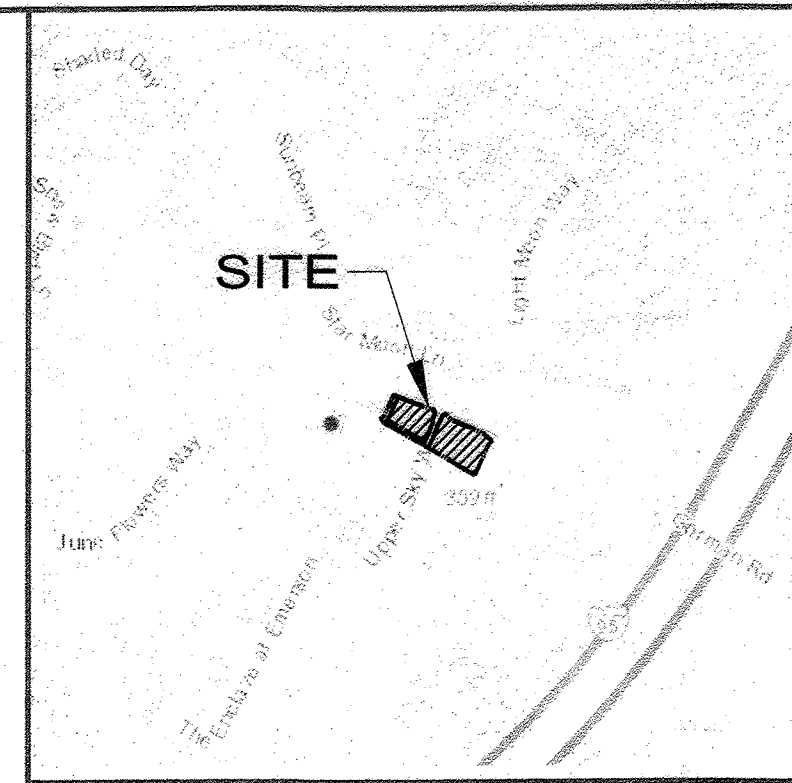


CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE	TANGENT
C1	21160.97'	166.56'	166.56'	S 69°52'37" E	0°27'04"	83.28'
C2	570.00'	82.20'	82.13'	S 24°34'33" W	8°15'46"	41.17'
C3	570.00'	35.01'	35.01'	S 30°28'01" W	3°31'10"	17.51'
C4	630.00'	128.00'	127.78'	N 26°15'54" E	11°38'27"	64.22'
C5	1849.86'	182.06'	181.98'	S 65°41'08" E	5°38'20"	91.10'

LINE BEARING	DISTANCE
L1	N 63°15'28" W 22.51'
L2	N 63°15'49" W 43.19'
L3	N 61°48'40" W 129.86'
L4	N 28°10'19" E 31.22'
L5	S 61°46'38" E 15.00'
L6	S 28°10'19" W 11.21'
L7	S 61°48'39" E 114.61'
L8	S 63°15'49" E 42.94'
L9	S 63°15'28" E 24.36'
L10	S 32°01'26" W 20.09'



VICINITY MAP
SCALE: 1"=2000'

GENERAL NOTES

- OWNER/DEVELOPER: EMERSON COMMUNITY ASSOCIATION, INC.
C/O CSC-LAWYERS INCORPORATING SERVICE COMPANY
7 ST. PAUL STREET-SUITE 820
BALTIMORE, MD 21202-0000
- DEED REFERENCE: M.D.R. 12138, FOLIO 397 - PAR 'A'
- TAX ACCOUNT: #06-572677 - PAR 'A'
TAX MAP 47 GRID 08 PARCEL 1052
- ALL AREAS SHOWN ARE MORE OR LESS (+/-).
- THIS PLAT IS BASED ON A FIELD RUN MONUMENTED BOUNDARY SURVEY PERFORMED ON OR ABOUT JULY 2000 BY DAFT MCCUNE & WALKER, INC.
- THE SUBJECT PROPERTY IS ZONED PEC-MXD-3 PER ZONING BOARD CASE ZB-878-M.
- THE SITE DOES NOT LIE WITHIN THE FLOODPLAIN AS SHOWN ON F.I.R.M. #24027C0165D, DATED NOVEMBER 6, 2013.
- THE WETLANDS DELINEATION FOR THIS PROJECT WAS DONE WITH F-02-178.
- COORDINATES BASED ON NAD '83, MARYLAND COORDINATE SYSTEM AS PROJECTED BY HOWARD COUNTY GEODETIC CONTROL STATIONS NO. 47E4, NO. 47DA AND NO. 47G2.
- THIS SUBDIVISION IS SUBJECT TO SECTION 18.122B OF THE HOWARD COUNTY CODE. PUBLIC WATER AND SEWER SERVICE HAS BEEN GRANTED UNDER THE TERMS AND PROVISIONS THEREFORE EFFECTIVE 3/19/03, ON WHICH DATE DEVELOPERS AGREEMENT 24-4049-D WAS FILED AND ACCEPTED.
- THERE ARE EXISTING STRUCTURES TO REMAIN. NO NEW BUILDING, EXTENTIONS OR ADDITIONS TO THE EXISTING STRUCTURES ARE TO BE CONSTRUCTED AT A DISTANCE LESS THEN ZONING REGULATIONS REQUIRE.
- THIS PROPERTY IS SUBJECT TO THE AMENDED 5TH EDITION OF THE HOWARD COUNTY SUBDIVISION AND LAND DEVELOPMENT REGULATIONS.
- THE LOTS SHOWN HEREON COMPLY WITH THE MINIMUM OWNERSHIP WIDTH AND LOT AREA AS REQUIRED BY THE MARYLAND STATE DEPARTMENT OF THE ENVIRONMENT.
- THIS PROJECT IS IN CONFORMANCE WITH THE LATEST HOWARD COUNTY STANDARDS UNLESS WAIVERS HAVE BEEN GRANTED.
- SEE PLANNING AND ZONING FILES S-99-12, PB- 339, ZB-979-M, PB-359 (AMENDED S-99-12), P-02-022, F-02-178 AND SDP-03-007.
- THIS PLAT IS EXEMPT FROM THE REQUIREMENTS OF SECTION 16.124 OF THE HOWARD COUNTY CODE AND THE LANDSCAPE MANUAL BECAUSE IT IS A REVISION PLAT / PLAT OF CORRECTION THAT DOES NOT CREATE ANY NEW LOTS / PARCEL DIVISIONS.
- 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-02-178.

COORDINATES					
NO.	NORTH	EAST	NO.	NORTH	EAST
1	536506.8740	1353904.9733	30	535603.7883	1353242.3192
2	536484.4903	1353965.0392	31	535606.5698	1353234.4890
8	536301.9651	1354458.5656	32	535668.1019	1353220.9687
9	536245.2506	1355513.0115	33	535796.7604	1353261.8588
10	536180.0790	1354678.5012	34	535783.3200	1353383.1162
11	536105.1492	1354844.3409	35	535839.1368	1353511.3360
12	536034.7138	1354920.9220	36	536002.8472	1353583.4665
13	535980.4004	1354882.2181	37	536228.5194	1353728.9157
14	535678.8193	1354749.8638	38	536261.5971	1353766.6908
15	535997.5069	1354214.0489	39	536294.7218	1353804.5198
16	536233.2914	1353791.4766	40	536444.8849	1354071.3227
17	536016.5871	1353651.8073	41	536387.5826	1354227.7131
18	535994.0499	1353656.3576	42	536352.6498	1354321.9032
19	535913.8472	1353599.1053	43	536320.5312	1354336.6105
20	535859.9892	1353631.0374	44	536244.5729	1354308.2947
21	535832.1736	1353618.5119	45	536224.8504	1354311.6148
22	535805.7487	1353578.1517	46	536102.3702	1354265.9566
23	535526.8661	1353532.2316	47	536307.4448	1354443.7904
24	535487.1860	1353448.7209	48	536292.7128	1354411.6181
25	535496.3393	1353431.7547	49	536216.6291	1354383.2556
26	535520.5955	1353376.2413	50	536203.8926	1354367.8355
27	535550.7841	1353326.3989	51	536081.4122	1354322.1772
28	535521.9557	1353294.0847	52	535966.8263	1354264.9326
29	535544.4329	1353269.4269			

AREA TABULATION CHART

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 3.024 Ac.±
- Non-Buildable 0
- Open Space 0
- Preservation Parcels 0

Total area of roadway to be recorded including widening strips 0

Total area of subdivision to be recorded 3.014 Ac.±

LEGEND

- B.R.L. BUILDING RESTRICTION LINE
- REBAR & CAP
- 4" X 4" CONC. MONUMENT
- V.I. & E.R. VEHICULAR INGRESS & EGRESS RESTRICTED
- EXISTING RIGHT-OF-WAY DEDICATED WITH PLAT NO. 15888
- EXISTING PUBLIC EASEMENTS DEDICATED WITH PLAT NO. 15888
- BOUNDARY LINE

PURPOSE NOTE

THE PURPOSE OF THIS PLAT IS TO ADD A PUBLIC WATER AND UTILITY EASEMENT TO PARCEL A. NO CHANGES ARE PROPOSED TO PARCEL B OR OS LOT 1.

RECORDED - PLAT NO. 26185
ON 10-3-22 AMONG THE
LAND RECORDS OF HOWARD COUNTY, MD



A Kleinfelder Company
10710 Gilroy Road, Hunt Valley, MD 21031
Phone: 443.589.2400 www.centuryeng.com

A CORRECTION TO PLAT NO. 15888

EMERSON
SECTION 3, AREA 2
PARCEL A

PARCELS A & B AND OPEN SPACE LOT 1
PREVIOUSLY RECORDED AT M.D.R. 15888
6TH ELECTION DISTRICT HOWARD COUNTY, MARYLAND
Tax Map 47 Grid 8 Parcels 1052

Designed By: C.E.I.	Scale: 1" = 100'	Project No. 201141.00
Drawn By: M.T.Y.	Date: 08-11-22	
Checked By: M.T.Y.	Approved: B.J.H.	1 OF 1

APPROVED: FOR PUBLIC WATER AND PUBLIC SEWAGE SYSTEMS
HOWARD COUNTY HEALTH DEPARTMENT

[Signature] 9/15/22
HOWARD COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

[Signature] 9-21-22
CHIEF, DEVELOPMENT ENGINEERING & DATE DIVISION

[Signature] 9/27/22
DIRECTOR DATE

OWNER'S CERTIFICATE

I/ WE, EMERSON COMMUNITY ASSOCIATION, INC., OWNER/S OF THE PROPERTY SHOWN AND DESCRIBED 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: (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 RIGHT-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 SPACEWHERE 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 RIGHT-OF-WAY.

[Signature] 8/15/2022
EMERSON COMMUNITY ASSOCIATION, INC. DATE

SURVEYOR'S CERTIFICATE

THE UNDERSIGNED, A REGISTERED PROFESSIONAL LAND SURVEYOR OF THE STATE OF MARYLAND, DOES HEREBY CERTIFY THAT HE IS THE SURVEYOR WHO PREPARED THIS PLAT AND THAT THE LAND SHOWN ON THIS PLAT HAS BEEN LAID OUT AND THE PLAT THEREOF HAS BEEN PREPARED IN COMPLIANCE WITH SUBSECTION (C) OF SECTION 3-108 OF THE REAL PROPERTY ARTICLE OF THE ANNOTATED CODE OF MARYLAND, PARTICULARLY IN SO FAR AS THE SAME CONCERNS THE MAKING OF THIS PLAT.

[Signature] 8/11/22
BRYAN J. HAYNIE - PROFESSIONAL LAND SURVEYOR DATE
MARYLAND REGISTRATION NO. 21139
REGISTRATION EXPIRATION/RENEWAL DATE: 06/20/2024

