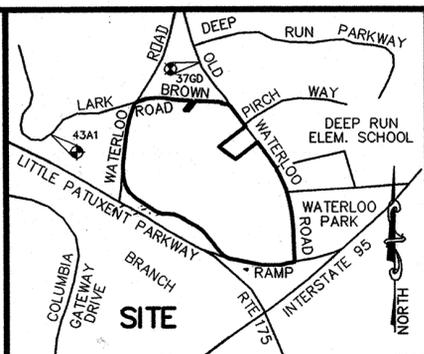


COORDINATES LIST								
POINT	NORTH	EAST	POINT	NORTH	EAST	POINT	NORTH	EAST
1	554294.2351	1369975.7793	62	553785.2009	1369971.1486	123	552136.6470	1372351.4783
2	554315.4783	1370032.3188	63	553794.0922	1369882.3165	124	552087.9523	1372456.2947
3	554352.9956	1370218.6424	64	553711.2674	1370127.5778	125	552024.9755	1372493.1973
4	554351.4015	1370353.3314	65	553807.4241	1370190.5007	126	551916.6657	1372484.6379
5	554324.9187	1370554.8192	66	553817.6913	1370274.1051	127	551700.2361	1372392.2127
6	554318.4191	1370675.9508	67	554047.8222	1370424.6981	128	551603.1103	1372325.8044
7	554322.8206	1370751.6818	68	553848.1632	1370294.0453	129	551867.5513	1371363.1955
8	554324.1098	1370788.0143	69	553743.8254	1370453.4908	130	551976.8205	1371526.4120
9	554319.9617	1370906.1304	70	554295.8229	1370651.3790	131	552183.2849	1371586.7677
10	554167.7806	1370794.4439	71	554228.6400	1370644.8945	132	552196.0303	1371605.8084
11	554170.2153	1370863.8812	72	554123.2227	1370631.2133	133	552334.7601	1371633.2812
12	554317.4017	1370971.9021	73	554099.3143	1370627.7221	134	552768.8625	1371342.6796
13	554295.1642	1371420.4713	74	554003.4495	1370608.9019	135	552796.3329	1371203.9520
14	554286.1350	1371420.2678	75	554006.3676	1370596.1917	136	552792.3433	1371197.9926
15	554283.9949	1371515.2437	76	553840.5716	1370543.3612	137	552853.7865	1371156.8613
16	554246.2777	1371567.0505	77	553704.9633	1370474.0591	138	552846.6486	1371146.1986
17	553910.2580	1371826.8420	78	553548.8668	1370368.2931	139	553030.5734	1371030.2739
18	553559.8540	1371383.1478	79	553499.3360	1370313.9272	140	552763.1397	1371154.3677
19	553357.1651	1371665.3881	80	554078.1707	1370644.8438	141	552742.3100	1371168.3119
20	553646.0172	1372031.1438	81	554077.3799	1370795.7482	142	552565.1823	1371093.6982
21	553405.5328	1372217.0675	82	553856.0497	1370954.9432	143	552594.6642	1370881.8480
22	552274.8465	1372638.6616	83	553411.0990	1371239.8942	144	552423.3819	1370624.0593
23	551664.2876	1372672.6726	84	553342.6047	1371234.4608	145	552428.2769	1370570.7236
24	551649.0471	1372610.8435	85	553112.5529	1371083.9196	146	552542.2196	1370518.4679
25	551636.2829	1372555.5343	86	553105.8996	1371094.0870	147	552576.4997	1370514.2517
26	551604.5198	1372427.9604	87	553127.9581	1371122.6819	148	552725.4402	1370458.8433
27	551600.3699	1372127.1793	88	553124.0271	1371148.6849	149	552855.7562	1370371.6029
28	551700.5243	1371563.8058	89	553107.3960	1371168.6035	150	552938.2220	1370340.9148
29	551745.3856	1371482.4679	90	553086.8227	1371175.6377	151	553319.9026	1370293.8935
30	551808.0751	1371411.6460	91	553075.6375	1371178.2168	152	553378.9039	1370290.6228
31	551975.8626	1371274.9630	92	553073.0039	1371185.7340	153	553436.7091	1370286.9375
32	552006.5232	1371249.8538	93	553062.6375	1371198.6820	154	553696.6507	1369876.4647
33	552158.6714	1371114.8523	94	553054.0380	1371208.6929	155	553648.7538	1370059.1182
34	552219.6584	1371031.8885	95	553005.0550	1371277.0673	156	553497.1008	1370190.7590
35	552394.3182	1370714.8384	96	553000.6887	1371310.4347	157	553331.1502	1370238.5484
36	552426.8790	1370613.1363	97	552996.8116	1371320.8915	158	552938.9287	1370284.4044
37	552430.8305	1370493.2454	98	552988.5744	1371333.4643	159	552830.4211	1370324.7835
38	552431.8819	1370433.1877	99	552944.2972	1371436.4988	160	552695.9562	1370414.8013
39	552446.8819	1370382.4569	100	552935.2021	1371467.8947	161	552570.0298	1370461.6481
40	552465.9388	1370334.4078	101	552901.1351	1371521.5134	162	552535.7498	1370465.8643
41	552677.9768	1369989.1586	102	552877.4529	1371555.8843	163	552464.2418	1370485.2986
42	552789.7012	1369861.9157	103	552939.2142	1371713.5527	164	552431.3465	1370463.7726
43	553053.4961	1369767.7442	104	553302.9638	1371745.4382	165	553431.7103	1369950.2592
44	553256.8965	1369762.2806	105	553387.3528	1372230.9605	166	552858.8717	1369988.3014
45	553404.3700	1369798.4997	106	553334.3176	1372148.3639	167	552684.3099	1370012.2441
46	553463.2673	1369805.4162	107	553299.9741	1372161.9092	168	553497.8696	1369807.3334
47	553645.4250	1369815.5092	108	553090.3008	1372280.4649	169	553497.8696	1369787.8996
48	553850.5676	1369835.0780	109	553073.1850	1372320.9018	170	554311.4795	1371420.8389
49	554273.1978	1369955.7841	110	553117.1001	1372403.4175	171	553683.8121	1369802.6399
50	554325.8112	1370548.0292	111	552965.3882	1372476.2699	172	553858.7502	1369828.2337
51	554299.2660	1370569.3302	112	552934.7860	1372405.1396	173	554222.8456	1369928.5169
52	554231.8029	1370562.8153	113	552691.3634	1372331.6274	174	554258.3161	1369941.5815
53	554090.4519	1370555.7549	114	552600.4172	1372344.5877	175	554328.6113	1370067.2727
54	553969.8672	1370543.8262	115	552525.0161	1372438.8896	176	554345.1073	1370113.8943
55	553964.8635	1370551.4777	116	552422.8959	1372550.9496	177	554352.0971	1370131.0355
56	553856.9540	1370511.3077	117	552431.8288	1372623.7937	178	554366.9989	1370229.1153
57	553738.319	1370450.7345	118	552335.4117	1372634.3800	179	554371.9866	1370301.3433
58	553597.2865	1370350.5820	119	552330.6166	1372578.4383	180	554370.5419	1370428.7351
59	553555.8599	1370301.6532	120	552290.5826	1372526.0329	181	554340.1562	1370645.4686
60	553581.0079	1370245.6179	121	552247.6163	1372349.4555	182	554338.8505	1370676.8022
61	553615.0160	1370223.5967	122	552187.3718	1372306.5310	183	554329.0176	1370912.7766
184	554327.5774	1370979.3701						
185	554324.7036	1371112.2581						
186	554311.4795	1371420.8389						

I FURTHER CERTIFY THAT THE REQUIREMENTS OF 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 AND THE SETTING OF MARKERS HAVE BEEN COMPLIED WITH.

Dennis W. Miller 11/11/05
 DENNIS W. MILLER DATE

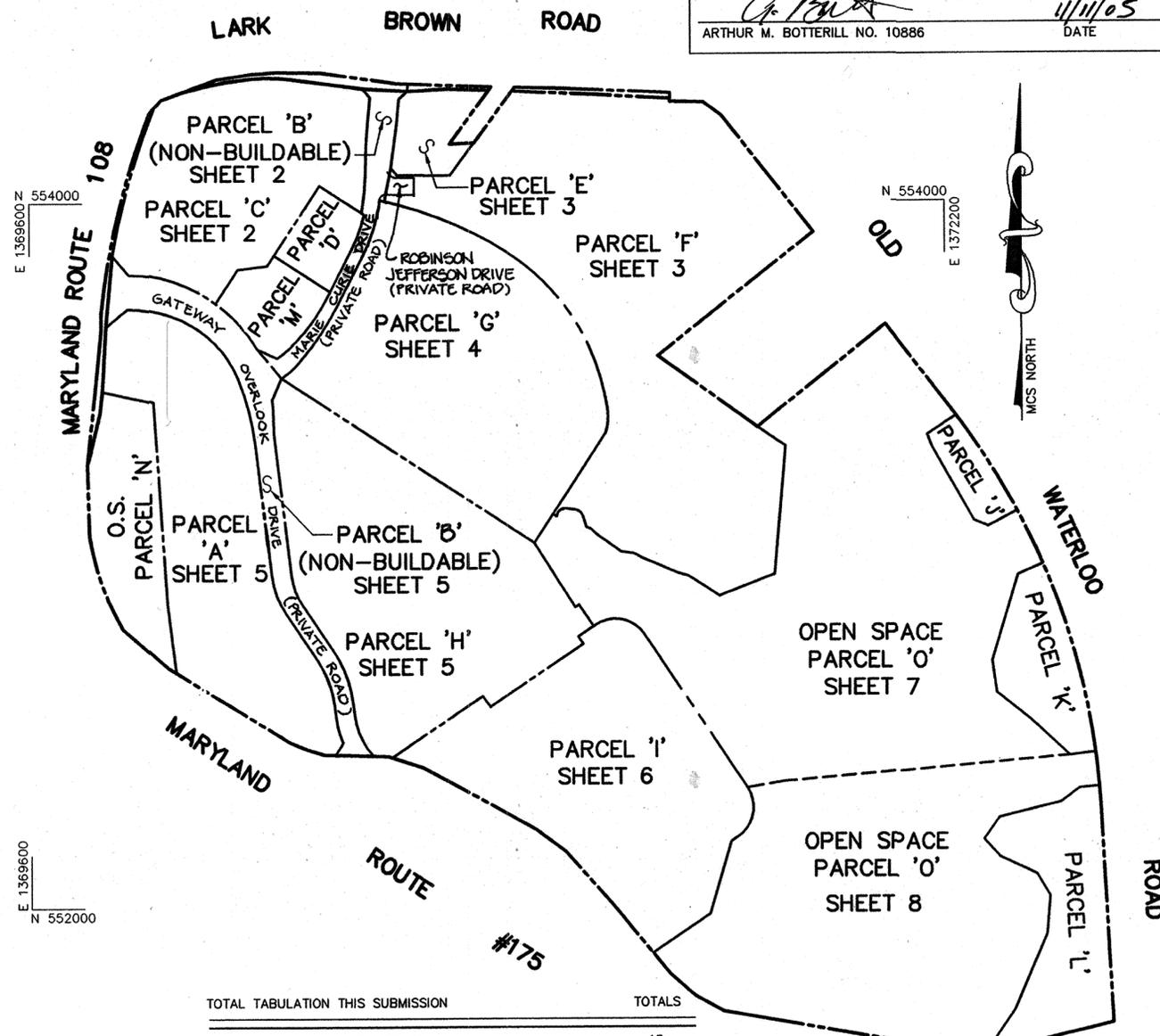
Arthur M. Botterill 11/11/05
 ARTHUR M. BOTTERILL NO. 10886 DATE



VICINITY MAP
 SCALE: 1" = 2000'

GENERAL NOTES

- COORDINATES BASED ON NAD 83, MARYLAND COORDINATE SYSTEM AS PROJECTED BY HOWARD GEODETIC CONTROL STATIONS Nos. 376D AND 43A1.
- ALL AREAS SHOWN ON THIS PLAT ARE MORE OR LESS.
- THIS PLAT IS BASED ON A FIELD RUN MONUMENTED BOUNDARY SURVEY PERFORMED ON OR ABOUT SEPTEMBER 2002 BY DAFT, MCCUNE & WALKER, INC.
- THE SUBJECT PROPERTY IS ZONED NT AS PER 2-2-04 COMPREHENSIVE ZONING PLAN.
- THERE ARE NO VISIBLE SIGNS OF CEMETERIES WITHIN THE SUBJECT PROPERTY.
- THE STORMWATER MANAGEMENT FACILITIES PROPOSED UNDER SDP-04-163 ARE PRIVATELY OWNED AND MAINTAINED. WATER QUALITY VOLUME AND CHANNEL PROTECTION WILL BE PROVIDED IN ONE WET POND AND TWO MICROPOOL EXTENDED DETENTION PONDS.
- THE 100-YEAR FLOODPLAIN LIMITS ARE TAKEN FROM THE DORSEY RUN FLOODPLAIN STUDY DEVELOPED BY HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS.
- THE WETLANDS AND STREAMS ARE BASED ON FIELD OBSERVATION BY DAFT, MCCUNE & WALKER, INC. AND CONFIRMED BY ON-SITE MEETING WITH US ARMY CORP. OF ENGINEERS ON DECEMBER 13, 2002.
- SEE DEPARTMENT OF PLANNING AND ZONING FILE Nos., S-03-05, FDP-240, PB 360, WP-04-113, WP-04-135 AND SDP-04-163.
- THIS SUBDIVISION SUBJECT TO SECTION 18.122B OF THE HOWARD COUNTY CODE, PUBLIC WATER AND/OR SEWER SERVICE HAS BEEN PROVIDED BY CONTRACTS 24-4209-D RESPECTIVELY.
- NO GRADING, REMOVAL OF VEGETATIVE COVER OR TREES, OR PLACEMENT OF NEW STRUCTURES IS PERMITTED WITHIN THE LIMITS OF WETLANDS, STREAM(S), OR THEIR BUFFERS AREAS.
- PUBLIC WATER AND SEWAGE ALLOCATION WILL BE GRANTED AT THE TIME OF ISSUANCE OF THE BUILDING PERMIT IF CAPACITY IS AVAILABLE AT THAT TIME.



TOTAL TABULATION THIS SUBMISSION	TOTALS
TOTAL NUMBER OF PARCELS TO BE RECORDED:	15
BUILDABLE PARCELS	12
NON-BUILDABLE PARCELS	1
OPEN SPACE	2
PRESERVATION PARCELS	0
TOTAL AREA OF PARCELS TO BE RECORDED:	122.1000 AC.±
BUILDABLE PARCELS	78.5832 AC. ±
NON-BUILDABLE PARCELS	3.7945 AC.±
OPEN SPACE	39.7223 AC.±
PRESERVATION PARCELS	0
TOTAL AREA OF ROAD RIGHT-OF-WAY TO BE RECORDED INCLUDING WIDENING STRIPS:	0.7519 AC.±
TOTAL GROSS AREA OF SUBDIVISION TO BE RECORDED	122.8519 AC.±

LEGEND

○ DENOTES 5/8" REBAR AND CAP TO BE SET

⊕ DENOTES WETLANDS

279.1 DENOTES 100 YEAR FLOODPLAIN ELEVATION

BOUNDARY CERTIFICATION

I HEREBY CERTIFY TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, INFORMATION AND BELIEF, THAT THE TRACT, BOUNDARY AND BEARINGS AND DISTANCES SHOWN HEREON ARE CORRECT.

Anthony J. Vitti 11/9/05
 ANTHONY J. VITTI, P.L.S. No. 10951 DATE

Patton Harris Rust & Associates, pc
 Engineers. Surveyors. Planners. Landscape Architects.

PHR+A

8818 Centre Park Drive
 Columbia, MD 21045
 T 410.997.8900
 F 410.997.9282

OWNER

HRD LAND HOLDINGS, INC.
 HOWARD RESEARCH AND DEVELOPMENT CORPORATION
 THE ROUSE BUILDING
 10275 LITTLE PATUXENT PARKWAY
 COLUMBIA, MARYLAND 21044

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

Roberto J. Wala 12/7/05
 HOWARD COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING.

Mark J. Loyell 12/9/05
 DIRECTOR DATE

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS A PART OF THE LAND WHICH WAS ACQUIRED BY HRD LAND HOLDINGS, INC. FROM THE HOWARD RESEARCH AND DEVELOPMENT CORPORATION BY DEED DATED DECEMBER 18, 2000 AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER 5289 AT FOLIO 330 et seq. HRD LAND HOLDINGS, INC. SUBSEQUENTLY CHANGED ITS NAME TO THE HOWARD RESEARCH AND DEVELOPMENT CORPORATION BY ARTICLES OF AMENDMENT WITH A NAME CHANGE FILED JANUARY 5, 2001, 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 AMENDED.

Arthur M. Botterill 11/11/05
 ARTHUR M. BOTTERILL
 PROFESSIONAL LAND SURVEYOR
 MD REGISTRATION No. 10886

OWNER'S CERTIFICATE

THE HOWARD RESEARCH AND DEVELOPMENT CORPORATION, OWNER 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 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 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 THE SAID EASEMENTS AND RIGHTS-OF-WAY.

WITNESS MY/OUR HANDS THIS 11th DAY OF November, 2005.

Dennis W. Miller 11/11/05
 DENNIS W. MILLER, VICE PRESIDENT DATE

James D. Land 11/11/05
 JAMES D. LAND, ASSISTANT SECRETARY DATE

RECORDED AS PLAT No. 17872
 ON 12-12-05
 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

BENSON EAST PARCELS 'A' THRU 'M' AND OPEN SPACE PARCELS 'N' & 'O'

S-03-05, FDP-240, PB 360, WP-04-113, WP-04-135 & SDP-04-163

6TH ELECTION DISTRICT HOWARD COUNTY, MARYLAND
 GRID 20 TAX MAP NO. 37 PARCEL 382, P/O PARCEL 347;
 GRID 2 TAX MAP 43 P/O PARCEL 587 ZONED 'NT'
 SCALE: 1" = 300' DATE: 11-02-05 SHEET: 1 OF 9

11621/1-0/SURVEY/FINAL/001 PLAT COVER SHEET.DWG

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
2-3	1038.00'	190.33'	95.43'	190.06'	S 78°36'56" W	10°30'21"
3-4	568.00'	135.02'	67.83'	134.70'	N 89°19'19" W	13°37'10"
6-7	833.00'	75.89'	37.97'	75.86'	N 86°40'26" E	5°13'10"
7-8	267.00'	36.38'	18.22'	36.36'	S 87°58'04" W	7°48'27"
8-9	24220.00'	118.19'	59.09'	118.19'	N 87°59'19" W	0°16'47"
12-13	24220.00'	449.13'	224.57'	449.12'	N 87°09'43" W	1°03'45"
21-22	2033.48'	1225.18'	631.82'	1206.73'	N 20°26'56" W	34°31'15"
48-49	2216.00'	440.25'	220.85'	439.53'	S 15°56'23" W	11°22'59"
52-53	1527.78'	141.58'	70.84'	141.53'	S 02°51'34" W	5°18'34"
53-54	883.86'	121.27'	60.73'	121.17'	N 05°38'58" E	7°51'40"
55-56	497.00'	115.40'	57.96'	115.14'	N 20°25'02" E	13°18'14"
57-58	517.43'	173.89'	87.77'	173.07'	N 35°21'30" E	19°15'16"
58-59	226.14'	64.33'	32.38'	64.11'	N 49°44'47" E	16°17'54"
60-61	350.00'	40.54'	20.29'	40.52'	N 32°55'27" W	6°38'10"
61-62	450.00'	310.58'	161.76'	304.46'	N 56°00'52" W	39°32'41"
62-63	454.00'	89.42'	44.86'	89.28'	N 84°17'03" W	11°17'06"
72-73	763.72'	24.16'	12.08'	24.16'	N 08°18'28" E	1°48'46"
75-76	533.00'	174.79'	88.19'	174.01'	S 17°40'28" W	18°47'22"
75-82	1104.50'	391.01'	197.57'	388.97'	S 67°15'58" E	20°17'01"
77-78	768.00'	189.03'	95.00'	188.55'	S 34°07'13" W	14°06'09"
78-79	216.02'	73.91'	37.32'	73.55'	S 47°39'52" W	19°36'09"
82-83	638.30'	544.76'	290.21'	528.37'	S 32°38'09" E	48°53'56"
83-84	156.00'	69.28'	35.22'	68.71'	N 04°32'08" E	25°26'38"
86-87	25.00'	40.36'	26.11'	36.11'	S 52°21'11" W	92°29'14"
88-89	25.00'	27.28'	15.18'	25.95'	N 50°08'23" W	62°31'39"
92-93	25.00'	16.91'	8.79'	16.59'	N 51°19'07" W	38°44'52"
96-97	25.00'	11.25'	5.72'	11.15'	N 69°39'25" W	25°46'34"
132-133	100.00'	157.08'	100.00'	141.42'	N 11°12'06" E	90°00'09"
134-135	100.00'	157.08'	100.00'	141.42'	N 78°47'58" W	90°00'09"
145-146	207.00'	127.35'	65.76'	125.35'	S 24°38'13" E	35°15'01"
147-148	343.00'	160.37'	81.68'	158.91'	N 20°24'22" W	26°47'19"
149-150	190.00'	88.80'	45.22'	87.99'	S 20°24'43" E	26°46'38"
151-152	440.00'	59.14'	29.61'	59.09'	S 03°10'22" E	7°42'02"
152-153	384.00'	57.98'	29.04'	57.92'	N 03°38'53" W	8°39'03"
154-155	360.30'	191.06'	97.83'	188.83'	N 75°18'23" W	30°22'58"
155-156	306.00'	204.61'	106.29'	200.82'	N 40°57'33" W	38°18'40"
156-157	746.29'	192.53'	96.80'	191.99'	N 14°24'47" W	14°46'52"
158-159	259.00'	116.84'	59.51'	115.78'	S 20°24'43" E	26°46'38"
160-161	290.00'	135.59'	69.06'	134.36'	N 20°24'22" W	26°47'19"
162-163	260.00'	74.35'	37.43'	74.10'	S 15°12'16" E	16°23'08"
171-173	2246.83'	554.95'	278.89'	553.54'	S 13°08'40" W	14°09'05"
33-34	11799.16'	102.97'	51.49'	102.97'	N 53°40'52" W	00°30'00"
74-75	1104.50'	13.04'	6.52'	13.04'	N 77°04'11" W	00°40'35"

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	990.00'	27.14'	13.57'	27.14'	N 26°17'02" E	1°34'14"
C2	990.00'	210.33'	105.56'	209.93'	N 18°15'17" E	12°10'22"
C3	290.00'	32.54'	16.28'	32.52'	N 81°37'28" W	6°25'41"
C4	310.00'	35.22'	17.63'	35.20'	N 81°39'55" W	6°30'34"
C5	990.00'	87.45'	43.76'	87.43'	N 08°28'49" E	5°03'41"
C6	1010.00'	75.27'	37.65'	75.25'	N 08°05'03" E	4°16'11"
C7	1010.00'	51.76'	25.89'	51.76'	N 12°48'19" E	2°56'11"

GENERAL NOTES (CONTINUED)

- THIS PLAN IS SUBJECT TO THE AMENDED FIFTH EDITION OF THE SUBDIVISION REGULATIONS, PER CB-45-2003 AND THE AMENDED ZONING REGULATIONS, PER CB-75-2003.
- PARCELS 'S', 'K' AND 'L' ARE LIMITED FOR USE AS SINGLE FAMILY ATTACHED DWELLING UNITS, WITH A MAXIMUM LIMIT OF 66 UNITS, PER PB-360.
- PERIMETER LANDSCAPING, PRIVATE ROAD STREET TREES AND PROPOSED STORM WATER MANAGEMENT FACILITY PLANTINGS ARE DEFERRED UNTIL SITE DEVELOPMENT PLAN. STREET TREE PLANTINGS FOR LARK BROWN AND OLD WATERLOO ROAD IMPROVEMENTS SHALL BE PROVIDED AS SHOWN ON THE STREET TREE PLANTING SHEET OF THE ROAD CONSTRUCTION DRAWINGS FOR THIS PROJECT. SURETY FOR 72 SHADE TREES SHALL BE PROVIDED UNDER THE DEPARTMENT OF PUBLIC WORKS DEVELOPERS AGREEMENT.

GENERAL NOTES (CONTINUED)

- MINIMUM BUILDING SETBACK RESTRICTIONS FROM PROPERTY LINES AND THE PUBLIC RIGHT-OF-WAY LINES TO BE IN ACCORDANCE WITH FDP-240 CRITERIA.
- DEVELOPER RESERVES UNTO ITSELF, ITS SUCCESSORS AND ASSIGNS, ALL EASEMENTS SHOWN ON THIS PLAN FOR WATER, SEWER, STORM DRAINAGE, AND OTHER PUBLIC UTILITIES LOCATED IN, ON, OVER AND THROUGH PARCELS. ANY CONVEYANCES OF THE AFORESAID PARCELS SHALL BE SUBJECT TO THE EASEMENTS HEREIN RESERVED, WHETHER OR NOT EXPRESSLY STATED IN THE DEED(S) CONVEYING SAID PARCELS. DEVELOPER SHALL EXECUTE AND DELIVER DEEDS FOR THE EASEMENTS HEREIN RESERVED TO HOWARD COUNTY WITH METES AND BOUNDS DESCRIPTION OF THE EASEMENT AREA. UPON COMPLETION OF THE PUBLIC UTILITIES AND THEIR ACCEPTANCE BY HOWARD COUNTY, 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.
- THIS SUBDIVISION IS EXEMPT FROM THE REQUIREMENTS OF SECTION 16.1200 OF THE HOWARD COUNTY CODE FOR FOREST CONSERVATION BECAUSE THE PROPERTY IS ZONED N1 AND HAS AN APPROVAL DATE OF 12-31-92.
- WP-04-113 DENIED REQUEST TO WAIVE SECTION 16.155.a.1.(i), WHICH REQUIRES APPROVAL OF SITE DEVELOPMENT PLAN PRIOR TO ISSUANCE OF GRADING OR BUILDING PERMIT, TO ALLOW THE PETITIONER TO MASS GRADE THE SUBJECT PROPERTY.
- WP-04-135 APPROVED REQUEST TO WAIVE SECTION 16.146.a.(1), WHICH REQUIRES SUBMISSION OF PRELIMINARY PLAN APPLICATION WITHIN A CERTAIN TIME AFTER APPROVAL OF A SKETCH PLAN, AND PRIOR TO SUBMISSION OF A FINAL PLAN.

PRIVATE STORM DRAIN & UTILITY EASEMENT LINE TABLE

LINE	BEARING	LENGTH
SD1	S 46°25'43" W	87.98'
SD2	S 37°07'02" W	108.68'
SD3	S 26°49'21" W	230.86'
SD4	S 13°17'01" W	110.67'
SD5	S 03°54'02" W	154.10'

PUBLIC WATER, SEWER & UTILITY EASEMENT LINE TABLE

LINE	BEARING	LENGTH
L1	N 66°50'07" E	47.48'
L2	N 38°23'24" E	71.41'
L3	S 54°12'14" E	17.69'
L4	S 54°12'14" E	18.14'
L5	N 38°23'24" E	89.06'
L6	N 25°19'51" E	94.12'
L7	S 43°21'02" E	19.15'
L8	S 43°21'02" E	32.92'
L9	N 27°04'09" E	11.96'
L10	S 65°04'49" E	30.78'
L11	S 65°04'49" E	30.12'
L12	S 78°24'37" E	5.61'
L13	S 78°24'37" E	5.61'
L14	S 05°56'58" W	169.54'
L15	S 05°56'58" W	68.13'
L16	N 84°03'02" W	13.12'
L17	N 84°03'02" W	13.28'
L18	S 05°56'58" W	82.41'
L19	S 79°12'49" E	10.17'
L20	S 79°12'49" E	10.05'

I FURTHER CERTIFY THAT THE REQUIREMENTS OF 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 PLAN AND THE SETTING OF MARKERS HAVE BEEN COMPLIED WITH.

Dennis W. Miller
DENNIS W. MILLER DATE 11/4/05

Arthur M. Botterill
ARTHUR M. BOTTERILL NO. 10886 DATE 11/11/05

20' PUBLIC STORM DRAIN & UTILITY EASEMENT LINE TABLE

LINE	BEARING	LENGTH
SD15	N 11°34'06" E	39.85'
SD16	S 77°37'44" E	20.00'
SD17	S 11°34'06" W	41.37'

TOTAL TABULATION THIS SHEET TOTALS

TOTAL NUMBER OF PARCELS TO BE RECORDED:	4
BUILDABLE PARCELS	3
NON-BUILDABLE PARCELS	1
OPEN SPACE	0
PRESERVATION PARCELS	0
TOTAL AREA OF PARCELS TO BE RECORDED:	10,967.1 AC.±
BUILDABLE PARCELS	9,517.8 AC.±
NON-BUILDABLE PARCELS	1,101.1 AC.±
OPEN SPACE	0
PRESERVATION PARCELS	0
TOTAL AREA OF ROAD RIGHT-OF-WAY TO BE RECORDED INCLUDING WIDENING STRIPS:	0.3482 AC.±
TOTAL GROSS AREA OF SUBDIVISION TO BE RECORDED	10,967.1 AC. ±

Patton Harris Rust & Associates, pc
Engineers. Surveyors. Planners. Landscape Architects.

PHRA

8818 Centre Park Drive
Columbia, MD 21045
T 410.997.8900
F 410.997.9282

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

Robert J. Weber 12/17/05
HOWARD COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING.

Arthur M. Botterill 11/30/05
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

Mark J. Cagle 12/15/05
DIRECTOR DATE

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS A PART OF THE LAND WHICH WAS ACQUIRED BY HRD LAND HOLDINGS, INC. FROM THE HOWARD RESEARCH AND DEVELOPMENT CORPORATION BY DEED DATED DECEMBER 18, 2000 AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER 5289 AT FOLIO 330 et seq. HRD LAND HOLDINGS, INC. SUBSEQUENTLY CHANGED ITS NAME TO THE HOWARD RESEARCH AND DEVELOPMENT CORPORATION BY ARTICLES OF AMENDMENT WITH A NAME CHANGE FILED JANUARY 5, 2001, 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 AMENDED.

Arthur M. Botterill 11/11/05
ARTHUR M. BOTTERILL
PROFESSIONAL LAND SURVEYOR
MD REGISTRATION No. 10886

OWNER'S CERTIFICATE

THE HOWARD RESEARCH AND DEVELOPMENT CORPORATION, OWNER 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 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 AND FLOOD PLAINS 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 FLOOD PLAINS, 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 MY/OUR HANDS THIS 11th DAY OF November, 2005.

Dennis W. Miller 11/11/05
DENNIS W. MILLER, VICE PRESIDENT DATE

James D. Lano 11/11/05
JAMES D. LANO, ASSISTANT SECRETARY DATE

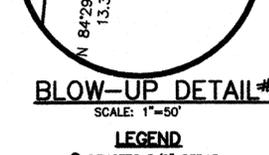
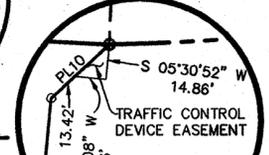
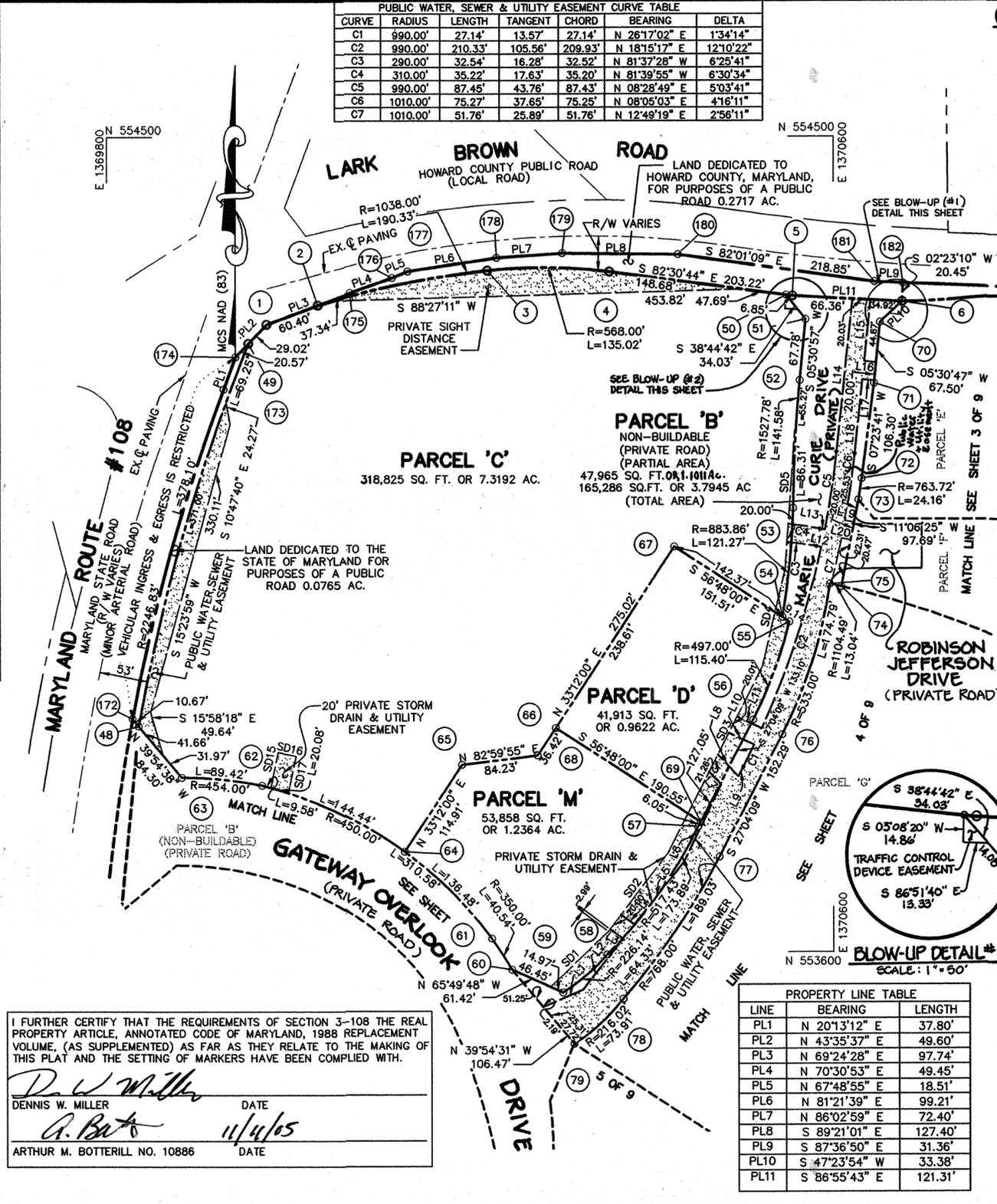
RECORDED AS PLAT No. 17873
ON 12-12-05
AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

**BENSON EAST
PARCELS 'A' THRU 'M'
AND OPEN SPACE
PARCELS 'N' & 'O'**

S-03-05, FDP-240, PB 360, WP-04-113,
WP-04-135 & SDP-04-163

6TH ELECTION DISTRICT HOWARD COUNTY, MARYLAND
GRID 20 TAX MAP NO. 37 PARCEL 382, P/O PARCEL 547;
GRID 2 TAX MAP 43 P/O PARCEL 587 ZONED: NT
SCALE: 1" = 100' DATE: 07-27-05 SHEET: 2 OF 9
11621/1-0/SURVEY/FINAL/001 PLAT.DWG

F-05-58

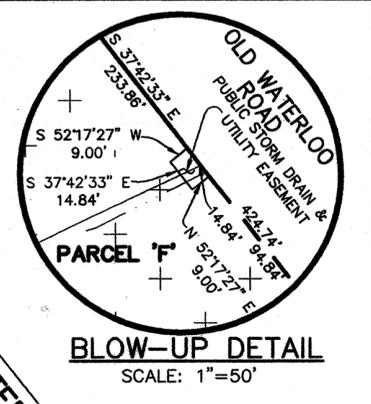
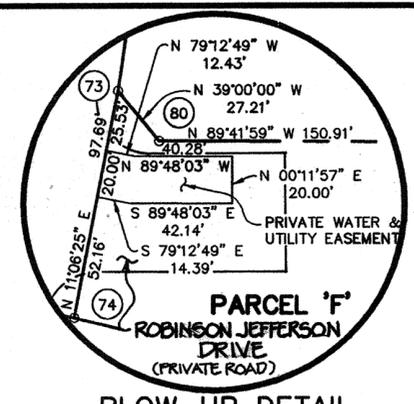
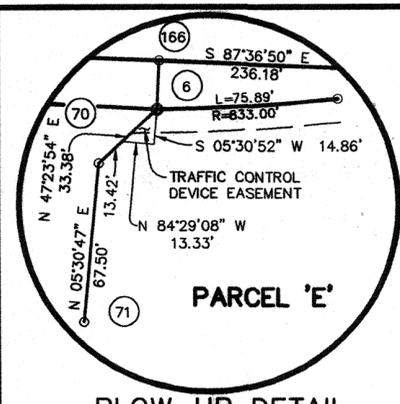


LEGEND

- DENOTES 5/8" REBAR AND CAP TO BE SET
- ⊕ DENOTES WETLANDS
- ⊕ DENOTES 100 YEAR FLOOD PLAIN ELEVATION

OWNER

HRD LAND HOLDINGS, INC.
HOWARD RESEARCH AND DEVELOPMENT CORPORATION
THE ROUSE BUILDING
10275 LITTLE PATUXENT PARKWAY
COLUMBIA, MARYLAND 21044



I FURTHER CERTIFY THAT THE REQUIREMENTS OF 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 AND THE SETTING OF MARKERS HAVE BEEN COMPLIED WITH.

Dennis W. Miller 11/16/05
DENNIS W. MILLER DATE

Arthur M. Botterill 11/16/05
ARTHUR M. BOTTERILL NO. 10886 DATE

TOTAL TABULATION THIS SHEET	TOTALS
TOTAL NUMBER OF PARCELS TO BE RECORDED:	
BUILDABLE PARCELS	2
NON-BUILDABLE PARCELS	0
OPEN SPACE (O.S. PARCEL 'N' HAS BEEN COUNTED ON SHEET 5 OF 8)	0
PRESERVATION PARCELS	0
TOTAL AREA OF PARCELS TO BE RECORDED:	
BUILDABLE PARCELS	19.8041 AC.±
NON-BUILDABLE PARCELS	0
OPEN SPACE	0
PRESERVATION PARCELS	0
TOTAL AREA OF ROAD RIGHT-OF-WAY TO BE RECORDED INCLUDING WIDENING STRIPS:	0.2059 AC.±
TOTAL GROSS AREA OF SUBDIVISION TO BE RECORDED	20.0100 AC.±

LINE	BEARING	LENGTH
85-86	N 56°48'00" W	12.15'
87-88	S 81°24'12" E	26.30'
89-90	S 18°52'34" E	21.74'
90-91	S 12°59'04" E	11.48'
91-92	S 70°41'33" E	7.97'
93-94	S 49°20'14" E	13.20'
94-95	S 54°22'57" E	84.11'
95-96	S 82°32'42" E	33.65'
97-98	S 56°46'08" E	15.03'
98-99	S 66°44'43" E	112.15'
99-100	S 73°50'39" E	32.69'
100-101	S 57°34'12" E	63.53'
101-102	S 55°25'57" E	41.74'

Patton Harris Rust & Associates, pc
Engineers. Surveyors. Planners. Landscape Architects.

PHRA 8818 Centre Park Drive
Columbia, MD 21045
T 410.997.8900
F 410.997.9282

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

Robert J. Wake 12/7/05
HOWARD COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING.

Mark A. Lytle 11/20/05
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

Mark A. Lytle 12/5/05
DIRECTOR DATE

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS A PART OF THE LAND WHICH WAS ACQUIRED BY HRD LAND HOLDINGS, INC. FROM THE HOWARD RESEARCH AND DEVELOPMENT CORPORATION BY DEED DATED DECEMBER 18, 2000 AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER 5289 AT FOLIO 330 et. seq. HRD LAND HOLDINGS, INC. SUBSEQUENTLY CHANGED ITS NAME TO THE HOWARD RESEARCH AND DEVELOPMENT CORPORATION BY ARTICLES OF AMENDMENT WITH A NAME CHANGE FILED JANUARY 5, 2001, 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 AMENDED.

Arthur M. Botterill 11/16/05
ARTHUR M. BOTTERILL
PROFESSIONAL LAND SURVEYOR
MD REGISTRATION No. 10886 DATE



OWNER'S CERTIFICATE

THE HOWARD RESEARCH AND DEVELOPMENT CORPORATION, OWNER 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 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 AND FLOODPLAINS, STORM DRAINAGE FACILITIES, 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 THE SAID EASEMENTS AND RIGHTS-OF-WAY.

WITNESS MY/OUR HANDS THIS 11th DAY OF November, 2005.

Dennis W. Miller 11/16/05
DENNIS W. MILLER, VICE PRESIDENT DATE

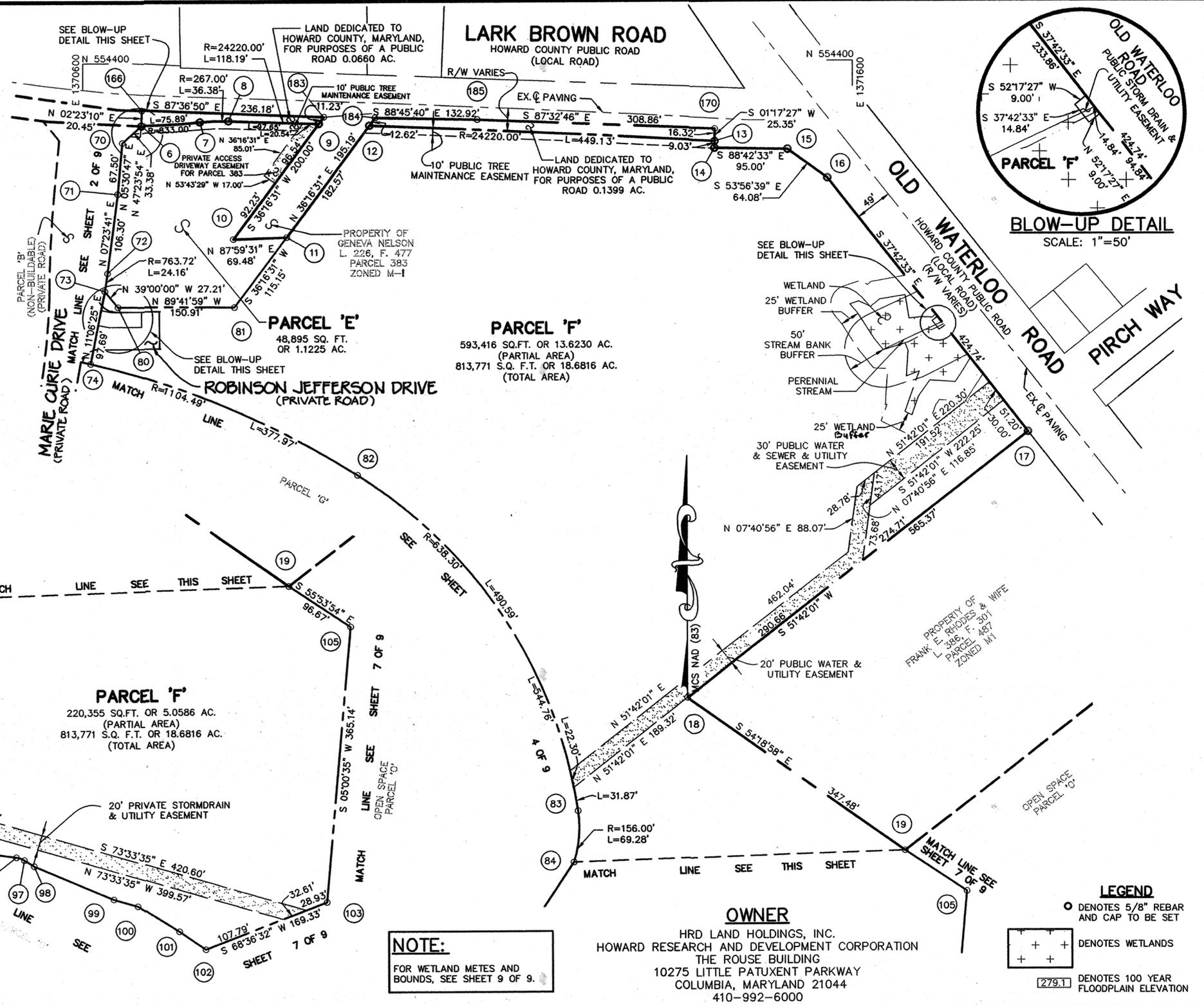
James D. Lano 11/16/05
JAMES D. LANO, ASSISTANT SECRETARY DATE

RECORDED AS PLAT No. 17874
ON 12-12-05
AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

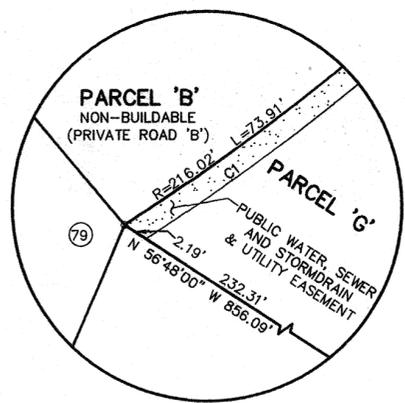
**BENSON EAST
PARCELS 'A' THRU 'M'
AND OPEN SPACE
PARCELS 'N' & 'O'**

S-03-05, FDP-240, PB 360, WP-04-113,
WP-04-135 & SDP-04-163

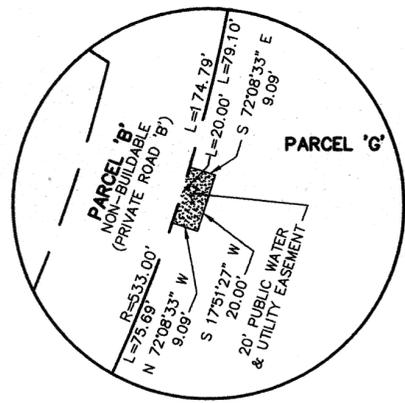
6TH ELECTION DISTRICT HOWARD COUNTY, MARYLAND
GRID 20 TAX MAP NO. 37 PARCEL 382, P/O PARCEL 547;
GRID 2 TAX MAP 43 P/O PARCEL 587 ZONED: NT
SCALE: 1" = 100' DATE: 07-27-05 SHEET: 3 OF 9
11621/1-0/SURVEY/FINAL/002 PLAT.DWG



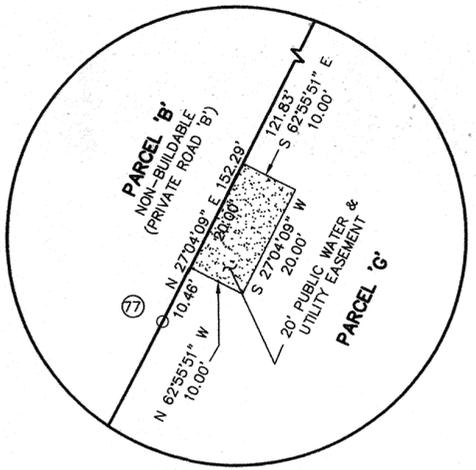
CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	218.00'	56.18'	28.25'	56.03'	N 49°50'51" E	14°45'58"
C2	770.50'	63.61'	31.82'	63.59'	N 40°05'57" E	4°43'48"
C3	510.00'	86.88'	43.55'	86.78'	N 32°51'14" E	9°45'38"



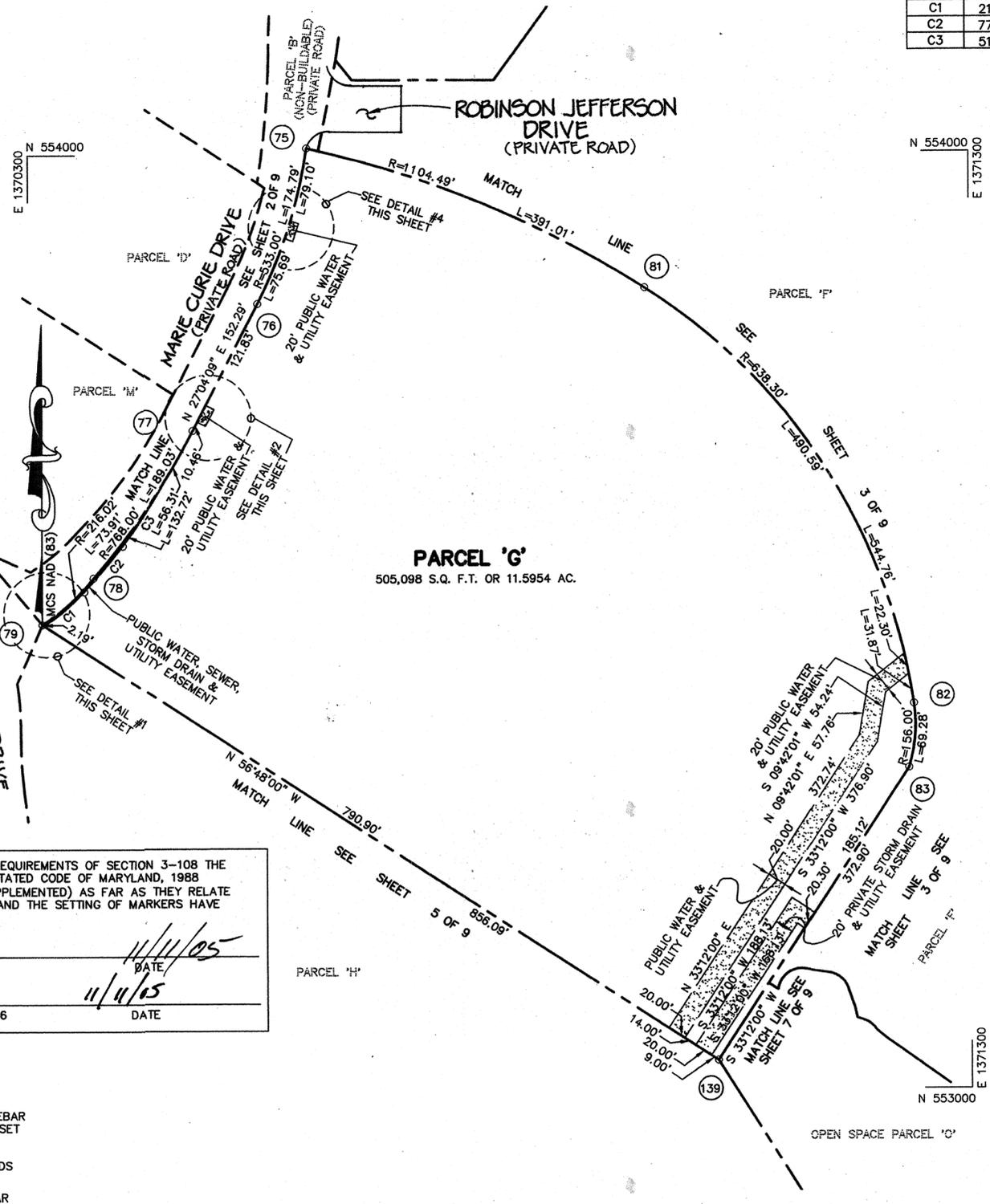
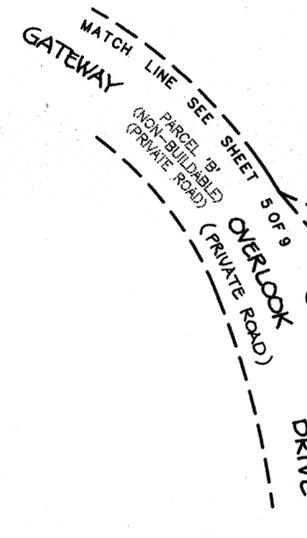
DETAIL #1
SCALE: 1" = 10'



DETAIL #4
SCALE: 1" = 40'



DETAIL #2
SCALE: 1" = 20'



TOTAL TABULATION THIS SHEET	TOTALS
TOTAL NUMBER OF PARCELS TO BE RECORDED:	1
BUILDABLE PARCELS	0
NON-BUILDABLE PARCELS	0
OPEN SPACE	0
PRESERVATION PARCELS	0
TOTAL AREA OF PARCELS TO BE RECORDED:	11,5954 AC.±
BUILDABLE PARCELS	0
NON-BUILDABLE PARCELS	0
OPEN SPACE	0
PRESERVATION PARCELS	0
TOTAL AREA OF ROAD RIGHT-OF-WAY TO BE RECORDED INCLUDING WIDENING STRIPS:	0
TOTAL GROSS AREA OF SUBDIVISION TO BE RECORDED	11,5954 AC.±

I FURTHER CERTIFY THAT THE REQUIREMENTS OF 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 AND THE SETTING OF MARKERS HAVE BEEN COMPLIED WITH.

Dennis W. Miller 11/11/05
DENNIS W. MILLER DATE

Arthur M. Botterill 11/11/05
ARTHUR M. BOTTERILL NO. 10886 DATE

Patton Harris Rust & Associates, pc
Engineers. Surveyors. Planners. Landscape Architects.

PHRA
8818 Centre Park Drive
Columbia, MD 21045
T 410.997.8900
F 410.997.9282

LEGEND

○ DENOTES 5/8" REBAR AND CAP TO BE SET

⊕ DENOTES WETLANDS

277.4 DENOTES 100 YEAR FLOOD PLAIN ELEVATION

OWNER
HRD LAND HOLDINGS, INC.
HOWARD RESEARCH AND DEVELOPMENT CORPORATION
THE ROUSE BUILDING
10275 LITTLE PATUXENT PARKWAY
COLUMBIA, MARYLAND 21044
410-992-6000

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

Robert J. Wala 12/7/05
HOWARD COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING.

Mark A. Leizer 11/30/05
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

Mark A. Leizer 12/5/05
DIRECTOR DATE

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS A PART OF THE LAND WHICH WAS ACQUIRED BY HRD LAND HOLDINGS, INC. FROM THE HOWARD RESEARCH AND DEVELOPMENT CORPORATION BY DEED DATED DECEMBER 18, 2000 AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER 5289 AT FOLIO 330 et seq. HRD LAND HOLDINGS, INC. SUBSEQUENTLY CHANGED ITS NAME TO THE HOWARD RESEARCH AND DEVELOPMENT CORPORATION BY ARTICLES OF AMENDMENT WITH A NAME CHANGE FILED JANUARY 5, 2001, 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 AMENDED.

Arthur M. Botterill 11/11/05
ARTHUR M. BOTTERILL
PROFESSIONAL LAND SURVEYOR
MD REGISTRATION No. 10886

OWNER'S CERTIFICATE

THE HOWARD RESEARCH AND DEVELOPMENT CORPORATION, OWNER 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 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 AND FLOOD PLAINS 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 FLOOD PLAINS, 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 ERCTED ON OR OVER THE SAID EASEMENTS AND RIGHTS-OF-WAY.

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Dennis W. Miller 11/11/05
DENNIS W. MILLER, VICE PRESIDENT DATE

James D. Lano 11/11/05
JAMES D. LANO, ASSISTANT SECRETARY DATE

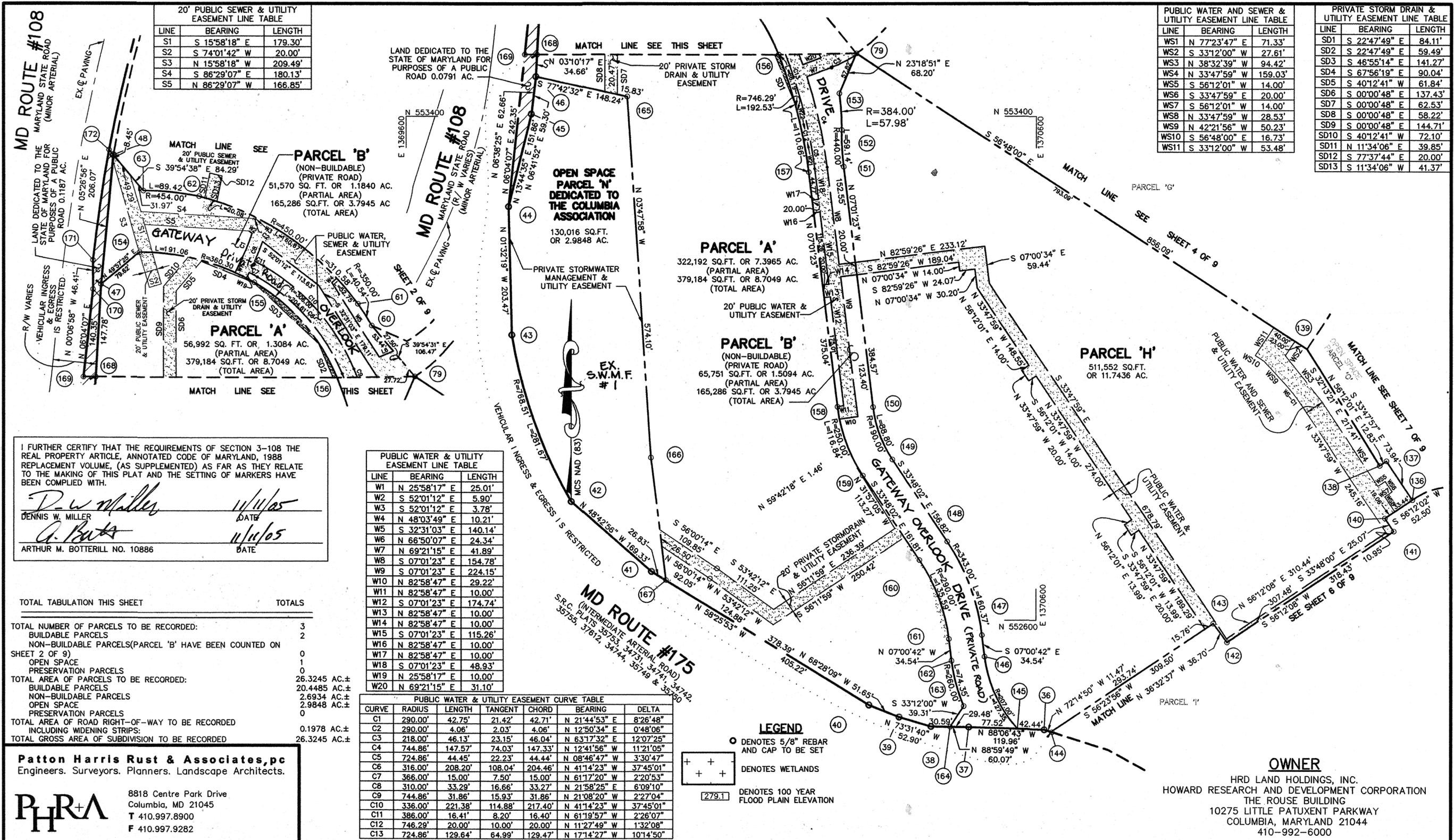
RECORDED AS PLAT No. 17875
ON 12-12-05
AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

**BENSON EAST
PARCELS 'A' THRU 'M'
AND OPEN SPACE
PARCELS 'N' & 'O'**

S-03-05, FDP-240, PB 360, WP-04-113,
WP-04-135 & SDP-04-163

6TH ELECTION DISTRICT HOWARD COUNTY, MARYLAND
GRID 20 TAX MAP NO. 37 PARCEL 382, P/O PARCEL 547;
GRID 2 TAX MAP 43 P/O PARCEL 587 ZONED: NT
SCALE: 1" = 100' DATE: 07-27-05 SHEET: 4 OF 9

11621/1-0/SURVEY/FINAL/005 PLAT.DWG



20' PUBLIC SEWER & UTILITY EASEMENT LINE TABLE

LINE	BEARING	LENGTH
S1	S 15°58'18" E	179.30'
S2	S 74°01'42" W	20.00'
S3	N 15°58'18" W	209.49'
S4	S 86°29'07" E	180.13'
S5	N 86°29'07" W	166.85'

PUBLIC WATER AND SEWER & UTILITY EASEMENT LINE TABLE

LINE	BEARING	LENGTH
WS1	N 77°23'47" E	71.33'
WS2	S 33°12'00" W	27.61'
WS3	N 38°32'39" W	94.42'
WS4	N 33°47'59" W	159.03'
WS5	S 56°12'01" W	14.00'
WS6	S 33°47'59" W	20.00'
WS7	S 56°12'01" W	14.00'
WS8	N 33°47'59" W	28.53'
WS9	N 42°21'56" W	50.23'
WS10	S 56°48'00" E	16.73'
WS11	S 33°12'00" W	53.48'

PRIVATE STORM DRAIN & UTILITY EASEMENT LINE TABLE

LINE	BEARING	LENGTH
SD1	S 22°47'49" E	84.11'
SD2	S 22°47'49" E	59.49'
SD3	S 46°55'14" E	141.27'
SD4	S 67°56'19" E	90.04'
SD5	S 40°12'41" W	61.84'
SD6	S 00°00'48" E	137.43'
SD7	S 00°00'48" E	62.53'
SD8	S 00°00'48" E	58.22'
SD9	S 00°00'48" E	144.71'
SD10	S 40°12'41" W	72.10'
SD11	N 11°34'06" E	39.85'
SD12	S 77°37'44" E	20.00'
SD13	S 11°34'06" W	41.37'

I FURTHER CERTIFY THAT THE REQUIREMENTS OF 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 AND THE SETTING OF MARKERS HAVE BEEN COMPLIED WITH.

Dennis W. Miller 11/11/05
DENNIS W. MILLER DATE

Arthur M. Botterill 11/11/05
ARTHUR M. BOTTERILL NO. 10886 DATE

TOTAL TABULATION THIS SHEET

	TOTALS
TOTAL NUMBER OF PARCELS TO BE RECORDED:	3
BUILDABLE PARCELS	2
NON-BUILDABLE PARCELS (PARCEL 'B' HAVE BEEN COUNTED ON SHEET 2 OF 9)	0
OPEN SPACE	1
PRESERVATION PARCELS	0
TOTAL AREA OF PARCELS TO BE RECORDED:	26.3245 AC.±
BUILDABLE PARCELS	20.4485 AC.±
NON-BUILDABLE PARCELS	2.6934 AC.±
OPEN SPACE	2.9848 AC.±
PRESERVATION PARCELS	0
TOTAL AREA OF ROAD RIGHT-OF-WAY TO BE RECORDED INCLUDING WIDENING STRIPS:	0.1978 AC.±
TOTAL GROSS AREA OF SUBDIVISION TO BE RECORDED	26.3245 AC.±

Patton Harris Rust & Associates, pc
Engineers. Surveyors. Planners. Landscape Architects.

PHRA

8818 Centre Park Drive
Columbia, MD 21045
T 410.997.8900
F 410.997.9282

PUBLIC WATER & UTILITY EASEMENT LINE TABLE

LINE	BEARING	LENGTH
W1	N 25°58'17" E	25.01'
W2	S 52°01'12" E	5.90'
W3	S 52°01'12" E	3.78'
W4	N 48°03'49" E	10.21'
W5	S 32°31'03" E	140.14'
W6	N 66°50'07" E	24.34'
W7	N 69°21'15" E	41.89'
W8	S 07°01'23" E	154.78'
W9	S 07°01'23" E	224.15'
W10	N 82°58'47" E	29.22'
W11	N 82°58'47" E	10.00'
W12	S 07°01'23" E	174.74'
W13	N 82°58'47" E	10.00'
W14	N 82°58'47" E	10.00'
W15	S 07°01'23" E	115.26'
W16	N 82°58'47" E	10.00'
W17	N 82°58'47" E	10.00'
W18	S 07°01'23" E	48.93'
W19	N 25°58'17" E	10.00'
W20	N 69°21'15" E	31.10'

PUBLIC WATER & UTILITY EASEMENT CURVE TABLE

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	290.00'	42.75'	21.42'	42.71'	N 21°44'53" E	8°26'48"
C2	290.00'	4.06'	2.03'	4.06'	N 12°50'34" E	0°48'06"
C3	218.00'	46.13'	23.15'	46.04'	N 63°17'32" E	12°07'25"
C4	744.86'	147.57'	74.03'	147.33'	N 12°41'58" W	11°21'05"
C5	724.86'	44.45'	22.23'	44.44'	N 08°46'47" W	3°30'47"
C6	316.00'	208.20'	108.04'	204.46'	N 41°14'23" W	37°45'01"
C7	366.00'	15.00'	7.50'	15.00'	N 61°17'20" W	2°20'53"
C8	310.00'	33.29'	16.66'	33.27'	N 21°58'25" E	6°09'10"
C9	744.86'	31.86'	15.93'	31.86'	N 21°08'20" W	2°27'04"
C10	336.00'	221.38'	114.88'	217.40'	N 41°14'23" W	37°45'01"
C11	388.00'	16.41'	8.20'	16.40'	N 61°19'57" W	2°28'07"
C12	746.29'	20.00'	10.00'	20.00'	N 11°27'49" W	1°32'08"
C13	724.86'	129.64'	64.99'	129.47'	N 17°14'27" W	10°14'50"

LEGEND

- DENOTES 5/8" REBAR AND CAP TO BE SET
- ⊕ DENOTES WETLANDS
- [279.1] DENOTES 100 YEAR FLOOD PLAIN ELEVATION

OWNER
HRD LAND HOLDINGS, INC.
HOWARD RESEARCH AND DEVELOPMENT CORPORATION
THE ROUSE BUILDING
10275 LITTLE PATUXENT PARKWAY
COLUMBIA, MARYLAND 21044
410-992-6000

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

Robert J. Dale 12/7/05
HOWARD COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING.

Arthur M. Botterill 11/30/05
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

Max L. Lygal 12/5/05
DIRECTOR DATE

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS A PART OF THE LAND WHICH WAS ACQUIRED BY HRD LAND HOLDINGS, INC. FROM THE HOWARD RESEARCH AND DEVELOPMENT CORPORATION BY DEED DATED DECEMBER 18, 2000 AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER 5289 AT FOLIO 330 et seq. HRD LAND HOLDINGS, INC. SUBSEQUENTLY CHANGED ITS NAME TO THE HOWARD RESEARCH AND DEVELOPMENT CORPORATION BY ARTICLES OF AMENDMENT WITH A NAME CHANGE FILED JANUARY 5, 2001, 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 AMENDED.

Arthur M. Botterill 11/11/05
ARTHUR M. BOTTERILL
PROFESSIONAL LAND SURVEYOR
MD REGISTRATION NO. 10886 DATE

OWNER'S CERTIFICATE

THE HOWARD RESEARCH AND DEVELOPMENT CORPORATION, OWNER 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 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 AND FLOOD PLAINS 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 FLOOD PLAINS, 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 MY/OUR HANDS THIS 11th DAY OF November, 2005.

Dennis W. Miller 11/11/05
DENNIS W. MILLER, VICE PRESIDENT DATE

James D. Lano 11/11/05
JAMES D. LANO, ASSISTANT SECRETARY DATE

RECORDED AS PLAT No. 17876
ON 12-12-05
AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

**BENSON EAST
PARCELS 'A' THRU 'M'
AND OPEN SPACE
PARCELS 'N' & 'O'**

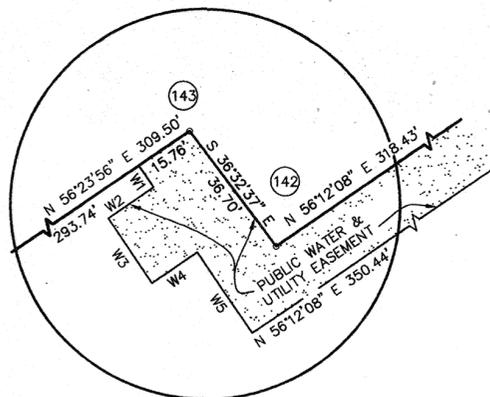
S-03-CS, FDP-240, PB 360, WP-04-113,
WP-04-135 & SDP-04-163

6TH ELECTION DISTRICT HOWARD COUNTY, MARYLAND
GRID 20 TAX MAP NO. 37 PARCEL 382, P/O PARCEL 547;
GRID 2 TAX MAP 43 P/O PARCEL 587 ZONED: N1
SCALE: 1" = 100' DATE: 07-27-05 SHEET: 5 OF 9
11621-A-0/SURVEY/FINAL/008 PLAT.DWG

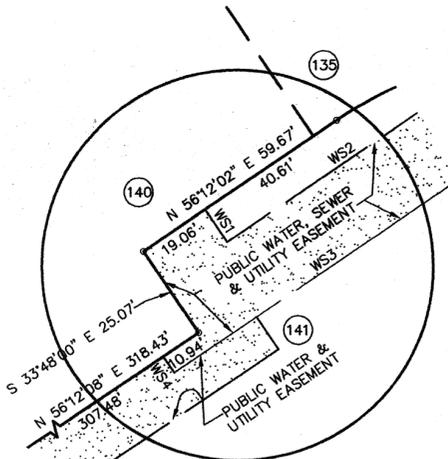
F-05-58

I FURTHER CERTIFY THAT THE REQUIREMENTS OF 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 AND THE SETTING OF MARKERS HAVE BEEN COMPLIED WITH.

Dennis W. Miller 11/11/05
 DENNIS W. MILLER DATE
Arthur M. Botterill 11/11/05
 ARTHUR M. BOTTERILL NO. 10886 DATE



DETAIL #1
1" = 30'



DETAIL #2
1" = 30'

PUBLIC WATER & UTILITY EASEMENT LINE TABLE

LINE	BEARING	LENGTH
W1	S 33°47'59" E	6.71'
W2	S 56°12'01" W	14.08'
W3	S 33°47'59" E	20.00'
W4	N 56°12'01" E	14.08'
W5	S 33°47'59" E	25.00'

PUBLIC WATER AND SEWER & UTILITY EASEMENT LINE TABLE

LINE	BEARING	LENGTH
WS1	S 33°47'59" E	10.07'
WS2	N 56°12'08" E	73.86'
WS3	S 56°12'08" W	95.58'
WS4	N 33°47'59" W	5.00'

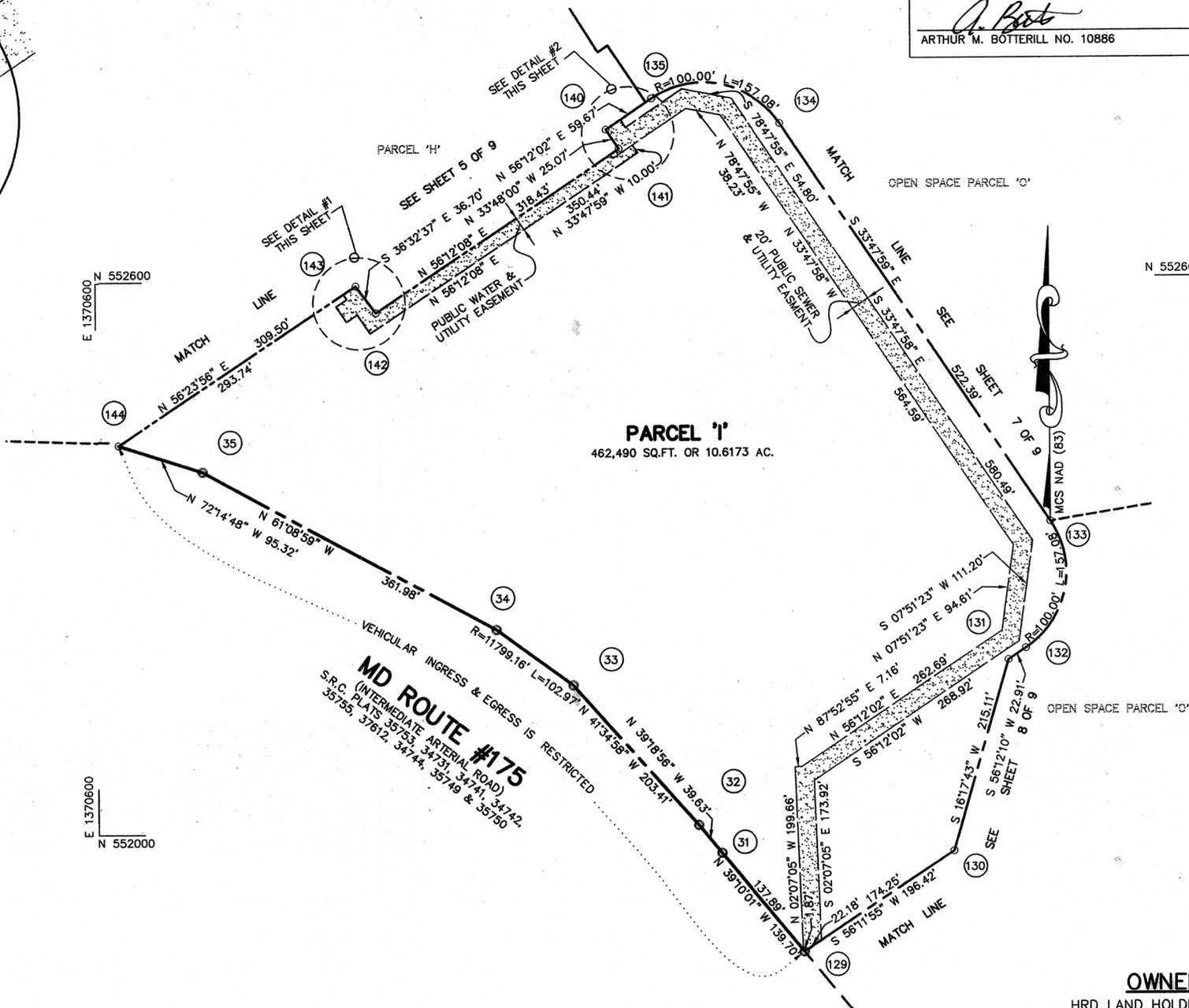
TOTAL TABULATION THIS SHEET	TOTALS
TOTAL NUMBER OF PARCELS TO BE RECORDED:	
BUILDABLE PARCELS	1
NON-BUILDABLE PARCELS	0
OPEN SPACE	0
PRESERVATION PARCELS	0
TOTAL AREA OF PARCELS TO BE RECORDED:	
BUILDABLE PARCELS	10.6173 AC.±
NON-BUILDABLE PARCELS	0
OPEN SPACE	0
PRESERVATION PARCELS	0
TOTAL AREA OF ROAD RIGHT-OF-WAY TO BE RECORDED INCLUDING WIDENING STRIPS:	0
TOTAL GROSS AREA OF SUBDIVISION TO BE RECORDED	10.6173 AC.±

Patton Harris Rust & Associates, pc
 Engineers. Surveyors. Planners. Landscape Architects.

PHRA
 8818 Centre Park Drive
 Columbia, MD 21045
 T 410.997.8900
 F 410.997.9282

LEGEND

- DENOTES 5/8" REBAR AND CAP TO BE SET
- ⊕ DENOTES WETLANDS
- 279.1 DENOTES 100 YEAR FLOOD PLAIN ELEVATION



OWNER
 HRD LAND HOLDINGS, INC.
 HOWARD RESEARCH AND DEVELOPMENT CORPORATION
 THE ROUSE BUILDING
 10275 LITTLE PATUXENT PARKWAY
 COLUMBIA, MARYLAND 21044

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

Robert J. Weber 12/2/05
 HOWARD COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING.

Michael J. ... 11/30/05
 CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

Mark ... 12/3/05
 DIRECTOR DATE

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS A PART OF THE LAND WHICH WAS ACQUIRED BY HRD LAND HOLDINGS, INC. FROM THE HOWARD RESEARCH AND DEVELOPMENT CORPORATION BY DEED DATED DECEMBER 18, 2000 AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER 5289 AT FOLIO 330 et seq. HRD LAND HOLDINGS, INC. SUBSEQUENTLY CHANGED ITS NAME TO THE HOWARD RESEARCH AND DEVELOPMENT CORPORATION BY ARTICLES OF AMENDMENT WITH A NAME CHANGE FILED JANUARY 5, 2001, 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 AMENDED.



Arthur M. Botterill
 ARTHUR M. BOTTERILL
 PROFESSIONAL LAND SURVEYOR
 MD REGISTRATION No. 10886

11/11/05
 DATE

OWNER'S CERTIFICATE

THE HOWARD RESEARCH AND DEVELOPMENT CORPORATION, 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 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 AND FLOOD PLAINS 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 FLOOD PLAINS, 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 MY/OUR HANDS THIS 11th DAY OF November, 2005.

Dennis W. Miller 11/11/05
 DENNIS W. MILLER, VICE PRESIDENT DATE
James D. Lano 11/11/05
 JAMES D. LANO, ASSISTANT SECRETARY DATE

RECORDED AS PLAT No. 17877
 ON 12-12-05
 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

**BENSON EAST
 PARCELS 'A' THRU 'M'
 AND OPEN SPACE
 PARCELS 'N' & 'O'**

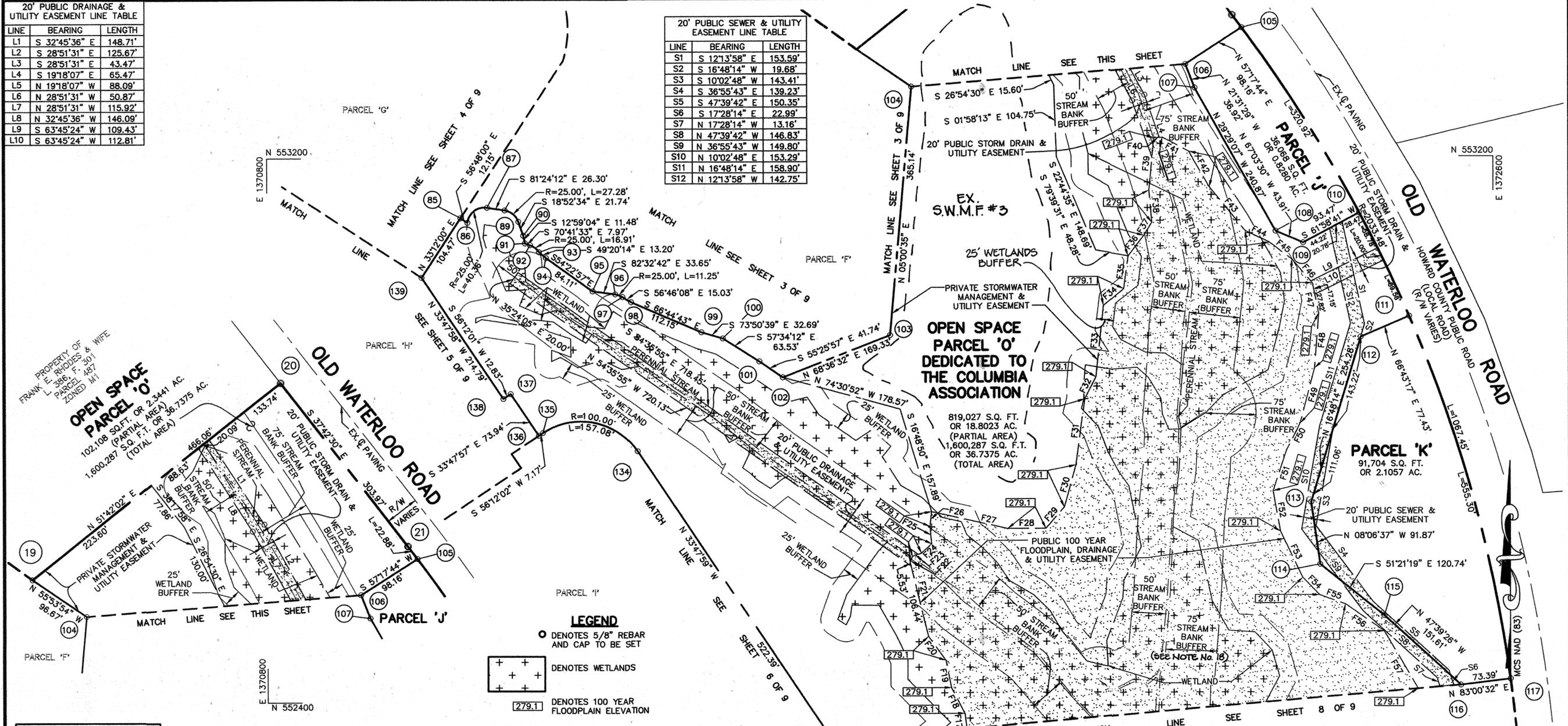
S-03-05, FDP-240, PB 360, WP-04-113,
 WP-04-135 & SDP-04-163
 6TH ELECTION DISTRICT HOWARD COUNTY, MARYLAND
 GRID 20 TAX MAP NO. 37 PARCEL 382, P/O PARCEL 547;
 GRID 2 TAX MAP 43 P/O PARCEL 587 ZONED: NT
 SCALE: 1" = 100' DATE: 07-27-05 SHEET: 6 OF 9
 11621/1-0/SURVEY/FINAL/001 PLAT.DWG

20' PUBLIC DRAINAGE & UTILITY EASEMENT LINE TABLE

LINE	BEARING	LENGTH
L1	S 32°45'36" E	148.71'
L2	S 28°51'31" E	125.67'
L3	S 28°51'31" E	43.47'
L4	S 19°18'07" E	65.47'
L5	N 19°18'07" W	88.09'
L6	N 28°51'31" W	50.87'
L7	N 28°51'31" W	115.92'
L8	N 32°45'36" W	146.09'
L9	S 63°45'24" W	109.43'
L10	S 63°45'24" W	112.81'

20' PUBLIC SEWER & UTILITY EASEMENT LINE TABLE

LINE	BEARING	LENGTH
S1	S 12°13'58" E	153.59'
S2	S 16°48'14" W	19.68'
S3	S 10°02'48" W	143.41'
S4	S 36°55'43" E	139.23'
S5	S 47°39'42" E	150.35'
S6	S 17°28'14" E	22.99'
S7	N 17°28'14" W	13.16'
S8	N 47°39'42" W	146.83'
S9	N 36°55'43" W	149.80'
S10	N 10°02'48" E	153.29'
S11	N 16°48'14" E	158.90'
S12	N 12°13'58" W	142.75'



NOTE:
FOR FLOODPLAIN METES AND BOUNDS, SEE SHEET 8 OF 9.

Patton Harris Rust & Associates, pc
Engineers. Surveyors. Planners. Landscape Architects.

PHRA
8818 Centre Park Drive
Columbia, MD 21045
T 410.997.8900
F 410.997.9282

TOTAL TABULATION THIS SHEET	TOTALS
TOTAL NUMBER OF PARCELS TO BE RECORDED:	3
BUILDABLE PARCELS	2
NON-BUILDABLE PARCELS	1
OPEN SPACE	0
PRESERVATION PARCELS	0
TOTAL AREA OF PARCEL TO BE RECORDED:	24.0801 AC.±
BUILDABLE PARCELS	2.9337 AC.±
NON-BUILDABLE PARCELS	21.1464 AC.±
OPEN SPACE	0
PRESERVATION PARCELS	0
TOTAL AREA OF ROAD RIGHT-OF-WAY TO BE RECORDED INCLUDING WIDENING STRIPS:	0
TOTAL GROSS AREA OF SUBDIVISION TO BE RECORDED	24.0801 AC.±

NOTE:
FOR WETLAND METES AND BOUNDS, SEE SHEET 9 OF 9.

I FURTHER CERTIFY THAT THE REQUIREMENTS OF 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 AND THE SETTING OF MARKERS HAVE BEEN COMPLIED WITH.

Dennis W. Miller 11/11/05
DENNIS W. MILLER / DATE

Arthur M. Botterill 11/11/05
ARTHUR M. BOTTERILL NO. 10886 / DATE

OWNER
HRD LAND HOLDINGS, INC.
HOWARD RESEARCH AND DEVELOPMENT CORPORATION
THE ROUSE BUILDING
10275 LITTLE PATUXENT PARKWAY
COLUMBIA, MARYLAND 21044
410-992-6000

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

Robert J. Weber 12/07/05
HOWARD COUNTY HEALTH OFFICER / DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING.

Mark H. Logg 12/19/05
DIRECTOR / DATE

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT. THAT IT IS A PART OF THE LAND WHICH WAS ACQUIRED BY HRD LAND HOLDINGS, INC. FROM THE HOWARD RESEARCH AND DEVELOPMENT CORPORATION BY DEED DATED DECEMBER 18, 2000 AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER 5289 AT FOLIO 330 et seq. HRD LAND HOLDINGS, INC. SUBSEQUENTLY CHANGED ITS NAME TO THE HOWARD RESEARCH AND DEVELOPMENT CORPORATION BY ARTICLES OF AMENDMENT WITH A NAME CHANGE FILED JANUARY 5, 2001, 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 AMENDED.

Arthur M. Botterill 11/11/05
ARTHUR M. BOTTERILL
PROFESSIONAL LAND SURVEYOR
MD REGISTRATION No. 10886 / DATE

OWNER'S CERTIFICATE

THE HOWARD RESEARCH AND DEVELOPMENT CORPORATION, OWNER 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 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 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 THE SAID EASEMENTS AND RIGHTS-OF-WAY.

WITNESS MY/OUR HANDS THIS 11th DAY OF November, 2005.

Dennis W. Miller 11/11/05
DENNIS W. MILLER, VICE PRESIDENT / DATE

James D. Lano 11/11/05
JAMES D. LANO, ASSISTANT SECRETARY / DATE

RECORDED AS PLAT No. 17878
ON 12-12-05
AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

BENSON EAST PARCELS 'A' THRU 'M' AND OPEN SPACE PARCELS 'N' & 'O'

S-03-05, FDP-240, PB 360, WP-04-113, WP-04-135 & SDP-04-163

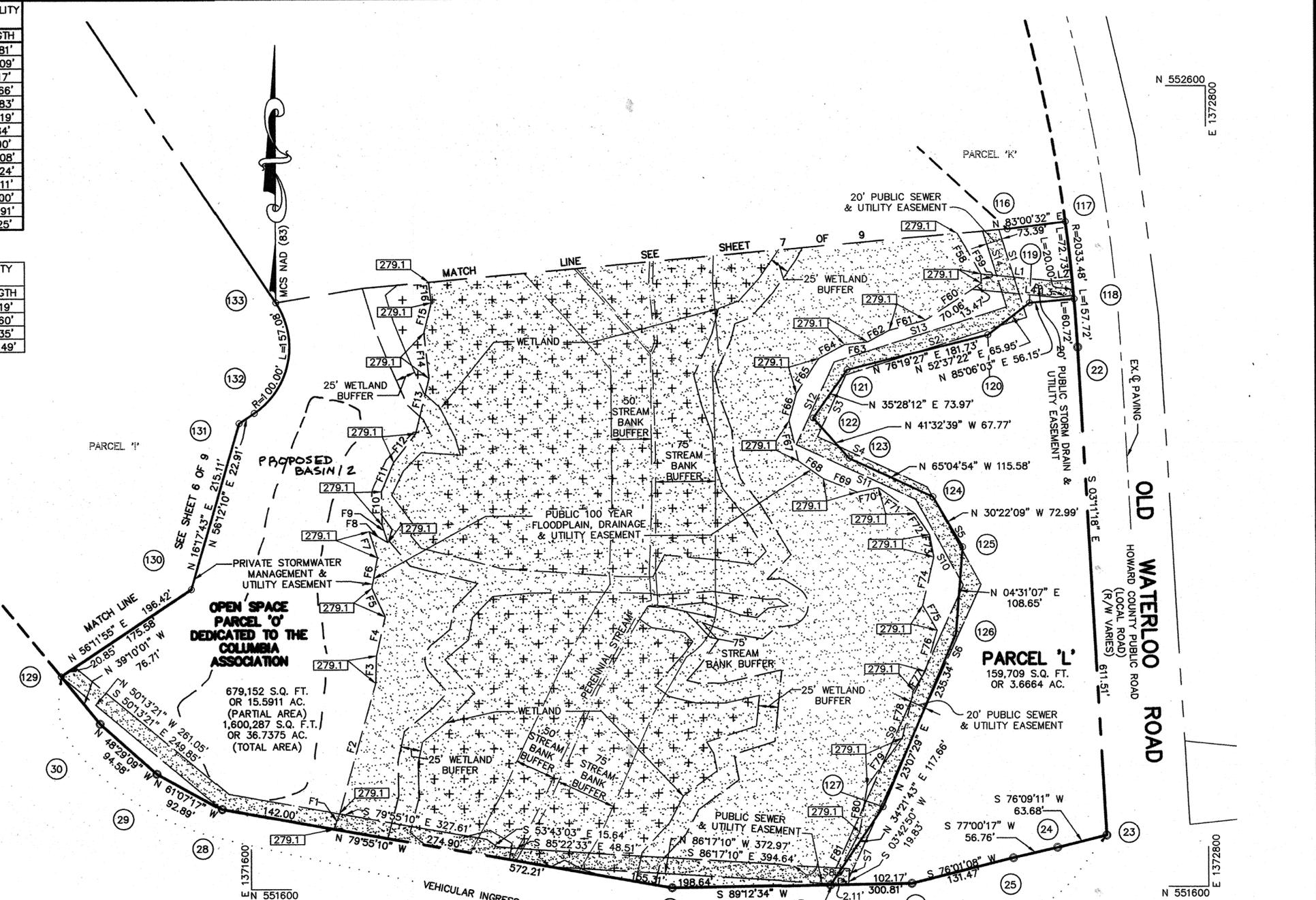
6TH ELECTION DISTRICT HOWARD COUNTY, MARYLAND
GRID 20 TAX MAP NO. 37 PARCEL 382, P/O PARCEL 547;
GRID 2 TAX MAP 43 P/O PARCEL 587 ZONED: NT
SCALE: 1" = 100' DATE: 07-27-05 SHEET: 7 OF 9

11621/1-0/SURVEY/FINAL/003 PLAT.DWG

LINE	BEARING	LENGTH	LINE	BEARING	LENGTH
F1	N 20°49'47" E	21.22'	F42	S 29°56'14" E	60.36'
F2	N 15°42'17" E	168.01'	F43	S 39°11'07" E	83.01'
F3	N 01°53'43" E	34.78'	F44	S 64°31'02" E	39.63'
F4	S 12°51'34" W	50.30'	F45	S 52°34'35" E	40.92'
F5	N 24°39'59" W	39.87'	F46	S 40°57'11" E	46.31'
F6	N 10°48'24" E	38.19'	F47	S 11°37'51" E	44.97'
F7	N 17°30'57" W	34.42'	F48	S 04°22'48" W	81.18'
F8	S 59°30'13" E	27.19'	F49	S 14°45'42" W	84.65'
F9	N 18°06'47" W	22.87'	F50	S 26°50'44" W	44.19'
F10	N 00°56'08" W	41.91'	F51	S 18°27'45" W	63.23'
F11	N 23°05'06" E	39.62'	F52	S 10°16'38" E	59.93'
F12	N 37°39'37" E	45.26'	F53	S 25°45'17" E	75.02'
F13	N 13°50'16" E	71.32'	F54	S 43°55'58" E	35.60'
F14	N 06°15'18" W	57.64'	F55	S 70°31'36" E	40.02'
F15	N 14°12'50" E	38.90'	F56	S 54°54'54" E	69.81'
F16	N 07°29'08" W	26.06'	F57	S 30°24'04" E	97.90'
F17	N 07°29'08" W	22.73'	F58	S 30°24'04" E	58.92'
F18	N 27°19'37" W	42.51'	F59	S 00°40'55" E	11.63'
F19	N 11°18'20" W	40.97'	F60	S 56°51'51" W	83.53'
F20	N 36°01'05" W	43.77'	F61	S 74°27'26" W	47.32'
F21	N 13°43'53" W	111.97'	F62	S 61°57'49" W	30.70'
F22	N 19°24'08" E	9.64'	F63	S 84°03'46" W	29.20'
F23	N 71°24'51" E	14.04'	F64	S 61°59'05" W	36.66'
F24	N 47°58'36" E	20.42'	F65	S 33°04'18" W	52.32'
F25	N 05°34'58" W	25.62'	F66	S 15°16'44" W	35.36'
F26	N 06°21'19" E	21.55'	F67	S 12°58'00" E	51.67'
F27	S 77°25'08" E	114.56'	F68	S 54°13'25" E	38.35'
F28	S 89°59'03" E	56.10'	F69	S 68°21'42" E	45.91'
F29	N 41°30'19" E	41.27'	F70	N 78°36'27" E	26.93'
F30	N 15°30'23" E	64.20'	F71	S 54°29'19" E	56.88'
F31	N 07°47'06" E	98.04'	F72	S 34°07'31" E	31.32'
F32	N 26°54'06" E	36.45'	F73	S 10°27'42" E	28.68'
F33	N 06°08'00" E	106.16'	F74	S 13°04'58" W	61.58'
F34	N 50°15'29" E	38.68'	F75	S 29°37'03" E	36.25'
F35	N 07°55'22" E	48.44'	F76	S 16°23'22" W	53.76'
F36	N 37°57'02" E	37.90'	F77	S 31°24'15" W	28.30'
F37	N 31°20'54" E	22.53'	F78	S 13°35'15" W	60.79'
F38	N 05°01'47" W	47.55'	F79	S 36°42'48" W	74.39'
F39	N 05°32'22" E	77.10'	F80	S 09°23'26" W	58.37'
F40	N 85°52'15" E	12.37'	F81	S 28°01'11" W	74.53'
F41	S 61°31'23" E	44.38'			

LINE	BEARING	LENGTH
S1	N 17°28'14" W	114.81'
S2	N 72°31'46" E	238.09'
S3	N 24°55'06" E	85.17'
S4	N 65°04'54" W	151.66'
S5	N 28°50'52" W	138.83'
S6	N 24°31'05" E	403.19'
S7	S 03°42'50" W	11.84'
S8	N 86°17'10" W	16.90'
S9	N 24°31'05" E	388.08'
S10	N 28°50'52" W	122.24'
S11	N 65°04'54" W	165.11'
S12	N 24°55'06" E	114.00'
S13	N 72°31'46" E	226.91'
S14	N 17°28'14" W	99.25'

LINE	BEARING	LENGTH
L1	N 84°20'29" W	94.19'
L2	S 83°44'09" W	20.60'
L3	S 83°44'09" W	22.35'
L4	N 84°20'29" W	105.49'



I FURTHER CERTIFY THAT THE REQUIREMENTS OF 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 PLAN AND THE SETTING OF MARKERS HAVE BEEN COMPLIED WITH.

Dennis W. Miller 11/11/05
DENNIS W. MILLER DATE

Arthur M. Botterill 11/11/05
ARTHUR M. BOTTERILL NO. 10886 DATE

TOTAL TABULATION THIS SHEET	TOTALS
TOTAL NUMBER OF PARCELS TO BE RECORDED:	
BUILDABLE PARCELS	1
NON-BUILDABLE PARCELS	0
OPEN SPACE (O.S. PARCEL 'O' HAVE BEEN COUNTED ON SHEET 7 OF 9)	0
PRESERVATION PARCELS	0
TOTAL AREA OF PARCELS TO BE RECORDED:	
BUILDABLE PARCELS	3.6664 AC. ±
NON-BUILDABLE PARCELS	0
OPEN SPACE	15.5911 AC. ±
PRESERVATION PARCELS	0
TOTAL AREA OF ROAD RIGHT-OF-WAY TO BE RECORDED INCLUDING WIDENING STRIPS:	0
TOTAL GROSS AREA OF SUBDIVISION TO BE RECORDED	19.2575 AC. ±

Patton Harris Rust & Associates, pc
Engineers. Surveyors. Planners. Landscape Architects.

PHRA 8818 Centre Park Drive
Columbia, MD 21045
T 410.997.8900
F 410.997.9282

LEGEND

○ DENOTES 5/8" REBAR AND CAP TO BE SET

++ DENOTES WETLANDS

279.1 DENOTES 100 YEAR FLOODPLAIN ELEVATION

NOTE:
FOR WETLAND METES AND BOUNDS, SEE SHEET 9 OF 9.

MD ROUTE #175
(INTERMEDIATE ARTERIAL ROAD)
S.R.C. PLATS 35753, 34731, 34741, 34742, 35755, 37612, 34744, 35749 & 35750

OWNER
HRD LAND HOLDINGS, INC.
HOWARD RESEARCH AND DEVELOPMENT CORPORATION
THE ROUSE BUILDING
10275 LITTLE PATUXENT PARKWAY
COLUMBIA, MARYLAND 21044
410-992-6000

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

Robert J. Wala 12/2/05
HOWARD COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING.

Mark Dammann 11/30/05
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

Mark Dammann 11/30/05
DIRECTOR DATE

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT: THAT IT IS A PART OF THE LAND WHICH WAS ACQUIRED BY HRD LAND HOLDINGS, INC. FROM THE HOWARD RESEARCH AND DEVELOPMENT CORPORATION BY DEED DATED DECEMBER 18, 2000 AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER 5289 AT FOLIO 330 et seq. HRD LAND HOLDINGS, INC. SUBSEQUENTLY CHANGED ITS NAME TO THE HOWARD RESEARCH AND DEVELOPMENT CORPORATION BY ARTICLES OF AMENDMENT WITH A NAME CHANGE FILED JANUARY 5, 2001, 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 AMENDED.

Arthur M. Botterill 11/11/05
ARTHUR M. BOTTERILL
PROFESSIONAL LAND SURVEYOR
MD REGISTRATION No. 10886



OWNER'S CERTIFICATE

THE HOWARD RESEARCH AND DEVELOPMENT CORPORATION, OWNER 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 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 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 THE SAID EASEMENTS AND RIGHTS-OF-WAY.

WITNESS MY/OUR HANDS THIS 11th DAY OF November, 2005.

Dennis W. Miller 11/11/05
DENNIS W. MILLER, VICE PRESIDENT DATE

James D. Laro 11/11/05
JAMES D. LARO, ASSISTANT SECRETARY DATE

RECORDED AS PLAT No. 17819
ON 12-12-05
AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

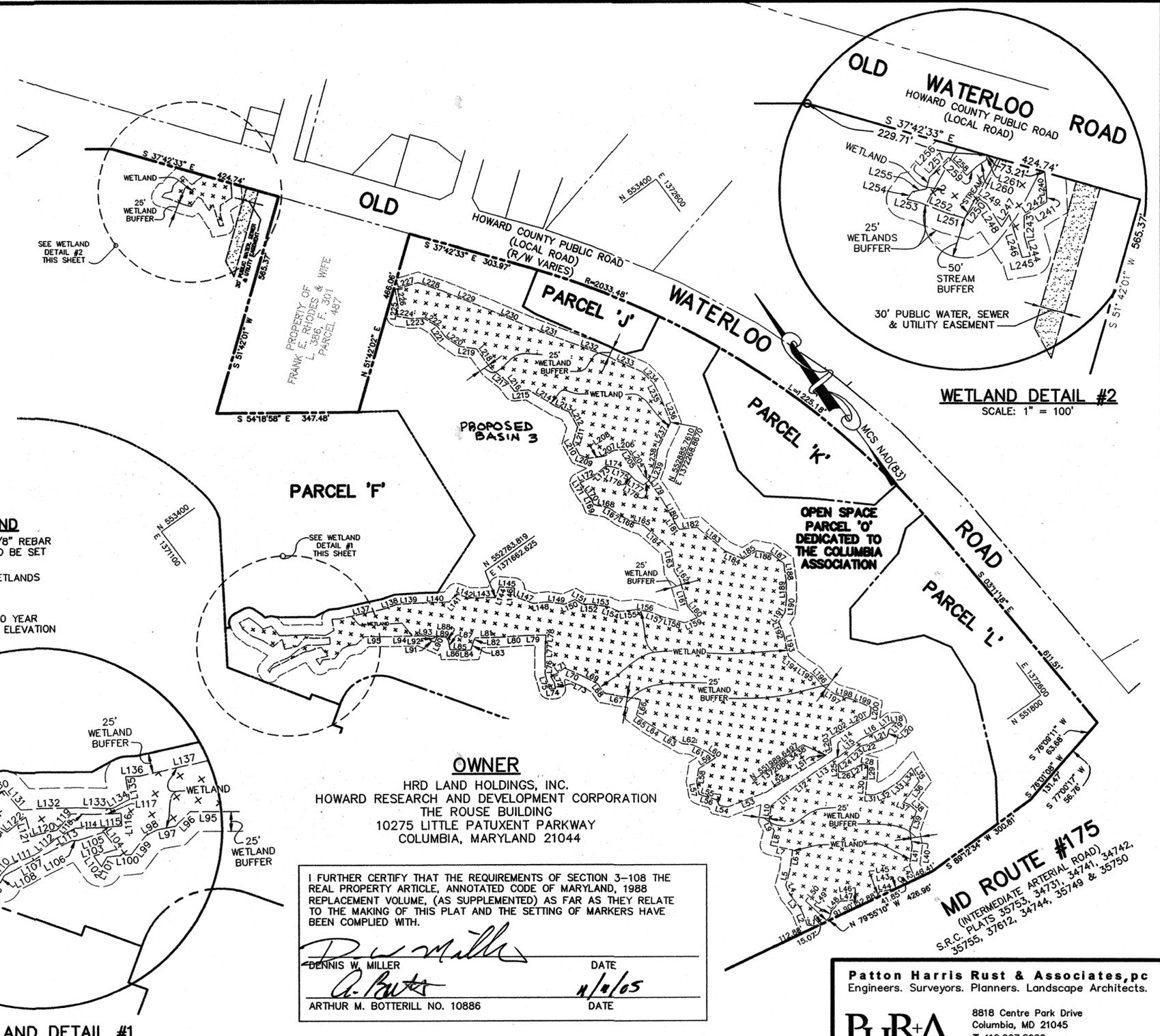
BENSON EAST PARCELS 'A' THRU 'M' AND OPEN SPACE PARCELS 'N' & 'O'

S-03-05, FDP-240, PB 360, WP-04-113, WP-04-135 & SDP-04-163

6TH ELECTION DISTRICT HOWARD COUNTY, MARYLAND
GRID 20 TAX MAP NO. 37 PARCEL 382, P/O PARCEL 547;
GRID 2 TAX MAP 43 P/O PARCEL 587 ZONED: NT
SCALE: 1" = 100' DATE: 07-27-05 SHEET: 8 OF 9

11621/1-0/SURVEY/FINAL/004 PLAT.DWG

LINE	BEARING	LENGTH	LINE	BEARING	LENGTH	LINE	BEARING	LENGTH	LINE	BEARING	LENGTH
L1	N 50°27'04" W	24.71'	L76	N 36°45'43" E	36.10'	L151	S 22°56'34" E	20.79'	L226	S 25°33'38" W	43.18'
L2	N 14°49'11" E	43.91'	L77	N 36°01'35" E	42.47'	L152	S 50°53'38" E	28.09'	L227	N 70°39'02" W	59.24'
L3	N 00°49'41" W	44.77'	L78	N 43°51'10" E	17.94'	L153	S 44°30'05" E	31.94'	L228	N 34°18'45" W	61.59'
L4	N 12°19'37" E	25.90'	L79	S 54°52'00" E	43.86'	L154	S 34°24'47" E	32.86'	L229	N 31°24'47" W	124.76'
L5	N 51°07'40" E	38.53'	L80	S 57°36'59" E	71.94'	L155	S 59°27'25" E	41.17'	L230	N 30°00'33" W	104.13'
L6	N 43°41'03" E	51.36'	L81	S 54°49'43" E	58.38'	L156	S 45°49'49" E	32.84'	L231	N 32°22'14" W	109.70'
L7	N 41°13'33" W	55.96'	L82	S 65°10'21" W	8.83'	L157	S 30°26'32" E	35.52'	L232	N 33°20'26" W	94.94'
L8	N 50°30'25" E	38.09'	L83	S 51°26'28" W	23.23'	L158	S 39°19'54" E	57.33'	L233	N 29°27'14" W	99.87'
L9	N 10°21'46" E	28.72'	L84	N 56°52'19" W	21.77'	L159	S 76°28'52" E	32.09'	L234	N 07°54'56" W	41.00'
L10	N 44°05'53" E	36.83'	L85	N 46°47'37" W	15.32'	L160	N 03°17'26" W	37.48'	L235	N 11°20'41" E	39.00'
L11	N 85°02'26" E	47.50'	L86	N 54°07'38" W	14.22'	L161	N 20°31'11" E	68.36'	L236	N 14°47'43" E	65.91'
L12	N 89°23'45" E	81.64'	L87	N 26°13'10" E	21.57'	L162	N 03°22'14" E	25.56'	L237	N 60°58'57" E	75.80'
L13	N 88°21'03" E	69.19'	L88	N 03°27'48" E	11.88'	L163	N 27°52'53" E	55.10'	L238	N 44°23'09" E	37.80'
L14	S 74°39'58" E	8.49'	L89	S 50°48'44" E	21.14'	L164	N 11°23'35" W	90.91'	L239	N 58°05'01" E	41.97'
L15	S 86°25'55" W	69.23'	L90	N 62°12'04" E	15.38'	L165	N 35°22'55" W	25.44'	L240	N 30°58'49" E	18.18'
L16	N 81°19'46" W	68.39'	L91	S 29°30'42" E	13.55'	L166	N 28°00'46" W	33.20'	L241	N 33°34'03" E	19.06'
L17	S 89°06'31" W	15.10'	L92	N 80°30'02" W	18.63'	L167	N 20°47'27" W	39.83'	L242	S 86°20'22" E	32.94'
L18	N 57°43'15" W	14.71'	L93	S 50°48'44" E	37.73'	L168	N 42°46'45" W	36.35'	L243	N 35°23'40" E	25.79'
L19	N 81°54'08" E	25.54'	L94	S 55°27'13" E	78.86'	L169	N 14°06'23" E	14.48'	L244	N 19°36'07" E	25.94'
L20	N 49°47'12" E	18.37'	L95	S 54°01'01" E	60.16'	L170	N 00°42'52" W	23.18'	L245	S 63°23'29" E	9.97'
L21	S 80°24'36" E	20.75'	L96	S 80°37'59" W	26.17'	L171	N 05°19'00" W	27.40'	L246	N 19°33'28" W	55.96'
L22	S 70°22'37" E	47.96'	L97	N 64°04'05" W	22.13'	L172	S 80°14'22" E	36.67'	L247	N 68°37'26" E	17.84'
L23	N 84°36'50" E	58.60'	L98	N 82°32'42" W	15.89'	L173	N 86°05'57" E	39.92'	L248	S 03°37'39" E	34.03'
L24	S 85°33'41" E	12.98'	L99	S 72°55'08" W	30.11'	L174	S 47°09'32" E	22.21'	L249	S 20°11'24" E	10.61'
L25	N 32°58'19" E	19.32'	L100	N 59°15'09" W	29.62'	L175	S 30°47'28" E	36.50'	L250	S 72°51'12" W	29.96'
L26	N 45°35'18" W	18.25'	L101	S 65°01'35" W	14.28'	L176	S 05°11'08" E	23.12'	L251	S 38°33'22" E	18.90'
L27	N 81°03'16" W	42.26'	L102	N 00°28'52" E	16.67'	L177	S 22°39'32" E	24.54'	L252	S 32°24'44" E	40.64'
L28	N 41°33'41" W	15.00'	L103	S 70°04'51" E	30.08'	L178	N 88°21'28" E	17.67'	L253	S 39°29'13" E	15.03'
L29	N 35°40'50" E	18.37'	L104	N 01°10'17" W	27.20'	L179	N 02°41'18" E	58.62'	L254	S 71°41'50" W	11.94'
L30	N 41°45'23" E	54.81'	L105	N 72°06'51" W	32.77'	L180	N 07°14'04" E	66.27'	L255	N 65°01'45" W	17.10'
L31	N 53°17'08" W	21.66'	L106	N 56°48'51" W	7.94'	L181	N 02°35'27" E	19.23'	L256	S 50°49'50" W	15.36'
L32	N 76°05'37" W	34.26'	L107	N 81°19'14" W	93.26'	L182	N 61°24'58" W	42.53'	L257	S 80°05'05" W	33.72'
L33	N 89°20'43" W	36.75'	L108	N 60°30'34" W	10.31'	L183	N 12°39'11" W	90.75'	L258	N 09°03'13" W	31.32'
L34	S 77°41'12" W	44.26'	L109	N 02°05'12" E	7.09'	L184	N 29°10'21" W	49.68'	L259	S 83°40'28" W	16.13'
L35	N 05°41'38" E	38.64'	L110	N 78°10'41" E	22.58'	L185	N 86°22'33" W	38.54'	L260	N 87°29'06" W	14.36'
L36	N 72°48'43" E	65.57'	L111	S 76°04'31" E	36.91'	L186	N 43°14'39" W	36.86'	L261	S 47°39'22" W	5.97'
L37	N 31°31'26" W	17.00'	L112	N 86°57'43" E	29.49'	L187	N 15°49'46" W	39.39'			
L38	N 10°42'28" W	22.35'	L113	N 83°35'04" E	26.29'	L188	N 28°22'06" E	43.26'			
L39	N 54°06'26" E	52.59'	L114	S 54°34'22" E	33.84'	L189	N 34°49'31" E	44.33'			
L40	N 27°32'02" E	37.45'	L115	S 59°50'53" E	23.37'	L190	N 42°14'08" E	36.77'			
L41	N 43°06'36" E	50.83'	L116	N 33°44'02" E	15.65'	L191	N 69°51'26" E	27.39'			
L42	N 12°34'13" E	37.00'	L117	S 56°15'58" E	33.56'	L192	N 14°36'27" E	32.15'			
L43	S 72°38'39" E	23.67'	L118	S 52°23'32" E	27.63'	L193	N 23°33'06" E	57.55'			
L44	S 63°49'53" E	28.50'	L119	S 76°51'22" W	27.04'	L194	N 14°06'45" W	39.06'			
L45	N 64°15'40" E	18.62'	L120	N 67°09'06" W	32.30'	L195	N 20°18'13" W	38.18'			
L46	N 09°35'59" E	20.27'	L121	N 21°22'35" E	25.35'	L196	N 03°32'31" W	35.29'			
L47	N 58°56'21" W	32.02'	L122	S 86°43'20" W	29.19'	L197	N 18°08'00" W	34.31'			
L48	S 75°44'45" W	32.54'	L123	N 22°26'36" W	33.51'	L198	N 37°31'17" W	44.51'			
L49	S 52°03'21" W	16.32'	L124	N 31°46'10" W	24.05'	L199	N 51°23'11" W	51.65'			
L50	S 83°51'01" W	22.16'	L125	N 16°11'12" W	27.95'	L200	N 44°19'24" E	22.04'			
L51	N 89°35'34" W	36.38'	L126	N 06°06'33" E	19.23'	L201	S 82°40'10" E	41.57'			
L52	N 85°56'53" W	153.84'	L127	S 81°24'12" E	26.30'	L202	S 84°27'36" E	71.33'			
L53	N 75°31'41" W	103.50'	L128	S 18°52'34" E	20.46'	L203	N 28°15'28" E	30.59'			
L54	N 39°44'52" W	20.53'	L129	S 12°59'04" E	23.97'	L204	N 11°03'43" W	15.81'			
L55	N 14°25'38" E	14.22'	L130	S 70°41'33" E	21.74'	L205	N 04°36'13" E	78.28'			
L56	N 36°14'54" W	46.02'	L131	S 03°49'10" E	30.94'	L206	S 56°16'47" E	31.88'			
L57	N 25°44'03" E	32.75'	L132	S 55°32'37" E	68.46'	L207	S 86°49'39" E	28.66'			
L58	N 44°36'07" E	32.97'	L133	S 52°14'10" E	43.66'	L208	S 62°23'47" E	40.39'			
L59	S 85°49'39" E	49.12'	L134	S 83°28'36" E	23.96'	L209	S 32°36'19" E	22.69'			
L60	N 16°54'02" W	23.12'	L135	N 26°45'46" E	28.63'	L210	S 07°09'52" W	34.94'			
L61	N 26°59'26" W	42.59'	L136	S 56°46'08" E	17.21'	L211	S 52°08'56" W	41.96'			
L62	N 47°43'42" W	26.12'	L137	S 66°44'43" E	115.88'	L212	S 06°45'44" W	42.36'			
L63	N 23°41'57" W	58.01'	L138	S 73°50'39" E	30.66'	L213	S 30°11'14" E	37.25'			
L64	N 21°56'12" W	39.15'	L139	S 57°34'12" E	59.48'	L214	S 22°26'57" E	77.66'			
L65	N 16°27'33" W	35.59'	L140	S 55°25'57" E	68.88'	L215	S 59°31'48" E	34.12'			
L66	N 50°37'12" E	39.30'	L141	N 75°59'34" E	27.73'	L216	S 00°09'31" E	30.33'			
L67	N 44°36'30" W	89.37'	L142	S 33°35'32" E	31.19'	L217	S 14°15'38" E	52.71'			
L68	N 00°17'52" W	29.44'	L143	S 54°47'26" E	66.12'	L218	S 00°46'30" W	59.74'			
L69	N 25°32'25" W	40.38'	L144	N 56°28'49" E	28.92'	L219	S 45°30'12" E	44.10'			
L70	N 29°35'40" W	49.77'	L145	S 48°19'30" E	36.82'	L220	S 18°23'19" E	39.86'			
L71	N 89°33'56" W	39.96'	L146	S 38°30'31" W	20.35'	L221	S 00°30'56" E	33.90'			
L72	S 07°55'00" W	16.70'	L147	S 32°22'15" E	50.08'	L222	S 22°32'10" E	39.63'			
L73	S 26°48'03" W	13.91'	L148	S 60°10'58" E	36.55'	L223	S 55°53'54" E	30.97'			
L74	N 56°59'44" W	14.55'	L149	S 45°03'36" E	40.44'	L224	S 44°25'23" E	33.99'			
L75	N 19°52'07" E	39.55'	L150	S 76°59'18" E	29.20'	L225	S 41°57'59" W	25.83'			



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

Robert J. Wala
HOWARD COUNTY HEALTH OFFICER
DATE 12/12/05

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING.

Arthur M. Botterill
CHIEF, DEVELOPMENT ENGINEERING DIVISION
DATE 11/30/05

Mark A. Wagle
DIRECTOR
DATE 12/9/05

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS A PART OF THE LAND WHICH WAS ACQUIRED BY HRD LAND HOLDINGS, INC. FROM THE HOWARD RESEARCH AND DEVELOPMENT CORPORATION BY DEED DATED DECEMBER 18, 2000 AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER 5289 AT FOLIO 330 et seq. HRD LAND HOLDINGS, INC. SUBSEQUENTLY CHANGED ITS NAME TO THE HOWARD RESEARCH AND DEVELOPMENT CORPORATION BY ARTICLES OF AMENDMENT WITH A NAME CHANGE FILED JANUARY 5, 2001, 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 AMENDED.

Arthur M. Botterill
ARTHUR M. BOTTERILL
PROFESSIONAL LAND SURVEYOR
MD REGISTRATION NO. 10886
DATE 11/10/05

OWNER'S CERTIFICATE

THE HOWARD RESEARCH AND DEVELOPMENT CORPORATION, OWNER 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 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 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 THE SAID EASEMENTS AND RIGHTS-OF-WAY.

WITNESS MY/OUR HANDS THIS 10th DAY OF November, 2005.

Dennis W. Miller
DENNIS W. MILLER, VICE PRESIDENT
DATE 11/10/05

James D. Lano
JAMES D. LANO, ASSISTANT SECRETARY
DATE 11/10/05

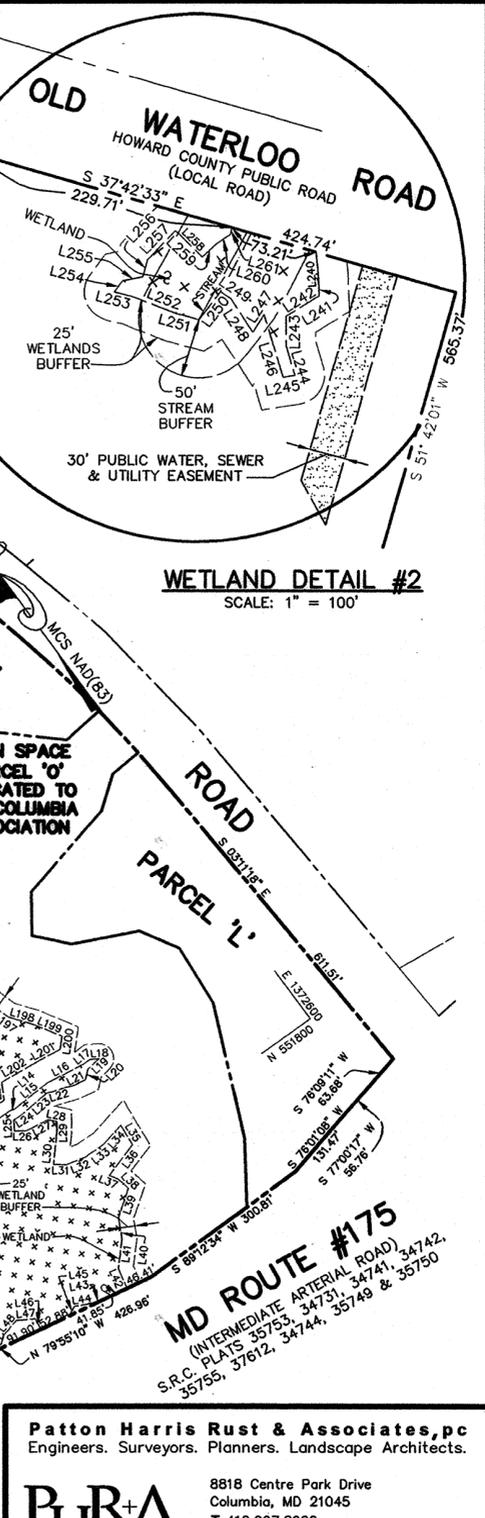
RECORDED AS PLAT No. 17880
ON 12-12-05
AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

**BENSON EAST
PARCELS 'A' THRU 'M'
AND OPEN SPACE
PARCELS 'N' & 'O'**

S-03-05, FDP-240, PB 360, WP-04-113,
WP-04-135 & SDP-04-163

6TH ELECTION DISTRICT HOWARD COUNTY, MARYLAND
GRID 20 TAX MAP NO. 37 PARCEL 382, P/O PARCEL 547;
GRID 2 TAX MAP 43 P/O PARCEL 587 ZONED: NT
SCALE: 1" = 200' DATE: 07-27-05 SHEET: 9 OF 9

11621/1-0/SURVEY/FINAL/001 PLAT.DWG



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