

NO.	NORTHING	EASTING	NO.	NORTHING	EASTING
1120	563,810.0526	1,316,263.3172	1140	564,167.0150	1,318,573.7516
1121	563,424.0485	1,315,958.0363	1141	564,090.7894	1,318,301.8544
1122	562,979.3776	1,315,417.5173	1142	563,986.5741	1,318,074.2268
1123	562,855.9841	1,315,604.9457	1143	563,871.1508	1,317,975.7103
1124	562,721.0706	1,316,011.4841	1144	563,713.8620	1,317,723.0604
1125	561,988.8355	1,315,775.3117	1145	563,465.7231	1,317,554.1904
1126	561,300.4736	1,315,984.3388			
1127	561,508.6529	1,316,686.0611			
1128	561,489.8066	1,316,752.0453			
1129	561,451.8542	1,317,271.4813			
1130	562,331.6355	1,317,311.5806			
1131	562,629.5985	1,317,308.8558			
1132	563,045.0234	1,317,175.6359			
1133	563,363.7796	1,317,543.6732			
1134	563,672.2489	1,317,752.6916			
1135	563,763.2322	1,317,899.2494			
1136	563,745.1183	1,317,934.7857			
1137	563,946.5118	1,318,105.4624			
1138	564,045.1754	1,318,319.7237			
1139	564,128.1047	1,318,614.0719			

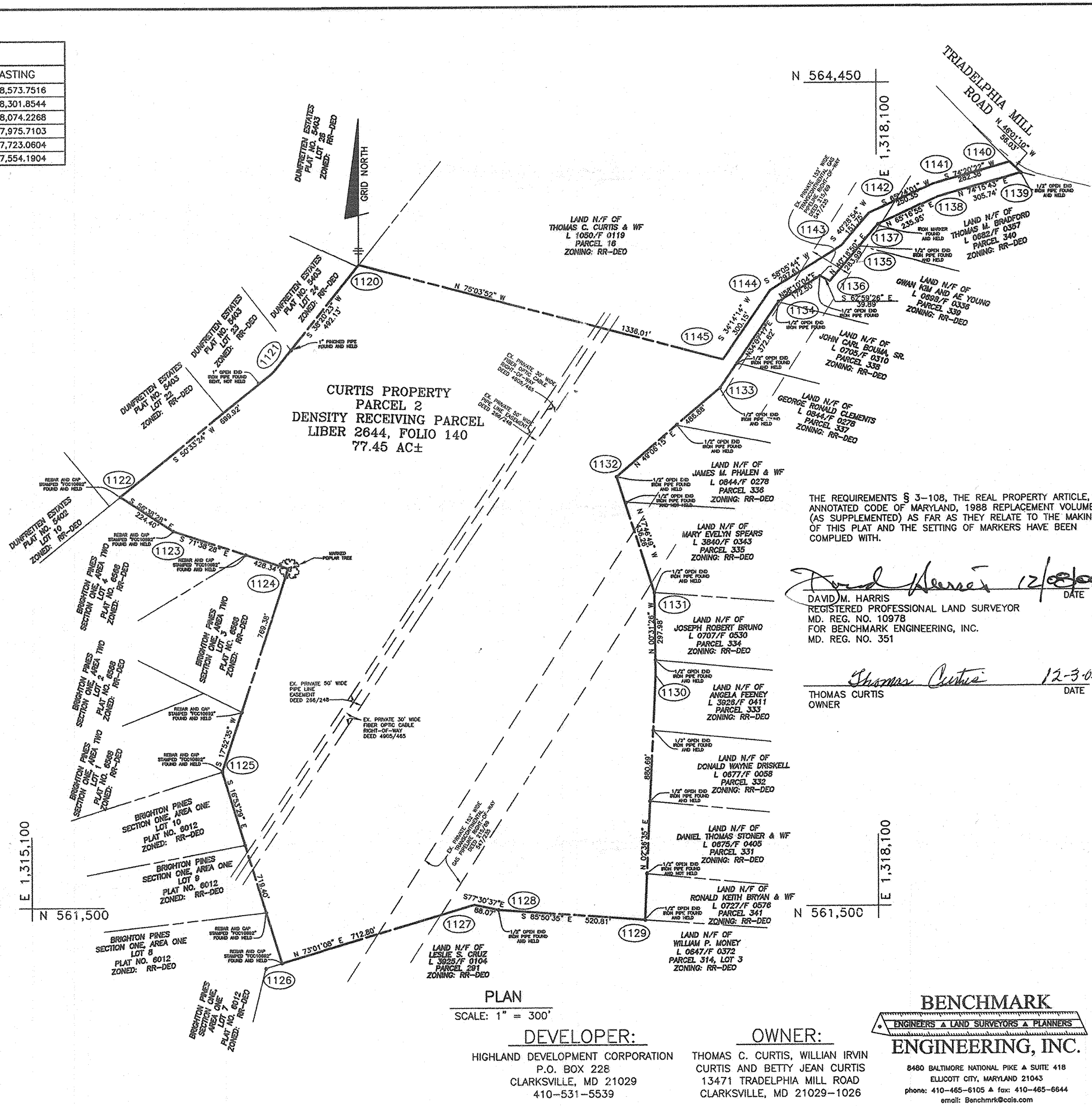
a. GROSS AREA OF SITE	77.45 AC.±
b. FLOODPLAIN ACREAGE	8.27 AC.±
c. STEEP SLOPES ACREAGE (25% OR GREATER)	0.66 AC.±
STEEP SLOPES ACREAGE NOT IN THE FLOODPLAIN	0.53 AC.±
d. NET ACREAGE	68.65 AC.±
e. BASE DENSITY	18*
f. MAXIMUM DENSITY	34*
g. PROPOSED UNITS	23
h. DEO's/CEO's REQUIRED	4*

\* AS APPROVED UNDER WP-03-93 THE GROSS ACREAGE OF PARCEL 2 IS GOING TO BE INCREASED TO 80.75 ACRES BY ADJOINER TRANSFER. THIS WILL RESULT IN A BASE DENSITY OF 19 UNITS AND A MAXIMUM DENSITY OF 35 UNITS.

RECEIVING PARCEL INFORMATION	CURTIS PROPERTY, TAX MAP NO. 34 BLOCK NO. 2, PARCEL NO. 2
TOTAL AREA OF SUBDIVISION	77.45 AC.± (PARCEL NO. 2 IS TO BE ENLARGED TO 80.75 ACRES BY ADJOINER TRANSFER. SEE WAIVER PETITION WP-03-93)
ALLOWED DENSITY UNITS	18 UNITS
NET ACREAGE OF SUBDIVISION	68.65 AC.±
MAXIMUM DENSITY UNITS	34 UNITS
PROPOSED DENSITY UNITS	23 UNITS
NUMBER OF DEO UNIT REQUIRED	4 UNITS
SENDING PARCEL INFORMATION	MATTINGLY PROPERTY TAX MAP NO. 14, GRID NO. 1, PARCEL NO. 112 RE-06-01

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING.

*David M. Harris* 12/16/05  
DIRECTOR DATE



PLAN  
SCALE: 1" = 300'

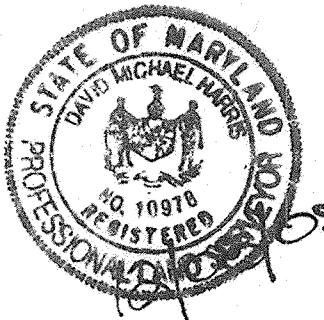
DEVELOPER:  
HIGHLAND DEVELOPMENT CORPORATION  
P.O. BOX 228  
CLARKSVILLE, MD 21029  
410-531-5539

OWNER:  
THOMAS C. CURTIS, WILLIAM IRVIN CURTIS AND BETTY JEAN CURTIS  
13471 TRIADDELPHIA MILL ROAD  
CLARKSVILLE, MD 21029-1026

**BENCHMARK ENGINEERING, INC.**  
ENGINEERS & LAND SURVEYORS & PLANNERS  
8480 BALTIMORE NATIONAL PIKE & SUITE 418  
ELLCOTT CITY, MARYLAND 21043  
PHONE: 410-465-6105 A FAX: 410-465-6644  
EMAIL: Benchmark@bcis.com

**SURVEYOR'S CERTIFICATE**

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS ALL OF THE LANDS CONVEYED BY WILLIAM IRVIN CURTIS TO WILLIAM IRVIN CURTIS, DECEASED, THOMAS C. CURTIS AND BETTY JEAN CURTIS BY DEED DATED, SEPTEMBER 3, 1992 AND RECORDED IN THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER 2644 FOLIO 140. THE REQUIREMENTS OF THE ANNOTATED CODE OF MARYLAND, AS AMENDED, AS THEY RELATE TO THE MAKING OF THIS PLAT AND THE SETTING OF MARKERS, HAVE BEEN COMPLIED WITH.



*David M. Harris* DATE  
DAVID M. HARRIS  
REGISTERED PROFESSIONAL LAND SURVEYOR  
MD. REG. NO. 10978  
FOR BENCHMARK ENGINEERING, INC.  
MD. REG. NO. 351

**OWNER'S DEDICATION**

WE, THOMAS C. CURTIS AND BETTY JEAN CURTIS, OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY ADOPT THIS PLAT, AND IN CONSIDERATION OF APPROVAL OF THIS PLAT BY THE DEPARTMENT OF PLANNING AND ZONING, ESTABLISH THIS PROPERTY AS A RECEIVING PARCEL FOR DEVELOPMENT RIGHTS. THE REQUIREMENTS OF THE ANNOTATED CODE OF MARYLAND, AS AMENDED, AS THEY RELATE TO THE MAKING OF THIS PLAT AND THE SETTING OF MARKERS, HAVE BEEN COMPLIED WITH. WITNESS OUR HANDS, THIS 3rd DAY OF DECEMBER, 2005.

*Thomas C. Curtis* 12-3-05  
THOMAS C. CURTIS DATE

*William Irvin Curtis* 12-3-05  
WITNESS DATE

*Betty Jean Curtis* 12/03/05  
BETTY JEAN CURTIS DATE

*David M. Harris* 12-3-05  
WITNESS DATE

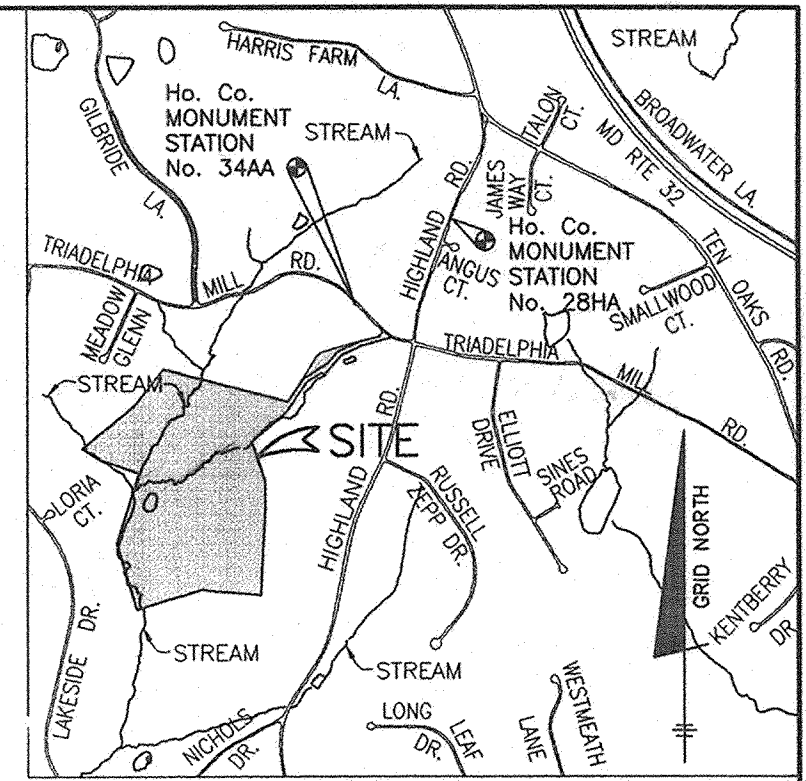
THE SOLE AND ONLY PURPOSE OF THIS PLAT IS TO IDENTIFY A 77.45 ACRE PARCEL (SEE GENERAL NOTE 7) AS A RECEIVING PARCEL FOR 'DENSITY EXCHANGE', AND TO IDENTIFY THE SENDING PARCEL AS THE MATTINGLY PROPERTY (TAX MAP NO. 14, GRID NO. 1, PARCEL NO. 112) FOR THE TRANSFER OF 4 DEO UNITS.

RECORDED AS PLAT NO. 18065  
ON 2/21/06 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

**DENSITY RECEIVING PLAT  
CURTIS PROPERTY  
SP-03-13**

5TH ELECTION DISTRICT OF HOWARD COUNTY, MARYLAND  
TAX MAP: 34  
GRID: 2  
PARCEL: 2  
ZONED: RR-DEO

SCALE: 1" = 300'  
DATE: DECEMBER, 2005  
SHEET: 1 OF 1



**BENCHMARK INFORMATION NAD'83**  
SCALE: 1" = 2000'

Ho. Co. STATION 28HA	Ho. Co. STATION 34AA
STAMPED DISC SET ON TOP OF CONCRETE COLUMN 14.2' EAST OF THE EDGE OF PAVING FOR HIGHLAND ROAD AND 29.0' NORTH OF BG&E POLE No. 334368	STAMPED DISC SET ON TOP OF CONCRETE COLUMN 7.4' SOUTH OF THE EDGE OF PAVING FOR TRIADDELPHIA MILL ROAD AND 57.2' EAST OF C&P POLE NUMBER 32.
NORTHING: 565347.937' EASTING: 1319266.269' ELEVATION: 588.708'	NORTHING: 564468.943' EASTING: 1318257.375' ELEVATION: 561.105'

- GENERAL NOTES:**
- THE SUBJECT PROPERTY IS ZONED RR-DEO PER THE 2-2-04 COMPREHENSIVE ZONING PLAN.
  - ALL AREAS PROVIDED ON THIS PLAT ARE TO BE TAKEN AS "MORE OR LESS"
  - USING THE DENSITY/CLUSTER EXCHANGE OPTION DESCRIBED IN SECTION 106 OF THE ZONING REGULATIONS, THE DEVELOPMENT RIGHTS FOR 4 OF THE RESIDENTIAL LOTS/PARCELS SHOWN ON THE SUBDIVISION PLAN FOR CURTIS PROPERTY (SP-03-013) HAVE BEEN TRANSFERRED FROM THE MATTINGLY PROPERTY (TAX MAP NO. 14, GRID NO. 1, PARCEL NO. 112).
  - THIS PLAT IS BASED ON A SURVEY CONDUCTED BY BENCHMARK ENGINEERING, INC. DATED JULY, 2002.
  - COORDINATES SHOWN HEREON ARE BASED ON THE MARYLAND STATE PLANE COORDINATE SYSTEM NAD83, AS PROJECTED FROM HOWARD COUNTY CONTROL STATIONS 28HA AND 34AA.
  - THERE IS AN EXISTING DWELLING/STRUCTURE(S) LOCATED ON THIS PARCEL THAT IS TO REMAIN. NO NEW BUILDINGS, EXTENSIONS OR ADDITIONS TO THE EXISTING DWELLING(S) ARE TO BE CONSTRUCTED AT A DISTANCE LESS THAN THE ZONING REGULATIONS REQUIRE.
  - PARCEL NO. 2 IS GOING TO BE INCREASED IN SIZE BY ADJOINER TRANSFER. THE RESULT WILL BE A GROSS TRACT AREA OF 80.75 ACRES AND A TOTAL OF 19 BASE DENSITY UNITS WITH 23 TOTAL UNITS.

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.

*David M. Harris* 12/03/05  
DAVID M. HARRIS  
REGISTERED PROFESSIONAL LAND SURVEYOR  
MD. REG. NO. 10978  
FOR BENCHMARK ENGINEERING, INC.  
MD. REG. NO. 351

*Thomas Curtis* 12-3-05  
THOMAS CURTIS  
OWNER