

COORDINATE TABLE

POINT	NORTH	EAST
COR1	530879.4814	1354308.5074
COR2	530760.2265	1354232.9888
COR3	530613.6067	1354321.7810
COR4	530309.1407	1354369.4168
COR5	530054.6191	1354497.7650
COR6	529840.6798	1354045.1730
COR7	529926.4905	1354055.0747
COR8	530016.4010	1353981.6219
COR9	530042.6749	1353892.2645
COR10	530274.6961	1353795.5285
COR11	530281.8722	1353725.1913
COR12	530713.2444	1354097.3921
COR13	530724.3499	1354084.5210
COR14	530810.6238	1354158.9607
COR15	530878.1336	1354164.3787
COR16	530951.4434	1354227.6526
WM11	529963.2156	1354375.9979
WM12	529956.3498	1354381.8169
WN10	529856.2854	1354143.1581

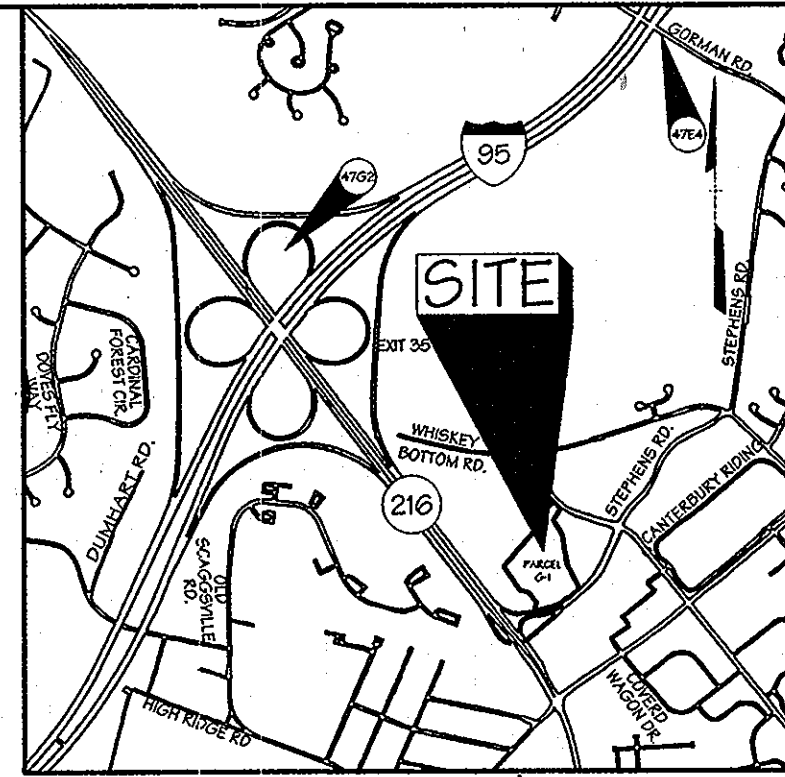
CURVE TABLE

CURVE	DELTA ANGLE	RADIUS	ARC	CHORD BEARING	CHORD	TANGENT
C1	311°40'5"	475.87	259.42	S 65°20'00" W	256.22'	133.02'
C2	09°51'27"	630.00'	108.39'	N 48°20'15" W	108.26'	54.33'
C3	01°37'49"	663.50'	18.60'	S 50°20'03" E	18.60'	9.30'

LINE TABLE

LINE	BEARING	DISTANCE
L1	S 41°54'49" W	125.01'
L2	S 18°17'19" W	88.15'
L3	S 40°47'04" W	80.06'
L4	S 49°12'41" E	204.91'
L5	S 04°12'41" E	20.57'
L6	N 85°47'33" E	22.79'
L7	S 04°12'41" E	20.00'
L8	S 85°47'33" W	22.79'
L9	S 04°12'41" E	28.91'
L10	S 40°47'19" W	469.86'
L11	S 85°47'19" W	23.18'
L12	N 49°12'41" W	159.86'
L13	N 26°42'41" W	74.89'
L14	N 04°12'41" W	40.39'
L15	N 40°47'04" E	544.24'
L16	N 18°17'19" E	126.01'
L17	N 41°54'49" E	143.04'
L18	S 04°12'41" E	52.91'
L19	S 40°47'19" W	407.98'
L20	N 49°00'00" W	19.46'
L21	S 40°47'24" W	40.08'
L22	N 49°12'41" W	132.81'
L23	N 26°42'41" W	66.94'
L24	N 04°12'41" W	6.48'
L25	N 85°47'19" E	16.31'
L26	N 04°12'41" W	20.00'
L27	S 85°47'19" W	16.31'
L28	N 04°12'41" W	1.65'
L29	N 40°47'04" E	416.45'
L30	S 49°12'43" E	20.03'
L31	N 40°47'04" E	20.00'
L32	N 49°12'43" W	20.03'
L33	N 40°47'04" E	3.42'
L34	S 49°12'41" E	196.62'
L35	N 04°12'55" W	20.62'
L39	S 39°54'12" W	29.21'

E 1353.500
N 531.200



VICINITY MAP
SCALE: 1" = 2000'
ADC MAP NO. 5169

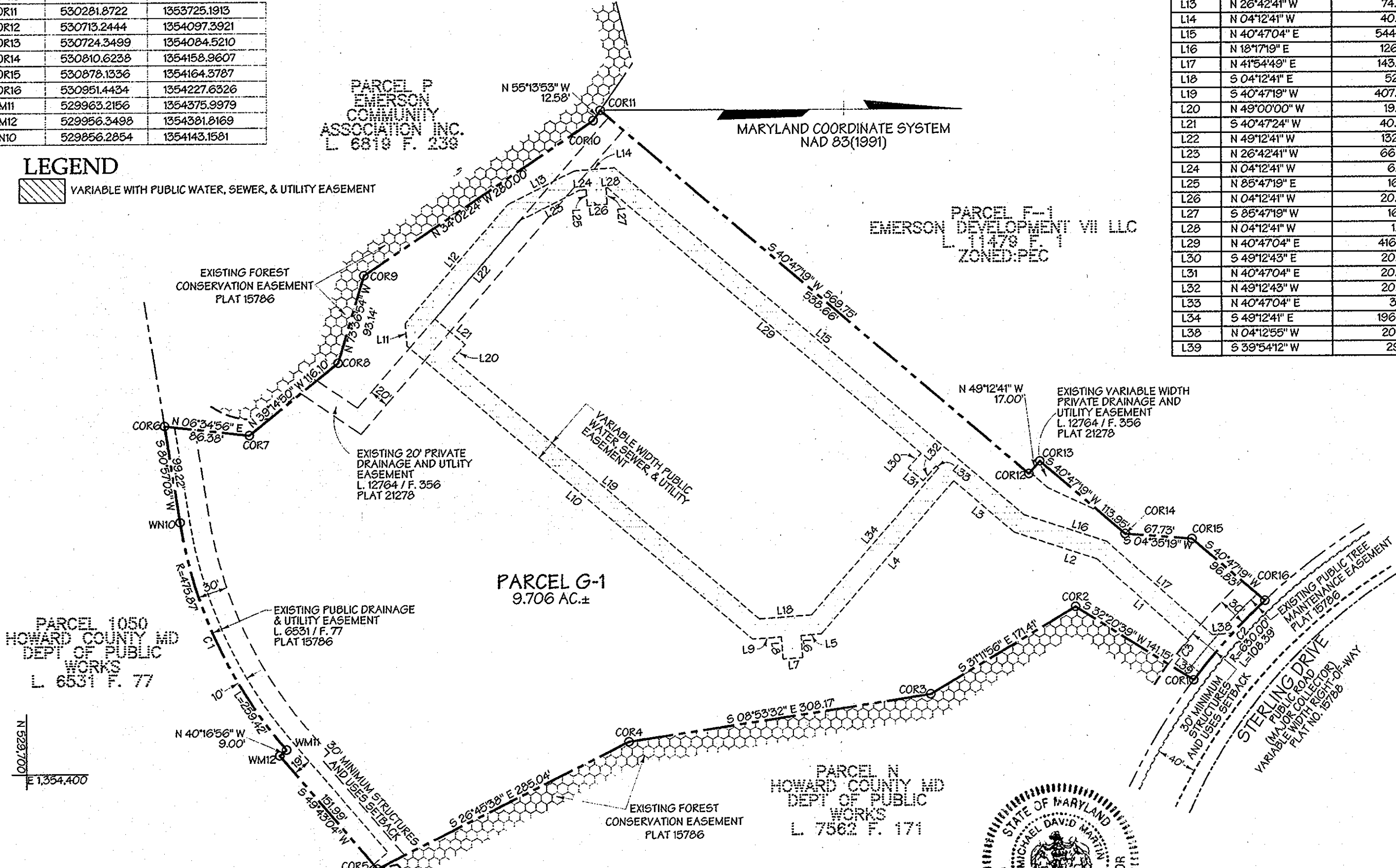
PROFESSIONAL CERTIFICATION:
I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED BY ME OR UNDER MY RESPONSIBLE CHARGE, AND THAT I AM A DULY LICENSED PROFESSIONAL LAND SURVEYOR UNDER THE STATE OF MARYLAND, LICENSE NO. 21234. EXPIRATION DATE: 1-19-2019.

GENERAL NOTES:

- Coordinates are based on Maryland Coordinated System - NAD83 (1991) as projected by Howard County Geodetic Control Stations No. 47E4 and 47G2.
- 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 per the 02-04-04 Comprehensive Zoning Plan, and the comp "lite" Zoning amendments effective 07-28-06.
- 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 is provided in accordance with a certified Landscape Plan on file with the Site Development Plan in accordance with Section 16.124 of the Howard County Code and the Landscape Manual.
- Driveways shall be provided prior to issuance of a use and occupancy permit for any new dwellings 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;
 - Maintenance - Sufficient to insure all weather use.
- No grading, removal of vegetative cover or trees, paving and new structures shall be permitted within the limits of wetlands, stream(s), or their required buffers, floodplain and forest conservation easement areas.
- 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 06/14/01, 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 01/08/02.
- There are no wetlands on site that will be disturbed or that will require 401 and 404 wetlands permits from the State of Maryland in accordance with a wetland certification provided by DMW in June 2010.
- This subdivision is subject to Section 18.122.B of the Howard County Code. Public water and sewer service has been granted under the terms and provision thereof, effective 12/27/02 on which date Developers Agreement no 24-4014.D was filed and accepted.
- On July 9, 2002 the Howard County Board of Appeals Ordered that the Petition (BA Case No. 02-177) of the Howard Research and Development Corporation for a variance to reduce the 30-foot structure and use setback line to 0-foot in a PEC district (on Parcel E) be granted. Subject to the following: the site is limited to the use and structures outlined in the petition (campus-style employment center) and that Parcel E (Revitz) be combined with Parcel A (Emerson) to form a single property.
- Previous Howard County Department of Planning and Zoning files references: plat # 18664, 18685, F-07-055, ZB-979M, S-99-12, P-01-25, SP-01-12, PB-339, PB-359, F-02-111, F-08-93, F-08-207, SDF-10-096 and F-11-019.
- This subdivision plat is exempt from the forest conservation requirements of the Howard County code in accordance with section 16.1200.(b).(1)(vii) because it is a plat of revision that does not create any additional lots.
- 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 landscape requirements for this subdivision were previously addressed under F-02-111. All required landscaping for Parcel G-1 shall be provided in accordance with the landscape plan of SDF-10-096 and financial surety shall be paid with the DPW. Developer's Agreement in the amount of \$14,310.00 for 37 shade trees and 127 shrubs.
- An existing SWM pond, privately owned and maintained, designed and approved under F-02-111 meets the requirements for WQ and Cvp Management. Existing SWM pond is owned and maintained by the Emerson Community Association. Rev will be met as shown on the Stormwater Management plan with stone recharge trenching, which shall be owned and maintained by the owner.

LEGEND

VARIABLE WIDTH PUBLIC WATER, SEWER, & UTILITY EASEMENT



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	0
NON-BUILDABLE	0
OPEN SPACE	0
PRESERVATION PARCELS	0
B. TOTAL AREA OF LOTS AND/OR PARCELS	9.706 AC ±
BUILDABLE	9.706 AC ±
NON-BUILDABLE	0.000 AC ±
OPEN SPACE	0.000 AC ±
PRESERVATION PARCELS	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	9.706 AC ±



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

Michael D. Martin, Professional Land Surveyor
Maryland Registration No. 21234
Date: 6-14-11

James F. Knott, Jr., Vice President
Emerson Development VI LLC
Date: 6/19/11

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.

PURPOSE NOTE:
THE PURPOSE OF THIS PLAT OF REVISION IS TO CREATE A VARIABLE WIDTH PUBLIC WATER, SEWER, & UTILITY EASEMENT WITHIN PARCEL G-1 AS PREVIOUSLY RECORDED ON PLAT NO. 21278 (F-11-019)

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

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

Walter P. Bielewicz 7/19/2011
Howard County Health Officer

Chad Chambers 7-7-11
Chief, Development Engineering Division

West Sealwood 7-21-11
Director

OWNER'S DEDICATION

We, Emerson Development VI, LLC, A Maryland Limited Liability Company, Owner of the property shown hereon, hereby adopt this plan of revision, 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 14 day of JUNE 2011

James F. Knott, Jr. 6/19/11
Emerson Development VI, LLC
James F. Knott, Jr., Vice President

Beverly A. Hundley 6/16/11
Witness

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 described in a lot line adjustment deed between Emerson Development VI LLC, a Maryland Limited Liability Company, and Emerson Development VI LLC, a Maryland Limited Liability Company dated January 16, 2010 and recorded among the Land Records of Howard County in Liber 13191, Folio 530 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 6-14-11
Michael D. Martin, Professional Land Surveyor
Maryland Registration No. 21234

RECORDED AS PLAT No. 21671 ON 7/22/11
IN THE LAND RECORDS OF HOWARD COUNTY, MARYLAND

PLAT OF REVISION
REVITZ PROPERTY
PARCEL G-1
PREVIOUS PLAT NOS. 21277 & 21278
TAX MAP NO. 47, GRID 20, PARCEL NO. 165
ZONED: PEC
6TH ELECTION DISTRICT
HOWARD COUNTY MARYLAND
05-08-2011

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