

NOTES

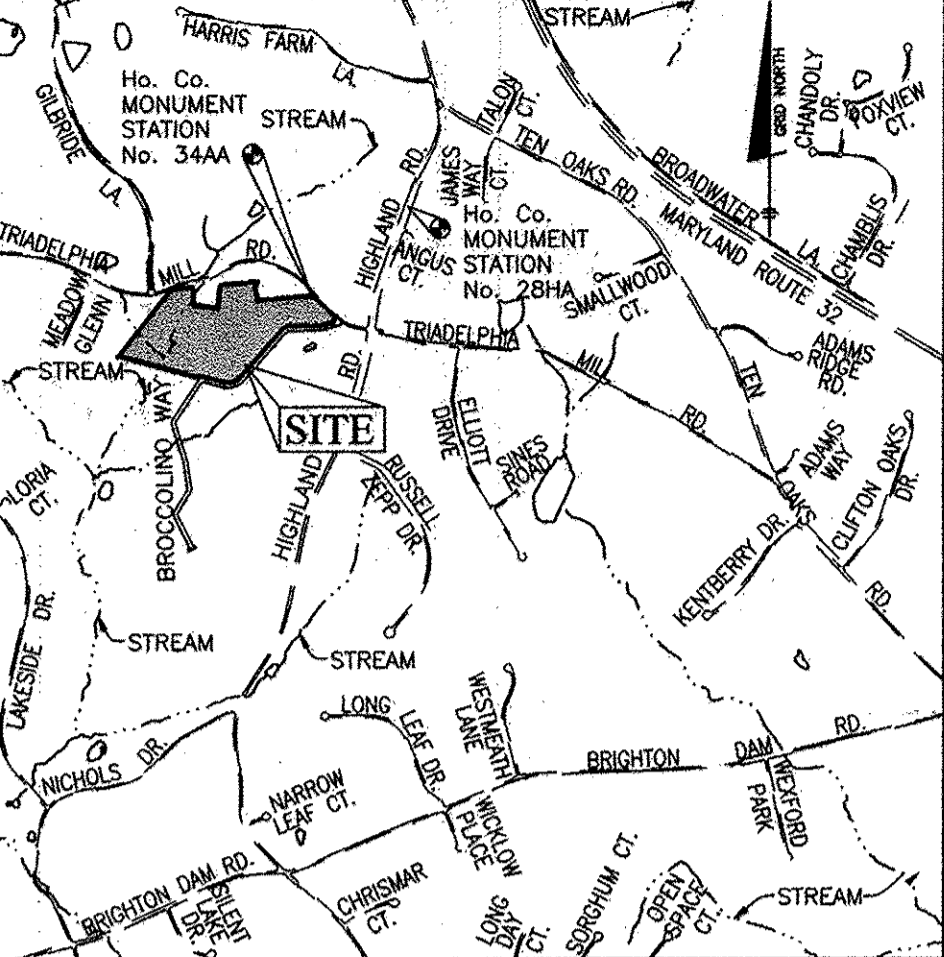
- 1. DENOTES IRON PIPE (IPF) OR REBAR (RF) FOUND
2. DENOTES ANGULAR CHANGE IN BEARING OF BOUNDARY OR RIGHT-OF-WAY.
3. DENOTES TRAVERSE POINT.
4. DENOTES CONCRETE MARKER TO BE SET.
5. COORDINATES BASED ON NAD83, MARYLAND COORDINATE SYSTEM AS PROJECTED BY HOWARD COUNTY GEODETIC CONTROL STATIONS...

- 6. INDIVIDUAL TREE PROTECTION DEVICES (TREE FENCING) SHALL BE PLACED COMPLETELY AROUND SPECIMEN TREE #2812 AND SPECIMEN TREE #2813 PRIOR TO THE COMMENCEMENT OF ANY GRADING.
7. A MINIMUM OF 16 ADDITIONAL NATIVE, 2-3" CALIBER TREES SHALL BE PROVIDED ON SITE AS PART OF THE MITIGATION FOR SPECIMEN TREE REMOVAL...
8. SOME OR ALL OF THE MITIGATION PLANTINGS SHOULD BE PLACED WITHIN THE REAR YARDS OF PROPOSED LOTS 8-12...

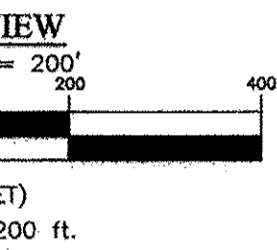
BENCHMARK NAD83
Ho. Co. STATION 288A
Ho. Co. STATION 344A
NORTHING: 565347.937
EASTING: 1319266.269
ELEVATION: 588.708'

TRAVERSE COORDINATES (NAD'83)
POINT # NORTHING EASTING
30 563511.7626 1317401.9773
31 563594.8303 1317080.8982
56 564397.6968 1317820.4251
57 564487.3835 1317682.6546

MINIMUM LOT SIZE CHART
LOT NO. GROSS AREA PIPESTEM AREA MIN. LOT SIZE
5 50,275 SF 370 SF 49,905 SF
6 54,573 SF 5,034 SF 49,539 SF
7 53,140 SF 3,636 SF 49,504 SF



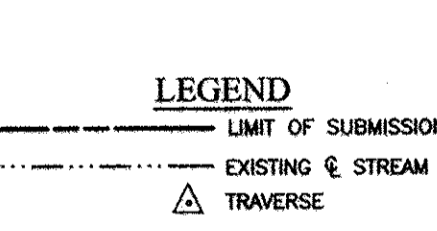
ADC MAP 24 GRID D8



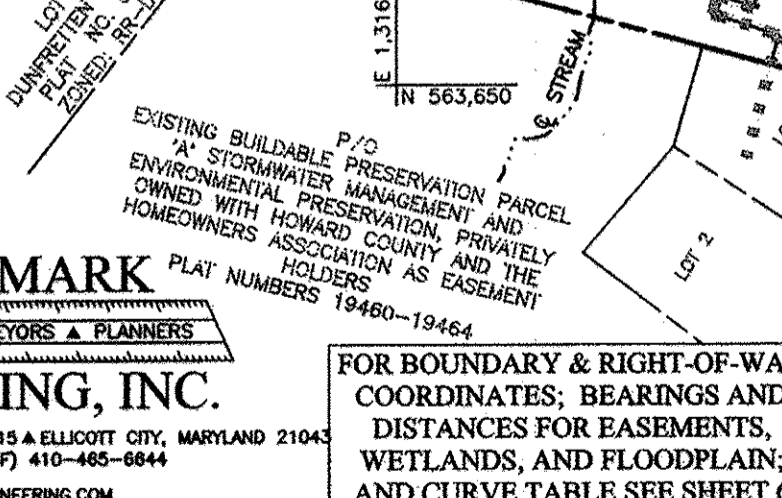
DENSITY EXCHANGE CHART
RECEIVING PARCEL INFORMATION TAX MAP 34, GRID 2, PARCEL 16
TOTAL AREA OF SUBDIVISION 29.03 AC
DENSITY UNITS ALLOWED BY RIGHT 29.03 / 4.25 = 6 D.U.
MAXIMUM DEO UNITS ALLOWED 28.22 / 2 = 13 D.U.*

SHEET INDEX
No. TITLE
1 COVER SHEET
2-5 PLAT SHEETS
6 CURVE, COORDINATE, & LINE TABLES

TOTAL AREA TABULATION CHART (OVERALL SITE)
TOTAL NUMBER OF LOTS AND/OR PARCELS TO BE RECORDED
BUILDABLE 12
OPEN SPACE 0
BUILDABLE PRESERVATION PARCELS 1
NON-BUILDABLE PRESERVATION PARCELS 4
BUILDABLE BULK PARCELS 0



BENCHMARK ENGINEERING, INC.
ENGINEERS LAND SURVEYORS PLANNERS
8480 BALTIMORE NATIONAL PIKE SUITE 315 A ELIJAH CITY, MARYLAND 21043



FOR BOUNDARY & RIGHT-OF-WAY COORDINATES; BEARINGS AND DISTANCES FOR EASEMENTS, WETLANDS, AND FLOODPLAIN; AND CURVE TABLE SEE SHEET 6

OWNER: HIGHLAND DEVELOPMENT CORP.
P.O. BOX 228
CLARKSVILLE, MD 21029
410-365-0414

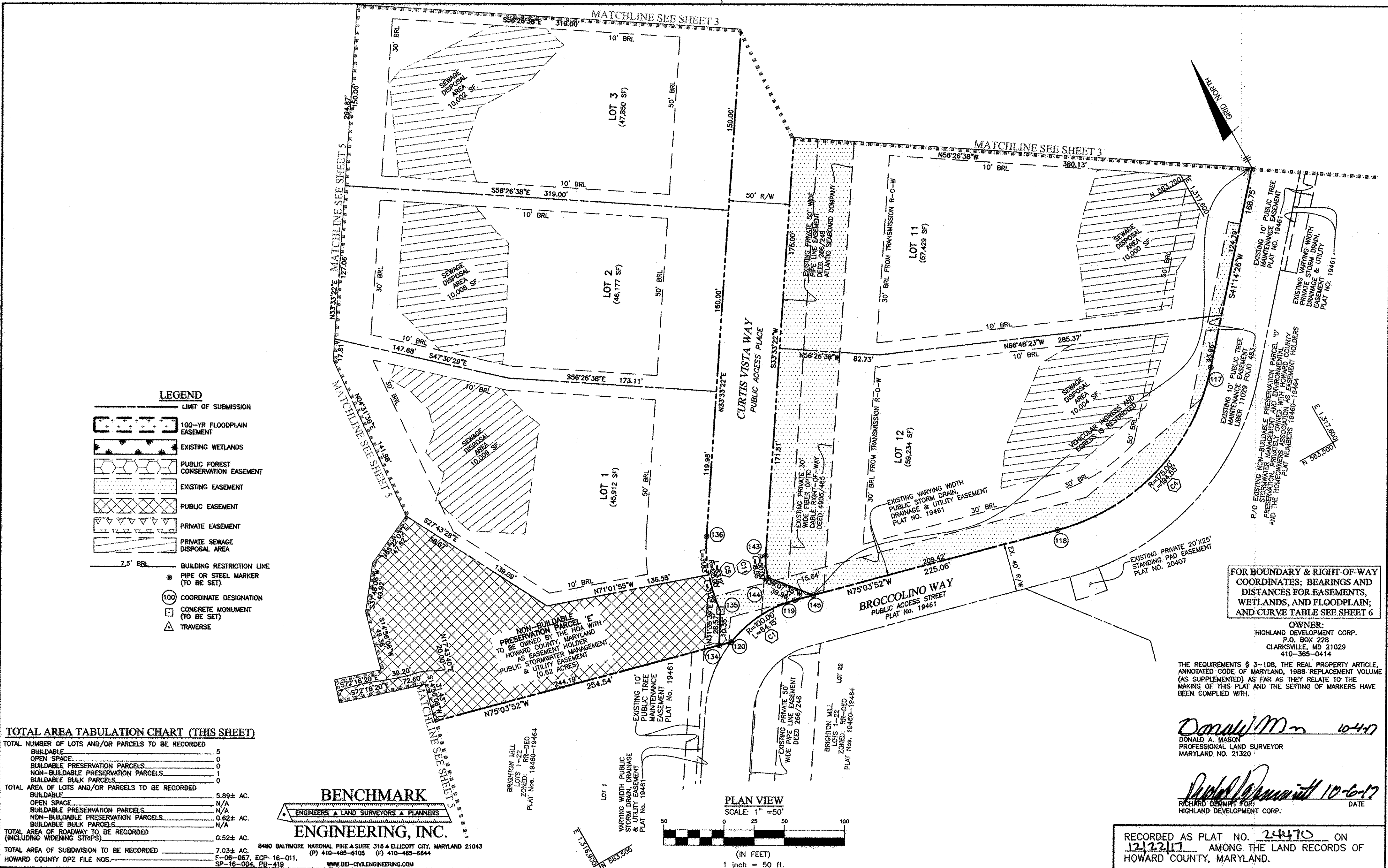
PLEASE NOTE THAT ALL LOTS/RESIDENTIAL UNITS IN THIS SUBDIVISION ARE SUBJECT TO THE MIHU FEE-IN-LIEU REQUIREMENT THAT IS TO BE CALCULATED AND PAID TO THE DEPARTMENT OF INSPECTIONS, LICENSES AND PERMITS AT THE TIME OF BUILDING PERMIT ISSUANCE BY THE PERMIT APPLICANT.

APPROVED: FOR PRIVATE WATER AND PRIVATE SEWER SYSTEMS. HOWARD COUNTY HEALTH DEPARTMENT
APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING.

SURVEYOR'S CERTIFICATE
I HEREBY CERTIFY THAT THIS DOCUMENT WAS PREPARED BY ME UNDER MY RESPONSIBLE CHARGE, AND THAT I AM A DULY LICENSED PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 21320.

OWNER'S DEDICATION
"HIGHLAND DEVELOPMENT CORP., OWNER OF THE PROPERTY SHOWN HEREON, HEREBY ADOPTS THIS PLAN OF SUBDIVISION, AND IN CONSIDERATION OF APPROVAL OF THIS FINAL PLAT BY THE DEPARTMENT OF PLANNING AND ZONING, ESTABLISHES THE MINIMUM BUILDING RESTRICTION LINES AND GRANTS 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.

SUBDIVISION AND DENSITY RECEIVING PLAT
BRIGHTON MILL II
LOTS 1 THROUGH 12, BUILDABLE PRESERVATION PARCEL 'A' AND NON-BUILDABLE PRESERVATION PARCELS 'B' THROUGH 'E'



LEGEND

- LIMIT OF SUBMISSION
- 100-YR FLOODPLAIN EASEMENT
- EXISTING WETLANDS
- PUBLIC FOREST CONSERVATION EASEMENT
- EXISTING EASEMENT
- PUBLIC EASEMENT
- PRIVATE EASEMENT
- PRIVATE SEWAGE DISPOSAL AREA
- 7.5' BRL BUILDING RESTRICTION LINE
- PIPE OR STEEL MARKER (TO BE SET)
- COORDINATE DESIGNATION
- CONCRETE MONUMENT (TO BE SET)
- TRAVERSE

TOTAL AREA TABULATION CHART (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
BUILDABLE BULK PARCELS	0
TOTAL AREA OF LOTS AND/OR PARCELS TO BE RECORDED	
BUILDABLE	5.89± AC.
OPEN SPACE	N/A
BUILDABLE PRESERVATION PARCELS	N/A
NON-BUILDABLE PRESERVATION PARCELS	0.62± AC.
BUILDABLE BULK PARCELS	N/A
TOTAL AREA OF ROADWAY TO BE RECORDED (INCLUDING WIDENING STRIPS)	0.52± AC.
TOTAL AREA OF SUBDIVISION TO BE RECORDED	7.03± AC.
HOWARD COUNTY DPZ FILE NOS.	F-06-067, ECP-16-011, SP-16-004, PB-419

BENCHMARK ENGINEERS & LAND SURVEYORS & PLANNERS
ENGINEERING, INC.

8480 BALTIMORE NATIONAL PIKE SUITE 315 & ELICOTT CITY, MARYLAND 21043
 (P) 410-485-8103 (F) 410-485-8844
 WWW.BE-CVLENGINEERING.COM

APPROVED: FOR PRIVATE WATER AND PRIVATE SEWER SYSTEMS.
 HOWARD COUNTY HEALTH DEPARTMENT

Michael Roseman 11/7/2017
 HOWARD COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING.

Chad Clark 11-21-17
 CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

Kent Cochran 12-21-17
 DIRECTOR DATE

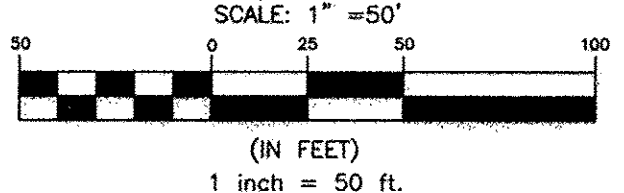
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Donald A. Mason 10-4-17
 DONALD A. MASON
 PROFESSIONAL LAND SURVEYOR MD NO. 21320
 FOR BENCHMARK ENGINEERING, INC. MD REG. NO. 351

PLAN VIEW



OWNER'S DEDICATION

"HIGHLAND DEVELOPMENT CORP., OWNER OF THE PROPERTY SHOWN HEREON, HEREBY ADOPTS THIS PLAN OF SUBDIVISION, AND IN CONSIDERATION OF APPROVAL OF THIS FINAL PLAT BY THE DEPARTMENT OF PLANNING AND ZONING, ESTABLISHES THE MINIMUM BUILDING RESTRICTION LINES AND GRANTS 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 OF THE BEDS OF THE STREETS AND/OR ROADS, FLOODPLAINS AND OPEN SPACE WHERE APPLICABLE, AND FOR GOOD AND OTHER VALUABLE CONSIDERATION, HEREBY GRANTS 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 6th DAY OF OCTOBER, 2017."

Richard Demmitt 10-6-17
 RICHARD DEMMITT FOR
 HIGHLAND DEVELOPMENT CORP. DATE

John M. ... 10-6-17
 WITNESS DATE

FOR BOUNDARY & RIGHT-OF-WAY COORDINATES; BEARINGS AND DISTANCES FOR EASEMENTS, WETLANDS, AND FLOODPLAIN; AND CURVE TABLE SEE SHEET 6

OWNER:
 HIGHLAND DEVELOPMENT CORP.
 P.O. BOX 228
 CLARKSVILLE, MD 21029
 410-365-0414

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 10-4-17
 DONALD A. MASON
 PROFESSIONAL LAND SURVEYOR
 MARYLAND NO. 21320

Richard Demmitt 10-6-17
 RICHARD DEMMITT FOR
 HIGHLAND DEVELOPMENT CORP. DATE

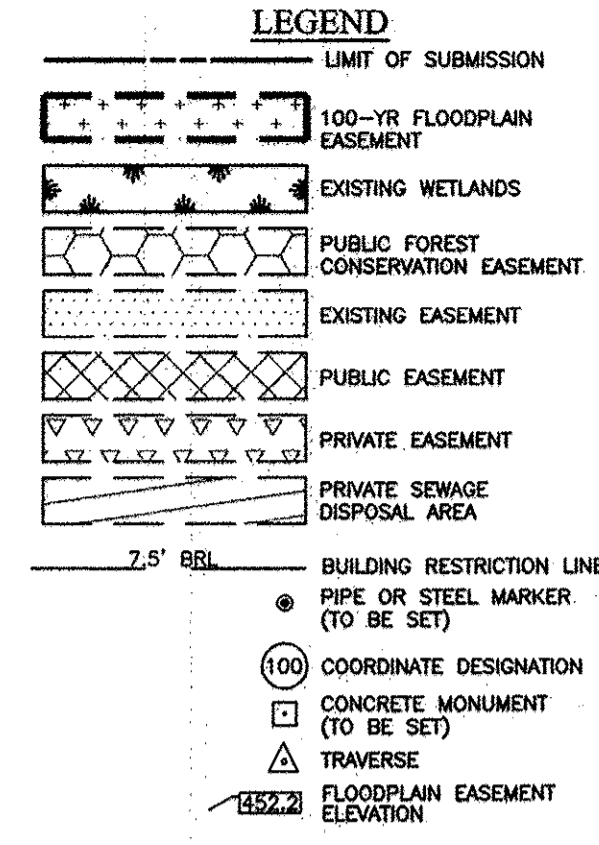
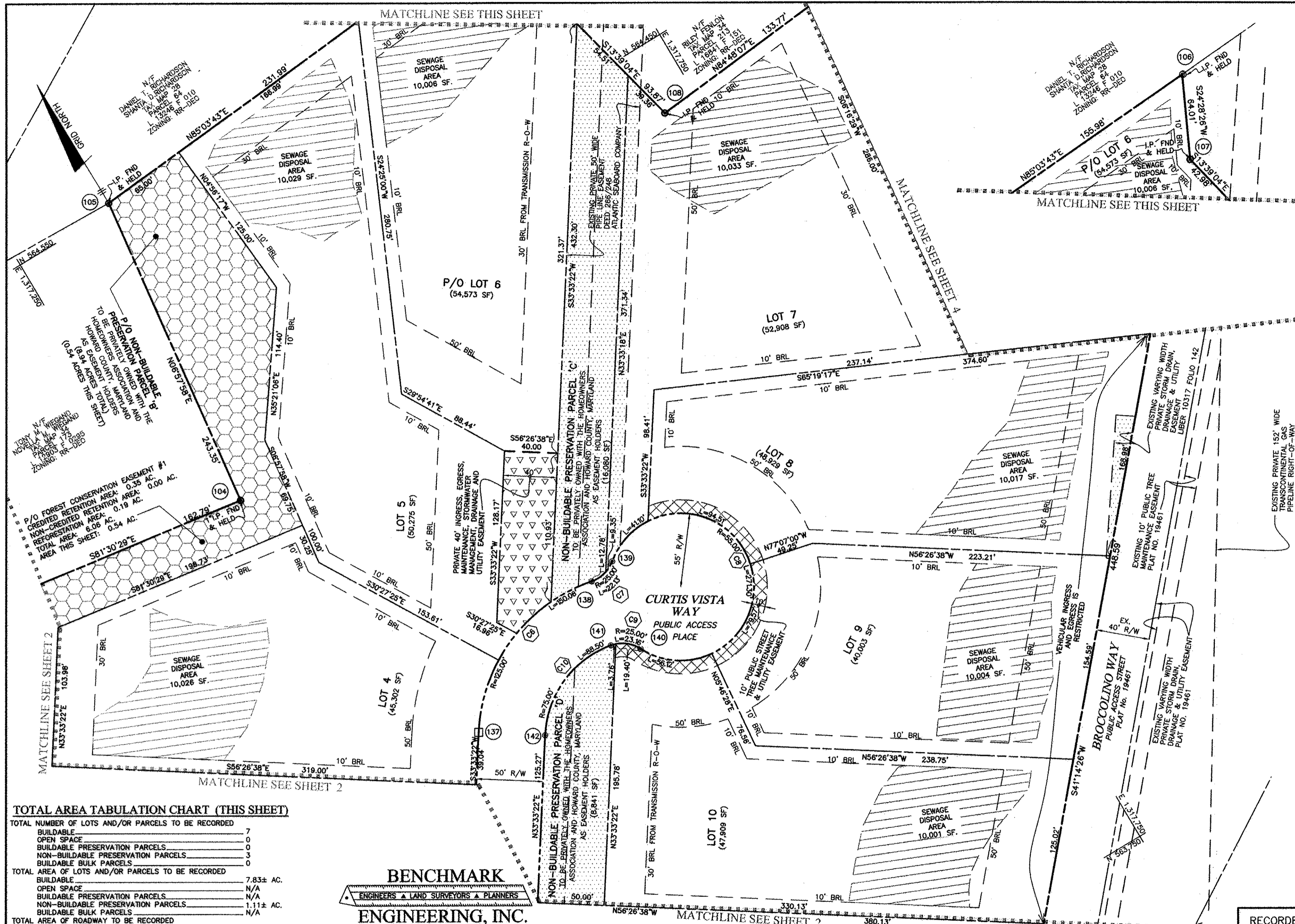
RECORDED AS PLAT NO. 24470 ON 12/22/17 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

SUBDIVISION AND DENSITY RECEIVING PLAT

BRIGHTON MILL II
 LOTS 1 THROUGH 12,
 BUILDABLE PRESERVATION PARCEL 'A' AND
 NON-BUILDABLE PRESERVATION PARCELS 'B' THROUGH 'E'

5th ELECTION DISTRICT OF HOWARD COUNTY, MARYLAND
 TAX MAP: 34
 GRID: 02
 PARCEL: 16
 ZONED: RR-DEO

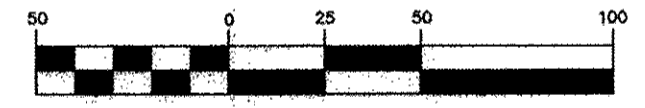
SCALE: AS SHOWN
 DATE: OCTOBER, 2017
 SHEET: 2 OF 6



FOR BOUNDARY & RIGHT-OF-WAY COORDINATES; BEARINGS AND DISTANCES FOR EASEMENTS, WETLANDS, AND FLOODPLAIN; AND CURVE TABLE SEE SHEET 6

OWNER:
HIGHLAND DEVELOPMENT CORP.
P.O. BOX 228
CLARKSVILLE, MD 21029
410-365-0414

PLAN VIEW
SCALE: 1" = 50'



(IN FEET)
1 inch = 50 ft.
THE REQUIREMENTS 8 3-10B, 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 M. Mason 10-4-17
DONALD A. MASON
PROFESSIONAL LAND SURVEYOR
MARYLAND NO. 21320

Richard Demmitt 10-6-17
RICHARD DEMMITT FOR:
HIGHLAND DEVELOPMENT CORP. DATE

TOTAL AREA TABULATION CHART (THIS SHEET)

TOTAL NUMBER OF LOTS AND/OR PARCELS TO BE RECORDED	7
BUILDABLE	0
OPEN SPACE	0
BUILDABLE PRESERVATION PARCELS	0
NON-BUILDABLE PRESERVATION PARCELS	3
BUILDABLE BULK PARCELS	0
TOTAL AREA OF LOTS AND/OR PARCELS TO BE RECORDED	7.83± AC.
BUILDABLE	N/A
OPEN SPACE	N/A
BUILDABLE PRESERVATION PARCELS	N/A
NON-BUILDABLE PRESERVATION PARCELS	1.11± AC.
BUILDABLE BULK PARCELS	N/A
TOTAL AREA OF ROADWAY TO BE RECORDED (INCLUDING WIDENING STRIPS)	0.43± AC.
TOTAL AREA OF SUBDIVISION TO BE RECORDED	9.37± AC.
HOWARD COUNTY DPZ FILE NOS.	F-06-067, ECP-16-011, SP-16-004, PR-419

BENCHMARK ENGINEERING, INC.
ENGINEERS • LAND SURVEYORS • PLANNERS
8480 BALTIMORE NATIONAL PIKE SUITE 315 A ELLICOTT CITY, MARYLAND 21043
(P) 410-465-6105 (F) 410-465-6844
WWW.BEI-CMLENGINEERING.COM

APPROVED: FOR PRIVATE WATER AND PRIVATE SEWER SYSTEMS.
HOWARD COUNTY HEALTH DEPARTMENT

Richard Demmitt 11/7/2017
HOWARD COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING.

Richard Demmitt 11-21-17
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

Richard Demmitt 12-21-17
DIRECTOR DATE

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THIS DOCUMENT WAS PREPARED BY ME UNDER MY RESPONSIBLE CHARGE, AND THAT I AM A DULY LICENSED PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 21320, EXPIRATION DATE 1-7-2019 AND I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF THAT THE INFORMATION SHOWN HEREON IS CORRECT, THAT IT IS ALL OF LAND ACQUIRED BY HIGHLAND DEVELOPMENT CORP. FROM DAVID A. CURTIS AND DALE E. CURTIS BY DEED DATED AUGUST 23, 2017 AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY MARYLAND IN LIBERTY FOLIO 314 AND THAT ALL MONUMENTS ARE IN PLACE OR WILL BE IN PLACE PRIOR TO ACCEPTANCE OF THIS PLAT BY HOWARD COUNTY, IN ACCORDANCE WITH THE ANNOTATED CODE OF MARYLAND, AS AMENDED.



Donald M. Mason 10-4-17
DONALD A. MASON
PROFESSIONAL LAND SURVEYOR MD NO. 21320
FOR BENCHMARK ENGINEERING, INC. MD REG. NO. 351 DATE

OWNER'S DEDICATION

"HIGHLAND DEVELOPMENT CORP., OWNER OF THE PROPERTY SHOWN HEREON, HEREBY ADOPTS THIS PLAN OF SUBDIVISION, AND IN CONSIDERATION OF APPROVAL OF THIS FINAL PLAT BY THE DEPARTMENT OF PLANNING AND ZONING, ESTABLISHES THE MINIMUM BUILDING RESTRICTION LINES AND GRANTS 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 GRANTS 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 6th DAY OF OCTOBER, 2017."

Richard Demmitt 10-6-17
RICHARD DEMMITT FOR:
HIGHLAND DEVELOPMENT CORP. DATE

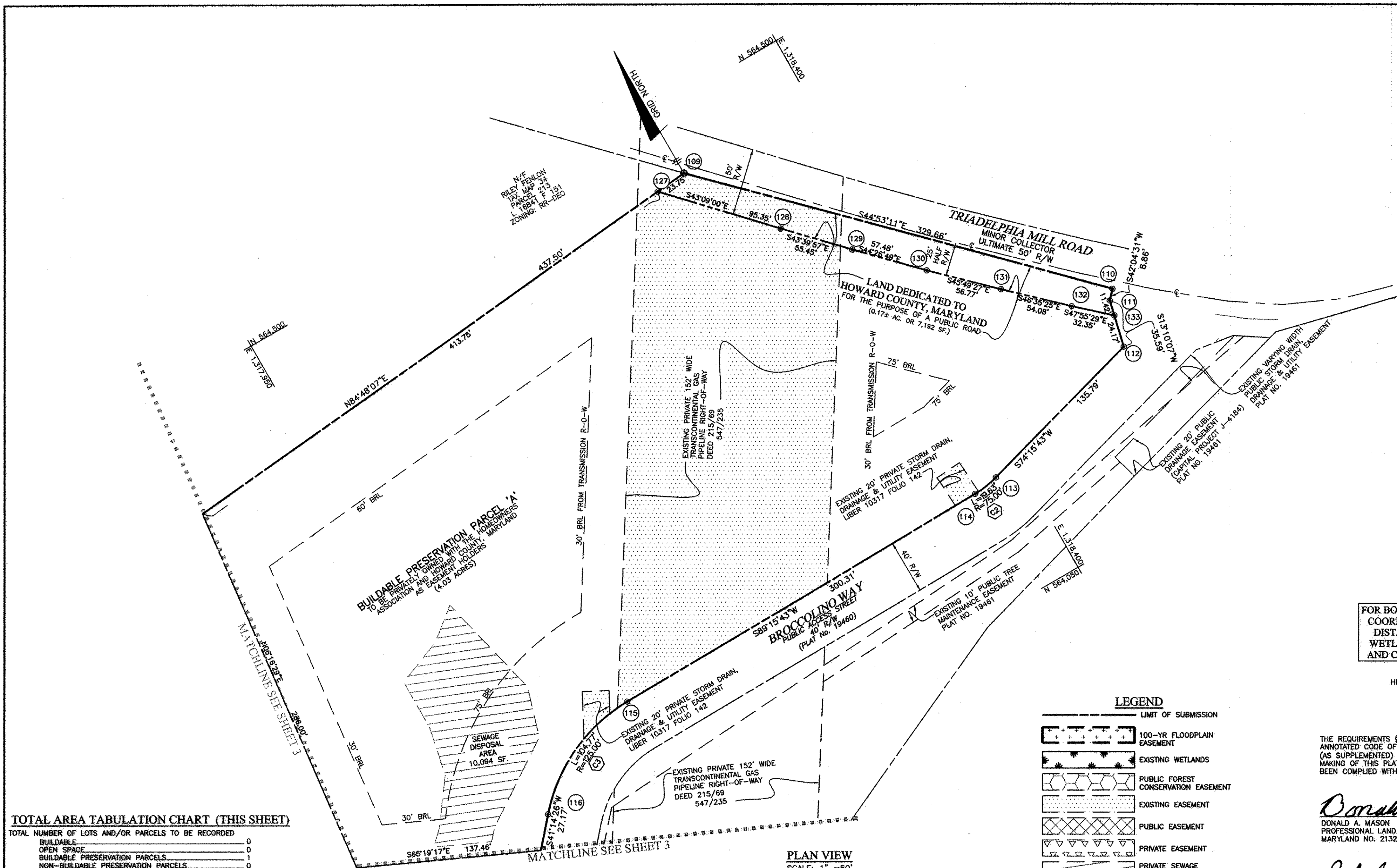
John W. Guy 10-6-17
WITNESS DATE

SUBDIVISION AND DENSITY RECEIVING PLAT

BRIGHTON MILL II
LOTS 1 THROUGH 12,
BUILDABLE PRESERVATION PARCEL 'A' AND
NON-BUILDABLE PRESERVATION PARCELS 'B' THROUGH 'E'

5th ELECTION DISTRICT OF HOWARD COUNTY, MARYLAND
TAX MAP: 34
GRID: 02
PARCEL: 16
ZONED: RR-DEO

SCALE: AS SHOWN
DATE: OCTOBER, 2017
SHEET: 3 OF 6



FOR BOUNDARY & RIGHT-OF-WAY COORDINATES; BEARINGS AND DISTANCES FOR EASEMENTS, WETLANDS, AND FLOODPLAIN; AND CURVE TABLE SEE SHEET 6

OWNER:
HIGHLAND DEVELOPMENT CORP.
P.O. BOX 228
CLARKSVILLE, MD 21029
410-365-0414

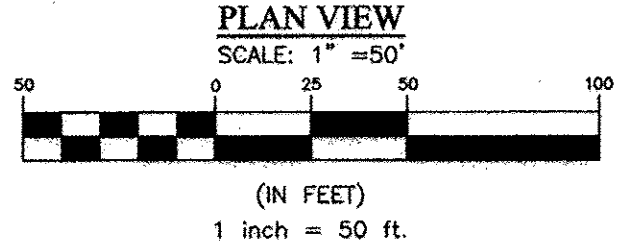
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Donald M Mason 10-4-17
DONALD A. MASON
PROFESSIONAL LAND SURVEYOR
MARYLAND NO. 21320

Richard Demmitt 10-6-17
RICHARD DEMMITT FOR:
HIGHLAND DEVELOPMENT CORP. DATE

LEGEND

- LIMIT OF SUBMISSION
- 100-YR FLOODPLAIN EASEMENT
- EXISTING WETLANDS
- PUBLIC FOREST CONSERVATION EASEMENT
- EXISTING EASEMENT
- PUBLIC EASEMENT
- PRIVATE EASEMENT
- PRIVATE SEWAGE DISPOSAL AREA
- 7.5' BRL — BUILDING RESTRICTION LINE
- PIPE OR STEEL MARKER (TO BE SET)
- ⊙ COORDINATE DESIGNATION
- CONCRETE MONUMENT (TO BE SET)
- △ TRAVERSE



TOTAL AREA TABULATION CHART (THIS SHEET)

TOTAL NUMBER OF LOTS AND/OR PARCELS TO BE RECORDED	
BUILDABLE	0
OPEN SPACE	0
BUILDABLE PRESERVATION PARCELS	1
NON-BUILDABLE PRESERVATION PARCELS	0
BUILDABLE BULK PARCELS	0
TOTAL AREA OF LOTS AND/OR PARCELS TO BE RECORDED	
BUILDABLE	0
OPEN SPACE	N/A
BUILDABLE PRESERVATION PARCELS	4.03± AC.
NON-BUILDABLE PRESERVATION PARCELS	N/A
BUILDABLE BULK PARCELS	0
TOTAL AREA OF ROADWAY TO BE RECORDED (INCLUDING WIDENING STRIPS)	0.17± AC.
TOTAL AREA OF SUBDIVISION TO BE RECORDED	4.20± AC.
HOWARD COUNTY DPZ FILE NOS.	F-06-067, ECP-16-011, SP-16-004, PB-419

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APPROVED: FOR PRIVATE WATER AND PRIVATE SEWER SYSTEMS.
HOWARD COUNTY HEALTH DEPARTMENT

Maura Rossman 11/7/2017
HOWARD COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING.

Chad E. Blum 11/21/17
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

Keith Henderson 12.21.17
DIRECTOR DATE

SURVEYOR'S CERTIFICATE

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Donald M Mason 10-7-17
DONALD A. MASON
PROFESSIONAL LAND SURVEYOR MD NO. 21320
FOR BENCHMARK ENGINEERING, INC. MD REG. NO. 351

OWNER'S DEDICATION

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Richard Demmitt 10-6-17
RICHARD DEMMITT FOR:
HIGHLAND DEVELOPMENT CORP. DATE

Chad E. Blum 10-6-17
WITNESS DATE

SUBDIVISION AND DENSITY RECEIVING PLAT

BRIGHTON MILL II
LOTS 1 THROUGH 12,
BUILDABLE PRESERVATION PARCEL 'A' AND
NON-BUILDABLE PRESERVATION PARCELS 'B' THROUGH 'E'

5th ELECTION DISTRICT OF HOWARD COUNTY, MARYLAND
TAX MAP: 34
GRID: 02
PARCEL: 16
ZONED: RR-DEO

SCALE: AS SHOWN
DATE: OCTOBER, 2017
SHEET: 4 OF 6

FOREST CONSERVATION LINE TABLE		
LINE	BEARING	DISTANCE
FCE1	S43°56'11"E	35.00'
FCE2	N46°03'49"E	26.52'
FCE3	N55°06'50"E	72.30'
FCE4	N48°19'04"E	41.09'
FCE5	N39°10'35"E	43.39'
FCE6	N38°09'17"E	78.82'
FCE7	N38°54'36"E	96.35'
FCE8	N34°57'27"E	95.43'
FCE9	N34°40'38"E	53.34'
FCE10	N40°14'32"E	53.43'
FCE11	N42°30'30"E	88.21'
FCE12	N44°52'03"E	60.20'
FCE13	N54°20'29"E	78.72'
FCE14	N56°53'22"E	74.03'
FCE15	N55°12'24"E	32.98'
FCE16	N39°44'44"E	17.92'
FCE17	N05°17'12"E	5.15'
FCE18	S05°17'12"W	10.07'
FCE19	S39°44'44"W	22.38'
FCE20	S55°12'24"W	34.49'

FOREST CONSERVATION LINE TABLE		
LINE	BEARING	DISTANCE
FCE21	S56°53'22"W	73.96'
FCE22	S54°20'29"W	77.67'
FCE23	S44°52'03"W	59.17'
FCE24	S42°30'30"W	87.80'
FCE25	S40°14'32"W	52.74'
FCE26	S34°40'38"W	52.88'
FCE27	S34°57'27"W	95.80'
FCE28	S38°54'36"W	96.63'
FCE29	S38°09'17"W	30.28'
FCE30	S51°50'06"E	44.42'

100-YR FLOODPLAIN EASEMENT LINE TABLE		
LINE	BEARING	DISTANCE
FP1	S47°33'47"E	50.85'
FP2	S47°06'24"E	85.68'
FP3	S40°27'32"E	78.71'
FP4	N81°38'39"E	108.84'
FP5	N87°42'01"E	33.24'
FP6	N05°37'48"E	66.63'
FP7	N19°20'02"W	18.34'
FP8	N15°23'31"E	36.25'
FP9	N17°27'17"E	16.23'
FP10	N21°33'05"E	47.72'
FP11	N20°12'56"E	36.76'
FP12	N20°23'03"E	43.49'
FP13	N09°30'37"E	54.35'
FP14	N36°33'36"E	53.74'
FP15	N16°36'19"E	92.13'
FP16	N24°59'15"E	75.40'
FP17	N47°49'13"E	26.62'
FP18	N52°37'14"E	110.94'
FP19	N36°05'39"E	63.13'
FP21	S26°32'17"W	66.36'
FP22	S36°00'06"W	22.76'
FP23	S41°38'19"W	30.12'
FP24	S45°01'06"W	43.47'

100-YR FLOODPLAIN EASEMENT LINE TABLE		
LINE	BEARING	DISTANCE
FP25	S49°00'01"W	18.93'
FP26	S35°15'23"W	133.49'
FP27	S17°15'19"W	63.69'
FP28	S19°03'49"W	122.71'
FP29	S01°02'54"E	40.93'
FP30	S00°04'12"E	61.99'
FP31	S00°57'05"E	91.82'
FP32	S12°03'37"W	10.03'
FP33	S33°59'52"W	38.52'
FP34	N66°37'38"W	47.38'
FP35	S37°08'03"W	53.67'
FP36	S44°11'56"W	34.56'
FP37	S20°12'03"W	44.93'
FP38	N08°50'40"W	15.18'
FP39	N47°27'35"W	57.87'
FP40	N19°00'00"W	43.99'
FP41	N41°21'51"W	71.69'
FP42	N39°52'44"W	111.81'
FP43	N42°54'18"W	63.44'

WETLANDS LINE TABLE		
LINE	BEARING	DISTANCE
W1	N39°47'49"E	3.02'
W2	S78°16'55"E	11.97'
W3	S51°13'33"E	32.01'
W4	S29°51'59"E	19.03'
W5	S39°53'54"W	3.95'
W6	N50°06'06"W	53.89'
W7	N39°23'13"W	6.63'
W8	N60°39'21"E	4.56'
W9	S50°05'42"E	29.25'
W10	S29°56'07"E	15.98'
W11	S47°59'09"W	5.21'
W12	N42°00'51"W	45.58'
W13	S40°06'21"W	5.59'
W14	N60°01'29"W	31.07'
W15	N26°46'46"W	33.11'
W16	N47°59'09"E	3.15'
W17	N42°00'51"W	36.90'
W18	N49°53'39"W	24.05'
W19	N12°10'38"W	8.02'
W20	N28°40'53"E	40.91'

WETLANDS LINE TABLE		
LINE	BEARING	DISTANCE
W21	N10°50'32"W	16.17'
W22	N38°16'49"E	23.63'
W23	S62°44'18"E	30.32'
W24	N28°53'53"E	23.39'
W25	N39°24'26"E	41.46'
W26	N67°05'37"E	24.88'
W27	N11°16'42"W	51.56'
W28	S87°03'23"W	33.65'
W29	N45°29'30"E	37.98'
W30	S47°08'50"E	30.54'
W31	N72°57'02"E	15.80'
W32	S22°36'52"W	22.21'
W33	S17°38'39"W	40.74'
W34	N26°36'37"E	43.56'
W35	N80°24'05"E	17.83'
W36	S15°47'04"E	31.62'
W37	S11°30'26"W	30.75'
W38	S71°08'18"E	39.61'
W39	N39°20'31"W	66.46'
W40	N54°18'07"E	27.51'

WETLANDS LINE TABLE		
LINE	BEARING	DISTANCE
W41	N70°24'04"W	17.57'
W42	N74°14'13"W	24.75'
W43	N33°51'12"W	14.98'
W44	N54°11'34"W	31.45'
W45	N55°25'41"E	60.98'
W46	S26°43'31"W	37.29'
W47	S02°42'46"E	25.69'
W48	S67°13'26"E	16.80'
W49	N89°03'37"E	24.39'
W50	N51°25'36"E	24.42'
W51	N78°21'34"E	31.29'
W52	S02°56'12"E	60.59'
W53	S38°49'00"W	53.23'
W54	N25°30'24"E	35.76'
W55	N34°34'13"E	74.76'
W56	S20°51'45"E	37.46'
W57	S28°28'58"W	34.61'
W58	S38°56'00"W	22.17'
W59	S74°40'40"W	42.22'
W60	N43°34'48"W	57.36'

WETLANDS LINE TABLE		
LINE	BEARING	DISTANCE
W61	N22°20'56"W	11.78'
W62	N37°22'28"E	65.24'
W63	N08°12'46"E	23.65'
W64	N60°50'15"E	38.43'
W65	S88°54'32"E	51.00'
W66	S13°02'46"W	53.27'
W67	S35°35'04"W	9.75'
W68	S40°08'38"E	6.34'
W69	N49°51'22"E	65.97'
W70	N26°58'12"E	42.92'
W71	S05°58'34"W	55.93'
W72	S59°31'42"W	17.39'
W73	S52°14'27"W	25.68'
W74	S75°45'37"E	21.09'
W75	S27°27'32"W	37.41'
W76	S31°11'42"E	30.13'
W77	S43°01'51"E	11.63'
W78	S32°52'40"W	72.38'
W79	S43°20'54"W	32.31'

BOUNDARY COORDINATES		
POINT #	NORTHING	EASTING
101	564512.5720	1316817.2476
102	564532.5626	1317045.3680
103	564351.2365	1317053.3107
104	564314.1833	1317301.4809
105	564555.7404	1317330.9958
106	564589.1360	1317717.5276
107	564530.8736	1317691.0079
108	564397.8918	1317723.3051
109	564449.6489	1318292.2351
110	564216.0855	1318524.8752
111	564209.5106	1318518.9395

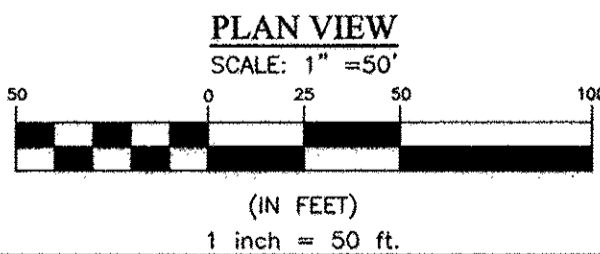
BOUNDARY COORDINATES		
POINT #	NORTHING	EASTING
112	564174.8541	1318510.8309
113	564138.0226	1318380.1330
114	564135.2172	1318360.7561
115	564131.3484	1318060.4668
116	564088.7614	1317968.0835
117	563604.1268	1317543.2123
118	563550.4025	1317366.5184
119	563608.4069	1317149.0630
120	563604.6210	1317086.1212
121	563821.5250	1316272.9597

RIGHT-OF-WAY COORDINATES (NAD'83)		
POINT #	NORTHING	EASTING
122	564476.0196	1316788.4580
123	564487.4078	1316814.4514
124	564499.7154	1316841.3025
125	564512.2094	1316869.1694
126	564519.5332	1316896.6846
127	564447.4969	1318268.5800
128	564377.9354	1318333.7885
129	564337.8238	1318372.0742
130	564296.7909	1318412.3224
131	564257.2303	1318453.0378
132	564220.0644	1318492.3262
133	564198.3877	1318516.3371

RIGHT-OF-WAY COORDINATES (NAD'83)		
POINT #	NORTHING	EASTING
134	563607.2879	1317076.1233
135	563631.6216	1317091.0997
136	563690.6349	1317111.5245
137	564073.1588	1317365.2506
138	564126.1774	1317496.1293
139	564131.0035	1317516.9950
140	564063.9850	1317501.6139
141	564077.6455	1317483.9392
142	564045.5213	1317406.9179
143	563652.3669	1317146.1407
144	563635.3769	1317138.9548
145	563604.3769	1317164.1715

CURVE TABLE						
CURVE	RADIUS	ARC LENGTH	DELTA	TANGENT	CHORD DIRECTION	CHORD LENGTH
C1	100.00'	64.15'	36°45'19"	33.22'	S86° 33' 28"W	63.06'
C2	75.00'	19.63'	15°00'00"	9.87'	S81° 45' 43"W	19.58'
C3	125.00'	104.77'	48°01'17"	55.68'	S65° 15' 04"W	101.73'
C4	175.00'	194.55'	63°41'42"	108.71'	N73° 05' 17"E	184.68'
C5	125.00'	63.12'	28°55'49"	32.25'	S19° 05' 27"W	62.45'
C6	125.00'	150.06'	68°46'56"	85.56'	N67° 56' 50"E	141.21'
C7	25.00'	22.13'	50°43'23"	11.85'	N76° 58' 36"E	21.42'
C8	55.00'	271.30'	282°37'16"	44.05'	S12° 55' 33"W	68.76'
C9	25.00'	23.16'	53°04'23"	12.48'	N52° 18' 00"W	22.34'
C10	75.00'	88.50'	67°36'26"	50.22'	N67° 21' 35"E	83.45'
C11	50.00'	18.55'	21°15'38"	9.38'	S22° 55' 33"W	18.45'
C12	375.92'	13.85'	2°06'42"	6.93'	S64° 18' 19"W	13.85'

BENCHMARK
ENGINEERS & LAND SURVEYORS & PLANNERS
ENGINEERING, INC.
8480 BALTIMORE NATIONAL PIKE SUITE 315 A ELLICOTT CITY, MARYLAND 21043
(P) 410-465-6105 (F) 410-465-6644
WWW.BEI-CIVILENGINEERING.COM



OWNER:
HIGHLAND DEVELOPMENT CORP.
P.O. BOX 228
CLARKSVILLE, MD 21029
410-365-0414

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 10-4-17
DONALD A. MASON
PROFESSIONAL LAND SURVEYOR
MARYLAND NO. 21320

Richard Demmitt 10-6-17
RICHARD DEMMITT FOR:
HIGHLAND DEVELOPMENT CORP. DATE

RECORDED AS PLAT NO. 24474 ON 12/22/17 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

APPROVED: FOR PRIVATE WATER AND PRIVATE SEWER SYSTEMS,
HOWARD COUNTY HEALTH DEPARTMENT

Paula Roseman 11/7/2017
HOWARD COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF
PLANNING AND ZONING.

Chad Decker 11-21-17
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE
Kent Schuchman 12/21/17
DIRECTOR DATE

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THIS DOCUMENT WAS PREPARED BY ME UNDER MY RESPONSIBLE CHARGE, AND THAT I AM A DULY LICENSED PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 21320, EXPIRATION DATE 1-7-2019 AND I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF THAT THE INFORMATION SHOWN HEREON IS CORRECT, THAT IT IS ALL OF LAND ACQUIRED BY HIGHLAND DEVELOPMENT CORP. FROM DAVID A. CURTIS AND DALE E. CURTIS BY DEED DATED AUGUST 23, 2017 AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY MARYLAND IN LIBERTY BLDG. FOLIO 314 AND THAT ALL MONUMENTS ARE IN PLACE OR WILL BE IN PLACE PRIOR TO ACCEPTANCE OF THE PLAT BY HOWARD COUNTY, IN ACCORDANCE WITH THE ANNOTATED CODE OF MARYLAND, AS AMENDED.

Donald Mason 10-6-17
DONALD A. MASON
PROFESSIONAL LAND SURVEYOR MD NO. 21320
FOR BENCHMARK ENGINEERING, INC. MD REG. NO. 351 DATE

OWNER'S DEDICATION

"HIGHLAND DEVELOPMENT CORP., OWNER OF THE PROPERTY SHOWN HEREON, HEREBY ADOPTS THIS PLAN OF SUBDIVISION, AND IN CONSIDERATION OF APPROVAL OF THIS FINAL PLAT BY THE DEPARTMENT OF PLANNING AND ZONING, ESTABLISHES THE MINIMUM BUILDING RESTRICTION LINES AND GRANTS 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 GRANTS 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 6th DAY OF OCTOBER, 2017."

Richard Demmitt 10-6-17
RICHARD DEMMITT FOR:
HIGHLAND DEVELOPMENT CORP. DATE
Chad Decker 10-6-17
WITNESS DATE

SUBDIVISION AND DENSITY RECEIVING PLAT

BRIGHTON MILL II

LOTS 1 THROUGH 12,
BUILDABLE PRESERVATION PARCEL 'A' AND
NON-BUILDABLE PRESERVATION PARCELS 'B' THROUGH 'E'

5th ELECTION DISTRICT OF HOWARD COUNTY, MARYLAND
TAX MAP: 34 SCALE: AS SHOWN
GRID: 02 DATE: OCTOBER, 2017
PARCEL: 16 SHEET: 6 OF 6
ZONED: RR-DEO