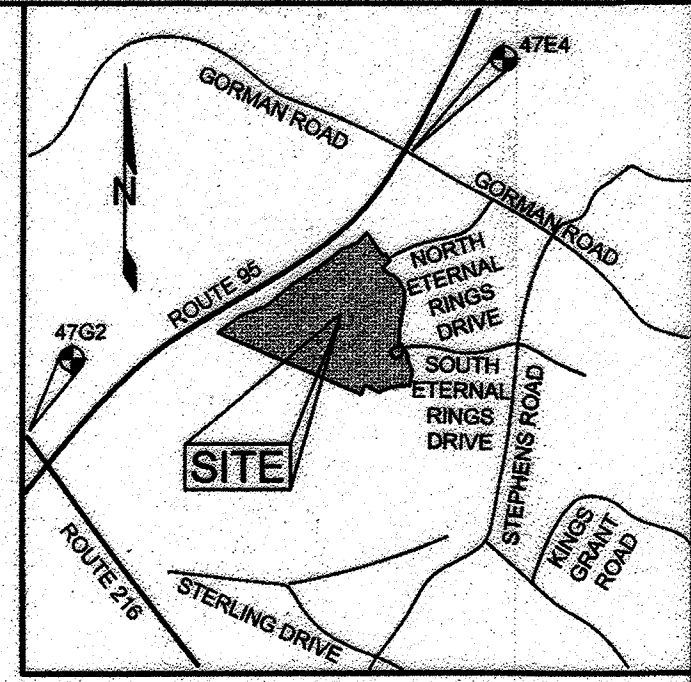
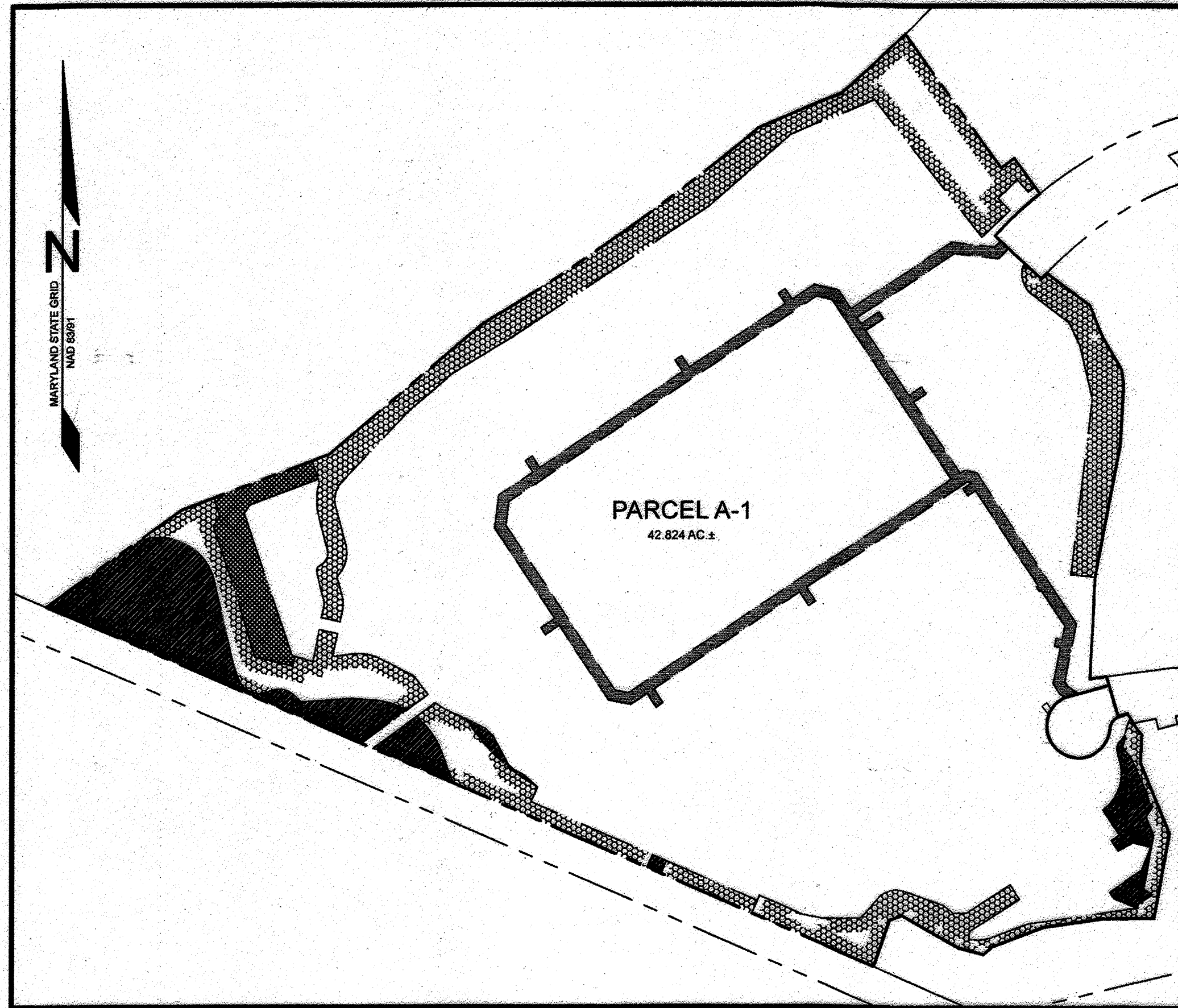


GENERAL NOTES

- THE SUBJECT PROPERTY IS ZONED PEC-MXD-3 PER THE 10/05/13 COPREHENSIVE ZONING PLAN.
- COORDINATES BASED ON NAD '83, MARYLAND COORDINATE SYSTEM AS PROJECTED BY HOWARD COUNTY GEODETIC CONTROL STATIONS NO. 47G2 AND NO. 47E4.
 ○ DENOTES APPROXIMATE LOCATION (SEE LOCATION MAP)
 STATION 47G2 N 532,938.964 E 1,351,224.095 ELEV. 384.210
 STATION 47E4 N 835,846.138 E 1,355,431.196 ELEV. 338.909
- DENOTES IRON PIPE FOUND.
 ○ DENOTES REBAR AND CAP FOUND.
 ⊗ DENOTES REBAR AND CAP SET
 ■ DENOTES CONCRETE MONUMENT OR STONE FOUND.
 □ DENOTES CONCRETE MONUMENT SET.
- ALL LOT AREA ARE MORE OR LESS (±)
- DEVELOPER RESERVES UNTO ITSELF, ITS SUCCESSOR 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 LOTS/PARCELS. DEVELOPERS 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 APPROVED UNDER F-11-036 AND SDP-21-017.
- PREVIOUS HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING FILE NOS.: ZB-979M, F-04-053, S-99-12, PB-338, ZB-979-M, P08-08, F-11-038, F-16-065, AND SDP-21-017.
- 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-338 AND PB-539.
- WATER AND SEWER SERVICE TO THESE LOTS WILL BE GRANTED UNDER THE PROVISIONS OF SECTION 16.122.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. 24-4686-D, + 24-5162-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-338 (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. ~~ESD USED FOR THIS PARCEL.~~
- A WETLAND REPORT WAS PREPARED BY DAFT MCCUNE WALKER, INC. AND APPROVED IN APRIL 2001 AND RECERTIFIED BY KIMLEY-HORN AND ASSOCIATES IN AUGUST 2020.
- THE FLOODPLAIN STUDY FOR THIS PROJECT WAS PREPARED BY DAFT MCCUNE WALKER, INC. DATED JUNE 2003 AND APPROVED UNDER F-04-053.
- THE PHASE OF THE EMERSON PROJECT COMPLIES WITH SECTION 16.1200 OF THE HOWARD COUNTY CODE FOR FOREST CONSERVATION BY RETAINING ~~2.22~~ ACRES OF EXISTING FOREST AND PROVIDING ~~2.22~~ ACRES OF REFORESTATION. WHEN EVALUATED CUMULATIVELY WITH PREVIOUS PHASES OF THE PROJECT, ~~2.22~~ ACRES OF FOREST HAVE BEEN CLEARED, ~~2.22~~ ACRES HAVE BEEN RETAINED, AND ~~2.22~~ ACRES HAVE BEEN REFORESTED. THIS PLAT ADDS 0.383 ACRES OF FOREST CONSERVATION EASEMENT AND REMOVED ~~2.22~~ ACRES OF FOREST CONSERVATION EASEMENT. FOREST CONSERVATION SURETY FOR THIS PARCEL WAS ADDRESSED UNDER F-11-036.
- THE 65 dBA NOISE CONTOUR LINE DRAWN IN THIS SUBDIVISION PLAN IS ADVISORY AS REQUIRED BY THE HOWARD COUNTY DESIGN MANUAL, CHAPTER 5, REVISED FEBRUARY, 1992 AND CANNOT BE CONSIDERED TO EXACTLY LOCATE THE 65 dBA NOISE EXPOSURE. THE 65 dBA NOISE LINE WAS ESTABLISHED BY HOWARD COUNTY TO ALERT DEVELOPERS, BUILDERS AND FUTURE RESIDENTS THAT AREAS BEYOND THIS THRESHOLD MAY EXCEED GENERALLY ACCEPTED NOISE LEVELS ESTABLISHED BY THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT.
- NO GRADING, REMOVAL OF VEGETATIVE COVER OR TREES, PAVING OR NEW STRUCTURES SHALL BE PERMITTED WITHIN THE LIMITS OF WETLANDS, STREAM(S), OR THEIR REQUIRED BUFFERS AND FLOODPLAINS.
- THE FOREST CONSERVATION EASEMENT HAS BEEN ESTABLISHED TO FULFILL THE REQUIREMENTS OF SECTION 16.1200 OF THE HOWARD COUNTY CODE AND FOREST CONSERVATION EASEMENT; HOWEVER, FOREST MANAGEMENT PRACTICES AS DEFINED IN THE DEED OF FOREST CONSERVATION EASEMENT AREA IS ALLOWED. THIS PLAT ADDRESSED THE REQUIREMENTS OF SECTION 16.1200 OF THE HOWARD COUNTY CODE FOR FOREST CONSERVATION IN ACCORDANCE WITH A FOREST CONSERVATION PLAN PREVIOUSLY APPROVED UNDER F-11-036. THIS PLAT REMOVES ~~2.22~~ ACRES OF EASEMENT AND ADDS 0.383 ACRES OF EASEMENT.



VICINITY MAP
SCALE: 1"=200'

LOCATION MAP
SCALE: 1"=200'

AREA TABULATION CHART (TOTAL)

- TOTAL NUMBER OF LOTS AND/OR PARCELS TO BE RECORDED
 - BUILDABLE: 1
 - NON-BUILDABLE: 0
 - OPEN SPACE: 0
 - PRESERVATION PARCELS: 0
- TOTAL AREA OF LOTS AND/OR PARCELS
 - BUILDABLE: 42.8240 AC
 - NON-BUILDABLE: 0.0000 AC
 - OPEN SPACE: 0.0000 AC
 - PRESERVATION PARCELS: 0.0000 AC
- TOTAL AREA OF ROADWAY TO BE RECORDED: 0.2880 AC
- TOTAL AREA OF SUBDIVISION TO BE RECORDED: 43.112 AC

THE REQUIREMENTS § 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.

Michael D. Adcock
MICHAEL D. ADCOCK
PROFESSIONAL LAND SURVEYOR
DATE: 3-15-2021

Stephen M. Gordon
STEPHEN M. GORDON
LAUREL BUILDING, LLC.
DATE: 3-16-21

OWNERS
LAUREL BUILDING, LLC.
444 W. LAKE STREET
SUITE 2100
CHICAGO, IL 60606

Adcock & Associates · LLC
Engineers · Surveyors · Planners
5389 Enterprise Street, Suites B-C
Sykesville, Maryland 21784
Phone: 443.325.7682
Email: info@saalnd.com

THE PURPOSE OF THIS PLAT IS TO EXTINGUISH AND REPLACE FOREST CONSERVATION EASEMENTS, ADD A PUBLIC WATER EASEMENT AND STORM DRAINAGE EASEMENT, AND ADD ADDITIONAL PUBLIC RIGHT OF WAY TO SOUTH ETHERNAL RINGS DRIVE, REVISING THE AREA OF PARCEL A-1.

APPROVED: FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEMS

HOWARD COUNTY HEALTH DEPARTMENT
Michael J. Davis
HOWARD COUNTY HEALTH OFFICER
DATE: 4/3/21

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

David Chabon
CHIEF, DEVELOPMENT ENGINEERING DIVISION
DATE: 4/13/21

[Signature]
DIRECTOR
DATE: 4/21/21

OWNERS DEDICATION

LAUREL BUILDING, LLC, A DELAWARE 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: (1) THE RIGHT TO LAY, CONSTRUCT AND MAINTAIN SEWERS, DRAINS, WATER PIPES AND OTHER MUNICIPAL UTILITIES AND SERVICES IN AND UNDER ALL ROAD AND STREET RIGHTS-OF-WAY AND THE SPECIFIC EASEMENT AREAS SHOWN HEREON; (2) THE RIGHT TO REQUIRE DEDICATION FOR PUBLIC USE THE BEDS OF THE STREETS AND/OR ROADS AND FLOODPLAINS AND OPEN SPACE WHERE APPLICABLE AND FOR GOOD AND OTHER 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; (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 SAID EASEMENTS AND RIGHTS-OF-WAY.

[Signature]
STEPHEN M. GORDON
LAUREL BUILDING, LLC.
DATE: 3-16-21

[Signature]
WITNESS
DATE: 3-16-21

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT, THAT IT IS A PLAT OF REVISION OF THE LAND CONVEYED BY EMERSON DEVELOPMENT IX LLC. TO LAUREL BUILDING, LLC. BY DEED DATED DECEMBER 21, 2020 AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER 20074, AT FOLIO 629 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, AS NOW AMENDED AND IS BASED ON THE OUTLINE PREPARED BY CENTURY ENGINEERING AND SHOWN ON THE PLAT TITLED "PLAT OF REVISION, EMERSON, SECTION 3, AREA 7, PARCEL A-1" RECORDED FEBRUARY 19, 2016 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND AS PLAT NUMBERS 23639 THRU 23643. I FURTHER CERTIFY THAT THIS OUTLINE WAS PREPARED BY ME OR UNDER MY RESPONSIBLE CHARGE, AND THAT I AM A DULY LICENSED PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 21257, EXPIRATION DATE: 06-16-2021.

Michael D. Adcock
MICHAEL D. ADCOCK, PROFESSIONAL LAND SURVEYOR
MD. REG. NO. 21257, EXPIRATION DATE: 06-16-2021
DATE: 3-15-2021

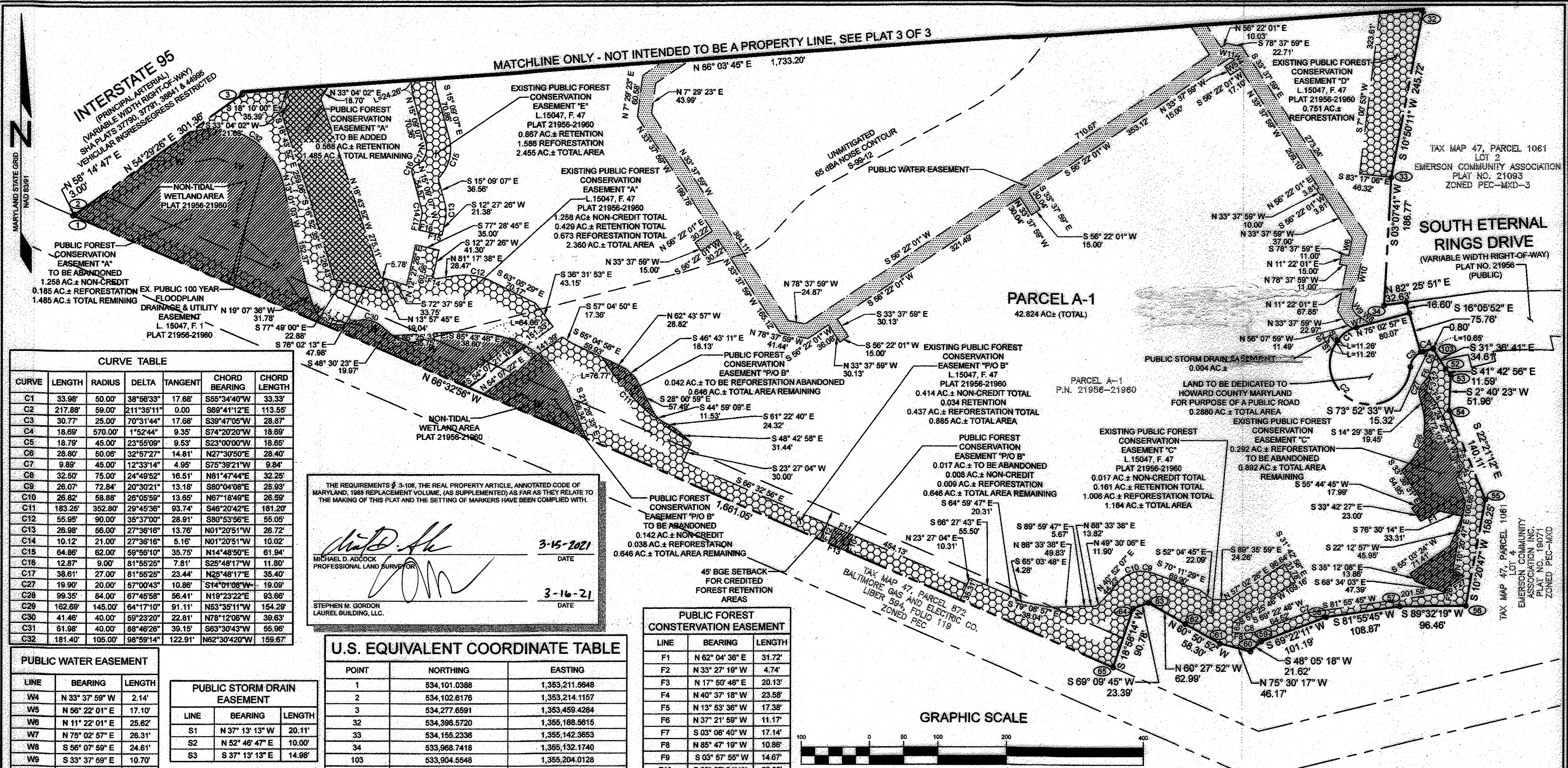
RECORDED AS PLAT NUMBER 25729 ON 4/28/21 IN THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

REVISION PLAT
EMERSON
SECTION 3, AREA 7, PARCEL A-1
TAX MAP 47, GRID 08, P-1078
6TH ELECTION DISTRICT
HOWARD COUNTY, MARYLAND
ZONED: PEC-MXD-3
SCALE: 1"=100'

DRAWN BY: JJT DATE: MARCH 9, 2021 SHEET 1 OF 3

JOB NO. 21-004

F-21-060



CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD BEARING	CHORD LENGTH
C1	33.98'	50.00'	38°58'33"	17.68'	S55°34'40"W	33.33'
C2	217.88'	59.00'	211°35'11"	0.00'	S89°41'12"E	113.55'
C3	30.77'	25.00'	70°31'44"	17.68'	S39°47'05"W	28.87'
C4	18.69'	570.00'	1°52'44"	9.35'	S74°20'20"W	18.69'
C5	18.79'	45.00'	23°55'09"	9.53'	S23°00'00"W	18.65'
C6	28.80'	50.08'	32°57'27"	14.81'	N27°30'50"E	28.40'
C7	9.89'	45.00'	12°33'14"	4.95'	S75°39'21"W	9.84'
C8	32.50'	75.00'	24°49'52"	16.51'	N61°47'44"E	32.25'
C9	26.07'	72.84'	20°30'21"	13.18'	S80°04'08"E	25.93'
C10	26.82'	58.88'	28°05'59"	13.65'	N67°18'49"E	26.59'
C11	183.25'	352.80'	29°45'36"	93.74'	S46°20'42"E	181.20'
C12	55.95'	90.00'	35°37'00"	28.91'	S80°53'56"E	55.05'
C13	26.98'	66.00'	27°36'16"	13.76'	N01°20'51"W	26.72'
C14	10.12'	21.00'	27°36'16"	5.16'	N01°20'51"W	10.02'
C15	64.86'	62.00'	59°58'10"	35.75'	N14°48'50"E	61.94'
C16	12.87'	9.00'	81°55'25"	7.81'	S25°48'17"W	11.80'
C17	38.51'	27.00'	81°55'25"	23.44'	N25°48'17"E	35.40'
C27	19.90'	20.00'	57°00'43"	10.86'	S14°01'08"W	19.09'
C28	99.35'	84.00'	67°45'58"	56.41'	N19°23'22"E	93.66'
C29	162.69'	145.00'	64°17'10"	91.11'	N53°35'11"W	154.29'
C30	41.46'	40.00'	59°23'20"	22.81'	N78°12'06"W	39.63'
C31	61.98'	40.00'	68°46'26"	39.15'	S63°30'43"W	55.96'
C32	181.40'	105.00'	98°59'14"	122.91'	N62°30'42"W	159.67'

THE REQUIREMENTS § 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.

Michael D. Adcock
MICHAEL D. ADCOCK
PROFESSIONAL LAND SURVEYOR

3-15-2021
DATE

Stephen M. Gordon
STEPHEN M. GORDON
LAUREL BUILDING, LLC.

3-16-21
DATE

U.S. EQUIVALENT COORDINATE TABLE

POINT	NORTHING	EASTING
1	534,101.0388	1,353,211.5648
2	534,102.6176	1,353,214.1157
3	534,277.6591	1,353,459.4284
32	534,396.5720	1,355,188.5615
33	534,155.2336	1,355,142.3653
34	533,968.7418	1,355,132.1740
103	533,904.5548	1,355,204.0128
52	533,875.1315	1,355,222.0881
53	533,886.4800	1,355,229.8005
54	533,814.6766	1,355,227.3773
55	533,684.9951	1,355,280.6638
56	533,529.3182	1,355,252.2425
57	533,528.5413	1,355,155.7856
58	533,513.2560	1,355,047.9940
59	533,477.6030	1,354,963.2930
60	533,463.1611	1,354,937.2040
61	533,474.7174	1,354,892.5036
62	533,503.1171	1,354,841.5885
63	533,534.1688	1,354,786.7840
64	533,525.8485	1,354,764.9239
65	533,439.9991	1,354,735.4131

PUBLIC FOREST CONSERVATION EASEMENT

LINE	BEARING	LENGTH
F1	N 62° 04' 36" E	31.72'
F2	N 33° 27' 19" W	4.74'
F3	N 17° 50' 48" E	20.13'
F4	N 40° 37' 18" W	23.58'
F5	N 13° 53' 36" W	17.38'
F6	N 37° 21' 59" W	11.17'
F7	S 03° 08' 40" W	17.14'
F8	N 85° 47' 19" W	10.88'
F9	S 03° 57' 55" W	14.67'
F10	S 23° 27' 04" W	25.00'
F11	S 66° 32' 56" E	28.91'
F12	S 23° 27' 04" W	25.00'
F13	S 66° 32' 56" E	28.91'
F14	S 72° 53' 22" E	5.18'
F15	N 77° 28' 45" W	17.20'
F16	N 77° 28' 45" W	17.80'
F17	N 12° 27' 26" E	21.34'
F24	N 33° 40' 24" E	21.97'
F25	N 22° 21' 12" W	36.40'
F26	N 58° 24' 10" W	19.16'
F27	N 56° 23' 47" E	31.78'
F28	N 05° 16' 03" E	7.20'

PUBLIC WATER EASEMENT

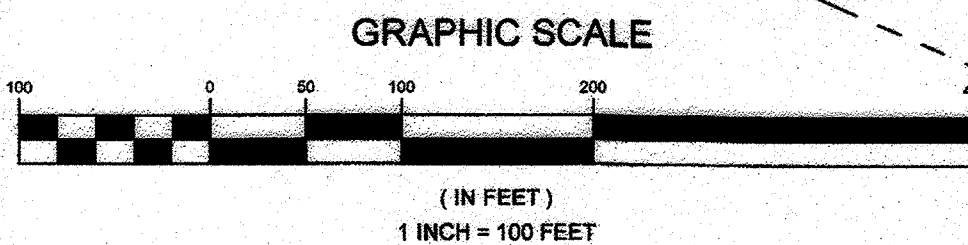
LINE	BEARING	LENGTH
W4	N 33° 37' 59" W	2.14'
W5	N 56° 22' 01" E	17.10'
W6	N 11° 22' 01" E	25.82'
W7	N 75° 02' 57" E	26.31'
W8	S 56° 07' 59" E	24.61'
W9	S 33° 37' 59" E	10.70'
W10	S 11° 22' 01" W	108.48'
W11	N 78° 37' 59" W	6.14'

PUBLIC STORM DRAIN EASEMENT

LINE	BEARING	LENGTH
S1	N 37° 13' 13" W	20.11'
S2	N 52° 46' 47" E	10.00'
S3	S 37° 13' 13" E	14.98'

LEGEND

- EXISTING PUBLIC FOREST CONSERVATION EASEMENT
- EXISTING PUBLIC FOREST CONSERVATION EASEMENT TO BE ADDED BY RECORDATION OF THIS PLAT
- EXISTING PUBLIC FOREST CONSERVATION EASEMENT TO BE ABANDONED BY RECORDATION OF THIS PLAT
- PUBLIC WATER EASEMENT



AREA TABULATION CHART (THIS SHEET)

- TOTAL NUMBER OF LOTS AND/OR PARCELS TO BE RECORDED
 - A. BUILDABLE: 1
 - B. NON-BUILDABLE: 0
 - C. OPEN SPACE: 0
 - D. PRESERVATION PARCELS: 0
- TOTAL AREA OF LOTS AND/OR PARCELS
 - A. BUILDABLE: 27.5434 AC
 - B. NON-BUILDABLE: 0.0000 AC
 - C. OPEN SPACE: 0.0000 AC
 - D. PRESERVATION PARCELS: 0.0000 AC
- TOTAL AREA OF ROADWAY TO BE RECORDED: 0.2880 AC
- TOTAL AREA OF SUBDIVISION TO BE RECORDED: 27.8314 AC

OWNERS
LAUREL BUILDING, LLC.
444 W. LAKE STREET
SUITE 2100
CHICAGO, IL 60606

Adcock & Associates · LLC
Engineers · Surveyors · Planners
5389 Enterprise Street, Suites B-C
Sykesville, Maryland 21784
Phone: 443.325.7682
Email: info@aaland.com

THE PURPOSE OF THIS PLAT IS TO EXTINGUISH AND REPLACE FOREST CONSERVATION EASEMENTS, ADD A PUBLIC WATER EASEMENT AND STORM DRAIN EASEMENT, AND ADDITIONAL PUBLIC RIGHT OF WAY TO SOUTH ETHERNAL RINGS DRIVE, REVISING THE AREA OF PARCEL A-1.

APPROVED: FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEMS

HOWARD COUNTY HEALTH DEPARTMENT
Michael J. O'Connell
HOWARD COUNTY HEALTH OFFICER
DATE: 4/3/21

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING
Stephen M. Gordon
CHIEF, DEVELOPMENT ENGINEERING DIVISION
DATE: 4/13/21

DIRECTOR
DATE: 4/21/21

OWNERS DEDICATION

LAUREL BUILDING, LLC, A DELAWARE 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: (1) THE RIGHT TO LAY, CONSTRUCT AND MAINTAIN SEWERS, DRAINS, WATER PIPES AND OTHER MUNICIPAL UTILITIES AND SERVICES IN AND UNDER ALL ROAD AND STREET RIGHTS-OF-WAY AND THE SPECIFIC EASEMENT AREAS SHOWN HEREON; (2) THE RIGHT TO REQUIRE DEDICATION FOR PUBLIC USE THE BEDS OF THE STREETS AND/OR ROADS AND FLOODPLAINS AND OPEN SPACE WHERE APPLICABLE AND FOR GOOD AND OTHER 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; (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 ERRECTED ON OR OVER SAID EASEMENTS AND RIGHTS-OF-WAY.

STEPHEN M. GORDON
LAUREL BUILDING, LLC.
DATE: 3-16-21
WITNESS
DATE: 3-16-21

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT, THAT IT IS A PLAT OF REVISION OF THE LAND CONVEYED BY EMERSON DEVELOPMENT, LLC. TO LAUREL BUILDING, LLC. BY DEED DATED DECEMBER 21, 2020 AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER 20074, AT FOLIO 029 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, AS NOW AMENDED AND IS BASED ON THE OUTLINE PREPARED BY CENTURY ENGINEERING AND SHOWN ON THE PLAT TITLED "PLAT OF RESUBDIVISION, EMERSON, SECTION 3, AREA 7, PARCEL A-1" RECORDED FEBRUARY 19, 2018 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND AS PLAT NUMBERS 23696 THRU 23698. I FURTHER CERTIFY THAT THIS DOCUMENT WAS PREPARED BY ME OR UNDER MY RESPONSIBLE CHARGE, AND THAT I AM A DULY LICENSED PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 21257, EXPIRATION DATE: 06-16-2021.

Michael D. Adcock
MICHAEL D. ADCOCK, PROFESSIONAL LAND SURVEYOR
MD. REG. NO. 21257, EXPIRATION DATE: 06-16-2021
DATE: 3-15-2021

RECORDED AS PLAT NUMBER 25730 ON 4/28/21
IN THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

REVISION PLAT
EMERSON
SECTION 3, AREA 7, PARCEL A-1
TAX MAP 47, GRID 08, P-1078
6TH ELECTION DISTRICT
HOWARD COUNTY, MARYLAND
ZONED: PEC-MXD-3
SCALE: 1"=100'

DRAWN BY: JJT DATE: MARCH 9, 2021 SHEET 2 OF 3

F-21-060

U.S. EQUIVALENT COORDINATE TABLE

POINT	NORTHING	EASTING
3	534,277.6591	1,353,459.4284
4	534,379.2365	1,353,732.6578
5	534,617.0465	1,354,013.9288
7	534,976.8684	1,354,522.4143
8	535,041.8138	1,354,673.7035
10	535,151.5209	1,354,790.6225
11	534,906.8202	1,354,967.8003
12	534,924.4142	1,354,992.0995
13	534,859.6164	1,355,039.0169
27	534,713.0526	1,355,051.7179
28	534,652.8282	1,355,131.6169
29	534,595.3471	1,355,166.4853
30	534,534.6104	1,355,191.3057
31	534,507.1496	1,355,195.0873
32	534,396.5720	1,355,188.5615

PUBLIC FOREST CONSERVATION EASEMENT

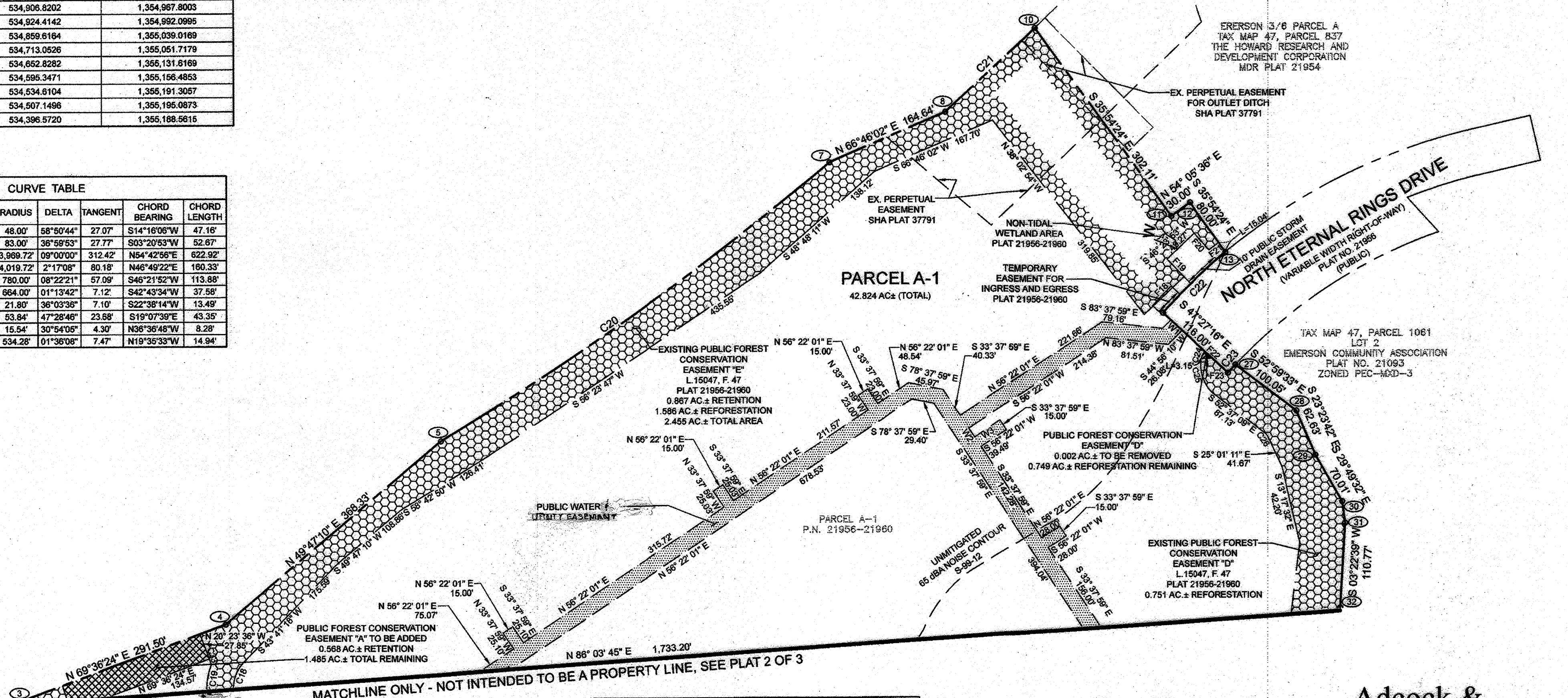
LINE	BEARING	LENGTH
F18	S 46° 31' 23" W	71.10'
F19	S 44° 02' 27" E	31.63'
F20	N 42° 04' 07" W	29.84'
F21	S 52° 50' 56" W	15.69'
F22	S 47° 27' 16" E	13.12'
F23	N 88° 07' 36" E	14.39'

PUBLIC WATER EASEMENT

LINE	BEARING	LENGTH
W1	S 47° 27' 16" E	20.02'
W2	S 33° 37' 59" E	13.72'
W3	N 56° 22' 01" E	39.49'

CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD BEARING	CHORD LENGTH
C18	49.30'	48.00'	58°50'44"	27.07'	S14°16'06"W	47.16'
C19	53.60'	83.00'	36°59'53"	27.77'	S03°20'53"W	52.67'
C20	623.56'	3,969.72'	09°00'00"	312.42'	N54°42'56"E	622.92'
C21	160.34'	4,019.72'	2°17'08"	80.18'	N46°49'22"E	160.33'
C22	113.98'	780.00'	08°22'21"	57.09'	S46°21'52"W	113.88'
C23	14.24'	664.00'	01°13'42"	7.12'	S42°43'34"W	37.58'
C24	13.72'	21.80'	36°03'36"	7.10'	S22°38'14"W	13.49'
C25	44.62'	53.84'	47°28'46"	23.68'	S19°07'39"E	43.35'
C26	8.38'	15.54'	30°54'06"	4.30'	N36°36'48"W	8.28'
C33	14.94'	534.28'	01°36'08"	7.47'	N19°35'33"W	14.94'



AREA TABULATION CHART (THIS SHEET)

- TOTAL NUMBER OF LOTS AND/OR PARCELS TO BE RECORDED
 - A. BUILDABLE: 1
 - B. NON-BUILDABLE: 0
 - C. OPEN SPACE: 0
 - D. PRESERVATION PARCELS: 0
- TOTAL AREA OF LOTS AND/OR PARCELS
 - A. BUILDABLE: 15.2806 AC
 - B. NON-BUILDABLE: 0.0000 AC
 - C. OPEN SPACE: 0.0000 AC
 - D. PRESERVATION PARCELS: 0.0000 AC
- TOTAL AREA OF ROADWAY TO BE RECORDED: 0.0000 AC
- TOTAL AREA OF SUBDIVISION TO BE RECORDED: 15.2806 AC

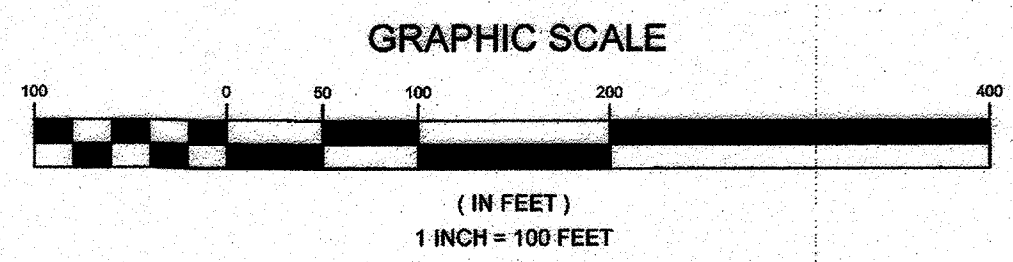
LEGEND

- EXISTING PUBLIC FOREST CONSERVATION EASEMENT
- EXISTING PUBLIC FOREST CONSERVATION EASEMENT TO BE ADDED BY RECORDATION OF THIS PLAT
- EXISTING PUBLIC FOREST CONSERVATION EASEMENT TO BE REMOVED BY RECORDATION OF THIS PLAT
- PUBLIC WATER EASEMENT

THE REQUIREMENTS § 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. Adcock 3-15-2021
MICHAEL D. ADCOCK
PROFESSIONAL LAND SURVEYOR
DATE

Stephen M. Gordon 3-16-21
STEPHEN M. GORDON
LAUREL BUILDING, LLC.
DATE



OWNERS
LAUREL BUILDING, LLC.
444 W. LAKE STREET
SUITE 2100
CHICAGO, IL 60606

Adcock & Associates · LLC
Engineers · Surveyors · Planners
5389 Enterprise Street, Suites B-C
Sykesville, Maryland 21784
Phone: 443.325.7682
Email: info@saaland.com

THE PURPOSE OF THIS PLAT IS TO EXTINGUISH AND REPLACE FOREST CONSERVATION EASEMENTS, ADD A PUBLIC WATER EASEMENT AND STORM DRAIN EASEMENT, AND ADD ADDITIONAL PUBLIC RIGHT OF WAY TO SOUTH ETHERNAL RINGS DRIVE, REVISING THE AREA OF PARCEL A-1.

APPROVED: FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEMS

Howard County Health Department
HOWARD COUNTY HEALTH OFFICER 4/2/21
DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

Chief, Development Engineering Division
CHIEF, DEVELOPMENT ENGINEERING DIVISION 4/13/21
DATE

Director
DIRECTOR 4/16/21
DATE

OWNERS DEDICATION

LAUREL BUILDING, LLC, A DELAWARE 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: (1) THE RIGHT TO LAY, CONSTRUCT AND MAINTAIN SEWERS, DRAINS, WATER PIPES AND OTHER MUNICIPAL UTILITIES AND SERVICES IN AND UNDER ALL ROAD AND STREET RIGHTS-OF-WAY AND THE SPECIFIC EASEMENT AREAS SHOWN HEREON; (2) THE RIGHT TO REQUIRE DEDICATION FOR PUBLIC USE THE BEDS OF THE STREETS AND/OR ROADS AND FLOODPLAINS AND OPEN SPACE WHERE APPLICABLE AND FOR GOOD AND OTHER 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; (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 SAID EASEMENTS AND RIGHTS-OF-WAY.

Stephen M. Gordon 3-16-21
STEPHEN M. GORDON
LAUREL BUILDING, LLC.
DATE

Witness 3-16-21
WITNESS
DATE

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT, THAT IT IS A PLAT OF REVISION OF THE LAND CONVEYED BY EMERSON DEVELOPMENT LLC TO LAUREL BUILDING, LLC. BY DEED DATED DECEMBER 21, 2020 AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER 20074, AT FOLIO 29 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, AS NOW AMENDED AND IS BASED ON THE OUTLINE PREPARED BY CENTURY ENGINEERING AND SHOWN ON THE PLAT TITLED "PLAT OF RESUBDIVISION, EMERSON, SECTION 3, AREA 7, PARCEL A-1" RECORDED FEBRUARY 19, 2018 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND AS PLAT NUMBERS 23639 THRU 23643. I FURTHER CERTIFY THAT THIS DOCUMENT WAS PREPARED BY ME OR UNDER MY RESPONSIBLE CHARGE, AND THAT I AM A DULY LICENSED PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 21257, EXPIRATION DATE: 06-16-2021

Michael D. Adcock 3-15-2021
MICHAEL D. ADCOCK, PROFESSIONAL LAND SURVEYOR
MD. REG. NO. 21257, EXPIRATION DATE: 06-16-2021
DATE

RECORDED AS PLAT NUMBER 25731 ON 4/28/21
IN THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

**REVISION PLAT
EMERSON**

SECTION 3, AREA 7, PARCEL A-1
TAX MAP 47, GRID 08, P-1078
8TH ELECTION DISTRICT
HOWARD COUNTY, MARYLAND
ZONED: PEC-MXD-3
SCALE: 1"=100'

DRAWN BY: JJT DATE: MARCH 9, 2021 SHEET 3 OF 3

JOB NO. 21-004

F-21-000