

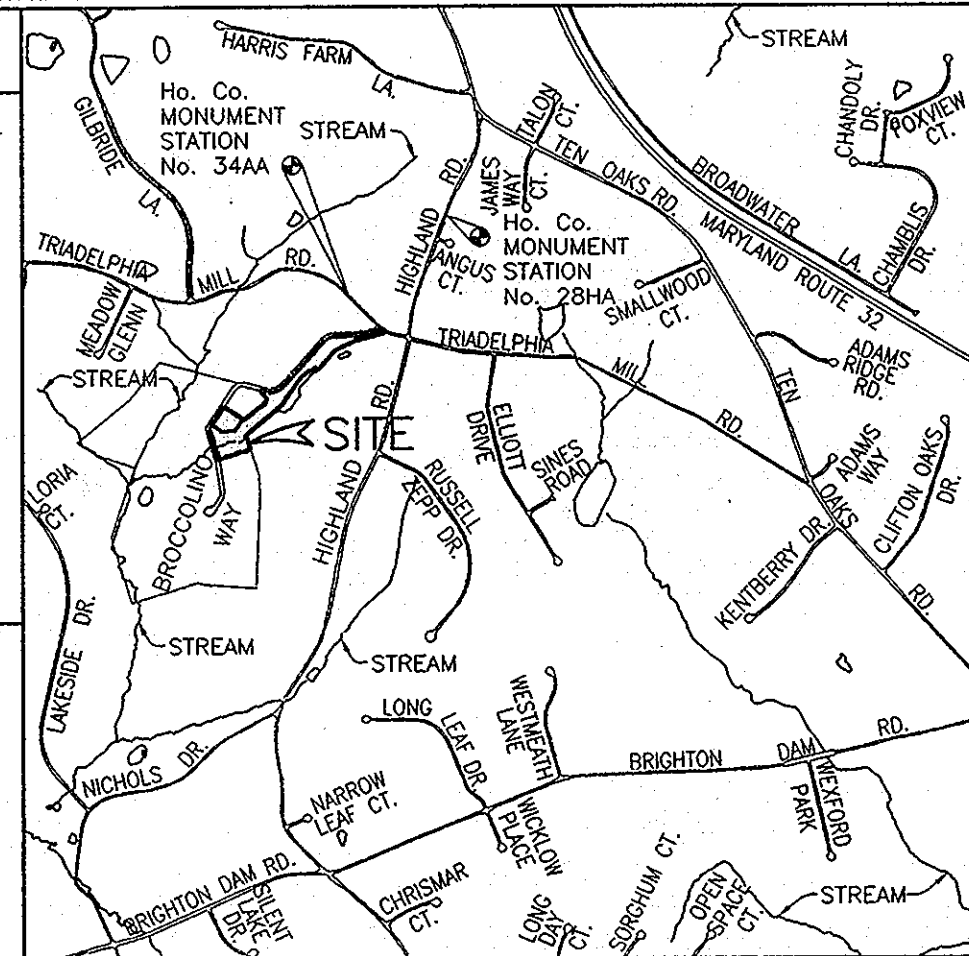
GENERAL NOTES

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 STAKE 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. 28H2 AND NO. 34AA.
3. THIS PLAN IS BASED ON A FIELD BOUNDARY SURVEY PERFORMED ON OR ABOUT DECEMBER, 2002, BY BENCHMARK ENGINEERING, INC. SUBJECT PROPERTY ZONED RR-DEO PER 2/2/03 COMPREHENSIVE ZONING PLAN AND THE COMP LITE ZONING REGULATION AMENDMENTS EFFECTIVE ON JULY 28, 2006.
4. BRL INDICATES BUILDING RESTRICTION LINE.
5. ALL AREAS ON THIS PLAN ARE "MORE OR LESS".
6. DRIVEWAYS 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' (16' SERVING MORE THAN ONE RESIDENCE);
2) SURFACE - 6" OF COMPACT CRUSHER RUN BASE W/TAIR 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. 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, F-06-067
8. 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 LOCATED IN, ON, OVER AND THROUGH LOTS/PARCELS, ANY CONVEYANCES OF THE FORESAID LOTS/PARCELS SHALL BE SUBJECT TO THE EASEMENTS HEREIN RESERVED, WHETHER OR NOT EXPRESSLY STATED IN THE DEED(S) CONVEYING SAID LOT(S)/PARCELS. 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 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.
9. THE FOREST CONSERVATION EASEMENTS HAVE BEEN ESTABLISHED UNDER F-06-067 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.
10. CONSULT THE ROAD CONSTRUCTION PLANS F-06-67 FOR DETAILS CONCERNING THE CONSTRUCTION OF ROADS, STREET TREES, STORMWATER MANAGEMENT PONDS, LANDSCAPING AND PERMETER LANDSCAPING.
11. THERE IS AN EXISTING STRUCTURE LOCATED ON LOT 20 WHICH IS TO REMAIN. THIS STRUCTURE WAS BUILT IN 2008 AND IS NOT IN VIOLATION OF ANY ZONING SETBACKS.
12. 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.
13. THE TRAFFIC STUDY FOR THIS PROJECT WAS PREPARED BY TRAFFIC CONCEPTS, INC., DATED FEBRUARY, 2003 AND WAS SUBMITTED AND APPROVED AS PART OF SP-03-13.
14. A NOISE STUDY IS NOT REQUIRED FOR THIS PROJECT.
15. THE GEOTECHNICAL REPORT FOR THIS PROJECT WAS PREPARED BY HILLIS-CARNEE ENGINEERING ASSOC., INC., DATED MARCH, 2003 AND WAS SUBMITTED AND APPROVED AS PART OF SP-03-13.
16. FOREST STAND DELINEATION WAS NOT PROVIDED BECAUSE ECO-SCIENCE PROFESSIONALS, INC. DETERMINED THAT THERE ARE NO FOREST RESOURCES ON SITE. FOREST CONSERVATION PLAN PREPARED BY ECO-SCIENCE PROFESSIONALS, INC., DATED FEBRUARY, 2003. THE FOREST CONSERVATION OBLIGATIONS WERE MET BY ON-SITE AFFORESTATION AND OFF-SITE RETENTION UNDER F-06-067. THIS PROJECT COMPLIES WITH THE REQUIREMENTS OF SECTION 16.1200 OF THE HOWARD COUNTY CODE FOR FOREST CONSERVATION WITH AN OBLIGATION OF 12.0 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 REMAINING AFFORESTATION PLANTING LOCATED AT MATINGLY PROPERTY (TRACT MAP 14, PARCEL NO. 112) PROCESSED UNDER RE-06-01 WITH FOREST CONSERVATION SURETY IN THE AMOUNT OF \$246,125.70 PROVIDED WITH THE DPW, DEVELOPER'S AGREEMENT, UNDER F-06-67.
17. FOR ALL FLAG OR PIPE STEM LOTS REFUSE COLLECTION, SNOW REMOVAL AND ROAD MAINTENANCE ARE PROVIDED TO THE JUNCTION OF THE FLAG OR PIPE STEM AND THE ROAD RIGHT-OF-WAY LINE ONLY AND NOT INTO THE FLAG OR PIPE STEM LOT DRIVEWAY.
18. EXISTING WELLS AND SEWERAGE EASEMENTS WITHIN 100' OF THE PROPERTY HAVE BEEN SHOWN FROM THE BEST AVAILABLE INFORMATION.
19. THE USE-IN-COMMON DRIVEWAY MAINTENANCE AGREEMENT FOR LOT 20 THROUGH PARCEL 'D' IS RECORDED SIMULTANEOUSLY WITH THIS FINAL PLAT.
20. THIS AREA DESIGNATES A PRIVATE SEWAGE EASEMENT OF AT LEAST 10,000 SQUARE FEET AS REQUIRED BY THE MARYLAND STATE DEPARTMENT OF THE ENVIRONMENT FOR INDIVIDUAL SEWAGE DISPOSAL (COMAR 26.04.03) OF ANY NATURE IN THIS AREA ARE RESTRICTED UNTIL PUBLIC SEWER IS AVAILABLE. THESE EASEMENTS SHALL BECOME NULL AND VOID UPON CONNECTION TO A PUBLIC SEWER SYSTEM. THE COUNTY HEALTH OFFICER SHALL HAVE THE AUTHORITY TO GRANT ADJUSTMENTS TO THE PRIVATE SEWAGE EASEMENT. RECORDATION OF A MODIFIED SEWAGE EASEMENT PLAT SHALL NOT BE REQUIRED. THE PERCOLATION CERTIFICATION PLAN FOR THIS LOT WAS APPROVED ON APRIL 2, 2008 AS A REVISED PERCOLATION CERTIFICATION PLAN.
21. THE WETLAND DELINEATION FOR THIS PROJECT WAS PERFORMED BY ECO-SCIENCE PROFESSIONALS, INC., DATED FEBRUARY, 2003 AND WAS SUBMITTED AND APPROVED AS PART OF SP-03-13 FOR THE AREAS OF ANY POTENTIAL DISTURBANCES. AREAS NOT NEAR POTENTIAL DISTURBANCES WERE NOT CONFORMANCE WITH SECTION 16.116(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 BUFFERS AREAS THAT ARE NOT DELINEATED. THE CERTIFICATE WAS SUBMITTED AS PART OF SP-03-13.
22. LANDSCAPING FOR LOTS 1-22 IS PROVIDED IN ACCORDANCE WITH A CERTIFIED LANDSCAPE PLAN ON FILE WITH THE APPROVED ROAD CONSTRUCTION PLANS IN ACCORDANCE WITH SECTION 16.124 OF THE HOWARD COUNTY CODE AND THE LANDSCAPE MANUAL. THAT PLAN PROVIDED 135 SHADE TREES AND 48 EVERGREEN TREES AS REQUIRED AND LANDSCAPE SURETY WAS PAID WITH THE DPW, DEVELOPER'S AGREEMENT IN THE AMOUNT OF \$47,700.00 UNDER F-06-067.

24. THE LOTS SHOWN HEREON COMPLY WITH THE MINIMUM WIDTH AND LOT AREA AS REQUIRED BY THE MARYLAND STATE DEPARTMENT OF THE ENVIRONMENT.
25. 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(a)(1) & (2), PROTECTION OF WETLANDS & STREAMS, 16.147, FINAL SUBDIVISION PLAN AND FINAL PLAT FOR THE ADJOINING TRANSFER; AND 16.115(a) 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 LINE FOR PRESERVATION PARCEL 'A' DISTURBANCES WITHIN THE ENVIRONMENTAL FEATURES AND THE REQUIRED WETLAND AND STREAM BUFFERS, AND TO ALLOW RECONFIGURATION OF THE PROPERTY BOUNDARY USING THE ADJOINING DEED CONVEYANCE PROCESS.
26. NO GRADING, REMOVAL OF VEGETATIVE COVER OR TREES, NEW STRUCTURES AND PAVING IS PERMITTED WITHIN WETLANDS OR THEIR REQUIRED BUFFERS AND 100-YEAR FLOODPLAIN AREA, EXCEPT AS PERMITTED PER WP-03-93 AND WP-06-102.
27. STORMWATER MANAGEMENT WAS PROVIDED BY THE USE OF STRUCTURAL METHODS UNDER F-06-067. SHALLOW WETLAND WAS CONSTRUCTED TO MEET THE WATER QUALITY AND CHANNEL PROTECTION VOLUME REQUIREMENTS. THIS FACILITY IS A CLASS 'A' STRUCTURE. THIS FACILITY IS PRIVATELY OWNED AND THE STORMWATER MANAGEMENT FACILITY IS PRIVATELY MAINTAINED BY THE HOMEOWNER'S ASSOCIATION.
28. THE PRINCIPAL USES OF PRESERVATION PARCEL 'D' IS TO BE ENVIRONMENTAL CONSERVATION. THIS PARCEL BUFFERS THE 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 PARCEL 'D' WILL BE PRIVATELY OWNED AND IS NON-BUILDABLE. THE PARCEL IS 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, LIBER 10927 FOLIO 208, AND ENUMERATES THE USES PERMITTED ON THE PARCEL.
29. 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 011551298. THESE ARTICLES OF INCORPORATION FOR THE HOMEOWNER'S ASSOCIATION ARE AMENDED BY ARTICLES ACCEPTED BY THE STATE DEPARTMENT OF ASSESSMENT AND TAXATION.
30. 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.
31. WAIVER PETITION WP-06-102 WAS APPROVED BY THE DIRECTOR OF THE DEPARTMENT OF PLANNING AND ZONING ON JANUARY 12, 2007. WP-06-102 WAIVES SECTIONS 16.116(a)(1) & (2), PROTECTION OF WETLANDS & STREAMS AND 16.115(a) AND (c), FLOODPLAIN PRESERVATION, OF THE SUBDIVISION REGULATIONS. APPROVAL CONDITIONS ARE THE ALL NECESSARY WATER QUALITY CERTIFICATES AND NON-TIDAL WETLANDS PERMITS FROM THE MARYLAND DEPARTMENT OF THE ENVIRONMENT AND/OR THE ARMY CORPS OF ENGINEERS SHALL BE OBTAINED, DISTURBANCES SHALL BE MINIMIZED AND IN ACCORDANCE WITH THE SEDIMENT AND EROSION CONTROL PLANS AND PERMITS, BEST MANAGEMENT PRACTICES SHALL BE USED BY ALL CONTRACTORS WHEN CONSTRUCTING THE USE-IN-COMMON DRIVEWAY CROSSING. STABILIZATION 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.
32. THE STATE OF MARYLAND, DEPARTMENT OF THE ENVIRONMENT, NON-TIDAL WETLANDS & WATERWAYS DIVISION HAS ISSUED A LETTER OF AUTHORIZATION, NUMBER 200681209/05-MT-3288, EFFECTIVE 8 SEPTEMBER 2006. THE ORIGINAL LETTER OF AUTHORIZATION WAS REVISED ON 7/17/2007 TO EXPAND THE LIMITS OF DISTURBANCES BASED ON COMMENTS FROM HOWARD COUNTY SUBDIVISION REVIEW COMMITTEE MEMBERS.

SURVEYOR
BENCHMARK ENGINEERING, INC.
 8480 BALTIMORE NATIONAL PIKE, SUITE 418
 ELLICOTT CITY, MARYLAND 21043
 410-465-6105
OWNER PARCEL 'D'
HIGHLAND DEVELOPMENT CORP
 P.O. BOX 228
 CLARKSVILLE, MARYLAND 21029
 410-531-5539
DEVELOPER/OWNER LOT 20
KOSA AND SUNIPA KAOTIRA
 13549 BROCCOLINO WAY
 CLARKSVILLE, MARYLAND 21029
 410-

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. 334368
 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 TRIADELPHIA MILL ROAD AND 57.2' EAST OF C&P POLE NUMBER 32.
 NORTHING: 564468.943'
 EASTING: 1318257.375'
 ELEVATION: 561.105'



VICINITY MAP
 SCALE: 1" = 2000'
 ADC MAP NO. 13, GRID J-6

BOUNDARY COORDINATE TABLE (NAD'83)					
NO.	NORTHING	EASTING	NO.	NORTHING	EASTING
1132	563,045.0234	1,317,175.6359	1339	563,385.4112	1,317,375.3813
1133	563,363.7796	1,317,543.6732	1340	563,432.8710	1,317,387.9925
1134	563,672.2489	1,317,752.6916	1341	563,521.5864	1,317,319.3476
1135	563,763.2322	1,317,899.2494	1342	563,577.7579	1,317,573.2902
1136	563,745.1183	1,317,934.7857	1343	564,062.3925	1,317,998.1615
1137	563,946.5118	1,318,105.4624	1344	564,091.3517	1,318,060.9821
1138	564,045.1754	1,318,319.7937	1345	564,095.2205	1,318,361.2714
1139	564,128.1047	1,318,614.0719	1346	564,146.0207	1,318,555.9845
1331	562,907.0537	1,317,219.8805	1347	564,141.4196	1,318,585.4131
1332	562,875.9427	1,317,172.7278	108	564,099.5222	1,318,390.9826
1333	562,870.8477	1,317,122.8881	111	563,511.7539	1,317,356.2092
1334	562,797.9488	1,316,893.4308			
1335	563,103.8021	1,316,796.2522			
1336	563,129.3793	1,316,799.7841			
1337	563,348.9395	1,316,944.2858			
1338	563,212.3627	1,317,151.8046			

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 8/4/08
 DONALD A. MASON
 REGISTERED PROFESSIONAL LAND SURVEYOR
 MD. REG. NO. 21320
 FOR BENCHMARK ENGINEERING, INC. MD.
 REG. NO. 351
Richard J. Demmitt 8/5/08
 RICHARD J. DEMMITT
 PRESIDENT OF HIGHLAND DEVELOPMENT CORP,
 OWNER OF PARCEL 'D'
 KOSA KAOTIRA
 OWNER OF LOT 20
 8-4-08
 DATE

SHEET DATA TABULATION (THIS SUBMISSION)

TOTAL NUMBER OF LOTS AND/OR PARCELS TO BE RECORDED	
BUILDABLE	1
OPEN SPACE	0
BUILDABLE PRESERVATION PARCELS	0
NON-BUILDABLE PRESERVATION PARCELS	1
TOTAL AREA OF LOTS AND/OR PARCELS TO BE RECORDED	
BUILDABLE	1.13± AC.
OPEN SPACE	N/A
BUILDABLE PRESERVATION PARCELS	N/A
NON-BUILDABLE PRESERVATION PARCELS	6.99± AC.
TOTAL AREA OF ROADWAY TO BE RECORDED (INCLUDING WIDENING STRIPS)	0.00± AC.
TOTAL AREA	8.12± AC.

APPROVED: FOR PRIVATE WATER AND PRIVATE SEWER SYSTEMS, IN ACCORDANCE WITH THE MASTER PLAN OF WATER AND SEWERAGE FOR HOWARD COUNTY.
B. Nilsen 9/22/08
 COUNTY HEALTH OFFICER
 DATE 9/24/08
 APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING.
Donald A. Mason 9/24/08
 CHIEF, DEVELOPMENT ENGINEERING DIVISION
 DATE 9/25/08
Donald A. Mason 9/25/08
 DIRECTOR
 DATE 9/25/08

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 PART 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 ALL OF THE LANDS CONVEYED BY NVR, INC. TO KOSA KAOTIRA AND SUNIPA KAOTIRA, BY DEED DATED JULY 25, 2008 RECORDED AT LIBER 11321, FOLIO 172, 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.
Donald A. Mason 8/4/08
 DONALD A. MASON
 PROFESSIONAL LAND SURVEYOR
 MD. REGISTRATION NUMBER 21320
 FOR BENCHMARK ENGINEERING, INC.
 MD. REGISTRATION NUMBER 351

OWNER'S DEDICATION
 WE, RICHARD J. DEMMITT, PRESIDENT OF HIGHLAND DEVELOPMENT CORP, OWNER OF PARCEL 'D', AND KOSA KAOTIRA AND SUNIPA KAOTIRA, OWNERS OF LOT 20, OWNERS 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 OUR HANDS THIS 4th DAY OF AUGUST, 2008.
 KOSA KAOTIRA, OWNER OF LOT 20 DATE: 8-4-08
 SUNIPA KAOTIRA, OWNER OF LOT 20 DATE: 8/4/08
 RICHARD J. DEMMITT, PRESIDENT DATE: 8-5-08
 HIGHLAND DEVELOPMENT CORP, OWNER OF PARCEL 'D'

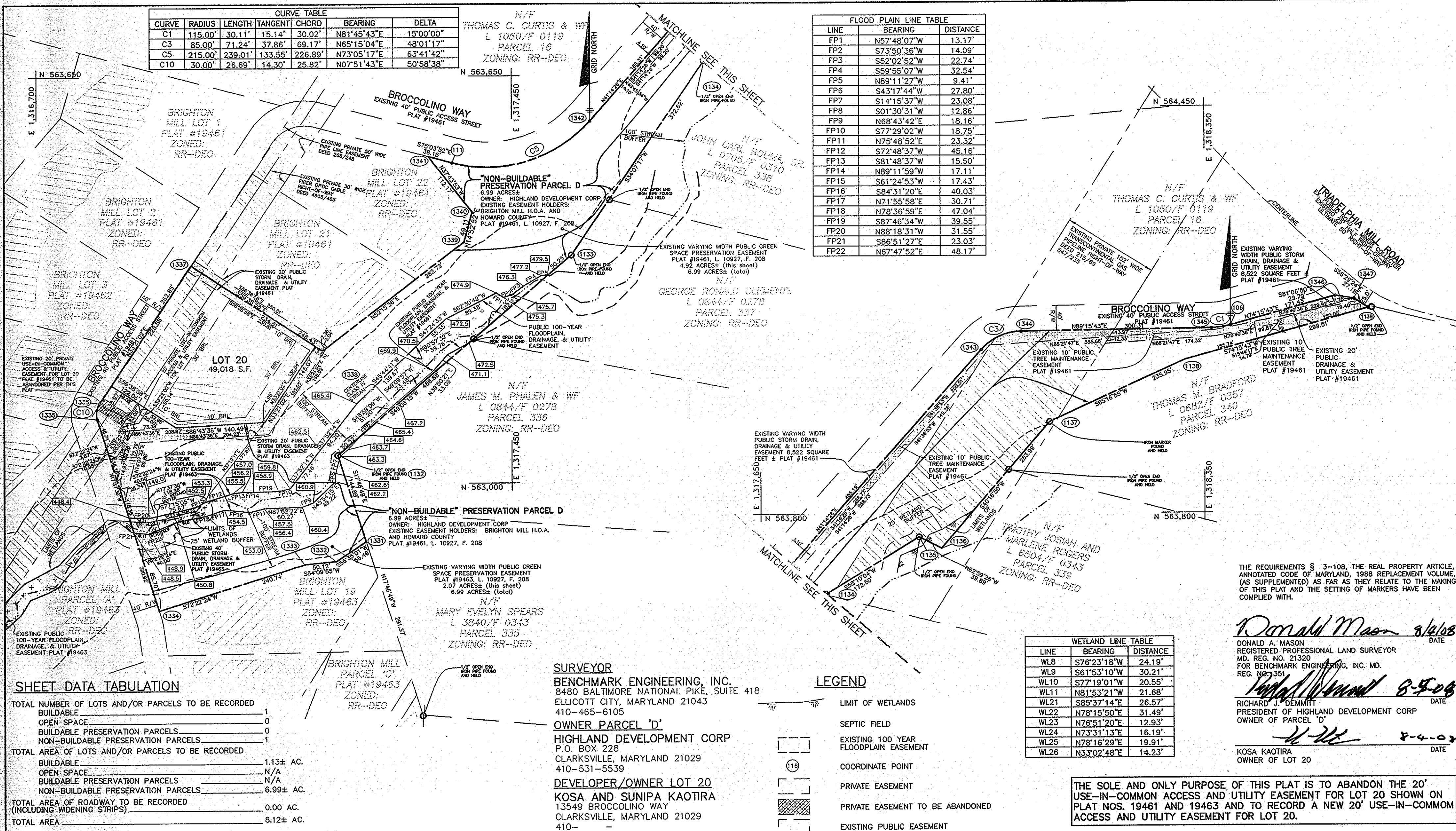
THE SOLE AND ONLY PURPOSE OF THIS PLAT IS TO ABANDON THE 20' USE-IN-COMMON ACCESS AND UTILITY EASEMENT FOR LOT 20 SHOWN ON PLAT NOS. 19461 AND 19463 AND TO RECORD A NEW 20' USE-IN-COMMON ACCESS AND UTILITY EASEMENT FOR LOT 20.

RECORDED AS PLAT 20239
 ON 10/10/08 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.
BRIGHTON MILL
 PLAT OF REVISION
 LOT 20 AND
 NON-BUILDABLE PRESERVATION PARCEL 'D'.
 AS RECORDED ON PLAT NOS. 19461 AND 19463
 5th ELECTION DISTRICT OF HOWARD COUNTY, MARYLAND
 ZONING: RR-DEO
 TAX MAP No. 34
 GRID: 2
 PARCEL: 2
 SCALE: AS SHOWN
 DATE: JULY, 2008
 SHEET: 1 OF 2

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	115.00'	30.11'	15.14'	30.02'	N81°45'43"E	15°00'00"
C3	85.00'	71.24'	37.86'	69.17'	N65°15'04"E	48°01'17"
C5	215.00'	239.01'	133.55'	226.89'	N73°05'17"E	63°41'42"
C10	30.00'	26.69'	14.30'	25.82'	N07°51'43"E	50°58'38"

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	31.55'
FP21	S86°51'27"E	23.03'
FP22	N67°47'52"E	48.17'

LINE	BEARING	DISTANCE
WL8	S76°23'18"W	24.19'
WL9	S61°53'10"W	30.21'
WL10	S77°19'01"W	20.55'
WL11	N81°53'21"W	21.68'
WL21	S85°37'14"E	26.57'
WL22	N78°15'50"E	31.49'
WL23	N76°51'20"E	12.93'
WL24	N73°31'13"E	16.19'
WL25	N78°16'29"E	19.91'
WL26	N33°02'48"E	14.23'



SHEET DATA TABULATION

TOTAL NUMBER OF LOTS AND/OR PARCELS TO BE RECORDED	1
BUILDABLE	1
OPEN SPACE	0
BUILDABLE PRESERVATION PARCELS	0
NON-BUILDABLE PRESERVATION PARCELS	1
TOTAL AREA OF LOTS AND/OR PARCELS TO BE RECORDED	1.13± AC.
BUILDABLE	1.13± AC.
OPEN SPACE	N/A
BUILDABLE PRESERVATION PARCELS	N/A
NON-BUILDABLE PRESERVATION PARCELS	6.99± AC.
TOTAL AREA OF ROADWAY TO BE RECORDED (INCLUDING WIDENING STRIPS)	0.00 AC.
TOTAL AREA	8.12± AC.

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

OWNER PARCEL 'D'
HIGHLAND DEVELOPMENT CORP
 P.O. BOX 228
 CLARKSVILLE, MARYLAND 21029
 410-531-5539

DEVELOPER/OWNER LOT 20
KOSA AND SUNIPA KAOTIRA
 13549 BROCCOLINO WAY
 CLARKSVILLE, MARYLAND 21029
 410- -

LEGEND

- LIMIT OF WETLANDS
- SEPTIC FIELD
- EXISTING 100 YEAR FLOODPLAIN EASEMENT
- COORDINATE POINT
- PRIVATE EASEMENT
- PRIVATE EASEMENT TO BE ABANDONED
- EXISTING PUBLIC EASEMENT

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 Mason 8/4/08 DATE
 DONALD A. MASON
 REGISTERED PROFESSIONAL LAND SURVEYOR
 MD. REG. NO. 21320
 FOR BENCHMARK ENGINEERING, INC. MD.
 REG. NO. 351

Richard J. Demmitt 8-5-08 DATE
 RICHARD J. DEMMITT
 PRESIDENT OF HIGHLAND DEVELOPMENT CORP
 OWNER OF PARCEL 'D'

Kosa Kaotira 8-4-08 DATE
 KOSA KAOTIRA
 OWNER OF LOT 20

THE SOLE AND ONLY PURPOSE OF THIS PLAT IS TO ABANDON THE 20' USE-IN-COMMON ACCESS AND UTILITY EASEMENT FOR LOT 20 SHOWN ON PLAT NOS. 19461 AND 19463 AND TO RECORD A NEW 20' USE-IN-COMMON ACCESS AND UTILITY EASEMENT FOR LOT 20.

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

B. N. Chan 9/22/08
 COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING.

Mark H. Doyle 9/24/08
 CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

Mark H. Doyle 9/25/08
 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 PART 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 ALL OF THE LANDS CONVEYED BY NVR, INC. TO KOSA KAOTIRA AND SUNIPA KAOTIRA, BY DEED DATED JULY 25, 2008 RECORDED AT LIBER 11321, FOLIO 172, 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.

Donald Mason 8/4/08 DATE
 DONALD A. MASON
 PROFESSIONAL LAND SURVEYOR
 MD. REGISTRATION NUMBER 21320
 FOR BENCHMARK ENGINEERING, INC.
 MD. REGISTRATION NUMBER 351

OWNER'S DEDICATION
 WE, RICHARD J. DEMMITT, PRESIDENT OF HIGHLAND DEVELOPMENT CORP, OWNER OF PARCEL 'D', AND KOSA KAOTIRA AND SUNIPA KAOTIRA, OWNERS OF LOT 20, OWNERS 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 OUR HANDS THIS 4th DAY OF AUGUST, 2008.

Kosa Kaotira 8-4-08 DATE
 KOSA KAOTIRA, OWNER OF LOT 20 DATE

Sunipa Kaotira 8/4/08 DATE
 SUNIPA KAOTIRA, OWNER OF LOT 20 DATE

Richard J. Demmitt 8-5-08 DATE
 RICHARD J. DEMMITT, PRESIDENT
 HIGHLAND DEVELOPMENT CORP, OWNER OF PARCEL 'D' DATE

RECORDED AS PLAT 20240
 ON 10/1/08 AMONG THE LAND
 RECORDS OF HOWARD COUNTY, MARYLAND.

BRIGHTON MILL
 PLAT OF REVISION

LOT 20 AND
 NON-BUILDABLE PRESERVATION PARCEL 'D'.
 AS RECORDED ON PLAT NOS. 19461 AND 19463

5th ELECTION DISTRICT OF HOWARD COUNTY, MARYLAND
 ZONING: RR-DEO SCALE: 1" = 100'
 TAX MAP No. 34 DATE: JULY, 2008
 GRID: 2 SHEET: 2 OF 2
 PARCEL: 2