

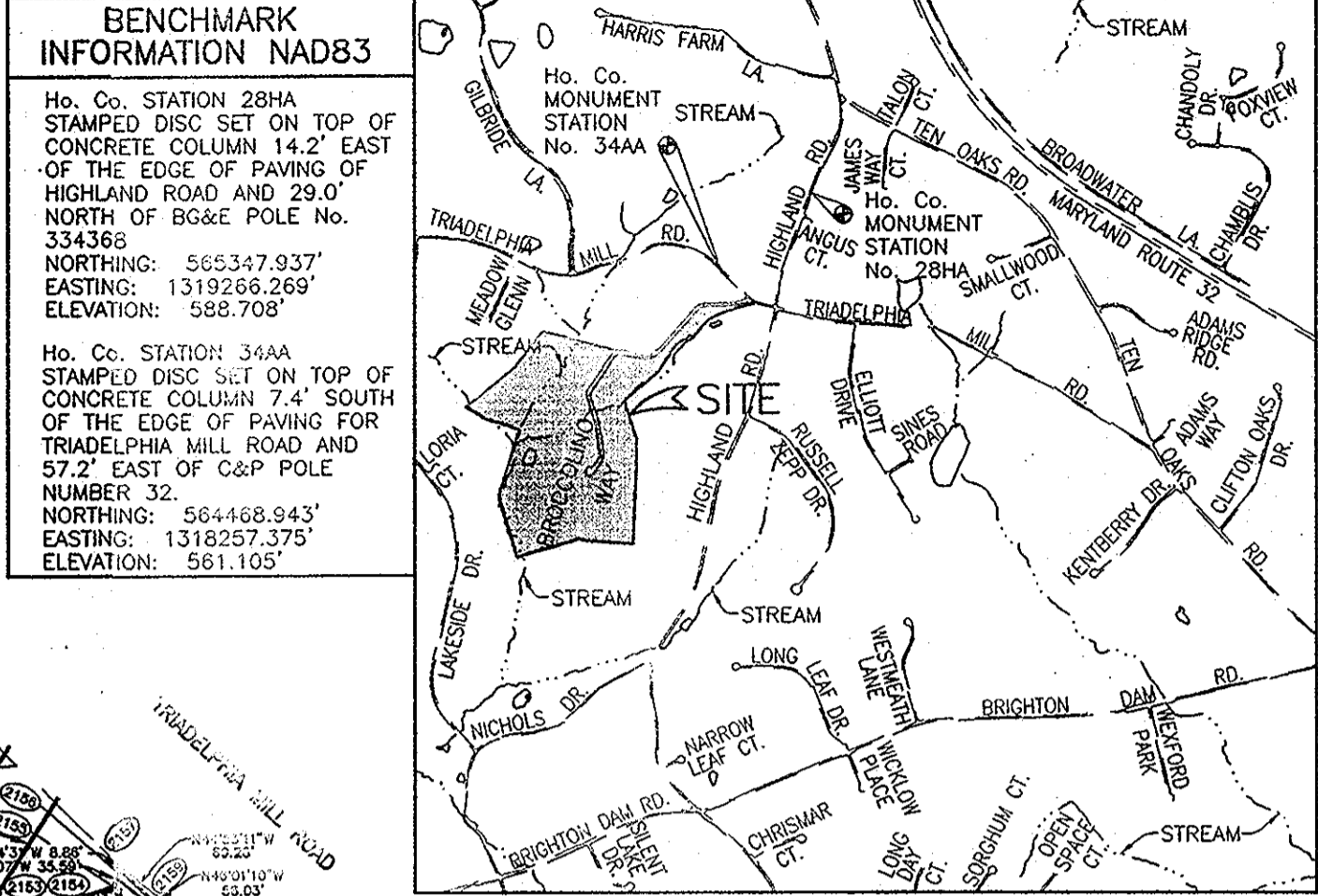
GENERAL NOTES

1. DENOTES 4" X 4" X 4" CONCRETE MONUMENT TO BE SET.
DENOTES 3/8" X 30" PIPE OR STEEL MARKER TO BE SET.
DENOTES STONE FOUND.
DENOTES IRON PIPE FOUND.
2. COORDINATES SHOWN HEREON ARE BASED ON NAD '83, MARYLAND COORDINATE SYSTEM AS PROJECTED BY HOWARD COUNTY GEODETIC CONTROL STATIONS NO. 2842 AND NO. 344A.
3. THIS PLAN IS BASED ON A FIELD RUN BOUNDARY SURVEY PERFORMED ON OR ABOUT DECEMBER, 2002, BY BENCHMARK ENGINEERING, INC. SUBJECT PROPERTY ZONED RR-DEO PER 2/2/04 COMPREHENSIVE ZONING PLAN AND THE 'COMP LITE ZONING REGULATION AMENDMENTS EFFECTIVE ON JULY 28, 2006.
4. ALL AREAS ON THIS PLAN ARE "MORE OR LESS".
5. DRIVENWAYS SHALL BE PROVIDED PRIOR TO ISSUANCE OF A USE AND OCCUPANCY PERMIT FOR ANY NEW DWELLINGS TO INSURE SAFE ACCESS FOR FIRE AND EMERGENCY VEHICLES PER THE FOLLOWING MINIMUM REQUIREMENTS:
1) WIDTH - 12' (14' SERVING MORE THAN ONE RESIDENCE);
2) SURFACE - 6" OF COMPACT CRUSHER RUN BASE W/TAR AND CHIP COATING (1-1/2" MIN.);
3) GEOMETRY - MAX. 15% GRADE, MAX. 10% GRADE CHANGE AND MIN. 45' TURNING RADIUS;
4) STRUCTURES (CULVERTS/BRIDGES) - CAPABLE OF SUPPORTING 25 GROSS TONS (H25 LOADING);
5) DRAINAGE ELEMENTS - CAPABLE OF SAFELY PASSING 100-YEAR FLOOD WITH NO MORE THAN 1 FOOT DEPTH OVER DRIVEWAY SURFACE;
6) MAINTENANCE - SUFFICIENT TO INSURE ALL WEATHER USE.
7) USE-IN-COMMON DRIVEWAY- STRUCTURES TO HAVE A MINIMUM OF 12' OF CLEARANCE.
6. THIS PLAN IS SUBJECT TO THE FOLLOWING DEPT. OF PLANNING AND ZONING FILE NUMBERS: SP-03-013, WP-03-093, RE-06-01, WP-06-102
7. THE DEVELOPER RESERVES UPON HIS SUCCESSORS AND ASSIGNS, ALL EASEMENTS SHOWN ON THIS PLAN FOR WATER, SEWER, STORM DRAINAGE, OTHER PUBLIC UTILITIES AND FOREST CONSERVATION LOCATED IN, ON, OVER AND THROUGH LOTS/PARCELS, ANY CONVEYANCES OF THE FORESAID LOTS/PARCELS SHALL BE SUBJECT TO THE EASEMENTS HERIN RESERVED, WHETHER OR NOT EXPRESSLY STATED IN THE DEED(S) CONVEYING SAID LOTS/PARCELS. DEVELOPER SHALL EXECUTE AND DELIVER DEEDS FOR THE EASEMENTS HERIN RESERVED TO HOWARD COUNTY WITH A METES AND BOUNDS DESCRIPTION OF THE FOREST CONSERVATION AREA. UPON COMPLETION OF THE PUBLIC UTILITIES AND THEIR ACCEPTANCE BY HOWARD COUNTY AND IN THE CASE OF FOREST CONSERVATION EASEMENT(S), UPON COMPLETION OF THE DEVELOPER'S OBLIGATION 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 EASEMENTS IN THE LAND RECORDS OF HOWARD COUNTY.
8. THE FOREST CONSERVATION EASEMENTS HAVE BEEN ESTABLISHED TO FULFILL THE REQUIREMENTS OF SECTION 16.1200 OF THE HOWARD COUNTY CODE AND FOREST CONSERVATION ACT. NO CLEARING, GRADING OR CONSTRUCTION IS PERMITTED WITHIN THE FOREST CONSERVATION EASEMENTS; HOWEVER, FOREST MANAGEMENT PRACTICES AS DEFINED IN THE DEED OF FOREST CONSERVATION EASEMENT ARE ALLOWED.
9. CONSULT THE ROAD CONSTRUCTION PLANS F-06-67 FOR DETAILS CONCERNING THE CONSTRUCTION OF ROADS, STREET TREES, STORMWATER MANAGEMENT PONDS, LANDSCAPING AND PERIMETER LANDSCAPING.
10. THERE ARE EXISTING STRUCTURES LOCATED ON THIS PROPERTY, NONE OF WHICH ARE TO REMAIN.
11. THE FLOODPLAIN STUDY FOR THIS PROJECT WAS PREPARED BY BENCHMARK ENGINEERING, INC. DATED 2/03 AND WAS SUBMITTED AS PART OF SP-03-13. THE FLOODPLAIN REPORT WAS APPROVED 3/29/03.
12. THE TRAFFIC STUDY FOR THIS PROJECT WAS PREPARED BY TRAFFIC CONCEPTS, INC., DATED FEBRUARY, 2003 AND WAS SUBMITTED AS PART OF SP-03-13.
13. A NOISE STUDY IS NOT REQUIRED FOR THIS PROJECT.
14. THE GEOTECHNICAL REPORT FOR THIS PROJECT WAS PREPARED BY HILLIS-CARNES ENGINEERING ASSOC., INC., DATED MARCH, 2003 AND WAS SUBMITTED AS PART OF SP-03-13.
15. FOREST STAND DELINEATION WAS NOT PROVIDED BECAUSE ECO-SCIENCE PROFESSIONALS, INC. DETERMINED THAT THERE ARE NO W FOREST RESOURCES ON SITE. FOREST CONSERVATION PLAN PREPARED BY ECO-SCIENCE PROFESSIONALS, INC., DATED FEBRUARY, 2003. THE FOREST CONSERVATION OBLIGATIONS WILL BE MET BY ON-SITE AFFORESTATION AND OFF-SITE RETENTION. THIS PROJECT COMPLIES WITH THE REQUIREMENTS OF SECTION 16.1200 OF THE HOWARD COUNTY CODE FOR FOREST CONSERVATION WITH AN OBLIGATION OF 12.5 ACRES PROVIDED BY 6.5 ACRES OF ON-SITE AFFORESTATION PLANTING AND 12.0 ACRES OF OFF-SITE RETENTION AT 2 TO 1 OF THE 6.0 ACRES OF THE OF THE REMAINING AFFORESTATION PLANTING LOCATED AT MATTINGLY PROPERTY (TAX MAP 14, PARCEL NO. 112) PROCESSED UNDER RE-06-01 WITH FOREST CONSERVATION SURETY IN THE AMOUNT OF \$246,128.99 PROVIDED WITH THE DPW, DEVELOPER'S AGREEMENT.
16. FOR ALL FLAG PIPE STEEL LOTS REFUSE COLLECTION, SNOW REMOVAL AND ROAD MAINTENANCE ARE PROVIDED TO THE JUNCTION OF THE FLAG ON PIPE STEEL AND THE ROAD RIGHT-OF-WAY AND NOT ONTO THE FLAG OR PIPE STEEL LOT DRIVEWAY.
17. EXISTING WELLS AND SEWERAGE EASEMENTS WITHIN 100' OF THE PROPERTY HAVE BEEN SHOWN FROM THE BEST AVAILABLE INFORMATION.
18. THE USE-IN-COMMON DRIVEWAY MAINTENANCE AGREEMENTS FOR LOTS 11 THROUGH 15 AND 16 & 17 IS RECORDED SIMULTANEOUSLY WITH THIS FINAL PLAT.
19. THIS AREA DESIGNATES A PRIVATE SEWER EASEMENT OF AT LEAST 10,000 SQUARE FEET AS REQUIRED BY THE MARYLAND STATE DEPARTMENT OF THE ENVIRONMENT FOR INDIVIDUAL SEWER DISPOSAL (COMAR 26.0403). IMPROVEMENTS OF ANY NATURE IN THIS AREA ARE PROHIBITED UNLESS THESE EASEMENTS SHALL BE MAINTAINED AND VOID UPON CONNECTION TO A PUBLIC SEWER SYSTEM. THE COUNTY HEALTH OFFICER SHALL HAVE THE AUTHORITY TO GRANT ADJUSTMENTS TO THE PRIVATE SEWER EASEMENT. RECORDATION OF A MODIFIED SEWER EASEMENT PLAT SHALL NOT BE REQUIRED. THE PERCOLATION CERTIFICATION PLAN FOR THIS PROJECT WAS APPROVED ON FEBRUARY 29, 2000 AND IS IN THE PROCESS OF BEING REVISED.
20. THE WETLAND DELINEATION FOR THIS PROJECT WAS PERFORMED BY ECO-SCIENCE PROFESSIONALS, INC., DATED FEBRUARY, 2003 AND WAS SUBMITTED AS PART OF SP-03-13 FOR THE AREAS OF ANY POTENTIAL DISTURBANCES, AREAS NOT NEAR POTENTIAL DISTURBANCES WERE NOT DELINEATED IN ACCORDANCE WITH SECTION 16.118(A)(4) OF THE HOWARD COUNTY SUBDIVISION REGULATIONS. A CERTIFICATION LETTER HAS BEEN PROVIDED TO D.P. & Z. STATING THAT THE RESIDENTIAL LOTS, DRIVEWAYS AND ROADS WILL NOT IMPACT WETLANDS, STREAMS OR THEIR BUFFER AREAS THAT ARE NOT DELINEATED. THE CERTIFICATE WAS SUBMITTED AS PART OF SP-03-13.
21. LANDSCAPING FOR LOTS 1-22 IS PROVIDED IN ACCORDANCE WITH A CERTIFIED LANDSCAPE PLAN ON FILE WITH THIS PLAN IN ACCORDANCE WITH SECTION 16.122 OF THE HOWARD COUNTY CODE AND THE LANDSCAPE MANUAL PROVIDE 135 SHADE TREES AND 48 EVERGREEN TREES AS REQUIRED AND THE LANDSCAPE SURETY PAID WITH THE DPW. DEVELOPER SHALL MAINTAIN THE AMOUNT OF \$47,700.00.
22. USING THE CLUSTER EXCHANGE OPTION AS DESCRIBED IN SECTION 106 OF THE ZONING REGULATIONS 4 DEVELOPMENT UNITS HAVE BEEN TRANSFERRED FROM MATTINGLY PROPERTY (RE-06-01), PLAT NUMBER 18064, TO THIS PROPERTY TO INCREASE THE BASE DENSITY FROM 19 UNITS TO 23 UNITS.
23. EXISTING WELL IS TO BE ABANDONED AND SEALED BY A LICENSED WELL DRILLER. THE EXISTING WELL MUST BE ABANDONED PRIOR TO RECORD PLAT SIGNATURE.

24. A SIGHT DISTANCE ANALYSIS FOR THE INTERSECTION OF BROCCOLINO WAY AND TRIADDELPHIA MILL ROAD HAS BEEN COMPLETED BY BENCHMARK ENGINEERING, INC. DATED FEBRUARY, 2003 AND WAS SUBMITTED AS PART OF SP-03-13. A DESIGN MANUAL W/AVENUE WAS APPROVED BY D.E.D. LETTER DATED APRIL 3, 2003 TO USE STOPPING SIGHT DISTANCE IN LIEU OF INTERSECTION SIGHT DISTANCE AND TO ALLOW THE USE OF A 25 MPH SPEED DESIGN FOR THE COMPUTATION OF VERTICAL CURVES.
25. THE LOTS SHOWN HEREON COMPLY WITH THE MINIMUM WIDTH AND LOT AREA AS REQUIRED BY THE MARYLAND STATE DEPARTMENT OF THE ENVIRONMENT.
26. WAIVER PETITION WP-03-93 WAS APPROVED BY THE DIRECTOR OF THE DEPARTMENT OF PLANNING AND ZONING ON JULY 10, 2003. WP-03-93 WAIVES SECTIONS 16.116(1) & (2), PROTECTION OF WETLANDS & STREAMS; 16.147, FINAL SUBDIVISION PLAN AND FINAL PLAN FOR THE ADJOINING TRANSFER; AND 16.115(c) AND (c), FLOODPLAIN PRESERVATION, OF THE SUBDIVISION REGULATIONS. TO ALLOW THE TWO PUBLIC ROAD CROSSINGS, THE USE-IN-COMMON DRIVEWAY CROSSING FOR LOTS 11 THRU 15 AND THE DIRECTIONAL BORE FOR THE PRESSURE SEWER CROSSING, STATIONATION SHALL BE INITIATED IMMEDIATELY UPON COMPLETION OF THE ROAD CONSTRUCTION, COMPLIANCE WITH THE REMOVAL OF THE ROAD/DITCH REMOVAL THROUGHOUT PLAN, COMPLIANCE WITH THE CONDITIONS OF APPROVAL OF WAIVER PETITION WP-03-093, AND COMPLIANCE WITH SRC AGENCIES COMMENTS ISSUED FOR FINAL PLAN, F-06-067.
27. THE STATE OF MARYLAND, DEPARTMENT OF THE ENVIRONMENT, NON-TIDAL WETLANDS & WATERWAYS DIVISION HAS ISSUED A LETTER OF AUTHORIZATION, NUMBER 200661209/05-NI-3288, EFFECTIVE 8 SEPTEMBER 2006. THE ORIGINAL LETTER OF AUTHORIZATION WAS REVISED ON 7/11/2007 TO EXPAND THE LIMITS OF DISTURBANCES BASED ON COMMENTS FROM HOWARD COUNTY SUBDIVISION REVIEW COMMITTEE MEMBERS.
28. NO GRADING, REMOVAL OF VEGETATIVE COVER OR TREES, NEW STRUCTURES AND PAVING IS PERMITTED WITHIN WETLAND, STREAMS OR THEIR REQUIRED BUFFERS AND 100-YEAR FLOODPLAIN AREA, EXCEPT AS PERMITTED PER WP-03-93 AND WP-06-102.
29. A DESIGN MANUAL W/AVENUE WAS GRANTED BY THE DIRECTOR OF THE DEVELOPMENT ENGINEERING DIVISION ON JULY 17, 2003, GRANTING THE USE OF A USE-IN-COMMON DRIVEWAY TO ACCESS FIVE LOTS.
30. A WETLAND CROSSING PERMIT MUST BE OBTAINED FROM THE MARYLAND DEPARTMENT OF THE ENVIRONMENT PRIOR TO BUILDING PERMIT APPROVAL ON PRESERVATION PARCEL 'A'.
31. STORMWATER MANAGEMENT SHALL BE PROVIDED BY THE USE OF NON-STRUCTURAL AND STRUCTURAL METHODS. NON-STRUCTURAL METHODS SHALL BE UTILIZED FOR MEETING GROUND WATER RECHARGE VOLUMES. SHALLOW WETLAND, MICROPOOL EXTEND DETENTION SHALL BE CONSTRUCTED TO MEET THE WATER QUALITY AND CHANNEL PROTECTION. LINE REQUIREMENTS FOR ALL FACILITIES ARE TO BE CLASS 'A' FACILITIES TO BE STORMWATER MANAGEMENT AND THE STORMWATER MANAGEMENT FACILITIES WILL BE PRIVATELY MAINTAINED BY THE HOMEOWNER'S ASSOCIATION.
32. THE PRINCIPAL USE OF PRESERVATION PARCEL 'A' IS TO BE A BUILDABLE PARCEL THAT WILL ALSO CONTAIN STORMWATER MANAGEMENT & ENVIRONMENTAL CONSERVATION USES. THIS PARCEL SHALL BUFFER THE PROPOSED LOTS FROM THE EXISTING PROPERTIES TO THE WEST. THIS WILL LESSEN THE VISUAL IMPACTS THAT THE PROPOSED DEVELOPMENT WILL HAVE ON THE EXISTING LOTS. PRESERVATION PARCEL 'A' WILL BE PRIVATELY OWNED AND IS BUILDABLE. THE PARCEL IS ENCLUMBERED WITH A PRESERVATION EASEMENT HELD BY HOWARD COUNTY AND THE HOA (TWO EASEMENT HOLDERS). THIS EASEMENT AGREEMENT PROHIBITS FURTHER SUBDIVISION OF THE PARCEL, OUTLINES THE MAINTENANCE RESPONSIBILITIES OF ITS OWNERS AND ENUMERATES THE USES PERMITTED ON THE PARCEL.
33. THE PRINCIPAL USES OF PRESERVATION PARCELS 'B' THROUGH 'D' ARE TO BE STORMWATER MANAGEMENT AND ENVIRONMENTAL CONSERVATION. THESE PARCELS SHALL BUFFER THE PROPOSED LOTS FROM THE EXISTING PROPERTIES TO THE EAST. THIS WILL LESSEN THE VISUAL IMPACTS THAT THE PROPOSED DEVELOPMENT WILL HAVE ON THE EXISTING LOTS. PRESERVATION PARCELS 'B' THRU 'D' WILL BE PRIVATELY OWNED AND ARE NON-BUILDABLE. THE PARCELS ARE ENCLUMBERED WITH A PRESERVATION EASEMENT HELD BY THE HOA AND HOWARD COUNTY (TWO EASEMENT HOLDERS). THIS EASEMENT AGREEMENT PROHIBITS FURTHER SUBDIVISION OF THE PARCEL, OUTLINES THE MAINTENANCE RESPONSIBILITIES OF ITS OWNERS AND ENUMERATES THE USES PERMITTED ON THE PARCEL.
34. THE ARTICLES OF INCORPORATION FOR THE HOMEOWNER'S ASSOCIATION WAS ACCEPTED BY THE STATE DEPARTMENT OF ASSESSMENT AND TAXATION ON 10/16/06 AS DEPARTMENT ID NUMBER D11551298. THESE ARTICLES OF INCORPORATION FOR THE HOMEOWNER'S ASSOCIATION ARE AMENDED BY ARTICLES ACCEPTED BY THE STATE DEPARTMENT OF ASSESSMENT AND TAXATION.
35. THIS PROJECT IS SUBJECT TO THE FIFTH EDITION OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS. DEVELOPMENT OR CONSTRUCTION ON THESE LOTS OR PARCELS MUST COMPLY WITH SETBACK AND BUFFER REGULATIONS IN EFFECT AT THE TIME OF SUBMISSION OF THE BUILDING OR GRADING PERMIT APPLICATION.

BENCHMARK INFORMATION NAD83
 Ho. Co. STATION 28HA
 STAMPED DISC SET ON TOP OF CONCRETE COLUMN 14.2' EAST OF THE EDGE OF PAVING OF HIGHLAND ROAD AND 29.0' NORTH OF BG&E POLE NO. 334366
 NORTHING: 565347.937'
 EASTING: 1319266.269'
 ELEVATION: 588.708'

Ho. Co. STATION 34AA
 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: 564468.943'
 EASTING: 1318257.375'
 ELEVATION: 561.105'



DENSITY EXCHANGE CHART

RECEIVING PARCEL INFORMATION	CURTIS PROPERTY, TAX MAP NO. 34 BLOCK NO. 2, PARCEL NO. 2, PLAT NO. 18065
TOTAL AREA OF SUBDIVISION	80.75 AC± (PARCEL NO. 2 WAS ENLARGED TO 80.75 ACRES BY ADJOINER TRANSFER RECORDED AT LIBER 95/107 PLAT 157, SEE WAIVER PETITION WP-03-93)
DWELLING UNITS ALLOWED BY RIGHT	19 UNITS
GROSS ACRES OF SUBDIVISION	80.75 AC±
ACREAGE OF FLOODPLAIN	8.3 AC±
ACREAGE OF STEEP SLOPES OUTSIDE FLOODPLAIN	0.54 AC±
NET ACREAGE OF SUBDIVISION	71.91 AC±
MAXIMUM DWELLING UNITS ALLOWED	35 UNITS
DWELLING UNITS PROPOSED	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, PLAT NUMBER 18064

MINIMUM LOT SIZE CHART

LOT NO.	GROSS AREA	PIPESTEM AREA	MIN. LOT SIZE	LOT NO.	GROSS AREA	PIPESTEM AREA	MIN. LOT SIZE
5	43,328 S.F.	586 S.F.	42,742 S.F.	14	45,268 S.F.	4,628 S.F.	40,640 S.F.
11	52,808 S.F.	5,799 S.F.	47,007 S.F.	15	43,124 S.F.	3,015 S.F.	40,109 S.F.
12	49,975 S.F.	5,303 S.F.	44,672 S.F.	16	42,885 S.F.	1,883 S.F.	41,002 S.F.
13	52,383 S.F.	8,429 S.F.	43,954 S.F.	17	44,463 S.F.	1,975 S.F.	42,488 S.F.

BOUNDARY COORDINATE TABLE (NAD'83)

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	563,996.5741	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	561,988.8395	1,315,775.3117	1145	563,465.7231	1,317,554.1904
1126	561,300.4736	1,315,984.3388	1146	563,821.6504	1,316,272.4897
1127	561,503.6529	1,316,666.0611	1147	563,604.6210	1,317,086.1212
1128	561,489.6066	1,316,752.0453	1148	563,608.4069	1,317,149.0630
1129	561,481.8542	1,317,271.4813	1149	563,550.4025	1,317,366.5184
1130	562,331.6355	1,317,311.5806	1150	563,604.1268	1,317,543.2123
1131	562,629.5935	1,317,308.8558	1151	564,088.7614	1,317,968.0835
1132	563,045.0234	1,317,175.6359	1152	564,131.3484	1,318,060.4668
1133	563,363.7796	1,317,543.6732	1153	564,135.2172	1,318,360.7561
1134	563,672.2489	1,317,752.6916	1154	564,138.0226	1,318,380.1330
1135	563,763.2322	1,317,899.2494	1155	564,174.8541	1,318,510.8309
1136	563,745.1183	1,317,934.7857	1156	564,209.5106	1,318,518.9395
1137	563,946.5118	1,318,105.4624	1157	564,216.0855	1,318,524.8752
1138	564,045.1754	1,318,319.7937	---	---	---
1139	564,128.1947	1,318,614.0719	1159	564,167.0150	1,318,573.7516

RIGHT-OF-WAY COORDINATE CHART

NO.	NORTH	EAST
100	564198.3877	1318516.3371
101	564181.0914	1318535.4960
102	564145.3264	1318579.5124
103	564141.4196	1318585.4131
104	564128.4146	1318608.0745
105	564116.0207	1318655.9845
106	564098.5722	1318390.8526
107	564085.2205	1318361.2714
108	564091.3517	1318060.9821
109	564062.3925	1317998.1615
110	563577.7579	1317573.2902
111	563511.7539	1317356.2092
112	563444.1431	1316948.8482
113	563354.7709	1317073.1707
114	563129.3793	1316799.7841
115	563103.8021	1316796.2522
116	562785.8678	1316897.2692
117	562774.9587	1316899.7956
118	562444.1431	1316948.8482
119	562369.6898	1317174.7638
120	562223.9235	1316829.8827
121	562297.3864	1316805.3225
122	562307.4131	1316835.3136
123	562417.8326	1316905.0710
124	562438.2845	1316905.3626
125	562769.0800	1316805.2299
126	562773.7584	1316889.1472
127	563091.6897	1316788.1302
128	563151.3697	1316766.3712
129	563566.7613	1317039.7578

SHEET DATA TABULATION (THIS SUBMISSION)

TOTAL NUMBER OF LOTS AND/OR PARCELS TO BE RECORDED	
BUILDABLE	22
OPEN SPACE	0
BUILDABLE PRESERVATION PARCELS	1
NON-BUILDABLE PRESERVATION PARCELS	3
TOTAL AREA OF LOTS AND/OR PARCELS TO BE RECORDED	
BUILDABLE	22.69± AC.
OPEN SPACE	N/A
BUILDABLE PRESERVATION PARCELS	45.56± AC.
NON-BUILDABLE PRESERVATION PARCELS	9.33± AC.
TOTAL AREA OF ROADWAY TO BE RECORDED (INCLUDING WIDENING STRIPS)	3.17± AC.
TOTAL AREA	80.75± AC.

SURVEYOR
BENCHMARK ENGINEERING, INC.
 8400 BALTIMORE NATIONAL PIKE, SUITE 418
 ELLICOTT CITY, MARYLAND 21043
 410-465-6105
OWNER/DEVELOPER
HIGHLAND DEVELOPMENT CORP
 P.O. BOX 228
 CLARKSVILLE, MARYLAND 21029
 410-531-5539

PLAN
 SCALE: 1" = 400'

APPROVED: FOR PRIVATE WATER AND PRIVATE SEWER SYSTEMS, IN ACCORDANCE WITH THE MASTER PLAN OF WATER AND SEWERAGE FOR HOWARD COUNTY.

B. Nihon for Peter Bideman 9/24/07
 COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING.

[Signature] 10/2/07
 CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

[Signature] 10/9/07
 DIRECTOR DATE

SURVEYOR'S CERTIFICATE
 I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, THAT THE FINAL PLAT HEREON IS CORRECT; THAT IT IS ALL OF THE LANDS CONVEYED BY THOMAS C. CURTIS AND BETTY JEAN CURTIS TO HIGHLAND DEVELOPMENT CORP BY DEED DATED FEBRUARY 22, 2006 RECORDED AT LIBER 98/57, FOLIO 170, RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND, 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 NOW AMENDED.
 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] 9/10/07
 DONALD A. MASON
 PROFESSIONAL LAND SURVEYOR
 MD. REGISTRATION NUMBER 21320
 FOR BENCHMARK ENGINEERING, INC.
 MD. REGISTRATION NUMBER 351

OWNER'S DEDICATION
 I, RICHARD J. DEMMITT, PRESIDENT OF HIGHLAND DEVELOPMENT CORP, OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY ADOPT THIS PLAN OF SUBDIVISION, AND IN CONSIDERATION OF APPROVAL OF THIS FINAL PLAT BY THE DEPARTMENT OF PLANNING AND ZONING, ESTABLISH 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, 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 HAND THIS 9th DAY OF SEPTEMBER, 2007.
 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] 9/10/07
 RICHARD J. DEMMITT, PRESIDENT DATE:
 HIGHLAND DEVELOPMENT CORP

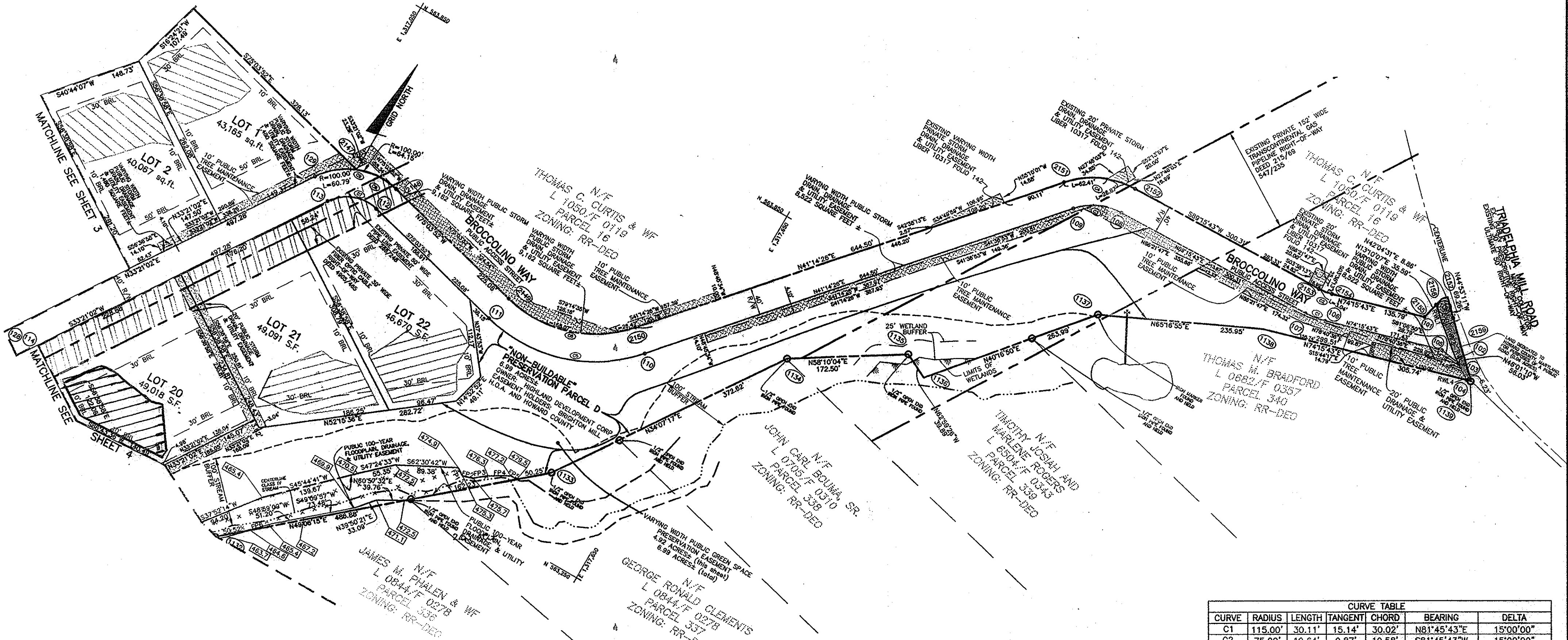
[Signature] 9/10/07
 WITNESS DATE:

RECORDED AS PLAT 194100 ON 10/10/07 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

BRIGHTON MILL
 LOTS 1 - 22,
 BUILDABLE PRESERVATION PARCEL 'A' AND
 NON-BUILDABLE PRESERVATION PARCELS 'B', 'C' AND 'D'.

5th ELECTION DISTRICT OF HOWARD COUNTY, MARYLAND
 ZONING: RR-DEO
 TAX MAP NO. 34
 GRID: 2
 PARCEL: 2

SCALE: 1" = 400'
 DATE: SEPTEMBER, 2007
 SHEET: 1 OF 5



SHEET DATA TABULATION (THIS SHEET)

TOTAL NUMBER OF LOTS AND/OR PARCELS TO BE RECORDED	
BUILDABLE	5
OPEN SPACE	0
BUILDABLE PRESERVATION PARCELS	0
NON-BUILDABLE PRESERVATION PARCELS	1
TOTAL AREA OF LOTS AND/OR PARCELS TO BE RECORDED	
BUILDABLE	5.24± AC.
OPEN SPACE	N/A
BUILDABLE PRESERVATION PARCELS	N/A
NON-BUILDABLE PRESERVATION PARCELS	4.92± AC.
TOTAL AREA OF ROADWAY TO BE RECORDED (INCLUDING WIDENING STRIPS)	2.13± AC.
TOTAL AREA	12.29± AC.

LEGEND

	LIMIT OF WETLANDS
	EXISTING SEPTIC FIELD
	PROPOSED SEPTIC FIELD
	100 YEAR FLOODPLAIN EASEMENT
	FOREST CONSERVATION EASEMENT
	COORDINATE POINT
	PRIVATE EASEMENT
	PUBLIC EASEMENT
	EXISTING EASEMENT/R-O-W

R/W LINE TABLE

LINE	BEARING	DISTANCE
RWL1	S47°55'29"E	25.81'
RWL2	S50°54'18"E	56.71'
RWL3	S56°29'24"E	28.89'
RWL4	S56°29'24"E	5.36'

CURVE TABLE

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	115.00'	30.11'	15.14'	30.02'	N81°45'43"E	15°00'00"
C2	75.00'	19.64'	9.87'	19.58'	S81°45'43"W	15°00'00"
C3	85.00'	71.24'	37.86'	69.17'	N65°15'04"E	48°01'17"
C4	125.00'	104.77'	55.68'	101.73'	S65°15'04"W	48°01'17"
C5	215.00'	239.01'	133.55'	226.89'	N73°05'17"E	63°41'42"
C6	175.00'	194.55'	108.71'	184.68'	S73°05'17"W	63°41'42"
C7	60.00'	74.96'	43.26'	70.18'	N69°08'35"E	71°35'05"
C8	100.00'	64.15'	33.22'	63.06'	S86°33'28"W	36°45'19"
C9	100.00'	60.79'	31.37'	59.86'	S50°45'56"W	34°49'47"
C10	30.00'	26.69'	14.30'	25.82'	N07°51'43"E	50°58'38"
C11	70.00'	62.28'	33.37'	60.25'	S07°51'43"W	50°58'38"
C12	30.00'	4.80'	2.41'	4.80'	S13°02'20"E	9°10'31"
C13	70.00'	11.21'	5.62'	11.20'	N13°02'20"W	9°10'31"
C14	70.00'	49.77'	25.99'	48.72'	N11°54'57"E	40°44'02"
C15	30.00'	21.33'	11.14'	20.88'	S11°54'57"W	40°44'02"
C16	50.00'	225.55'	61.24'	---	---	258°27'47"
C17	25.00'	34.24'	20.41'	31.62'	S71°30'51"W	78°27'47"

SURVEYOR
BENCHMARK ENGINEERING, INC.
 8480 BALTIMORE NATIONAL PIKE, SUITE 418
 ELLICOTT CITY, MARYLAND 21043
 410-465-6105

OWNER/DEVELOPER
HIGHLAND DEVELOPMENT CORPORATION
 P.O. BOX 228
 CLARKSVILLE, MARYLAND 21029
 410-531-5539

APPROVED: FOR PRIVATE WATER AND PRIVATE SEWER SYSTEMS, IN ACCORDANCE WITH THE MASTER PLAN OF WATER AND SEWERAGE FOR HOWARD COUNTY.

Paula J. Coyle 9/24/07
 COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING.

Donald A. Mason 10/2/07
 CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

Paula J. Coyle 10/8/07
 DIRECTOR DATE

SURVEYOR'S CERTIFICATE
 I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, THAT THE FINAL PLAT HEREON IS CORRECT; THAT IT IS ALL OF THE LANDS CONVEYED BY THOMAS C. CURTIS AND BETTY JEAN CURTIS TO HIGHLAND DEVELOPMENT CORP BY DEED DATED FEBRUARY 22, 2006 RECORDED AT LIBER 9857, FOLIO 170, RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND, 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 NOW AMENDED.
 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 9/10/07
 DONALD A. MASON
 PROFESSIONAL LAND SURVEYOR
 MD. REGISTRATION NUMBER 21320
 FOR BENCHMARK ENGINEERING, INC.
 MD. REGISTRATION NUMBER 351

OWNER'S DEDICATION
 I, RICHARD J. DEMMITT, PRESIDENT OF HIGHLAND DEVELOPMENT CORP, OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY ADOPT THIS PLAN OF SUBDIVISION, AND IN CONSIDERATION OF APPROVAL OF THIS FINAL PLAT BY THE DEPARTMENT OF PLANNING AND ZONING, ESTABLISH 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, 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 HAND THIS 7th DAY OF SEPTEMBER, 2007.
 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.

Richard J. Demmitt 9-10-07
 RICHARD J. DEMMITT, PRESIDENT DATE:
 HIGHLAND DEVELOPMENT CORP

John M. Coyle 9/10/07
 WITNESS

RECORDED AS PLAT 10461
 ON 10/12/07 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

BRIGHTON MILL
 LOTS 1 - 22,
 BUILDABLE PRESERVATION PARCEL 'A' AND
 NON-BUILDABLE PRESERVATION PARCELS 'B', 'C' AND 'D'.

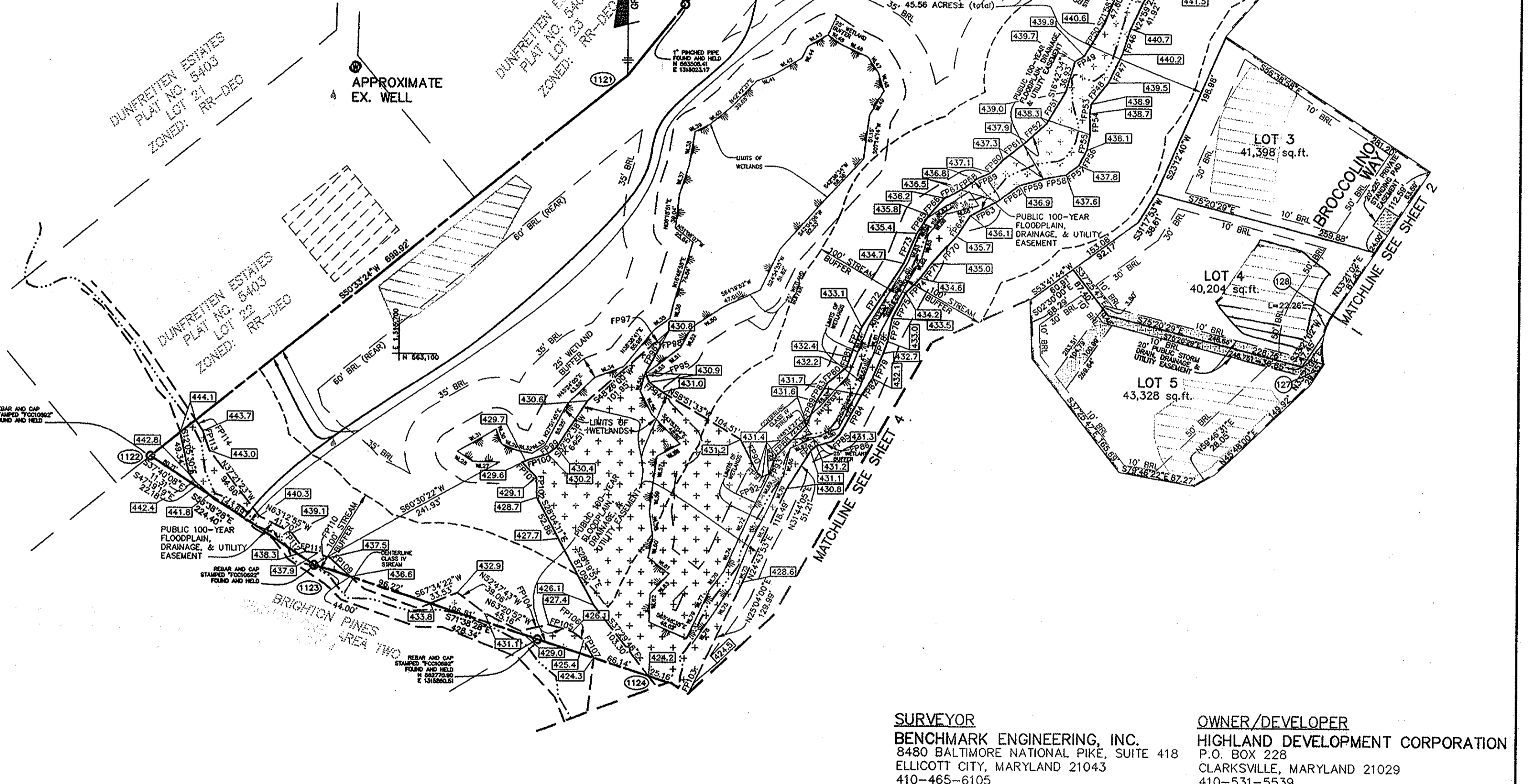
5th ELECTION DISTRICT OF HOWARD COUNTY, MARYLAND
 ZONING: RR-DEO SCALE: 1" = 100'
 TAX MAP No. 34 DATE: SEPTEMBER, 2007
 GRID: 2 SHEET: 2 OF 5
 PARCEL: 2

FLOOD PLAIN LINE TABLE		
LINE	BEARING	DISTANCE
FP1	N57°48'07"W	13.17'
FP2	S73°50'36"W	14.09'
FP3	S52°02'52"W	22.74'
FP4	S59°55'07"W	32.54'
FP5	N89°11'27"W	9.41'
FP6	S43°17'44"W	27.80'
FP7	S14°15'37"W	23.08'
FP8	S01°30'31"W	12.86'
FP9	N68°43'42"E	18.16'
FP10	S77°29'02"W	18.75'
FP11	N75°48'52"E	23.32'
FP12	S72°48'37"W	45.16'
FP13	S81°48'37"W	15.50'
FP14	N89°11'59"W	17.11'
FP15	S61°24'53"W	17.43'
FP16	S84°31'20"E	40.03'
FP17	N71°55'58"E	30.71'
FP18	N78°36'59"E	47.04'
FP19	S87°46'34"W	39.55'
FP20	N88°18'31"W	56.40'
FP21	S86°51'27"E	53.85'
FP22	N67°47'52"E	48.17'
FP23	S54°03'35"W	42.40'
FP24	N48°19'34"E	12.24'
FP25	N48°19'34"E	33.02'
FP26	S54°03'35"W	17.44'
FP27	N44°12'37"E	24.89'
FP28	N48°07'56"E	27.16'
FP29	N38°21'50"E	26.37'
FP30	N60°13'49"E	20.73'
FP31	N68°08'55"E	30.29'
FP32	S79°53'02"W	22.81'
FP33	N77°22'45"E	27.28'
FP34	N03°45'17"E	30.81'
FP35	N28°03'39"E	30.70'
FP36	S20°17'14"W	26.02'
FP37	S20°25'03"W	30.21'
FP38	N20°42'14"E	36.99'
FP39	S29°29'59"W	39.05'
FP40	S05°58'07"W	16.54'
FP41	S15°57'34"W	10.02'
FP42	N67°01'25"E	15.73'
FP43	N40°03'10"E	28.42'
FP44	S64°20'11"W	37.22'
FP45	N17°38'49"E	31.00'
FP46	N25°28'03"E	36.65'
FP47	N37°52'24"E	31.80'
FP48	S58°59'24"W	11.80'
FP49	S31°28'55"W	43.27'
FP50	S30°14'42"W	42.84'
FP51	S47°10'27"W	30.48'
FP52	N06°42'31"E	11.16'
FP53	N00°54'59"W	24.25'
FP54	N10°38'09"E	18.71'
FP55	N27°22'00"E	19.61'
FP56	N52°35'37"E	18.18'
FP57	N79°12'46"E	25.48'
FP58	N74°17'08"E	29.76'
FP59	S43°07'05"W	20.14'
FP60	S51°21'30"W	34.36'
FP61	N53°24'16"E	29.91'
FP62	N61°44'40"E	35.61'
FP63	N33°48'46"E	28.47'

FLOODPLAIN LINE TABLE		
LINE	BEARING	DISTANCE
FP65	S33°28'37"W	24.83'
FP66	S41°40'30"W	26.37'
FP67	S61°42'13"W	25.49'
FP68	S53°22'27"W	16.83'
FP69	S64°56'25"W	18.72'
FP70	N42°08'20"E	42.70'
FP71	N35°54'08"E	21.23'
FP72	S32°22'04"W	88.19'
FP73	S23°32'19"W	37.77'
FP74	N44°23'50"E	23.30'
FP75	N26°52'45"E	33.74'
FP76	N10°14'44"E	27.35'
FP77	S20°24'29"W	37.20'
FP78	N19°40'39"E	14.48'
FP79	N22°37'58"E	31.85'
FP80	S49°19'44"W	28.19'
FP81	S19°04'32"W	12.51'
FP82	N32°44'53"E	22.74'
FP83	S30°24'48"W	24.99'
FP84	N28°10'07"E	52.51'
FP85	N47°49'56"E	11.67'
FP86	N73°42'29"E	18.32'
FP87	N47°04'32"E	8.95'
FP88	S43°12'38"W	50.09'
FP89	S22°01'07"W	29.16'
FP90	N26°20'45"W	42.86'
FP91	N50°52'51"W	7.59'
FP92	S68°33'29"W	7.59'
FP93	S22°35'28"W	23.08'
FP94	N53°27'00"W	19.33'
FP95	N21°33'09"W	11.84'
FP96	N28°32'50"E	35.15'
FP97	S81°34'56"W	5.39'
FP98	N09°28'20"W	4.80'
FP99	S53°27'23"W	13.03'
FP100	S71°47'29"W	26.35'
FP101	S43°21'47"E	24.30'
FP102	S01°39'43"E	23.01'
FP103	N25°04'00"E	15.41'
FP104	S77°08'04"W	33.79'
FP105	N73°12'29"W	28.25'
FP106	N52°44'12"W	16.31'
FP107	N29°06'33"W	23.34'
FP108	N48°13'13"W	21.35'
FP109	N48°13'13"W	32.21'
FP110	N67°53'47"W	14.98'
FP111	N82°40'27"W	13.73'
FP112	N36°42'01"W	26.19'
FP113	N18°35'01"W	23.95'
FP114	N33°41'51"W	15.13'
FP115	S79°53'02"W	34.41'
FP116	S74°01'42"W	17.09'
FP117	S86°14'24"W	34.56'
FP118	S71°48'37"W	42.66'
FP119	S89°57'38"W	28.95'
FP120	S89°05'56"W	28.92'
FP121	S63°46'29"W	18.53'
FP122	N77°22'45"E	18.57'
FP123	S71°37'12"E	21.12'
FP124	N75°00'31"E	37.31'
FP125	N84°33'24"E	35.27'
FP126	N34°45'52"E	9.80'
FP127	N01°50'51"E	18.08'

FLOODPLAIN LINE TABLE		
LINE	BEARING	DISTANCE
FP128	N29°04'52"E	4.52'
FP129	N63°02'51"E	27.18'
FP130	N47°32'42"E	21.22'
FP131	N20°05'41"E	12.71'
FP132	N08°54'08"W	18.90'
FP133	N19°45'47"W	47.58'
FP134	N06°14'25"E	38.81'
FP135	N34°12'57"W	30.30'
FP136	N00°59'53"W	22.27'
FP137	N34°37'59"W	49.01'
FP138	N15°04'59"W	17.10'
FP139	N03°57'04"E	27.07'
FP140	N04°17'45"W	18.68'
FP141	N30°22'49"W	29.00'
FP142	N49°34'21"W	28.46'
FP143	N57°49'15"W	39.35'
FP144	N15°34'50"E	13.30'
FP145	N50°44'10"E	25.95'
FP146	N44°53'01"E	26.59'
FP147	N15°20'04"E	26.59'
FP148	N28°34'54"E	32.15'
FP149	N13°35'39"W	30.49'
FP150	N51°47'49"W	32.58'

- LEGEND**
- LIMIT OF WETLANDS
 - EXISTING SEPTIC FIELD
 - PROPOSED SEPTIC FIELD
 - 100 YEAR FLOODPLAIN EASEMENT
 - FOREST CONSERVATION EASEMENT
 - COORDINATE POINT
 - PRIVATE EASEMENT
 - PUBLIC EASEMENT
 - EXISTING EASEMENT/R-O-W



SHEET DATA TABULATION (THIS SHEET)

TOTAL NUMBER OF LOTS AND/OR PARCELS TO BE RECORDED	
BUILDABLE	3
OPEN SPACE	0
BUILDABLE PRESERVATION PARCELS	1
NON-BUILDABLE PRESERVATION PARCELS	0
TOTAL AREA OF LOTS AND/OR PARCELS TO BE RECORDED	
BUILDABLE	2.87± AC.
OPEN SPACE	N/A
BUILDABLE PRESERVATION PARCELS	15.40± AC.
NON-BUILDABLE PRESERVATION PARCELS	N/A
TOTAL AREA OF ROADWAY TO BE RECORDED (INCLUDING WIDENING STRIPS)	N/A
TOTAL AREA	18.27± AC.

APPROVED: FOR PRIVATE WATER AND PRIVATE SEWER SYSTEMS, IN ACCORDANCE WITH THE MASTER PLAN OF WATER AND SEWERAGE FOR HOWARD COUNTY.

BA Dyer for Peter Beilensen 9/24/07
COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING.

Mark DeWeyer 10/2/07
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

Mark DeWeyer 10/5/07
DIRECTOR DATE

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, THAT THE FINAL PLAT HEREON IS CORRECT; THAT IT IS ALL OF THE LANDS CONVEYED BY THOMAS C. CURTIS AND BETTY JEAN CURTIS TO HIGHLAND DEVELOPMENT CORP BY DEED DATED FEBRUARY 22, 2006 RECORDED AT LIBER 9857, FOLIO 170, RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND, 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 NOW AMENDED.

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 9/10/07
DONALD A. MASON
PROFESSIONAL LAND SURVEYOR
MD. REGISTRATION NUMBER 21320
FOR BENCHMARK ENGINEERING, INC.
MD. REGISTRATION NUMBER 351

OWNER'S DEDICATION

I, RICHARD J. DEMMITT, PRESIDENT OF HIGHLAND DEVELOPMENT CORP, OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY ADOPT THIS PLAN OF SUBDIVISION, AND IN CONSIDERATION OF APPROVAL OF THIS FINAL PLAT BY THE DEPARTMENT OF PLANNING AND ZONING, ESTABLISH 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, 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 HAND THIS tenth DAY OF SEPTEMBER, 2007.

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.

Richard J. Demmitt 9/10/07
RICHARD J. DEMMITT, PRESIDENT
HIGHLAND DEVELOPMENT CORP DATE

John M. Gray 9/10/07
WITNESS

RECORDED AS PLAT 19462 ON 10/12/07 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

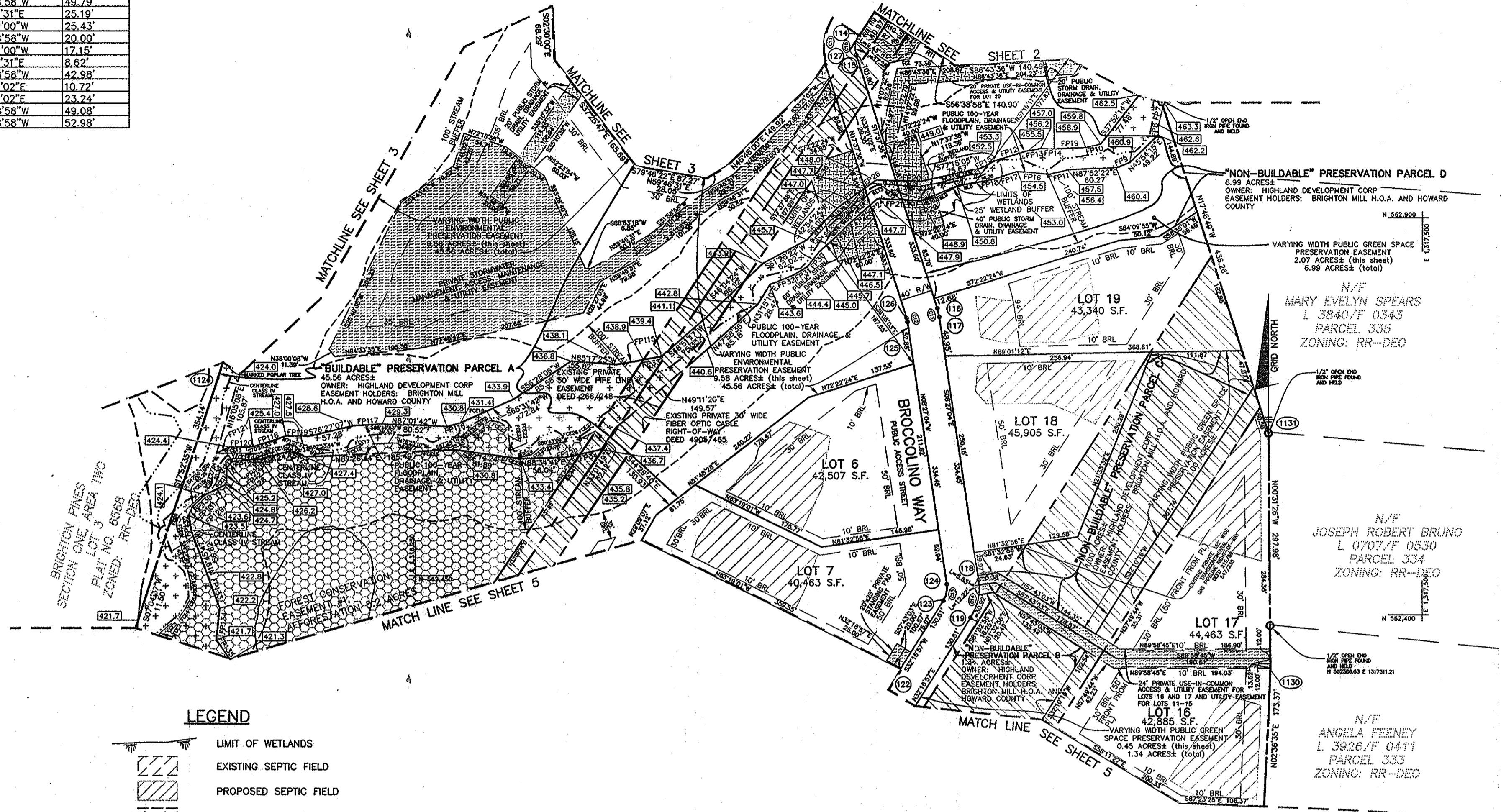
BRIGHTON MILL

LOTS 1 - 22,
BUILDABLE PRESERVATION PARCEL 'A' AND
NON-BUILDABLE PRESERVATION PARCELS 'B', 'C' AND 'D'.

5th ELECTION DISTRICT OF HOWARD COUNTY, MARYLAND
ZONING: RR-DEO SCALE: 1" = 100'
TAX MAP No. 34 DATE: SEPTEMBER, 2007
GRID: 2 SHEET: 3 OF 5
PARCEL: 2

LINE	BEARING	DISTANCE
FCE1	S00°14'21"W	24.91'
FCE2	S30°05'55"W	12.11'
FCE3	S50°34'53"W	30.81'
FCE4	S34°22'42"W	13.36'
FCE5	S26°37'19"W	15.26'
FCE6	S02°45'58"E	18.73'
FCE7	S14°37'26"E	11.77'
FCE8	S09°36'54"E	18.97'
FCE9	S15°21'13"W	9.12'
FCE10	S56°49'31"W	14.26'
FCE11	S31°53'49"W	9.44'
FCE12	S39°15'35"W	13.71'
FCE13	S88°46'16"W	11.78'
FCE14	N87°53'29"W	17.72'
FCE15	S78°08'57"W	19.33'
FCE16	S66°33'58"W	18.21'
FCE17	S85°25'54"W	7.91'
FCE18	N88°27'20"W	12.30'
FCE19	N81°00'39"W	11.23'
FCE20	N58°36'04"W	10.47'
FCE21	N13°24'29"W	14.27'
FCE22	N07°02'02"W	20.40'
FCE23	N66°16'34"W	13.56'
FCE24	S72°58'33"W	13.93'
FCE25	S49°47'52"W	16.90'
FCE26	S78°23'42"W	20.39'
FCE27	S63°12'35"W	21.19'

LINE	BEARING	DISTANCE
R1	N56°38'58"W	49.79'
R2	N78°21'31"E	25.19'
R3	S33°22'00"W	25.43'
R4	N56°38'58"W	20.00'
R5	S33°22'00"W	17.15'
R6	N78°21'31"E	8.62'
R7	N56°38'58"W	42.98'
R8	N33°21'02"E	10.72'
R9	N33°21'02"E	23.24'
R10	N56°38'58"W	49.08'
R11	N56°38'58"W	52.98'



LEGEND

- LIMIT OF WETLANDS
- EXISTING SEPTIC FIELD
- PROPOSED SEPTIC FIELD
- 100 YEAR FLOODPLAIN EASEMENT
- FOREST CONSERVATION EASEMENT
- COORDINATE POINT
- PRIVATE EASEMENT
- PUBLIC EASEMENT
- EXISTING EASEMENT/R-O-W

SHEET DATA TABULATION (THIS SHEET)

TOTAL NUMBER OF LOTS AND/OR PARCELS TO BE RECORDED	6
BUILDABLE	0
OPEN SPACE	0
BUILDABLE PRESERVATION PARCELS	p/o 1
NON-BUILDABLE PRESERVATION PARCELS	1 & p/o 2
TOTAL AREA OF LOTS AND/OR PARCELS TO BE RECORDED	
BUILDABLE	5.96± AC.
OPEN SPACE	N/A
BUILDABLE PRESERVATION PARCELS	9.58± AC.
NON-BUILDABLE PRESERVATION PARCELS	3.52± AC.
TOTAL AREA OF ROADWAY TO BE RECORDED (INCLUDING WIDENING STRIPS)	0.81± AC.
TOTAL AREA	19.87± AC.

SURVEYOR
BENCHMARK ENGINEERING, INC.
 8480 BALTIMORE NATIONAL PIKE, SUITE 418
 ELLICOTT CITY, MARYLAND 21043
 410-465-6105

OWNER/DEVELOPER
HIGHLAND DEVELOPMENT CORPORATION
 P.O. BOX 228
 CLARKSVILLE, MARYLAND 21029
 410-531-5539

APPROVED: FOR PRIVATE WATER AND PRIVATE SEWER SYSTEMS, IN ACCORDANCE WITH THE MASTER PLAN OF WATER AND SEWERAGE FOR HOWARD COUNTY.

B. Wilson for Peter Bidlemann 9/24/07
 COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING.

Donald A. Mason 10/2/07
 CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

David M. Geyer 10/5/07
 DIRECTOR DATE

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, THAT THE FINAL PLAT HEREON IS CORRECT; THAT IT IS ALL OF THE LANDS CONVEYED BY THOMAS C. CURTIS AND BETTY JEAN CURTIS TO HIGHLAND DEVELOPMENT CORP BY DEED DATED FEBRUARY 22, 2006 RECORDED AT LIBER 9857, FOLIO 170, RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND, 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 NOW AMENDED.

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 9/10/07
 DONALD A. MASON
 PROFESSIONAL LAND SURVEYOR
 MD. REGISTRATION NUMBER 21320
 FOR BENCHMARK ENGINEERING, INC.
 MD. REGISTRATION NUMBER 351

OWNER'S DEDICATION

I, RICHARD J. DEMMITT, PRESIDENT OF HIGHLAND DEVELOPMENT CORP, OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY ADOPT THIS PLAN OF SUBDIVISION, AND IN CONSIDERATION OF APPROVAL OF THIS FINAL PLAT BY THE DEPARTMENT OF PLANNING AND ZONING, ESTABLISH 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, 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 HAND THIS tenth DAY OF SEPTEMBER, 2007.

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.

Richard J. Demmitt 9/10/07
 RICHARD J. DEMMITT, PRESIDENT DATE:
 HIGHLAND DEVELOPMENT CORP
John M. Geyer 9/10/07
 WITNESS

RECORDED AS PLAT 19469
 ON 10/2/07 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

BRIGHTON MILL

LOTS 1 - 22,
 BUILDABLE PRESERVATION PARCEL 'A' AND
 NON-BUILDABLE PRESERVATION PARCELS 'B', 'C' AND 'D'.

5th ELECTION DISTRICT OF HOWARD COUNTY, MARYLAND
 ZONING: RR-DEO SCALE: 1" = 100'
 TAX MAP No. 34 DATE: SEPTEMBER, 2007
 GRID: 2 SHEET: 4 OF 5
 PARCEL: 2

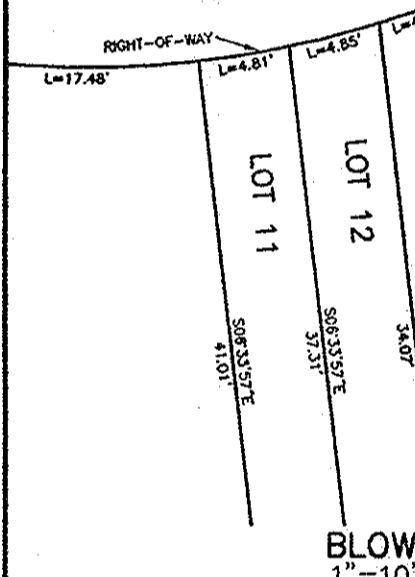
LINE	BEARING	DISTANCE
WL1	N11°21'32"E	27.42'
WL2	N65°31'15"E	38.49'
WL3	N30°36'07"E	20.50'
WL4	N68°39'13"E	22.36'
WL5	N57°04'21"E	28.93'
WL6	N60°11'25"E	29.22'
WL7	S62°48'54"E	14.14'
WL8	S78°23'18"W	24.19'
WL9	S61°53'10"W	30.21'
WL10	S77°19'01"W	20.55'
WL11	N81°53'21"W	25.37'
WL12	N52°30'28"W	25.71'
WL13	S64°44'44"W	17.22'
WL14	S41°20'42"W	29.80'
WL15	S48°12'34"W	29.60'
WL16	S33°01'00"W	26.58'
WL17	N41°25'55"E	30.43'
WL18	N51°58'26"E	25.95'
WL19	N40°35'27"E	40.31'
WL20	S85°12'41"E	26.00'
WL21	S85°37'14"E	36.82'
WL22	N78°15'50"E	31.49'
WL23	N76°51'20"E	12.93'
WL24	N73°31'13"E	16.19'
WL25	N78°18'29"E	19.91'
WL26	N33°02'48"E	14.23'
WL27	N88°29'19"W	31.17'
WL28	N55°52'49"W	20.48'
WL29	S67°00'49"E	19.40'
WL30	S20°28'08"E	18.30'
WL31	N59°38'42"E	51.10'
WL32	S79°31'39"E	17.13'
WL33	N57°42'33"E	16.88'
WL34	N69°03'22"E	34.90'
WL35	N53°39'17"E	21.52'
WL36	N12°50'01"E	17.61'
WL37	N17°54'04"E	35.35'
WL38	N09°35'06"E	39.15'
WL39	N62°30'04"E	18.95'
WL40	N50°18'58"E	33.36'
WL41	N69°12'46"E	23.07'
WL42	N58°00'13"E	35.76'
WL43	N59°24'52"E	26.66'
WL44	N25°58'24"E	14.78'
WL45	S54°24'15"E	18.85'
WL46	S64°36'23"E	34.10'
WL47	S33°13'18"E	21.81'
WL48	S16°33'09"E	21.88'
WL49	S29°38'34"W	32.59'
WL50	S55°46'16"W	43.09'
WL51	S52°07'52"W	27.89'
WL52	S28°12'37"W	26.42'

LINE	BEARING	DISTANCE
WL53	S52°00'25"W	23.96'
WL54	S13°09'52"W	19.81'
WL55	S26°12'56"E	29.83'
WL56	S60°26'08"W	30.05'
WL57	S08°07'28"W	35.15'
WL58	S07°34'04"E	29.45'
WL59	S06°04'30"W	28.63'
WL60	S11°38'20"W	24.59'
WL61	S52°22'48"E	30.30'
WL62	S01°29'55"W	32.76'
WL63	S42°41'27"W	31.63'
WL64	N21°27'09"E	64.92'
WL65	S22°06'59"W	42.55'
WL66	S12°19'26"W	30.81'
WL67	S66°01'32"W	23.10'
WL68	N06°46'59"W	20.88'
WL69	N25°49'30"E	59.24'
WL70	S23°59'23"W	45.46'
WL71	S27°19'28"W	47.30'
WL72	N23°52'40"E	34.06'
WL73	S21°56'14"W	50.89'
WL74	N24°02'26"E	40.32'
WL75	S33°40'13"W	45.69'
WL76	N36°39'14"E	27.57'
WL77	N23°50'26"E	31.22'
WL78	S34°03'12"W	33.04'
WL79	N25°30'10"E	30.41'
WL80	S67°48'48"W	36.69'
WL81	S17°10'09"W	27.67'
WL82	S29°47'09"W	37.39'
WL83	N20°34'18"E	17.02'
WL84	N21°14'13"E	35.25'
WL85	S14°50'30"W	28.21'
WL86	S41°39'18"W	31.38'
WL87	N57°09'31"E	60.08'
WL88	S75°24'33"W	37.77'

LINE	BEARING	DISTANCE
PL1	S26°06'32"E	368.53'
PL2	S26°06'32"E	390.59'
PL3	S26°06'32"E	412.38'
PL4	S26°06'32"E	410.50'
PL5	S26°06'32"E	408.62'
PL6	S26°06'32"E	391.24'

LEGEND

- [Symbol] LIMIT OF WETLANDS
- [Symbol] EXISTING SEPTIC FIELD
- [Symbol] PROPOSED SEPTIC FIELD
- [Symbol] 100 YEAR FLOODPLAIN EASEMENT
- [Symbol] FOREST CONSERVATION EASEMENT
- [Symbol] COORDINATE POINT
- [Symbol] PRIVATE EASEMENT
- [Symbol] PUBLIC EASEMENT
- [Symbol] EXISTING EASEMENT/R-O-W



SHEET DATA TABULATION (THIS SHEET)

TOTAL NUMBER OF LOTS AND/OR PARCELS TO BE RECORDED	8
BUILDABLE	8
OPEN SPACE	0
BUILDABLE PRESERVATION PARCELS	p/o 1
NON-BUILDABLE PRESERVATION PARCELS	p/o 1
TOTAL AREA OF LOTS AND/OR PARCELS TO BE RECORDED	
BUILDABLE	8.63± AC.
OPEN SPACE	N/A
BUILDABLE PRESERVATION PARCELS	20.58± AC.
NON-BUILDABLE PRESERVATION PARCELS	0.89± AC.
TOTAL AREA OF ROADWAY TO BE RECORDED (INCLUDING WIDENING STRIPS)	0.22± AC.
TOTAL AREA	30.32± AC.

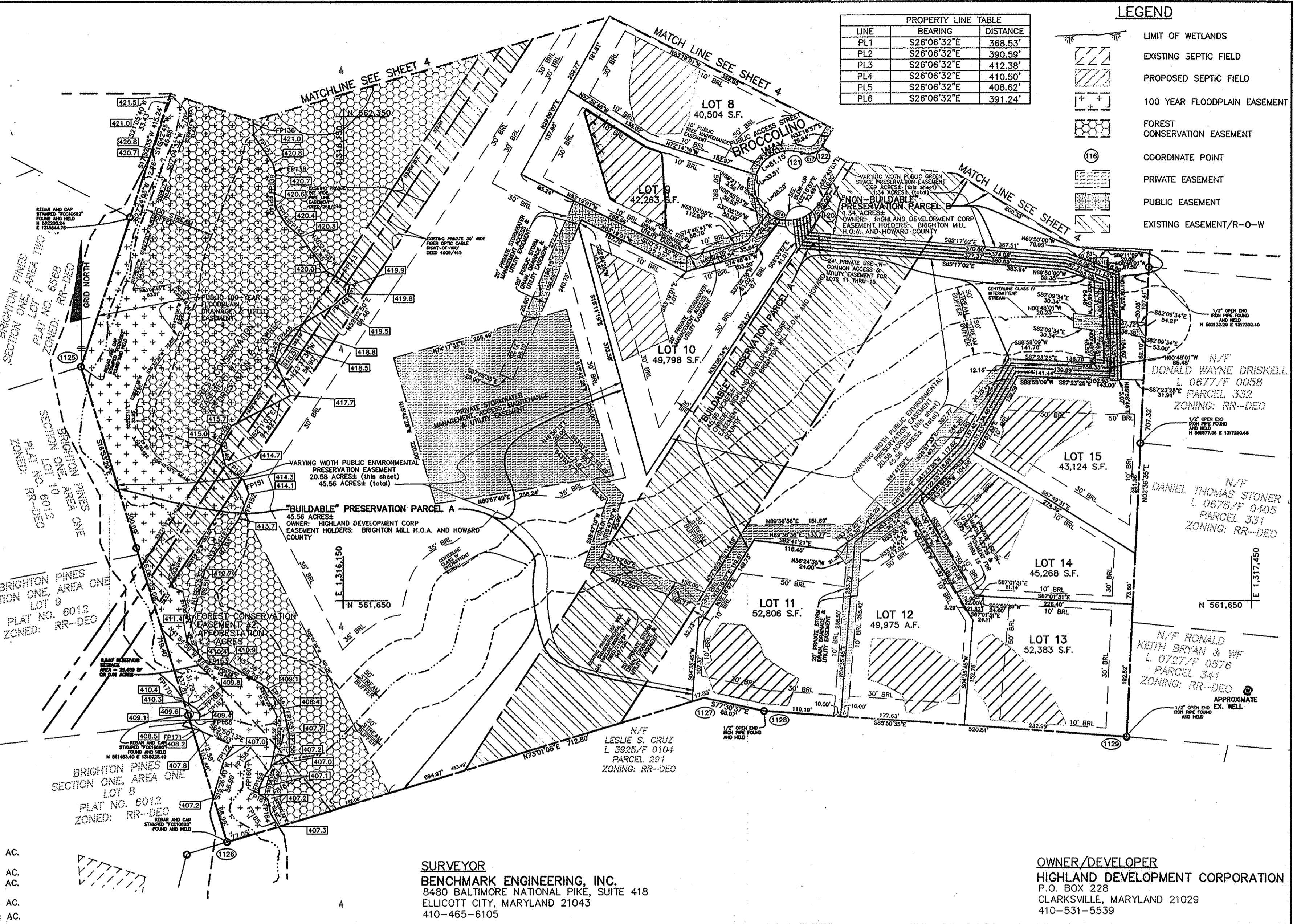
APPROVED: FOR PRIVATE WATER AND PRIVATE SEWER SYSTEMS, IN ACCORDANCE WITH THE MASTER PLAN OF WATER AND SEWERAGE FOR HOWARD COUNTY.

B. Bryan for Peter Beilenson 9/24/07
COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING.

John D. Mason 10/2/07
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

David H. Taylor 10/9/07
DIRECTOR DATE



SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, THAT THE FINAL PLAT HEREON IS CORRECT; THAT IT IS ALL OF THE LANDS CONVEYED BY THOMAS C. CURTIS AND BETTY JEAN CURTIS TO HIGHLAND DEVELOPMENT CORP BY DEED DATED FEBRUARY 22, 2006 RECORDED AT LIBER 9857, FOLIO 170, RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND, 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 NOW AMENDED.

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 9/10/07
DONALD A. MASON
PROFESSIONAL LAND SURVEYOR
MD. REGISTRATION NUMBER 21320
FOR BENCHMARK ENGINEERING, INC.
MD. REGISTRATION NUMBER 351

OWNER'S DEDICATION

I, RICHARD J. DEMMITT, PRESIDENT OF HIGHLAND DEVELOPMENT CORP, OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY ADOPT THIS PLAN OF SUBDIVISION, AND IN CONSIDERATION OF APPROVAL OF THIS FINAL PLAT BY THE DEPARTMENT OF PLANNING AND ZONING, ESTABLISH 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, 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 HAND THIS 7th DAY OF SEPTEMBER, 2007.

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.

Richard J. Demmitt 9/10/07
RICHARD J. DEMMITT, PRESIDENT DATE:
HIGHLAND DEVELOPMENT CORP

SO M. Gray 9/10/07
WITNESS

RECORDED AS PLAT 19444 ON 10/12/07 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

BRIGHTON MILL

LOTS 1 - 22,
BUILDABLE PRESERVATION PARCEL 'A' AND
NON-BUILDABLE PRESERVATION PARCELS 'B', 'C' AND 'D'.

5th ELECTION DISTRICT OF HOWARD COUNTY, MARYLAND
ZONING: RR-DEO SCALE: 1" = 100'
TAX MAP No. 34 DATE: SEPTEMBER, 2007
GRID: 2 SHEET: 5 OF 5
PARCEL: 2

SURVEYOR
BENCHMARK ENGINEERING, INC.
8480 BALTIMORE NATIONAL PIKE, SUITE 418
ELLCOTT CITY, MARYLAND 21043
410-465-6105

OWNER/DEVELOPER
HIGHLAND DEVELOPMENT CORPORATION
P.O. BOX 228
CLARKSVILLE, MARYLAND 21029
410-531-5539