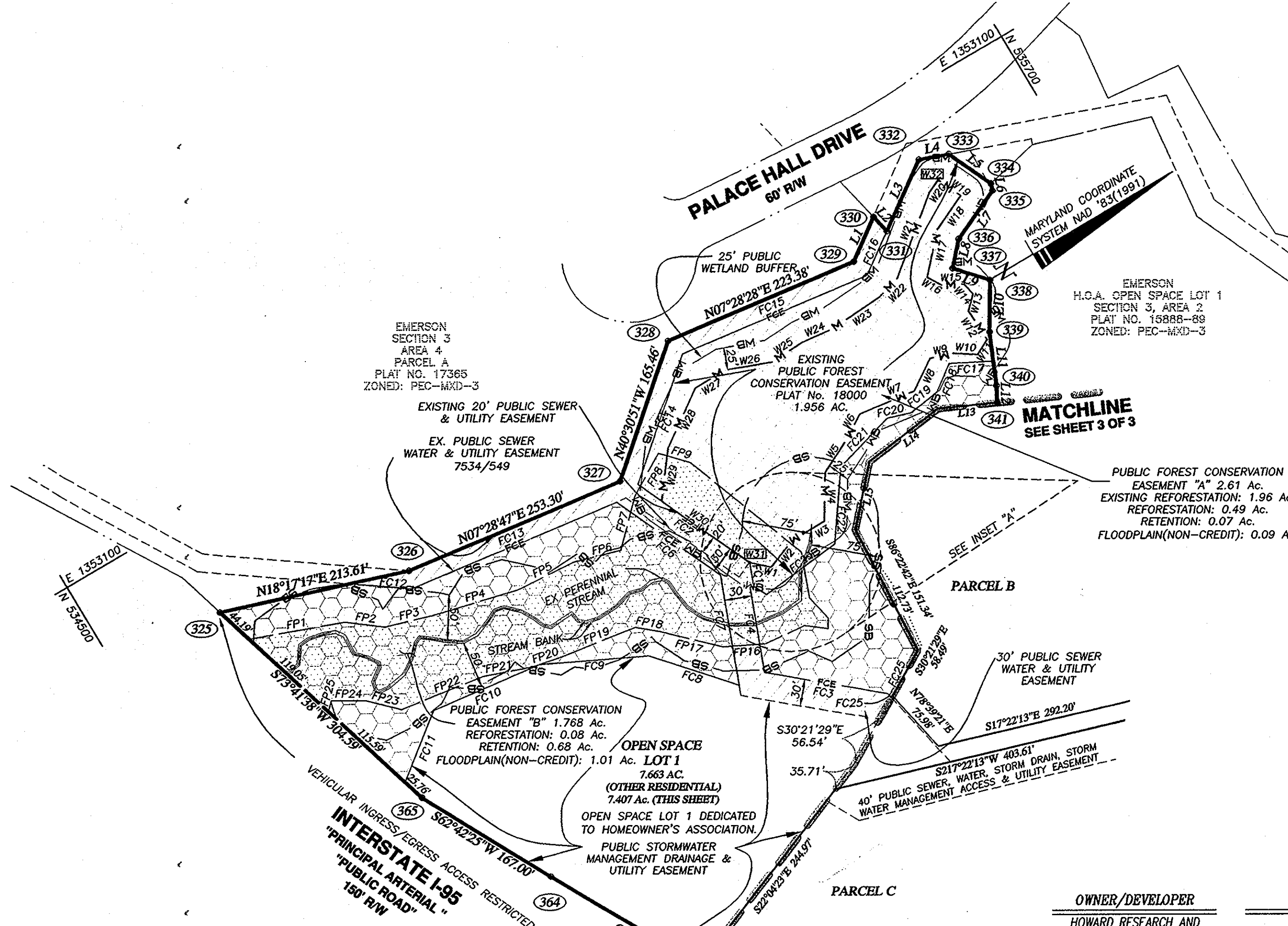
General Notes:

- The subject property is zoned PEC-MXD-3 per the 02/02/04 Comprehensive Zoning Plan and per ZB Case No. 979M and the Comp Lite Zoning Regulation amendments effective on 7/28/06.
- Coordinates are based on Maryland Coordinate System - NAD83(1991) as projected by Howard County Geodetic Control Stations Nos. 470C and 47EB (Meters X 3.280833333 = Feet; Feet X 0.3048006096 = Meters)
No. 470C N 536615.0157 No. 47EB N 536212.7456
E 1353679.1226 E 1354833.6403
- This plat is based on a field-run monumented boundary survey performed by Daft, 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:
 - Width - 12 feet (14 feet serving more than one residence)
 - Surface - 6 inches of compacted crusher run base with tar and chip coating (min 1-1/2")
 - Geometry - Maximum 15% grade, maximum 10% grade change and minimum 45-foot turning radius.
 - Structures (culverts/bridges) - Capable of supporting 25 gross tons (H25 loading).
 - Drainage elements - Capable of safely passing 100 year flood with no more than 1 foot depth over driveway surface.
 - Structure clearances - minimum 12 feet
 - Maintenance - sufficient to insure all 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 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 that time.
- Stormwater management for this development will be provided by the following means:
Recharge volume (REV) will be via grass channel credit provided under the SDP for these parcels since the site grading and building locations are not known at this time. The water quality (WQV) will be provided through a micro-pool extended detention pond and the natural area conservation credit. Channel protection volume (CPV) will be provided through the micro-pool extended detention pond. Overbank flood protection volume and extreme flood protection volume are not required. The facility is to be privately owned by the HOA and jointly maintained.
- There are no known historic structures or cemeteries on this site.
- BRL denotes Building Restriction Line.
- 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 0.962 Ac.± under F-07-141.
- The minimum building setback restrictions from property lines and public road right-of-way lines for the Other Residential and Commercial Parcels 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.
- Emerson Section 2 Phase 8B is allocated 117 tentative units with this subdivision. Additionally, 67 housing unit allocations were shifted from Emerson Section 2 Phase 7 for a total of 184 tentative units. 14 of the 67 units must be townhouses.
Per this plat, housing unit allocations are being shifted from the section shown hereon, Section 2, Phase 8B as follows:
- 8 townhouse unit allocations are hereby shifted to Emerson, Section 2, Phase 3 (F-07-182) F-10-10.
- 6 townhouse unit allocations and 6 apartment unit allocations are hereby shifted to Emerson, Section 3, Area 5, Parcel C shown on this plat. These units will need to be age restricted.
With the transfer of these units, Section 2, Phase 8B, Parcels 'A' and 'B' will now have 164 total housing unit allocations.

General Notes (continued)

- The following DPZ files are applicable for this project, S-99-12, P-06-11, PB-339, PB-359, ZB Case No. 979M, SDP-05-124, WP-07-31, WP-07-101 and F-07-141.
- Area of Proposed Lots/Parcels
 - Buildable Lots: 20.216 ac.
 - Open Space Lots: 7.663 ac.
 - Overall Open Space Required = 35% for Emerson Project.
 - Open Space Provided on this Submission = 26% (37.7%) overall.
- 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 parcels and lots, 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 65dB 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 65dB noise exposure. The 65dB 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.
- The property is located within the Metropolitan District.
- Floodplain onsite is based on a floodplain analysis prepared by Daft-McCune-Walker, Inc. previously submitted under S-99-12.
- There are wetlands onsite within Open Space Lot 1 per SDP-05-124.
- The unmitigated noise study for this project was provided under S-99-12. The mitigated noise contour is based on a study by Century Engineering, Inc., dated September, 2006.
- Removal of the existing dwelling and shed occurred under F-07-141.
- Phasing for this project is in accordance with the Decision and Order for Zoning Board Case No. 979-M and the Decision and Order approved for PB-339 (Comprehensive Sketch Plan, S-99-12).
- This plat is subject to WP-07-31 to waive Section 16.121(e)(1) requiring open space lots to have a minimum of 40' frontage onto a public road for access by pedestrians and maintenance vehicles. The waiver was denied on October 23, 2006.
- The forest conservation requirements for this plat were previously addressed under F-07-141. This plat complies with the requirements of Section 16.1200 of the Howard County Code for Forest Conservation by retaining 0.75± acres of existing forest and providing 0.57± acres of reforestation. When evaluated cumulatively with previous phases of the project, 71.14± acres of forest have been cleared, 54.68± acres have been retained, and 16.06± acres have been reforested. The cumulative reforestation obligation is 14.27± acres. A surety in the amount of \$12,415.00(0.57± acres @ 0.50\$/S.F.) has been paid for the proposed reforestation. A surety in the amount of \$6,534.00(0.75± acres @ 0.20\$/S.F.) has been paid for the forest retention. The total forest conservation surety is \$18,949.00 paid under F-07-141.
- Landscaping for this development and landscaping surety will be provided as part of the Developers Agreement, in accordance with the latest edition of the Howard County Landscape Manual and the approved Emerson Landscape and Street Tree Design Criteria, financial surety for the required landscaping in the amount of \$9,750 must be posted as part of the Developers Agreement (20 shade trees, 25 evergreen trees). The landscape surety was paid under F-07-141.
- This plat is subject to WP-07-31 to waive Section 16.121(e)(1) requiring open space lots to have a minimum of 40' frontage onto a public road for access by pedestrians and maintenance vehicles. The waiver request was voided by DPZ on October 9, 2007.
- The Articles of Incorporation have been filed with the State Department of Assessments and Taxation with incorporation number D0643959. The covenants for the Emerson Community Association, Inc. were recorded in the Land of Records of Howard County, Maryland in Liber 5728 Folia 464.

LINE	BEARING	LENGTH
FC1	N68°50'06"W	27.09'
FC2	S66°09'55"W	151.41'
FC3	N40°41'17"E	138.15'
FC4	S68°50'20"E	96.57'
FC5	S21°09'40"W	4.14'
FC6	N66°09'55"E	141.02'
FC7	S68°50'20"E	124.90'
FC8	S48°01'44"W	104.83'
FC9	S26°16'27"W	121.34'
FC10	S06°57'27"W	127.76'
FC11	S37°37'59"E	85.69'
FC12	N35°30'21"E	69.53'
FC13	N07°28'47"E	245.43'
FC14	N40°30'51"W	153.55'
FC15	N07°28'28"E	222.32'
FC16	N35°26'48"W	53.84'
FC17	N27°46'15"E	49.09'
FC18	N36°59'39"W	34.51'
FC19	N08°13'28"W	36.65'
FC20	N17°51'32"E	27.78'
FC21	N15°52'41"W	74.12'
FC22	N54°49'10"W	86.46'
FC23	N06°13'00"W	94.28'
FC24	N63°39'16"W	17.00'
FC25	N78°39'21"W	6.07'
FC26	S30°21'29"E	60.61'



EMERSON H.O.A. OPEN SPACE LOT 1 SECTION 3, AREA 2 PLAT NO. 15888-89 ZONED: PEC-MXD-3

PUBLIC FOREST CONSERVATION EASEMENT "A" 2.61 Ac.
EXISTING REFORESTATION: 1.96 Ac.
REFORESTATION: 0.49 Ac.
RETENTION: 0.07 Ac.
FLOODPLAIN(NON-CREDIT): 0.09 Ac.

LEGEND

	PUBLIC SEWER, WATER & UTILITY EASEMENT
	PUBLIC FOREST CONSERVATION EASEMENT ADDED BY THIS PLAT 2.421 AC.
	EX. PUBLIC FOREST CONSERVATION EASEMENT PLAT No. 18000 1.956 AC.
	100 YEAR FLOODPLAIN 1.524 AC.
	LIMITS OF WETLAND
	WETLAND BUFFER (25')
	STREAM BUFFER (50')
	FOREST CONSERVATION EASEMENT

OWNER/DEVELOPER	OWNER
HOWARD RESEARCH AND DEVELOPMENT CORPORATION 10275 LITTLE PATUXENT PKWY COLUMBIA, MD 21044 410-992-6000	EMERSON APARTMENTS, LLC 1996 GREENSPRING DR. TUMONIUM, MD 21093

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 7/17/09
Date

Howard Research and Development Corporation
Gregory F. Hamm 7/15/09
Date

ALL AREAS WERE PREVIOUSLY RECORDED UNDER F-07-141 AS PLAT NOS. 20077-20079

AREA TABULATION CHART (THIS SHEET)

TOTAL NO. OF LOTS AND/OR PARCELS TO BE RECORDED	
• BUILDABLE	0
• NON-BUILDABLE	0
• OPEN SPACE	1
• PRESERVATION PARCELS	0
TOTAL AREA OF LOTS AND/OR PARCELS	
• BUILDABLE	0 AC.
• NON-BUILDABLE	0 AC.
• OPEN SPACE	7.407 AC.
• PRESERVATION PARCELS	0 AC.
TOTAL AREA OF ROADWAY TO BE RECORDED INCLUDING WIDENING STRIPS	0 AC.
TOTAL AREA OF SUBDIVISION TO BE RECORDED.	7.407 AC.

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

Robert B. Southard 8/12/09
Howard County Health Officer Date

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

Gregory F. Hamm 7/22/09
Chief, Development Engineering Division Date

Cindy Hamilton 8-17-09
Director Date

Owner's Dedication

Howard Research and Development Corporation, a Maryland corporation, by Gregory F. Hamm, VP, and James D. Lano, Assistant Secretary, and Emerson Apartments, LLC, a Maryland limited liability company, by Robert A. Bavar, owner, 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 15th day of July 2009.

Gregory F. Hamm
Gregory F. Hamm, VP
Assistant Secretary Attest

Robert A. Bavar
Robert A. Bavar, Owner

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 all of the lands conveyed by The Howard Research and Development Corporation to Emerson Apartments, LLC, by deed dated June 15, 2009 and recorded among the Land Records of Howard County, Maryland in Liber M.D.R. 11826, Folio 490, 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, and that Monumentation is in accordance with the Howard County Subdivision Ordinance.

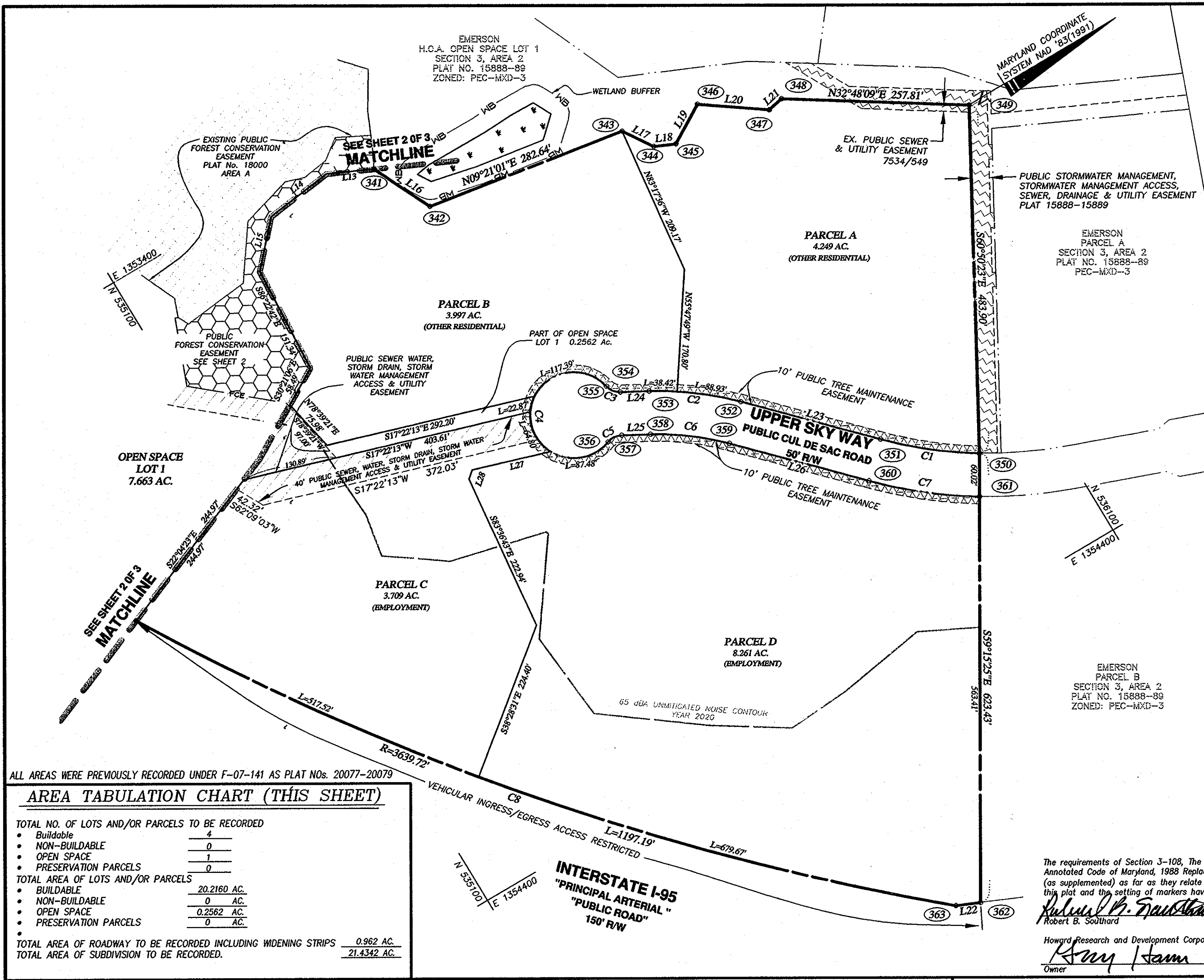
Robert B. Southard 7/17/09
Robert B. Southard, Property Line Surveyor
Maryland Registration No. 239

RECORDED AS PLAT NUMBER 20721 ON 8/12/09
AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND

DeMario
DESIGN CONSULTANTS
ENGINEERS, PLANNERS, SURVEYORS, LANDSCAPE ARCHITECTS

192 East Main Street
Westminster, MD 21157
http://www.demariodesign.us
Phone: (410) 386-0560
Fax: (410) 386-0564
eMail: ddc@demariodesign.us

PLAT OF REVISION
EMERSON
SECTION TWO, PHASE 8B
PARCELS A AND B, EMERSON SECTION 3, AREA 5, PARCELS C AND D & OPEN SPACE LOT 1 AND A REVISION OF FOREST CONSERVATION EASEMENT PLAT No. 18000
Election District No. 6 Howard County, Maryland
Tax Map 47 Grid 8 Parcel 462 & 837
Scale: 1"=100' July 15, 2009
Zoning: PEC-MXD-3 Sheet 2 of 3



LEGEND

	PUBLIC SEWER, WATER & UTILITY EASEMENT
	PUBLIC FOREST CONSERVATION EASEMENT ADDED BY THIS PLAT 2.421 AC.
	EX. PUBLIC FOREST CONSERVATION EASEMENT PLAT No. 18000 1.956 AC.
	10' PUBLIC TREE MAINTENANCE EASEMENT
	100 YEAR FLOODPLAIN 1.524 AC.
	LIMITS OF WETLAND
	WETLAND BUFFER (25')
	STREAM BUFFER (50')
	FOREST CONSERVATION EASEMENT

OWNER/DEVELOPER HOWARD RESEARCH AND DEVELOPMENT CORPORATION 10275 LITTLE PATUXENT PKWY COLUMBIA, MD 21044 410-992-6000	OWNER EMERSON APARTMENTS, LLC 1996 GREENSPRING DR. TUMONUM, MD 21093
---	--

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 7/17/09
Robert B. Southard Date

Howard Research and Development Corporation
Gregory F. Hamm 7/15/09
Gregory F. Hamm Date

AREA TABULATION CHART (THIS SHEET)

TOTAL NO. OF LOTS AND/OR PARCELS TO BE RECORDED	4
• BUILDABLE	0
• NON-BUILDABLE	0
• OPEN SPACE	1
• PRESERVATION PARCELS	0
TOTAL AREA OF LOTS AND/OR PARCELS	20.2160 AC.
• BUILDABLE	0 AC.
• NON-BUILDABLE	0 AC.
• OPEN SPACE	0.2562 AC.
• PRESERVATION PARCELS	0 AC.
TOTAL AREA OF ROADWAY TO BE RECORDED INCLUDING WIDENING STRIPS	0.962 AC.
TOTAL AREA OF SUBDIVISION TO BE RECORDED.	21.4342 AC.

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

Peter Beilenson 8/12/09
Peter Beilenson Date
Howard County Health Officer

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

John Deussen 7/22/09
John Deussen Date
Chief, Development Engineering Division

Cindy Hamilton 8-17-09
Cindy Hamilton Date
Director

Owner's Dedication

Howard Research and Development Corporation, a Maryland corporation, by Gregory F. Hamm, VP, and James D. Lano, Assistant Secretary, and Emerson Apartments, LLC, a Maryland limited liability company, by Robert A. Bavar, owner, 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 15th day of July 2009.

Gregory F. Hamm
Gregory F. Hamm, VP
Assistant Secretary Attest

Robert A. Bavar
Robert A. Bavar, Owner

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 all of the lands conveyed by The Howard Research and Development Corporation to Emerson Apartments, LLC, by deed dated June 15, 2009 and recorded among the Land Records of Howard County, Maryland in Liber M.D.R. 11826, Folio 490, 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 7/17/09
Robert B. Southard, Property Line Surveyor
Maryland Registration No. 239

RECORDED AS PLAT NUMBER 20122 ON 8/18/09
AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND

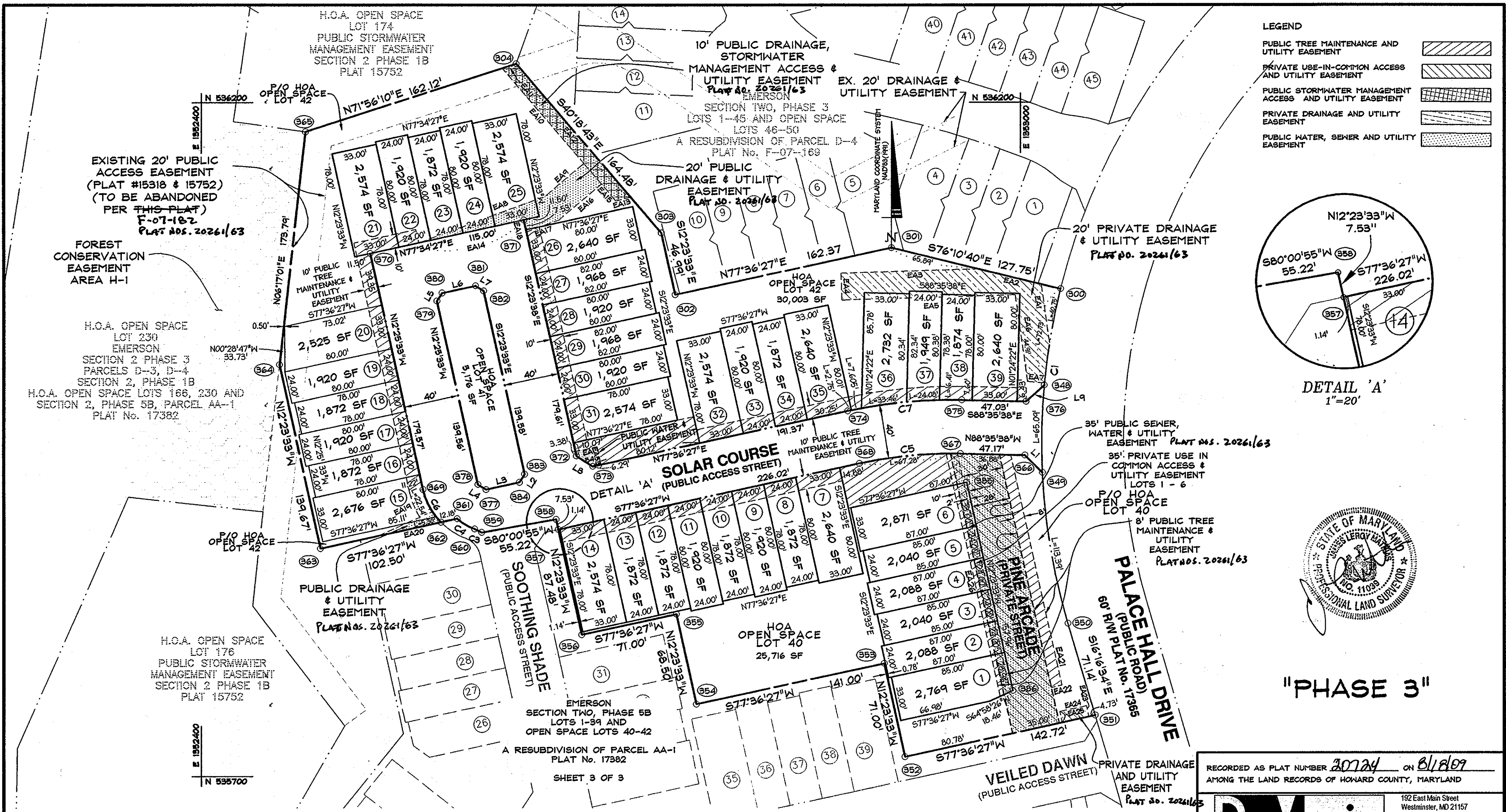
DeMario
DESIGN CONSULTANTS
ENGINEERS, PLANNERS, SURVEYORS, LANDSCAPE ARCHITECTS

192 East Main Street
Westminster, MD 21157
http://www.demariodesign.us
Phone: (410) 388-0580
Fax: (410) 388-0564
eMail: ddc@demariodesign.us

PLAT OF REVISION
EMERSON
SECTION TWO, PHASE 8B
PARCELS A AND B, EMERSON SECTION 3, AREA 5, PARCELS C AND D & OPEN SPACE LOT 1 AND A REVISION OF FOREST CONSERVATION EASEMENT PLAT No. 18000

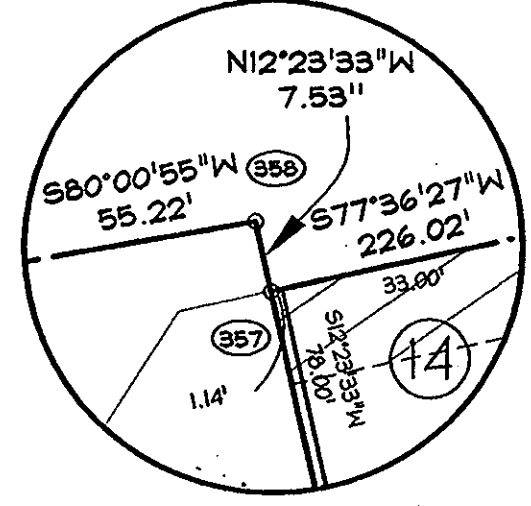
Election District No. 6 Howard County, Maryland
Tax Map 47 Grid 8 Parcel 462 & 837
Scale: 1"=100' July 15, 2009
Zoning: PEC-MXD-3

05104.2 JAI RBS LJC Sheet 3 of 3



LEGEND

PUBLIC TREE MAINTENANCE AND UTILITY EASEMENT	
PRIVATE USE-IN-COMMON ACCESS AND UTILITY EASEMENT	
PUBLIC STORMWATER MANAGEMENT ACCESS AND UTILITY EASEMENT	
PRIVATE DRAINAGE AND UTILITY EASEMENT	
PUBLIC WATER, SEWER AND UTILITY EASEMENT	



"PHASE 3"

AREA TABULATION (THIS SHEET)

TOTAL NUMBER OF LOTS TO BE RECORDED:	42
TOTAL NUMBER OF BUILDABLE LOTS:	39
TOTAL NUMBER OF OPEN SPACE PARCELS:	3
TOTAL AREA OF LOTS TO BE RECORDED:	1,9576 AC.
TOTAL AREA OF OPEN SPACE TO BE RECORDED:	1,3980 AC.
TOTAL AREA OF ROADWAY TO BE RECORDED:	0.7752 AC.
TOTAL AREA OF SUBDIVISION TO BE RECORDED:	4.1308 AC.

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

ALL AREAS WERE PREVIOUSLY RECORDED UNDER F-07-182 AS PLAT NOS. 20261-20263

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.

J. Mathias 7/15/09
 James L. Mathias Date

Gregory F. Hamm 7/15/09
 Gregory F. Hamm Date

RECORDED AS PLAT NUMBER 20724 ON 8/18/09
 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND

DeMario
 DESIGN CONSULTANTS
 ENGINEERS, PLANNERS, SURVEYORS, LANDSCAPE ARCHITECTS

192 East Main Street
 Westminster, MD 21157
 http://www.demariodesign.us
 Phone: (410) 388-0580
 Fax: (410) 388-0664
 eMail: dco@demariodesign.us

APPROVED: FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEMS
 HOWARD COUNTY HEALTH DEPARTMENT
Andrew Peter Zsilemann 8/12/2009
 Howard County Health Officer Date

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING
Gregory F. Hamm 7/2/09
 Chief, Development Engineering Division Date

Judy Hamilton 8-17-09
 Director Date

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. Lona, 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,

- 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 15th day of July 2009.

Gregory F. Hamm
 Gregory F. Hamm, VP

Robert A. Jenks
 Robert A. Jenks, Witness

Robert A. Jenks
 Robert A. Jenks, Witness

Jeffrey C. Pakovitz
 Jeffrey C. Pakovitz, 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.

J. Mathias 7/15/09
 James L. Mathias, Professional Land Surveyor
 Maryland Registration No. 11039 Date

PLAT OF REVISION
EMERSON
 SECTION TWO, PHASE 3
 LOTS 1-39
 AND
 OPEN SPACE LOTS 40-42 (PLAT NOS. 20261/63)
 (A RESUBDIVISION OF PARCEL D-3 PLAT No. 17382)
 AND
 SECTION TWO, PHASE 5B
 LOTS 1-39 (PLAT NOS. 20261/63)
 AND
 OPEN SPACE LOTS 40-43
 (A RESUBDIVISION OF PARCEL AA-1 PLAT No. 17382)
 ELECTION DISTRICT NO. 6 HOWARD COUNTY, MARYLAND
 TAX MAP 47 GRID 8 P/O PARCEL 3
 SCALE: 1"=50' JULY 15, 2009
 ZONING: PEC-MXD-3

06128.1 DAP RBS LJC SHEET 2 OF 3

H.O.A. OPEN SPACE
LOT 230
EMERSON
SECTION 2, PHASE 1B
PLAT No. 17382

EX. 20' DRAINAGE
& UTILITY
EASEMENT

H.O.A. OPEN SPACE
LOT 176
PUBLIC STORMWATER
MANAGEMENT EASEMENT
SECTION 2 PHASE 1B
PLAT 15752

20' PUBLIC
DRAINAGE,
STORMWATER
MANAGEMENT
ACCESS &
UTILITY
EASEMENT
PLAT nos.
20261/63

EX. FOREST
CONSERVATION
EASEMENT
AREA H-1
PLAT NO. 17382

HOA OPEN SPACE LOT 230
EMERSON
SECTION 2, PHASE 3
PARCELS D-3, D-4
SECTION 2, PHASE 1B
OPEN SPACE LOTS 166 AND 230 AND
SECTION 2, PHASE 5B, PARCEL AA-1
PLAT NO. 17382

PUBLIC TREE
MAINTENANCE &
UTILITY EASEMENT
SOLAR COURSE
(PUBLIC ACCESS STREET)

EMERSON
SECTION TWO, PHASE 3
LOTS 1 THRU 39 AND
OPEN SPACE LOTS 40-42

A RESUBDIVISION OF PARCEL D-3
PLAT No. 17382
SHEET 2 OF 3

HOA OPEN SPACE
LOT 40

20' PRIVATE
DRAINAGE &
UTILITY
EASEMENT
PLAT nos.
20261/63

HOA OPEN SPACE
LOT 42
10,650 SF

VEILED DAWN
OPEN SPACE
LOT 43
3,213 SF

HOA OPEN SPACE
LOT 41
945 SF

HOA OPEN SPACE
LOT 40
35,313 SF

HOA OPEN SPACE
LOT 40
35,313 SF

HOA OPEN SPACE
LOT 40
35,313 SF

HOA OPEN SPACE
LOT 40
35,313 SF

HOA OPEN SPACE
LOT 40
35,313 SF

HOA OPEN SPACE
LOT 40
35,313 SF

HOA OPEN SPACE
LOT 40
35,313 SF

HOA OPEN SPACE
LOT 40
35,313 SF

HOA OPEN SPACE
LOT 40
35,313 SF

HOA OPEN SPACE
LOT 40
35,313 SF

HOA OPEN SPACE
LOT 40
35,313 SF

HOA OPEN SPACE
LOT 40
35,313 SF

HOA OPEN SPACE
LOT 40
35,313 SF

HOA OPEN SPACE
LOT 40
35,313 SF

HOA OPEN SPACE
LOT 40
35,313 SF

HOA OPEN SPACE
LOT 40
35,313 SF

HOA OPEN SPACE
LOT 40
35,313 SF

HOA OPEN SPACE
LOT 40
35,313 SF

HOA OPEN SPACE
LOT 40
35,313 SF

LEGEND

PUBLIC TREE MAINTENANCE AND UTILITY EASEMENT	
PRIVATE USE-IN-COMMON ACCESS AND UTILITY EASEMENT	
PUBLIC STORMWATER MANAGEMENT ACCESS AND UTILITY EASEMENT	
PRIVATE DRAINAGE AND UTILITY EASEMENT	
PUBLIC WATER, SEWER AND UTILITY EASEMENT	



PUBLIC DRAINAGE
& UTILITY
EASEMENT
PLAT nos.
20261/63

PUBLIC SEWER, WATER
& UTILITY EASEMENT

PRIVATE
USE-IN-COMMON
ACCESS & UTILITY
EASEMENT LOTS 1
THRU 5
PLAT nos.
20261/63

P/O HOA
OPEN SPACE
LOT 40

"PHASE 5B"

FCE "AA"
HOA OPEN SPACE LOT 1
EMERSON SECTION 2,
PHASE 3 PLAT No. 17382

FCE "M"
HOA OPEN SPACE LOT 177
EMERSON SECTION 2, PHASE 3
PLAT No. 15752

AREA TABULATION (THIS SHEET)

TOTAL NUMBER OF LOTS TO BE RECORDED:	42
TOTAL NUMBER OF BUILDABLE LOTS:	39
TOTAL NUMBER OF OPEN SPACE PARCELS:	4
TOTAL AREA OF LOTS TO BE RECORDED:	2.0268 AC
TOTAL AREA OF OPEN SPACE TO BE RECORDED:	1.1506 AC
TOTAL AREA OF ROADWAY TO BE RECORDED:	0.8213 AC
TOTAL AREA OF SUBDIVISION TO BE RECORDED:	3.9987 AC

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

The requirements of Section 3-106, 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.

James L. Mathias 7/15/09
Date
Emerson Land Business Trust
Gregory F. Hamm 7/15/09
Date

APPROVED: FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEMS
HOWARD COUNTY HEALTH DEPARTMENT
Robert Peter Zsilerson 8/12/2009
Howard County Health Officer Date

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING
Gregory F. Hamm 7/22/09
Chief, Development Engineering Division Date
Cindy Hamstra 8-12-09
Director Date

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 15th day of July 2009.
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.
James L. Mathias 7/15/09
Date
James L. Mathias, Professional Land Surveyor
Maryland Registration No. 11039

RECORDED AS PLAT NUMBER 202725 ON 8/18/09
AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND

DeMario
DESIGN CONSULTANTS
ENGINEERS, PLANNERS, SURVEYORS, LANDSCAPE ARCHITECTS
192 East Main Street
Westminster, MD 21157
http://www.demariodesign.com
Phone: (410) 386-0560
Fax: (410) 386-0564
eMail: ddo@demariodesign.com

PLAT OF REVISION
EMERSON
SECTION TWO, PHASE 3
LOTS 1-39 (PLAT NOS.
20261/63)
AND
OPEN SPACE LOTS 40-42
(A RESUBDIVISION OF PARCEL D-3 PLAT No. 17382)
AND
SECTION TWO, PHASE 5B
LOTS 1-39 (PLAT NOS.
20261/63)
AND
OPEN SPACE LOTS 40-43
(A RESUBDIVISION OF PARCEL AA-1 PLAT No. 17382)
ELECTION DISTRICT NO. 6 HOWARD COUNTY, MARYLAND
TAX MAP 47 GRID 8 P/O PARCEL 3
SCALE: 1"=50' JULY 15, 2009
ZONING: PEC-MXD-3
06128.1 DAP RBS LJC SHEET 3 OF 3