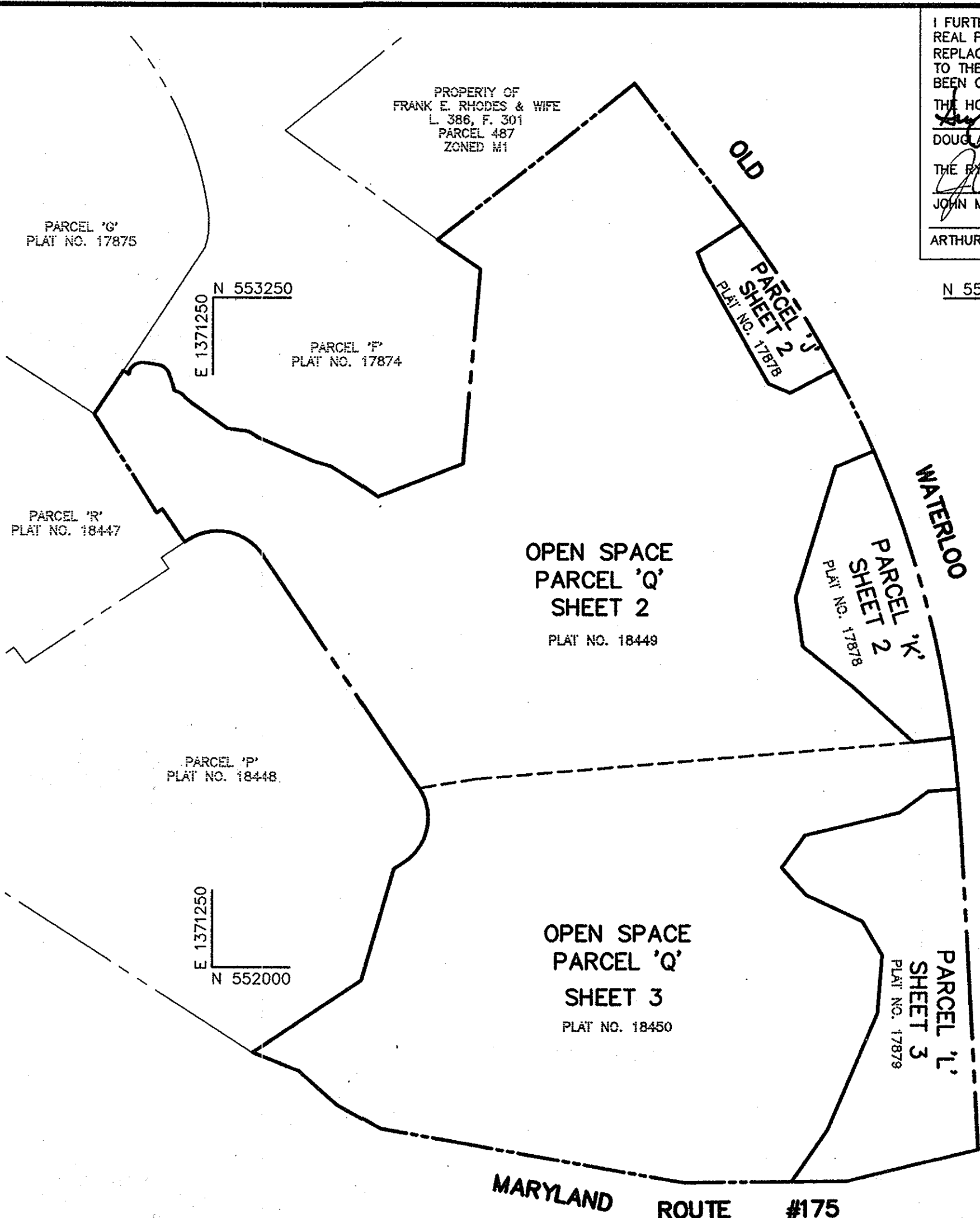


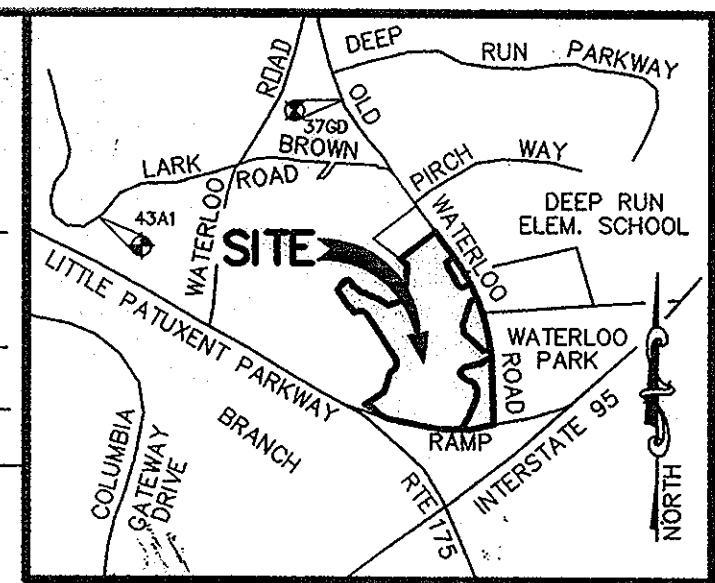
COORDINATE LIST					
POINT	NORTH	EAST	POINT	NORTH	EAST
19	553357.1651	1371665.3881	95	553005.0550	1371277.0673
20	553646.0172	1372031.1438	96	553000.6887	1371310.4347
21	553405.5328	1372217.0675	97	552996.8116	1371320.8915
22	552274.8465	1372638.6616	98	552988.5744	1371333.4643
23	551664.2876	1372672.6726	99	552944.2972	1371436.4988
24	551649.0471	1372610.8435	100	552935.2021	1371467.8947
25	551636.2829	1372555.5343	101	552901.1351	1371521.5134
26	551604.5198	1372427.9604	102	552877.4529	1371555.8843
27	551600.3699	1372127.1793	103	552939.2142	1371713.5527
28	551700.5243	1371563.8058	104	553302.9638	1371745.4382
29	551745.3856	1371482.4679	130	551976.8205	1371526.4120
30	551808.0751	1371411.6460	131	552183.2849	1371586.7677
85	553112.5529	1371083.9196	132	552196.0303	1371605.8084
86	553105.8996	1371094.0870	133	552334.7801	1371633.2812
87	553127.9581	1371122.6819	134	552768.8625	1371342.6796
88	553124.0271	1371148.6849	135	552796.3329	1371203.9520
89	553107.3960	1371168.6035	136	552792.3433	1371197.9926
90	553086.8227	1371175.6377	137	552853.7865	1371156.8613
91	553075.6375	1371178.2168	138	552846.6486	1371146.1986
92	553073.0039	1371185.7340	139	553030.5734	1371030.2739
93	553062.6375	1371198.6820	190	551842.4591	1371325.7150
94	553054.0380	1371208.6929			



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.

THE HOWARD RESEARCH AND DEVELOPMENT CORPORATION
Douglas M. Godine DATE: 2.08.07
 DOUGLAS M. GODINE

THE RYLAND GROUP, INC.
John Meade DATE: 2/6/07
 JOHN MEADE
 ARTHUR M. BOTTERILL NO. 10886 DATE: 2/06/07



GENERAL NOTES

- COORDINATES BASED ON NAD 83, MARYLAND COORDINATE SYSTEM AS PROJECTED BY HOWARD GEODETIC CONTROL STATIONS Nos. 37GD 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., AND PREVIOUSLY CERTIFIED ON NOVEMBER 8, 2005.
- THE SUBJECT PROPERTY IS ZONED NT AS PER 2-2-04 COMPREHENSIVE ZONING PLAN AND THE COMP LITE ZONING AMENDMENTS EFFECTIVE 07-28-06.
- 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 SHOWN HEREON ARE BASED ON A STUDY PERFORMED BY MORRIS & RITCHIE ASSOCIATES, INC. (M.R.A.) DATED JULY 31, 2006.
- 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, SDP-04-163, F-05-58, PB 373, FDP 240-A, WP 06-36 AND F-06-102.
- 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.
- THIS SUBDIVISION IS EXEMPT FROM THE REQUIREMENTS OF THE FOREST CONSERVATION ACT PER SECTION 16.1202(b)(1)(iv) OF THE HOWARD COUNTY CODE BECAUSE THE PROPERTY IS ZONED NT AND HAS PRELIMINARY APPROVAL PRIOR TO 12-31-02, AND IS ALSO EXEMPT PER SECTION 16.1202(b)(1)(vii) BECAUSE IT IS A PLAT OF REVISION THAT DOES NOT CREATE ANY ADDITIONAL LOTS.
- STREAM BUFFERS ARE DETERMINED BY LAND USE ADJOINING THE OPEN SPACE. EMPLOYMENT USE - 50' BUFFER FROM ANY STREAM. RESIDENTIAL USE - 50' BUFFER FROM ANY INTERMITTENT STREAM AND 75' BUFFER FROM ANY PERENNIAL STREAM.
- THIS PLAT OF REVISION IS EXEMPT FROM SECTION 16.124 OF THE HOWARD COUNTY CODE FOR LANDSCAPE REQUIREMENTS SINCE IT IS A REVISION WHICH ONLY MERGES ROAD RIGHTS-OF-WAY AND ADDS EASEMENT AREAS, BUT DOES NOT CREATE NEW LOTS. LANDSCAPING SHALL BE SHOWN ON THE SITE DEVELOPMENT PLAN FOR EACH PARCEL.
- WP-06-36 TO WAIVE SECTIONS 16.145 AND 16.146 REQUIRING SUBMISSION OF A SKETCH PLAN AND PRELIMINARY PLAN TO SUBDIVIDE NON-RESIDENTIAL PROPERTY WAS APPROVED ON NOVEMBER 30, 2005, AND REQUIRES THE RECORDING OF THIS RESUBDIVISION PLAT.

UTILITY RESERVATION STATEMENT

THE DEVELOPER RESERVES UNTO ITSELF, ITS SUCCESSORS AND ASSIGNS ALL EASEMENTS SHOWN ON THIS PLAN FOR WATER, SEWER, STORM DRAINAGE, OTHER PUBLIC UTILITIES AND FOREST CONSERVATION (DESIGNATED AS "FOREST CONSERVATION AREA"), LOCATED IN, ON, OVER AND THROUGH THE PARCELS. ANY CONVEYANCES OF THE AFORESAID PARCELS SHALL BE SUBJECT TO THE EASEMENTS HEREIN RESERVED, WHETHER OR NOT EXPRESSLY STATED IN THE DEEDS CONVEYING SAID PARCELS. THE DEVELOPER SHALL EXECUTE AND DELIVER DEEDS FOR THE EASEMENTS HEREIN 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 THE FOREST CONSERVATION EASEMENTS, UPON COMPLETION OF THE DEVELOPER'S OBLIGATIONS UNDER THE FOREST CONSERVATION INSTALLATION AND MAINTENANCE AGREEMENT EXECUTED BY THE DEVELOPER AND THE COUNTY, AND THE RELEASE OF THE DEVELOPER'S SURETY POSTED WITH SAID AGREEMENT, THE COUNTY SHALL ACCEPT THE EASEMENTS AND RECORD THE DEEDS OF EASEMENT IN THE LAND RECORDS OF HOWARD COUNTY.

TOTAL TABULATION THIS SUBMISSION	TOTALS
TOTAL NUMBER OF PARCELS TO BE RECORDED:	
BUILDABLE PARCELS	3
NON-BUILDABLE PARCELS	0
OPEN SPACE	1
PRESERVATION PARCELS	0
TOTAL AREA OF PARCELS TO BE RECORDED:	
BUILDABLE PARCELS	6.6001 AC.±
NON-BUILDABLE PARCELS	0
OPEN SPACE	36.7770 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	43.3371 AC.±

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

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

I HEREBY CERTIFY, THAT THIS PLAT WAS PREPARED UNDER MY RESPONSIBLE CHARGE, AND IS IN COMPLIANCE WITH THE REGULATIONS SET FORTH IN CHAPTER 06, REGULATION .12 OF THE MINIMUM STANDARDS OF PRACTICE OF MARYLAND.

Arthur M. Botterill DATE: 2/06/07
 ARTHUR M. BOTTERILL
 PROFESSIONAL LAND SURVEYOR
 MD REGISTRATION No. 10886

OWNER (PARCELS J, K & L)
 THE RYLAND GROUP, INC.
 6011 UNIVERSITY BLVD.
 SUITE 260
 ELLICOTT CITY, MARYLAND 21043

OWNER (PARCEL Q)
 THE HOWARD RESEARCH AND DEVELOPMENT CORPORATION
 THE ROUSE BUILDING
 10275 LITTLE PATUXENT PARKWAY
 COLUMBIA, MARYLAND 21044

PURPOSE STATEMENT

THE PURPOSE OF THIS PLAT IS TO ADD PUBLIC DRAINAGE & UTILITY EASEMENTS, PUBLIC SEWER & UTILITY EASEMENTS, PUBLIC WATER & UTILITY EASEMENTS, PUBLIC WATER, SEWER & UTILITY EASEMENTS, PRIVATE STORMWATER MANAGEMENT & UTILITY EASEMENTS, PRIVATE DRAINAGE & UTILITY EASEMENTS, A 10' REVERTIBLE SLOPE EASEMENT, A 10' PRIVATE WALL MAINTENANCE EASEMENT, REVISE THE EXISTING PUBLIC 100 YEAR FLOODPLAIN, DRAINAGE AND UTILITY EASEMENT AND TO ABANDON AN EXISTING 20' PUBLIC SEWER & UTILITY EASEMENT AND AN EXISTING 20' PUBLIC DRAINAGE & UTILITY EASEMENT, AS RECORDED ON PLAT NO.S 17878 & 17879.

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

Robert J. Weber DATE: 2/13/07
 HOWARD COUNTY HEALTH OFFICER

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING.

Mark D. Reynolds DATE: 2/20/07
 CHIEF, DEVELOPMENT ENGINEERING DIVISION

Mark D. Reynolds DATE: 2/20/07
 DIRECTOR

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT SOME OF IT IS A PART OF THE LAND THAT 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 HAVING CHANGED ITS NAME TO THE HOWARD RESEARCH AND DEVELOPMENT CORPORATION BY ARTICLES OF AMENDMENT WITH A NAME CHANGE FILED JANUARY 5, 2001, THAT SOME OF IT IS ALL OF THE LAND THAT WAS ACQUIRED BY THE RYLAND GROUP, INC. FROM THE HOWARD RESEARCH AND DEVELOPMENT CORPORATION BY DEED DATED DECEMBER 20, 2005, AND RECORDED AMONG THE AFORESAID LAND RECORDS IN LIBER 9778 AT FOLIO 080, THAT THE REST IS PART OF THE LAND CONVEYED BY THE STATE HIGHWAY ADMINISTRATION, MARYLAND, TO HOWARD RESEARCH AND DEVELOPMENT CORPORATION AS SHOWN ON STATE HIGHWAY PLAT Nos. 58498 AND 56683, 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 DATE: 2/06/07
 ARTHUR M. BOTTERILL
 PROFESSIONAL LAND SURVEYOR
 MD REGISTRATION No. 10886



OWNER'S CERTIFICATE

WE, THE HOWARD RESEARCH AND DEVELOPMENT CORPORATION, BY DOUGLAS M. GODINE, VICE PRESIDENT, AND JAMES D. LANO, ASSISTANT SECRETARY, AND THE RYLAND GROUP, INC., JOHN MEADE, VICE PRESIDENT, OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY ADOPT THIS PLAN OF SUBDIVISION; AND IN CONSIDERATION OF THE APPROVAL OF THIS PLAT BY THE DEPARTMENT OF PLANNING AND ZONING ESTABLISH THE MINIMUM RESTRICTION LINES, AND GRANT 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 OUR HANDS THIS DAY OF _____, 2007

THE HOWARD RESEARCH AND DEVELOPMENT CORPORATION
 DOUGLAS M. GODINE, VICE PRESIDENT: *Douglas M. Godine* DATE: 2.08.07
 JAMES D. LANO, ASSISTANT SECRETARY: *James D. Lano* DATE: 2/08/07

THE RYLAND GROUP, INC.
 JOHN MEADE, VICE PRESIDENT: *John Meade* DATE: 2/6/07

RECORDED AS PLAT No. 18449
 ON 2/23/07
 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

PLAT OF REVISION FOR BENSON EAST PARCELS 'J', 'K', 'L' & OPEN SPACE PARCEL 'Q'

BEING PARCELS 'J', 'K' AND 'L', AS SHOWN ON PLATS ENTITLED "BENSON EAST, PARCELS 'A' THRU 'M' AND OPEN SPACE PARCELS 'N' & 'O'" AND RECORDED AS PLAT NO.S 17878 & 17879, AND ALSO BEING PARCEL 'Q', AS SHOWN ON PLATS ENTITLED "BENSON EAST, PARCELS 'P', 'R', 'T' & 'U', NON-BUILDABLE PARCEL 'S' AND OPEN SPACE PARCELS 'Q' & 'V'" AND RECORDED AS PLAT NO.S 18449 & 18450

6TH ELECTION DISTRICT HOWARD COUNTY, MARYLAND
 GRID No. 20 TAX MAP NO. 37 PARCEL 382, P/O PARCEL 547,
 P/O PARCEL 587 & PARCEL 421 ZONED: NT
 SCALE: 1" = 200' DATE: 02-06-07 SHEET: 1 OF 3

11621/3-0/SURVEY/FINAL/002 PARCELS-J-K-L-Q-COVER.DWG

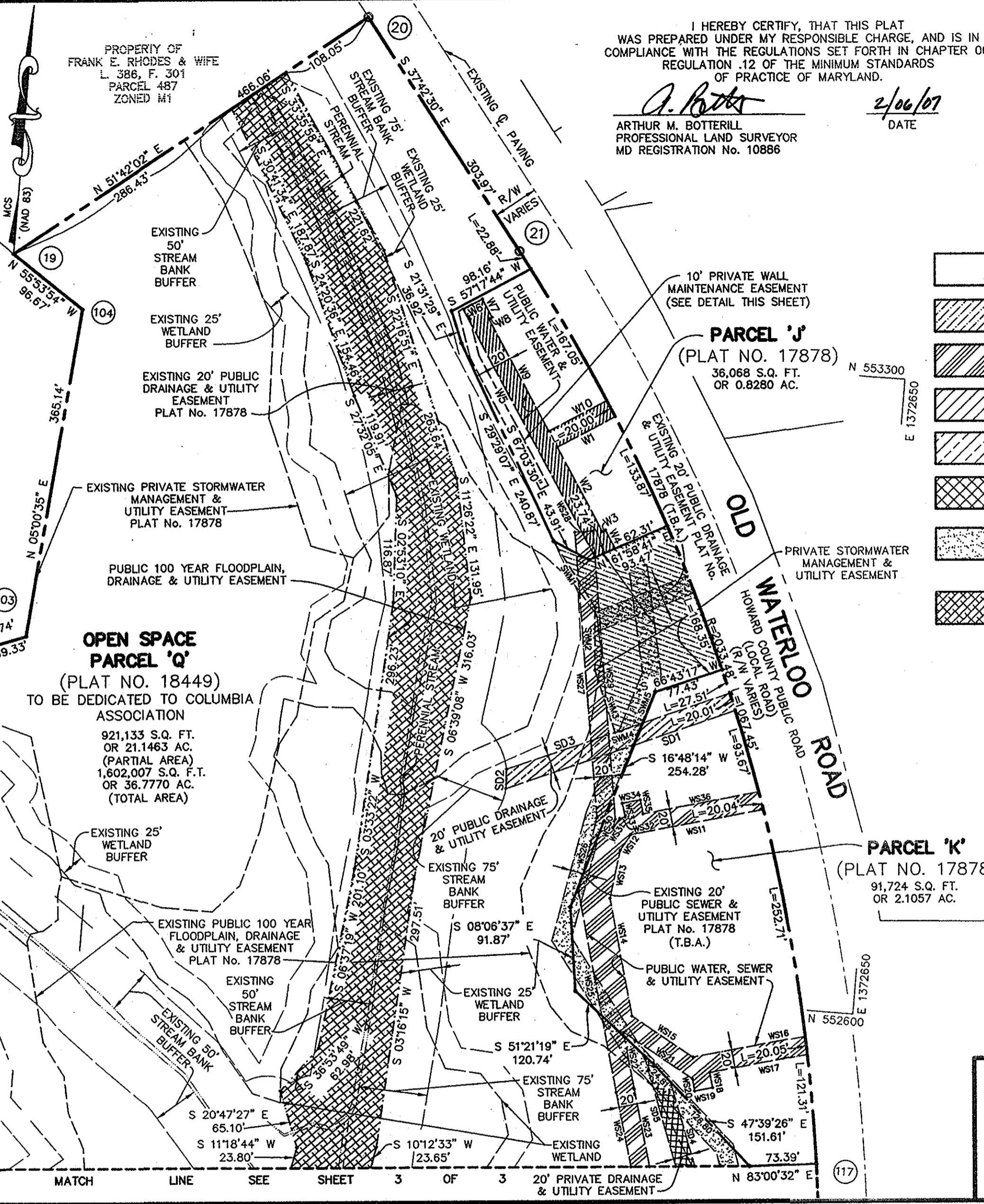
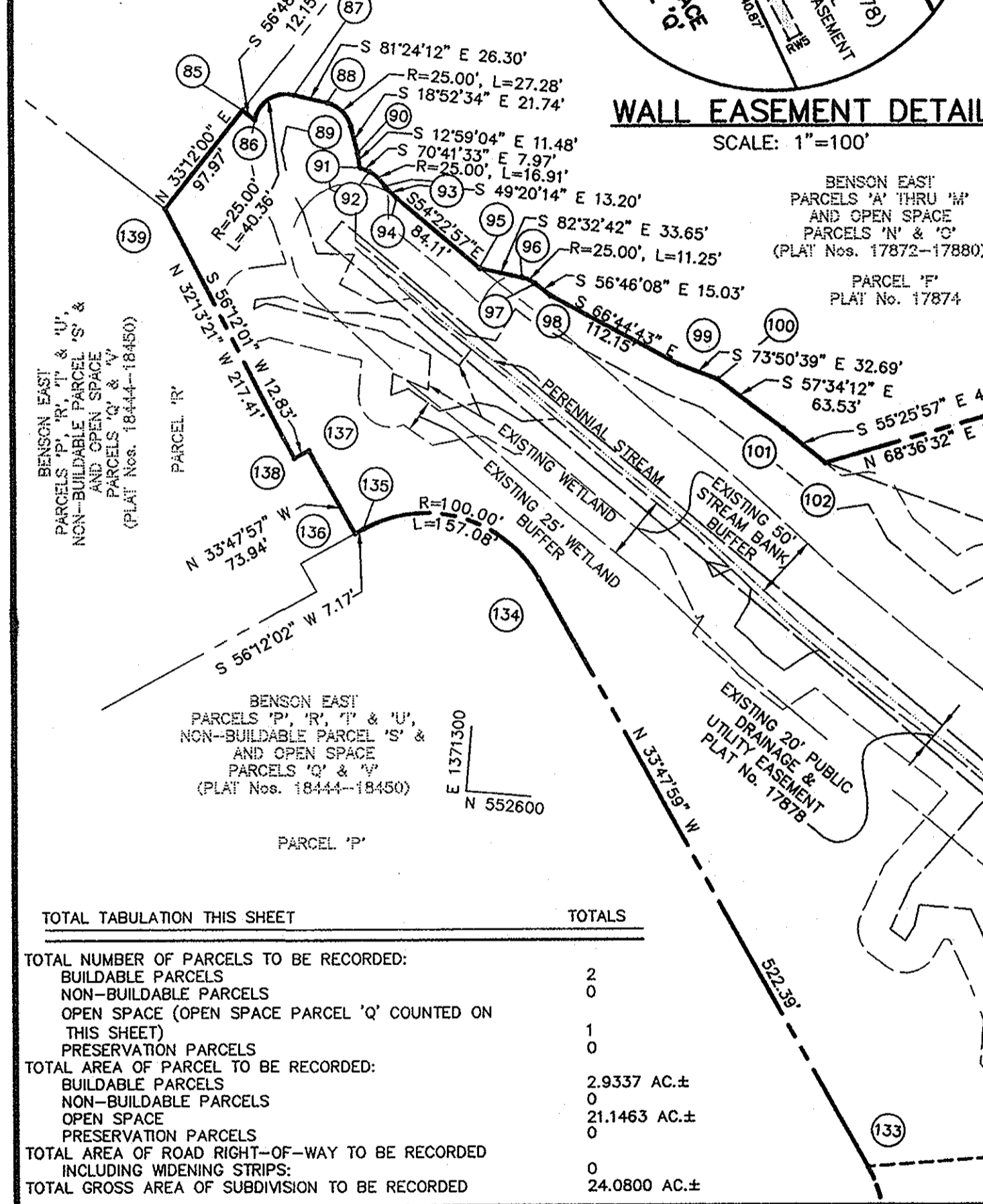
CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
21-117	2033.48'	1067.45'	546.33'	1055.24'	S 22°40'15" E	30°04'36"
86-87	25.00'	40.36'	26.11'	36.11'	N 52°21'11" E	92°29'14"
88-89	25.00'	27.28'	15.18'	25.95'	S 50°08'23" E	62°31'39"
92-93	25.00'	16.91'	8.79'	16.59'	S 51°19'07" E	38°44'52"
96-97	25.00'	11.25'	5.72'	11.15'	S 69°39'25" E	25°46'34"
134-135	100.00'	157.08'	100.00'	141.42'	N 78°47'58" W	89°59'59"

LINE	BEARING	LENGTH
SD4	N 20°25'11" W	96.70'
SD5	S 20°25'11" E	127.65'

LINE	BEARING	LENGTH
SD1	S 66°23'20" W	265.99'
SD2	N 02°51'00" W	21.39'
SD3	N 66°23'20" E	258.89'

LINE	BEARING	LENGTH
RW1	S 33°56'58" E	10.00'
RW2	S 56°03'02" W	9.30'
RW3	S 18°45'37" E	44.67'
RW4	S 32°33'52" E	162.48'
RW5	S 57°26'08" W	10.00'
RW6	N 32°33'52" W	163.69'
RW7	N 18°45'37" W	53.53'
RW8	N 56°03'02" E	16.94'

PARCEL 'G'
BENSON EAST
PARCELS 'A' THRU 'M'
AND OPEN SPACE
PARCELS 'N' & 'O'
(PLAT Nos. 17872-17880)



I HEREBY 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.

THE HOWARD RESEARCH AND DEVELOPMENT CORPORATION
DOUGLAS M. GODINE 2/08/07 DATE

THE RYLAND GROUP, INC.
JOHN MEADE 2/06/07 DATE

ARTHUR M. BOTTERILL
ARTHUR M. BOTTERILL NO. 10886

LEGEND

- DENOTES 5/8" REBAR AND CAP TO BE SET
- DENOTES EXISTING WETLANDS
- ▨ DENOTES PRIVATE STORMWATER MANAGEMENT & UTILITY EASEMENT
- ▩ DENOTES PUBLIC WATER, SEWER & UTILITY EASEMENT
- ▧ DENOTES PUBLIC WATER & UTILITY EASEMENT
- ▦ DENOTES 20' PUBLIC DRAINAGE & UTILITY EASEMENT
- ▥ DENOTES 20' PRIVATE DRAINAGE & UTILITY EASEMENT
- ▤ DENOTES 20' PUBLIC SEWER & UTILITY EASEMENT AND 20' PUBLIC DRAINAGE & UTILITY EASEMENT TO BE ABANDONED (T.B.A.)
- ▣ DENOTES PUBLIC 100 YEAR FLOODPLAIN, DRAINAGE & UTILITY EASEMENT

LINE	BEARING	LENGTH
WS11	S 74°32'34" W	148.14'
WS12	N 29°32'34" E	20.79'
WS13	S 07°12'15" W	53.65'
WS14	S 15°17'45" E	131.20'
WS15	S 60°27'26" E	80.77'
WS16	N 74°33'47" E	125.53'
WS17	S 74°33'47" W	109.11'
WS18	S 15°27'26" E	17.14'
WS19	S 74°33'04" W	20.00'
WS20	N 15°27'26" W	13.88'
WS21	N 60°27'26" W	91.40'
WS22	S 15°17'45" E	63.84'
WS23	S 15°42'52" E	87.37'
WS24	N 15°42'52" W	83.64'
WS25	N 15°17'45" W	224.73'
WS26	N 09°19'32" E	83.14'
WS27	N 09°07'11" W	314.84'
WS28	N 80°52'49" E	20.00'
WS29	S 09°07'11" E	318.09'
WS30	S 09°19'32" W	10.14'
WS31	N 29°32'34" E	13.33'
WS32	N 74°32'34" E	5.78'
WS33	N 15°27'26" W	15.69'
WS34	N 74°32'34" E	20.00'
WS35	S 15°27'26" E	15.69'
WS36	N 74°32'34" E	129.40'

LINE	BEARING	LENGTH
W1	S 57°23'00" W	71.98'
W2	S 32°33'52" E	105.98'
W3	N 57°26'08" E	3.67'
W4	S 32°33'23" E	22.72'
W5	N 32°33'52" W	309.47'
W6	N 57°26'08" E	23.67'
W7	S 32°33'23" E	22.63'
W8	S 57°26'08" W	3.67'
W9	S 32°33'52" E	140.02'
W10	N 57°23'00" E	72.15'

TOTAL TABULATION THIS SHEET	TOTALS
TOTAL NUMBER OF PARCELS TO BE RECORDED:	
BUILDABLE PARCELS	2
NON-BUILDABLE PARCELS	0
OPEN SPACE (OPEN SPACE PARCEL 'Q' COUNTED ON THIS SHEET)	1
PRESERVATION PARCELS	0
TOTAL AREA OF PARCEL TO BE RECORDED:	
BUILDABLE PARCELS	2.9337 AC.±
NON-BUILDABLE PARCELS	0
OPEN SPACE	21.1463 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	24.0800 AC.±

OWNER (PARCEL Q)
THE HOWARD RESEARCH AND DEVELOPMENT CORPORATION
THE ROUSE BUILDING
10275 LITTLE PATUXENT PARKWAY
COLUMBIA, MARYLAND 21044

OWNER (PARCELS J, K & L)
THE RYLAND GROUP, INC.
6011 UNIVERSITY BLVD.
SUITE 260
ELLCOTT CITY, MARYLAND 21043

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 G. Walter 2/13/07
HOWARD COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING.

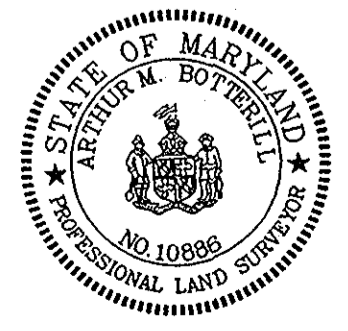
Arthur M. Botterill 2/12/07
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

DIRECTOR DATE

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT SOME OF IT IS A PART OF THE LAND THAT 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. HRD LAND HOLDINGS, INC. SUBSEQUENTLY HAVING CHANGED ITS NAME TO THE HOWARD RESEARCH AND DEVELOPMENT CORPORATION BY ARTICLES OF AMENDMENT WITH A NAME CHANGE FILED JANUARY 5, 2001, THAT SOME OF IT IS ALL OF THE LAND THAT WAS ACQUIRED BY THE RYLAND GROUP, INC. FROM THE HOWARD RESEARCH AND DEVELOPMENT CORPORATION BY DEED DATED DECEMBER 20, 2005, AND RECORDED AMONG THE AFORESAID LAND RECORDS IN LIBER 9778 AT FOLIO 080, THAT THE REST IS PART OF THE LAND CONVEYED BY THE STATE HIGHWAY ADMINISTRATION, MARYLAND, TO HOWARD RESEARCH AND DEVELOPMENT CORPORATION AS SHOWN ON STATE HIGHWAY PLAT Nos. 56496 AND 56683, 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 2/06/07
ARTHUR M. BOTTERILL
PROFESSIONAL LAND SURVEYOR
MD REGISTRATION No. 10886



OWNER'S CERTIFICATE

WE, THE HOWARD RESEARCH AND DEVELOPMENT CORPORATION, BY DOUGLAS M. GODINE, VICE PRESIDENT, AND JAMES D. LANO, ASSISTANT SECRETARY, AND THE RYLAND GROUP, INC., JOHN MEADE, VICE PRESIDENT, OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY ADOPT THIS PLAN OF SUBDIVISION; AND IN CONSIDERATION OF THE APPROVAL OF THIS PLAT BY THE DEPARTMENT OF PLANNING AND ZONING ESTABLISH THE MINIMUM RESTRICTION LINES, AND GRANT 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 OUR HANDS THIS DAY OF _____, 2007

THE HOWARD RESEARCH AND DEVELOPMENT CORPORATION
DOUGLAS M. GODINE, VICE PRESIDENT: *Douglas M. Godine* DATE: 2/08/07
JAMES D. LANO, ASSISTANT SECRETARY: *James D. Lano* DATE: 2/08/07

THE RYLAND GROUP, INC.
JOHN MEADE, VICE PRESIDENT: *John Meade* DATE: 2/6/07

RECORDED AS PLAT No. 18449
ON 2/12/07
AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

PLAT OF REVISION FOR BENSON EAST PARCELS 'J', 'K', 'L' & OPEN SPACE PARCEL 'Q'

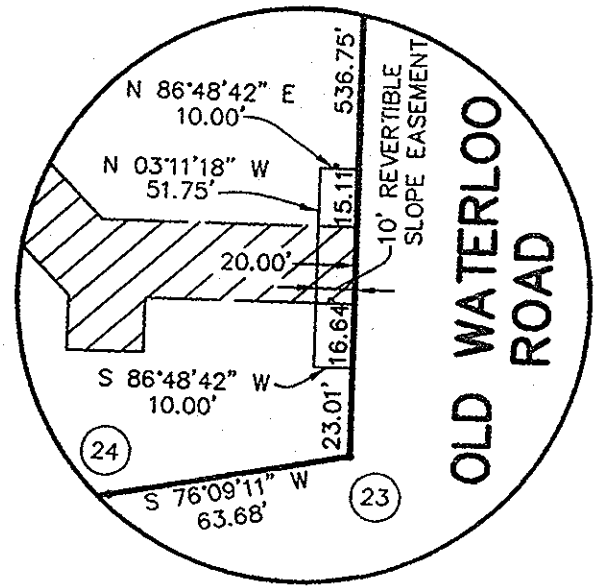
BEING PARCELS 'J', 'K' AND 'L', AS SHOWN ON PLATS ENTITLED "BENSON EAST, PARCELS 'A' THRU 'M' AND OPEN SPACE PARCELS 'N' & 'O'" AND RECORDED AS PLAT NOS. 17878 & 17879, AND ALSO BEING PARCEL 'Q', AS SHOWN ON PLATS ENTITLED "BENSON EAST, PARCELS 'P', 'R', 'T' & 'U', NON-BUILDABLE PARCEL 'S' & OPEN SPACE PARCELS 'Q' & 'V'" AND RECORDED AS PLAT NO. 18449 & 18450

6TH ELECTION DISTRICT HOWARD COUNTY, MARYLAND
GRID No. 20 TAX MAP NO. 37 PARCEL 382, P/O PARCEL 547,
P/O PARCEL 587 & PARCEL 421 ZONED: N7
SCALE: 1" = 100' DATE: 02-06-07 SHEET: 2 OF 3

11621/3-0/SURVEY/FINAL/002 PARCELS-J-K-L-Q-SHT2.DWG

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
117-22	2033.48'	157.72'	78.90'	157.68'	S 05°24'37" E	04°26'39"
132-133	100.00'	157.08'	100.00'	141.42'	N 11°12'06" E	90°00'09"

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	43.00'	67.54'	43.00'	60.81'	S 49°00'00" E	90°00'00"



DETAIL BLOW-UP
SCALE: 1"=50'

LEGEND

- DENOTES 5/8" REBAR AND CAP TO BE SET
- ▭ DENOTES EXISTING WETLANDS
- ▨ DENOTES PRIVATE STORMWATER MANAGEMENT & UTILITY EASEMENT
- ▩ DENOTES PUBLIC WATER, SEWER & UTILITY EASEMENT
- ▧ DENOTES PUBLIC WATER & UTILITY EASEMENT
- ▦ DENOTES 20' PUBLIC DRAINAGE & UTILITY EASEMENT
- ▥ DENOTES 20' PRIVATE DRAINAGE & UTILITY EASEMENT
- ▤ DENOTES 20' PUBLIC SEWER & UTILITY EASEMENT AND 20' PUBLIC DRAINAGE & UTILITY EASEMENT TO BE ABANDONED (T.B.A.)
- ▣ DENOTES PUBLIC 100 YEAR FLOODPLAIN, DRAINAGE & UTILITY EASEMENT

TOTAL TABULATION THIS SHEET	TOTALS
TOTAL NUMBER OF PARCELS TO BE RECORDED:	
BUILDABLE PARCELS	1
NON-BUILDABLE PARCELS	0
OPEN SPACE (OPEN SPACE PARCEL 'Q' HAS BEEN COUNTED ON SHEET 2 OF 3)	0
PRESERVATION PARCELS	0
TOTAL AREA OF PARCELS TO BE RECORDED:	
BUILDABLE PARCELS	3.6664 AC.±
NON-BUILDABLE PARCELS	0
OPEN SPACE	15.6307 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	19.2971 AC.±

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

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

I HEREBY CERTIFY, THAT THIS PLAT WAS PREPARED UNDER MY RESPONSIBLE CHARGE, AND IS IN COMPLIANCE WITH THE REGULATIONS SET FORTH IN CHAPTER 06, REGULATION .12 OF THE MINIMUM STANDARDS OF PRACTICE OF MARYLAND.

A. Botterill 2/06/07
ARTHUR M. BOTTERILL
PROFESSIONAL LAND SURVEYOR
MD REGISTRATION No. 10886

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.

THE HOWARD RESEARCH AND DEVELOPMENT CORPORATION
Douglas M. Godine 2-08-07
DOUGLAS M. GODINE DATE

THE RYLAND GROUP, INC.
John Meade 2/6/07
JOHN MEADE DATE

A. Botterill 2/06/07
ARTHUR M. BOTTERILL NO. 10886 DATE

OWNER (PARCELS J, K & L)
THE RYLAND GROUP, INC.
6011 UNIVERSITY BLVD.
SUITE 260
ELLCOTT CITY, MARYLAND 21043

OWNER (PARCEL Q)
THE 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 2/13/07
HOWARD COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING.

John Meade 2/12/07
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

Patton Harris Rust 2/20/07
DIRECTOR DATE

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT SOME OF IT IS A PART OF THE LAND THAT 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 HAVING CHANGED ITS NAME TO THE HOWARD RESEARCH AND DEVELOPMENT CORPORATION BY ARTICLES OF AMENDMENT WITH A NAME CHANGE FILED JANUARY 5, 2001, THAT SOME OF IT IS ALL OF THE LAND THAT WAS ACQUIRED BY THE RYLAND GROUP, INC. FROM THE HOWARD RESEARCH AND DEVELOPMENT CORPORATION BY DEED DATED DECEMBER 20, 2005, AND RECORDED AMONG THE AFORESAID LAND RECORDS IN LIBER 9778 AT FOLIO 080, THAT THE REST IS PART OF THE LAND CONVEYED BY THE STATE HIGHWAY ADMINISTRATION, MARYLAND, TO HOWARD RESEARCH AND DEVELOPMENT CORPORATION AS SHOWN ON STATE HIGHWAY PLAT Nos. 56496 AND 56683, 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.

A. Botterill 2/06/07
ARTHUR M. BOTTERILL
PROFESSIONAL LAND SURVEYOR
MD REGISTRATION No. 10886



OWNER'S CERTIFICATE

WE, THE HOWARD RESEARCH AND DEVELOPMENT CORPORATION, BY DOUGLAS M. GODINE, VICE PRESIDENT, AND JAMES D. LANO, ASSISTANT SECRETARY, AND THE RYLAND GROUP, INC., BY JOHN MEADE, VICE PRESIDENT, OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY ADOPT THIS PLAN OF SUBDIVISION; AND IN CONSIDERATION OF THE APPROVAL OF THIS PLAT BY THE DEPARTMENT OF PLANNING AND ZONING ESTABLISH THE MINIMUM RESTRICTION LINES, AND GRANT 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 OUR HANDS THIS DAY OF _____, 2007

THE HOWARD RESEARCH AND DEVELOPMENT CORPORATION
DOUGLAS M. GODINE, VICE PRESIDENT: *Douglas M. Godine* DATE: 2-08-07
JAMES D. LANO, ASSISTANT SECRETARY: *James D. Lano* DATE: 2/08/07

THE RYLAND GROUP, INC.
JOHN MEADE, VICE PRESIDENT: *John Meade* DATE: 2/6/07

RECORDED AS PLAT No. 18887
ON 2/20/07
AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

PLAT OF REVISION FOR BENSON EAST PARCELS 'J', 'K', 'L' & OPEN SPACE PARCEL 'Q'

BEING PARCELS 'J', 'K' AND 'L', AS SHOWN ON PLATS ENTITLED "BENSON EAST, PARCELS 'A' THRU 'M' AND OPEN SPACE PARCELS 'N' & 'O'" AND RECORDED AS PLAT No. S 17878 & 17879, AND ALSO BEING PARCEL 'Q', AS SHOWN ON PLATS ENTITLED "BENSON EAST, PARCELS 'P', 'R', 'T' & 'U', NON-BUILDABLE PARCEL 'S' & OPEN SPACE PARCELS 'Q' & 'V'" AND RECORDED AS PLAT No. S 18449 & 18450

6TH ELECTION DISTRICT HOWARD COUNTY, MARYLAND
GRID No. 20 TAX MAP No. 37 PARCEL 382, P/O PARCEL 547,
P/O PARCEL 557 & PARCEL 421 ZONED: NT
SCALE: 1" = 100' DATE: 02-06-07 SHEET: 3 OF 3
11621/3-0/SURVEY/FINAL/002 PARCELS-J-K-L-Q-SHT3.DWG

20' PUBLIC WATER & UTILITY EASEMENT LINE TABLE

LINE	BEARING	LENGTH
W1	N 86°48'42" E	54.68'
W2	N 03°11'18" W	14.09'
W3	N 86°48'42" E	20.00'
W4	S 03°11'18" E	14.20'
W5	S 48°11'18" E	37.22'
W6	S 03°11'18" E	260.76'
W7	N 86°48'42" E	25.67'
W8	S 03°10'49" E	20.00'
W9	S 86°49'06" W	25.67'
W10	S 03°11'18" E	260.28'
W11	S 41°48'42" W	31.88'
W12	S 86°48'42" E	4.18'
W13	S 03°11'18" E	15.95'
W14	S 86°48'42" W	20.00'
W15	N 03°11'18" W	15.95'
W16	S 86°48'42" W	54.20'
W17	N 86°48'42" E	70.18'
W18	N 41°48'42" E	15.31'
W19	N 03°11'18" W	524.47'
W20	N 48°11'18" W	20.81'
W21	S 86°48'42" W	66.29'

PRIVATE STORMWATER MANAGEMENT & UTILITY EASEMENT LINE TABLE

LINE	BEARING	LENGTH
SD1	N 86°00'00" E	56.97'
SD2	S 04°00'00" E	22.00'
SD3	S 36°04'13" E	130.42'
SD4	S 00°51'46" E	16.36'
SD5	S 52°06'16" W	45.84'
SD6	S 57°09'38" W	58.79'
SD7	S 73°40'26" W	46.37'
SD8	N 80°25'43" W	74.04'
SD9	N 60°59'01" W	87.49'
SD10	S 85°47'08" W	39.04'

20' PUBLIC DRAINAGE & UTILITY EASEMENT LINE TABLE

LINE	BEARING	LENGTH
SD15	S 84°20'29" E	232.65'
SD16	S 34°49'31" W	17.27'
SD17	S 28°22'06" W	5.33'
SD18	N 84°20'29" W	231.38'
SD19	N 00°40'55" W	11.63'
SD20	N 56°51'51" E	13.47'

PUBLIC WATER, SEWER & UTILITY EASEMENT LINE TABLE

LINE	BEARING	LENGTH
WS1	S 15°42'52" E	106.71'
WS2	S 03°11'18" E	358.06'
WS3	S 22°27'47" W	371.26'
WS4	N 67°32'13" W	20.00'
WS5	N 22°27'47" E	366.71'
WS6	N 03°11'18" W	351.31'
WS7	N 15°42'52" W	108.31'

20' PRIVATE DRAINAGE & UTILITY EASEMENT LINE TABLE

LINE	BEARING	LENGTH
SD11	S 03°11'34" E	86.35'
SD12	S 20°25'11" E	4.82'
SD13	N 20°25'11" W	2.32'
SD14	N 03°11'34" W	101.98'
SD21	S 03°16'51" E	91.01'
SD22	S 83°11'18" E	22.18'
SD23	S 27°37'29" E	88.56'
SD24	N 27°37'29" W	51.91'
SD25	N 83°11'18" W	10.02'