

GENERAL NOTES:

1. THE SUBJECT PROPERTY IS ZONED RC-DEO PER THE 2-2-04 COMPREHENSIVE ZONING PLAN.
2. ALL AREAS PROVIDED ON THIS PLAT ARE TO BE TAKEN AS "MORE OF LESS"
3. USING THE DENSITY/CLUSTER EXCHANGE OPTION DESCRIBED IN SECTION 106 OF THE ZONING REGULATIONS, THE DEVELOPMENT RIGHTS FOR 8 OF THE RESIDENTIAL LOTS/PARCELS SHOWN ON THE SUBDIVISION PLAN FOR RIVERWOOD PHASE II HAVE BEEN TRANSFERRED FROM THE LAFON PROPERTY (TAX MAP No. 2, GRID No. 18, PARCEL No. 48. (4 CEO UNITS) AND THE LAPINSKI PROPERTY (TAX MAP No. 28, GRID No. 9, PARCEL No. 159 (4 CEO UNITS).
4. THIS PLAT IS BASED ON A SURVEY CONDUCTED BY BENCHMARK ENGINEERING, INC. DATED NOVEMBER 2003.
5. COORDINATES SHOWN HERE ARE BASED ON THE MARYLAND STATE PLANE COORDINATE SYSTEM NAD83, AS PROJECTED FROM HOWARD COUNTY CONTROL STATIONS 29CA AND 29IC.
6. PREVIOUS DEPARTMENT OF PLANNING AND ZONING REFERENCE NUMBERS INCLUDE: S-02-09, WP-02-64, P-03-10, F-04-82, P-04-09 AND F-06-134.

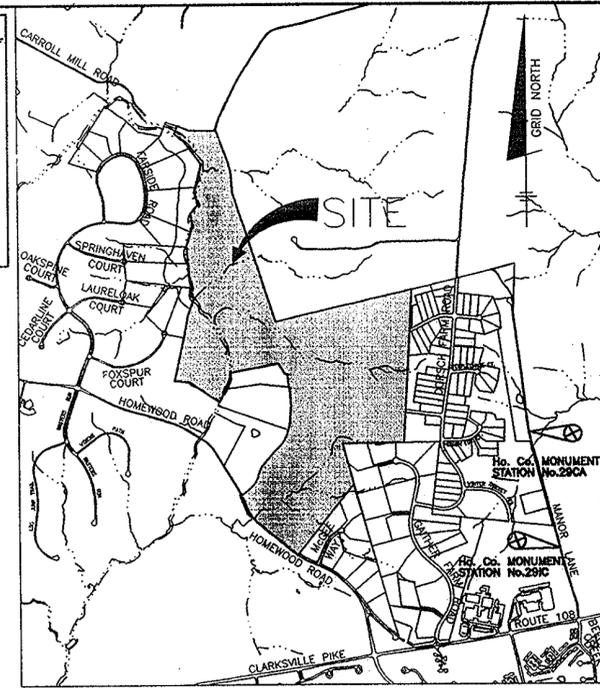
COORDINATE CHART (NAD '83)		
BOUNDARY COORDINATES		
No.	NORTH	EAST
100	576893.87	1341616.30
101	574267.46	1341473.17
102	574252.21	1304439.69
103	573558.53	1340626.63
104	572339.32	1339679.93
107	573046.00	1338842.24
108	573370.42	1338714.53
109	573394.19	1338775.82
110	573511.57	1338917.87
111	573572.98	1338971.50
112	573655.72	1339013.44
113	573792.14	1339053.40
114	573877.16	1339098.12
115	574110.49	1339293.71
116	574279.43	1339447.62
117	574410.48	1339511.11
118	574590.15	1339556.66
119	574709.84	1339564.99
120	574905.20	1339580.37
121	575094.85	1339574.11
122	575453.12	1339522.96
123	575456.72	1339481.98
124	575637.93	1339375.73
125	575480.20	1338578.25
126	575374.84	1338575.80
127	575260.53	1338515.64

COORDINATE CHART (NAD '83)		
BOUNDARY COORDINATES		
No.	NORTH	EAST
128	575211.94	1338502.32
129	574975.42	1338391.71
130	575318.23	1337899.29
131	575346.80	1337635.77
132	575983.02	1337773.70
133	576461.59	1337867.26
134	576744.31	1337963.15
135	577114.45	1337893.90
136	577636.96	1337850.13
137	577990.78	1337953.55
138	578201.14	1337918.56
139	578355.02	1338046.58
140	578573.07	1337988.48
141	579041.34	1338108.63
142	579449.91	1337810.50
143	579562.66	1337660.40
144	579696.34	1337714.00
145	579624.36	1337907.52
146	579610.13	1338303.80
147	579627.73	1338358.83
148	579070.43	1338558.79
149	578911.24	1338602.18
150	578557.95	1338624.94
151	576356.49	1339335.99

BENCHMARKS NAD'83 HORIZONTAL

HO. CO. #29CA
3/4" REBAR W/ CAP
N 5744526.138'
E 1343533.820'
ELEV.=423.53

HO. CO. #29IC
STAMPED ALUMINUM DISK
SET ON 3/4" IRON ROD
N 572323.559'
E 1344112.295'
ELEV.=468.79



VICINITY MAP
SCALE: 1" = 2000'

DENSITY EXCHANGE CHART	
GROSS AREA	269.85 AC.±
AREA OF FLOODPLAIN AND STEEP SLOPES	49.66 AC.±
NET TRACT AREA	220.19 AC.±
DWELLING UNITS ALLOWED (as matter of right)	269.85 AC.± @ 1 DU per 4.25 GROSS ACRES = 63
MAXIMUM DWELLING UNITS ALLOWED W/ CEO'S	220.19 AC.± @ 1 DU per 2.00 NET ACRES = 110
PROPOSED DWELLING UNITS	78*
TOTAL NUMBER OF CEO UNITS TO BE ACQUIRED	15
NUMBER OF CEO UNITS TO BE RECEIVED	8
SENDING PARCEL INFORMATION	
LAFON PROPERTY: TAX MAP 2 GRID 18 PARCEL 48 CEO UNITS 4	LAPINSKI PROPERTY: TAX MAP 28 GRID 9 PARCEL 159 CEO UNITS 4

*43 PHASE 1, 35 PHASE 2 AND 7 POTENTIAL FUTURE LOTS ON THE FUTURE BULK PARCEL IN NON-BUILDABLE BULK PARCEL FF

THE REQUIREMENTS OF §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.

David M. Harris
DAVID M. HARRIS, DATE: 5/11/06
MARYLAND REGISTERED PROFESSIONAL LAND SURVEYOR #10978
FOR BENCHMARK ENGINEERING, INC. MARYLAND REG. No.351

Steven K. Breeden
SIGNATURE OF OWNER DATE: 5/11/06
STEVEN K. BREEDEN
MEMBER ELIOAK, LLC.
BY: SECURITY DEVELOPMENT, LLC.

Thomas K. Bourke
SIGNATURE OF OWNER DATE: 5/15/06
THOMAS K. BOURKE, VICE PRES.
FOR WINCHESTER HOMES, INC.

ENGINEER
BENCHMARK ENGINEERING, INC.
8480 BALTIMORE NATIONAL PIKE
SUITE 418
ELLCOTT CITY, MD 21043
410-465-8105

OWNER
ELIOAK, L.L.C.
P.O. BOX 417
ELLCOTT CITY, MD 21041
410-465-4244

OWNERS
WINCHESTER HOMES, INC.
6905 ROCKLEDGE DR., SUITE 800
BETHESDA, MD, 20817
301-803-4800

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

Rosalie Brit
DATE: 5/15/06
DIRECTOR

SURVEYOR'S CERTIFICATION
I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, THAT THE FINAL PLAT HEREON IS CORRECT; THAT IT IS ALL OF THE LANDS CONVEYED BY MARY CARROLL ZIEGLER, ET AL TO WINCHESTER HOMES, INC. AND WINCHESTER HOMES INC. NOMINEE FOR ELIOAK LLC. DATED SEPTEMBER 26, 2005 RECORDED AT LIBER 9511, FOLIO 540, RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND, AND THAT IT IS ALL OF THE LANDS CONVEYED BY WINCHESTER HOMES INC. AND WINCHESTER HOMES INC. NOMINEE FOR ELIOAK LLC. TO ELIOAK LLC. BY DEED DATED MARCH 31, 2008 RECORDED AT LIBER 9935, FOLIO 561, RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND, AND THAT ALL MONUMENTS ARE IN PLACE ACCORDANCE WITH THE ANNOTATED CODE OF MARYLAND, AS NOW AMENDED.



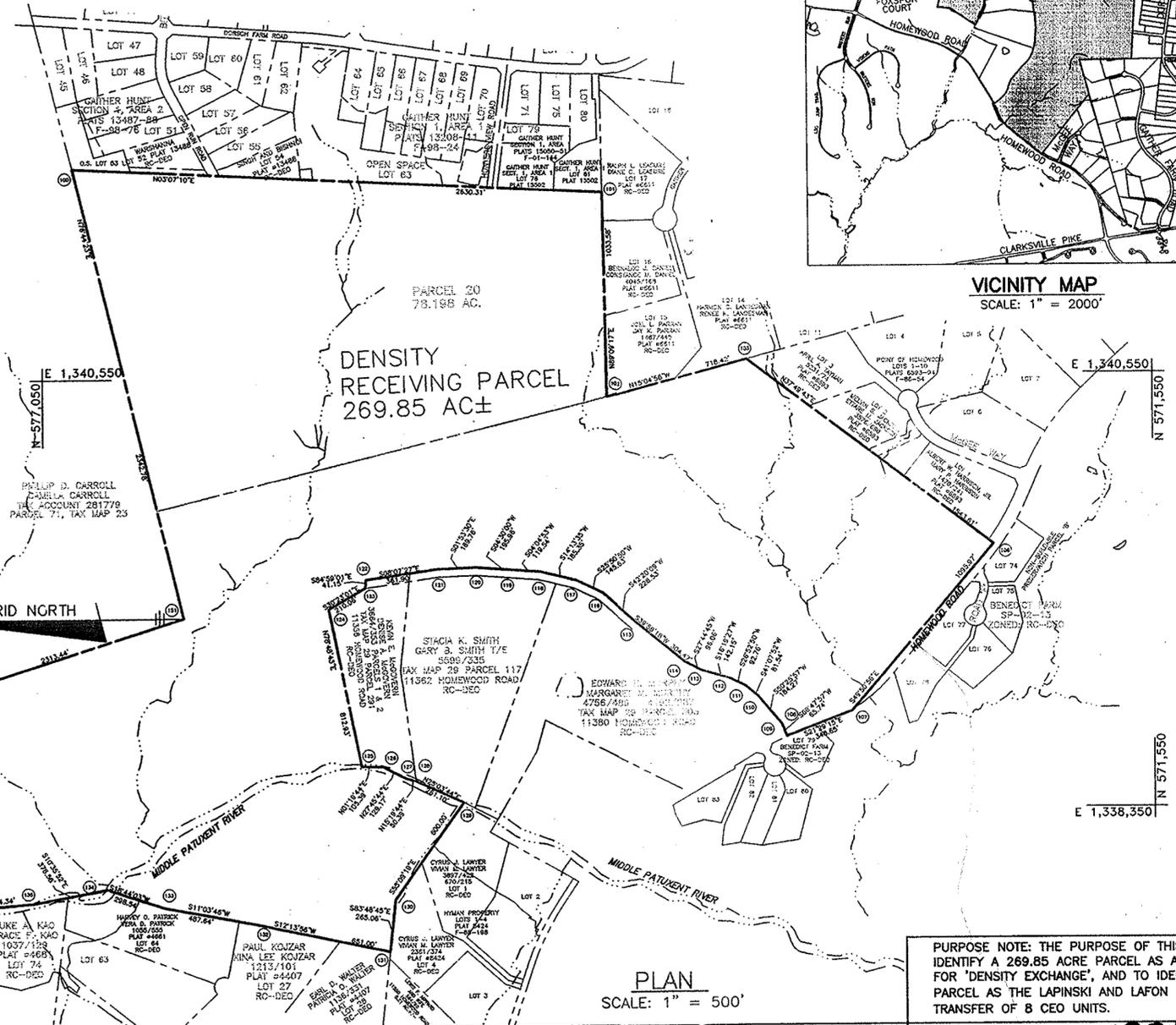
DAVID M. HARRIS
REGISTERED PROFESSIONAL LAND SURVEYOR MARYLAND REG. No.10978
FOR BENCHMARK ENGINEERING, INC. MARYLAND REG. No.351

OWNER'S DEDICATION
WE, WINCHESTER HOMES INC. AND ELIOAK LLC, OWNERS OF THE PROPERTY SHOWN HEREON, HEREBY ADOPT THIS PLAT, AND IN CONSIDERATION OF THE APPROVAL OF THIS PLAT BY THE DEPARTMENT OF PLANNING AND ZONING, ESTABLISH THIS PROPERTY AS A RECEIVING PARCEL FOR DEVELOPMENT RIGHTS. THE REQUIREMENTS OF THE ANNOTATED CODE OF MARYLAND, AS AMENDED, AS THEY RELATE TO THE MAKING OF THIS PLAT AND THE SETTING OF MARKERS, HAVE BEEN COMPLIED WITH. WITNESS OUR HANDS THIS 11 DAY OF APRIL, 2006.

Steven K. Breeden
SIGNATURE OF OWNER DATE: 5/11/06
STEVEN K. BREEDEN
MEMBER ELIOAK, LLC
BY SECURITY DEVELOPMENT, LLC.

Thomas K. Bourke
SIGNATURE OF OWNER DATE: 5/15/06
THOMAS K. BOURKE, VICE PRES.
FOR WINCHESTER HOMES INC.

James R. Moxley III
SIGNATURE OF OWNER DATE: 5/11/06
JAMES R. MOXLEY, III
MEMBER ELIOAK, LLC
BY SECURITY DEVELOPMENT, LLC.



PLAN
SCALE: 1" = 500'

PURPOSE NOTE: THE PURPOSE OF THIS PLAT IS TO IDENTIFY A 269.85 ACRE PARCEL AS A RECEIVING PARCEL FOR "DENSITY EXCHANGE", AND TO IDENTIFY THE SENDING PARCEL AS THE LAPINSKI AND LAFON PROPERTIES FOR THE TRANSFER OF 8 CEO UNITS.

RECORDED AS PLAT 18647
ON 9/27/06 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

DENSITY RECEIVING PLAT
RIVERWOOD

P-04-09 AND F-06-134
3rd ELECTION DISTRICT OF HOWARD COUNTY, MARYLAND
TAX MAP Nos. 23 AND 29 SCALE: AS SHOWN
PARCELS: 20 AND 86 DATE: MAY, 2006
BLOCKS: 21 (MAP 23) AND 3, 4, 9 AND 10 (MAP 29)
ZONED: RC-DEO SHEET: 1 OF 1