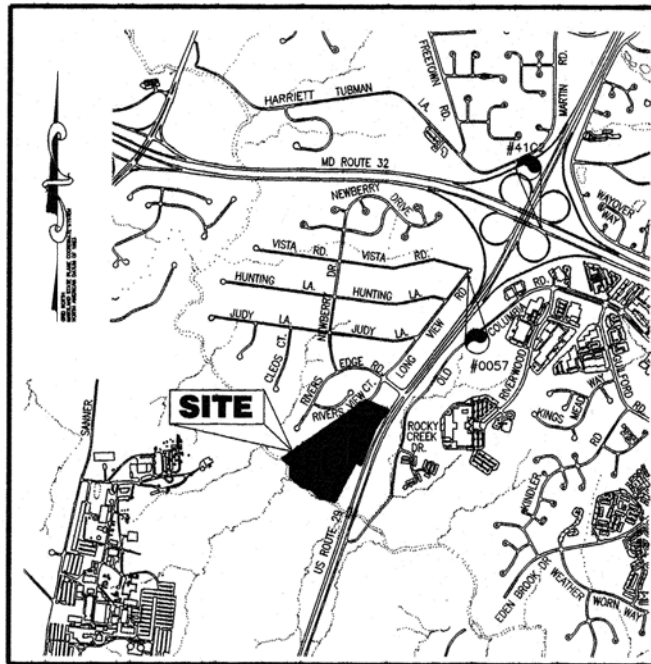


GENERAL NOTES

- 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: GRID NORTH: 550,835.21 GRID EAST: 1,347,017.69
STATION 41C2: GRID NORTH: 551,616.42 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 ACRESAGES STATED HEREON ARE MORE OR LESS. EXPRESSION OF AREA TO LESS THAN ONE ONE-HUNDREDTH (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'(11' 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 GROSS 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.
- THIS PLAT, AND THE SURVEY UPON WHICH IT IS BASED, HAVE BEEN PREPARED WITHOUT THE BENEFIT OF AN ABSTRACT OF TITLE. A COMMITMENT FOR TITLE INSURANCE OR OTHER SIMILAR DOCUMENT, EASEMENTS, RIGHTS-OF-WAY, RESERVATIONS AND RESTRICTIONS MAY EXIST AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND AND OTHER REPOSITORIES THAT AFFECT THE SUBJECT PROPERTY.
- WATER AND SEWER SERVICE TO THIS PARCEL WILL BE GRANTED UNDER THE PROVISIONS OF SECTION 18.122.B OF THE HOWARD COUNTY CODE. PUBLIC WATER AND SEWER ALLOCATION WILL BE GRANTED AT THE TIME OF ISSUANCE OF THE BUILDING PERMIT IF CAPACITY IS AVAILABLE AT THAT TIME. PUBLIC WATER IS AVAILABLE ALONG LONG VIEW ROAD (8" WATER - CONTRACT #34-1101-D). PUBLIC SEWER IS AVAILABLE IN LONG VIEW ROAD (8" SEWER - CONTRACT #34-1101-D).
- NO GRADING, REMOVAL OF VEGETATIVE COVER OR TREES, PAVING AND NEW STRUCTURES SHALL BE PERMITTED WITHIN THE LIMITS OF WETLANDS, STREAMS, OR THEIR REQUIRED BUFFERS, FLOOD PLAIN AND FOREST CONSERVATION EASEMENT AREAS.
- 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.
- PUBLIC WATER AND SEWAGE ALLOCATION WILL BE GRANTED AT THE TIME OF ISSUANCE OF THE BUILDING PERMIT IF CAPACITY IS AVAILABLE AT THAT TIME.
- THERE ARE EXISTING DWELLINGS AND STRUCTURES LOCATED ON LOTS 1, 2, AND 3, AND ON PARCEL "A" THAT ARE TO REMAIN. NO NEW BUILDINGS, 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 HERIN RESERVED, WHETHER OR NOT EXPRESSLY STATED IN THE DEED(S) CONVEYING SAID LOTS/PARCELS. DEVELOPER SHALL EXECUTE AND DELIVER DEEDS FOR THE EASEMENTS HERIN 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 EASE-AND RECORD THE DEED(S) OF EASEMENT IN THE LAND RECORDS OF HOWARD COUNTY.



VICINITY MAP

SCALE 1" = 1000' ± ADC MAP 15C1

GENERAL NOTES (CONTINUED)

- THIS PLAT IS SUBJECT TO DPZ FILES F-05-11, WP-07-66, WP-04-69, BA-03-67C, BA-82-40E, BA-861C, BA-952C, SDP-79-16, SDP-83-91, S-05-06, WP-05-87, BA-91-36E, VP-75-05, P-07-08, F-08-23, BA-08-02C, SDP-09-33, WP-09-33, SP-09-04, AND WP-09-119.
- THIS SUBDIVISION PLAN IS CONDITIONALLY EXEMPT FROM FOREST CONSERVATION REQUIREMENTS PER WAIVER REQUEST "WP-09-119", APPROVED MARCH 3, 2009, WHICH REQUESTED A WAIVER OF SECTIONS 18.117 AND 18.120(c) TO ALLOW FOR THE TEMPORARY DEFERRAL OF THE FOREST CONSERVATION OBLIGATION AND RECORDING OF REQUIRED FOREST CONSERVATION EASEMENTS FOR PHASE 1 OF THIS PROJECT UNTIL THE RECORDING OF FINAL PLAN, F-08-23, FOR PHASE 2 OF THIS PROJECT. APPROVAL IS SUBJECT TO THE FOLLOWING CONDITIONS: 1) THE WAIVER PETITION APPROVAL APPLIES ONLY TO THE TEMPORARY DEFERRAL FOR ESTABLISHING THE REQUIRED FOREST CONSERVATION EASEMENT FOR PHASE 1 OF THIS DEVELOPMENT UNTIL PHASE 2 OF THIS PROJECT IS RECORDED. 2) THE APPLICANT/DEVELOPER MUST COMPLY WITH THE FOREST CONSERVATION PLANS, F-08-23, SP-09-04, AND F-09-66 FOR RIVERSIDE OVERLOOK, PHASES 1 AND 2 AND MEET ALL APPLICABLE PROCESSING DEADLINE DATES FOR THIS PROJECT. IF FOR ANY REASON THE PROCESSING AND RECORDING OF PHASE 2 FOR THIS PROJECT DOES NOT OCCUR IN A TIMELY MANNER, THEN THE APPLICANT MUST FULFILL THE REQUIRED FOREST CONSERVATION EASEMENT OBLIGATION OR PAY A FEE-IN-LIEU FOR THE FOREST CONSERVATION OBLIGATION FOR PHASE 1 OF THIS PROJECT DEVELOPED UNDER F-09-66 AND SDP-09-33 FOR THE CHURCH OF GOD OFFICE BUILDING.
- A TRAFFIC STUDY IS NOT REQUIRED FOR THIS SUBDIVISION.
- THIS SUBDIVISION IS EXEMPT FROM LANDSCAPE REQUIREMENTS. DWELLINGS ARE PRESENT ON ALL FOUR (4) LOTS/PARCELS WITH NO CHANGE IN LAND USE.
- THIS SUBDIVISION IS EXEMPT FROM STORM WATER MANAGEMENT. NO NEW IMPERVIOUS SURFACES ARE PROPOSED TO BE ADDED. WHEN NEW IMPERVIOUS SURFACES ARE ADDED TO THIS SITE, A SITE DEVELOPMENT PLAN ALONG WITH STORM WATER MANAGEMENT DESIGN MUST BE SUBMITTED FOR REVIEW.
- A NOISE STUDY IS NOT REQUIRED FOR THIS FINAL PLAT. A NOISE STUDY IS REQUIRED FOR ANY RESUBDIVISION OF BULDBLE PARCEL A.
- FLOOD PLAN SHOWN ON-SITE IS BASED ON A STUDY PREPARED BY HOWARD COUNTY DATED JULY 2003.
- THIS PROPERTY IS LOCATED WITHIN THE METROPOLITAN DISTRICT.
- TO THE BEST OF THE OWNERS' KNOWLEDGE AND INFORMATION, THERE ARE NO BURIAL GROUNDS, CEMETERIES OR HISTORICAL STRUCTURES ON THE SITE.
- NO ALLOCATIONS ARE REQUIRED FOR THIS PROJECT SINCE NO NEW RESIDENTIAL UNITS ARE PLANNED.
- 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.
- THE ESTABLISHMENT OF THE REQUIRED OPEN SPACE FOR LOTS 1 THROUGH 3 SHALL BE PROVIDED IN THE OPEN SPACE LOT LOCATED WITH THE RESUBDIVISION OF BULDBLE PARCEL A. THE FUTURE OPEN SPACE REQUIREMENT SHALL BE BASED ON THE PRESENT GROSS SITE AREA OF 28.71 AC.
- 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 1 THRU 3 AND PARCEL "A" 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 9301, FOLIO 200.

AREA TABULATION

NUMBER OF LOTS OR PARCELS	3
BUILDABLE LOTS	3
BUILDABLE BULK PARCELS	0
OPEN SPACE	0
PRESERVATION PARCELS	0
AREA OF LOTS OR PARCELS	
BUILDABLE LOTS	2.8894 AC.
BUILDABLE BULK PARCELS	25.8231 AC.
OPEN SPACE	0
PRESERVATION PARCELS	0
AREA OF ROADWAY	0
AREA OF SUBDIVISION	28.7125 AC.

OWNER & DEVELOPER	OWNER & DEVELOPER
TRUSTEES OF THE STATE BOARD OF THE CHURCH OF GOD 7340 LONG VIEW ROAD COLUMBIA, MD 21044-4260	REUWER LONG TERM HOLDINGS, LLC c/o DONALD REUWER, JR. 5300 DORSEY HALL ROAD, SUITE 102 ELLCOTT CITY, MD 21042-7819 410-480-9105

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, 4-16-09 DATE
THOMAS M. HOFFMAN, JR.
MD REG. PROPERTY LINE SURVEYOR # 267

B. Lloyd Womack, 4-22-09 DATE
STATE BOARD OF TRUSTEES OF THE CHURCH OF GOD
B. LLOYD WOMACK

William R. Kilby, 4-22-09 DATE
STATE BOARD OF TRUSTEES OF THE CHURCH OF GOD
WILLIAM R. KILBY

Jerry C. Elder, 4-21-09 DATE
STATE BOARD OF TRUSTEES OF THE CHURCH OF GOD
JERRY C. ELDER

Donald M. Reuwer, Jr., 4/28/09 DATE
REUWER LONG TERM HOLDINGS, LLC
BY: DONALD M. REUWER, JR.

MDR PLAT NO. 20690

RECORDED

JUL 31 2009

PLAT FEE

PLAT RECORDING

TOTAL

DATE CHG

3/17/2009

7-31-09

PURPOSE

THE PURPOSE OF THIS PLAT IS TO REVISE THE NAME OF THE SUBDIVISION FROM HEARTHSTONE AT RIVERSIDE TO RIVERSIDE OVERLOOK, PHASE 1, AND TO REVISE THE INTERIOR LOT LINE CONFIGURATION OF LOTS 1 THROUGH 3 AND BUILDABLE BULK PARCEL A.

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

Howard County Health Officer: *Robert Bilewicz* 7/30/09
DATE: 7/30/09

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

Chief, Development Engineering Division: *Cheryl Dammann* 6/11/09
DATE: 6/11/09
Director: *Candy Hamilton* 7/30/09
DATE: 7/30/09

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 28th DAY OF JULY, 2009.

B. Lloyd Womack, Trustee
William R. Kilby, Trustee
Jerry C. Elder, Trustee
Reuwer Long Term Holdings, LLC
By: Donald M. Reuwer, Jr.

Gregory Muesel WITNESS
Gregory Muesel WITNESS
Megan 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 TRIESEN, WIDOW OF REV. R. E. CROLEY, 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, 1975 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 TSALKALAS, TRUSTEES TO REUWER LONG TERM HOLDINGS, LLC, ACCORDING TO THE DEED DATED JULY 14, 2008 AND RECORDED IN LIBER 931, 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., 4-16-09 DATE
THOMAS M. HOFFMAN, JR.
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. _____ ON _____
AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

PLAT OF RESUBDIVISION
PLATS 17392-17394

RIVERSIDE OVERLOOK PHASE I
LOTS 1 THROUGH 3 AND BUILDABLE BULK PARCEL A

A RESUBDIVISION OF HEARTHSTONE AT RIVERSIDE
LOTS 1 THROUGH 3 AND BUILDABLE BULK PARCEL A

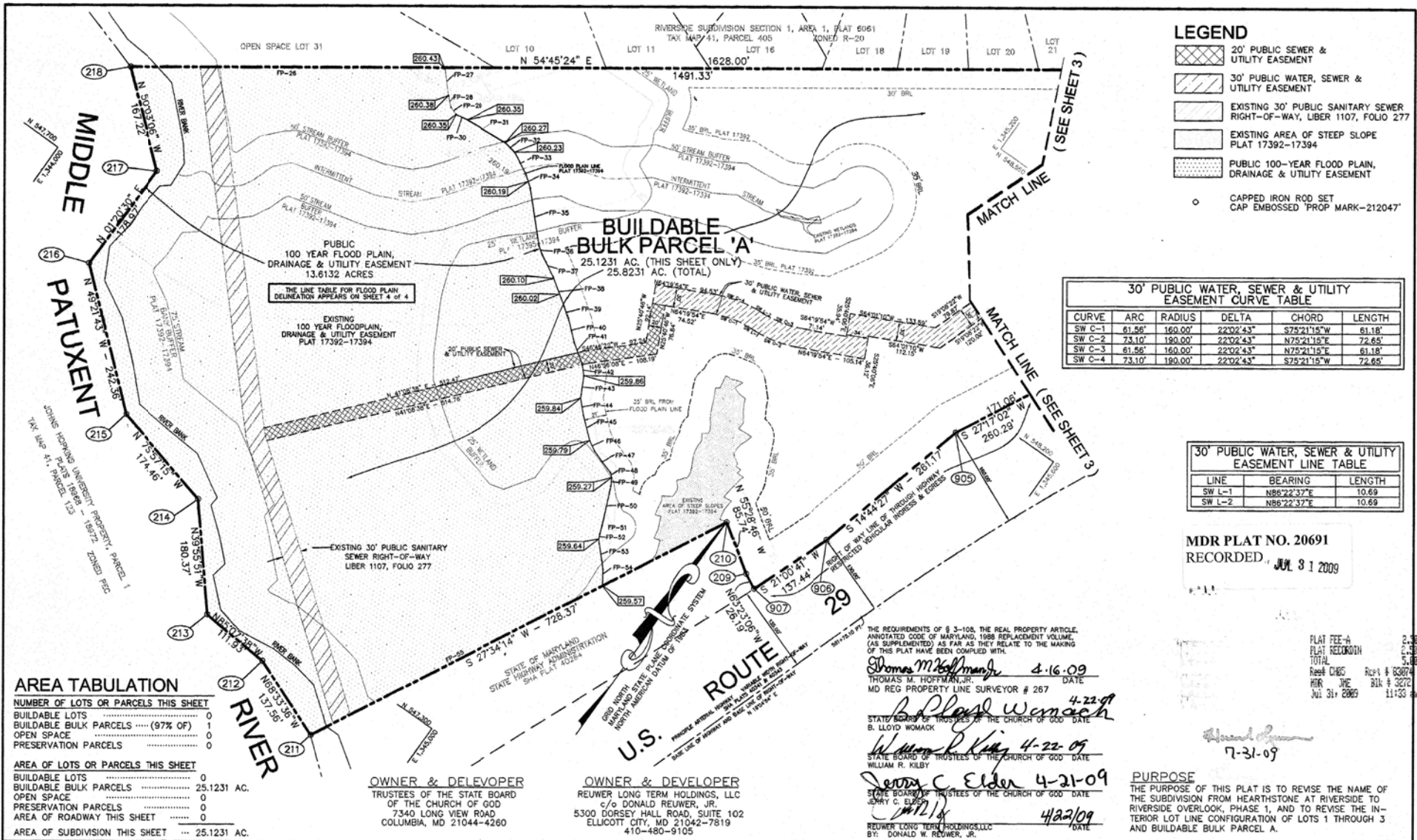
ZONED R-20
TAX MAP No. 41 BLK: 11 PARCEL No. 179
FIFTH ELECTION DISTRICT
HOWARD COUNTY, MARYLAND

SCALE: NONE APRIL 16, 2009

SHEET No. 1 OF 4



Handwritten notes: P114313 USA Cal 2125 4523-1



LEGEND

- 20' PUBLIC SEWER & UTILITY EASEMENT
- 30' PUBLIC WATER, SEWER & UTILITY EASEMENT
- EXISTING 30' PUBLIC SANITARY SEWER RIGHT-OF-WAY, LIBER 1107, FOLIO 277
- EXISTING AREA OF STEEP SLOPE PLAT 17392-17394
- PUBLIC 100-YEAR FLOOD PLAIN, DRAINAGE & UTILITY EASEMENT
- CAPPED IRON ROD SET CAP EMBOSSED 'PROP MARK-212047'

30' PUBLIC WATER, SEWER & UTILITY EASEMENT CURVE TABLE

CURVE	ARC	RADIUS	DELTA	CHORD	LENGTH
SW C-1	61.56'	160.00'	22°02'43"	S75°21'15"W	61.18'
SW C-2	73.10'	180.00'	22°02'43"	N75°21'15"E	72.65'
SW C-3	61.56'	160.00'	22°02'43"	N75°21'15"E	61.18'
SW C-4	73.10'	180.00'	22°02'43"	S75°21'15"W	72.65'

30' PUBLIC WATER, SEWER & UTILITY EASEMENT LINE TABLE

LINE	BEARING	LENGTH
SW L-1	N86°22'37"E	10.69'
SW L-2	N86°22'37"E	10.69'

AREA TABULATION

NUMBER OF LOTS OR PARCELS THIS SHEET

- BUILDABLE LOTS 0
- BUILDABLE BULK PARCELS (97% OF) 1
- OPEN SPACE 0
- PRESERVATION PARCELS 0

AREA OF LOTS OR PARCELS THIS SHEET

- BUILDABLE LOTS 0
- BUILDABLE BULK PARCELS 25.1231 AC.
- OPEN SPACE 0
- PRESERVATION PARCELS 0
- AREA OF ROADWAY THIS SHEET 0
- AREA OF SUBDIVISION THIS SHEET 25.1231 AC.

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

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

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 4-16-09
 THOMAS M. HOFFMAN, JR. DATE
 MD REG. PROPERTY LINE SURVEYOR # 267

B. Lloyd Womack 4-22-09
 B. LLOYD WOMACK DATE
 STATE BOARD OF TRUSTEES OF THE CHURCH OF GOD

William R. Kilby 4-22-09
 WILLIAM R. KILBY DATE
 STATE BOARD OF TRUSTEES OF THE CHURCH OF GOD

Jerry C. Elder 4-21-09
 JERRY C. ELDER DATE
 STATE BOARD OF TRUSTEES OF THE CHURCH OF GOD

MEAN 4/22/09
 REUWER LONG TERM HOLDINGS, LLC
 BY: DONALD W. REUWER, JR. DATE

PURPOSE
 THE PURPOSE OF THIS PLAT IS TO REVISE THE NAME OF THE SUBDIVISION FROM HEARTHSTONE AT RIVERSIDE TO RIVERSIDE OVERLOOK, PHASE 1, AND TO REVISE THE INTERIOR LOT LINE CONFIGURATION OF LOTS 1 THROUGH 3 AND BUILDABLE BULK PARCEL A.

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 APRIL, 2009.

B. Lloyd Womack B. LLOYD WOMACK, TRUSTEE
William R. Kilby WILLIAM R. KILBY, TRUSTEE
Jerry C. Elder JERRY C. ELDER, TRUSTEE
 REUWER LONG TERM HOLDINGS, LLC
 BY: DONALD REUWER, JR.

Gregory Meyer GREGORY MEYER, WITNESS
Gregory Meyer GREGORY MEYER, WITNESS
MEAN MEAN, WITNESS
Megan Burt MEGAN BURT, 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 TRESLEIN, WIDOW TO REV. 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, 1975 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 TSAKALIAS, TRUSTEES TO REUWER LONG TERM HOLDINGS, LLC, ACCORDING TO THE DEED DATED JULY 14, 2008 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 THIS PLAT. THE LOTS AND STRIPS OF LAND 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 4-16-09
 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



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

Bryan for Peter Baileman 7/30/09
 HOWARD COUNTY HEALTH OFFICER 60 DATE 7/30/09

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

Allen Wasserman 6/11/09
 CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE 6/11/09

Cindy Hamilton 7/20/09
 DIRECTOR DATE 7/20/09

RECORDED AS PLAT No. _____ ON _____
 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

PLAT OF RESUBDIVISION
 PLATS 17392-17394

RIVERSIDE OVERLOOK PHASE I
 LOTS 1 THROUGH 3 AND BUILDABLE BULK PARCEL A

A RESUBDIVISION OF HEARTHSTONE AT RIVERSIDE
 LOTS 1 THROUGH 3 AND BUILDABLE BULK PARCEL A

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

SCALE: 1" = 100' APRIL 16, 2009

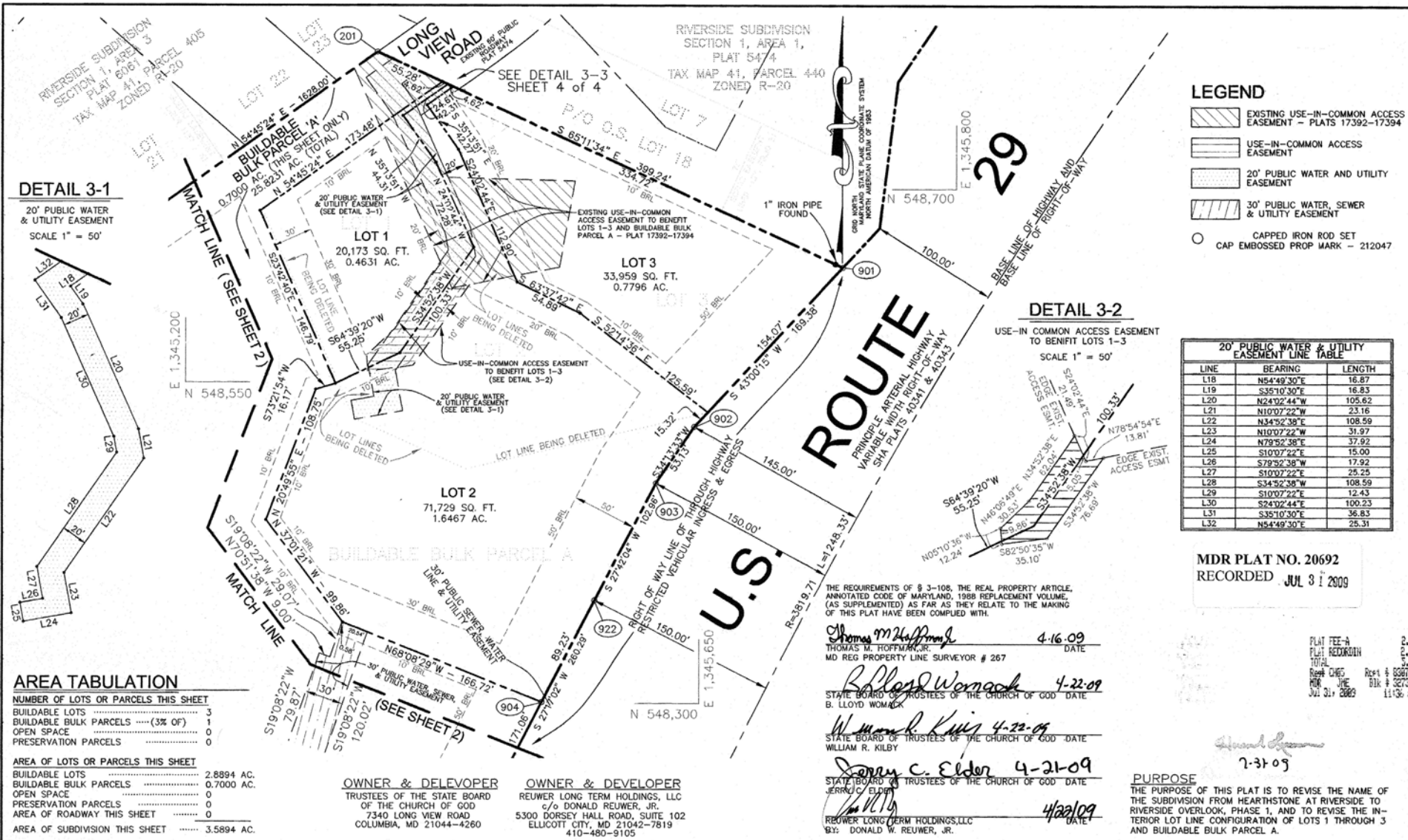
100 0 100 200 300
 GRAPHIC SCALE

SHEET No. 2 OF 4

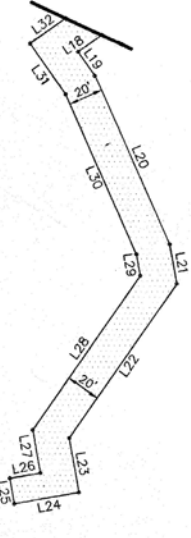
K:\PROJECT\05-29\SURV\dwg\PLAT-OVERLOOK\Phase 1 Base.dwg

Vertical scale bar from 1 to 6.

Plot 314 WA CU 2125 45232



DETAIL 3-1
20' PUBLIC WATER & UTILITY EASEMENT
SCALE 1" = 50'



AREA TABULATION
NUMBER OF LOTS OR PARCELS THIS SHEET
BUILDABLE LOTS 3
BUILDABLE BULK PARCELS (3% OF) 1
OPEN SPACE 0
PRESERVATION PARCELS 0

AREA OF LOTS OR PARCELS THIS SHEET
BUILDABLE LOTS 2,8894 AC.
BUILDABLE BULK PARCELS 0.7000 AC.
OPEN SPACE 0
PRESERVATION PARCELS 0
AREA OF ROADWAY THIS SHEET 0
AREA OF SUBDIVISION THIS SHEET 3.5894 AC.

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

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

THE REQUIREMENTS OF § 9-108, 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. 4-16-09 DATE
THOMAS M. HOFFMAN, JR.
MD REG. PROPERTY LINE SURVEYOR # 267

Balloy Womack 4-22-09 DATE
STATE BOARD OF TRUSTEES OF THE CHURCH OF GOD DATE
B. LLOYD WOMACK

William R. Kilby 4-22-09 DATE
STATE BOARD OF TRUSTEES OF THE CHURCH OF GOD DATE
WILLIAM R. KILBY

Jerry C. Elder 4-21-09 DATE
STATE BOARD OF TRUSTEES OF THE CHURCH OF GOD DATE
JERRY C. ELDER

Donald W. Reuwer, Jr. 4/22/09 DATE
REUWER LONG TERM HOLDINGS, LLC
BY: DONALD W. REUWER, JR.

LEGEND

- EXISTING USE-IN-COMMON ACCESS EASEMENT - PLATS 17392-17394
- USE-IN-COMMON ACCESS EASEMENT
- 20' PUBLIC WATER AND UTILITY EASEMENT
- 30' PUBLIC WATER, SEWER & UTILITY EASEMENT
- CAPPED IRON ROD SET CAP EMBOSSED PROP MARK - 212047

20' PUBLIC WATER & UTILITY EASEMENT LINE TABLE

LINE	BEARING	LENGTH
L18	N54°49'30"E	16.87
L19	S35°10'30"E	16.83
L20	N24°02'44"W	105.62
L21	N10°07'22"W	23.16
L22	N34°52'38"E	108.59
L23	N10°07'22"W	31.97
L24	N78°54'54"E	37.92
L25	S10°07'22"E	15.00
L26	S79°52'38"W	17.92
L27	S10°07'22"E	25.25
L28	S34°52'38"W	108.59
L29	S10°07'22"E	12.43
L30	S24°02'44"E	100.23
L31	S35°10'30"E	36.83
L32	N54°49'30"E	25.31

MDR PLAT NO. 20692
RECORDED JUL 3 2009

PLAT FEE-A
PLAT RECORDING
TOTAL
RECEIVED
JUL 31 2009

Handwritten signature
7-31-09

PURPOSE
THE PURPOSE OF THIS PLAT IS TO REVISE THE NAME OF THE SUBDIVISION FROM HEARTHSTONE AT RIVERSIDE TO RIVERSIDE OVERLOOK, PHASE 1, AND TO REVISE THE INTERIOR LOT LINE CONFIGURATION OF LOTS 1 THROUGH 3 AND BUILDABLE BULK PARCEL A.

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

Bryan for Peter Baileman 7/30/2009
HOWARD COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING
Wendy Williams 6/11/09 DATE
CHIEF, DEVELOPMENT ENGINEERING DIVISION
Cindy Hamilton 7/29/09 DATE
DIRECTOR

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 PLANS 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 PLANS, 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 22 DAY OF JULY, 2009

Balloy Womack
B. LLOYD WOMACK, TRUSTEE
William R. Kilby
WILLIAM R. KILBY, TRUSTEE
Jerry C. Elder
JERRY C. ELDER, TRUSTEE
REUWER LONG TERM HOLDINGS, LLC
BY: DONALD REUWER, JR.

Andrew Meyer
WITNESS
Andrew Meyer
WITNESS
Andrew Meyer
WITNESS
Megan Orest
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 THRELSSEN, 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, 1975 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, 2008 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. 4-16-09 DATE
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. _____ ON _____
AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

PLAT OF RESUBDIVISION
PLATS 17392-17394

RIVERSIDE OVERLOOK PHASE I
LOTS 1 THROUGH 3 AND BUILDABLE BULK PARCEL A

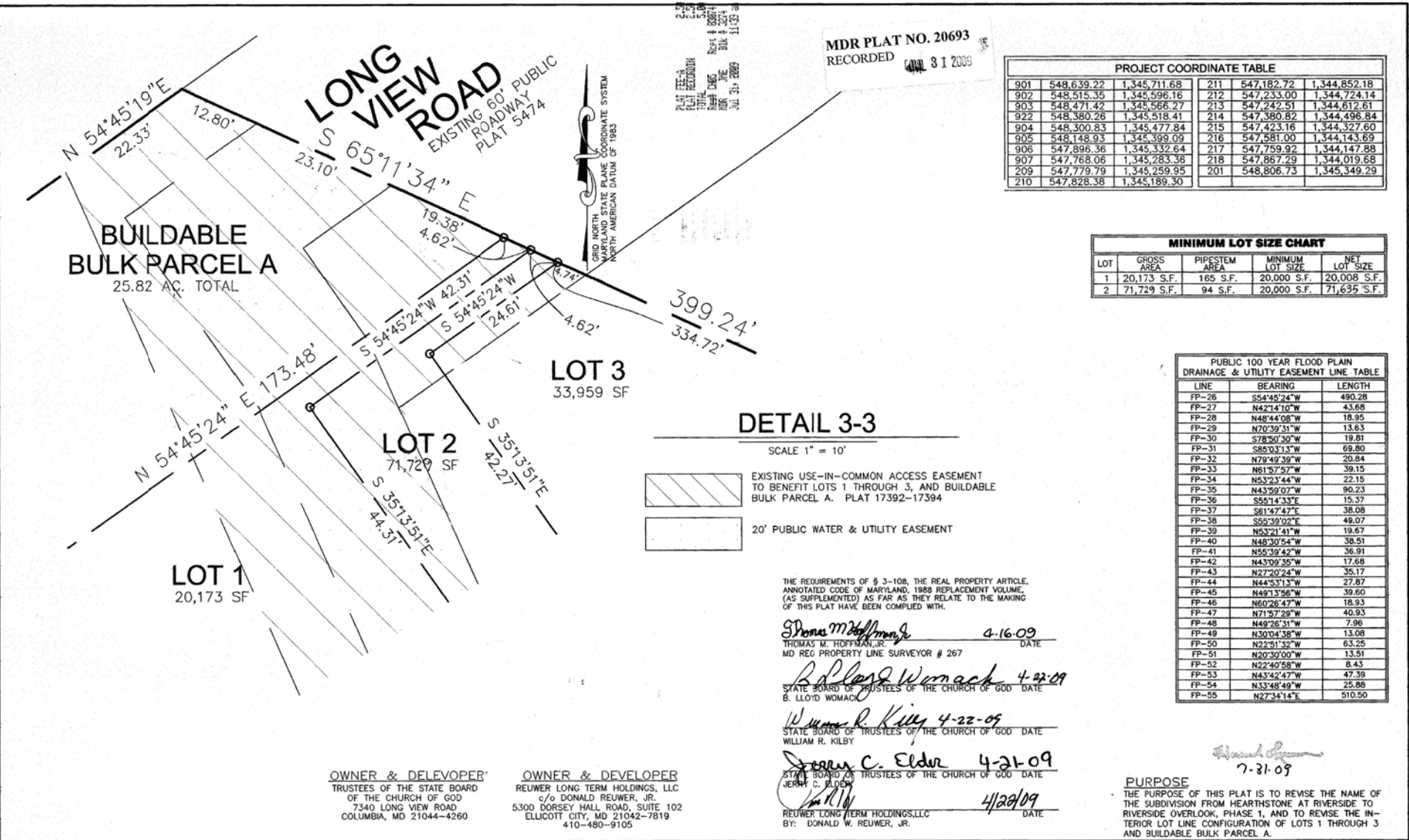
A RESUBDIVISION OF HEARTHSTONE AT RIVERSIDE
LOTS 1 THROUGH 3 AND BUILDABLE BULK PARCEL A
ZONED R-20
TAX MAP No. 41 BLK: 11 PARCEL No. 179
FIFTH ELECTION DISTRICT
HOWARD COUNTY, MARYLAND
SCALE: 1" = 50' APRIL 16, 2009

GRAPHIC SCALE
0 50 100 150
SHEET No. 3 OF 4

K:\PROJECT\03-29\SURV\dwg\PLAT-OVERLOOK-Phase 1 Base.dwg

Plat 315 MSA COM 2125 4523-3

K:\PROJECT\05-29\SURV\dwg\PLAT-OVERLOOK\Phase 1 Base.dwg



MDR PLAT NO. 20693
RECORDED 8 1 2009

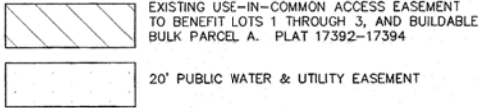
PROJECT COORDINATE TABLE					
901	548,639.22	1,345,711.68	211	547,182.72	1,344,852.18
902	548,515.35	1,345,596.16	212	547,233.00	1,344,724.14
903	548,471.42	1,345,566.27	213	547,242.51	1,344,612.61
922	548,380.26	1,345,518.41	214	547,380.82	1,344,496.84
904	548,300.83	1,345,477.84	215	547,423.16	1,344,327.60
905	548,148.93	1,345,399.09	216	547,581.00	1,344,143.69
906	547,896.36	1,345,332.64	217	547,759.92	1,344,147.88
907	547,788.08	1,345,283.38	218	547,867.29	1,344,019.68
209	547,779.79	1,345,259.95	201	548,806.73	1,345,349.29
210	547,828.38	1,345,189.30			

MINIMUM LOT SIZE CHART				
LOT	GROSS AREA	PIPESTEM AREA	MINIMUM LOT SIZE	NET LOT SIZE
1	20,173 S.F.	165 S.F.	20,000 S.F.	20,008 S.F.
2	71,729 S.F.	94 S.F.	20,000 S.F.	71,635 S.F.

PUBLIC 100 YEAR FLOOD PLAN DRAINAGE & UTILITY EASEMENT LINE TABLE		
LINE	BEARING	LENGTH
FP-26	S54°45'24"W	490.28
FP-27	N44°14'10"W	43.68
FP-28	N48°44'08"W	18.95
FP-29	N70°39'31"W	13.63
FP-30	S78°50'30"W	19.81
FP-31	S85°03'13"W	69.80
FP-32	N79°49'39"W	20.84
FP-33	N61°57'57"W	39.15
FP-34	N53°23'44"W	22.15
FP-35	N43°59'07"W	90.23
FP-36	S55°14'33"E	15.37
FP-37	S61°47'47"E	38.08
FP-38	S55°39'02"E	49.07
FP-39	N53°21'41"W	19.67
FP-40	N48°30'54"W	38.51
FP-41	N55°39'42"W	36.91
FP-42	N43°59'35"W	17.68
FP-43	N27°20'24"W	35.17
FP-44	N44°53'13"W	27.87
FP-45	N49°13'56"W	39.60
FP-46	N60°26'47"W	18.93
FP-47	N71°57'29"W	40.93
FP-48	N48°26'31"W	7.96
FP-49	N30°04'38"W	13.08
FP-50	N22°51'32"W	63.25
FP-51	N20°30'00"W	13.51
FP-52	N22°40'58"W	8.43
FP-53	N43°42'47"W	47.39
FP-54	N33°48'49"W	25.86
FP-55	N27°34'14"E	510.50

DETAIL 3-3

SCALE 1" = 10'



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. 4-16-09 DATE
THOMAS M. HOFFMAN, JR. MD REG PROPERTY LINE SURVEYOR # 267

B. Lloyd Womack 4-22-09 DATE
B. LLOYD WOMACK STATE BOARD OF TRUSTEES OF THE CHURCH OF GOD

William R. Kilby 4-22-09 DATE
WILLIAM R. KILBY STATE BOARD OF TRUSTEES OF THE CHURCH OF GOD

Jerry C. Elder 4-21-09 DATE
JERRY C. ELDER STATE BOARD OF TRUSTEES OF THE CHURCH OF GOD

Donald W. Reuwer, Jr. 4/22/09 DATE
REUWER LONG TERM HOLDINGS, LLC BY: DONALD W. REUWER, JR.

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

OWNER & DEVELOPER
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. Nijam for Peter Brilensson 7/30/2009
HOWARD COUNTY HEALTH OFFICER 50 DATE 7/30/09

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

Cheryl W. Hamiton 6/11/09 DATE 8
CHIEF, DEVELOPMENT ENGINEERING DIVISION

Cindy Hamiton 7/30/09 DATE 13
DIRECTOR

OWNER'S CERTIFICATE

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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.

Erin M. Moseley
ERIN M. MOSELEY, WITNESS

Cheryl W. Hamiton
CHERYL W. HAMITON, WITNESS

Meghan B. Burt
MEGHAN B. BURT, WITNESS

SURVEYOR'S CERTIFICATE

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8407 MAIN STREET, ELLICOTT CITY, MARYLAND 21043
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RECORDED AS PLAT No. _____ ON _____
AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

PLAT OF RESUBDIVISION
PLATS 17392-17394
RIVERSIDE OVERLOOK PHASE I
LOTS 1 THROUGH 3 AND BUILDABLE BULK PARCEL A

A RESUBDIVISION OF HEARTHSTONE AT RIVERSIDE
LOTS 1 THROUGH 3 AND BUILDABLE BULK PARCEL A

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

SCALE: NONE APRIL 16, 2009

SHEET No. 4 OF 4

6
5
4
3
2
1
Maryland State Archives

P104316
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