

GENERAL NOTES:

1. APPLICABLE HO. CO. DEPARTMENT OF PLANNING AND ZONING FILE REFERENCES FOR THIS PROJECT: S-02-009, P-03-010, P-04-009, WP-02-064, F-04-82, WP-05-98, RE-06-06, F-06-134 F-08-047
2. COORDINATES SHOWN HEREON ARE BASED ON THE NAD '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.
3. THIS PLAN IS BASED ON A MONUMENTED FIELD-RUN BOUNDARY SURVEY PERFORMED BY BENCHMARK ENGINEERING, INC. DATED NOVEMBER, 2003.
4. SUBJECT PROPERTY IS ZONED RC-DEO PER 2-2-04 COMPREHENSIVE ZONING PLAN AND THE COMP. LITE ZONING REGULATIONS EFFECTIVE 7-28-2006.
5. THERE ARE NO EXISTING BUILDINGS LOCATED ON THIS SITE.
6. TO THE BEST OF OUR KNOWLEDGE THERE ARE NO CEMETERY LOCATIONS ON-SITE.
7. 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.
8. ALL AREAS ON THIS PLAN ARE "MORE OR LESS".
9. BRL INDICATES BUILDING RESTRICTION LINE.
10. UNLESS OTHERWISE NOTED AS "PRIVATE", ALL EASEMENTS ARE "PUBLIC".
11. STORMWATER MANAGEMENT HAS BEEN PROVIDED UNDER F-04-82 BASED ON GUIDELINES ESTABLISHED BY THE 2000 MARYLAND STORMWATER DESIGN MANUAL VOLUMES I & II. WATER QUALITY AND CHANNEL PROTECTION ARE PROVIDED BY 2 POCKET PONDS AND 5 MICROPOOL EXTENDED DETENTION FACILITIES 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.
12. 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 PRACTICES, AS DEFINED IN THE DEED OF FOREST CONSERVATION EASEMENT, ARE ALLOWED.
13. 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.
14. DRIVEWAYS SHALL BE PROVIDED PRIOR TO ISSUANCE OF A USE AND OCCUPANCY PERMIT FOR ANY NEW DWELLINGS FOR FIRE AND EMERGENCY VEHICLES PER THE FOLLOWING MINIMUM REQUIREMENTS:
 - A) WIDTH - 12' (16' SERVING MORE THAN ONE RESIDENCE).
 - B) SURFACE - 6" OF COMPACT CRUSHER RUN SIZE WITH TAR AND CHIP COATING (1-1/2" MIN.)
 - C) GEOMETRY - MAX. GRADE - 10% GRADE CHANGE & MIN. 45' TURNING RADIUS.
 - D) STRUCTURES (CULVERTS/BRIDGES) - CAPABLE OF SUPPORTING 25 GROSS TONS (H25 LOAD)
 - E) DRAINAGE ELEMENTS - CAPABLE OF SAFELY PASSING 100 YEAR FLOODPLAIN WITH NO MORE THAN 1 FOOT DEPTH OVER DRIVEWAY.
 - F) MAINTENANCE - SUFFICIENT TO INSURE ALL WEATHER USE.
15. THERE IS NO 65 dBA NOISE CONTOUR LINE ON THIS PLAN.
16. 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 SUBJECT TO COMPLIANCE WITH COUNTY COUNCIL BILL 50-2001 WHICH AMENDS PORTIONS OF THE ZONING REGULATIONS AS A CONSEQUENCE FOR NOT HAVING PRELIMINARY PLAN APPROVAL PRIOR TO 11-15-2001. DEVELOPMENT OR CONSTRUCTION ON THESE LOTS/PARCELS MUST COMPLY WITH SETBACK AND BUFFER REGULATIONS IN EFFECT AT THE TIME OF SUBMISSION OF THE SITE DEVELOPMENT PLAN, WAIVER PETITION APPLICATION OR BUILDING/GRADING PERMIT APPLICATION.
17. 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.
18. 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, 50-56, 60, 66, 67, 70, 72, 73 AND 75-77. GROUNDWATER APPROPRIATIONS PERMIT SHALL BE OBTAINED AND WELLS SHALL BE DRILLED PRIOR TO RECORDATION OF FINAL PLAT.
19. WETLAND DELINEATION PROVIDED BY ECO-SCIENCE PROFESSIONALS, INC. DATED SEPTEMBER, 2001 AND APPROVED UNDER RIVERWOOD, PHASE 1, F-04-82.
20. THIS AREA DESIGNATES A PRIVATE SEWAGE EASEMENT OF AT LEAST 10,000 S.F. AS REQUIRED BY THE MARYLAND STATE DEPARTMENT OF THE ENVIRONMENT FOR INDIVIDUAL SEWAGE DISPOSAL IMPROVEMENTS OF ANY NATURE IN THIS AREA ARE RESTRICTED UNTIL PUBLIC SEWER IS AVAILABLE. THIS EASEMENT SHALL BECOME NULL AND VOID UPON CONNECTION TO A PUBLIC SEWER SYSTEM. THE COUNTY HEALTH OFFICER SHALL HAVE THE AUTHORITY TO GRANT ADJUSTMENTS TO THE PRIVATE SEWAGE EASEMENT. RECORDATION OF A MODIFIED SEWAGE EASEMENT PLAT SHALL NOT BE REQUIRED.
21. WP-02-64 WAS APPROVED ON 2-28-02 BY THE PLANNING DIRECTOR. WP-02-64 WAS A REQUEST TO WAIVE THE FOLLOWING:
 - SECTION 16.116(c) - WHICH REQUIRES THAT GRADING, REMOVAL OF VEGETATIVE COVER AND TREES, PAVING AND NEW STRUCTURES SHALL NOT BE PERMITTED WITHIN 25 FEET OF A WETLAND OR 50 FEET OF STREAM BANK OR 75 FEET OF A PERENNIAL STREAM BANK TO ALLOW A CROSSING FOR PROPOSED CASTLEBRIDGE ROAD (FORMERLY ROAD 'A') IN THE VICINITY OF WITHORN WAY (FORMERLY ROAD 'B').
 - SECTION 16.132(a)(1)(i) WHICH REQUIRES THE DEVELOPER TO CONSTRUCT OR PROVIDE FOR CONSTRUCTION OF ROADS FOR REQUIRED CONNECTIONS TO ADJACENT PROPERTIES (THIS APPLIES TO THE CONNECTIONS FOR ADJACENT PARCELS 117 AND 281).
 - SECTION 16.1200(c)(ii) WHICH REQUIRES THAT NON-PIPESTEM LOTS (FUTURE PHASE 2 BULK PARCEL 'B') UNDER SECTION 3-02-09 WHICH HAVE SUBDIVISION POTENTIAL UNDER CURRENT ZONING TO HAVE SUFFICIENT PUBLIC ROAD FRONTAGE TO MEET THE PUBLIC ROAD RIGHT-OF-WAY REQUIREMENTS IN THE DESIGN MANUAL.
 - SECTION 16.1200(2)(g) - WHICH REQUIRES THAT 20 FEET OF PUBLIC ROAD FRONTAGE BE PROVIDED FOR PRESERVATION PARCELS (BUILDABLE PRESERVATION PARCEL 'O') (PRES. PARCEL 'G' UNDER S-02-09).
22. 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 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.

23. LANDSCAPING AND FOREST CONSERVATION HAVE BEEN PROVIDED UNDER F-04-084 AND F-06-134.
24. THE PURPOSE OF THE PRESERVATION PARCELS AND THE JUSTIFICATION FOR THE DESIGN OF THE CLUSTER SUBDIVISION IS AS FOLLOWS:

PRESERVATION PARCELS U, V, W, X, & Y ARE PROPOSED AS NON-BUILDABLE PARCELS TO PROTECT STEEP SLOPES AND STREAM BUFFER AREAS WHICH ARE CONSIDERED PRIORITY AREAS AND TO BUFFER LOTS FROM ADJACENT PROPERTIES VIA EXISTING VEGETATION, REFORESTATION AND GREENERY. THEY WILL BE DEDICATED TO HOWARD COUNTY, MARYLAND, THEY ARE ENCUMBERED BY AN EASEMENT AGREEMENT WITH THE HOMEOWNERS ASSOCIATION. THIS AGREEMENT PROHIBITS FURTHER SUBDIVISION OF THE PARCELS, OUTLINES THE MAINTENANCE RESPONSIBILITIES OF ITS OWNER AND ENUMERATES THE USES PERMITTED ON THE PROPERTY.

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

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

PRESERVATION PARCEL R IS PROPOSED AS A NON-BUILDABLE PARCEL TO BUFFER FROM ADJACENT PROPERTIES VIA EXISTING VEGETATION, REFORESTATION AND OTHER GREENERY. IT WILL BE PRIVATELY OWNED, IT IS ENCUMBERED BY AN EASEMENT AGREEMENT WITH THE HOMEOWNERS ASSOCIATION. THIS AGREEMENT PROHIBITS FURTHER SUBDIVISION OF THE PARCEL, OUTLINES THE MAINTENANCE RESPONSIBILITIES OF ITS OWNER AND ENUMERATES THE USES PERMITTED ON THE PROPERTY.

25. RESERVATION OF PUBLIC UTILITY AND FOREST CONSERVATION EASEMENTS: DEVELOPER RESERVES UNTO ITSELF, ITS SUCCESSORS AND ASSIGNS, ALL EASEMENTS SHOWN ON THIS THIS PLAT FOR SEPTIC, STORM DRAINAGE, OTHER PUBLIC UTILITIES AND FOREST CONSERVATION (DESIGNATED AS "FOREST CONSERVATION AREA") LOCATED IN, ON, OVER AND THROUGH ALL LOTS/PARCELS(S). ANY CONVEYANCES OF THE AFORESAID LOTS/PARCELS(S) SHALL BE SUBJECT TO THE EASEMENTS HEREIN RESERVED WHETHER OR NOT EXPRESSLY STATED IN THE DEED(S) CONVEYING SAID LOTS/PARCELS(S). DEVELOPER SHALL EXECUTE AND DELIVER THE DEEDS FOR THE EASEMENTS HEREBY RESERVED TO HOWARD COUNTY. UPON COMPLETION OF THE PUBLIC UTILITIES AND THEIR ACCEPTANCE BY HOWARD COUNTY, THE COUNTY SHALL ACCEPT THE EASEMENTS AND RECORD THE DEED(S) OF EASEMENTS IN THE LAND RECORDS OF HOWARD COUNTY.
26. THE ARTICLES OF INCORPORATION FOR THE HOMEOWNERS ASSOCIATION WAS ACCEPTED BY THE STATE DEPARTMENT OF ASSESSMENT AND TAXATION ON 10/08/2004, DEPARTMENT ID #: D10262624.
27. WP-05-98 WAS APPROVED BY THE PLANNING DIRECTOR ON JUNE 29, 2005. WP-05-98 WAIVES THE REQUIREMENTS OF:
 - SECTION 16.116(c) - 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 A CROSSING OF THE MIDDLE PATUXENT RIVER IN THE VICINITY OF THE CUL-DE-SAC OF WITHORN WAY.
 - SECTION 16.116(b) - WHICH REQUIRES THAT GRADING, REMOVAL OF VEGETATIVE COVER AND TREES, PAVING AND NEW STRUCTURES SHALL NOT BE PERMITTED ON EXISTING STEEP SLOPES. WAIVING THIS SECTION WILL ALLOW THE SEWER LINE SERVING LOTS IN PHASE TWO IS TO BE CONSTRUCTED ON PARCEL F. SECTION 16.116(c) - WHICH PLACES PROHIBITIONS ON THE USE OF FLOODPLAIN LAND. WAIVING THIS SECTION WILL ALLOW THE SEWER LINE SERVING LOTS IN PHASE TWO IS TO BE DIRECTIONALLY BORED UNDER THE MIDDLE PATUXENT RIVER.
28. THE LOTS SHOWN HEREON COMPLY WITH THE MINIMUM OWNERSHIP WIDTH AND LOT AREA AS REQUIRED BY THE MARYLAND DEPARTMENT OF THE ENVIRONMENT.
29. THE COMMUNITY SHARED SEPTIC SYSTEM DEVELOPER'S AGREEMENT NUMBER WAS EXECUTED ON DECEMBER 3, 2007. THE DISCHARGE PERMIT APPLICATION NUMBER IS 06-0P-3544.
30. THE HEALTH DEPARTMENT MAY REQUIRE THAT WELLS IN WELL SITES AREA THAT ARE IN CLOSE PROXIMITY TO EACH OTHER BE YIELD TESTED SIMULTANEOUSLY.
31. ROAD CONSTRUCTION GRADING IS TO BE LIMITED WITHIN 25 FEET OF SEWAGE DISPOSAL AREAS.
32. LOT 60 OF THIS SUBDIVISION IS CONNECTED TO THE SHARED SEWAGE DISPOSAL FACILITY GOVERNED BY SECTIONS 16.1200 ET SEQ. OF THE HOWARD COUNTY CODE. THE DEVELOPER IS OBLIGATED TO CONSTRUCT THE FACILITY UNDER THE PROVISIONS OF THE DEVELOPER AGREEMENT NUMBER 50-4287-D DATED DECEMBER 3, 2007. A BUILDING PERMIT FOR LOT 60 MAY NOT BE ISSUED UNTIL THE CONSTRUCTION OF THE FACILITY IS COMPLETED. ACTIVITY ON THIS LOT IS RESTRICTED AND IS SUBJECT TO THE DECLARATIONS AND COVENANTS, CONDITIONS, RIGHT-OF-ENTRY, AND RESTRICTIONS FOR SHARED SEWAGE DISPOSAL FACILITY INTENDED TO BE RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND. LOT 60 SHALL BE ASSESSED SHARED SEWAGE DISPOSAL FACILITIES CHARGES AND ASSESSMENTS PURSUANT TO SECTIONS 20.600 ET SEQ. OF THE HOWARD COUNTY CODE.
33. THIS PROPERTY DOES NOT LIE WITHIN THE METROPOLITAN WATER OR SEWER DISTRICT.
34. THE PEAK DAILY FLOW ESTIMATE BY URS CORP IS 10,800 GPD AS SHOWN ON CONTRACT NO. 50-4287-D.

AREA TABULATION CHART - THIS SUBMISSION

TOTAL NUMBER OF LOTS AND/OR PARCELS TO BE RECORDED	
BUILDABLE	12
OPEN SPACE	0
NON-BUILDABLE PRESERVATION PARCELS	9
BUILDABLE PRESERVATION PARCELS	0
NON-BUILDABLE BULK PARCELS	0
TOTAL AREA OF LOTS AND/OR PARCELS TO BE RECORDED	
BUILDABLE	13.00± AC.
OPEN SPACE	N/A
NON-BUILDABLE PRESERVATION PARCELS	41.00± AC.
BUILDABLE PRESERVATION PARCELS	N/A
NON-BUILDABLE BULK PARCELS	N/A
TOTAL AREA OF ROADWAY TO BE RECORDED (INCLUDING WIDENING STRIPS)	N/A
TOTAL AREA OF SUBDIVISION TO BE RECORDED	54.00± AC.

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

Michael J. Davis 7/1/09 DATE
HOWARD COUNTY HEALTH OFFICER

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

Chad Drumm 7/6/09 DATE
CHIEF, DEVELOPMENT ENGINEERING DIVISION

Cindy Hamish 7/10/09 DATE
DIRECTOR

SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, THAT THE FINAL PLAT HEREON IS CORRECT; THAT IT IS PART OF THE LAND CONVEYED BY WINCHESTER HOMES, INC., AS NOMINEE FOR ELIOAK LLC, TO WINCHESTER HOMES, INC. BY DEED DATED JUNE 27, 2006 IN LIBER 10101 AT FOLIO 305F (LOTS 4, 10, 21-23, 37-39) AND PART OF THE LAND CONVEYED BY WINCHESTER HOMES, INC. TO WINCHESTER HOMES, INC., AS NOMINEE FOR ELIOAK LLC, TO ELIOAK LLC BY DEED DATED MARCH 31, 2006 IN LIBER 9835 AT FOLIO 561 (LOTS 24 AND 25) AND PART OF THE LAND CONVEYED BY ELIOAK LLC TO WINCHESTER HOMES, INC. BY DEED DATED JANUARY 5, 2009 IN LIBER 11464 AT FOLIO 312 (LOT 60) AND PART OF THE LAND CONVEYED BY ELIOAK LLC TO WINCHESTER HOMES, INC. BY DEED DATED SEPTEMBER 29, 2008 IN LIBER 11373 AT FOLIO 478 (LOT 61 AND PARCEL T) AND PART OF THE LAND CONVEYED BY WINCHESTER HOMES, INC., AND WINCHESTER HOMES, INC., AS NOMINEE FOR ELIOAK LLC, TO HOWARD COUNTY, MARYLAND, BY DEED DATED OCTOBER 17, 2005 IN LIBER 10017 AT FOLIO 378 (PARCELS C AND D) AND PART OF THE LAND CONVEYED BY WINCHESTER HOMES, INC., AS NOMINEE FOR ELIOAK LLC, TO WINCHESTER HOMES, INC. BY DEED DATED DECEMBER 6, 2006 IN LIBER 10458 AT FOLIO 378 (PARCEL R) AND PART OF THE LAND CONVEYED BY ELIOAK LLC TO HOWARD COUNTY, MARYLAND, BY DEED DATED DECEMBER 14, 2007 IN LIBER 11377 AT FOLIO 604 (PARCELS U, V, W, X) AMONG THE OTHER RELEVANT RECORDS OF THE RECORDS OF THE SUBDIVISION BY HOWARD COUNTY, MARYLAND, AS NOW AMENDED.

Donald A. Mason 5/10/09 DATE
DONALD A. MASON
REGISTERED PROFESSIONAL LAND SURVEYOR MARYLAND REG. No. 21320
FOR BENCHMARK ENGINEERING, INC. MARYLAND REG. No. 351

OWNER'S DEDICATION

WE, WINCHESTER HOMES, INC.; ELIOAK LLC; AND HOWARD COUNTY, MARYLAND, OWNERS OF THE PROPERTY SHOWN HEREON, HEREBY ADOPT THIS PLAN OF SUBDIVISION, AND IN CONSIDERATION OF THE APPROVAL OF THIS FINAL PLAT BY THE DEPARTMENT OF PLANNING AND ZONING, ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES AND GRANT UNTO HOWARD COUNTY, MARYLAND, ITS SUCCESSORS AND ASSIGNS, 1) THE RIGHT TO LAY, CONSTRUCT AND MAINTAIN SEWERS, DRAINS, WATER PIPES AND OTHER MUNICIPAL UTILITIES AND SERVICES IN AND UNDER ALL ROADS AND STREET RIGHTS-OF-WAY AND THE SPECIFIC EASEMENT AREAS SHOWN HEREON, 2) THE RIGHT TO REQUIRE DEDICATION FOR PUBLIC USE THE BEDS OF THE STREETS AND/OR ROADS, FLOODPLAIN AND OPEN SPACE WHERE APPLICABLE, AND FOR GOOD AND OTHER VALUABLE CONSIDERATION, HEREBY GRANT THE OPTION TO HOWARD COUNTY TO ACQUIRE THE FEE SIMPLE TITLE TO THE BEDS OF THE STREETS AND/OR ROADS AND FLOODPLAINS, STORM DRAINAGE FACILITIES AND OPEN SPACE WHERE APPLICABLE, (3) THE RIGHT TO REQUIRE DEDICATION OF WATERWAYS AND DRAINAGE EASEMENTS FOR THE SPECIFIC PURPOSE OF THEIR CONSTRUCTION, REPAIR AND MAINTENANCE AND 4) THAT NO BUILDING OR SIMILAR STRUCTURE OF ANY KIND SHALL BE ERRECTED ON OR OVER THE SAID EASEMENTS AND RIGHTS-OF-WAY, WITHIN OUR HANDS THESE 5th DAYS OF MAY, 2009.

James R. Moxley III 5/10/09 DATE
JAMES R. MOXLEY III
HOWARD COUNTY, MARYLAND DATE

James R. Moxley III 5/10/09 DATE
JAMES R. MOXLEY III
HOWARD COUNTY, MARYLAND DATE

James R. Moxley III 5/10/09 DATE
JAMES R. MOXLEY III
HOWARD COUNTY, MARYLAND DATE

James R. Moxley III 5/10/09 DATE
JAMES R. MOXLEY III
HOWARD COUNTY, MARYLAND DATE

THE SOLE AND ONLY PURPOSE OF THIS PLAT IS TO REVISE THE PUBLIC STORM DRAIN & UTILITY EASEMENTS LOCATED ON LOTS 4, 10, 21-25, 37-39, 60 & 61 AND NON-BUILDABLE PRESERVATION PARCELS C, D, R, T, U, V, W, X & Y AS PREVIOUSLY RECORDED ON PLAT NO. 18032-33 AND 18035-40 TO BE PRIVATE STORM DRAIN & UTILITY EASEMENTS.

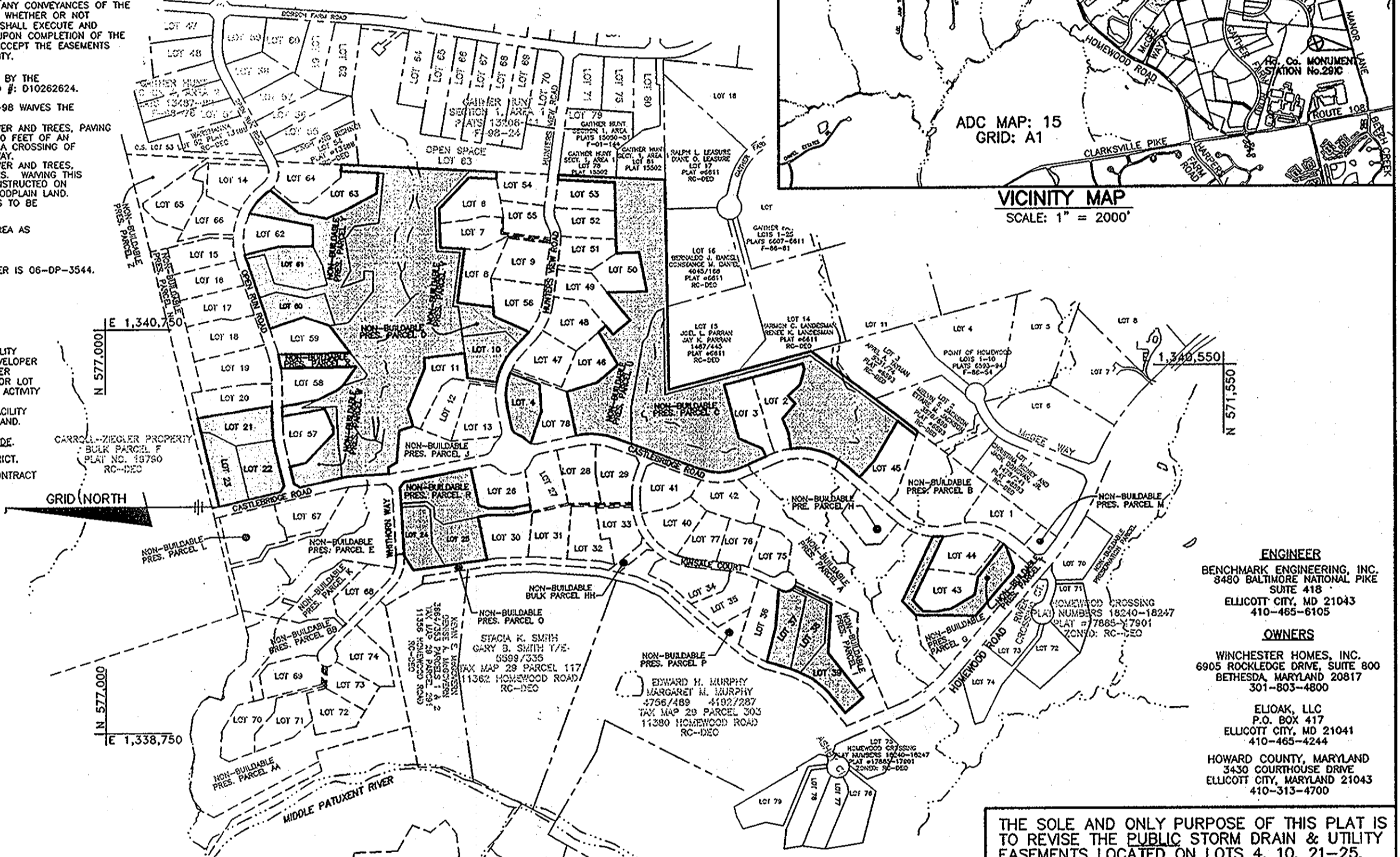
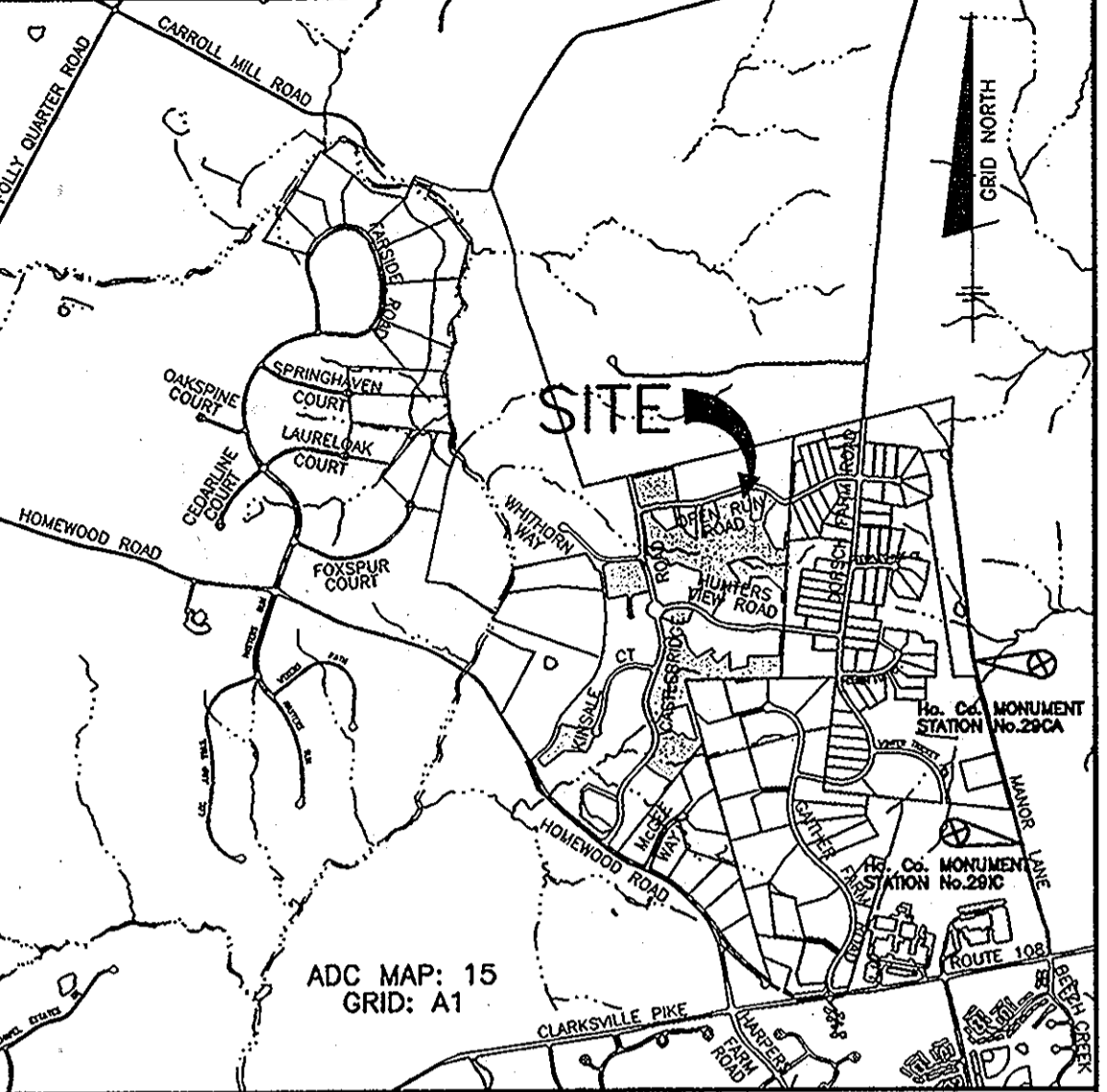
RECORDED AS PLAT ~~20671~~ **20671** ON **7/16/09** AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

PLAT OF REVISION
RIVERWOOD
PHASES 1 & 2
LOTS 4, 10, 21-25, 37-39, 60 & 61 AND NON-BUILDABLE PRESERVATION PARCELS C, D, R, T, U, V, W, X, & Y.

3rd ELECTION DISTRICT OF HOWARD COUNTY, MARYLAND
TAX MAP: 29 SCALE: AS SHOWN
GRID: 4 DATE: APRIL, 2009
PARCEL: 20 SHEET: 1 OF 6
ZONED: RC-DEO

BENCHMARK NAD'83
HO. CO. #29CA
3/4" REBAR
WITH CAP
N 5744626.138'
E 1344112.820'
ELEV.=423.53

HO. CO. #29IC
STAMPED ALUMINUM
DISK SET ON
3/4" IRON ROD
N 572323.559'
E 1344112.820'
ELEV.=468.79'



PLAN VIEW
SCALE: 1" = 500'

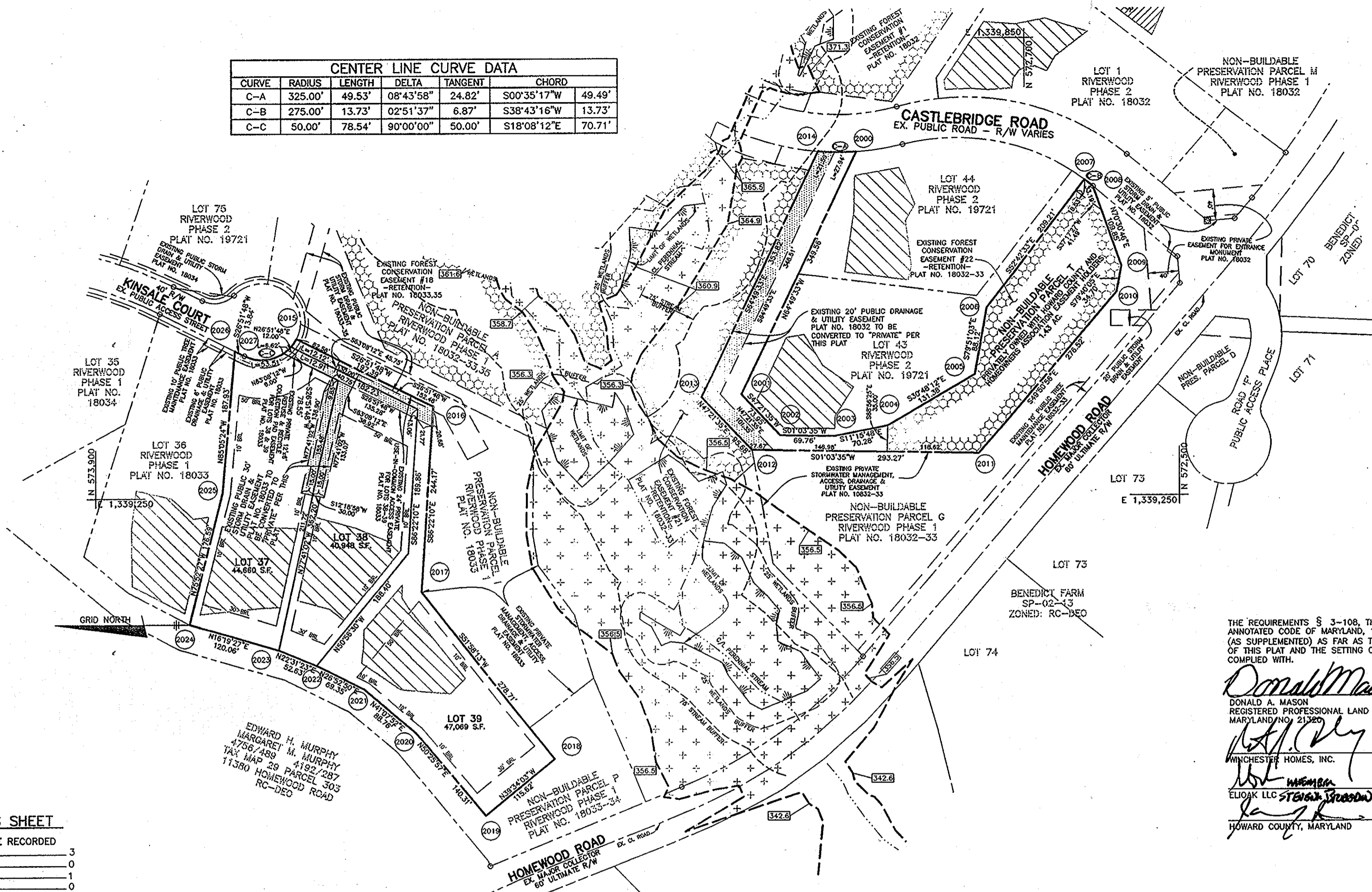
ENGINEER
BENCHMARK ENGINEERING, INC.
3490 BALTIMORE NATIONAL PIKE
SUITE 418
ELICOTT CITY, MD 21043
410-465-6105

OWNERS
WINCHESTER HOMES, INC.
6905 ROCKLEDGE DRIVE, SUITE 800
BETHESDA, MARYLAND 20817
301-853-4800

ELIOAK, LLC
P.O. BOX 417
ELICOTT CITY, MD 21041
410-465-4244

HOWARD COUNTY, MARYLAND
3430 COURTHOUSE DRIVE
ELICOTT CITY, MARYLAND 21043
410-313-4700

CENTER LINE CURVE DATA						
CURVE	RADIUS	LENGTH	DELTA	TANGENT	CHORD	
C-A	325.00'	49.53'	08°43'58"	24.82'	S00°35'17"W	49.49'
C-B	275.00'	13.73'	02°51'37"	6.87'	S38°43'16"W	13.73'
C-C	50.00'	78.54'	90°00'00"	50.00'	S18°08'12"E	70.71'



- LEGEND**
- ⊙ COORDINATE POINT
 - ⊖ R/W CURVE DESIGNATION
 - 356.9 100-YEAR FLOODPLAIN ELEVATION
 - [Hatched Box] PUBLIC AND PRIVATE UTILITY EASEMENTS
 - [Dotted Box] FOREST CONSERVATION RETENTION
 - [Cross-hatched Box] EXISTING 100-YEAR FLOODPLAIN, DRAINAGE & UTILITY EASEMENT
 - [Wavy Line] LIMIT OF WETLANDS
 - [Diagonal Lines] EXISTING SEWAGE DISPOSAL AREA
 - IRON PIPE TO BE SET UNDER F-04-082

AREA TABULATION CHART - THIS SHEET

TOTAL NUMBER OF LOTS AND/OR PARCELS TO BE RECORDED	
BUILDABLE	3
OPEN SPACE	0
NON-BUILDABLE PRESERVATION PARCELS	1
BUILDABLE PRESERVATION PARCELS	0
NON-BUILDABLE BULK PARCELS	0
TOTAL AREA OF LOTS AND/OR PARCELS TO BE RECORDED	
BUILDABLE	3.05± AC.
OPEN SPACE	N/A
NON-BUILDABLE PRESERVATION PARCELS	1.43± AC.
BUILDABLE PRESERVATION PARCELS	N/A
NON-BUILDABLE BULK PARCELS	N/A
TOTAL AREA OF ROADWAY TO BE RECORDED (INCLUDING WIDENING STRIPS)	N/A
TOTAL AREA OF SUBDIVISION TO BE RECORDED	4.48± AC.

PLAN VIEW
SCALE: 1" = 100'

SEE SHEET 4 FOR COORDINATE CHART, WETLAND LINE TABLE AND FLOODPLAIN LINE TABLE.

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

Donald Mason 4/24/09 DATE
DONALD A. MASON REGISTERED PROFESSIONAL LAND SURVEYOR MARYLAND (NO. 21320)

Stewart Brown 5/5/09 DATE
ELIOAK LLC STEWART BROWN DATE
HOWARD COUNTY, MARYLAND DATE

James R. Maxey, III 5/6/09 DATE
WITNESS
James R. Maxey, III 5/6/09 DATE
WITNESS

Karen Watters 6/24/09 DATE
WITNESS

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

ENGINEER
BENCHMARK ENGINEERING, INC.
3480 BALTIMORE NATIONAL PIKE
SUITE 418
ELLCOTT CITY, MD 21043
410-465-6105

ELIOAK, LLC
P.O. BOX 417
ELLCOTT CITY, MD 21041
410-465-4244

HOWARD COUNTY, MARYLAND
3430 COURTHOUSE DRIVE
ELLCOTT CITY, MARYLAND 21043
410-313-4700

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

Michael J. Davis 7/1/2009 DATE
HOWARD COUNTY HEALTH OFFICER

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

Chad Dorman 7/8/09 DATE
CHIEF, DEVELOPMENT ENGINEERING DIVISION

Cindy Hamilton 7/10/09 DATE
DIRECTOR

SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, THAT THE FINAL PLAT HEREON IS CORRECT; THAT IT IS PART OF THE LAND CONVEYED BY WINCHESTER HOMES, INC., AS NOMINEE FOR ELIOAK LLC, TO WINCHESTER HOMES, INC. BY DEED DATED JUNE 27, 2008 IN LIBER 10101 AT FOLIO 305 (LOTS 4, 10, 21-23, 37-39) AND PART OF THE LAND CONVEYED BY WINCHESTER HOMES, INC. AND WINCHESTER HOMES, INC., AS NOMINEE FOR ELIOAK LLC BY DEED DATED MARCH 31, 2006 IN LIBER 9935 AT FOLIO 561 (LOTS 24 AND 25) AND PART OF THE LAND CONVEYED BY ELIOAK LLC TO WINCHESTER HOMES, INC. BY DEED DATED JANUARY 5, 2009 IN LIBER 11484 AT FOLIO 313 (LOT 60) AND PART OF THE LAND CONVEYED BY ELIOAK LLC TO WINCHESTER HOMES, INC. BY DEED DATED SEPTEMBER 29, 2008 IN LIBER 11373 AT FOLIO 478 (LOT 61 AND PARCEL T) AND PART OF THE LAND CONVEYED BY WINCHESTER HOMES, INC. AND WINCHESTER HOMES, INC., AS NOMINEE FOR ELIOAK LLC, TO HOWARD COUNTY, MARYLAND, BY DEED DATED OCTOBER 17, 2005 IN LIBER 10017 AT FOLIO 378 (PARCELS C AND D) AND PART OF THE LAND CONVEYED BY WINCHESTER HOMES, INC. AS NOMINEE FOR ELIOAK LLC, TO WINCHESTER HOMES, INC. BY DEED DATED DECEMBER 6, 2005 IN LIBER 10425 AT FOLIO 510 (PARCEL R) AND PART OF THE LAND CONVEYED BY ELIOAK LLC TO HOWARD COUNTY, MARYLAND BY DEED DATED DECEMBER 14, 2007 IN LIBER 11377 AT FOLIO 604 (PARCELS U, V, W, X) AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND AND THAT ALL MONUMENTS ARE IN PLACE OR WILL BE IN PLACE PURSUANT TO ACCEPTANCE OF THE STREETS IN THE SUBDIVISION BY HOWARD COUNTY, MARYLAND AS SHOWN ON THE ANNOTATED CODE OF MARYLAND, AS NOW AMENDED.

Donald Mason 7/1/2009 DATE
DONALD A. MASON REGISTERED PROFESSIONAL LAND SURVEYOR MARYLAND (NO. 21320) FOR BENCHMARK ENGINEERING, INC. MARYLAND REG. NO. 351

OWNER'S DEDICATION

WE, WINCHESTER HOMES, INC.; ELIOAK LLC; AND HOWARD COUNTY, MARYLAND OWNERS OF THE PROPERTY SHOWN HEREON, HEREBY ADOPT THIS PLAN OF SUBDIVISION, AND IN CONSIDERATION OF THE APPROVAL OF THIS FINAL PLAT BY THE DEPARTMENT OF PLANNING AND ZONING, ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES AND GRANT UNTO HOWARD COUNTY, MARYLAND, ITS SUCCESSORS AND ASSIGNS, 1) THE RIGHT TO LAY, CONSTRUCT AND MAINTAIN SEWERS, DRAINS, WATER PIPES AND OTHER MUNICIPAL UTILITIES AND SERVICES IN AND UNDER ALL ROADS AND STREET RIGHTS-OF-WAY AND THE SPECIFIC EASEMENT AREAS SHOWN HEREON, 2) THE RIGHT TO REQUIRE DEDICATION FOR PUBLIC USE THE BEDS OF THE STREETS AND/OR ROADS, FLOODPLAIN AND OPEN SPACE WHERE APPLICABLE, AND FOR GOOD AND OTHER VALUABLE CONSIDERATION, HEREBY GRANT THE OPTION TO HOWARD COUNTY TO ACQUIRE THE FEE SIMPLE TITLE TO THE BEDS OF THE STREETS AND/OR ROADS AND FLOODPLAINS, STORM DRAINAGE FACILITIES AND OPEN SPACE WHERE APPLICABLE, (3) THE RIGHT TO REQUIRE DEDICATION OF WATERWAYS AND DRAINAGE EASEMENTS FOR THE SPECIFIC PURPOSE OF THEIR CONSTRUCTION, REPAIR AND MAINTENANCE AND 4) THAT NO BUILDING OR SIMILAR STRUCTURE OF ANY KIND SHALL BE ERRECTED ON OR OVER THE SAID EASEMENTS AND RIGHTS-OF-WAY, WITNESS OUR HANDS THESE 5TH DAYS OF MAY, 2009.

James R. Maxey, III 5/6/09 DATE
ELIOAK LLC
WITNESS
James R. Maxey, III 5/6/09 DATE
WITNESS

Stewart Brown 5/5/09 DATE
WITNESS
Stewart Brown 5/5/09 DATE
WITNESS

James R. Maxey, III 5/6/09 DATE
HOWARD COUNTY, MARYLAND DATE
WITNESS
Karen Watters 6/24/09 DATE
WITNESS

RECORDED AS PLAT 2008026 20672 ON 7/16/09 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

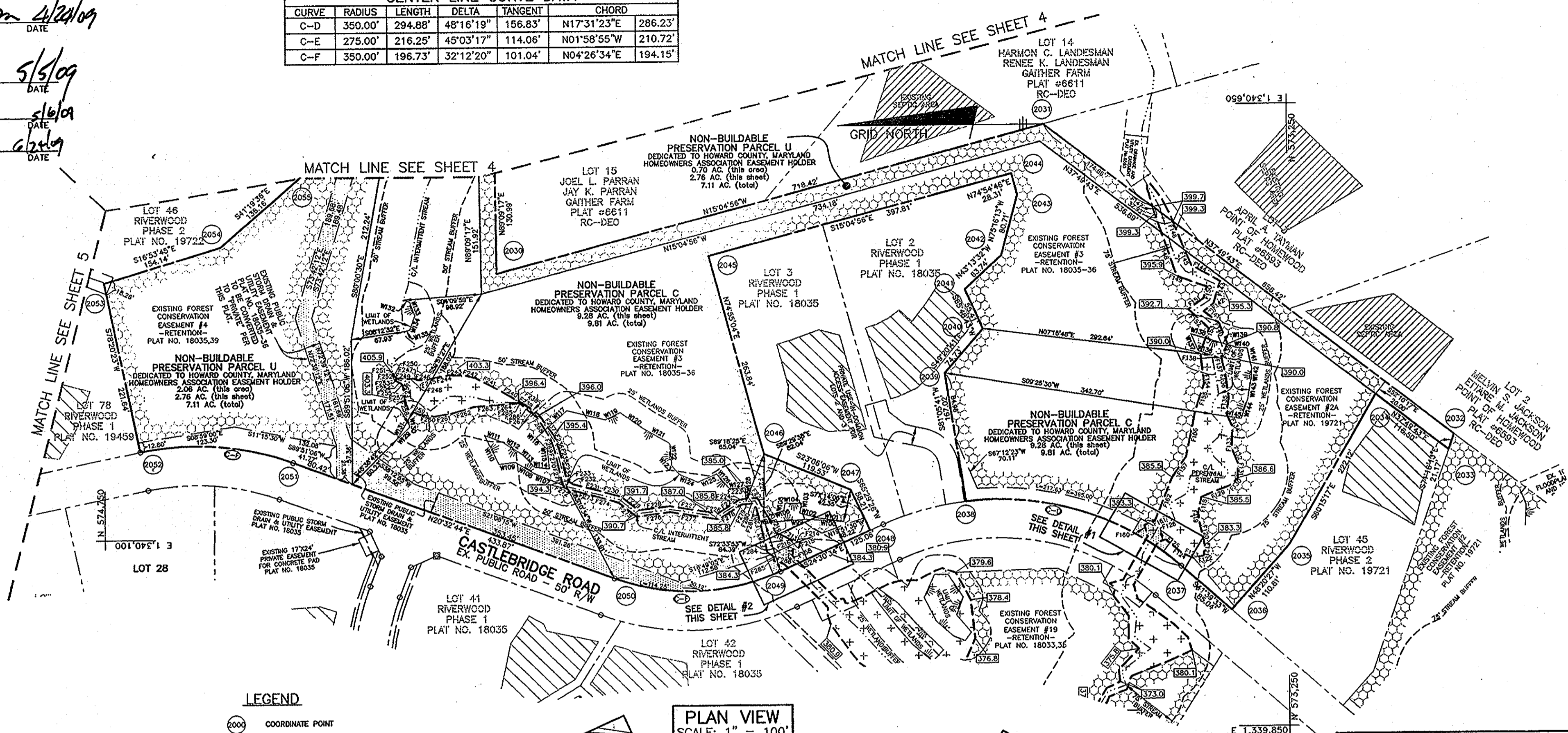
PLAT OF REVISION
RIVERWOOD PHASES 1 & 2
LOTS 4, 10, 21-25, 37-39, 60 & 61 AND NON-BUILDABLE PRESERVATION PARCELS C, D, R, T, U, V, W, X, & Y

3rd ELECTION DISTRICT OF HOWARD COUNTY, MARYLAND
TAX MAP: 29 SCALE: AS SHOWN
GRID: 4 DATE: APRIL, 2009
PARCEL: 20 SHEET: 2 OF 6
ZONED: RC-DEO

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 4/24/09
 DONALD A. MASON
 REGISTERED PROFESSIONAL LAND SURVEYOR
 MARYLAND NO. 21320
 DATE
W. J. Mason 5/5/09
 WINCHESTER HOMES, INC.
 DATE
Stevan K. Pagan 5/6/09
 ELIOAK LLC
 DATE
 HOWARD COUNTY, MARYLAND
 DATE

CENTER LINE CURVE DATA					
CURVE	RADIUS	LENGTH	DELTA	TANGENT	CHORD
C-D	350.00'	294.88'	48°16'19"	156.83'	N17°31'23"E 286.23'
C-E	275.00'	216.25'	45°03'17"	114.06'	N01°58'55"W 210.72'
C-F	350.00'	196.73'	32°12'20"	101.04'	N04°26'34"E 194.15'



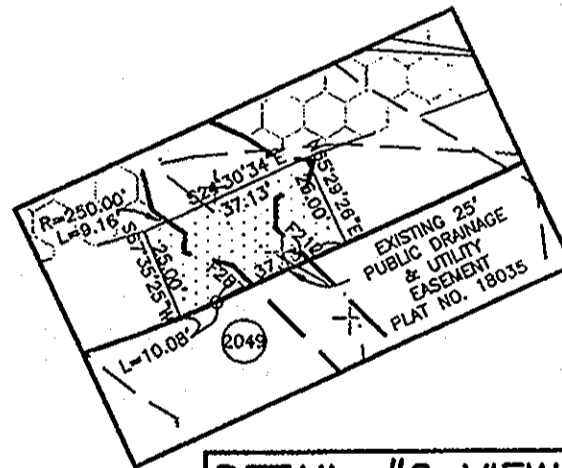
AREA TABULATION CHART - THIS SHEET

TOTAL NUMBER OF LOTS AND/OR PARCELS TO BE RECORDED	0
BUILDABLE	0
OPEN SPACE	0
NON-BUILDABLE PRESERVATION PARCELS	2
BUILDABLE PRESERVATION PARCELS	0
NON-BUILDABLE BULK PARCELS	0
TOTAL AREA OF LOTS AND/OR PARCELS TO BE RECORDED	N/A
BUILDABLE	N/A
OPEN SPACE	N/A
NON-BUILDABLE PRESERVATION PARCELS	12.04± AC.
BUILDABLE PRESERVATION PARCELS	N/A
NON-BUILDABLE BULK PARCELS	N/A
TOTAL AREA OF ROADWAY TO BE RECORDED (INCLUDING WIDENING STRIPS)	N/A
TOTAL AREA OF SUBDIVISION TO BE RECORDED	12.04± AC.

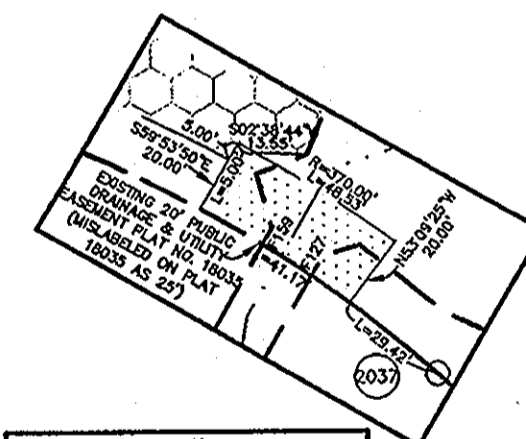
LEGEND

- 2000 COORDINATE POINT
- R/W CURVE DESIGNATION
- 356.9 100-YEAR FLOODPLAIN ELEVATION
- PUBLIC AND PRIVATE UTILITY EASEMENTS
- FOREST CONSERVATION RETENTION
- EXISTING 100-YEAR FLOODPLAIN, DRAINAGE & UTILITY EASEMENT
- LIMIT OF WETLANDS
- EXISTING SEWAGE DISPOSAL AREA
- IRON PIPE TO BE SET UNDER F-04-092

PLAN VIEW
 SCALE: 1" = 100'



DETAIL #2 VIEW
 SCALE: 1" = 50'



DETAIL #1 VIEW
 SCALE: 1" = 50'

SEE SHEET 4 FOR COORDINATE CHART, WETLAND LINE TABLE AND FLOODPLAIN LINE TABLE.

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

Richard J. Davis 7/1/2009
 HOWARD COUNTY HEALTH OFFICER
 DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

Donald Mason 7/8/09
 CHIEF, DEVELOPMENT ENGINEERING DIVISION
 DATE

Cindy Hamilton 7/8/09
 DIRECTOR
 DATE

SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, THAT THE FINAL PLAT HEREON IS CORRECT; THAT IT IS PART OF THE LAND CONVEYED BY WINCHESTER HOMES, INC., AS NOMINEE FOR ELIOAK LLC, TO WINCHESTER HOMES, INC. BY DEED DATED JUNE 27, 2006 IN LIBER 10101 AT FOLIO 305 (LOTS 4, 10, 21-23, 37-39) AND PART OF THE LAND CONVEYED BY WINCHESTER HOMES, INC. AND WINCHESTER HOMES, INC., AS NOMINEE FOR ELIOAK LLC, TO ELIOAK LLC BY DEED DATED MARCH 31, 2006 IN LIBER 9935 AT FOLIO 561 (LOTS 24 AND 25) AND PART OF THE LAND CONVEYED BY ELIOAK LLC TO WINCHESTER HOMES, INC. BY DEED DATED JANUARY 5, 2009 IN LIBER 11484 AT FOLIO 313 (LOT 60) AND PART OF THE LAND CONVEYED BY ELIOAK LLC TO WINCHESTER HOMES, INC. BY DEED DATED SEPTEMBER 29, 2008 IN LIBER 11373 AT FOLIO 478 (LOT 61 AND PARCEL T) AND PART OF THE LAND CONVEYED BY WINCHESTER HOMES, INC., AND WINCHESTER HOMES, INC., AS NOMINEE FOR ELIOAK LLC, TO HOWARD COUNTY, MARYLAND, BY DEED DATED OCTOBER 17, 2005 IN LIBER 10017 AT FOLIO 378 (PARCELS C AND D) AND PART OF THE LAND CONVEYED BY WINCHESTER HOMES, INC., AS NOMINEE FOR ELIOAK LLC, TO WINCHESTER HOMES, INC., BY DEED DATED DECEMBER 8, 2006 IN LIBER 10425 AT FOLIO 510 (PARCEL R) AND PART OF THE LAND CONVEYED BY ELIOAK LLC TO HOWARD COUNTY, MARYLAND BY DEED DATED DECEMBER 14, 2007 IN LIBER 11377 AT FOLIO 604 (PARCELS U, V, W, X) AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND AND THAT ALL MONUMENTS ARE IN PLACE OR WILL BE IN PLACE PRIOR TO ACCEPTANCE OF THE STREETS IN THE SUBDIVISION BY HOWARD COUNTY, MARYLAND AS SHOWN ON THIS PLAT IN ACCORDANCE WITH THE ANNOTATED CODE OF MARYLAND, AS NOW AMENDED.

Donald Mason
 DONALD A. MASON
 REGISTERED PROFESSIONAL LAND SURVEYOR MARYLAND NO. 21320
 FOR BENCHMARK ENGINEERING, INC. MARYLAND REG. NO. 351

OWNER'S DEDICATION

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W. J. Mason 5/5/09
 WINCHESTER HOMES, INC. DATE WITNESS
Stevan K. Pagan 5/6/09
 ELIOAK LLC DATE WITNESS
James R. Mosley, III 5/6/09
 HOWARD COUNTY, MARYLAND DATE WITNESS
James R. Mosley, III 5/6/09
 HOWARD COUNTY, MARYLAND DATE WITNESS
James R. Mosley, III 5/6/09
 HOWARD COUNTY, MARYLAND DATE WITNESS

OWNERS

WINCHESTER HOMES, INC.
 6905 ROCKLEDGE DRIVE, SUITE 800
 BETHESDA, MARYLAND 20817
 301-803-4800
 ELIOAK, LLC
 P.O. BOX 417
 ELLICOTT CITY, MD 21041
 410-465-4244
 HOWARD COUNTY, MARYLAND
 3430 COURTHOUSE DRIVE
 ELLICOTT CITY, MARYLAND 21043
 410-313-4700

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

RECORDED AS PLAT ~~20673~~ **20673**
 ON **7/16/09** AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

**PLAT OF REVISION
 RIVERWOOD
 PHASES 1 & 2**

LOTS 4, 10, 21-25, 37-39, 60 & 61
 AND NON-BUILDABLE
 PRESERVATION PARCELS C, D, R,
 T, U, V, W, X, & Y

3rd ELECTION DISTRICT OF HOWARD COUNTY, MARYLAND
 TAX MAP: 29 SCALE: AS SHOWN
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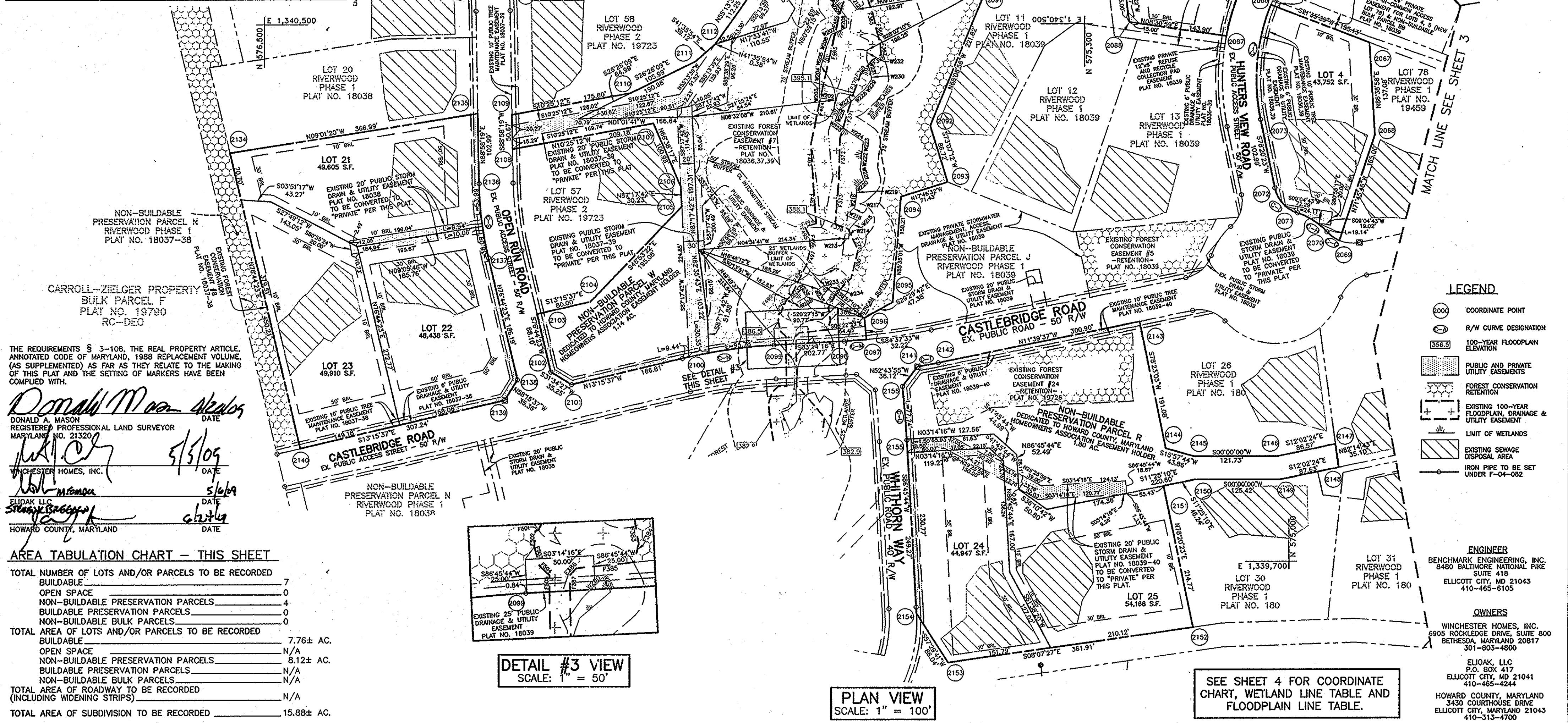
COORDINATE CHART					
POINT	NORTHING	EASTING	POINT	NORTHING	EASTING
2000	572917.1936	1339701.8449	2081	575282.4405	1340876.1918
2001	573065.8870	1339385.4831	2082	575105.6041	1340852.7727
2002	573015.7925	1339331.0826	2083	575102.6042	1340807.8930
2003	572846.0395	1339329.7924	2084	574934.1548	1340729.6759
2004	572777.1095	1339345.5222	2085	574946.3056	1340716.1940
2005	572764.7867	1339410.7867	2086	575000.7787	1340659.3103
2006	572748.7391	1339475.5347	2087	575092.1566	1340480.9047
2007	572621.9871	1339663.4673	2088	575234.4673	1340002.2151
2008	572611.2777	1339655.3891	2089	575249.6137	1340627.2953
2009	572544.6307	1339551.8284	2090	575443.4873	1340603.8185
2010	572580.8548	1339517.6871	2091	575442.9352	1340554.2916
2011	572759.1544	1339306.3322	2092	575442.9352	1340554.2916
2012	573056.3713	1339311.7558	2093	575500.2407	1340565.6064
2013	573117.1821	1339382.1376	2094	575568.2613	1340243.7994
2014	572966.6775	1339702.3529	2095	575580.4439	1340086.0613
2015	573640.2218	1339460.2511	2096	575621.6799	1340062.7359
2016	573464.1355	1339371.0596	2097	575618.6619	1340030.6539
2017	573479.5974	1339127.3801	2098	575651.1909	1340028.2020
2018	573207.8948	1338907.5285	2099	575753.7925	1340022.4002
2019	573397.4959	1338444.1959	2100	575887.7860	1340002.9741
2020	573486.4022	1338942.3584	2101	576050.1451	1339964.7126
2021	573553.2555	1339000.7420	2102	576080.1799	1339983.1714
2022	573615.1120	1339032.0970	2103	576100.3875	1340068.9201
2023	573663.7265	1339052.2568	2104	576022.5204	1340087.2703
2024	573778.9444	1339086.0015	2105	575889.2014	1340229.6856
2025	573735.8472	1339257.2510	2106	575906.6280	1340522.5718
2026	573918.6661	1338444.1959	2107	575930.6702	1340352.5787
2027	573707.4193	1339438.2398	2108	576136.4031	1340314.7455
2028	574786.4152	1341501.4496	2109	576137.3125	1340365.4166
2029	574267.4570	1341473.1672	2110	575964.4129	1340397.2120
2030	574252.2090	1340439.6923	2111	575869.5033	1340444.3994
2031	573558.5341	1340626.6305	2112	575839.9652	1340470.6229
2032	573040.0642	1340224.0492	2113	575776.2333	1340369.1048
2033	573046.6863	1340204.9049	2114	575776.2333	1340369.1048
2034	573138.7777	1340275.4546	2115	576155.1522	1340625.7828
2035	573249.0832	1340082.5988	2116	575804.9868	1340632.0673
2036	573322.7369	1339999.8103	2117	575905.9542	1340766.3005
2037	573386.2728	1340056.3355	2118	576030.5500	1340808.4521
2038	573659.2224	1340142.5172	2119	576198.9878	1340752.7221
2039	573685.0778	1340307.5265	2120	576309.2805	1340766.1048
2040	573536.3288	1340354.5451	2121	576316.9508	1341115.1588
2041	573859.6946	1340414.7635	2122	576151.2453	1341153.8479
2042	573812.6506	1340458.4162	2123	575986.5045	1341154.7454
2043	573592.1300	1340536.4714	2124	575987.0467	1341254.2803
2044	573599.4992	1340563.8071	2125	576293.4488	1341316.9057
2045	573985.6029	1340460.2951	2126	576201.9072	1341425.5172
2046	573914.9505	1340255.5451	2127	576192.8950	1341432.7717
2047	573805.0026	1340158.6447	2128	576353.9066	1341318.9785
2048	573780.8528	1340105.6756	2129	575917.6249	1341291.1249
2049	573894.6415	1340053.7968	2130	575824.2152	1341322.6265
2050	574105.2345	1340046.5094	2131	575675.8693	1341413.5682
2051	574511.5030	1340198.7751	2132	575665.9741	1341514.3322
2052	574705.0732	1340213.8146	2133	575847.8178	1341524.2315
2053	574749.8681	1340204.8812	2134	575849.7949	1340309.4989
2054	574602.3788	1340475.5801	2135	576187.3498	1340367.0479
2055	574500.1297	1340565.5926	2136	576185.5018	1340264.0751
2056	574594.0536	1340577.7493	2137	576171.5886	1340154.3322
2057	574558.4818	1340757.6044	2138	576128.8798	1339971.8427
2058	574523.0639	1340715.4048	2139	576147.4788	1339941.7749
2059	574441.0877	1340784.2067	2140	576446.5301	1339871.3004
2060	574552.9041	1340922.1764	2141	574927.2073	1339890.1800
2061	574746.6862	1340925.0326	2142	575133.6648	1339822.4772
2062	574397.9882	1341144.9882	2143	575218.9716	1340056.7106
2063	574507.2632	134112.8705	2144	575183.6567	1339813.3217
2064	574512.4067	1341461.4795	2145	576138.3294	1339857.4772
2065	574789.6042	1341476.5863	2146	576016.6040	1339857.4772
2066	575026.9405	1340527.6442	2147	574931.9432	1339875.5343
2067	574882.6890	1340470.5512	2148	574927.2073	1339890.1800
2068	574874.6862	1340333.7096	2149	575133.6648	1339822.4772
2069	575095.6242	1340176.9882	2150	575138.3294	1339857.4772
2070	574947.5097	1340189.9302	2151	575183.6567	1339813.3217
2071	574987.7545	1340218.3798	2152	575140.2498	1339602.9812
2072	575020.9901	1340255.7348	2153	575498.5234	1339551.8380
2073	575041.8056	1340356.6028	2154	575544.7593	1339624.3991
2074	575845.7132	1341559.1796	2155	575599.3586	1339882.4636
2075	575088.1817	1341517.8954	2156	575565.7672	1339961.4380
2076	575095.6242	1341490.3255			
2077	575225.4706	1341490.3255			
2078	575369.6927	1341335.0523			
2079	575364.1007	1341145.4528			
2080	575246.7008	1341138.2419			

WETLAND LINE TABLE											
LINE	BEARING	LENGTH	LINE	BEARING	LENGTH	LINE	BEARING	LENGTH	LINE	BEARING	LENGTH
W98	S11°51'57"E	9.24	W139	S16°59'14"W	42.11	W172	S86°24'37"W	24.55	W208	S87°30'16"E	15.39
W99	S04°50'21"E	42.38	W140	S02°33'43"W	12.43	W173	S16°11'36"W	21.63	W209	S50°58'13"E	27.24
W100	S03°58'59"W	48.42	W141	S78°00'06"W	27.23	W174	S31°03'31"E	22.51	W210	S39°27'05"E	12.86
W101	N09°05'40"E	34.64	W142	N84°40'59"W	15.81	W175	S03°01'53"E	21.55	W211	S20°31'39"W	12.88
W102	N16°13'12"E	22.21	W143	N80°39'36"W	23.74	W176	S74°59'48"W	16.31	W212	S55°21'00"W	16.07
W103	S75°51'14"E	13.40	W144	N71°40'56"W	26.22	W177	N37°02'26"E	18.00	W213	S55°21'00"W	16.07
W104	N01°00'00"E	20.93	W145	N08°40'03"E	38.10	W178	N32°07'06"W	26.87	W214	S84°03'31"E	15.73
W105	N01°00'00"E	9.80	W146	S73°41'52"W	21.62	W179	S87°45'24"W	19.46	W215	S47°38'42"E	18.14
W106	N19°30'05"W	27.06	W147	S23°34'28"W	34.23	W180	N49°41'39"W	17.58	W216	N24°06'28"E	18.26
W107	N22°13'33"E	44.82	W148	S72°42'33"W	43.97	W181	N35°39'59"W	25.86	W217	S42°50'01"E	17.58
W108	N31°47'29"E	27.05	W149	S61°04'26"W	18.64	W182	N64°03'23"W	23.49	W218	S81°18'27"E	17.48
W109	N05°55'53"W	21.10	W150	N75°07'44"W	27.91	W183	N62°17'00"W	14.97	W219	N88°03'49"E	12.47
W110	N64°04'06"E	41.45	W151	S04°34'35"W	7.37	W184	N41°34'23"W	31.43	W220	S43°15'32"E	14.88
W111	S21°33'36"W	24.97	W152	N69°49'12"E	36.37	W185	N36°16'01"E	89.58	W221	S53°15'32"E	16.82
W112	S32°44'20"W	30.22	W153	N84°02'18"E	23.14	W186	N02°23'31"E	15.82	W222	S49°33'31"E	24.25
W113	S73°33'22"E	11.04	W154	S88°02'26"E	8.40	W187	N24°01'41"E	22.26	W223	S81°15'58"E	17.23
W114	S03°33'53"W	19.06	W155	S15°54'55"E	27.70	W188	N64°06'29"W	21.36	W224	N33°50'09"E	23.77
W115	N83°38'16"E	25.31	W156	S16°55'22"E	22.67	W189	S57°33'04"W	27.59	W225	N37°39'30"E	27.33
W116	N45°56'54"E	19.92	W157	S77°51'50"E	21.76	W190	S00°30'33"W	90.46	W226	S65°02'41"E	18.45
W117	S41°32'10"E	51.94	W158	S70°58'45"E	28.36	W191	S20°02'08"E	17.96	W227	S38°21'45"E	23.08
W118	N13°45'33"W	50.21	W159	S56°05'31"E	20.98	W192	S03°30'34"E	23.61	W228	S42°07'13"E	23.76
W119	S25°42'09"E	20.70	W160	S47°54'57"E	27.61	W193	N52°16'50"E	16.26	W229	S55°52'26"E	17.71
W120	S34°42'16"W	36.09	W161	N84°37'11"E	14.72	W194	N16°54'33"E	17.89	W230	N82°40'56"E	12.34
W121	S20°07'42"W	38.38	W162	S60°42'18"E	21.82	W195	N49°26'05"E	26.48	W231	N72°13'46"E	19.07
W122	S85°04'17"W	20.07	W163	S35°45'18"E	11.90	W196	N07°12'13"W	25.91	W232	S85°13'21"E	13.27
W123	S48°52'42"W	14.84	W164	S47°52'52"E	21.49	W197	N14°02'40"E	52.89	W233	S06°23'53"E	12.00
W124	S23°01'38"W	25.47	W165	S63°12'08"E	25.93	W198	N74°13'48"W	23.89	W234	N49°59'21"W	21.29
W125	S23°17'05"E	25.88	W166	S18°12'17"W	78.34	W199	N08°14'06"E	23.38	W235	N57°28'57"E	11.67
W126	S49°37'19"W	24.79	W167	S63°25'23"W	31.31	W200	N89°49'07"E	26.33	W236	N57°28'57"E	12.96
W127	S02°45'00"E	20.24	W168	N82°21'14"W	14.36	W201	S85°29'24"E	16.82	W237	N45°56'38"W	21.15
W128	S97°13'29"W	17.62	W169	N36°05'18"W	30.66	W202	S79°15'41"E	32.93	W238	S57°28'57"E	8.05
W129	S17°00'33"E	8.10	W170	S84°53'24"W	19.50	W203	S88°44'51"E	21.35	W239	S85°28'56"E	9.33
W130	S74°05'47"W	19.00	W171	N54°21'32"W	36.71	W204	S24°41'14"E	24.45	W240	N45°36'08"W	12.99
W131	N18°16'59"W	7.15									
W132	N18°37'45"E	18.30									
W133	N66°50'08"E	23.66									
W134	S16°45'47"W	19.43									

FLOODPLAIN LINE TABLE											
LINE	BEARING	LENGTH	LINE	BEARING	LENGTH	LINE	BEARING	LENGTH	LINE	BEARING	LENGTH
F118	N78°37'11"W	21.34	F226	N09°07'55"E							

CENTER LINE CURVE DATA					
CURVE	RADIUS	LENGTH	DELTA	TANGENT	CHORD
C-G	50.00'	22.51'	25°47'46"	11.45'	N35°26'31"E 22.32'
C-H	100.00'	52.36'	30°00'00"	26.79'	N33°20'23"E 51.76'
C-I	50.00'	52.36'	60°00'00"	28.87'	N48°20'23"E 50.00'
C-J	300.00'	174.12'	33°15'16"	89.59'	S85°01'59"E 171.69'
C-L	350.00'	203.29'	33°16'45"	104.60'	N62°52'45"W 200.45'
C-M	875.00'	32.62'	02°08'10"	16.31'	N04°18'22"W 32.62'
C-N	775.00'	135.57'	10°01'21"	67.96'	N08°14'57"W 135.39'
C-O	425.00'	71.06'	09°34'46"	35.61'	N79°27'49"E 70.98'
C-S	525.00'	112.08'	12°13'56"	56.26'	S82°51'21"W 111.87'
C-T	925.00'	30.77'	01°54'21"	15.39'	S10°42'26"E 30.77'
C-U	1620.00'	79.24'	02°48'09"	39.63'	N85°21'39"E 79.23'

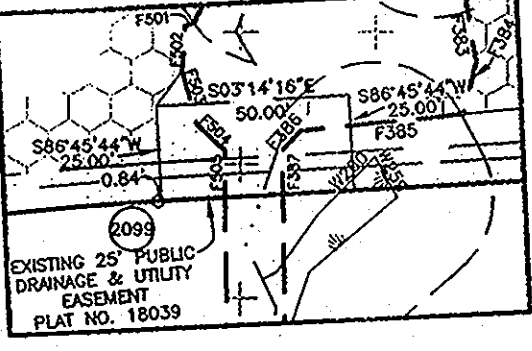
MINIMUM LOT SIZE CHART			
LOT NO.	GROSS AREA	PIPESTEM AREA	MINIMUM LOT SIZE
25	54,168 S.F.	4,169 S.F.	49,999 S.F.



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 A. Mason
 DONALD A. MASON
 REGISTERED PROFESSIONAL LAND SURVEYOR
 MARYLAND NO. 21320
 DATE 5/3/09
 WINCHESTER HOMES, INC.
 DATE 5/6/09
 ELIOAK LLC
 DATE 6/24/09
 HOWARD COUNTY, MARYLAND

AREA TABULATION CHART - THIS SHEET	
TOTAL NUMBER OF LOTS AND/OR PARCELS TO BE RECORDED	7
BUILDABLE	0
OPEN SPACE	0
NON-BUILDABLE PRESERVATION PARCELS	4
BUILDABLE PRESERVATION PARCELS	0
NON-BUILDABLE BULK PARCELS	0
TOTAL AREA OF LOTS AND/OR PARCELS TO BE RECORDED	7.76± AC.
BUILDABLE	N/A
OPEN SPACE	N/A
NON-BUILDABLE PRESERVATION PARCELS	8.12± AC.
BUILDABLE PRESERVATION PARCELS	N/A
NON-BUILDABLE BULK PARCELS	N/A
TOTAL AREA OF ROADWAY TO BE RECORDED (INCLUDING WIDENING STRIPS)	N/A
TOTAL AREA OF SUBDIVISION TO BE RECORDED	15.88± AC.



DETAIL #3 VIEW
 SCALE: 1" = 50'

PLAN VIEW
 SCALE: 1" = 100'

SEE SHEET 4 FOR COORDINATE CHART, WETLAND LINE TABLE AND FLOODPLAIN LINE TABLE.

LEGEND	
(2100)	COORDINATE POINT
(R/W)	R/W CURVE DESIGNATION
(356.3)	100-YEAR FLOODPLAIN ELEVATION
(Hatched)	PUBLIC AND PRIVATE UTILITY EASEMENTS
(Dotted)	FOREST CONSERVATION RETENTION
(+)	EXISTING 100-YEAR FLOODPLAIN DRAINAGE & UTILITY EASEMENT
(Wavy)	LIMIT OF WETLANDS
(Diagonal)	EXISTING SEWAGE DISPOSAL AREA
(Circle with cross)	IRON PIPE TO BE SET UNDER F-04-082

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

OWNERS
 WINCHESTER HOMES, INC.
 8905 ROCKLEDGE DRIVE, SUITE 800
 BETHESDA, MARYLAND 20817
 301-803-4800

ELIOAK, LLC
 P.O. BOX 417
 ELLICOTT CITY, MD 21041
 410-465-4244

HOWARD COUNTY, MARYLAND
 3430 COURTHOUSE DRIVE
 ELLICOTT CITY, MARYLAND 21043
 410-313-4700

APPROVED: FOR PRIVATE WATER AND PRIVATE SEWER SYSTEMS: HOWARD COUNTY HEALTH DEPARTMENT
Michael J. Janni 7/1/2009
 HOWARD COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING
Debra Perreux 7/6/09
 CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

Cindy Hamilton 7/6/09
 DIRECTOR DATE

SURVEYOR'S CERTIFICATION
 I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, THAT THE FINAL PLAT HEREON IS CORRECT; THAT IT IS PART OF THE LAND CONVEYED BY WINCHESTER HOMES, INC., AS NOMINEE FOR ELIOAK LLC, TO WINCHESTER HOMES, INC. BY DEED DATED JUNE 27, 2006 IN LIBER 10101 AT FOLIO 305 (LOTS 4, 10, 21-23, 37-39) AND PART OF THE LAND CONVEYED BY WINCHESTER HOMES, INC. AND WINCHESTER HOMES, INC., AS NOMINEE FOR ELIOAK LLC, TO ELIOAK LLC BY DEED DATED MARCH 31, 2006 IN LIBER 9935 AT FOLIO 561 (LOTS 24 AND 25) AND PART OF THE LAND CONVEYED BY ELIOAK LLC TO WINCHESTER HOMES, INC. BY DEED DATED JANUARY 5, 2005 IN LIBER 14484 AT FOLIO 313 (LOT 60) AND PART OF THE LAND CONVEYED BY ELIOAK LLC TO WINCHESTER HOMES, INC. BY DEED DATED SEPTEMBER 29, 2008 IN LIBER 11373 AT FOLIO 478 (LOT 61 AND PARCEL T) AND PART OF THE LAND CONVEYED BY WINCHESTER HOMES, INC. AND WINCHESTER HOMES, INC., AS NOMINEE FOR ELIOAK LLC, TO HOWARD COUNTY, MARYLAND, BY DEED DATED OCTOBER 17, 2005 IN LIBER 10017 AT FOLIO 378 (PARCELS C AND D) AND PART OF THE LAND CONVEYED BY WINCHESTER HOMES, INC., AS NOMINEE FOR ELIOAK LLC, TO WINCHESTER HOMES, INC., BY DEED DATED DECEMBER 8, 2006 IN LIBER 10425 AT FOLIO 510 (PARCEL R) AND PART OF THE LAND CONVEYED BY ELIOAK LLC TO HOWARD COUNTY, MARYLAND, BY DEED DATED DECEMBER 14, 2007 IN LIBER 11377 AT FOLIO 604 (PARCELS U, V, W, X) AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND AND THAT ALL MONUMENTS ARE IN PLACE OR WILL BE IN PLACE PRIOR TO ACCEPTANCE OF THE STREETS IN THE SUBDIVISION BY HOWARD COUNTY, MARYLAND AS SHOWN IN ACCORDANCE WITH THE ANNOTATED CODE OF MARYLAND, AS NOW AMENDED.

Donald A. Mason 4/24/09
 DONALD A. MASON
 REGISTERED PROFESSIONAL LAND SURVEYOR MARYLAND, REG. NO. 21320
 FOR BENCHMARK ENGINEERING, INC. MARYLAND REG. NO. 351

OWNER'S DEDICATION
 WE, WINCHESTER HOMES, INC.; ELIOAK LLC; AND HOWARD COUNTY, MARYLAND, OWNERS OF THE PROPERTY SHOWN HEREON, HEREBY ADOPT THIS PLAN OF SUBDIVISION, AND IN CONSIDERATION OF THE APPROVAL OF THIS FINAL PLAT BY THE DEPARTMENT OF PLANNING AND ZONING, ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES AND GRANT UNTO HOWARD COUNTY, MARYLAND, ITS SUCCESSORS AND ASSIGNS, 1) THE RIGHT TO LAY, CONSTRUCT AND MAINTAIN SEWERS, DRAINS, WATER PIPES AND OTHER MUNICIPAL UTILITIES AND SERVICES IN AND UNDER ALL ROADS AND STREET RIGHTS-OF-WAY AND THE SPECIFIC EASEMENT AREAS SHOWN HEREON, 2) THE RIGHT TO REQUIRE DEDICATION FOR PUBLIC USE THE BEDS OF THE STREETS AND/OR ROADS, FLOODPLAIN AND OPEN SPACE WHERE APPLICABLE, AND FOR GOOD AND OTHER VALUABLE CONSIDERATION, HEREBY GRANT THE OPTION TO HOWARD COUNTY TO ACQUIRE THE FEE SIMPLE TITLE TO THE BEDS OF THE STREETS AND/OR ROADS AND FLOODPLAINS, STORM DRAINAGE FACILITIES AND OPEN SPACE WHERE APPLICABLE, (3) THE RIGHT TO REQUIRE DEDICATION OF WATERWAYS AND DRAINAGE EASEMENTS FOR THE SPECIFIC PURPOSE OF THEIR CONSTRUCTION, REPAIR AND MAINTENANCE AND 4) THAT NO BUILDING OR SIMILAR STRUCTURE OF ANY KIND SHALL BE ERRECTED ON OR OVER THE SAID EASEMENTS AND RIGHTS-OF-WAY. WITNESS OUR HANDS THESE 5th DAYS OF MAY, 2009.

James R. Mosley III 5/6/09
 ELIOAK LLC DATE WITNESS
James R. Mosley III 5/6/09
 HOWARD COUNTY, MARYLAND DATE WITNESS

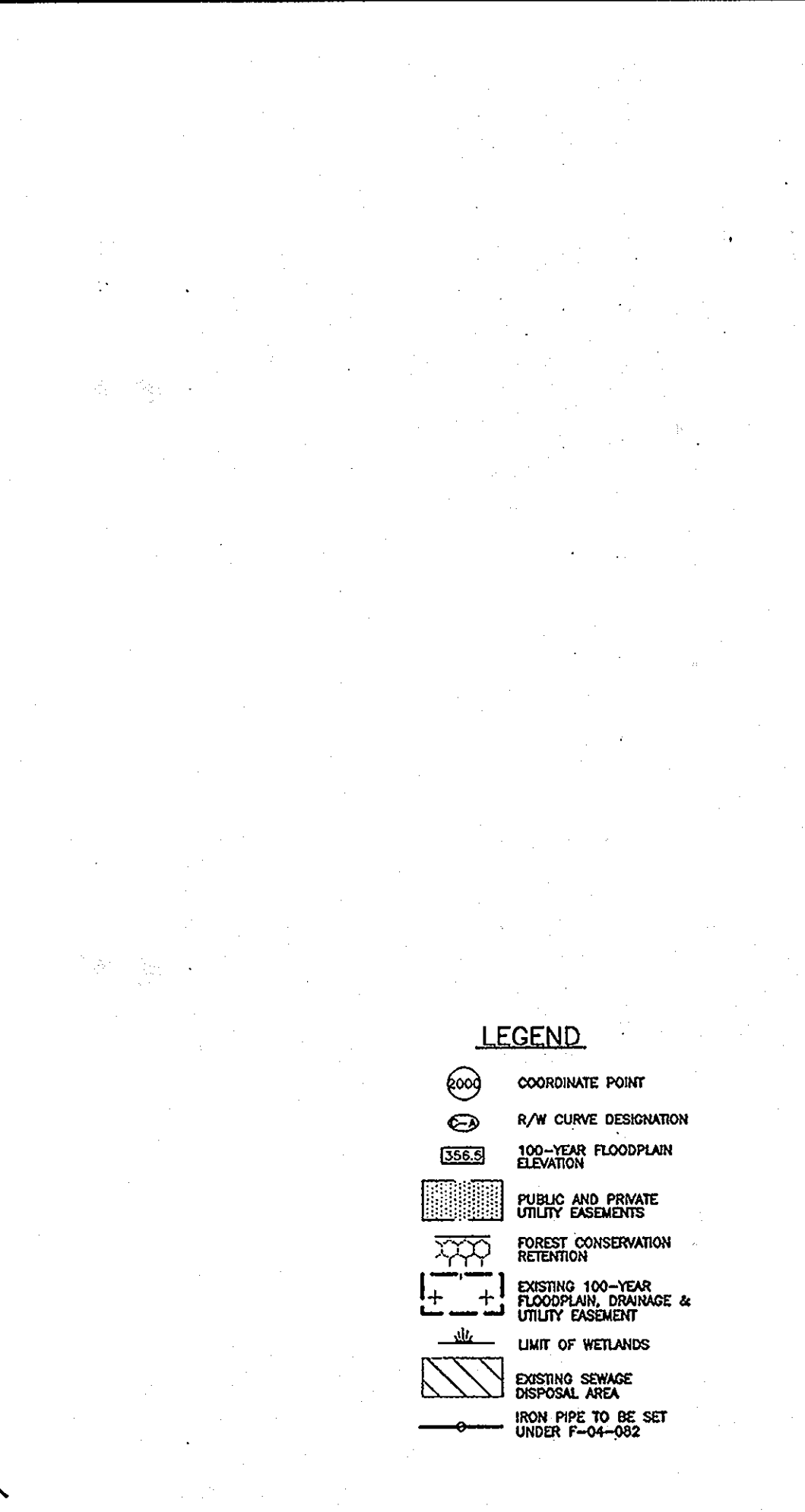
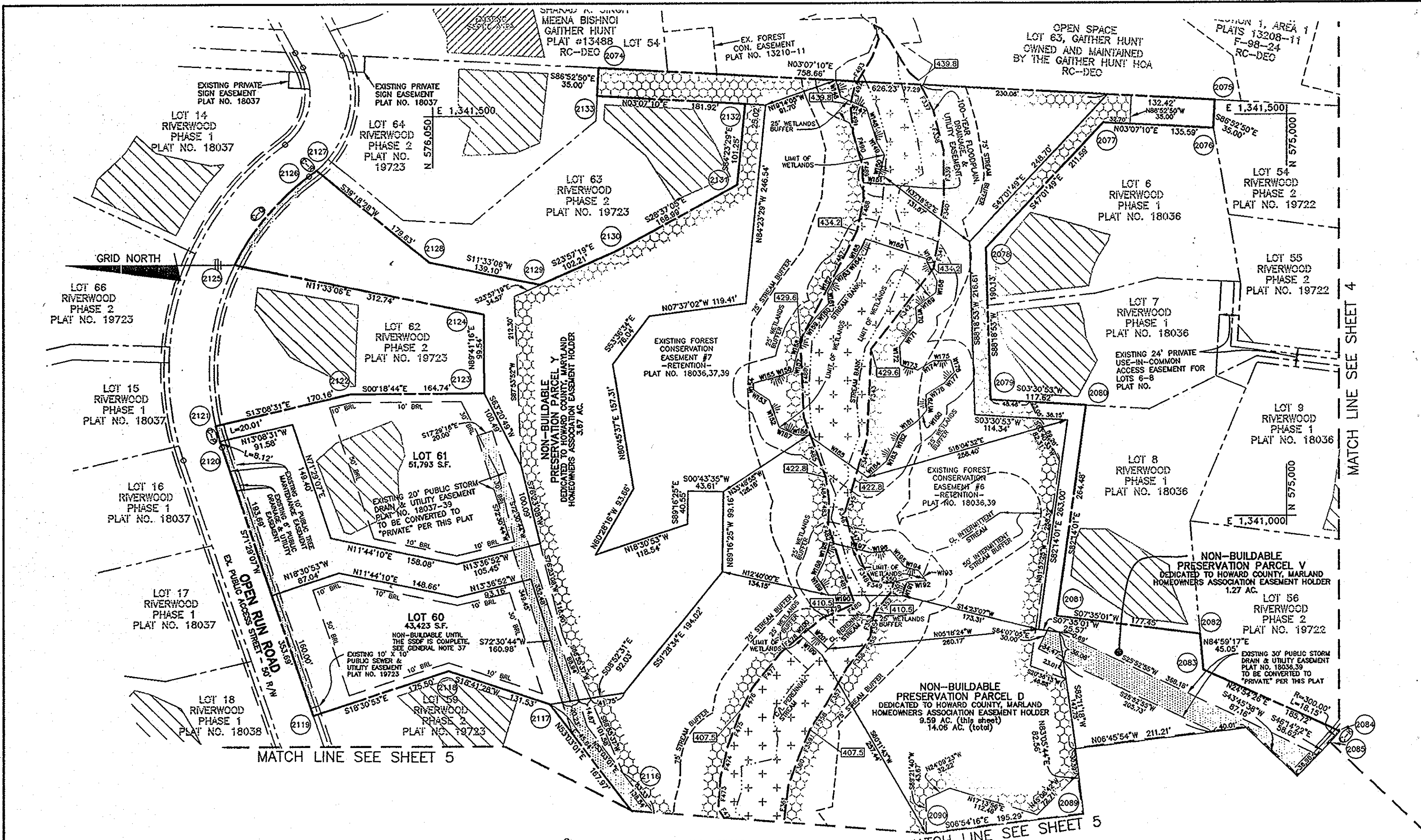
Chadler Karen Watkins 5/6/09
 DATE WITNESS

Stacy K. Bressan 5/6/09
 ELIOAK LLC DATE WITNESS

RECORDED AS PLAT ~~20675~~ **20675**
 ON **7/16/09** AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

PLAT OF REVISION RIVERWOOD PHASES 1 & 2
 LOTS 4, 10, 21-25, 37-39, 60 & 61 AND NON-BUILDABLE PRESERVATION PARCELS C, D, R, T, U, V, W, X, & Y

3rd ELECTION DISTRICT OF HOWARD COUNTY, MARYLAND
 TAX MAP: 29 SCALE: AS SHOWN
 GRID: 4 DATE: APRIL, 2009
 PARCEL: 20 ZONED: RC-DEO SHEET: 5 OF 6



AREA TABULATION CHART - THIS SHEET

TOTAL NUMBER OF LOTS AND/OR PARCELS TO BE RECORDED	
BUILDABLE	2
OPEN SPACE	0
NON-BUILDABLE PRESERVATION PARCELS	3
BUILDABLE PRESERVATION PARCELS	0
NON-BUILDABLE BULK PARCELS	0
TOTAL AREA OF LOTS AND/OR PARCELS TO BE RECORDED	
BUILDABLE	2.19± AC.
OPEN SPACE	N/A
NON-BUILDABLE PRESERVATION PARCELS	14.53± AC.
BUILDABLE PRESERVATION PARCELS	N/A
NON-BUILDABLE BULK PARCELS	N/A
TOTAL AREA OF ROADWAY TO BE RECORDED (INCLUDING WIDENING STRIPS)	N/A
TOTAL AREA OF SUBDIVISION TO BE RECORDED	16.72± 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 A. Mason
 DONALD A. MASON
 REGISTERED PROFESSIONAL LAND SURVEYOR
 MARYLAND NO. 21320
 DATE 5/5/09

Mark Dwyer
 WINCHESTER HOMES, INC.
 DATE 5/5/09

W. M. Mason
 ELIOAK LLC
 DATE 5/5/09

Stacy K. Breegan
 HOWARD COUNTY, MARYLAND
 DATE 5/5/09

PLAN VIEW
 SCALE: 1" = 100'

CENTER LINE CURVE DATA

CURVE	RADIUS	LENGTH	DELTA	TANGENT	CHORD
C-K	300.00'	18.15'	03°28'01"	9.08'	N47°58'23"W 18.15'
C-P	300.00'	28.13'	05°22'21"	14.08'	N74°10'18"E 28.12'
C-Q	300.00'	143.40'	27°23'18"	73.10'	S49°52'29"E 142.04'
C-R	125.00'	11.57'	05°18'17"	5.79'	S38°49'58"E 11.57'

SEE SHEET 4 FOR COORDINATE CHART, WETLAND LINE TABLE AND FLOODPLAIN LINE TABLE.

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

Richard J. Clavin
 HOWARD COUNTY HEALTH OFFICER
 DATE 7/1/2009

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

W. M. Mason
 CHIEF, DEVELOPMENT ENGINEERING DIVISION
 DATE 7/6/09

Cindy Hamilton
 DIRECTOR
 DATE 7/10/09

SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, THAT THE FINAL PLAT HEREON IS CORRECT; THAT IT IS PART OF THE LAND CONVEYED BY WINCHESTER HOMES, INC., AS NOMINEE FOR ELIOAK LLC, TO WINCHESTER HOMES, INC. BY DEED DATED JUNE 27, 2006 IN LIBER 10101 AT FOLIO 305 (LOTS 4, 10, 21-23, 37-39) AND PART OF THE LAND CONVEYED BY WINCHESTER HOMES, INC. AND WINCHESTER HOMES, INC., AS NOMINEE FOR ELIOAK LLC, TO ELIOAK LLC BY DEED DATED MARCH 31, 2006 IN LIBER 9935 AT FOLIO 561 (LOTS 24 AND 25) AND PART OF THE LAND CONVEYED BY ELIOAK LLC TO WINCHESTER HOMES, INC. BY DEED DATED JANUARY 5, 2009 IN LIBER 11484 AT FOLIO 313 (LOT 60) AND PART OF THE LAND CONVEYED BY ELIOAK LLC TO WINCHESTER HOMES, INC. BY DEED DATED SEPTEMBER 29, 2008 IN LIBER 11373 AT FOLIO 478 (LOT 61 AND PARCEL T) AND PART OF THE LAND CONVEYED BY WINCHESTER HOMES, INC. AND WINCHESTER HOMES, INC., AS NOMINEE FOR ELIOAK LLC, TO HOWARD COUNTY, MARYLAND, BY DEED DATED OCTOBER 17, 2005 IN LIBER 10017 AT FOLIO 378 (PARCELS C AND D) AND PART OF THE LAND CONVEYED BY WINCHESTER HOMES, INC. AS NOMINEE FOR ELIOAK LLC, TO WINCHESTER HOMES, INC. BY DEED DATED DECEMBER 8, 2006 IN LIBER 10425 AT FOLIO 510 (PARCEL R) AND PART OF THE LAND CONVEYED BY ELIOAK LLC TO HOWARD COUNTY, MARYLAND BY DEED DATED DECEMBER 14, 2007 IN LIBER 11377 AT FOLIO 604 (PARCELS U, V, W, X) AMONG THE LAND, RECORDS OF HOWARD COUNTY, MARYLAND AND THAT ALL MONUMENTS ARE IN PLACE OR WILL BE IN PLACE PRIOR TO ACCEPTANCE OF THE STREETS IN THE SUBDIVISION BY HOWARD COUNTY, MARYLAND AS SHOWN IN ACCORDANCE WITH THE ANNOTATED CODE OF MARYLAND, AS NOW AMENDED.

Donald A. Mason
 DONALD A. MASON
 REGISTERED PROFESSIONAL LAND SURVEYOR MARYLAND REG. NO. 21320
 FOR BENCHMARK ENGINEERING, INC. MARYLAND REG. NO. 351

OWNER'S DEDICATION

WE, WINCHESTER HOMES, INC.; ELIOAK LLC; AND HOWARD COUNTY, MARYLAND, OWNERS OF THE PROPERTY SHOWN HEREON, HEREBY ADOPT THIS PLAN OF SUBDIVISION, AND IN CONSIDERATION OF THE APPROVAL OF THIS FINAL PLAT BY THE DEPARTMENT OF PLANNING AND ZONING, ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES AND GRANT UNTO HOWARD COUNTY, MARYLAND, ITS SUCCESSORS AND ASSIGNS, 1) THE RIGHT TO LAY, CONSTRUCT AND MAINTAIN SEWERS, DRAINS, WATER PIPES AND OTHER MUNICIPAL UTILITIES AND SERVICES IN AND UNDER ALL ROADS AND STREET RIGHTS-OF-WAY AND THE SPECIFIC EASEMENT AREAS SHOWN HEREON, 2) THE RIGHT TO REQUIRE DEDICATION FOR PUBLIC USE THE BEDS OF THE STREETS AND/OR ROADS, FLOODPLAIN AND OPEN SPACE WHERE APPLICABLE, AND FOR GOOD AND OTHER VALUABLE CONSIDERATION, HEREBY GRANT THE OPTION TO HOWARD COUNTY TO ACQUIRE THE FEE SIMPLE TITLE TO THE BEDS OF THE STREETS AND/OR ROADS AND FLOODPLAINS, STORM DRAINAGE FACILITIES AND OPEN SPACE WHERE APPLICABLE, (3) THE RIGHT TO REQUIRE DEDICATION OF WATERWAYS AND DRAINAGE EASEMENTS FOR THE SPECIFIC PURPOSE OF THEIR CONSTRUCTION, REPAIR AND MAINTENANCE AND 4) THAT NO BUILDING OR SIMILAR STRUCTURE OF ANY KIND SHALL BE ERRECTED ON OR OVER THE SAID EASEMENTS AND RIGHTS-OF-WAY, WITNESS OUR HANDS THESE 5TH DAYS OF MAY, 2009.

Donald A. Mason
 ELIOAK LLC
 DATE 5/5/09

James P. Manley
 WINCHESTER HOMES, INC.
 DATE 5/5/09

Stacy K. Breegan
 HOWARD COUNTY, MARYLAND
 DATE 5/5/09

W. M. Mason
 WITNESS
 DATE 5/6/09

Richard J. Clavin
 WITNESS
 DATE 6/24/09

RECORDED AS PLAT 200906 20676
 ON 7/16/09 AMONG THE LAND
 RECORDS OF HOWARD COUNTY, MARYLAND.

**PLAT OF REVISION
 RIVERWOOD
 PHASES 1 & 2**

LOTS 4, 10, 21-25, 37-39, 60 & 61
 AND NON-BUILDABLE
 PRESERVATION PARCELS C, D, R,
 T, U, V, W, X, & Y

3rd ELECTION DISTRICT OF HOWARD COUNTY, MARYLAND
 TAX MAP: 29 SCALE: AS SHOWN
 GRID: 4 DATE: APRIL, 2009
 PARCEL: 20 SHEET: 6 OF 6
 ZONED: RC-DEO