

CURVE TABLE

CURVE	DELTA ANGLE	RADIUS	ARC LENGTH	CHORD BEARING	LENGTH	TANGENT
C1	08°43'18"	24.65'	3.75'	N 41°27'07" W	3.75'	1.88'
C4	75°55'29"	71.98'	95.58'	S 33°45'45" E	88.55'	56.16'
C5	88°07'13"	3.00'	4.61'	S 27°39'53" E	4.17'	2.90'
C6	14°38'04"	130.64'	33.37'	S 84°07'00" E	33.28'	16.77'
C7	91°32'19"	3.00'	4.79'	N 44°20'02" E	4.30'	3.08'
C8	13°58'39"	81.90'	19.98'	N 83°37'30" E	19.93'	10.04'
C9	86°30'11"	16.33'	24.66'	S 56°54'55" E	22.38'	15.36'
C10	12°40'12"	28.53'	6.31'	S 72°17'39" W	6.30'	3.17'
C12	34°39'13"	3.53'	2.14'	S 73°28'44" W	2.10'	1.10'
C13	42°40'18"	75.09'	55.93'	S 71°51'23" W	54.64'	29.33'
C14	18°41'30"	85.60'	27.92'	S 85°04'09" W	27.80'	14.09'
C15	51°03'26"	13.17'	11.74'	N 88°30'44" W	11.35'	6.29'
C19	20°28'18"	95.43'	34.10'	S 21°59'40" E	33.91'	17.23'
C22	28°41'49"	105.27'	49.05'	N 19°34'37" W	48.61'	24.98'
C26	100°56'35"	100.63'	177.29'	N 31°39'49" E	155.23'	121.95'
C27	25°07'32"	226.44'	99.30'	N 07°03'43" W	98.51'	50.46'
C28	27°24'05"	223.55'	106.91'	N 04°19'01" W	105.90'	54.50'
C29	13°51'35"	40.71'	9.85'	N 19°04'43" W	9.82'	4.95'
C32	88°45'25"	3.00'	4.65'	S 45°22'22" W	4.20'	2.94'
C33	90°19'41"	4.00'	6.31'	N 45°05'05" W	5.67'	4.02'
C35	28°04'55"	45.18'	22.14'	S 06°17'13" E	21.92'	11.30'
C43	04°14'44"	270.00'	20.01'	S 10°24'31" E	20.00'	10.01'
C44	74°32'26"	26.23'	34.12'	S 67°50'12" W	31.77'	19.96'

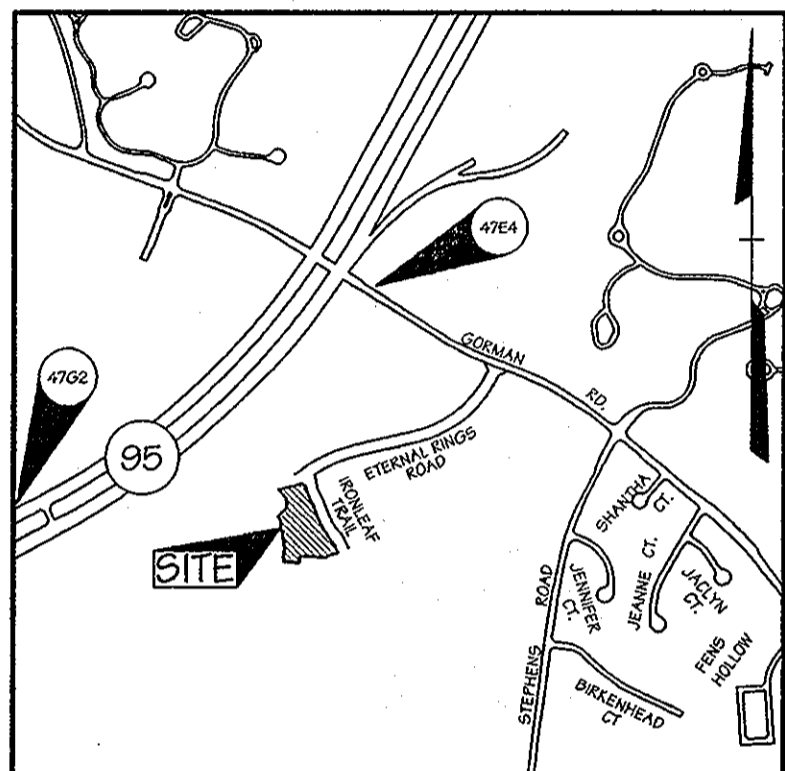
GENERAL NOTES CONTINUED:

28. A waiver was granted on December 4, 2009 (WP-10-054) of section 16.102 (c)(2) which states that a resubdivision plat will cover the entire parcel area being subdivided; and Section 16.102(d), which requires resubdivision plan approval to modify a previously recorded plat for residential properties by adding or deleting lots or modifying lot lines, and which exempts resubdivisions from sketch and preliminary plans only if there is no public road requirements required and there is no addition to the area previously recorded, except for the inclusion of deeded acreage which only provides the site with access or public road frontage.
- The approval is subject to the following conditions:
- The HOA and/or the current property owners must be the signing entity for the owner of the proposed plat, since the changes are occurring on HOA common area.
 - All easements, existing and new, being created or modified as a result of or by virtue of the proposed plat shall be part of the said plat contained within proposed residential lots or bulk parcels.
 - No easements may encroach over the areas encompassing existing condominium land units, unless the owners of the affected land units are signatories to the plat.
 - Approved design manual waivers shall be obtained for any departure in current design standards and required setbacks for all public utilities and associated easements prior to the approval of the proposed plat.
 - Water and sewer plans shall be redlined to reflect any changes to the design and/or associated easements prior to signature approval and recordation of the proposed plat.
 - Any previously approved site development plans for the property must be redlined or resubmitted to reflect the changes in the project resulting from the approval of this waiver and the approval of the revision plat, if any of the approved changed areas are part of that plan.
29. A waiver from design manual Volume 2-Section 5.3.B.1. was approved on 3/10/2010 by the Howard County Department of Public Works to allow for an easement over a water or sewer main less than 15 inches in diameter to be less than the required 20' in width occurs to the rear of Units 15-19, and at its worst case, in front of existing condominium Unit 23.

GENERAL NOTES:

- Coordinates are based on Maryland Coordinated System - NAD83 (1991) as projected by Howard County Geodetic Control Stations No. 47G2 and 47E4.

STATION	NORTH	EAST	ELEVATION	DESCRIPTION
47G2	532938.964	1351224.095	364.210	X CUT
47E4	535846.138	1355431.196	338.909	CONC. MON.
- This Plat is based upon a field run monumented boundary survey performed on or about June 25, 1999 by Daft-McCune-Walker, Inc.
- All areas shown on this plat are more or less.
- The subject property is Zoned MXD-3 per the July 28, 2006 Comprehensive Zoning Plan and ZB-979M. The Zoning Board granted approval of ZB-979M on September 3, 1998 for the preliminary development plan and development criteria for the 516.9 acres of land rezoned as MXD-3 and R-3C-MXD-3. The Decision and Order was signed on September 3, 1998.
- Developer reserves unto itself, its successors and assigns, all easements shown on this plan for storm drainage, other public utilities and forest conservation (designated as "Forest Conservation Easements"), located in, on, over and through lots/parcels, any conveyances of the aforesaid lots/parcels shall be subject to the easements herein reserved, whether or not expressly stated in the deed(s) conveying said lot(s)/parcels. Developer shall execute and deliver deeds for the easements herein reserved to Howard County. Upon completion of the public utilities and their acceptance by Howard County, and in the case of the forest conservation easement(s), upon completion of the developer's obligations under the forest conservation installation and maintenance agreement executed by the developer and the County, and the release of the developer's surety posted with said agreement. The County shall accept the easements and record the deed(s) of easement in the Land Records of Howard County.
- Landscaping is provided in accordance with a certified Landscape Plan on file with SDP-06-113 in accordance with Section 16.124 of the Howard County Code and the Landscape Manual.
- Driveways shall be provided prior to residential occupancy to insure safe access for fire and emergency vehicles per the following minimum requirements: Width - 12 feet (16 feet serving more than one residence) Surface - 6 inches of compacted crusher run base with tar and chip coating (1 1/2" min.) Geometry - Maximum 14% grade, maximum 10% grade change and minimum of 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.
- Previous Howard County Department of Planning and Zoning File Nos.: 5-99-12, PB-339, ZB-979-M, WP-01-14, WP-03-154, F-03-16, F-04-53, WP-09-143, WP-05-24, SDP-06-112, SDP-06-113, WPO6-120, WP-06-121, PB-359, F-05-93, F-07-138.
- Minimum building restriction setbacks from property lines and public road rights-of-way are to be in accordance with the Development Criteria approved with the Comprehensive Sketch Plan S-99-12 and the decision and order for PB-339 approved on July 1, 1999.
- Water and sewer service to these lots will be granted under the provisions of Section 16.122.B of the Howard County Code.
- Public water and sewage allocation will be granted before the record plat is recorded.
- There are no known cemeteries on this site.
- Phasing for this project is in accordance with the decision and order for Zoning Case: ZB-979M and the decision for and order for PB-339 (Comprehensive Sketch Plan S-99-012).
- Stormwater management (SWM) for this project has been addressed under F-04-53 Emerson, Section 2, Phase 5A with the installation of a Stormwater Management Facility which will control the runoff per the latest approved Design Standards.
- The wetlands delineation study for this project was prepared by Daft-McCune-Walker, Inc. dated September 1998 and was approved by the U.S. Army Corps of Engineers on December 19, 2001. There are no wetlands on site.
- The floodplain study for this project was prepared by Howard County, dated 1986.
- This project complies with the requirements of Section 16.1200 of the Howard County Code for Forest Conservation. Development of Emerson Section 2, Phase 7 under the current Forest Conservation Act proposes no forest clearing, forest retention, or reforestation. When evaluated cumulatively with previous phases of the project, 61.73 acres of clearing, 53.93 acres of retention, no reforestation is proposed. The cumulative reforestation obligation is 7.81 acres. There is no Forest Clearing, Forest Retention, or Reforestation proposed on site. The Forest Conservation requirements were met via off-site Forest Conservation easements credit on Emerson Open Space Lots Per F-05-49.
- WP-03-154, Emerson 2/5B approved on August 6, 2003. Section 16.121.e. (1) waived requiring minimum 40' frontage onto a public road right-of-way for open space lots. Approval granted with the following conditions: (1) The preliminary plan for Phase 5B (F-03-16) shall show a temporary 40' access easement to open space lots 2 and 3, and that easement shall be maintained until Eternal Rings Drive is extended on a future plan for Emerson MXD.
- WP-05-24, Emerson, Section 2, Phase 7, approved on October 29, 2004 to waive Section 16.146(a) to waive the requirement of submitting a preliminary subdivision plan for this phase of the Emerson MXD project. Approval is granted with the following conditions: (1) The limits of the property associated with this phase shall extend to the boundary of future Eternal Rings Drive and up to the eastern boundary of existing Open Space Lot 2. (2) The Petitioner shall submit a final subdivision plan application within 9 months of the date of approval of this waiver (on or before July 29, 2005).
- Denotes iron pipe or rebar and cap found/set
O Denotes angular change in bearing
- Emerson Section 2 Phase 7 was allocated 120 units with the recordation of plat # 17669, Parcel 'A' was allocated 60 units and Parcel 'B' was allocated 60 units. Additionally, Parcel 'A' received 44 tentative unit allocations from Emerson Section 2 Phase 6A, plat #17678 for a total of 164 units (60+60+44=164). With the recordation F-07-138, Plat No. 18931-18933, Emerson Section 2 Phase 7, Parcel 'A' will have 40 tentative housing unit allocations reserved and Parcel 'B' will have 37 tentative housing unit allocations reserved. The remaining 87 housing unit allocations from Emerson Section 2 Phase 7 (164-40-37=87) were shifted as follows: 20 housing unit allocations were shifted to Emerson Section 3 Area 4, Parcel A-1, SDP-06-159 and the remaining 67 housing unit allocations were shifted to Emerson Section 2 Phase 8, Parcel 'B'.
- WP-06-120 (Parcel A) and WP-06-121 (Parcel B) to waive section 16.134.B.1 of the subdivision and land development regulations which requires that a sidewalk be constructed along roadways were denied on June 23, 2006.
- This Plan has been prepared in accordance with the provisions of section 16.124 of the Howard County Code and the Emerson Landscape design criteria. Financial surety for the required landscaping in the amount of \$52,050 must be posted as part of the Developer's agreement.
- A waiver was granted on April 14, 2009 (WP-09-143) of section 16.156 (O)(1)(i) to extend the approval status for SDP-06-113 in order to apply for building permits for all single family attached or Condominium Dwelling Units approved within 2 years of signature approval of the SDP for this project; and from Section 16.120 (c)(4) Requiring that all 5FA Residential lots have a minimum of 15 feet of frontage on a public road or located on a private road not exceeding 200 feet measured from the edge of the public right-of-way along the centerline of the private road.
- The areas to be conveyed to Berkshire Place at Haddon Hall Homeowners Association, Inc. ("HOA") include Non-Buildable Bulk Parcel C and any other areas which may be conveyed and described in one or more deeds to the HOA, from time to time, and recorded among the land records of Howard County, Maryland.
- The roads shown hereon (Young Rivers Court, Summer Waves Way, and Northern Lakes Lane) are intended to be private and to be owned and maintained by the Berkshire Place at Haddon Hall Homeowners Association, Inc. Each Condominium unit owner and lot owner will have the right to use the private roads, per Liber 11314, Folio 293. Access rights and maintenance responsibilities associated with a portion of the private roads designated herein between adjacent Parcel B and this subdivision are recorded among the Land Records of Howard County Maryland in Liber 10867, Folio 378 and Liber 12286, Folio 156.
- On February 8, 2007, the Howard County Planning Board approved SDP-06-113 with the following requested setback reductions as required by the Emerson Development Criteria:
 - A reduction of the spacing setback between structures for a back to back orientation for Unit 9 to Unit 19 from 50 feet to 43.7 feet and between Unit 10 to Unit 18 from 50 feet to 45.5 feet, and
 - A reduction of the rear setback for Unit 26 to the rear project boundary line from 15 feet to 13 feet.



VICINITY MAP
SCALE: 1" = 1000'
ADC MAP 19, BLOCK J7

The requirements Section 3-108, The Real Property Article, Annotated Code of Maryland, 1986 replacement volume, (as supplemented) as far as they relate to the making of this plat and the setting of markers have been complied with

Michael D. Martin 4-5-10
Michael D. Martin, Professional Land Surveyor
Maryland Registration No. 21234

Theodore J. Wies III 4-5-10
Columbia Builders, Inc.
Theodore J. Wies III, Vice President

Theodore J. Wies III 4-5-10
Berkshire Place at Haddon Hall Homeowners Association, Inc.
Theodore J. Wies III, Vice President

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

TABULATION OF FINAL PLAT	TOTAL	SHEET 2	SHEET 3
A. TOTAL NUMBER OF LOTS AND/OR PARCELS TO BE RECORDED	32	16	16
BUILDABLE	31	15	16
OPEN SPACE LOTS	0	0	0
BUILDABLE BULK PARCELS	0	0	0
NON-BUILDABLE BULK PARCELS	1	1, P/O "C"	0, P/O "C"
B. TOTAL AREA OF LOTS AND/OR PARCELS	2.825 AC.±	1.368 AC.±	1.457 AC.±
BUILDABLE	1.794 AC.±	0.917 AC.±	0.877 AC.±
OPEN SPACE LOTS	0.000 AC.±	0.000 AC.±	0.000 AC.±
BUILDABLE BULK PARCELS	0.000 AC.±	0.000 AC.±	0.000 AC.±
NON-BUILDABLE BULK PARCELS	1.031 AC.±	0.451 AC.±	0.580 AC.±
C. TOTAL AREA OF ROADWAY AND HIGHWAY WIDENING TO BE RECORDED	0.000 AC.±	0.000 AC.±	0.000 AC.±
D. TOTAL AREA OF SUBDIVISION TO BE RECORDED	2.825 AC.±	1.368 AC.±	1.457 AC.±

OWNER/DEVELOPER
COLUMBIA BUILDERS, INC.
10715 LITTLE PATUXENT PARKWAY
COLUMBIA, MD 21044
PH: (410) 730-3939

APPROVED: FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEMS, IN HOWARD COUNTY HEALTH DEPARTMENT
Howard County Health Officer 4/19/10
Date

OWNER'S DEDICATION
We, Columbia Builders, Inc., a Maryland Corporation by Theodore J. Wies III, Vice President, Owner of the property shown hereon, hereby adopt this plan of Resubdivision, 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 5th day of APRIL 2010
Theodore J. Wies III 4-5-10
Berkshire Place at Haddon Hall Homeowners Association, Inc. Date
Theodore J. Wies III 4-5-10
Columbia Builders, Inc. Date

SURVEYOR'S CERTIFICATE
I hereby certify that the final plat shown hereon is correct; that it is a Plat of Resubdivision of a portion of the land conveyed by THE HOWARD RESEARCH AND DEVELOPMENT CORPORATION to COLUMBIA BUILDERS, INC. by deed dated January 12, 2006 and recorded in the land records of Howard County, Maryland, in Liber 9758, Folio 559 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 now amended.

RECORDED AS PLAT No. 21092 ON 4/27/10
IN THE LAND RECORDS OF HOWARD COUNTY, MARYLAND

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING
Chief, Development Engineering Division 4/13/10
Date
Krist Steadman 4/21/10
Director Date

Theodore J. Wies III 4-5-10
Berkshire Place at Haddon Hall Homeowners Association, Inc. Date
Theodore J. Wies III 4-5-10
Columbia Builders, Inc. Date

Witness *[Signature]* 4/5/10
Date
Witness *[Signature]* 4/5/10
Date

Michael D. Martin
Michael D. Martin, Professional Land Surveyor
Maryland Registration No. 21234
Date

EMERSON
SECTION 2, AREA 7
LOTS 1-14, 24-40, AND
NON-BUILDABLE BULK PARCEL C
A RESUBDIVISION OF SECTION 2, AREA 7, PARCEL A
TAX MAP NO. 47, GRID B, PARCEL NO. 1062
ZONED: PEC-MXD-3
SIXTH ELECTION DISTRICT
HOWARD COUNTY MARYLAND
APRIL 5, 2010

SCALE 1" = 30'
SHEET 1 OF 4

LINE TABLE

LINE	BEARING	DISTANCE
L1	N 90°00'00" W	128'
L2	N 00°57'27" E	0.42'
L3	N 86°01'27" W	8.90'
L4	S 89°44'22" E	10.13'
L5	S 89°44'22" E	3.74'
L20	S 00°59'40" W	14.77'
L21	S 89°48'05" W	28.05'
L22	N 00°04'46" E	13.90'
L23	S 01°24'07" W	13.95'
L24	N 00°15'38" E	31.56'
L25	S 89°58'44" E	13.30'
L27	N 89°06'55" W	13.58'
L28	S 16°23'43" W	15.13'
L29	N 01°26'08" W	14.32'
L53	N 17°00'54" W	13.97'
L54	S 72°59'08" W	14.62'
L55	S 17°00'54" E	15.78'
L56	S 17°00'54" E	15.78'
L57	S 72°59'07" W	21.85'
L58	N 86°01'28" W	7.85'
L59	S 03°58'32" W	8.83'
L60	S 03°58'32" W	8.83'
L61	N 86°01'28" W	14.00'
L62	N 03°58'32" E	10.44'
L63	S 03°58'32" W	10.44'
L64	S 86°01'28" E	18.00'
L65	N 03°58'32" E	12.32'
L66	N 03°58'32" E	12.32'
L67	N 86°01'28" W	14.72'
L68	S 03°58'32" W	13.98'
L69	S 03°58'32" W	13.98'
L70	N 86°01'28" W	16.28'
L71	S 03°58'32" W	15.75'
L72	N 03°58'32" E	15.75'
L73	N 86°01'28" W	37.82'
L74	S 65°02'04" E	24.85'
L75	N 44°02'29" W	35.84'
L76	N 00°57'26" E	30.75'
L77	S 00°15'38" W	7.88'

LINE TABLE

LINE	BEARING	DISTANCE
L78	N 44°02'30" W	23.85'
L79	N 65°01'59" W	17.43'
L80	S 72°59'08" W	18.15'
L81	S 17°00'54" E	18.54'
L82	S 72°59'06" W	24.32'
L83	S 14°31'21" E	54.28'
L84	S 00°19'47" W	25.94'
L85	S 01°52'04" W	32.06'
L86	S 05°16'18" W	7.16'
L109	S 72°59'06" W	10.00'
L112	N 86°01'28" W	10.00'
L115	S 86°01'28" E	10.00'
L118	N 86°01'28" W	10.00'
L121	N 86°01'28" W	10.00'
L124	N 86°01'28" W	10.00'
L125	N 85°23'31" W	6.76'
L126	N 15°57'39" W	25.93'
L127	N 80°25'20" E	5.86'

LEGEND

- VARIABLE WIDTH PUBLIC WATER, SEWER, & UTILITY EASEMENT
- EXISTING VARIABLE WIDTH PUBLIC WATER & UTILITY EASEMENT AS SHOWN ON PLAT NO. 18932
- EXISTING VARIABLE WIDTH PRIVATE INGRESS/EGRESS EASEMENT

NOTE: SEE PLAT 4 OF 4 FOR DELINEATION OF THE PORTION OF THE EXISTING VARIABLE WIDTH PUBLIC WATER & UTILITY EASEMENT TO BE ABANDONED BY THIS PLAT.

NOTE: SEE PLAT 1 OF 4 FOR CURVE TABLE INFORMATION

The requirements 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.

Michael D. Martin 4-5-10
Michael D. Martin, Professional Land Surveyor
Maryland Registration No. 21234

Theodore J. Wies III 4-5-10
Columbia Builders, Inc.
Theodore J. Wies III, Vice President

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Berkshire Place at Haddon Hall Homeowners Association, Inc.
Theodore J. Wies III, Vice President

EMERSON SECTION 2, PHASE 5B FOREST CONSERVATION HOA OPEN SPACE LOT 2 PLAT 17366 ZONED: PEC-MXD-3

EMERSON SECTION 2, PHASE 7 BULK PARCEL B PLAT 18932 ZONED: PEC-MXD-3

COORDINATE TABLE

POINT	NORTH	EAST	POINT	NORTH	EAST
2	534323.7354	1355446.2038	113	534524.0205	1355574.5130
3	534382.0077	1355451.5825	115	534520.0150	1355578.5304
5	534373.4959	1355592.4344	116	534506.1167	1355578.5111
6	534373.2994	1355678.3242	117	534505.9481	1355633.7434
7	534383.2988	1355678.4912	118	534519.8894	1355634.0846
59	534550.0491	1355472.0301	120	534519.2720	1355642.9680
69	534549.6041	1355409.8472	125	534486.8596	1355452.8858
77	534472.5614	1355679.0256	127	534489.0050	1355456.8892
78	534373.3017	1355677.3129	129	534486.8596	1355457.6004
84	534381.8791	1355464.0683	164	534392.2668	1355710.9802
86	534487.5753	1355456.0969	166	534395.0759	1355708.4992
89	534506.4394	1355479.2225	167	534471.9069	1355708.8486
105	534492.0597	1355427.4530	169	534426.6384	1355708.6427
107	534394.3010	1355439.5336	170	534426.6335	1355721.9473
108	534324.7864	1355433.1766	171	534463.8129	1355722.3906
109	534506.1827	1355543.2232	172	534464.0226	1355708.8127
110	534520.9509	1355543.4796	174	534471.9239	1355705.1052
112	534523.8988	1355546.4661	176	534545.5403	1355655.8930

TABULATION OF FINAL PLAT	SHEET 2
A. TOTAL NUMBER OF LOTS AND/OR PARCELS TO BE RECORDED	16
BUILDABLE	15
OPEN SPACE LOTS	0
BUILDABLE BULK PARCELS	0
NON-BUILDABLE BULK PARCELS	1, P10 "C"
B. TOTAL AREA OF LOTS AND/OR PARCELS	1,368 AC.±
BUILDABLE	0,917 AC.±
OPEN SPACE LOTS	0,000 AC.±
BUILDABLE BULK PARCELS	0,000 AC.±
NON-BUILDABLE BULK PARCELS	0,451 AC.±
C. TOTAL AREA OF ROADWAY AND HIGHWAY WIDENING TO BE RECORDED	0,000 AC.±
D. TOTAL AREA OF SUBDIVISION TO BE RECORDED	1,368 AC.±

OWNER'S DEDICATION

We, Columbia Builders, Inc., A Maryland Corporation by Theodore J. Wies III, Vice President, Owner of the property shown hereon, hereby adopt this plan of Resubdivision, 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 5th day of APRIL 2010

Theodore J. Wies III 4-5-10
Berkshire Place at Haddon Hall Homeowners Association, Inc. Date
Theodore J. Wies III, Vice President
Theodore J. Wies III 4-5-10
Columbia Builders, Inc. Date
Theodore J. Wies III, Vice President

[Signature] 4/5/10
Witness Date
[Signature] 4/5/10
Witness Date

SURVEYOR'S CERTIFICATE

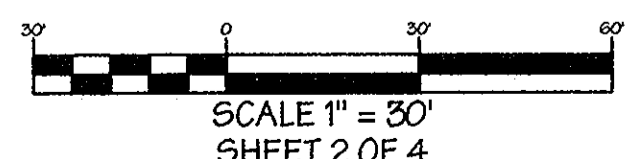
I hereby certify that the final plat shown hereon is correct; that it is a Plat of Resubdivision of a portion of the land conveyed by THE HOWARD RESEARCH AND DEVELOPMENT CORPORATION TO COLUMBIA BUILDERS, INC. by deed dated January 12, 2006 and recorded in the land records of Howard County, Maryland, in Liber 9758, Folio 559 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 now amended.

Michael D. Martin 4-5-10
Michael D. Martin, Professional Land Surveyor Date
Maryland Registration No. 21234

RECORDED AS PLAT No. 21093 ON 4/27/10 IN THE LAND RECORDS OF HOWARD COUNTY, MARYLAND

EMERSON

SECTION 2, AREA 7
LOTS 1-14, 24-40, AND
NON-BUILDABLE BULK PARCEL C
A RESUBDIVISION OF SECTION 2, AREA 7, PARCEL A
TAX MAP NO. 47, GRID B, PARCEL NO. 1062
ZONED: PEC-MXD-3
SIXTH ELECTION DISTRICT
HOWARD COUNTY MARYLAND
APRIL 5, 2010



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

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

Michael J. Dean 4/19/10
Howard County Health Officer Date

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING
[Signature] 4/13/10
Chief, Development Engineering Division Date

Kat Shalwahn 4/21/10
Director Date

EMERSON
SECTION 2, PHASE 5B
FOREST CONSERVATION
HOA OPEN SPACE LOT 2
PLAT 17366
ZONED: PEC-MXD-3

MARYLAND COORDINATE SYSTEM

E 1,355,300
N 534,200

E 1,355,300
N 535,100

EXISTING VARIABLE WIDTH
PUBLIC WATER & UTILITY
EASEMENT AS SHOWN ON PLAT
No. 18932 (F-07-138) TO BE
ABANDONED BY THIS PLAT

EXISTING VARIABLE
WIDTH PUBLIC WATER &
UTILITY EASEMENT
PLAT NO. 18932

EXISTING VARIABLE WIDTH PUBLIC
WATER & UTILITY EASEMENT
PLAT NO. 18932

EMERSON
SECTION 2, PHASE 7
BULK PARCEL A
PLAT 18932
ZONED: PEC-MXD-3
(NOT PART OF THIS
SUBDIVISION) SEE RECORDED
CONDOMINIUM PLAT NO. 20066
FOR PERTINENT INFORMATION

EXISTING VARIABLE WIDTH PUBLIC
WATER & UTILITY EASEMENT
PLAT NO. 18932

EXISTING VARIABLE WIDTH
PUBLIC WATER & UTILITY
EASEMENT AS SHOWN ON PLAT
No. 18932 (F-07-138) TO BE
ABANDONED BY THIS PLAT

EMERSON
SECTION 2, PHASE 7
BULK PARCEL A
PLAT 18932
ZONED: PEC-MXD-3
(NOT PART OF THIS
SUBDIVISION) SEE
RECORDED CONDOMINIUM
PLAT NO. 20066 FOR
PERTINENT INFORMATION

EXISTING VARIABLE
WIDTH PUBLIC WATER &
UTILITY EASEMENT
PLAT NO. 18932

NOTE: THIS PLAT ILLUSTRATES THAT
PORTION OF THE EXISTING VARIABLE
WIDTH PUBLIC WATER & UTILITY
EASEMENT AS SHOWN ON PLAT NO.
18932 (F-07-138) TO BE ABANDONED
AND THAT PORTION OF SAID
EASEMENT WHICH WILL REMAIN.

IRONLEAF TRAIL
(PUBLIC ROAD)
VARIABLE WIDTH RIGHT-OF-WAY
(MINOR COLLECTOR)
PLAT NO. 18996

E 1,355,700
N 535,100

The requirements 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.

Michael D. Martin 4-5-10
Michael D. Martin, Professional Land Surveyor
Maryland Registration No. 21234

Theodore J. Wies III 4-5-10
Columbia Builders, Inc.
Theodore J. Wies III, Vice President

Theodore J. Wies III 4-5-10
Berkshire Place at Haddon Hall Homeowners Association, Inc.
Theodore J. Wies III, Vice President

EXISTING VARIABLE WIDTH
PUBLIC WATER & UTILITY
EASEMENT AS SHOWN ON PLAT
No. 18932 (F-07-138) TO BE
ABANDONED BY THIS PLAT

EMERSON
SECTION 2, PHASE 7
BULK PARCEL B
PLAT 18932
ZONED: PEC-MXD-3

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

OWNER/DEVELOPER
COLUMBIA BUILDERS, INC.
10715 LITTLE PATUXENT PARKWAY
COLUMBIA, MD 21044
PH: (410) 730-3939



THE PURPOSE OF THIS PLAT IS TO RESUBDIVIDE BULK PARCEL A AS SHOWN ON PLAT NO. 18931 (F-07-138) TO CREATE NEW LOTS 1-14 AND 24-40 AND NON-BUILDABLE BULK PARCEL C AND TO ABANDON A PORTION OF THE EXISTING VARIABLE WIDTH PUBLIC WATER AND UTILITY EASEMENT AS SHOWN ON PLAT NO. 18932 (F-07-138) AND TO ESTABLISH A NEW VARIABLE WIDTH PUBLIC WATER, SEWER, AND UTILITY EASEMENT.

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

Michael J. Savin 4/19/2010
Howard County Health Officer

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

Chief Development Engineering Division 4/13/10
Chief, Development Engineering Division

Kest Shenwood 4/24/10
Director

OWNER'S DEDICATION

We, Columbia Builders, Inc., A Maryland Corporation by Theodore J. Wies III, Vice President, Owner of the property shown hereon, hereby adopt this plan of Resubdivision, 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 5th day of APRIL 2010
Theodore J. Wies III 4-5-10
Berkshire Place at Haddon Hall Homeowners Association, Inc. Date
Theodore J. Wies III, Vice President
Theodore J. Wies III 4-5-10
Columbia Builders, Inc. Date
Theodore J. Wies III, Vice President
Witness *[Signature]* 4/5/10 Date
Witness *[Signature]* 4/5/10 Date

SURVEYOR'S CERTIFICATE

I hereby certify that the final plat shown hereon is correct; that it is a Plat of Resubdivision of a portion of the land conveyed by THE HOWARD RESEARCH AND DEVELOPMENT CORPORATION TO COLUMBIA BUILDERS, INC. by deed dated January 12, 2006 and recorded in the land records of Howard County, Maryland, in Liber 9758, Folio 559 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 now amended.

Michael D. Martin 4-5-10
Michael D. Martin, Professional Land Surveyor
Maryland Registration No. 21234

RECORDED AS PLAT No. 21095 ON 4/27/10
IN THE LAND RECORDS OF HOWARD COUNTY, MARYLAND

EMERSON
SECTION 2, AREA 7
LOTS 1-14, 24-40, AND
NON-BUILDABLE BULK PARCEL C
A RESUBDIVISION OF SECTION 2, AREA 7, PARCEL A
TAX MAP NO. 47, GRID 8, PARCEL NO. 1062
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HOWARD COUNTY MARYLAND
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