

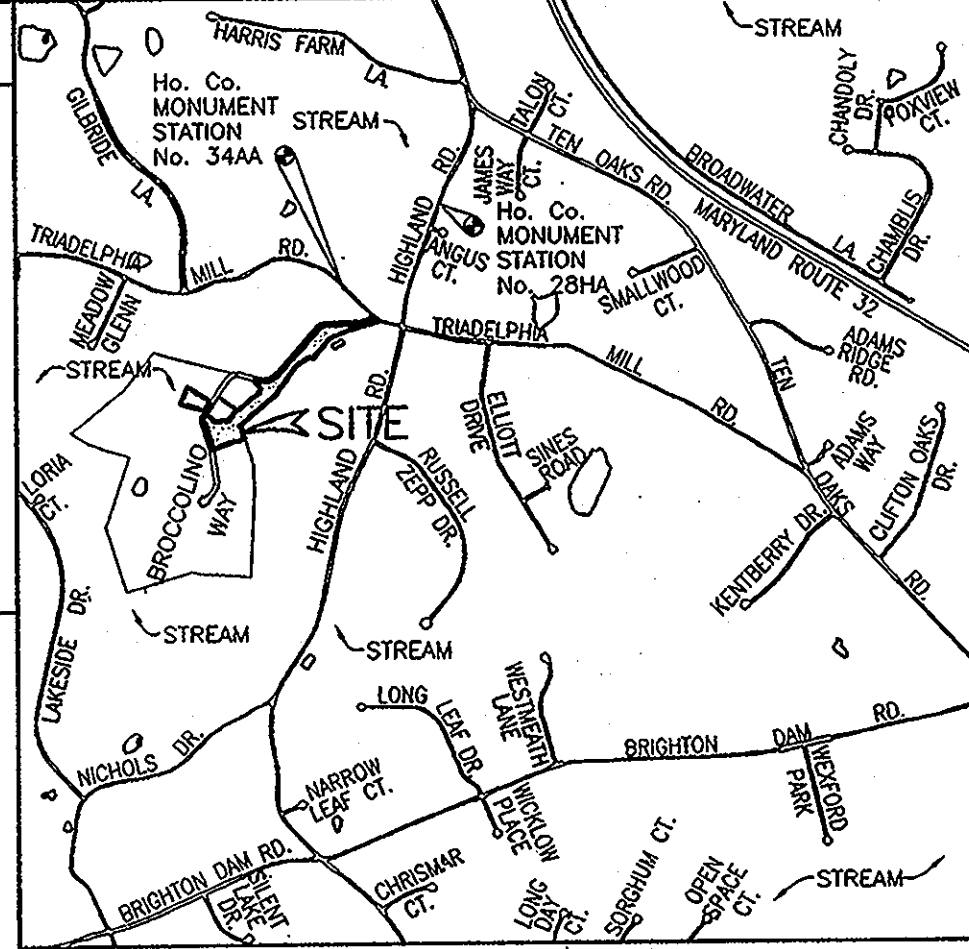
GENERAL NOTES

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. 28H2 AND NO. 34A4.
3. THIS PLAN IS BASED ON A FIELD RUN BOUNDARY SURVEY PERFORMED ON OR ABOUT DECEMBER, 2002, BY BENCHMARK ENGINEERING, INC. SUBJECT PROPERTY ZONING IS RR-DEO AND COMPREHENSIVE ZONING PLAN AND THE COMPREHENSIVE 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/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.
7. 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, F-09-023.
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 AFORESAID LOTS/PARCELS SHALL BE SUBJECT TO THE EASEMENTS HEREIN RESERVED, WHETHER OR NOT EXPRESSLY STATED IN THE DEED(S) CONVEYING SAID LOTS/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 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.
10. THIS PLAN IS EXEMPT FROM THE FOREST CONSERVATION REQUIREMENTS PER SECTION 16.1202(b)(1)(iv) BECAUSE NO NEW LOTS ARE BEING CREATED. 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.
11. CONSULT THE ROAD CONSTRUCTION PLANS F-06-67 FOR DETAILS CONCERNING THE CONSTRUCTION OF ROADS, STREET TREES, STORMWATER MANAGEMENT PONDS, LANDSCAPING AND PERMETER LANDSCAPING.
12. THERE IS AN EXISTING STRUCTURE LOCATED ON LOT 3 WHICH IS TO REMAIN. THIS STRUCTURE WAS BUILT IN 2008 AND IS NOT IN VIOLATION OF ANY ZONING SETBACKS.
13. 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.
14. 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.
15. A NOISE STUDY IS NOT REQUIRED FOR THIS PROJECT.
16. THE GEOTECHNICAL REPORT FOR THIS PROJECT WAS PREPARED BY HILLIS-CARNES ENGINEERING ASSOC., INC., DATED MARCH, 2003 AND WAS SUBMITTED AND APPROVED AS PART OF SP-03-13.
17. 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 12.5 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 REMAINING AFFORESTATION PLANTING LOCATED AT HATTINGLY PROPERTY (TAX MAP 14, PARCEL NO. 112) PROCESSED UNDER RE-06-01 WITH FOREST CONSERVATION SURETY IN THE AMOUNT OF \$246,125.70 PROVIDED WITH THE DPM, DEVELOPER'S AGREEMENT UNDER F-06-067.
18. 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 ONTO THE FLAG OR PIPE STEM LOT DRIVEWAY.
19. EXISTING WELLS AND SEWERAGE EASEMENTS WITHIN 100' OF THE PROPERTY HAVE BEEN SHOWN FROM THE BEST AVAILABLE INFORMATION.
20. THE PRIVATE STANDING PAD EASEMENT ON PARCEL D, FOR THE HOMEOWNERS ASSOCIATION, IS RECORDED SIMULTANEOUSLY WITH THIS FINAL PLAN.
21. 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 26.0403). IMPROVEMENTS 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. RECORDED OF A MODIFIED SEWAGE EASEMENT PLAT SHALL NOT BE REQUIRED. THE PERCOLATION CERTIFICATION PLAN FOR LOT 3 WAS APPROVED ON AUGUST 6, 2008 AS A REVISED PERCOLATION CERTIFICATION PLAN.
22. 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 DELINEATED IN ACCORDANCE 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.

23. 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 DPM, 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. WATER PETITION WP-03-03 WAS APPROVED BY THE DIRECTOR OF THE DEPARTMENT OF PLANNING AND ZONING ON JULY 10, 2003. WP-03-93 WAVES SECTIONS 16.116(a)(1) & (2), PROTECTION OF WETLANDS & STREAMS; 16.147, FINAL SUBDIVISION PLAN AND FINAL PLAN 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 1 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 PROPOSED BOUNDARY USING CONFORMANCE PROCESSES.
26. NO GRASS, 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.
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 ENCUMBERED 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 D11551298. 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 WAVES SECTIONS 16.116(a)(1) & (2), PROTECTION OF WETLANDS & STREAMS; 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 20081209/05-NF-3298, EFFECTIVE 3 SEPTEMBER 2008. 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.
33. THE STANDING PAD LOCATED ON PARCEL 'D' WILL BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION.

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 3
NVR, INC.
 6085 MARSHALEE DRIVE
 ELKBRIDGE, MARYLAND 21075
 410-379-5956

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
 TRIADDELPHIA 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

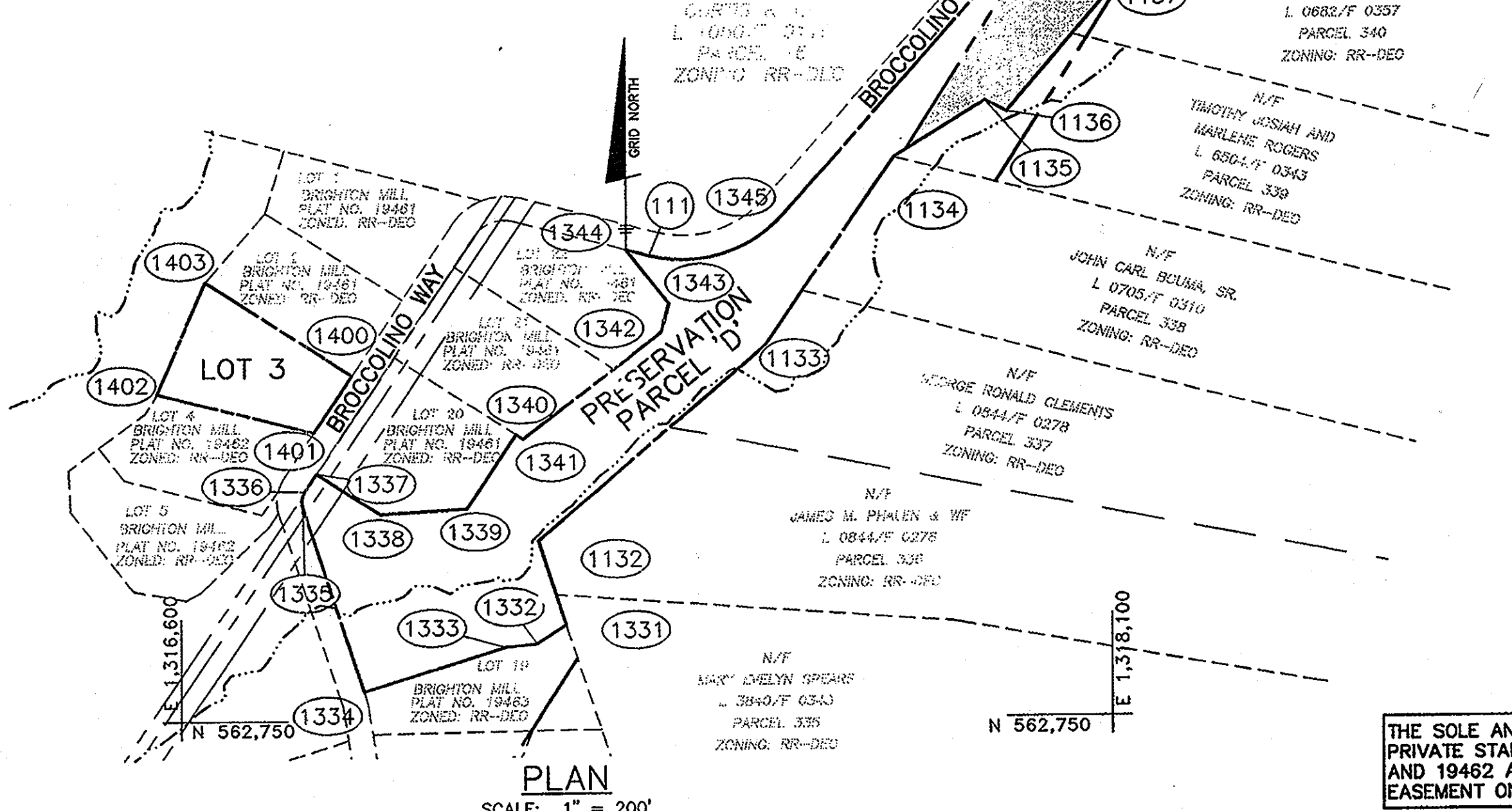
BOUNDARY COORDINATE TABLE (NAD'83)					
NO.	NORTHING	EASTING	NO.	NORTHING	EASTING
1132	563,045.0234	1,317,175.6359	1340	563,219.8482	1,317,140.4310
1133	563,363.7796	1,317,543.6732	1341	563,212.3627	1,317,151.8046
1134	563,672.2489	1,317,752.6916	1342	563,385.4112	1,317,375.3813
1135	563,763.2322	1,317,899.2494	1343	563,432.8710	1,317,387.8925
1136	563,745.1183	1,317,934.7857	1344	563,521.5864	1,317,319.3476
1137	563,946.5118	1,318,105.4624	1345	563,577.7579	1,317,573.2902
1138	564,045.1754	1,318,319.7937	1346	564,062.3925	1,317,998.1615
1139	564,128.1047	1,318,614.0719	1347	564,091.3517	1,318,060.9821
1331	562,907.0521	1,317,219.8805	1348	564,095.2205	1,318,361.2714
1332	562,875.9427	1,317,172.7278	1349	564,146.0207	1,318,555.9845
1333	562,870.8477	1,317,122.8681	1350	564,141.4198	1,318,585.4131
1334	562,797.9488	1,316,893.4308	106	564,099.5222	1,318,390.9826
1335	563,103.8021	1,316,796.2522	111	563,511.7539	1,317,356.2092
1336	563,129.3793	1,316,799.7841	1400	563,318.7828	1,316,876.5527
1337	563,157.7543	1,316,818.4589	1401	563,224.7353	1,316,814.6562
1338	563,090.6490	1,316,920.4206	1402	563,290.4992	1,316,563.2388
1339	563,098.6710	1,317,060.6792	1403	563,473.3749	1,316,641.6609

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 12/3/08
 DONALD A. MASON
 REGISTERED PROFESSIONAL LAND SURVEYOR
 MD. REG. NO. 21320
 FOR BENCHMARK ENGINEERING, INC. MD.
 REG. NO. 391
Richard J. Demmitt 12/4/08
 RICHARD J. DEMMITT
 PRESIDENT OF HIGHLAND DEVELOPMENT CORP
 OWNER OF PARCEL 'D'
Timothy Naughton 12/5/08
 TIMOTHY NAUGHTON, DIVISION MANAGER
 NVR INC., OWNER OF LOT 3

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	0.95± 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	7.94± AC.



THE SOLE AND ONLY PURPOSE OF THIS PLAT IS TO ABANDON THE 20'x25' PRIVATE STANDING PAD EASEMENT ON LOT 3 SHOWN ON PLAT NOS. 19461 AND 19462 AND TO RECORD A NEW 20'x25' PRIVATE STANDING PAD EASEMENT ON PARCEL "D".

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

B. W. Nelson for Peter Beilansen 12/23/08
 COUNTY HEALTH OFFICER DATE 2008

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING.

Chris Edmunds 1-5-9
 CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

Cindy Hanover 1/8/09
 DIRECTOR DATE 09

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 HIGHLAND DEVELOPMENT CORP TO NVR, INC., BY DEED DATED AUGUST 14, 2008 RECORDED AT LIBER 11342, FOLIO 699, 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 12-3-08
 DONALD A. MASON
 PROFESSIONAL LAND SURVEYOR
 MD. REGISTRATION NUMBER 21320
 FOR BENCHMARK ENGINEERING, INC.
 MD. REGISTRATION NUMBER 351

WE, RICHARD J. DEMMITT, PRESIDENT OF HIGHLAND DEVELOPMENT CORP, OWNER OF PARCEL 'D', AND TIMOTHY NAUGHTON, DIVISION MANAGER, NVR INC., OWNER OF LOT 3, 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 5th DAY OF DECEMBER, 2008.

Timothy Naughton 12/5/08
 TIMOTHY NAUGHTON, DIVISION MANAGER
 NVR INC., OWNER OF LOT 3
Richard J. Demmitt 12/4/08
 RICHARD J. DEMMITT, PRESIDENT
 HIGHLAND DEVELOPMENT CORP, OWNER OF PARCEL 'D'

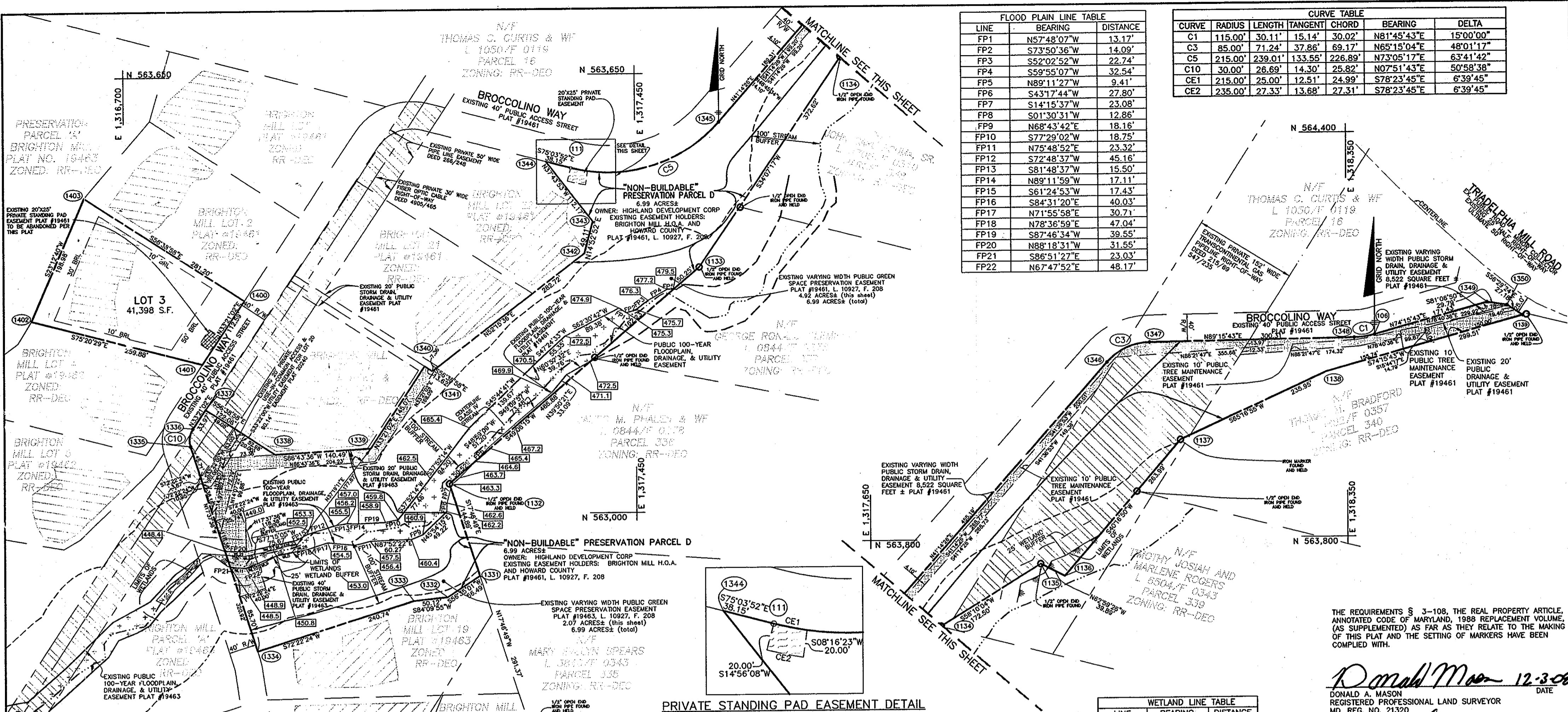
John M. Carney
 WITNESS
John M. Carney
 WITNESS

RECORDED AS PLAT 20406
 ON 1/9/09 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

BRIGHTON MILL
 PLAT OF REVISION

LOT 3 AND
 NON-BUILDABLE PRESERVATION PARCEL 'D'.
 AS RECORDED ON PLAT NOS. 19461 AND 19463
 AND REVISED ON PLAT NOS. 20239 AND 20240

5th ELECTION DISTRICT OF HOWARD COUNTY, MARYLAND
 ZONING: RR-DEO SCALE: AS SHOWN
 TAX MAP NO. 34 DATE: DECEMBER, 2008
 GRID: 2 SHEET: 1 OF 2
 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	31.55'
FP21	S86°51'27"E	23.03'
FP22	N67°47'52"E	48.17'

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"
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"
CE1	215.00'	25.00'	12.51'	24.99'	S78°23'45"E	6°39'45"
CE2	235.00'	27.33'	13.68'	27.31'	S78°23'45"E	6°39'45"

SHEET DATA TABULATION

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	0.95± 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	7.94± AC.

PRIVATE STANDING PAD EASEMENT DETAIL
SCALE 1" = 50'

SURVEYOR
BENCHMARK ENGINEERING, INC.
8480 BALTIMORE NATIONAL PIKE, SUITE 418
ELLCOTT 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 3
NVR, INC.
6085 MARSHALEE DRIVE
ELKRIDGE, MARYLAND 21075
410-379-5956

LEGEND

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

WETLAND LINE TABLE

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'
WL12	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'

THE SOLE AND ONLY PURPOSE OF THIS PLAT IS TO ABANDON THE 20'x25' PRIVATE STANDING PAD EASEMENT ON LOT 3 SHOWN ON PLAT NOS. 19461 AND 19462 AND TO RECORD A NEW 20'x25' PRIVATE STANDING PAD EASEMENT ON PARCEL "D".

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 12-3-08 DATE
DONALD A. MASON
REGISTERED PROFESSIONAL LAND SURVEYOR
MD. REG. NO. 21320
FOR BENCHMARK ENGINEERING, INC. MD.
REG. NO. 351

Richard J. Demmitt 12/9/08 DATE
RICHARD J. DEMMITT
PRESIDENT OF HIGHLAND DEVELOPMENT CORP
OWNER OF PARCEL 'D'

Timothy Naughton 12/5/08 DATE
TIMOTHY NAUGHTON, DIVISION MANAGER
NVR, INC., OWNER OF LOT 3

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

Brian for Peter Bieleisen 12/23/08 DATE
COUNTY HEALTH OFFICER

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING.

Chris Edwards 1-5-9 DATE
CHIEF, DEVELOPMENT ENGINEERING DIVISION 4

Cindy Hamstra 1/8/09 DATE
DIRECTOR 55

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, 2008 RECORDED AT LIBER 9857, FOLIO 170, RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND, AND ALL OF THE LANDS CONVEYED BY HIGHLAND DEVELOPMENT CORP TO NVR, INC., BY DEED DATED AUGUST 14, 2008 RECORDED AT LIBER 11342, FOLIO 699, 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 12-3-08 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 TIMOTHY NAUGHTON, DIVISION MANAGER, NVR INC., OWNER OF LOT 3, 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 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 5th DAY OF DECEMBER, 2008.

Timothy Naughton 12/5/08 DATE
TIMOTHY NAUGHTON, DIVISION MANAGER
NVR INC., OWNER OF LOT 3

Richard J. Demmitt 12/9/08 DATE
RICHARD J. DEMMITT, PRESIDENT
HIGHLAND DEVELOPMENT CORP, OWNER OF PARCEL 'D'

Ryan G. J. WITNESS

John M. Carney WITNESS

RECORDED AS PLAT 20407
ON 1/9/09 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

BRIGHTON MILL
PLAT OF REVISION

LOT 3 AND
NON-BUILDABLE PRESERVATION PARCEL 'D'.
AS RECORDED ON PLAT NOS. 19461 AND 19462
AND REVISED ON PLAT NOS. 20239 AND 20240

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