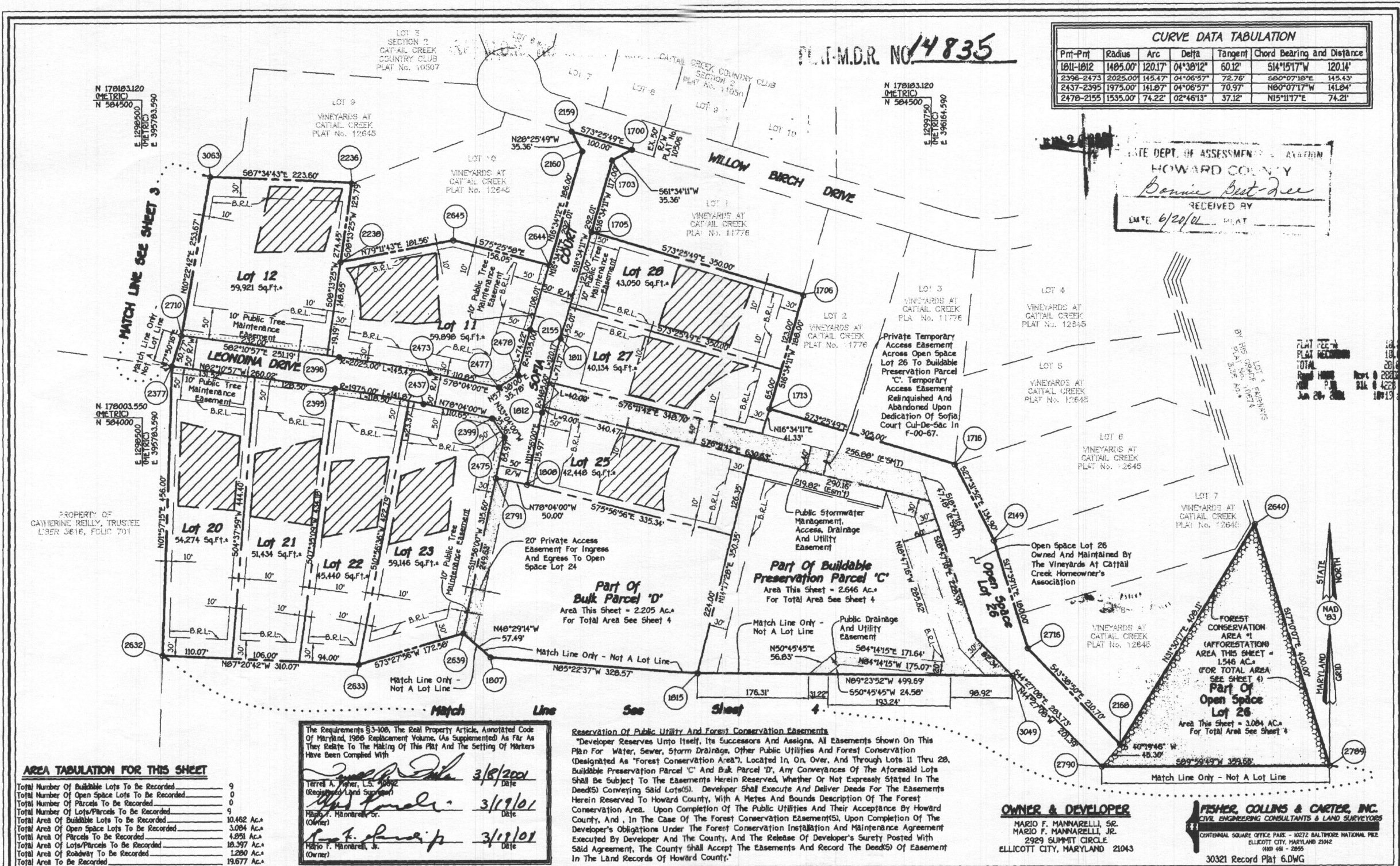


PLAT M.D.R. NO. 14835

CURVE DATA TABULATION						
Pnt-Pnt	Radius	Arc	Delta	Tangent	Chord Bearing and Distance	
1011-1012	1405.00'	120.17'	04°30'12"	60.12'	S14°15'17"W 120.14'	
2396-2473	2025.00'	145.47'	04°06'57"	72.76'	S60°07'10"E 145.43'	
2437-2395	1975.00'	141.67'	04°06'57"	70.97'	N60°07'17"W 141.84'	
2476-2155	1535.00'	74.22'	02°46'13"	37.12'	N15°11'17"E 74.21'	



AREA TABULATION FOR THIS SHEET	
Total Number Of Buildable Lots To Be Recorded	9
Total Number Of Open Space Lots To Be Recorded	0
Total Number Of Parcels To Be Recorded	0
Total Number Of Lots/Parcels To Be Recorded	9
Total Area Of Buildable Lots To Be Recorded	10,462 Ac.
Total Area Of Open Space Lots To Be Recorded	3,084 Ac.
Total Area Of Parcels To Be Recorded	4,891 Ac.
Total Area Of Lots/Parcels To Be Recorded	18,397 Ac.
Total Area Of Roadway To Be Recorded	1,280 Ac.
Total Area To Be Recorded	19,677 Ac.

The Requirements §3-106, The Real Property Article, Annotated Code Of Maryland, 1986 Replacement Volume, Use Supplemental As Far As They Relate To The Making Of This Plat And The Setting Of Markers Have Been Complied With

Terrell A. Fisher 3/8/2001 Date
Registered Land Surveyor
Mario F. Mannarelli 3/19/01 Date
Owner
Mario F. Mannarelli, Jr. 3/19/01 Date
Owner

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 Area"). Located In, On, Over, And Through Lots 11 Thru 28, Buildable Parcel "C" And Bulk Parcel "D". 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 Lot(s). 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
MARIO F. MANNARELLI, SR.
MARIO F. MANNARELLI, JR.
2929 SUMMIT CIRCLE
ELLICOTT CITY, MARYLAND 21043

FISHER, COLLINS & CARTER, INC.
CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS
CENTRAL SQUARE OFFICE PARK - 10272 BALTIMORE NATIONAL FREE
ELLICOTT CITY, MARYLAND 21042
(410) 461-2955
30321 Record Plat 6.DWG

Approved: For Private Water And Private Sewerage Systems, Howard County Health Department.

Don H. Hester 4/2/01 Date
Howard County Health Officer

Approved: Howard County Department Of Planning And Zoning.

Mario F. Mannarelli, Sr. 4/15/01 Date
Chief, Development Engineering Division

Mario F. Mannarelli, Jr. 4/15/01 Date
Director

OWNER'S CERTIFICATE
Mario F. Mannarelli, Sr. And Mario F. Mannarelli, Jr., 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 15th Day Of MARCH, 2001.

Mario F. Mannarelli, Sr. 3/8/2001 Date
Mario F. Mannarelli, Jr. 3/19/01 Date
Witness: *Terrell A. Fisher* 3/8/2001 Date
Witness: *Mario F. Mannarelli, Jr.* 3/19/01 Date

SURVEYOR'S CERTIFICATE
I Herby Certify That The Final Plat Shown Hereon Is Correct; That It Is A Subdivision Of Part Of The Land Conveyed By Pleasant Hills Joint Venture And Everett D. Marston And Elizabeth S. Marston, His Wife And Robert W. Douglas And Shirley A. Douglas, His Wife To Mario F. Mannarelli, Sr. And Mario F. Mannarelli, Jr. By Deed Dated June 28, 1998 And Recorded In The Land Records Of Howard County, Maryland In Liber No. 2020 At Folio 224 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 Amended, And Monumentation Is In Accordance With The Howard County Subdivision Regulations.

Terrell A. Fisher 3/8/2001 Date
Professional Land Surveyor No. 10692

Recorded As Plat No. _____ On _____
Among The Land Records Of Howard County, Maryland.

VINEYARDS AT CATTAIL CREEK
LOTS 11 thru 28, Buildable Preservation Parcel "C" And Bulk Parcel "D"

Subdivision Of Non-Buildable Bulk Parcel "A" And Buildable Preservation Parcel "B", Vineyards At Cattail Creek, Plat Nos. 12644 thru 12647

ZONED: RC-DEO
Tax Map No. 21 Part Of Parcel 225 Grid 8
Fourth Election District
Howard County, Maryland

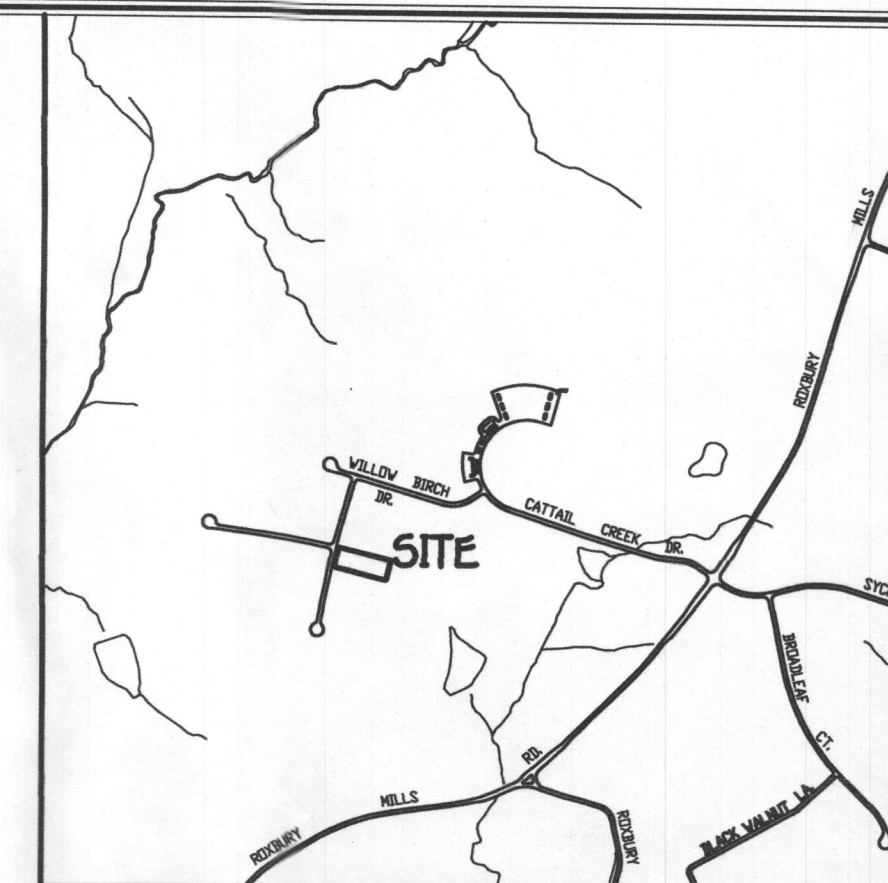
Scale: 1" = 100'
Date: January 10, 2001
SHEET 2 OF 4
F00-60

LEGEND

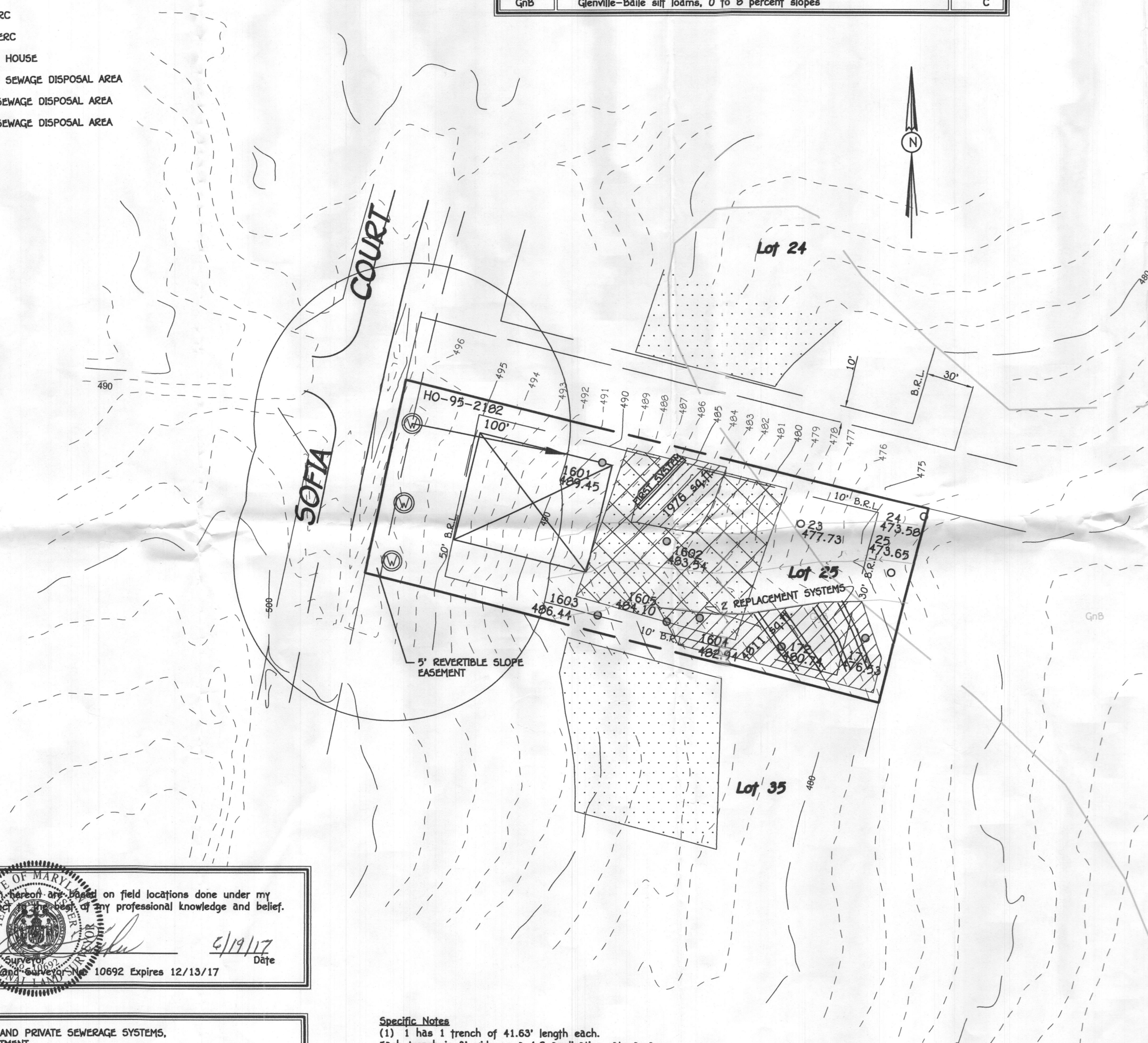
- EXISTING 2' CONTOURS
- EXISTING 10' CONTOURS
- CLB2
MLC2 SOIL LINES AND TYPES
- (W) DENOTES PROPOSED WELL
- DENOTES FAILED PERC
- DENOTES PASSED PERC
- ⊠ DENOTES PROPOSED HOUSE
- ▨ DENOTES PROPOSED SEWAGE DISPOSAL AREA
- ▨ DENOTES EXISTING SEWAGE DISPOSAL AREA
- ▨ DENOTES EXISTING SEWAGE DISPOSAL AREA TO BE REMOVED

SOILS LEGEND

SOIL	NAME	CLASS
GgB	Glenelg loam, 3 to 8 percent slopes	B
GnB	Glenville-Balle silt loams, 0 to 8 percent slopes	C



VICINITY MAP
SCALE: 1" = 1200'



GENERAL NOTES:

- THIS AREA DESIGNATES A PRIVATE SEWERAGE AREAS OF AT LEAST 6,787 SQUARE FEET AS REQUIRED BY THE MARYLAND STATE DEPARTMENT OF THE ENVIRONMENT FOR INDIVIDUAL SEWERAGE DISPOSAL. IMPROVEMENTS OF ANY NATURE IN THIS AREAS ARE RESTRICTED UNTIL PUBLIC SEWERAGE IS AVAILABLE. THESE AREAS SHALL BECOME NULL AND VOID UPON CONNECTION TO A PUBLIC SEWERAGE SYSTEM. THE COUNTY HEALTH OFFICER SHALL HAVE THE AUTHORITY TO GRANT ADJUSTMENTS TO THE PRIVATE SEWERAGE EASEMENT. RECORDATION OF A MODIFIED SEWERAGE AREA SHALL NOT BE NECESSARY.
- ADJUSTMENTS TO SEWAGE DISPOSAL AREA IS NOT PERMITTED WITHOUT ADDITIONAL TESTING.
- THE LOT SHOWN HEREON COMPLIES WITH THE MINIMUM OWNERSHIP WIDTH AND LOT AREA AS REQUIRED BY THE MARYLAND STATE DEPARTMENT OF THE ENVIRONMENT.
- EXISTING WELLS AND/OR SEWAGE DISPOSAL AREA WITHIN 100 FEET OF THE PROPERTY HAVE BEEN SHOWN FROM ALL REASONABLE EFFORTS.
- ALL HOUSE SITES SHOWN COMPLY WITH MINIMUM BUILDING RESTRICTION REGULATIONS.
- TOPOGRAPHY SHOWN IS FIELD RUN BY FISHER, COLLINS AND CARTER, INC.
- BOUNDARY OUTLINE BASED ON AVAILABLE DEED OF RECORD WITHOUT THE THE BENEFIT OF A FIELD SURVEY AT THIS TIME.
- ANY CHANGES TO A PRIVATE SEWERAGE AREA SHALL REQUIRE A REVISED PERC CERTIFICATION PLAN.
- DEED REFERENCE LIBER 17345 FOLIO 346.
- THE WELL HO-95-2102 HAS BEEN FIELD LOCATED BY FISHER, COLLINS & CARTER, INC.
- THE SEPTIC SYSTEM DESIGN IS FOR A 3 BEDROOM HOUSE.
- WELL HO-95-2102 HAS BEEN FIELD LOCATED BY FISHER, COLLINS AND CARTER, INC.

PERC CERTIFICATION
I certify that the locations shown herein are based on field locations done under my direct supervision and are correct to the best of my professional knowledge and belief.

Signature of Professional Land Surveyor: Terrell A. Fisher, Professional Land Surveyor No. 10692 Expires 12/13/17
Date: 6/19/17

APPROVED FOR PRIVATE WATER AND PRIVATE SEWERAGE SYSTEMS,
HOWARD COUNTY HEALTH DEPARTMENT.

Signature for Monica Roseman
COUNTY HEALTH OFFICER
DATE: 7/5/2017

Specific Notes

(1) 1 has 1 trench of 41.63' length each.
Each trench is 3' wide on a 1.2 application rate area:
 $(450/1.2) \times (5/15) / 3 = 41.63'$ total length
for a 3-bedroom home

(2) Replacement Area has 2 trenches of 41.12' length each.
Each trench is 3' wide on a 1.2 application rate area:
 $(450/1.2) \times (5/7.5) / 3 = 39.25'$ total length
for a 3-bedroom home

PERC RECERTIFICATION PLAT

VINEYARDS AT CATTAIL CREEK

Lot 25

ZONED RC-DEO
TAX MAP NO. 21 PART OF PARCEL NO. 225 GRID NO. 8
FOURTH ELECTION DISTRICT HOWARD COUNTY, MARYLAND
SCALE 1"=50' DATE: JUNE 19, 2017

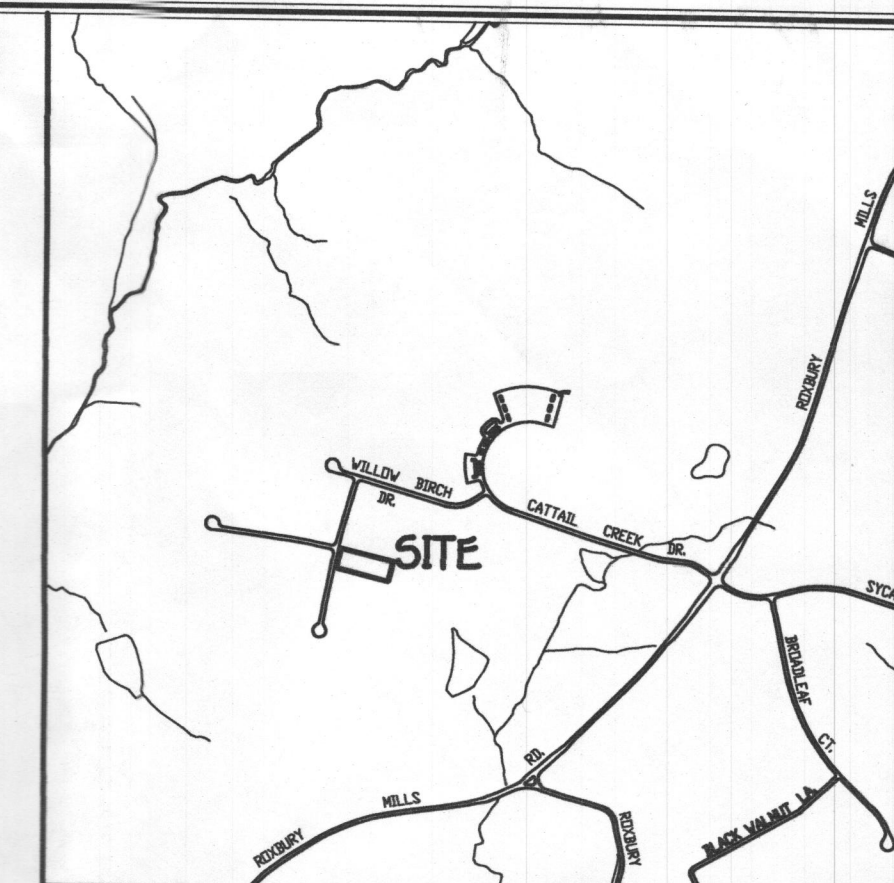
PC560591

LEGEND

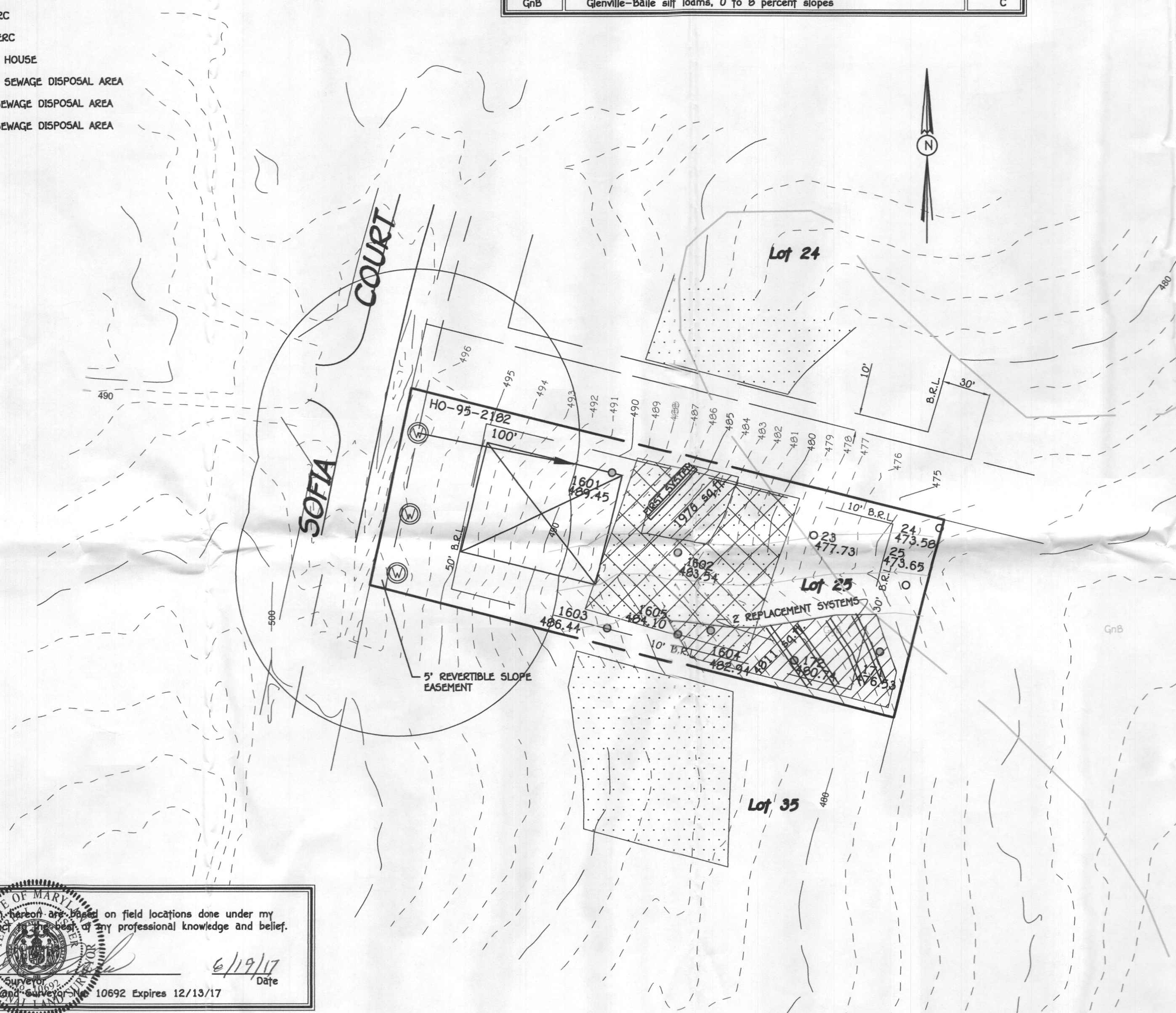
- EXISTING 2' CONTOURS
- EXISTING 10' CONTOURS
- GLB2 MLC2 SOIL LINES AND TYPES
- (W) DENOTES PROPOSED WELL
- DENOTES FAILED PERC
- DENOTES PASSED PERC
- ⊠ DENOTES PROPOSED HOUSE
- ▨ DENOTES PROPOSED SEWAGE DISPOSAL AREA
- ▤ DENOTES EXISTING SEWAGE DISPOSAL AREA
- ▥ DENOTES EXISTING SEWAGE DISPOSAL AREA TO BE REMOVED

SOILS LEGEND

SOIL	NAME	CLASS
GgB	Glenelg loam, 3 to 8 percent slopes	B
GnB	Glenville-Balle silt loams, 0 to 8 percent slopes	C



VICINITY MAP
SCALE : 1" = 1200'



GENERAL NOTES:

- THIS AREA DESIGNATES A PRIVATE SEWERAGE AREAS OF AT LEAST 6,787 SQUARE FEET AS REQUIRED BY THE MARYLAND STATE DEPARTMENT OF THE ENVIRONMENT FOR INDIVIDUAL SEWERAGE DISPOSAL. IMPROVEMENTS OF ANY NATURE IN THIS AREAS ARE RESTRICTED UNTIL PUBLIC SEWERAGE IS AVAILABLE. THESE AREAS SHALL BECOME NULL AND VOID UPON CONNECTION TO A PUBLIC SEWERAGE SYSTEM. THE COUNTY HEALTH OFFICER SHALL HAVE THE AUTHORITY TO GRANT ADJUSTMENTS TO THE PRIVATE SEWERAGE EASEMENT. RECORDATION OF A MODIFIED SEWERAGE AREA SHALL NOT BE NECESSARY.
- ADJUSTMENTS TO SEWAGE DISPOSAL AREA IS NOT PERMITTED WITHOUT ADDITIONAL TESTING.
- THE LOT SHOWN HEREON COMPLIES WITH THE MINIMUM OWNERSHIP WIDTH AND LOT AREA AS REQUIRED BY THE MARYLAND STATE DEPARTMENT OF THE ENVIRONMENT.
- EXISTING WELLS AND/OR SEWAGE DISPOSAL AREA WITHIN 100 FEET OF THE PROPERTY HAVE BEEN SHOWN FROM ALL REASONABLE EFFORTS.
- ALL HOUSE SITES SHOWN COMPLY WITH MINIMUM BUILDING RESTRICTION REGULATIONS.
- TOPOGRAPHY SHOWN IS FIELD RUN BY FISHER, COLLINS AND CARTER, INC.
- BOUNDARY OUTLINE BASED ON AVAILABLE DEED OF RECORD WITHOUT THE THE BENEFIT OF A FIELD SURVEY AT THIS TIME.
- ANY CHANGES TO A PRIVATE SEWERAGE AREA SHALL REQUIRE A REVISED PERC CERTIFICATION PLAN.
- DEED REFERENCE LIBER 17345 FOLIO 346.
- THE WELL HO-95-2182 HAS BEEN FIELD LOCATED BY FISHER, COLLINS & CARTER, INC.
- THE SEPTIC SYSTEM DESIGN IS FOR A 3 BEDROOM HOUSE.
- WELL HO-95-2182 HAS BEEN FIELD LOCATED BY FISHER, COLLINS AND CARTER, INC.

PERC CERTIFICATION
I certify that the locations shown herein are based on field locations done under my direct supervision and are correct to the best of my professional knowledge and belief.

Signature of Professional Land Surveyor
Terrell A. Fisher, Professional Land Surveyor 10692 Expires 12/13/17

APPROVED FOR PRIVATE WATER AND PRIVATE SEWERAGE SYSTEMS,
HOWARD COUNTY HEALTH DEPARTMENT.

Signature of Maura Rossman
COUNTY HEALTH OFFICER 7/5/2017 DATE

Specific Notes

(1) 1 has 1 trench of 41.63' length each.
Each trench is 3' wide on a 1.2 application rate area:
 $(450/1.2) \times (5/15) / 3 = 41.63'$ total length
for a 3-bedroom home

(2) Replacement Area has 2 trenches of 41.12' length each.
Each trench is 3' wide on a 1.2 application rate area:
 $(450/1.2) \times (5/7.5) / 3 = 41.12'$ total length
for a 3-bedroom home

PERC RECERTIFICATION PLAT

VINEYARDS AT CATTAIL CREEK
Lot 25

TAX MAP NO. 21 ZONED RC-DEO
FOURTH ELECTION DISTRICT PART OF PARCEL NO. 225 GRID NO. 8
HOWARD COUNTY, MARYLAND
SCALE 1"=50' DATE: JUNE 19, 2017

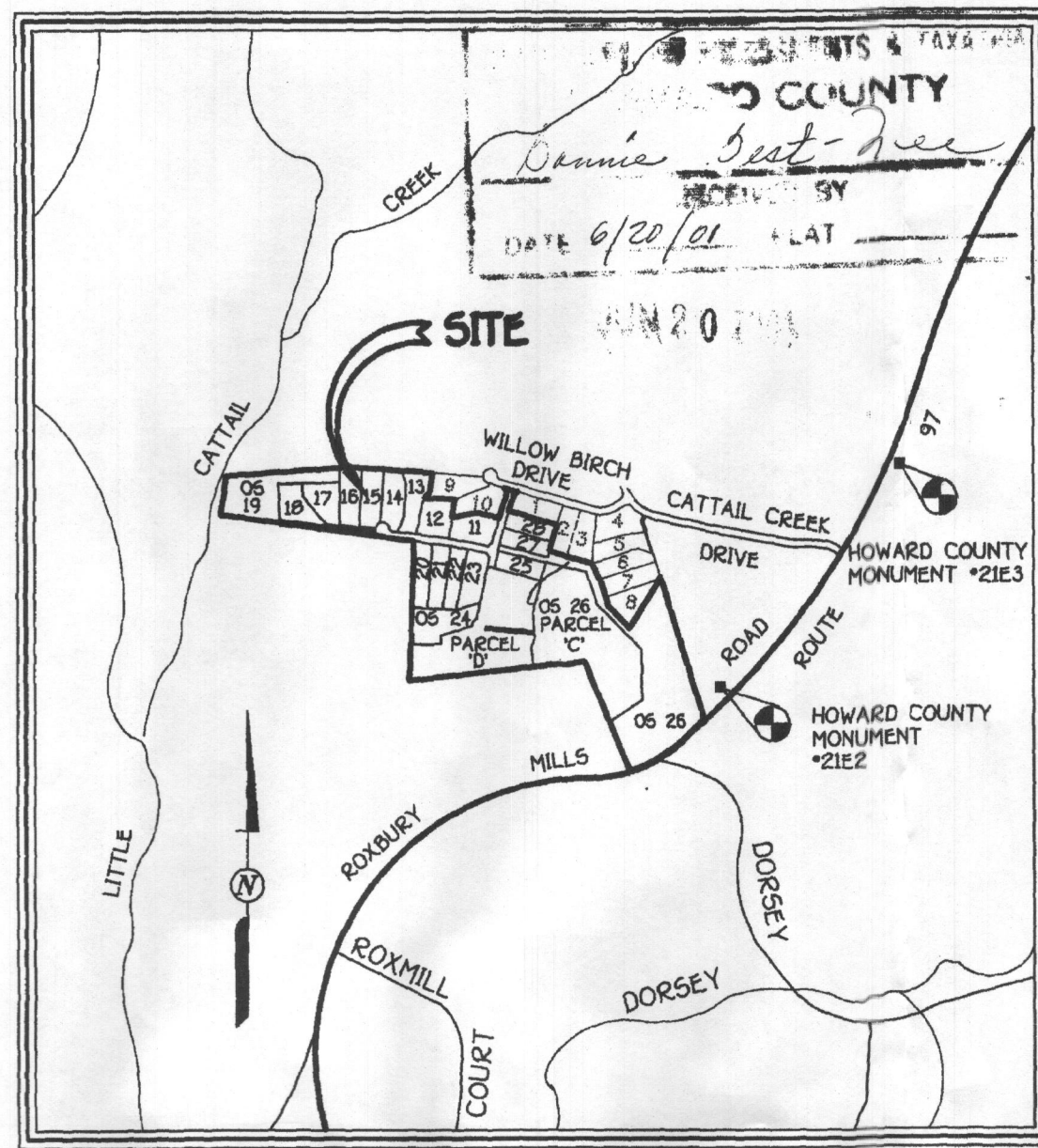
PC560591

U.S. EQUIVALENT COORDINATE TABLE

POINT	NORTH	EAST
1664	584531.559194	129724.764908
1665	584591.537946	1298105.551410
1700	584420.236358	1299275.869547
1703	584403.403700	1299244.778445
1705	584291.261921	1299211.41425
1706	584191.448811	1299546.877749
1713	584101.255951	1299493.263359
1716	583924.275542	1299785.597998
1739	582729.048033	1300432.378740
1807	583621.613336	1299050.460138
1808	583693.616402	1299107.945632
1811	584123.519498	1299161.500815
1812	584007.077369	1299131.924625
1815	583595.130802	1299377.961550
2149	583804.655867	1299847.950377
2155	584137.778836	1299113.577217
2159	584448.754549	1299180.022208
2160	584417.662796	1299196.854775
2168	583480.666533	1300047.967656
2236	584369.101709	1298832.420274
2238	584244.600750	1298814.426913
2256	583121.957722	1298515.057678
2377	584080.699817	1298547.769837
2380	584264.066000	1297212.198000
2395	584045.331748	1298805.377842
2398	584094.867066	1298812.178739
2399	583998.125686	1299053.376117
2437	584021.004625	1298945.119950
2473	584069.924088	1298955.458621
2475	583968.496633	1299072.666489
2477	584047.003029	1299063.913993
2478	584066.159840	1299094.139045
2489	584171.343748	1298377.683364
2535	584151.625996	1298398.767567
2536	584111.708817	1298321.913141
2632	583624.965015	1298532.220224
2633	583610.602217	1298841.960724
2639	583659.718770	1299007.408960
2640	583828.619385	1300261.233923
2644	584239.387011	1299143.810034
2645	584278.636950	1298992.771880
2710	584129.033471	1298563.323212
2711	584378.185210	1298617.612243
2712	584420.810275	1298659.839057
2713	584549.602100	1298677.521419
2716	583633.132137	1299902.536183
2789	583446.135738	1300378.307660
2790	583446.116558	1300018.659845
2791	583903.955101	1299059.026196
3063	584378.548550	1298609.019922
3049	583589.875723	1299877.623557
5109	583252.621818	1299734.547817
5110	583237.538297	1299612.275621
5111	583234.847507	1299503.702764
5112	582851.994848	1300560.167183
5113	582497.580554	1300048.389083

METRIC EQUIVALENT COORDINATE TABLE

POINT	NORTH	EAST
1664	178165.575573	395401.874404
1665	178183.857134	395663.363396
1700	178131.644305	396020.077078
1703	178126.513701	396010.600491
1705	178092.332818	396000.430203
1706	178061.909721	396102.680543
1713	178006.986828	396086.338845
1716	177980.475146	396175.442621
1739	177616.169073	396372.581785
1807	177808.225329	395951.376176
1808	177971.130222	395968.893766
1811	178041.204825	395985.217419
1812	178005.713193	395976.202578
1815	177880.153436	396051.198807
2149	177944.014996	396194.447664
2155	178045.551080	395970.610277
2159	178140.336667	395990.862750
2160	178130.859882	395995.933327
2168	177845.262850	396255.413052
2236	178116.058433	395884.913489
2238	178078.110465	395879.429082
2256	177735.928186	395788.181157
2377	178028.153361	395798.151843
2380	178084.043485	395391.068733
2395	178017.373152	395876.670920
2398	178032.471547	395878.743837
2399	178002.984715	395952.260945
2437	178009.958230	395919.264399
2473	178024.868906	395922.415633
2475	177993.953762	395958.140662
2477	178017.882559	395955.472896
2478	178023.721567	395964.685511
2489	178055.781686	395746.309382
2535	178049.771703	395752.735860
2536	178037.604862	395729.310584
2632	177889.246922	395793.416332
2633	177884.869133	395887.825428
2639	177899.839888	395938.254153
2640	177951.319091	396320.416741
2644	178076.521314	395979.825258
2645	178088.484719	395933.788737
2710	178042.887297	395882.896542
2711	178118.827090	395819.439851
2712	178131.819235	395832.310609
2713	178171.075082	395837.700204
2716	177891.734459	396211.085451
2789	177834.739649	396356.104914
2790	177834.733803	396246.484039
2791	177974.281463	395953.983093
3063	178118.937836	395816.820908
3049	177878.551585	396203.498893
5109	177775.754682	396159.882494
5110	177744.721215	396122.613855
5111	177770.337061	396089.520782
5112	177653.643337	396411.531780
5113	177543.617844	396255.541504



VICINITY MAP
SCALE: 1" = 1200'

TOTAL AREA TABULATION OF ALL SHEETS

	SHEET 2	SHEET 3	SHEET 4	TOTAL
TOTAL NUMBER OF BUILDABLE LOTS TO BE RECORDED	9	6	0	15
TOTAL NUMBER OF OPEN SPACE LOTS TO BE RECORDED	0	1	2	3
TOTAL NUMBER OF PARCELS TO BE RECORDED	0	0	2	2
TOTAL NUMBER OF LOTS/PARCELS TO BE RECORDED	9	7	4	20
TOTAL AREA OF BUILDABLE LOTS TO BE RECORDED	10.462 Ac.*	8.258 Ac.*	0.000 Ac.*	18.720 Ac.*
TOTAL AREA OF OPEN SPACE LOTS TO BE RECORDED	3.084 Ac.*	3.966 Ac.*	10.167 Ac.*	17.217 Ac.*
TOTAL AREA OF PARCELS TO BE RECORDED	4.851 Ac.*	0.000 Ac.*	14.545 Ac.*	19.396 Ac.*
TOTAL AREA OF LOTS/PARCELS TO BE RECORDED	18.397 Ac.*	12.224 Ac.*	24.712 Ac.*	55.333 Ac.*
TOTAL AREA OF ROADWAY TO BE RECORDED	1.280 Ac.*	0.404 Ac.*	0.000 Ac.*	1.684 Ac.*
TOTAL AREA TO BE RECORDED	19.677 Ac.*	12.628 Ac.*	24.712 Ac.*	57.017 Ac.*

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 Area"), Located In, On, Over, And Through Lots 11 thru 28, Buildable Preservation Parcel 'C' And Bulk Parcel 'D'. 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 Lot(s). 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.

Area Tabulation For All Sheets

Total Number Of Buildable Lots To Be Recorded	15
Total Number Of Open Space Lots To Be Recorded	3
Total Number Of Parcels To Be Recorded	2
Total Number Of Lots And Parcels To Be Recorded	20
Total Area Of Buildable Lots To Be Recorded	18.720 Ac.*
Total Area Of Open Space Lots To Be Recorded	17.217 Ac.*
Total Area Of Parcels To Be Recorded	19.396 Ac.*
Total Area Of Lots And Parcels To Be Recorded	55.333 Ac.*
Total Area Of Roadway To Be Recorded	1.684 Ac.*
Total Area To Be Recorded	57.017 Ac.*

FISHER, COLLINS & CARTER, INC.

CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS
CENTENNIAL SQUARE OFFICE PARK - 10272 BALTIMORE NATIONAL PIKE
ELLICOTT CITY, MARYLAND 21042
(410) 461 - 2855

30321 Record Plat 5.DWG

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, L.S. #10692
(Registered Land Surveyor)
Mario F. Mannarelli, Jr.
(Owner)
3/8/2001 Date
Mario F. Mannarelli, Jr.
(Owner)
3/19/01 Date

OWNER & DEVELOPER

MARIO F. MANNARELLI, SR.
MARIO F. MANNARELLI, JR.
2929 SUMMIT CIRCLE
ELLICOTT CITY, MARYLAND 21043

GENERAL NOTES:

- This Area Designates A Private Sewerage Easement Of A Minimum Of 10,000 Square Feet 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 Sewerage Is Available. These Easements Shall Become Null And Void Upon Connection To A Public Sewerage System. The County Health Officer Shall Have The Authority To Grant Variances For Encroachments Into The Private Sewerage Easement. Recordation Of A Modified Easement Shall Not Be Necessary.
- The Lots Shown Hereon Comply With The Minimum Ownership Width And Lot Area As Required By The Maryland State Department Of The Environment.
- Subject Property Zoned RC-DEO Per 9/18/92 Comprehensive Zoning Plan.
- Coordinates Based On NAD '83, Maryland Coordinate System As Projected By Howard County Geodetic Control Stations No. 21E2 And No. 21E3.
512. 21E2 N 177718.645 (Meters) E 396505.489 (Meters)
512. 21E3 N 178174.087 (Meters) E 396873.112 (Meters)
- This Plat Is Based On Field Run Monumented Boundary Survey Performed By Fisher, Collins And Carter, Inc. On Or About July, 1989.
- B.R.L. Denotes Building Restriction Line.
- Denotes Iron Pin Set Capped "T.C.C. 106".
- Denotes Iron Pipe Or Iron Bar Found.
- Denotes Angular Change In Bearing Of Boundary Or Right-Of-Way.
- Denotes Concrete Monument Set With Aluminum Plate "T.C.C. 106".
- Denotes Concrete Monument Or Stone Found.
- Denotes Wetland Area.
- Denotes A Tree Maintenance Easement, Ten Feet In Width, Running Along The Edge Of The Public Road Right-Of-Way, As Shown On This Plat Of Subdivision. Is Reserved Upon All Lots Fronting On The Said Public Road Right-Of-Way. This Easement Allows Howard County The Right To Access The Property, When Necessary, For The Specific Purpose Of Installation, Repair And Maintenance Of County-Owned Trees Located Within The Boundaries Of Private Lots. No Building Or Structure Of Any Kind Shall Be Located On Or Over The Said Easement Area.
- Refuse Collection, Snow Removal And Road Maintenance To Be Provided At The Junction Of Pipe/Flag Stem And The Road R/W And Not Onto The Flag/Pipe Stem Driveway.
- Use-In-Common Driveways Shall Be Provided Prior To Residential Occupancy To Ensure Safe Access For Fire And Emergency Vehicles Per The Following (Minimum) Requirements:
a) Width - 12 Feet (14 Feet Serving More Than One Residence);
b) Surface - Six (6") Inches Of Compacted Crusher Run Base With Tar And Chip Coating. (1 - 1/2" Minimum);
c) Geometry - Maximum 15% Grade, Maximum 10% Grade Change And 45-Foot Turning Radius;
d) Structures (Culverts/Bridges) - Capable Of Supporting 25 Gross Tons (H25-Loading);
e) Drainage Elements - Capable Of Safely Passing 100 Year Flood With No More Than 1 Foot Depth Over Surfaces;
f) Structure Clearances - Minimum 12 Feet;
g) Maintenance - Sufficient To Ensure All Weather Use.
- All Lot Areas Are More Or Less (a).
- Distances Shown Are Based On Surface Measurement And Not Reduced To Nad '83 Grid Measurement.
- Waiver For Providing Noise Analysis Was Approved Under 596-11.
- The Traffic Study Was Prepared By The Traffic Group And Approved By Howard County On December 8, 1995 And A Subsequent Phased Report Approved April 10, 1996.
- Plat Is Subject To Prior Department Of Planning And Zoning File No. SP96-11, P96-06, 594-43, F95-139, WP95-96, F91-171 And F95-168.
- Existing Structure On Buildable Preservation Parcel 'C' To Remain. No New Additions Or Modification Shall Extend Beyond The Building Restriction Line.
- Density Tabulation:
a. Total Area Of Lots 1 Thru 3 (F95-139).....3.200a.
b. Total Area Of Lots 4 Thru 10, Non-Buildable Bulk Parcel A And Buildable Preservation Parcel 'B'.....65.649 Ac.*
c. Total Tract Area = 68.857 Ac.*
d. Number Of Development Rights Allowed = 16 D.U.
68.857 Ac. / 4.25 = 16.202 D.U.
e. Number Of Buildable Lots And Buildable Parcels Proposed = 26
d) F95-139 = 3 Buildable Units (Lots 1, 2 and 3)
e) F96-168 = 8 Buildable Units (Lots 4 thru 10 And 1 Buildable Preservation Parcel 'B')
f) F90-68 = 15 Buildable Units (Lots 11 thru 28)
f. Number Of Density Rights Required To Be Transferred = 10 C.E.O. Units
(26 D.U. - 16 D.U. = 10 D.U.)
- Density Receiving Plat Recorded As Plat No. 14154.
1) Density Receiving Plat No. 14154 Established 13 CEO Units Received From The Moore Sending Plat (Plat No. 14147).
2) Density Units Required For This Submittal = 10 CEO Units
3) Remaining 3 CEO Units To Be Assigned To Vineyards At Cattail Creek, Lots 29 Thru 36 (F-00-67)
- Buildable Preservation Parcel 'C' Is Privately Owned And Maintained And Is Encumbered By An Easement Agreement With Howard County, Maryland And Vineyards At Cattail Creek Homeowner's Association, Inc. This Agreement Prohibits Further Residential Subdivision Of The Parcel, Outlines The Maintenance Responsibilities Of Its Owner And Enumerates The Uses Permitted On The Property.
- Articles Of Incorporation Of Vineyards At Cattail Creek Homeowner's Association, Inc. Filed With Maryland Department Of Assessments And Taxation On November 6, 1996 As Account No. A4522835.
- Non-Buildable Bulk Parcel 'D' Is Approved For Resubdivision Per SP-96-11 Phasing Plan.
- Open Space Lot 19 Owned And Maintained By Howard County Department Of Recreation And Parks.
- Open Space Lots 24 And 26 Owned And Maintained By Vineyards At Cattail Creek Homeowner's Association.
- Open Space Tabulation:
a) Open Space Required = 14.254 Ac.*
253 x 57.017 Ac. = 14.254 Ac.*
b) Open Space Provided = 17.217 Ac.*
(Lot 19 + Lot 24 + Lot 26) = (3.966 Ac.* + 2.060 Ac.* + 11.191 Ac.*) = 17.217 Ac.*
- Wetland Locations Established By Eco Science And Approved On April 29, 1994.
- 1060 Denotes Elevation Of Public 100 Year Floodplain, Drainage And Utility Easement.
- 1060 Denotes Public Forest Conservation Easement. The Forest Conservation Easement Has Been Established To Fulfill The Requirements Of Section 16.1200 Of The Howard County Code 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 Easement Are Allowed. The Forest Conservation Easement Areas On This Plat Are For All Of The Vineyards At Cattail Creek, Subdivisions And Referenced With Department Of Planning And Zoning File Nos. F-95-139, F-96-168, F-00-67 And F-00-68.
- Buildable Lots/Parcels Allowed Under SP-96-11 Equals To 22 Units And One (1) Buildable Preservation Parcel With An Existing House.
One (1) Buildable Preservation Parcel (F96-168) + Seven (7) Buildable Lots (F00-67) + Fifteen (15) Buildable Lots (F00-68) = 23 Buildable Units
- Three (3) Forest Conservation Easements, For Afforestation, Are Proposed For This Project Totalling 11.4 Ac.. The Total Amount Of The Surety Is \$148,975.00.
- The Landscape Surety Amount Is \$38,700.00.
- Ground Water Appropriation Permit No. H095-0020 (02).
- Project Is Subject To The Non-Tidal Wetlands Tracking Number 00-NT-0113/2000 62933 And All Of Its Conditions Of Approval.

PURPOSE NOTE:

THE PURPOSE OF THIS PLAT IS TO RESUBDIVIDE NON-BUILDABLE BULK PARCEL A AND BUILDABLE PRESERVATION PARCEL B, VINEYARDS AT CATTAIL CREEK, PLAT NOS. 12644-12647 INTO 15 BUILDABLE LOTS, 3 OPEN SPACE LOTS, 1 BUILDABLE PRESERVATION PARCEL 'C' AND 1 BULK PARCEL 'D'. BUILDABLE PRESERVATION PARCEL 'C' WAS FORMER BUILDABLE PRESERVATION PARCEL 'B' (F-96-168) BEING RE-RECORDED BECAUSE WE ARE ADDING A STORM WATER MANAGEMENT EASEMENT.

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

Howard County Health Officer
DATE 4/30/01

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

Chief, Development Engineering Division
DATE 5/1/01
Director
DATE 6/15/01

OWNER'S CERTIFICATE

Mario F. Mannarelli, Sr. And Mario F. Mannarelli, Jr., 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 15th Day Of MARCH, 2001.

Mario F. Mannarelli, Sr.
Mario F. Mannarelli, Jr.
Witness
Witness

SURVEYOR'S CERTIFICATE

I Hereby Certify That The Final Plat Shown Hereon Is Correct: That It Is A Subdivision Of Part Of The Land Conveyed By Pleasant Hills Joint Venture And Everett D. Marston And Elizabeth S. Marston, His Wife And Robert W. Douglas And Shirley A. Douglas, His Wife To Mario F. Mannarelli, Sr. And Mario F. Mannarelli, Jr. By Deed Dated June 28, 1998 And Recorded In The Land Records Of Howard County, Maryland In Liber No. 2020 At Folio 224 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 Amended, And Monumentation Is In Accordance With The Howard County Subdivision Regulations.

Terrell A. Fisher, Professional Land Surveyor No. 10692
DATE 3/8/2001

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

VINEYARDS AT CATTAIL CREEK

LOTS 11 THRU 28, BUILDABLE PRESERVATION PARCEL 'C' AND BULK PARCEL 'D'
(Resubdivision Of Non-Buildable Bulk Parcel 'A' And Buildable Preservation Parcel 'B', Vineyards At Cattail Creek, Plat Nos. 12644 Thru 12647)
ZONED: RC-DEO

Tax Map No. 21 Part Of Parcel 225 Grid: B
Fourth Election District
Howard County, Maryland

Scale: AS SHOWN
Date: January 10, 2001
SHEET 1 OF 4
F00-68

P56348

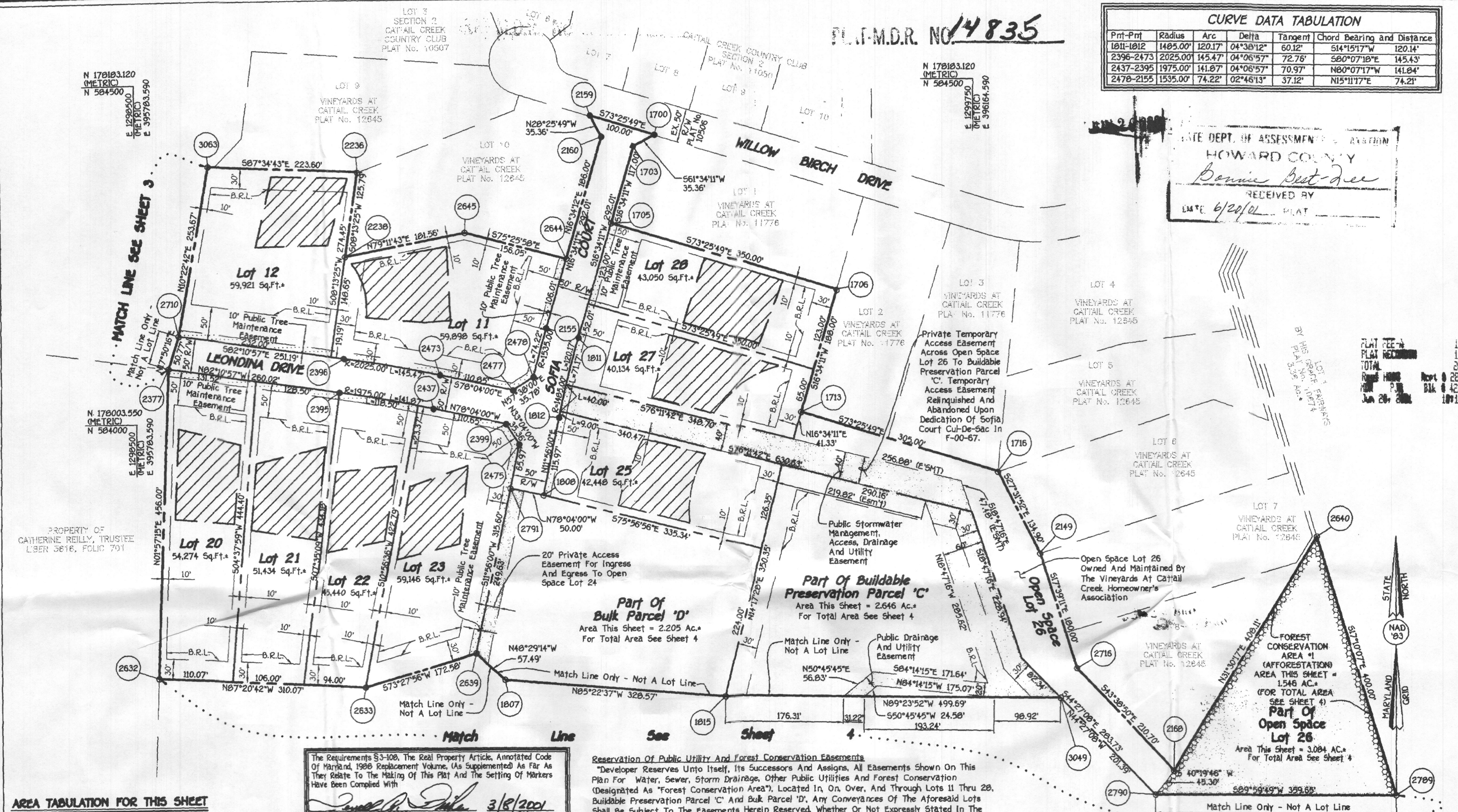
MSA CSU 2125-1964-1

F00-68

PLAT M.D.R. NO. 14835

CURVE DATA TABULATION						
Pnt-Pnt	Radius	Arc	Delta	Tangent	Chord	Bearing and Distance
1011-1012	1485.00'	120.17'	04°30'12"	60.12'	514°51'17"W	120.14'
2396-2473	2025.00'	145.47'	04°06'57"	72.78'	580°07'18"E	145.43'
2437-2395	1975.00'	141.87'	04°06'57"	70.97'	N60°07'17"W	141.84'
2478-2155	1535.00'	74.22'	02°46'13"	37.12'	N15°11'17"E	74.21'

STATE DEPT. OF ASSESSMENT & TAXATION
HOWARD COUNTY
Bonnie Butcher
RECEIVED BY
DATE 6/20/01



AREA TABULATION FOR THIS SHEET	
Total Number Of Buildable Lots To Be Recorded	9
Total Number Of Open Space Lots To Be Recorded	0
Total Number Of Parcels To Be Recorded	9
Total Number Of Lots/Parcels To Be Recorded	9
Total Area Of Buildable Lots To Be Recorded	10,462 Ac.
Total Area Of Open Space Lots To Be Recorded	3,084 Ac.
Total Area Of Parcels To Be Recorded	4,951 Ac.
Total Area Of Lots/Parcels To Be Recorded	18,397 Ac.
Total Area Of Roadway To Be Recorded	1,280 Ac.
Total Area To Be Recorded	19,677 Ac.

The Requirements §3-106, The Real Property Article, Annotated Code Of Maryland, 1986 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 3/8/2001
(Registered Land Surveyor)
Mario F. Mannarelli, Sr. 3/19/01
(Owner)
Mario F. Mannarelli, Jr. 3/19/01
(Owner)

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 Area"). Located In, On, Over, And Through Lots 11 Thru 28, Buildable Preservation Parcel 'C' And Bulk Parcel 'D'. 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 Lot(S). 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
MARIO F. MANNARELLI, SR.
MARIO F. MANNARELLI, JR.
2929 SUMMIT CIRCLE
ELLICOTT CITY, MARYLAND 21043

FISHER, COLLINS & CARTER, INC.
CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS
CENTENAL SQUARE OFFICE PARK - 10272 BALTIMORE NATIONAL PIKE
ELLICOTT CITY, MARYLAND 21042
(410) 461-2555
30321 Record Plat 6.DWG

Approved: For Private Water And Private Sewerage Systems, Howard County Health Department.
Donna H. Hester 4/24/01
Howard County Health Officer

Approved: Howard County Department Of Planning And Zoning.
Mario F. Mannarelli, Sr. 4/15/01
Chief, Development Engineering Division
Mario F. Mannarelli, Jr. 4/15/01
Director

OWNER'S CERTIFICATE
Mario F. Mannarelli, Sr. And Mario F. Mannarelli, Jr., 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 15th Day Of MARCH, 2001.

Mario F. Mannarelli, Sr.
Mario F. Mannarelli, Jr.
Witness: *Terrell A. Fisher*
Witness: *Terrell A. Fisher*

SURVEYOR'S CERTIFICATE
I Hereby Certify That The Final Plat Shown Hereon Is Correct; That It Is A Subdivision Of Part Of The Land Conveyed By Pleasant Hills Joint Venture And Everett D. Marston And Elizabeth S. Marston, His Wife And Robert W. Douglas And Shirley A. Douglas, His Wife To Mario F. Mannarelli, Sr. And Mario F. Mannarelli, Jr. By Deed Dated June 28, 1998 And Recorded In The Land Records Of Howard County, Maryland In Liber No. 2020 At Folio 224 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 Amended, And Monumentation Is In Accordance With The Howard County Subdivision Regulations.

Terrell A. Fisher 3/8/2001
Terrell A. Fisher, Professional Land Surveyor No. 10692

Recorded As Plat No. _____ On _____
Among The Land Records Of Howard County, Maryland.

VINEYARDS AT CATTAIL CREEK
LOTS 11 thru 28, Buildable Preservation Parcel 'C' And Bulk Parcel 'D'
(Resubdivision Of Non-Buildable Bulk Parcel 'A' And Buildable Preservation Parcel 'B', Vineyards At Cattail Creek, Plat Nos. 12644 thru 12647)
ZONED: RC-DEO
Tax Map No. 21, Part Of Parcel 225 Grid B
Fourth Election District
Howard County, Maryland

Scale: 1" = 100'
Date: January 10, 2001
SHEET 2 OF 4
F00-68

P56349

MSA CS4 2125-1947-2

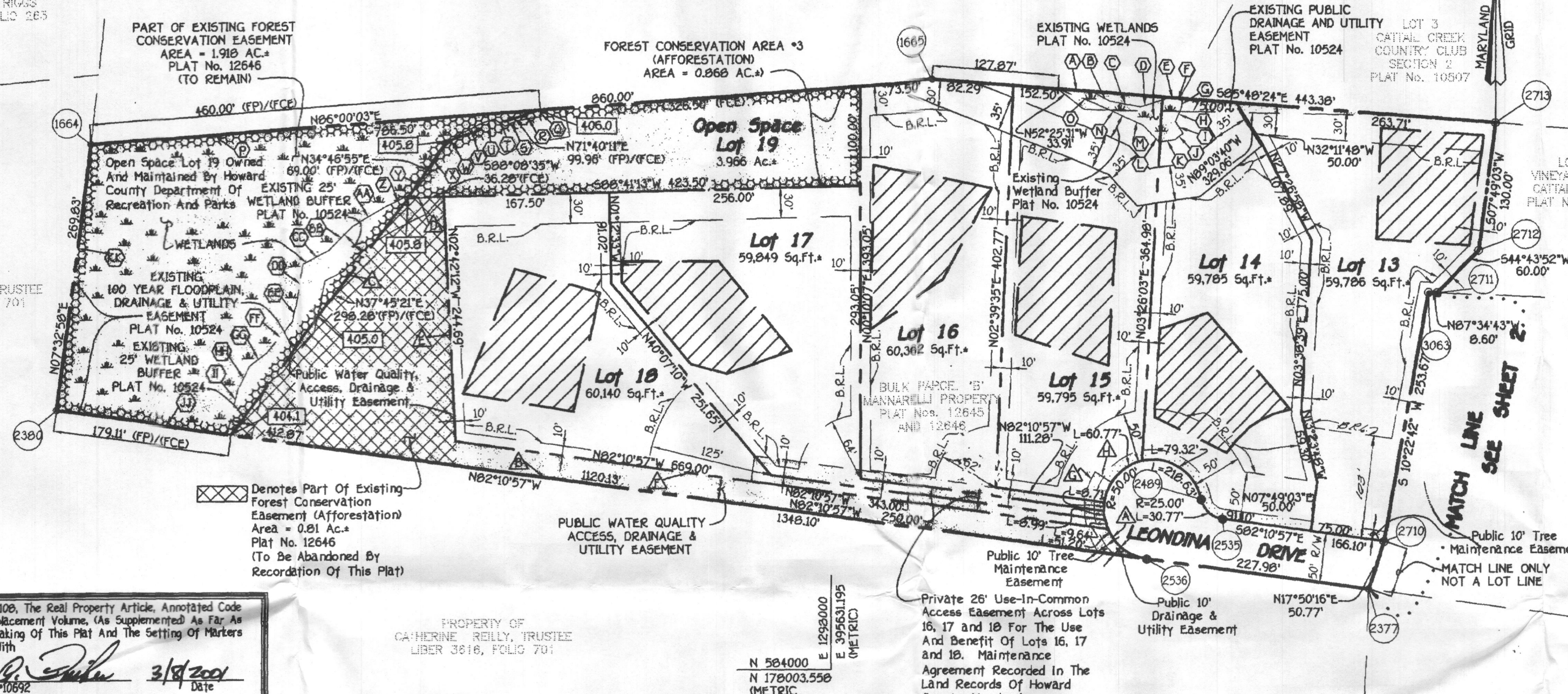
2/21/01

MINIMUM LOT SIZE CHART				
Lot No.	Gross Area	Pipestem Area	Remaining Area	Minimum Lot Size
16	60,362 Sq.Ft.	967 Sq.Ft.	59,395 Sq.Ft.	59,395 Sq.Ft.
17	59,849 Sq.Ft.	2,175 Sq.Ft.	57,674 Sq.Ft.	57,674 Sq.Ft.
18	60,140 Sq.Ft.	2,989 Sq.Ft.	57,151 Sq.Ft.	57,151 Sq.Ft.

CURVE DATA TABULATION					
Pnt-Pnt	Radius	Arc	Delta	Tangent	Chord Bearing and Distance
2489-2535	25.00'	30.77'	70°31'44"	17.68'	546°54'54"E 26.87'
2536-2489	50.00'	95.53'	109°28'16"		

Existing Wetland Tabulation (Plat No. 10524)		
Symbol	Bearing	Distance
A	S85°48'24"E	35.54'
B	S60°25'23"E	19.05'
C	S60°17'53"E	32.85'
D	N72°40'35"E	30.86'
E	S85°48'24"E	4.72'
F	S69°18'03"E	8.20'
G	S91°46'41"W	5.98'
H	S22°15'49"W	15.94'
I	S32°11'37"E	13.66'
J	S50°50'32"W	10.47'
K	S81°16'09"W	16.44'
L	N43°08'24"W	22.76'
M	N65°15'17"W	15.52'
N	N66°38'49"W	37.42'
O	N68°50'16"W	41.72'
P	N86°00'03"E	460.00'
Q	S09°40'47"E	6.57'
R	S79°58'52"W	25.55'
S	S63°27'58"W	11.88'
T	N56°13'06"W	13.33'
U	S72°12'31"W	12.87'
V	S64°34'14"W	25.90'
W	S51°30'40"W	22.41'
X	S29°35'39"W	33.05'
Y	S42°18'25"W	22.82'
Z	S64°14'37"W	32.09'
AA	S59°27'31"W	35.48'
BB	S44°35'40"W	34.49'
CC	S63°07'08"W	29.53'
DD	S11°45'57"W	41.18'
EE	S13°42'55"W	18.02'
FF	S41°32'22"W	40.66'
GG	S53°07'31"W	22.57'
HH	S25°55'00"W	26.96'
II	S13°57'03"W	45.51'
JJ	N82°10'32"W	175.27'
KK	N07°32'58"E	270.00'

Public Water Quality, Access, Drainage And Utility Easement		
Symbol	Bearing	Distance
A	R=50.00'	L=105.01'
B	N87°10'57"W	94.01'
C	N37°45'21"E	298.28'
D	N88°08'35"E	36.28'
E	S02°42'12"E	244.69'
F	S82°10'57"E	657.63'
G	R=60.00'	L=59.48'
H	S51°03'55"E	10.00'



The Requirements S3-106, The Real Property Article, Annotated Code Of Maryland, 1986 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, L.S. 10692 3/8/2001
(Registered Land Surveyor)

Mario F. Mannarelli, Sr. Date
(Owner)

Mario F. Mannarelli, Jr. 3/19/01
(Owner)

AREA TABULATION FOR THIS SHEET	
Total Number Of Buildable Lots To Be Recorded	6
Total Number Of Open Space Lots To Be Recorded	1
Total Number Of Parcels To Be Recorded	7
Total Number Of Lots/Parcels To Be Recorded	7
Total Area Of Buildable Lots To Be Recorded	8,258 AC.
Total Area Of Open Space Lots To Be Recorded	3,966 AC.
Total Area Of Parcels To Be Recorded	0.000 AC.
Total Area Of Lots/Parcels To Be Recorded	12,224 AC.
Total Area Of Roadway To Be Recorded	0.404 AC.
Total Area To Be Recorded	12,628 AC.

OWNER & DEVELOPER
MARIO F. MANNARELLI, SR.
MARIO F. MANNARELLI, JR.
2929 SUMMIT CIRCLE
ELLICOTT CITY, MARYLAND 21043

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 Area"), Located In, On, Over, And Through Lots 11 thru 28, Buildable Preservation Parcel "C" And Bulk Parcel "D". 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 Lot(s). 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."

June 20 2001

Danica Best-Tree

DATE 6/20/01

FISHER, COLLINS & CARTER, INC.
CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS
CENTENNIAL SQUARE OFFICE PARK - 10272 BALTIMORE NATIONAL PIKE
ELLICOTT CITY, MARYLAND 21042
(410) 481 - 2855

30321 Record Plat 7.DWG

Approved: For Private Water And Private Sewerage Systems, Howard County Health Department.

Diehl H. H. H. 4/30/01
Howard County Health Officer

Approved: Howard County Department Of Planning And Zoning.

[Signature] Date
Chief, Development Engineering Division

[Signature] 4/5/01
Director

OWNER'S CERTIFICATE

Mario F. Mannarelli, Sr. And Mario F. Mannarelli, Jr., 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 15th Day Of MARCH, 2001.

[Signature]
Mario F. Mannarelli, Sr.

[Signature]
Mario F. Mannarelli, Jr.

[Signature] Witness
[Signature] Witness

SURVEYOR'S CERTIFICATE

I Herby Certify That The Final Plat Shown Hereon Is Correct; That It Is A Subdivision Of Part Of The Land Conveyed By Pleasant Hills Joint Venture And Everett D. Marston And Elizabeth S. Marston, His Wife And Robert W. Douglas And Shirley A. Douglas, His Wife To Mario F. Mannarelli, Sr. And Mario F. Mannarelli, Jr. By Deed Dated June 28, 1998 And Recorded In The Land Records Of Howard County, Maryland In Liber No. 12644 At Folio 224 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 Amended, And Monumentation Is In Accordance With The Howard County Subdivision Regulations.

[Signature]
Terrell A. Fisher, Professional Land Surveyor No. 10692

3/8/2001
Date

Recorded As Plat No. _____ On _____
Among The Land Records Of Howard County, Maryland.

VINEYARDS AT CATTAIL CREEK
LOTS 11 thru 28, Buildable Preservation Parcel "C" And Bulk Parcel "D"

(Resubdivision Of Non-Buildable Bulk Parcel "A" And Buildable Preservation Parcel "B", Vineyards At Cattail Creek, Plat Nos. 12644 thru 12647)

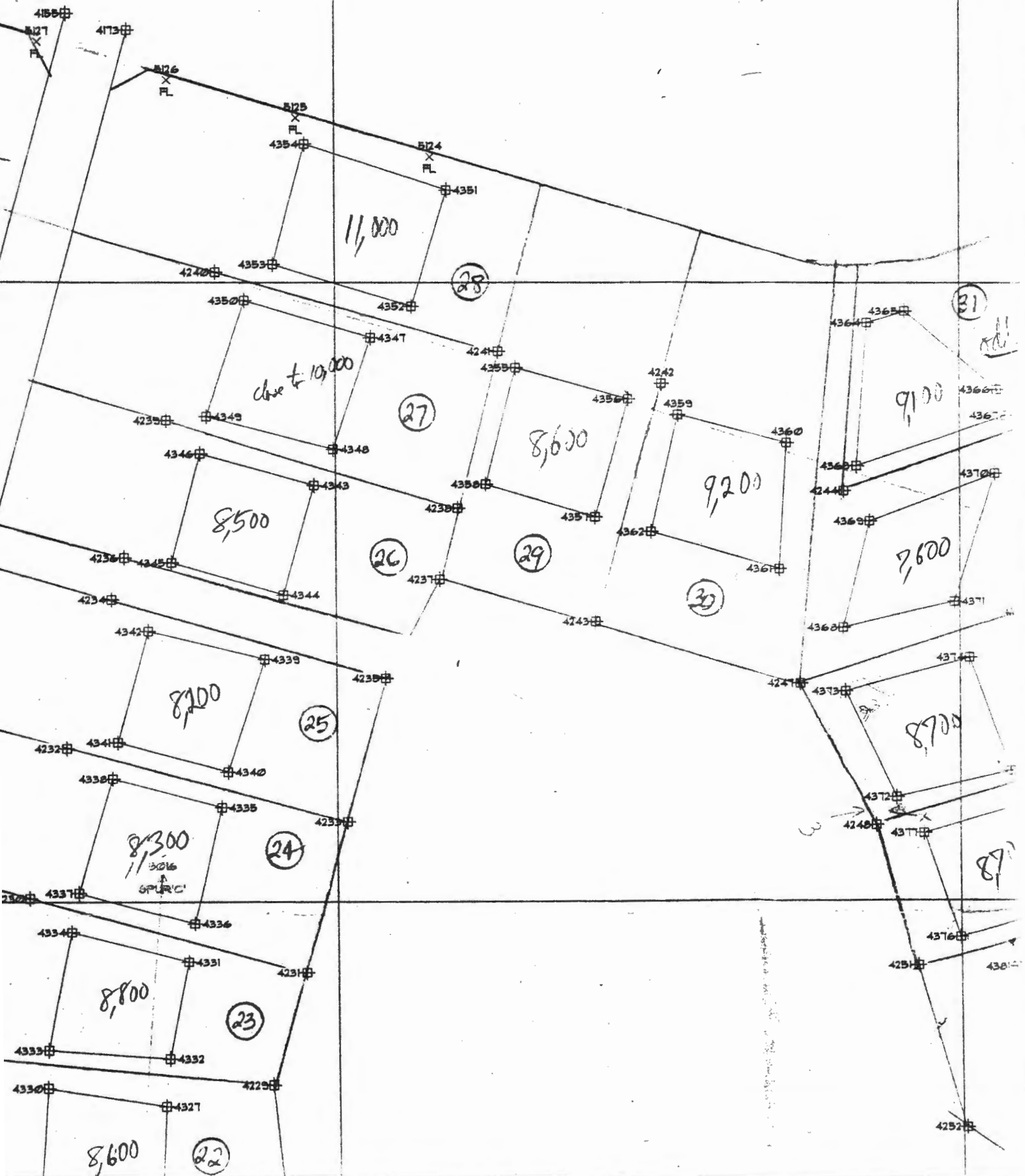
ZONED: RC-DEO

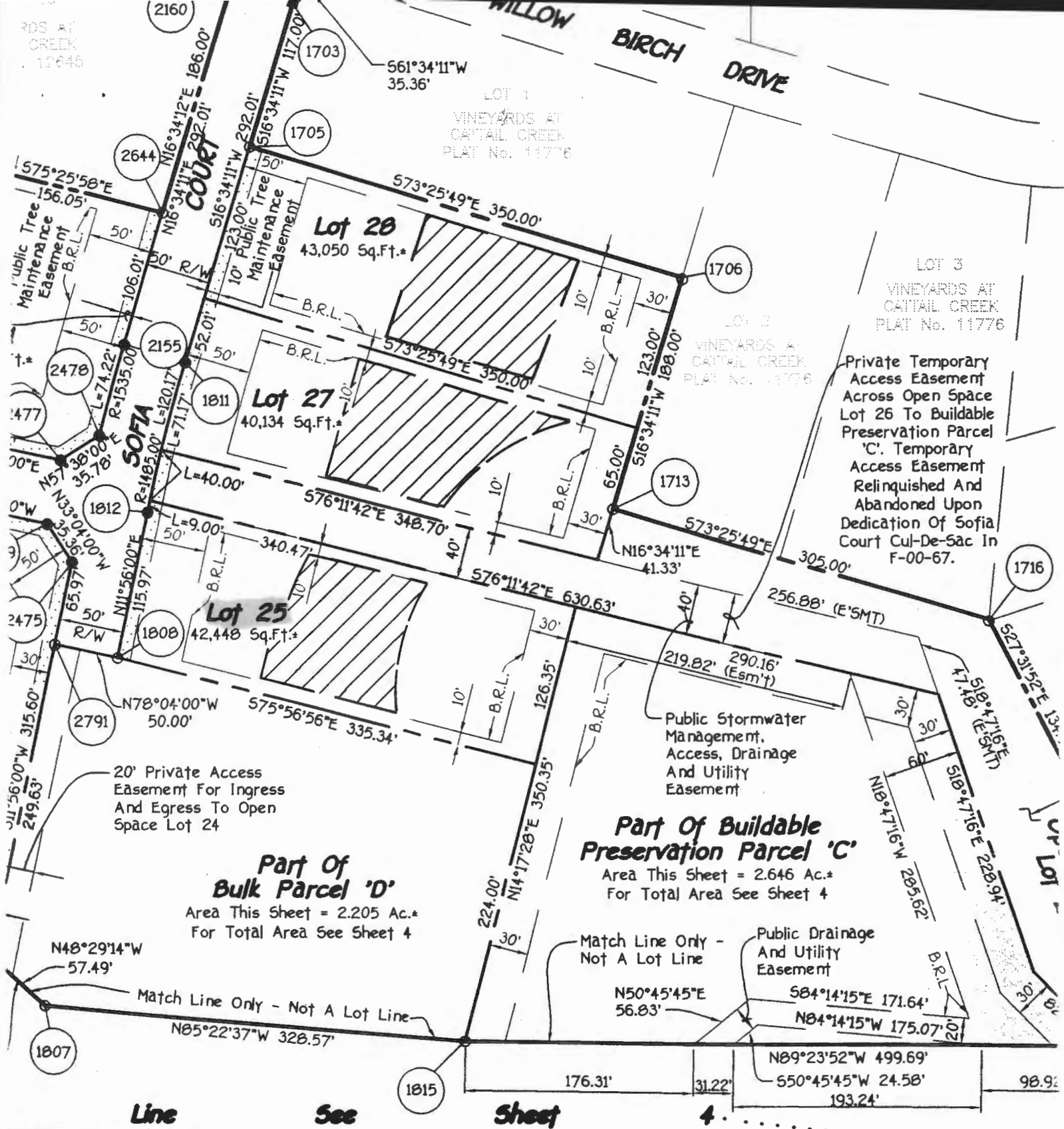
Tax Map No. 21 Part Of Parcel 225 Grid: B
Fourth Election District
Howard County, Maryland

Scale: 1" = 100'
Date: January 10, 2001
SHEET 3 OF 4
F00-68

P56350 MSA CSU 2125-1964-3 F.00.68

Perc Plan Stakeout





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 Area"), located in, on, over, and through Lots 11 thru 28, Buildable Preservation Parcel 'C' and Bulk Parcel 'D'. 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 lot(s). 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

ie, Annotated Code
mented) As Far As
Setting Of Markers

3/8/2001
Date

3/19/01
Date

3/19/01
Date

