

**COORDINATE TABLE**

POINT	SOUTH	EAST
COR14	530271.1009	1353508.6105
COR15	530375.9141	1353481.7636
COR16	530541.7206	1353399.9326
COR17	530604.3194	1353399.9326
COR18	530648.2201	1353439.3593
COR19	530705.6681	1353445.6951
COR20	530760.4919	1353484.9869
COR21	530811.3254	1353487.4769
COR22	530925.7667	1353470.2315
COR23	531036.1308	1353671.4816
COR24	531176.2586	1353772.4417
COR25	531087.2380	1353981.3017
COR26	531164.0014	1354095.1104
COR30	530281.9722	1353725.1913
COR31	530713.2444	1354097.3921
COR32	530724.3499	1354084.5210
COR33	530810.6238	1354158.9607
COR34	530878.1336	1354164.3787
COR35	530951.4434	1354227.6326
LL76	530314.5575	1353678.1083

**LINE TABLE**

LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
L1	S 49°12'41" E	17.00'	L20	N 49°00'48" W	15.00'
L2	S 56°50'25" W	27.81'	L21	S 49°00'48" E	15.00'
L3	N 31°15'22" W	4.84'	L22	N 40°59'12" E	20.00'
L4	S 58°08'08" W	20.72'	L23	N 49°00'48" W	8.54'
L5	S 04°00'48" E	28.88'	L24	N 85°59'12" E	4.36'
L6	S 85°59'12" W	57.27'	L25	S 04°00'48" E	8.21'
L7	N 04°00'48" W	31.59'	L26	N 49°00'48" W	10.69'
L8	N 85°59'12" E	30.06'	L27	S 40°59'12" W	20.00'
L9	N 58°08'08" E	29.00'	L28	S 49°00'48" E	15.00'
L10	N 31°15'22" W	4.82'	L29	S 54°47'36" W	25.08'
L11	N 59°25'25" E	27.80'	L30	N 35°12'24" W	20.00'
L12	N 49°00'48" W	15.00'	L31	N 64°47'36" E	25.08'
L13	S 40°59'12" W	20.00'	L32	S 13°08'08" W	50.68'
L14	S 48°00'48" E	15.00'	L33	S 35°38'08" W	32.00'
L15	S 40°59'12" W	2.33'	L34	S 80°38'08" W	71.54'
L16	S 85°59'12" W	40.70'	L35	N 80°38'08" E	70.46'
L17	N 04°00'48" W	6.30'	L36	N 35°38'08" E	19.74'
L18	S 49°00'48" E	8.83'	L37	N 13°08'08" E	54.98'
L19	N 40°59'12" E	20.00'			

**CURVE TABLE**

CURVE	DELTA ANGLE	RADIUS	ARC	CHORD BEARING	CHORD	TANGENT
C1	31°4'05"	475.87'	259.42'	S 65°20'00" W	256.22'	133.02'
C2	32°4'27"	630.00'	360.55'	S 36°52'15" E	355.65'	185.36'
C3	17°08'56"	290.00'	86.80'	S 49°33'40" W	86.48'	43.73'
C4	17°08'56"	310.00'	92.78'	N 49°33'40" E	92.44'	46.74'

The requirements Section 3-108, The Real Property Article, Annotated Code of Maryland, 1989 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*  
Michael D. Martin, Professional Land Surveyor  
Maryland Registration No. 21234 (EXP. DATE 1/19/2015)  
Date: 9-10-13

*James F. Knott, Jr.*  
James F. Knott, Jr., Vice President  
Emerson Development VII LLC  
Date: 9/10/13

**DMW**  
D.A.F.T. 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	10.411 AC.±
BUILDABLE	0.000 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	10.411 AC.±

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

**PURPOSE NOTE:**  
THE PURPOSE OF THIS PLAT OF REVISION IS TO REVISE A PORTION OF THE EXISTING VARIABLE WIDTH PUBLIC WATER AND UTILITY EASEMENT WITHIN PARCEL "F-1" AS PREVIOUSLY RECORDED ON PLAT NO. 21278 (F-00-019)

APPROVED: FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEMS, IN HOWARD COUNTY HEALTH DEPARTMENT  
*B. Wilson for Maureen Rossman*  
Howard County Health Officer  
Date: 10/8/2013

**OWNER'S DEDICATION**  
We, Emerson Development VII, LLC, a Maryland Limited Liability Company Owners 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,  
(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 10 day of SEPTEMBER 2013

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING  
*Chief, Development Engineering Division*  
Date: 9/25/13  
*Director*  
Date: 10/10/13

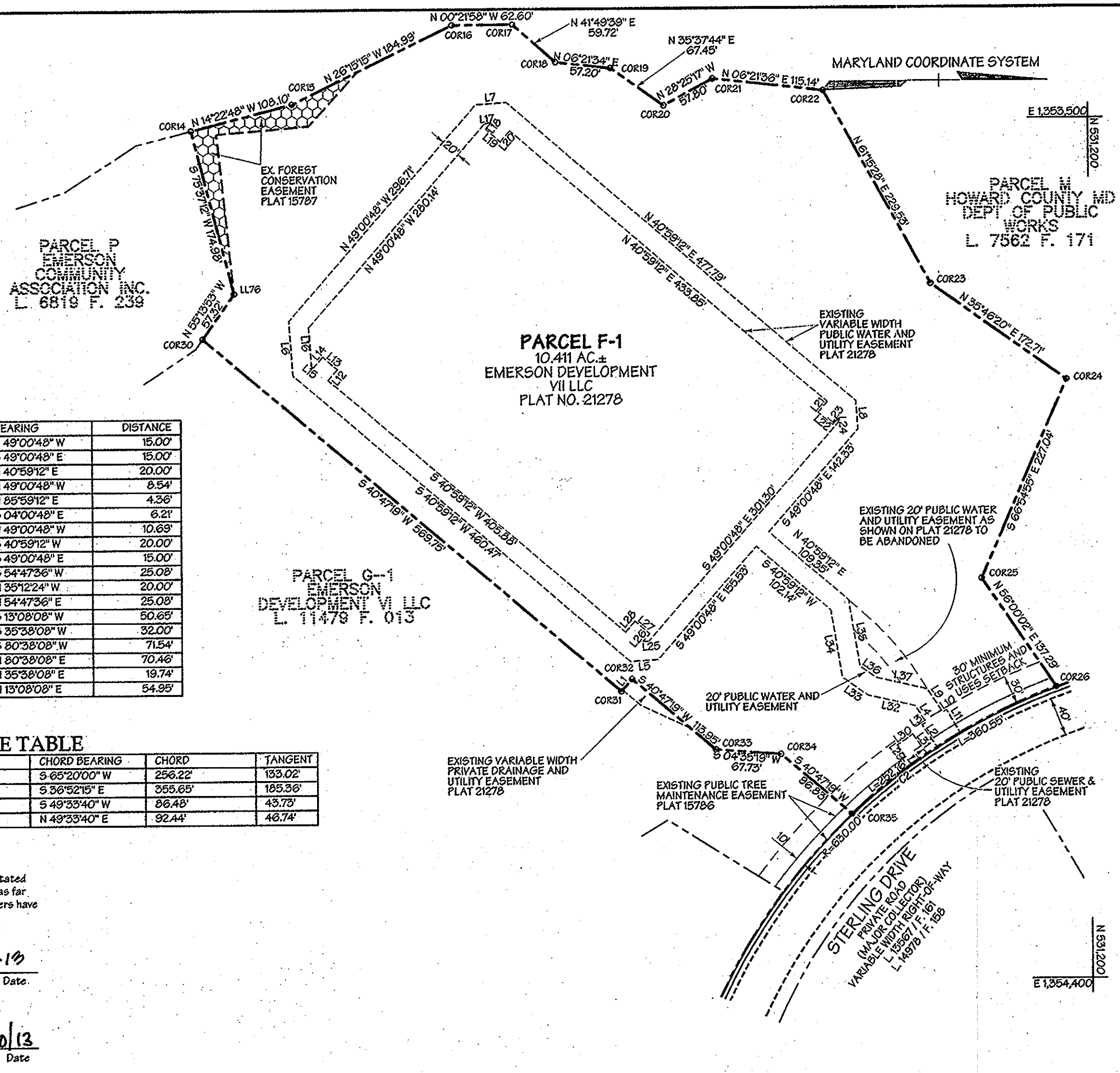
*James F. Knott, Jr.*  
Emerson Development VII, LLC  
Date: 9/10/13  
Witness  
Date: 9-10-13

**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 Exchange Accommodation Titleholder I, LLC, a Maryland Limited Liability Company, as nominee for Emerson Development VII LLC, a Maryland Limited Liability Company, by deed dated January 12, 2009 and recorded among the Land Records of Howard County in Liber 11479, Folio 01 and the lands conveyed by Emerson Development VI, LLC, a Maryland Limited Liability Company by deed dated April 26, 2011 and recorded among the Land Records of Howard County in Liber 13191, Folio 350 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*  
Michael D. Martin, Professional Land Surveyor  
Maryland Registration No. 21234 (EXP. DATE 1/19/2015)  
Date: 9-10-13

RECORDED AS PLAT No. 22559 ON 10/18/13  
IN THE LAND RECORDS OF HOWARD COUNTY, MARYLAND

**PLAT OF REVISION**  
**REVITZ PROPERTY**  
PARCEL F-1  
A REVISION OF REVITZ PROPERTY PARCELS F-1 AND G-1  
PLAT NOS. 21277 & 21278  
TAX MAP NO. 47, GRID 20, PARCEL NO. 165  
ZONED: PEC  
6TH ELECTION DISTRICT  
HOWARD COUNTY MARYLAND  
SEPTEMBER 10, 2013

95054.71 SCALE 1" = 100' SHEET 1 OF 1



**GENERAL NOTES:**

- Coordinates are based on Maryland Coordinated System - NAD83 (1991) as projected by Howard County Geodetic Control Stations No. 47E4 and 47G2.  
STATION NORTH EAST ELEVATION DESCRIPTION  
47E4 535846.138 1355431.196 338.909 CONCRETE MONUMENT  
47G2 532938.964 1351224.095 364.210 X CUT
- 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.
- Landscape is provided in accordance with a certified Landscape Plan on file with this plat 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 15% grade, maximum 10% grade change and minimum of 45 feet 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. 02-17V) of the Howard Research and Development Corporation for a variance to reduce the 30-foot structure and use setback line to 0-feet 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 # 18684, 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 and SDP-10-096.
- This subdivision is exempt from the forest conservation requirements of the Howard County code in accordance with section 16.1200(b)(1)(vi) because it is a plat of revision that does not create any additional lots. Forest conservation requirements for the subdivision were previously addressed under F-02-111.
- 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 F-1 shall be provided in accordance with the landscape plan of SDP-10-096 and financial surety shall be paid with the DPW, Developer's Agreement in the amount of \$12,660.00 for 37 shade trees and 52 shrubs.
- An existing SWM pond, privately owned and maintained, designed and approved under F-02-111 meets the requirements for WQV and Cpy 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 trench, which shall be owned and maintained by the owner.

