

CURVE TABLE

| CURVE | RADIUS | ARC LENGTH | CHORD LENGTH | CHORD BEARING | DELTA ANGLE | TANGENT |
|-------|---------|------------|--------------|---------------|-------------|---------|
| C1 | 418.10' | 84.37' | 84.23' | N 10°29'41" W | 11°33'46" | 42.33' |
| C2 | 418.10' | 298.26' | 291.97' | N 28°02'17" E | 40°52'22" | 155.79' |
| C3 | 530.00' | 50.31' | 50.29' | S 45°45'18" W | 05°26'19" | 25.17' |
| C4 | 105.00' | 98.10' | 94.57' | S 64°40'44" W | 53°31'49" | 52.96' |
| C5 | 145.00' | 135.47' | 130.60' | S 64°40'44" W | 53°31'49" | 73.13' |

COORDINATE LIST

| NO. | NORTH | EAST |
|-----|-------------|--------------|
| 1 | 535736.7382 | 1353119.5551 |
| 2 | 535830.3130 | 1353092.2345 |
| 3 | 536260.5019 | 1353216.3957 |
| 4 | 536295.5906 | 1353252.4216 |
| 5 | 536103.5088 | 1353611.8873 |
| 6 | 536033.8321 | 1353570.7134 |
| 7 | 535884.2941 | 1353483.7283 |
| 8 | 535845.7342 | 1353443.2939 |
| 9 | 535851.1642 | 1353227.4822 |
| 10 | 535743.9533 | 1352228.4756 |

OWNERS

SK HOMES AT EMERSON II, LLC.
FORMERLY GOODIER BUILDERS AT EMERSON II, LLC
10705 CHARTER DRIVE
SUITE 320
COLUMBIA, MD 21044
410-997-7400

AND

THE SUMMERS CHOICE HOMEOWNERS ASSOCIATION, INC.
10705 CHARTER OAK DRIVE
SUITE 350
COLUMBIA, MARYLAND 21044

AREA TABULATION CHART

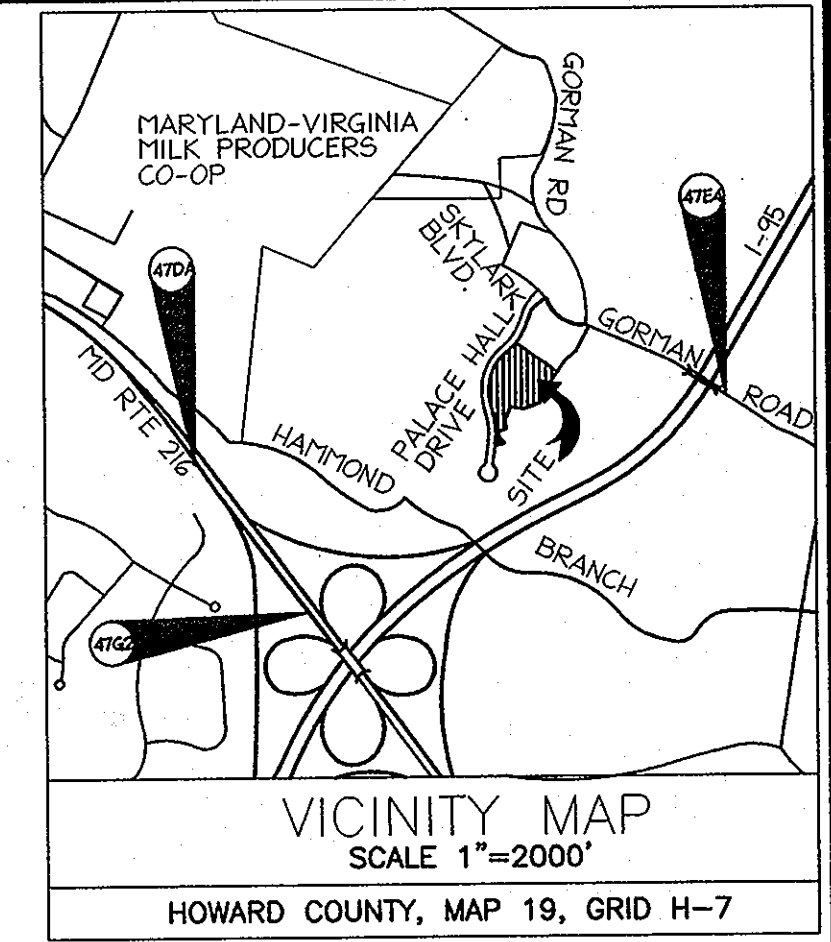
| | |
|----------------------------------------------------------------|------------|
| TOTAL NUMBER OF LOTS AND/OR PARCELS TO BE RECORDED: | |
| BUILDABLE | 33 |
| NON-BUILDABLE | 0 |
| OPEN SPACE | 3 |
| PRESERVATION PARCELS | 0 |
| TOTAL AREA OF LOTS AND/OR PARCELS: | |
| BUILDABLE | 1.639 Ac.± |
| NON-BUILDABLE | 0.000 Ac.± |
| OPEN SPACE | 1.522 Ac.± |
| PRESERVATION PARCELS | 0.000 Ac.± |
| TOTAL AREA OF ROADWAY TO BE RECORDED INCLUDING WIDENING STRIPS | |
| | 0.000 Ac.± |
| TOTAL AREA OF SUBDIVISION | |
| | 3.161 Ac.± |

GENERAL NOTES

- Coordinates based on NAD 83, Maryland Coordinate System as projected by Howard County Geodetic Control Station Nos.
47E4 N:535846.138 E:1355431.196
47DA N:535405.459 E:1349362.707
47G2 N:532938.964 E:1351224.095
- All areas shown on this plat are more or less.
- This plat is based on a field run monumented boundary survey performed on or about July 2000 by Daft McCune Walker, Inc.
- The subject property is zoned MXD-3 per the 2/2/04 Comprehensive Zoning Plan and per ZB Case No. 979M.
- Public water and/or sewer allocation for this development is subject to section 18.122B of the Howard County Code. Allocation will be made at the time of the final plat approval, if capacity is available at that time.
- Forest Conservation obligations and open space requirements for this phase of the Emerson MXD project were addressed under F-04-68.
- Phasing for this project is in accordance with the decision and order for zoning case ZB-979M and the decision and order for PB-339 (Comprehensive Sketch Plan S-99-12).
- See Planning and Zoning files S-99-12, PB-339, ZB-979-11, PB-359 (Amended S-99-12), P-02-022, WP-04-13, F-01-145, F-02-55, P-05-15, P-05-16, F-04-68, F-06-25, F-06-142, SDP-06-89 and SDP-06-90, F-06-143.
- The wetlands delineation for this project was prepared by Daft McCune & Walker, Inc. There are no wetlands located within the limits of this project.
- WP-04-13 is a waiver of section 16.146, requiring submission of preliminary plan (for each phase of a phased project) after approval of the sketch plan and prior to submission of final plan, was approved on September 8, 2003 with one (1) condition:
A). The petitioner shall proceed with submission of a final plan application within 9 months of approval of this waiver (on or before 05/08/03).
- On September 3, 1998, the zoning board granted approval of ZB-979M for the preliminary development plan and development criteria for 516 acres of land re-zoned as PEC-MXD-3 and R-SC-MXD-3.
- Development for this phase will be done in accordance with the Development Criteria Approved with Comprehensive Sketch Plan S-99-12 (PB-339 & 359).
- There is no floodplain within the limits of the subject property.
- Stormwater management will be provided by offsite regional pond under (F-01-145).



- Open space lots 125, 126 and 127, shown hereon, are hereby dedicated to a property owner's association for the residents of this subdivision. HOA Articles of Incorporation have been recorded as reference number 1000361993644503 on September 12, 2006. Open space areas may contain active recreation facilities as allowed in the approved Development criteria.
- Emerson Section 2 Phase 6A was allocated 100 units with the recordation of Plat No. 16927. With the resubdivision of Emerson, Section 2 Phase 3, Plat No. 17381, Bulk Parcel A received 30 additional unit allocations. Resubdivision Plat Nos. 18742 & 18743 reserved 45 tentative unit allocations for Parcel A and 41 tentative unit allocations for Parcel B. The remaining 44 units are hereby shifted to Emerson Section 2, Phase 7, Parcel A, F-05-93.
- No clearing, grading or construction is permitted within the wetlands, streams, or their required buffers and forest conservation easement areas.
- Proposed use of site or structure(s) is Single Family Attached.
- This project is in conformance with the latest Howard County Standards.
- There are no known burial grounds or cemeteries on the property.
- SFA setbacks:
 - Front- 5' from the right of way to the house or garage.
 - Side- 5' from the property line for end units.
 - Rear- 15' from the property line to the house.
 Setback reductions may be approved by the Planning Board on a site plan. The minimum building setback restrictions from property lines and public road right of way lines for all SFA residential lots shall be provided in accordance with the Comprehensive Development Criteria approved for this project under S-99-12, PB-339, PB-359 and ZB-979M.
- Driveways shall be provided prior to residential occupancy to insure safe access for fire and emergency vehicles per the following minimum:
 - A). WIDTH - 12' (14' serving more than one residence).
 - B). SURFACE - 6" of compact crusher run base with tar and chip coating.
 - C). GEOMETRY - Maximum 15% grade, maximum 10% grade change and minimum 45' turning radius.
 - D). STRUCTURES (CULVERTS/BRIDGES) - Capable of supporting 25 gross tons (H25 loading).
 - E). DRAINAGE ELEMENTS - Capable of safely passing a 100-year flood with no more than 1 foot depth over driveway surface.
 - F). STRUCTURE CLEARANCES - Minimum of 12 feet.
 - G). MAINTENANCE - Sufficient to insure all weather use.
- For lots on private roads, refuse collection, snow removal and road maintenance are provided to the junction of the road right of way.
- The private roads shown hereon shall be maintained by the H.O.A. (Sweet Maple Lane and Twilight Beech Lane).



- 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 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 lots/parcels. Developer shall execute and deliver deeds for the easements herein reserved to Howard County with a metes and bounds description of the forest conservation area. Upon completion of the public utilities and their acceptance by Howard County, and in the case of the forest conservation easement(s), upon completion of the developer's obligations under the forest conservation installation and maintenance agreement executed by the developer and the County, and the release of 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.
- There are no existing houses on these subject lots.

PURPOSE STATEMENT

THE PURPOSE OF THIS PLAT IS TO RESUBDIVIDE BUILDABLE LOTS 1-22 AND LOTS 31-41 AND RECREATE HOA OPEN SPACE LOTS 42, 43 AND 44, ORIGINALLY SHOWN ON PLATS 18742 AND 18743. BUILDABLE LOTS WILL NOW BE KNOWN AS BUILDABLE LOTS 92-124 AND HOA OPEN SPACE LOTS WILL NOW BE KNOWN AS LOTS 125-127.

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christopher consultants, ltd.
7172 columbia gateway drive (suite 100) columbia, md. 21046-2990
410.872.8690 metro 301.881.0148 · fax 410.872.8693

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

B. Wilson for Peter Beilemann 11/24/2009
HOWARD COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

Bill McShane 11/10/09
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

Kate Sheehan 12/03/09
DIRECTOR 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 GOODIER BUILDERS AT EMERSON II, LLC, NOW KNOWN AS SK HOMES AT EMERSON II, LLC, BY DEED DATED APRIL 26, 2005, AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN BOOK 974 PAGE 100; ALL OF THE LAND CONVEYED BY WILLIAMSBURG GROUP, LLC TO GOODIER BUILDERS AT EMERSON II, LLC BY DEED DATED NOVEMBER 10, 2005, RECORDED IN BOOK 9658 PAGE 301; AND ALL OF THE LAND CONVEYED BY GOODIER BUILDERS AT EMERSON II, LLC TO THE SUMMERS CHOICE HOMEOWNERS ASSOCIATION, INC. BY DEED DATED NOVEMBER 24, 2006, RECORDED IN BOOK 10451 PAGE 535.

THE REQUIREMENTS OF 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.

Donald F. Remmers 10/14/2009
DONALD F. REMMERS
PROFESSIONAL LAND SURVEYOR
MARYLAND LICENSE NO. 10889

OWNER'S CERTIFICATE

WE, SK HOMES AT EMERSON II, LLC, FORMERLY KNOWN AS GOODIER BUILDERS AT EMERSON II, LLC, BY GARY KRET, PRESIDENT, AND THE SUMMERS CHOICE HOMEOWNERS ASSOCIATION, INC., BY BILL FICELMEE, PRESIDENT, OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY ADOPT THIS PLAN OF SUBDIVISION, AND IN CONSIDERATION OF THE APPROVAL OF THIS FINAL PLAT BY THE DEPARTMENT OF PLANNING AND ZONING, ESTABLISH THE FINIMUM BUILDING RESTRICTION LINES AND GRANT UNTO 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 ROADS AND STREET RIGHT-OF-WAYS 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 ERCTED ON OR OVER THE SAID EASEMENTS AND RIGHT-OF-WAYS.

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Bill McShane 10/14/09
GARY KRET, PRESIDENT DATE
SK HOMES AT EMERSON II, LLC
FORMERLY GOODIER BUILDERS AT EMERSON II, LLC

Bill Ficelme 10/14/09
BILL FICELMEE, PRESIDENT DATE
THE SUMMERS CHOICE HOMEOWNERS ASSOCIATION, INC.

RECORDED AS PLAT NO. **20881**
ON **12/10/09**
AMONG THE LAND RECORDS OF
HOWARD COUNTY, MARYLAND.

PLAT OF REVISION
EMERSON
SECTION 2, PHASE 6A
BUILDABLE LOTS 92-124 AND
OPEN SPACE LOTS 125-127
A RESUBDIVISION OF LOTS 1-22, LOTS 31-41 AND
OPEN SPACE LOTS 42, 43 AND 44
6TH ELECTION DISTRICT HOWARD COUNTY, MARYLAND
TAX MAP NO. 47 GRID NOS. 8 & 9 ZONED: PEC-MXD-3
SCALE: 1"=50' DATE: 10-12-09 SHEET 1 OF 2 ccl #049101.02

F-10-024

MDB-271

EASEMENT LINE TABLE

| LINE | BEARING | DISTANCE |
|------|---------------|----------|
| L1 | S 06°14'09" W | 12.17 |
| L2 | S 15°36'30" W | 65.16 |
| L3 | S 79°28'29" W | 15.03 |
| L4 | N 12°14'45" W | 111.18 |
| L5 | N 01°38'38" W | 10.83 |
| L6 | N 17°09'57" W | 88.25 |
| L7 | N 15°38'30" E | 52.65 |
| L8 | N 84°30'23" E | 116.67 |
| L9 | N 08°03'42" E | 16.34 |
| L10 | S 08°03'42" W | 2.30 |
| L11 | N 84°46'03" E | 138.18 |
| L12 | N 33°08'16" E | 73.78 |
| L13 | N 44°12'10" W | 17.03 |
| L14 | N 45°47'50" E | 20.00 |
| L15 | S 44°12'10" E | 13.53 |
| L16 | N 29°54'10" E | 101.83 |
| L17 | S 29°54'10" W | 131.51 |

AREA TABULATION CHART

| | |
|----------------------------------------------------------------|------------|
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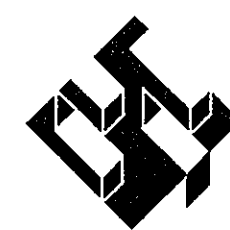
LEGEND

- 5/8" REBAR CAP SET/FOUND
- PROPERTY LINE
- RIGHT-OF-WAY LINE
- EASEMENT
- ▨ PRIVATE HOA ACCESS & MAINTENANCE EASEMENT
- ▨ PUBLIC, SEWER, DRAINAGE & UTILITY EASEMENT
- ▨ PUBLIC DRAINAGE & UTILITY EASEMENT
- 101 LOT NUMBER
- 10 PREVIOUS LOT NUMBER
- PREVIOUS LOT LINE (TO BE ABANDONED BY THIS PLAT)

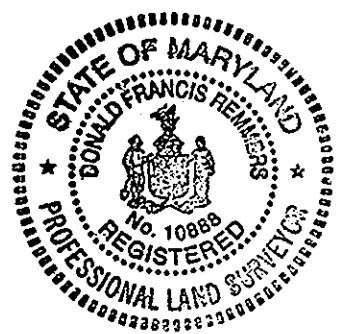
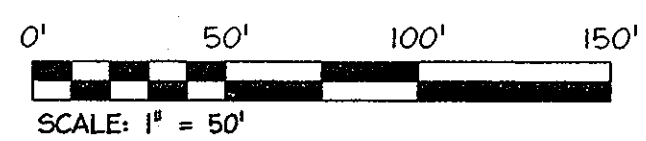
EMERSON SECTION 2, PHASE 6A
 LOTS 45-84 AND
 OPEN SPACE LOTS 90 & 91
 PLAT NOS. 18740 & 18741

PURPOSE STATEMENT

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 410.872.8890 metro 301.881.0148 · fax 410.872.8693



Emerson
 Section 3, Area 2
 Parcels A & B
 and Open Space Lot 1
 Plat No.'s 15888 & 15889
 Open Space
 Lot 1

APPROVED: FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEMS
 HOWARD COUNTY HEALTH DEPARTMENT
B. Nye for Peter Zsilenson 11/24/2009
 HOWARD COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING
[Signature] 11/18/09
 CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE
Kent Shadwin for JEA 12/03/09
 DIRECTOR DATE

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 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 GOODIER BUILDERS AT EMERSON II, LLC, NOW KNOWN AS SK HOMES AT EMERSON II, LLC, BY DEED DATED APRIL 25, 2005, AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN BOOK 9174 PAGE 100; ALL OF THE LAND CONVEYED BY WILLIAMSBURG GROUP, LLC TO GOODIER BUILDERS AT EMERSON II, LLC BY DEED DATED NOVEMBER 10, 2006, RECORDED IN BOOK 9658 PAGE 30; AND ALL OF THE LAND CONVEYED BY GOODIER BUILDERS AT EMERSON II, LLC TO THE SUMMERS CHOICE HOMEOWNERS ASSOCIATION, INC. BY DEED DATED NOVEMBER 24, 2006, RECORDED IN BOOK 10451 PAGE 555.
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Donald F. Reimers 10/14/2009
 DONALD F. REIMERS
 PROFESSIONAL LAND SURVEYOR
 MARYLAND LICENSE NO. 10888

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[Signatures]
 BY: GARY KRET, PRESIDENT DATE: 11/18/09
 FOR THE SUMMERS CHOICE HOMEOWNERS ASSOCIATION, INC.
 BY: BILL MCLELLER, PRESIDENT DATE: 11/18/09
 FOR THE SUMMERS CHOICE HOMEOWNERS ASSOCIATION, INC.

RECORDED AS PLAT NO. **20882**
 ON **12/10/09**
 AMONG THE LAND RECORDS OF
 HOWARD COUNTY, MARYLAND.
PLAT OF REVISION
EMERSON
 SECTION 2, PHASE 6A
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MIDB-271