

CURVE DATA					
STATION	RADIUS	ARC	DELTA	TANGENT	CHORD
3004-2156	1620.00'	77.75'	02°44'59"	38.88'	N85°20'04"E 77.74'
2141-2142	925.00'	30.77'	01°54'21"	15.39'	S10°42'26"E 30.77'

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 10-27-11
 DONALD A. MASON
 REGISTERED PROFESSIONAL LAND SURVEYOR
 MARYLAND No. 21320
 FOR BENCHMARK ENGINEERING, INC.
 MARYLAND REGISTRATION NUMBER 351

Alan Shapiro 11/13/11
 ALAN SHAPIRO
 WINCHESTER HOMES INC.

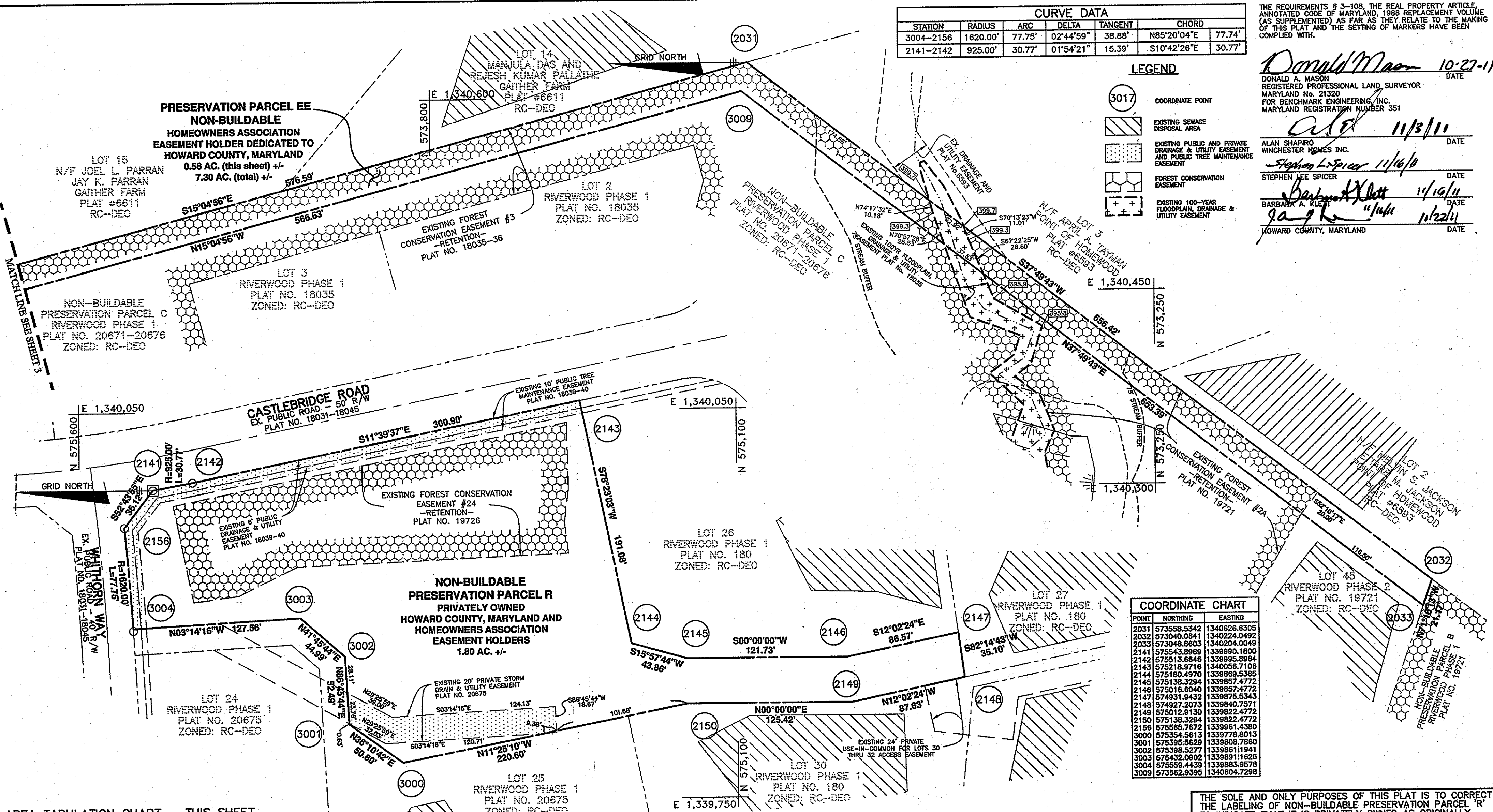
Stephen Lee Spicer 11/16/11
 STEPHEN LEE SPICER

Barbara A. Klett 11/16/11
 BARBARA A. KLETT

James M. Irvin 11/22/11
 JAMES M. IRVIN

LEGEND

- 3017 COORDINATE POINT
- EXISTING SEWAGE DISPOSAL AREA
- EXISTING PUBLIC AND PRIVATE DRAINAGE & UTILITY EASEMENT AND PUBLIC TREE MAINTENANCE EASEMENT
- FOREST CONSERVATION EASEMENT
- EXISTING 100-YEAR FLOODPLAIN, DRAINAGE & UTILITY EASEMENT



COORDINATE CHART

POINT	NORTHING	EASTING
2031	573558.5342	1340626.6305
2032	573040.0841	1340224.0492
2033	572045.6603	1340204.0049
2141	575543.8969	1339990.1800
2142	575513.6646	1339995.8964
2143	575218.9716	1340056.7108
2144	575180.4970	1339869.5385
2145	575138.3294	1339857.4772
2146	575018.6040	1339857.4772
2147	574931.9432	1339875.5343
2148	574927.2073	1339840.7571
2149	575012.9130	1339822.4772
2150	575138.3294	1339822.4772
2156	575565.7672	1339961.4380
3000	575354.5813	1339778.8013
3001	575395.5629	1339808.7860
3002	575398.5277	1339861.1941
3003	575432.0902	1339891.1925
3004	575556.4539	1339883.9578
3009	573562.9395	1340604.7298

AREA TABULATION CHART - THIS SHEET

TOTAL NUMBER OF LOTS AND/OR PARCELS TO BE RECORDED	0
BUILDABLE	2
NON-BUILDABLE PRESERVATION PARCELS	2
TOTAL AREA OF LOTS AND/OR PARCELS TO BE RECORDED	0
BUILDABLE	0
NON-BUILDABLE PRESERVATION PARCELS	2.36± AC.
TOTAL AREA OF ROADWAY TO BE RECORDED (INCLUDING WIDENING STRIPS)	0
TOTAL AREA OF SUBDIVISION TO BE RECORDED	2.36± AC.

PLAN VIEW
 SCALE: 1" = 50'

BENCHMARK
 ENGINEERS, LAND SURVEYORS & PLANNERS
ENGINEERING, INC.

8480 BALTIMORE NATIONAL PIKE SUITE 418 A ELLICOTT CITY, MARYLAND 21043
 (P) 410-465-8105 (F) 410-465-8644
 60 THOMAS JOHNSON DRIVE A FREDERICK, MARYLAND 21702
 (P) 301-371-3505 (F) 301-371-3506
 WWW.BEI-CVLENGINEERING.COM

THE SOLE AND ONLY PURPOSES OF THIS PLAT IS TO CORRECT THE LABELING OF NON-BUILDABLE PRESERVATION PARCEL 'R' TO INDICATE THAT IT IS PRIVATELY OWNED AS ORIGINALLY INDICATED ON PLAT Nos. 18039 AND 19726 AND TO RECONFIGURE LOTS 4, 46, 47, 78 AND NON-BUILDABLE PRESERVATION PARCEL 'U' TO CREATE LOTS 81-84 AND NON-BUILDABLE PRESERVATION PARCEL 'EE', TO CREATE FOREST CONSERVATION EASEMENT 35 AND REVISE FOREST CONSERVATION EASEMENT 28.

RECORDED AS PLAT NO. 21338 ON 12/14/11 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

APPROVED: FOR PRIVATE WATER AND PUBLIC AND PRIVATE SEWER SYSTEMS. HOWARD COUNTY HEALTH DEPARTMENT
Barbara A. Klett 12/7/2011
 HOWARD COUNTY HEALTH OFFICER

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING.
Donald Mason 12/13/11
 CHIEF, DEVELOPMENT ENGINEERING DIVISION

James M. Irvin 11/16/11
 DIRECTOR

SURVEYOR'S CERTIFICATE
 I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED BY ME, OR UNDER MY RESPONSIBLE CHARGE, AND THAT I AM A DULY LICENSED PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 21320, EXPIRATION DATE 1/7/2013, AND THAT, TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF THAT THE INFORMATION SHOWN HEREON IS CORRECT, THAT IT IS PART OF LAND (LOT 4) ACQUIRED BY WINCHESTER HOMES INC., A DELAWARE CORPORATION, FROM WINCHESTER HOMES INC., A DELAWARE CORPORATION, AS NOMINEE FOR ELIOAK LLC, A MARYLAND LIMITED LIABILITY COMPANY BY DEED DATED JUNE 27, 2006 AND RECORDED IN CORPORATION, AS NOMINEE FOR ELIOAK LLC, A MARYLAND LIMITED LIABILITY COMPANY BY DEED DATED SEPTEMBER 29, 2008 AND RECORDED IN LIBER 10101 AT FOLIO 305 AND PART OF THE LAND (LOTS 46 & 47) ACQUIRED BY WINCHESTER HOMES INC., A DELAWARE CORPORATION FROM ELIOAK LLC, A MARYLAND LIMITED LIABILITY COMPANY BY DEED DATED SEPTEMBER 29, 2008 AND RECORDED IN LIBER 11373 AT FOLIO 476 AND ALL OF THE LAND (LOT 78) ACQUIRED BY STEPHEN LEE SPICER AND BARBARA A. KLETT FROM WINCHESTER HOMES INC., A DELAWARE CORPORATION BY DEED DATED MARCH 26, 2008 AND RECORDED IN LIBER 11151 AT FOLIO 535 PART OF THE LAND (PARCEL 'R') ACQUIRED BY WINCHESTER HOMES INC., A DELAWARE CORPORATION FROM WINCHESTER HOMES INC., A DELAWARE CORPORATION AS NOMINEE FOR ELIOAK LLC, A MARYLAND LIMITED LIABILITY COMPANY BY DEED DATED DECEMBER 8, 2006 AND RECORDED IN LIBER 10488 AT FOLIO 576, AND PART OF THE LAND (PARCEL 'U') ACQUIRED BY HOWARD COUNTY, MARYLAND, A BODY CORPORATE AND POLITICAL ENTITY BY DEED DATED DECEMBER 14, 2007 AND RECORDED IN LIBER 11377 AT FOLIO 584 AND THAT ALL INSTRUMENTS ARE IN PLACE OR WILL BE IN PLACE PRIOR TO ACCEPTANCE OF THE ROADS BY HOWARD COUNTY, IN ACCORDANCE WITH THE ANNOTATED CODE OF MARYLAND, AS AMENDED.

Donald Mason 10-27-11
 DONALD A. MASON
 REGISTERED PROFESSIONAL LAND SURVEYOR
 MARYLAND No. 21320
 FOR BENCHMARK ENGINEERING, INC.
 MARYLAND REGISTRATION NUMBER 351

OWNER'S CERTIFICATE
 WINCHESTER HOMES INC., A DELAWARE CORPORATION, STEPHEN LEE SPICER AND BARBARA A. KLETT, AND HOWARD COUNTY, MARYLAND, A BODY CORPORATE AND POLITICAL ENTITY, OWNERS OF THE PROPERTY SHOWN HEREON, HEREBY ADOPT THIS PLAN OF SUBDIVISION, AND IN CONSIDERATION OF APPROVAL OF THIS FINAL PLAT BY THE DEPARTMENT OF PLANNING AND ZONING, ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES AND GRANT UNTO HOWARD COUNTY, MARYLAND, ITS SUCCESSORS AND ASSIGNS, (1) THE RIGHT TO LAY, CONSTRUCT AND MAINTAIN SEWERS, DRAINS, WATER PIPES, AND OTHER MUNICIPAL UTILITIES AND SERVICES, IN AND UNDER ALL ROADS AND STREET RIGHTS-OF-WAY, AND THE SPECIFIC EASEMENT AREAS SHOWN HEREON, (2) THE RIGHT TO REQUIRE DEDICATION FOR PUBLIC USE THE BEDS OF THE STREETS AND/OR ROADS, FLOODPLAINS AND OPEN SPACE WHERE APPLICABLE, AND FOR GOOD AND OTHER VALUABLE CONSIDERATION, HEREBY GRANTS THE RIGHT AND OPTION TO HOWARD COUNTY TO ACQUIRE THE FEE SIMPLE TITLE TO THE BEDS OF THE STREETS AND/OR ROADS AND FLOODPLAINS, STORM DRAINAGE FACILITIES AND OPEN SPACE WHERE APPLICABLE, (3) THE RIGHT TO REQUIRE DEDICATION OF WATERWAYS AND DRAINAGE EASEMENTS FOR THE SPECIFIC PURPOSE OF THEIR CONSTRUCTION, REPAIR AND MAINTENANCE, AND (4) THAT NO BUILDING OR SIMILAR STRUCTURE OF ANY KIND SHALL BE ERRECTED ON OR OVER THE SAID EASEMENTS AND RIGHTS-OF-WAY, WITNESS OUR HANDS THIS 11th DAY OF October, 2011.

Alan Shapiro 11/13/11
 ALAN SHAPIRO
 WINCHESTER HOMES INC.

Stephen Lee Spicer 11/16/11
 STEPHEN LEE SPICER

Barbara A. Klett 11/16/11
 BARBARA A. KLETT

James M. Irvin 11/22/11
 JAMES M. IRVIN

PLAT OF REVISION AND RESUBDIVISION
RIVERWOOD
PHASES 1 AND 2
LOTS 81-84 & NON-BUILDABLE PRESERVATION PARCELS 'R' & 'EE'
 A RESUBDIVISION OF LOTS 4, 46, 47, 78 AND NON-BUILDABLE PRESERVATION PARCEL "U" & A REVISION TO NON-BUILDABLE PRESERVATION PARCEL "R"
 PREVIOUSLY RECORDED AS PLAT Nos. 20674-20676, 19459 AND 19722

3rd ELECTION DISTRICT OF HOWARD COUNTY, MARYLAND
 TAX MAP: 29 SCALE: AS SHOWN
 GRID: 4 DATE: APRIL, 2011
 PARCEL: 20 SHEET: 2 OF 4
 ZONED: RC-DEO

HUNTERS VIEW ROAD
EX. PUBLIC ACCESS STREET 50' R/W
PLAT NO. 18031-18045

EXISTING 10' PUBLIC TREE
MAINTENANCE EASEMENT
PLAT NO. 18036

S82°41'28"E (2028)
25.07'

EXISTING S. PUBLIC DRAINAGE
& UTILITY EASEMENT
PLAT NO. 18036

EXISTING 20' PRIVATE
SIGN EASEMENT
PLAT NO. 18036

LOT 78
GATHER HUNT
SECTION 1, AREA 1
PLATS 15050-51
F-01-144
RC-DEO

N 574.600
E 1,341.550

SECTION 1, AREA 1
LOT 81
PLAT 15502
RC-DEO

N 574.300
E 1,341.550

LEGEND

- 3017 COORDINATE POINT
- EXISTING SEWAGE DISPOSAL AREA
- EXISTING PUBLIC AND PRIVATE DRAINAGE & UTILITY EASEMENT AND PUBLIC TREE MAINTENANCE EASEMENT
- FOREST CONSERVATION EASEMENT

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.

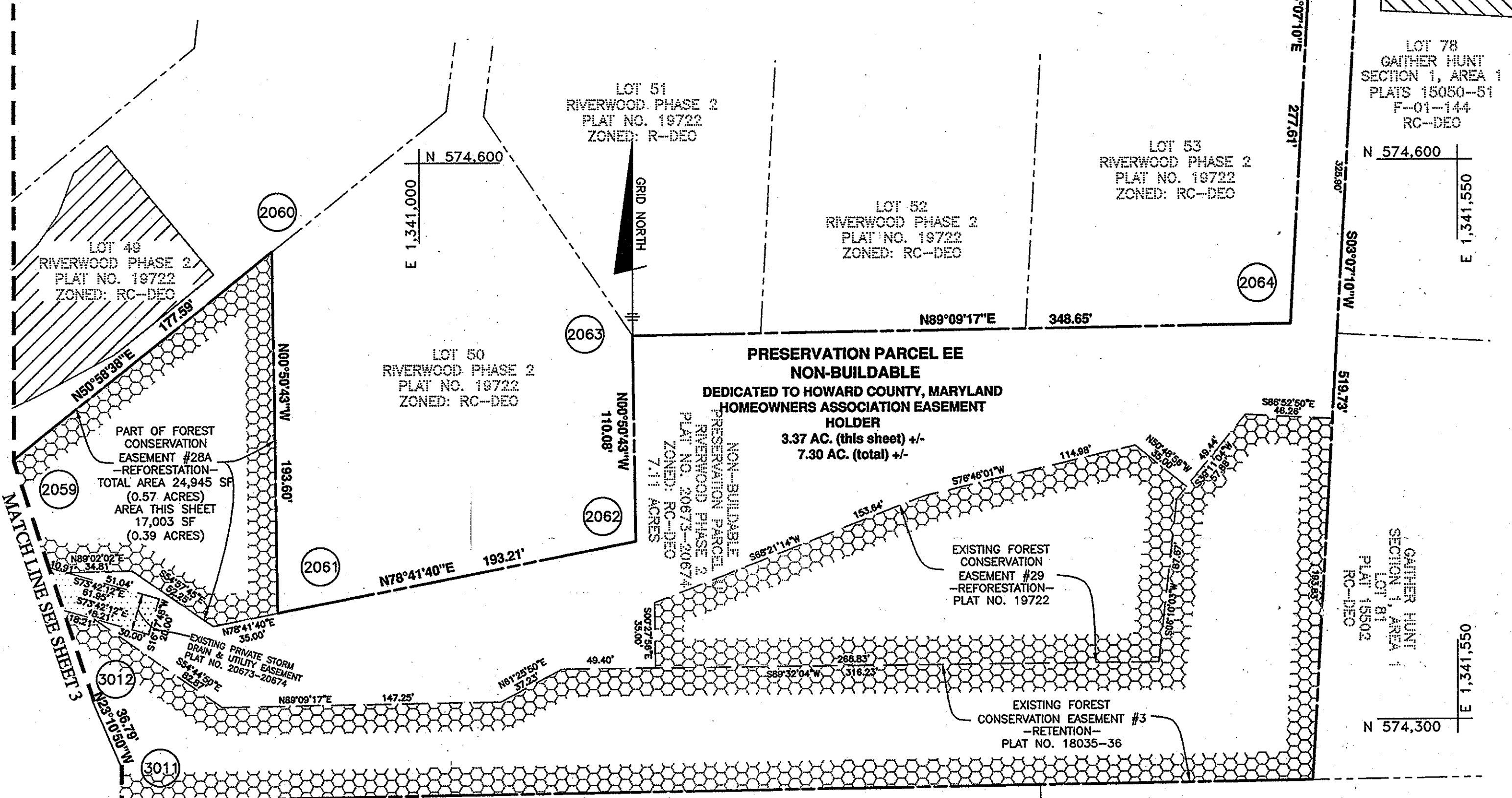
Donald A. Mason 10-27-11
DONALD A. MASON DATE
REGISTERED PROFESSIONAL LAND SURVEYOR
MARYLAND No. 21320
FOR BENCHMARK ENGINEERING, INC.
MARYLAND REGISTRATION NUMBER 351

Alan Shapiro 11/3/11
ALAN SHAPIRO DATE
WINCHESTER HOMES INC.

Stephen Lee Spicer 11/16/11
STEPHEN LEE SPICER DATE

Barbara A. Klett 11/16/11
BARBARA A. KLETT DATE

Howard County, Maryland 11/22/11
HOWARD COUNTY, MARYLAND DATE



COORDINATE CHART

POINT	NORTHING	EASTING
2028	574786.4152	1341501.4496
2029	574267.4570	1341473.1672
2059	574441.0877	1340784.2067
2060	574552.9041	1340922.1764
2081	574359.3207	1340925.0326
2062	574397.1982	1341114.4944
2063	574507.2832	1341112.8705
2064	574512.4087	1341461.4705
2065	574786.4042	1341478.5863
3011	574278.1338	1340841.1114
3012	574311.9573	1340826.6283

AREA TABULATION CHART - THIS SHEET

TOTAL NUMBER OF LOTS AND/OR PARCELS TO BE RECORDED	0
BUILDABLE	0
NON-BUILDABLE PRESERVATION PARCELS	1
TOTAL AREA OF LOTS AND/OR PARCELS TO BE RECORDED	0
BUILDABLE	0
NON-BUILDABLE PRESERVATION PARCELS	3.37± AC.
TOTAL AREA OF ROADWAY TO BE RECORDED (INCLUDING WIDENING STRIPS)	0
TOTAL AREA OF SUBDIVISION TO BE RECORDED	3.37± AC.

BENCHMARK ENGINEERING, INC.
ENGINEERS • LAND SURVEYORS • PLANNERS
6480 BALTIMORE NATIONAL PIKE SUITE 418 A ELLICOTT CITY, MARYLAND 21043
(P) 410-485-8105 (F) 410-485-8844
60 THOMAS JOHNSON DRIVE FREDERICK, MARYLAND 21702
(P) 301-371-3505 (F) 301-371-3508
WWW.BEI-CIVLENGINEERING.COM

PLAN VIEW
SCALE: 1" = 50'

OWNER: (LOTS 81, 82, 84 & PARCEL R) WINCHESTER HOMES INC. 6905 ROCKLEDGE DRIVE, SUITE 800 BETHESDA, MARYLAND 20817-1873

OWNER: (LOT 83) STEPHEN LEE SPICER BARBARA A. KLETT 11059 HUNTERS VIEW ROAD ELLICOTT CITY, MARYLAND 21042

OWNER: (PARCEL "EE") HOWARD COUNTY, MARYLAND 3430 COURT HOUSE DRIVE ELLICOTT CITY, MARYLAND 21043-4300

THE SOLE AND ONLY PURPOSES OF THIS PLAT IS TO CORRECT THE LABELING OF NON-BUILDABLE PRESERVATION PARCEL "R" TO INDICATE THAT IT IS PRIVATELY OWNED AS ORIGINALLY INDICATED ON PLAT Nos. 18039 AND 19726 AND TO RECONFIGURE LOTS 4, 46, 47, 78 AND NON-BUILDABLE PRESERVATION PARCEL "U" TO CREATE LOTS 81-84 AND NON-BUILDABLE PRESERVATION PARCEL "EE", TO CREATE FOREST CONSERVATION EASEMENT 35 AND REVISE FOREST CONSERVATION EASEMENT 28.

RECORDED AS PLAT NO. 21329 ON 12/14/11 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

APPROVED: FOR PRIVATE WATER AND PUBLIC AND PRIVATE SEWER SYSTEMS. HOWARD COUNTY HEALTH DEPARTMENT
Writen for Peter Beilenson 12/17/2011
HOWARD COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING.
Kevin Sheehy 12/13/11
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

Kevin Sheehy 12/14/11
DIRECTOR DATE

SURVEYOR'S CERTIFICATE
I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED BY ME, OR UNDER MY RESPONSIBLE CHARGE, AND THAT I AM A DULY LICENSED PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 21320, EXPIRATION DATE 1/7/2013, AND THAT, TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF THAT THE INFORMATION SHOWN HEREON IS CORRECT, THAT IT IS PART OF LAND (LOT 4) ACQUIRED BY WINCHESTER HOMES INC., A DELAWARE CORPORATION, FROM WINCHESTER HOMES INC., A DELAWARE CORPORATION, AS NOMINEE FOR ELOAK LLC, A MARYLAND LIMITED LIABILITY COMPANY BY DEED DATED JUNE 27, 2006 AND RECORDED IN LIBER 10101 AT FOLIO 305 AND PART OF THE LAND (LOTS 46 & 47) ACQUIRED BY WINCHESTER HOMES INC., A DELAWARE CORPORATION FROM ELOAK LLC, A MARYLAND LIMITED LIABILITY COMPANY BY DEED DATED SEPTEMBER 29, 2008 AND RECORDED IN LIBER 11373 AT FOLIO 478 AND ALL OF THE LAND (LOT 78) ACQUIRED BY STEPHEN LEE SPICER AND BARBARA A. KLETT FROM WINCHESTER HOMES INC., A DELAWARE CORPORATION BY DEED DATED MARCH 28, 2006 AND RECORDED IN LIBER 11151 AT FOLIO 535 PART OF THE LAND (PARCEL R) ACQUIRED BY WINCHESTER HOMES INC., A DELAWARE CORPORATION FROM WINCHESTER HOMES INC., A DELAWARE CORPORATION BY DEED DATED SEPTEMBER 29, 2008 AND RECORDED IN LIBER 11373 AT FOLIO 478 AND PART OF THE LAND (PARCEL U) ACQUIRED BY HOWARD COUNTY, MARYLAND, A BODY CORPORATE AND POLITICAL CORPORATION FROM ELOAK LLC, A MARYLAND LIMITED LIABILITY COMPANY BY DEED DATED DECEMBER 6, 2006 AND RECORDED IN LIBER 10425 AT FOLIO 800 AND PART OF THE LAND (PARCEL U) ACQUIRED BY HOWARD COUNTY, MARYLAND, A BODY CORPORATE AND POLITICAL CORPORATION FROM ELOAK LLC, A MARYLAND LIMITED LIABILITY COMPANY BY DEED DATED DECEMBER 14, 2007 AND RECORDED IN LIBER 11377 AT FOLIO 478 AND ALL THESE ALIGNMENTS ARE IN PLACE OR WILL BE IN PLACE PRIOR TO ACCEPTANCE OF THE ROADS BY HOWARD COUNTY, IN ACCORDANCE WITH THE ANNOTATED CODE OF MARYLAND, AS AMENDED.

Donald A. Mason 10-27-11
DONALD A. MASON DATE
REGISTERED PROFESSIONAL LAND SURVEYOR
MARYLAND No. 21320
FOR BENCHMARK ENGINEERING, INC.
MARYLAND REGISTRATION NUMBER 351

OWNER'S CERTIFICATE
WINCHESTER HOMES INC, A DELAWARE CORPORATION, STEPHEN LEE SPICER AND BARBARA A. KLETT, AND HOWARD COUNTY, MARYLAND, A BODY CORPORATE AND POLITICAL, OWNERS OF THE PROPERTY SHOWN HEREON, HEREBY ADOPT THIS PLAN OF SUBDIVISION, AND IN CONSIDERATION OF APPROVAL OF THIS FINAL PLAT BY THE DEPARTMENT OF PLANNING AND ZONING, ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES AND GRANT UNTO HOWARD COUNTY, MARYLAND, ITS SUCCESSORS AND ASSIGNS, (1) THE RIGHT TO LAY, CONSTRUCT AND MAINTAIN SEWERS, DRAINS, WATER PIPES, AND OTHER MUNICIPAL UTILITIES AND SERVICES, IN AND UNDER ALL ROADS AND STREET RIGHTS-OF-WAY, AND THE SPECIFIC EASEMENT AREAS SHOWN HEREON, (2) THE RIGHT TO REQUIRE DEDICATION FOR PUBLIC USE THE BEDS OF THE STREETS AND/OR ROADS, FLOODPLAINS AND OPEN SPACE WHERE APPLICABLE AND FOR GOOD AND OTHER VALUABLE CONSIDERATION, HEREBY GRANTS THE RIGHT AND OPTION TO HOWARD COUNTY TO ACQUIRE THE FEE SIMPLE TITLE TO THE BEDS OF THE STREETS AND/OR ROADS AND FLOODPLAINS, STORM DRAINAGE FACILITIES AND OPEN SPACE WHERE APPLICABLE, (3) THE RIGHT TO REQUIRE DEDICATION OF WATERWAYS AND DRAINAGE EASEMENTS FOR THE SPECIFIC PURPOSE OF THEIR CONSTRUCTION, REPAIR AND MAINTENANCE, AND (4) THAT NO BUILDING OR SIMILAR STRUCTURE OF ANY KIND SHALL BE ERCTED ON OR OVER THE SAID EASEMENTS AND RIGHTS-OF-WAY, WITNESS OUR HANDS THIS DAY OF 2011.

Alan Shapiro 11/3/11
ALAN SHAPIRO DATE WITNESS
WINCHESTER HOMES INC.

Stephen Lee Spicer 11/16/11
STEPHEN LEE SPICER DATE WITNESS
BARBARA A. KLETT

Howard County, Maryland 11/22/11
HOWARD COUNTY, MARYLAND DATE WITNESS
JAMES M. IRVIN

PLAT OF REVISION AND RESUBDIVISION
RIVERWOOD PHASES 1 AND 2
LOTS 81-84 & NON-BUILDABLE PRESERVATION PARCELS 'R' & 'EE'
A RESUBDIVISION OF LOTS 4, 46, 47, 78 AND NON-BUILDABLE PRESERVATION PARCEL "U" & A REVISION TO NON-BUILDABLE PRESERVATION PARCEL "R"
PREVIOUSLY RECORDED AS PLAT Nos. 20674-20676, 19459 AND 19722

3rd ELECTION DISTRICT OF HOWARD COUNTY, MARYLAND
TAX MAP: 29 SCALE: AS SHOWN
GRID: 4 DATE: APRIL, 2011
PARCEL: 20 SHEET: 4 OF 4
ZONED: RC-DEO