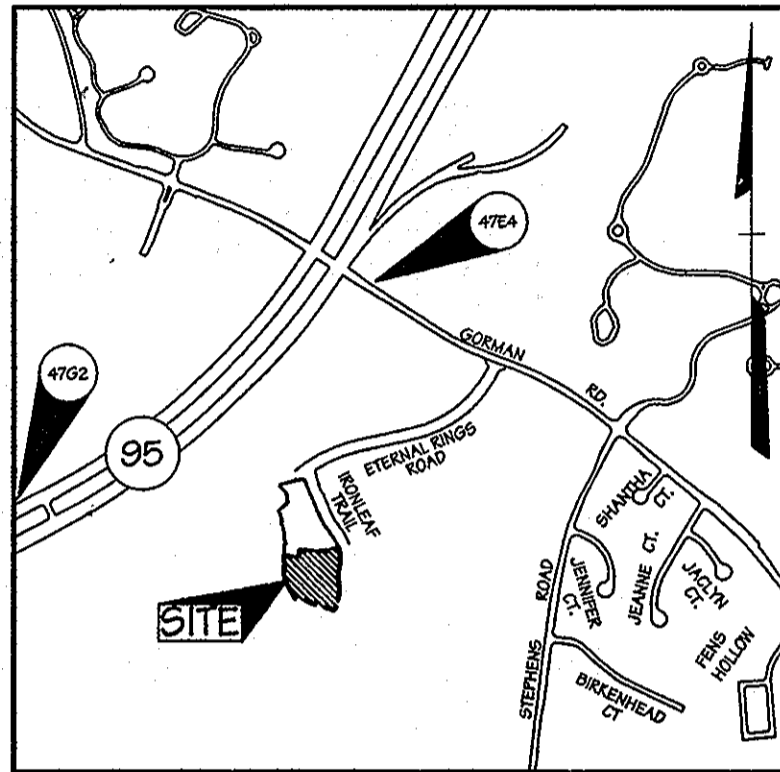


**GENERAL NOTES:**

- 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	532838.964	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 PEC-MXD-3 and R-9C-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 for this project was previously addressed and surety posted with SDP-06-112.
- Driveway 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.: S-99-12, PB-339, ZB-979-M, WP-01-14, WP-03-154, P-03-16, F-04-53, WP-05-24, SDP-06-112, SDP-06-113, WPO-6-120, WP-06-121, PB-359, F-05-93, F-07-138, Plat 17669, W/S 24-4120-D, F-03-175, F-03-13, F-05-49, and F-01-127.
- 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. The fee-simple units (Units 6-37) must meet the minimum setback requirements from the proposed new lot lines in accordance with the approved Emerson Development Criteria per PB Case Nos. 339 and 259 for all SFA units:
  - 5 feet from the front property line;
  - 5 feet from the side property line for end townhouse units; and
  - 15 feet from the rear property line.
- 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 sewerage allocation will be granted before the record plats are 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 1996.
- 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.c. (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 (P-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/feet  
 Denotes concrete monument 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 of F-07-138, Plat Nos. 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 are 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 require that a sidewalk be constructed along roadways were denied on June 23, 2006.
- A waiver was granted on December 23, 2009 (WP-10-076) of section 16.156 (c)(1)(i) to extend the approval status for SDP-06-112 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 SFA 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; 16.102(c)(2) Requiring a Resubdivision Plat to cover the entire Parcel Area; 16.102(d) Requiring a Resubdivision Plat to be approved to modify a previously recorded Plat for Residential Properties. The approved waiver is subject to the following conditions: (1) The approval period for SDP-06-112 is hereby extended for an additional two year period from the June 30, 2010 expiration of HB 921 (or until June 30, 2012) to apply for all building permits for all SFA residential units for the subject site development plan, in compliance with the County's Deadline Tolling policies. The applicant shall comply with all building permit application requirements of the Department of Inspections, Licenses, and Permits. (2) The applicant must submit a final plan application to DPZ for processing to establish the proposed new SFA lot lines for Units 6-37, if they have not already done so. (3) 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. (4) The final draft of the Cross Creek Home Owners Association Declaration and Covenants shall be recorded prior to and concurrent with the final plat for Units 6-37. (5) The fee-simple lots must have free and clear access to the public road through the private drive that leads past the existing condominium units and platted with the MDR Plat #20021. The existing Easement Agreement recorded in the Howard County Land Records in Liber 10887, Follo 378 must be amended prior to or concurrent with the plat to reflect that both the Condo Owners of Units 1-5 and the Fee-Simple Owners of Units 6-37 shall share ingress and egress as well as maintenance obligations of the private roadways. (6) A note must be provided on the plat stating that joint access is granted and that the common private roads will be jointly maintained by the Cross Creek Condominium Association and the Cross Creek Home Owners Association. (7) A note must be provided on the plat that will indicate that the Cross Creek Homeowners Association, Inc. will own and maintain Non-Buildable Bulk Parcel "D" and "E" as shown on F-10-058. (8) The fee-simple units (Units 6-37) must meet the minimum setback requirements for the proposed new lot lines in accordance with the approved Emerson Development Criteria per PB Case Nos. 339 and 259 for SFA units: (a) 5 feet from the front property line; (b) 5 feet from the side property line for end townhouse units; and (c) 15 feet from the rear property line. (9) All easements, existing and new, being created or modified as a result of or by virtue of the proposed plat and contained within proposed residential lots or bulk parcels. (10) No public easements may encroach over the areas encompassing existing condominium land units, unless the owners of the affected land units are signatories to the plat or there is confirmation from the applicant's counsel and the Howard County Office of Law that any blanket easements cover the encroachment onto individual land units, providing the Applicant the right to create said public easement. (11) If applicable, 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. (12) Water and Sewer Plans shall be redlined to reflect any changes to the design and/or associated easement prior to signature approval of the proposed plat, if applicable. (13) Any previously approved Site Development Plans for the property must be relined 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.
- The road shown hereon (Northern Lakes Lane) is intended to be private and to be owned and maintained by the Cross Creek Homeowners Association, Inc. Each Condominium unit owner and lot owner will have the right to use the private road.
- The Cross Creek Homeowners Association, INC. will own and maintain Non-Buildable Bulk Parcel "D" and "E" as shown on F-10-058.
- Joint access is granted to the Cross Creek Condominium Association & The Cross Creek Homeowner Association over the common private roads. The common private roads will be jointly maintained by the Cross Creek Condominium Association and the Cross Creek Home Owners Association, as required by WP-10-076 in the conditions of approval.
- This Subdivision access to the public road (Ironleaf Trail) is provided through the portion of Northern Lakes Drive recorded with that plat. A portion of Parcel "B" is excluded from this subdivision, the condominium units on that portion of Parcel "B" are to remain. Information regarding condominium units 1-5 can be obtained by the existing Condominium Plat recorded in the plat records of Howard County Maryland at Plat No. 20021.



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

The requirements Section 3-108, The Real Property Article, Annotated Code of Maryland, 1998 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* 2-17-10  
Michael D. Martin, Professional Land Surveyor  
Maryland Registration No. 21234 Date

*Cindy Hantzberry* 2-17-10  
Newport Homes Limited Liability Company  
Cindy Hantzberry, Member Date

*Cindy Hantzberry* 2-17-10  
Cross Creek Homeowners Association, INC.  
Cindy Hantzberry, President Date

**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	34	23	11
BUILDABLE	32	23	9
OPEN SPACE LOTS	0	0	0
BUILDABLE BULK PARCELS	0	0	0
NON-BUILDABLE BULK PARCELS	2	P/O "D"	2, "E" & P/O "D"
B. TOTAL AREA OF LOTS AND/OR PARCELS	3.715 AC±	2.121 AC±	1.592 AC±
BUILDABLE	2.441 AC±	1.729 AC±	0.712 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	1.272 AC±	0.392 AC±	0.880 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	3.715 AC±	2.121 AC±	1.592 AC±

**OWNER/DEVELOPER**  
NEWPORT HOMES LIMITED LIABILITY COMPANY  
5485 HARPERS FARMS RD, SUITE 200  
COLUMBIA, MD. 21044  
PH: (410) 997-8800

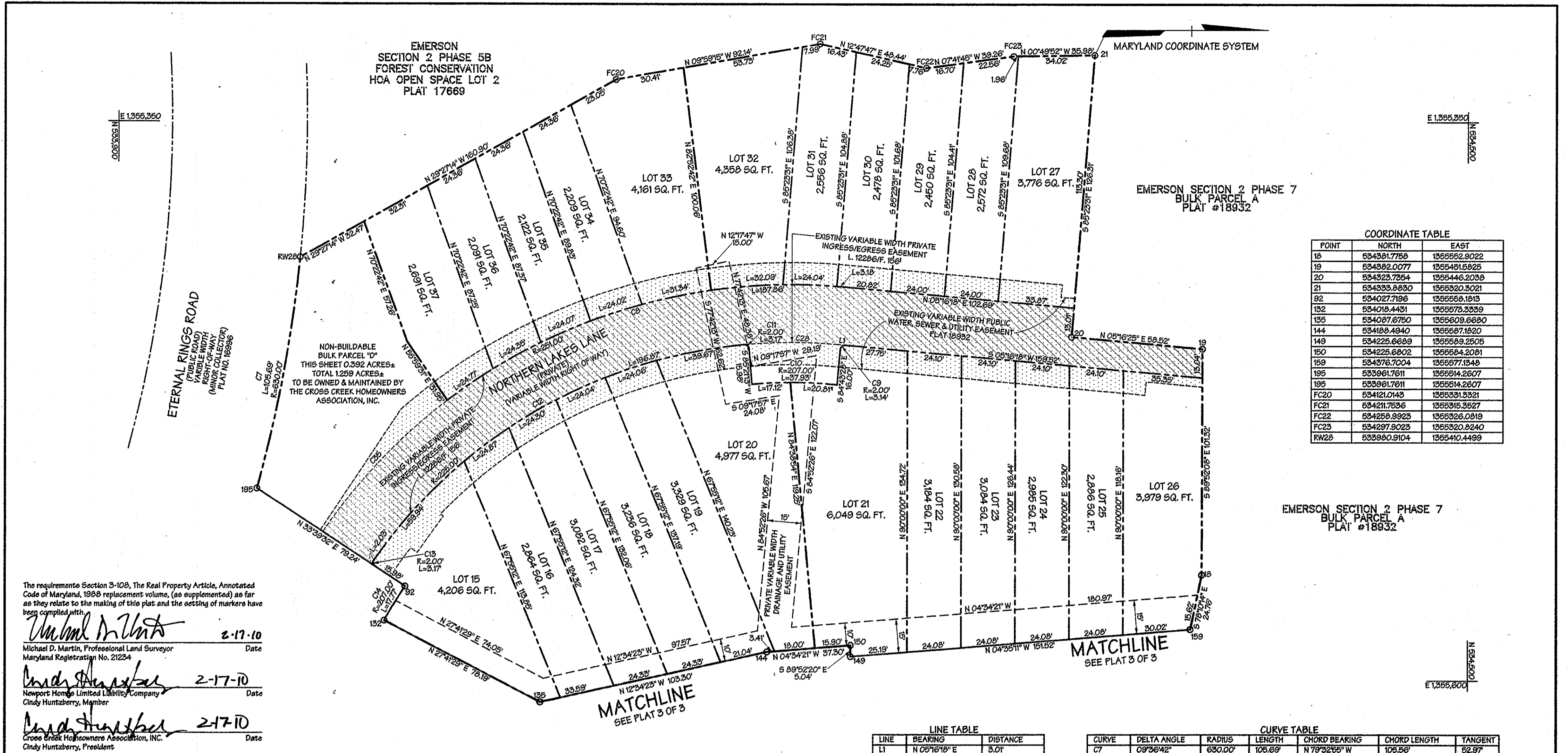
**PURPOSE NOTE:**  
THE PURPOSE OF THIS PLAT IS TO RESUBDIVIDE A PORTION OF BULK PARCEL B AS SHOWN ON PLAT NO. 18931 (F-07-138) TO CREATE NEW FEE SIMPLE LOTS 6-37.

APPROVED FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEMS, IN HOWARD COUNTY HEALTH DEPARTMENT  
*B. Wilson for Peter Beleson* 2/17/2010  
Howard County Health Officer Date

**OWNER'S DEDICATION**  
We, Newport Homes Limited Liability Company, A Maryland Limited Liability Company, by Cindy Hantzberry, Member, and Cross Creek Homeowners Association, INC., by Cindy Hantzberry, President, Owners 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.  
*Cindy Hantzberry* 2-17-10  
Newport Homes Limited Liability Company Date  
*Cindy Hantzberry* 2-17-10  
Cross Creek Homeowners Association, INC. Date  
Witness our hands this 17<sup>TH</sup> day of FEBRUARY 2010  
*[Signature]* 2-17-2010 Date  
Witness

**SURVEYOR'S CERTIFICATE**  
I hereby certify that the final plat shown hereon is correct; that it is a Plat of Resubdivision of the land conveyed by U.S. Home Corporation to Newport Homes Limited Liability Company by deed dated November 30, 2009 and recorded in the land records of Howard County, Maryland, in Liber 12193, Follo 371 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* 2-17-10  
Michael D. Martin, Professional Land Surveyor  
Maryland Registration No. 21234 Date

RECORDED AS PLAT NO. 20979 ON 2/19/10  
IN THE LAND RECORDS OF HOWARD COUNTY, MARYLAND  
**EMERSON**  
SECTION 2, AREA 7, BULK PARCEL B,  
LOTS 6-37, AND  
NON-BUILDABLE BULK PARCELS D & E  
A RESUBDIVISION OF SECTION 2, AREA 7, PARCEL B  
TAX MAP 47, GRID B, PARCEL 1062  
ZONED: PEC-MXD-3  
SIXTH ELECTION DISTRICT  
HOWARD COUNTY MARYLAND  
FEBRUARY 9, 2010  
SCALE 1" = 30'  
SHEET 1 OF 3



The requirements Section 3-10B, 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* 2-17-10  
 Michael D. Martin, Professional Land Surveyor  
 Maryland Registration No. 21234

*Cindy Huntzberry* 2-17-10  
 Newport Homes Limited Liability Company  
 Cindy Huntzberry, Member

*Cindy Huntzberry* 2-17-10  
 Cross Creek Homeowners Association, INC.  
 Cindy Huntzberry, President

COORDINATE TABLE

POINT	NORTH	EAST
18	534381.7758	1355552.9022
19	534382.0077	1355451.5825
20	534325.7354	1355446.2038
21	534333.8830	1355320.3021
92	534027.7196	1355558.1813
132	534018.4431	1355573.3339
135	534087.6750	1355609.6680
144	534188.4940	1355587.1820
149	534225.6689	1355589.2505
150	534225.6802	1355584.2081
159	534376.7004	1355577.1548
195	533961.7611	1355514.2607
195	533961.7611	1355514.2607
FC20	534121.0143	1355331.3321
FC21	534211.7536	1355315.3527
FC22	534258.8923	1355326.0819
FC23	534297.9023	1355320.8240
RW28	533980.9104	1355410.4499

LINE TABLE

LINE	BEARING	DISTANCE
L1	N 05°16'18" E	3.01'

CURVE TABLE

CURVE	DELTA ANGLE	RADIUS	LENGTH	CHORD BEARING	CHORD LENGTH	TANGENT
C7	09°36'42"	630.00'	105.69'	N 79°32'55" W	105.56'	52.97'
C8	42°52'56"	251.00'	187.86'	N 16°10'10" W	185.50'	98.57'
C9	89°39'44"	2.00'	3.14'	N 39°43'38" W	2.89'	2.00'
C10	10°29'57"	207.00'	37.93'	N 00°18'09" E	37.88'	19.02'
C11	90°47'35"	2.00'	3.17'	N 39°57'25" E	2.89'	2.00'
C12	50°07'54"	225.00'	136.87'	N 30°30'19" W	130.65'	105.23'
C13	90°46'12"	2.00'	3.17'	S 79°02'38" W	2.89'	2.00'
C14	04°55'09"	207.00'	17.77'	N 58°31'29" W	17.77'	8.89'
C25	10°42'40"	225.00'	42.06'	S 00°05'02" E	42.00'	21.09'
C35	18°30'10"	251.00'	81.06'	N 46°51'44" W	80.70'	40.88'

TABULATION OF FINAL PLAT

	TOTAL	SHEET 2	SHEET 3
A. TOTAL NUMBER OF LOTS AND/OR PARCELS TO BE RECORDED	34	23	11
BUILDABLE	32	23	9
OPEN SPACE LOTS	0	0	0
BUILDABLE BULK PARCELS	0	0	0
NON-BUILDABLE BULK PARCELS	2	P/O "D"	2, "E" & P/O "D"
B. TOTAL AREA OF LOTS AND/OR PARCELS	3,713 AC.±	2,121 AC.±	1,592 AC.±
BUILDABLE	2,441 AC.±	1,729 AC.±	0,712 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	1,272 AC.±	0,392 AC.±	0,880 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	3,713 AC.±	2,121 AC.±	1,592 AC.±

**OWNER/DEVELOPER**  
 NEWPORT HOMES LIMITED LIABILITY COMPANY  
 5485 HARPERS FARMS RD, SUITE 200  
 COLUMBIA, MD. 21044  
 PH: (410) 997-8800

**PURPOSE NOTE:**  
 THE PURPOSE OF THIS PLAT IS TO RESUBDIVIDE A PORTION OF BULK PARCEL B AS SHOWN ON PLAT NO. 18931 (F-07-158) TO CREATE NEW FEE SIMPLE LOTS 6-37.

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

*Richard Peter Beleson* 2/17/2010  
 Howard County Health Officer

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

*Chad Elwood* 2-18-10  
 Chief, Development Engineering Division

*Kurt Sheehy* 2-18-10  
 Director

**OWNER'S DEDICATION**

We, Newport Homes Limited Liability Company, a Maryland Limited Liability Company, by Cindy Huntzberry, Member, and Cross Creek Homeowners Association, INC., by Cindy Huntzberry, President, Owners 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 17<sup>th</sup> day of February 2010

*Cindy Huntzberry* 2-17-10  
 Newport Homes Limited Liability Company  
 Cindy Huntzberry, Member

*Cindy Huntzberry* 2-17-10  
 Cross Creek Homeowners Association, INC.  
 Cindy Huntzberry, President

Witness

**SURVEYOR'S CERTIFICATE**

I hereby certify that the final plat shown hereon is correct; that it is a Plat of Resubdivision of the land conveyed by U.S. Home Corporation to Newport Homes Limited Liability Company by deed dated November 30, 2009 and recorded in the land records of Howard County, Maryland, in Liber 12193, Folio 371 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* 2-17-10  
 Michael D. Martin, Professional Land Surveyor  
 Maryland Registration No. 21234

RECORDED AS PLAT No. 20980 ON 2/19/10  
 IN THE LAND RECORDS OF HOWARD COUNTY, MARYLAND

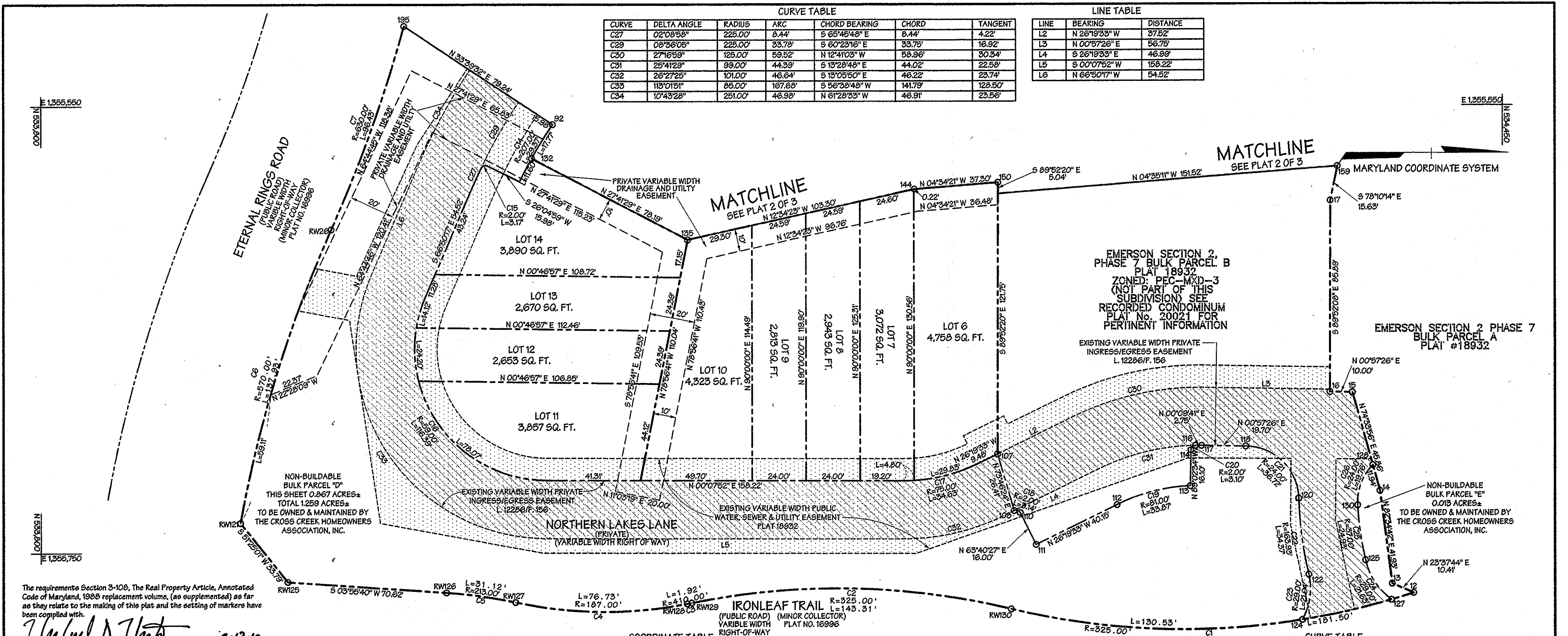
**EMERSON**  
 SECTION 2, AREA 7, BULK PARCEL B,  
 LOTS 6-37, AND  
 NON-BUILDABLE BULK PARCELS D & E  
 A RESUBDIVISION OF SECTION 2, AREA 7, PARCEL B  
 TAX MAP 47, GRID B, PARCEL 1062  
 ZONED: PEC-MXD-3  
 SIXTH ELECTION DISTRICT  
 HOWARD COUNTY MARYLAND  
 FEBRUARY 9, 2010

SCALE 1" = 30'  
 SHEET 2 OF 3



CURVE	DELTA ANGLE	RADIUS	ARC	CHORD BEARING	CHORD	TANGENT
C27	02°08'58"	225.00'	8.44'	S 65°46'48" E	8.44'	4.22'
C29	08°56'08"	225.00'	33.78'	S 60°23'18" E	33.78'	16.92'
C30	27°16'59"	125.00'	59.52'	N 12°41'03" W	58.96'	30.34'
C31	25°41'29"	99.00'	44.39'	S 13°28'48" E	44.02'	22.58'
C32	26°27'25"	101.00'	46.64'	S 13°05'50" E	46.22'	23.74'
C35	113°01'51"	85.00'	187.68'	S 56°38'48" W	141.79'	128.50'
C34	10°43'28"	251.00'	46.98'	N 61°28'33" W	46.91'	23.56'

LINE	BEARING	DISTANCE
L2	N 26°19'33" W	37.52'
L3	N 00°57'26" E	56.75'
L4	S 26°19'33" E	46.89'
L5	S 00°07'52" W	158.22'
L6	N 66°50'17" W	54.52'



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* 2-17-10  
 Michael D. Martin, Professional Land Surveyor  
 Maryland Registration No. 21234

*Cindy Huntzberry* 2-17-10  
 Newport Homes Limited Liability Company  
 Newport Homes Limited Liability Company  
 Cindy Huntzberry, Member

*Cindy Huntzberry* 2-17-10  
 Cross Creek Homeowners Association, Inc.  
 Cindy Huntzberry, President

POINT	NORTH	EAST	POINT	NORTH	EAST	POINT	NORTH	EAST	POINT	NORTH	EAST
122	534363.8372	1255780.1379	159	534376.7004	1255771.1348	108	534232.7886	1255731.3130	12	534410.4586	1255768.4435
124	534380.9802	1255790.5200	195	534361.7611	1255614.2607	110	534235.4681	1255732.2186	13	534400.9174	1255764.2715
125	534389.0651	1255793.7963	RW26	533929.3764	1255604.9948	111	534242.5637	1255746.5592	14	534395.5017	1255722.6970
127	534400.5773	1255771.5195	RW121	533888.9286	1255736.5114	112	534278.5472	1255728.7549	15	534383.2988	1255678.4912
128	534392.3231	1255711.1941	RW125	533909.9994	1255762.9225	113	534311.1262	1255720.4252	16	534373.2994	1255678.3242
130	534326.5447	1255729.1534	RW126	533980.4873	1255767.7802	114	534311.3951	1255704.3267	17	534373.4959	1255692.4344
132	534018.4431	1255578.3339	RW127	534011.2392	1255772.1495	116	534313.3727	1255702.3603	92	534027.7196	1255558.1813
135	534087.8750	1255609.6680	RW128	534087.4274	1255772.8726	117	534316.1226	1255702.3680	107	534225.4089	1255705.9559
144	534188.4940	1255697.1820	RW129	534089.3084	1255772.4952	118	534335.8225	1255702.6972			
150	534226.6802	1255684.2081	RW130	534231.4330	1255775.3589	120	534359.4146	1255726.1145			

CURVE	DELTA ANGLE	RADIUS	ARC	CHORD BEARING	CHORD	TANGENT
C1	31°59'53"	325.00'	181.50'	S 02°12'44" E	179.15'	93.19'
C2	25°15'54"	325.00'	143.31'	S 01°09'16" W	142.15'	72.84'
C3	00°16'05"	410.00'	1.92'	S 11°27'59" E	1.92'	0.96'
C4	23°30'33"	187.00'	76.73'	S 00°32'40" W	76.19'	38.59'
C5	08°22'17"	213.00'	31.12'	S 08°08'49" W	31.09'	15.59'
C6	13°51'53"	570.00'	137.93'	N 72°54'17" W	137.60'	69.30'
C7	08°46'18"	680.00'	96.43'	N 70°21'27" W	96.34'	48.31'
C14	08°07'46"	207.00'	29.37'	N 60°07'48" W	29.35'	14.71'
C15	90°46'18"	2.00'	3.17'	N 19°18'10" W	2.85'	2.03'
C16	113°01'51"	59.00'	116.39'	S 56°38'48" W	98.42'	89.19'
C17	26°27'25"	75.00'	34.63'	S 13°05'50" E	34.33'	17.63'
C18	90°00'00"	2.00'	3.14'	N 18°40'27" E	2.83'	2.00'
C19	23°57'59"	81.00'	33.87'	N 14°20'43" W	33.63'	17.19'
C20	90°00'00"	1.97'	3.10'	N 44°50'18" W	2.79'	1.97'
C21	87°39'55"	24.00'	36.72'	N 44°47'14" E	33.24'	28.04'
C22	12°00'49"	163.93'	34.37'	S 82°38'38" W	34.31'	17.25'
C23	41°34'07"	29.00'	21.04'	S 82°01'15" E	20.58'	11.01'
C24	42°44'19"	29.00'	21.63'	S 66°59'39" W	21.13'	11.35'
C25	10°25'50"	137.00'	24.93'	S 81°52'12" W	24.89'	12.50'
C26	47°10'12"	24.00'	19.76'	N 69°19'57" W	19.21'	10.48'

**DMW**  
 DAFT MCCUNE WALKER INC  
 200 EAST PENNSYLVANIA TOWSON, MD 21288  
 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	34	23	11
BUILDABLE	32	25	9
OPEN SPACE LOTS	0	0	0
BUILDABLE BULK PARCELS	0	0	0
NON-BUILDABLE BULK PARCELS	2	P/O "D"	2, "E" & P/O "D"
B. TOTAL AREA OF LOTS AND/OR PARCELS			
BUILDABLE	3.713 AC±	2.121 AC±	1.592 AC±
OPEN SPACE LOTS	2.441 AC±	1.729 AC±	0.712 AC±
BUILDABLE BULK PARCELS	0.000 AC±	0.000 AC±	0.000 AC±
NON-BUILDABLE BULK PARCELS	1.272 AC±	0.000 AC±	0.880 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	3.713 AC±	2.121 AC±	1.592 AC±

**OWNER/DEVELOPER**  
 NEWPORT HOMES LIMITED LIABILITY COMPANY  
 5485 HARPERS FARMS RD, SUITE 200  
 COLUMBIA, MD. 21044  
 PH: (410) 997-8800

**PURPOSE NOTE:**  
 THE PURPOSE OF THIS PLAT IS TO RESUBDIVIDE A PORTION OF BULK PARCEL B AS SHOWN ON PLAT NO. 18931 (F-07-138) TO CREATE NEW FEE SIMPLE LOTS 6-37.

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

*B. Dufan for Peter Beleson* 2/19/2010  
 Howard County Health Officer Date

**OWNER'S DEDICATION**

We, Newport Homes Limited Liability Company, A Maryland Limited Liability Company, by Cindy Huntzberry, Member, and Cross Creek Homeowners Association, INC., by Cindy Huntzberry, President, Owners 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.

*Cindy Huntzberry* 2-17-10  
 Newport Homes Limited Liability Company  
 Cindy Huntzberry, Member Date

*Cindy Huntzberry* 2-17-10  
 Cross Creek Homeowners Association, INC.  
 Cindy Huntzberry, President Date

Witness our hands this 17<sup>th</sup> day of February 2010

*[Signature]* 2-17-2010  
 Date

**SURVEYOR'S CERTIFICATE**

I hereby certify that the final plat shown hereon is correct; that it is a Plat of Resubdivision of the land conveyed by U.S. Home Corporation to Newport Homes Limited Liability Company by deed dated November 30, 2009 and recorded in the land records of Howard County, Maryland, in Liber 12193, Folio 371 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* 2-17-10  
 Michael D. Martin, Professional Land Surveyor  
 Maryland Registration No. 21234 Date

RECORDED AS PLAT No. 20981 ON 2/19/10  
 IN THE LAND RECORDS OF HOWARD COUNTY, MARYLAND

**EMERSON**  
 SECTION 2, AREA 7, BULK PARCEL B,  
 LOTS 6-37, AND  
 NON-BUILDABLE BULK PARCELS D & E  
 A RESUBDIVISION OF SECTION 2, AREA 7, PARCEL B  
 TAX MAP 47, GRID 8, PARCEL 1062  
 ZONED: PEC-MXD-3  
 SIXTH ELECTION DISTRICT  
 HOWARD COUNTY MARYLAND  
 FEBRUARY 9, 2010

SCALE 1" = 30'  
 SHEET 3 OF 3