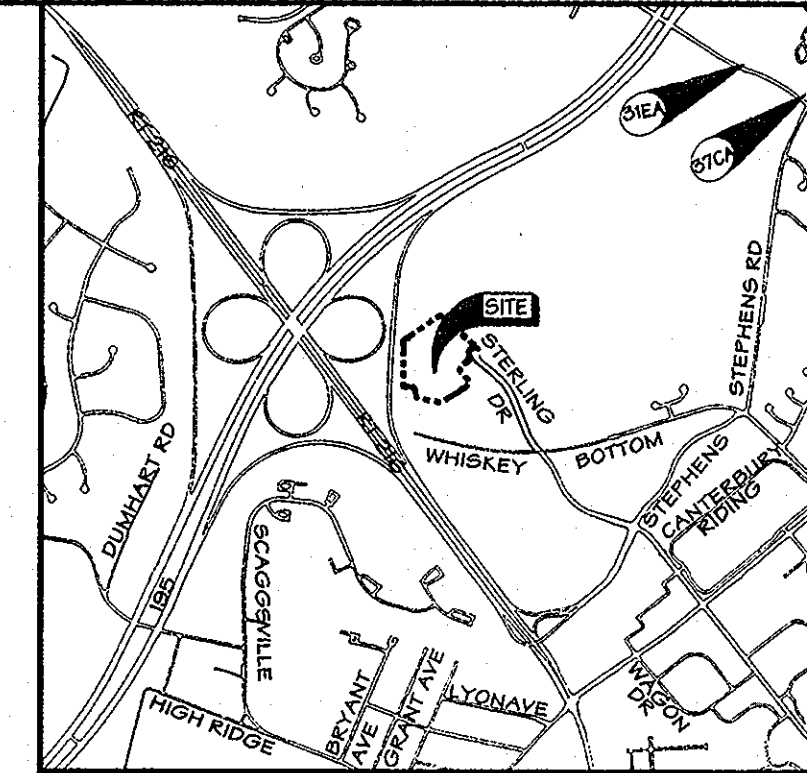


**COORDINATE TABLE**

POINT	NORTH	EAST
12	532885.2642	1352894.7482
13	532882.0158	1352899.9701
LC103	532618.1498	1352507.3510
LC113	532436.9700	1352134.4400
LC114	532354.3578	1352106.1250
LC115	532315.3078	1352093.2749
LC116	532180.3248	1352085.1686
LC117	532139.6256	1352161.0926
LC118	531974.0734	1352904.2451
LC119	532025.0896	1352649.1464
LC120	532134.9358	1352625.4645
LC121	532138.4315	1352589.7751
LC122	532140.7815	1352508.5290
RW30	532439.8072	135210.0900



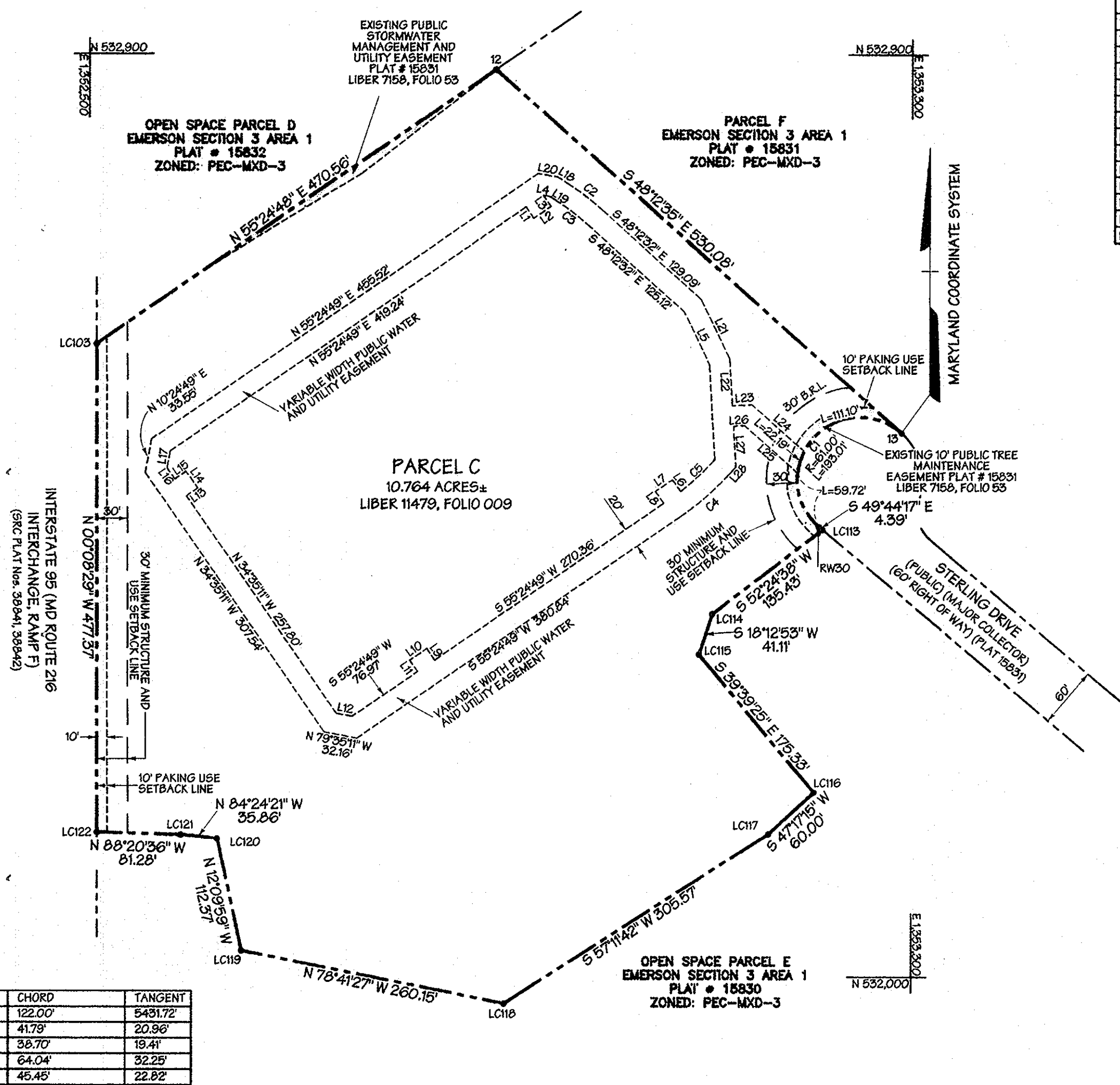
**VICINITY MAP**  
SCALE: 1" = 2000'  
ADC MAP 19, BLOCK H9

**GENERAL NOTES:**

- Coordinates are based on Maryland Coordinated System - NAD83 (1991) as projected by Howard County Geodetic Control Stations No. 47E4 and 47E4.
  - 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 PEC-MXD-3 per the O2-04-04 Comprehensive Zoning Plan, and the Comp "lite" Zoning amendments effective 07-28-06.
  - Water and sewer service to this lot will be granted under the provisions of Section 10.122.B of the Howard County Code. Public water and sewer allocation will be granted at the time of issuance of the building permit if capacity is available at that time. Existing public water and public sewer provided by contract number 24-4024-D. Proposed on-site public water provided by contract number 44-4652-D.
  - 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 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 parcel C is provided in accordance with a certified Landscape Plan on file in accordance with Section 16.124 of the Howard County Code and the Landscape Manual under SDP 10-042.
  - This plat of revision is exempt from the requirements of Section 16.1200 of the Howard County Code for Forest Conservation because it is a plat of revision that does not create any additional lots. Section 16.1202(b)(1)(vii).
  - Financial surety for the required landscaping in the amount of \$21,450.00 must be posted as part of the developer's agreement under SDP 10-042.
  - Stormwater management recharge requirements for this project will be met via a private stormwater management facility. Stormwater management for quality and quantity is provided per F-02-131. The BMP will be owned by the owner, successor, or assignee.
  - 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 (14 feet serving more than one residence) Surface - 6 inches of compacted crushed run base with tar and chip coating (1 1/2" min.) Geometry - Maximum 15% 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. ZB-979M (rezoning), PB-339, S-99-12, P-01-25, PB 339 and PB 359S, F-02-11, F-02-131, SDP-10-042, and WP-10-072.
  - There are no known cemeteries not structures within the limits of this Plat.
  - The forest conservation requirements under section 16.1200 for this subdivision were addressed under F-02-131. Cumulative forest clearing totals 39.47 acres, cumulative retention is 45.83 acres and cumulative reforestation provided is 5.03 acres.
  - Open space requirements for this subdivision were addressed under F-02-131.
  - There are no slopes 15-24.9%, slopes 25% or greater, wetlands, wetland buffers, streams, stream buffers and 100-year floodplain onsite.
  - Waiver request -WP-10-072 to waive section 16.155(a)(1)(i) applicability for waiver to the site development plan requirement for non-residential or commercial properties to allow mass grading prior to approval of a site development plan for issuance of a grading permit was approved on December 18, 2009.
- Approval is subject to the following conditions:
- Approval from the Howard soil conservation district and the department of inspection, licenses and permits is required for the associated grading plan prior to the issuance any required permits.
  - The limit of disturbance is restricted to 45,500 square feet for the established construction entrance and the building footprint only.
  - The public water plans are approved prior to approval of SDP-10-042.
  - All required developer agreements associated with SDP-10-042 and/or public water plans are executed prior to signature of SDP-10-042.
18.  Denotes iron pipe or rebar and cap found/set  
 Denotes concrete monument found/set  
 Denotes angular change in bearing

**LINE TABLE**

LINE	BEARING	DISTANCE
L1	S 34°35'11" E	15.50'
L2	N 55°24'49" E	20.00'
L3	N 34°35'11" W	13.21'
L4	S 79°35'11" E	7.05'
L5	S 25°42'32" E	56.75'
L6	N 34°35'11" W	13.83'
L7	S 55°24'49" W	20.00'
L8	S 34°35'11" E	14.27'
L9	N 34°35'11" W	13.50'
L10	S 55°24'49" W	20.00'
L11	S 34°35'11" E	13.50'
L12	N 79°35'11" W	15.58'
L13	N 55°24'49" E	13.50'
L14	N 34°35'11" W	20.00'
L15	S 55°24'49" W	13.50'
L16	N 34°35'11" W	13.17'
L17	N 10°24'49" E	16.98'
L18	S 57°05'11" E	11.83'
L19	S 57°05'11" E	7.85'
L20	S 79°35'11" E	19.72'
L21	S 25°42'32" E	64.70'
L22	S 09°12'32" E	45.60'
L23	N 86°47'28" E	19.28'
L24	S 48°12'32" E	67.97'
L25	N 48°12'32" W	69.02'
L26	S 86°47'28" W	10.99'
L27	S 09°12'32" E	40.11'
L28	S 41°47'28" W	9.14'



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* 1/19/10  
 Michael D. Martin, Professional Land Surveyor  
 Maryland Registration No. 21234  
 Date

*James F. Knott, Jr.* 1/19/10  
 Emerson Development III LLC  
 James F. Knott, Jr., Vice President  
 Date

**CURVE TABLE**

CURVE	DELTA ANGLE	RADIUS	ARC	CHORD BEARING	CHORD	TANGENT
C1	181°17'13"	61.00'	193.01'	S 40°54'08" W	122.00'	5431.72'
C2	08°52'39"	270.00'	41.83'	S 52°38'52" E	41.78'	20.96'
C3	08°52'39"	250.00'	38.74'	S 52°38'52" E	38.70'	19.41'
C4	13°37'20"	270.00'	64.19'	S 48°36'08" W	64.04'	32.25'
C5	10°25'51"	250.00'	45.51'	S 46°48'34" W	45.45'	22.82'

**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
A. TOTAL NUMBER OF LOTS AND/OR PARCELS TO BE RECORDED	1
BUILDABLE	1
NON BUILDABLE PRESERVATION PARCEL	0
BUILDABLE PRESERVATION PARCEL	0
B. TOTAL AREA OF LOTS AND/OR PARCELS	10.764 AC.±
BUILDABLE	10.764 AC.±
NON BUILDABLE PRESERVATION PARCEL	0.000 AC.±
BUILDABLE PRESERVATION PARCEL	0.000 AC.±
C. TOTAL AREA OF ROADWAY AND HIGHWAY WIDENING TO BE RECORDED	0.000 AC.±
D. TOTAL AREA OF SUBDIVISION TO BE RECORDED	10.764 AC.±

**OWNER/DEVELOPER**  
 EMERSON DEVELOPMENT III LLC  
 1 TEXAS STATION CT.  
 SUITE 200  
 TIMONIUM, MD 21093  
 443-689-8000

**PURPOSE NOTE:**

THE PURPOSE OF THIS PLAT OF REVISION IS TO CREATE A PUBLIC WATER AND UTILITY EASEMENT ACROSS A PORTION OF PARCEL "C" AS SHOWN ON PLAT NO. 15831 (F-02-131)

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

*B. Wilson for Peter Brilenson* 1/20/10  
 Howard County Health Officer  
 Date

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

*Chief, Development Engineering Division* 1/20/10  
 Chief, Development Engineering Division  
 Date

*Director* 1/22/10  
 Director  
 Date

**OWNER'S DEDICATION**

We, Emerson Development III LLC, A Maryland Limited Liability Company, Owner of the property shown 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,

- 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 19 day of JANUARY, 2010

*James F. Knott, Jr.* 1/19/10  
 Emerson Development III LLC  
 James F. Knott, Jr., Vice President  
 Date

*Penny Hendrix* 1/19/10  
 Witness  
 Date

**SURVEYOR'S CERTIFICATE**

I hereby certify, to the best of my knowledge, information and belief, that the final plat shown hereon is correct; that it is a Plat of Revision of the land conveyed by Emerson Development III LLC, A Maryland Limited Liability Company to Emerson Development III LLC, a Maryland Limited Liability Company, by Deed Dated January 12, 2009 and recorded in the land records of Howard County, Maryland, in liber 11479 at folio 009 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* 1-19-2010  
 Michael D. Martin, Professional Land Surveyor  
 Maryland Registration No. 21234  
 Date

RECORDED AS PLAT No. 20960 ON 1/26/10  
 IN THE LAND RECORDS OF HOWARD COUNTY, MARYLAND

PLAT OF REVISION  
**EMERSON**  
 PARCEL C  
 TAX MAP NO. 47, GRID 14, PARCEL NO. 1051  
 ZONED: PEC-MXD-3  
 6TH ELECTION DISTRICT  
 HOWARD COUNTY MARYLAND  
 JANUARY 7, 2010

SCALE 1" = 100'  
 SHEET 1 OF 1