

U.S. Equivalent Coordinate Table		Metric Coordinate Table	
Point	North	Point	North
108	557653.3762	108	169973.029032
112	557958.9254	112	170066.220624
553	557928.1233	553	170056.832113
554	557891.4003	554	170045.638921
555	557819.7484	555	170023.799372
556	557722.6572	556	169994.209918
600	557722.0930	600	169994.039960
601	557829.6202	601	170026.808321
602	557836.5646	602	170028.924977
604	557923.8905	604	170055.541952
605	557885.8477	605	169982.986367

Curve Data Tabulation					
Point-Point	Radius	Arc Length	Delta	Tangent	Bearing & Distance
601-602	1125.00'	6.94'	00°21'13"	3.47'	N 00°12'39" E 6.94'

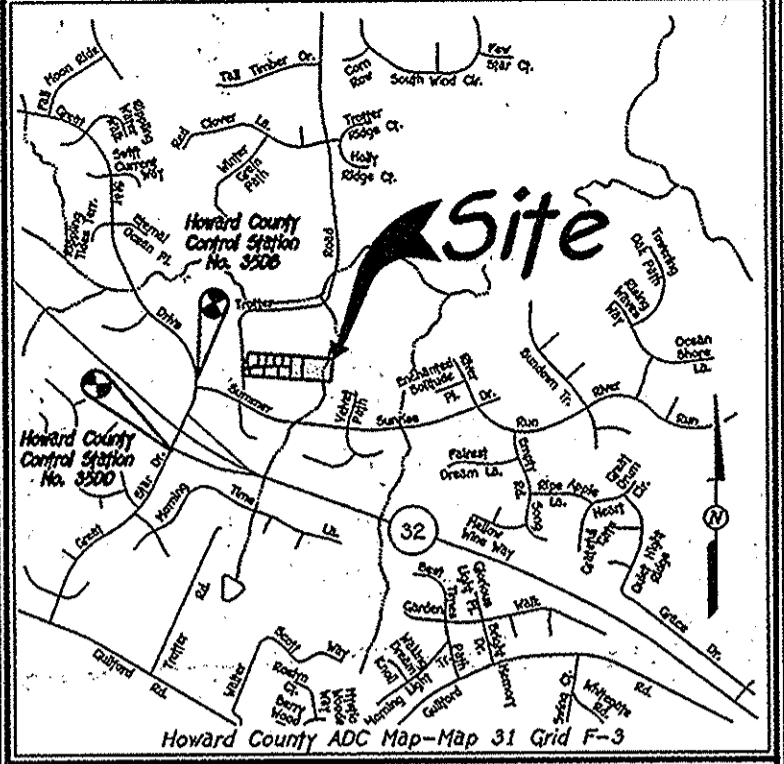
Minimum Lot Size Chart			
Lot No.	Gross Area	Pipestem Area	Minimum Lot Size
1	15,376 Sq. Ft.	130 Sq. Ft.	15,246 Sq. Ft.
2	10,869 Sq. Ft.	453 Sq. Ft.	10,416 Sq. Ft.
3	10,494 Sq. Ft.	698 Sq. Ft.	9,796 Sq. Ft.
4	11,574 Sq. Ft.	939 Sq. Ft.	10,635 Sq. Ft.
5	11,788 Sq. Ft.	1,209 Sq. Ft.	10,579 Sq. Ft.
6	16,153 Sq. Ft.	1,088 Sq. Ft.	15,065 Sq. Ft.
7	16,800 Sq. Ft.	643 Sq. Ft.	16,157 Sq. Ft.
8	13,644 Sq. Ft.	178 Sq. Ft.	13,466 Sq. Ft.

**Density Tabulation**

A. Gross Area Of Tract = 4.99 Acres  
 B. Area Of Floodplain = 0.29 Acres  
 C. Area Of Steep Slopes = 0.36 Acres  
 D. Net Tract Area = 4.34 Acres  
 (Gross Area - Floodplain Area - Steep Slopes Area)  
 (4.99 Ac. - 0.29 Ac. - 0.36 Ac.)  
 E. Allowed Number Of Units = 8.68 Or 8 Units  
 (Net Tract Area x 2 Units/Ac.)  
 (4.34 Ac. x 2 Units/Ac.)  
 F. Proposed Number Of Units = 8

**Reservation Of Public Utility And Forest Conservation Easements**

"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 Easement"), Located In, On, Over, And Through Buildable Lots 1 Thru 8 And Open Space Lots 9 Thru 12. Any Conveyances Of The Aforesaid Lots Shall Be Subject To The Easements Herein Reserved, Whether Or Not Expressly Stated In The Deed(s) Conveying Said Lots. Developer Shall Execute And Deliver Deeds For The Easements Herein Reserved To Howard County, With A Metes And Bounds Description Of The Forest Conservation Area, Upon Completion Of The Public Utilities And Their Acceptance By Howard County, And, In The Case Of The Forest Conservation Easement(s), Upon Completion Of The Developer's Obligations Under The Forest Conservation Installation And Maintenance Agreement Executed By Developer And The County, And The Release Of Developer's Surety Posted With Said Agreement, The County Shall Accept The Easements And Record The Deed(s) Of Easement In The Land Records Of Howard County."



**Owner/Developer**

River Hill Overlook, LLC  
 5034 Dorsey Hall Drive  
 Suite 102  
 Ellicott City, Maryland 21042  
 Ph# 410-740-0522  
 Attn: Mr. Doug Dieringer And  
 Mr. Richard Demmitt

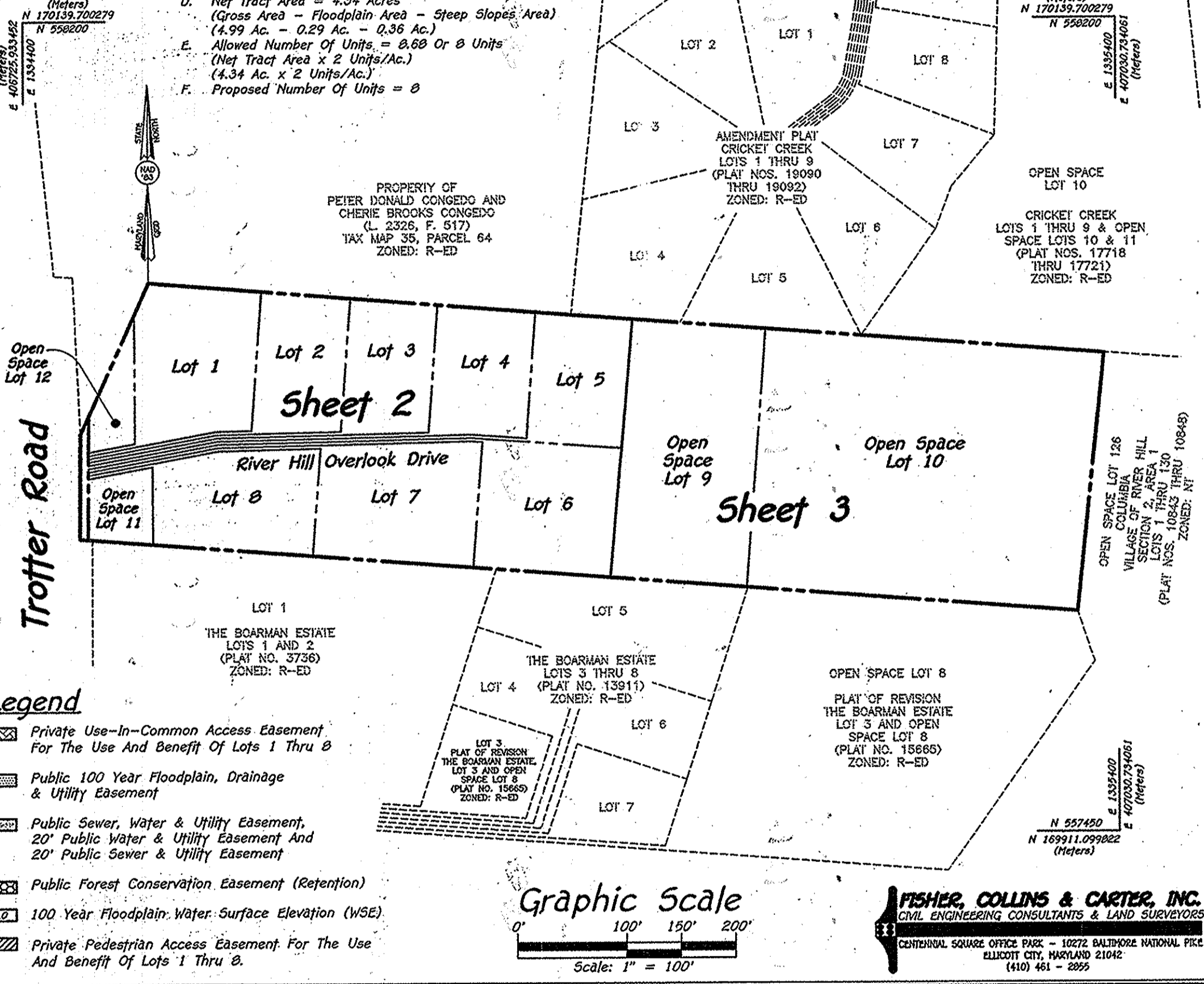
The Requirements 3-108, The Real Property Article, Annotated Code Of Maryland, 1999 Replacement Volume, (As Supplemented) As Far As They Relate To The Making Of This Plan And The Setting Of Markers Have Been Complied With.

*Terrell A. Fisher, L.S. #10692*  
 (Registered Land Surveyor)  
 Date: 7/9/15

*Richard Demmitt, 7/9/15*  
 Date: 7/9/15

By: Richard Demmitt, Managing Member

- General Notes Continued:**
- The Forest Conservation Easements Shown On This Plan Have Been Established To Fulfill The Requirements Of Section 16.1200 Of The Howard County Code And The Forest Conservation Act. No Clearing, Grading Or Construction Is Permitted Within The Forest Conservation Easement; However, Forest Management Practices As Defined In The Deed Of Forest Conservation Are Allowed.
  - The Forest Conservation Requirements Per Section 16.1200 Of The Howard County Code And The Forest Conservation Act For This Subdivision Will Be Fulfilled By On-Site Retention Of 0.86 Acres Of Forest (Retention). There Is No Surety For Forest Retention.
  - A Landscaping Surety In The Amount Of \$2,310.00 For Perimeter Landscaping Requirements (1) Shade Tree, (2) Evergreen Trees And (7) Shrubs Of Section 16.124 Of The Howard County Code And Landscape Manual Is To Be Posted With The Final Plan Developer's Agreement For This Subdivision.
  - This Subdivision Is Subject To The Amended Fifth Edition Of The Subdivision And Land Development Regulations And The 2004 Zoning Regulations.
  - The Private Use-In-Common Access Easement For The Use And Benefit Of Lots 1 Thru 8 Is Recorded Simultaneously With This Plan.
  - A Pre-Submission Community Meeting Was Held For This Project On July 12, 2013.
  - Open Space Lots 9, 11 And 12 Shown Herein Is Hereby Dedicated To A Property Owners Association For The Residents Of This Subdivision And Recording References Of The Articles Of Incorporation And Restrictions Are Shown Herein.
  - Open Space Lot 10 To Be Conveyed To Howard County, Maryland And Maintained By Howard County Department Of Recreation And Parks Simultaneously With The Final Plat Recordation.
  - Approval Of A Site Development Plan Is Required For The Development Of All Residential Lots Within This Subdivision Prior To Issuance Of Any Grading Or Building Permits For New House Construction In Accordance With Section 16.155 Of The Subdivision And Land Development Regulations.
  - Water And Sewer Service To These Lots Will Be Granted Under The Provisions Of Section 16.1228 Of The Howard County Code.
  - Public Water And Sewer Allocations Will Be Granted At The Time Of Issuance Of The Building Permit If Available At That Time.
  - Existing House And Accessory Structures To Be Removed Prior To Recordation Of The Final Plat.
  - The Lots Created By This Subdivision Plat Are Subject To A Fee Or Assessment To Cover Or Defray All Or Part Of The Developer's Cost Of The Installation Of The Water And Sewer Facilities, Pursuant To The Howard County Code Section 16.112. This Fee Or Assessment, Which Runs With The Land, Is A Contractual Obligation Between The Developer And Each Owner Of This Property And Is Not In Any Way A Fee Or Assessment Of Howard County. This Plat Is Subject To WP-15-115 Which On March 17, 2015 The Planning Director Approved A Waiver To Section 16.144(g) Which States Within 180 Days Of Final Plan Approval, The Developer Shall Submit The Final Subdivision Plat For Signatures And Recordation. The Petitioner Is Requesting A 90-Day Extension To The April 14, 2015 Deadline Date For The Submission Of The Plat Originals For Recordation. Approval Is Subject To The Following Conditions:
    - The Plat Originals Must Be Submitted To DPZ For Signatures And Recordation Of July 15, 2015.
    - On The Final Plan (F-15-010) And All Subsequent Plans And Plats, Provide A Brief Description Of Waiver Petition, WP-15-115, As A General Note To Include Requests, Sections Of The Regulations, Action And Date.

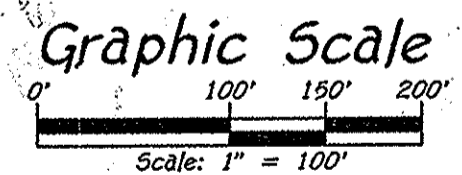


- General Notes:**
- Scale: 1" = 2,000'
- Subject Property Is Zoned R-ED Per The 10/06/13 Comprehensive Zoning Plan.
  - The Boundary Shown Herein Is Based On A Field Run Monumented Boundary Survey Dated October, 2013 By Fisher, Collins & Carter, Inc.
  - This Plat And The Coordinates Shown Hereon Are Based On NAD '83, Maryland State Coordinate System As Projected By Howard County Geodetic Control Stations No. 3200 And No. 3500.  
 Sta. No. 3200 N 557,696.1674 E 1,333,974.5506 elev. = 400.94  
 Sta. No. 3500 N 556,936.5472 E 1,333,705.8892 elev. = 424.21
  - B.L. Denotes Building Restriction Line.
  - Denotes Iron Pin Set Caped "F.C.C. 106".
  - Denotes Iron Pipe Or Iron Bar Found.
  - Denotes Angular Change In Bearing Of Boundary Or Rights-Of-Way.
  - Denotes Concrete Monument With Aluminum Plate "F.C.C. 106".
  - Denotes Concrete Monument Or Stone Found.
  - All Lot Areas Are More Or Less (±).
  - Distances Shown Are Based On Surface Measurement And Reduced To NAD '83 Grid Measurement.
  - Plat Subject To Prior Department Of Planning And Zoning File Nos.: SP-14-001, ECP-14-010 And WP-15-115.
  - 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 Only And Not Onto The Flag Or Pipe Stem Lot Driveway.
  - Driveways Shall Be Provided Prior To Issuance Of A Use And Occupancy Permit For Any New Dwellings To Ensure Safe Access For Fire And Emergency Vehicles Per The Following (Minimum) Requirements:
    - Width - 12 Feet (16 Feet Serving More Than One Residence);
    - Surface - Six (6") Inches Of Compacted Crusher Run Base With Tar And Chip Coating, (1 - 1/2" Minimum);
    - Geometry - Minimum 15% Grade, Minimum 10% Grade Change And 45-Foot Turning Radius;
    - Structures (Culverts/Bridges) - Capable Of Supporting 25 Gross Tons (H2S-Loading);
    - Drainage Elements - Capable Of Safely Passing 100 Year Flood With No More Than 1 Foot Depth Over Surface;
    - Structure Clearances - Minimum 12 Feet;
    - Maintenance - Sufficient To Ensure All Weather Use.
  - This Property Is Located Within The Metropolitan District.
  - Site Is Adjacent To A Scenic Road.
  - No Cemetery Or Historic Structures Exist Within The Limits Of This Plat Submission.
  - Water And Sewer Is Public. Contract No. 24-4831-D, Existing Well And Septic Systems Must Be Properly Abandoned And Decommissioned Sent To Health Department Prior To Health Officer Signature To Final Plat.
  - The Non-Critical Floodplain Study For This Project Was Prepared By Fisher, Collins & Carter, Inc. Dated November 2013, And Approved On December 12, 2013.
  - There Are No Wetlands On This Site Per Investigation By Eco-Science Professionals, Inc. Dated July, 2013. Wetland Buffers Shown Hereon Are Based On Wetlands Limits Per Plats Of Cricket Creek Subdivision, F-05-043, Plat No. 17718 Thru 17721.
  - Forest Stand Delineation Prepared By Eco-Science Professionals, Inc. Dated July, 2013.
  - Steep Slopes, Grading And Its Buffers, And 100 Year Floodplain Exist On-Site.
  - No Clearing, Grading, Removal Of Vegetative Cover Or Trees, Paving And New Structures Shall Be Permitted Within The Limits Of Stream Buffers And Forest Conservation Easement Areas.
  - Traffic Study For This Project Was Prepared By Mars Group, And Was Approved On December 12, 2013.
  - No Noise Study Is Required For This Project.
  - No Geological Report Is Required For This Project. Excavations To Verify Depth To Rock And Water Were Conducted On September 23, 2013.
  - On December 12, 2013 Approval Was Granted For A Waiver From Design Manual, Volume III, Section 2.6A, Which Allows No More Than 6 Lots On A Use-In-Common Driveway To Allow 8 Lots.
  - Stormwater Management Is In Accordance With The M.D.E. Stormwater Design Manual, Volumes I & II, Revised 2009, Non-Structural Practices (Four (4) Micro Bio-Retention Facilities (H-6) And One (1) Drywell (H-9)) In Accordance With Chapter 2 Are Being Utilized.
  - Encroachment Into The 100' Stream Buffer For The Extension Of The Sewer Main And Easement Is Considered Essential Disturbance By DPZ Per Section 16.116(c)(i) Of The Subdivision And Land Development Regulations.
  - Articles Of Incorporation For The River Hill Overlook Homeowners Association, Inc. Are Filed With The Maryland State Department Of Assessments And Taxation On November 26, 2014 With Recording No. 018207367.
  - Subdivision Is Subject To Section 10A.01E Of The Zoning Regulations. At Least 10% Of The Dwelling Units Shall Be Moderate Income Housing Units (M.I.H.U.) Or An Alternative Compliance Will Be Provided. The Developer Shall Execute A M.I.H.U. Agreement With The Department Of Housing To Indicate How The M.I.H.U. Requirement Will Be Met. The M.I.H.U. Agreement And Covenants Will Be Recorded Simultaneously With This Plat In The Land Records Office Of Howard County, Maryland. This Development Will Meet M.I.H.U. Alternative Compliance By A Payment Of A Fee-In-Lieu To The Department Of Housing For Each Required Unit.  
 Moderate Income Housing Unit (M.I.H.U.) Tabulation:  
 a. M.I.H.U. Required = (8 Lots x 10%) = 0.8 M.I.H.U.  
 b. M.I.H.U. Proposed = Developer Will Pursue Alternative Compliance By Paying A Fee-In-Lieu To The Howard County Housing Department For The Units Required By The Development.

**Area Tabulation For This Submission**

TOTAL NUMBER OF BUILDABLE LOTS TO BE RECORDED	8
TOTAL NUMBER OF OPEN SPACE LOTS TO BE RECORDED	4
TOTAL NUMBER OF PARCELS TO BE RECORDED	12
TOTAL AREA OF BUILDABLE LOTS TO BE RECORDED	2,450 Ac.±
TOTAL AREA OF OPEN SPACE LOTS TO BE RECORDED	2,526 Ac.±
TOTAL AREA OF PARCELS TO BE RECORDED	0,000 Ac.±
TOTAL AREA OF LOTS/PARCELS TO BE RECORDED	4,975 Ac.±
TOTAL AREA OF ROADWAY TO BE RECORDED	0,017 Ac.±
TOTAL AREA TO BE RECORDED	4,993 Ac.±

- Legend**
- Private Use-In-Common Access Easement For The Use And Benefit Of Lots 1 Thru 8
  - Public 100 Year Floodplain, Drainage & Utility Easement
  - Public Sewer, Water & Utility Easement, 20' Public Water & Utility Easement And 20' Public Sewer & Utility Easement
  - Public Forest Conservation Easement (Retention)
  - 100 Year Floodplain, Water Surface Elevation (WSE)
  - Private Pedestrian Access Easement For The Use And Benefit Of Lots 1 Thru 8



**FISHER, COLLINS & CARTER, INC.**  
 CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS  
 CENTRAL SQUARE OFFICE PARK - 10272 BALTIMORE NATIONAL PIKE  
 ELICOTT CITY, MARYLAND 21042  
 (410) 461-2855

NOTE: THE SUBDIVISION WILL CREATE SEVEN (7) NEW LOTS WHICH WILL BE SUBJECT TO THE MIHUEE-IN-LIEU REQUIREMENT THAT IS TO BE CALCULATED AND PAID TO THE DEPARTMENT OF INSPECTIONS, LICENSES AND PERMITS AT THE TIME OF BUILDING PERMIT ISSUANCE BY THE PERMIT APPLICANT. ONE (1) EXISTING LOT, LOT #1 IS NOT SUBJECT TO THE FEE-IN-LIEU.

APPROVED: For Public Water And Public Sewerage Systems.  
 Howard County Health Department.

*Maura Roseman* 7/21/2015  
 Howard County Health Officer

APPROVED: Howard County Department Of Planning And Zoning.

*Chief, Development Engineering Division* 8-19-15  
 Date

*Director* 8-21-15  
 Date

**Owner's Certificate**

River Hill Overlook, LLC, By Richard Demmitt, Managing Member, Owners Of The Property Shown And Described 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 And Floodplains And Open Space, Where Applicable And For Good And Other 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 Floodplains, Storm Drainage Facilities And Open Space Where Applicable; (3) The Right To Require Dedication Of Waterways And Drainage Easements For The Specific Purpose Of Their Construction, Repair And Maintenance; And (4) That No Building Or Similar Structure Of Any Kind Shall Be Erected On Or Over The Said Easements And Rights-Of-Way. Witness My Hand This 9th Day Of July, 2015.

*Richard Demmitt*  
 River Hill Overlook, LLC  
 By: Richard Demmitt, Managing Member

*Witness*

**Surveyor's Certificate**

I Hereby Certify To The Best Of My Knowledge That The Final Plat Of Revision And Plat Of Easement Plat Shown Hereon Is Correct; That It Was 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; That It Is All Of The Lands Conveyed By Christopher B. Emery And Yasmin Najasha Gajewski, Co-Trustees Of The Jacqueline Rana Disclaimer Trust Dated March 7, 2012 To River Hill Overlook, LLC By Deed Dated January 13, 2015 And Recorded Among The Land Records Of Howard County, Maryland In Liber No. 15976 At Folio 344; And That All Monuments Are In Place Or Will Be In Place, In Accordance With The Annotated Code Of Maryland, As Amended.

*Terrell A. Fisher*  
 Terrell A. Fisher, Professional Land Surveyor No. 10692  
 Expiration Date: December 13, 2015

RECORDED AS PLAT NO. 23368 ON 8/27/15  
 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

**River Hill Overlook**  
 Lots 1 Thru 8 And  
 Open Space Lots 9 Thru 12

Zoned: R-ED  
 Tax Map: 35, Parcel: 66, Grid: 8  
 Fifth Election District - Howard County, Maryland  
 Date: March 17, 2015 Scale: As Shown Sheet 1 Of 3

The Requirements 3-108, The Real Property Article, Annotated Code of Maryland, 1998 Replacement Volume, (As Supplemented) As Far As They Relate To The Making Of This Plat And The Setting Of Markers Have Been Compiled With.

Terrell A. Fisher, L.S. 10692  
(Registered Land Surveyor)  
River Hill Overlook, LLC  
By: Richard Demmitt, Managing Member

**Reservation Of Public Utility And Forest Conservation Easements**

"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 Easement"), Located In, On, Over, And Through Buildable Lots 1 Thru 8 And Open Space Lots 9 Thru 12. Any Conveyances Of The Aforesaid Lots Shall Be Subject To The Easements Herein Reserved, Whether Or Not Expressly Stated In The Deed(s) Conveying Said Lots. Developer Shall Execute And Deliver Deeds For The Easements Herein Reserved To Howard County, With A Metes And Bounds Description Of The Forest Conservation Area. Upon Completion Of The Public Utilities And Their Acceptance By Howard County, And, In The Case Of The Forest Conservation Easement(s), Upon Completion Of The Developer's Obligations Under The Forest Conservation Installation And Maintenance Agreement Executed By Developer And The County, And The Release Of Developer's Surety Posted With Said Agreement, The County Shall Accept The Easements And Record The Deed(s) Of Easement In The Land Records Of Howard County."

**Property Line Line Table**

Line	Bearing	Length
PL1	N 79°24'47" E	43.19'
PL2	N 79°24'47" E	118.89'
PL3	N 88°41'38" E	32.13'
PL4	N 79°24'47" E	119.23'
PL5	N 88°41'38" E	113.53'
PL6	N 79°24'47" E	119.57'
PL7	N 88°41'38" E	193.38'
PL8	N 79°24'47" E	119.90'
PL9	N 88°41'38" E	232.44'
PL10	S 85°42'29" E	50.99'
PL11	N 79°24'47" E	120.24'
PL12	N 88°41'38" E	232.05'
PL13	N 79°24'47" E	120.58'
PL14	N 88°41'38" E	231.66'
PL15	S 85°42'29" E	10.30'
PL16	N 79°24'47" E	120.92'
PL17	N 88°41'38" E	93.39'
PL18	N 79°24'47" E	59.66'

**Public Sewer, Water & Utility Easement, 20' Public Water & Utility Easement And 20' Public Sewer & Utility Easement Line Table**

Line	Bearing	Length
WS1	N 79°24'47" E	140.13'
WS2	N 88°41'38" E	253.78'
WS3	S 85°42'29" E	49.36'
WS4	S 04°17'31" W	9.99'
WS5	S 85°42'29" E	16.31'
WS6	N 68°17'55" E	36.09'
WS7	S 68°17'55" W	30.62'
WS8	N 85°42'29" W	68.99'
WS9	S 89°58'51" W	173.74'
WS10	S 00°03'09" E	9.92'
WS11	S 89°58'51" W	10.00'
WS12	N 00°03'09" W	9.92'
WS13	S 89°58'51" W	63.65'
WS14	N 85°39'41" W	104.71'
WS15	S 79°24'47" W	104.51'

PROPERTY OF  
PETER DONALD CONGEDO  
AND  
CHERIE BROOKS CONGEDO  
(L. 2326, F. 517)  
TAX MAP 35, PARCEL 64  
ZONED: R-ED

**Open Space Lot 12**  
3,234 Sq. Ft.  
Owned And Maintained  
By River Hill  
Overlook Homeowners  
Association, Inc.

**Trotter Road**  
Public Local Scenic Road  
Land Dedicated To Howard County  
Municipal For The Purpose Of A  
Public Road (0.017 Ac.)

3/4" Iron  
Pipe Found

1" Pinch  
Pipe Found

**Open Space Lot 11**  
3,757 Sq. Ft.  
Owned And Maintained By  
River Hill Overlook Homeowners  
Association, Inc.

**Legend**

- Private Use-In-Common Access Easement For The Use And Benefit Of Lots 1 Thru 8
- Public 100 Year Floodplain, Drainage & Utility Easement
- Public Sewer, Water & Utility Easement, 20' Public Water & Utility Easement And 20' Public Sewer & Utility Easement
- Public Forest Conservation Easement (Retention)
- 100 Year Floodplain Water Surface Elevation (WSE)
- Private Pedestrian Access Easement For The Use And Benefit Of Lots 1 Thru 8

**Graphic Scale**



Scale: 1" = 50'

This Subdivision Is Subject To Section 18.122B Of The Howard County Code. Public Water And Sewer Service Has Been Granted Under The Terms And Provisions, Thereof, Effective 4-11-15 On Which Date Developer Agreement 24-1831-D, Was Filed And Accepted.

**Area Tabulation For This Sheet**

TOTAL NUMBER OF BUILDABLE LOTS TO BE RECORDED	8
TOTAL NUMBER OF OPEN SPACE LOTS TO BE RECORDED	2
TOTAL NUMBER OF PARCELS TO BE RECORDED	10
TOTAL AREA OF BUILDABLE LOTS TO BE RECORDED	2,450 Ac.*
TOTAL AREA OF OPEN SPACE LOTS TO BE RECORDED	0.160 Ac.*
TOTAL AREA OF PARCELS TO BE RECORDED	0.000 Ac.*
TOTAL AREA OF LOTS/PARCELS TO BE RECORDED	2,609 Ac.*
TOTAL AREA OF ROADWAY TO BE RECORDED	0.017 Ac.*
TOTAL AREA TO BE RECORDED	2,627 Ac.*

APPROVED: For Public Water And Public Sewerage Systems.  
Howard County Health Department.

APPROVED: Howard County Department Of Planning And Zoning.

Chief, Development Engineering Division  
Director

**Owner's Certificate**

River Hill Overlook, LLC, By Richard Demmitt, Managing Member, Owners Of The Property Shown And Described 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 And Floodplains And Open Space Where Applicable And For Good And Other 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 Floodplains, Storm Drainage Facilities And Open Space Where Applicable; (3) The Right To Require Dedication Of Waterways And Drainage Easements For The Specific Purpose Of Their Construction, Repair And Maintenance; And (4) That No Building Or Similar Structure Of Any Kind Shall Be Erected On Or Over The Said Easements And Rights-Of-Way. Witness My Hand This 9th Day Of July, 2015.

River Hill Overlook, LLC  
By: Richard Demmitt, Managing Member

**Surveyor's Certificate**

I Hereby Certify To The Best Of My Knowledge That The Final Plat Of Revision And Plat Of Easement Plat Shown Hereon Is Correct; That It Was 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; That It Is All Of The Lands Conveyed By Christopher B. Emery And Yasmin Najasha Gajewski, Co-Trustees Of The Jacqueline Rana Disclaimer Trust Dated March 7, 2012 To River Hill Overlook, LLC By Deed Dated January 13, 2015 And Recorded Among The Land Records Of Howard County, Maryland In Liber No. 15976 At Folio 344; And That All Monuments Are In Place Or Will Be In Place, In Accordance With The Annotated Code Of Maryland, As Amended.

Terrell A. Fisher, Professional Land Surveyor No. 10692  
Expiration Date: December 13, 2015

RECORDED AS PLAT No. 23269 ON 8/27/15  
AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

**River Hill Overlook**  
Lots 1 Thru 8 And  
Open Space Lots 9 Thru 12

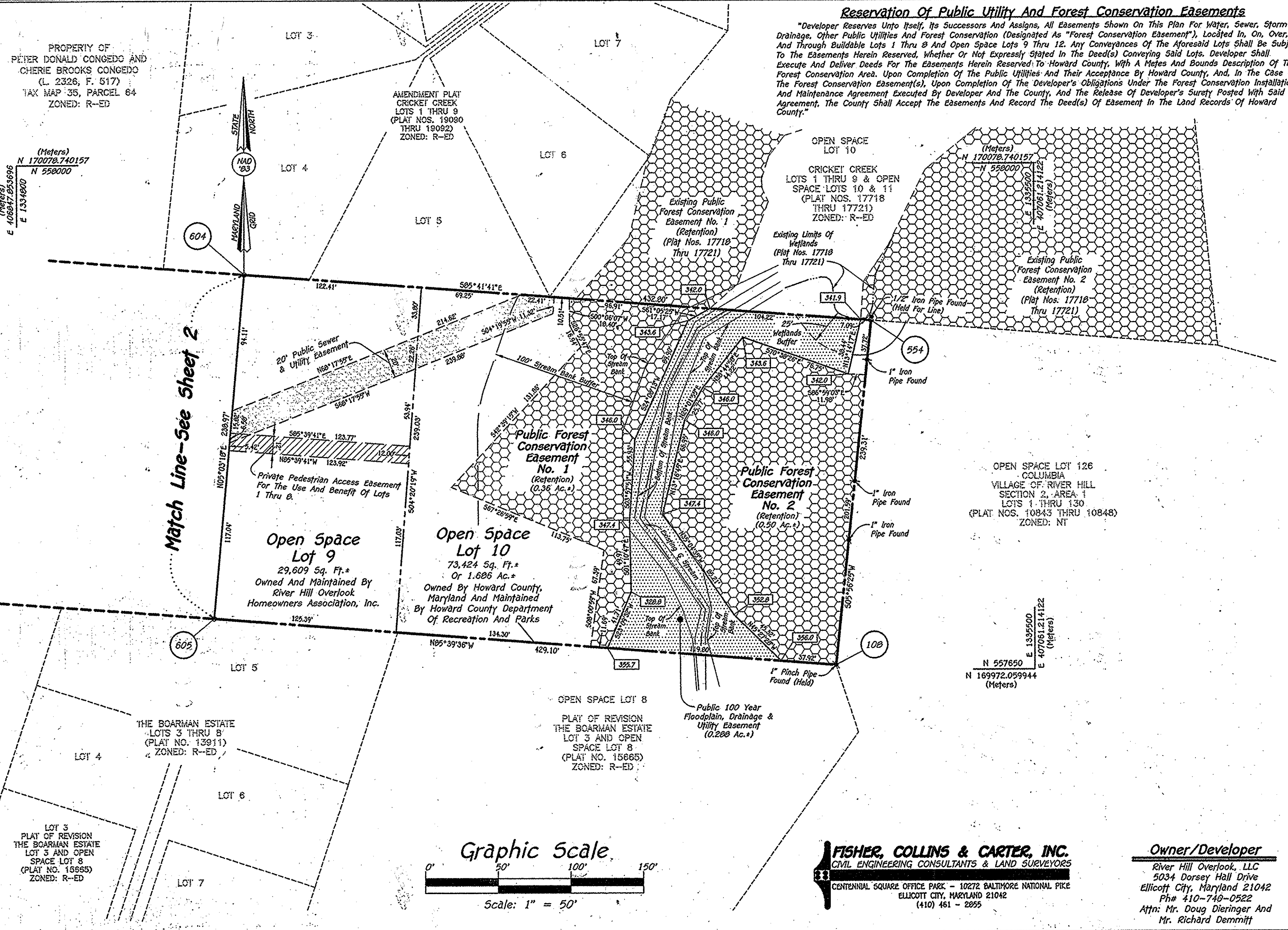
Zoned: R-ED  
Tax Map: 35, Parcel: 66, Grid: 8  
Fifth Election District - Howard County, Maryland  
Date: March 17, 2015 Scale: 1"=50' Sheet 2 Of 3

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.

*Terrell A. Fisher* 7-9-15  
Date  
Terrell A. Fisher, L.S. #10692  
(Registered Land Surveyor)  
*Richard Demmitt* 7-9-15  
Date  
River Hill Overlook, LLC  
By: Richard Demmitt, Managing Member

This Subdivision Is Subject To Section 10.122B Of The Howard County Code, Public Water And Sewer Service Has Been Granted Under The Terms And Provisions, Thereof, Effective 4-16-15 On Which Date Developer Agreement 24-4831-0 Was Filed And Accepted.

- Legend**
- Private Use-In-Common Access Easement For The Use And Benefit Of Lots 1 Thru 8
  - Public 100 Year Floodplain, Drainage & Utility Easement
  - Public Sewer, Water & Utility Easement, 20' Public Water & Utility Easement And 20' Public Sewer & Utility Easement
  - Public Forest Conservation Easement (Retention)
  - 100 Year Floodplain Water Surface Elevation (WSE)
  - Private Pedestrian Access Easement For The Use And Benefit Of Lots 1 Thru 8



**Area Tabulation For This Sheet**

TOTAL NUMBER OF BUILDABLE LOTS TO BE RECORDED	0
TOTAL NUMBER OF OPEN SPACE LOTS TO BE RECORDED	2
TOTAL NUMBER OF PARCELS TO BE RECORDED	0
TOTAL AREA OF BUILDABLE LOTS TO BE RECORDED	0.000 Ac.*
TOTAL AREA OF OPEN SPACE LOTS TO BE RECORDED	2.365 Ac.*
TOTAL AREA OF PARCELS TO BE RECORDED	0.000 Ac.*
TOTAL AREA OF LOTS/PARCELS TO BE RECORDED	2.365 Ac.*
TOTAL AREA OF ROADWAY TO BE RECORDED	0.000 Ac.*
TOTAL AREA TO BE RECORDED	2.365 Ac.*

APPROVED: For Public Water And Public Sewerage Systems.  
Howard County Health Department.

*Budiman for Maura Roseman* 7/21/2015  
Howard County Health Officer

APPROVED: Howard County Department Of Planning And Zoning.

*Chel Chub* 8-19-15  
Chief, Development Engineering Division

*Heidi Schuler* 8-21-15  
Director

**Owner's Certificate**

River Hill Overlook, LLC, By Richard Demmitt, Managing Member, Owners Of The Property Shown And Described 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 And Floodplains And Open Space Where Applicable And For Good And Other 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 Floodplains, Storm Drainage Facilities And Open Space Where Applicable; (3) The Right To Require Dedication Of Waterways And Drainage Easements For The Specific Purpose Of Their Construction, Repair And Maintenance; And (4) That No Building Or Similar Structure Of Any Kind Shall Be Erected On Or Over The Said Easements And Rights-Of-Way, Witness My Hand This 9th Day Of July, 2015.

*Richard Demmitt*  
River Hill Overlook, LLC  
By: Richard Demmitt, Managing Member

Witness  
*Terrell A. Fisher*

**Surveyor's Certificate**

I Hereby Certify To The Best Of My Knowledge That The Final Plat Of Revision And Plat Of Easement Plat Shown Hereon Is Correct; That It Was 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; That It Is All Of The Lands Conveyed By Christopher B. Emery And Yasmin Najasha Gajewski, Co-Trustees Of The Jacqueline Rana Disclaimer Trust Dated March 7, 2012 To River Hill Overlook, LLC By Deed Dated January 13, 2015 And Recorded Among The Land Records Of Howard County, Maryland In Liber No. 15976 At Folio 344; And That All Monuments Are In Place Or Will Be In Place, In Accordance With The Annotated Code Of Maryland, As Amended.

*Terrell A. Fisher*  
Terrell A. Fisher, Professional Land Surveyor No. 10692  
Expiration Date: December 13, 2015

RECORDED AS PLAT No. 2,3470 ON 8/27/15  
AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

**River Hill Overlook**  
Lots 1 Thru 8 And  
Open Space Lots 9 Thru 12

Zoned: R-ED  
Tax Map: 35, Parcel: 66, Grid: 8  
Fifth Election District - Howard County, Maryland  
Date: March 17, 2015 Scale: 1"=50' Sheet 3 Of 3

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