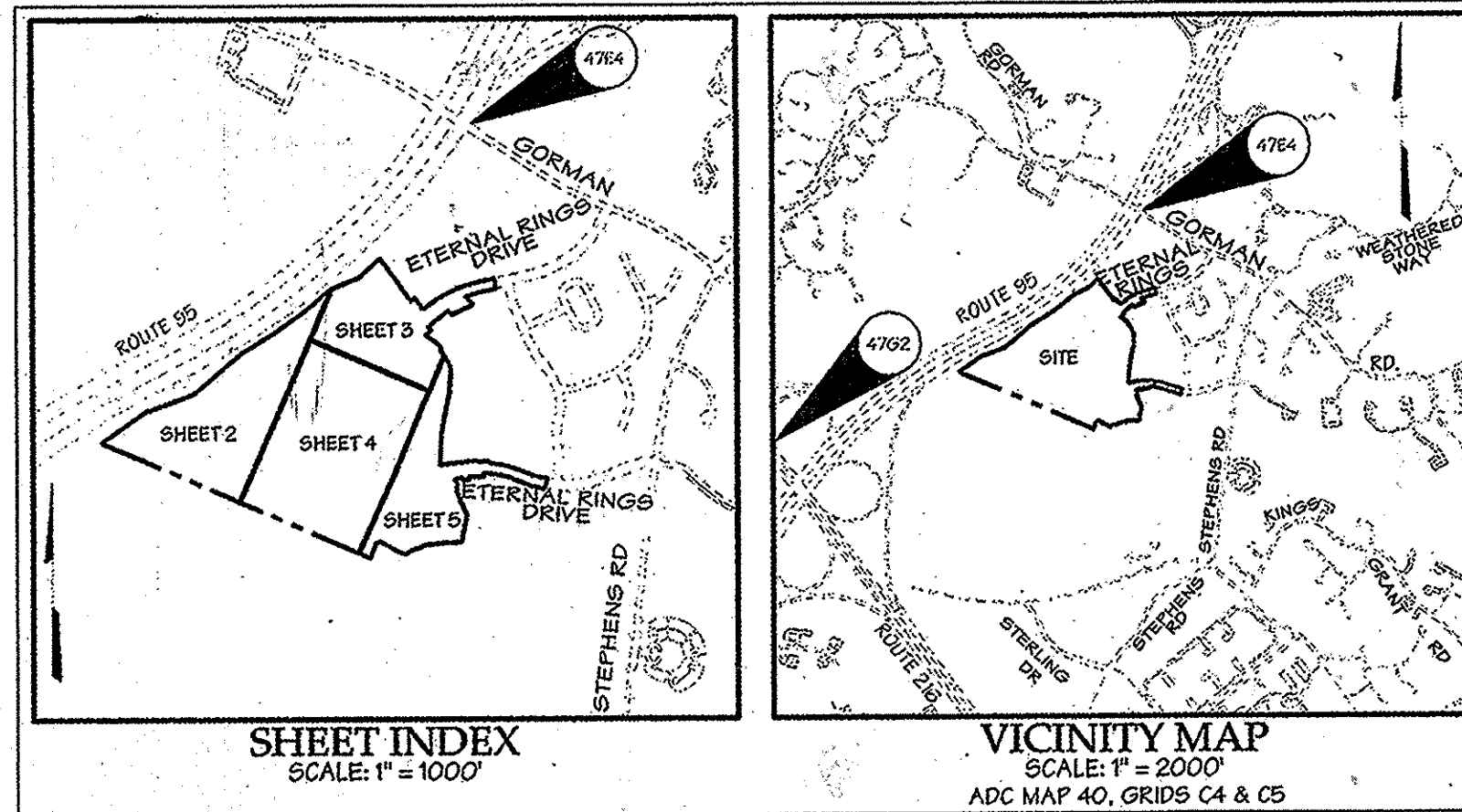


# PLAT OF REVISION EMERSON SECTION 3 AREA 7

## PARCEL "A-1" OPEN SPACE LOTS 1 & 2



### GENERAL NOTES

- Coordinates are based on Maryland Coordinated System - NAD83 (1991) as projected by Howard County Geodetic Control Stations No. 47G2 and 47E4.
 

STATION	NORTH	EAST	ELEVATION	DESCRIPTION
47G2	532938.964	1351224.095	364.210	X CUT
47E4	535846.138	1355431.196	338.909	CONC. MON.
- 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 in accordance with the 10 / 6 / 13 comprehensive zoning plan.
- 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 included with the road construction plan set.
- Previous Howard County Department of Planning and Zoning File Nos.: ZB-979M,F-04-053 S-99-12, PB-339,ZB-979-M, POB-08.
- Minimum building setback restrictions from property and public road rights-of-way lines in accordance with the Development Criteria approved with S-99-12 and the decision and order for PB-339 and PB-539.
- Water and sewer service to these lots will be granted under the provisions of Section 18.122.B of the Howard County Code.
- Public water and sewage allocation will be granted at the time of issuance of the building permit capacity is available at that time. Public water and Sewer will be provided under contract No. 24-4696-D.
- There are no known cemeteries or historic structures on this site.
- Phasing for this project is in accordance with the decision and order for Zoning Case: ZB-979M and the decision for and order for PB-339 (Comprehensive Sketch Plan S-99-012).
- Stormwater Management Quality is provided by two P-3 Wet Extended Detention Facilities (WetPonds). Recharge to be provided at the time of development. The facilities are to be privately owned and maintained by the property owner.
- A Wetland report was prepared by Daft McCune Walker, Inc. and approved in April 2001.
- The Floodplain study for this project was prepared by Daft McCune Walker, Inc. dated June 2003 and approved under F-04-053.
- This phase of the Emerson project complies with Section 16.1200 of the Howard County Code for Forest Conservation by retaining 1,351± acres of existing forest and providing 4,592± acres of reforestation. When evaluated cumulatively with previous phases of the project, 84,57± acres of forest have been cleared, 57,59± acres have been retained, and 26,28± acres have been reforested. This plat adds 1,023 acres of Forest Conservation easement and removed 1,023 acres of Forest Conservation Easement. Forest Conservation Surety for this parcel was addressed under F-11-036.

THE REQUIREMENTS OF SECTION 9-108, 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.

*Edward F. DeIaco-Loehr* 1/15/2016  
 EDWARD F. DEIACO-LOEHR, PROPERTY LINE SURVEYOR DATE  
 MARYLAND REGISTRATION NO. 358

*James F. Knott*  
 JAMES F. KNOTT, PRESIDENT DATE  
 EMERSON DEVELOPMENT XII LLC

#### PURPOSE NOTE:

The purpose of this plat is to create Parcel A-1 for future development, to extinguish Open Space Lots 1 and 2 and Parcel A and to extinguish and replace Forest Conservation Easements. The total acreage of the Forest Conservation Easements will total the same acreage as shown on the recorded plats Nos. 21956-21960. This plat also removes 0.413 acres of existing stormwater management easement and 2.015 acres of road widening.

#### OWNER/DEVELOPER

EMERSON DEVELOPMENT XII LLC,  
 1 TEXAS STATION COURT - SUITE 200  
 TIMONIUM, MARYLAND 21093  
 PHONE: 443-689-8000

#### PROFESSIONAL CERTIFICATION

I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED BY ME OR UNDER MY RESPONSIBLE CHARGE, AND THAT I AM A FULLY LICENSED PROPERTY LINE SURVEYOR UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 358 EXPIRATION DATE 10/19/2016



CONSULTING ENGINEERS - PLANNERS  
 10710 GILROY ROAD  
 HUNT VALLEY, MD 21031  
 Phone: 443.589.2400 Fax: 443.589.2401

TABULATION OF FINAL PLAT	TOTAL	SHEET 2	SHEET 3	SHEET 4	SHEET 5
A. TOTAL NUMBER OF LOTS AND/OR PARCELS TO BE RECORDED	1	1	1	1	1
BUILDABLE	1	1	1	1	1
OPEN SPACE LOTS	0	0	0	0	0
B. TOTAL AREA OF LOTS AND/OR PARCELS	43.112 Ac.	12.312 Ac.	6.772 Ac.	17.192 Ac.	6.836 Ac.
BUILDABLE	43.112 Ac.	12.312 Ac.	6.772 Ac.	17.192 Ac.	6.836 Ac.
OPEN SPACE LOTS	0.000 Ac.	0.000 Ac.	0.000 Ac.	0.000 Ac.	0.000 Ac.
C. TOTAL AREA OF ROADWAY AND HIGHWAY WIDENING TO BE RECORDED	2.045 Ac.	0.000 Ac.	1.170 Ac.	0.000 Ac.	0.925 Ac.
D. TOTAL AREA OF SUBDIVISION TO BE RECORDED	45.127 Ac.	12.312 Ac.	7.862 Ac.	17.192 Ac.	7.761 Ac.



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

*Maureen Roman* 2/2/2016  
 HOWARD COUNTY HEALTH OFFICER H.O. DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

*Chad Anderson* 2-10-16  
 CHIEF, DEVELOPMENT ENGINEERING DIVISION H.O. DATE

*Keith Schindler* 2-17-16  
 DIRECTOR: DATE

#### OWNERS DEDICATION

EMERSON DEVELOPMENT XII LLC, A MARYLAND LIMITED LIABILITY COMPANY, OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY ADOPTS 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 OF THE STREETS AND/OR ROADS, FLOODPLAINS AND OPEN SPACE 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 SPACE, WHERE APPLICABLE, AND
- 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.

*James F. Knott* 1/15/2016  
 JAMES F. KNOTT, PRESIDENT DATE  
 EMERSON DEVELOPMENT XII LLC

*Acordia*  
 WITNESS DATE

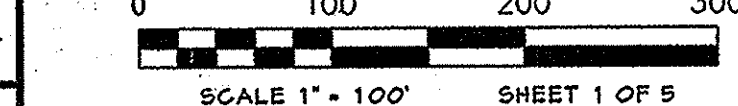
#### SURVEYORS CERTIFICATE

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS A PLAT OF SUBDIVISION OF A PORTION OF THE LAND CONVEYED BY THE HOWARD RESEARCH AND DEVELOPMENT CORPORATION TO HRL LAND HOLDINGS, INC. BY DEED DATED DECEMBER 18, 2000 AND RECORDED IN THE LAND RECORDS OF HOWARD COUNTY, MARYLAND, IN LIBER 5294, FOLIO 930 HRL LAND HOLDINGS, INC. HAS THEREAFTER CHANGED ITS NAME TO THE HOWARD RESEARCH AND DEVELOPMENT CORPORATION BY ARTICLES OF AMENDMENT FILED WITH THE MARYLAND DEPARTMENT OF ASSESSMENT & TAXATION ON JANUARY 5, 2001 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 AND IS BASED ON THE OUTLINE PREPARED BY DAFT AND SHOWN ON THE PLAT ENTITLED "EMERSON SECTION 3, AREA 7, PARCEL A OPEN SPACE LOTS 1 & 2 RECORDED JUNE 15, 2012 AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER M.D.R. FOLIO 21956 THROUGH 21960. FURTHER CERTIFY THAT THIS DOCUMENT WAS PREPARED BY ME OR UNDER MY RESPONSIBLE CHARGE, AND THAT I AM A FULLY LICENSED PROPERTY LINE SURVEYOR UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 358, EXPIRATION DATE 10/19/2016

*Edward F. DeIaco-Loehr* 1/15/2016  
 EDWARD F. DEIACO-LOEHR, M.D. REG. NO. 358 EXP. 10/19/2016 DATE

RECORDED PLAT NO. 83639  
 2/19/16  
 DEPT. OF PLANNING AND ZONING THE  
 HOWARD COUNTY, MD

PLAT OF REVISION  
 EMERSON  
 SECTION 3, AREA 7, PARCEL A-1  
 REVISION OF SUBDIVISION PLAT NO. 83639  
 PAR. A OPEN SPACE LOTS 1 & 2, PLAT # 21956-21960  
 TAX MAP 47, GRID 08, P-10-18  
 ZONED: PEC-MXD-3  
 6TH ELECTION DISTRICT  
 HOWARD COUNTY, MARYLAND





TABULATION OF FINAL PLAT-THIS SHEET		SHEET 2
A. TOTAL NUMBER OF LOTS AND/OR PARCELS TO BE RECORDED	BUILDABLE	1
	OPEN SPACE LOTS	0
B. TOTAL AREA OF LOTS AND/OR PARCELS	BUILDABLE	12,312 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		12,312 AC.

**COORDINATE TABLE**

POINT	NORTH	EAST
1	534100.8679	1359211.6338
2	534102.4454	1359214.1822
3	534271.5029	1359459.4862
4	534379.0968	1359732.7082
5	534616.9248	1354013.9654
7	534476.7785	1354522.4297
74	533761.0441	1353995.1375

**CURVE TABLE**

CURVE	DELTA ANGLE	RADIUS	ARC LEN	CHORD BEARING	CHORD LENGTH	TANGENT
C1	90°00'	3969.72'	629.56'	N54°42'43"E	622.92'	312.42'
C2	58°50'25"	48.00'	49.29'	S14°15'59"W	47.16'	21.07'
C3	59°55'53"	62.00'	64.85'	S14°48'37"W	61.94'	35.75'
C4	27°36'32"	56.00'	26.18'	S01°21'04"W	26.72'	13.76'
C5	27°36'32"	21.00'	10.12'	N01°21'04"W	10.02'	5.16'
C6	81°54'47"	4.00'	12.87'	N25°48'04"E	11.80'	7.81'
C7	81°54'47"	21.00'	38.60'	N25°48'04"E	35.40'	23.43'
C8	37°00'06"	83.00'	53.60'	N03°20'40"E	52.67'	27.77'
C9	1°36'06"	594.28'	14.94'	N19°35'46"W	14.94'	7.47'
C10	14°38'15"	123.00'	31.42'	S07°50'12"E	31.34'	15.80'
C11	23°22'05"	115.00'	46.90'	S26°50'22"E	46.58'	23.78'
C12	35°36'53"	40.00'	55.44'	N05°54'09"W	55.05'	28.91'
C13	98°59'18"	105.00'	181.41'	S62°30'55"E	159.67'	122.91'
C14	88°46'13"	40.00'	61.97'	S63°30'56"E	55.96'	39.15'
C15	59°23'26"	40.00'	41.46'	S78°12'19"E	39.63'	22.81'
C16	64°17'15"	145.00'	162.69'	S53°35'24"E	154.29'	91.11'

**FOREST CONSERVATION TABLE**

LINE	BEARING	DISTANCE
FC1	S 48°41'58"W	61.15'
FC2	S 56°23'34"W	495.55'
FC3	S 58°42'37"W	126.41'
FC4	S 49°46'57"W	108.86'
FC5	S 43°41'05"W	175.59'
FC6	S 15°09'20"E	70.86'
FC7	S 15°09'20"E	86.56'
FC8	S 12°27'13"W	21.38'
FC9	N 77°28'58"W	17.20'
FC10	N 77°28'58"W	17.80'
FC11	N 12°27'13"E	21.34'
FC12	N 15°09'20"W	54.57'
FC13	N 15°09'20"W	70.86'
FC14	N 20°23'49"W	27.85'
FC15	S 18°10'13"E	35.39'
FC16	S 33°03'49"W	21.63'
FC17	S 18°09'27"W	31.86'
FC21	S 15°09'20"E	123.14'
FC22	S 57°15'52"E	35.40'
FC23	S 77°44'13"E	22.88'
FC24	S 76°02'28"E	47.98'
FC25	N 19°57'32"E	14.04'
FC26	S 72°38'12"E	39.75'
FC27	N 12°27'13"E	60.56'
FC28	S 77°28'58"E	35.00'
FC29	S 12°27'13"W	41.50'
FC30	S 72°58'55"E	5.18'
FC31	N 81°17'25"E	28.47'
FC32	S 63°05'42"E	70.17'
FC33	S 36°32'06"E	43.15'
FC34	S 54°07'08"W	151.33'
FC35	N 54°07'08"E	141.34'
FC36	S 57°05'03"E	17.36'
FC37	S 65°05'11"E	54.93'
FC38	S 62°44'10"E	28.82'
FC39	S 46°43'24"E	18.13'
FC40	S 28°01'12"E	3.66'

**FLOOD PLAIN TABLE**

LINE	BEARING	DISTANCE
FP1	S 13°01'16"E	152.37'
FP2	N 1°07'49"E	31.78'
FP3	S 72°05'58"E	123.2'
FP4	S 48°30'36"E	19.97'
FP5	N 86°25'18"E	45.75'
FP6	S 85°44'01"E	38.60'
FP7	S 21°26'46"E	66.34'

**WETLAND TABLE**

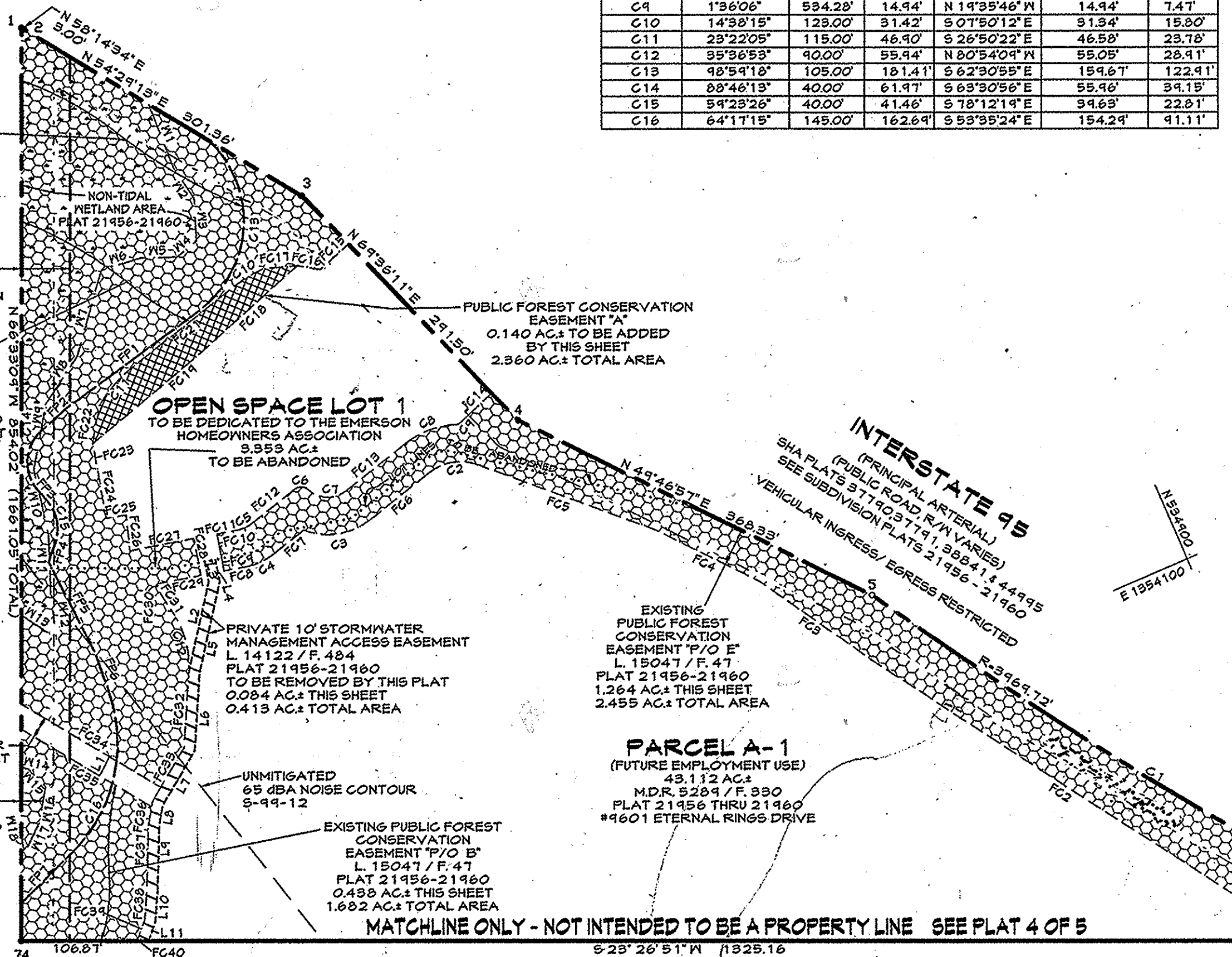
LINE	BEARING	DISTANCE
W1	S 87°37'00"E	63.98'
W2	N 79°19'37"E	33.48'
W3	S 69°34'09"E	40.58'
W4	S 15°36'46"E	23.42'
W5	S 21°50'44"W	33.92'
W6	S 05°59'31"W	38.17'
W7	N 51°03'08"W	82.89'
W8	S 33°07'55"E	53.66'
W9	S 56°30'36"E	62.76'
W10	S 78°59'12"E	63.06'
W11	S 68°57'04"E	53.57'
W12	S 73°13'30"E	43.61'
W13	S 57°29'31"W	39.12'
W14	N 36°33'25"E	6.38'
W15	N 64°26'31"E	23.44'
W16	S 57°12'40"E	33.49'
W17	S 41°48'19"E	33.33'
W18	N 75°31'16"W	19.78'

**LINE TABLE**

LINE	BEARING	DISTANCE
L1	N 59°57'18"W	20.05'
L2	N 54°18'47"W	86.78'
L3	N 77°32'47"E	46.42'
L4	S 77°32'47"E	20.97'
L5	S 54°18'47"E	86.67'
L6	S 63°05'43"E	74.76'
L7	S 36°32'06"E	54.24'
L8	S 57°05'03"E	14.65'
L9	S 65°05'11"E	54.43'
L10	S 62°44'10"E	28.44'
L11	S 46°43'24"E	18.47'

**ADDITIONAL FOREST CONSERVATION TABLE**

LINE	BEARING	DISTANCE
FC18	S 18°44'05"E	126.62'
FC19	S 16°52'48"E	126.43'



**LEGEND**

- EXISTING FOREST CONSERVATION EASEMENT AS SHOWN ON PLATS 21546-21960
- FOREST CONSERVATION EASEMENT TO BE ADDED
- PUBLIC 100 YEAR FLOOD PLAIN, DRAINAGE AND UTILITY EASEMENT
- AREA OF NON-TIDAL WETLANDS
- PRIVATE 10' STORMWATER MANAGEMENT ACCESS EASEMENT TO BE REMOVED
- PREVIOUSLY RECORDED LOT LINE TO BE ABANDONED

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.

EDWARD F. DEIACO-LOHR, PROPERTY LINE SURVEYOR  
 MARYLAND REGISTRATION NO. 358  
 DATE 1/15/2016

JAMES F. KNOTT, PRESIDENT  
 EMERSON DEVELOPMENT XII LLC  
 DATE 2/10/16

**CENTURY ENGINEERING**  
 CONSULTING ENGINEERS - PLANNERS  
 10710 GILROY ROAD  
 HUNT VALLEY, MD 21031  
 Phone: 443.589.2400 Fax: 443.589.2401

**PURPOSE NOTE:**  
 The purpose of this plat is to create Parcel A-1 for future development, to extinguish Open Space Lots 1 and 2 and Parcel A and to extinguish and replace Forest Conservation Easements. The total acreage of the Forest Conservation Easements will total the same acreage as shown on the recorded plats Nos. 21956-21960. This plat also removes 0.413 acres of existing stormwater management easement and 2.015 acres of road widening.

**OWNERS DEDICATION**  
 EMERSON DEVELOPMENT XII LLC, A MARYLAND LIMITED LIABILITY COMPANY, OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY ADOPTS 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 OF THE STREETS AND/OR ROADS, FLOODPLAINS AND OPEN SPACE 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 SPACE, WHERE APPLICABLE, AND
- 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 ERRECTED ON OR OVER THE SAID EASEMENTS AND RIGHTS OF WAY.

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

*Whitney for Maureen Rossman* 2/2/2016  
 HOWARD COUNTY HEALTH OFFICER H.O. DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

*Phil Plank* 2-10-16  
 CHIEF, DEVELOPMENT ENGINEERING DIVISION NY DATE

*Wetzel* 2-17-16  
 DIRECTOR DATE

*James F. Knott* 2/10/16  
 JAMES F. KNOTT, PRESIDENT  
 EMERSON DEVELOPMENT XII LLC, DATE

*Wetzel* 2/17/16  
 WITNESS DATE

*Wetzel* 2/17/16  
 WITNESS DATE

**PROFESSIONAL CERTIFICATION**  
 I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED BY ME OR UNDER MY RESPONSIBLE CHARGE, AND THAT I AM A DULY LICENSED PROPERTY LINE SURVEYOR UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 358 EXPIRATION DATE 10/19/2016

**SURVEYORS CERTIFICATE**  
 I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT, THAT IT IS A PLAT OF SUBDIVISION OF A PORTION OF THE LAND CONVEYED BY THE HOWARD RESEARCH AND DEVELOPMENT CORPORATION TO EMERSON DEVELOPMENT XII LLC, BY DEED DATED DECEMBER 24, 2013 AND RECORDED IN THE LAND RECORDS OF HOWARD COUNTY, MARYLAND, IN LIBER 15415, FOLIO 252 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 AND IS BASED ON THE OUTLINE PREPARED BY DVM AND SHOWN ON THE PLAT ENTITLED "EMERSON SECTION 3, AREA 1, PARCEL A, OPEN SPACE LOTS 1 & 2" RECORDED JUNE 15, 2012 AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER M.D.R. FOLIO 21456 THROUGH 21460. I FURTHER CERTIFY THAT THIS DOCUMENT WAS PREPARED BY ME OR UNDER MY RESPONSIBLE CHARGE AND THAT I AM A DULY LICENSED PROPERTY LINE SURVEYOR UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 358, EXPIRATION DATE 10/19/2016

*Edward F. DeIaco-Lohr* 1/15/2016  
 EDWARD F. DEIACO-LOHR ND, REG. NO. 358 EXP. 10/19/2016 DATE

Designed By: Drawn By: Checked By:

RECORDED PLAT NO. 23640  
 ON 2/19/16  
 IN THE LAND RECORDS OF HOWARD COUNTY, MD



**PLAT OF RESUBDIVISION**  
**EMERSON**  
 SECTION 3, AREA 1, PARCEL A-1  
 A RESUBDIVISION OF EMERSON SEC. 3 AREA 1  
 FOR OPEN SPACE LOTS 1 & 2, PLAT 21956-21960  
 TAX MAP 47, GRID 08, P-1078  
 ZONED: PEC-MXD-3  
 6th ELECTION DISTRICT  
 HOWARD COUNTY, MARYLAND

0 100 200 300  
 SCALE 1" = 100' SHEET 2 OF 5

TABULATION OF FINAL PLAT-THIS SHEET		SHEET 3
A. TOTAL NUMBER OF LOTS AND/OR PARCELS TO BE RECORDED	1	
BUILDABLE	1	
OPEN SPACE LOTS	0	
B. TOTAL AREA OF LOTS AND/OR PARCELS	6.772 AC.	
BUILDABLE	6.772 AC.	
OPEN SPACE LOTS	0.000 AC.	
C. TOTAL AREA OF ROADWAY AND HIGHWAY WIDENING TO BE RECORDED	1.170 AC.	
D. TOTAL AREA OF SUBDIVISION TO BE RECORDED	7.862 AC.	

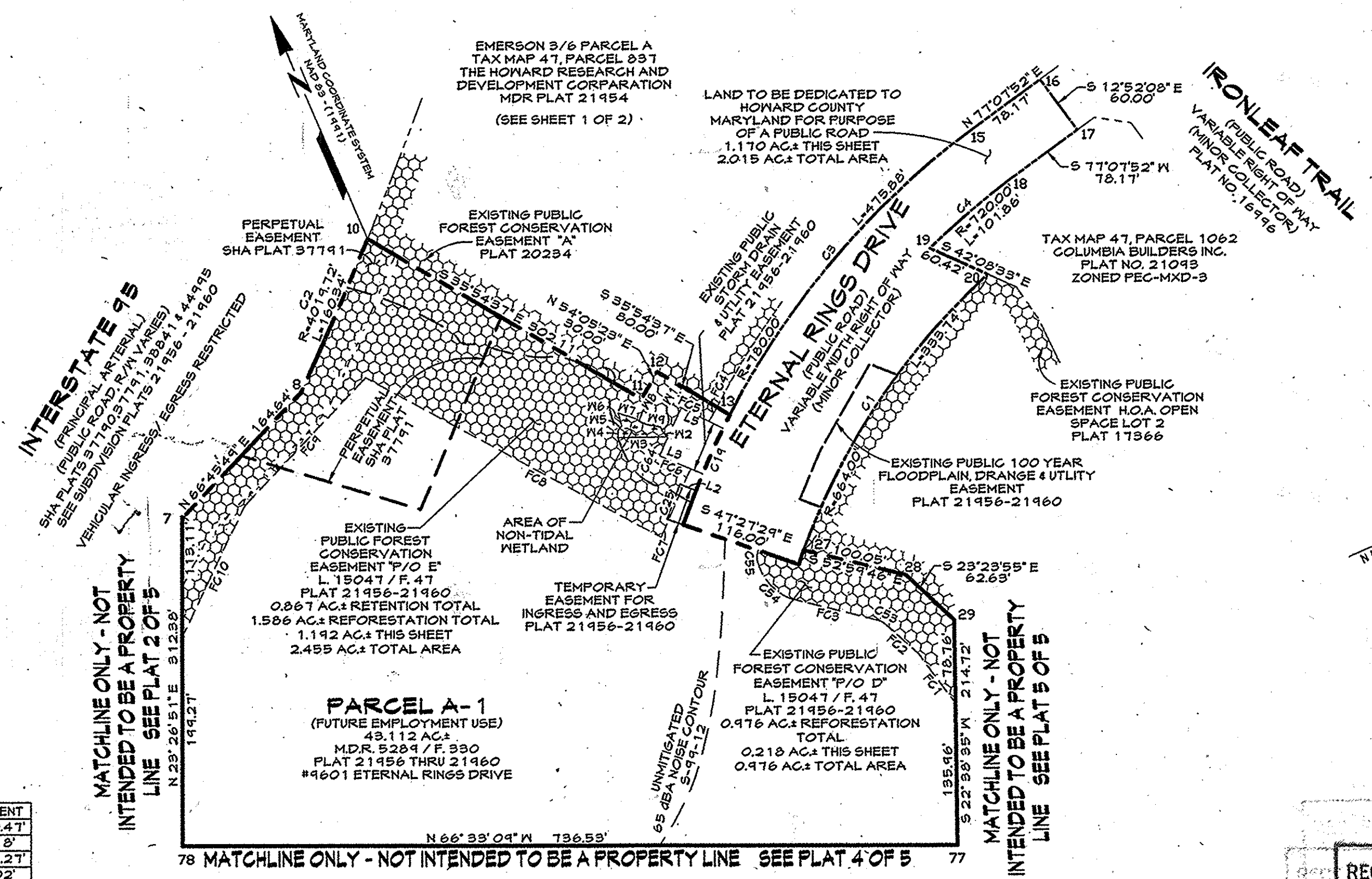
LINE TABLE		
LINE	BEARING	DISTANCE
L2	S 45°16'32"E	16.09'
L3	N 44°00'24"W	44.00'
L5	S 40°31'16"E	44.00'

FOREST CONSERVATION TABLE		
FC	BEARING	DISTANCE
FC1	N 13°17'45"W	58.48'
FC2	N 25°01'24"W	41.67'
FC3	N 52°37'22"W	87.13'
FC4	S 52°50'43"W	15.70'
FC5	N 40°31'06"W	29.13'
FC6	S 44°00'24"E	31.63'
FC7	S 46°31'10"W	71.10'
FC8	N 38°03'07"W	319.25'
FC9	S 66°45'49"W	167.70'
FC10	S 48°47'58"W	138.12'

WETLAND TABLE		
LINE	BEARING	DISTANCE
W1	S 01°14'05"E	6.04'
W2	S 1°02'02"E	5.35'
W3	N 67°21'15"W	46.32'
W4	N 23°18'55"E	7.16'
W5	N 61°01'31"E	5.30'
W6	N 09°06'30"E	12.69'
W7	S 48°28'16"E	16.27'
W8	S 36°10'47"E	12.04'
W9	S 56°51'43"E	14.47'

COORDINATE TABLE		
POINT	NORTH	EAST
7	534976.7785	1354522.4297
8	535041.7316	1354673.7105
10	535151.4439	1354790.6209
11	534906.7572	1354467.8114
12	534924.3527	1354492.1095
13	534859.5577	1355039.0309
15	535017.6926	1355360.9571
16	535035.1036	1355437.1680
17	534976.6107	1355450.5912
18	534959.1997	1355374.9203
19	534929.5752	1355276.4482
20	534884.7714	1355317.4914
27	534712.9880	1355051.7390
28	534652.7721	1355131.6371
29	534595.2880	1355156.5110
77	534397.1203	1355073.8469
78	534690.1949	1354398.1303

CURVE TABLE						
CURVE	DELTA ANGLE	RADIUS	ARC LEN	CHORD BEARING	CHORD LENGTH	TANGENT
C1	28°47'53"	664.00'	333.74'	S 56°30'27"W	330.24'	170.47'
C2	2°17'07"	4019.72'	160.34'	S 46°49'04"W	160.33'	80.18'
C3	26°35'03"	780.00'	361.91'	S 63°50'21"W	358.67'	184.27'
C4	8°06'22"	720.00'	101.86'	N 78°04'41"E	101.78'	51.02'
C19	8°22'20"	780.00'	113.98'	S 46°21'39"W	113.88'	57.09'
C25	2°35'42"	780.00'	35.33'	S 48°28'14"W	35.32'	17.67'
C53	30°54'56"	15.54'	8.39'	N 36°37'01"W	8.28'	4.30'
C54	47°28'26"	53.84'	44.61'	N 19°07'52"W	43.35'	23.68'
C55	36°04'12"	21.80'	13.72'	N 22°38'27"E	13.50'	7.10'
C64	3°29'08"	824.00'	50.13'	S 47°44'10"W	50.12'	25.07'



MATCHLINE ONLY - NOT INTENDED TO BE A PROPERTY LINE SEE PLAT 2 OF 5

MATCHLINE ONLY - NOT INTENDED TO BE A PROPERTY LINE SEE PLAT 5 OF 5

**PURPOSE NOTE:**  
The purpose of this plat is to create Parcel A-1 for future development, to extinguish Open Space Lots 1 and 2 and Parcel A and to extinguish and replace Forest Conservation Easements. The total acreage of the Forest Conservation Easements will total the same acreage as shown on the recorded plats Nos. 21456-21460. This plat also removes 0.413 acres of existing stormwater management easement and 2.015 acres of road widening.



**PROFESSIONAL CERTIFICATION**  
I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED BY ME OR UNDER MY RESPONSIBLE CHARGE, AND THAT I AM A DULY LICENSED PROPERTY LINE SURVEYOR UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 358 EXPIRATION DATE 10/19/2016

**SURVEYORS CERTIFICATE**  
I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT, THAT IT IS A PLAT OF SUBDIVISION OF A PORTION OF THE LAND CONVEYED BY THE HOWARD RESEARCH AND DEVELOPMENT CORPORATION TO EMERSON DEVELOPMENT XII LLC, BY DEED DATED DECEMBER 24, 2013 AND RECORDED IN THE LAND RECORDS OF HOWARD COUNTY, MARYLAND, IN LIBER 15415, FOLIO 252 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 AND IS BASED ON THE OUTLINE PREPARED BY DWM AND SHOWN ON THE PLAT ENTITLED "EMERSON, SECTION 3, AREA 1, PARCEL A, OPEN SPACE LOTS 1 & 2" RECORDED JUNE 15, 2012 AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER MDR, FOLIO 21456 THROUGH 21460. I FURTHER CERTIFY THAT THIS DOCUMENT WAS PREPARED BY ME OR UNDER MY RESPONSIBLE CHARGE, AND THAT I AM A DULY LICENSED PROPERTY LINE SURVEYOR UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 358, EXPIRATION DATE 10/19/2016

RECORDED - PLAT NO. 23641  
ON 2/19/16  
LAND RECORDS OF HOWARD COUNTY, MD

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.  
Edward F. DeIaco-Loehr, PROPERTY LINE SURVEYOR 11/5/2016  
MARYLAND REGISTRATION NO. 358  
James F. Knott, PRESIDENT EMERSON DEVELOPMENT XII LLC

**M CENTURY ENGINEERING**  
CONSULTING ENGINEERS - PLANNERS  
10710 GILROY ROAD  
HUNT VALLEY, MD 21031  
Phone: 443.589.2400 Fax: 443.589.2401

**OWNER/DEVELOPER**  
EMERSON DEVELOPMENT XII LLC,  
1 TEXAS STATION COURT - SUITE 200  
TIMONIUM, MARYLAND 21093  
PHONE: 443-629-8000

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

*Debra Manna Rossman* 2/2/2016  
HOWARD COUNTY HEALTH OFFICER H.O. DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

*Phil Charles* 2-10-16  
CHIEF, DEVELOPMENT ENGINEERING DIVISION NY DATE

*Vest Shuchman* 2-17-16  
DIRECTOR: DATE

**OWNERS DEDICATION**

EMERSON DEVELOPMENT XII LLC, A MARYLAND LIMITED LIABILITY COMPANY, OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY ADOPTS 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 ROADWAY AND STREET RIGHTS OF WAY AND THE SPECIFIC EASEMENTS SHOWN HEREON
- THE RIGHT TO REQUIRE DEDICATION FOR PUBLIC USE OF THE STREETS AND/OR ROADS, FLOODPLAINS AND OPEN SPACE 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 SPACE, WHERE APPLICABLE; AND
- 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.

*James F. Knott* DATE  
JAMES F. KNOTT, PRESIDENT EMERSON DEVELOPMENT XII LLC,  
*Vest Shuchman* DATE  
WITNESS  
*Phil Charles* DATE  
*Vest Shuchman* DATE

Designed By: Drawn By: Checked By: 11/5/2016  
Edward F. DeIaco-Loehr MD, REG. NO. 358 EXP. 10/19/2016 DATE

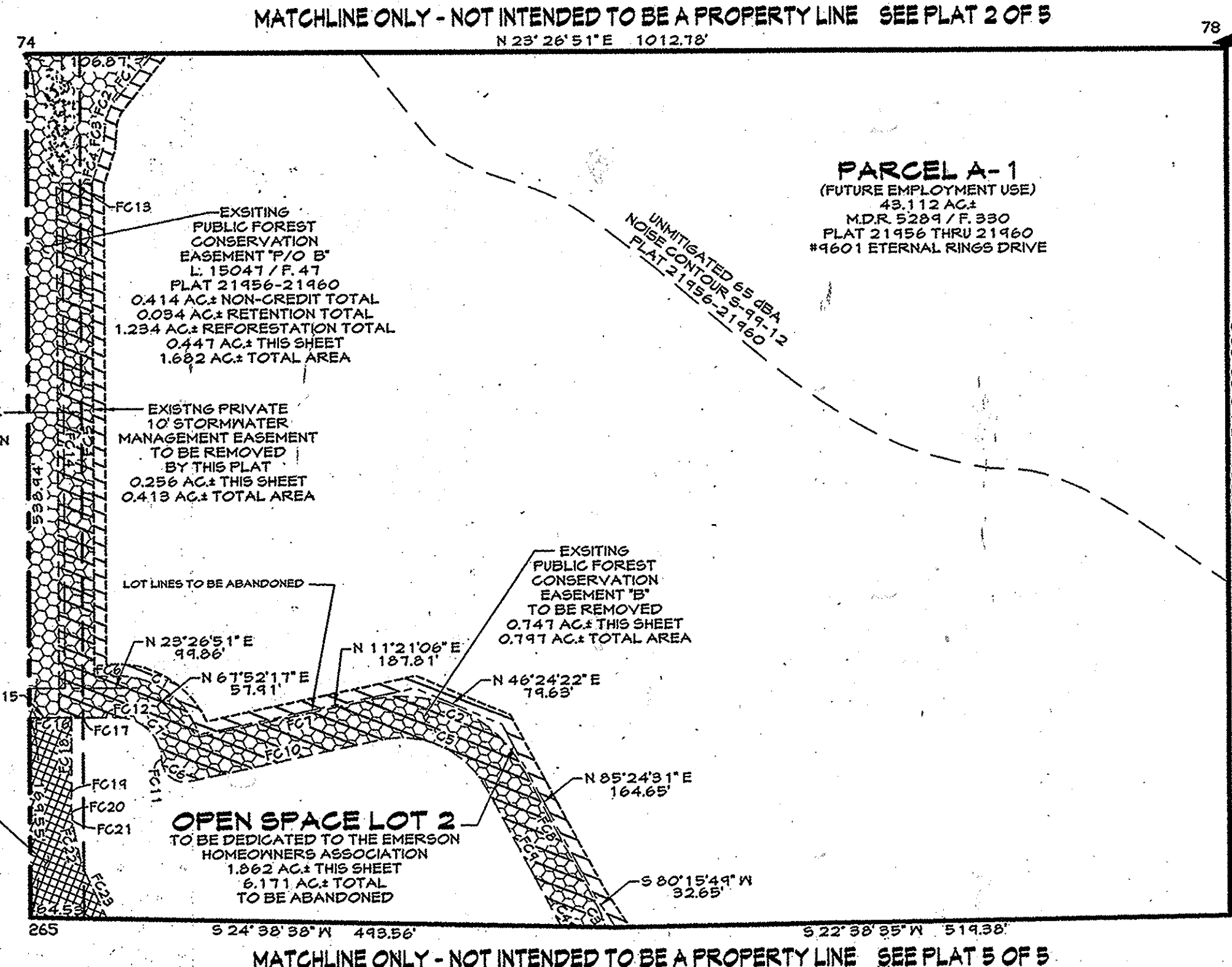
PLAT OF RESUBDIVISION  
**EMERSON**  
SECTION 3, AREA 1, PARCEL A-1  
A RESUBDIVISION OF EMERSON, SECTION 3, AREA 1, PARCEL A, OPEN SPACE LOTS 1 & 2, PLAT NO. 21456-21460, TAX MAP 47, GRID 08, P-1078  
ZONED: PEC-MXD-3  
6th ELECTION DISTRICT  
HOWARD COUNTY, MARYLAND

0 100 200 300  
SCALE 1" = 100' SHEET 3 OF 5



TABULATION OF FINAL PLAT-THE SHEET		SHEET 4
A. TOTAL NUMBER OF LOTS AND/OR PARCELS TO BE RECORDED	1	
BUILDABLE	1	
OPEN SPACE LOTS	0	
B. TOTAL AREA OF LOTS AND/OR PARCELS	17.192 AC.	
BUILDABLE	17.192 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	17.192 AC.	

- LEGEND**
- FOREST CONSERVATION EASEMENT AS SHOWN ON PLATS 21546-21460
  - FOREST CONSERVATION EASEMENT TO BE ADDED
  - FOREST CONSERVATION EASEMENT TO BE REMOVED
  - EXISTING PRIVATE 10' STORMWATER MANAGEMENT EASEMENT TO BE REMOVED



**COORDINATE TABLE**

POINT	NORTH	EAST
74	533761.0441	1353445.1375
77	534397.1203	1353073.8461
78	534690.1943	1354398.1305
259	533917.7710	1354873.8899
265	533469.1701	1354668.0874

**FOREST CONSERVATION TABLE**

LINE	BEARING	DISTANCE
FC1	S 28°01'12" E	57.44'
FC2	S 44°59'22" E	11.53'
FC3	S 61°22'53" E	24.32'
FC4	S 48°43'11" E	31.43'
FC5	S 66°33'04" E	419.13'
FC6	N 23°26'51" E	13.42'
FC7	N 11°21'06" E	148.13'
FC8	N 85°24'31" E	126.43'
FC9	S 85°24'31" W	126.43'
FC10	S 11°21'06" W	164.41'
FC11	S 71°15'51" E	3.57'
FC12	S 28°26'51" W	14.85'
FC13	S 23°26'51" W	30.00'
FC14	S 66°33'04" E	454.13'
FC15	S 23°26'51" W	25.00'

**ADDITIONAL FOREST CONSERVATION TABLE**

LINE	BEARING	DISTANCE
FC16	N 23°26'51" E	95.31'
FC17	N 23°26'51" E	19.69'
FC18	S 66°27'56" E	55.50'
FC19	S 65°00'00" E	20.31'
FC20	N 65°04'01" W	4.28'
FC21	N 65°04'01" W	4.28'
FC22	S 79°04'10" E	38.04'
FC23	N 88°33'25" E	49.83'

**CURVE TABLE**

CURVE	DELTA ANGLE	RADIUS	ARC LEN	CHORD BEARING	CHORD LENGTH	TANGENT
01	78°34'11"	72.00'	48.00'	N 50°22'47" E	41.23'	58.45'
02	74°09'25"	117.00'	151.23'	N 40°22'48" E	140.92'	88.26'
03	113°14'0"	121.00'	24.33'	S 68°44'50" E	24.29'	13.21'
04	35°32'20"	86.00'	5.04'	N 87°21'11" E	5.04'	2.92'
05	74°03'25"	82.00'	105.44'	N 40°22'48" E	98.76'	61.06'
06	47°23'03"	14.00'	3.224'	S 66°05'30" W	20.54'	21.62'
07	85°17'48"	37.00'	55.08'	S 66°05'30" W	50.13'	34.08'

THE REQUIREMENTS OF SECTION 3-100, 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.

*Edward F. DeIaco-Lohr*  
EDWARD F. DEIACO-LOHR, PROPERTY LINE SURVEYOR  
MARYLAND REGISTRATION NO. 358  
DATE: 11/15/2016

*James F. Knott*  
JAMES F. KNOTT  
EMERSON DEVELOPMENT XII, LLC.  
DATE: 11/15/2016

MATCHLINE ONLY - NOT INTENDED TO BE A PROPERTY LINE SEE PLAT 5 OF 5

RECORDED: 203642  
ON: 2/19/16  
LAND RECORDS DEPARTMENT, HOWARD COUNTY, MD

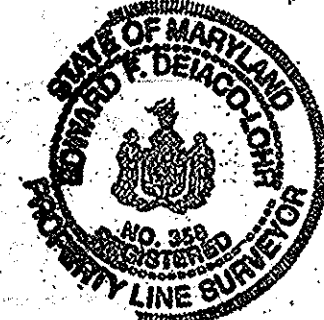
**M CENTURY ENGINEERING**  
CONSULTING ENGINEERS - PLANNERS  
10710 GILROY ROAD  
HUNT VALLEY, MD 21031  
Phone: 443.589.2400 Fax: 443.589.2401

**OWNER/DEVELOPER**  
EMERSON DEVELOPMENT XII LLC,  
1 TEXAS STATION COURT - SUITE 200  
TIMONIUM, MARYLAND 21093  
PHONE: 443-689-8000

**PURPOSE NOTE:**  
The purpose of this plat is to create Parcel A-1 for future development, to extinguish Open Space Lots 1 and 2 and Parcel A and to extinguish and replace Forest Conservation Easements. The total acreage of the Forest Conservation Easements will total the same acreage as shown on the recorded plats Nos. 21956-21960. This plat also removes 0.413 acres of existing stormwater management easement and 2.015 acres of road widening.

**PROFESSIONAL CERTIFICATION**

I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED BY ME OR UNDER MY RESPONSIBLE CHARGE, AND THAT I AM A DULY LICENSED PROPERTY LINE SURVEYOR UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 358 EXPIRATION DATE 10/19/2016



**SURVEYORS CERTIFICATE**

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT, THAT IT IS A PLAT OF SUBDIVISION OF A PORTION OF THE LAND CONVEYED BY THE HOWARD RESEARCH AND DEVELOPMENT CORPORATION TO EMERSON DEVELOPMENT XII, LLC, BY DEED DATED DECEMBER 24, 2013 AND RECORDED IN THE LAND RECORDS OF HOWARD COUNTY, MARYLAND, IN LIBER 19415, FOLIO 252 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 AND IS BASED ON THE OUTLINE PREPARED BY EM AND SHOWN ON THE PLAT ENTITLED "EMERSON SECTION 3, AREA 1, PARCEL A, OPEN SPACE LOTS 1 & 2" RECORDED JUNE 15, 2012 AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER M.D.R. FOLIO 21456 THROUGH 21460. I FURTHER CERTIFY THAT THIS DOCUMENT WAS PREPARED BY ME OR UNDER MY RESPONSIBLE CHARGE, AND THAT I AM A DULY LICENSED PROPERTY LINE SURVEYOR UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 358, EXPIRATION DATE 10/19/2016

*Edward F. DeIaco-Lohr*  
EDWARD F. DEIACO-LOHR MD. REG. NO. 358 EXP. 10/19/2016  
DATE: 11/15/2016

Designed By: \_\_\_\_\_ Drawn By: \_\_\_\_\_ Checked By: \_\_\_\_\_

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

*Mania Roseman*  
HOWARD COUNTY HEALTH OFFICER  
DATE: 2/2/2016

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

*Chad*  
CHIEF, DEVELOPMENT ENGINEERING DIVISION  
DATE: 2.10.16

*James F. Knott*  
DIRECTOR  
DATE: 2-17-16

**OWNERS DEDICATION**

EMERSON DEVELOPMENT XII, LLC, A MARYLAND LIMITED LIABILITY COMPANY, OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY ADOPTS THIS PLAN OF SUBDIVISION, AND IN CONSIDERATION OF THE APPROVAL OF THIS FINAL PLAT BY THE DEPARTMENT OF PLANNING AND ZONING, ESTABLISH THE THE MINIMUM BUILDING RESTRICTION LINES AND GRANT UNTO HOWARD COUNTY, MARYLAND; ITS SUCCESSORS AND ASSIGNS:

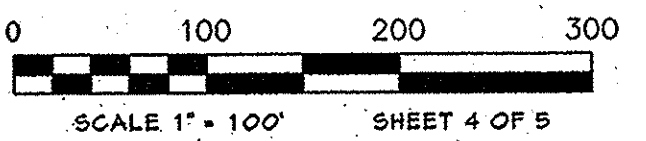
- THE RIGHT TO LAY, CONSTRUCT, AND MAINTAIN SEWERS, DRAINS, WATER PIPES, AND OTHER MUNICIPAL UTILITIES AND SERVICES, IN AND UNDER ALL ROADS AND STREET RIGHTS OF WAY AND THE SPECIFIC EASEMENTS SHOWN HEREON
- THE RIGHT TO REQUIRE DEDICATION FOR PUBLIC USE OF THE STREETS AND/OR ROADS, FLOODPLAINS AND OPEN SPACE 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 SPACE, WHERE APPLICABLE; AND
- 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.

*James F. Knott*  
JAMES F. KNOTT  
EMERSON DEVELOPMENT XII LLC, DATE: 11/15/2016

*Witness*  
WITNESS DATE: 11/15/2016

*James F. Knott*  
DATE: 11/15/2016

PLAT OF RESUBDIVISION  
**EMERSON**  
SECTION 3, AREA 1, PARCEL A-1  
A RESUBDIVISION OF EMERSON PARCEL A-1  
PAR. A, OPEN SPACE LOTS 1 & 2, PLAT 21956-21960  
TAX MAP 47, GRID 08, F-1018  
ZONED: PEC-MXD-3  
6TH ELECTION DISTRICT  
HOWARD COUNTY, MARYLAND





**TABULATION OF FINAL PLAT-THE SHEET** SHEET 5

A. TOTAL NUMBER OF LOTS AND/OR PARCELS TO BE RECORDED  
 BUILDABLE \_\_\_\_\_ 1  
 OPEN SPACE LOTS \_\_\_\_\_ 0

B. TOTAL AREA OF LOTS AND/OR PARCELS  
 BUILDABLE \_\_\_\_\_ 6.836 AC.  
 OPEN SPACE LOTS \_\_\_\_\_ 0.000 AC.

C. TOTAL AREA OF ROADWAY AND HIGHWAY WIDENING TO BE RECORDED \_\_\_\_\_ 0.925 AC.

D. TOTAL AREA OF SUBDIVISION TO BE RECORDED \_\_\_\_\_ 7.761 AC.

**LEGEND**

FOREST CONSERVATION EASEMENT AS SHOWN ON PLATS 21596-21960

FOREST CONSERVATION EASEMENT TO BE ADDED

FOREST CONSERVATION EASEMENT TO BE REMOVED

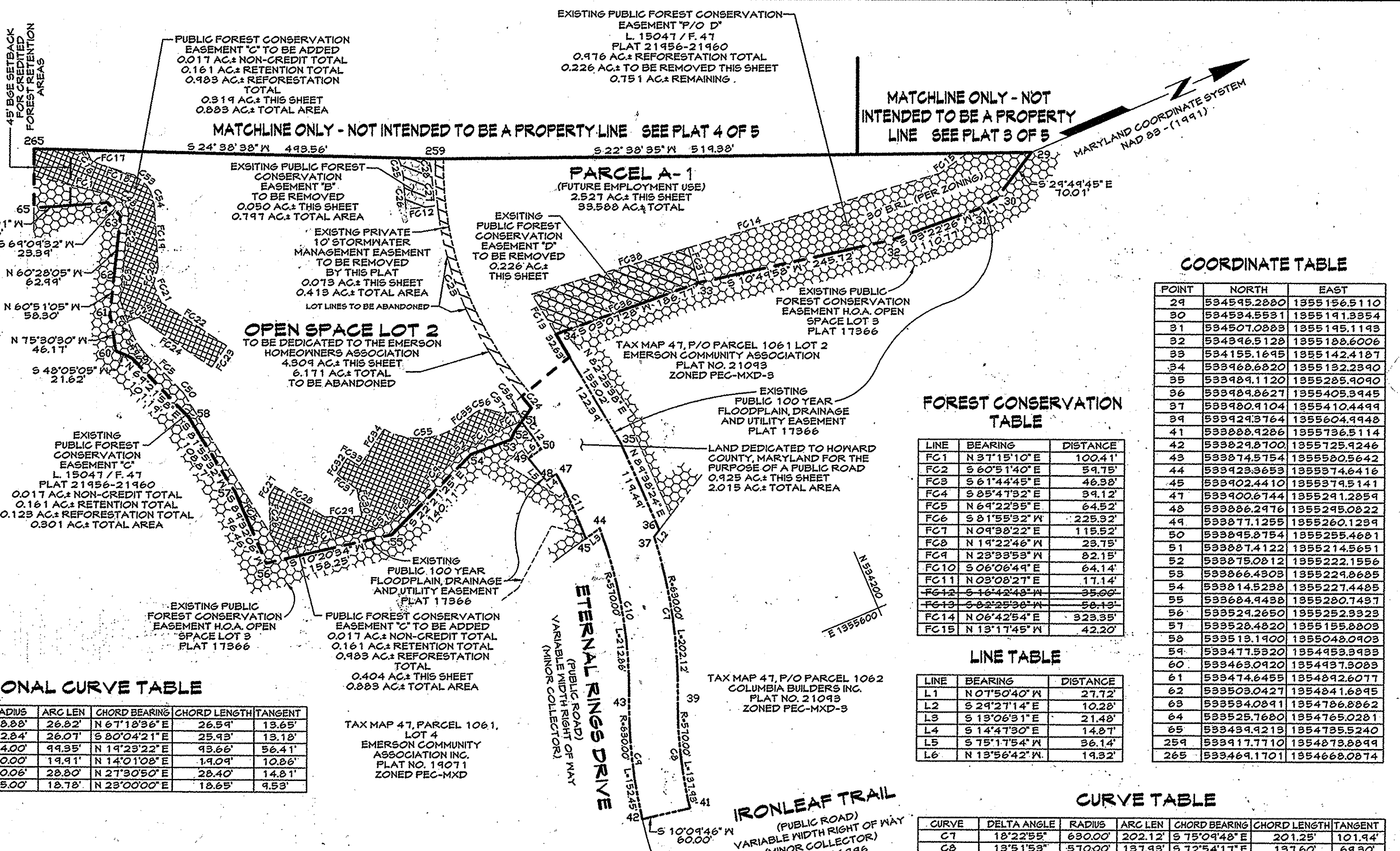
PRIVATE 10' STORMWATER MANAGEMENT EASEMENT TO BE REMOVED

**ADDITIONAL FOREST CONSERVATION TABLE**

FC16	N 88°33'25"E	13.82'
FC17	N 49°29'53"E	11.90'
FC18	N 40°51'54"E	44.23'
FC19	N 70°11'42"W	64.90'
FC20	S 52°04'58"E	22.04'
FC21	S 89°36'12"E	24.26'
FC22	N 57°02'13"E	46.64'
FC23	S 31°43'11"E	31.78'
FC24	S 57°25'33"W	76.78'
FC25	S 03°57'42"W	14.67'
FC26	N 68°34'03"W	47.39'
FC27	N 35°12'08"W	13.86'
FC28	N 55°03'24"E	71.41'
FC29	N 22°12'57"E	45.95'
FC30	N 76°30'14"W	33.31'
FC31	S 62°04'36"W	31.72'
FC32	N 33°42'27"W	23.00'
FC33	N 55°44'45"E	17.94'
FC34	N 33°36'51"W	54.95'
FC35	N 14°29'38"W	19.45'
FC36	S 09°07'30"W	186.74'
FC37	N 03°17'06"W	44.64'
FC38	N 06°42'54"E	290.75'

**ADDITIONAL CURVE TABLE**

CURVE	DELTA ANGLE	RADIUS	ARC LEN	CHORD BEARING	CHORD LENGTH	TANGENT
C59	26°06'17"	58.88'	26.82'	N 67°18'36"E	26.59'	13.65'
C54	20°30'03"	72.84'	26.07'	S 80°04'21"E	25.93'	13.18'
C55	67°46'01"	84.00'	49.35'	N 19°23'22"E	43.66'	56.41'
C56	57°01'33"	20.00'	19.91'	N 14°01'08"E	19.09'	10.86'
C57	32°57'48"	50.06'	28.80'	N 21°30'50"E	28.40'	14.81'
C58	23°54'48"	45.00'	18.78'	N 23°00'00"E	18.65'	9.53'



**FOREST CONSERVATION TABLE**

LINE	BEARING	DISTANCE
FC1	N 37°15'10"E	100.41'
FC2	S 60°51'40"E	59.75'
FC3	S 61°44'45"E	46.38'
FC4	S 85°47'32"E	39.12'
FC5	N 69°22'55"E	64.52'
FC6	S 81°55'32"W	225.92'
FC7	N 09°38'22"E	115.52'
FC8	N 14°22'46"W	23.75'
FC9	N 23°33'53"W	82.15'
FC10	S 06°06'49"E	64.14'
FC11	N 03°08'27"E	17.14'
FC12	S 64°42'44"W	35.00'
FC13	S 04°25'30"W	58.13'
FC14	N 06°42'54"E	323.35'
FC15	N 13°17'45"W	42.20'

**LINE TABLE**

LINE	BEARING	DISTANCE
L1	N 07°50'40"W	27.72'
L2	S 24°27'14"E	10.28'
L3	S 13°06'31"E	21.48'
L4	S 14°47'30"E	14.87'
L5	S 75°17'54"W	36.14'
L6	N 13°56'42"W	19.32'

**COORDINATE TABLE**

POINT	NORTH	EAST
29	534595.2800	1355156.5110
30	534594.5531	1355191.3354
31	534507.0283	1355195.1193
32	534396.5128	1355188.0006
33	534155.1645	1355142.4187
34	533968.6820	1355132.2390
35	533984.1120	1355285.9040
36	533989.8627	1355405.3945
37	533980.9104	1355410.4499
38	533924.3764	1355604.9948
39	533888.9286	1355736.5114
40	533829.8700	1355725.9246
41	533874.5754	1355580.5642
42	533923.3653	1355374.6416
43	533902.4410	1355379.5141
44	533900.6744	1355291.2894
45	533886.2976	1355295.0822
46	533877.1255	1355260.1289
47	533895.8754	1355255.4681
48	533887.4122	1355214.5651
49	533875.0812	1355222.1956
50	533866.4303	1355229.8685
51	533814.5238	1355227.4485
52	533804.9438	1355280.7437
53	533529.2650	1355252.3323
54	533528.4820	1355155.8803
55	533513.1900	1355048.0903
56	533477.5920	1354953.9933
57	533463.0920	1354437.3083
58	533474.6455	1354892.6077
59	533503.0427	1354841.6895
60	533534.0891	1354786.8962
61	533525.7680	1354765.0281
62	533439.9213	1354735.5240
63	533417.7710	1354738.8999
64	533469.1701	1354668.0874

**CURVE TABLE**

CURVE	DELTA ANGLE	RADIUS	ARC LEN	CHORD BEARING	CHORD LENGTH	TANGENT
C7	18°22'55"	630.00'	202.12'	S 75°09'48"E	201.25'	101.94'
C8	13°51'53"	570.00'	137.93'	S 72°54'17"E	137.60'	69.30'
C9	13°51'53"	630.00'	152.45'	N 72°54'17"W	152.08'	76.60'
C10	21°23'47"	570.00'	212.86'	N 76°40'14"W	211.62'	107.68'
C11	9°12'10"	550.00'	88.34'	S 88°51'10"W	88.25'	44.27'
C12	4°21'08"	550.00'	41.78'	S 78°18'36"E	41.77'	20.90'
C23	41°43'53"	430.00'	313.14'	S 86°23'04"E	306.34'	163.94'
C24	1°52'44"	570.00'	18.69'	N 74°20'07"E	18.69'	9.35'
C25	34°25'43"	86.00'	32.16'	N 74°59'13"W	31.98'	16.27'
C26	4°00'46"	464.00'	33.95'	N 71°16'44"W	33.84'	16.43'
C27	4°00'46"	464.00'	33.95'	S 71°16'44"E	33.84'	16.43'
C28	13°47'45"	124.00'	29.43'	S 76°10'44"E	29.06'	14.64'
C48	76°19'48"	24.74'	32.95'	N 74°13'45"E	30.57'	19.44'
C49	24°44'53"	75.00'	92.50'	N 81°47'31"E	32.25'	16.51'
C50	12°32'56"	45.00'	49.86'	S 75°39'08"W	49.84'	4.95'
C51	29°01'07"	75.00'	37.99'	S 04°52'12"E	37.58'	19.41'
C52	12°17'27"	29.00'	6.22'	S 12°15'24"E	6.21'	3.12'

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.

EDWARD F. DELACO, CHR. PROPERTY LINE SURVEYOR  
 MARYLAND REGISTRATION NO. 958  
 DATE 11/15/2016

JAMES F. KNOTT, PRESIDENT  
 EMERSON DEVELOPMENT XII LLC  
 DATE 11/15/2016

**CENTURY ENGINEERING**  
 CONSULTING ENGINEERS - PLANNERS  
 10710 GILROY ROAD  
 HUNT VALLEY, MD 21031  
 Phone: 443.589.2400 Fax: 443.589.2401

**OWNER/DEVELOPER**  
 EMERSON DEVELOPMENT XII LLC,  
 1 TEXAS STATION COURT - SUITE 200  
 TIMONIUM, MARYLAND 21093  
 PHONE: 443-689-8000

**PURPOSE NOTE:**  
 The purpose of this plat is to create Parcel A-1 for future development, to extinguish Open Space Lots 1 and 2 and Parcel A and to extinguish and replace Forest Conservation Easements. The total acreage of the Forest Conservation Easements will total the same acreage as shown on the recorded plats Nos. 21956-21960. This plat also removes 0.413 acres of existing stormwater management easement and 2.015 acres of road widening.

**PROFESSIONAL CERTIFICATION**  
 I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED BY ME OR UNDER MY RESPONSIBLE CHARGE, AND THAT I AM A DULY LICENSED PROPERTY LINE SURVEYOR UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 958 EXPIRATION DATE 10/19/2016

APPROVED FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEMS, IN HOWARD COUNTY HEALTH DEPARTMENT  
 Howard for Maura Rossman 2/2/2016  
 HOWARD COUNTY HEALTH OFFICER H.O. DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING  
 Chad Edwards 2-10-16  
 CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

Director: 2-17-16  
 DATE

**OWNERS DEDICATION**  
 EMERSON DEVELOPMENT XII LLC, A MARYLAND LIMITED LIABILITY COMPANY, OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY ADOPTS THIS PLAN OF SUBDIVISION, AND IN CONSIDERATION OF THE APPROVAL OF THIS FINAL PLAT BY THE DEPARTMENT OF PLANNING AND ZONING, ESTABLISH THE 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 ROADWAYS AND STREET RIGHTS OF WAY AND THE SPECIFIC EASEMENTS SHOWN HEREON
- THE RIGHT TO REQUIRE DEDICATION FOR PUBLIC USE OF THE STREETS AND/OR ROADS, FLOODPLAINS AND OPEN SPACE 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 SPACE, WHERE APPLICABLE, AND
- 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.

JAMES F. KNOTT, PRESIDENT DATE  
 EMERSON DEVELOPMENT XII LLC, WITNESS DATE

**SURVEYORS CERTIFICATE**  
 I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS A PLAT OF SUBDIVISION OF A PORTION OF THE LAND CONVEYED BY THE HOWARD RESEARCH AND DEVELOPMENT CORPORATION TO EMERSON DEVELOPMENT XII LLC, BY DEED DATED DECEMBER 24, 2013 AND RECORDED IN THE LAND RECORDS OF HOWARD COUNTY, MARYLAND, IN LIBER 15413, FOLIO 292; 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 AND IS BASED ON THE OUTLINE PREPARED BY DWM AND SHOWN ON THE PLAT ENTITLED EMERSON SECTION 3, AREA 1, PARCEL A, OPEN SPACE LOTS 1 & 2 RECORDED JUNE 15, 2012 AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER HDR, FOLIO 21956 THROUGH 21960. I FURTHER CERTIFY THAT THIS DOCUMENT WAS PREPARED BY ME OR UNDER MY RESPONSIBLE CHARGE, AND THAT I AM A DULY LICENSED PROPERTY LINE SURVEYOR UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 958, EXPIRATION DATE 10/19/2016

EDWARD F. DELACO-LOHR MD. REG. NO. 958 EXP. 10/19/2016 DATE 11/15/2016

Designed By: Drawn By: Checked By:



RECORDED PLAT NO. 23643  
 ON 2/19/16  
 LAND RECORDS

PLAT OF RESUBDIVISION  
**EMERSON**  
 SECTION 3, AREA 1, PARCEL A-1  
 A RESUBDIVISION OF EMERSON SEC. 3, AREA 1  
 PAR. A, OPEN SPACE LOTS 1 & 2, PLAT # 21956-21960  
 TAX MAP 47, GRID 08, P-1078  
 ZONED: PEC-MXD-3  
 6th ELECTION DISTRICT  
 HOWARD COUNTY, MARYLAND

0 100 200 300  
 SCALE 1" = 100' SHEET 5 OF 5