

**GENERAL NOTES:**

1. DENOTES 4" x 4" CONCRETE MONUMENT TO BE SET.
2. DENOTES 3/4" PIPE OR STEEL MARK TO BE SET.
3. DENOTES STONE OF CONCRETE MONUMENT FOUND.
4. DENOTES IRON PIPE FOUND.
5. APPLICABLE HO. CO. DEPARTMENT OF PLANNING AND ZONING FILE REFERENCES FOR THIS PROJECT: S-02-009, P-01-010, P-01-009, WP-02-064.
6. COORDINATES SHOWN HEREON ARE BASED ON THE NAD '83 MARYLAND COORDINATE SYSTEM AS PROJECTED BY HO. CO. GEODETIC CONTROL STATIONS 295A AND 291C, WHICH ARE BASED ON THE MARYLAND STATE PLANE COORDINATE SYSTEM.
7. THIS PLAN IS BASED ON A MONUMENTED FIELD-RUN BOUNDARY SURVEY PERFORMED BY BENCHMARK ENGINEERING, INC. DATED NOVEMBER, 2003.
8. SUBJECT PROPERTY IS ZONED RC-DEO PER 2-2-04 COMPREHENSIVE ZONING PLAN AND DOES NOT LIE WITHIN THE METROPOLITAN WATER OR SEWER DISTRICT.
9. ALL EXISTING BUILDINGS ARE TO BE PAZED.
10. TO THE BEST OF OUR KNOWLEDGE THERE ARE NO CEMETERY LOCATIONS ON-SITE.
11. NO GRADING, REMOVAL OF VEGETATIVE COVER OR TREES, OR PLACEMENT OF NEW STRUCTURES IS PERMITTED WITHIN THE LIMITS OF WETLANDS, STREAMS, OR THEIR BUFFERS AND FOREST CONSERVATION EASEMENT AREAS EXCEPT THE DESIGNATED NECESSARY ROAD CROSSINGS AND AS PER WP-02-64.
12. ALL AREAS ON THIS PLAN ARE "MORE OR LESS".
13. BRL INDICATES BUILDING RESTRICTION LINE.
14. UNLESS OTHERWISE NOTED AS "PRIVATE", ALL EASEMENTS ARE "PUBLIC".
15. STORMWATER MANAGEMENT SHALL BE PROVIDED FOR THIS PROJECT BASED ON GUIDELINES ESTABLISHED BY THE 2000 MARYLAND STORMWATER DESIGN MANUAL VOLUMES I & II. WATER QUALITY AND CHANNEL PROTECTION ARE PROVIDED BY 2 POCKET PONDS AND 5 MICROPOOL EXTENDED DETENTION FACILITIES. GROUNDWATER RECHARGE IS PROVIDED BY USE OF OPEN CHANNELS. ALL FACILITIES SHALL BE CLASS "A" STRUCTURES.
16. SUBURBITIES SHALL BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
17. THE FOREST CONSERVATION EASEMENTS HAVE BEEN ESTABLISHED TO FULFILL THE REQUIREMENTS OF SECTION 16.1200 OF THE HOWARD COUNTY CODE AND FOREST CONSERVATION ACT. AS A CONSEQUENCE FOR ITS SUBMISSION PRIOR TO 11-15-2001 WHICH AMENDS PORTIONS OF THE ZONING REGULATIONS AS A CONSEQUENCE FOR NOT HAVING PRELIMINARY PLAN APPROVAL PRIOR TO 11-15-2001, DEVELOPMENT OR CONSTRUCTION ON THESE LOTS/PARCELS MUST COMPLY WITH SETBACK AND BUFFER REGULATIONS IN EFFECT AT THE TIME OF SUBMISSION OF THE SITE DEVELOPMENT PLAN, WAIVER PETITION APPLICATION OR BUILDING/GRADING PERMIT APPLICATION.
18. THE REQUIRED 5% OPEN SPACE SHALL BE MET VIA DEDICATION OF PRESERVATION PARCELS TO THE HOMEOWNERS ASSOCIATION AND HOWARD COUNTY (DEPT. OF RECS AND PARKS) AS ALLOWED PER SECTION 16.1210(2) OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS.
19. WATER & SEWER FOR THIS SITE IS PRIVATE.
20. WETLAND DELINEATION PROVIDED BY ECO-SCIENCE PROFESSIONALS, INC. DATED SEPTEMBER, 2001.
21. THIS AREA DESIGNATES A PRIVATE SEWAGE EASEMENT, AS REQUIRED BY THE MARYLAND STATE DEPARTMENT OF THE ENVIRONMENT FOR INDIVIDUAL SEWAGE DISPOSAL. IMPROVEMENTS OF ANY NATURE IN THIS AREA ARE RESTRICTED UNTIL PUBLIC SEWER IS AVAILABLE. THIS EASEMENT 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.
22. WP-02-64 WAS APPROVED ON 2-28-02 BY THE PLANNING DIRECTOR. WP-02-64 WAS A REQUEST TO WAIVE THE FOLLOWING: SECTION 16.116(a) - WHICH REQUIRES THAT GRADING, REMOVAL OF VEGETATIVE COVER AND TREES, PAVING AND NEW STRUCTURES BE PERMITTED WITHIN 15 FEET OF A PERENNIAL STREAM BANK TO A LOW A CROSSING FOR PROPOSED CASTLEBRIDGE ROAD (FORMERLY ROAD 'A') IN THE VICINITY OF WITHROW WAY (FORMERLY ROAD 'B'). SECTION 16.132(c)(1)(i) - WHICH REQUIRES THE DEVELOPER TO CONSTRUCT OR PROVIDE FOR CONSTRUCTION OF ROADS FOR REQUIRED CONNECTIONS TO ADJACENT PROPERTIES (THIS APPLIES TO THE CONNECTIONS FOR ADJACENT PARCELS 117 AND 281). SECTION 15.120(c)(2)(i) - WHICH REQUIRES THAT NON-DEPSTEM LOTS (FUTURE PHASE 2 BULK PARCEL F) UNDER S-02-09 WHICH HAVE SUBDIVISION POTENTIAL UNDER CURRENT ZONING TO HAVE SUFFICIENT PUBLIC ROAD FRONTAGE TO MEET THE PUBLIC ROAD RIGHT-OF-WAY REQUIREMENTS IN THE DESIGN MANUAL. SECTION 16.120(c)(2)(i) - WHICH REQUIRES THAT 20 FEET OF PUBLIC ROAD FRONTAGE BE PROVIDED FOR PRESERVATION PARCELS (BUILDABLE PRESERVATION PARCEL Q) (PRES. PARCEL UNITS S-02-09).
23. THE FLOODPLAIN LIMIT SHOWN ON THIS PLAN WAS DETERMINED FROM A FLOODPLAIN STUDY PREPARED BY BENCHMARK ENGINEERING, INC. IN OCTOBER 2002 AND REVISED IN NOVEMBER, 2003. THE FLOODPLAIN LIMIT FOR THE MIDDLE PATUXENT RIVER IS BASED ON THE HOWARD COUNTY MIDDLE PATUXENT FLOODPLAIN STUDY, MAP #29-38.

24. The lots shown hereon comply with the MDE minimum lot width.

25. A conventional septic system shall be installed on Lot 11 prior to issuance of a building permit.

26. No driveway will be placed over the septic disposal area on lot 31.

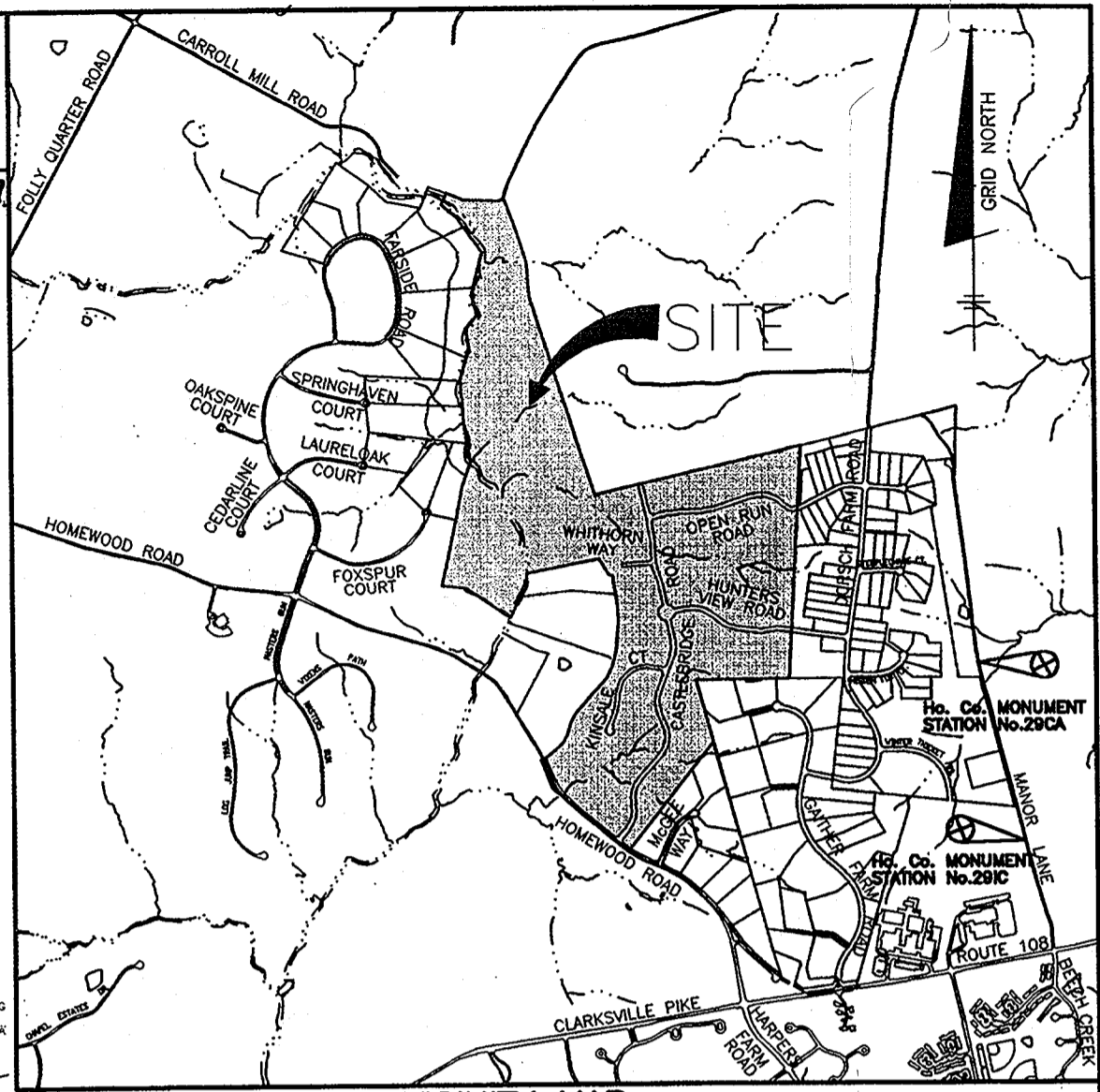
**BENCHMARKS NAD'83 HORIZONTAL**

HO. CO. #29CA 3/4" REBAR W/ CAP N 574526.136' E 1345353.820' ELEV.=423.53	HO. CO. #291C STAMPED ALUMINUM DISK SET ON 3/4" IRON ROD N 572323.559' E 1344112.295' ELEV.=468.79
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**DENSITY EXCHANGE CHART**

GROSS AREA	269.85 AC.±
AREA OF FLOODPLAIN AND STEEP SLOPES	49.68 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	90*
NUMBER OF CEO UNITS TO BE RECEIVED	90 - 63 (base density) = 27
SENDING PARCEL INFORMATION	(SHALL BE PROVIDED UNDER PHASE 2, AS PHASE 1 WILL NOT RECEIVE DENSITY)

\*43 PHASE 1, 40 PHASE 2 AND 7 POTENTIAL FUTURE LOTS ON THE FUTURE BULK PARCEL IN NON-BUILDABLE BULK PARCEL FF



27. THE PURPOSE OF THE PRESERVATION PARCELS AND THE JUSTIFICATION FOR THE DESIGN OF THE CLUSTER SUBDIVISION IS AS FOLLOWS:

PRESERVATION PARCELS 'A' THRU 'E' ARE PROPOSED AS NON-BUILDABLE PARCELS TO PROTECT STEEP SLOPES AND STREAM BUFFER AREAS WHICH ARE CONSIDERED PRIORITY AREAS. THEY WILL BE DEDICATED TO THE HOWARD COUNTY DEPARTMENT OF RECREATION AND PARKS. THEY ARE ENCUMBERED BY AN EASEMENT AGREEMENT WITH THE HOMEOWNERS ASSOCIATION. THIS AGREEMENT PROHIBITS FURTHER SUBDIVISION OF THE PARCEL, OUTLINES THE MAINTENANCE RESPONSIBILITIES OF ITS OWNER AND ENUMERATES THE USES PERMITTED ON THE PROPERTY.

PRESERVATION PARCEL 'F' IS PROPOSED AS A PRIVATELY OWNED NON-BUILDABLE PARCEL TO PROTECT STEEP SLOPES AND STREAM BUFFER AREAS WHICH ARE CONSIDERED PRIORITY AREAS. IT IS ENCUMBERED BY AN EASEMENT AGREEMENT WITH THE HOMEOWNERS ASSOCIATION AND HOWARD COUNTY. THIS AGREEMENT PROHIBITS FURTHER SUBDIVISION OF THE PARCEL, OUTLINES THE MAINTENANCE RESPONSIBILITIES OF ITS OWNER AND ENUMERATES THE USES PERMITTED ON THE PROPERTY.

PRESERVATION PARCELS 'G' THRU 'L' ARE PROPOSED AS NON-BUILDABLE PARCELS SOLELY FOR STORMWATER MANAGEMENT FACILITIES AS A REQUIREMENT TO CONTROL STORMWATER RUNOFF AND PROVIDE WATER QUALITY AND GROUNDWATER RECHARGE. THEY WILL BE OWNED BY THE H.O.A. THEY ARE ENCUMBERED BY AN EASEMENT AGREEMENT WITH HOWARD COUNTY. THIS AGREEMENT PROHIBITS FURTHER SUBDIVISION OF THE PARCEL, OUTLINES THE MAINTENANCE RESPONSIBILITIES OF ITS OWNER AND ENUMERATES THE USES PERMITTED ON THE PROPERTY.

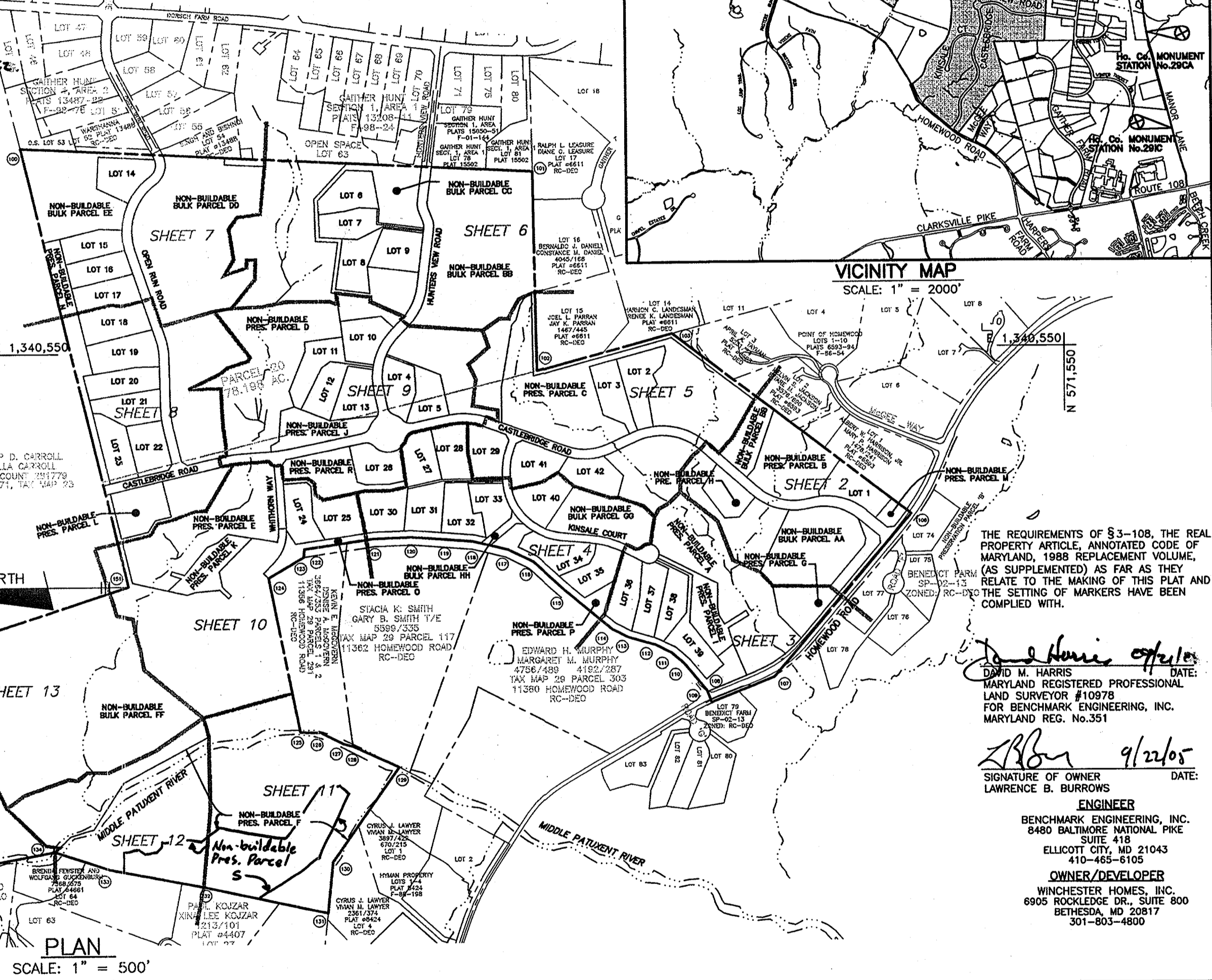
PRESERVATION PARCELS 'M' THRU 'R' ARE PROPOSED AS NON-BUILDABLE PARCELS TO BUFFER FROM ADJACENT PROPERTIES VIA EASEMENT REFORESTATION AND OTHER GREENERY. THEY WILL BE PRIVATELY OWNED, THEY ARE ENCUMBERED BY AN EASEMENT WITH HOWARD COUNTY AND THE HOMEOWNERS ASSOCIATION. THIS AGREEMENT PROHIBITS FURTHER SUBDIVISION OF THE PARCEL, OUTLINES THE MAINTENANCE RESPONSIBILITIES OF ITS OWNER AND ENUMERATES THE USES PERMITTED ON THE PROPERTY.

**FUTURE COMMUNITY SEPTIC AREA TEST & DESIGN UNDER PHASE 2:**

PRESERVATION PARCEL 'S' IS PROPOSED AS A PRIVATELY OWNED BUILDABLE PARCEL TO BE USED IN THE FUTURE FOR A COMMUNITY SEPTIC TREATMENT PLANT. THIS PARCEL WILL BE AN EXTENSION OF THE ADJACENT AGRICULTURAL PRESERVATION EASEMENT AND PROTECTS THE MIDDLE PATUXENT RIVER AND ITS STEEP SLOPES. ONE (1) BUILDING UNIT IS TO BE BUILT ON THIS PARCEL. IT IS ENCUMBERED BY AN EASEMENT AGREEMENT WITH THE AGRICULTURAL LAND PRESERVATION PROGRAM. THIS AGREEMENT PROHIBITS FURTHER SUBDIVISION OF THE PARCEL, OUTLINES THE MAINTENANCE RESPONSIBILITIES OF ITS OWNER AND ENUMERATES THE USES PERMITTED ON THE PROPERTY.

BULK PARCELS 'AA' THRU 'GG' ARE PROPOSED AS BULK PARCELS FOR A FUTURE RESUBDIVISION AS PHASE 2. THERE IS POTENTIAL FOR 47 ADDITIONAL CLUSTER LOTS (40 AS PHASE 2. THE REMAINDER AFTER CLUSTER LOTS ARE ESTABLISHED WILL BE NON-BUILDABLE PRESERVATION PARCELS SOME OF WHICH WILL BE IN THE AGRICULTURAL LAND PRESERVATION PROGRAM.

BULK PARCEL 'HH' IS PROPOSED AS A NON-BUILDABLE BULK PARCEL FOR A POSSIBLE RIGHT-OF-WAY FOR ACCESS TO PARCEL 117. IT SHALL BE TRANSFERRED TO PARCEL 117 UPON RECORDATION OF THE PLAT.



28. A WAIVER REQUEST TO SECTION 2.5.2.H.3 OF THE HOWARD COUNTY DESIGN MANUAL VOL. III, ROADS AND BRIDGES (REQUESTING SUFFICIENT DISTANCE TO THE RIGHT FOR A STOPPED VEHICLE TO MAKE A LEFT TURN AND SUFFICIENT DISTANCE TO THE LEFT FOR A STOPPED VEHICLE TO MAKE A LEFT TURN) TO WAIVE THE LAST 90' OF THE REQUIRED 975' OF SIGHT DISTANCE TO THE RIGHT AND THE LAST 515' OF THE REQUIRED 515' OF SIGHT DISTANCE TO THE LEFT WAS GRANTED ON MAY 20, 2002 SUBJECT TO COMPLETION OF THE PROPOSED GRADING AS SHOWN ON THE SIGHT DISTANCE PROFILE AND PROVIDING ACCELERATION AND DECELERATION LANES AT THE ENTRANCE.

29. THE STREAM CROSSINGS SHOWN ALONG CASTLEBRIDGE ROAD ARE STRATEGICALLY LOCATED WHERE THE STREAM CHANNEL IS NARROWEST AND AVOIDS IMPACT TO WETLANDS. THERE ARE NO WETLANDS WHERE THESE CROSSINGS WILL OCCUR. THIS DEPARTMENT OF PLANNING AND ZONING HAS MADE THE DETERMINATION THAT THE 3 SOUTHERN STREAM CROSSINGS FOR PROPOSED CASTLEBRIDGE ROAD ARE TO BE CONSIDERED "ESSENTIAL DISTURBANCES" IN ACCORDANCE WITH SECTION 16.116(c) OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS BASED ON THE JUSTIFICATION SUBMITTED BY THE DEVELOPER WITH THE REVISED PLAN DATED JANUARY 17, 2002, UNDER S-02-09.

30. RESERVATION OF PUBLIC UTILITY AND FOREST CONSERVATION EASEMENTS

DEVELOPER RESERVES TO ITSELF ITS SUCCESSORS AND ASSIGNS, ALL EASEMENTS SHOWN ON THIS PLAN FOR SEPTIC, STORM DRAINAGE, OTHER PUBLIC UTILITIES AND FOREST CONSERVATION (DESIGNATED AS "FOREST CONSERVATION AREA") LOCATED IN, ON, OVER AND THROUGH ALL 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) OF THE LOTS/PARCELS. DEVELOPER SHALL EXECUTE AND DELIVER THE DEEDS FOR THE EASEMENTS HEREIN RESERVED TO HOWARD COUNTY, UPON COMPLETION OF THE PUBLIC UTILITIES AND THEIR ACCEPTANCE BY HOWARD COUNTY, AND THE DETERMINATION THAT THE EASEMENTS AND RECORD THE DEED(S) OF EASEMENTS IN THE LAND RECORDS OF HOWARD COUNTY.

31. THE DEVELOPER HAS APPLIED FOR THE REQUIRED MDE WETLAND DISTURBANCE PERMITS FOR THE NECESSARY ROAD CROSSINGS. THE PERMITS SHALL BE OBTAINED PRIOR TO ANY DISTURBANCE. THE TRACKING NUMBER IS 04-NI-0118/200462605.

32. THE ARTICLES OF INCORPORATION FOR THE HOMEOWNERS ASSOCIATION WAS ACCEPTED BY THE STATE DEPARTMENT OF ASSESSMENT AND TAXATION ON 10/08/2004, DEPARTMENT ID #: D10262624.

33. The wells on the following lots shall be drilled prior to issuance of the building permits for those lots: Lots 2 and 3. IF Adequate water yield is not established, these lots will be void.

34. The lots shown hereon comply with the MDE minimum lot width.

35. A conventional septic system shall be installed on Lot 11 prior to issuance of a building permit.

36. No driveway will be placed over the septic disposal area on lot 31.

37. THE PURPOSE OF THE PRESERVATION PARCELS AND THE JUSTIFICATION FOR THE DESIGN OF THE CLUSTER SUBDIVISION IS AS FOLLOWS:

PRESERVATION PARCELS 'A' THRU 'E' ARE PROPOSED AS NON-BUILDABLE PARCELS TO PROTECT STEEP SLOPES AND STREAM BUFFER AREAS WHICH ARE CONSIDERED PRIORITY AREAS. THEY WILL BE DEDICATED TO THE HOWARD COUNTY DEPARTMENT OF RECREATION AND PARKS. THEY ARE ENCUMBERED BY AN EASEMENT AGREEMENT WITH THE HOMEOWNERS ASSOCIATION. THIS AGREEMENT PROHIBITS FURTHER SUBDIVISION OF THE PARCEL, OUTLINES THE MAINTENANCE RESPONSIBILITIES OF ITS OWNER AND ENUMERATES THE USES PERMITTED ON THE PROPERTY.

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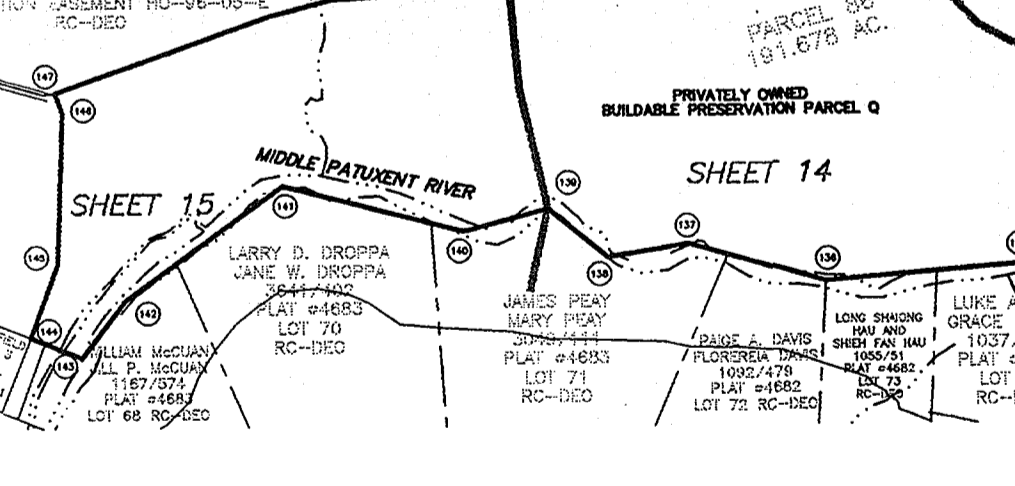
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**AREA TABULATION CHART**

TOTAL NUMBER OF LOTS AND/OR PARCELS TO BE RECORDED	
BUILDABLE	42
OPEN SPACE	0
NON-BUILDABLE PRESERVATION PARCELS	17
BUILDABLE PRESERVATION PARCELS	1
NON-BUILDABLE BULK PARCELS	8
TOTAL AREA OF LOTS AND/OR PARCELS TO BE RECORDED	
BUILDABLE	46.34± AC.
OPEN SPACE	N/A
NON-BUILDABLE PRESERVATION PARCELS	84.10± AC.
BUILDABLE PRESERVATION PARCELS	43.94± AC.
NON-BUILDABLE BULK PARCELS	83.69± AC.
TOTAL AREA OF ROADWAY TO BE RECORDED (INCLUDING WIDENING STRIPS)	11.78± AC.
TOTAL AREA OF SUBDIVISION TO BE RECORDED	269.85± AC.

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

*Robert J. Waler* 11/7/06  
HOWARD COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

*Clark Cummings* 10/20/05  
CHIEF, DEVELOPMENT ENGINEERING DIVISION MK DATE

*Mark D'Angelo* 2/13/06  
DIRECTOR DATE

**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 JARY CARTER CARROLL ZIEGLER, JOHN LEE CARROLL, PHILIP CARROLL, JOHN LEE CARROLL, JR., THOMAS T. CARROLL, GENEVIEVE A. CARROLL AND HOWMWOOD, L.L.C. TO WINCHESTER HOMES, INC. AND WINCHESTER HOMES, INC., NOMINEE FOR ELIOAK, L.L.C. BY DEED DATED SEPTEMBER 24, 2005, AND FOLLOWS AS 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.

STATE OF MARYLAND  
REGISTERED PROFESSIONAL LAND SURVEYOR MARYLAND REG. No.10978  
FOR BENCHMARK ENGINEERING, INC. MARYLAND REG. No.351

DATE: 9/22/05

**OWNER'S DEDICATION**

I, LAWRENCE B. BURROWS, FOR WINCHESTER HOMES, INC., NOMINEE FOR ELIOAK, L.L.C. AND WINCHESTER HOMES, INC., OWNERS OF THE PROPERTY SHOWN HEREON, HEREBY ADOPT THIS PLAN OF SUBDIVISION, AND IN CONSIDERATION OF THE APPROVAL OF THIS FINAL PLAT BY THE DEPARTMENT OF PLANNING AND ZONING, ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES AND GRANT UPON 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, FLOODPLAIN AND OPEN SPACE WHERE APPLICABLE, AND FOR GOOD AND OTHER VALUABLE CONSIDERATION, HEREBY GRANT THE 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 MY HAND THIS 22<sup>ND</sup> DAY OF SEPTEMBER, 2005.

*Lawrence B. Burrows* 9/22/05  
SIGNATURE OF OWNER DATE  
LAWRENCE B. BURROWS, PRESIDENT FOR WINCHESTER HOMES, INC. AND WINCHESTER HOMES, INC., NOMINEE FOR ELIOAK, L.L.C.

*Rosalie B. Brett* 9/22/05  
WITNESS DATE

RECORDED AS PLAT 18031  
ON 2-16-06 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

**RIVERWOOD PHASE 1**

LOTS 1 THROUGH 42  
NON-BUILDABLE PRESERVATION PARCELS A THROUGH P, R AND S  
BUILDABLE PRESERVATION PARCEL Q AND NON-BUILDABLE BULK PARCELS AA THROUGH HH

3rd ELECTION DISTRICT OF HOWARD COUNTY, MARYLAND  
TAX MAP Nos. 23 AND 29  
PARCELS: 20 AND 86  
BLOCKS: 21 (MAP 23) AND 3, 4, 9 AND 10 (MAP 29)  
ZONED: RC-DEO

SCALE: AS SHOWN  
DATE: APRIL, 2005  
SHEET: 1 OF 15

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: 9/22/05  
MARYLAND REGISTERED PROFESSIONAL LAND SURVEYOR #10978 FOR BENCHMARK ENGINEERING, INC. MARYLAND REG. No.351

*Lawrence B. Burrows* 9/22/05  
SIGNATURE OF OWNER DATE  
LAWRENCE B. BURROWS  
ENGINEER  
BENCHMARK ENGINEERING, INC. 8480 BALTIMORE NATIONAL PIKE SUITE 418 ELLICOTT CITY, MD 21043 410-465-6105  
OWNER/DEVELOPER  
WINCHESTER HOMES, INC. 6905 ROCKLEDGE DR. SUITE 800 BETHESDA, MD 20817 301-803-4800

FLOODPLAIN LINE TABLE											
LINE	BEARING	LENGTH	LINE	BEARING	LENGTH	LINE	BEARING	LENGTH	LINE	BEARING	LENGTH
1	N86°48'44"	137.82	F01	N66°52'30"	49.32	F02	N83°36'45"	48.79	F03	S52°34'21"	57.15
2	N135°24'48"	12.29	F02	N77°23'23"	13.97	F03	N81°30'11"	39.84	F04	S37°46'49"	30.19
3	N69°28'09"	19.06	F03	S85°59'52"	39.94	F04	N61°20'18"	32.51	F05	N43°15'54"	18.85
4	N214°22'72"	18.81	F04	N45°38'52"	17.87	F05	N91°19'50"	9.21	F06	S55°20'05"	36.42
5	N192°06'06"	24.67	F05	S84°54'18"	28.92	F06	N26°49'04"	27.04	F07	S35°39'51"	43.36
6	S84°46'44"	15.35	F06	S21°47'28"	24.02	F07	N01°39'00"	22.82	F08	S10°46'44"	28.27
7	S72°31'29"	15.40	F07	S73°13'15"	31.12	F08	N10°41'25"	24.98	F09	N42°13'10"	14.43
8	S294°43'17"	11.70	F08	S68°42'33"	8.74	F09	N26°35'46"	19.19	F10	N26°35'46"	19.19
9	S38°25'25"	16.62	F09	S23°13'28"	54.25	F10	N22°17'44"	17.01	F11	S09°57'52"	3.04
10	S38°25'25"	16.62	F10	S23°13'28"	54.25	F11	N22°17'44"	17.01	F12	S09°57'52"	3.04
11	S12°28'29"	17.14	F11	N69°31'44"	15.58	F12	N18°48'46"	5.71	F13	N87°48'46"	5.71
12	S12°28'29"	17.14	F12	N69°31'44"	15.58	F13	N18°48'46"	5.71	F14	N87°48'46"	5.71
13	S74°02'48"	14.28	F13	S33°27'44"	13.30	F14	S34°08'23"	10.66	F15	S56°23'30"	32.56
14	S74°02'48"	14.28	F14	S33°27'44"	13.30	F15	S34°08'23"	10.66	F16	S56°23'30"	32.56
15	N17°01'25"	18.09	F15	S33°27'44"	13.30	F16	S34°08'23"	10.66	F17	S56°23'30"	32.56
16	N17°01'25"	18.09	F16	S33°27'44"	13.30	F17	S34°08'23"	10.66	F18	S56°23'30"	32.56
17	N45°05'50"	16.98	F17	S73°03'46"	17.02	F18	N18°39'34"	17.54	F19	N18°39'34"	17.54
18	N45°05'50"	16.98	F18	S73°03'46"	17.02	F19	N18°39'34"	17.54	F20	N18°39'34"	17.54
19	S84°23'36"	15.92	F19	S89°08'09"	16.24	F20	N22°44'35"	14.69	F21	N18°20'05"	12.93
20	S84°23'36"	15.92	F20	N22°44'35"	14.69	F21	N18°20'05"	12.93	F22	N18°20'05"	12.93
21	N07°47'46"	12.83	F21	N18°20'05"	12.93	F22	N18°20'05"	12.93	F23	N18°20'05"	12.93
22	N07°47'46"	12.83	F22	N18°20'05"	12.93	F23	N18°20'05"	12.93	F24	N18°20'05"	12.93
23	N13°06'06"	14.09	F23	N18°20'05"	12.93	F24	N18°20'05"	12.93	F25	N18°20'05"	12.93
24	N13°06'06"	14.09	F24	N18°20'05"	12.93	F25	N18°20'05"	12.93	F26	N18°20'05"	12.93
25	N21°01'15"	10.20	F25	N18°20'05"	12.93	F26	N18°20'05"	12.93	F27	N18°20'05"	12.93
26	N21°01'15"	10.20	F26	N18°20'05"	12.93	F27	N18°20'05"	12.93	F28	N18°20'05"	12.93
27	N86°09'15"	13.85	F27	N18°20'05"	12.93	F28	N18°20'05"	12.93	F29	N18°20'05"	12.93
28	N86°09'15"	13.85	F28	N18°20'05"	12.93	F29	N18°20'05"	12.93	F30	N18°20'05"	12.93
29	N86°09'15"	13.85	F29	N18°20'05"	12.93	F30	N18°20'05"	12.93	F31	N18°20'05"	12.93
30	N86°09'15"	13.85	F30	N18°20'05"	12.93	F31	N18°20'05"	12.93	F32	N18°20'05"	12.93
31	N86°09'15"	13.85	F31	N18°20'05"	12.93	F32	N18°20'05"	12.93	F33	N18°20'05"	12.93
32	N86°09'15"	13.85	F32	N18°20'05"	12.93	F33	N18°20'05"	12.93	F34	N18°20'05"	12.93
33	N86°09'15"	13.85	F33	N18°20'05"	12.93	F34	N18°20'05"	12.93	F35	N18°20'05"	12.93
34	N86°09'15"	13.85	F34	N18°20'05"	12.93	F35	N18°20'05"	12.93	F36	N18°20'05"	12.93
35	N86°09'15"	13.85	F35	N18°20'05"	12.93	F36	N18°20'05"	12.93	F37	N18°20'05"	12.93
36	N86°09'15"	13.85	F36	N18°20'05"	12.93	F37	N18°20'05"	12.93	F38	N18°20'05"	12.93
37	N86°09'15"	13.85	F37	N18°20'05"	12.93	F38	N18°20'05"	12.93	F39	N18°20'05"	12.93
38	N86°09'15"	13.85	F38	N18°20'05"	12.93	F39	N18°20'05"	12.93	F40	N18°20'05"	12.93
39	N86°09'15"	13.85	F39	N18°20'05"	12.93	F40	N18°20'05"	12.93	F41	N18°20'05"	12.93
40	N86°09'15"	13.85	F40	N18°20'05"	12.93	F41	N18°20'05"	12.93	F42	N18°20'05"	12.93
41	N86°09'15"	13.85	F41	N18°20'05"	12.93	F42	N18°20'05"	12.93	F43	N18°20'05"	12.93
42	N86°09'15"	13.85	F42	N18°20'05"	12.93	F43	N18°20'05"	12.93	F44	N18°20'05"	12.93
43	N86°09'15"	13.85	F43	N18°20'05"	12.93	F44	N18°20'05"	12.93	F45	N18°20'05"	12.93
44	N86°09'15"	13.85	F44	N18°20'05"	12.93	F45	N18°20'05"	12.93	F46	N18°20'05"	12.93
45	N86°09'15"	13.85	F45	N18°20'05"	12.93	F46	N18°20'05"	12.93	F47	N18°20'05"	12.93
46	N86°09'15"	13.85	F46	N18°20'05"	12.93	F47	N18°20'05"	12.93	F48	N18°20'05"	12.93
47	N86°09'15"	13.85	F47	N18°20'05"	12.93	F48	N18°20'05"	12.93	F49	N18°20'05"	12.93
48	N86°09'15"	13.85	F48	N18°20'05"	12.93	F49	N18°20'05"	12.93	F50	N18°20'05"	12.93
49	N86°09'15"	13.85	F49	N18°20'05"	12.93	F50	N18°20'05"	12.93	F51	N18°20'05"	12.93
50	N86°09'15"	13.85	F50	N18°20'05"	12.93	F51	N18°20'05"	12.93	F52	N18°20'05"	12.93
51	N86°09'15"	13.85	F51	N18°20'05"	12.93	F52	N18°20'05"	12.93	F53	N18°20'05"	12.93
52	N86°09'15"	13.85	F52	N18°20'05"	12.93	F53	N18°20'05"	12.93	F54	N18°20'05"	12.93
53	N86°09'15"	13.85	F53	N18°20'05"	12.93	F54	N18°20'05"	12.93	F55	N18°20'05"	12.93
54	N86°09'15"	13.85	F54	N18°20'05"	12.93	F55	N18°20'05"	12.93	F56	N18°20'05"	12.93
55	N86°09'15"	13.85	F55	N18°20'05"	12.93	F56	N18°20'05"	12.93	F57	N18°20'05"	12.93
56	N86°09'15"	13.85	F56	N18°20'05"	12.93	F57	N18°20'05"	12.93	F58	N18°20'05"	12.93
57	N86°09'15"	13.85	F57	N18°20'05"	12.93	F58	N18°20'05"	12.93	F59	N18°20'05"	12.93
58	N86°09'15"	13.85	F58	N18°20'05"	12.93	F59	N18°20'05"	12.93	F60	N18°20'05"	12.93
59	N86°09'15"	13.85	F59	N18°20'05"	12.93	F60	N18°20'05"	12.93	F61	N18°20'05"	12.93
60	N86°09'15"	13.85	F60	N18°20'05"	12.93	F61	N18°20'05"	12.93	F62	N18°20'05"	12.93
61	N86°09'15"	13.85	F61	N18°20'05"	12.93	F62	N18°20'05"	12.93	F63	N18°20'05"	12.93
62	N86°09'15"	13.85	F62	N18°20'05"	12.93	F63	N18°20'05"	12.93	F64	N18°20'05"	12.93
63	N86°09'15"	13.85	F63	N18°20'05"	12.93	F64	N18°20'05"	12.93	F65	N18°20'05"	12.93
64	N86°09'15"	13.85	F64	N18°20'05"	12.93	F65	N18°20'05"	12.93	F66	N18°20'05"	12.93
65	N86°09'15"	13.85	F65	N18°20'05"	12.93	F66	N18°20'05"	12.93	F67	N18°20'05"	12.93
66	N86°09'15"	13.85	F66	N18°20'05"	12.93	F67	N18°20'05"	12.93	F68	N18°20'05"	12.93
67	N86°09'15"	13.85	F67	N18°20'05"	12.93	F68	N18°20'05"	12.93	F69	N18°20'05"	12.93
68	N86°09'15"	13.85	F68	N18°20'05"	12.93	F69	N18°20'05"	12.93	F70	N18°20'05"	12.93
69	N86°09'15"	13.85	F69	N18°20'05"	12.93	F70	N18°20'05"	12.93	F71	N18°20'05"	12.93
70	N86°09'15"	13.85	F70	N18°20'05"	12.93	F71	N18°20'05"	12.93	F72	N18°20'05"	12.93
71	N86°09'15"	13.85	F71	N18°20'05"	12.93	F72	N18°20'05"	12.93	F73	N18°20'05"	12.93
72	N86°09'15"	13.85	F72	N18°20'05"	12.93	F73	N18°20'05"	12.93	F74	N18°20'05"	12.93
73	N86°09'15"	13.85	F73	N18°20'05"	12.93	F74	N18°20'05"	12.93	F75	N18°20'05"	12.93
74	N86°09'15"	13.85	F74	N18°20'05"	12.93	F75	N18°20'05"	12.93	F76	N18°20'05"	12.93
75	N86°09'15"	13.85	F75	N18°20'05"	12.93	F76	N18°20'05"	12.93	F77	N18°20'05"	12.93
76	N86°09'15"	13.85	F76	N18°20'05"	12.93	F77	N18°20'05"	12.93	F78	N18°20'05"	12.93
77	N86°09'15"	13.85	F77	N18°20'05"	12.93	F78	N18°20'05"	12.93	F79	N18°20'05"	12.93
78	N86°09'15"	13.85	F78	N18°20'05"	12.93	F79	N18°20'05"	12.93	F80	N18°20'05"	12.93
79	N86°09'15"	13.85	F79	N18°20'05"	12.93	F80	N18°20'05"	12.93	F81	N18°20'05"	12.93
80	N86°09'15"	13.85	F80	N18°20'05"	12.93	F81	N18°20'05"	12.93	F82	N18°20'05"	12.93
81	N86°09'15"	13.85	F81	N18°20'05"	12.93	F82	N18°20'05"	12.93	F83	N18°20'05"	12.93
82	N86°09'15"	13.85	F82	N18°20'05"	12.93	F83	N18°20'05"	12.93	F84	N18°20'05"	12.93
83	N86°09'15"	13.85	F83	N18°20'05"	12.93	F84	N18°20'05"	12.93	F85	N18°20'05"	12.93
84	N86°09'15"	13.85	F84	N18°20'05"	12.93	F85	N18°20'05"	12.93	F86	N18°20'05"	12.93
85	N86°09'15"	13.85	F85	N18°20'05"	12.93	F86	N18°20'05"	12.93	F87	N18°20'05"	12.93
86	N86°09'15"	13.85	F86	N18°20'05"	12.93	F87	N18°20'05"	12.93	F88	N18°20'05"	12.93
87	N86°09'15"	13.85	F87	N18°20'05"	12.93	F88	N18°20'05"	12.93	F89	N18°20'05"	12.93
88	N86°09'15"	13.85	F88	N18°20'05"	12.93	F89	N18°20'05"	12.93	F90	N18°20'05"	12.93

FOR 100-YEAR FLOODPLAIN BEARINGS AND DISTANCES SEE SHEET 2

LOT NO.	GROSS AREA	PIPESTEM AREA	MINIMUM LOT SIZE
38	40,948	9'1"	40,037
39	47,069	6'11"	40,952

CURVE	RADIUS	LENGTH	DELTA	TANGENT	CHORD
C43	50.00'	220.69'	252°53'43"	67.70'	N80°24'56"E 80.44'
C44	35.00'	44.53'	72°53'43"	25.85'	S09°35'04"E 41.59'
C52	610.00'	292.88'	27°30'35"	149.32'	S36°05'38"E 290.08'

POINT	NORTHING	EASTING
589	573,816.8588	1,339,493.6733
590	573,707.4193	1,339,438.2398
591	573,720.8126	1,339,517.5569
592	573,761.8183	1,339,510.6328
593	573,798.7843	1,339,529.3568
610	572,909.5574	1,339,041.5671
611	573,143.9559	1,338,870.6784
612	573,391.5254	1,338,768.9452

No.	BOUNDARY COORDINATES	
	NORTH	EAST
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

LINE BEARING	LENGTH	BEARING	LENGTH	BEARING	LENGTH	BEARING	LENGTH	
W1	S85°52'09"	20.63'	W10	N09°05'40"	34.64'	W20	S45°00'57"	37.38'
W2	N85°15'50"	40.02'	W11	N16°13'12"	22.21'	W21	N08°14'06"	23.38'
W3	N89°01'00"	13.95'	W12	S79°06'14"	13.40'	W22	S04°49'01"	26.33'
W4	S49°32'22"	24.19'	W13	N00°14'09"	20.95'	W23	S85°29'24"	16.82'
W5	N80°50'45"	41.61'	W14	N00°17'41"	9.90'	W24	S75°15'41"	32.93'
W6	S77°44'27"	19.33'	W15	N19°30'05"	27.06'	W25	S68°44'52"	21.36'
W7	S02°11'11"	12.41'	W16	N20°13'33"	14.42'	W26	S24°41'14"	24.45'
W8	S83°16'05"	43.78'	W17	N31°47'29"	27.05'	W27	S87°30'16"	15.39'
W9	S20°06'19"	25.15'	W18	N05°50'53"	21.10'	W28	N50°58'13"	27.24'
W10	S29°22'47"	20.85'	W19	S05°33'53"	19.06'	W29	S84°09'31"	15.73'
W11	S29°22'47"	20.85'	W20	S21°33'56"	24.97'	W30	S81°51'27"	16.78'
W12	N22°56'39"	27.58'	W21	S32°42'20"	30.22'	W31	S32°54'58"	13.41'
W13	N80°43'43"	31.62'	W22	S47°39'27"	21.64'	W32	S07°32'11"	6.21'
W14	S29°22'47"	20.85'	W23	S05°33'53"	19.06'	W33	N20°20'01"	20.45'
W15	N78°50'23"	42.29'	W24	N63°36'18"	25.31'	W34	N00°41'36"	9.90'
W16	N07°41'27"	27.57'	W25	N45°56'54"	19.82'	W35	S37°48'50"	19.27'
W17	N46°11'51"	45.01'	W26	S41°32'10"	51.94'	W36	S42°50'01"	17.58'
W18	N07°27'47"	39.81'	W27	S13°45'33"	50.21'	W37	S20°09'22"	15.21'
W19	S87°39'43"	35.15'	W28	S25°42'09"	20.70'	W38	N78°05'13"	19.50'
W20	N73°47'13"	48.58'	W29	S34°29'16"	36.09'	W39	N30°52'05"	6.36'
W21	S23°08'44"	26.62'	W30	S30°01'47"	38.39'	W40	N02°27'46"	112.39'
W22	S47°09'20"	47.38'	W31	S23°01'17"	29.07'	W41	S60°11'16"	23.45'
W23	S42°45'11"	47.26'	W32	S48°52'42"	14.84'	W42	S52°18'05"	42.89'
W24	S49°23'10"	49.51'	W33	S23°01'38"	25.47'	W43	S50°27'31"	38.85'
W25	N71°18'21"	38.79'	W34	S23°17'05"	25.88'	W44	S39°05'38"	39.22'
W26	N82°28'28"	23.71'	W35	S49°37'19"	24.78'	W45	S04°52'10"	113.44'
W27	N78°31'20"	19.56'	W36	S02°45'00"	20.24'	W46	N62°12'42"	18.04'
W28	N14°33'15"	75.22'	W37	S87°13'29"	17.62'	W47	S42°07'13"	23.76'
W29	N51°45'51"	29.00'	W38	S43°35'37"	22.53'	W48	S64°20'46"	20.62'
W30	S75°50'30"	31.39'	W39	N81°26'29"	8.42'	W49	S16°48'45"	18.03'
W31	S72°22'31"	38.48'	W40	N58°15'55"	29.01'	W50	S11°12'04"	17.57'
W32	N57°12'55"	12.68'	W41	S17°00'33"	8.10'	W51	S85°13'21"	13.27'
W33	N35°09'59"	34.07'	W42	S37°09'37"	18.18'	W52	S23°53'13"	20.63'
W34	N31°48'25"	26.09'	W43	N70°35'47"	19.00'	W53	N49°58'21"	21.29'
W35	N86°35'30"	9.60'	W44	N18°16'59"	7.15'	W54	N57°28'57"	11.67'
W36	S31°52'47"	17.77'	W45	N18°37'45"	18.30'	W55	N57°28'57"	12.96'
W37	S24°02'12"	27.83'	W46	S20°06'17"	23.66'	W56	N57°28'57"	21.45'
W38	S20°17'51"	13.11'	W47	S18°45'47"	18.43'	W57	S57°28'57"	8.05'
W39	S06°08'25"	17.11'	W48	S16°59'14"	42.11'	W58	S12°31'42"	14.46'
W40	S27°20'01"	34.92'	W49	S02°33'43"	12.43'	W59	S03°15'16"	25.64'
W41	S42°29'58"	19.34'	W50	N81°26'29"	8.42'	W60	S21°32'31"	25.54'
W42	S52°01'37"	46.10'	W51	N84°40'59"	15.81'	W61	S71°46'46"	24.26'
W43	S29°10'45"	16.41'	W52	N80°39'36"	23.74'	W62	S85°40'58"	28.84'
W44	S81°57'48"	62.33'	W53	S23°34'28"	34.23'	W63	N57°07'47"	7.48'
W45	S40°50'18"	24.54'	W54	N08°40'03"	38.10'	W64	N56°48'00"	11.33'
W46	N53°32'23"	19.32'	W55	S73°41'52"	21.62'	W65	N63°49'12"	16.40'
W47	N33°50'00"	24.33'	W56	S23°34'28"	34.23'	W66	N13°02'38"	11.53'
W48	N24°00'22"	19.24'	W57	S49°37'19"	24.78'	W67	S04°52'10"	113.44'
W49	N85°14'50"	22.48'	W58	S61°04'26"	18.84'	W68	N85°25'54"	18.41'
W50	S76°45'28"	18.37'	W59	N75°07'44"	27.91'	W69	N65°41'50"	25.94'
W51	N52°35'15"	23.06'	W60	S04°34'35"	7.37'	W70	N36°03'39"	18.44'
W52	N44°44'48"	19.24'	W61	S70°09'37"	18.18'	W71	N57°28'57"	12.96'
W53	N65°19'11"	37.27'	W62	S33°54'02"	23.14'	W72	S18°38'34"	10.10'
W54	N38°59'23"	28.64'	W63	S88°02'26"	8.40'	W73	S44°30'58"	17.13'
W55	N07°59'57"	26.79'	W64	S15°54'55"	27.70'	W74	N86°49'22"	17.78'
W56	S71°50'35"	18.04'	W65	S21°22'22"	22.67'	W75	N18°04'12"	33.58'
W57	S75°09'35"	26.56'	W66	S77°51'50"	21.76'	W76	S71°39'00"	14.02'
W58	S57°57'48"	34.62'	W67	S70°58'45"	28.36'	W77	S40°43'24"	29.84'
W59	N73°48'59"	13.97'	W68	S56°05'31"	20.89'	W78	N45°06'36"	21.20'
W60	N24°15'25"	13.40'	W69	S47°53'52"	21.49'	W79	S26°23'53"	18.54'
W61	N46°38'38"	29.39'	W70	N84°37'11"	14.72'	W80	S54°13'55"	18.54'
W62	N36°25'47"	22.33'	W71	S60°42'18"	21.89'	W81	N25°09'23"	4.02'
W63	N33°18'54"	17.83'	W72	S18°12'17"	78.34'	W82	S24°43'00"	28.55'
W64	S78°33'29"	18.87'	W73	S47°53'52"	21.49'	W83	N70°21'02"	10.60'
W65	S19°34'13"	11.04'	W74	S63°12'08"	25.93'	W84	S09°47'01"	22.50'
W66	N53°43'35"	31.57'	W75	S18°12'17"	78.34'	W85	S47°37'32"	12.82'
W67	N51°45'51"	29.00'	W76	S18°12'17"	78.34'	W86	S50°38'47"	27.88'
W68	N85°28'28"	22.89'	W77	S82°21'14"	14.36'	W87	S67°19'23"	17.13'
W69	S17°00'31"	15.11'	W78	N36°05'18"	30.66'	W88	N50°38'47"	19.85'
W70	S87°32'02"	16.26'	W79	S84°53'24"	19.50'	W89	S34°07'54"	7.48'
W71	S89°42'17"	24.47'	W80	S74°09'37"	18.18'	W90	S03°15'16"	25.64'
W72	S23°38'00"	25.16'	W81	S86°24'37"	24.55'	W91	S37°11'77"	20.60'
W73	N46°23'57"	14.48'	W82	S16°11'36"	21.63'	W92	S68°08'25"	32.25'
W74	N73°48'59"	13.97'	W83	S13°03'31"	22.51'	W93	S66°55'10"	37.84'
W75	S21°25'41"	18.97'	W84	S03°01'53"	21.55'	W94	S56°53'19"	18.73'
W76	N08°47'34"	10.21'	W85	S74°39'48"	16.31'	W95	S38°16'54"	28.86'
W77	N17°46'57"	18.76'	W86	N49°41'39"	17.58'	W96	S24°43'00"	28.55'
W78	S51°45'49"	18.24'	W87	N35°59'59"	25.86'	W97	S04°29'29"	13.92'
W79	S11°02'13"	18.78'	W88	N62°12'00"	14.97'	W98	N42°23'23"	23.49'
W80	N01°44'06"	34.01'	W89	N49°41'39"	17.58'	W99	S57°13'35"	28.32'
W81	N49°58'45"	31.52'	W90	N49°41'39"	17.58'	W100	S78°40'14"	29.40'
W82	N51°50'18"	34.08'	W91	N62°12'00"	14.97'			
W83	N55°30'43"	19.71'	W92	N62°12'00"	14.97'			
W84	S34°29'32"	10.15'	W93	N41°34'23"	31.43'			
W85	S36°53'58"	31.23'	W94	N35°59'59"	25.86'			
W86	S48°57'18"	38.47'	W95	N02°23'13"	15.62'			
W87	S44°21'48"	46.37'	W96	N24°01'41"	22.26'			
W88	N47°42'01"	20.05'	W97	N64°06'29"	21.36'			
W89	N23°14'42"	15.83'	W98	S57°33'04"	27.89'			
W90	N41°38'46"	29.20'	W99	S00°30'33"	90.46'			
W91	N62°53'21"	34.34'	W100	S70°02'08"	17.98'			
W92	S65°31'06"	32.42'						
W93	S01°09'50"	17.16'						
W94	S56°48'47"	34.41'						
W95	N70°16'45"	24.67'						
W96	S48°53'29"	28.78'						
W97	S64°43'41"	13.81'						
W98	S11°57'57"	8.24'						
W99	S04°50'21"	42.38'						
W100	S03°58'59"	48.42'						

**LEGEND**

- 606 COORDINATE POINT
- 550 R/W CURVE DESIGNATION
- 356.5 100-YEAR FLOODPLAIN ELEVATION
- PUBLIC AND PRIVATE UTILITY EASEMENTS
- 100-YEAR FLOODPLAIN
- FOREST CONSERVATION RETENTION
- WETLANDS
- LIMIT OF 100-YEAR FLOODPLAIN
- SEWAGE DISPOSAL AREA

**AREA TABULATION CHART**

TOTAL NUMBER OF LOTS AND/OR PARCELS TO BE RECORDED	
BUILDABLE	4
OPEN SPACE	0
NON-BUILDABLE PRESERVATION PARCELS	P/O 4
BUILDABLE PRESERVATION PARCELS	0
NON-BUILDABLE BULK PARCELS	0
TOTAL AREA OF LOTS AND/OR PARCELS TO BE RECORDED	
BUILDABLE	4.15± AC.
OPEN SPACE	N/A
NON-BUILDABLE PRESERVATION PARCELS	9.72± AC.
BUILDABLE PRESERVATION PARCELS	N/A
NON-BUILDABLE BULK PARCELS	N/A
TOTAL AREA OF ROADWAY TO BE RECORDED (INCLUDING WIDENING STRIPS)	1.11± AC.
TOTAL AREA OF SUBDIVISION TO BE RECORDED	14.98± AC.

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

*Robert J. Walker* 1/17/06  
HOWARD COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

*Michael J. ...* 10/20/05  
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

*Frank ...* 2/10/06  
DIRECTOR DATE

**SURVEYOR'S CERTIFICATION**  
I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, THAT THE FINAL PLAT HEREIN IS CORRECT THAT IT IS ALL OF THE LANDS CONVEYED BY MARY CARTER CARROLL ZIEGLER, JOHN LEE CARROLL, PHILIP CARROLL, JOHN LEE CARROLL, JR., THOMAS T. CARROLL, GENEVIEVE A. CARROLL AND HOWEWOOD, L.L.C. TO WINCHESTER HOMES, INC. AND WINCHESTER HOMES, INC., NOMINEE FOR ELIOAK, L.L.C., BY DEED DATED SEPTEMBER 2, 2005 RECORDED AT LIBER 9511, FOLIO 540, 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.

*David M. Harris* 9/22/05  
REGISTERED PROFESSIONAL LAND SURVEYOR MARYLAND REG. No.10978 DATE:  
FOR BENCHMARK ENGINEERING, INC. MARYLAND REG. No.351

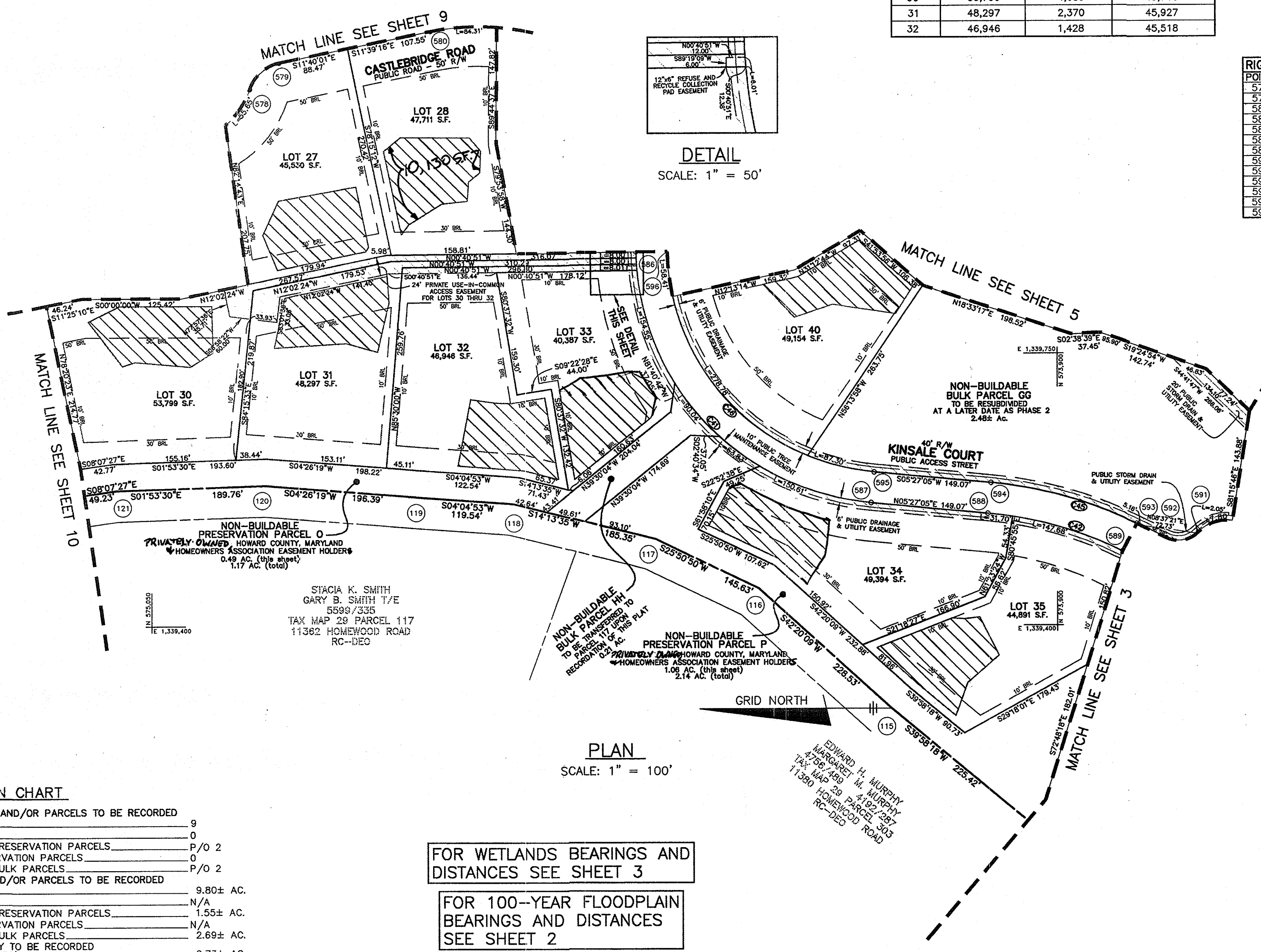
**OWNER'S DEDICATION**  
I, LAWRENCE B. BURROWS, FOR WINCHESTER HOMES, INC., NOMINEE FOR ELIOAK, L.L.C. AND WIN

MINIMUM LOT SIZE CHART			
LOT NO.	GROSS AREA	PIPESTEM AREA	MINIMUM LOT SIZE
30	53,799	4,089	49,710
31	48,297	2,370	45,927
32	46,946	1,428	45,518

R/W CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	TANGENT	CHORD
C41	330.00'	483.04'	83°52'04"	296.44'	S47°23'07"W 441.06'
C42	480.00'	179.38'	21°24'43"	90.75'	N16°09'26"E 178.54'
C45	520.00'	194.33'	21°24'43"	98.31'	N16°09'26"E 193.20'
C46	290.00'	424.49'	83°52'04"	260.51'	S47°23'07"W 387.60'

RIGHT-OF-WAY COORDINATE CHART		
POINT	NORTHING	EASTING
578	574,919.3407	1,340,118.5438
579	574,886.9441	1,340,125.2294
580	574,694.9679	1,340,164.8465
586	574,435.1795	1,339,882.0478
587	574,138.5526	1,339,557.4622
588	573,988.1527	1,339,543.3002
589	573,816.8588	1,339,493.6733
591	573,720.8126	1,339,517.5569
592	573,761.8183	1,339,510.6328
593	573,798.7843	1,339,529.3568
594	573,984.3527	1,339,583.1193
595	574,132.7526	1,339,597.2813
596	574,395.1823	1,339,882.5232

COORDINATE CHART (NAD '83)		
BOUNDARY COORDINATES		
No.	NORTH	EAST
115	574110.49	1339293.71
116	574279.43	1339447.62
117	574410.48	1339511.11
118	574590.15	1339556.66
119	574709.39	1339565.17
120	574905.20	1339580.37
121	575094.85	1339574.11



- LEGEND**
- 606 COORDINATE POINT
  - R/W CURVE DESIGNATION
  - 356.5 100-YEAR FLOODPLAIN ELEVATION
  - PUBLIC AND PRIVATE UTILITY EASEMENTS
  - 100-YEAR FLOODPLAIN
  - FOREST CONSERVATION RETENTION
  - LIMIT OF WETLANDS
  - LIMIT OF 100-YEAR FLOODPLAIN
  - SEWAGE DISPOSAL AREA

THE REQUIREMENTS § 3-108, THE REAL PROPERTY ARTICLE, ANNOTATED CODE OF MARYLAND, 1988 REPLACEMENT VOLUME, (AS SUPPLEMENTED) AS FAR AS THEY RELATE TO THE MARKING OF THIS PLAT AND THE SETTING OF MARKERS HAVE BEEN COMPLIED WITH.

*David Harris* 9/21/05  
 DAVID W. HARRIS DATE: 9/21/05  
 MARYLAND REGISTERED PROFESSIONAL LAND SURVEYOR #10978  
 FOR BENCHMARK ENGINEERING, INC. MARYLAND REG. No.351

*LB/Bur* 9/22/05  
 SIGNATURE OF OWNER DATE: 9/22/05  
 LAWRENCE B. BURROWS

**ENGINEER**  
 BENCHMARK ENGINEERING, INC.  
 8480 BALTIMORE NATIONAL PIKE  
 SUITE 418  
 ELLICOTT CITY, MD 21043  
 410-465-6105

**OWNER/DEVELOPER**  
 WINCHESTER HOMES, INC.  
 6905 ROCKLEDGE DR., SUITE 800  
 BETHESDA, MD 20817  
 301-803-4800

**AREA TABULATION CHART**

TOTAL NUMBER OF LOTS AND/OR PARCELS TO BE RECORDED	
BUILDABLE	9
OPEN SPACE	0
NON-BUILDABLE PRESERVATION PARCELS	P/O 2
BUILDABLE PRESERVATION PARCELS	0
NON-BUILDABLE BULK PARCELS	P/O 2
TOTAL AREA OF LOTS AND/OR PARCELS TO BE RECORDED	
BUILDABLE	9.80± AC.
OPEN SPACE	N/A
NON-BUILDABLE PRESERVATION PARCELS	1.55± AC.
BUILDABLE PRESERVATION PARCELS	N/A
NON-BUILDABLE BULK PARCELS	2.69± AC.
TOTAL AREA OF ROADWAY TO BE RECORDED (INCLUDING WIDENING STRIPS)	0.73± AC.
TOTAL AREA OF SUBDIVISION TO BE RECORDED	14.77± AC.

FOR WETLANDS BEARINGS AND DISTANCES SEE SHEET 3

FOR 100-YEAR FLOODPLAIN BEARINGS AND DISTANCES SEE SHEET 2

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

*Robert J. Weber*  
 HOWARD COUNTY HEALTH OFFICER DATE: 10/26/05

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

*Mark J. Wugh*  
 CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE: 10/26/05

*Mark J. Wugh*  
 DIRECTOR DATE: 2/13/06

**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 CARTER CARROLL ZIEGLER, JOHN LEE CARROLL, PHILIP CARROLL, JOHN LEE CARROLL, JR., THOMAS T. CARROLL, GENEVIEVE A. CARROLL AND HOMEWOOD, L.L.C. TO WINCHESTER HOMES, INC. AND WINCHESTER HOMES, INC. NOMINEE FOR ELIOAK, L.L.C. BY DEED DATED SEPTEMBER 24, 2005 RECORDED AT LIBERTY 5711, FOLIO 5740 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.

*David Harris*  
 DAVID M. HARRIS DATE: 9/21/05  
 REGISTERED PROFESSIONAL LAND SURVEYOR MARYLAND REG. No.10978  
 FOR BENCHMARK ENGINEERING, INC. MARYLAND REG. No.351

**OWNER'S DEDICATION**

I, LAWRENCE B. BURROWS, FOR WINCHESTER HOMES, INC., NOMINEE FOR ELIOAK, L.L.C. AND WINCHESTER HOMES, INC., OWNERS OF THE PROPERTY SHOWN HEREON, HEREBY ADOPT THIS PLAN OF SUBDIVISION, AND IN CONSIDERATION OF THE APPROVAL OF THIS FINAL PLAT BY THE DEPARTMENT OF PLANNING AND ZONING, ESTABLISH THE 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, FLOODPLAIN AND OPEN SPACE WHERE APPLICABLE, AND FOR GOOD AND OTHER VALUABLE CONSIDERATION, HEREBY GRANT THE 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 MY HAND THIS 22<sup>ND</sup> DAY OF SEPTEMBER, 2005.

*LB/Bur* 9/22/05  
 SIGNATURE OF OWNER DATE: 9/22/05  
 LAWRENCE B. BURROWS, PRESIDENT  
 FOR WINCHESTER HOMES, INC. AND  
 WINCHESTER HOMES, INC., NOMINEE FOR ELIOAK, L.L.C.

*Rosalee Roberts* 9/22/05  
 WITNESS DATE: 9/22/05

RECORDED AS PLAT 18034  
 ON 2-16-06 AMONG THE LAND  
 RECORDS OF HOWARD COUNTY, MARYLAND.

**RIVERWOOD PHASE 1**  
 LOTS 1 THROUGH 42  
 NON-BUILDABLE PRESERVATION PARCELS A THROUGH P, R AND S  
 BUILDABLE PRESERVATION PARCEL Q  
 AND NON-BUILDABLE BULK PARCELS AA THROUGH HH

3rd ELECTION DISTRICT OF HOWARD COUNTY, MARYLAND  
 TAX MAP Nos. 23 AND 29 SCALE: AS SHOWN  
 PARCELS: 20 AND 86 DATE: APRIL, 2005  
 BLOCKS: 21 (MAP 23) AND 3, 4, 9 AND 10 (MAP 29)  
 ZONED: RC-DEO SHEET: 4 OF 15

FOR WETLANDS BEARINGS AND DISTANCES SEE SHEET 3

FOR 100-YEAR FLOODPLAIN BEARINGS AND DISTANCES SEE SHEET 2

POINT	NORTHING	EASTING
507	573,386.2728	1,340,056.3355
508	573,764.1109	1,340,113.3086
509	573,894.6415	1,340,053.7968
510	574,105.2345	1,340,046.5094
511	574,511.5030	1,340,198.7751
581	574,529.0506	1,340,151.9554
582	574,414.8754	1,340,109.1636
583	574,400.2394	1,340,076.9800
584	574,414.6494	1,340,038.5318
585	574,435.6162	1,339,918.7959
586	574,435.1795	1,339,882.0478
596	574,395.1823	1,339,882.5232
597	574,395.6191	1,339,919.2713
598	574,377.1937	1,340,024.4938
599	574,362.7837	1,340,062.9419
600	574,330.6000	1,340,077.5780
601	574,122.7821	1,339,999.6897
602	573,873.8994	1,340,008.3021
603	573,743.3689	1,340,067.8139
604	573,419.5076	1,340,018.9798

BOUNDARY COORDINATES		
No.	NORTH	EAST
102	574252.21	1304439.69
103	573558.53	1340626.63

LEGEND

- COORDINATE POINT
- R/W CURVE DESIGNATION
- 100-YEAR FLOODPLAIN ELEVATION
- PUBLIC AND PRIVATE UTILITY EASEMENTS
- 100-YEAR FLOODPLAIN
- FOREST CONSERVATION RETENTION
- LIMIT OF WETLANDS
- LIMIT OF 100-YEAR FLOODPLAIN
- SEWAGE DISPOSAL AREA

AREA TABULATION CHART

TOTAL NUMBER OF LOTS AND/OR PARCELS TO BE RECORDED	
BUILDABLE	5
OPEN SPACE	0
NON-BUILDABLE PRESERVATION PARCELS	P/O 2
BUILDABLE PRESERVATION PARCELS	0
NON-BUILDABLE BULK PARCELS	P/O 1
TOTAL AREA OF LOTS AND/OR PARCELS TO BE RECORDED	
BUILDABLE	5.79± AC.
OPEN SPACE	N/A
NON-BUILDABLE PRESERVATION PARCELS	12.52± AC.
BUILDABLE PRESERVATION PARCELS	N/A
NON-BUILDABLE BULK PARCELS	2.28± AC.
TOTAL AREA OF ROADWAY TO BE RECORDED (INCLUDING WIDENING STRIPS)	1.58± AC.
TOTAL AREA OF SUBDIVISION TO BE RECORDED	22.17± AC.

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.

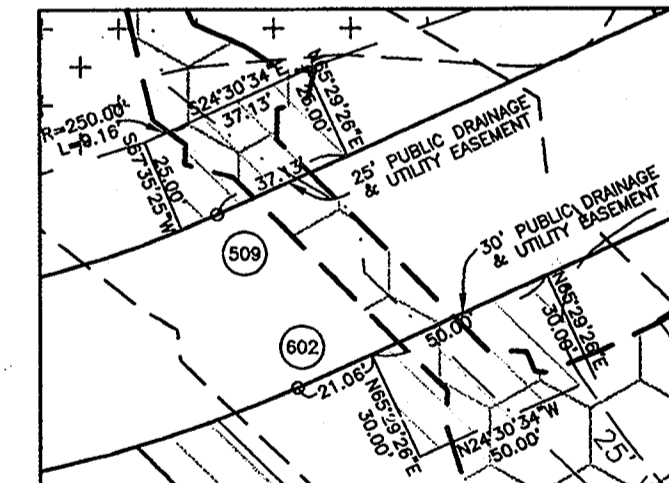
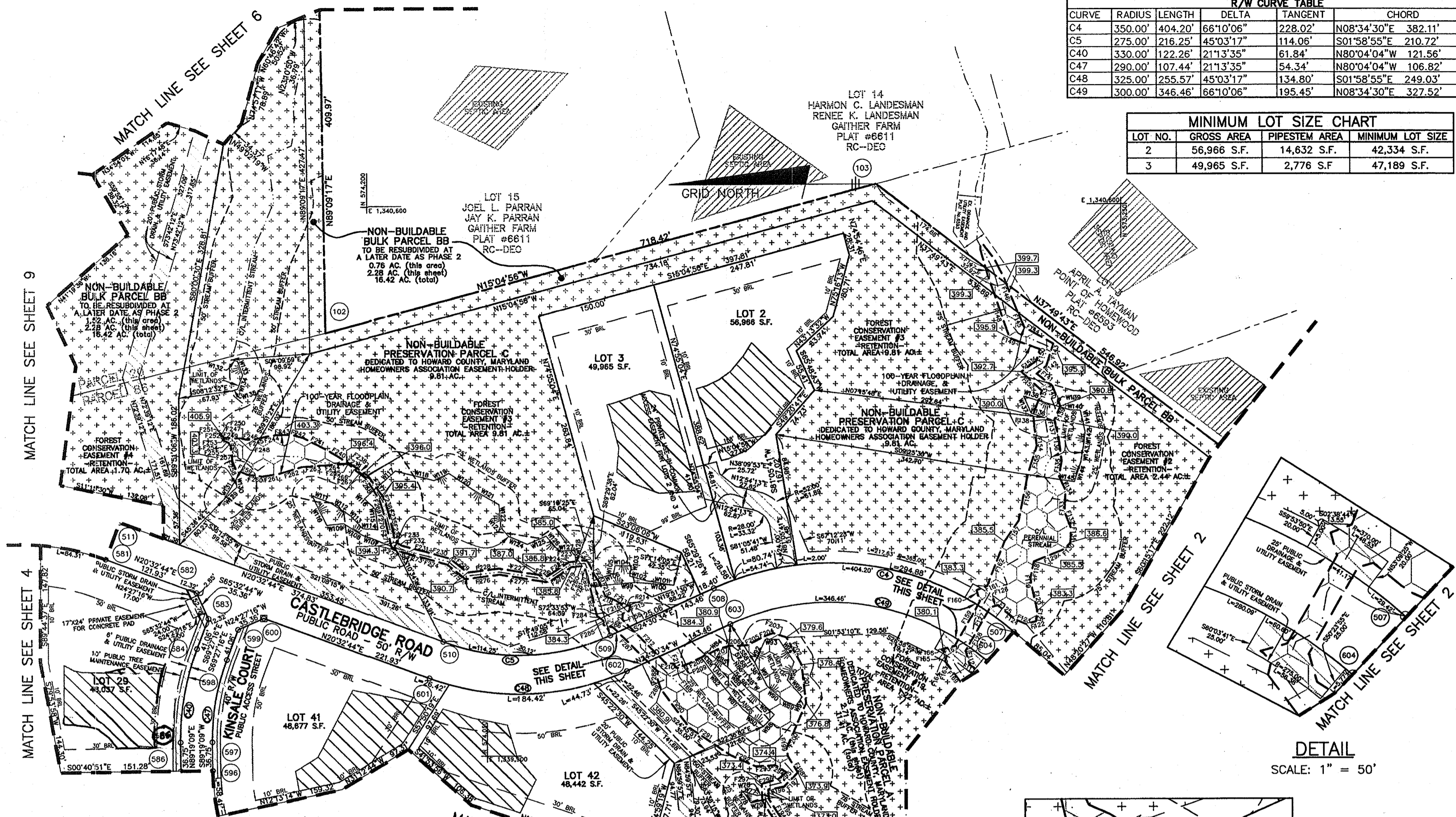
*David M. Harris* 9/21/05  
 DAVID M. HARRIS DATE:  
 MARYLAND REGISTERED PROFESSIONAL LAND SURVEYOR #10978  
 FOR BENCHMARK ENGINEERING, INC. MARYLAND REG. NO. 351

*Lawrence B. Burrows* 9/21/05  
 SIGNATURE OF OWNER DATE:  
 LAWRENCE B. BURROWS

PLAN  
 SCALE: 1" = 100'

CURVE	RADIUS	LENGTH	DELTA	TANGENT	CHORD
C4	350.00'	404.20'	66°10'06"	228.02'	N08°34'30"E 382.11'
C5	275.00'	216.25'	45°03'17"	114.06'	S01°58'55"E 210.72'
C40	330.00'	122.26'	21°13'35"	61.84'	N80°04'04"W 121.56'
C47	290.00'	107.44'	21°13'35"	54.34'	N80°04'04"W 106.82'
C48	325.00'	255.57'	45°03'17"	134.80'	S01°58'55"E 249.03'
C49	300.00'	346.46'	66°10'06"	195.45'	N08°34'30"E 327.52'

LOT NO.	GROSS AREA	PIPESTEM AREA	MINIMUM LOT SIZE
2	56,966 S.F.	14,632 S.F.	42,334 S.F.
3	49,965 S.F.	2,776 S.F.	47,189 S.F.



DETAIL  
 SCALE: 1" = 50'

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

OWNER/DEVELOPER  
 WINCHESTER HOMES, INC.  
 6905 ROCKLEDGE DR., SUITE 800  
 BETHESDA, MD 20817  
 301-603-4800

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

*Robert J. Weber* 11/7/06  
 HOWARD COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

*Mark A. Taylor* 10/20/05  
 CHIEF, DEVELOPMENT ENGINEERING DIVISION MK DATE

*Mark A. Taylor* 2/12/11  
 DIRECTOR DATE

**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 CARTER CARROLL ZIEGLER, JOHN LEE CARROLL, PHILIP CARROLL, JOHN LEE CARROLL, JR., THOMAS T. CARROLL, GENEVIEVE A. CARROLL AND HOMEWOOD, L.L.C. TO WINCHESTER HOMES, INC. AND WINCHESTER HOMES, INC., NOMINEE FOR ELIOAK, L.L.C. BY DEED DATED SEPTEMBER 2, 2005 RECORDED AT LIBER 9511 FOLIO 540. 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.



*David M. Harris*  
 DAVID M. HARRIS DATE:  
 REGISTERED PROFESSIONAL LAND SURVEYOR MARYLAND REG. NO. 10978  
 FOR BENCHMARK ENGINEERING, INC. MARYLAND REG. NO. 351

**OWNER'S DEDICATION**  
 I, LAWRENCE B. BURROWS, FOR WINCHESTER HOMES, INC., NOMINEE FOR ELIOAK, LLC, AND WINCHESTER HOMES, INC., OWNERS OF THE PROPERTY SHOWN HEREON, HEREBY ADOPT THIS PLAN OF SUBDIVISION, AND IN CONSIDERATION OF THE APPROVAL OF THIS FINAL PLAT BY THE DEPARTMENT OF PLANNING AND ZONING, ESTABLISH THE 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, FLOODPLAIN AND OPEN SPACE WHERE APPLICABLE, AND FOR GOOD AND OTHER VALUABLE CONSIDERATION, HEREBY GRANT THE 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 MY HAND THIS 21<sup>ST</sup> DAY OF SEPTEMBER, 2005.

*Lawrence B. Burrows* 9/22/05  
 SIGNATURE OF OWNER DATE:  
 LAWRENCE B. BURROWS, PRESIDENT  
 FOR WINCHESTER HOMES, INC. AND  
 WINCHESTER HOMES, INC., NOMINEE FOR ELIOAK, LLC.

*Rosalie Noelett* 9/22/05  
 WITNESS DATE:

RECORDED AS PLAT 18035  
 ON 2-16-06 AMONG THE LAND  
 RECORDS OF HOWARD COUNTY, MARYLAND.

**RIVERWOOD PHASE 1**  
 LOTS 1 THROUGH 42  
 NON-BUILDABLE PRESERVATION PARCELS A THROUGH P, R AND S  
 BUILDABLE PRESERVATION PARCEL Q  
 AND NON-BUILDABLE BULK PARCELS AA THROUGH HH

3rd ELECTION DISTRICT OF HOWARD COUNTY, MARYLAND  
 TAX MAP Nos. 23 AND 29 SCALE: AS SHOWN  
 PARCELS: 20 AND 86 DATE: APRIL, 2005  
 BLOCKS: 21 (MAP 23) AND 3, 4, 9 AND 10 (MAP 29)  
 ZONED: RC-DEO SHEET: 5 OF 15

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FOR WETLANDS BEARINGS AND DISTANCES SEE SHEET 3

FOR 100-YEAR FLOODPLAIN BEARINGS AND DISTANCES SEE SHEET 2

R/W CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	TANGENT	CHORD
C11	350.00'	222.67'	36°27'06"	115.25'	S64°27'55"E 218.93'
C12	125.00'	65.45'	30°00'00"	33.49'	N82°18'32"E 64.70'
C13	75.00'	39.27'	30°00'00"	20.10'	S82°18'32"W 38.82'
C14	125.00'	65.45'	30°00'00"	33.49'	S82°18'32"W 64.70'
C15	75.00'	39.27'	30°00'00"	20.10'	N82°18'32"E 38.82'
C16	300.00'	190.86'	36°27'06"	98.78'	S64°27'55"E 187.66'

COORDINATE CHART (NAD '83)		
BOUNDARY COORDINATES		
No.	NORTH	EAST
101	574267.46	1341473.17

RIGHT-OF-WAY COORDINATE CHART		
POINT	NORTHING	EASTING
519	574,910.1937	1,340,681.6117
520	574,815.8207	1,340,879.1610
521	574,777.3828	1,341,178.8476
522	574,786.0424	1,341,242.9703
523	574,803.9457	1,341,285.7882
524	574,809.1414	1,341,324.2618
525	574,786.4152	1,341,501.4496
526	574,836.4749	1,341,504.1778
527	574,858.7352	1,341,330.6227
528	574,850.0756	1,341,266.5000
529	574,832.1723	1,341,223.6821
530	574,826.6747	1,341,187.9645
531	574,865.4144	1,340,885.5220
532	574,946.3056	1,340,716.1940

LEGEND

- (608) COORDINATE POINT
- (50) R/W CURVE DESIGNATION
- (55.5) 100-YEAR FLOODPLAIN ELEVATION
- [Symbol] PUBLIC AND PRIVATE UTILITY EASEMENTS
- [Symbol] 100-YEAR FLOODPLAIN
- [Symbol] FOREST CONSERVATION RETENTION
- [Symbol] LIMIT OF WETLANDS
- [Symbol] LIMIT OF 100-YEAR FLOODPLAIN
- [Symbol] SEWAGE DISPOSAL AREA

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 PLAN AND THE SETTING OF MARKERS HAVE BEEN COMPLIED WITH.

DAVID M. HARRIS 9/21/05 DATE:  
 MARYLAND REGISTERED PROFESSIONAL LAND SURVEYOR #10978  
 FOR BENCHMARK ENGINEERING, INC. MARYLAND REG. No.351

L.B. BURROWS 9/22/05 DATE:  
 SIGNATURE OF OWNER  
 LAWRENCE B. BURROWS

ENGINEER  
 BENCHMARK ENGINEERING, INC.  
 8480 BALTIMORE NATIONAL PIKE  
 SUITE 418  
 ELLICOTT CITY, MD 21043  
 410-465-6105  
 OWNER/DEVELOPER  
 WINCHESTER HOMES, INC.  
 6905 ROCKLEDGE DR., SUITE 800  
 BETHESDA, MD 20817  
 301-803-4800

AREA TABULATION CHART

TOTAL NUMBER OF LOTS AND/OR PARCELS TO BE RECORDED	
BUILDABLE	4
OPEN SPACE	0
NON-BUILDABLE PRESERVATION PARCELS	P/O 1
BUILDABLE PRESERVATION PARCELS	0
NON-BUILDABLE BULK PARCELS	P/O 2
TOTAL AREA OF LOTS AND/OR PARCELS TO BE RECORDED	
BUILDABLE	4.45± AC.
OPEN SPACE	N/A
NON-BUILDABLE PRESERVATION PARCELS	6.95± AC.
BUILDABLE PRESERVATION PARCELS	N/A
NON-BUILDABLE BULK PARCELS	13.92± AC.
TOTAL AREA OF ROADWAY TO BE RECORDED (INCLUDING WIDENING STRIPS)	0.96± AC.
TOTAL AREA OF SUBDIVISION TO BE RECORDED	26.28± AC.

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

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

CHIEF, DEVELOPMENT ENGINEERING DIVISION MK 10/20/05 DATE

DIRECTOR VS 2/13/06 DATE

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 CARTER CARROLL ZIEGLER, JOHN LEE CARROLL, PHILIP CARROLL, JOHN LEE CARROLL, JR., THOMAS T. CARROLL, GENEVIEVE A. CARROLL AND HOMEWOOD, L.L.C. TO WINCHESTER HOMES, INC. AND WINCHESTER HOMES, INC., NOMINEE FOR ELIOAK, L.L.C., BY DEED DATED SEPTEMBER 2, 2005 RECORDED AT LIBER 9511, FOLIO 510, 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.

DAVID M. HARRIS 9/21/05 DATE:  
 REGISTERED PROFESSIONAL LAND SURVEYOR MARYLAND REG. No.10978  
 FOR BENCHMARK ENGINEERING, INC. MARYLAND REG. No.351

OWNER'S DEDICATION

I, LAWRENCE B. BURROWS, FOR WINCHESTER HOMES, INC., NOMINEE FOR ELIOAK, L.L.C. AND WINCHESTER HOMES, INC., OWNERS OF THE PROPERTY SHOWN HEREON, HEREBY ADOPT THIS PLAN OF SUBDIVISION, AND IN CONSIDERATION OF THE APPROVAL OF THIS FINAL PLAT BY THE DEPARTMENT OF PLANNING AND ZONING, ESTABLISH THE 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, FLOODPLAIN AND OPEN SPACE WHERE APPLICABLE, AND FOR GOOD AND OTHER VALUABLE CONSIDERATION, HEREBY GRANT 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 MY HAND THIS 22<sup>ND</sup> DAY OF SEPTEMBER, 2005.

L.B. BURROWS 9/22/05 DATE:  
 SIGNATURE OF OWNER  
 LAWRENCE B. BURROWS, PRESIDENT  
 FOR WINCHESTER HOMES, INC. AND  
 WINCHESTER HOMES, INC., NOMINEE FOR ELIOAK, L.L.C.

ROSAEIA ROBERTS 9/22/05 DATE:  
 WITNESS

MINIMUM LOT SIZE CHART			
LOT NO.	GROSS AREA	PIPESTEM AREA	MINIMUM LOT SIZE
6	52,191	2,548	49,643
7	43,228	1,677	41,551
8	49,782	1,694	48,088

PLAN

SCALE: 1" = 100'

DETAIL

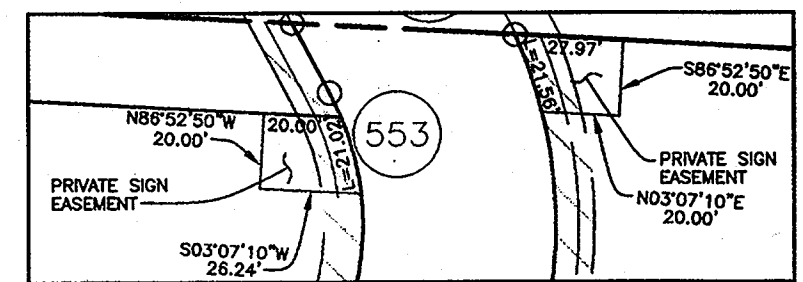
SCALE: 1" = 50'

FOR WETLANDS BEARINGS AND DISTANCES SEE SHEET 3

FOR 100-YEAR FLOODPLAIN BEARINGS AND DISTANCES SEE SHEET 2

BOUNDARY COORDINATES		
No.	NORTH	EAST
100	576893.87	1341616.30

RIGHT-OF-WAY COORDINATE CHART		
POINT	NORTHING	EASTING
549	576,309.2807	1,341,088.1045
550	576,201.9072	1,341,425.5172
551	576,161.1150	1,341,576.3685
552	576,218.8330	1,341,579.5141
553	576,208.0497	1,341,558.8967
554	576,231.4237	1,341,465.8753
555	576,356.6928	1,341,072.2271



DETAIL  
SCALE: 1" = 50'

R/W CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	TANGENT	CHORD
C25	300.00'	378.74'	72°20'03"	219.30'	N72°20'51"W 354.09'
C26	125.00'	168.81'	77°22'33"	100.10'	S74°52'06"E 156.27'
C27	75.00'	106.59'	81°25'48"	64.54'	S76°53'44"E 97.84'
C28	350.00'	441.86'	72°20'03"	255.85'	N72°20'51"W 413.10'

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 PLAN AND THE SETTING OF MARKERS HAVE BEEN COMPLIED WITH.

*David M. Harris* 9/21/05  
DAVID M. HARRIS DATE  
REGISTERED PROFESSIONAL LAND SURVEYOR #10978  
FOR BENCHMARK ENGINEERING, INC. MARYLAND REG. NO. 351

*Lawrence B. Burrows* 9/22/05  
SIGNATURE OF OWNER DATE  
LAWRENCE B. BURROWS

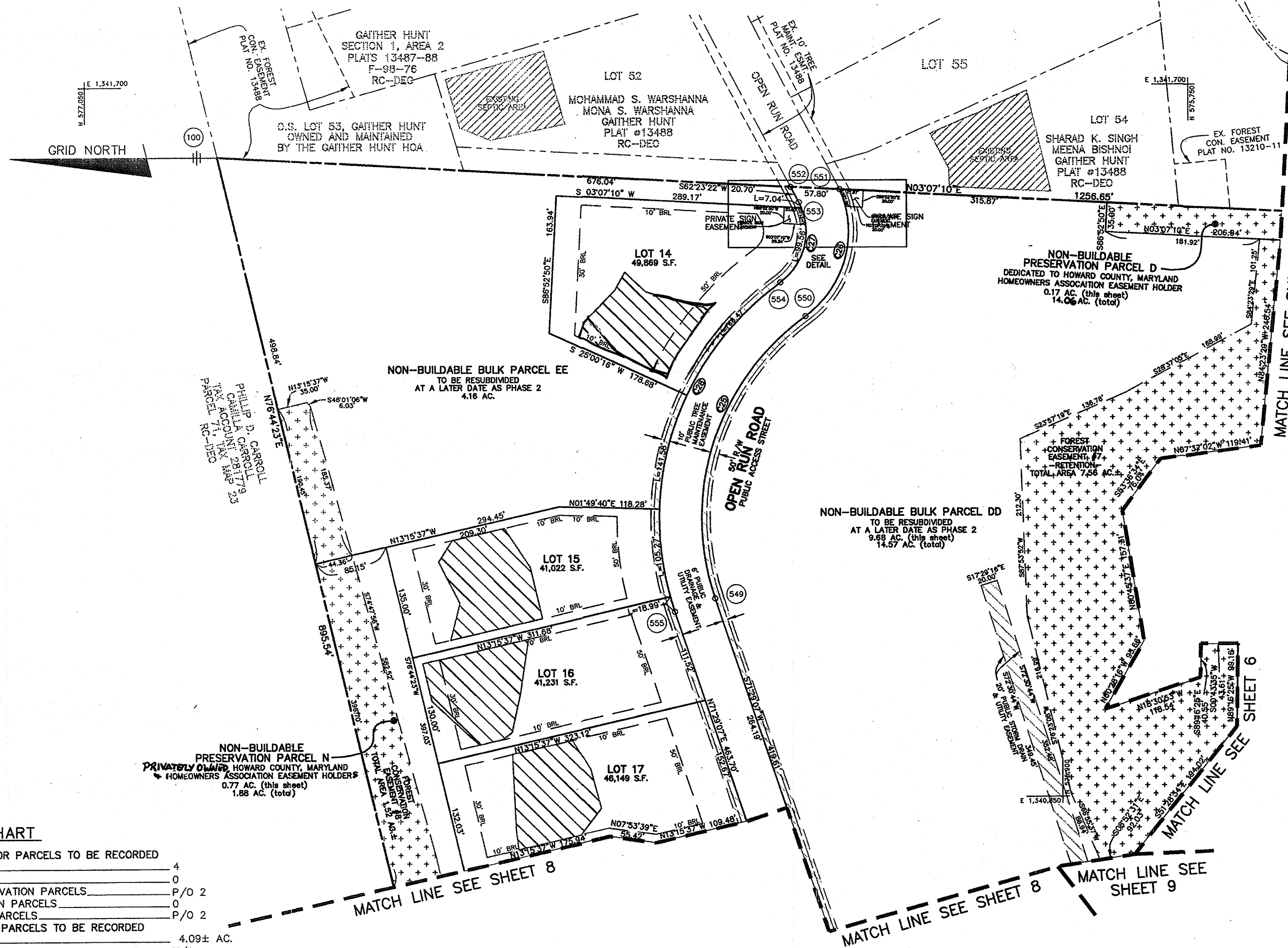
**ENGINEER**  
BENCHMARK ENGINEERING, INC.  
8480 BALTIMORE NATIONAL PIKE  
SUITE 418  
ELLCOTT CITY, MD 21043  
410-465-6105  
**OWNER/DEVELOPER**  
WINCHESTER HOMES, INC.  
6905 ROCKLEDGE DR., SUITE 800  
BETHESDA, MD 20817  
301-803-4800

RECORDED AS PLAT 18037  
ON 2-10-06 AMONG THE LAND  
RECORDS OF HOWARD COUNTY, MARYLAND.

**RIVERWOOD  
PHASE 1**

LOTS 1 THROUGH 42  
NON-BUILDABLE PRESERVATION  
PARCELS A THROUGH P, R AND S  
BUILDABLE PRESERVATION PARCEL Q  
AND NON-BUILDABLE BULK PARCELS  
AA THROUGH HH

3rd ELECTION DISTRICT OF HOWARD COUNTY, MARYLAND  
TAX MAP Nos. 23 AND 29 SCALE: AS SHOWN  
PARCELS: 20 AND 86 DATE: APRIL, 2005  
BLOCKS: 21 (MAP 23) AND 3, 4, 9 AND 10 (MAP 29)  
ZONED: RC-DEO SHEET: 7 OF 15



PLAN  
SCALE: 1" = 100'

**LEGEND**

- 606 COORDINATE POINT
- R/W CURVE DESIGNATION
- 100-YEAR FLOODPLAIN ELEVATION
- PUBLIC AND PRIVATE UTILITY EASEMENTS
- 100-YEAR FLOODPLAIN
- FOREST CONSERVATION RETENTION
- LIMIT OF WETLANDS
- LIMIT OF 100-YEAR FLOODPLAIN
- SEWAGE DISPOSAL AREA

**AREA TABULATION CHART**

TOTAL NUMBER OF LOTS AND/OR PARCELS TO BE RECORDED	
BUILDABLE	4
OPEN SPACE	0
NON-BUILDABLE PRESERVATION PARCELS	P/O 2
BUILDABLE PRESERVATION PARCELS	0
NON-BUILDABLE BULK PARCELS	P/O 2
TOTAL AREA OF LOTS AND/OR PARCELS TO BE RECORDED	
BUILDABLE	4.09± AC.
OPEN SPACE	N/A
NON-BUILDABLE PRESERVATION PARCELS	0.94± AC.
BUILDABLE PRESERVATION PARCELS	N/A
NON-BUILDABLE BULK PARCELS	13.84± AC.
TOTAL AREA OF ROADWAY TO BE RECORDED (INCLUDING WIDENING STRIPS)	0.94± AC.
TOTAL AREA OF SUBDIVISION TO BE RECORDED	19.81± AC.

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

*Robert J. Wale* 11/16/05  
HOWARD COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

*Mark* 10/20/05  
CHIEF, DEVELOPMENT ENGINEERING DIVISION MK DATE

*Frank D. Cagle* 2/12/06  
DIRECTOR DATE

**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 CARTER CARROLL ZIEGLER, JOHN LEE CARROLL, PHILIP CARROLL, JOHN LEE CARROLL, JR., THOMAS T. CARROLL, GENEVIEVE A. CARROLL AND HOMEWOOD, L.L.C. TO WINCHESTER HOMES, INC. AND WINCHESTER HOMES, INC., NOMINEE FOR ELIOAK, L.L.C. BY DEED DATED SEPTEMBER 22, 2005 RECORDED AT LIBER 9571 - FOLIO 549, 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.

*David M. Harris* 9/21/05  
DAVID M. HARRIS DATE  
REGISTERED PROFESSIONAL LAND SURVEYOR MARYLAND REG. NO. 10978  
FOR BENCHMARK ENGINEERING, INC. MARYLAND REG. NO. 351

**OWNER'S DEDICATION**

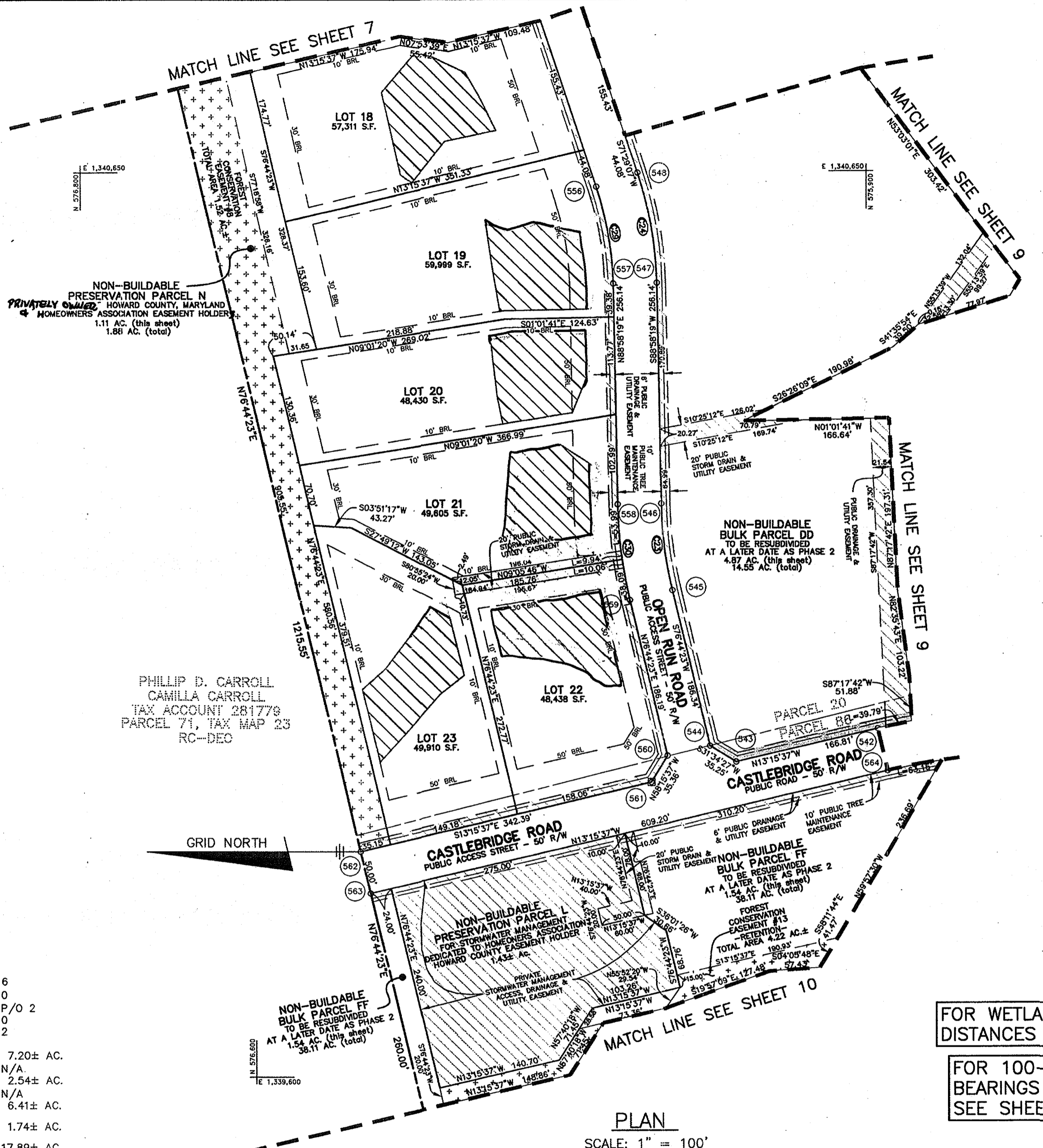
I, LAWRENCE B. BURROWS, FOR WINCHESTER HOMES, INC., NOMINEE FOR ELIOAK, L.L.C. AND WINCHESTER HOMES, INC., HEREBY ADOPT THIS PLAN OF SUBDIVISION, AND IN CONSIDERATION OF THE APPROVAL OF THIS FINAL PLAT BY THE DEPARTMENT OF PLANNING AND ZONING, ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES AND GRANT 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, FLOODPLAIN AND OPEN SPACE WHERE APPLICABLE, AND FOR GOOD AND OTHER VALUABLE CONSIDERATION, HEREBY GRANT THE 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 MY HAND THIS 22<sup>ND</sup> DAY OF SEPTEMBER, 2005.

*Lawrence B. Burrows* 9/22/05  
SIGNATURE OF OWNER DATE  
LAWRENCE B. BURROWS, PRESIDENT  
FOR WINCHESTER HOMES, INC. AND  
WINCHESTER HOMES, INC., NOMINEE FOR ELIOAK, L.L.C.

*Rosalie R. Brett* 9/22/05  
WITNESS DATE

R/W CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	TANGENT	CHORD
C23	475.00'	101.41'	12°13'56"	50.90'	S82°51'21"W 101.22'
C24	425.00'	129.71'	17°29'11"	65.36'	N80°13'43"E 129.21'
C29	375.00'	114.45'	17°29'11"	57.67'	N80°13'43"E 114.01'
C30	525.00'	112.08'	12°13'56"	56.26'	S82°51'21"W 111.87'

RIGHT-OF-WAY COORDINATE CHART		
POINT	NORTHING	EASTING
542	575,887.7860	1,340,002.9741
543	576,050.1451	1,339,964.7126
544	576,080.1799	1,339,983.1714
545	576,122.8217	1,340,164.5419
546	576,135.5098	1,340,264.9723
547	576,140.1062	1,340,521.0755
548	576,162.0347	1,340,848.4068
549	576,209.4468	1,340,632.5295
550	576,190.0981	1,340,520.1783
551	576,185.5018	1,340,264.0761
552	576,171.5886	1,340,153.0730
553	576,128.8798	1,339,971.8427
554	576,147.4788	1,339,941.7749
555	576,480.7425	1,339,863.2379
556	576,469.2737	1,339,814.5710
557	575,876.3172	1,339,954.3072



**LEGEND**

- 606 COORDINATE POINT
- 550 R/W CURVE DESIGNATION
- 556.5 100-YEAR FLOODPLAIN ELEVATION
- PUBLIC AND PRIVATE UTILITY EASEMENTS
- 100-YEAR FLOODPLAIN
- FOREST CONSERVATION RETENTION
- LIMIT OF WETLANDS
- LIMIT OF 100-YEAR FLOODPLAIN
- SEWAGE DISPOSAL AREA

**AREA TABULATION CHART**

TOTAL NUMBER OF LOTS AND/OR PARCELS TO BE RECORDED	
BUILDABLE	6
OPEN SPACE	0
NON-BUILDABLE PRESERVATION PARCELS	P/O 2
BUILDABLE PRESERVATION PARCELS	0
NON-BUILDABLE BULK PARCELS	2
TOTAL AREA OF LOTS AND/OR PARCELS TO BE RECORDED	
BUILDABLE	7.20± AC.
OPEN SPACE	N/A
NON-BUILDABLE PRESERVATION PARCELS	2.54± AC.
BUILDABLE PRESERVATION PARCELS	N/A
NON-BUILDABLE BULK PARCELS	6.41± AC.
TOTAL AREA OF ROADWAY TO BE RECORDED (INCLUDING WIDENING STRIPS)	1.74± AC.
TOTAL AREA OF SUBDIVISION TO BE RECORDED	17.89± AC.

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.

DAVID M. HARRIS 09/21/05 DATE:  
 MARYLAND REGISTERED PROFESSIONAL LAND SURVEYOR #10978  
 FOR BENCHMARK ENGINEERING, INC. MARYLAND REG. No.351

LBBur 9/22/05 DATE:  
 SIGNATURE OF OWNER  
 LAWRENCE B. BURROWS

ENGINEER  
 BENCHMARK ENGINEERING, INC.  
 8480 BALTIMORE NATIONAL PIKE  
 SUITE 418  
 ELLICOTT CITY, MD 21043  
 410-465-6105  
 OWNER/DEVELOPER  
 WINCHESTER HOMES, INC.  
 6905 ROCKLEDGE DR., SUITE 800  
 BETHESDA, MD 20817  
 301-803-4800

FOR WETLANDS BEARINGS AND DISTANCES SEE SHEET 3

FOR 100-YEAR FLOODPLAIN BEARINGS AND DISTANCES SEE SHEET 2

**PLAN**

SCALE: 1" = 100'

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

Robert W. Water 11/7/06 DATE  
 HOWARD COUNTY HEALTH OFFICER

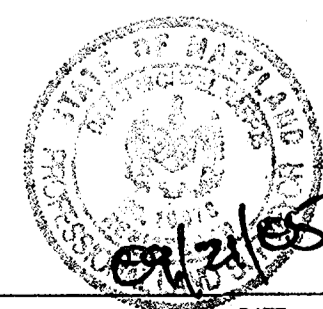
APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

Chief, Development Engineering Division MK 10/20/05 DATE

Frank M. Cuyler 2/13/06 DATE  
 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 CARTER CARROLL ZIEGLER, JOHN LEE CARROLL, PHILIP CARROLL, JOHN LEE CARROLL, JR., THOMAS T. CARROLL, GENEVIEVE A. CARROLL AND HOMEWOOD, L.L.C. TO WINCHESTER HOMES, INC. AND WINCHESTER HOMES, INC., NOMINEE FOR ELIOAK, L.L.C., BY DEED DATED SEPTEMBER 24, 2005 RECORDED AT LIBER 45711, FOLIO 540, 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.



DAVID M. HARRIS 09/21/05 DATE  
 REGISTERED PROFESSIONAL LAND SURVEYOR MARYLAND REG. No.10978  
 FOR BENCHMARK ENGINEERING, INC. MARYLAND REG. No.351

**OWNER'S DEDICATION**

I, LAWRENCE B. BURROWS, FOR WINCHESTER HOMES, INC., NOMINEE FOR ELIOAK, L.L.C. AND WINCHESTER HOMES, INC., OWNERS OF THE PROPERTY SHOWN HEREON, HEREBY ADOPT THIS PLAN OF SUBDIVISION, AND IN CONSIDERATION OF THE APPROVAL OF THIS FINAL PLAT BY THE DEPARTMENT OF PLANNING AND ZONING, ESTABLISH THE 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, FLOODPLAIN AND OPEN SPACE WHERE APPLICABLE, AND FOR GOOD AND OTHER VALUABLE CONSIDERATION, HEREBY GRANT THE 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 MY HAND THIS 22-DAY OF SEPTEMBER, 2005.

LBBur 9/22/05 DATE  
 SIGNATURE OF OWNER  
 LAWRENCE B. BURROWS, PRESIDENT  
 FOR WINCHESTER HOMES, INC. AND  
 WINCHESTER HOMES, INC., NOMINEE FOR ELIOAK, L.L.C.

Rosalie M. Brett 9/22/05 DATE  
 WITNESS

RECORDED AS PLAT 18038  
 ON 2-16-06 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

**RIVERWOOD PHASE 1**

LOTS 1 THROUGH 42  
 NON-BUILDABLE PRESERVATION PARCELS A THROUGH P, R AND S  
 BUILDABLE PRESERVATION PARCEL Q  
 AND NON-BUILDABLE BULK PARCELS AA THROUGH HH

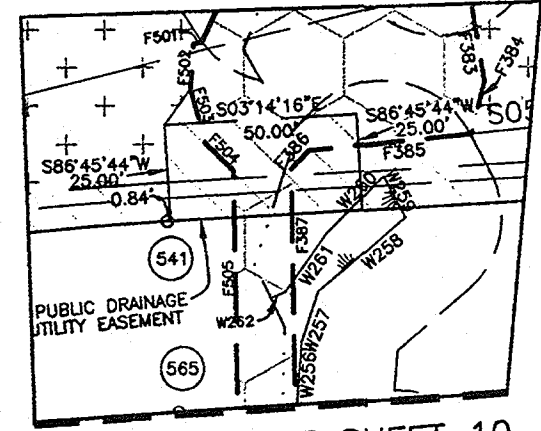
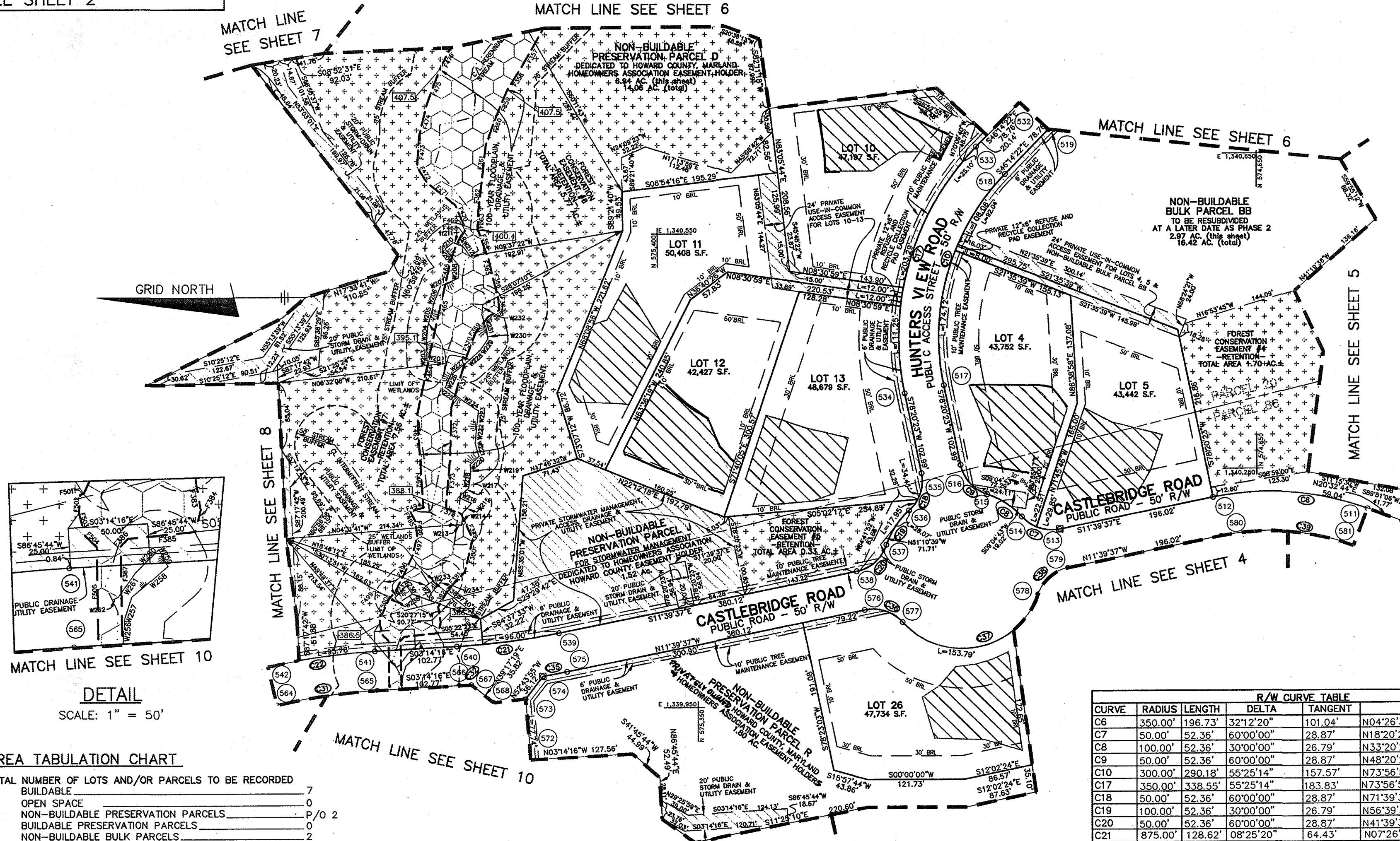
3rd ELECTION DISTRICT OF HOWARD COUNTY, MARYLAND  
 TAX MAP Nos. 23 AND 29 SCALE: AS SHOWN  
 PARCELS: 20 AND 86 DATE: APRIL, 2005  
 BLOCKS: 21 (MAP 23) AND 3, 4, 9 AND 10 (MAP 29)  
 ZONED: RC-DEO SHEET: 8 OF 15



FOR WETLANDS BEARINGS AND DISTANCES SEE SHEET 3

FOR 100-YEAR FLOODPLAIN BEARINGS AND DISTANCES SEE SHEET 2

MINIMUM LOT SIZE CHART			
LOT NO.	GROSS AREA	PIPESTEM AREA	MINIMUM LOT SIZE
5	43,442	1,241	42,201
11	50,408	1,725	48,683
12	42,427	1,538	40,889



DETAIL  
SCALE: 1" = 50'

**AREA TABULATION CHART**

TOTAL NUMBER OF LOTS AND/OR PARCELS TO BE RECORDED	
BUILDABLE	7
OPEN SPACE	0
NON-BUILDABLE PRESERVATION PARCELS	P/O 2
BUILDABLE PRESERVATION PARCELS	0
NON-BUILDABLE BULK PARCELS	2
TOTAL AREA OF LOTS AND/OR PARCELS TO BE RECORDED	
BUILDABLE	7.45± AC.
OPEN SPACE	N/A
NON-BUILDABLE PRESERVATION PARCELS	8.46± AC.
BUILDABLE PRESERVATION PARCELS	N/A
NON-BUILDABLE BULK PARCELS	4.77± AC.
TOTAL AREA OF ROADWAY TO BE RECORDED (INCLUDING WIDENING STRIPS)	2.76± AC.
TOTAL AREA OF SUBDIVISION TO BE RECORDED	23.44± AC.

PLAN  
SCALE: 1" = 100'

**RIGHT-OF-WAY COORDINATE CHART**

POINT	NORTHING	EASTING
511	574,511.5030	1,340,198.7751
512	574,705.0732	1,340,213.8146
513	574,897.0494	1,340,174.1975
514	574,944.5097	1,340,189.9302
515	574,987.7545	1,340,218.3798
516	575,020.9901	1,340,255.7348
517	575,041.8056	1,340,356.6028
518	574,964.6679	1,340,624.7281
519	574,910.1937	1,340,681.6117
520	574,946.3056	1,340,716.1940
521	575,000.7797	1,340,659.3103
522	575,090.7738	1,340,346.4975
523	575,069.9583	1,340,245.6295
524	575,085.6909	1,340,198.1692
525	575,114.1405	1,340,154.9244
526	575,151.4955	1,340,121.6889
527	575,523.7699	1,340,044.8646
528	575,651.1909	1,340,028.2046
529	575,753.7925	1,340,022.4002
530	575,887.7860	1,340,002.9741
531	575,876.3172	1,339,954.3072
532	575,750.9684	1,339,972.4800
533	575,648.3668	1,339,978.2844
534	575,633.2002	1,339,979.2675
535	575,605.4772	1,339,956.5857
536	575,559.3586	1,339,882.4636
537	575,565.7672	1,339,961.4380
538	575,543.8969	1,339,990.1800
539	575,513.6646	1,339,995.8964
540	575,141.3902	1,340,072.7207
541	575,093.9299	1,340,056.9880
542	574,924.2991	1,340,091.9938
543	574,886.9441	1,340,125.2294
544	574,694.9679	1,340,164.8465
545	574,529.0506	1,340,151.9554

- LEGEND**
- 606 COORDINATE POINT
  - 550 R/W CURVE DESIGNATION
  - 356.5 100-YEAR FLOODPLAIN ELEVATION
  - PUBLIC AND PRIVATE UTILITY EASEMENTS
  - 100-YEAR FLOODPLAIN
  - FOREST CONSERVATION RETENTION
  - LIMIT OF WETLANDS
  - LIMIT OF 100-YEAR FLOODPLAIN
  - SEWAGE DISPOSAL AREA

**R/W CURVE TABLE**

CURVE	RADIUS	LENGTH	DELTA	TANGENT	CHORD
C6	350.00'	196.73'	32°12'20"	101.04'	N04°26'34"E 194.15'
C7	50.00'	52.36'	60°00'00"	28.87'	N18°20'23"E 50.00'
C8	100.00'	52.36'	30°00'00"	26.79'	N33°20'23"E 51.76'
C9	50.00'	52.36'	60°00'00"	28.87'	N48°20'23"E 50.00'
C10	300.00'	290.18'	55°25'14"	157.57'	N73°56'59"W 279.00'
C17	350.00'	338.55'	55°25'14"	183.83'	N73°56'59"W 325.50'
C18	50.00'	52.36'	60°00'00"	28.87'	N71°39'37"W 50.00'
C19	100.00'	52.36'	30°00'00"	26.79'	N56°39'37"W 51.76'
C20	50.00'	52.36'	60°00'00"	28.87'	N41°39'37"W 50.00'
C21	875.00'	128.62'	08°25'20"	64.43'	N07°26'56"W 128.51'
C22	775.00'	135.57'	10°01'21"	67.96'	N08°14'57"W 135.39'
C31	725.00'	126.82'	10°01'21"	63.57'	S08°14'57"W 126.66'
C32	925.00'	15.20'	00°56'29"	7.60'	S03°42'31"E 15.20'
C35	925.00'	30.77'	01°54'21"	15.39'	S10°42'26"E 30.77'
C36	50.00'	52.36'	60°00'00"	28.87'	S18°20'23"W 50.00'
C37	100.00'	209.44'	120°00'00"	173.21'	S11°39'37"E 173.21'
C38	50.00'	52.36'	60°00'00"	28.87'	S41°39'37"E 50.00'
C39	300.00'	168.63'	32°12'20"	86.61'	N04°26'34"E 166.42'

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 PLAN AND THE SETTING OF MARKERS HAVE BEEN COMPLIED WITH.

*David M. Harris* 09/29/05  
 DAVID M. HARRIS  
 MARYLAND REGISTERED PROFESSIONAL LAND SURVEYOR #10978  
 FOR BENCHMARK ENGINEERING, INC. MARYLAND REG. NO. 351  
 DATE: 9/29/05  
 SIGNATURE OF OWNER  
 LAWRENCE B. BURROWS

ENGINEER  
 BENCHMARK ENGINEERING, INC.  
 8480 BALTIMORE NATIONAL PIKE  
 SUITE 418  
 ELLICOTT CITY, MD 21043  
 410-465-6105  
 OWNER/DEVELOPER  
 WINCHESTER HOMES, INC.  
 6905 ROCKLEDGE DR., SUITE 800  
 BETHESDA, MD 20817  
 301-805-4800

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

*Robert W. Water* 11/27/06  
 HOWARD COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

*Mark M. K...* 10/20/05  
 CHIEF, DEVELOPMENT ENGINEERING DIVISION MK DATE

*Robert W. Water* 11/27/06  
 DIRECTOR DATE

**SURVEYOR'S CERTIFICATION**  
 I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, THAT THE FINAL PLAN HEREON IS CORRECT; THAT IT IS ALL OF THE LANDS CONVEYED BY MARY CARTER CARROLL ZIEGLER, JOHN LEE CARROLL, PHILIP CARROLL, JOHN LEE CARROLL, JR., THOMAS F. CARROLL, GENEVIEVE A. CARROLL AND HOMERWOOD, L.L.C. TO WINCHESTER HOMES, INC. AND WINCHESTER HOMES, INC., NOMINEE FOR ELIOAK, L.L.C. BY DEED DATED SEPTEMBER 2, 2005 RECORDED AT LIBER 9511, FOLIO 540, 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.

*David M. Harris* 09/29/05  
 DAVID M. HARRIS  
 REGISTERED PROFESSIONAL LAND SURVEYOR MARYLAND REG. NO. 10978  
 FOR BENCHMARK ENGINEERING, INC. MARYLAND REG. NO. 351

**OWNER'S DEDICATION**  
 I, LAWRENCE B. BURROWS, FOR WINCHESTER HOMES, INC., NOMINEE FOR ELIOAK, L.L.C. AND WINCHESTER HOMES, INC., OWNERS OF THE PROPERTY SHOWN HEREON, HEREBY ADOPT THIS PLAN OF SUBDIVISION, AND IN CONSIDERATION OF THE APPROVAL OF THIS FINAL PLAN BY THE DEPARTMENT OF PLANNING AND ZONING, ESTABLISH THE 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, FLOODPLAIN AND OPEN SPACE WHERE APPLICABLE, AND FOR GOOD AND OTHER VALUABLE CONSIDERATION, HEREBY GRANT 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 ERECTED ON OR OVER THE SAID EASEMENTS AND RIGHTS-OF-WAY, WITNESS MY HAND THIS 29<sup>TH</sup> DAY OF SEPTEMBER, 2005.

*Lawrence B. Burrows* 9/29/05  
 SIGNATURE OF OWNER  
 LAWRENCE B. BURROWS, PRESIDENT  
 FOR WINCHESTER HOMES, INC. AND  
 WINCHESTER HOMES, INC., NOMINEE FOR ELIOAK, L.L.C.  
 DATE: 9/29/05  
*Rosalee R. Brett* 9/29/05  
 WITNESS DATE

RECORDED AS PLAT 18039  
 ON 2-10-06 AMONG THE LAND  
 RECORDS OF HOWARD COUNTY, MARYLAND.

**RIVERWOOD PHASE 1**  
 LOTS 1 THROUGH 42  
 NON-BUILDABLE PRESERVATION PARCELS A THROUGH P, R AND S  
 BUILDABLE PRESERVATION PARCEL Q  
 AND NON-BUILDABLE BULK PARCELS AA THROUGH HH  
 3rd ELECTION DISTRICT OF HOWARD COUNTY, MARYLAND  
 TAX MAP Nos. 23 AND 29 SCALE: AS SHOWN  
 PARCELS: 20 AND 86 DATE: APRIL, 2005  
 BLOCKS: 21 (MAP 23) AND 3, 4, 9 AND 10 (MAP 29)  
 ZONED: RC-DEO SHEET: 9 OF 15

\\1132 Homewood\dwg\5000 WINCHESTER.dwg, Sheet 9, 9/28/2005 1:18:02 PM, cc, TDS600 HDI MYLAR PLAT.pct

FOR WETLANDS BEARINGS AND DISTANCES SEE SHEET 3

FOR 100-YEAR FLOODPLAIN BEARINGS AND DISTANCES SEE SHEET 2

MINIMUM LOT SIZE CHART			
LOT NO.	GROSS AREA	PIPESTEM AREA	MINIMUM LOT SIZE
25	54,168	4,169	49,999

RIGHT-OF-WAY COORDINATE CHART		
POINT	NORTHING	EASTING
565	575750.9684	1339972.4800
566	575648.3668	1339978.2844
567	575633.2002	1339979.2675
568	575605.4772	1339956.5857
569	575599.2948	1339880.2043
570	575585.2153	1339631.3275
571	575545.2791	1339633.5868
572	575559.3586	1339882.4636
573	575565.7672	1339961.4380

COORDINATE CHART (NAD '83)		
BOUNDARY COORDINATES		
No.	NORTH	EAST
122	575453.12	1339522.96
123	575456.72	1339481.98
124	575637.93	1339375.73
151	576356.49	1339335.99

R/W CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	TANGENT	CHORD
C33	1580.00'	76.64'	02°46'45"	38.33'	S85°22'21"W 76.63'
C35	1620.00'	79.24'	02°48'09"	39.63'	N85°21'39"E 79.23'

**AREA TABULATION CHART**

TOTAL NUMBER OF LOTS AND/OR PARCELS TO BE RECORDED	
BUILDABLE	2
OPEN SPACE	0
NON-BUILDABLE PRESERVATION PARCELS	P/0 3
BUILDABLE PRESERVATION PARCELS	0
NON-BUILDABLE BULK PARCELS	P/0 1
TOTAL AREA OF LOTS AND/OR PARCELS TO BE RECORDED	
BUILDABLE	2.28± AC.
OPEN SPACE	N/A
NON-BUILDABLE PRESERVATION PARCELS	7.44± AC.
BUILDABLE PRESERVATION PARCELS	N/A
NON-BUILDABLE BULK PARCELS	11.55± AC.
TOTAL AREA OF ROADWAY TO BE RECORDED (INCLUDING WIDENING STRIPS)	
	0.30± AC.
TOTAL AREA OF SUBDIVISION TO BE RECORDED	
	21.57± AC.

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

*Robert J. Walker* 11/17/05  
HOWARD COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

*Mark M. Meyer* 10/20/05  
CHIEF, DEVELOPMENT ENGINEERING DIVISION MK DATE

*Mark M. Meyer* 10/20/06  
DIRECTOR DATE

**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 CARTER CARROLL ZIEGLER, JOHN LEE CARROLL, PHILIP CARROLL, JOHN LEE CARROLL, JR., THOMAS T. CARROLL, GENEVIEVE A. CARROLL AND HOMEWOOD, L.L.C. TO WINCHESTER HOMES, INC. AND WINCHESTER HOMES, INC., NOMINEE FOR ELIOAK, L.L.C., BY DEED DATED SEPTEMBER 22, 2005 RECORDED AT LIBER 9511, FOLIO 540, 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.

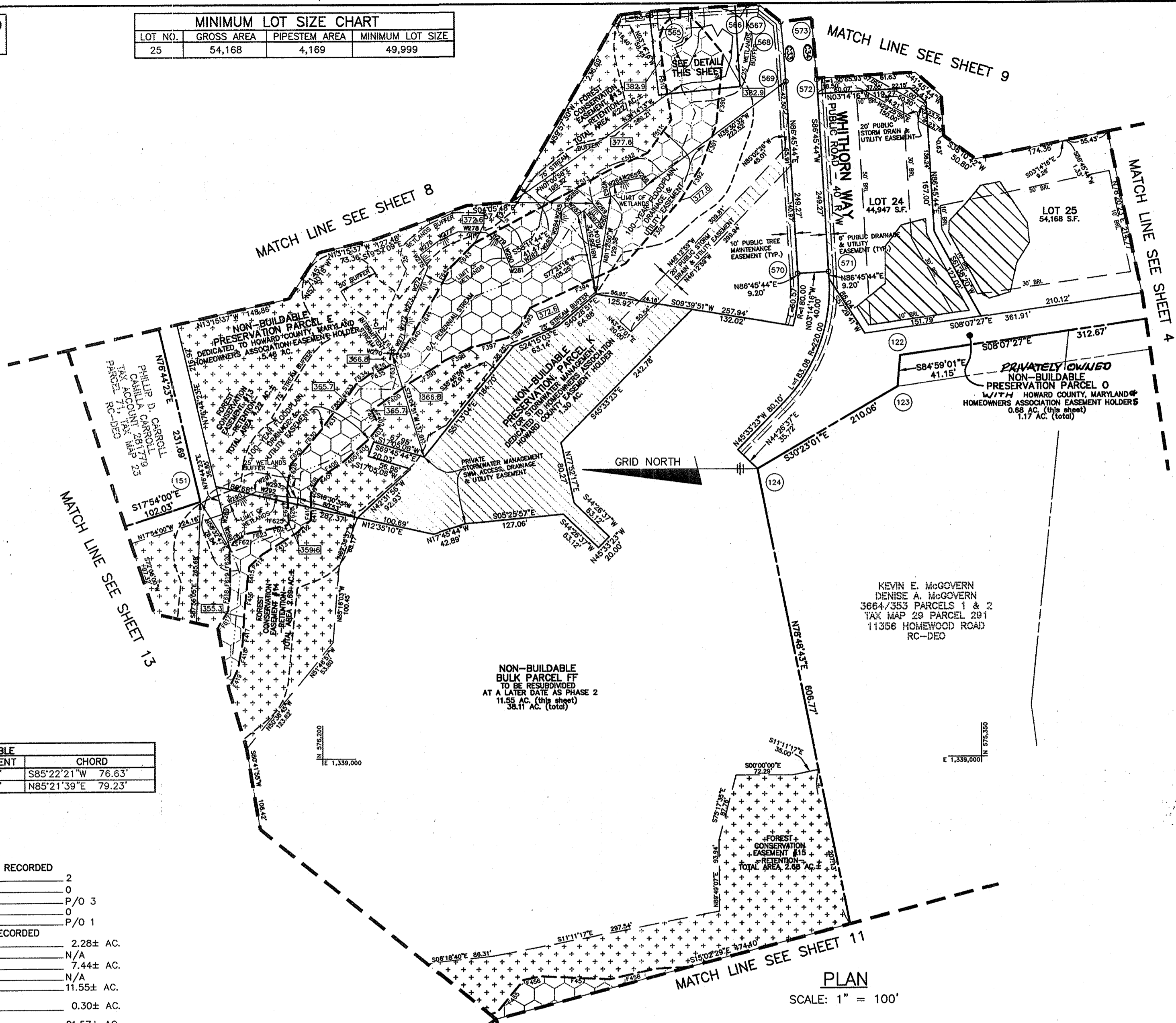
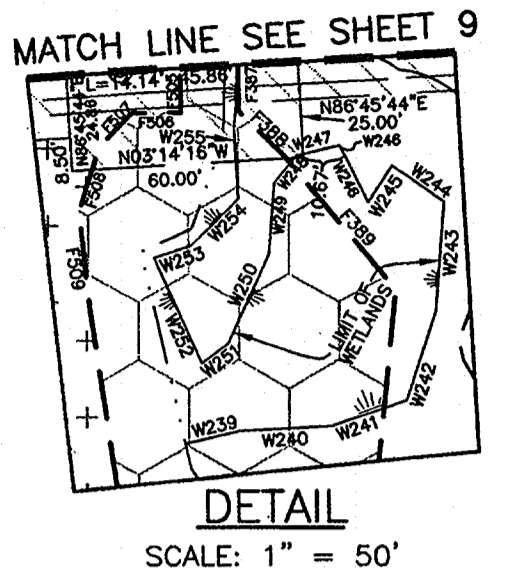
*David M. Harris* 9/22/05  
REGISTERED PROFESSIONAL LAND SURVEYOR MARYLAND REG. No.10978  
FOR BENCHMARK ENGINEERING, INC. MARYLAND REG. No.351 DATE

**OWNER'S DEDICATION**  
I, LAWRENCE B. BURROWS, FOR WINCHESTER HOMES, INC., NOMINEE FOR ELIOAK, L.L.C. AND WINCHESTER HOMES, INC., OWNERS OF THE PROPERTY SHOWN HEREON, HEREBY ADOPT THIS PLAN OF SUBDIVISION, AND IN CONSIDERATION OF THE APPROVAL OF THIS FINAL PLAT BY THE DEPARTMENT OF PLANNING AND ZONING, ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES AND GRANT INTO 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, FLOODPLAIN AND OPEN SPACE WHERE APPLICABLE, AND FOR GOOD AND OTHER VALUABLE CONSIDERATION, HEREBY GRANT THE 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 MY HAND THIS 22<sup>ND</sup> DAY OF SEPTEMBER, 2005.

*Lawrence B. Burrows* 9/22/05  
SIGNATURE OF OWNER DATE  
LAWRENCE B. BURROWS, PRESIDENT FOR WINCHESTER HOMES, INC. AND WINCHESTER HOMES, INC., NOMINEE FOR ELIOAK, L.L.C.  
*Rosalie A. Brett* 9/22/05  
WITNESS DATE

RECORDED AS PLAT 18040  
ON 2-16-06 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

**RIVERWOOD PHASE 1**  
LOTS 1 THROUGH 42  
NON-BUILDABLE PRESERVATION PARCELS A THROUGH P, R AND S  
BUILDABLE PRESERVATION PARCEL Q AND NON-BUILDABLE BULK PARCELS AA THROUGH HH  
3rd ELECTION DISTRICT OF HOWARD COUNTY, MARYLAND  
TAX MAP Nos. 23 AND 29 SCALE: AS SHOWN  
PARCELS: 20 AND 86 DATE: APRIL, 2005  
BLOCKS: 21 (MAP 23) AND 3, 4, 9 AND 10 (MAP 29)  
ZONED: RC-DEO SHEET: 10 OF 15



- LEGEND**
- (606) COORDINATE POINT
  - (C33) R/W CURVE DESIGNATION
  - (356.5) 100-YEAR FLOODPLAIN ELEVATION
  - [Symbol] PUBLIC AND PRIVATE UTILITY EASEMENTS
  - [Symbol] 100-YEAR FLOODPLAIN
  - [Symbol] FOREST CONSERVATION RETENTION
  - [Symbol] LIMIT OF WETLANDS
  - [Symbol] LIMIT OF 100-YEAR FLOODPLAIN
  - [Symbol] SEWAGE DISPOSAL AREA

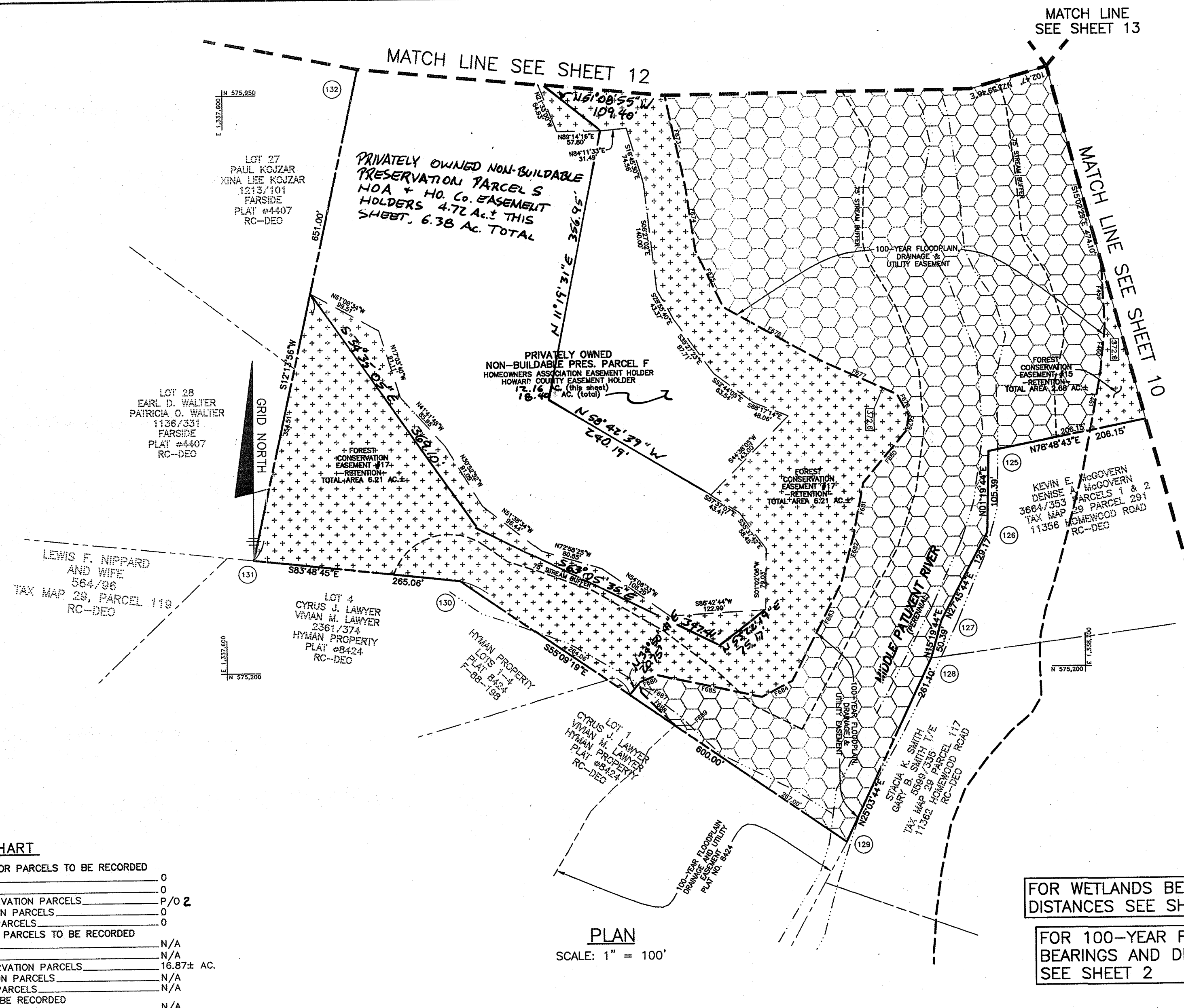
THE REQUIREMENTS § 3-108, THE REAL PROPERTY ARTICLE, ANNOTATED CODE OF MARYLAND, 1988 REPLACEMENT VOLUME, (AS SUPPLEMENTED) AS FAR AS THEY RELATE TO THE MAKING OF THIS PLAT AND THE SETTING OF MARKERS HAVE BEEN COMPLIED WITH.

*David M. Harris* 9/22/05  
DAVID M. HARRIS DATE:  
MARYLAND REGISTERED PROFESSIONAL LAND SURVEYOR #10978  
FOR BENCHMARK ENGINEERING, INC. MARYLAND REG. No.351  
*Lawrence B. Burrows* 9/22/05  
SIGNATURE OF OWNER DATE:  
LAWRENCE B. BURROWS

**ENGINEER**  
BENCHMARK ENGINEERING, INC.  
8480 BALTIMORE NATIONAL PIKE  
SUITE 418  
ELLCOTT CITY, MD 21043  
410-488-6105  
**OWNER/DEVELOPER**  
WINCHESTER HOMES, INC.  
6905 ROCKLEDGE DR., SUITE 800  
BETHESDA, MD 20817  
301-803-4800

PA1132 Homewood.dwg 5/00 WINCHESTER.dwg, Sheet 10, 9/21/2005 10:22:48 AM, jmc, Occ: TD8606 HD1.MVT.AR.P1.11.doc

COORDINATE CHART (NAD '83)			
BOUNDARY COORDINATES			
No.	NORTH	EAST	
125	575480.20	1338578.25	
126	575374.84	1338575.80	
127	575260.53	1338515.64	
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	



**LEGEND**

- 606 COORDINATE POINT
- R/W CURVE DESIGNATION
- 356.5 100-YEAR FLOODPLAIN ELEVATION
- PUBLIC AND PRIVATE UTILITY EASEMENTS
- 100-YEAR FLOODPLAIN
- FOREST CONSERVATION RETENTION
- LIMIT OF WETLANDS
- LIMIT OF 100-YEAR FLOODPLAIN
- SEWAGE DISPOSAL AREA

**AREA TABULATION CHART**

TOTAL NUMBER OF LOTS AND/OR PARCELS TO BE RECORDED	0
BUILDABLE	0
OPEN SPACE	0
NON-BUILDABLE PRESERVATION PARCELS	P/02
BUILDABLE PRESERVATION PARCELS	0
NON-BUILDABLE BULK PARCELS	0
TOTAL AREA OF LOTS AND/OR PARCELS TO BE RECORDED	N/A
BUILDABLE	N/A
OPEN SPACE	N/A
NON-BUILDABLE PRESERVATION PARCELS	16.87± AC.
BUILDABLE PRESERVATION PARCELS	N/A
NON-BUILDABLE BULK PARCELS	N/A
TOTAL AREA OF ROADWAY TO BE RECORDED (INCLUDING WIDENING STRIPS)	N/A
TOTAL AREA OF SUBDIVISION TO BE RECORDED	16.87± AC.

**PLAN**  
SCALE: 1" = 100'

FOR WETLANDS BEARINGS AND DISTANCES SEE SHEET 3

FOR 100-YEAR FLOODPLAIN BEARINGS AND DISTANCES SEE SHEET 2

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 PLAN AND THE SETTING OF MARKERS HAVE BEEN COMPLIED WITH.

*David W. Harris* 09/21/05  
DATE: 09/21/05  
DAVID W. HARRIS  
REGISTERED PROFESSIONAL LAND SURVEYOR #10978  
FOR BENCHMARK ENGINEERING, INC. MARYLAND REG. NO. 351

*Lawrence B. Burrows* 9/22/05  
DATE: 9/22/05  
SIGNATURE OF OWNER  
LAWRENCE B. BURROWS

**ENGINEER**  
BENCHMARK ENGINEERING, INC.  
8480 BALTIMORE NATIONAL PIKE  
SUITE 419  
ELLICOTT CITY, MD 21043  
410-465-6105  
**OWNER/DEVELOPER**  
WINCHESTER HOMES, INC.  
6905 ROCKLEDGE DR., SUITE 800  
BETHESDA, MD 20817  
301-803-4800

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

*Robert J. White* 11/17/06  
DATE: 11/17/06  
HOWARD COUNTY HEALTH OFFICER

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

*[Signature]* 10/20/05  
DATE: 10/20/05  
CHIEF, DEVELOPMENT ENGINEERING DIVISION

*[Signature]* 9/22/06  
DATE: 9/22/06  
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 CARTER CARROLL ZIEGLER, JOHN LEE CARROLL, PHILIP CARROLL, JOHN LEE CARROLL, JR., THOMAS T. CARROLL, GENEVIEVE A. CARROLL AND HOMEWOOD, L.L.C. TO WINCHESTER HOMES, INC. AND WINCHESTER HOMES, INC., NOMINEE FOR ELIOAK, L.L.C., BY DEED DATED SEPTEMBER 2, 2005 RECORDED AT LIBER 9511, FOLIO 590, 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.

*David W. Harris* 09/21/05  
DATE: 09/21/05  
DAVID W. HARRIS  
REGISTERED PROFESSIONAL LAND SURVEYOR MARYLAND REG. NO. 10978  
FOR BENCHMARK ENGINEERING, INC. MARYLAND REG. NO. 351

**OWNER'S DEDICATION**

I, LAWRENCE B. BURROWS, FOR WINCHESTER HOMES, INC., NOMINEE FOR ELIOAK, L.L.C. AND WINCHESTER HOMES, INC., OWNERS OF THE PROPERTY SHOWN HEREON, HEREBY ADOPT THIS PLAN OF SUBDIVISION, AND IN CONSIDERATION OF THE APPROVAL OF THIS FINAL PLAT BY THE DEPARTMENT OF PLANNING AND ZONING, ESTABLISH THE 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, FLOODPLAIN AND OPEN SPACE WHERE APPLICABLE, AND FOR GOOD AND OTHER VALUABLE CONSIDERATION, HEREBY GRANT THE 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 ERECTED ON OR OVER THE SAID EASEMENTS AND RIGHTS-OF-WAY, WITNESS MY HAND THIS 22nd DAY OF SEPTEMBER, 2005.

*Lawrence B. Burrows* 9/22/05  
DATE: 9/22/05  
SIGNATURE OF OWNER  
LAWRENCE B. BURROWS, PRESIDENT  
FOR WINCHESTER HOMES, INC. AND  
WINCHESTER HOMES, INC., NOMINEE FOR ELIOAK, L.L.C.

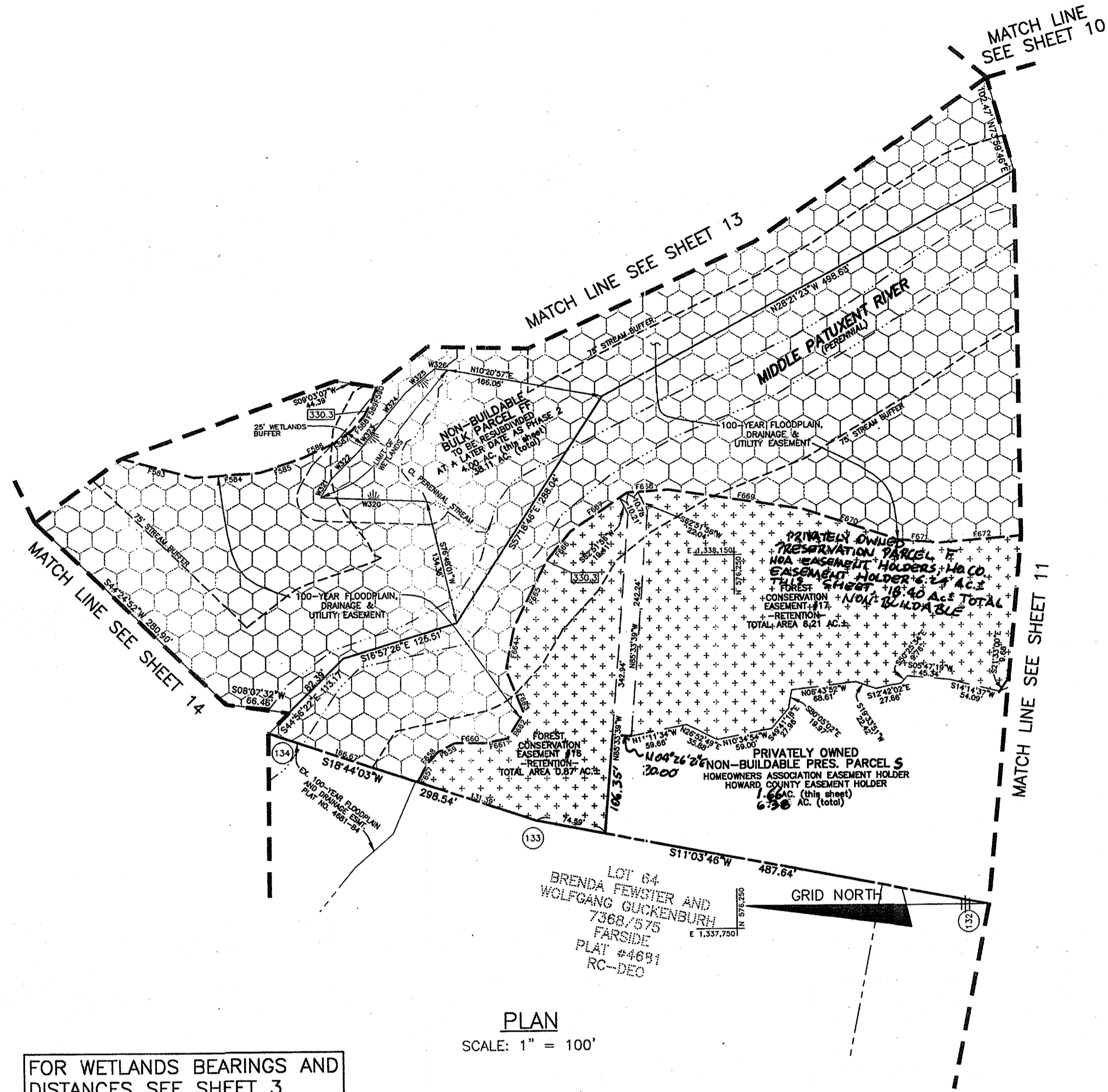
*Rosalie M. Brett* 9/22/05  
DATE: 9/22/05  
WITNESS

RECORDED AS PLAT 18041  
ON 2-10-06 AMONG THE LAND  
RECORDS OF HOWARD COUNTY, MARYLAND.

**RIVERWOOD  
PHASE 1**  
LOTS 1 THROUGH 42  
NON-BUILDABLE PRESERVATION  
PARCELS A THROUGH P, R AND S  
BUILDABLE PRESERVATION PARCEL Q  
AND NON-BUILDABLE BULK PARCELS  
AA THROUGH HH

3rd ELECTION DISTRICT OF HOWARD COUNTY, MARYLAND  
TAX MAP Nos. 23 AND 29 SCALE: AS SHOWN  
PARCELS: 20 AND 86 DATE: APRIL, 2005  
BLOCKS: 21 (MAP 23) AND 3, 4, 9 AND 10 (MAP 29)  
ZONED: RC-DEO SHEET: 11 OF 15

COORDINATE CHART (NAD '83)			
BOUNDARY COORDINATES			
No.	NORTH	EAST	
133	576461.59	1337867.27	
134	576744.31	1337963.15	



**LEGEND**

- (606) COORDINATE POINT
- (R/W) R/W CURVE DESIGNATION
- (356.5) 100-YEAR FLOODPLAIN ELEVATION
- (---) PUBLIC AND PRIVATE UTILITY EASEMENTS
- (---) 100-YEAR FLOODPLAIN
- (---) FOREST CONSERVATION RETENTION
- (---) LIMIT OF WETLANDS
- (---) LIMIT OF 100-YEAR FLOODPLAIN
- (---) SEWAGE DISPOSAL AREA

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 PLAN AND THE SETTING OF MARKERS HAVE BEEN COMPLIED WITH.

*David Harris* 9/21/05  
 DAVID W. HARRIS DATE  
 MARYLAND REGISTERED PROFESSIONAL LAND SURVEYOR #10978  
 FOR BENCHMARK ENGINEERING, INC. MARYLAND REG. No.351  
*LBurrows* 9/22/05  
 SIGNATURE OF OWNER DATE  
 LAWRENCE B. BURROWS

**ENGINEER**  
 BENCHMARK ENGINEERING, INC.  
 8480 BALTIMORE NATIONAL PIKE  
 SUITE 418  
 ELLICOTT CITY, MD 21043  
 410-465-6105  
**OWNER/DEVELOPER**  
 WINCHESTER HOMES, INC.  
 6905 ROCKLEDGE DR., SUITE 800  
 BETHESDA, MD 20817  
 301-803-4800

**AREA TABULATION CHART**

TOTAL NUMBER OF LOTS AND/OR PARCELS TO BE RECORDED	0
BUILDABLE	0
OPEN SPACE	0
NON-BUILDABLE PRESERVATION PARCELS	P/O 1
BUILDABLE PRESERVATION PARCELS	0
NON-BUILDABLE BULK PARCELS	P/O 1
TOTAL AREA OF LOTS AND/OR PARCELS TO BE RECORDED	N/A
BUILDABLE	N/A
OPEN SPACE	N/A
NON-BUILDABLE PRESERVATION PARCELS	7.91± AC.
BUILDABLE PRESERVATION PARCELS	N/A
NON-BUILDABLE BULK PARCELS	4.00± AC.
TOTAL AREA OF ROADWAY TO BE RECORDED (INCLUDING WIDENING STRIPS)	N/A
TOTAL AREA OF SUBDIVISION TO BE RECORDED	11.91± AC.

FOR WETLANDS BEARINGS AND DISTANCES SEE SHEET 3

FOR 100-YEAR FLOODPLAIN BEARINGS AND DISTANCES SEE SHEET 2

**PLAN**  
 SCALE: 1" = 100'

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

*Robert J. Weber* 11/2/06  
 HOWARD COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

*Mark M. ...* 10/20/05  
 CHIEF, DEVELOPMENT ENGINEERING DIVISION MK DATE

*Frank ...* 11/2/06  
 DIRECTOR DATE

**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 CARTER CARROLL ZIEGLER, JOHN LEE CARROLL, PHILIP CARROLL, JOHN LEE CARROLL, JR., THOMAS T. CARROLL, GENEVIEVE A. CARROLL AND HOMEWOOD, L.L.C. TO WINCHESTER HOMES, INC. AND WINCHESTER HOMES, INC., NOMINEE FOR ELIOAK, L.L.C., BY DEED DATED SEPTEMBER 22, 2005 RECORDED AT LIBER 9511, FOLIO 640, 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.



*David Harris* DATE:  
 DAVID W. HARRIS  
 REGISTERED PROFESSIONAL LAND SURVEYOR MARYLAND REG. No.10978  
 FOR BENCHMARK ENGINEERING, INC. MARYLAND REG. No.351

**OWNER'S DEDICATION**

I, LAWRENCE B. BURROWS, FOR WINCHESTER HOMES, INC., NOMINEE FOR ELIOAK, L.L.C. AND WINCHESTER HOMES, INC., OWNERS OF THE PROPERTY SHOWN HEREON, HEREBY ADOPT THIS PLAN OF SUBDIVISION, AND IN CONSIDERATION OF THE APPROVAL OF THIS FINAL PLAT BY THE DEPARTMENT OF PLANNING AND ZONING, ESTABLISH THE 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, FLOODPLAIN AND OPEN SPACE WHERE APPLICABLE, AND FOR GOOD AND OTHER VALUABLE CONSIDERATION, HEREBY GRANT THE 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 ERECTED ON OR OVER THE SAID EASEMENTS AND RIGHTS-OF-WAY, WITNESS MY HAND THIS 22<sup>ND</sup> DAY OF SEPTEMBER, 2005.

*LBurrows* 9/22/05 DATE:  
 SIGNATURE OF OWNER  
 LAWRENCE B. BURROWS, PRESIDENT  
 FOR WINCHESTER HOMES, INC. AND  
 WINCHESTER HOMES, INC., NOMINEE FOR ELIOAK, L.L.C.

*Rosalie ...* 9/22/05 DATE:  
 WITNESS

RECORDED AS PLAT 18042  
 ON 2-16-06 AMONG THE LAND  
 RECORDS OF HOWARD COUNTY, MARYLAND.

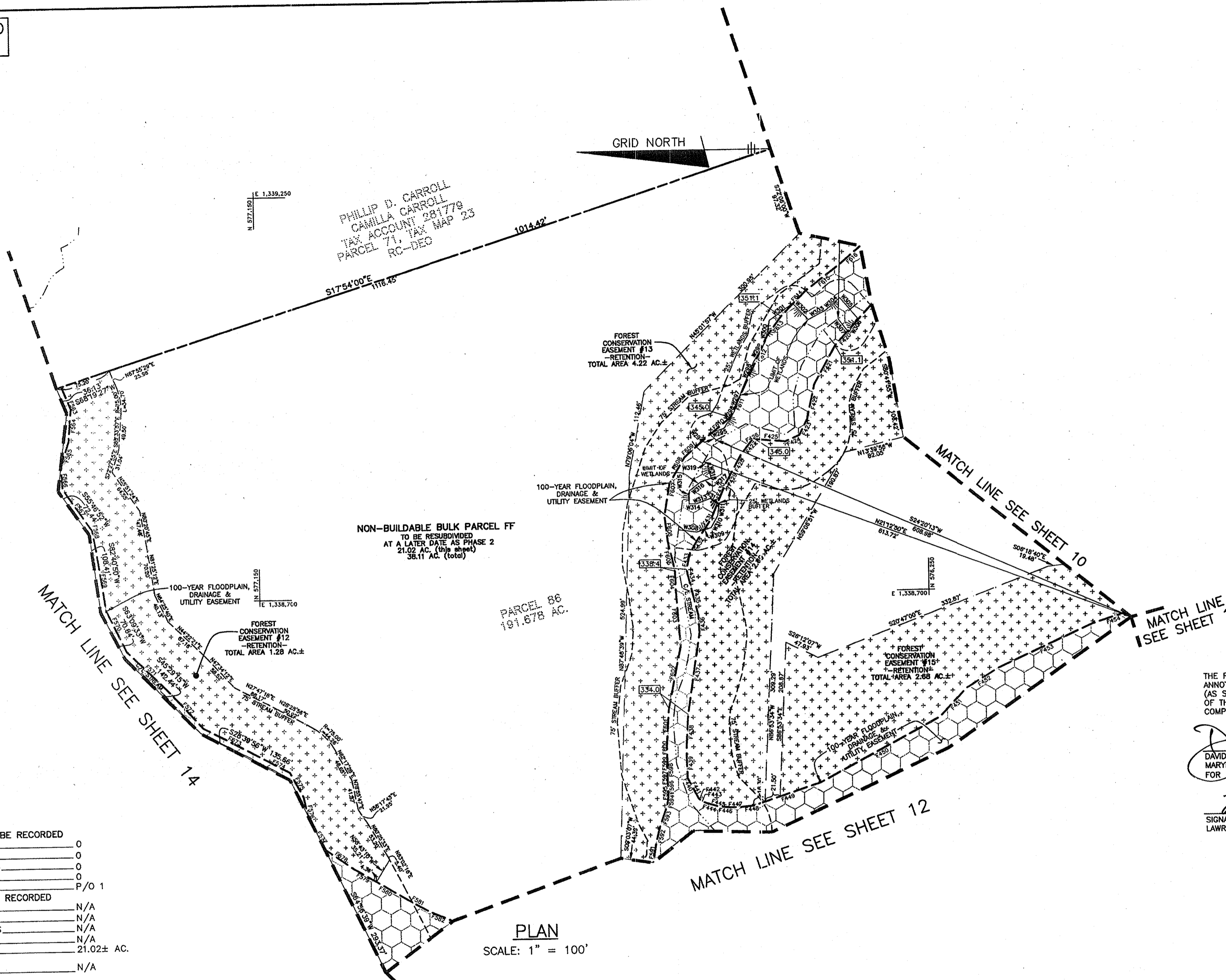
**RIVERWOOD  
 PHASE 1**

LOTS 1 THROUGH 42  
 NON-BUILDABLE PRESERVATION  
 PARCELS A THROUGH P, R AND S  
 BUILDABLE PRESERVATION PARCEL Q  
 AND NON-BUILDABLE BULK PARCELS  
 AA THROUGH HH

3rd ELECTION DISTRICT OF HOWARD COUNTY, MARYLAND  
 TAX MAP Nos. 23 AND 29 SCALE: AS SHOWN  
 PARCELS: 20 AND 86 DATE: APRIL, 2005  
 BLOCKS: 21 (MAP 23) AND 3, 4, 9 AND 10 (MAP 29)  
 ZONED: RC-DEO SHEET: 12 OF 15

FOR WETLANDS BEARINGS AND DISTANCES SEE SHEET 3

FOR 100-YEAR FLOODPLAIN BEARINGS AND DISTANCES SEE SHEET 2



- LEGEND**
- COORDINATE POINT
  - R/W CURVE DESIGNATION
  - 100-YEAR FLOODPLAIN ELEVATION
  - PUBLIC AND PRIVATE UTILITY EASEMENTS
  - 100-YEAR FLOODPLAIN
  - FOREST CONSERVATION RETENTION
  - LIMIT OF WETLANDS
  - LIMIT OF 100-YEAR FLOODPLAIN
  - SEWAGE DISPOSAL AREA

**AREA TABULATION CHART**

TOTAL NUMBER OF LOTS AND/OR PARCELS TO BE RECORDED	
BUILDABLE	0
OPEN SPACE	0
NON-BUILDABLE PRESERVATION PARCELS	0
BUILDABLE PRESERVATION PARCELS	0
NON-BUILDABLE BULK PARCELS	P/O 1
TOTAL AREA OF LOTS AND/OR PARCELS TO BE RECORDED	
BUILDABLE	N/A
OPEN SPACE	N/A
NON-BUILDABLE PRESERVATION PARCELS	N/A
BUILDABLE PRESERVATION PARCELS	N/A
NON-BUILDABLE BULK PARCELS	21.02± AC.
TOTAL AREA OF ROADWAY TO BE RECORDED (INCLUDING WIDENING STRIPS)	N/A
TOTAL AREA OF SUBDIVISION TO BE RECORDED	21.02± AC.

PLAN  
SCALE: 1" = 100'

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.

*David M. Harris* 9/21/05  
 DAVID M. HARRIS DATE:  
 MARYLAND REGISTERED PROFESSIONAL LAND SURVEYOR #10978  
 FOR BENCHMARK ENGINEERING, INC. MARYLAND REG. No.351

*Lawrence B. Burrows* 9/22/05  
 SIGNATURE OF OWNER DATE:  
 LAWRENCE B. BURROWS

**ENGINEER**  
 BENCHMARK ENGINEERING, INC.  
 8480 BALTIMORE NATIONAL PIKE  
 SUITE 418  
 ELLICOTT CITY, MD 21043  
 410-465-6105

**OWNER/DEVELOPER**  
 WINCHESTER HOMES, INC.  
 6905 ROCKLEDGE DR., SUITE 800  
 BETHESDA, MD 20817  
 301-803-4800

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

*Robert J. Weber* 11/2/05  
 HOWARD COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

*Michael M. ...* 10/20/05  
 CHIEF, DEVELOPMENT ENGINEERING DIVISION MK DATE

*Frank S. ...* 4/23/06  
 DIRECTOR DATE

**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 CARTER CARROLL ZIEGLER, JOHN LEE CARROLL, PHILIP CARROLL, JOHN LEE CARROLL, JR., THOMAS T. CARROLL, GENEVIEVE A. CARROLL AND HOMEWOOD, L.L.C. TO WINCHESTER HOMES, INC. AND WINCHESTER HOMES, INC., NOMINEE FOR ELIOAK, L.L.C., BY DEED DATED SEPTEMBER 2, 2005 RECORDED AT LIBER 9511, FOLIO 540, 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.



*David M. Harris*  
 DAVID M. HARRIS DATE:  
 REGISTERED PROFESSIONAL LAND SURVEYOR MARYLAND REG. No.10978  
 FOR BENCHMARK ENGINEERING, INC. MARYLAND REG. No.351

**OWNER'S DEDICATION**

I, LAWRENCE B. BURROWS, FOR WINCHESTER HOMES, INC., NOMINEE FOR ELIOAK, L.L.C. AND WINCHESTER HOMES, INC., OWNERS OF THE PROPERTY SHOWN HEREON, HEREBY ADOPT THIS PLAN OF SUBDIVISION, AND IN CONSIDERATION OF THE APPROVAL OF THIS FINAL PLAT BY THE DEPARTMENT OF PLANNING AND ZONING, ESTABLISH THE 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 APPLICABLE, AND FOR GOOD AND OTHER VALUABLE CONSIDERATION, HEREBY GRANT THE 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, (2) THE RIGHT TO REQUIRE DEDICATION OF WATERWAYS 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 MY HAND THIS 22<sup>ND</sup> DAY OF SEPTEMBER, 2005.

*Lawrence B. Burrows* 9/22/05  
 SIGNATURE OF OWNER DATE:  
 LAWRENCE B. BURROWS, PRESIDENT  
 FOR WINCHESTER HOMES, INC. AND  
 WINCHESTER HOMES, INC., NOMINEE FOR ELIOAK, L.L.C.

*Rosalie ...* 9/22/05  
 WITNESS DATE:

RECORDED AS PLAT 18043  
 ON 2-16-06 AMONG THE LAND  
 RECORDS OF HOWARD COUNTY, MARYLAND.

**RIVERWOOD PHASE 1**

LOTS 1 THROUGH 42  
 NON-BUILDABLE PRESERVATION PARCELS A THROUGH P, R AND S  
 BUILDABLE PRESERVATION PARCEL Q  
 AND NON-BUILDABLE BULK PARCELS AA THROUGH HH

3rd ELECTION DISTRICT OF HOWARD COUNTY, MARYLAND  
 TAX MAP Nos. 23 AND 29 SCALE: AS SHOWN  
 PARCELS: 20 AND 86 DATE: APRIL, 2005  
 BLOCKS: 21 (MAP 23) AND 3, 4, 9 AND 10 (MAP 29)  
 ZONED: RC-DEO SHEET: 13 OF 15

FOR WETLANDS BEARINGS AND DISTANCES SEE SHEET 3

FOR 100-YEAR FLOODPLAIN BEARINGS AND DISTANCES SEE SHEET 2

COORDINATE CHART (NAD '83)

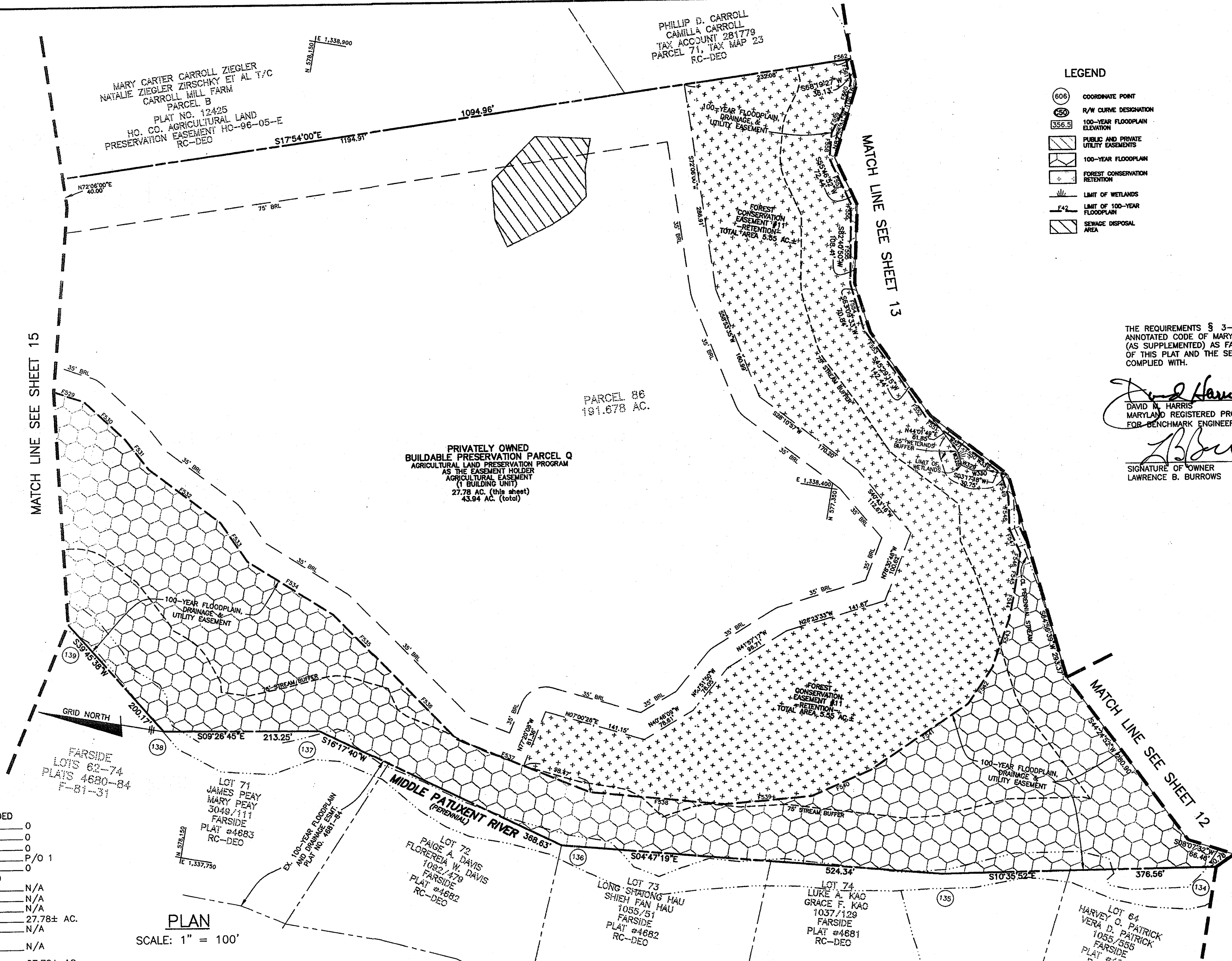
BOUNDARY COORDINATES		
No.	NORTH	EAST
135	577114.45	1337893.90
136	577636.96	1337850.13
137	577990.78	1337953.55
138	578201.14	1337918.56
139	578355.02	1338046.58

LEGEND

- (606) COORDINATE POINT
- (550) R/W CURVE DESIGNATION
- (356.9) 100-YEAR FLOODPLAIN ELEVATION
- [Symbol] PUBLIC AND PRIVATE UTILITY EASEMENTS
- [Symbol] 100-YEAR FLOODPLAIN
- [Symbol] FOREST CONSERVATION RETENTION
- [Symbol] LIMIT OF WETLANDS
- [Symbol] LIMIT OF 100-YEAR FLOODPLAIN
- [Symbol] SEWAGE DISPOSAL AREA

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.

*David M. Harris* 9/21/05 DATE:  
 DAVID M. HARRIS MARYLAND REGISTERED PROFESSIONAL LAND SURVEYOR #10978 FOR BENCHMARK ENGINEERING, INC. MARYLAND REG. No.351  
*Lawrence B. Burrows* 9/22/05 DATE:  
 SIGNATURE OF OWNER LAWRENCE B. BURROWS



AREA TABULATION CHART

TOTAL NUMBER OF LOTS AND/OR PARCELS TO BE RECORDED	0
BUILDABLE	0
OPEN SPACE	0
NON-BUILDABLE PRESERVATION PARCELS	0
BUILDABLE PRESERVATION PARCELS	P/O 1
NON-BUILDABLE BULK PARCELS	0
TOTAL AREA OF LOTS AND/OR PARCELS TO BE RECORDED	N/A
BUILDABLE	N/A
OPEN SPACE	N/A
NON-BUILDABLE PRESERVATION PARCELS	N/A
BUILDABLE PRESERVATION PARCELS	27.78± AC.
NON-BUILDABLE BULK PARCELS	N/A
TOTAL AREA OF ROADWAY TO BE RECORDED (INCLUDING WIDENING STRIPS)	N/A
TOTAL AREA OF SUBDIVISION TO BE RECORDED	27.78± AC.

PLAN  
 SCALE: 1" = 100'

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

*Robert J. Weber* 11/2/06 DATE:  
 HOWARD COUNTY HEALTH OFFICER

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING  
*[Signature]* 10/20/05 DATE:  
 CHIEF, DEVELOPMENT ENGINEERING DIVISION MK

*[Signature]* 2/13/06 DATE:  
 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 CARTER CARROLL ZIEGLER, JOHN LEE CARROLL, PHILIP CARROLL, JOHN LEE CARROLL, JR., THOMAS T. CARROLL, GENEVIEVE A. CARROLL AND HOMEWOOD, L.L.C. TO WINCHESTER HOMES, INC. AND WINCHESTER HOMES, INC., NOMINEE FOR ELIOAK, L.L.C., BY DEED DATED SEPTEMBER 22, 2005 RECORDED AT LIBER 9511, FOLIO 560, 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.



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

OWNER'S DEDICATION

I, LAWRENCE B. BURROWS, FOR WINCHESTER HOMES, INC., NOMINEE FOR ELIOAK, L.L.C. AND WINCHESTER HOMES, INC., OWNERS OF THE PROPERTY SHOWN HEREON, HEREBY ADOPT THIS PLAN OF SUBDIVISION, AND IN CONSIDERATION OF THE APPROVAL OF THIS FINAL PLAT BY THE DEPARTMENT OF PLANNING AND ZONING, ESTABLISH THE 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, FLOODPLAIN AND OPEN SPACE WHERE APPLICABLE, AND FOR GOOD AND OTHER VALUABLE CONSIDERATION, HEREBY GRANT THE 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 MY HAND THIS 22<sup>ND</sup> DAY OF SEPTEMBER, 2005.

*Lawrence B. Burrows* 9/22/05 DATE:  
 SIGNATURE OF OWNER LAWRENCE B. BURROWS, PRESIDENT FOR WINCHESTER HOMES, INC. AND WINCHESTER HOMES, INC., NOMINEE FOR ELIOAK, L.L.C.

*Rosalie N. Brett* 9/22/05 DATE:  
 WITNESS

RECORDED AS PLAT 18044  
 ON 2-16-06 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

RIVERWOOD PHASE 1

LOTS 1 THROUGH 42  
 NON-BUILDABLE PRESERVATION PARCELS A THROUGH P R AND S  
 BUILDABLE PRESERVATION PARCEL Q AND NON-BUILDABLE BULK PARCELS AA THROUGH HH

3rd ELECTION DISTRICT OF HOWARD COUNTY, MARYLAND  
 TAX MAP Nos. 23 AND 29 SCALE: AS SHOWN  
 PARCELS: 20 AND 86 DATE: APRIL, 2005  
 BLOCKS: 21 (MAP 23) AND 3, 4, 9 AND 10 (MAP 29)  
 ZONED: RC-DEO SHEET: 14 OF 15

FOR WETLANDS BEARINGS AND DISTANCES SEE SHEET 3

FOR 100-YEAR FLOODPLAIN BEARINGS AND DISTANCES SEE SHEET 2

COORDINATE CHART (NAD '83)

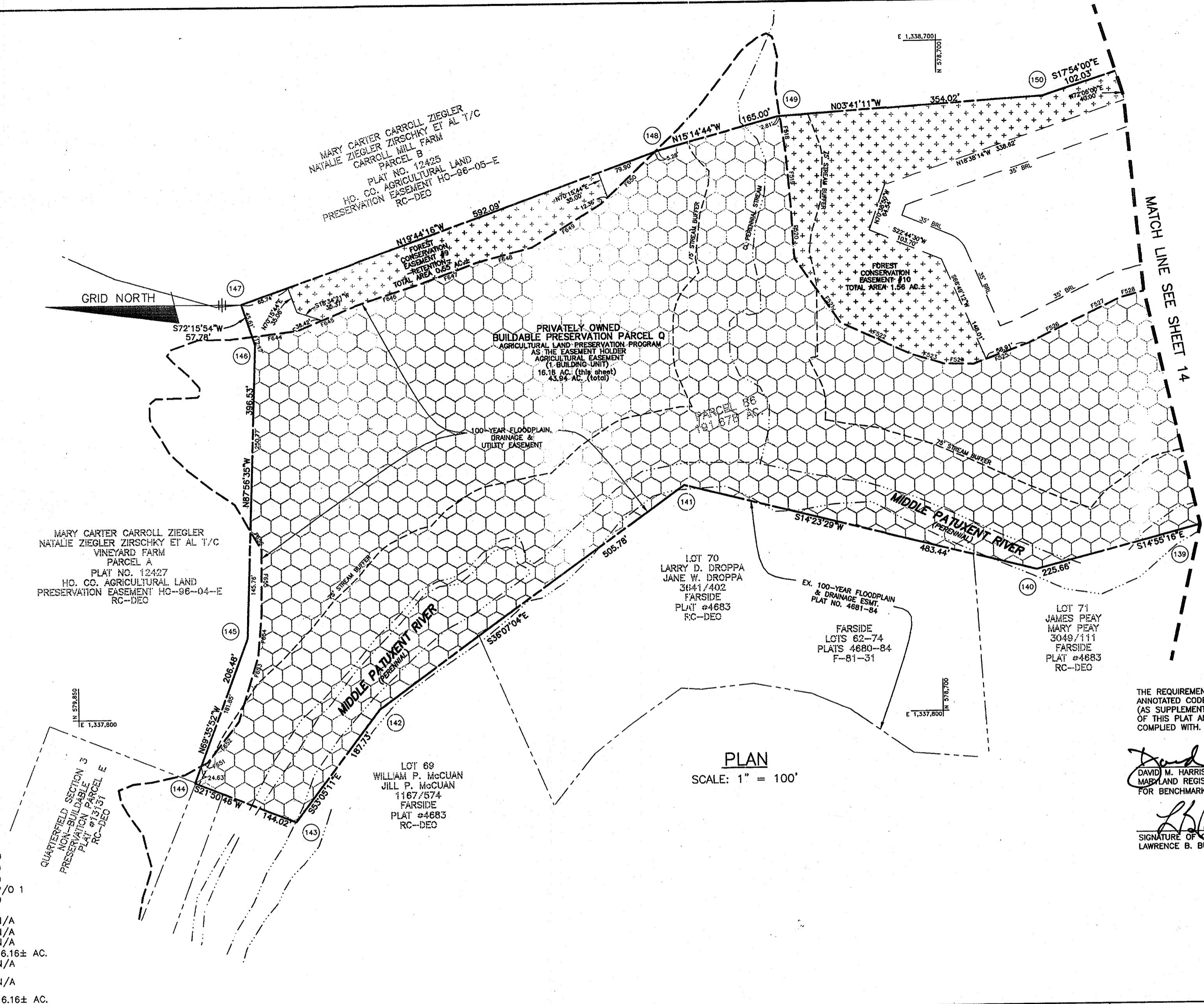
No.	NORTH	EAST
140	578573.07	1337988.48
141	579041.34	1338108.63
142	579449.91	1337810.50
143	579562.66	1337660.40
144	579696.34	1337714.00
145	579624.36	1337907.52
146	579610.13	1338303.80
147	579627.73	1338358.83
148	579070.43	1338558.79
149	578911.24	1338602.18
150	578557.95	1338624.94

LEGEND

- COORDINATE POINT
- R/W CURVE DESIGNATION
- 100-YEAR FLOODPLAIN ELEVATION
- PUBLIC AND PRIVATE UTILITY EASEMENTS
- 100-YEAR FLOODPLAIN
- FOREST CONSERVATION RETENTION
- LIMIT OF WETLANDS
- LIMIT OF 100-YEAR FLOODPLAIN
- SEWAGE DISPOSAL AREA

AREA TABULATION CHART

TOTAL NUMBER OF LOTS AND/OR PARCELS TO BE RECORDED	
BUILDABLE	0
OPEN SPACE	0
NON-BUILDABLE PRESERVATION PARCELS	0
BUILDABLE PRESERVATION PARCELS	P/O 1
NON-BUILDABLE BULK PARCELS	0
TOTAL AREA OF LOTS AND/OR PARCELS TO BE RECORDED	
BUILDABLE	N/A
OPEN SPACE	N/A
NON-BUILDABLE PRESERVATION PARCELS	N/A
BUILDABLE PRESERVATION PARCELS	16.16± AC.
NON-BUILDABLE BULK PARCELS	N/A
TOTAL AREA OF ROADWAY TO BE RECORDED (INCLUDING WIDENING STRIPS)	N/A
TOTAL AREA OF SUBDIVISION TO BE RECORDED	16.16± AC.



MATCH LINE SEE SHEET 14

PLAN  
SCALE: 1" = 100'

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.

*David Harris* 9/21/05  
DAVID M. HARRIS DATE:  
MARYLAND REGISTERED PROFESSIONAL LAND SURVEYOR #10978  
FOR BENCHMARK ENGINEERING, INC. MARYLAND REG. NO. 351

*Lawrence B. Burrows* 9/22/05  
SIGNATURE OF OWNER DATE:  
LAWRENCE B. BURROWS

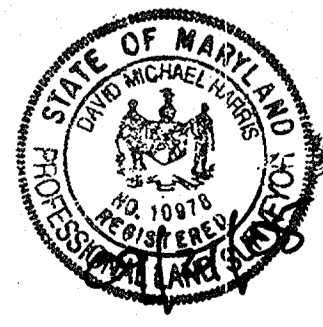
ENGINEER  
BENCHMARK ENGINEERING, INC.  
6460 BALTIMORE NATIONAL PIKE  
SUITE 418  
ELLCOTT CITY, MD 21043  
410-465-6105  
OWNER/DEVELOPER  
WINCHESTER HOMES, INC.  
6905 ROCKLEDGE DR., SUITE 800  
BETHESDA, MD 20817  
301-803-4800

APPROVED: FOR PRIVATE WATER AND PRIVATE SEWER SYSTEMS:  
HOWARD COUNTY HEALTH DEPARTMENT  
*Robert J. Wade* 1/12/06  
HOWARD COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING  
*Michael J. ...* 10/20/05  
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

*David M. Harris* 9/21/05  
DIRECTOR DATE

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 CARTRER CARROLL ZIEGLER, NATALIE ZIEGLER ZIRSCHKY ET AL T/C CARROLL HILL FARM PARCEL B PLAT NO. 12425 HO. CO. AGRICULTURAL LAND PRESERVATION EASEMENT HO-96-05-E RC-DEC  
2005 RECORDED AT LIBER 9511, FOLIO 540, 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.  
*David M. Harris* DATE:  
DAVID M. HARRIS REGISTERED PROFESSIONAL LAND SURVEYOR MARYLAND REG. NO. 10978 FOR BENCHMARK ENGINEERING, INC. MARYLAND REG. NO. 351



OWNER'S DEDICATION  
I, LAWRENCE B. BURROWS, FOR WINCHESTER HOMES, INC., NOMINEE FOR ELOAK, LLC, AND WINCHESTER HOMES, INC., OWNERS OF THE PROPERTY SHOWN HEREON, HEREBY ADOPT THIS PLAN OF SUBDIVISION, AND IN CONSIDERATION OF THE APPROVAL OF THIS FINAL PLAT BY THE DEPARTMENT OF PLANNING AND ZONING, ESTABLISH THE 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, FLOODPLAIN AND OPEN SPACE WHERE APPLICABLE, AND FOR GOOD AND OTHER VALUABLE CONSIDERATION, HEREBY GRANT THE 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 MY HAND THIS 22<sup>ND</sup> DAY OF SEPTEMBER, 2005.  
*Lawrence B. Burrows* 9/22/05 DATE:  
LAWRENCE B. BURROWS, PRESIDENT FOR WINCHESTER HOMES, INC. AND WINCHESTER HOMES, INC., NOMINEE FOR ELOAK, LLC.  
*Rosalie B. Brett* 9/22/05 DATE:  
WITNESS

RECORDED AS PLAT 18045  
ON 2-16-06 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

RIVERWOOD PHASE 1  
LOTS 1 THROUGH 42  
NON-BUILDABLE PRESERVATION PARCELS A THROUGH P, R AND S  
BUILDABLE PRESERVATION PARCEL Q AND NON-BUILDABLE BULK PARCELS AA THROUGH HH  
3rd ELECTION DISTRICT OF HOWARD COUNTY, MARYLAND  
TAX MAP NOS. 23 AND 29 SCALE: AS SHOWN  
PARCELS: 20 AND 86 DATE: APRIL, 2005  
BLOCKS: 21 (MAP 23) AND 3, 4, 9 AND 10 (MAP 29)  
ZONED: RC-DEO SHEET: 15 OF 15

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