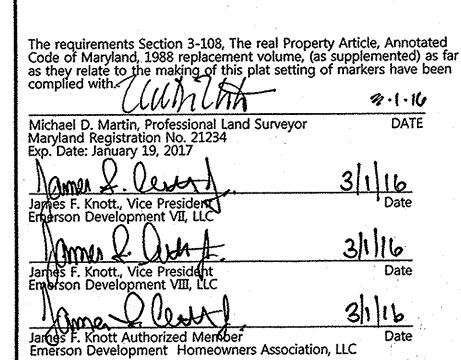
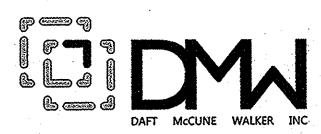
PLAT OF REVISION REVITZ PROPERTY

PARCELS D-1, F-1 AND OPEN SPACE PARCEL N



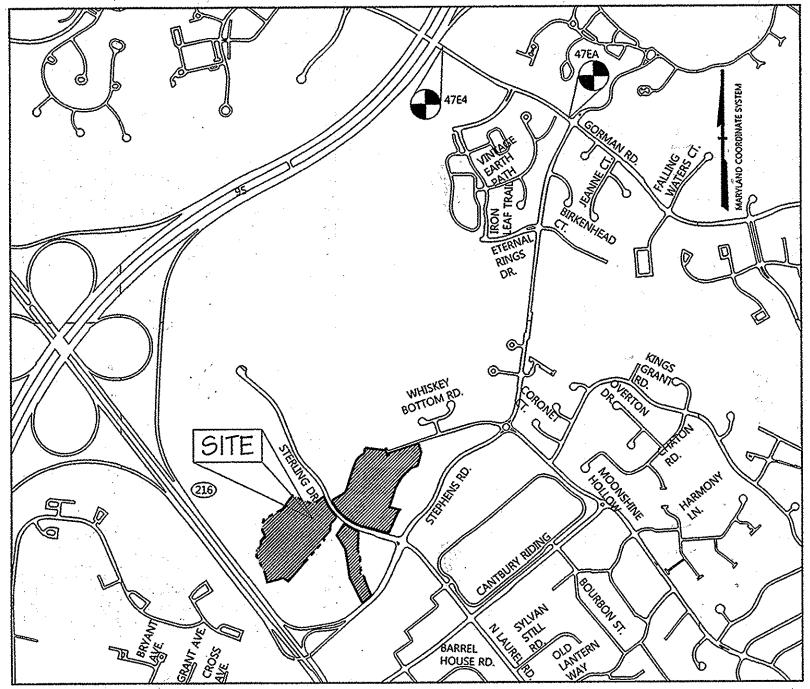
TABULATION OF FINAL PLAT	TOTAL
A. TOTAL NUMBER OF LOTS AND/OR PARCELS TO BE RECORDED BUILDABLE NON BUILDABLE OPEN SPACE	2 0 1
B. TOTAL AREA OF LOTS AND/OR PARCELS BUILDABLE NON BUILDABLE OPEN SPACE	21.044 AC.± 0.000 AC.± 2.485 AC.±
C. TOTAL AREA OF ROADWAY TO BE RECORDED INCLUDING WIDENING	0.000 AC.±
D. TOTAL AREA OF SUBDIVISION TO BE RECORDED	23.529 AC.±



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

Bulifon for Mouna Rooman Howard County Health Officer	~ 3/14/2016
Howard Couldty Health Officer	CB Date
APPROVED: HOWARD COUNTY DEPARTMENT ZONING	T OF PLANNING AND
Al I al	3.28.16_
Chief: Development Engineering Division	レイ Date
	*



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

OWNER/DEVELOPER

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



PURPOSE NOTE:

SE PLATS ARE TO ESTABLISH ADDITIONAL PUBLIC WATER & UTILITY EASEMENTS ON PARCELS D-1, F-1, AND OPEN SPACE PARCEL N.

OWNER'S DEDICATION

We, Emerson Development VII, LLC, A Maryland Limited Liability Company, Emerson Development VIII,LLC, 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 \(\frac{1}{2}\) day of \(\frac{MANON}{2016}\)

James & Centerty	3/1/16	Chris S.
James F. Knott., Vice President	Date	Witness
Emerson Development VII, LLC	•	
Marger I. Cents A.	3/1/16	ches -
James F. Knott., Vice President ('Date	Witness
Emelson Development VIII, LLC	:	
Bronge & leady to.	3/1/16	Chris &
James F. Knott, Vice President	Date	Witness
Emerson Development Homeowners Association	iation, LLC	্ৰ

3/1/16

3/1/16

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 535846.138

1355431.196

- 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 October 6, 2013 Comprehensive Zoning 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.
- Developer reserves unto itself, its successors and assigns, all easements shown on these plans 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 these plats.
- 8. Previous Howard County Department of Planning and Zoning File Nos.: ZB-979M (Rezoning), P8-339, S-99-12, P-01-25, P8 359, SP-01-12, F-02-111, F-07-55, SDP-07-109, F-08-093, F-08-207, and F-11-051.
- 9. These plats are Exempt from the Requirements of the Forest Conservation Act per Section 16.1202 (b)(i)(vii) of the Howard County Code because they are plats of revision that do not create additional lots.
- 10. Denotes iron pipe or rebar and cap found/set Denotes concrete monument found/set O Denotes angular change in bearing
- 11. There are no 100 year floodplains within the limit of these parcels.
- 12. 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.
- 13, 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.
- 14. 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.
- 15. The properties are located in the Metropolitan District.
- 16.No grading, removal of vegetative cover of trees, paving & new structures shall be permitted within the limits of the Wetlands, Stream(s), or their required buffers, floodplain and forest conservation easement areas.

SURVEYOR'S CERTIFICATE RECORDED AS PLAT No. 23732 ON 4/1/16 IN THE LAND RECORDS OF HOWARD COUNTY, MARYLAND

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 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 Development VI LLC, A Maryland limited liability company by deed dated September 16, 2010 and recorded in the land records of Howard County, Maryland in liber 13191 at folio 530 and the land conveyed by Howard County,
Maryland, a body corporate and politic by deed dated November 1,
2011 and recorded in the land records of Howard County, Maryland in liber 13567 at folio 161 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.

21.10 DATE

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

PLAT OF REVISION

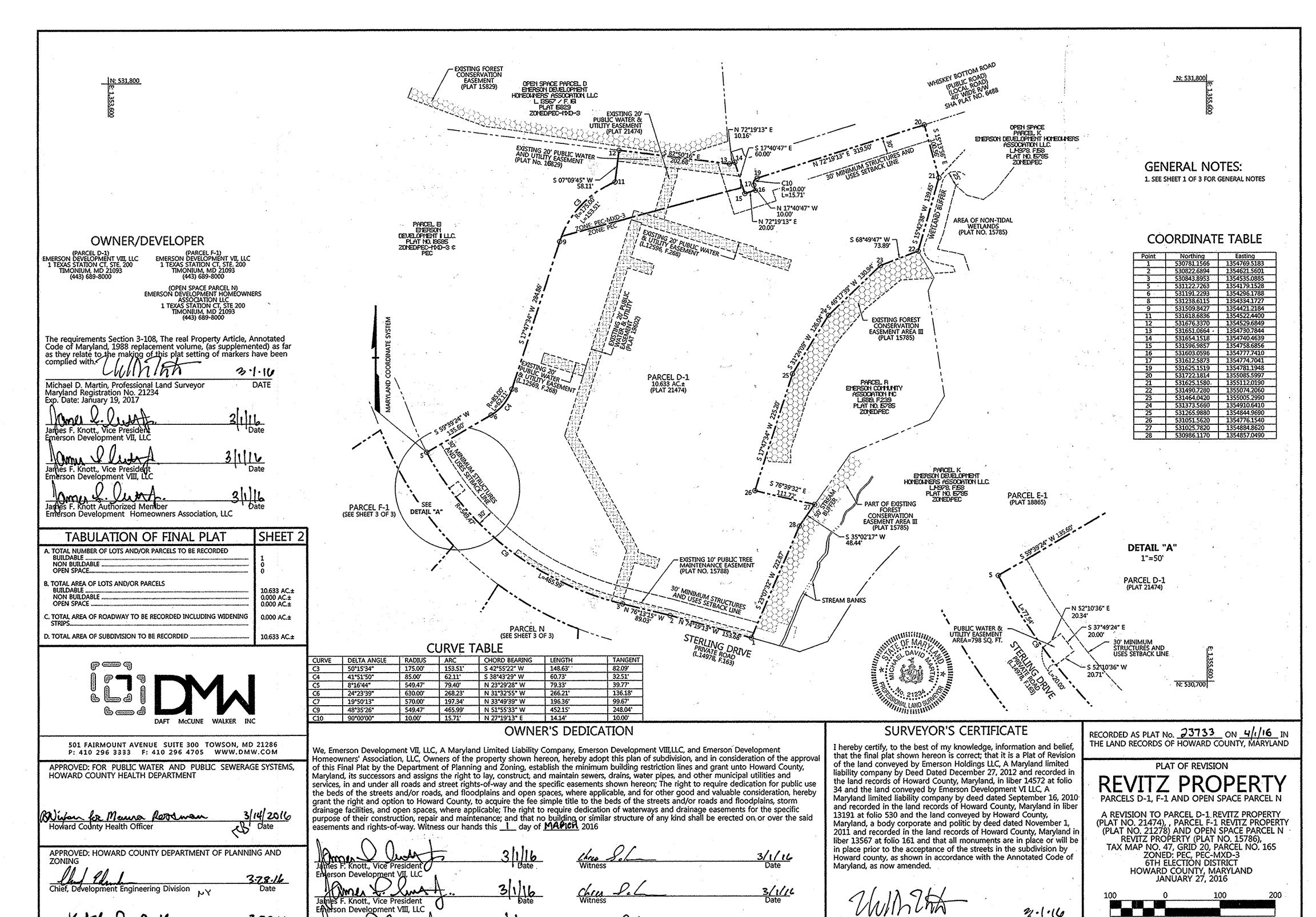
PARCELS D-1, F-1 AND OPEN SPACE PARCEL N

A REVISION TO PARCEL D-1 REVITZ PROPERTY (PLAT NO. 21474), , PARCEL D-1 REVITZ PROPERTY
(PLAT NO. 21474), , PARCEL F-1 REVITZ PROPERTY
(PLAT NO. 21278) AND OPEN SPACE PARCEL N
REVITZ PROPERTY (PLAT NO. 15786),
TAX MAP NO. 47, GRID 20, PARCEL NO. 165
ZONED: PEC, PEC-MXD-3
6TH ELECTION DISTRICT
HOWARD COUNTY, MARYLAND
JANUARY 27, 2016

SCALE: AS SHOWN

SHEET 1 OF 3

F-16-091



3-29-16

ries F. Knott., Vice President

Emerson Development Homeowners Association, LLC

F-16-091

SCALE 1"=100

SHEET 2 OF 3

DATE

Michael D. Martin, Professional Land Surveyor

Maryland Registration No. 21234

Exp. Date: January 19, 2017

