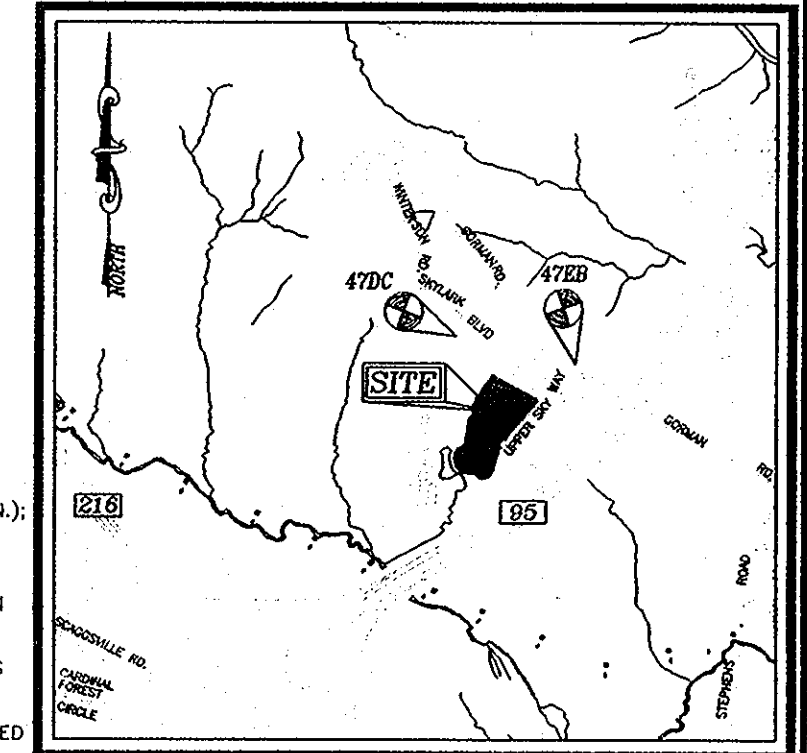


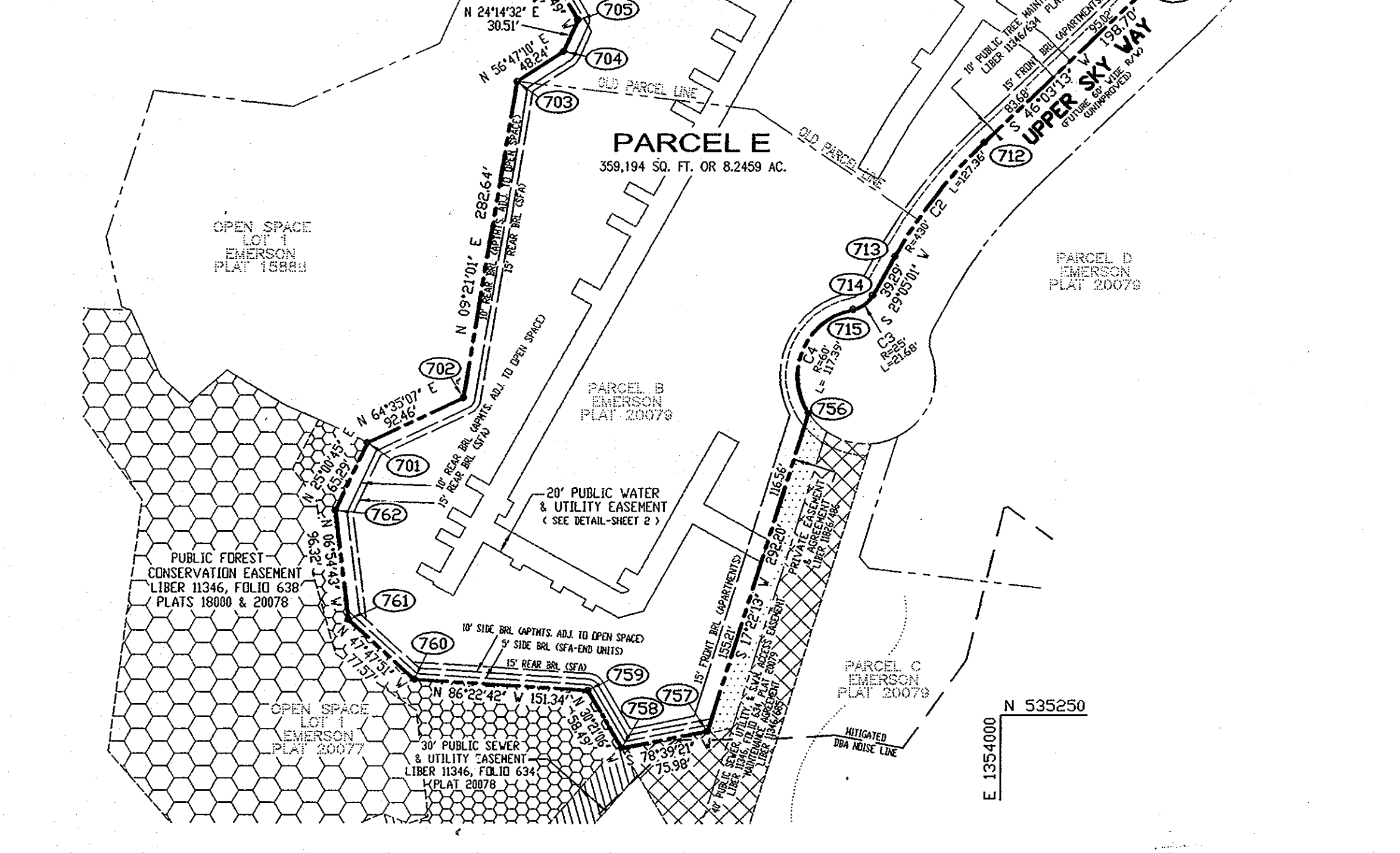
COORDINATE TABLE		
NO.	NORTH	EAST
701	535487.1860	1353448.7209
702	535526.8668	1353532.2331
703	535805.7515	1353578.1535
704	535832.1757	1353618.5126
705	535859.9953	1353631.0399
706	535913.8509	1353599.1090
707	535994.0531	1353656.3606
708	536016.5883	1353651.8107
709	536233.2887	1353791.4780
710	535997.5063	1354214.0485
711	535891.0804	1354127.4343
712	535753.1869	1353984.3743
713	535652.6086	1353907.0066
714	535618.2734	1353887.9088
715	535605.9047	1353870.9325
756	535514.0806	1353832.4974
757	535235.2033	1353745.2614
758	535220.2579	1353670.7658
759	535270.7313	1353641.2105
760	535280.2913	1353490.1687
761	535332.3992	1353432.7068
762	535428.0192	1353421.1152
763	535781.3228	1353785.8966
764	535685.3100	1353927.1589
765	535966.8257	1354265.6323
766	535847.8812	1354169.0735
767	535709.9876	1354026.0135
768	535623.4435	1353959.4413
769	535589.1083	1353940.3435
770	535568.1617	1353938.7892

GENERAL NOTES

- COORDINATES BASED ON NAD '83/91, MARYLAND COORDINATE SYSTEM AS PROJECTED BY HOWARD COUNTY, GEODETIC CONTROL STATION NO. 47DC AND 47EB.
- THIS PLAT IS BASED ON A FIELD RUN BOUNDARY SURVEY PERFORMED BY ROBERT H. VOGEL ASSOCIATES, INC. DATED MAY 2009.
- BRL DENOTES BUILDING RESTRICTION LINE.
- Ø DENOTES REBAR WITH CAP SET MARKED (PROP. MARK 21204).
- ⊙ DENOTES IRON PIPE OR IRON BAR FOUND.
- ⊕ DENOTES ANGLE CHANGE IN BEARING OF BOUNDARY OR RIGHT-OF-WAY.
- ⊖ DENOTES STONE OR MONUMENT FOUND.
- AREAS SHOWN HEREON ARE MORE OR LESS.
- THE SUBJECT PROPERTY IS ZONED PEC-MXD-3 PER THE OCTOBER 4, 2004 COMPREHENSIVE ZONING PLAN AND PER ZONING BOARD CASE NO. 979M AND THE COMP LITE ZONING REGULATION AMENDMENTS EFFECTIVE ON JULY 28, 2006.
- DRIVEWAYS SHALL BE PROVIDED PRIOR TO ISSUANCE OF A USE AND OCCUPANCY PERMIT FOR ANY NEW DWELLINGS TO INSURE SAFE ACCESS FOR FIRE EMERGENCY VEHICLES PER THE FOLLOWING MINIMUM REQUIREMENTS:
 - WIDTH --- 12' (16' SERVING MORE THAN ONE RESIDENCE);
 - SURFACE --- 8" OF COMPACTED CRUSHER RUN BASE W/TAR AND CHIP COATING (1-1/2" MIN.);
 - GEOMETRY --- MAX. 15% GRADE, MAX. 10% GRADE CHANGE AND MIN. 45' 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 OF DEPTH OVER DRIVEWAY SURFACE;
 - MAINTENANCE --- SUFFICIENT TO INSURE ALL WEATHER USE.
- NO GRADING, REMOVAL OF VEGETATION COVER OR TREES, OR PLACEMENT OF NEW STRUCTURES IS PERMITTED WITHIN THE LIMITS OF WETLANDS, STREAMS, OR THEIR BUFFERS AND FOREST CONSERVATION EASEMENT AREA.
- THE UNMITIGATED NOISE STUDY FOR THIS PROJECT WAS PROVIDED UNDER S-99-12. THE MITIGATED NOISE CONTOUR IS BASED ON ASTUDY BY CENTURY ENGINEERING, INC., DATED SEPTEMBER 2006. THE 65dBA NOISE CONTOUR LINE DRAWN ON THIS PLAN IS ADVISORY AS REQUIRED BY THE HOWARD COUNTY DESIGN MANUAL, CHAPTER 5, REVISED FEBRUARY 1992 AND CANNOT BE CONSIDERED TO EXACTLY LOCATE THE 65dBA NOISE EXPOSURE.
- WATER AND SEWER SERVICE TO THESE LOTS WILL BE GRANTED UNDER THE PROVISIONS OF SECTION 18.122B OF THE HOWARD COUNTY CODE. PUBLIC WATER IS AVAILABLE UNDER CONTRACT NO. 24-4388-D AND 44-4644-D. PUBLIC SEWER IS AVAILABLE UNDER CONTRACT NO. 24-4388-D AND 24-4049-D.
- PUBLIC WATER AND SEWER ALLOCATION WILL BE GRANTED AT THE TIME OF ISSUANCE OF THE BUILDING PERMIT IF CAPACITY IS AVAILABLE AT THAT TIME.
- THE FOREST CONSERVATION REQUIREMENTS FOR THIS SUBDIVISION HAVE BEEN PREVIOUSLY ADDRESSED UNDER F-07-141.
- 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 (FOREST CONSERVATION AREA), LOCATED IN, ON, OVER AND THROUGH PARCEL E, ANY CONVEYANCES OF THE AFORESAID PARCEL E SHALL BE SUBJECT TO THE EASEMENTS HEREIN RESERVED, WHETHER OR NOT EXPRESSLY STATED IN THE DEEDS CONVEYING SAID PARCEL E. DEVELOPER SHALL EXECUTE AND DELIVER DEEDS FOR THE EASEMENTS HEREIN RESERVED TO HOWARD COUNTY WITH 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 EASEMENTS, 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 OF EASEMENT IN THE LAND RECORDS OF HOWARD COUNTY.
- LANDSCAPING FOR THIS DEVELOPMENT IS PROVIDED IN ACCORDANCE WITH A CERTIFIED LANDSCAPE PLAN INCLUDED WITH THE ROAD CONSTRUCTION PLAN SET. LANDSCAPING WILL BE ADDRESSED UNDER SDP-10-013 IN ACCORDANCE WITH SECTION 16.124 OF THE HOWARD COUNTY CODE AND THE LANDSCAPE MANUAL.
- A TRAFFIC STUDY HAS BEEN PROVIDED UNDER S-99-12.
- THERE ARE NO BURIAL GROUNDS, CEMETERIES OR HISTORIC STRUCTURES LOCATED ON THIS PROPERTY.
- THIS PROJECT IS SUBJECT TO COMPLIANCE WITH THE AMENDED FIFTH EDITION OF SUBDIVISION AND LAND DEVELOPMENT REGULATIONS. DEVELOPMENT OR CONSTRUCTION ON THIS PROPERTY MUST COMPLY WITH SETBACK AND BUFFER REGULATIONS IN EFFECT AT THE TIME OF SUBMISSION OF THE SITE DEVELOPMENT PLAN, WAIVER PETITION APPLICATION OR BUILDING/GRADING PERMIT APPLICATIONS.
- THERE IS NO 100 YEAR FLOODPLAIN, WETLANDS, STREAMS, OR STEEP SLOPES ON SITE.
- STORMWATER MANAGEMENT WATER WAY AND C/SV IS BEING PROVIDED BY A MICRO-POND EXTENDED DETENTION POND AND THE NATURAL AREA CONSERVATION CREDIT LOCATED ON PARCEL 462, OPEN SPACE LOT 1, AS APPROVED UNDER F-07-141. THE REV WILL PROVIDED BY (3) THREE ON-SITE GRAVEL TRENCHES. SWM FACILITIES TO BE PRIVATELY OWNED AND MAINTAINED.
- 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-99-12).
- THIS PLAN IS SUBJECT TO WP-09-99, APPROVED JANUARY 15, 2009, TO WAIVE SECTION 16.1106J FOR A SIXTH MONTH EXTENSION OF THE APFO MILESTONE DATE TO SUBMIT THE SITE DEVELOPMENT PLANS FOR DEVELOPMENT OF THIS RESIDENTIAL PROJECT THAT WERE PREVIOUSLY ESTABLISHED FOR BULK PARCELS A AND B (51 TO 100 HOUSING UNITS) UNDER THE RECORDING OF FINAL PLAT F-07-141. APPROVAL FOR A SIX MONTH EXTENSION OF TIME IS SUBJECT TO THE FOLLOWING CONDITION:
 - THE APPLICANT SHALL PROCEED WITH THE SUBMISSION OF THE SITE DEVELOPMENT FOR BULK PARCELS A AND B FOR THIS PROJECT WITHIN SIX MONTHS FROM THE PREVIOUSLY ESTABLISHED APFO MILESTONE DEADLINE DATE OF FEBRUARY 11, 2009 OR UNTIL (ON OR BEFORE) AUGUST 10, 2009.
- THIS PLAT IS SUBJECT TO THE AMENDED FIFTH EDITION OF THE SUBDIVISION AND LAND DEVELOPMENT 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 THE OTHER RESIDENTIAL AND COMMERCIAL PARCELS SHALL BE IN ACCORDANCE WITH THE COMPREHENSIVE SKETCH PLAN DEVELOPMENT CRITERIA APPROVED UNDER S-99-12, PB-339, AND PB-359.
- THE PROPERTY IS LOCATED WITHIN THE METROPOLITAN DISTRICT.
- THE FOLLOWING DPZ FILES ARE APPLICABLE FOR THIS PROJECT: S-99-12, P-06-11, PB-339, PB-359, ZB CASE NO. 979M, SDP-05-124, WP-07-31, WP-07-101, F-07-141, WP-09-99, F-10-09, AND WP-10-17.



VICINITY MAP
SCALE: 1" = 2000'
ADC MAP: 19-H7



LEGEND

- FOREST CONSERVATION EASEMENT REFORESTATION AREA PLAT NO. 18000 & 20078
- FOREST CONSERVATION EASEMENT RETENTION AREA PLAT NO. 20078
- PUBLIC SEWER, UTILITY & SWM ACCESS EASEMENT PLAT NO. 20079 LIBER 11346, FOLIO 634
- 30' PUBLIC SEWER, WATER & UTILITY EASEMENT PLAT NO. 20078 LIBER 11346, FOLIO 634
- PRIVATE EASEMENT & AGREEMENT PLAT NO. 20078 LIBER 11826, FOLIO 486
- PUBLIC SEWER, UTILITY & SWM ACCESS EASEMENT PLAT NO. 15888 & 15889

THE REQUIREMENTS § 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.

Thomas M. Hoffman, Jr. 1-27-10
THOMAS M. HOFFMAN, JR. DATE
PROPERTY LINE SURVEYOR MD REG. NO. 267
Christopher N. Murn 1/27/10
EMERSON APARTMENTS, LLC DATE
CHRISTOPHER N. MURN

CURVE DATA TABLE					
NO.	RADIUS	LENGTH	TANGENT	Δ	CHORD
C1	570.00'	137.55'	69.11'	13°49'35"	S 39°08'25" W 137.22'
C2	430.00'	127.36'	64.15'	16°58'12"	S 37°34'07" W 126.89'
C3	25.00'	21.68'	11.57'	49°40'48"	S 53°55'24" W 21.00'
C4	60.00'	117.39'	89.12'	112°06'03"	S 22°42'46" W 99.54'

AREA TABULATION

NUMBER OF PARCELS TO BE RECORDED.....	1
AREA OF PARCELS TO BE RECORDED.....	8,245.9 AC
AREA OF ROADWAY TO BE RECORDED.....	0.0000 AC
AREA TO BE RECORDED.....	8,245.9 AC

ROBERT H. VOGEL ENGINEERING, INC.
ENGINEERS • SURVEYORS • PLANNERS
8407 MAIN STREET TEL: 410.461.7666
ELICOTT CITY, MD 21043 FAX: 410.461.8961

OWNER/DEVELOPER
EMERSON APARTMENTS, LLC
1996 GREENSPRING DRIVE, SUITE 508
TIMONIUM, MARYLAND 21093
410-472-2846

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

Peter B. Sidenson 5/3/10
HOWARD COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

Christy Sheehy 4/19/10
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

Scott Sheehy 5/13/10
DIRECTOR DATE

OWNER'S CERTIFICATE

WE, EMERSON APARTMENTS, LLC, OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON, ADOPT THIS FINAL PLAT 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 ROADS OR STREET RIGHTS-OF-WAYS AND THE SPECIFIC EASEMENT AREAS SHOWN HEREON; 2) THE RIGHT TO REQUIRE DEDICATION FOR PUBLIC USE OF THE BEDS OF THE STREETS AND/OR ROADS, THE FLOOD PLAINS AND OPEN SPACE WHERE APPLICABLE AND FOR 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 FLOOD PLAINS, 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; 4) THAT NO BUILDING OR SIMILAR STRUCTURE OF ANY KIND SHALL BE ERRECTED ON OR OVER THE SAID EASEMENTS AND RIGHTS-OF-WAYS. WITNESS OUR HANDS THIS 27TH DAY OF JANUARY, 2010.

Christopher N. Murn
EMERSON APARTMENTS, LLC
CHRISTOPHER N. MURN

Megan Brett
WITNESS

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS A RESUBDIVISION OF PART OF THE LAND CONVEYED BY THE HOWARD RESEARCH AND DEVELOPMENT CORPORATION TO EMERSON APARTMENTS, LLC, BY DEED DATED JUNE 15, 2009 AND RECORDED IN LIBER 11826 AT FOLIO 490 OF THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

I ALSO CERTIFY ALL MONUMENTS ARE IN 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 AND BOUNDARY SURVEY IS IN ACCORDANCE WITH THE HOWARD COUNTY SUBDIVISION REGULATIONS.

Thomas M. Hoffman, Jr. 1-27-10
THOMAS M. HOFFMAN, JR. DATE
PROPERTY LINE SURVEYOR, MD. REG. NO. 267

RECORDED AS PLAT No. 21131 ON 5/18/10
AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

RESUBDIVISION PLAT OF EMERSON PROPERTY PARCEL E

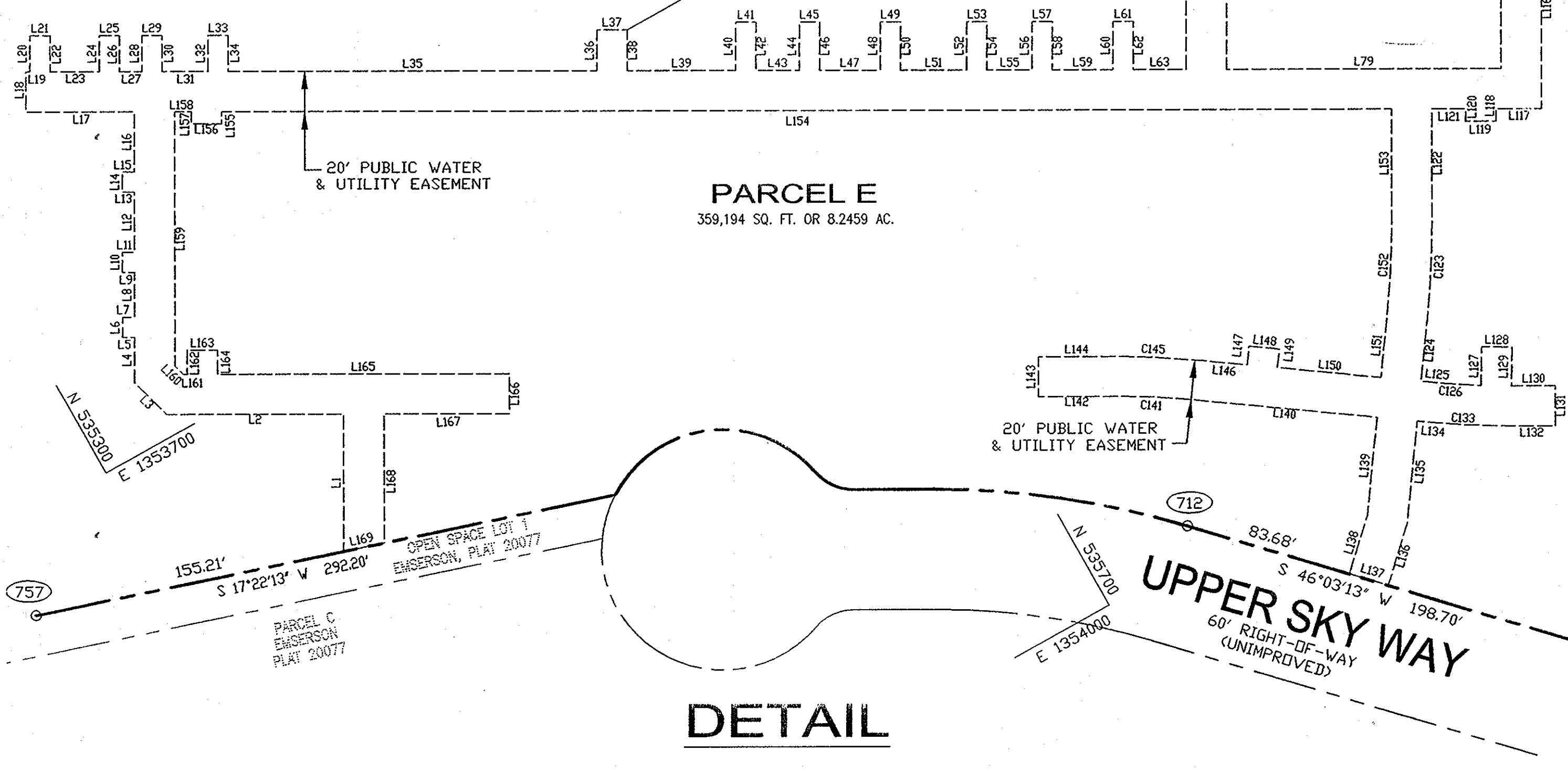
A CONSOLIDATION OF PARCELS A AND B
PLAT OF EMERSON, PLAT 20720-20722
SECTION 2, PHASE 88
ZONED PEC-MXD-3

TAX MAP No. 47 BLK: 8 PARCEL No. 462
SIXTH ELECTION DISTRICT HOWARD COUNTY, MARYLAND
SCALE 1" = 100' JANUARY 27, 2009

SHEET No. 1 OF 2

LINE TABLE		
COURSE	BEARING	DISTANCE
L1	N 60°50'22" W	68.39'
L2	S 29°09'38" E	87.33'
L3	S 74°09'38" W	22.43'
L4	N 60°50'22" W	22.83'
L5	S 29°09'38" E	5.81'
L6	N 60°50'22" W	10.00'
L7	N 29°09'38" E	5.81'
L8	N 60°50'22" W	22.31'
L9	S 29°09'38" E	5.81'
L10	N 60°50'22" W	10.00'
L11	N 29°09'38" E	5.81'
L12	N 60°50'22" W	30.00'
L13	S 29°09'38" E	5.81'
L14	N 60°50'22" W	10.00'
L15	N 29°09'38" E	5.81'
L16	N 60°50'22" W	30.00'
L17	S 29°09'38" E	53.52'
L18	N 60°50'22" W	20.00'
L19	N 29°09'38" E	2.00'
L20	N 60°50'22" W	17.97'
L21	N 29°09'38" E	10.00'
L22	S 60°50'22" E	17.97'
L23	N 29°09'38" E	24.36'
L24	N 60°50'22" W	17.97'
L25	N 29°09'38" E	10.00'
L26	S 60°50'22" E	17.97'
L27	N 29°09'38" E	10.94'
L28	N 60°50'22" W	17.97'
L29	N 29°09'38" E	10.00'
L30	S 60°50'22" E	17.97'
L31	N 29°09'38" E	22.72'
L32	N 60°50'22" W	17.97'
L33	N 29°09'38" E	10.00'
L34	S 60°50'22" E	17.97'
L35	N 29°09'38" E	181.99'
L36	N 60°50'22" W	20.17'
L37	N 29°09'38" E	15.00'
L38	S 60°50'22" E	20.17'
L39	N 29°09'38" E	53.65'
L40	N 60°50'22" W	23.91'
L41	N 29°09'38" E	10.00'
L42	S 60°50'22" E	23.91'
L43	N 29°09'38" E	21.46'
L44	N 60°50'22" W	23.91'
L45	N 29°09'38" E	10.00'
L46	S 60°50'22" E	23.91'
L47	N 29°09'38" E	30.00'
L48	N 60°50'22" W	23.91'
L49	N 29°09'38" E	10.00'
L50	S 60°50'22" E	23.91'
L51	N 29°09'38" E	32.75'
L52	N 60°50'22" W	23.91'
L53	N 29°09'38" E	10.00'
L54	S 60°50'22" E	23.91'
L55	N 29°09'38" E	22.25'
L56	N 60°50'22" W	23.91'
L57	N 29°09'38" E	10.00'
L58	S 60°50'22" E	23.91'
L59	N 29°09'38" E	30.00'
L60	N 60°50'22" W	23.91'
L61	N 29°09'38" E	10.00'
L62	S 60°50'22" E	23.91'
L63	N 29°09'38" E	26.25'
L64	N 60°50'22" W	89.78'
L65	S 74°09'38" W	1.62'
L66	S 29°09'38" E	31.86'
L67	N 60°50'22" W	20.00'
L68	N 29°09'38" E	12.00'
L69	N 60°50'22" W	1.18'
L70	N 29°09'38" E	10.00'
L71	S 60°50'22" E	1.18'
L72	N 29°09'38" E	18.14'
L73	N 74°09'38" E	2.69'
L74	N 15°50'22" W	9.36'
L75	N 74°09'38" E	10.00'
L76	S 15°50'22" E	9.36'
L77	N 74°09'38" E	5.50'
L78	S 60°50'22" E	98.06'
L79	N 29°09'38" E	135.57'
L80	N 60°50'22" W	87.97'
L81	N 15°50'22" W	6.21'
L82	S 74°09'38" W	5.92'

CURVE DATA TABLE						
CURVE NO.	RADIUS	LENGTH	TANGENT	Δ	CHORD LENGTH	CHORD BEARING
C123	510.00'	50.23'	25.14'	5°38'35"	50.21'	S 58°01'05" E
C126	390.00'	24.89'	12.45'	3°39'24"	24.89'	N 32°58'51" E
C133	410.00'	40.38'	20.21'	5°38'35"	40.36'	S 31°58'55" W
C141	390.00'	38.41'	19.22'	5°38'35"	38.40'	S 31°58'55" W
C145	410.00'	40.38'	20.21'	5°38'35"	40.36'	N 31°58'55" E
C152	490.00'	48.26'	24.15'	5°38'35"	48.24'	N 58°01'05" W



LINE TABLE (cont.)		
COURSE	BEARING	DISTANCE
L112	S 29°11'49" W	10.00'
L113	N 60°50'22" W	9.97'
L114	S 29°09'38" W	20.34'
L115	S 15°50'22" E	5.86'
L116	S 60°50'22" E	99.69'
L117	S 29°09'38" E	22.50'
L118	S 60°50'22" E	6.17'
L119	S 29°09'38" W	15.00'
L120	N 60°50'22" W	6.17'
L121	S 29°09'38" W	16.60'
L122	S 60°50'22" E	54.10'
L124	S 55°11'47" E	31.85'
L125	N 34°48'13" E	4.90'
L127	N 59°57'18" W	19.37'
L128	N 30°02'42" E	15.00'
L129	S 59°57'18" E	19.37'
L130	N 29°09'38" E	21.72'
L131	S 60°50'22" E	20.00'
L132	S 29°09'38" W	23.20'
L134	S 34°48'13" W	4.90'
L135	S 55°11'47" E	50.93'
L136	S 43°56'47" E	32.52'
L137	S 46°03'13" W	20.00'
L138	N 43°56'47" W	30.55'
L139	N 55°11'47" W	48.96'
L140	S 34°48'13" W	91.40'
L142	S 29°09'38" W	38.04'
L143	N 60°50'22" W	20.00'
L144	N 29°09'38" E	38.04'
L146	N 34°48'13" E	25.01'
L147	N 55°11'47" W	9.36'
L148	N 34°48'13" E	15.00'
L149	S 55°11'47" E	9.36'
L150	N 34°48'13" E	51.39'
L151	N 55°11'47" W	31.85'
L153	N 60°50'22" W	54.10'
L154	S 29°09'38" W	578.07'
L155	S 60°50'22" E	6.16'
L156	S 29°09'38" W	15.00'
L157	N 60°50'22" W	6.16'
L158	S 29°09'38" W	8.26'
L159	S 60°50'22" E	126.86'
L160	N 74°09'38" E	5.86'
L161	N 29°09'38" E	1.79'
L162	N 60°50'22" W	12.17'
L163	N 29°09'38" E	15.00'
L164	S 60°50'22" E	12.17'
L165	N 29°09'38" E	144.08'
L166	S 60°50'22" E	20.00'
L167	S 26°30'08" W	60.48'
L168	S 59°30'55" E	61.42'
L169	S 17°22'13" W	20.43'

LINE TABLE (cont.)		
COURSE	BEARING	DISTANCE
L83	N 60°50'22" W	10.27'
L84	N 29°07'55" E	10.00'
L85	S 60°50'22" E	6.13'
L86	N 74°09'38" E	1.77'
L87	N 15°50'22" W	6.21'
L88	N 29°09'38" E	24.07'
L89	N 60°50'22" W	3.01'
L90	N 29°07'55" E	10.00'
L91	S 60°50'22" E	3.01'
L92	N 29°09'38" E	30.00'
L93	N 60°50'22" W	3.03'
L94	N 29°07'55" E	10.00'
L95	S 60°50'22" E	3.03'
L96	N 29°09'38" E	30.00'
L97	N 60°50'22" W	3.05'

LINE TABLE (cont.)		
COURSE	BEARING	DISTANCE
L98	N 29°07'55" E	10.00'
L99	S 60°50'22" E	3.05'
L100	N 29°09'38" E	16.93'
L101	S 60°50'22" E	20.00'
L102	S 29°09'38" W	15.00'
L103	S 60°50'22" E	19.17'
L104	S 29°09'38" W	15.00'
L105	N 60°50'22" W	19.17'
L106	S 29°09'38" W	22.43'
L107	S 60°50'22" E	10.00'
L108	S 29°11'49" W	10.00'
L109	N 60°50'22" W	10.00'
L110	S 29°09'38" W	29.95'
L111	S 60°50'22" E	9.98'

THE REQUIREMENTS § 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.

Thomas M. Hoffman, Jr. 1-27-10
 THOMAS M. HOFFMAN, JR. DATE
 PROPERTY LINE SURVEYOR, MD REG. NO. 267
Christopher N. Murn 1/27/10
 EMERSON APARTMENTS, LLC DATE
 CHRISTOPHER N. MURN

THE PURPOSE OF THIS PLAT IS TO CONSOLIDATE PARCELS A AND B INTO PARCEL E AND TO CREATE A 20' PUBLIC WATER AND UTILITY EASEMENT.

ROBERT H. VOGEL ENGINEERING, INC.
 ENGINEERS • SURVEYORS • PLANNERS
 8407 MAIN STREET
 ELICOTT CITY, MD 21043 TEL: 410-461-7666 FAX: 410-461-8961

OWNER/DEVELOPER
 EMERSON APARTMENTS, LLC
 1996 GREENSPRING DRIVE, SUITE 508
 TIMONIUM, MARYLAND 21093
 410-472-2846

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

B. W. Dufan for Peter Zsilevson 5/13/10
 HOWARD COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING
 AND ZONING

Christopher N. Murn 4/19/10
 CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE
Rest Shelton 5/13/10
 DIRECTOR DATE

OWNER'S CERTIFICATE

WE, EMERSON APARTMENTS, LLC, OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON, ADOPT THIS FINAL PLAT 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 ROADS OR STREET RIGHTS-OF-WAYS AND THE SPECIFIC EASEMENT AREAS SHOWN HEREON; 2) THE RIGHT TO REQUIRE DEDICATION FOR PUBLIC USE OF THE BEDS OF THE STREETS AND/OR ROADS, THE FLOOD PLAINS AND OPEN SPACE WHERE APPLICABLE AND FOR 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 FLOOD PLAINS, 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; 4) THAT NO BUILDING OR SIMILAR STRUCTURE OF ANY KIND SHALL BE ERRECTED ON OR OVER THE SAID EASEMENTS AND RIGHTS-OF-WAYS. WITNESS OUR HANDS THIS 27th DAY OF JANUARY, 2010.

Christopher N. Murn
 EMERSON APARTMENTS, LLC
 CHRISTOPHER N. MURN
Megan Brett
 WITNESS

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS A RESUBDIVISION OF PART OF THE LAND CONVEYED BY THE HOWARD RESEARCH AND DEVELOPMENT CORPORATION TO EMERSON APARTMENTS, LLC, BY DEED DATED JUNE 15, 2009 AND RECORDED IN LIBER 11826 AT FOLIO 490 OF THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.
 I ALSO CERTIFY ALL MONUMENTS ARE IN 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 AND BOUNDARY SURVEY IS IN ACCORDANCE WITH THE HOWARD COUNTY SUBDIVISION REGULATIONS.

Thomas M. Hoffman, Jr. 1-27-10
 THOMAS M. HOFFMAN, JR. DATE
 PROPERTY LINE SURVEYOR, MD. REG. NO. 267

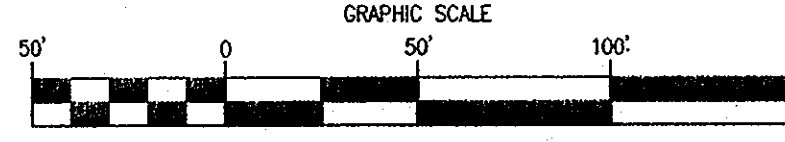


RECORDED AS PLAT No. 21132 ON 5/13/10
 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

RESUBDIVISION PLAT OF EMERSON PROPERTY PARCEL E

A CONSOLIDATION OF PARCELS A AND B
 PLAT OF EMERSON, PLAT 20720-20722
 SECTION 2, PHASE 8B
 ZONED PEC-MXD-3

TAX MAP No. 47 BLK: 8 PARCEL No. 462
 SIXTH ELECTION DISTRICT HOWARD COUNTY, MARYLAND
 SCALE 1" = 50' JANUARY 27, 2009



SHEET No. 2 OF 2

F-10-100