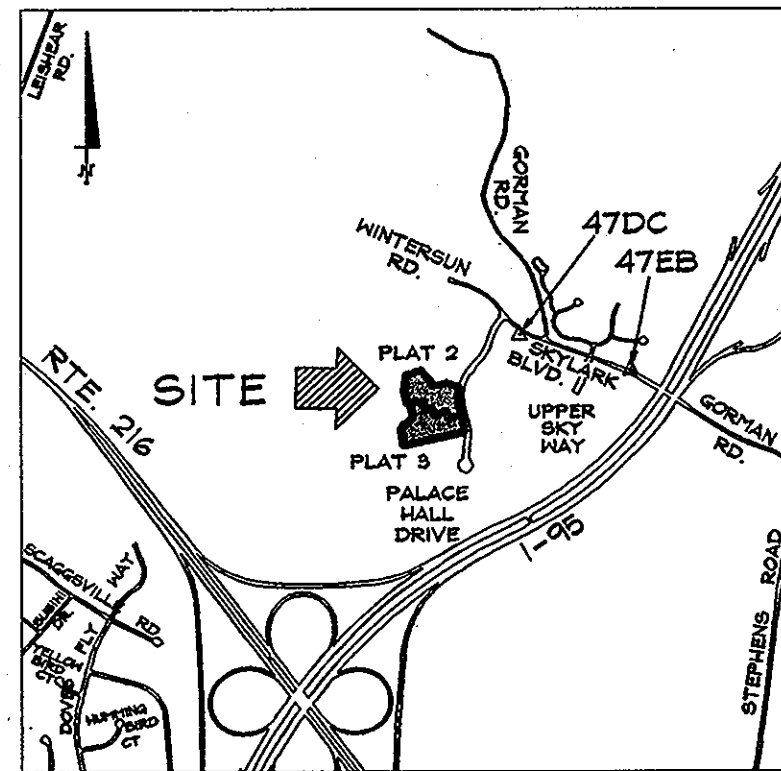


COORDINATE TABLE		
POINT	NORTH	EAST
300	536061.7292	1353029.3361
301	536092.2481	1352908.2819
302	536057.4023	1352746.4950
303	536103.2474	1352736.6106
304	536228.7220	1352630.1479
348	535990.0634	1353017.3866
349	535925.0776	1353016.0130
350	535813.4955	1353034.6485
351	535745.2067	1353054.5867
352	535714.5788	1352915.1960
353	535783.9245	1352899.9589
354	535753.6657	1352762.2480
355	535820.5697	1352747.5474
356	535805.3325	1352679.2016
357	535883.4220	1352661.0433
358	535890.7743	1352650.4278
359	535881.1999	1352605.0441
360	535883.7669	1352599.8137
361	535891.2915	1352587.1924
362	535888.6765	1352575.2311
363	535891.2943	1352482.0206
364	536005.7063	1352457.0473
365	536178.4522	1352476.0686
366	535937.8988	1353003.0811
367	535939.0563	1352955.9295
368	535931.9267	1352881.7935
369	535912.8592	1352862.1668
370	536088.2217	1352523.5281
371	536112.4667	1352635.8334
372	535937.5459	1352674.3831
373	535929.9249	1352686.2462
374	535970.9948	1352873.2092
375	535979.0442	1352956.9111
376	535977.8900	1353003.9301
377	535912.7791	1352608.2638
378	535916.5889	1352602.3045
379	536052.8828	1352572.2740
380	536058.8416	1352576.0810
381	536064.2169	1352600.4766
382	536060.4092	1352606.4325
383	535924.0781	1352636.3881
384	535918.1215	1352632.5777
385	535917.8799	1352660.3962
386	535763.5926	1352994.2360
387	535575.0290	1353090.9592
388	535434.3428	1352450.6820
389	535546.4633	1352424.1324
390	535656.2164	1352458.2873
391	535642.3690	1352476.7186
392	535731.6985	1352547.9698
393	535875.7325	1352516.3216
394	535678.1884	1353074.0041
395	535687.5572	1353058.3966
396	535610.5091	1352707.7428
397	535600.1764	1352696.0779
398	535571.1156	1352663.2703
399	535561.9015	1352621.3362
400	535570.6732	1352583.6186
401	535547.5846	1352549.8724
402	535657.0027	1352597.2622
403	535674.6597	1352625.6205
404	535676.7094	1352634.9493
405	535688.6225	1352642.8702
406	535664.5963	1352603.9040
407	535876.8493	1352593.9124
408	535638.7145	1352648.4171
409	535881.3085	1352651.4246
410	535849.3954	1352643.8037
411	535657.8654	1352640.2826
412	535650.2444	1352702.1987
413	535726.0425	1353047.1601
414	535740.7579	1353055.8856
415	535634.9040	1352654.3736
416	535616.1402	1352658.4965
417	535610.1836	1352654.6860
418	535605.8333	1352634.8874
419	535625.0365	1352622.9308
420	535632.0602	1352628.5331
421	535635.5916	1352634.2048
422	535640.1263	1353070.6684

EASEMENT LINE TABLE		
LINE	BEARING	LENGTH
EA1	S 07°57'58" E	43.82'
EA2	N 76°10'40" W	47.34'
EA3	N 88°17'11" E	100.83'
EA4	S 01°42'49" E	20.00'
EA5	N 98°17'11" E	127.12'
EA6	S 07°57'58" E	65.24'
EA7	S 84°56'07" E	12.40'
EA8	S 69°30'00" W	98.92'
EA9	S 49°33'10" W	37.00'
EA10	S 40°18'43" E	92.68'
EA11	N 71°56'10" E	10.80'
EA12	S 40°18'43" E	129.62'
EA13	N 75°45'49" E	11.13'
EA14	S 77°34'27" E	78.60'
EA15	S 40°18'43" E	16.14'
EA16	S 49°33'10" W	40.47'
EA17	S 69°30'00" W	25.88'
EA18	S 12°25'13" E	9.05'
EA19	S 65°56'57" W	44.32'
EA20	N 77°36'27" E	47.81'
EA21	S 12°23'33" E	174.82'
EA22	S 77°36'27" W	8.00'
EA23	S 11°58'11" E	8.13'
EA24	S 78°01'49" W	20.00'
EA25	S 11°58'11" E	8.27'
EA26	N 12°23'33" W	184.17'
EA27	S 12°23'33" E	23.00'
EA28	S 65°56'57" W	68.97'
EA29	N 77°36'27" E	10.85'
EA30	S 12°23'33" E	9.88'
EA31	N 77°36'27" E	11.16'
EA32	S 12°23'33" E	16.43'
EA33	N 77°36'27" E	106.70'
EA34	N 11°58'11" W	16.43'
EA35	N 77°36'27" E	20.00'
EA36	N 11°58'11" W	10.11'
EA37	N 11°58'11" W	10.11'
EA38	N 11°58'11" W	10.11'
EA39	N 11°58'11" W	10.11'
EA40	N 77°36'27" E	149.00'
EA41	S 12°23'33" E	20.00'
EA42	N 74°36'55" E	15.91'
EA43	S 24°12'52" E	38.81'
EA44	N 77°36'27" E	10.07'
EA45	N 51°25'24" W	7.35'
EA46	S 35°15'16" W	142.68'
EA47	S 11°56'51" W	30.46'
EA48	S 58°26'28" W	16.97'
EA49	S 12°23'33" E	21.17'
EA50	S 58°26'28" W	1.42'
EA51	S 11°56'51" W	25.99'
EA52	S 35°15'16" W	9.21'
EA53	N 12°23'41" W	13.38'
EA54	S 77°36'19" W	16.29'

LINE TABLE		
LINE	BEARING	LENGTH
L1	S 45°14'46" E	18.21'
L2	S 32°36'27" W	7.07'
L3	S 77°36'27" W	24.89'
L4	N 51°23'33" W	7.07'
L5	N 32°34'27" E	7.07'
L6	N 77°34'27" E	24.98'
L7	S 57°24'33" E	7.07'
L8	N 57°23'33" W	14.14'
L9	N 47°51'57" E	18.15'
L10	N 59°01'29" W	18.20'
L11	S 32°36'46" W	9.45'
L12	S 77°36'27" W	9.55'
L13	S 32°36'27" W	14.14'
L14	S 77°36'27" W	14.55'
L15	S 57°23'33" E	7.07'
L16	S 12°23'33" E	19.21'
L17	S 32°36'27" W	7.07'
L18	S 77°36'27" W	20.27'
L19	S 38°34'36" W	8.98'
L20	S 77°36'27" W	9.55'
L21	S 32°36'27" W	14.14'
L22	N 57°23'33" W	14.14'
L23	S 30°39'57" W	17.11'



VICINITY MAP
SCALE: 1" = 2000'

CURVE TABLE						
CURVE	RADIUS	LENGTH	DELTA	CHD. BRG.	CHD. DIST.	TANGENT
C1	478.10'	251.17'	30°06'01"	S 01°13'34" E	248.29'	128.55'
C2	534.38'	117.11'	12°33'22"	N 09°59'53" W	116.87'	58.79'
C3	25.00'	5.85'	13°24'51"	N 63°35'43" W	5.84'	2.94'
C4	39.00'	14.82'	21°46'17"	S 59°25'00" E	14.73'	7.50'
C5	310.00'	74.66'	13°47'55"	S 84°30'25" W	74.48'	37.51'
C6	50.00'	27.84'	31°54'26"	S 28°22'46" E	27.49'	14.29'
C7	350.00'	84.29'	19°47'55"	S 84°30'25" W	84.09'	42.35'
C8	16.00'	16.28'	58°17'01"	S 48°27'56" E	15.58'	8.42'
C9	45.00'	45.78'	58°17'01"	N 48°27'56" E	43.83'	25.09'
C10	45.00'	40.03'	50°58'09"	S 76°54'29" E	38.72'	21.45'
C11	50.00'	34.06'	39°01'51"	S 58°05'32" W	33.41'	17.72'
C12	17.00'	16.88'	56°53'45"	N 40°50'26" W	16.20'	9.21'
C13	50.00'	21.78'	24°57'19"	S 56°48'39" E	21.61'	11.06'
C14	12.00'	29.52'	140°58'09"	S 31°54'29" E	22.62'	33.86'
C15	10.00'	6.81'	39°01'51"	S 58°05'32" W	6.68'	3.54'
C16	31.00'	48.69'	90°00'00"	N 32°36'27" E	43.84'	31.00'
C17	31.00'	48.69'	90°00'00"	S 57°23'33" E	43.84'	31.00'
C18	43.00'	29.31'	39°03'01"	S 07°07'57" W	28.74'	15.25'

GENERAL NOTES:

- The subject property is zoned PEC-MXD-3 per the 02/02/04 Comprehensive Zoning Plan per ZB Case No. 97911 and the Comp Lite Zoning Regulation amendments effective on 7/28/06.
- Coordinates shown herein are based on Maryland Coordinate System - NAD83(1991) as projected by Howard County Geodetic Control Stations Nos. 47DC and 47EB (Meters X 3.280833333 = Feet; Feet X 0.3048006096 = Meters)
No. 47DC N 536615.0157 E 1353679.1226 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 tar 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 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.
- 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 1.5% Ac.± under F-07-182.
- 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.
- There is no floodplain, wetlands, streams or buffers on this site.
- Parcels D-3 and AA-1 were each allocated 39 units for a total of 78 units with the re-configuration of F-05-49, Plat numbers 17381 thru 17383. Additionally, 8 townhouse allocations are hereby shifted from Emerson, Section 2, Phase 5B (F-07-14), recorded as Plat Nos 20077-20079 for a total of 86 housing units.
A Plat of Revision must be re-recorded at a future date to include the 8 additional SFA lots and modify existing lot lines to incorporate the 8 new allocations received by this plat.
- MP 04-14, Emerson 2/3, Bulk Parcel D-1 approved on September 10, 2003 Section 16.1106(h)(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(a), 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' under F-07-182.
- Lots designated "Open Space" lots are to be dedicated to Homeowner's Association.
- The following DPZ files are applicable for this project, S-99-12, SP-06-05, PB-339, PB359, ZB Case No. 97911, F-05-49, F-07-169, MP-04-14 and F-07-182.
- Open Space Tabulation
a. Open Space Required: 35%
b. Open Space Provided: F-02-55 Parcel D A=6.5 Ac. (35.1%)
F-04-127 Parcel AA A=6.9 Ac. (28.3%)
This Plat A=2.55 Ac.± (31.4%)

general notes continued:

- 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 all 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 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 plan 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 \$9000.00 must be posted as part of the Developers Agreement (15 shade trees, 30 evergreen trees). The landscape surety was paid under F-07-182.
- This project complies with the requirements of Section 16.1200 of the Howard County Code for Forest Conservation. Forest Conservation act compliance for Emerson Section 2 Phases 1, 2 and 3, was previously addressed under F01-137, F-01-145, and F-02-55, and for Phase 5B under F-05-49 Plat number 17381 established Forest Conservation area H-1 (7.581 acres) and area J-1 (2.329 acres). The total Forest Conservation surety amount is \$52,533.36 paid under F-05-49.
- The property is located in the metropolitan district
- Phasing for this project is in accordance with the Decision and Order for Zoning Board Case No. 979M and the Decision and Order approved for PB-339 (Comprehensive Sketch Plan, S-99-12).
- The private use-in-common access maintenance agreement for Lots 1-6 for Phase 3 and Lots 1-5 and 18-21 Phase 5B will be recorded in the Land Records along with this final plat - provided under F-07-182.
- Lots 1 thru 6 on sheet 2 and Lots 1 thru 5 on sheet 3 comply with the minimum public road frontage requirements in accordance with Section 16.120(c)(4) of the Subdivision Regulations because they are located on a private drive not exceeding 200 feet in length.
- Stormwater management for this development is provided under F-02-55. Quality and quantity stormwater management for Section 2, Phase 3 is provided by one wet pond facility. The wet pond facility will be privately owned and maintained by said HOA. Access to the SWM facility is via Palace Hall Drive. The subdivision is in the Patuxent River sub-basin and is a class one watershed.



AREA TABULATION

TOTAL NUMBER OF LOTS TO BE RECORDED:	85
TOTAL NUMBER OF BUILDABLE LOTS:	78
TOTAL NUMBER OF OPEN SPACE PARCELS:	7
TOTAL AREA OF BUILDABLE LOTS TO BE RECORDED:	3.9850 AC.
TOTAL AREA OF OPEN SPACE TO BE RECORDED:	2.5480 AC.
TOTAL AREA OF ROADWAY TO BE RECORDED:	1.5965 AC.
TOTAL AREA OF SUBDIVISION TO BE RECORDED:	8.1295 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

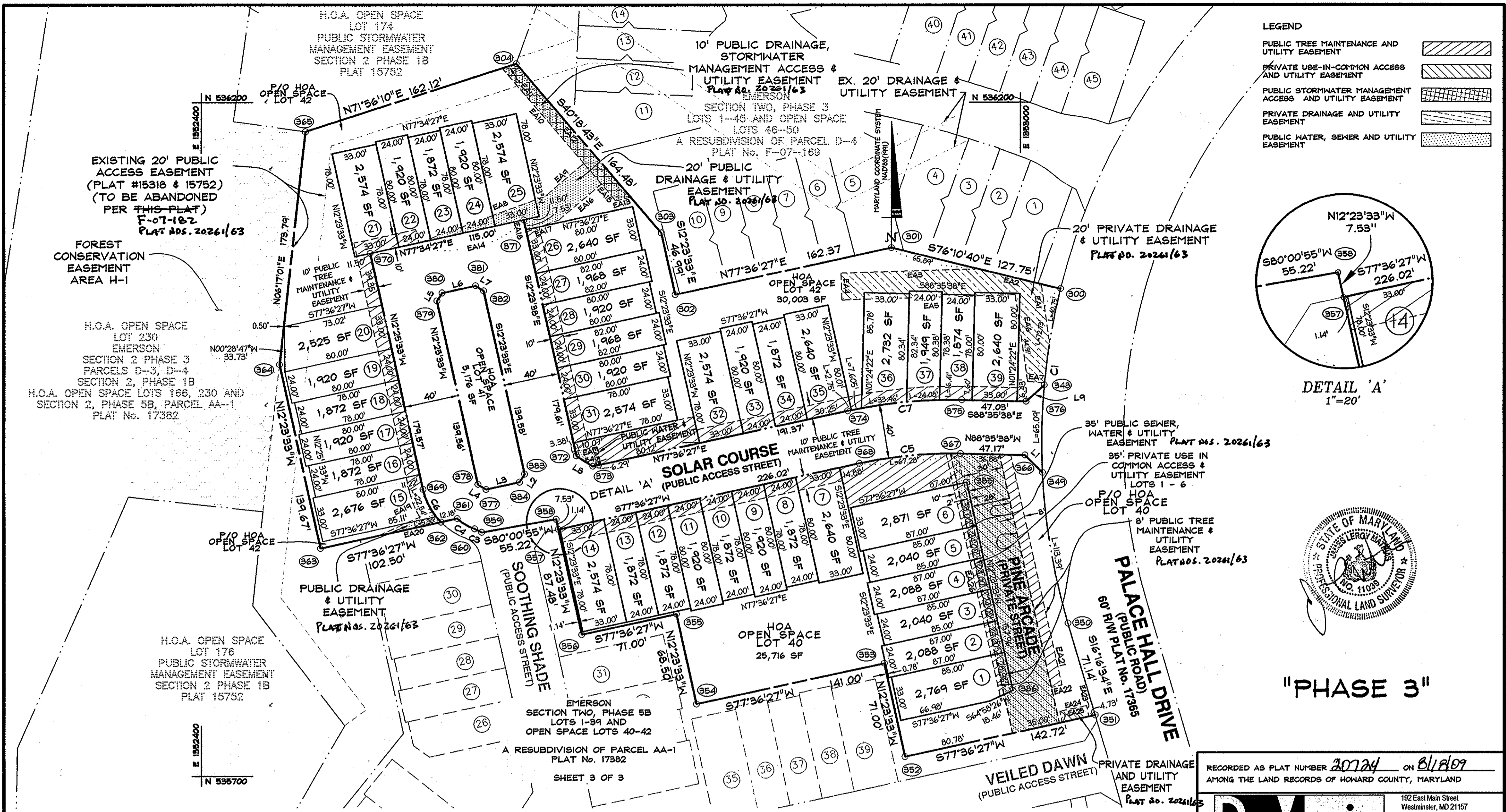
OWNER'S DEDICATION

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. Lane, 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,
(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 2008.

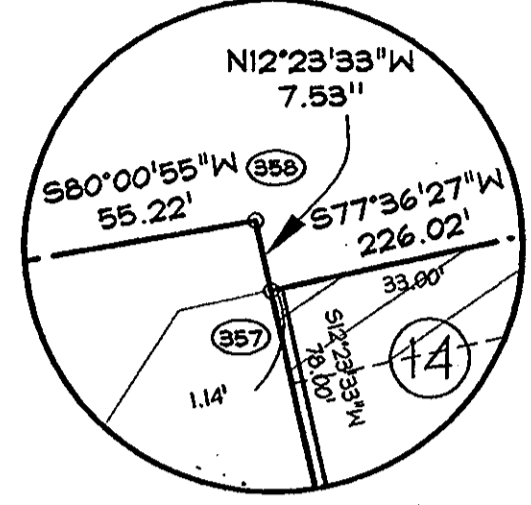
Gregory F. Hamm
Gregory F. Hamm, VP
James D. Lane
James D. Lane, Assistant Secretary

Robert A. Jenchi
Robert A. Jenchi, Witness
Robert A. Jenchi
Robert A. Jenchi, Witness



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: ddo@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. 11059 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

PALACE HALL DRIVE
(PUBLIC ROAD - 60' R/W)

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

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

35' PUBLIC SEWER,
WATER & UTILITY
EASEMENT LOTS 18-22
PLAT nos.
20261/63

PLAT nos. 20261/63

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 5B"

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
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

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