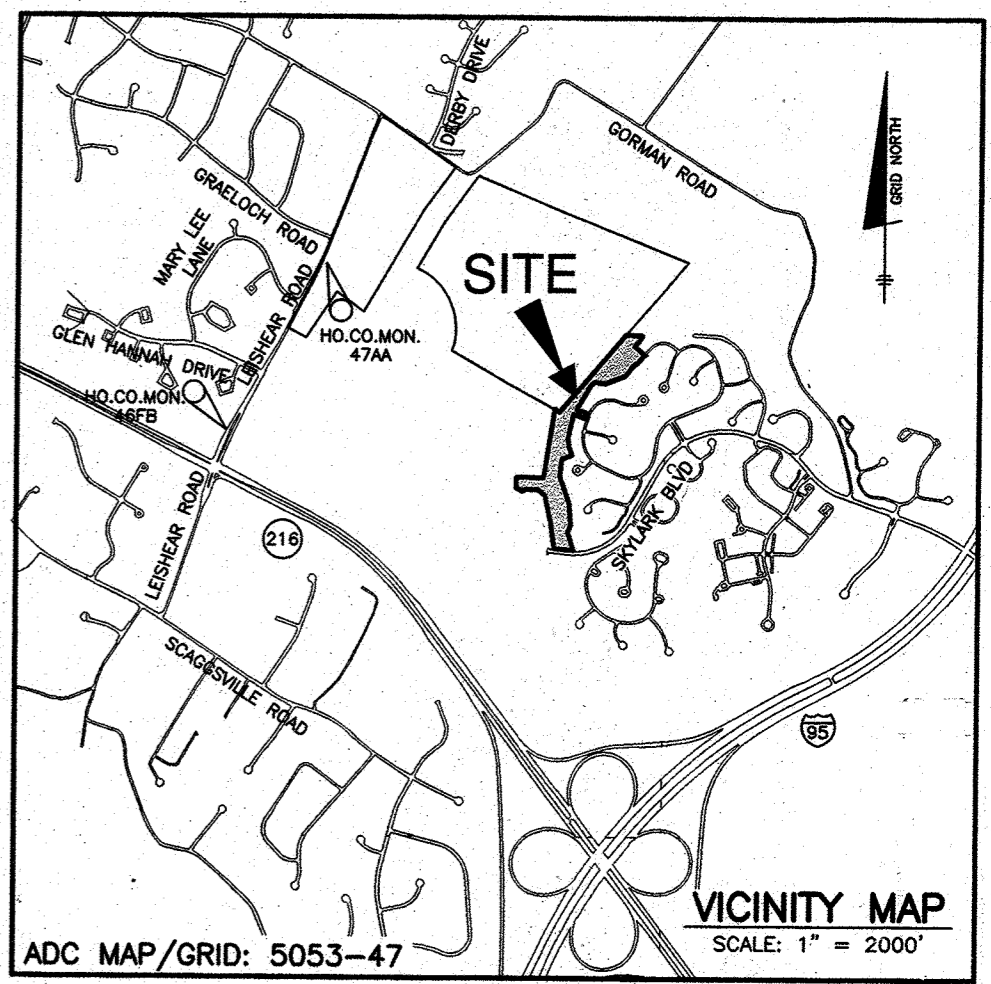
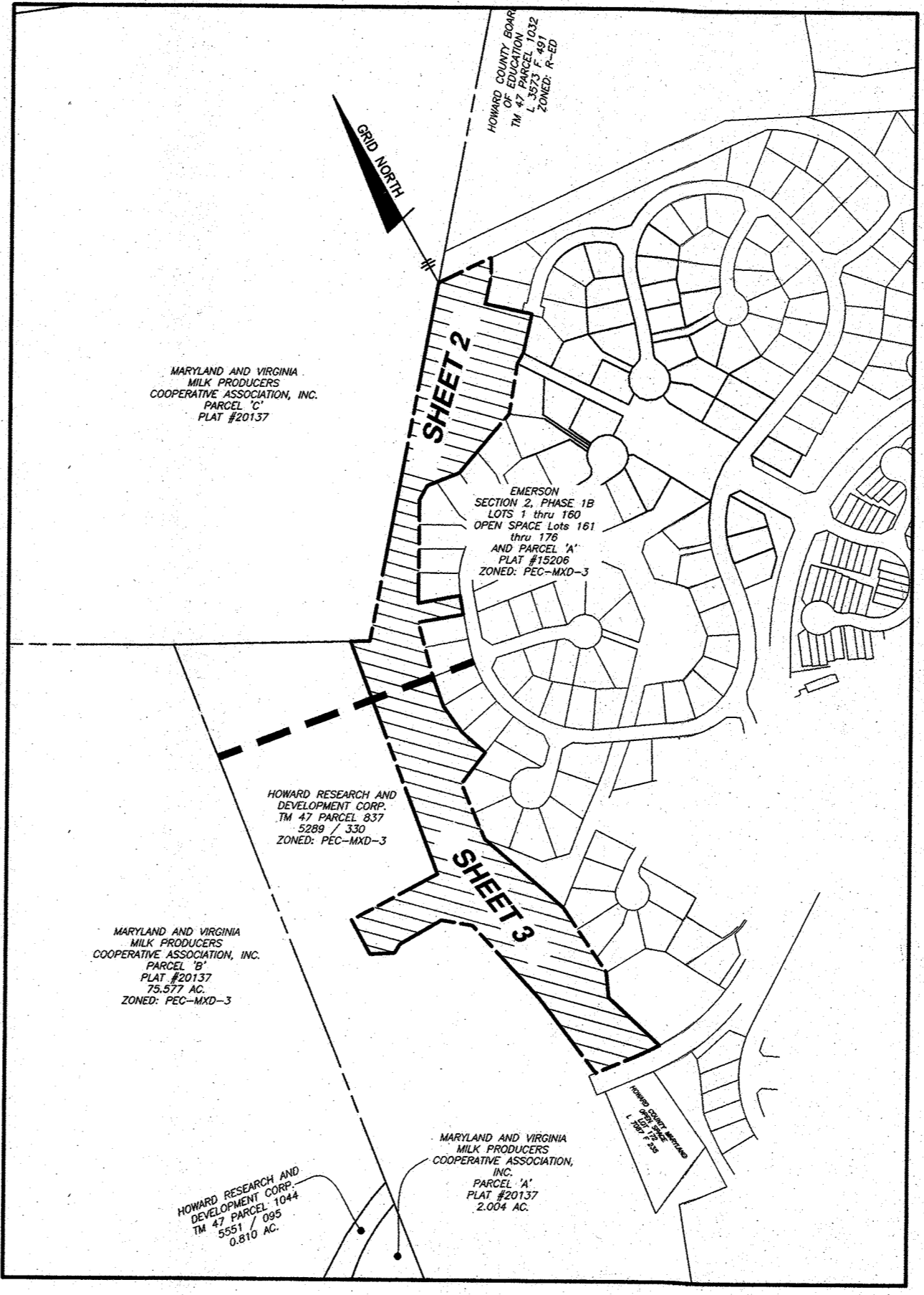


GENERAL NOTES

- THIS PROJECT IS IN CONFORMANCE WITH THE LATEST HOWARD COUNTY STANDARDS UNLESS AN ALTERNATIVE COMPLIANCE HAS BEEN APPROVED.
- SUBJECT PROPERTY IS ZONED PEC-MXD-3 PER THE OCTOBER 6, 2013 COMPREHENSIVE ZONING PLAN.
- THE COORDINATES SHOWN HEREON ARE BASED UPON THE HOWARD COUNTY GEODETIC CONTROL WHICH IS BASED UPON THE MARYLAND STATE PLANE COORDINATE SYSTEM. HOWARD COUNTY MONUMENTS NO. 46FB AND 47AA WERE USED FOR THIS PROJECT.
- ALL AREAS ARE "MORE OR LESS".
- THE PROJECT BOUNDARY IS BASED ON RECORDED EMERSON SECTION 1 PHASE 1B SUBDIVISION PLAT NUMBERS 15206-07.
- THE WETLANDS, STREAMS, THEIR BUFFERS, AND SPECIMEN TREES WERE IDENTIFIED AND FLAGGED BY WETLANDS STUDIES AND SOLUTIONS, INC. IN FEBRUARY, 2018 AND WERE FIELD LOCATED BY BENCHMARK ENGINEERING, INC. IN FEBRUARY, 2018. THE US ARMY CORPS OF ENGINEERING ISSUED AN APPROVED JURISDICTIONAL DETERMINATION OF THE WETLAND AREAS ON THIS SITE, DATED NOVEMBER 30, 2018.
- NO GRADING, REMOVAL OF VEGETATIVE COVER OR TREES, PAVING, AND NEW STRUCTURES SHALL BE PERMITTED WITHIN THE LIMITS OF WETLANDS, STREAMS, THEIR REQUIRED BUFFERS, 100-YEAR FLOODPLAIN OR 25% OR GREATER STEEP SLOPES WITH MORE THAN 20,000 SF OF CONTIGUOUS AREA UNLESS AN ALTERNATIVE COMPLIANCE IS APPROVED OR A NECESSARY DISTURBANCE DETERMINATION HAS BEEN MADE BY DEPARTMENT OF PLANNING AND ZONING AND NOTED IN THESE GENERAL NOTES.
- TO THE BEST OF OUR KNOWLEDGE, INFORMATION, AND BELIEF, THERE ARE NO CEMETERIES OR HISTORIC STRUCTURES LOCATED ON THIS SITE.
- A NOISE STUDY IS NOT REQUIRED AS THIS IS A PLAT OF REVISION THAT DOES NOT CREATE ANY NEW LOTS.
- A TRAFFIC STUDY IS NOT REQUIRED AS THIS IS A PLAT OF REVISION THAT DOES NOT CREATE ANY NEW LOTS.
- THIS PLAN IS EXEMPT FROM THE LANDSCAPING REQUIREMENTS SINCE IT IS A PLAT OF REVISION.
- APPLICABLE DPZ FILE REFERENCES: F-01-137, ZB-979, PB-339, S-99-12, P-00-15, WP-01-022, F-21-025
- WP-20-039, AN ALTERNATIVE COMPLIANCE TO SECTION 16.1205(c)(3) TO ALLOW FOR THE REMOVAL OF 6 SPECIMEN TREES (4 OF THE SPECIMEN TREES ARE LOCATED ON THE ADJACENT WELLINGTON FARMS SUBDIVISION, P-20-006, AND 2 OF THE SPECIMEN TREES ARE LOCATED ON OPEN SPACE LOT 169 OF EMERSON) WAS APPROVED ON MAY 1, 2020 SUBJECT TO THE FOLLOWING CONDITIONS:
 - THE TREES SHALL BE REPLACED AT A MITIGATION RATE OF 2:1 PER SECTION 16.1216(d) OF THE COUNTY CODE. 12 NATIVE TREES WITH A DBH OF AT LEAST 3 INCHES MUST BE PLANTED AS MITIGATION.
 - THE 12 TREES MUST BE DEPICTED ON THE FOREST CONSERVATION AND LANDSCAPE PLAN AND SHALL BE BONDED AS PART OF THE LANDSCAPE SURETY. FINAL SUBDIVISION PLAN APPROVAL AND A GRADING PERMIT MUST BE OBTAINED PRIOR TO REMOVAL OF THE SPECIMEN TREES.
 - ONLY SPECIMEN TREES 48, 51, 56, 57, 90, AND 91 ARE TO BE REMOVED.
 - DEPARTMENT OF RECREATION AND PARKS MUST PROVIDE DEVELOPER WRITTEN PERMISSION TO REMOVE SPECIMEN TREES 90 AND 91 WITHIN 30 DAYS OF WP-20-039 APPROVAL AND A COPY SUBMITTED TO DPZ THAT LETTER WAS OBTAINED AND SUBMITTED TO DPZ ON MAY 18, 2020.
 - COMPLIANCE WITH ANY CONDITION IMPOSED BY THE OFFICE OF COMMUNITY SUSTAINABILITY AND DEPARTMENT OF RECREATION AND PARKS.
 - INCLUDE WP-20-039 DECISION AS A GENERAL NOTE ON ALL FUTURE PLANS.
- ON JUNE 5, 2020, THE DEPARTMENT OF PLANNING AND ZONING, AFTER CONSULTATION WITH THE PLANNING DIRECTOR APPROVED A REQUEST TO ALLOW THE STREAM CHANNEL, STREAM BUFFER, WETLANDS BUFFER, 100-YEAR FLOODPLAIN, SPECIMEN TREE, AND STEEP SLOPE DISTURBANCES ASSOCIATED WITH THE OFFSITE SEWER CONNECTION ON OPEN SPACE LOT 169 AND THE ON-SITE STREAM CROSSING OF THE SEWER AS ESSENTIAL OR NECESSARY DISTURBANCES IN ACCORDANCE WITH SECTION 16.116(c) OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS.
- RESERVATION OF PUBLIC UTILITY AND FOREST CONSERVATION EASEMENTS. DEVELOPER RESERVES UNTO ITSELF, ITS SUCCESSORS AND ASSIGNS, ALL EASEMENTS SHOWN ON THIS PLAT FOR WATER, SEWER, STORM DRAINAGE, OTHER PUBLIC UTILITIES, AND FOREST CONSERVATION (DESIGNATED AS "FOREST CONSERVATION AREA") LOCATED IN, ON, OVER AND THROUGH LOTS/PARCELS, ANY CONVEYANCES OF THE FORESAID LOTS/PARCELS SHALL BE SUBJECT TO THE EASEMENTS HEREIN RESERVED, WHETHER OR NOT EXPRESSLY STATED IN THE DEED(S) CONVEYING SAID LOTS/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 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.
- DISTANCES SHOWN ARE BASED ON THE MARYLAND STATE PLANE, U.S. SURVEY FOOT.
- MARYLAND DEPARTMENT OF THE ENVIRONMENT APPROVED ALL DISTURBANCES ASSOCIATED WITH THIS PROJECT ON NOVEMBER 3, 2020 AUTHORIZATION NUMBER 202061451/20-NT-3192 WITH AN EXPIRATION DATE OF NOVEMBER 3, 2025.

BOUNDARY COORDINATES		
POINT #	NORTHING	EASTING
101	537440.3937	1350859.3852
102	537413.6926	1350908.6211
103	538220.9856	1351594.4192
104	538208.8601	1351762.9619
105	538163.1493	1351738.1514
106	538101.2551	1351682.5964
107	538009.0153	1351785.3614
108	537924.3191	1351709.3399
109	537904.6122	1351677.9893
110	537788.9281	1351585.5188
111	537711.1042	1351376.0271
112	537724.7562	1351275.3485
113	537700.0476	1351236.6665
114	537440.3780	1351085.2927
115	537399.6224	1351201.2383
116	537347.5176	1351182.9231
117	537391.5165	1351057.7509
118	537232.6864	1351016.2992
119	537143.1218	1351000.7169
120	537052.4232	1351011.3520
121	536966.4737	1351041.6398
122	536922.1869	1350936.3116
123	536749.1845	1350916.7034
124	536464.0097	1351016.7645
125	536238.0056	1351033.5961

CURVE TABLE						
CURVE	RADIUS	ARC LENGTH	DELTA	TANGENT	CHORD DIRECTION	CHORD LENGTH
C1	620.00'	70.89'	6°33'04"	35.48'	S86°20'04"E	70.85'



LINE TABLE		
LINE	BEARING	DISTANCE
L1	N16°54'58"W	26.94'
L2	N56°29'58"W	31.00'
L3	N04°44'58"W	74.00'
L4	N54°15'02"E	18.00'
L5	N12°05'02"E	45.36'
L6	N31°50'02"E	26.14'
L7	N00°35'02"E	66.64'
L8	N23°25'02"E	44.11'
L9	N44°59'58"W	22.30'
L10	N09°02'02"E	58.33'
L11	N27°50'02"E	28.65'
L12	N12°10'02"E	47.64'
L13	N01°55'02"E	95.55'
L14	N09°02'06"E	36.16'
L15	N56°20'02"E	27.21'
L16	S09°02'02"W	467.16'
L17	N03°48'47"W	131.32'
L18	N11°29'58"W	0.33'
L19	N07°30'02"E	81.56'
L20	N28°20'02"E	6.95'
L21	S09°02'02"W	88.39'
L22	N02°59'58"W	12.13'
L23	N07°35'02"E	67.74'
L24	S61°31'43"E	4.50'
L25	S09°02'02"W	78.08'

BENCHMARKS
 NAD '83 HORIZONTAL - NAVD88 VERTICAL
 HO.CO. #47AA
 STAMPED BRASS DISK SET ON TOP OF A 3R DEEP COLUMN OF CONCRETE.
 N 538961.645' E 1348439.009'
 ELEVATION: 362.621'
 HO.CO. #46FB
 STAMPED BRASS DISK SET ON TOP OF A 3R DEEP COLUMN OF CONCRETE.
 N 537149.785' E 1347468.998'
 ELEVATION: 317.217'

- THIS PLAT RELOCATES 0.2 ACRES OF EXISTING FOREST CONSERVATION EASEMENT FROM FOREST CONSERVATION EASEMENT 'D' ON OPEN SPACE LOT 169. THIS RELOCATION OF 0.2 ACRES OF EXISTING FOREST SHALL BE MITIGATED BY 0.4 ACRES OF FOREST RETENTION ON OPEN SPACE LOT 48 OF THE WELLINGTON FARMS, PHASE 1 SECTION 1, SUBDIVISION, F-21-025.
- FOREST CONSERVATION REQUIREMENTS FOR EMERSON SECTION 2 PHASE 1B WAS SATISFIED UNDER FINAL PLAN F-01-137.
- OPEN SPACE LOT 169 IS OWNED AND MAINTAINED BY HOWARD COUNTY GOVERNMENT.

TABULATION CHART - THIS SUBMISSION

TOTAL NUMBER OF LOTS AND/OR PARCELS TO BE RECORDED	
BUILDABLE	0
OPEN SPACE	1
BUILDABLE BULK PARCELS	0
NON-BUILDABLE BULK PARCELS	0
TOTAL AREA OF LOTS AND/OR PARCELS TO BE RECORDED	
BUILDABLE	0.00 AC.±
OPEN SPACE	11.80 AC.±
BUILDABLE BULK PARCELS	0.00 AC.±
NON-BUILDABLE BULK PARCELS	0.00 AC.±
TOTAL AREA OF ROADWAY TO BE RECORDED (INCLUDING WIDENING STRIPS)	0.00 AC.±
TOTAL AREA OF SUBDIVISION TO BE RECORDED	11.80 AC.±

BENCHMARK
 ENGINEERS • LAND SURVEYORS • PLANNERS
ENGINEERING, INC.
 8480 BALTIMORE NATIONAL PIKE SUITE 315 A ELLICOTT CITY, MARYLAND 21043
 (P) 410-465-6105 (F) 410-465-6644
 WWW.BEI-CIVILENGINEERING.COM

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.

Donald Mason 10/12/21
 DONALD A. MASON
 REGISTERED PROFESSIONAL LAND SURVEYOR
 MARYLAND NO. 21320

Thomas Meunier 11/15/2021
 THOMAS MEUNIER, DIRECTOR
 HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS

OWNER:
 HOWARD COUNTY MARYLAND
 3430 COURTHOUSE DR
 ELLICOTT CITY, MD 21043-4300

PURPOSE STATEMENT:
 THE PURPOSE OF THIS PLAT OF REVISION IS TO RELOCATE 0.20 ACRES (OR 9,417 SF) OF FOREST CONSERVATION EASEMENT AREA 'D' AND ESTABLISH A PUBLIC 20' SEWER & UTILITY EASEMENT FOR THE BENEFIT OF WELLINGTON FARMS. SEE GENERAL NOTE 19 ON THIS SHEET.

RECORDED AS PLAT NO. 25938 ON 12/17/21 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

APPROVED: FOR PUBLIC WATER AND PUBLIC SEWER SYSTEMS. HOWARD COUNTY HEALTH DEPARTMENT
[Signature] 11/19/21
 HOWARD COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING.
[Signature] 12/1/21
 CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE
[Signature] 12/13/21
 DIRECTOR DATE

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THIS DOCUMENT WAS PREPARED BY ME UNDER MY RESPONSIBLE CHARGE, AND THAT I AM A DULY LICENSED PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 21320, EXPIRATION DATE 1-7-2023 AND I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF, THAT THE FINAL PLAT SHOWN HEREON IS CORRECT, THAT IT IS PART OF LAND CONVEYED BY EMERSON CORPORATION TO HOWARD COUNTY MARYLAND BY DEED DATED FEBRUARY 27, 2003 AND RECORDED IN THE LAND RECORDS OF HOWARD COUNTY MARYLAND LIBER 7087 AT FOLIO 235 AND THAT ALL MONUMENTS ARE IN PLACE OR WILL BE IN PLACE UPON ACCEPTANCE OF THE STREETS IN THE SUBDIVISION BY HOWARD COUNTY AS SHOWN, IN ACCORDANCE WITH THE ANNOTATED CODE OF MARYLAND, AS AMENDED.

Donald Mason 10/12/21
 DONALD A. MASON
 REGISTERED PROFESSIONAL LAND SURVEYOR MD REG. NO. 21320
 FOR BENCHMARK ENGINEERING, INC. MD REG. NO. 351



OWNER'S CERTIFICATE

"HOWARD COUNTY MARYLAND, OWNER OF THE PROPERTY SHOWN HEREON, HEREBY ADOPTS THIS PLAN OF SUBDIVISION, AND IN CONSIDERATION OF APPROVAL OF THIS FINAL PLAT BY THE DEPARTMENT OF PLANNING AND ZONING, ESTABLISHES THE MINIMUM BUILDING RESTRICTION LINES AND GRANTS UNTO HOWARD COUNTY, MARYLAND, ITS SUCCESSORS AND ASSIGNS, (1) THE RIGHT TO LAY, CONSTRUCT AND MAINTAIN SEWERS, DRAINS, WATER PIPES, AND OTHER MUNICIPAL UTILITIES AND SERVICES, IN AND UNDER ALL ROADS AND STREET RIGHTS-OF-WAY, AND THE SPECIFIC EASEMENT AREAS SHOWN HEREON, (2) THE RIGHT TO REQUIRE DEDICATION FOR PUBLIC USE OF THE BEDS OF THE STREETS AND/OR ROADS, FLOODPLAINS AND OPEN SPACE WHERE APPLICABLE, AND FOR GOOD AND OTHER VALUABLE CONSIDERATION, HEREBY GRANTS 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 THE SAID EASEMENTS AND RIGHTS-OF-WAY, WITNESS OUR HANDS THIS 7 DAY OF DEC., 2021."

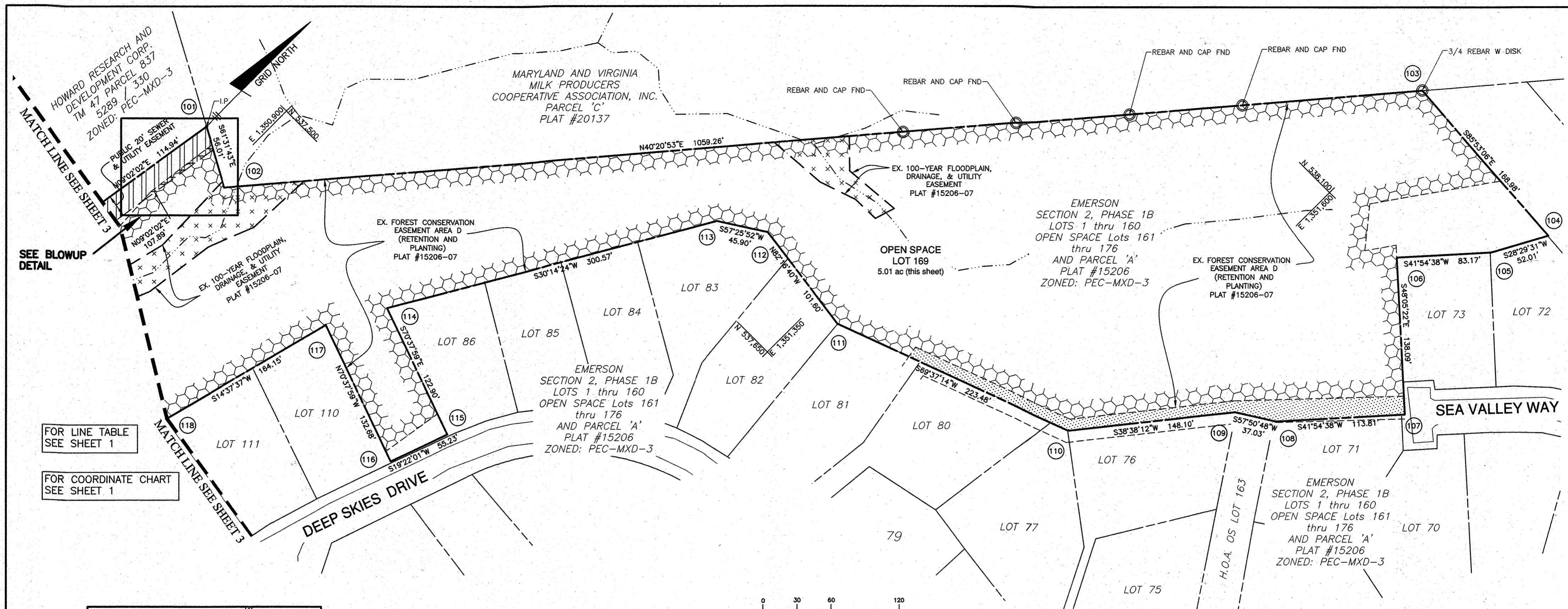
[Signature]
 THOMAS MEUNIER, DIRECTOR
 HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS

[Signature]
 WITNESS

Plat of Revision
EMERSON
 Section 2, Phase 1B
 Open Space Lot 169
 (previously recorded as Plat No. 15203-15209)

6th ELECTION DISTRICT OF HOWARD COUNTY, MARYLAND
 TAX MAP: 47
 GRID: 08
 PARCEL: P/O 3
 ZONED: PEC-MXD-3

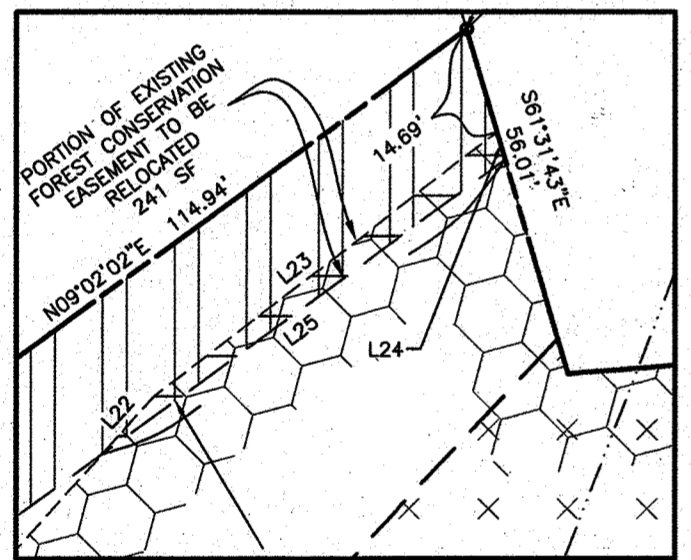
SCALE: AS SHOWN
 DATE: OCTOBER 1, 2021
 SHEET: 1 OF 3



SEE BLOWUP
DETAIL

FOR LINE TABLE
SEE SHEET 1

FOR COORDINATE CHART
SEE SHEET 1



1 inch = 30 ft.

TABULATION CHART - THIS SHEET

TOTAL NUMBER OF LOTS AND/OR PARCELS TO BE RECORDED	
OPEN SPACE	1
TOTAL AREA OF LOTS AND/OR PARCELS TO BE RECORDED	
OPEN SPACE	5.01 AC.±
TOTAL AREA OF ROADWAY TO BE RECORDED (INCLUDING WIDENING STRIPS)	0.00 AC.±
TOTAL AREA OF SUBDIVISION TO BE RECORDED	5.01 AC.±

APPROVED: FOR PUBLIC WATER AND PUBLIC SEWER SYSTEMS. HOWARD COUNTY HEALTH DEPARTMENT

[Signature] 11/29/21
HOWARD COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING.

[Signature] 12-1-21
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

[Signature] 12/13/21
DIRECTOR DATE

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THIS DOCUMENT WAS PREPARED BY ME UNDER MY RESPONSIBLE CHARGE, AND THAT I AM A DULY LICENSED PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 21320, EXPIRATION DATE 1-7-2023 AND I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF, THAT THE FINAL PLAT SHOWN HEREON IS CORRECT, THAT IT IS PART OF LAND CONVEYED BY EMERSON CORPORATION TO HOWARD COUNTY MARYLAND BY DEED DATED FEBRUARY 27, 2003 AND RECORDED IN THE LAND RECORDS OF HOWARD COUNTY MARYLAND AT FOLIO 235 AND THAT ALL MONUMENTS ARE IN PLACE OR WILL BE IN PLACE IN ACCORDANCE WITH THE REQUIREMENTS OF THE STREETS IN THE SUBDIVISION BY HOWARD COUNTY AS SHOWN, IN ACCORDANCE WITH THE ANNOTATED CODE OF MARYLAND, AS AMENDED.

[Signature] 10/12/21
DONALD A. MASON DATE
REGISTERED PROFESSIONAL LAND SURVEYOR MD REG. NO. 21320
FOR BENCHMARK ENGINEERING, INC. MD REG. NO. 351

BENCHMARK ENGINEERING, INC.
ENGINEERS • LAND SURVEYORS • PLANNERS

8480 BALTIMORE NATIONAL PIKE & SUITE 315 A ELLICOTT CITY, MARYLAND 21043
(P) 410-465-6105 (F) 410-465-6644
WWW.BEI-CIVILENGINEERING.COM

- LEGEND**
- LIMIT OF SUBMISSION
 - ⊙ COORDINATE DESIGNATION
 - - - CL STREAM
 - [+ + + +] EXISTING PUBLIC 100YR FLOODPLAIN, DRAINAGE & UTILITY EASEMENT
 - [Hatched] EXISTING UTILITY EASEMENT
 - [Hatched] PUBLIC SEWER & UTILITY EASEMENT
 - [Hatched] EXISTING FOREST CONSERVATION EASEMENT
 - [Hatched] PORTION OF EASEMENT TO BE ABANDONED

1 inch = 60 ft.

OWNER:
HOWARD COUNTY MARYLAND
3430 COURTHOUSE DR
ELLICOTT CITY, MD 21043-4300

OWNER'S CERTIFICATE

"HOWARD COUNTY MARYLAND, OWNER OF THE PROPERTY SHOWN HEREON, HEREBY ADOPTS THIS PLAN OF SUBDIVISION, AND IN CONSIDERATION OF APPROVAL OF THIS FINAL PLAT BY THE DEPARTMENT OF PLANNING AND ZONING, ESTABLISHES THE MINIMUM BUILDING RESTRICTION LINES AND GRANTS UNTO HOWARD COUNTY, MARYLAND, ITS SUCCESSORS AND ASSIGNS, (1) THE RIGHT TO LAY, CONSTRUCT AND MAINTAIN SEWERS, DRAINS, WATER PIPES, AND OTHER MUNICIPAL UTILITIES AND SERVICES, IN AND UNDER ALL ROADS AND STREET RIGHTS-OF-WAY, AND THE SPECIFIC EASEMENT AREAS SHOWN HEREON, (2) THE RIGHT TO REQUIRE DEDICATION FOR PUBLIC USE THE BEDS OF THE STREETS AND/OR ROADS, FLOODPLAINS AND OPEN SPACE WHERE APPLICABLE, AND FOR GOOD AND OTHER VALUABLE CONSIDERATION, HEREBY GRANTS 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 THE SAID EASEMENTS AND RIGHTS-OF-WAY, WITNESS OUR HANDS THIS 7 DAY OF Dec., 2021."

[Signature]
THOMAS MEUNIER, DIRECTOR
HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS

[Signature]
WITNESS

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.

[Signature] 10/12/21
DONALD A. MASON
REGISTERED PROFESSIONAL LAND SURVEYOR
MARYLAND NO. 21320

[Signature] 11/13/21
THOMAS MEUNIER, DIRECTOR
HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS DATE






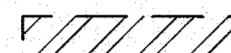

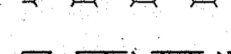
RECORDED AS PLAT NO. 25939 ON 12/17/21 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

Plat of Revision
EMERSON
Section 2, Phase 1B
Open Space Lot 169
(previously recorded as Plat No. 15203-15209)

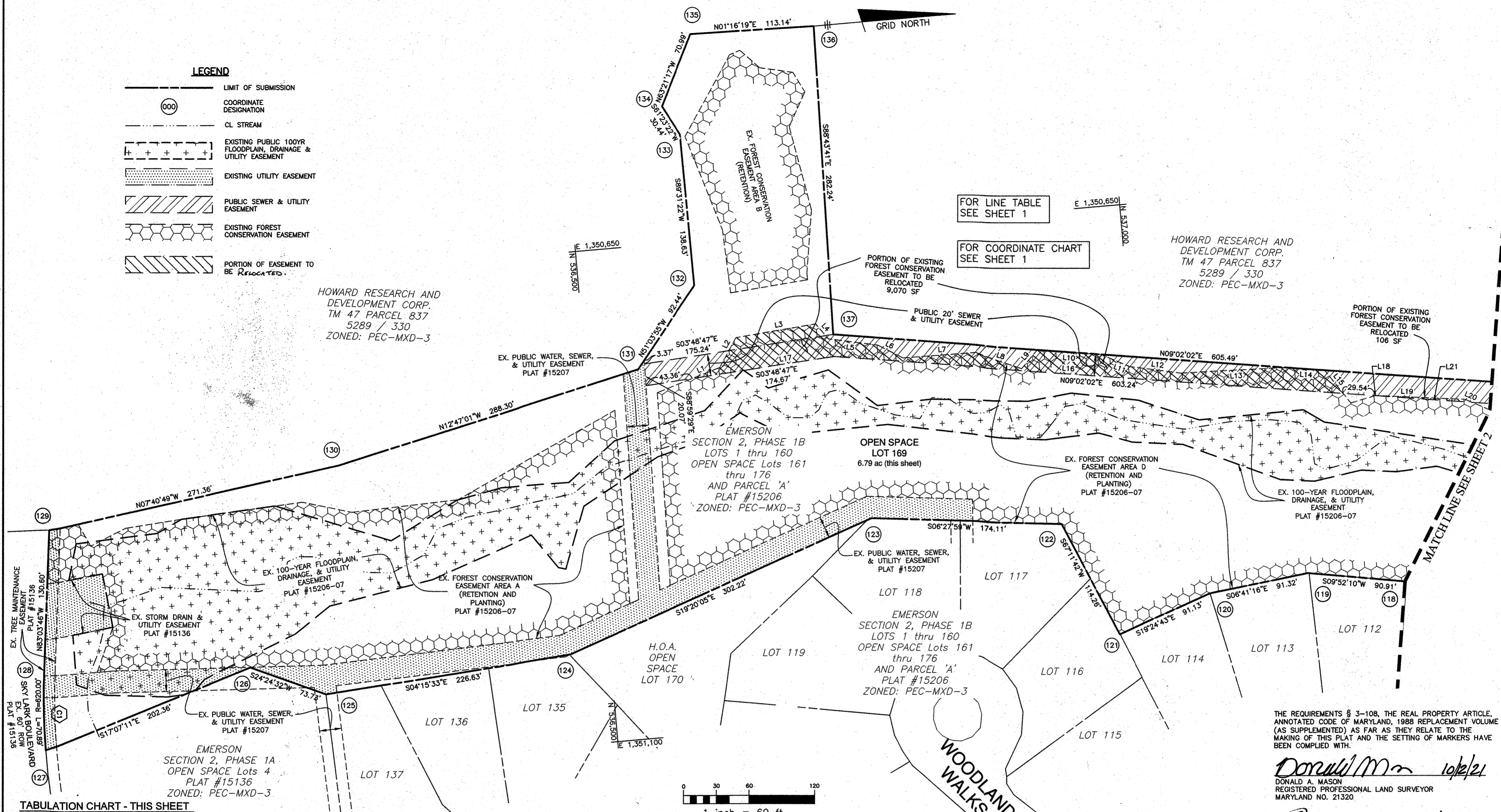
6th ELECTION DISTRICT OF HOWARD COUNTY, MARYLAND
TAX MAP: 47
GRID: 08
PARCEL: P/O 3
ZONED: PEC-MXD-3

SCALE: AS SHOWN
DATE: OCTOBER 1, 2021
SHEET: 2 OF 3

LEGEND

-  LIMIT OF SUBMISSION
-  COORDINATE DESIGNATION
-  CL. STREAM
-  EXISTING PUBLIC 100YR FLOODPLAIN, DRAINAGE & UTILITY EASEMENT
-  EXISTING UTILITY EASEMENT
-  PUBLIC SEWER & UTILITY EASEMENT
-  EXISTING FOREST CONSERVATION EASEMENT
-  PORTION OF EASEMENT TO BE RELOCATED

HOWARD RESEARCH AND DEVELOPMENT CORP.
TM 47 PARCEL 837
5289 / 330
ZONED: PEC-MXD-3



FOR LINE TABLE
SEE SHEET 1

FOR COORDINATE CHART
SEE SHEET 1

HOWARD RESEARCH AND DEVELOPMENT CORP.
TM 47 PARCEL 837
5289 / 330
ZONED: PEC-MXD-3

PORTION OF EXISTING FOREST CONSERVATION EASEMENT TO BE RELOCATED
106 SF

EX. PUBLIC WATER, SEWER, & UTILITY EASEMENT
PLAT #15207

PORTION OF EXISTING FOREST CONSERVATION EASEMENT TO BE RELOCATED
9,070 SF

PUBLIC 20' SEWER & UTILITY EASEMENT

EX. FOREST CONSERVATION EASEMENT AREA D (RETENTION AND PLANTING)
PLAT #15206-07

EX. 100-YEAR FLOODPLAIN, DRAINAGE, & UTILITY EASEMENT
PLAT #15206-07

EMERSON SECTION 2, PHASE 1B
LOTS 1 thru 160
OPEN SPACE Lots 161 thru 176
AND PARCEL 'A'
PLAT #15206
ZONED: PEC-MXD-3

OPEN SPACE
LOT 169
6.79 ac (this sheet)

EX. 100-YEAR FLOODPLAIN, DRAINAGE, & UTILITY EASEMENT
PLAT #15206-07

EX. FOREST CONSERVATION EASEMENT AREA A (RETENTION AND PLANTING)
PLAT #15206-07

EX. PUBLIC WATER, SEWER, & UTILITY EASEMENT
PLAT #15207

EMERSON SECTION 2, PHASE 1B
LOTS 1 thru 160
OPEN SPACE Lots 161 thru 176
AND PARCEL 'A'
PLAT #15206
ZONED: PEC-MXD-3

H.O.A. OPEN SPACE
LOT 170

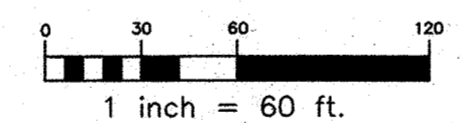
EMERSON SECTION 2, PHASE 1A
OPEN SPACE Lots 4
PLAT #15136
ZONED: PEC-MXD-3

EX. PUBLIC WATER, SEWER, & UTILITY EASEMENT
PLAT #15207

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.

Donald A. Mason 10/21/21
DONALD A. MASON
REGISTERED PROFESSIONAL LAND SURVEYOR
MARYLAND NO. 21320

Thomas Meunier 11/15/2021
THOMAS MEUNIER, DIRECTOR
HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS



TABULATION CHART - THIS SHEET

TOTAL NUMBER OF LOTS AND/OR PARCELS TO BE RECORDED	
OPEN SPACE	1
TOTAL AREA OF LOTS AND/OR PARCELS TO BE RECORDED	
OPEN SPACE	6.79 AC.±
TOTAL AREA OF ROADWAY TO BE RECORDED (INCLUDING WIDENING STRIPS)	0.00 AC.±
TOTAL AREA OF SUBDIVISION TO BE RECORDED	6.79 AC.±

BENCHMARK
ENGINEERS • LAND SURVEYORS • PLANNERS

ENGINEERING, INC.

8480 BALTIMORE NATIONAL PIKE SUITE 315 • ELLICOTT CITY, MARYLAND 21043
(P) 410-465-6105 (F) 410-465-6844
WWW.BEI-CIVILENGINEERING.COM

OWNER:
HOWARD COUNTY MARYLAND
3430 COURTHOUSE DR
ELLICOTT CITY, MD 21043-4300

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

[Signature] 11/17/21
HOWARD COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING.


[Signature] 12-1-21
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

[Signature] 12/13/21
DIRECTOR DATE

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THIS DOCUMENT WAS PREPARED BY ME UNDER MY RESPONSIBLE CHARGE, AND THAT I AM A DULY LICENSED PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 21320, EXPIRATION DATE 1-7-2023 AND I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF, THAT THE FINAL PLAT SHOWN HEREON IS CORRECT, THAT IT IS PART OF LAND CONVEYED BY EMERSON CORPORATION TO HOWARD COUNTY MARYLAND BY DEED DATED FEBRUARY 27, 2003 AND RECORDED IN THE LAND RECORDS OF HOWARD COUNTY IN LIBER 7087 AT FOLIO 235 AND THAT ALL MONUMENTS ARE IN PLACE OR WILL BE IN PLACE PRIOR TO ACCEPTANCE OF THE STREETS IN THE SUBDIVISION BY HOWARD COUNTY AS SHOWN, IN ACCORDANCE WITH THE ANNOTATED CODE OF MARYLAND, AS AMENDED.

Donald A. Mason 10/21/21
DONALD A. MASON
REGISTERED PROFESSIONAL LAND SURVEYOR MD REG. NO. 21320
FOR BENCHMARK ENGINEERING, INC. MD REG. NO. 351



OWNER'S CERTIFICATE

"HOWARD COUNTY MARYLAND, OWNER OF THE PROPERTY SHOWN HEREON, HEREBY ADOPTS THIS PLAN OF SUBDIVISION, AND IN CONSIDERATION OF APPROVAL OF THIS FINAL PLAT BY THE DEPARTMENT OF PLANNING AND ZONING, ESTABLISHES THE MINIMUM BUILDING RESTRICTION LINES AND GRANTS UNTO HOWARD COUNTY, MARYLAND, ITS SUCCESSORS AND ASSIGNS, (1) THE RIGHT TO LAY, CONSTRUCT AND MAINTAIN SEWERS, DRAINS, WATER PIPES, AND OTHER MUNICIPAL UTILITIES AND SERVICES, IN AND UNDER ALL ROADS AND STREET RIGHTS-OF-WAY, AND THE SPECIFIC EASEMENT AREAS SHOWN HEREON, (2) THE RIGHT TO REQUIRE DEDICATION FOR PUBLIC USE THE BEDS OF THE STREETS AND/OR ROADS, FLOODPLAINS AND OPEN SPACE WHERE APPLICABLE, AND FOR GOOD AND OTHER VALUABLE CONSIDERATION, HEREBY GRANTS 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 THE SAID EASEMENTS AND RIGHTS-OF-WAY, WITNESS OUR HANDS THIS 7 DAY OF Dec., 2021."

[Signature]
THOMAS MEUNIER, DIRECTOR
HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS

WITNESS *[Signature]*

RECORDED AS PLAT NO. 25940 ON 12/17/21 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

Plat of Revision
EMERSON

Section 2, Phase 1B
Open Space Lot 169
(previously recorded as Plat No. 15203-15209)

6th ELECTION DISTRICT OF HOWARD COUNTY, MARYLAND
TAX MAP: 47
GRID: 08
PARCEL: P/O 3
ZONED: PEC-MXD-3

SCALE: AS SHOWN
DATE: OCTOBER 1, 2021
SHEET: 3 OF 3