

GENERAL NOTES:

1. DENOTES 4" X 4" CONCRETE MONUMENT TO BE SET.
2. DENOTES 3/8" PIPE OR STEEL MARKER TO BE SET.
3. DENOTES STONE OF LONGEST MONUMENT FOUND.
4. DENOTES IRON PIPE FOUND.
5. APPLICABLE HO. CO. DEPARTMENT OF PLANNING AND ZONING FILE REFERENCES FOR THIS PROJECT: 5-02-009, P-03-010, P-04-009, WP-02-064, F-04-82, WP-05-98, F-08-06, F-08-109
6. CONSIDERED SHOWN HEREON ARE BASED ON THE "83 MARYLAND COORDINATE SYSTEM AS PROJECTED BY HO. CO. GEODETIC CONTROL STATIONS 29CA AND 29IC, WHICH ARE BASED ON THE MARYLAND STATE PLANE COORDINATE SYSTEM.
7. THIS PLAN IS BASED ON A MONUMENTED FIELD-BURN BOUNDARY SURVEY PERFORMED BY BENCHMARK ENGINEERING, INC. DATED NOVEMBER, 2003.
8. **SUBJECT PROPERTY ZONED RC-DEO PER 2-2-04 COMPREHENSIVE ZONING PLAN AND THE COMP LITE ZONING REGULATORY EFFECTIVE 7/18/06.**
9. THERE ARE NO EXISTING BUILDINGS LOCATED ON THIS SITE.
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. BRU INDICATES BUILDING RESTRICTION LINE.
14. UNLESS OTHERWISE NOTED AS "PRIVATE", ALL EASEMENTS ARE "PUBLIC".
15. STORMWATER MANAGEMENT HAS BEEN PROVIDED UNDER F-04-82 BASED ON GUIDELINES ESTABLISHED BY THE 2000 MARYLAND STORMWATER DESIGN MANUAL VOLUMES 1 & 2. WATER QUALITY AND CHANNEL PROTECTION ARE PROVIDED BY 2 POCKET PONDS AND 5 MICROPOOL EXTENDED DETENTION FACILITIES DESIGNED, APPROVED AND INSTALLED UNDER RIVERWOOD, PHASE 1, F-04-82. GROUNDWATER RECHARGE IS PROVIDED BY USE OF OPEN CHANNELS. ALL FACILITIES SHALL BE CLASS "A" STRUCTURES. ALL FACILITIES ARE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
16. THE FOREST CONSERVATION EASEMENTS HAVE BEEN ESTABLISHED TO FULFILL THE REQUIREMENTS OF SECTION 16.1200 OF THE HOWARD COUNTY CODE AND FOREST CONSERVATION ACT. NO CLEARING, GRADING OR CONSTRUCTION IS PERMITTED WITHIN THE FOREST CONSERVATION EASEMENTS; HOWEVER, FOREST MANAGEMENT ACTIVITIES, INCLUDING THE USE OF FOREST CONSERVATION EASEMENT ARE ALLOWED.
17. LANDSCAPING SHALL BE PROVIDED FOR THIS PROJECT BASED ON REQUIREMENTS ESTABLISHED BY THE HOWARD COUNTY LANDSCAPE MANUAL AND SECTION 16.124 OF THE HOWARD COUNTY CODE AS INDICATED ON THE ROAD CONSTRUCTION PLANS. FINANCINGS IN EFFECT AT THE TIME OF SUBMISSION OF THE SITE DEVELOPMENT PLAN, WATER PETITION APPLICATION OR BUILDING/GRADING PERMIT APPLICATION.
18. FOR FLAG OR PIPESTEM LOTS, REFUSE COLLECTION, SNOW REMOVAL AND ROAD MAINTENANCE ARE PROVIDED TO THE JUNCTION OF THE FLAG OR PIPESTEM AND THE ROAD RIGHT-OF-WAY ONLY AND NOT ONTO THE FLAG OR PIPESTEM LOT DRIVEWAY.
19. DRIVEWAYS SHALL BE PROVIDED PRIOR TO USE AND OCCUPANCY PERMIT FOR ANY NEW DWELLINGS FOR FIRE AND EMERGENCY VEHICLES PER THE FOLLOWING MINIMUM REQUIREMENTS:
 - A) WIDTH - 12' (14' SERVING MORE THAN ONE RESIDENCE).
 - B) SURFACE - 4" OF COMPACT CRUSHER RUN BASE WITH TAR AND CHIP COATING.
 - C) GEOMETRY - MAX. 15% GRADE, MAX. 10% GRADE CHANGE & MIN. 45' TURNING RADIUS.
 - D) STRUCTURES/CULVERTS/BRIDGES - CAPABLE OF SUPPORTING 25,000 LBS (H25 LOAD).
 - E) DRAINAGE ELEMENTS - CAPABLE OF PASSING 100 YEAR FLOODPLAIN WITH NO MORE THAN 1 FOOT DEPTH OVER DRIVEWAY.
 - F) STRUCTURE CLEARANCES - MINIMUM 12 FEET.
 - G) MAINTENANCE - SUFFICIENT TO INSURE ALL WEATHER USE.
20. THE USE-IN-COMMON MAINTENANCE AGREEMENTS FOR LOTS 70-72 SHALL BE RECORDED SIMULTANEOUSLY WITH THIS PLAN IN THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.
21. THERE IS NO 65 DBA NOISE CONTOUR LINE ON THIS PLAN.
22. THIS PLAN IS SUBJECT TO COMPLIANCE WITH THE FOURTH EDITION OF THE SUBDIVISION REGULATIONS AS A CONSEQUENCE FOR ITS SUBMISSION PRIOR TO 11-15-2001. THIS PROJECT IS IN COMPLIANCE WITH COUNTY CODES 16.1210-2001 WHICH AMENDS PORTIONS OF THE ZONING REGULATIONS AS A CONSEQUENCE FOR NOT HAVING PRELIMINARY PLAN APPROVAL PRIOR TO 11-1-2001. DEVELOPMENT OR CONSTRUCTION ON THESE LOTS/PARCELS MUST COMPLY WITH SETBACK AND BUFFER REQUIREMENTS APPLICATION OR BUILDING/GRADING PERMIT APPLICATION.
23. THE REQUIRED 5% OPEN SPACE HAS BEEN 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 UNDER RIVERWOOD, PHASE 1, F-04-82.
24. THIS PROPERTY IS NOT WITHIN THE METROPOLITAN DISTRICT. PRIVATE WATER AND PRIVATE SEWER SYSTEMS SHALL BE PROVIDED FOR LOTS 43 TO 45, 48, 49, 57 TO 59, 61 TO 65, 68, 69, 71 AND 74. PRIVATE WATER SYSTEMS AND COMMUNITY SHARED PUBLIC SEWER SYSTEM SHALL BE PROVIDED FOR LOTS 46, 47, 50, 56, 60, 66, 67, 70, 72, 73 AND 75. GROUNDWATER APPROPRIATIONS PERMIT SHALL BE OBTAINED AND WELLS SHALL BE DRILLED PRIOR TO RECONSTRUCTION OF FINAL PLAT.
25. WETLAND DELINEATION PROVIDED BY ECO-SCIENCE PROFESSIONALS, INC. DATED SEPTEMBER, 2001 AND APPROVED UNDER RIVERWOOD, PHASE 1, F-04-82.
26. THIS AREA DESIGNATES A PRIVATE SEWER EASEMENT OF AT LEAST 10,000 S.F. AS REQUIRED BY THE MARYLAND STATE DEPARTMENT OF THE ENVIRONMENT FOR INDIVIDUAL SEWER 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 THIS PRIVATE SEWER EASEMENT. RECONSTRUCTION OF A MODIFIED SEWER EASEMENT PLAT SHALL NOT BE REQUIRED.
27. WP-02-64 WAS APPROVED ON 2-28-02 BY THE PLANNING DIRECTOR. WP-02-64 WAS A REQUEST TO WAIVE THE FOLLOWING:
 - A) SECTION 16.116(a) - WHICH REQUIRES THAT GRADING, REMOVAL OF VEGETATIVE COVER AND TREES, PAVING AND NEW STRUCTURES SHALL NOT BE PERMITTED WITHIN 25 FEET OF A WETLAND, 50 FEET OF AN INTERMITTENT STREAM BANK OR 75 FEET OF A PERENNIAL STREAM BANK TO ALLOW CROSSING FOR PROPOSED CASTLEBRIDGE ROAD (FORMERLY ROAD 'A') IN THE VICINITY OF WHITHORN WAY (FORMERLY ROAD 'B').
 - B) SECTION 16.132(a)(1)(i) - WHICH REQUIRES THE DEVELOPER TO CONSTRUCT OR PROVIDE FOR THE CONNECTIONS FOR ADJACENT PARCELS 117 AND 231.
 - C) SECTION 16.120(c)(ii) - WHICH REQUIRES THE DEVELOPER TO PROVIDE SUFFICIENT POTENTIAL UNDER CURRENT ZONING TO HAVE SUFFICIENT PUBLIC ROAD FRONTAGE TO MEET THE PUBLIC ROAD RIGHT-OF-WAY REQUIREMENTS IN THE DESIGN MANUAL.
 - D) SECTION 16.120(c)(iii) - WHICH REQUIRES THAT 20 FEET OF PUBLIC ROAD FRONTAGE BE PROVIDED FOR PRESERVATION PARCELS (BUILDABLE PRESERVATION PARCEL 0).
28. 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. STUDY WAS APPROVED UNDER RIVERWOOD, PHASE 1, F-04-82.

AREA TABULATION CHART

TOTAL NUMBER OF LOTS AND/OR PARCELS TO BE RECORDED	
BUILDABLE	35
OPEN SPACE	0
BUILDABLE PRESERVATION PARCELS	0
NON-BUILDABLE PRESERVATION PARCELS	13
NON-BUILDABLE BULK PARCELS	1
TOTAL AREA OF LOTS AND/OR PARCELS TO BE RECORDED	
BUILDABLE	36.68± AC.
OPEN SPACE	N/A
BUILDABLE PRESERVATION PARCELS	N/A
NON-BUILDABLE PRESERVATION PARCELS	58.14± AC.
NON-BUILDABLE BULK PARCELS	20.00± ac.
TOTAL AREA OF ROADWAY TO BE RECORDED (INCLUDING WIDENING STRIPS)	0.73± AC.
TOTAL AREA OF SUBDIVISION TO BE RECORDED	115.55± AC.

APPROVED: FOR PRIVATE WATER AND PRIVATE SEWER SYSTEMS FOR LOTS 43-45, 48, 49, 57-59, 61-65, 68, 69, 71 & 74. FOR PRIVATE WATER AND PUBLIC SEWER FOR LOTS 46, 47, 50-56, 60, 66, 67, 70, 72, 73 AND 75-77. HOWARD COUNTY HEALTH DEPARTMENT

B. Nicholas Peter Beilensen 2/6/08 DATE

HOWARD COUNTY HEALTH OFFICER

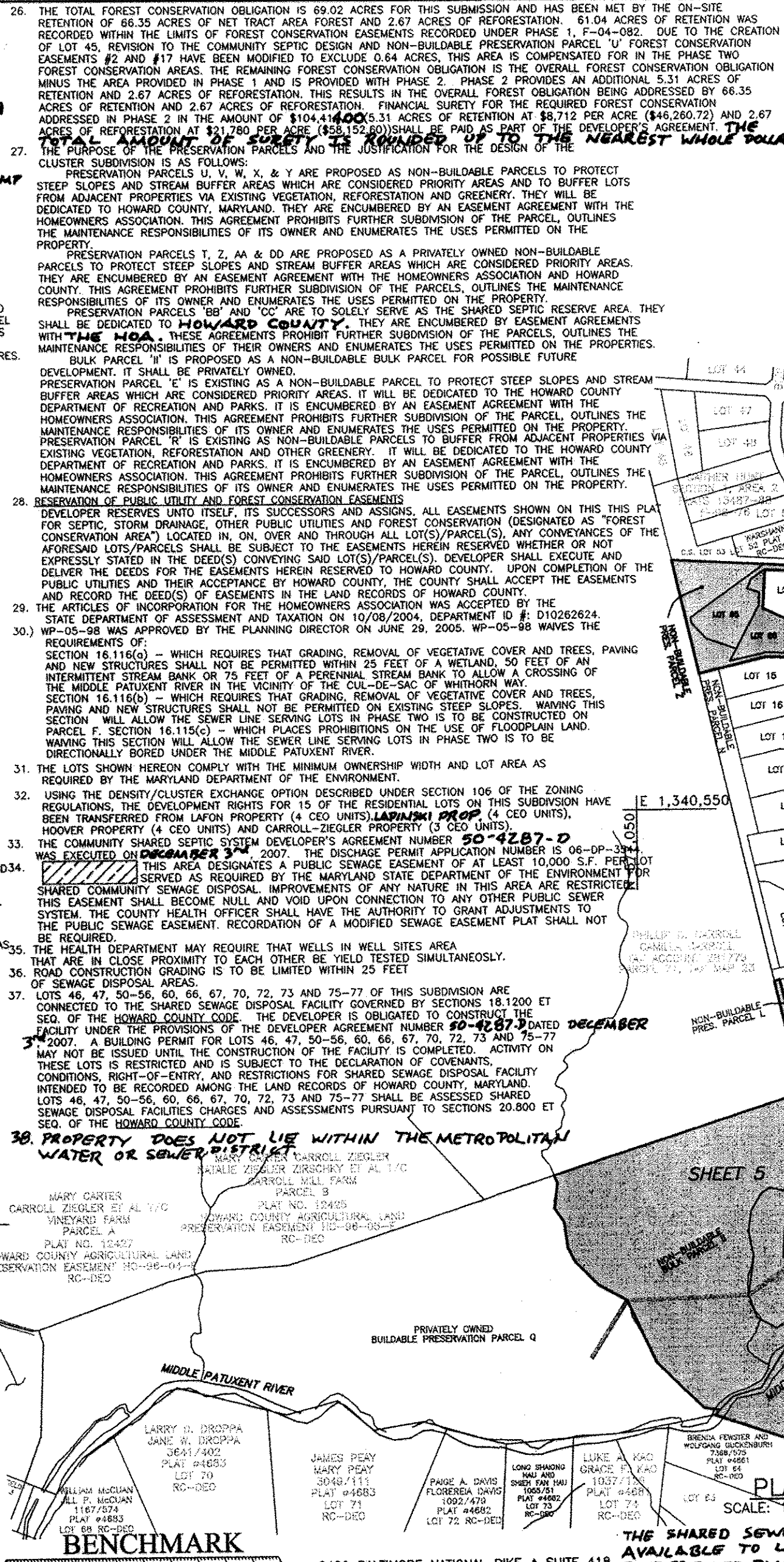
APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING.

Donald Mason 2/13/07 DATE

CHIEF, DEVELOPMENT ENGINEERING DIVISION

Mark A. Leight 2/13/07 DATE

DIRECTOR



BENCHMARK ENGINEERING, INC.

8480 BALTIMORE NATIONAL PIKE SUITE 418 ELLICOTT CITY, MARYLAND 21043 phone: 410-465-8105 • fax: 410-465-8644 www.bei-civilengineering.com

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF THAT THE INFORMATION SHOWN HEREON IS CORRECT THAT IT IS PART OF THE LAND CONVEYED BY WINCHESTER HOMES INC. AND WINCHESTER HOMES INC., NOMINEE FOR ELIOAK LLC, TO ELIOAK LLC BY DEED DATED MARCH 31, 2006 AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER 9935 AT FOLIO 561; PART OF THE LAND CONVEYED BY WINCHESTER HOMES INC. AND WINCHESTER HOMES INC., NOMINEE FOR ELIOAK LLC, TO HOWARD COUNTY, MARYLAND, BY DEED DATED OCTOBER 17, 2005 AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER 10017 AT FOLIO 378; AND PART OF THE LAND CONVEYED BY WINCHESTER HOMES INC., NOMINEE FOR ELIOAK LLC, TO WINCHESTER HOMES INC., BY DEED DATED DECEMBER 6, 2006 AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER 10425 AT FOLIO 510 AND THAT ALL MONUMENTS ARE IN PLACE OR WILL BE IN PLACE PRIOR TO ACCEPTANCE OF THE ROADS BY HOWARD COUNTY, IN ACCORDANCE WITH THE ANNOTATED CODE OF MARYLAND, AS AMENDED.

Donald Mason 9/13/07 DATE

DONALD A. MASON REGISTERED PROFESSIONAL LAND SURVEYOR MARYLAND No. 21320 FOR BENCHMARK ENGINEERING, INC. MARYLAND No. 351

DENSITY EXCHANGE CHART

GROSS AREA	269.85 AC.±
AREA OF FLOODPLAIN AND STEEP SLOPES	49.66 AC.±
NET TRACT AREA	220.19 AC.±
DWELLING UNITS ALLOWED (as matter of right)	269.85 AC. ± @ 1 DU per 4.25 GROSS ACRES = 63
MAXIMUM DWELLING UNITS ALLOWED W/ CEO'S	220.19 AC. ± @ 1 DU per 4.25 GROSS ACRES = 110
PROPOSED DWELLING UNITS	78*
TOTAL NUMBER OF CEO UNITS TO BE ACQUIRED	15
NUMBER OF CEO UNITS TO BE RECEIVED	15

SENDING PARCEL INFORMATION

LAFON PROPERTY: TAX MAP 2 GRID 18 PARCEL 48 CEO UNITS 4 RE-06-06	STUKES PROPERTY: TAX MAP 28 GRID 9 PARCEL 159 CEO UNITS 4 RE-06-06	CARROLL-ZIEGLER PROPERTY: TAX MAP 23 GRID 10 PARCEL 130 CEO UNITS 3	HOOPER PROPERTY: TAX MAP 2 GRID 17 PARCEL 184 CEO UNITS 4
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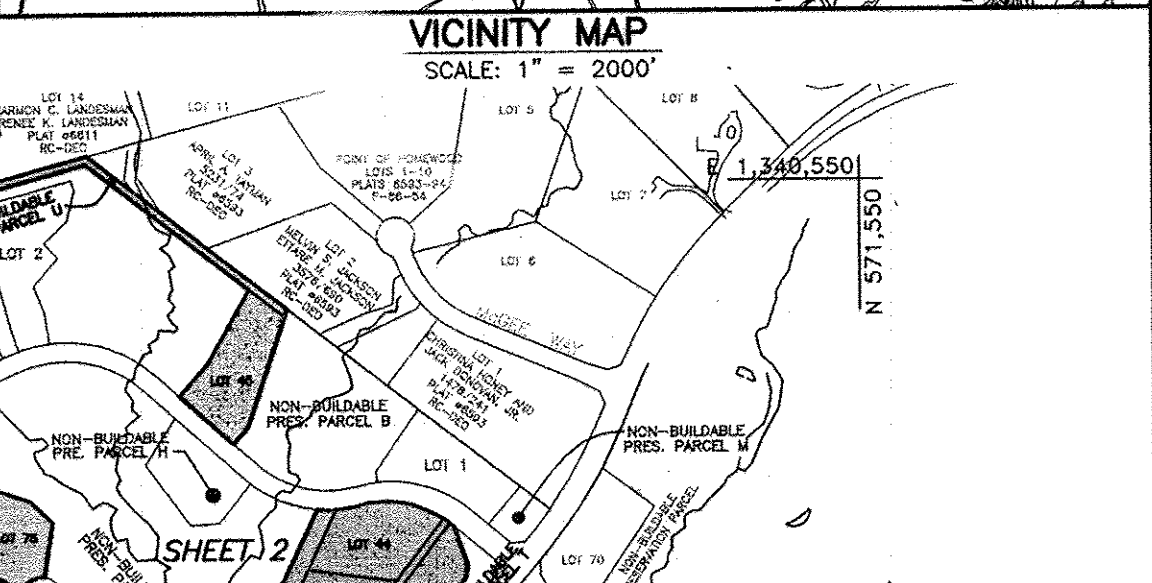
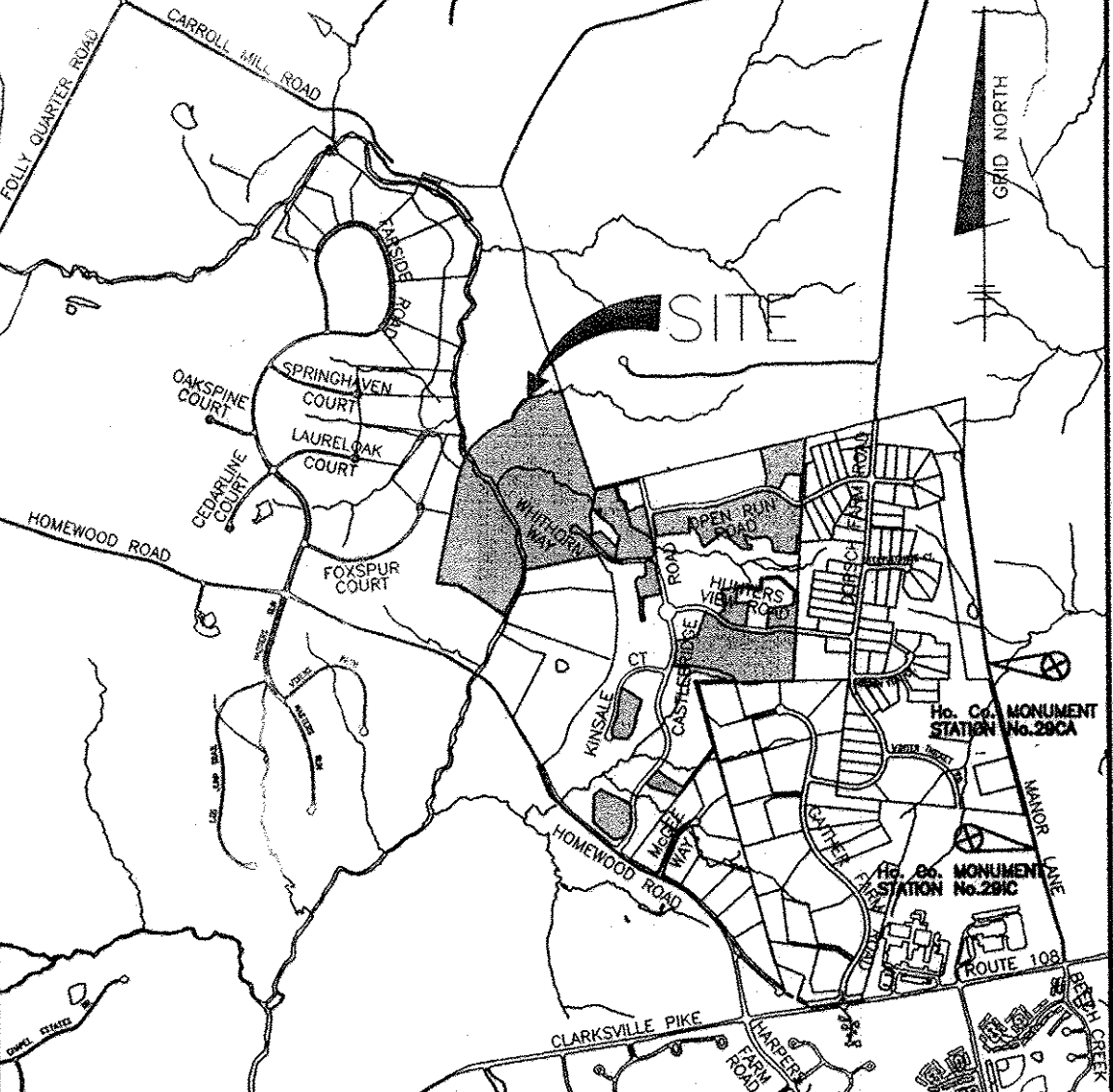
*43 (PHASE 1), 35 (PHASE 2) AND 7 POTENTIAL FUTURE LOTS ON THE NON-BUILDABLE BULK PARCEL II

DENSITY EXCHANGE PLAT REFERENCES: LAFON PROPERTY: 18544-18551 LAFON PROPERTY: 18548 LAFON ZIEGLER PROPERTY + HOOPER PROPERTY F-08-109

BENCHMARKS

NO. CO. #29CA
3/4" REBAR
WITH 1/2" GAP
N 5724526.138'
E 1345533.820'
ELEV. = 423.53

NO. CO. #29IC
STAMPED ALUMINUM
DISK SET ON
3/4" FROM ROD
N 5724526.138'
E 1344112.295'
ELEV. = 468.79



OWNER/DEVELOPER: PARCELS AA THROUGH GG, F AND S ELIOAK, L.L.C. P.O. BOX 417 ELLICOTT CITY, MARYLAND 21041 410-465-4244

Donald Mason 9/13/07 DATE

DONALD A. MASON REGISTERED PROFESSIONAL LAND SURVEYOR MARYLAND No. 21320 FOR BENCHMARK ENGINEERING, INC. MARYLAND No. 351

ELIOAK, L.L.C. OWNER

Steven K. Breeden 9-13-07 DATE

STEVEN K. BREEDEN MEMBER, ELIOAK, L.L.C.

GENERAL NOTE (CONT.)

IN THE PEAK DAILY FLOW ESTIMATE BY URS CORP. IS 10800 GPD AS SHOWN ON CONTRACT NO. 50-4287-D

THE SHARED SEWERAGE SYSTEM WILL BE AVAILABLE TO LOTS 46, 47, 50-56, 60, 66, 67, 70, 72, 73, 75-77. PLANS FOR THE FACILITY INCLUDING ALL NECESSARY POINT OF DISCHARGE HAVE BEEN APPROVED BY THE DEPARTMENT OF THE ENVIRONMENT. OWNER: *Mark*

OWNER'S CERTIFICATE

"WE, ELIOAK LLC, WINCHESTER HOMES INC., AND HOWARD COUNTY, OWNERS OF THE PROPERTY SHOWN HEREON, HEREBY ADOPT THIS PLAN OF SUBDIVISION, AND IN CONSIDERATION OF 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 OF THE BEDS OF THE STREETS AND/OR RIGHTS-OF-WAY, AND OPTION TO HOWARD COUNTY TO ACQUIRE THE FEE SIMPLE TITLE TO THE BEDS VALUABLE CONSIDERATION, HEREBY GRANTS TO THE ROADS, FLOODPLAINS AND OPEN SPACE WHERE APPLICABLE, AND FOR GOOD AND OTHER 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 OR OVER THE SAID EASEMENTS AND RIGHTS-OF-WAY, WITNESS OUR HANDS THESE 13th, 14th, 24th & 25th days of September, 2007.

Kenneth Ulman 9/24/07 DATE

KENNETH ULMAN, COUNTY EXECUTIVE

Lawrence B. Burrows 9-14-07 DATE

LAWRENCE B. BURROWS, PRESIDENT FOR WINCHESTER HOMES, INC.

James R. Koehler, III 9/26/07 DATE

JAMES R. KOEHLER, III ELIOAK, L.L.C. 9-13-07 DATE

Steven K. Breeden 9-13-07 DATE

STEVEN K. BREEDEN, MEMBER OF ELIOAK, L.L.C.

OWNER: PARCEL E HOWARD COUNTY, MARYLAND 3430 COURTHOUSE DRIVE ELLICOTT CITY, MARYLAND 21043

OWNER: PARCEL R WINCHESTER HOMES, INC. 6905 ROCKLEDGE DRIVE, SUITE 800 BETHESDA, MARYLAND 20817

RECORDED AS PLAT NO. 19720 ON 2/14/08 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

RIVERWOOD - PHASE 2

LOTS 43 THRU 77, NON-BUILDABLE PRESERVATION PARCELS 'T' THRU 'Z', 'AA' THRU 'DD' AND NON-BUILDABLE BULK PARCEL 'II'

A RESUBDIVISION OF NON-BUILDABLE BULK PARCELS 'AA' THRU 'GG' AND PRESERVATION PARCELS 'F' AND 'S'; AND A REVISION OF NON-BUILDABLE PRESERVATION PARCEL 'E' & 'R' AT NUMBERS 18031, 18032, 18034, 18035-18043

WP 02-64, S-02-004, P-03-10, F-04-82, WP-05-98, P-04-09, RE-06-06

ELECTION DISTRICT OF HOWARD COUNTY, MARYLAND

TAX MAP: 29 GRID: SCALE: 1" = 100'

PARCELS: 3, 4, 9 & 10 DATE: SEPT., 2007

PARCELS: 20 & 86

ZONED: RC-DEO ZONED: RC-DEO SHEET: 1 OF 7

CURVE DATA TABLE					
CURVE	RADIUS	ARC	DELTA	TANGENT	CHORD
C7	350.00'	196.73'	32°12'20"	101.04'	N04°26'34"E 194.15'
C8	300.00'	108.06'	20°38'17"	54.62'	S56°33'31"E 107.48'
C9	350.00'	222.67'	36°27'06"	115.25'	S64°27'55"E 218.93'
C10	125.00'	65.45'	30°00'00"	33.49'	N82°18'32"E 64.70'
C11	75.00'	39.27'	30°00'00"	20.10'	N82°18'32"E 38.82'
C12	125.00'	65.45'	30°00'00"	33.49'	S82°18'32"W 64.70'
C13	75.00'	36.50'	27°52'55"	18.62'	S81°14'59"W 36.14'
C14	300.00'	190.86'	36°27'06"	98.78'	N64°27'55"W 187.66'

MINIMUM LOT SIZE CHART			
LOT NO.	GROSS AREA	PIPESTEM AREA	MINIMUM LOT SIZE
46	47,481 S.F.	3,926 S.F.	43,555 S.F.
50	42,525 S.F.	3,392 S.F.	39,133 S.F.

COORDINATE CHART PHASE 2 (NAD '83)					
BOUNDARY COORDINATES		BOUNDARY COORDINATES			
No.	NORTH	EAST	No.	NORTH	EAST
101	574267.46	1341473.17	950	574885.41	1340885.52
102	574252.21	1340439.69	951	574885.90	1340959.72
927	575118.68	1340993.45	952	574786.42	1341501.45
928	575106.54	1340851.77	953	574809.14	1341324.26
929	575282.44	1340876.19	954	574803.95	1341285.79
930	575246.70	1341138.24	955	574786.04	1341242.97
931	575364.10	1341145.48	956	574777.38	1341178.85
932	575369.69	1341335.50	957	574815.82	1340879.16
933	575225.47	1341490.33	958	574910.19	1340681.61
934	575090.09	1341482.95	959	574964.67	1340624.73
935	575056.40	1341289.43	960	575022.30	1340538.71
936	575060.30	1341217.93	962	574705.07	1340213.81
937	574832.17	1341187.96	963	574511.50	1340198.78
938	574832.17	1341223.68	964	574436.20	1340170.55
939	574850.08	1341266.50	965	574436.68	1340356.57
940	574858.74	1341330.62	966	574379.63	1340680.40
941	574836.47	1341504.18	967	574357.10	1340706.36
942	575220.41	1341525.10	968	574336.62	1340782.54
943	575389.93	1341343.12	969	574311.96	1340826.63
944	575383.55	1341126.61	970	574278.13	1340841.11
945	575269.43	1341191.60	974	574271.83	1340413.69
946	575304.97	1340859.01	1103	574750.20	1340432.47
947	575279.62	1340855.64	1104	574683.21	1340479.36
948	575259.54	1340709.26			
948A	575049.80	1340734.14			
948B	574986.85	1340673.86			
949	574946.31	1340716.19			

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

Donald Mason 9/13/07
 DONALD A. MASON
 REGISTERED PROFESSIONAL LAND SURVEYOR
 MARYLAND NO. 21320
 FOR BENCHMARK ENGINEERING, INC.
 MARYLAND NO. 351

ELIOAK, LLC
 OWNER

Stu 9-13-07
 STEVEN K. BREEDEN
 MEMBER, ELIOAK, L.L.C.

AREA TABULATION CHART

TOTAL NUMBER OF LOTS AND/OR PARCELS TO BE RECORDED	11
BUILDABLE	0
OPEN SPACE	0
BUILDABLE PRESERVATION PARCELS	0
NON-BUILDABLE PRESERVATION PARCELS	11 p/o 1
NON-BUILDABLE BULK PARCELS	0
TOTAL AREA OF LOTS AND/OR PARCELS TO BE RECORDED	10.87± AC.
BUILDABLE	N/A
OPEN SPACE	N/A
BUILDABLE PRESERVATION PARCELS	N/A
NON-BUILDABLE PRESERVATION PARCELS	7.75± 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	18.62± AC.

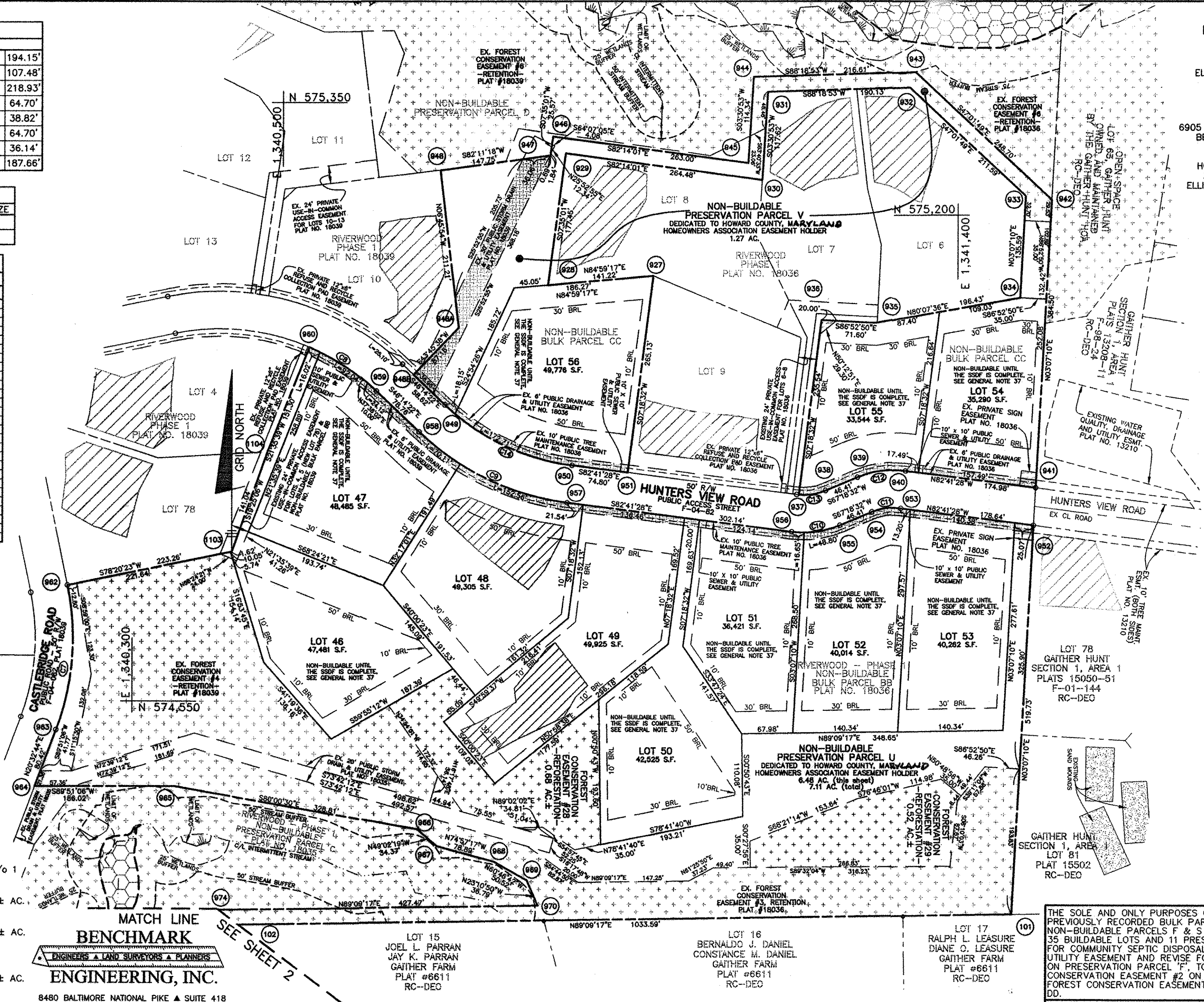
APPROVED: FOR PRIVATE WATER AND PRIVATE SEWER SYSTEMS FOR LOTS 43-45, 48, 49, 57-59, 61-65, 68, 69, 71 & 74. FOR PRIVATE WATER AND PUBLIC SEWER FOR LOTS 46, 47, 50-56, 60, 66, 67, 70, 72, 73 AND 75-77. HOWARD COUNTY HEALTH DEPARTMENT

B. Nylan for Peter Brilenson 2/6/08
 HOWARD COUNTY HEALTH OFFICER

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING.

Alan Demmons 2/6/08
 CHIEF, DEVELOPMENT ENGINEERING DIVISION

Frank D. Lytle 2/12/08
 DIRECTOR



BENCHMARK ENGINEERING, INC.
 ENGINEERS • LAND SURVEYORS • PLANNERS
 8480 BALTIMORE NATIONAL PIKE • SUITE 418
 ELLICOTT CITY, MARYLAND 21043
 phone: 410-465-6105 • fax: 410-465-6644
 www.bei-civilengineering.com

SURVEYOR'S CERTIFICATE
 I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF THAT THE INFORMATION SHOWN HEREON IS CORRECT, THAT IT IS PART OF THE LAND CONVEYED BY WINCHESTER HOMES INC., AND WINCHESTER HOMES INC., NOMINEE FOR ELIOAK LLC, TO ELIOAK LLC BY DEED DATED MARCH 31, 2006 AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER 9935 AT FOLIO 561. PART OF THE LAND CONVEYED BY WINCHESTER HOMES INC., AND WINCHESTER HOMES INC., NOMINEE FOR ELIOAK LLC, TO HOWARD COUNTY, MARYLAND, BY DEED DATED OCTOBER 17, 2005 AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER 10017 AT FOLIO 378; AND PART OF THE LAND CONVEYED BY WINCHESTER HOMES INC., NOMINEE FOR ELIOAK LLC, TO WINCHESTER HOMES INC., BY DEED DATED DECEMBER 6, 2006 AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER 10425 AT FOLIO 510 AND THAT ALL MONUMENTS ARE IN PLACE OR WILL BE IN PLACE PRIOR TO ACCEPTANCE OF THE ROADS BY HOWARD COUNTY, IN ACCORDANCE WITH THE ANNOTATED CODE OF MARYLAND, AS AMENDED.

Donald Mason 9/13/07
 DONALD A. MASON
 REGISTERED PROFESSIONAL LAND SURVEYOR
 MARYLAND NO. 21320
 FOR BENCHMARK ENGINEERING, INC.
 MARYLAND NO. 351

OWNER'S CERTIFICATE
 WE, ELIOAK LLC, WINCHESTER HOMES INC., AND HOWARD COUNTY, OWNERS OF THE PROPERTY SHOWN HEREON, HEREBY ADOPT THIS PLAN OF SUBDIVISION, AND IN CONSIDERATION OF APPROVAL OF THIS FINAL PLAT BY THE DEPARTMENT OF PLANNING AND ZONING, ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES AND GRANT TO HOWARD COUNTY, MARYLAND, ITS SUCCESSORS AND ASSIGNS, (1) THE RIGHT TO LAY, CONSTRUCT AND MAINTAIN SEWERS, DRAINS, WATER PIPES, AND OTHER MUNICIPAL UTILITIES AND SERVICES, IN AND UNDER ALL ROADS AND STREET RIGHTS-OF-WAY, AND THE SPECIFIC EASEMENT AREAS SHOWN HEREON, (2) THE RIGHT TO REQUIRE DEDICATION FOR PUBLIC USE OF THE BEDS OF THE STREETS AND/OR ROADS, FLOODPLAINS AND OPEN SPACE WHERE APPLICABLE, AND FOR GOOD AND OTHER VALUABLE CONSIDERATION, HEREBY GRANTS TO HOWARD COUNTY TO ACQUIRE THE FEE SIMPLE TITLE TO THE BEDS OF THE STREETS AND/OR ROADS AND FLOODPLAINS, STORM DRAINAGE FACILITIES AND OPEN SPACE WHERE APPLICABLE, (3) THE RIGHT TO REQUIRE DEDICATION OF WATERWAYS AND DRAINAGE EASEMENTS FOR THE SPECIFIC PURPOSE OF THEIR CONSTRUCTION, REPAIR AND MAINTENANCE, AND (4) THAT NO BUILDING OR SIMILAR STRUCTURE OF ANY KIND SHALL BE ERRECTED ON OR OVER THE SAID EASEMENTS AND RIGHTS-OF-WAY, WITNESS OUR HANDS THIS 24th, 25th, 26th and 28th days of September, 2007.

Kenneth Ulman 9/13/07
 KENNETH ULMAN, COUNTY EXECUTIVE

James R. Moley, Jr 9/14/07
 LAWRENCE B. BURROWS, PRESIDENT
 FOR WINCHESTER HOMES, INC.

Rosalie Bennett 9-14-07
 WITNESS

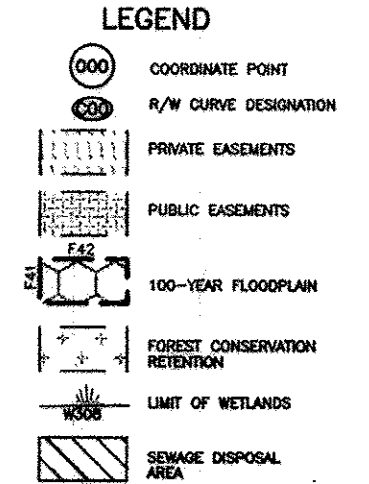
Stu 9-13-07
 STEVEN K. BREEDEN, MEMBER OF ELIOAK, L.L.C.

Donna M. Cuy 9/13/07
 WITNESS

OWNER/DEVELOPER:
 PARCELS AA THROUGH GG, F AND S
 ELIOAK, L.L.C.
 P.O. BOX 417
 ELLICOTT CITY, MARYLAND 21041
 410-465-4244

OWNER: PARCEL R
 WINCHESTER HOMES, INC.
 6905 ROCKLEDGE DRIVE, SUITE 800
 BETHESDA, MARYLAND 20817

OWNER: PARCEL E
 HOWARD COUNTY, MARYLAND
 3430 COURTHOUSE DRIVE
 ELLICOTT CITY, MARYLAND 21043



THE SOLE AND ONLY PURPOSES OF THIS PLAT IS TO RESUBDIVIDE PREVIOUSLY RECORDED BULK PARCELS 'AA' THRU 'GG' AND NON-BUILDABLE PARCELS F & S. PLAT NUMBERS 18031-18045, INTO 35 BUILDABLE LOTS AND 11 PRESERVATION PARCELS (ONE SOLELY FOR COMMUNITY SEPTIC DISPOSAL), TO ADD A 20' PUBLIC SEWER & UTILITY EASEMENT AND REVISE FOREST CONSERVATION EASEMENT #17 ON PRESERVATION PARCEL 'F', TO DELETE 0.09 ACRES OF FOREST CONSERVATION EASEMENT #2 ON PROPOSED LOT 45 AND TO ADD FOREST CONSERVATION EASEMENTS ON PARCELS E, R, U, Z, CC AND DD.

RECORDED AS PLAT NO. 19722
 ON 2/14/08 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

RIVERWOOD - PHASE 2
 LOTS 43 THRU 77, NON-BUILDABLE PRESERVATION PARCELS 'T' THRU 'Z', 'AA' THRU 'DD' AND NON-BUILDABLE BULK PARCEL 'II' A RESUBDIVISION OF NON-BUILDABLE BULK PARCELS 'AA' THRU 'GG' AND PRESERVATION PARCELS 'F' AND 'S'; AND A REVISION OF NON-BUILDABLE PRESERVATION PARCEL 'E' & 'R' PLAT NUMBERS 18031, 18032, 18034, 18035-18043 WP-02-64, S-02-009, P-03-10, F-04-82, WP-05-98, P-04-09, RE-06-06

THIRD ELECTION DISTRICT OF HOWARD COUNTY, MARYLAND
 TAX MAP: 23 TAX MAP: 29 GRID: SCALE: 1" = 100'
 GRID: 21 3, 4, 9 & 10 DATE: SEPT., 2007
 PARCEL: 86 PARCEL: 20 & 86 ZONED: RC-DEO ZONED: RC-DEO SHEET: 3 OF 7

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

Donald Mason 9/13/07
 DONALD A. MASON
 REGISTERED PROFESSIONAL LAND SURVEYOR
 MARYLAND NO. 21320
 FOR BENCHMARK ENGINEERING, INC.
 MARYLAND NO. 351

ELIOAK, LLC
 OWNER

Stu 9-13-07
 STEVEN K. BREEDEN
 MEMBER, ELIOAK, L.L.C.

CURVE DATA TABLE					
CURVE	RADIUS	ARC	DELTA	TANGENT	CHORD
C15	775.00'	39.79'	02°56'30"	19.90'	N11°47'22"W 39.79'
C16	475.00'	101.41'	12°13'56"	50.90'	N82°51'21"E 101.22'
C17	425.00'	129.71'	17°29'11"	65.36'	N80°13'43"E 129.21'
C18	300.00'	378.74'	72°20'03"	219.30'	S72°20'51"E 354.09'
C19	125.00'	168.81'	77°22'33"	100.10'	S74°52'06"E 156.27'
C20	75.00'	7.04'	05°22'28"	3.52'	S65°04'36"W 7.03'
C21	350.00'	141.58'	23°10'36"	71.77'	N76°35'02"W 140.62'

MINIMUM LOT SIZE CHART			
LOT NO.	GROSS AREA	PIPESTEM AREA	MINIMUM LOT SIZE
61	51,793	1,822	49,971
63	53,129	6,276	46,853
65	57,699	10,280	47,419

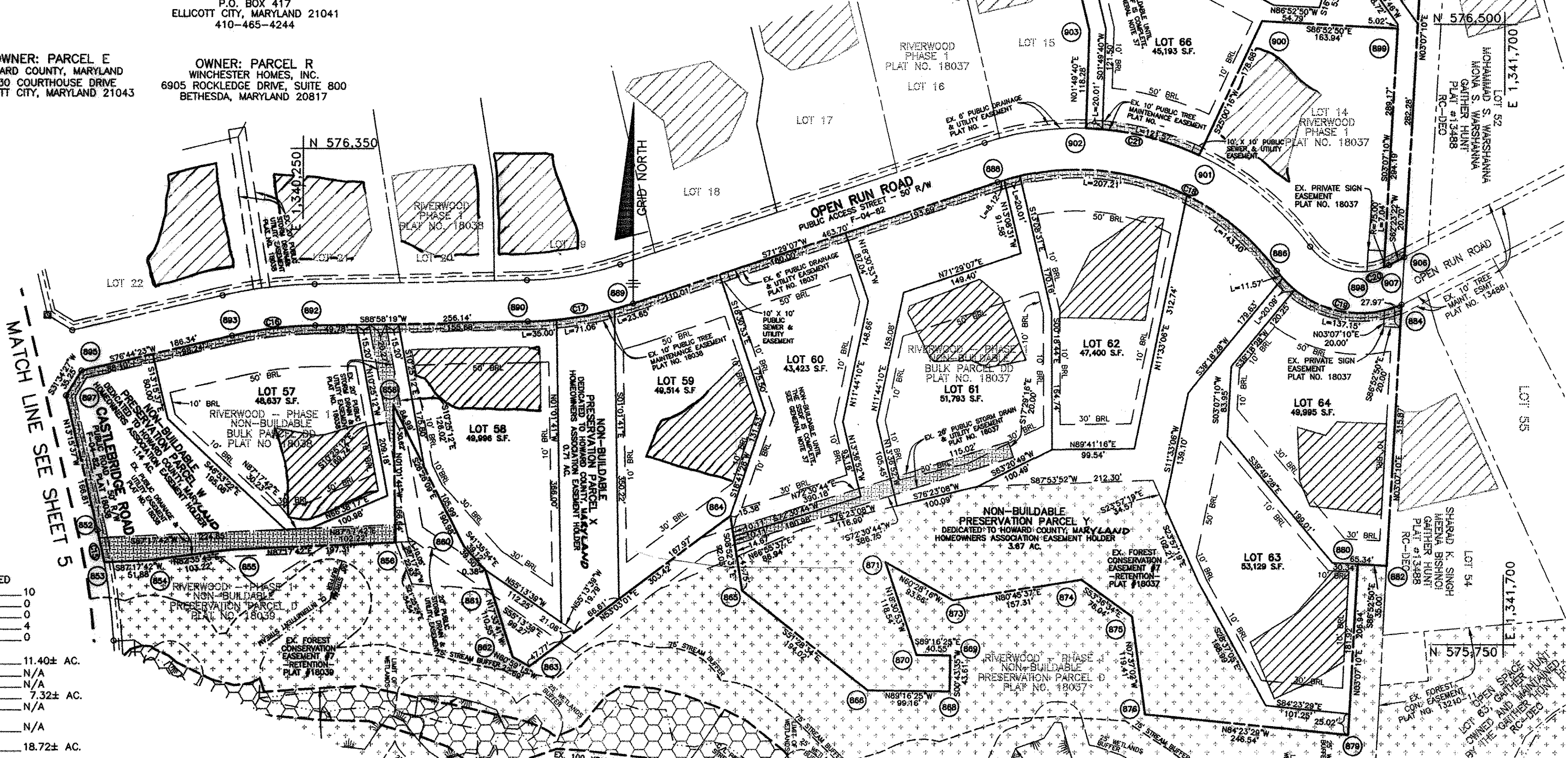
OWNER/DEVELOPER:
 PARCELS AA THROUGH
 GG, F AND S
 ELIOAK, L.L.C.
 P.O. BOX 417
 ELLICOTT CITY, MARYLAND 21041
 410-465-4244

OWNER: PARCEL E
 HOWARD COUNTY, MARYLAND
 3430 COURTHOUSE DRIVE
 ELLICOTT CITY, MARYLAND 21043

OWNER: PARCEL R
 WINCHESTER HOMES, INC.
 6905 ROCKLEDGE DRIVE, SUITE 800
 BETHESDA, MARYLAND 20817

COORDINATE CHART PHASE 2 (NAD '83)					
BOUNDARY COORDINATES			BOUNDARY COORDINATES		
No.	NORTH	EAST	No.	NORTH	EAST
100	576893.87	1341616.30	879	575640.99	1341512.97
852	575887.79	1340002.97	880	575847.62	1341524.23
853	575848.84	1340011.10	882	575845.71	1341559.18
854	575851.29	1340062.92	884	576161.11	1341576.37
855	575864.59	1340165.28	886	576201.91	1341425.52
856	575873.90	1340362.37	888	576309.28	1341088.10
858	576040.51	1340359.39	889	576162.03	1340648.41
860	575869.50	1340441.40	890	576140.11	1340521.08
861	575839.97	1340470.62	892	576135.51	1340264.97
862	575734.57	1340503.98	893	576122.92	1340164.54
863	575723.56	1340523.82	895	576080.18	1339983.17
864	575905.95	1340766.30	897	576050.15	1339964.71
865	575815.02	1340780.50	898	576206.28	1341554.79
866	575894.18	1340932.29	899	576490.02	1341570.53
868	575692.92	1341031.44	900	576503.94	1341406.84
869	575736.53	1341031.99	901	576342.00	1341331.31
870	575737.04	1340991.45	902	576374.63	1341194.53
871	575849.45	1340953.81	903	576492.85	1341198.30
873	575803.29	1341035.30	904	576779.45	1341130.77
874	575828.55	1341190.58	906	576218.83	1341579.51
875	575783.44	1341251.78	907	576209.24	1341561.17
876	575665.08	1341267.61			

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



BENCHMARK
 ENGINEERS & LAND SURVEYORS & PLANNERS
ENGINEERING, INC.
 8480 BALTIMORE NATIONAL PIKE SUITE 418
 ELLICOTT CITY, MARYLAND 21043
 phone: 410-465-6105 fax: 410-465-6644
 www.bei-civilengineering.com

AREA TABULATION CHART

TOTAL NUMBER OF LOTS AND/OR PARCELS TO BE RECORDED	10
BUILDABLE	0
OPEN SPACE	0
BUILDABLE PRESERVATION PARCELS	0
NON-BUILDABLE PRESERVATION PARCELS	0
NON-BUILDABLE BULK PARCELS	0
TOTAL AREA OF LOTS AND/OR PARCELS TO BE RECORDED	11.40± AC.
BUILDABLE	N/A
OPEN SPACE	N/A
BUILDABLE PRESERVATION PARCELS	N/A
NON-BUILDABLE PRESERVATION PARCELS	7.32± 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	18.72± AC.

APPROVED: FOR PRIVATE WATER AND PRIVATE SEWER SYSTEMS FOR LOTS 43-45, 48, 49, 57-59, 61-65, 68, 69, 71 & 74. FOR PRIVATE WATER AND PUBLIC SEWER FOR LOTS 46, 47, 50-56, 60, 66, 67, 70, 72, 73 AND 75-77. HOWARD COUNTY HEALTH DEPARTMENT

B. Nye for Peter Brilenson 2/6/08
 HOWARD COUNTY HEALTH OFFICER

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING.

John DeWitt 2/6/08
 CHIEF, DEVELOPMENT ENGINEERING DIVISION

Mark M. Leight 2/14/08
 DIRECTOR

SURVEYOR'S CERTIFICATE
 I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF THAT THE INFORMATION SHOWN HEREON IS CORRECT, THAT IT IS PART OF THE LAND CONVEYED BY WINCHESTER HOMES INC., AND WINCHESTER HOMES INC., NOMINEE FOR ELIOAK LLC, TO ELIOAK LLC BY DEED DATED MARCH 31, 2006 AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER 9935 AT FOLIO 561; PART OF THE LAND CONVEYED BY WINCHESTER HOMES INC., AND WINCHESTER HOMES INC., NOMINEE FOR ELIOAK LLC, TO HOWARD COUNTY, MARYLAND, BY DEED DATED OCTOBER 17, 2005 AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER 10017 AT FOLIO 378; AND PART OF THE LAND CONVEYED BY WINCHESTER HOMES INC., NOMINEE FOR ELIOAK LLC, TO WINCHESTER HOMES INC., BY DEED DATED DECEMBER 6, 2006 AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER 10425 AT FOLIO 510 AND THAT ALL MONUMENTS ARE IN PLACE OR WILL BE IN PLACE PRIOR TO ACCEPTANCE OF THE ROADS BY HOWARD COUNTY, IN ACCORDANCE WITH THE ANNOTATED CODE OF MARYLAND, AS AMENDED.

Donald Mason 9/13/07
 DONALD A. MASON
 REGISTERED PROFESSIONAL LAND SURVEYOR
 MARYLAND NO. 21320
 FOR BENCHMARK ENGINEERING, INC.
 MARYLAND NO. 351

OWNER'S CERTIFICATE
 WE, ELIOAK LLC, WINCHESTER HOMES INC., AND HOWARD COUNTY, OWNERS OF THE PROPERTY SHOWN HEREON, HEREBY ADOPT THIS PLAN OF SUBDIVISION, AND IN CONSIDERATION OF 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, FLOODPLAINS AND OPEN SPACE WHERE APPLICABLE, AND FOR GOOD AND OTHER VALUABLE CONSIDERATION, HEREBY GRANTS THE RIGHT AND OPTION TO HOWARD COUNTY TO ACQUIRE THE FEE SIMPLE TITLE TO THE BEDS OF THE STREETS AND/OR ROADS AND FLOODPLAINS, STORM DRAINAGE FACILITIES AND OPEN SPACE WHERE APPLICABLE, (3) THE RIGHT TO REQUIRE DEDICATION OF WATERWAYS AND DRAINAGE EASEMENTS FOR THE SPECIFIC PURPOSE OF THEIR CONSTRUCTION, REPAIR AND MAINTENANCE, AND (4) THAT NO BUILDING OR SIMILAR STRUCTURE OF ANY KIND SHALL BE ERECTED ON OR OVER THE SAID EASEMENTS AND RIGHTS-OF-WAY, WITNESS OUR HANDS THESE 13th, 14th, 24th and 25th days of September, 2007.

Kenneth Ulman 9/13/07
 KENNETH ULMAN, COUNTY EXECUTIVE

James B. Burrows 9-14-07
 LAWRENCE B. BURROWS, PRESIDENT
 FOR WINCHESTER HOMES, INC.

Rosalee A. Brett 9-14-07
 ROSALEE A. BRETT
 CHIEF ADMINISTRATIVE OFFICER

Stu 9/13/07
 STEVEN K. BREEDEN, MEMBER OF ELIOAK, L.L.C.

RECORDED AS PLAT NO. 19723
 ON 2/14/08 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

RIVERWOOD - PHASE 2
 LOTS 43 THRU 77, NON-BUILDABLE PRESERVATION PARCELS 'T' THRU 'Z', 'AA' THRU 'DD' AND NON-BUILDABLE BULK PARCEL 'II' A RESUBDIVISION OF NON-BUILDABLE BULK PARCELS 'AA' THRU 'GG' AND PRESERVATION PARCELS 'F' AND 'S'; AND A REVISION OF NON-BUILDABLE PRESERVATION PARCEL 'E' & 'R' PLAT NUMBERS 18031, 18032, 18034, 18035-18043 WP-02-64, S-02-009, P-03-10, F-04-82, WP-05-98, P-04-09, RE-06-06

THIRD ELECTION DISTRICT OF HOWARD COUNTY, MARYLAND
 TAX MAP: 23 TAX MAP: 29 GRID: SCALE: 1" = 100'
 GRID: 21 3, 4, 9 & 10 DATE: SEPT., 2007
 PARCEL: 86 PARCEL: 20 & 86 ZONED: RC-DEO ZONED: RC-DEO SHEET: 4 OF 7

CURVE DATA TABLE					
CURVE	RADIUS	ARC	DELTA	TANGENT	CHORD
C22	725.00'	126.82'	10°01'21"	63.57'	S08°14'57"E 126.66'
C23	180.00'	149.80'	47°40'53"	79.54'	N69°23'50"W 145.51'
C24	50.00'	225.58'	258°29'37"	---	---
C25	25.00'	33.55'	76°53'55"	19.85'	S84°00'21"E 31.09'
C26	220.00'	183.08'	47°40'53"	97.22'	S69°23'50"E 177.85'
C31	925.00'	15.20'	0°56'29"	7.6'	S03°42'31"E 15.20'

MINIMUM LOT SIZE CHART			
LOT NO.	GROSS AREA	PIPESTEM AREA	MINIMUM LOT SIZE
70	53,412 S.F.	3,572 S.F.	49,840 S.F.
71	48,779 S.F.	1,887 S.F.	46,892 S.F.
72	42,595 S.F.	871 S.F.	41,724 S.F.

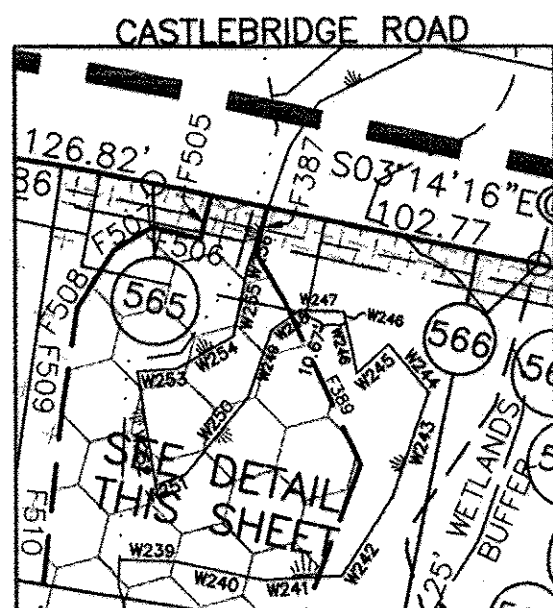
THE REQUIREMENTS § 3-108, THE REAL PROPERTY ARTICLE, ANNOTATED CODE OF MARYLAND, 1988 REPLACEMENT VOLUME (AS SUPPLEMENTED) AS FAR AS THEY RELATE TO THE MAKING OF THIS PLAT AND THE SETTING OF MARKERS HAVE BEEN COMPLIED WITH.

Donald Mason 9/13/07
 DONALD A. MASON
 REGISTERED PROFESSIONAL LAND SURVEYOR
 MARYLAND NO. 21320
 FOR BENCHMARK ENGINEERING, INC.
 MARYLAND NO. 351

NOTE: SEE SHEET 7 FOR FLOODPLAIN LINE TABLE AND WETLAND LINE TABLE.

ELIOAK, LLC
 OWNER

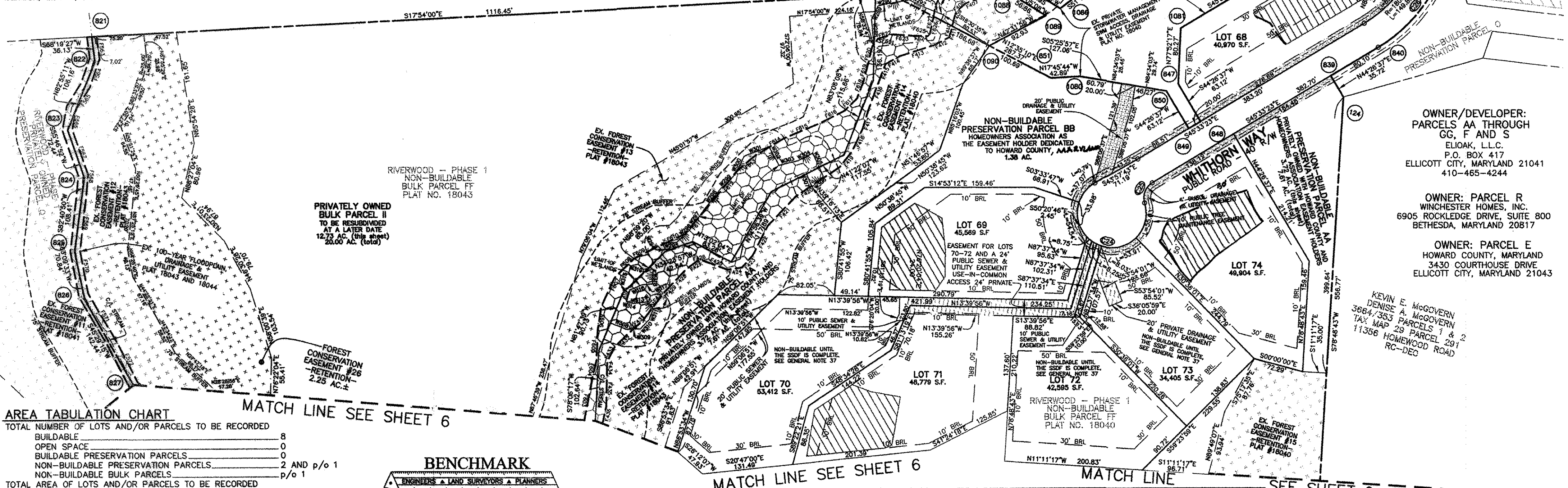
Stu 9-13-07
 STEVEN K. BREEDEN
 MEMBER, ELIOAK, L.L.C.



DETAIL
 SCALE: 1" = 50'

COORDINATE CHART PHASE 2 (NAD '83)					
BOUNDARY COORDINATES			BOUNDARY COORDINATES		
No.	NORTH	EAST	No.	NORTH	EAST
124	575637.93	1339375.73	826	577332.10	1338623.28
151	576356.49	1339335.99	827	577232.24	1338521.71
565	575750.96	1339972.48	839	575663.43	1339400.74
566	575648.36	1339978.28	840	575607.34	1339457.93
567	575633.20	1339979.26	841	575544.76	1339624.40
568	575605.47	1339958.58	842	575545.28	1339633.56
569	575599.29	1339980.20	843	575585.21	1339631.30
805	576336.51	1339958.82	844	575584.70	1339622.14
806	576386.28	1339967.01	845	575591.42	1339562.23
807	576241.38	1339601.15	846	575721.57	1339584.40
808	576203.17	1339661.53	847	575874.70	1339332.59
809	576131.77	1339678.35	848	575829.64	1339288.40
810	576011.94	1339721.86	849	575843.64	1339274.12
811	575954.65	1339725.96	850	575888.70	1339318.31
812	575874.30	1339966.10	851	576056.04	1339293.20
813	575876.32	1339954.31	1077	576253.92	1339618.75
814	576178.25	1339883.15	1078	576130.97	1339769.74
815	576115.20	1339702.81	1079	576155.77	1339787.77
816	576215.71	1339679.12	1080	576015.19	1339306.28
817	576390.86	1339586.48	1081	575891.56	1339411.07
818	576445.91	1339820.08	1082	575721.56	1339584.39
819	576469.27	1339814.57	1083	575845.69	1339605.53
821	577418.89	1338992.84	1084	575895.04	1339563.41
822	577405.55	1338958.26	1085	575952.60	1339537.47
823	577418.83	1338953.92	1086	576068.29	1339393.49
824	577377.90	1338794.02	1087	576133.25	1339413.46
825	577364.09	1338686.48	1088	576140.18	1339394.66
			1089	576085.82	1339377.96
			1090	576154.31	1339315.14

PHILLIP D. CARROLL
 CAMILLA CARROLL
 TAX ACCOUNT 281779
 PARCEL 71, TAX MAP 23
 RC-DEC



AREA TABULATION CHART	
TOTAL NUMBER OF LOTS AND/OR PARCELS TO BE RECORDED	8
BUILDABLE	0
OPEN SPACE	0
BUILDABLE PRESERVATION PARCELS	0
NON-BUILDABLE PRESERVATION PARCELS	2 AND P/O 1
NON-BUILDABLE BULK PARCELS	P/O 1
TOTAL AREA OF LOTS AND/OR PARCELS TO BE RECORDED	8.41± AC.
BUILDABLE	N/A
OPEN SPACE	N/A
BUILDABLE PRESERVATION PARCELS	N/A
NON-BUILDABLE PRESERVATION PARCELS	10.54± AC.
NON-BUILDABLE BULK PARCELS	12.73± AC.
TOTAL AREA OF ROADWAY TO BE RECORDED (INCLUDING WIDENING STRIPS)	0.73± AC.
TOTAL AREA OF SUBDIVISION TO BE RECORDED	32.41± AC.

BENCHMARK ENGINEERING, INC.
 BENCHMARK ENGINEERS & LAND SURVEYORS & PLANNERS
 8480 BALTIMORE NATIONAL PIKE & SUITE 418
 ELLICOTT CITY, MARYLAND 21043
 phone: 410-465-6105 • fax: 410-465-6644
 www.bei-civilengineering.com

APPROVED: FOR PRIVATE WATER AND PRIVATE SEWER SYSTEMS FOR LOTS 43-45, 48, 49, 57-59, 61-65, 68, 69, 71 & 74. FOR PRIVATE WATER AND PUBLIC SEWER FOR LOTS 46, 47, 50-56, 60, 66, 67, 70, 72, 73 AND 75-77. HOWARD COUNTY HEALTH DEPARTMENT

B. Wilson for Peter Brilenson 2/6/08
 HOWARD COUNTY HEALTH OFFICER

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING.

Adrian... 9/10/07
 CHIEF, DEVELOPMENT ENGINEERING DIVISION
Mark H. Cagle 9/10/07
 DIRECTOR

SURVEYOR'S CERTIFICATE
 I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF THAT THE INFORMATION SHOWN HEREON IS CORRECT, THAT IT IS PART OF THE LAND CONVEYED BY WINCHESTER HOMES INC., AND WINCHESTER HOMES INC., NOMINEE FOR ELIOAK LLC, TO ELIOAK LLC BY DEED DATED MARCH 31, 2006 AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER 9935 AT FOLIO 561; PART OF THE LAND CONVEYED BY WINCHESTER HOMES INC., AND WINCHESTER HOMES INC., NOMINEE FOR ELIOAK LLC, TO HOWARD COUNTY, MARYLAND, BY DEED DATED OCTOBER 17, 2005 AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER 10017 AT FOLIO 378; AND PART OF THE LAND CONVEYED BY WINCHESTER HOMES INC., NOMINEE FOR ELIOAK LLC, TO WINCHESTER HOMES INC., BY DEED DATED DECEMBER 6, 2006 AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER 10425 AT FOLIO 510 AND THAT ALL MONUMENTS ARE IN PLACE OR WILL BE IN PLACE PRIOR TO ACCEPTANCE OF THE ROADS BY HOWARD COUNTY, IN ACCORDANCE WITH THE ANNOTATED CODE OF MARYLAND, AS AMENDED.

Donald Mason 9/13/07
 DONALD A. MASON
 REGISTERED PROFESSIONAL LAND SURVEYOR
 MARYLAND NO. 21320
 FOR BENCHMARK ENGINEERING, INC.
 MARYLAND NO. 351

THE SOLE AND ONLY PURPOSES OF THIS PLAT IS TO RESUBDIVIDE PREVIOUSLY RECORDED BULK PARCELS 'AA' THRU 'GG' AND NON-BUILDABLE PARCELS 'F' & 'S', PLAT NUMBERS 18031-18045, INTO 35 BUILDABLE LOTS AND 11 PRESERVATION PARCELS (ONE SOLELY FOR COMMUNITY SEPTIC DISPOSAL), TO ADD A 20' PUBLIC SEWER & UTILITY EASEMENT AND REVISE FOREST CONSERVATION EASEMENT #17 ON PRESERVATION PARCEL 'F', TO DELETE 0.09 ACRES OF FOREST CONSERVATION EASEMENT #2 ON PROPOSED LOT 45 AND TO ADD FOREST CONSERVATION EASEMENTS ON PARCELS E, R, U, Z, CC AND DD.

OWNER'S CERTIFICATE
 WE, ELIOAK LLC, WINCHESTER HOMES INC., AND HOWARD COUNTY, OWNERS OF THE PROPERTY SHOWN HEREON, HEREBY ADOPT THIS PLAN OF SUBDIVISION, AND IN CONSIDERATION OF 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 ASSIGNEES, (1) THE RIGHT TO LAY, CONSTRUCT AND MAINTAIN SEWERS, DRAINS, WATER PIPES, AND OTHER MUNICIPAL UTILITIES AND SERVICES, IN AND UNDER ALL ROADS AND STREET RIGHTS-OF-WAY, AND THE SPECIFIC EASEMENT AREAS SHOWN HEREON, (2) THE RIGHT TO REQUIRE DEDICATION FOR PUBLIC USE OF THE BEDS OF THE STREETS AND/OR ROADS, FLOODPLAINS AND OPEN SPACE WHERE APPLICABLE, AND FOR GOOD AND OTHER VALUABLE CONSIDERATION, HEREBY GRANTS THE RIGHT AND OPTION TO HOWARD COUNTY TO ACQUIRE THE FEE SIMPLE TITLE TO THE BEDS OF THE STREETS AND/OR ROADS AND FLOODPLAINS, STORM DRAINAGE FACILITIES AND OPEN SPACE WHERE APPLICABLE, (3) THE RIGHT TO REQUIRE DEDICATION OF WATERWAYS AND DRAINAGE EASEMENTS FOR THE SPECIFIC PURPOSE OF THEIR CONSTRUCTION, REPAIR AND MAINTENANCE, AND (4) THAT NO BUILDING OR SIMILAR STRUCTURE OF ANY KIND SHALL BE ERRECTED ON OR OVER THE SAID EASEMENTS AND RIGHTS-OF-WAY, WITNESS OUR HANDS THESE 13th, 14th, 24th and 26th days of September, 2007.

Kenneth Ulman 9/14/07
 KENNETH ULMAN, COUNTY EXECUTIVE

Lawrence B. Burrows 9-14-07
 LAWRENCE B. BURROWS, PRESIDENT
 FOR WINCHESTER HOMES, INC.

James R. Morley II 9/13/07
 JAMES R. MORLEY II
 MEMBER OF ELIOAK, L.L.C.

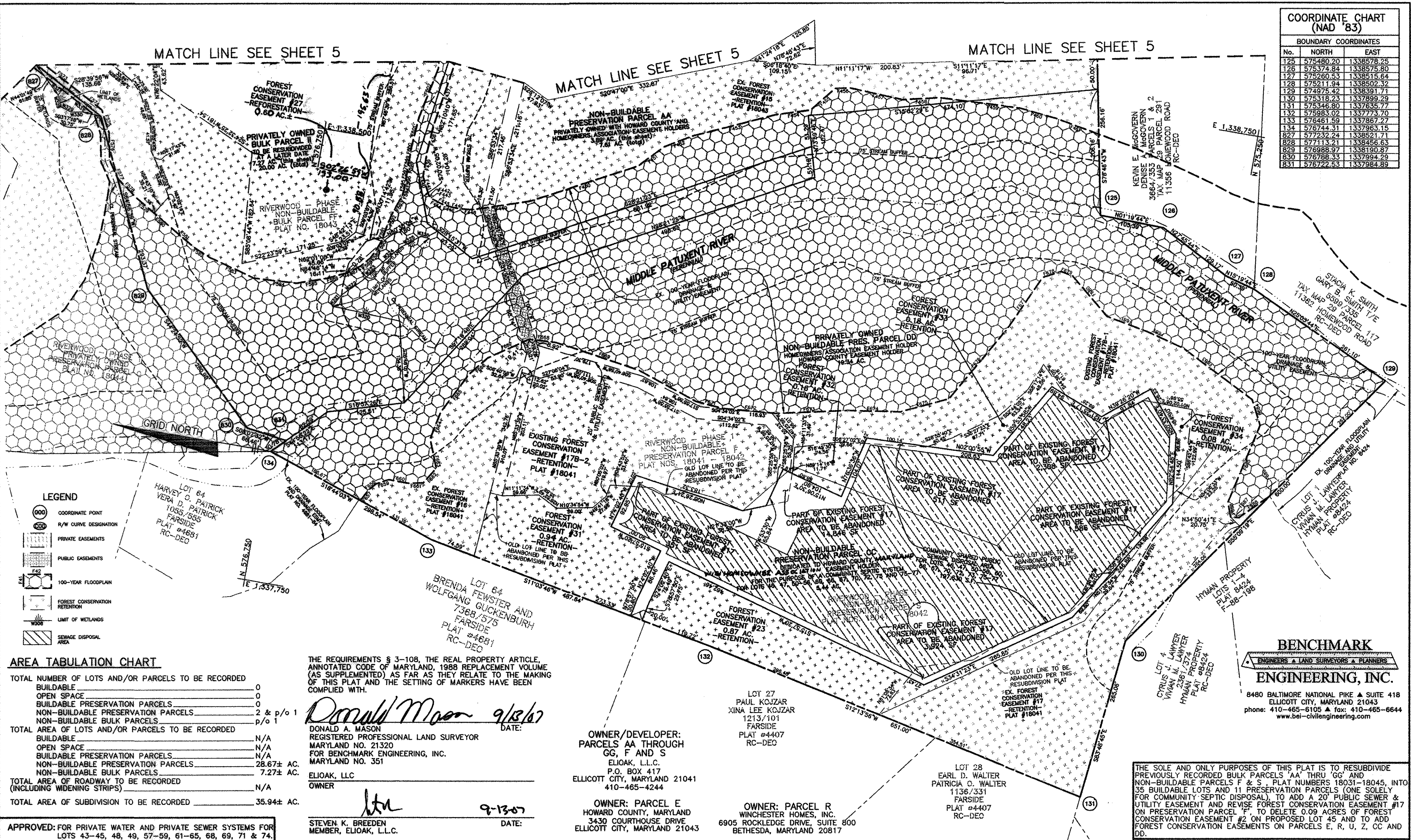
Rosalia Bennett 9-14-07
 ROSALIA BENNETT
 WITNESS

Stu 9/13/07
 STEVEN K. BREEDEN, MEMBER OF ELIOAK, L.L.C.

RECORDED AS PLAT NO. 19724
 ON 2/14/08 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

RIVERWOOD - PHASE 2
 LOTS 43 THRU 77, NON-BUILDABLE PRESERVATION PARCELS 'T' THRU 'Z', 'AA' THRU 'DD' AND NON-BUILDABLE BULK PARCEL 'II' A RESUBDIVISION OF NON-BUILDABLE BULK PARCELS 'AA' THRU 'GG' AND PRESERVATION PARCELS 'F' AND 'S'; AND A REVISION OF NON-BUILDABLE PRESERVATION PARCEL 'E' & 'R' PLAT NUMBERS 18031, 18032, 18034, 18035-18043 WP-02-64, S-02-009, P-03-10, F-04-82, WP-05-98, P-04-08, RE-06-06
 THIRD ELECTION DISTRICT OF HOWARD COUNTY, MARYLAND
 TAX MAP: 23 TAX MAP: 29 GRID: SCALE: 1" = 100'
 GRID: 21 3, 4, 9 & 10 DATE: SEPT., 2007
 PARCEL: 86 PARCEL: 20 & 86 ZONED: RC-DEO ZONED: RC-DEO SHEET: 5 OF 7

COORDINATE CHART (NAD '83)		
BOUNDARY COORDINATES		
No.	NORTH	EAST
125	575480.20	1338578.25
126	575374.84	1338575.80
127	575260.63	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
133	576461.59	1337867.27
134	576744.31	1337963.15
827	577232.24	1338521.71
828	577113.21	1338456.63
829	576988.97	1338190.87
830	576788.33	1337994.29
831	576722.53	1337984.89



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

AREA TABULATION CHART

TOTAL NUMBER OF LOTS AND/OR PARCELS TO BE RECORDED	
BUILDABLE	0
OPEN SPACE	0
BUILDABLE PRESERVATION PARCELS	0
NON-BUILDABLE PRESERVATION PARCELS	2 & p/o 1
NON-BUILDABLE BULK PARCELS	p/o 1
TOTAL AREA OF LOTS AND/OR PARCELS TO BE RECORDED	
BUILDABLE	N/A
OPEN SPACE	N/A
BUILDABLE PRESERVATION PARCELS	N/A
NON-BUILDABLE PRESERVATION PARCELS	28.67± AC.
NON-BUILDABLE BULK PARCELS	7.27± AC.
TOTAL AREA OF ROADWAY TO BE RECORDED (INCLUDING WIDENING STRIPS)	N/A
TOTAL AREA OF SUBDIVISION TO BE RECORDED	35.94± 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.

Donald Mason 9/13/07
 DONALD A. MASON
 REGISTERED PROFESSIONAL LAND SURVEYOR
 MARYLAND NO. 21320
 FOR BENCHMARK ENGINEERING, INC.
 MARYLAND NO. 351

ELIOAK, LLC
 OWNER

STEVEN K. BREEDEN
 MEMBER, ELIOAK, L.L.C.
 DATE: 9-13-07

OWNER/DEVELOPER:
 PARCELS AA THROUGH GG, F AND S
 ELIOAK, L.L.C.
 P.O. BOX 417
 ELLICOTT CITY, MARYLAND 21041
 410-465-4244

OWNER: PARCEL E
 HOWARD COUNTY, MARYLAND
 3430 COURTHOUSE DRIVE
 ELLICOTT CITY, MARYLAND 21043

OWNER: PARCEL R
 WINCHESTER HOMES, INC.
 6905 ROCKLEDGE DRIVE, SUITE 800
 BETHESDA, MARYLAND 20817

BENCHMARK ENGINEERING, INC.
 ENGINEERS • LAND SURVEYORS • PLANNERS

8480 BALTIMORE NATIONAL PIKE # SUITE 418
 ELLICOTT CITY, MARYLAND 21043
 phone: 410-465-6105 • fax: 410-465-6644
 www.bei-civilengineering.com

APPROVED: FOR PRIVATE WATER AND PRIVATE SEWER SYSTEMS FOR LOTS 43-45, 48, 49, 57-59, 61-65, 68, 69, 71 & 74, FOR PRIVATE WATER AND PUBLIC SEWER FOR LOTS 46, 47, 50-56, 60, 66, 67, 70, 72, 73 AND 75-77. HOWARD COUNTY HEALTH DEPARTMENT

B. Nolan for Peter Beilman 2/6/08
 HOWARD COUNTY HEALTH OFFICER

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING.

John Dammus 2/6/08
 CHIEF, DEVELOPMENT ENGINEERING DIVISION

Janice L. Layton 2/12/08
 DIRECTOR

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF THAT THE INFORMATION SHOWN HEREON IS CORRECT, THAT IT IS PART OF THE LAND CONVEYED BY WINCHESTER HOMES INC., AND WINCHESTER HOMES INC., NOMINEE FOR ELIOAK LLC, TO ELIOAK LLC BY DEED DATED MARCH 31, 2006 AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER 9935 AT FOLIO 561; PART OF THE LAND CONVEYED BY WINCHESTER HOMES INC., AND WINCHESTER HOMES INC., NOMINEE FOR ELIOAK LLC, TO HOWARD COUNTY, MARYLAND, BY DEED DATED OCTOBER 17, 2005 AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER 10017 AT FOLIO 378; AND PART OF THE LAND CONVEYED BY WINCHESTER HOMES INC., NOMINEE FOR ELIOAK LLC, TO WINCHESTER HOMES INC., BY DEED DATED DECEMBER 6, 2006 AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER 10425 AT FOLIO 510 AND THAT ALL MONUMENTS ARE IN PLACE OR WILL BE IN PLACE PRIOR TO ACCEPTANCE OF THE ROADS BY HOWARD COUNTY, IN ACCORDANCE WITH THE ANNOTATED CODE OF MARYLAND, AS AMENDED.

Donald Mason 9/13/07
 DONALD A. MASON
 REGISTERED PROFESSIONAL LAND SURVEYOR
 MARYLAND NO. 21320
 FOR BENCHMARK ENGINEERING, INC.
 MARYLAND NO. 351

OWNER'S CERTIFICATE

WE, ELIOAK LLC, WINCHESTER HOMES INC., AND HOWARD COUNTY, OWNERS OF THE PROPERTY SHOWN HEREON, HEREBY ADOPT THIS PLAN OF SUBDIVISION, AND IN CONSIDERATION OF 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, FLOODPLAINS AND OPEN SPACE WHERE APPLICABLE, AND FOR GOOD AND OTHER VALUABLE CONSIDERATION, HEREBY GRANTS THE RIGHT AND OPTION TO HOWARD COUNTY TO ACQUIRE THE FEE SIMPLE TITLE TO THE BEDS OF THE STREETS AND/OR ROADS AND FLOODPLAINS, STORM DRAINAGE FACILITIES AND OPEN SPACE WHERE APPLICABLE, (3) THE RIGHT TO REQUIRE DEDICATION OF WATERWAYS AND DRAINAGE EASEMENTS FOR THE SPECIFIC PURPOSE OF THEIR CONSTRUCTION, REPAIR AND MAINTENANCE, AND (4) THAT NO BUILDING OR SIMILAR STRUCTURE OF ANY KIND SHALL BE ERRECTED ON OR OVER THE SAID EASEMENTS AND RIGHTS-OF-WAY, WITNESS OUR HANDS THESE 13th, 14th, 24th & 26th days of September, 2007

Kenneth Ulman 9/13/07
 KENNETH ULMAN, COUNTY EXECUTIVE

Lawrence B. Burrows 9-14-07
 LAWRENCE B. BURROWS, PRESIDENT
 FOR WINCHESTER HOMES, INC.

Steven K. Breedren 9-13-07
 STEVEN K. BREEDEN, MEMBER OF ELIOAK, L.L.C.

Lonnie Robbins 9/13/07
 LONNIE ROBBINS
 CHIEF ADMINISTRATIVE OFFICER

Rosalie DeBatt 9-14-07
 ROSALIE DEBATT

John M. Cony 9/26/07
 JOHN M. CONY

John M. Cony 9/13/07
 JOHN M. CONY

THE SOLE AND ONLY PURPOSES OF THIS PLAT IS TO RESUBDIVIDE PREVIOUSLY RECORDED BULK PARCELS 'AA' THRU 'GG' AND NON-BUILDABLE PARCELS F & S, PLAT NUMBERS 18031-18045, INTO 35 BUILDABLE LOTS AND 11 PRESERVATION PARCELS (ONE SOLELY FOR COMMUNITY SEPTIC DISPOSAL), TO ADD A 20' PUBLIC SEWER & UTILITY EASEMENT AND REVISE FOREST CONSERVATION EASEMENT #17 ON PRESERVATION PARCEL 'F' TO DELETE 0.09 ACRES OF FOREST CONSERVATION EASEMENT #2 ON PROPOSED LOT 45 AND TO ADD FOREST CONSERVATION EASEMENTS ON PARCELS E, R, U, Z, CC AND DD.

RECORDED AS PLAT NO. 19725
 ON 2/14/08 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

RIVERWOOD - PHASE 2

LOTS 43 THRU 77, NON-BUILDABLE PRESERVATION PARCELS 'T' THRU 'Z', 'AA' THRU 'DD' AND NON-BUILDABLE BULK PARCEL 'II' A RESUBDIVISION OF NON-BUILDABLE BULK PARCELS 'AA' THRU 'GG' AND PRESERVATION PARCELS 'F' AND 'S'; AND A REVISION OF NON-BUILDABLE PRESERVATION PARCEL 'E' & 'R' PLAT NUMBERS 18031, 18032, 18034, 18035-18043 WP-02-64, S-02-009, P-03-10, F-04-82, WP-05-98, P-04-09, RE-06-06

THIRD ELECTION DISTRICT OF HOWARD COUNTY, MARYLAND
 TAX MAP: 23 TAX MAP: 29 GRID: SCALE: 1" = 100'
 GRID: 21 3, 4, 9 & 10 DATE: SEPT., 2007
 PARCEL: 86 PARCEL: 20 & 86
 ZONED: RC-DEO ZONED: RC-DEO SHEET: 6 OF 7

WETLAND LINE TABLE		WETLAND LINE TABLE			
LINE BEARING	LENGTH	LINE BEARING	LENGTH		
W239	S12°51'42"E	14.48'	W288	S69°50'14"E	39.09'
W240	S03°19'16"E	23.08'	W289	S79°53'27"E	22.10'
W241	S18°32'31"E	20.54'	W290	S28°45'51"E	16.93'
W242	S71°46'46"E	24.26'	W291	S25°04'53"E	30.41'
W243	S89°40'58"E	28.84'	W292	S10°38'13"W	27.72'
W244	N39°01'47"E	16.24'	W293	S06°48'19"W	26.48'
W245	N56°48'00"W	11.33'	W294	N44°26'07"E	13.58'
W246	N63°48'12"E	16.40'	W295	S16°29'18"E	21.19'
W247	N1°02'38"W	11.63'	W296	S58°17'21"E	26.87'
W248	N50°17'20"W	9.16'	W297	S69°18'33"E	32.11'
W249	N85°23'54"W	18.41'	W298	S65°53'21"E	39.83'
W250	N65°41'50"W	25.94'	W299	S59°21'30"E	32.32'
W251	N38°31'39"W	8.44'	W300	S78°40'14"E	28.40'
W252	N66°13'21"E	30.14'	W301	S35°21'27"E	38.97'
W253	S18°38'34"E	10.10'	W302	S47°10'41"W	30.69'
W254	S44°30'56"E	17.13'	W303	S28°37'15"E	27.90'
W255	N86°49'22"E	17.78'	W304	S41°15'11"E	24.20'
W256	S85°18'24"E	17.12'	W305	S50°43'25"W	36.60'
W257	N78°21'02"E	10.60'	W306	N58°36'44"W	22.79'
W258	S28°23'53"E	20.45'	W307	N53°49'09"E	23.28'
W259	S00°47'07"E	22.50'	W308	S08°30'38"W	24.54'
W260	S47°37'32"E	12.82'	W309	S16°09'48"E	20.60'
W261	S50°38'47"W	27.89'	W310	S81°22'08"E	18.62'
W262	S67°19'23"E	17.13'	W311	S81°51'27"E	16.78'
W263	N50°38'47"E	18.85'	W312	N32°54'58"E	13.41'
W264	S34°07'54"E	7.46'	W313	N20°20'01"W	20.45'
W265	S63°31'27"E	20.60'	W314	N00°41'36"W	9.90'
W266	S83°40'09"E	30.17'	W315	S88°43'38"E	17.45'
W267	S66°08'25"E	32.35'	W316	S37°48'09"E	19.27'
W268	S68°58'10"E	37.84'	W317	S20°09'22"E	15.21'
W269	S38°16'54"E	18.73'	W318	N78°05'13"E	19.50'
W270	N56°53'19"E	28.86'	W319	N30°52'05"E	6.36'
W271	S24°43'00"E	28.55'	W320	N02°27'46"E	112.39'
W272	S01°27'21"W	36.00'	W321	S60°31'16"E	23.45'
W273	S37°24'56"W	25.28'	W322	S44°53'17"E	40.72'
W274	S68°54'02"W	32.40'	W323	S52°18'05"E	42.89'
W275	S04°29'29"E	13.92'	W324	S50°27'31"E	38.85'
W276	S31°01'04"E	37.02'	W325	S39°05'38"E	39.22'
W277	S57°13'35"E	28.32'	W326	S04°57'10"W	13.44'
W278	S79°44'03"E	18.88'	W327	N62°12'42"W	18.04'
W279	S77°04'14"E	11.22'	W328	S64°20'46"W	20.62'
W280	S41°02'10"E	8.41'	W329	S16°48'45"W	18.09'
W281	S43°28'28"E	19.14'	W330	S11°12'08"E	17.97'
W282			W331	S61°31'04"E	15.22'

FLOODPLAIN LINE TABLE								
LINE BEARING	LENGTH	LINE BEARING	LENGTH	LINE BEARING	LENGTH	LINE BEARING	LENGTH	
F145	N67°22'25"E	49.25'	F563	S67°55'29"W	52.99'	F619	S89°59'32"E	29.55'
F146	N70°13'23"E	11.01'	F564	N85°33'57"W	43.34'	F620	N88°04'06"E	20.51'
F147	S74°17'32"W	10.18'	F565	N72°27'55"W	37.31'	F621	S68°00'54"E	14.16'
F148	S70°57'28"W	84.85'	F566	S85°35'56"W	29.81'	F622	S31°21'35"E	22.13'
F149	S88°40'57"W	20.51'	F567	S55°51'24"W	68.53'	F623	S11°28'59"E	28.93'
F150	N87°16'21"W	9.91'	F568	S80°20'45"W	32.07'	F624	S12°59'14"E	22.52'
F151	N42°30'27"W	25.05'	F569	S81°25'12"W	79.72'	F625	S60°34'45"E	4.04'
F152	N32°25'38"W	52.53'	F570	S64°25'40"W	62.31'	F626	N88°28'11"E	20.85'
F153	N43°46'59"W	23.30'	F571	S44°22'21"W	77.28'	F627	N85°05'54"E	19.97'
F154	N82°46'19"W	16.48'	F572	S47°34'12"W	68.48'	F628	S63°12'57"E	22.01'
F155	N84°23'30"W	50.20'	F573	S27°47'18"W	77.61'	F629	S47°44'12"E	16.10'
F156	N87°20'45"W	33.09'	F574	S28°28'56"W	52.64'	F630	S28°23'41"E	21.16'
F157	N79°38'29"W	34.82'	F575	S62°17'28"W	38.83'	F631	S00°23'08"W	32.38'
F158	N66°14'48"W	29.93'	F576	S78°55'47"W	25.47'	F632	S11°04'11"E	24.27'
F159	N48°06'23"W	75.25'	F577	S56°17'43"W	1.37'	F633	S58°08'19"E	32.30'
F160	N61°04'03"W	59.89'	F578	S35°48'37"W	46.29'	F634	N67°59'55"E	49.26'
F161	N77°36'10"W	47.95'	F579	S30°46'28"W	31.53'	F635	S78°47'54"E	46.98'
F162	N63°19'25"W	23.57'	F580	S31°16'50"W	42.02'	F636	S63°24'45"E	78.15'
F163	N23°46'16"W	20.86'	F581	S30°25'16"W	47.89'	F637	S51°20'33"E	40.46'
F164	N05°20'04"E	41.07'	F582	S22°57'52"W	31.22'	F638	S34°23'56"E	73.54'
F165	N27°54'16"W	5.81'	F583	S15°11'00"W	79.56'	F639	S03°31'55"E	43.86'
F166	N52°06'37"W	22.67'	F584	S03°13'49"E	69.15'	F640	S08°50'55"W	142.53'
F167	N61°16'53"W	12.20'	F585	S19°03'36"E	49.03'	F641	S18°41'23"E	106.86'
F168	N67°16'04"W	49.27'	F586	S24°46'52"E	34.59'	F642	S05°01'04"W	44.53'
F169	N59°31'17"W	22.41'	F587	S62°42'40"E	18.23'	F643	S04°22'39"E	86.81'
F170	N77°38'11"W	22.44'	F588	S49°41'59"E	19.61'	F644	S12°14'35"E	117.87'
F171	S77°05'13"W	19.15'	F589	S62°42'40"E	18.23'	F645	S08°25'21"E	86.10'
F172	S76°10'07"W	45.62'	F590	S69°56'42"E	17.75'	F646	S25°05'27"E	82.20'
F173	S87°45'29"W	23.58'	F591	S80°46'17"E	26.71'	F647	S60°19'20"E	143.62'
F174	N81°10'43"W	111.27'	F592	S76°58'39"E	22.52'	F648	S65°22'13"E	107.14'
F175	N86°27'27"W	46.46'	F593	S75°53'50"E	32.52'	F649	S28°10'39"E	51.34'
F176	S64°00'49"W	17.09'	F594	S82°24'05"E	11.92'	F650	S10°40'45"W	20.12'
F177	S62°46'18"W	15.51'	F595	N00°00'00"E	11.03'	F651	S39°41'09"W	87.05'
F178	S39°47'27"W	6.16'	F596	N87°47'46"E	10.25'	F652	S14°48'42"E	69.55'
F179	S21°47'28"W	6.37'	F597	N00°00'00"E	5.91'	F653	S14°47'13"W	65.06'
F180	S16°55'09"W	9.48'	F598	N87°52'40"E	10.64'	F654	S26°53'49"W	140.98'
F181	S17°20'44"W	6.61'	F599	S87°57'13"E	11.04'	F655	S62°35'25"E	44.04'
F182	S05°51'11"W	15.45'	F600	N88°58'04"E	20.71'	F656	N77°28'49"W	137.31'
F183	S00°53'43"E	12.75'	F601	S85°57'38"E	49.94'	F657	S68°38'47"E	24.52'
F184	S45°53'43"E	12.00'	F602	S78°24'13"E	85.75'	F658	S08°39'23"E	13.52'
F185	S72°17'59"E	17.72'	F603	N85°57'26"E	78.55'	F659	S44°50'49"E	80.62'
F186	N83°52'52"E	25.68'	F604	N88°49'06"E	23.80'	F660	S47°49'32"W	0.10'
F187	N81°28'29"E	80.39'	F605	N77°37'12"E	42.13'	F661	S89°06'17"W	12.24'
F188	S54°09'53"E	52.09'	F606	N83°29'15"E	35.01'	F662	S44°06'17"W	15.00'
F189	S23°40'06"E	52.98'	F607	S79°59'13"E	45.48'	F663	S5015'21"E	46.37'
F190	S28°15'46"E	199.31'	F608	S59°19'07"E	39.97'	F664	S84°07'24"W	93.22'
F191			F609	S41°34'06"E	35.74'	F665	N69°55'37"W	51.83'
F192			F610	S39°28'30"E	46.37'	F666	N58°28'35"W	56.01'
F193			F611	S64°50'05"E	68.25'	F667	N49°02'37"W	108.08'
F194			F612	S65°18'42"E	52.27'	F668	N25°05'24"W	136.13'
F195			F613	S54°27'38"E	33.29'	F669	N62°40'51"W	26.68'
F196			F614	S45°38'08"E	47.73'	F670	N42°41'40"W	22.91'
F197			F615	S37°30'50"E	57.33'	F671	N15°09'13"W	51.99'
F198			F616	S41°54'07"E	39.45'	F672	N27°15'26"W	35.33'
F199			F617	S58°45'27"E	25.82'	F673	N32°29'19"W	53.05'
F200			F618	S84°15'02"E	27.75'	F674	N35°44'18"W	61.39'
F201			F619	S89°06'17"E	11.63'	F675	S60°43'55"W	10.87'
F202			F620	S00°53'43"E	12.75'	F676	S68°23'40"W	12.17'
F203			F621	S45°53'43"E	12.00'	F677	N51°13'38"W	21.46'
F204			F622	S72°17'59"E	17.72'	F678	N41°56'18"W	30.45'
F205			F623	N83°52'52"E	25.68'	F679	N42°56'22"W	9.34'
F206			F624	N81°28'29"E	80.39'	F680	N35°16'21"W	37.55'
F207			F625	S54°09'53"E	52.09'	F681	N42°13'15"W	6.43'
F208			F626	S23°40'06"E	52.98'	F682	N56°31'58"W	15.82'
F209			F627	S28°15'46"E	199.31'	F683	N83°17'12"W	8.07'
F210			F628	S88°40'57"W	20.51'	F684	S57°45'28"E	23.29'
F211			F629	S57°45'28"E	23.58'	F685	S61°46'12"E	39.85'
F212			F630	S61°46'12"E	39.85'	F686	S45°18'18"E	44.35'

LEGEND

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

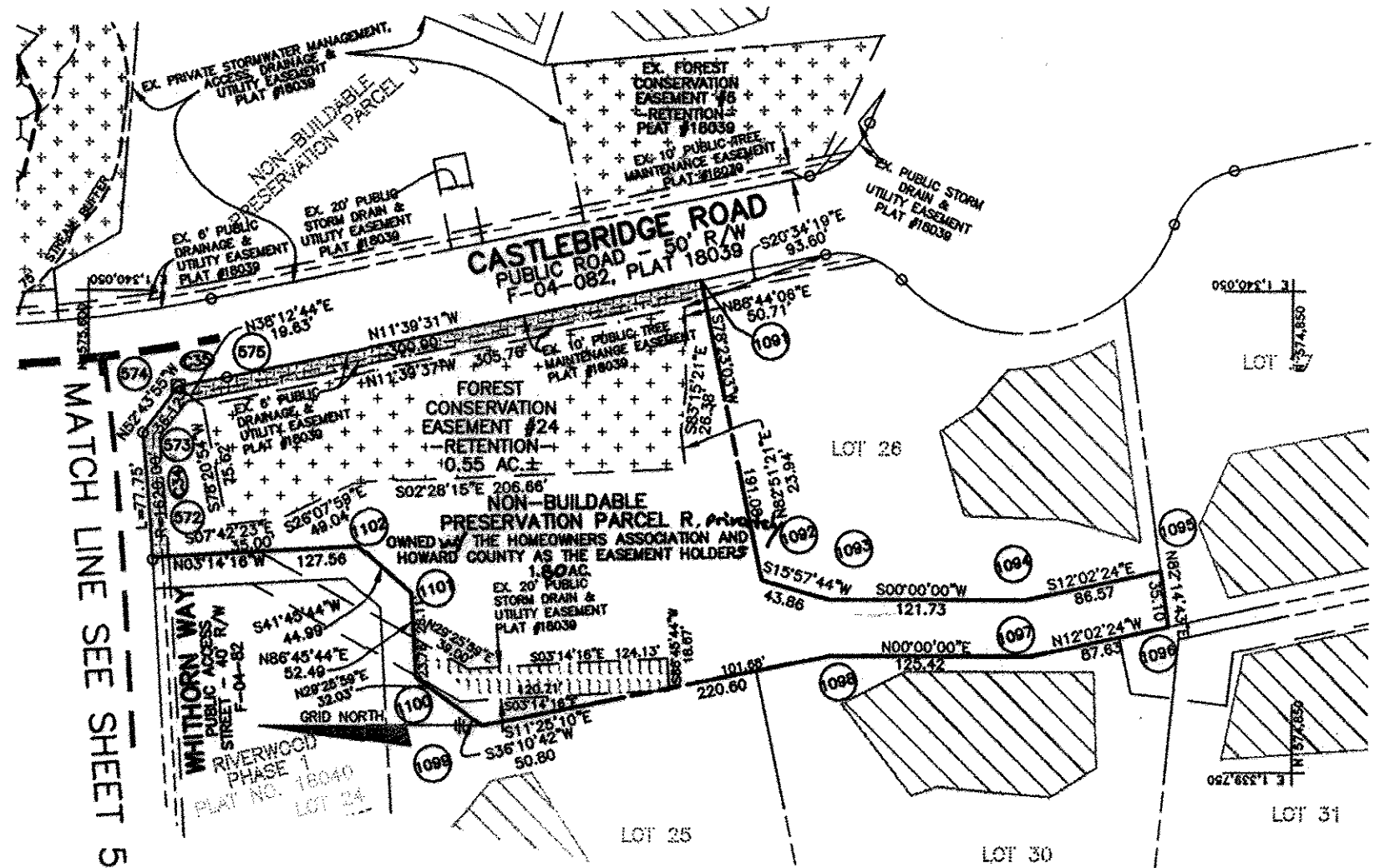
COORDINATE CHART (NAD '83)

BOUNDARY COORDINATES		
No.	NORTH	EAST
572	575559.44	1339883.95
573	575565.76	1339961.43
574	575543.89	1339990.18
575	575513.66	1339995.89
1091	575218.97	1340056.70
1092	575180.49	1339869.53
1093	575138.32	1339857.47
1094	575016.60	1339857.47
1095	574921.94	1339875.53
1096	574927.20	1339840.75
1097	575012.91	1339822.47
1098	575138.32	1339822.47
1099	575354.56	1339778.80
1100	575395.56	1339808.78
1101	575398.52	1339861.19
1102	575432.09	1339891.16

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

Donald Mason 9/13/07
 DONALD A. MASON
 REGISTERED PROFESSIONAL LAND SURVEYOR
 MARYLAND NO. 21320
 FOR BENCHMARK ENGINEERING, INC.
 MARYLAND NO. 351

Stu 9-13-07
 STEVEN K. BREEDEN
 MEMBER, ELOAK, L.L.C.



AREA TABULATION CHART

TOTAL NUMBER OF LOTS AND/OR PARCELS TO BE RECORDED	
BUILDABLE	0
OPEN SPACE	0
BUILDABLE PRESERVATION PARCELS	0
NON-BUILDABLE PRESERVATION PARCELS	1
NON-BUILDABLE BULK PARCELS	0
TOTAL AREA OF LOTS AND/OR PARCELS TO BE RECORDED	
BUILDABLE	N/A
OPEN SPACE	N/A
BUILDABLE PRESERVATION PARCELS	N/A
NON-BUILDABLE PRESERVATION PARCELS	1.80± 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	1.80± AC.

BENCHMARK ENGINEERING, INC.
 ENGINEERS & LAND SURVEYORS & PLANNERS
 8480 BALTIMORE NATIONAL PIKE ▲ SUITE 418
 ELLICOTT CITY, MARYLAND 21043
 phone: 410-465-8105 ▲ fax: 410-465-6644
 www.bei-civilengineering.com

CURVE DATA TABLE

CURVE	RADIUS	ARC	DELTA	TANGENT	CHORD
C34	1620.00'	77.75'	2°44'59"	38.88'	S85°20'04"W 77.74'
C35	925.00'	30.77'	1°54'21"	15.39'	S10°42'26"E 30.77'

OWNER/DEVELOPER:
 PARCELS AA THROUGH GG, F AND S
 ELOAK, L.L.C.
 P.O. BOX 417
 ELLICOTT CITY, MARYLAND 21041
 410-465-4244

OWNER: PARCEL E
 HOWARD COUNTY, MARYLAND
 3430 COURTHOUSE DRIVE
 ELLICOTT CITY, MARYLAND 21043

OWNER: PARCEL R
 WINCHESTER HOMES, INC.
 6905 ROCKLEDGE DRIVE, SUITE 800
 BETHESDA, MARYLAND 20817

APPROVED: FOR PRIVATE WATER AND PRIVATE SEWER SYSTEMS FOR LOTS 43-45, 48, 49, 57-59,