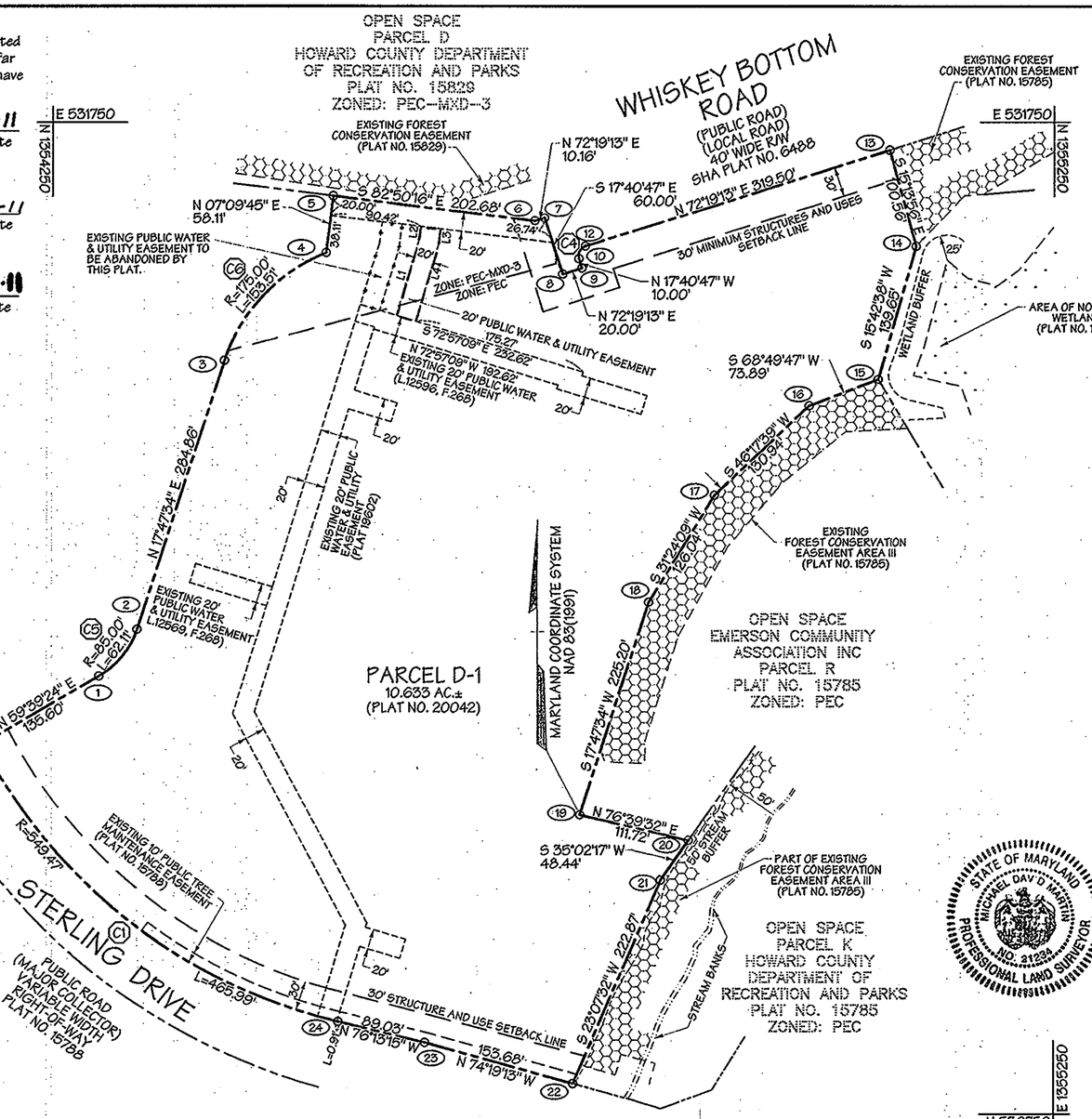
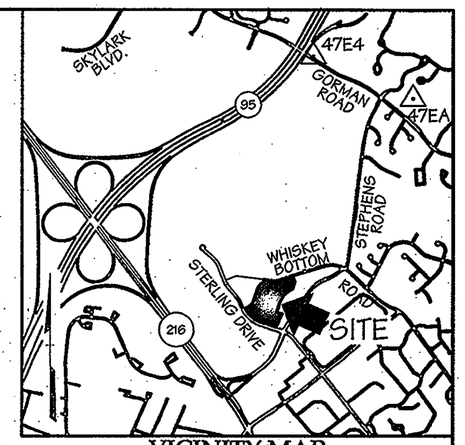
The requirements of Section 3-108, The Real Property Article, Annotated Code Of Maryland, 1988 Replacement Volume, (as supplemented) as far as they relate to the making of this plat and the setting of markers have been complied with.

1-25-11
Michael D. Martin, Professional Land Surveyor — Date
Maryland Registration No. 21234

1-25-11
Davis C. Emory, Member — Date
Emerson Holdings, LLC

1-25-11
Witness — Date





VICINITY MAP
SCALE: 1" = 2000'
ADC MAP 5053

LINE TABLE

LINE	BEARING	DISTANCE
L1	N 16°37'53" E	79.71'
L2	N 07°09'44" E	13.42'
L3	S 07°09'44" W	14.67'
L4	S 16°37'53" W	81.92'

COORDINATE TABLE

POINT	NORTHING	EASTING
1	531191.2293	1354296.1788
2	531238.6115	1354334.1727
3	531509.8427	1354421.2184
4	531618.6836	1354522.4400
5	531676.3370	1354529.6849
6	531651.0664	1354730.7844
7	531654.1518	1354740.4639
8	531596.9857	1354758.6856
9	531603.0596	1354777.7410
10	531612.5873	1354774.7041
12	531625.1519	1354781.1948
13	531722.1814	1355085.5997
14	531625.1580	1355112.0190
15	531490.7280	1355074.2060
16	531464.0420	1355005.2990
17	531373.5660	1354910.6410
18	531265.9880	1354844.9690
19	531051.5620	1354776.1540
20	531025.7820	1354884.8620
21	530986.1170	1354857.0490
22	530781.1566	1354769.5183
23	530822.6894	1354621.5601
24	530843.8953	1354535.0885
25	531122.7263	1354179.1528

GENERAL NOTES:

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

STATION	NORTH	EAST
49E4	535846.138	1355431.196
47EA	535063.631	1357283.989

2. This Plat is based upon a field run monumented boundary survey performed on or about June 25, 1999 by Daft-McCune-Walker, Inc.
3. All areas shown on this plat are more or less.
4. The subject property is zoned PEC per the July 28, 2006 Comprehensive Plan and PEC-MXD-3 as granted by the Zoning Board on September 3, 1998 as Case No. ZB-979 M.
5. The minimum building setback restrictions from the property lines and the public road right-of-way lines for the PEC-MXD-3 zoned portion of these parcels shall be in accordance with the Comprehensive Sketch Plan Development Criteria approved under S-99-12, PB-339 and PB-359.
6. 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.
7. There are no known cemeteries or historic structures within the limit of this plat.
8. Water and sewer service to this parcel will be granted under the provisions of Section 18. 122B 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.
9. Previous Howard County Department of Planning and Zoning File Nos.: ZB-979M (Rezoning), PB-339, S-99-12, P-01-25, PB 359, SP-01-12, F-02-111, F-07-55, SDP-07-109 and F-08-093 and F-08-207.
10. This plat is Exempt from the Requirements of the Forest Conservation Act per Section 16.1202 (b)(i)(vii) of the Howard County Code because it is a plat of revision that does not create additional lots.
11. The forest conservation requirements for this project were fulfilled under F-02-111, The Revitz project proposed 68.21± acres of forest clearing and provided 26.42± acres of on-site retention, which generated a 5.06± acre reforestation requirement. The reforestation obligation was satisfied by providing 5.20± acres of on-site reforestation.
12. ⌀ Denotes iron pipe or rebar and cap found/set
    ■ Denotes concrete monument found/set
    ○ Denotes angular change in bearing
13. There are no 100 year floodplains, wetlands, streams, wetland buffers, stream buffers and forest conservation areas within the limit of this plat.
14. This subdivision is exempt from the requirements of Section 16.124 of the Howard County Code and the Landscape Manual because it is a plat of revision. The Perimeter Landscaping Requirements for this subdivision were previously addressed under F-02-111, F-02-131 and SDP-07-109.
15. As a result of the Preliminary Equivalent Sketch Plan, SP-01-12, being submitted to the County for review prior to 11/15/01, on 04/14/01. This subdivision is subject to compliance with the fourth edition of the Subdivision and Land Development Regulations. In addition, because SP-01-12 did not obtain signature approval prior to 11/01/01, this subdivision is subject to compliance with County Council Bill 50-2001 which amends the Zoning Regulations, and the amended Zoning Regulations which became effective on 01/06/02.
16. This subdivision is subject to Section 18.122.B of the Howard County Code. Public water and/or sewer service has been granted under the terms and provisions thereof, effective 12/27/02, on which date Developers Agreement No. 24-4014-D was filed and accepted.

CURVE TABLE

CURVE	DELTA ANGLE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH	TANGENT
C1	48°35'26"	549.47'	465.99'	N 51°55'33" W	452.15'	248.04'
C4	90°00'00"	10.00'	15.71'	N 27°19'13" E	14.14'	10.00'
C5	41°51'50"	85.00'	62.11'	N 38°43'29" E	60.75'	32.51'
C6	50°15'34"	175.00'	153.51'	N 42°55'22" E	148.63'	82.09'

TABULATION OF FINAL PLAT

	TOTAL
A. TOTAL NUMBER OF LOTS AND/OR PARCELS TO BE RECORDED	1
BUILDABLE	1
NON-BUILDABLE	0
OPEN SPACE	0
B. TOTAL AREA OF LOTS AND/OR PARCELS	10.633 AC.±
BUILDABLE	10.633 AC.±
NON-BUILDABLE	0.000 AC.±
OPEN SPACE LOTS	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	10.633 AC.±

OWNER/DEVELOPER

EMERSON HOLDINGS, LLC
8601 LASALLE RD. STE. 204
TOWSON, MD 21286-2006
(410) 321-9383

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

2/10/11
Howard County Health Officer — Date

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

2/4/11
Chief, Development Engineering Division — Date

2/15/11
Director — Date

OWNER'S DEDICATION

We, Emerson Holdings, 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,

(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 25 day of JANUARY, 2011

1-25-11
Davis C. Emory, Member, Emerson Holdings, LLC — Date

1-25-11
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 Land Business Trust, A Maryland business trust by Deed Dated December 20, 2006 and recorded in the land records of Howard County, Maryland, in liber 10436 at folio 203 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.

1-25-11
Michael D. Martin, Professional Land Surveyor — Date
Maryland Registration No. 21234

The purpose of this plat is to abandon a portion of the existing 20' public water and utility easement, as shown on plat no. 20042(F-08-207) and to establish a 20' public water and utility easement across a portion of parcel D-1 to correlate with the public water & utility easement as shown on the approved SDP (SDP-07-109).

RECORDED AS PLAT No. 21474 ON 2/17/11
IN THE LAND RECORDS OF HOWARD COUNTY, MARYLAND

PLAT OF REVISION

REVITZ PROPERTY

PARCEL D-1
A REVISION TO PARCEL D-1 REVITZ PROPERTY
(PLAT NO. 20042)
TAX MAP NO. 47, GRID 20, PARCEL NO. 165
ZONED: PEC, PEC-MXD-3
6th ELECTION DISTRICT
HOWARD COUNTY, MARYLAND
JANUARY 12, 2011

100' 0 100' 200'
SCALE 1" = 100'
SHEET 1 OF 1

F-01-052