

**GENERAL NOTES**

- THE SUBJECT PROPERTY IS ZONED R-20 PER THE 2-02-04 COMPREHENSIVE ZONING PLAN AND THE COMP LITE ZONING AMENDMENTS EFFECTIVE 7-28-06.
- BEARINGS ARE BASED ON GRID NORTH OF THE MARYLAND STATE PLANE COORDINATE SYSTEM AND ARE REFERRED TO HOWARD COUNTY GEODETIC CONTROL MONUMENTS 41C2 AND 0057, AS PUBLISHED. ELEVATIONS ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988.  
STATION 0057 STATION 41C2  
GRID NORTH: 550,835.21 GRID NORTH: 551,616.42  
GRID EAST: 1,347,017.69 GRID EAST: 1,348,104.23  
COMBINED SCALE FACTOR: 0.999963822 COMBINED SCALE FACTOR: 0.999966402  
CONVERGENCE ANGLE: 00°04'36" CONVERGENCE ANGLE: 00°04'45"
- AREAS AND ACRES STATED HEREON ARE MORE OR LESS. EXPRESSION OF AREA TO LESS THAN ONE ONE-HUNDRETH (0.01) ACRE CAN NOT BE RETRACED BY CURRENT LAND SURVEYING TECHNIQUES.
- DRIVEWAYS SHALL BE PROVIDED PRIOR TO THE ISSUANCE OF A USE IN OCCUPANCY PERMIT FOR ANY NEW DWELLINGS TO INSURE SAFE ACCESS FOR THE FIRE AND EMERGENCY VEHICLES PER THE FOLLOWING MINIMUM REQUIREMENTS:  
A. WIDTH-12' (16' IF SERVING MORE THAN ONE RESIDENCE);  
B. SURFACE-6" OF COMPACTED CRUSHER RUN BASE WITH TAR AND CHIP COATING (1-1/2" MIN.);  
C. GEOMETRY-MAX. 14% GRADE, MAX. 10% GRADE CHANGE AND MIN. 45' TURNING RADIUS;  
D. STRUCTURES (CULVERTS/BRIDGES)-CAPABLE OF SUPPORTING 25 CROSS TONS (H25 LOADING);  
E. DRAINAGE EASEMENTS-CAPABLE OF SAFELY PASSING 100 YEAR FLOOD WITH NO MORE THAN 1 FOOT DEPTH OVER DRIVEWAY SURFACE;  
F. MAINTENANCE-SUFFICIENT TO INSURE ALL WEATHER USE.
- PRELIMINARY EQUIVALENT SKETCH PLAN SP-09-04 WAS APPROVED, PER PLANNING BOARD CASE NO. 384, ON AUGUST 19, 2009.
- WATER AND SEWER SERVICE TO THIS PARCEL WILL BE GRANTED UNDER THE PROVISIONS OF SECTION 16.122 OF THE HOWARD COUNTY CODE. PUBLIC WATER AND SEWER ALLIANCE WILL BE GRANTED AT THE TIME OF ISSUANCE OF THE BUILDING PERMIT IF CAPACITY IS AVAILABLE AT THAT TIME. WATER WILL BE PROVIDED THROUGH CONTRACT NO. 34-4448-D. SEWER WILL BE PROVIDED THROUGH CONTRACT NO. 34-4448-D.
- NO CLEARING, GRADING, OR CONSTRUCTION IS PERMITTED WITHIN THE 100-YR FLOODPLAIN, WETLANDS, STREAMS, OR THEIR BUFFERS, EXCEPT AS SPECIFIED IN WP-05-87, AND WP-07-68. NO CLEARING, GRADING, OR CONSTRUCTION IS PERMITTED WITHIN THE FOREST CONSERVATION EASEMENTS. NO DISTURBANCES ARE PERMITTED UNDER THIS REDESIGNED SUBDIVISION PLAN EXCEPT FOR ESSENTIAL PUBLIC SEWER LINE CONNECTIONS AND STORM DRAIN OUTFALL WEST OF LONG VIEW ROAD IN ACCORDANCE WITH SECTION 16.116(c) OF THE SUBDIVISION REGULATIONS.
- FOR FLAG OR PIPE STEM LOTS, REFUSE COLLECTION, SNOW REMOVAL AND ROAD MAINTENANCE ARE PROVIDED TO THE JUNCTION OF THE FLAG OR PIPE STEM AND ROAD RIGHT-OF-WAY LINE AND NOT ONTO THE PIPE STEM LOT DRIVEWAY.
- THIS PROPERTY IS LOCATED WITHIN THE METROPOLITAN DISTRICT.
- THERE ARE EXISTING DWELLINGS AND STRUCTURES LOCATED ON LOTS 4, 5, AND 6 THAT ARE NOT TO BE DEMOLISHED, EXTENSIONS OR ADDITIONS TO THE EXISTING DWELLINGS AND STRUCTURES ARE TO BE CONSTRUCTED AT A DISTANCE LESS THAN THE ZONING REGULATION REQUIREMENTS.
- THE DEVELOPER RESERVES UNTO ITSELF, ITS SUCCESSORS AND ASSIGNS, ALL EASEMENTS SHOWN ON THIS PLAN FOR WATER, SEWER, STORM DRAINAGE, OTHER PUBLIC UTILITIES AND FOREST CONSERVATION (DESIGNATED AS FOREST CONSERVATION AREA), LOCATED IN, ON, OVER AND THROUGH LOTS/PARCELS, ANY CONVEYANCES OF THE AFORESAID LOTS/PARCELS SHALL BE SUBJECT TO THE EASEMENTS HEREIN RESERVED, WHETHER OR NOT EXPRESSLY STATED IN THE DEED(S) CONVEYING SAID LOTS/PARCELS. DEVELOPER SHALL EXECUTE AND DELIVER DEEDS FOR THE EASEMENTS HEREIN RESERVED TO HOWARD COUNTY WITH A METES AND BOUNDS DESCRIPTION OF THE FOREST CONSERVATION AREA. UPON COMPLETION OF THE PUBLIC UTILITIES AND THEIR ACCEPTANCE BY HOWARD COUNTY, AND IN THE CASE OF THE FOREST CONSERVATION EASEMENT(S), UPON COMPLETION OF THE DEVELOPER'S OBLIGATIONS UNDER THE FOREST CONSERVATION INSTALLATION AND MAINTENANCE AGREEMENT EXECUTED BY THE DEVELOPER AND THE COUNTY, AND THE RELEASE OF THE DEVELOPER'S SURETY POSTED WITH SAID AGREEMENT, THE COUNTY SHALL ACCEPT THE EASEMENTS AND RECORD THE DEED(S) OF EASEMENT IN THE LAND RECORDS OF HOWARD COUNTY.
- THIS PLAN IS SUBJECT TO DPT FILES F-05-11, WP-07-66, WP-04-69, BA-03-67C, BA-82-40E, BA-891C, BA-952C, SDP-79-16, SDP-83-91, S-05-06, WP-05-87, BA-91-36E, WP-75-05, P-07-08, F-08-23, BA-08-02C, SDP-09-33, WP-09-33, SP-09-04, WP-09-119, F-09-66, PB-384, WP-09-122, WP-09-160, SDP-10-03, AND F-10-12.
- THE FOREST CONSERVATION EASEMENTS HAVE BEEN ESTABLISHED TO FULFILL THE REQUIREMENTS OF SECTION 16.1200 OF THE HOWARD COUNTY CODE AND FOREST ACT. NO CLEARING, GRADING, OR CONSTRUCTION IS PERMITTED WITHIN THE FOREST CONSERVATION EASEMENT; HOWEVER FOREST MANAGEMENT PRACTICES AS DEFINED IN THE DEED OF FOREST CONSERVATION EASEMENT ARE ALLOWED. THE FOREST CONSERVATION OBLIGATION OF 4.17 AC. HAS BEEN FULFILLED BY THE RETENTION OF 2.04 AC. AND REFORESTATION OF 2.13 AC. THE TOTAL FINANCIAL SURETY OBLIGATION IS \$64,165.00.
- APFO TRAFFIC STUDY WAS PREPARED BY THE TRAFFIC GROUP, DATED OCTOBER 3, 2008, AND APPROVED UNDER SP-09-04.
- LANDSCAPING IS PROVIDED IN ACCORDANCE WITH LANDSCAPE PLAN INCLUDED WITH THE ROAD CONSTRUCTION PLANS IN ACCORDANCE WITH SECTION 16.124 OF THE HOWARD COUNTY CODE AND THE LANDSCAPE MANUAL. THE TOTAL FINANCIAL SURETY IS \$26,040.00.

**AREA TABULATION**

NUMBER OF LOTS OR PARCELS	
TOTAL NUMBER OF BUILDABLE LOTS TO BE RECORDED	24
TOTAL NUMBER OF OPEN SPACE LOTS TO BE RECORDED	4
TOTAL NUMBER OF NON BUILDABLE BULK PARCELS TO BE RECORDED	1
TOTAL NUMBER OF LOTS TO BE RECORDED	29

AREA OF LOTS OR PARCELS	
TOTAL AREA OF BUILDABLE LOTS TO BE RECORDED	6.7951 AC
TOTAL AREA OF OPEN SPACE LOTS TO BE RECORDED	20.0866 AC
TOTAL AREA OF NON BUILDABLE BULK PARCELS TO BE RECORDED	0.8519 AC
TOTAL AREA OF LOTS TO BE RECORDED	27.7336 AC
TOTAL AREA OF ROADWAY TO BE RECORDED	0.9789 AC
TOTAL AREA TO BE RECORDED	28.7125 AC

**GENERAL NOTES (CONTINUED)**

- STORMWATER MANAGEMENT TO BE PROVIDED FOR THIS DEVELOPMENT BY A POCKET POND AND WILL BE PRIVATELY OWNED AND MAINTAINED BY THE H.O.A. RAINGARDENS WILL PROVIDE WATER QUALITY FOR LOTS 29-32. Rev is PROVIDED BY GRAVEL TRENCH AND WQV IS PROVIDED WITHIN THE POCKET POND.
- A NOISE STUDY WAS PERFORMED BY ROBERT H. VOGEL ENGINEERING, INC., DATED OCTOBER 16, 2006 AND APPROVED BY HOWARD COUNTY UNDER P-07-08. THE 65 dBA NOISE LINE DRAWN ON THIS SUBDIVISION PLAN IS ADVISORY AS REQUIRED BY THE HOWARD COUNTY DESIGN MANUAL, CHAPTER 5, REVISED FEBRUARY, 1992 AND CANNOT BE CONSIDERED TO EXACTLY LOCATE THE 65 dBA NOISE EXPOSURE. THE 65 dBA NOISE LINE WAS ESTABLISHED BY HOWARD COUNTY TO ALERT DEVELOPERS, BUILDERS AND FUTURE RESIDENTS THAT AREAS BEYOND THIS THRESHOLD MAY EXCEED GENERALLY ACCEPTED NOISE LEVELS ESTABLISHED BY THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT.
- FLOOD PLAIN SHOWN ON-SITE IS BASED ON A STUDY PREPARED BY HOWARD COUNTY DATED JULY 2003.
- OPEN SPACE LOT 34 TO BE OWNED AND MAINTAINED BY THE HOWARD COUNTY DEPARTMENT OF RECREATION AND PARKS. OPEN SPACE LOTS 17, 23, & 35 ARE TO BE OWNED AND MAINTAINED BY THE H.O.A.
- TO THE BEST OF THE OWNERS' KNOWLEDGE AND INFORMATION, THERE ARE NO BURIAL GROUNDS, CEMETERIES OR HISTORICAL STRUCTURES ON THE SITE.
- A WETLANDS STUDY DATED 1/24/2004 WAS PREPARED BY ECO-SCIENCE PROFESSIONALS, INC. FOR THE SUBJECT PROPERTY.
- THIS SUBDIVISION PLAN IS SUBJECT TO THE AMENDED FIFTH EDITION OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS PER COUNCIL BILL NO. 45-2003, EFFECTIVE 10/2/03 AND THE ZONING REGULATIONS AMENDED BY COUNCIL BILL 75-2003. DEVELOPMENT OR CONSTRUCTION ON THESE LOTS 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.
- THIS PLAT IS BASED ON A BOUNDARY SURVEY BY FREDERICK WARD ASSOCIATES, INC. PERFORMED DURING MAY, 2003.
- THE USE-IN-COMMON DRIVEWAY MAINTENANCE AGREEMENT FOR LOTS 4, 5, & 6 HAS BEEN RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MD, WITH THE RECORDING OF FINAL PLAT NOS. 17392-17394, F-05-11, AS LIBER 9351, FOLIO 200.
- NON-BUILDABLE BULK PARCEL B WILL BE RESUBDIVIDED WHEN AFPO SCHOOL CAPACITY IS PROVIDED.
- NOISE MITIGATION IS PROVIDED BY A 6' HIGH WOODEN NOISE WALL OR NOISE WALL/EARTH BERM COMBINATION.
- USING THE NEIGHBORHOOD PRESERVATION DENSITY EXCHANGE OPTION DESCRIBED IN SECTION 12B.1 OF THE ZONING REGULATIONS, THE DEVELOPMENT RIGHTS FOR ONE (1) OF THE RESIDENTIAL UNITS/LOTS SHOWN ON THE SUBDIVISION PLAN FOR RIVERSIDE OVERLOOK, PHASE II HAS BEEN TRANSFERRED FROM RIVERSIDE ESTATES, LOT 10 LOCATED ON TAX MAP 41, PARCEL NO. 253.
- THIS "R-20" ZONED SUBDIVISION IS BEING DEVELOPED PURSUANT TO SECTION 107.E OF THE "R-ED" ZONING DISTRICT REGULATIONS INCLUDING THE PLANNING BOARD'S APPROVAL OF THE SUBDIVISION DESIGN, A 75' SETBACK FROM THE PROJECT BOUNDARY ADJOINING SINGLE FAMILY DETACHED DEVELOPMENTS AND THE OTHER CRITERIA REQUIREMENTS IN ACCORDANCE WITH SECTION 108.F.3 OF THE ZONING REGULATIONS.
- A USE-IN-COMMON DRIVEWAY MAINTENANCE AGREEMENT FOR LOTS 21 THRU 26, AND 29 THRU 32 WILL BE RECORDED IN THE HOWARD COUNTY LAND RECORDS ALONG WITH THE RECORDING OF THIS SUBDIVISION PLAN.
- APPROVAL OF A SITE DEVELOPMENT PLAN IS REQUIRED FOR THE DEVELOPMENT OF ALL RESIDENTIAL LOTS WITHIN THIS SUBDIVISION PRIOR TO ISSUANCE OF ANY GRADING OR BUILDING PERMITS FOR NEW HOUSE CONSTRUCTION IN ACCORDANCE WITH SECTION 16.155 OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS.
- OPEN SPACE LOTS 17, 23, AND 35 AS SHOWN ON THIS PLAN ARE HEREBY DEDICATED TO A HOMEOWNERS ASSOCIATION FOR THE RESIDENTS OF THIS SUBDIVISION AND THE ARTICLES OF INCORPORATION TO ESTABLISH THE HOA WAS RECORDED (RECEIPT NO. 0122-45319).
- THE 4' x 10' CONCRETE PADS, FOR A REFUSE AND RECYCLING COLLECTION PAD, LOCATED WITHIN THE USE-IN-COMMON DRIVEWAY EASEMENTS FOR LOTS 21-26 AND 29-33 WILL BE MAINTAINED BY THE OWNERS OF LOTS 21-26 AND 29-33 PURSUANT TO THE DECLARATION OF RIGHT OF ACCESS AND MAINTENANCE OBLIGATION RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MD, ALONG WITH THE RECORDING OF THIS PLAT.
- THE EXISTING HOUSE LOCATED ON LOT 4 IS A NON-CONFORMING STRUCTURE IN REGARDS TO THE REQUIRED 75' SETBACK FROM THE PROJECT BOUNDARY PER THE "R-ED" ZONING REGULATIONS.
- DEVELOPER TO SUBMIT A COPY OF ALL APPROVED DEMOLITION PERMITS AND PHOTOGRAPHS PRIOR TO AND SUBSEQUENT TO DEMOLITION OF SITE, AND PRIOR TO THE SIGNATURE APPROVAL OF THE FINAL PLAT ORIGINALS.
- THIS PLAN IS SUBJECT TO BA-08-002C, APPROVED APRIL 21, 2008; FOR A CHARITABLE OR PHILANTHROPIC INSTITUTION: OFFICES AND EDUCATIONAL PROGRAMS CONDITIONAL USES IN AN R-20 ZONING DISTRICT, BUILDING PERMIT MUST BE APPLIED FOR BY APRIL 21, 2010.

APFO PHASING SCHEDULE		
SUBDIVISION PHASE	NUMBER OF HOUSING UNITS/LOTS	ALLOCATION YEAR
PHASE 1	3 (EXISTING HOUSE LOTS)	N/A
PHASE 2	21 (20 GRANTED ALLOCATIONS + 1 CREDIT FOR EX. HOUSE)	2009
PHASE 3	4	2012 * (HOLD BIN FOR CLOSED SCHOOLS)
TOTAL	28 LOTS	

**OWNER**  
TRUSTEES OF THE STATE BOARD OF THE CHURCH OF GOD  
7340 LONG VIEW ROAD  
COLUMBIA, MD 21044-4260

**OWNER**  
REUWER LONG TERM HOLDINGS, LLC  
c/o DONALD REUWER, JR.  
5300 DORSEY HALL ROAD, SUITE 102  
ELLCOTT CITY, MD 21042-7819  
410-480-9105

**OWNER'S CERTIFICATE**

STATE BOARD OF TRUSTEES OF THE CHURCH OF GOD AND REUWER LONG TERM HOLDINGS, LLC, OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON, ADOPT THIS FINAL 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 OR STREET RIGHTS-OF-WAYS 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, THE FLOOD PLAINS AND OPEN SPACE WHERE APPLICABLE AND FOR GOOD AND VALUABLE CONSIDERATION, HEREBY GRANT THE RIGHT AND OPTION TO HOWARD COUNTY TO ACQUIRE THE FEE SIMPLE TITLE TO THE BEDS OF THE STREETS AND/OR ROADS AND FLOOD PLAINS, 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; 4) THAT NO BUILDING OR SIMILAR STRUCTURE OF ANY KIND SHALL BE ERRECTED ON OR OVER THE SAID EASEMENTS AND RIGHTS-OF-WAYS. WITNESS OUR HANDS THIS 12th DAY OF OCTOBER, 2009.

*Bo Lloyd Womack*  
B. LLOYD WOMACK, TRUSTEE

*William R. Kilby*  
WILLIAM R. KILBY, TRUSTEE

*Jerry C. Elder*  
JERRY C. ELDER, TRUSTEE

*Donald Reuwer, Jr.*  
REUWER LONG TERM HOLDINGS, LLC  
BY: DONALD REUWER, JR.

*Quincy Myers*  
WITNESS

*Quincy Myers*  
WITNESS

*Quincy Myers*  
WITNESS

*Meghan Dietz*  
WITNESS

**GENERAL NOTES (CONTINUED)**

- WAIVER PETITIONS REFERENCE:  
WP-07-66 Approved February 12, 2007. Waiver from Section 16.116 (a)(2) to allow grading, removal of vegetative cover and trees and paving disturbances within the 50' intermittent stream buffer for the construction of the Long View Road extension into the site with associated retaining wall and for the construction of a use-in-common driveway, T-turnaround and associated retaining wall which provided access to accommodate Lots 21 and 23.  
WP-05-087 Approved March 17, 2005. Waiver of Section 16.116(a)(2) to allow grading, removal of vegetative cover and trees, and paving disturbances within the intermittent stream and 50' stream buffer for the use of an existing 16' wide paved driveway to accommodate a use-in-common driveway to serve Lots 18 thru 23 and Open Space Lots 27 and 28; from Section 16.120(b)(4)(ii)b to allow the intermittent stream and 50' stream buffer to be located within the pipestem areas of Lots 18 thru 23 for residential lots or parcels less than 10 acres in size; from Section 16.121(e)(1) which requires that Open Space Lots 27 and 28 be provided with the minimum of 40 feet of public road frontage and from Sections 16.121(e)(2)(iii) and 16.120(b)(4)(ii) which requires that residential lots not be encumbered by access easements for stormwater management facilities or open space, except per Section 16.121(e) of the Subdivision Regulations to allow stormwater management access for Open Space Lot 28 by way of the proposed use-in-common driveway easement for Lots 18 thru 23.  
WP-09-33 Approved October 14, 2008. Waiver from Section 16.144(a) for an extension of final plan approval for F-08-023 to submit the final plat mylar original to the County within 180 days for signature.  
WP-09-122 Approved March 10, 2009. Waiver from Sections 16.144(k) and 16.147 requiring submission of a final subdivision plan for all divisions or resubdivisions of land situated within Howard County. The purpose of the waiver is to allow for the redlining of the existing signature approved final road construction plan drawing originals for F-08-023 and to revise the final plat to be consistent with the new redesign "R-ED" subdivision plan per SP-09-04 in lieu of submitting a new final plan for this project.  
WP-09-160 Approved April 16, 2009. Waiver from Section 16.144(a) for an extension of final plan approval for F-08-023 to submit the final plat mylar original to the County within 180 days for signatures approval and recording.

**OPEN SPACE TABULATION (BASED ON "R-ED" ZONING REGULATIONS)**

OPEN SPACE CALCULATION: 50% OF GROSS PROPERTY AREA  
OPEN SPACE REQUIRED: 14.36 AC. ( 0.50 x 28.71 )  
OPEN SPACE PROVIDED: 20.08 AC. OR 69.9 %

RECREATION OPEN SPACE REQUIRED: 8,400 SF.  
FOR SINGLE FAMILY DETACHED UNITS : 28 @ 300 SF PER UNIT = 8,400 SF  
REC. OPEN SPACE PROVIDED: 11,285 SF. OR 0.26 AC. (P/O LOT 17)  
REC. OPEN SPACE/ ACTIVE: 4,437 SF.  
REC. OPEN SPACE/PASSIVE : 6,848 SF.

PASSIVE RECREATIONAL OPEN SPACE ONLY:  
NO STRUCTURES ARE ALLOWED.  
RECREATIONAL FACILITIES SUCH AS BASKETBALL OR TENNIS COURTS, FENCES, SWIMMING POOLS, PLAYGROUND EQUIPMENT OR TOT LOTS, ETC. THAT ARE PERMANENTLY ATTACHED TO THE GROUND ARE CONSIDERED TO BE STRUCTURES AND ARE NOT PERMITTED WITHIN THE PROPOSED RECREATIONAL AREA.

DENSITY TABULATION CHART	
TOTAL GROSS AREA OF SUBDIVISION	28.71 ACRES
AREA OF 100 YEAR FLOODPLAIN	13.61 ACRES
AREA OF 25% STEEP SLOPES (OUTSIDE OF FLOODPLAIN)	1.41 ACRES
NET TRACT AREA OF SUBDIVISION	13.69 ACRES
NUMBER OF RESIDENTIAL UNITS ALLOWED BY RIGHT-BASE DENSITY	27 (NET AREA/2 BASED ON "R-ED" ZONE)
NUMBER OF RESIDENTIAL UNITS ALLOWED DENSITY EXCHANGE - BONUS DENSITY	29 (UP TO 10% MORE UNITS)
NUMBER OF RESIDENTIAL UNITS PROPOSED	28
NUMBER OF NEIGHBORHOOD PRESERVATION DEO RIGHTS REQUIRED	1 (28-27 BASE DENSITY)

NEIGHBORHOOD PRESERVATION DENSITY EXCHANGE CHART	
TOTAL GROSS AREA OF SUBDIVISION	28.71 ACRES
NET ACREAGE OF SUBDIVISION	13.69 ACRES
NUMBER OF RESIDENTIAL UNITS ALLOWED BY RIGHT-BASE DENSITY	27 (NET AREA/2 BASED ON "R-ED" ZONE)
NUMBER OF RESIDENTIAL UNITS ALLOWED DENSITY EXCHANGE - BONUS DENSITY	29 (UP TO 10% MORE UNITS)
NUMBER OF RESIDENTIAL UNITS PROPOSED	28
NUMBER OF NEIGHBORHOOD PRESERVATION DEO RIGHTS REQUIRED	1 (28-27 BASE DENSITY)
SENDING PARCEL INFORMATION	1 DEO UNIT FROM RIVERSIDE ESTATES, LOT 10, TAX MAP NO. 41, PARCEL NO. 253, F-10-12.

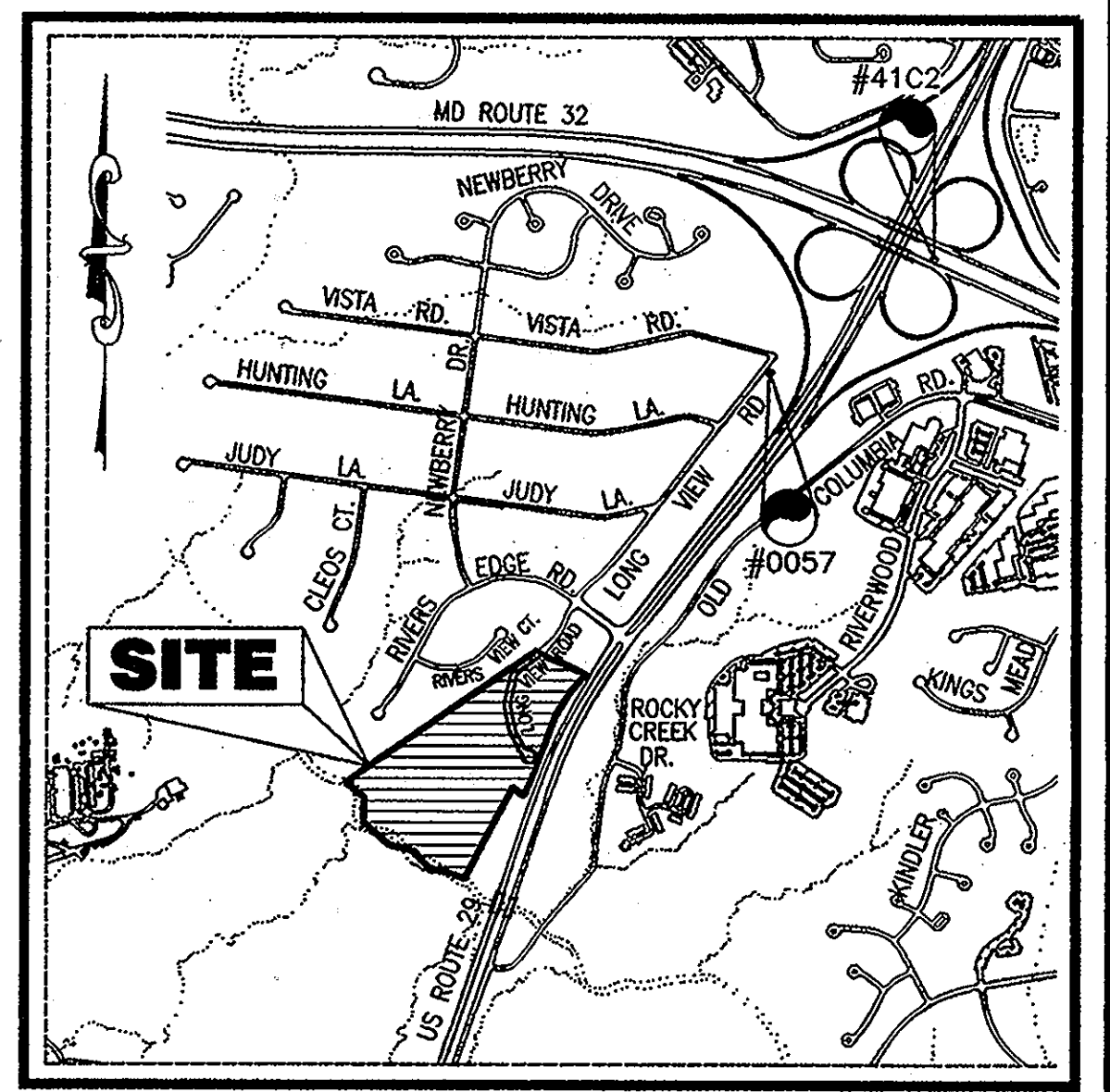
**DEVELOPER:**  
BENDER PROPERTY II, LLC  
c/o JARED SPAHN, PRESIDENT  
5504 DORSEY HALL DRIVE  
ELLCOTT CITY, MD 21042

**SURVEYOR'S CERTIFICATE**

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT. THAT IT IS, IN PART, A SUBDIVISION OF THE LAND CONVEYED BY ERNESTINA TRIESELIN, WIDOW TO REV. R. E. CROWLEY, REV. EDWIN TULL AND REV. ROY MILLER, TRUSTEES OF THE STATE BOARD OF TRUSTEES OF THE CHURCH OF GOD ACCORDING TO THE DEED DATED APRIL 1, 1957 AND RECORDED IN LIBER 296, FOLIO 327 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND, AND THAT IT IS, IN PART, A SUBDIVISION OF THE LAND CONVEYED BY B. LLOYD WOMACK, WILLIAM R. KILBY, AND GEORGE TSAKALAS, TRUSTEES TO REUWER LONG TERM HOLDINGS, LLC, ACCORDING TO THE DEED DATED JULY 14, 2005 AND RECORDED IN LIBER 9351, FOLIO 200 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 AND IN ACCORDANCE WITH THE ANNOTATED CODE OF MARYLAND, AS AMENDED, AND MONUMENTATION IS IN ACCORDANCE WITH THE HOWARD COUNTY SUBDIVISION REGULATIONS.

*Thomas M. Hoffmann, Jr.*  
THOMAS M. HOFFMAN, JR., DATE  
MD. REG. PROPERTY LINE SURVEYOR # 267

ROBERT H. VOGEL ENGINEERING, INC.  
8407 MAIN STREET  
ELLCOTT CITY, MARYLAND 21043  
410-461-7666



**VICINITY MAP**  
SCALE: 1" = 1000'± ADC MAP 15C1

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 HAVE BEEN COMPLIED WITH.

*Thomas M. Hoffmann, Jr.* 10.29.09  
THOMAS M. HOFFMAN, JR. DATE  
MD REG PROPERTY LINE SURVEYOR # 267

*Bo Lloyd Womack* 10/29/09  
STATE BOARD OF TRUSTEES OF THE CHURCH OF GOD DATE  
B. LLOYD WOMACK

*William R. Kilby* 10/29/09  
STATE BOARD OF TRUSTEES OF THE CHURCH OF GOD DATE  
WILLIAM R. KILBY

*Jerry C. Elder* 10/29/09  
STATE BOARD OF TRUSTEES OF THE CHURCH OF GOD DATE  
JERRY C. ELDER

*Donald W. Reuwer, Jr.* 10/29/09  
REUWER LONG TERM HOLDINGS, LLC  
BY: DONALD W. REUWER, JR. DATE

**PURPOSE**

THE PURPOSE OF THIS PLAT IS TO REVISE THE LOT NUMBERS OF LOTS 1-3, ENLARGE THE SIZE OF LOT 2 TO ACCOMMODATE THE CHURCH OF GOD CONDITIONAL USE OFFICE BUILDING, TO RESUBDIVIDE BUILDABLE BULK PARCEL A, TO EXTEND LONG VIEW ROAD RIGHT-OF-WAY INTO THE SITE, AND TO ESTABLISH 21 NEW RESIDENTIAL BUILDING LOTS, 4 OPEN SPACE LOTS, AND A NON BUILDABLE BULK PARCEL.

APPROVED: FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEMS  
HOWARD COUNTY HEALTH DEPARTMENT.

*B. Wilson for Peter Bieleman* 12/4/09  
HOWARD COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING  
AND ZONING

*Mike Dawson* 11/18/09  
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

*Karl Shadwell* 12/09/09  
DIRECTOR DATE

RECORDED AS PLAT No. 20866 ON 12/10/09  
AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

PLAT OF REVISION  
**RIVERSIDE OVERLOOK, PHASE II**  
LOTS 4-12, 18-22, 24-33,  
OPEN SPACE LOTS 17, 23, 34, 35, AND  
NON BUILDABLE BULK PARCEL B

A RESUBDIVISION OF  
LOTS 1 THROUGH 3 AND BUILDABLE BULK PARCEL A,  
RIVERSIDE OVERLOOK, PHASE 1 (PLATS 20690-20693)

ZONED R-20  
TAX MAP No. 41 BLK: 11 PARCEL No. 179  
FIFTH ELECTION DISTRICT  
HOWARD COUNTY, MARYLAND

SCALE: NONE OCTOBER 7, 2009  
SHEET No. 1 OF 6  
F-08-23



CURVE DATA TABLE						
CURVE NO.	RADIUS	LENGTH	TANGENT	Δ	CHORD LENGTH	CHORD BEARING
C1	70.00'	29.31'	14.87'	23°59'24"	29.10'	N 00°46'10" E
C2	70.00'	51.37'	26.90'	42°02'43"	50.22'	N 33°47'14" E
C3	30.00'	22.01'	11.53'	42°02'43"	21.52'	S 33°47'14" W
C4	30.00'	12.56'	6.37'	23°59'24"	12.47'	S 00°46'10" W

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 78°46'28" E	109.52'
L2	S 11°13'32" E	20.00'

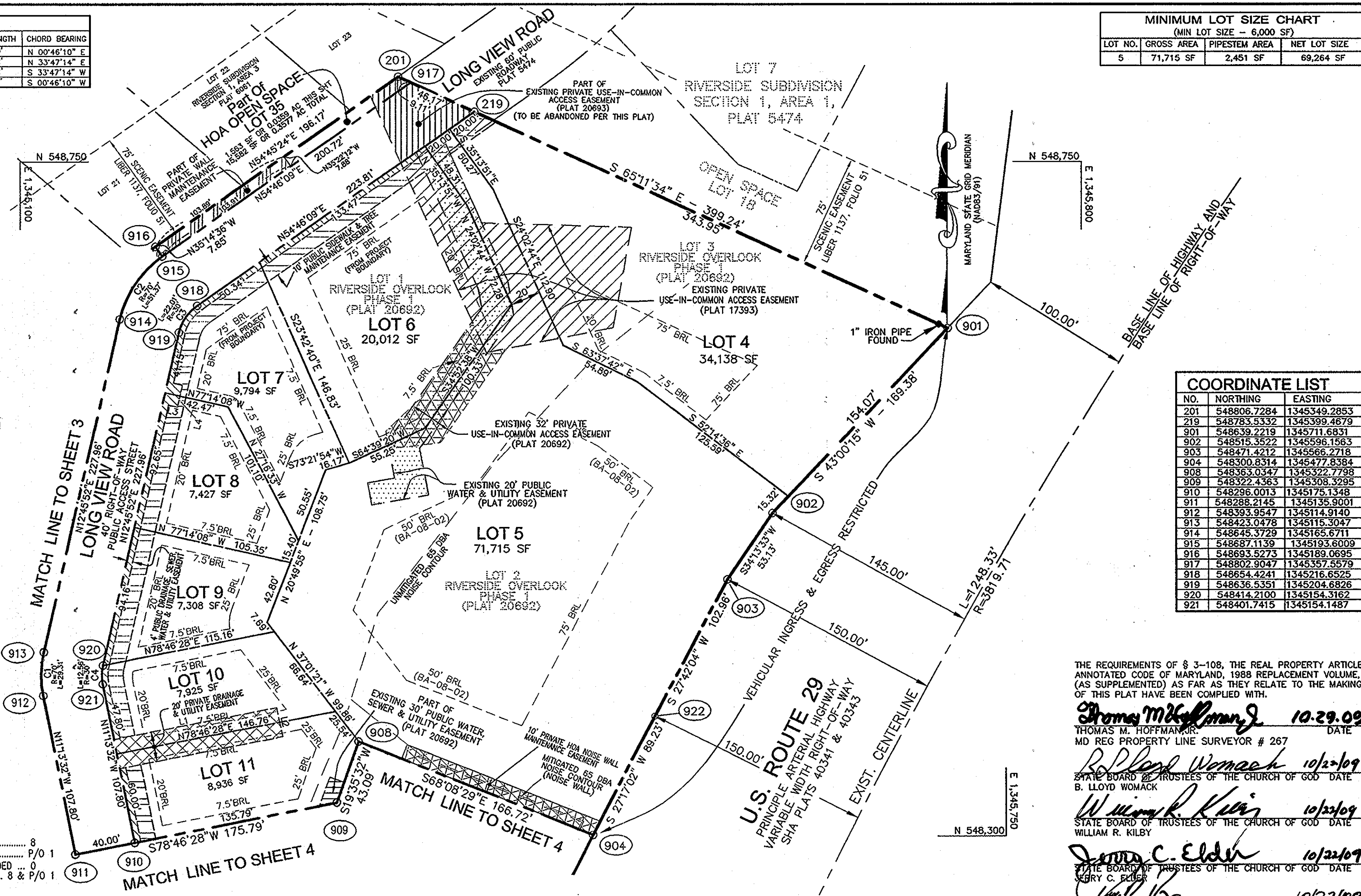
LINE TABLE		
LINE	BEARING	DISTANCE
L3	S 77°14'08" E	6.00'
L4	N 12°45'52" E	15.00'

- LEGEND**
- PART OF EXISTING PRIVATE USE-IN-COMMON ACCESS EASEMENT (PLAT 17393) (TO BE ABANDONED PER THIS PLAT)
  - EXISTING PRIVATE USE-IN-COMMON ACCESS EASEMENT (PLAT 17393)
  - EXISTING 32' PRIVATE USE-IN-COMMON ACCESS EASEMENT (PLAT 20692)
  - EXISTING 20' PUBLIC WATER & UTILITY EASEMENT (PLAT 20692)
  - EXISTING 30' PUBLIC SEWER, WATER & UTILITY EASEMENT (PLAT 20692)
  - 10' PUBLIC SIDEWALK & TREE MAINTENANCE EASEMENT
  - 4' PUBLIC DRAINAGE, SEWER, WATER & UTILITY EASEMENT
  - 20' PRIVATE DRAINAGE & UTILITY EASEMENT
  - PRIVATE WALL MAINTENANCE EASEMENT
  - 10' PRIVATE HOA NOISE WALL MAINTENANCE EASEMENT

**AREA TABULATION**

NUMBER OF LOTS OR PARCELS	
TOTAL NUMBER OF BUILDABLE LOTS TO BE RECORDED	8
TOTAL NUMBER OF OPEN SPACE LOTS TO BE RECORDED	P/O 1
TOTAL NUMBER OF NON BUILDABLE BULK PARCELS TO BE RECORDED	0
TOTAL NUMBER OF LOTS TO BE RECORDED	8 & P/O 1
AREA OF LOTS OR PARCELS	
TOTAL AREA OF BUILDABLE LOTS TO BE RECORDED	3.8396 AC
TOTAL AREA OF OPEN SPACE LOTS TO BE RECORDED	0.0359 AC
TOTAL AREA OF NON BUILDABLE BULK PARCELS TO BE RECORDED	0.0000 AC
TOTAL AREA OF LOTS TO BE RECORDED	3.8755 AC
TOTAL AREA OF ROADWAY TO BE RECORDED	0.5561 AC
TOTAL AREA TO BE RECORDED	4.4316 AC

MINIMUM LOT SIZE CHART (MIN LOT SIZE - 6,000 SF)			
LOT NO.	GROSS AREA	PIPESTEM AREA	NET LOT SIZE
5	71,715 SF	2,451 SF	69,264 SF



COORDINATE LIST		
NO.	NORTHING	EASTING
201	548806.7284	1345349.2853
219	548783.5332	1345399.4679
901	548639.2719	1345711.6831
902	548515.3522	1345596.1563
903	548471.4212	1345666.2718
904	548300.8314	1345477.8384
908	548363.0347	1345322.7798
909	548322.4363	1345308.3295
910	548296.0013	1345175.1348
911	548288.2145	1345135.9001
912	548393.9547	1345114.9140
913	548423.0478	1345115.3047
914	548645.3729	1345165.6711
915	548687.1139	1345193.6009
916	548693.5273	1345189.0695
917	548802.9047	1345357.5579
918	548654.4241	1345216.6525
919	548636.5351	1345204.6826
920	548414.2100	1345154.3162
921	548401.7415	1345154.1487

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 HAVE BEEN COMPLIED WITH.

*Thomas M. Hoffman, Jr.* 10-29-09  
 THOMAS M. HOFFMAN, JR. DATE  
 MD REG PROPERTY LINE SURVEYOR # 267

*Bolton Womack* 10/22/09  
 STATE BOARD OF TRUSTEES OF THE CHURCH OF GOD DATE  
 B. LLOYD WOMACK

*William R. Kilby* 10/22/09  
 STATE BOARD OF TRUSTEES OF THE CHURCH OF GOD DATE  
 WILLIAM R. KILBY

*Jerry C. Elder* 10/22/09  
 STATE BOARD OF TRUSTEES OF THE CHURCH OF GOD DATE  
 JERRY C. ELDER

*Donald W. Reuwer, Jr.* 10/22/09  
 REUWER LONG TERM HOLDINGS, LLC DATE  
 BY: DONALD W. REUWER, JR.

**DEVELOPER:**  
 BENDER PROPERTY II, LLC  
 96 JARED SPAIN, PRESIDENT  
 8904 DORSEY HALL DRIVE  
 ELLICOTT CITY, MD 21042

**OWNER:**  
 TRUSTEES OF THE STATE BOARD  
 OF THE CHURCH OF GOD  
 7340 LONG VIEW ROAD  
 COLUMBIA, MD 21044-4260

**OWNER:**  
 REUWER LONG TERM HOLDINGS, LLC  
 c/o DONALD REUWER, JR.  
 5300 DORSEY HALL ROAD, SUITE 102  
 ELLICOTT CITY, MD 21042-7819  
 410-480-9105

APPROVED: FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEMS  
 HOWARD COUNTY HEALTH DEPARTMENT.

*B. Hoffman* 12/10/09  
 HOWARD COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING  
 AND ZONING

*Chris Deamus* 11/10/09  
 CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

*Keith Shubert* 12/09/09  
 DIRECTOR DATE

**OWNER'S CERTIFICATE**

STATE BOARD OF TRUSTEES OF THE CHURCH OF GOD AND REUWER LONG TERM HOLDINGS, LLC, OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON, ADOPT THIS FINAL PLAT 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 OR STREET RIGHTS-OF-WAYS 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, THE FLOOD PLAINS AND OPEN SPACE WHERE APPLICABLE AND FOR GOOD AND VALUABLE CONSIDERATION, HEREBY GRANT THE RIGHT AND OPTION TO HOWARD COUNTY TO ACQUIRE THE FEE SIMPLE TITLE TO THE BEDS OF THE STREETS AND/OR ROADS AND FLOOD PLAINS, 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; 4) THAT NO BUILDING OR SIMILAR STRUCTURE OF ANY KIND SHALL BE ERRECTED ON OR OVER THE SAID EASEMENTS AND RIGHTS-OF-WAYS. WITNESS OUR HANDS THIS 22nd DAY OF OCTOBER, 2009.

*Bolton Womack*  
 B. LLOYD WOMACK, TRUSTEE

*William R. Kilby*  
 WILLIAM R. KILBY, TRUSTEE

*Jerry C. Elder*  
 JERRY C. ELDER, TRUSTEE

*Donald W. Reuwer, Jr.*  
 REUWER LONG TERM HOLDINGS, LLC  
 BY: DONALD REUWER, JR.

**SURVEYOR'S CERTIFICATE**

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS, IN PART, A SUBDIVISION OF THE LAND CONVEYED BY ERNESTINA TRIESELIN, WIDOW TO REV. R. E. CROWLEY, REV. EDWIN TULL AND REV. ROY MILLER, TRUSTEES OF THE STATE BOARD OF TRUSTEES OF THE CHURCH OF GOD ACCORDING TO THE DEED DATED APRIL 1, 1957 AND RECORDED IN LIBER 296, FOLIO 327 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND, AND THAT IT IS, IN PART, A SUBDIVISION OF THE LAND CONVEYED BY B. LLOYD WOMACK, WILLIAM R. KILBY, AND GEORGE TSAKALAS, TRUSTEES TO REUWER LONG TERM HOLDINGS, LLC, ACCORDING TO THE DEED DATED JULY 14, 2005 AND RECORDED IN LIBER 9351, FOLIO 200 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 AND IN ACCORDANCE WITH THE ANNOTATED CODE OF MARYLAND, AS AMENDED, AND MONUMENTATION IS IN ACCORDANCE WITH THE HOWARD COUNTY SUBDIVISION REGULATIONS.

*Thomas M. Hoffman, Jr.* 10-29-09  
 THOMAS M. HOFFMAN, JR. DATE  
 MD. REG. PROPERTY LINE SURVEYOR # 267

ROBERT H. VOGEL ENGINEERING, INC.  
 8407 MAIN STREET  
 ELLICOTT CITY, MARYLAND 21043  
 410-461-7666

RECORDED AS PLAT No. 20867 ON 12/10/09  
 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

PLAT OF REVISION  
**RIVERSIDE OVERLOOK, PHASE II**  
 LOTS 4-12, 18-22, 24-33,  
 OPEN SPACE LOTS 17, 23, 34, 35, AND  
 NON BUILDABLE BULK PARCEL B

A RESUBDIVISION OF  
 LOTS 1 THROUGH 3 AND BUILDABLE BULK PARCEL A,  
 RIVERSIDE OVERLOOK, PHASE I (PLATS 20690-20693)

ZONED R-20  
 TAX MAP No. 41 BLK: 11 PARCEL No. 179  
 FIFTH ELECTION DISTRICT  
 HOWARD COUNTY, MARYLAND  
 SCALE: 1" = 50' OCTOBER 7, 2009

GRAPHIC SCALE  
 50 0 50 100 150

SHEET No. 2 OF 6  
 F-08-23

CURVE NO.	RADIUS	LENGTH	TANGENT	Δ	CHORD LENGTH	CHORD BEARING
C1	70.00'	29.31'	14.87'	23°59'24"	29.09'	N 00°46'10" E
C2	70.00'	51.37'	26.90'	42°02'43"	50.22'	N 33°47'14" E
C3	70.00'	6.89'	3.45'	5°38'12"	6.88'	N 09°56'46" E
C4	70.00'	29.01'	14.72'	23°44'55"	28.81'	N 42°56'08" E
C5	110.00'	92.17'	48.98'	48°00'28"	89.49'	S 78°45'38" W
C6	110.00'	32.48'	16.36'	16°55'03"	32.36'	S 46°17'53" W
C7	90.00'	26.57'	13.38'	16°55'03"	26.48'	S 46°17'53" W
C8	120.00'	35.43'	17.84'	16°55'03"	35.30'	N 46°17'53" E
C9	80.00'	23.62'	11.90'	16°55'03"	23.53'	N 46°17'53" E
C10	80.00'	67.03'	35.62'	48°00'28"	65.09'	N 78°45'38" E
C11	107.00'	89.65'	47.65'	48°00'28"	87.05'	S 78°45'38" W
C12	107.00'	31.59'	15.91'	16°55'03"	31.48'	S 46°17'53" W
C13	93.00'	27.48'	13.83'	16°55'03"	27.36'	S 46°17'53" W
C14	117.00'	34.55'	17.40'	16°55'03"	34.42'	S 46°17'53" W
C15	83.00'	24.51'	12.34'	16°55'03"	24.42'	S 46°17'53" W
C16	83.00'	69.54'	36.96'	48°00'28"	67.53'	N 78°45'38" E

NO.	NORTHING	EASTING
912	548393.9547	1345114.9140
913	548423.0478	1345115.3047
914	548645.3729	1345165.6711
915	548687.1139	1345193.6009
916	548693.5273	1345189.0695
922	548284.6221	1345136.6131
923	548154.4280	1344865.7078
924	548263.9821	1344823.1679
925	548378.0397	1344742.5537

MINIMUM LOT SIZE CHART (MIN LOT SIZE - 6,000 SF)			
LOT NO.	GROSS AREA	PIPESTEM AREA	NET LOT SIZE
29	10,451 SF	2,343 SF	8,108 SF
30	10,370 SF	1,933 SF	8,437 SF
31	10,109 SF	1,512 SF	8,597 SF
32	11,134 SF	988 SF	10,146 SF

LINE TABLE 24' PRIVATE USE-IN-COMMON ACCESS EASEMENT		
LINE	BEARING	DISTANCE
L18	N 77°14'08" W	79.41'
L19	S 54°45'24" W	175.65'
L20	S 37°50'21" W	28.68'
L21	S 54°45'24" W	17.45'
L22	N 54°45'24" E	17.45'
L23	N 37°50'21" E	28.68'
L24	N 54°45'24" E	175.65'
L25	S 77°14'08" E	79.41'

LINE TABLE 30' PUBLIC SEWER, WATER & UTILITY EASEMENT		
LINE	BEARING	DISTANCE
L5	N 35°15'08" W	15.00'
L6	N 77°14'08" W	79.41'
L7	S 54°45'24" W	175.65'
L8	S 37°50'21" W	28.68'
L9	S 54°45'24" W	17.45'
L10	N 54°45'24" E	17.45'
L11	N 37°50'21" E	28.68'
L12	N 54°45'24" E	15.42'
L13	S 35°14'36" E	7.00'
L14	N 54°45'24" E	15.00'
L15	N 35°14'36" W	7.00'
L16	N 54°45'24" E	145.24'
L17	S 77°14'08" E	79.41'

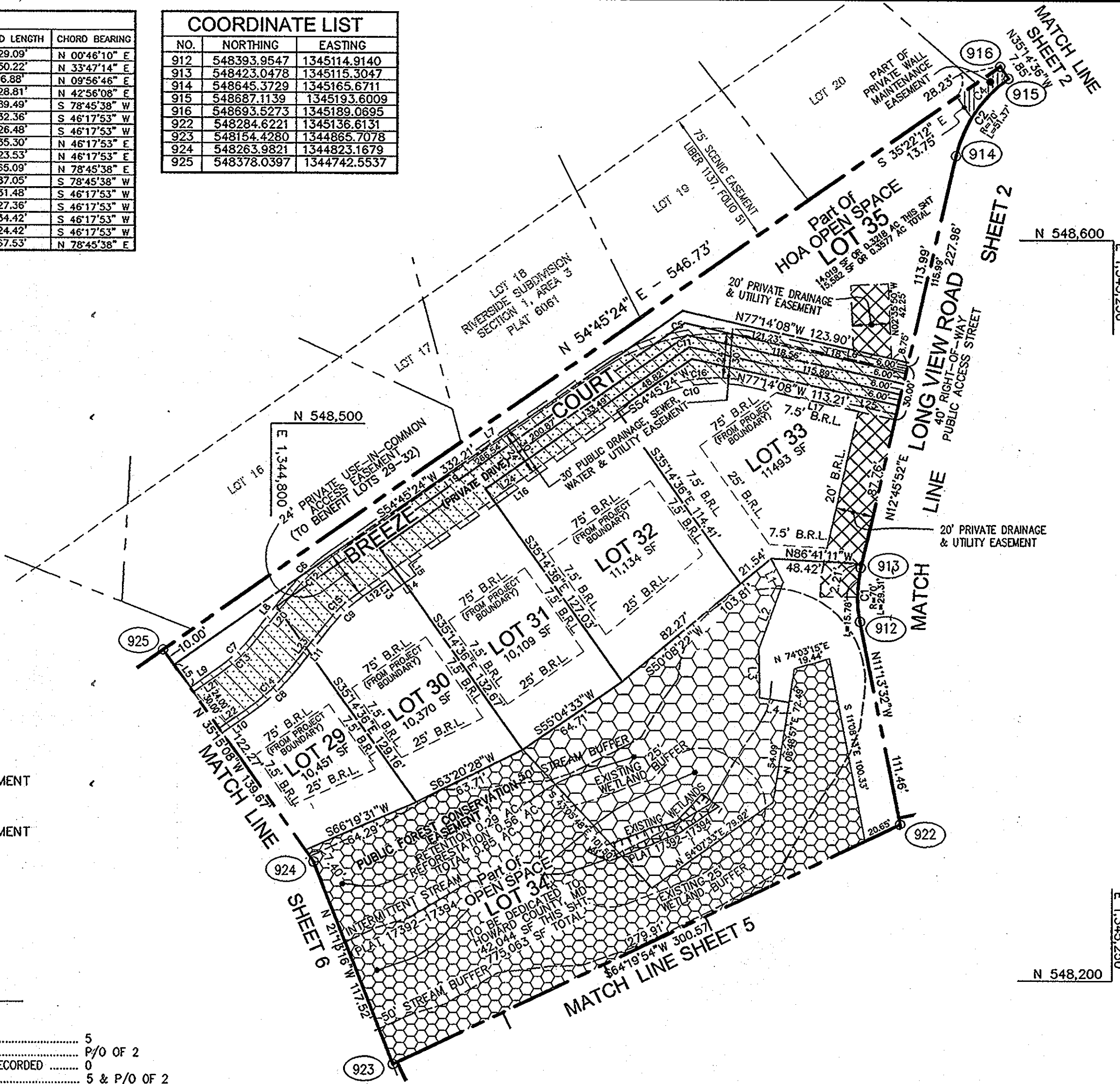
LINE TABLE FOREST CONSERVATION EASEMENT		
LINE	BEARING	DISTANCE
L1	S 26°03'55" E	14.33'
L2	S 19°36'37" W	38.40'
L3	S 00°51'13" E	25.91'
L4	S 81°11'03" E	16.05'

**LEGEND**

- 30' PUBLIC DRAINAGE, SEWER, WATER & UTILITY EASEMENT
- 20' PRIVATE DRAINAGE & UTILITY EASEMENT
- PRIVATE WALL MAINTENANCE EASEMENT
- 24' PRIVATE USE-IN-COMMON ACCESS EASEMENT
- PUBLIC FOREST CONSERVATION EASEMENT (RETENTION)
- PUBLIC FOREST CONSERVATION EASEMENT (REFORESTATION)

**AREA TABULATION**

NUMBER OF LOTS OR PARCELS	
TOTAL NUMBER OF BUILDABLE LOTS TO BE RECORDED	5
TOTAL NUMBER OF OPEN SPACE LOTS TO BE RECORDED	P/O OF 2
TOTAL NUMBER OF NON BUILDABLE BULK PARCELS TO BE RECORDED	0
TOTAL NUMBER OF LOTS TO BE RECORDED	5 & P/O OF 2
AREA OF LOTS OR PARCELS	
TOTAL AREA OF BUILDABLE LOTS TO BE RECORDED	1.2295 AC
TOTAL AREA OF OPEN SPACE LOTS TO BE RECORDED	1.2870 AC
TOTAL AREA OF NON BUILDABLE BULK PARCELS TO BE RECORDED	0.0000 AC
TOTAL AREA OF LOTS TO BE RECORDED	2.5165 AC
TOTAL AREA OF ROADWAY TO BE RECORDED	0.0000 AC
TOTAL AREA TO BE RECORDED	2.5165 AC



**OWNER:**  
TRUSTEES OF THE STATE BOARD  
OF THE CHURCH OF GOD  
7340 LONG VIEW ROAD  
COLUMBIA, MD 21044-4260

**OWNER:**  
REUWER LONG TERM HOLDINGS, LLC  
c/o DONALD REUWER, JR.  
5304 DORSEY HALL ROAD, SUITE 102  
ELLCOTT CITY, MD 21042-7819  
410-480-9105

**DEVELOPER:**  
BENDER PROPERTY II, LLC  
c/o JARED SPAHN, PRESIDENT  
5304 DORSEY HALL DRIVE  
ELLCOTT CITY, MD 21042

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 HAVE BEEN COMPLIED WITH.

*Thomas M. Hoffman, Jr.* 10/29/09  
THOMAS M. HOFFMAN, JR. DATE  
MD REG PROPERTY LINE SURVEYOR # 267

*B. Lloyd Womack* 10/22/09  
STATE BOARD OF TRUSTEES OF THE CHURCH OF GOD DATE  
B. LLOYD WOMACK

*William R. Kilby* 10/22/09  
STATE BOARD OF TRUSTEES OF THE CHURCH OF GOD DATE  
WILLIAM R. KILBY

*Jerry C. Elder* 10/22/09  
STATE BOARD OF TRUSTEES OF THE CHURCH OF GOD DATE  
JERRY C. ELDER

*Donald W. Reuwer, Jr.* 10/22/09  
REUWER LONG TERM HOLDINGS, LLC DATE  
BY: DONALD W. REUWER, JR.

APPROVED: FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEMS  
HOWARD COUNTY HEALTH DEPARTMENT.

*B. Nelson for Peter Brinkmann* 12/4/09  
HOWARD COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING  
AND ZONING

*William R. Kilby* 11/18/09  
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

*West Sheehy* 12/09/09  
DIRECTOR DATE

**OWNER'S CERTIFICATE**

STATE BOARD OF TRUSTEES OF THE CHURCH OF GOD AND REUWER LONG TERM HOLDINGS, LLC, OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON, ADOPT THIS FINAL PLAT 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 OR STREET RIGHTS-OF-WAYS 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, THE FLOOD PLAINS AND OPEN SPACE WHERE APPLICABLE AND FOR GOOD AND VALUABLE CONSIDERATION, HEREBY GRANT THE RIGHT AND OPTION TO HOWARD COUNTY TO ACQUIRE THE FEE SIMPLE TITLE TO THE BEDS OF THE STREETS AND/OR ROADS AND FLOOD PLAINS, 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; 4) THAT NO BUILDING OR SIMILAR STRUCTURE OF ANY KIND SHALL BE ERRECTED ON OR OVER THE SAID EASEMENTS AND RIGHTS-OF-WAYS. WITNESS OUR HANDS THIS 22ND DAY OF OCTOBER, 2009

*B. Lloyd Womack*  
B. LLOYD WOMACK, TRUSTEE

*William R. Kilby*  
WILLIAM R. KILBY, TRUSTEE

*Jerry C. Elder*  
JERRY C. ELDER, TRUSTEE

*Donald W. Reuwer, Jr.*  
REUWER LONG TERM HOLDINGS, LLC  
BY: DONALD REUWER, JR.

*Gregory M. Muen*  
WITNESS

*Gregory M. Muen*  
WITNESS

*Gregory M. Muen*  
WITNESS

*Megan Butt*  
WITNESS

**SURVEYOR'S CERTIFICATE**

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS, IN PART, A SUBDIVISION OF THE LAND CONVEYED BY ERNESTINA TRIESLEIN, WIDOW TO REV. R. E. CROWLEY, REV. EDWIN TULL AND REV. ROY MILLER, TRUSTEES OF THE STATE BOARD OF TRUSTEES OF THE CHURCH OF GOD ACCORDING TO THE DEED DATED APRIL 1, 1957 AND RECORDED IN LIBER 296, FOLIO 327 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND, AND THAT IT IS, IN PART, A SUBDIVISION OF THE LAND CONVEYED BY B. LLOYD WOMACK, WILLIAM R. KILBY, AND GEORGE TSAKALAS, TRUSTEES TO REUWER LONG TERM HOLDINGS, LLC, ACCORDING TO THE DEED DATED JULY 14, 2005 AND RECORDED IN LIBER 9351, FOLIO 200 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 AND IN ACCORDANCE WITH THE ANNOTATED CODE OF MARYLAND, AS AMENDED, AND MONUMENTATION IS IN ACCORDANCE WITH THE HOWARD COUNTY SUBDIVISION REGULATIONS.

*Thomas M. Hoffman, Jr.* 10/29/09  
THOMAS M. HOFFMAN, JR. DATE  
MD. REG. PROPERTY LINE SURVEYOR # 267

**ROBERT H. VOGEL ENGINEERING, INC.**  
8407 MAIN STREET  
ELLCOTT CITY, MARYLAND 21043  
410-461-7666

RECORDED AS PLAT No. 20868 ON 12/10/09  
AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

**PLAT OF REVISION**  
**RIVERSIDE OVERLOOK, PHASE II**  
LOTS 4-12, 18-22, 24-33,  
OPEN SPACE LOTS 17, 23, 34, 35, AND  
NON BUILDABLE BULK PARCEL B

A RESUBDIVISION OF  
LOTS 1 THROUGH 3 AND BUILDABLE BULK PARCEL A,  
RIVERSIDE OVERLOOK, PHASE 1 (PLATS 20690-20693)

ZONED R-20  
TAX MAP No. 41 BLK: 11 PARCEL No. 179  
FIFTH ELECTION DISTRICT  
HOWARD COUNTY, MARYLAND  
SCALE: 1" = 50' OCTOBER 7, 2009

GRAPHIC SCALE  
50 0 50 100 150

SHEET No. 3 OF 6



CURVE DATA TABLE						
CURVE NO.	RADIUS	LENGTH	TANGENT	Δ	CHORD LENGTH	CHORD BEARING
C1	70.00'	29.31'	14.87'	23°59'24"	29.09'	N 00°46'10" E
C2	70.00'	51.37'	26.90'	42°02'43"	50.22'	N 33°47'14" E
C3	70.00'	6.89'	3.45'	5°38'12"	6.88'	N 09°56'46" E
C4	70.00'	29.01'	14.72'	23°44'55"	28.81'	N 42°56'08" E
C5	110.00'	92.17'	48.98'	48°00'28"	89.49'	S 78°45'38" W
C6	110.00'	32.48'	16.36'	16°55'03"	32.36'	S 46°17'53" W
C7	90.00'	26.57'	13.38'	16°55'03"	26.48'	S 46°17'53" W

COORDINATE LIST		
NO	NORTHING	EASTING
904	548300.8314	1345477.8384
905	548148.9321	1345399.0941
906	547896.3573	1345332.6401
908	548363.0347	1345322.7798
909	548322.4363	1345308.3295
910	548296.0013	1345175.1348
911	548288.2145	1345135.9001
926	547842.3413	1345311.8929
927	547895.3915	1345181.5461
928	547991.1860	1345135.5083
929	548042.9329	1345243.1822
930	548047.8756	1345238.7911
931	548077.2959	1345216.1686
932	548205.4415	1345154.5833
933	548222.1358	1345149.0146
934	548229.9227	1345188.2494
935	548222.7680	1345190.6359
936	548094.6224	1345252.2213
937	548078.1897	1345264.8881
938	548072.9667	1345287.7619
939	548028.4624	1345247.5205

- LEGEND**
- EXISTING 30' PUBLIC WATER, SEWER & UTILITY EASEMENT (PLATS 20691-20692)
  - 24' PRIVATE USE-IN-COMMON ACCESS EASEMENT
  - 10' PRIVATE DRAINAGE & UTILITY EASEMENT
  - RECREATION OPEN SPACE
  - 10' PUBLIC SIDEWALK & TREE MAINTENANCE EASEMENT
  - 4' PUBLIC DRAINAGE, SEWER, WATER & UTILITY EASEMENT
  - VARIABLE WIDTH PUBLIC DRAINAGE & UTILITY EASEMENT

**AREA TABULATION**

NUMBER OF LOTS OR PARCELS	
TOTAL NUMBER OF BUILDABLE LOTS TO BE RECORDED.....	2
TOTAL NUMBER OF OPEN SPACE LOTS TO BE RECORDED.....	1
TOTAL NUMBER OF NON BUILDABLE BULK PARCELS TO BE RECORDED.....	1
TOTAL NUMBER OF LOTS TO BE RECORDED.....	4

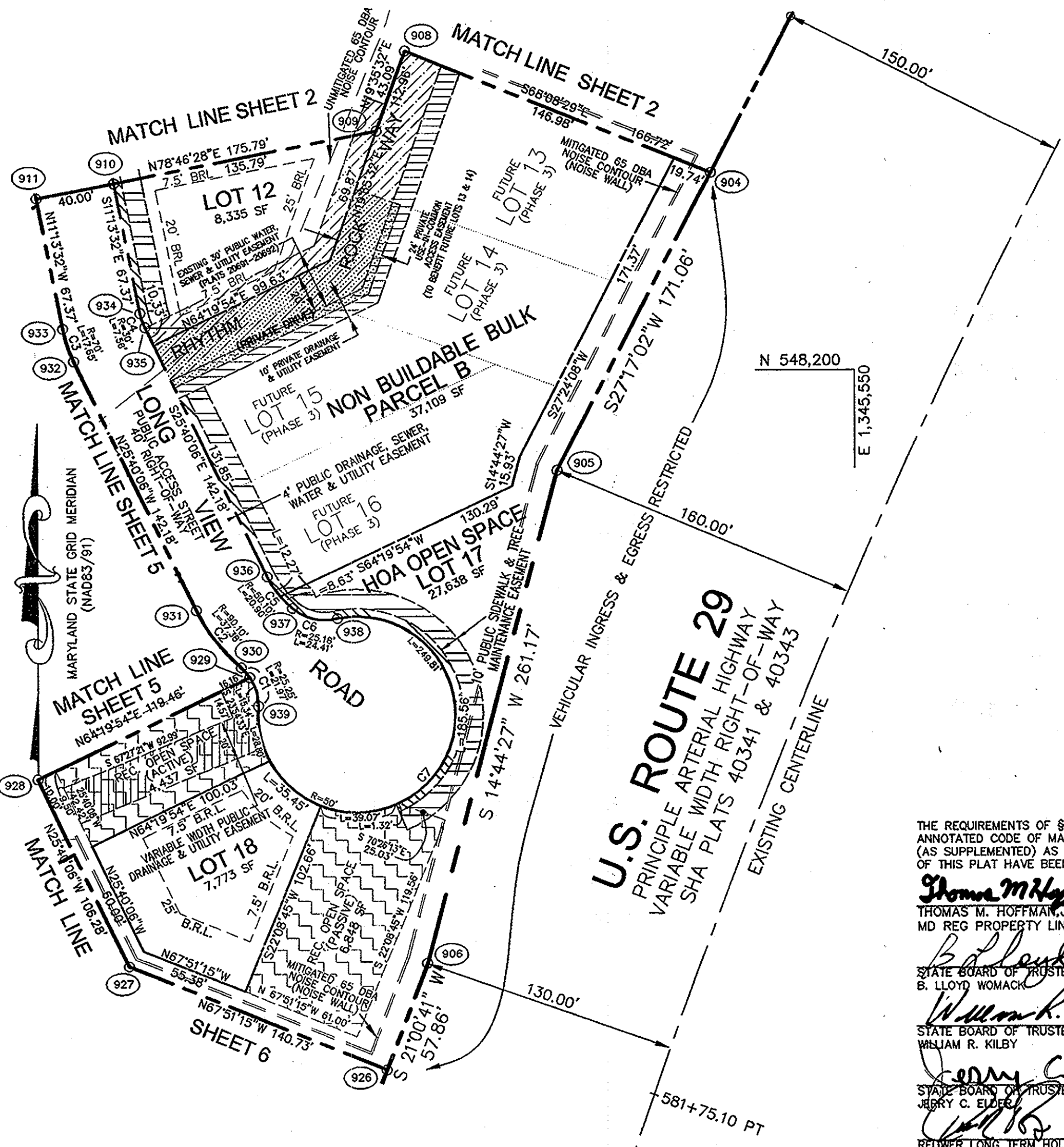
  

AREA OF LOTS OR PARCELS	
TOTAL AREA OF BUILDABLE LOTS TO BE RECORDED.....	0.3698 AC
TOTAL AREA OF OPEN SPACE LOTS TO BE RECORDED.....	0.6345 AC
TOTAL AREA OF NON BUILDABLE BULK PARCELS TO BE RECORDED.....	0.8519 AC
TOTAL AREA OF LOTS TO BE RECORDED.....	1.8562 AC
TOTAL AREA OF ROADWAY TO BE RECORDED.....	0.4228 AC
TOTAL AREA TO BE RECORDED.....	2.2790 AC

**OWNER:**  
 TRUSTEES OF THE STATE BOARD OF THE CHURCH OF GOD  
 7340 LONG VIEW ROAD  
 COLUMBIA, MD 21044-4260

**OWNER:**  
 REUWER LONG TERM HOLDINGS, LLC  
 c/o DONALD REUWER, JR.  
 5300 DORSEY HALL ROAD, SUITE 102  
 ELLICOTT CITY, MD 21042-7819  
 410-480-9105

**DEVELOPER:**  
 BENDER PROPERTY II, LLC  
 c/o JARED SPAIN, PRESIDENT  
 5304 DORSEY HALL DRIVE  
 ELLICOTT CITY, MD 21042



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 HAVE BEEN COMPLIED WITH.

*Thomas M. Hoffman, Jr.* 10-29-09  
 THOMAS M. HOFFMAN, JR. DATE  
 MD REG PROPERTY LINE SURVEYOR # 267

*B. Lloyd Womack* 10/22/09  
 STATE BOARD OF TRUSTEES OF THE CHURCH OF GOD DATE  
 B. LLOYD WOMACK

*William R. Kilby* 10/22/09  
 STATE BOARD OF TRUSTEES OF THE CHURCH OF GOD DATE  
 WILLIAM R. KILBY

*Jerry C. Elder* 10/22/09  
 STATE BOARD OF TRUSTEES OF THE CHURCH OF GOD DATE  
 JERRY C. ELDER

*Donald W. Reuwer, Jr.* 10/22/09  
 REUWER LONG TERM HOLDINGS, LLC DATE  
 BY: DONALD W. REUWER, JR.

APPROVED: FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEMS  
 HOWARD COUNTY HEALTH DEPARTMENT.

*B. Nelson for Peter Beilenson* 12/14/09  
 HOWARD COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

*Chris Damann* 11/18/09  
 CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

*Keith Schelrod* 12/09/09  
 DIRECTOR DATE

**OWNER'S CERTIFICATE**

STATE BOARD OF TRUSTEES OF THE CHURCH OF GOD AND REUWER LONG TERM HOLDINGS, LLC, OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON, ADOPT THIS FINAL PLAT 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 OR STREET RIGHTS-OF-WAYS 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, THE FLOOD PLAINS AND OPEN SPACE WHERE APPLICABLE AND FOR GOOD AND VALUABLE CONSIDERATION, HEREBY GRANT THE RIGHT AND OPTION TO HOWARD COUNTY TO ACQUIRE THE FEE SIMPLE TITLE TO THE BEDS OF THE STREETS AND/OR ROADS AND FLOOD PLAINS, 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; 4) THAT NO BUILDING OR SIMILAR STRUCTURE OF ANY KIND SHALL BE ERRECTED ON OR OVER THE SAID EASEMENTS AND RIGHTS-OF-WAYS. WITNESS OUR HANDS THIS TENTH DAY OF OCTOBER, 2009

*B. Lloyd Womack*  
 B. LLOYD WOMACK, TRUSTEE

*William R. Kilby*  
 WILLIAM R. KILBY, TRUSTEE

*Jerry C. Elder*  
 JERRY C. ELDER, TRUSTEE

*Donald W. Reuwer, Jr.*  
 REUWER LONG TERM HOLDINGS, LLC  
 BY: DONALD REUWER, JR.

*Chris Myers*  
 WITNESS

*Chris Myers*  
 WITNESS

*Chris Myers*  
 WITNESS

*Megan Bratt*  
 WITNESS

**SURVEYOR'S CERTIFICATE**

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS, IN PART, A SUBDIVISION OF THE LAND CONVEYED BY ERNESTINA TRIESLEIN, WIDOW TO REV. R. E. CROWLEY, REV. EDWIN TULL AND REV. ROY MILLER, TRUSTEES OF THE STATE BOARD OF TRUSTEES OF THE CHURCH OF GOD ACCORDING TO THE DEED DATED APRIL 1, 1957 AND RECORDED IN LIBER 296, FOLIO 327 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND, AND THAT IT IS, IN PART, A SUBDIVISION OF THE LAND CONVEYED BY B. LLOYD WOMACK, WILLIAM R. KILBY, AND GEORGE TSAKALAS, TRUSTEES TO REUWER LONG TERM HOLDINGS, LLC, ACCORDING TO THE DEED DATED JULY 14, 2005 AND RECORDED IN LIBER 9351, FOLIO 200 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 AND IN ACCORDANCE WITH THE ANNOTATED CODE OF MARYLAND, AS AMENDED, AND MONUMENTATION IS IN ACCORDANCE WITH THE HOWARD COUNTY SUBDIVISION REGULATIONS.

*Thomas M. Hoffman, Jr.* 10-29-09  
 THOMAS M. HOFFMAN, JR. DATE  
 MD. REG. PROPERTY LINE SURVEYOR # 267

**ROBERT H. VOGEL ENGINEERING, INC.**  
 8407 MAIN STREET  
 ELLICOTT CITY, MARYLAND 21043  
 410-461-7666

RECORDED AS PLAT No. 20869 ON 12/10/09  
 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

PLAT OF REVISION  
**RIVERSIDE OVERLOOK, PHASE II**  
 LOTS 4-12, 18-22, 24-33,  
 OPEN SPACE LOTS 17, 23, 34, 35, AND  
 NON BUILDABLE BULK PARCEL B

A RESUBDIVISION OF  
 LOTS 1 THROUGH 3 AND BUILDABLE BULK PARCEL A,  
 RIVERSIDE OVERLOOK, PHASE 1 (PLATS 20690-20693)

ZONED R-20  
 TAX MAP No. 41 BLK: 11 PARCEL No. 179  
 FIFTH ELECTION DISTRICT  
 HOWARD COUNTY, MARYLAND

SCALE: 1" = 50'      OCTOBER 7, 2009

GRAPHIC SCALE  
 50 0 50 100 150

SHEET No. 4 OF 6

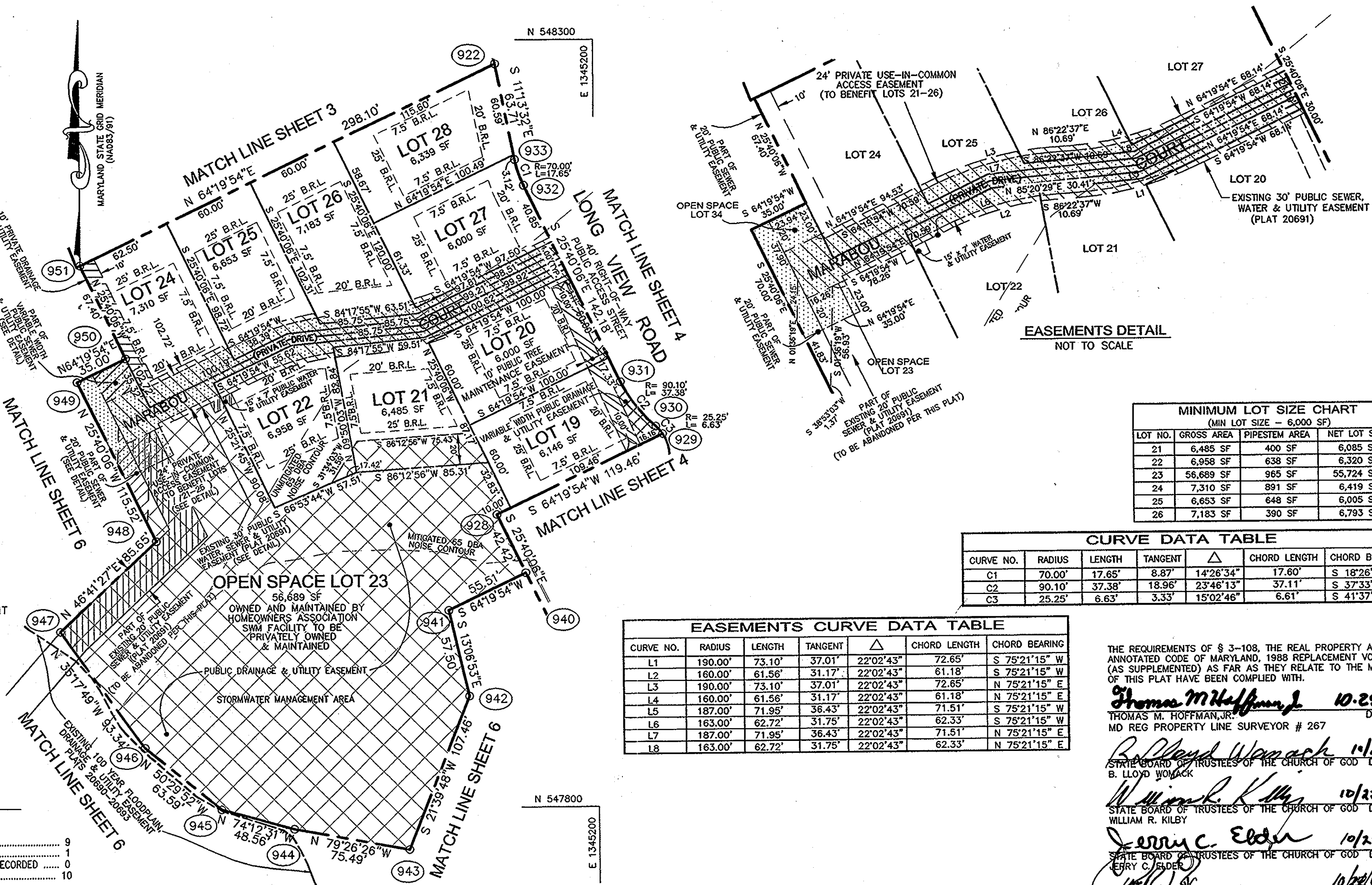
**COORDINATE LIST**

NO	NORTHING	EASTING
922	548284.6221	1345136.6131
928	547991.1860	1345135.5083
929	548042.9329	1345243.1822
930	548047.8756	1345238.7911
931	548077.2959	1345216.1886
932	548205.4415	1345154.5833
933	548222.1758	1345149.0146
940	547916.9470	1345153.8855
941	547928.9002	1345103.8493
942	547872.9043	1345116.8951
943	547773.0346	1345077.2264
944	547786.8685	1345003.0154
945	547800.0829	1344956.2900
946	547840.5299	1344907.2278
947	547916.9470	1344853.2926
948	547975.4855	1344915.6182
949	548079.5865	1344865.5788
950	548094.7472	1344897.1249
951	548155.4959	1344867.9297

- LEGEND**
- EXISTING 30' PUBLIC WATER, SEWER & UTILITY EASEMENT (PLAT 20691)
  - EXISTING 20' PUBLIC SEWER & UTILITY EASEMENT (PLAT 20691) (TO BE ABANDONED PER THIS PLAT)
  - 20' PUBLIC SEWER & UTILITY EASEMENT
  - VARIABLE WIDTH PUBLIC SEWER & UTILITY EASEMENT
  - 10' PRIVATE DRAINAGE & UTILITY EASEMENT
  - 24' PRIVATE USE-IN-COMMON ACCESS EASEMENT
  - VARIABLE WIDTH PUBLIC DRAINAGE & UTILITY EASEMENT
  - PUBLIC DRAINAGE & UTILITY EASEMENT
  - 10' PUBLIC TREE MAINTENANCE EASEMENT
  - 15' x 7' PUBLIC WATER & UTILITY EASEMENT

**AREA TABULATION**

NUMBER OF LOTS OR PARCELS	
TOTAL NUMBER OF BUILDABLE LOTS TO BE RECORDED	9
TOTAL NUMBER OF OPEN SPACE LOTS TO BE RECORDED	1
TOTAL NUMBER OF NON BUILDABLE BULK PARCELS TO BE RECORDED	0
TOTAL NUMBER OF LOTS TO BE RECORDED	10
AREA OF LOTS OR PARCELS	
TOTAL AREA OF BUILDABLE LOTS TO BE RECORDED	1.3562 AC
TOTAL AREA OF OPEN SPACE LOTS TO BE RECORDED	1.3014 AC
TOTAL AREA OF NON BUILDABLE BULK PARCELS TO BE RECORDED	0.0000 AC
TOTAL AREA OF LOTS TO BE RECORDED	2.6576 AC
TOTAL AREA OF ROADWAY TO BE RECORDED	0.0000 AC
TOTAL AREA TO BE RECORDED	2.6576 AC



**MINIMUM LOT SIZE CHART**  
(MIN LOT SIZE - 6,000 SF)

LOT NO.	GROSS AREA	PIPESTEM AREA	NET LOT SIZE
21	6,485 SF	400 SF	6,085 SF
22	6,958 SF	638 SF	6,320 SF
23	56,689 SF	965 SF	55,724 SF
24	7,310 SF	891 SF	6,419 SF
25	6,653 SF	648 SF	6,005 SF
26	7,183 SF	390 SF	6,793 SF

**CURVE DATA TABLE**

CURVE NO.	RADIUS	LENGTH	TANGENT	Δ	CHORD LENGTH	CHORD BEARING
C1	70.00'	17.65'	8.87'	14°26'34"	17.60'	S 18°26'49" E
C2	90.10'	37.38'	18.96'	23°46'13"	37.11'	S 37°33'29" E
C3	25.25'	6.63'	3.33'	15°02'46"	6.61'	S 41°37'07" E

**EASEMENTS CURVE DATA TABLE**

CURVE NO.	RADIUS	LENGTH	TANGENT	Δ	CHORD LENGTH	CHORD BEARING
L1	190.00'	73.10'	37.01'	22°02'43"	72.65'	S 75°21'15" W
L2	160.00'	61.56'	31.17'	22°02'43"	61.18'	S 75°21'15" W
L3	190.00'	73.10'	37.01'	22°02'43"	72.65'	N 75°21'15" E
L4	160.00'	61.56'	31.17'	22°02'43"	61.18'	N 75°21'15" E
L5	187.00'	71.95'	36.43'	22°02'43"	71.51'	S 75°21'15" W
L6	163.00'	62.72'	31.75'	22°02'43"	62.33'	S 75°21'15" W
L7	187.00'	71.95'	36.43'	22°02'43"	71.51'	N 75°21'15" E
L8	163.00'	62.72'	31.75'	22°02'43"	62.33'	N 75°21'15" E

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 HAVE BEEN COMPLIED WITH.

*Thomas M. Hoffman, Jr.* 10-29-09  
THOMAS M. HOFFMAN, JR. DATE  
MD REG PROPERTY LINE SURVEYOR # 267

*B. Lloyd Womack* 11/22/09  
STATE BOARD OF TRUSTEES OF THE CHURCH OF GOD DATE  
B. LLOYD WOMACK

*William R. Kilby* 10/23/09  
STATE BOARD OF TRUSTEES OF THE CHURCH OF GOD DATE  
WILLIAM R. KILBY

*Jerry C. Elder* 10/22/09  
STATE BOARD OF TRUSTEES OF THE CHURCH OF GOD DATE  
JERRY C. ELDER

*Donald W. Reuwer, Jr.* 10/22/09  
REUWER LONG TERM HOLDINGS, LLC DATE  
BY: DONALD W. REUWER, JR.

**OWNER:**  
TRUSTEES OF THE STATE BOARD OF THE CHURCH OF GOD  
7340 LONG VIEW ROAD  
COLUMBIA, MD 21044-4260

**OWNER:**  
REUWER LONG TERM HOLDINGS, LLC  
c/o DONALD REUWER, JR.  
5300 DORSEY HALL ROAD, SUITE 102  
ELLCOTT CITY, MD 21042-7819  
410-480-9105

APPROVED: FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEMS  
HOWARD COUNTY HEALTH DEPARTMENT.

*B. Peter Biselsson* 12/10/09  
HOWARD COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

*Chris Damann* 11/18/09  
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

*Kurt Schulman* 12/09/09  
DIRECTOR DATE

**OWNER'S CERTIFICATE**

STATE BOARD OF TRUSTEES OF THE CHURCH OF GOD AND REUWER LONG TERM HOLDINGS, LLC, OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON, ADOPT THIS FINAL PLAT 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 OR STREET RIGHTS-OF-WAYS 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, THE FLOOD PLAINS AND OPEN SPACE WHERE APPLICABLE AND FOR GOOD AND VALUABLE CONSIDERATION, HEREBY GRANT THE RIGHT AND OPTION TO HOWARD COUNTY TO ACQUIRE THE FEE SIMPLE TITLE TO THE BEDS OF THE STREETS AND/OR ROADS AND FLOOD PLAINS, 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; 4) THAT NO BUILDING OR SIMILAR STRUCTURE OF ANY KIND SHALL BE ERRECTED ON OR OVER THE SAID EASEMENTS AND RIGHTS-OF-WAYS. WITNESS OUR HANDS THIS 22ND DAY OF OCTOBER, 2009

*B. Lloyd Womack*  
B. LLOYD WOMACK, TRUSTEE

*William R. Kilby*  
WILLIAM R. KILBY, TRUSTEE

*Jerry C. Elder*  
JERRY C. ELDER, TRUSTEE

*Donald W. Reuwer, Jr.*  
REUWER LONG TERM HOLDINGS, LLC  
BY: DONALD REUWER, JR.

*Quincy Myers*  
WITNESS

*Quincy Myers*  
WITNESS

*Quincy Myers*  
WITNESS

*Myra Britt*  
WITNESS

**SURVEYOR'S CERTIFICATE**

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS, IN PART, A SUBDIVISION OF THE LAND CONVEYED BY ERNESTINA TRIESLEIN, WIDOW TO REV. R. E. CROWLEY, REV. EDWIN TULL AND REV. ROY MILLER, TRUSTEES OF THE STATE BOARD OF TRUSTEES OF THE CHURCH OF GOD ACCORDING TO THE DEED DATED APRIL 1, 1957 AND RECORDED IN LIBER 296, FOLIO 327 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND, AND THAT IT IS, IN PART, A SUBDIVISION OF THE LAND CONVEYED BY B. LLOYD WOMACK, WILLIAM R. KILBY, AND GEORGE TSAKALAS, TRUSTEES TO REUWER LONG TERM HOLDINGS, LLC, ACCORDING TO THE DEED DATED JULY 14, 2005 AND RECORDED IN LIBER 9351, FOLIO 200 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 AND IN ACCORDANCE WITH THE ANNOTATED CODE OF MARYLAND, AS AMENDED, AND MONUMENTATION IS IN ACCORDANCE WITH THE HOWARD COUNTY SUBDIVISION REGULATIONS.

*Thomas M. Hoffman, Jr.* 10-29-09  
THOMAS M. HOFFMAN, JR. DATE  
MD. REG. PROPERTY LINE SURVEYOR # 267

**ROBERT H. VOGEL ENGINEERING, INC.**  
8407 MAIN STREET  
ELLCOTT CITY, MARYLAND 21043  
410-461-7666

RECORDED AS PLAT No. ~~20870~~ ON 12/10/09  
AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

**PLAT OF REVISION**  
**RIVERSIDE OVERLOOK, PHASE II**  
LOTS 4-12, 18-22, 24-33,  
OPEN SPACE LOTS 17, 23, 34, 35, AND  
NON BUILDABLE BULK PARCEL B

A RESUBDIVISION OF  
LOTS 1 THROUGH 3 AND BUILDABLE BULK PARCEL A,  
RIVERSIDE OVERLOOK, PHASE 1 (PLATS 20690-20693)

ZONED R-20  
TAX MAP No. 41 BLK-11 PARCEL No. 179  
FIFTH ELECTION DISTRICT  
HOWARD COUNTY, MARYLAND  
SCALE: 1" = 50' OCTOBER 7, 2009

GRAPHIC SCALE  
50 0 50 100 150

SHEET No. 5 OF 6  
F-08-23

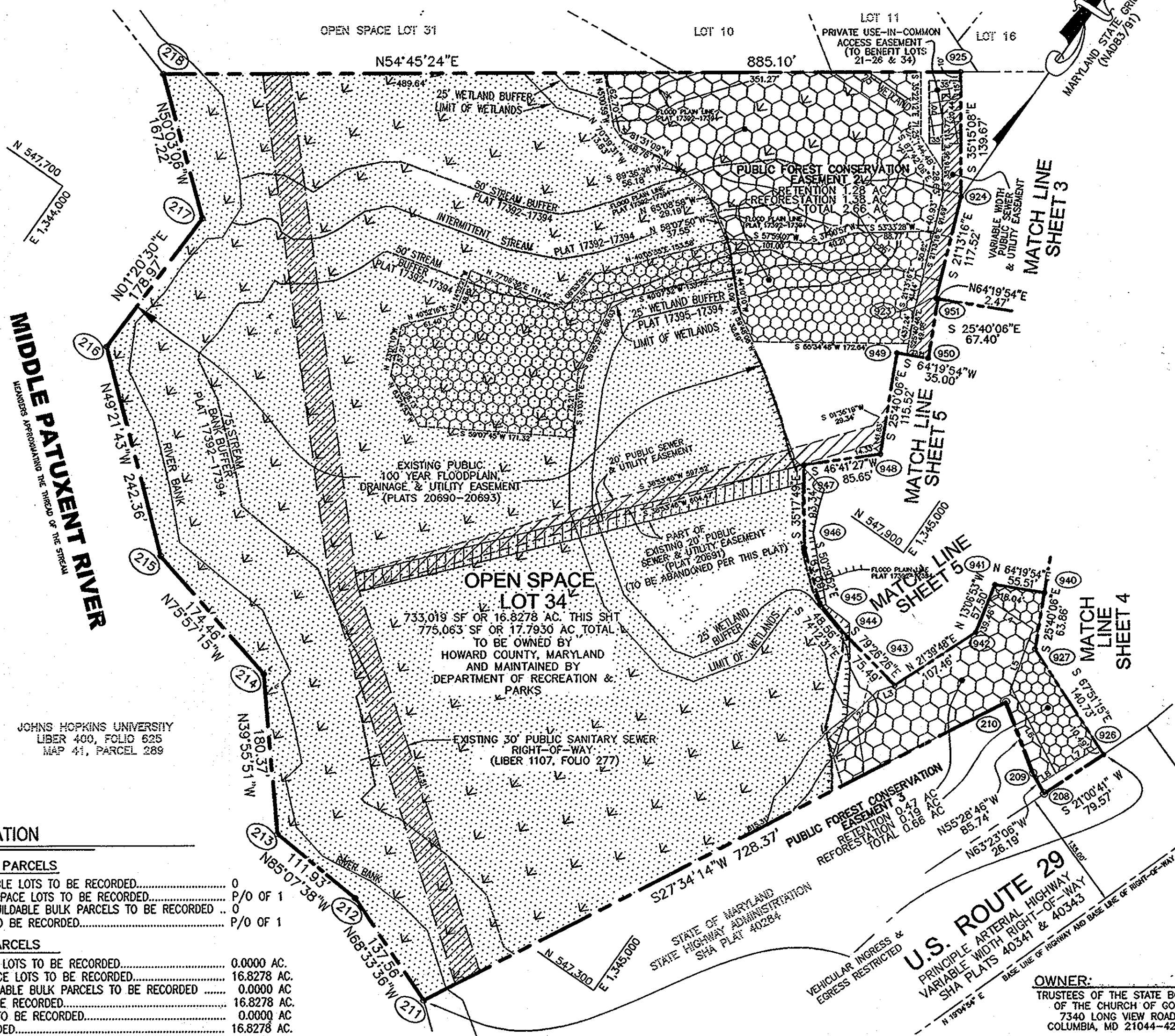


LINE	BEARING	DISTANCE
L1	N51°52'37"W	54.98'
L2	N10°15'39"E	76.16'
L3	N35°43'19"E	20.96'
L4	N88°38'41"E	58.47'
L5	S15°22'24"E	70.36'
L6	S62°14'56"E	108.47'
L7	N22°08'45"E	56.06'
L8	N22°08'45"E	22.55'

COORDINATE LIST		
NO	NORTHING	EASTING
208	547773.4799	1345272.5407
209	547779.7904	1345259.9474
210	547828.3795	1345189.3043
211	547182.7224	1344852.1844
212	547233.0046	1344724.1429
213	547242.5128	1344612.6127
214	547380.8207	1344496.8432
215	547423.1625	1344327.5960
216	547581.0045	1344143.6866
217	547759.9211	1344147.8768
218	547867.2922	1344019.6825
219	548154.4280	1344865.7078
220	548263.9821	1344823.1679
221	548378.0397	1344742.5537
222	547842.3413	1345311.8929
223	547895.3915	1345181.5461
224	547952.9470	1345153.8855
225	547928.9002	1345103.8493
226	547872.9043	1345116.8951
227	547773.0346	1345077.2264
228	547786.8685	1345003.0154
229	547800.0829	1344956.2900
230	547840.5299	1344907.2278
231	547916.7138	1344853.2926
232	547975.4655	1344915.6182
233	548079.5865	1344865.5788
234	548094.7472	1344897.1249
235	548155.4959	1344867.9297

**LEGEND**

- EXISTING 20' PUBLIC SEWER & UTILITY EASEMENT (PLAT 20691) (TO BE ABANDONED PER THIS PLAT)
- 20' PUBLIC SEWER & UTILITY EASEMENT
- VARIABLE WIDTH PUBLIC SEWER & UTILITY EASEMENT
- EXISTING 30' PUBLIC SANITARY SEWER RIGHT-OF-WAY (LIBER 1107, FOLIO 277)
- EXISTING PUBLIC 100-YEAR FLOOD PLAIN, DRAINAGE & UTILITY EASEMENT
- PRIVATE USE IN COMMON ACCESS EASEMENT
- PUBLIC FOREST CONSERVATION EASEMENT (RETENTION)
- PUBLIC FOREST CONSERVATION EASEMENT (REFORESTATION)
- WETLANDS



JOHNS HOPKINS UNIVERSITY  
LIBER 400, FOLIO 625  
MAP 41, PARCEL 289

**AREA TABULATION**

NUMBER OF LOTS OR PARCELS	
TOTAL NUMBER OF BUILDABLE LOTS TO BE RECORDED.....	0
TOTAL NUMBER OF OPEN SPACE LOTS TO BE RECORDED.....	P/O OF 1
TOTAL NUMBER OF NON BUILDABLE BULK PARCELS TO BE RECORDED ..	0
TOTAL NUMBER OF LOTS TO BE RECORDED.....	P/O OF 1
AREA OF LOTS OR PARCELS	
TOTAL AREA OF BUILDABLE LOTS TO BE RECORDED.....	0.0000 AC.
TOTAL AREA OF OPEN SPACE LOTS TO BE RECORDED.....	16.8278 AC.
TOTAL AREA OF NON BUILDABLE BULK PARCELS TO BE RECORDED .....	0.0000 AC.
TOTAL AREA OF LOTS TO BE RECORDED.....	16.8278 AC.
TOTAL AREA OF ROADWAY TO BE RECORDED.....	0.0000 AC.
TOTAL AREA TO BE RECORDED.....	16.8278 AC.

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 HAVE BEEN COMPLIED WITH.

*Thomas M Hoffman, Jr* 10/29/09  
THOMAS M. HOFFMAN, JR. DATE  
MD REG PROPERTY LINE SURVEYOR # 267

*B. Lloyd Womack* 10/22/09  
STATE BOARD OF TRUSTEES OF THE CHURCH OF GOD DATE  
B. LLOYD WOMACK

*William R. Kilby* 10/22/09  
STATE BOARD OF TRUSTEES OF THE CHURCH OF GOD DATE  
WILLIAM R. KILBY

*Jerry C. Elder* 10/22/09  
STATE BOARD OF TRUSTEES OF THE CHURCH OF GOD DATE  
JERRY C. ELDER

*Donald W. Reuwer, Jr* 10/22/09  
REUWER LONG TERM HOLDINGS, LLC DATE  
BY: DONALD W. REUWER, JR.

**OWNER:**  
TRUSTEES OF THE STATE BOARD OF THE CHURCH OF GOD  
7340 LONG VIEW ROAD  
COLUMBIA, MD 21044-4260

**OWNER:**  
REUWER LONG TERM HOLDINGS, LLC  
c/o DONALD REUWER, JR.  
5304 DORSEY HALL ROAD, SUITE 102  
ELLCOTT CITY, MD 21042-7819  
410-480-9105

**DEVELOPER:**  
BENDER PROPERTY II, LLC  
c/o JARED SPAHN, PRESIDENT  
5304 DORSEY HALL DRIVE  
ELLCOTT CITY, MD 21042

**OWNER'S CERTIFICATE**

STATE BOARD OF TRUSTEES OF THE CHURCH OF GOD AND REUWER LONG TERM HOLDINGS, LLC, OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON, ADOPT THIS FINAL PLAT 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 OR STREET RIGHTS-OF-WAYS 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, THE FLOOD PLAINS AND OPEN SPACE WHERE APPLICABLE AND FOR GOOD AND VALUABLE CONSIDERATION, HEREBY GRANT THE RIGHT AND OPTION TO HOWARD COUNTY TO ACQUIRE THE FEE SIMPLE TITLE TO THE BEDS OF THE STREETS AND/OR ROADS AND FLOOD PLAINS, 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; 4) THAT NO BUILDING OR SIMILAR STRUCTURE OF ANY KIND SHALL BE ERRECTED ON OR OVER THE SAID EASEMENTS AND RIGHTS-OF-WAYS. WITNESS OUR HANDS THIS 22ND DAY OF OCTOBER, 2009.

*B. Lloyd Womack*  
B. LLOYD WOMACK, TRUSTEE

*William R. Kilby*  
WILLIAM R. KILBY, TRUSTEE

*Jerry C. Elder*  
JERRY C. ELDER, TRUSTEE

*Donald W. Reuwer, Jr*  
REUWER LONG TERM HOLDINGS, LLC  
BY: DONALD REUWER, JR.

**SURVEYOR'S CERTIFICATE**

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS, IN PART, A SUBDIVISION OF THE LAND CONVEYED BY ERNESTINA TRIESEM, WIDOW TO REV. R. E. CROWLEY, REV. EDWIN TULL AND REV. ROY MILLER, TRUSTEES OF THE STATE BOARD OF TRUSTEES OF THE CHURCH OF GOD ACCORDING TO THE DEED DATED APRIL 1, 1957 AND RECORDED IN LIBER 296, FOLIO 327 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND, AND THAT IT IS, IN PART, A SUBDIVISION OF THE LAND CONVEYED BY B. LLOYD WOMACK, WILLIAM R. KILBY, AND GEORGE TSAKALAS, TRUSTEES TO REUWER LONG TERM HOLDINGS, LLC, ACCORDING TO THE DEED DATED JULY 14, 2005 AND RECORDED IN LIBER 9351, FOLIO 200 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 AND IN ACCORDANCE WITH THE ANNOTATED CODE OF MARYLAND, AS AMENDED, AND MONUMENTATION IS IN ACCORDANCE WITH THE HOWARD COUNTY SUBDIVISION REGULATIONS.

*Thomas M Hoffman, Jr* 10/29/09  
THOMAS M. HOFFMAN, JR. DATE  
MD. REG. PROPERTY LINE SURVEYOR # 267

ROBERT H. VOGEL ENGINEERING, INC.  
8407 MAIN STREET  
ELLCOTT CITY, MARYLAND 21043  
410-461-7666

APPROVED: FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEMS  
HOWARD COUNTY HEALTH DEPARTMENT.

*B. Peter Brilenson* 12/10/09  
HOWARD COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

*Chad Wassum* 11/13/09  
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

*Kat Shalinski* 12/01/09  
DIRECTOR DATE

RECORDED AS PLAT No. 20871 ON 12/10/09  
AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

PLAT OF REVISION  
**RIVERSIDE OVERLOOK, PHASE II**  
LOTS 4-12, 18-22, 24-33,  
OPEN SPACE LOTS 17, 23, 34, 35, AND  
NON BUILDABLE BULK PARCEL B

A RESUBDIVISION OF  
LOTS 1 THROUGH 3 AND BUILDABLE BULK PARCEL A,  
RIVERSIDE OVERLOOK, PHASE 1 (PLATS 20690-20693)

ZONED R-20  
TAX MAP No. 41 BLK: 11 PARCEL No. 179  
FIFTH ELECTION DISTRICT  
HOWARD COUNTY, MARYLAND

SCALE: 1" = 100'  
OCTOBER 7, 2009

GRAPHIC SCALE  
100 0 100 200 300

SHEET No. 6 OF 6  
F-08-23