

REVITZ PROPERTY

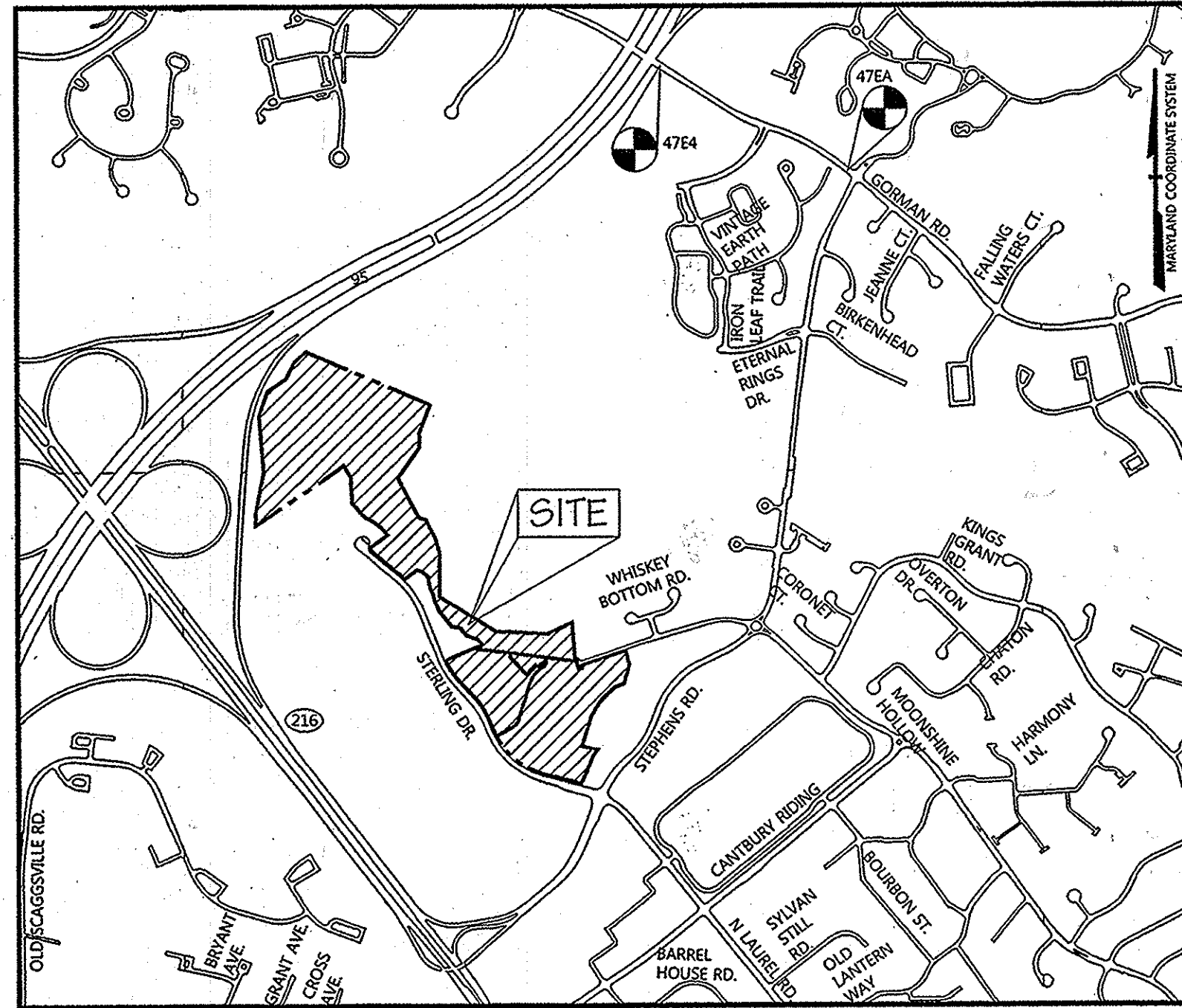
PARCELS D-2, E-2 AND PARCEL T AND EMERSON

SECTION 3, AREA 1 OPEN SPACE PARCEL D

GENERAL NOTES

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

STATION	NORTH	EAST
47E4	535846.138	1355431.196
47EA	535063.631	1357283.989
- 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 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.
- 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.
- 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.
- There are no known cemeteries or historic structures within the limit of this plat.
- Water and sewer service to this parcel will be granted under the provisions of Section 18.1228 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.
- 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.
- This subdivision is exempt from the requirements of Section 16.1200 of the Howard County Code for Forest Conservation because Forest Conservation was previously addressed under F-02-111.
- 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.
- ⊗ Denotes iron pipe or rebar found/set
 - Denotes concrete monument found/set
 - Denotes angular change in bearing
- There are no 100 year floodplains, wetlands, streams, wetland buffers, stream buffers and forest conservation areas within the limit of Parcels D-2, E-2 and T. There are 100 year floodplains, wetlands, streams, wetland buffers, stream buffers and forest conservation areas within the limits of Open Space Parcel D.
- 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.
- 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.
- 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.
- This subdivision is subject to Section 18.122.8 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.
- Waiver petition number wp-16-076 was approved on January 7, 2016 allowing less than the minimum 60' lot frontage onto a Public Road as defined in Section 16.120(c)(1) of the Howard County Subdivision and Land Development Regulations subject to the following conditions:
 - A Plat of Resubdivision is required for Parcels "D-1" and "E-1" to create new Parcel "T" for the water pumping stations
 - Compliance with all Subdivision Review Committee comments for ECP-16-024 and future plans submitted.
 - A general note description for a waiver petition number WP-16-076 and its conditions of approval must be added to all future plans.
 - Compliance with the "PEC" Zoning District requirements for the new water pumping station project.
- A portion of Whiskey Bottom Road (see sheet 2 of 3) was abandoned in accordance with Howard County Council Resolution No. 2-2016 & 3-2016 adopted February 1, 2016.



VICINITY MAP
SCALE: 1" = 1000'
ADC MAP 40, GRID-B-6

- LEGEND**
- EXISTING FOREST CONSERVATION EASEMENT
 - EXISTING UTILITY EASEMENT
 - EXISTING 100 YEAR FLOOD PLAIN
 - EXISTING NON-TIDAL WETLANDS

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 setting of markers have been complied with.

Michael D. Martin 4-21-16
Michael D. Martin, Professional Land Surveyor
Maryland Registration No. 21234
Exp. Date: January 19, 2017

James F. Knott 4/21/16
James F. Knott, Vice President
Emerson Development II, LLC

James F. Knott 4/21/16
James F. Knott, Vice President
Emerson Development VIII, LLC

James F. Knott 4/21/16
James F. Knott Authorized Member
Emerson Development Homeowners Association, LLC

OWNER/DEVELOPER

(PARCEL E-2)
EMERSON DEVELOPMENT II, LLC
1 TEXAS STATION CT, STE. 200
TIMONIUM, MD 21093
(443) 689-8000

(PARCEL D-2)
EMERSON DEVELOPMENT VIII, LLC
1 TEXAS STATION CT, STE. 200
TIMONIUM, MD 21093
(443) 689-8000

(OPEN SPACE PARCEL D)
EMERSON DEVELOPMENT
HOMEOWNERS ASSOCIATION LLC
1 TEXAS STATION CT, STE. 200
TIMONIUM, MD 21093
(443) 689-8000



PURPOSE STATEMENT: THE PURPOSE OF THIS PLAT OF RESUBDIVISION IS TO CREATE PARCEL T, ESTABLISH PUBLIC EASEMENTS WITHIN A PORTION OF PARCEL D-1 AND OPEN SPACE PARCEL D, AND TO DEDICATE A PORTION OF WHISKEY BOTTOM ROAD TO HOWARD COUNTY, MARYLAND.

TABULATION OF FINAL PLAT	TOTAL	SHEET 2	SHEET 3
A. TOTAL NUMBER OF LOTS AND/OR PARCELS TO BE RECORDED			
BUILDABLE	3	3	0
NON BUILDABLE	0	0	0
OPEN SPACE	1	0	1
B. TOTAL AREA OF LOTS AND/OR PARCELS			
BUILDABLE	15.829 AC.±	15.829 AC.±	0.000 AC.±
NON BUILDABLE	0.000 AC.±	0.000 AC.±	0.000 AC.±
OPEN SPACE	29.397 AC.±	0.000 AC.±	29.397 AC.±
C. TOTAL AREA OF ROADWAY TO BE RECORDED INCLUDING WIDENING STRIPS	0.031 AC.±	0.031 AC.±	0.000 AC.±
D. TOTAL AREA OF SUBDIVISION TO BE RECORDED	45.257 AC.±	15.860 AC.±	29.397 AC.±

OWNER'S DEDICATION

We, Emerson Development II, LLC, a Maryland limited liability company and Emerson Development VIII, LLC, A Maryland Limited Liability Company, and Emerson Development Homeowners' Association, LLC, Owners 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 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 21 day of April 2016

James F. Knott 4/21/16
Emerson Development II, LLC

James F. Knott 4/21/16
Emerson Development VIII, LLC

James F. Knott 4/21/16
Emerson Development Homeowners Association, LLC

Christa Selman 04-21-16
Witness

Christa Selman 04-21-16
Witness

Christa Selman 04-21-16
Witness

SURVEYOR'S CERTIFICATE

I hereby certify, that the final plat shown hereon is correct; that it is a resubdivision of the land conveyed by Emerson Holdings LLC, A Maryland limited liability company by Deed Dated December 27, 2012 and recorded in the land records of Howard County, Maryland, in liber 14572 at folio 34 and the land conveyed by Emerson land Business Trust, a Maryland business trust by deed dated December 14, 2007 and recorded in the land records of Howard County, Maryland in liber 11010 at folio 619 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.

I hereby certify that these documents were prepared or approved by me, and I am a duly licensed surveyor under the laws of the State of Maryland, License No. 21234, Expiration Date: January 19, 2017.

Michael D. Martin 4-21-16
Michael D. Martin, Professional Land Surveyor DATE

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

Maureen Rossman 5/3/2016
Howard County Health Officer

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING
Chad Plunk 5-25-16
Chief, Development Engineering Division

Kristen Devol 5-31-16
Director

RECORDED AS PLAT No. 23798 ON 6/3/16 IN
THE LAND RECORDS OF HOWARD COUNTY, MARYLAND

PLAT OF RESUBDIVISION
REVITZ PROPERTY

PARCEL D-2, E-2, AND PARCEL T, AND EMERSON SECTION 3, AREA 1 OPEN SPACE PARCEL D A RESUBDIVISION OF PARCELS D-1 AND E-1, REVITZ PROPERTY, (PLAT #15788 AND #20042) TAX MAP NO. 47, GRID 20, PARCEL NO. 165 ZONED: PEC, PEC-MXD-3 6TH ELECTION DISTRICT HOWARD COUNTY, MARYLAND APRIL 14, 2016

100 0 100 200

SHEET 1 OF 3

COORDINATE TABLE

Table with 3 columns: Point, Northing, Easting. Contains 92 rows of coordinate data.

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 setting of markers have been complied with.

Michael D. Martin, Professional Land Surveyor Maryland Registration No. 21234 Exp. Date: January 19, 2017
James F. Knott, Vice President Emerson Development II, LLC
James F. Knott, Vice President Emerson Development VIII, LLC
James F. Knott Authorized Member Emerson Development Homeowners Association, LLC

DMW DAFT McCUNE WALKER INC 501 FAIRMOUNT AVENUE SUITE 300 TOWSON, MD 21286 P: 410 296 3333 F: 410 296 4705 WWW.DMW.COM

APPROVED: FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEMS, HOWARD COUNTY HEALTH DEPARTMENT
APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

TABULATION OF FINAL PLAT TOTAL
A. TOTAL NUMBER OF LOTS AND/OR PARCELS TO BE RECORDED
B. TOTAL AREA OF LOTS AND/OR PARCELS
C. TOTAL AREA OF ROADWAY TO BE RECORDED INCLUDING WIDENING STRIPS.
D. TOTAL AREA OF SUBDIVISION TO BE RECORDED

OWNER'S DEDICATION
We, Emerson Development II, LLC, a Maryland limited liability company and Emerson Development VIII, LLC, A Maryland Limited Liability Company, and Emerson Development Homeowners' Association, LLC, Owners 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 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;

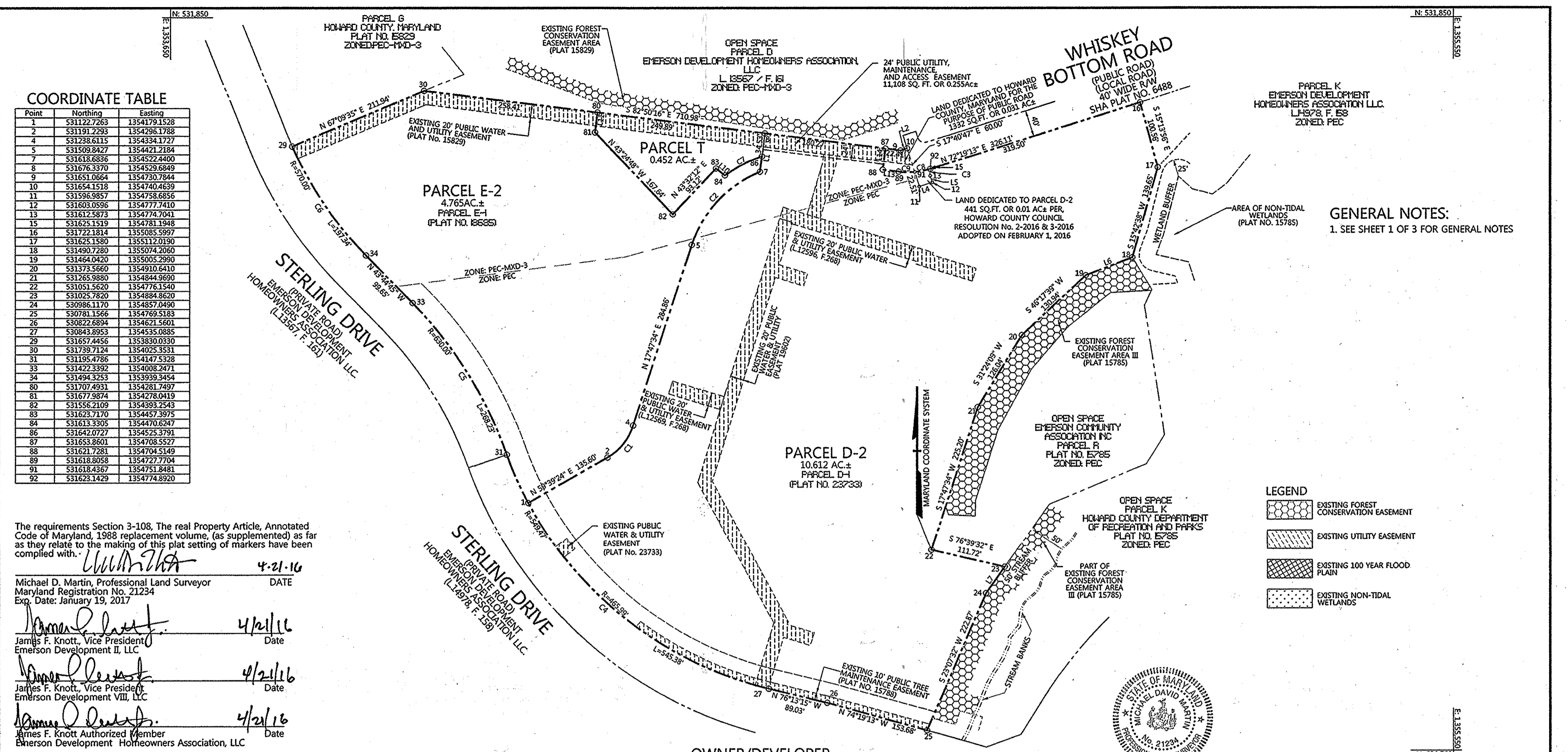
OWNER/DEVELOPER

(PARCEL E-2) EMERSON DEVELOPMENT II, LLC 1 TEXAS STATION CT, STE. 200 TIMONIUM, MD 21093 (443) 689-8000
(PARCEL D-2) EMERSON DEVELOPMENT VIII, LLC 1 TEXAS STATION CT, STE. 200 TIMONIUM, MD 21093 (443) 689-8000
(OPEN SPACE PARCEL D) EMERSON DEVELOPMENT HOMEOWNERS ASSOCIATION LLC 1 TEXAS STATION CT, STE. 200 TIMONIUM, MD 21093 (443) 689-8000

CURVE TABLE
CURVE DELTA ANGLE RADIUS ARC CHORD BEARING LENGTH TANGENT
C1 41°51'50" 85.00' 62.11' N 38°43'29" E 60.73' 32.51'

LINE TABLE

LINE BEARING DISTANCE
L1 S 07°09'45" W 58.11'
L2 N 72°19'13" E 10.16'



GENERAL NOTES: 1. SEE SHEET 1 OF 3 FOR GENERAL NOTES

LEGEND

- EXISTING FOREST CONSERVATION EASEMENT
EXISTING UTILITY EASEMENT
EXISTING 100 YEAR FLOOD PLAIN
EXISTING NON-TIDAL WETLANDS

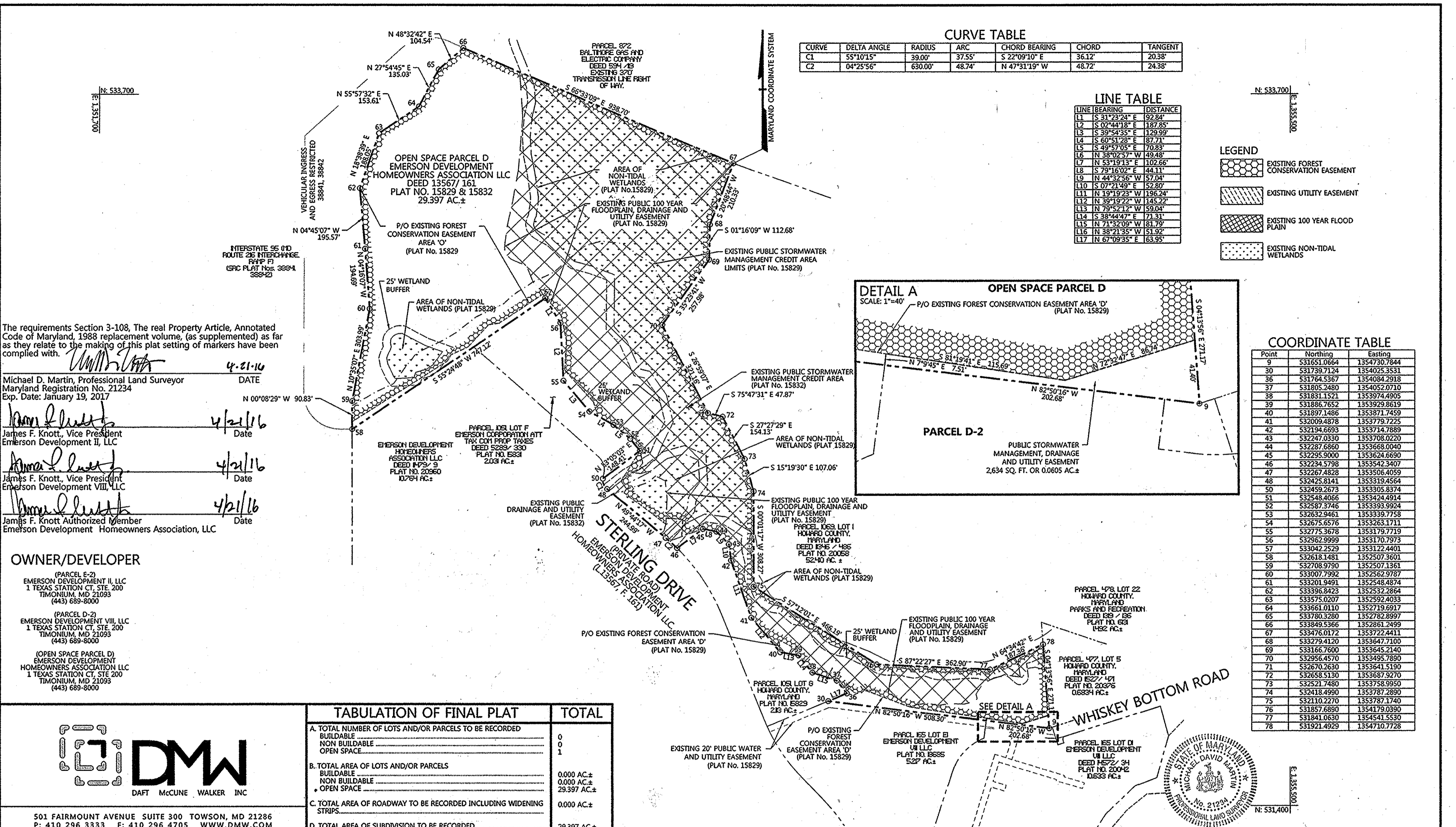


SURVEYOR'S CERTIFICATE

I hereby certify, that the final plat shown hereon is correct; that it is a resubdivision of the land conveyed by Emerson Holdings LLC, A Maryland limited liability company by Deed Dated December 27, 2012 and recorded in the land records of Howard County, Maryland, in liber 14572 at folio 34 and the land conveyed by Emerson Land Business Trust, a Maryland business trust by deed dated December 14, 2007 and recorded in the land records of Howard County, Maryland in liber 11010 at folio 619 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.
I hereby certify that these documents were prepared or approved by me, and I am a duly licensed surveyor under the laws of the State of Maryland, License No. 21234, Expiration Date: January 19, 2017.

RECORDED AS PLAT No. 23799 ON 6/3/16 IN THE LAND RECORDS OF HOWARD COUNTY, MARYLAND

PLAT OF RESUBDIVISION REVITZ PROPERTY
PARCEL D-2, E-2, AND PARCEL T, AND EMERSON SECTION 3, AREA 1 OPEN SPACE PARCEL D A RESUBDIVISION OF PARCELS D-1 AND E-1, REVITZ PROPERTY, (PLAT #15788 AND #20042) TAX MAP NO. 47, GRID 20, PARCEL NO. 165 ZONED: PEC, PEC-MXD-3 6TH ELECTION DISTRICT HOWARD COUNTY, MARYLAND
SCALE 1"=100 SHEET 2 OF 3

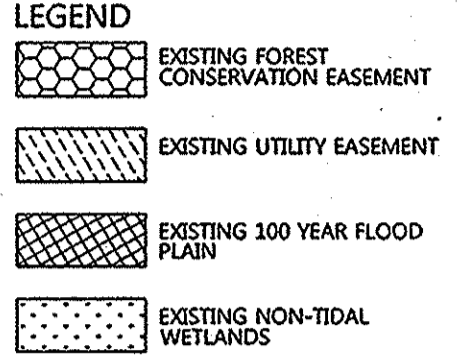


CURVE TABLE

CURVE	DELTA ANGLE	RADIUS	ARC	CHORD BEARING	CHORD	TANGENT
C1	55°10'15"	39.00'	37.55'	S 22°09'10" E	36.12'	20.38'
C2	04°25'56"	630.00'	48.74'	N 47°31'19" W	48.72'	24.38'

LINE TABLE

LINE	BEARING	DISTANCE
L1	S 31°23'24" E	92.94'
L2	S 07°44'18" E	187.85'
L3	S 39°54'35" E	129.99'
L4	S 60°51'28" E	87.71'
L5	S 49°57'05" E	70.83'
L6	N 38°02'57" W	49.48'
L7	N 53°19'13" E	102.66'
L8	S 79°16'02" E	44.11'
L9	N 44°32'56" W	57.04'
L10	S 07°21'49" E	52.80'
L11	N 19°19'23" W	196.24'
L12	N 39°19'22" W	1145.22'
L13	N 79°52'17" W	59.04'
L14	S 38°44'47" E	71.31'
L15	N 71°32'09" W	81.79'
L16	N 38°21'35" W	51.92'
L17	N 67°09'35" E	63.95'



COORDINATE TABLE

Point	Northing	Easting
9	531651.0664	1354730.7844
30	531739.7124	1354025.3531
36	531764.5367	1354084.2918
37	531805.2480	1354052.0710
38	531831.1521	1353974.4905
39	531886.7652	1353929.8619
40	531897.1486	1353871.7459
41	532009.4878	1353779.7225
42	532194.6693	1353714.7889
43	532247.0330	1353708.0220
44	532287.6860	1353668.0040
45	532295.9000	1353624.6690
46	532234.5798	1353542.3407
47	532267.4828	1353506.4059
48	532425.8141	1353319.4564
50	532459.2673	1353305.8374
51	532548.4066	1353424.4914
52	532587.3746	1353393.9924
53	532632.9461	1353339.7758
54	532675.6576	1353263.1711
55	532775.3678	1353179.7719
56	532962.9999	1353170.7973
57	533042.2529	1353122.4401
58	532618.1481	1352507.3601
59	532708.9790	1352507.1361
60	533007.7992	1352562.9787
61	533201.9491	1352548.4874
62	533396.8423	1352532.2864
63	533575.0207	1352592.4033
64	533661.0110	1352719.6917
65	533780.3280	1352782.8997
66	533849.5366	1352861.2499
67	533476.0172	1353722.4411
68	533279.4120	1353647.7100
69	533166.7600	1353645.2140
70	532956.4570	1353495.7890
71	532670.2630	1353641.5190
72	532658.5130	1353667.9270
73	532521.7480	1353758.9950
74	532418.4990	1353787.2890
75	532110.2270	1353787.1740
76	531857.6890	1354179.0390
77	531841.0630	1354541.5530
78	531921.4929	1354710.7128

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 setting of markers have been complied with.

Michael D. Martin, Professional Land Surveyor
 Maryland Registration No. 21234
 Exp. Date: January 19, 2017
 DATE: 4-21-16

James F. Knott, Vice President
 Emerson Development II, LLC
 DATE: 4/21/16

James F. Knott, Vice President
 Emerson Development VIII, LLC
 DATE: 4/21/16

James F. Knott Authorized Member
 Emerson Development Homeowners Association, LLC
 DATE: 4/21/16

OWNER/DEVELOPER

(PARCEL E-2)
 EMERSON DEVELOPMENT II, LLC
 1 TEXAS STATION CT, STE. 200
 TIMONIUM, MD 21093
 (443) 689-8000

(PARCEL D-2)
 EMERSON DEVELOPMENT VIII, LLC
 1 TEXAS STATION CT, STE. 200
 TIMONIUM, MD 21093
 (443) 689-8000

(OPEN SPACE PARCEL D)
 EMERSON DEVELOPMENT HOMEOWNERS ASSOCIATION LLC
 1 TEXAS STATION CT, STE. 200
 TIMONIUM, MD 21093
 (443) 689-8000

TABULATION OF FINAL PLAT

	TOTAL
A. TOTAL NUMBER OF LOTS AND/OR PARCELS TO BE RECORDED	
BUILDABLE	0
NON BUILDABLE	0
OPEN SPACE	1
B. TOTAL AREA OF LOTS AND/OR PARCELS	
BUILDABLE	0.000 AC.±
NON BUILDABLE	0.000 AC.±
OPEN SPACE	29.397 AC.±
C. TOTAL AREA OF ROADWAY TO BE RECORDED INCLUDING WIDENING STRIPS	0.000 AC.±
D. TOTAL AREA OF SUBDIVISION TO BE RECORDED	29.397 AC.±

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James F. Knott, Vice President
 Emerson Development II, LLC
 DATE: 4/21/16

James F. Knott, Vice President
 Emerson Development VIII, LLC
 DATE: 4/21/16

James F. Knott, Authorized Member
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I hereby certify that these documents were prepared or approved by me, and I am a duly licensed surveyor under the laws of the State of Maryland, License No. 21234, Expiration Date: January 19, 2017.

Michael D. Martin, Professional Land Surveyor
 DATE: 4-21-16

RECORDED AS PLAT No. 23800 ON 6/3/16 IN THE LAND RECORDS OF HOWARD COUNTY, MARYLAND

PLAT OF RESUBDIVISION

REVITZ PROPERTY

PARCEL D-2, E-2, AND PARCEL T, AND EMERSON SECTION 3, AREA 1 OPEN SPACE PARCEL D A RESUBDIVISION OF PARCELS D-1 AND E-1, REVITZ PROPERTY, (PLAT #15788 AND #20042) TAX MAP NO. 47, GRID 20, PARCEL NO. 165 ZONED: PEC, PEC-MXD-3 6TH ELECTION DISTRICT HOWARD COUNTY, MARYLAND APRIL 14, 2016

200 0 200 400
 SCALE 1"=200
 SHEET 3 OF 3

DMW
 DAFT McCUNE WALKER INC

501 FAIRMOUNT AVENUE SUITE 300 TOWSON, MD 21286
 P: 410 296 3333 F: 410 296 4705 WWW.DMW.COM

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

Maureen Rossman
 Howard County Health Officer
 DATE: 5/3/2016

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

Chief, Development Engineering Division
 DATE: 5-25-16

Director
 DATE: 5-31-16