

U.S. EQUIVALENT COORDINATE TABLE

POINT	NORTHING	EASTING
300	536061.7292	1353029.3361
301	536092.2481	1352905.2819
302	536057.4023	1352746.6950
303	536103.2974	1352736.6106
304	536228.7220	1352630.1979
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	1352899.9588
354	535753.6657	1352762.2480
355	535820.5697	1352747.5474
356	535805.3325	1352678.2016
357	535883.4220	1352661.0433
362	535888.6765	1352575.2311
363	535869.2943	1352487.0206
364	536005.7063	1352457.0473
365	536178.4522	1352476.0688
366	535937.8988	1353003.0811
367	535939.0563	1352955.9295
368	535931.9267	1352881.7935
369	535912.8592	1352562.1668
370	536088.2217	1352523.5281
371	536112.9667	1352635.8339
372	535937.5459	1352674.3831
373	535929.9249	1352686.2962
374	535970.9948	1352873.2092
375	535979.0442	1352956.9111
376	535977.8900	1353003.9301
387	535675.0290	1353090.9592
388	535434.3428	1352450.6820
389	535596.4633	1352424.1329
390	535656.2164	1352458.2873
391	535642.3690	1352476.7186
392	535731.6985	1352547.9698
393	535875.7325	1352516.3216
394	535878.1884	1353074.0041
395	535887.5572	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	535597.5896	1352549.8729
402	535657.0027	1352597.2622
403	535674.6597	1352625.6205
404	535676.7094	1352634.9493
405	535688.6225	1352642.5702
406	535684.5963	1352603.9040
407	535876.8493	1352593.3124
409	535881.3085	1352651.4246
410	535869.3954	1352643.8037
411	535657.8654	1352690.2826
412	535650.2444	1352702.1957
413	535726.0425	1353047.1601
414	535740.7579	1353055.8856
424	535764.5936	1352994.0761
425	535645.8521	1353012.9998
426	535634.0487	1352959.2813
427	535657.6647	1352922.3528

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 LOT(S) PARCELS, ANY CONVEYANCES OF THE AFORESAID LOT(S) PARCELS SHALL BE SUBJECT TO 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 OBLIGATION UNDER THE FOREST CONSERVATION INSTALLATION AND MAINTENANCE AGREEMENT EXECUTED BY THE DEVELOPER AND THE COUNTY, AND THE RELEASE OF 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.

PUBLIC SEWER, WATER, AND UTILITY EASEMENT LINE TABLE

LINE	LENGTH	BEARING
E1	35.00	N77°36'27"E
E2	17.12	S12°23'33"E
E3	35.00	S77°36'27"W
E4	17.12	S12°23'33"E

PRIVATE DRAINAGE AND UTILITY EASEMENT LINE TABLE

LINE	LENGTH	BEARING
D1	9.87	N12°23'33"E
D2	152.15	N77°36'27"E
D3	80.88	N12°23'33"W
D4	11.16	S77°36'27"W

LINE TABLE

LINE	LENGTH	BEARING
L1	18.21'	S 45°14'46" E
L2	14.14'	N 57°23'33" W
L3	18.15'	N 47°51'57" E
L4	18.21'	N 59°01'29" W
L5	22.29'	N 77°36'27" W
L6	9.55'	N 77°36'27" E
L7	14.14'	N 32°36'27" E
L8	9.85'	S 77°36'27" W
L9	14.14'	S 32°36'27" W
L10	14.14'	S 57°23'33" E
L11	17.11'	N 30°39'57" W

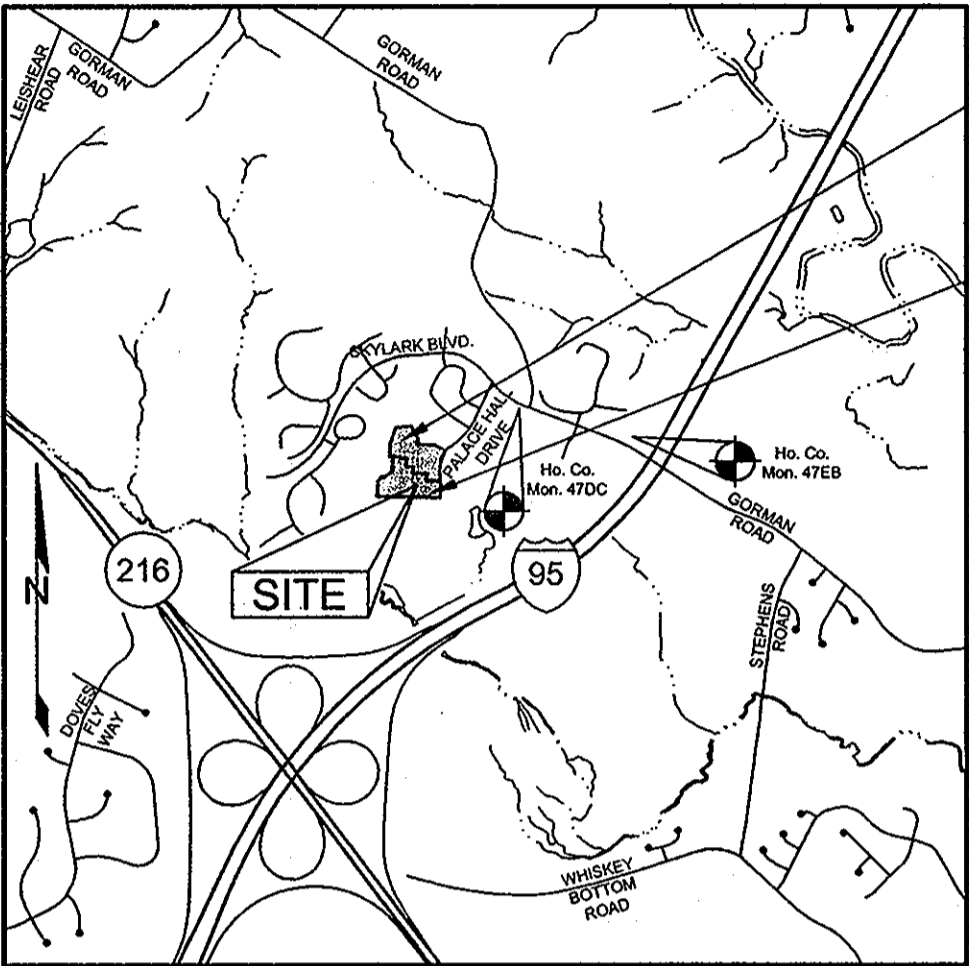
GENERAL NOTES CONTINUED...

- THIS SECTION AND PHASE OF EMERSON RECEIVED ALL OF ITS HOUSING UNIT ALLOCATIONS IN THE FOLLOWING MANNER, PARCEL D-3 (PHASE 3) AND PARCEL AA-1 (PHASE 5B) WERE EACH ALLOCATED 39 UNITS FOR A TOTAL OF 78 UNITS WITH THE RECORDATION OF F-05-049, PLAT NOS. 17381 THRU 17383 AND 8 ADDITIONAL SFA UNITS WERE SHIFTED TO THIS RESUBDIVISION PLAT WITH THE RECORDATION OF F-10-009 PLAT #S 20720 - 20722 AND F-10-010, PLAT NOS. 20723 - 20725
- WP-04-014, EMERSON 2/3, BULK PARCEL D-1 WAS APPROVED ON SEPTEMBER 10, 2003 FOR A WAIVER FROM SECTION 16.1106(h)(2) ESTABLISHES THE MILESTONE DATE BY WHICH A SKETCH PLAN/PRELIMINARY EQUIVALENT SKETCH PLAN (FOR FEE-SIMPLE LOTS) OR SITE PLAN FOR CONDOMINIUM DEVELOPMENT OR NON-RESIDENTIAL DEVELOPMENT MUST BE SUBMITTED WHEN A BULK PARCEL IS RECORDED ON A RECORD PLAT, AND SECTION 16.144(i), WHICH PROVIDES THAT WHEN A MILESTONE DATE IS NOT COMPLIED WITH, THE PLAN SHALL BE VOIDED AND ALL PREVIOUS APPROVALS AND HOUSING UNITS ALLOCATIONS RESCINDED.

SEE CONTINUATION THIS SHEET...

BENCHMARKS

NUMBER	NORTHING	EASTING	ELEVATION
47DC	536,615.0012	1,353,679.0776	343.18'
47EB	536,212.7655	1,354,833.5737	354.23'



HOWARD COUNTY, MARYLAND ADC® MAP 19, GRID H7

VICINITY MAP

SCALE: 1"=2000'

GENERAL NOTES CONTINUED...

- A WAIVER HAS BEEN APPROVED ON 1/23/06 TO WAIVE SECTION 2.5.2.H OF THE DESIGN MANUAL, VOLUME III TO REDUCE THE REQUIRED SIGHT DISTANCE FROM 462' TO 330'.
- OPEN SPACE TABULATION:
 - A. OPEN SPACE REQUIRED: 35%
 - B. OPEN SPACE PROVIDED: F-02-055, PARCEL 'D' = 6.5 ACRES (35.1%)
F-04-127, PARCEL 'AA' = 6.9 ACRES (28.9%)
THIS PLAT = 2.3178 ACRES (36.7%)
- 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-99-012.)
- THE PRIVATE USE-IN-COMMON MAINTENANCE AGREEMENTS FOR LOTS 43 - 49 (FORMER LOTS 1 - 6) PHASE 3, AND LOTS 44 - 48 AND 62 - 66 (FORMER LOTS 1 - 5 AND 18 - 22, RESPECTIVELY) PHASE 5B, WILL BE RECORDED IN THE LAND RECORDS OF HOWARD COUNTY FOR LOTS 43 - 49, PHASE 3, AND FOR LOTS 62 - 66, PHASE 5B DUE TO REVISED LOT NUMBERS AND ADDING AN ADDITIONAL LOT TO THE DRIVEWAYS.
- LOTS 43 - 49 ON SHEET 2 AND LOTS 44 - 48 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.
- APPROVAL OF A SITE DEVELOPMENT PLAN IS REQUIRED FOR THE DEVELOPMENT OF ALL RESIDENTIAL LOTS WITHIN THIS SUBDIVISION PRIOR TO ISSUANCE OF ANY GRADING OR BUILDING PERMITS FOR NEW HOUSE CONSTRUCTION IN ACCORDANCE WITH SECTION 16.155 OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS.
- TRASH AND RECYCLING SERVICE WILL NOT BE PROVIDED CURBSIDE ON THE PRIVATE STREET SHOWN AS PINE ARCADE - RESIDENTS ON THIS PRIVATE STREET MUST TAKE ITEMS TO THE INTERSECTION OF PINE ARCADE AND SOLAR COURSE FOR COLLECTION.

GENERAL NOTES

- THE SUBJECT PROPERTY IS ZONED MXD-3 PER THE 02/02/04 COMPREHENSIVE ZONING PLAN AND THE COMP LITE ZONING AMENDMENTS EFFECTIVE 07/28/06, AND ZB-CASE NO. 979M.
- COORDINATES BASED ON NAD '83, MARYLAND COORDINATE SYSTEM AS PROJECTED BY HOWARD COUNTY. GEODETIC CONTROL STATIONS NO. 47DC AND NO. 47EB, DENOTES APPROXIMATE LOCATION (SEE VICINITY MAP)
- DENOTES IRON PIPE FOUND.
- ⊗ DENOTES REBAR AND CAP FOUND.
- ⊙ DENOTES REBAR AND CAP SET.
- DENOTES CONCRETE MONUMENT OR STONE FOUND.
- DENOTES CONCRETE MONUMENT SET.
- THIS PLAT IS BASED ON FIELD RUN MONUMENTED BOUNDARY SURVEY PERFORMED BY DAFT, MCCUNE, WALKER IN JUNE, 1999.
- ALL LOT AREAS ARE MORE LESS (+/-).
- DRIVEWAY (S) SHALL BE PROVIDED PRIOR TO ISSUANCE OF A USE AND OCCUPANCY PERMIT FOR ANY NEW DWELLINGS TO ENSURE SAFE ACCESS FOR FIRE AND EMERGENCY VEHICLES PER THE FOLLOWING REQUIREMENTS:
 - WIDTH - 12 FEET (16 FEET SERVING MORE THAN ONE RESIDENCE);
 - SURFACE - SIX (6") INCHES OF COMPACTED CRUSHER RUN BASE WITH TAR AND CHIP COATING (1-1/2" MINIMUM);
 - GEOMETRY - MAXIMUM 14% GRADE, MAXIMUM OF 10% GRADE CHANGE AND 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;
 - MAINTENANCE - SUFFICIENT TO ENSURE ALL WEATHER USE
- DISTANCES SHOWN ARE BASED ON SURFACE MEASUREMENT AND NOT REDUCED TO NAD '83 GRID MEASUREMENT.
- LANDSCAPING REQUIREMENTS FOR THIS PROJECT HAVE BEEN ACCOUNTED FOR UNDER F-07-182. THIS PROJECT COMPLIES WITH THE REQUIREMENTS OF SECTION 16.1200 OF THE HOWARD COUNTY CODE FOR FOREST CONSERVATION. THE FOREST CONSERVATION OBLIGATION FOR THIS SECTION OF EMERSON WAS PREVIOUSLY ADDRESSED UNDER F-01-137, F-01-145, AND F-02-055 FOR PHASES 1, 2, AND 3, AND UNDER F-05-049 FOR PHASE 5B.
- NO HISTORIC STRUCTURES OR CEMETERIES EXIST ON THE SUBJECT PROPERTY.
- THERE ARE NO FLOODPLAINS, 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 RECORDATION OF F-05-49, PLAT NOS. 17381 THRU 17383. ADDITIONALLY, 8 TOWNHOUSE ALLOCATIONS ARE HEREBY SHIFTED FROM EMERSON, SECTION 2, PHASE 8B (F-07-141, RECORDED AS PLAT NOS. 20077 - 20079 FOR A TOTAL OF 86 HOUSING UNITS. THESE PLATS OF REVISION HAVE BEEN RECORDED AS F-10-009, PLAT NOS. 20720 THRU 20722 AND F-10-010, PLAT NOS. 20723 THRU 20725.
- THE FOLLOWING DPZ FILES ARE APPLICABLE FOR THIS PROJECT: S-99-12, SP-06-05, PB-339, PB359, ZB CASE NO. 979M, F-05-49, F-07-169, F-07-182, F-10-009, F-10-010, WP-04-014.
- 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 THE HOA. ASSESS TO THE SWM FACILITY IS VIA PALACE HALL DRIVE. THE SUBDIVISION IS IN THE PATUXENT RIVER SUB-BASIN AND IS A CLASS ONE WATERSHED.
- 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.
- 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.
- 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 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.
- THE MINIMUM BUILDING SETBACK RESTRICTIONS FROM PROPERTY LINES AND PUBLIC ROAD RIGHT-OF-WAY LINES FOR ALL SFA LOTS WITHIN THE EMERSON MXD-3 ZONING DISTRICT SHALL BE IN ACCORDANCE WITH THE COMPREHENSIVE SKETCH PLAN DEVELOPMENT CRITERIA APPROVED UNDER S-99-012, PB-339 AND PB-359.

OWNER/DEVELOPER
THE HOWARD RESEARCH AND DEVELOPMENT CORPORATION AND EMERSON LAND BUSINESS TRUST, AND EMERSON COMMUNITY ASSOCIATION, INC.
10275 LITTLE PATUXENT PKWY
COLUMBIA, MD 21044
410-992-6000

Sill · Adcock & Associates · LLC
Engineers · Surveyors · Planners
3300 North Ridge Road, Suite 160
Ellicott City, Maryland 21043
Phone: 443.325.7682 Fax: 443.325.7685
Email: info@saaland.com

AREA TABULATION CHART

- TOTAL NUMBER OF LOTS AND/OR PARCELS TO BE RECORDED
 - A. BUILDABLE: 86
 - B. NON-BUILDABLE: 0
 - C. OPEN SPACE: 4
 - D. PRESERVATION PARCELS: 0
- TOTAL AREA OF LOTS AND/OR PARCELS
 - A. BUILDABLE: 4.0009 AC
 - B. NON-BUILDABLE: 0.0000 AC
 - C. OPEN SPACE: 2.3178 AC
 - D. PRESERVATION PARCELS: 0.0000 AC
- TOTAL AREA OF ROADWAY TO BE RECORDED: 0.0000 AC
- TOTAL AREA OF SUBDIVISION TO BE RECORDED: 6.3187 AC

THE REQUIREMENTS § 9-108, THE REAL PROPERTY ARTICLE, ANNOTATED CODE OF MARYLAND, 1999 REPLACEMENT VOLUME, (AS SUPPLEMENTED) AS FAR AS THEY RELATE TO THE MAKING OF THIS PLAT AND THE SETTING OF MARKERS HAVE BEEN COMPLIED WITH.

Michael D. Adcock 11-13-09
MICHAEL D. ADCOCK, PROFESSIONAL LAND SURVEYOR DATE

Gregory F. Hamm 11-13-09
GREGORY F. HAMM, VICE PRESIDENT DATE

Jeffrey C. Palkovitz 11-13-09
JEFFREY C. PALKOVITZ, ASSISTANT SECRETARY DATE

Gabrielle Koepfel 11-13-09
GABRIELLE KOEPPFEL, PRESIDENT DATE

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

Robert E. ... 11/24/09
HOWARD COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

Gregory F. Hamm 11/24/09
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

Mark D. ... 11/24/09
DIRECTOR DATE

DEDICATION FOR CORPORATION

THE HOWARD RESEARCH AND DEVELOPMENT CORPORATION, A MARYLAND CORPORATION, AND EMERSON LAND BUSINESS TRUST, A MARYLAND CORPORATION, BY GREGORY F. HAMM VP, AND JEFFREY C. PALKOVITZ, ASSISTANT SECRETARY, AND EMERSON COMMUNITY ASSOCIATION, INC., BY GABRIELLE KOEPPFEL, PRESIDENT, AND JEFFREY C. PALKOVITZ, 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 ROAD AND STREET RIGHTS-OF-WAY 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 SAID EASEMENTS AND RIGHTS-OF-WAY.

WITNESS MY HAND THIS 5 DAY OF Nov., 2009.

Gregory F. Hamm 11-13-09
GREGORY F. HAMM, VP DATE

Jeffrey C. Palkovitz 11-13-09
JEFFREY C. PALKOVITZ, ASSISTANT SECRETARY DATE

Gabrielle Koepfel 11-13-09
GABRIELLE KOEPPFEL, PRESIDENT DATE

Michael D. Adcock 11-13-09
MICHAEL D. ADCOCK, PROFESSIONAL LAND SURVEYOR DATE

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE FINAL PLAT 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 18TH OF DECEMBER, 2000 AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY 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 THE LANDS CONVEYED BY HOWARD RESEARCH AND DEVELOPMENT CORPORATION AND EMERSON LAND BUSINESS TRUST TO EMERSON COMMUNITY ASSOCIATION, INC., BY DEED DATED 22ND OF AUGUST, 2008 AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY IN LIBER M.D.R. 11374, FOLIO 675, AND THAT ALL MONUMENTS ARE IN PLACE OR WILL BE IN PLACE PRIOR TO THE ACCEPTANCE OF THE STREETS IN THE SUBDIVISION BY HOWARD COUNTY, AS SHOWN, IN ACCORDANCE WITH THE ANNOTATED CODE OF MARYLAND, AS AMENDED.

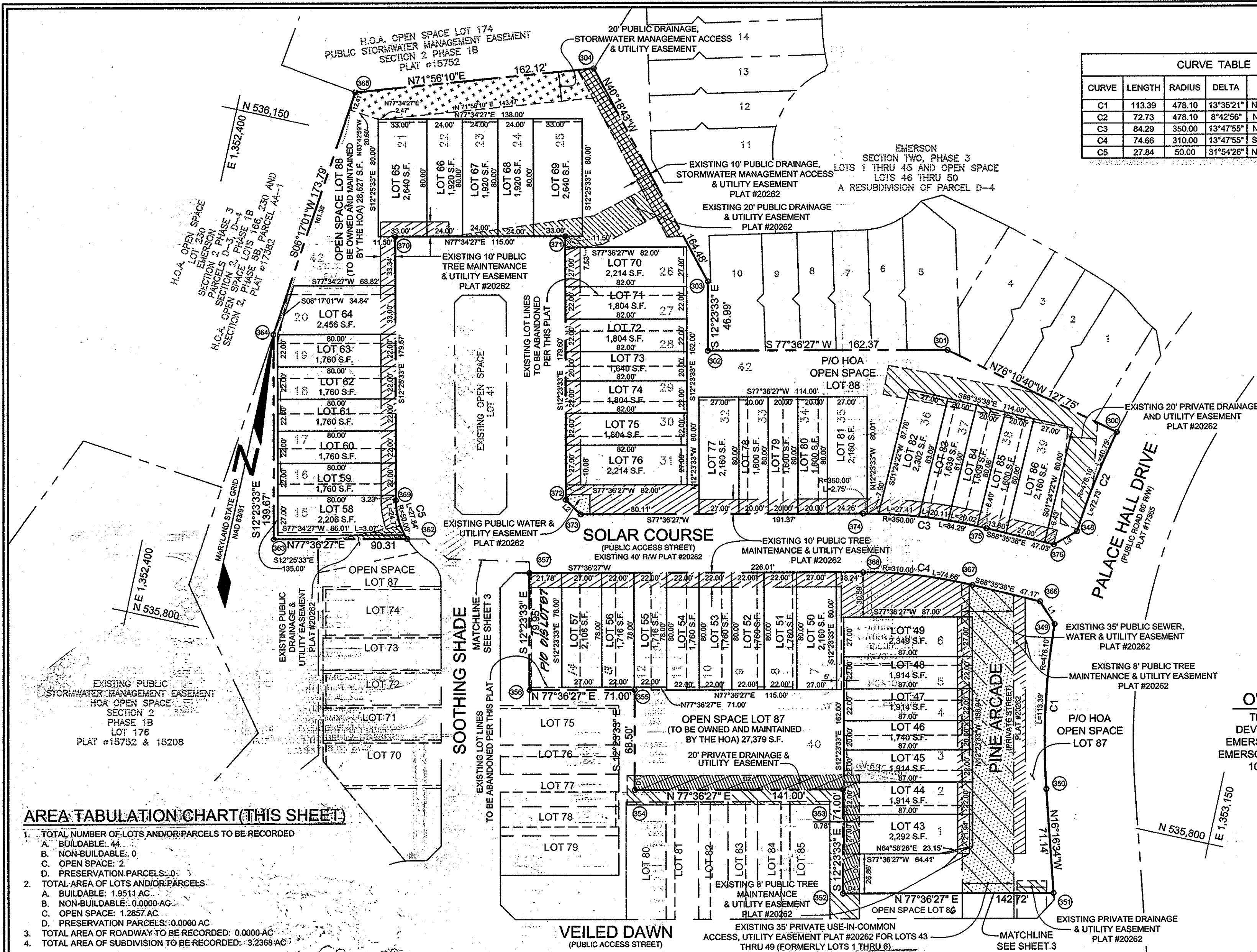
Michael D. Adcock 11-13-09
MICHAEL D. ADCOCK, PROFESSIONAL LAND SURVEYOR DATE

RECORDED AS PLAT NUMBER 20859 ON 12/01/09
IN THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

RESUBDIVISION PLAT OF EMERSON
SECTION TWO, PHASE 3
LOTS 43-86 AND OPEN SPACE LOTS 87 & 88
(A RESUBDIVISION OF LOTS 1-39 AND OPEN SPACE LOTS 40 & 42 PLAT NO. 20262) AND
SECTION TWO, PHASE 5B
LOTS 44-85 AND OPEN SPACE LOTS 86 & 87
(A RESUBDIVISION OF LOTS 1-39 AND OPEN SPACE LOTS 40 & 42 PLAT NO. 20263)

TAX MAP 47 GRID 8 P/O PARCEL 3
6TH ELECTION DISTRICT
HOWARD COUNTY, MARYLAND

SCALE: AS SHOWN
DATE: NOVEMBER 5, 2009
SHEET 1 OF 3



CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C1	113.39	478.10	13°35'21"	N09°28'54"W	113.13
C2	72.73	478.10	8°42'56"	N09°27'59"E	72.66
C3	84.29	350.00	13°47'55"	N84°30'25"E	84.09
C4	74.66	310.00	13°47'55"	S84°30'25"W	74.48
C5	27.84	50.00	31°54'26"	N28°22'48"W	27.49

LEGEND	
EXISTING PUBLIC TREE MAINTENANCE & UTILITY EASEMENT	[Symbol]
EXISTING PRIVATE USE-IN-COMMON ACCESS EASEMENT	[Symbol]
EXISTING PUBLIC DRAINAGE & UTILITY EASEMENT	[Symbol]
EXISTING PRIVATE DRAINAGE & UTILITY EASEMENT	[Symbol]
EXISTING PUBLIC WATER, SEWER & UTILITY EASEMENT	[Symbol]
EXISTING PUBLIC DRAINAGE, STORMWATER MANAGEMENT ACCESS & UTILITY EASEMENT	[Symbol]
PRIVATE DRAINAGE & UTILITY EASEMENT	[Symbol]
PUBLIC DRAINAGE, STORMWATER MANAGEMENT ACCESS & UTILITY EASEMENT	[Symbol]

THE REQUIREMENTS § 3-108, THE REAL PROPERTY ARTICLE, ANNOTATED CODE OF MARYLAND, 1999 REPLACEMENT VOLUME, (AS SUPPLEMENTED) AS FAR AS THEY RELATE TO THE MAKING OF THIS PLAT AND THE SETTING OF MARKERS HAVE BEEN COMPLIED WITH.

Michael D. Adcock 11-18-09
 MICHAEL D. ADCOCK, PROFESSIONAL LAND SURVEYOR DATE

Gregory F. Hamm 11-13-09
 GREGORY F. HAMM, VICE PRESIDENT DATE

Jeffrey C. Palkovitz 11-13-09
 JEFFREY C. PALKOVITZ, ASSISTANT SECRETARY DATE

Gabrielle Koepfel 11-13-09
 GABRIELLE KOEPEL, PRESIDENT DATE

PHASE 3

OWNER/DEVELOPER
 THE HOWARD RESEARCH AND DEVELOPMENT CORPORATION AND EMERSON LAND BUSINESS TRUST, AND EMERSON COMMUNITY ASSOCIATION, INC.
 10275 LITTLE PATUXENT PKWY
 COLUMBIA, MD 21044
 410-992-6000

Sill · Adcock & Associates · LLC
 Engineers · Surveyors · Planners
 3300 North Ridge Road, Suite 160
 Ellicott City, Maryland 21043
 Phone: 443.325.7682 Fax: 443.325.7685
 Email: info@saaland.com

AREA TABULATION CHART (THIS SHEET)

- TOTAL NUMBER OF LOTS AND/OR PARCELS TO BE RECORDED: 44
- TOTAL AREA OF LOTS AND/OR PARCELS:
 - A. BUILDABLE: 1.9511 AC.
 - B. NON-BUILDABLE: 0.0000 AC.
 - C. OPEN SPACE: 1.2857 AC.
 - D. PRESERVATION PARCELS: 0.0000 AC.
- TOTAL AREA OF ROADWAY TO BE RECORDED: 0.0000 AC.
- TOTAL AREA OF SUBDIVISION TO BE RECORDED: 3.2368 AC.

THE PURPOSE OF THIS RESUBDIVISION PLAT IS TO ESTABLISH 8 ADDITIONAL SFA LOTS BASED ON THE SHIFTING OF 8 SFA HOUSING UNIT ALLOCATIONS FROM EMERSON, SECTION 2, PHASE 8B TRANSFERRED UNDER FINAL PLATS, F-10-09, PLAT #'S 20720-20722 AND F-10-010, PLAT #'S 20723-20725. ALSO, AN ADDITIONAL PRIVATE DRAINAGE AND UTILITY EASEMENT AND A PRIVATE USE-IN-COMMON ACCESS, & UTILITY EASEMENT IS TO BE ESTABLISHED UNDER THIS PLAT.

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

Robert 11/24/09
 HOWARD COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

Michael D. Adcock 11/24/09
 CHIEF, DEVELOPMENT ENGINEERING DIVISION, DATE

Mark L. Kyle 11/24/09
 DIRECTOR DATE

DEDICATION FOR CORPORATION

THE HOWARD RESEARCH AND DEVELOPMENT CORPORATION, A MARYLAND CORPORATION, AND EMERSON LAND BUSINESS TRUST, A MARYLAND CORPORATION, BY GREGORY F. HAMM VP, AND JEFFREY C. PALKOVITZ, ASSISTANT SECRETARY, AND EMERSON COMMUNITY ASSOCIATION, INC., BY GABRIELLE KOEPEL, PRESIDENT, AND JEFFREY C. PALKOVITZ, 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 ROAD AND STREET RIGHTS-OF-WAY 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 ERECTED ON OR OVER SAID EASEMENTS AND RIGHTS-OF-WAY.

WITNESS MY HAND THIS 13th DAY OF NOV, 2009.

Gregory F. Hamm 11-13-09
 GREGORY F. HAMM, VP DATE

Jeffrey C. Palkovitz 11-13-09
 JEFFREY C. PALKOVITZ, ASSISTANT SECRETARY DATE

Gabrielle Koepfel 11-13-09
 GABRIELLE KOEPEL, PRESIDENT DATE

Michael D. Adcock 11-13-09
 MICHAEL D. ADCOCK, PROFESSIONAL LAND SURVEYOR DATE

Jeffrey C. Palkovitz 11-13-09
 JEFFREY C. PALKOVITZ, ASSISTANT SECRETARY DATE

Gabrielle Koepfel 11-13-09
 GABRIELLE KOEPEL, PRESIDENT DATE

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE FINAL PLAT 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 18TH OF DECEMBER, 2000 AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY IN LIBER M.D.R. 5289, FOLIO 330, HAVING THEREAFTER CHANGED ITS NAME TO THE HOWARD RESEARCH AND DEVELOPMENT CORPORATION BY ARTICLE 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 THE LANDS CONVEYED BY HOWARD RESEARCH AND DEVELOPMENT CORPORATION AND EMERSON LAND BUSINESS TRUST TO EMERSON COMMUNITY ASSOCIATION, INC., BY DEED DATED 22ND OF AUGUST, 2008 AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY IN LIBER M.D.R. 11374, FOLIO 675, AND THAT ALL MONUMENTS ARE IN PLACE OR WILL BE IN PLACE PRIOR TO THE ACCEPTANCE OF THE STREETS IN THE SUBDIVISION BY HOWARD COUNTY AS SHOWN, IN ACCORDANCE WITH THE ANNOTATED CODE OF MARYLAND, AS AMENDED.

Michael D. Adcock 11-18-09
 MICHAEL D. ADCOCK, PROFESSIONAL LAND SURVEYOR DATE
 MD. REG. NO. 21257

RECORDED AS PLAT NUMBER 20060 ON 12/01/09
 IN THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

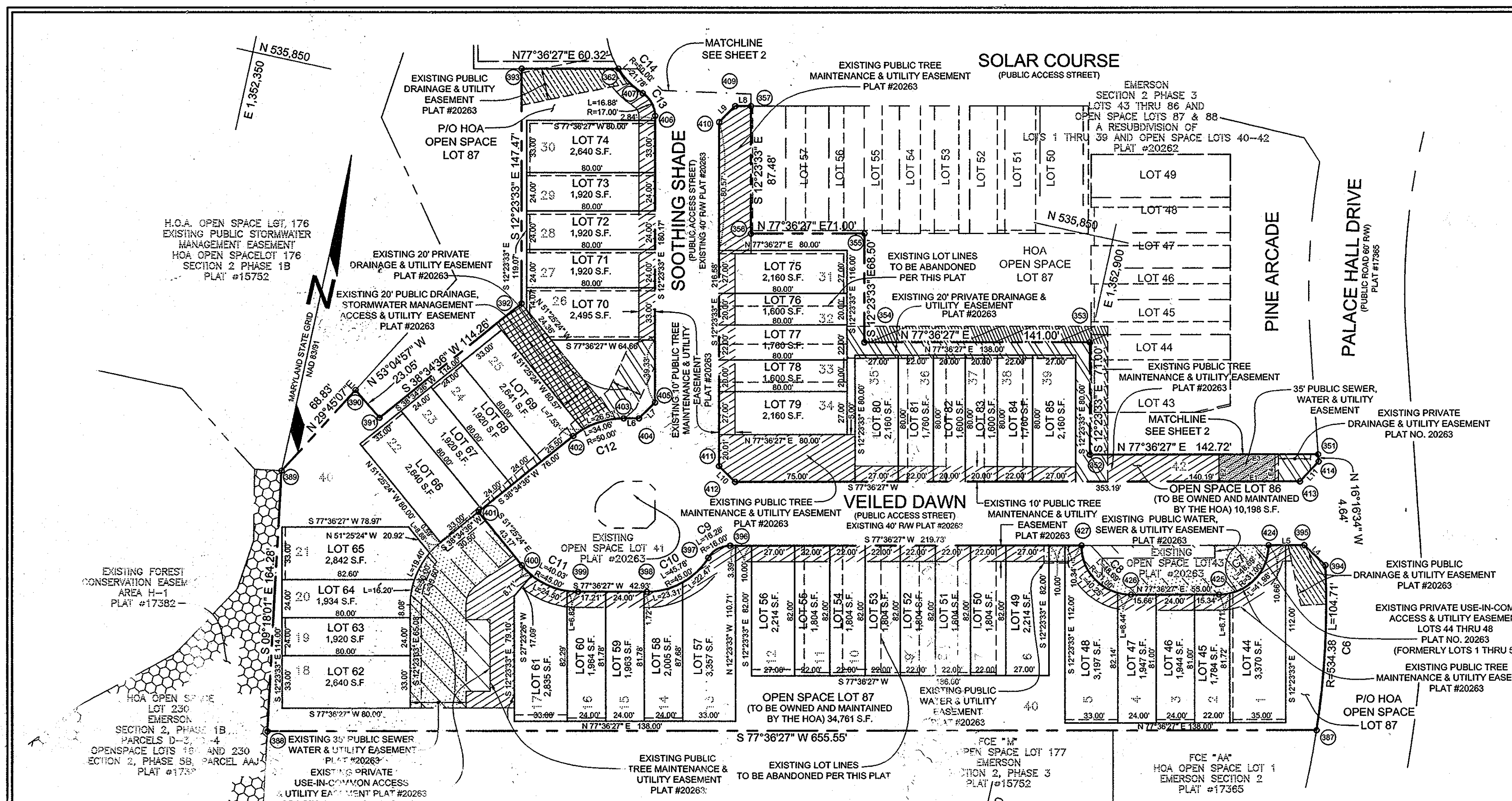
RESUBDIVISION PLAT OF EMERSON

SECTION TWO, PHASE 3
 LOTS 43-86 AND OPEN SPACE LOTS 87 & 88
 (A RESUBDIVISION OF LOTS 1-39 AND OPEN SPACE LOTS 40 & 42 PLAT NO. 20262) AND

SECTION TWO, PHASE 5B
 LOTS 44-85 AND OPEN SPACE LOTS 86 & 87
 (A RESUBDIVISION OF LOTS 1-39 AND OPEN SPACE LOTS 40 & 42 PLAT NO. 20263)

TAX MAP 47 GRID 8 P/O PARCEL 3
 6TH ELECTION DISTRICT
 HOWARD COUNTY, MARYLAND

SCALE: 1"=50'
 DATE: NOVEMBER 5, 2009
 SHEET 2 OF 3



LEGEND

- EXISTING PUBLIC TREE MAINTENANCE & UTILITY EASEMENT
- EXISTING PRIVATE USE-IN-COMMON ACCESS EASEMENT
- EXISTING PUBLIC DRAINAGE & UTILITY EASEMENT
- EXISTING PRIVATE DRAINAGE & UTILITY EASEMENT
- EXISTING PUBLIC WATER, SEWER & UTILITY EASEMENT
- EXISTING PUBLIC DRAINAGE, STORMWATER MANAGEMENT ACCESS & UTILITY EASEMENT
- EXISTING FOREST CONSERVATION EASEMENT
- 35' PUBLIC SEWER, WATER & UTILITY EASEMENT
- PRIVATE DRAINAGE & UTILITY EASEMENT

CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C6	104.71	534.38	11°13'37"	N09°20'01"W	104.54
C7	48.69	31.00	90°00'00"	S32°36'27"W	43.84
C8	48.69	31.00	90°00'00"	N57°23'33"W	43.84
C9	16.28	16.00	58°17'01"	S48°27'56"W	15.58
C10	45.78	45.00	58°17'01"	S48°27'56"W	43.83
C11	40.03	45.00	50°58'09"	N76°54'29"W	38.72
C12	34.06	50.00	39°01'51"	N58°05'32"E	33.41
C13	16.88	17.00	58°53'45"	N40°50'28"W	16.20
C14	21.78	50.00	24°57'19"	N56°48'39"W	21.61

AREA TABULATION CHART (THIS SHEET)

- NUMBER OF LOTS AND/OR PARCELS TO BE RECORDED: 42
- TOTAL AREA OF LOTS AND/OR PARCELS: 2,0498 AC
 - A. BUILDABLE: 2,0498 AC
 - B. NON-BUILDABLE: 0.0000 AC
 - C. OPEN SPACE: 1.0321 AC
 - D. PRESERVATION PARCELS: 0.0000 AC
- TOTAL AREA OF ROADWAY TO BE RECORDED: 0.0000 AC
- TOTAL AREA OF SUBDIVISION TO BE RECORDED: 3.0819 AC

THE REQUIREMENTS § 3-108, THE REAL PROPERTY ARTICLE, ANNOTATED CODE OF MARYLAND, 1999 REPLACEMENT VOLUME, (AS SUPPLEMENTED) AS FAR AS THEY RELATE TO THE MAKING OF THIS PLAN AND THE SETTING OF MARKERS HAVE BEEN COMPLIED WITH.

Michael D. Adcock 11-18-09
MICHAEL D. ADCOCK, PROFESSIONAL LAND SURVEYOR DATE

Gregory F. Hamm 11-13-09
GREGORY F. HAMM, VICE PRESIDENT DATE

Jeffrey C. Palkovitz 11-13-09
JEFFREY C. PALKOVITZ, ASSISTANT SECRETARY DATE

Gabrielle Koepfel 11-13-09
GABRIELLE KOEPPFEL, PRESIDENT DATE

OWNER/DEVELOPER
THE HOWARD RESEARCH AND DEVELOPMENT CORPORATION AND EMERSON LAND BUSINESS TRUST, AND EMERSON COMMUNITY ASSOCIATION, INC.
10275 LITTLE PATUXENT PKWY
COLUMBIA, MD 21044
410-992-6000

PHASE 5B
Sill · Adcock & Associates · LLC
Engineers · Surveyors · Planners
3300 North Ridge Road, Suite 160
Ellicott City, Maryland 21043
Phone: 443.325.7682 Fax: 443.325.7685
Email: info@sailand.com

THE PURPOSE OF THIS RESUBDIVISION PLAN IS TO ESTABLISH 8 ADDITIONAL SFA LOTS BASED ON THE SHIFTING OF 8 SFA HOUSING UNIT ALLOCATIONS FROM EMERSON, SECTION 2, PHASE 8B TRANSFERRED UNDER FINAL PLATS, F-10-009, PLAT #S 20720-20722 AND F-10-010, PLAT #S 20723-20725. ALSO, AN ADDITIONAL PRIVATE DRAINAGE AND UTILITY EASEMENT AND A PRIVATE USE-IN-COMMON ACCESS & UTILITY EASEMENT IS TO BE ESTABLISHED UNDER THIS PLAT.

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

[Signature] DATE: 11/24/09
HOWARD COUNTY HEALTH OFFICER

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

[Signature] DATE: 11/24/09
CHIEF, DEVELOPMENT ENGINEERING

[Signature] DATE: 11/24/09
DIRECTOR

DEDICATION FOR CORPORATION

THE HOWARD RESEARCH AND DEVELOPMENT CORPORATION, A MARYLAND CORPORATION, AND EMERSON LAND BUSINESS TRUST, MARYLAND CORPORATION, BY GREGORY F. HAMM VP, AND JEFFREY C. PALKOVITZ, ASSISTANT SECRETARY, AND EMERSON COMMUNITY ASSOCIATION, INC., BY GABRIELLE KOEPPFEL, PRESIDENT, AND JEFFREY C. PALKOVITZ, SECRETARY, OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY ADOPT THIS PLAN OF SUBDIVISION, AND IN CONSIDERATION OF THE APPROVAL OF THIS FINAL PLAN BY THE DEPARTMENT OF PLANNING AND ZONING, ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES AND GRANT UNDER 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 ROAD AND STREET RIGHTS-OF-WAY 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 SAID EASEMENTS AND RIGHTS-OF-WAY.

WITNESS MY HAND THIS 13 DAY OF Nov, 2009.

Gregory F. Hamm 11-13-09 DATE
GREGORY F. HAMM, VP

Jeffrey C. Palkovitz 11-13-09 DATE
JEFFREY C. PALKOVITZ, ASSISTANT SECRETARY

Gabrielle Koepfel 11-13-09 DATE
GABRIELLE KOEPPFEL, PRESIDENT

[Signature] 11-13-09 WITNESS

[Signature] 11-13-09 WITNESS

[Signature] 11-13-09 WITNESS

SURVEYOR'S CERTIFICATE

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Michael D. Adcock 11-18-09 DATE
MICHAEL D. ADCOCK, PROFESSIONAL LAND SURVEYOR
MD. REG. NO. 21257

RECORDED AS PLAT NUMBER 20801 ON 12/01/09 IN THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

RESUBDIVISION PLAT OF EMERSON
SECTION TWO, PHASE 3
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