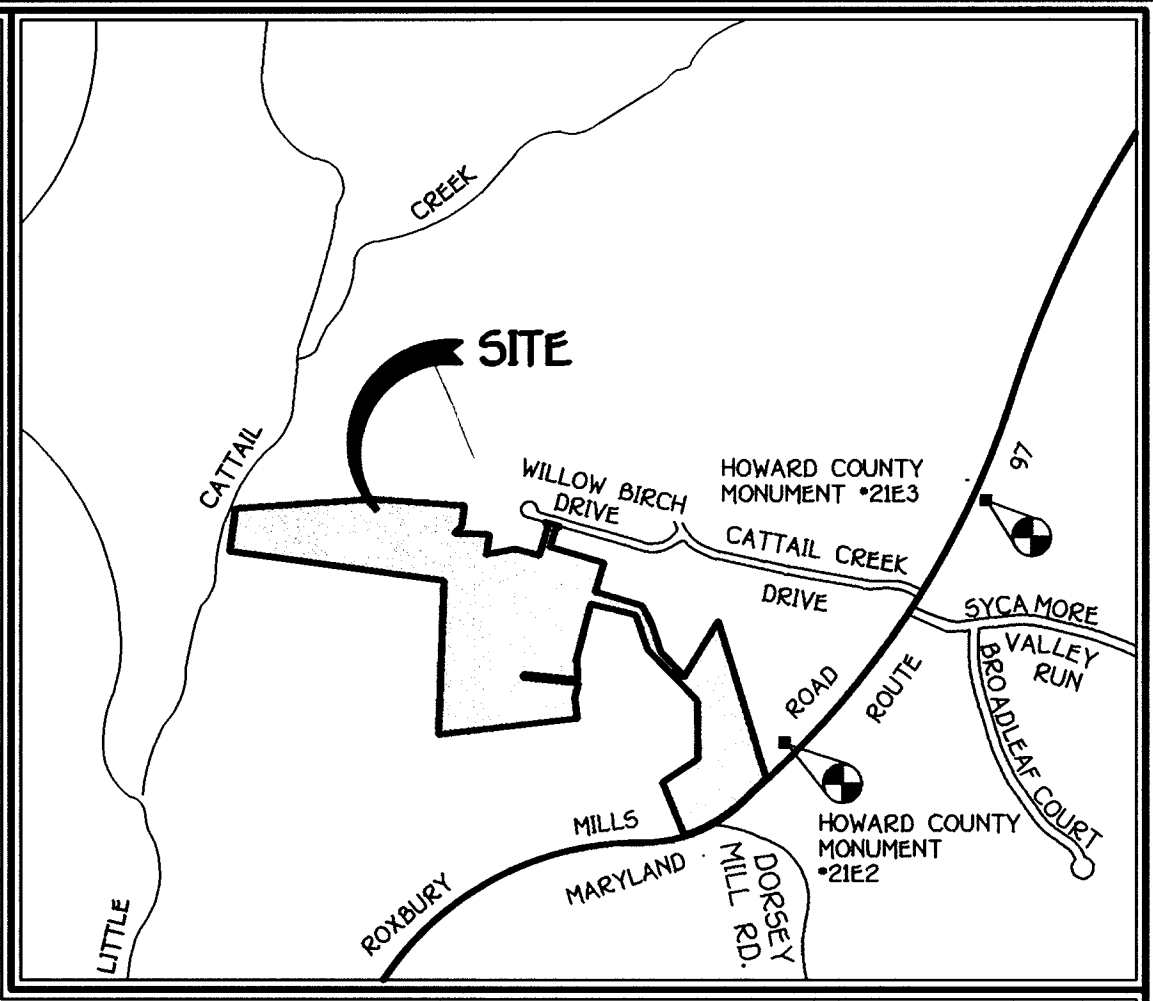


The Requirements §3-108, The Real Property Article, Annotated Code Of Maryland, 1988 Replacement Volume, (As Supplemented) As Far As They Relate To The Making Of This Plat And The Setting Of Markers Have Been Complied With

Terrell A. Fisher 2/4/00
 Terrell A. Fisher, L.S. #10692
 (Registered Land Surveyor)
 Date

Mario F. Mannarelli, Sr. 2/7/00
 Mario F. Mannarelli, Sr.
 Date

Mario F. Mannarelli, Jr. 2/7/00
 Mario F. Mannarelli, Jr.
 Date



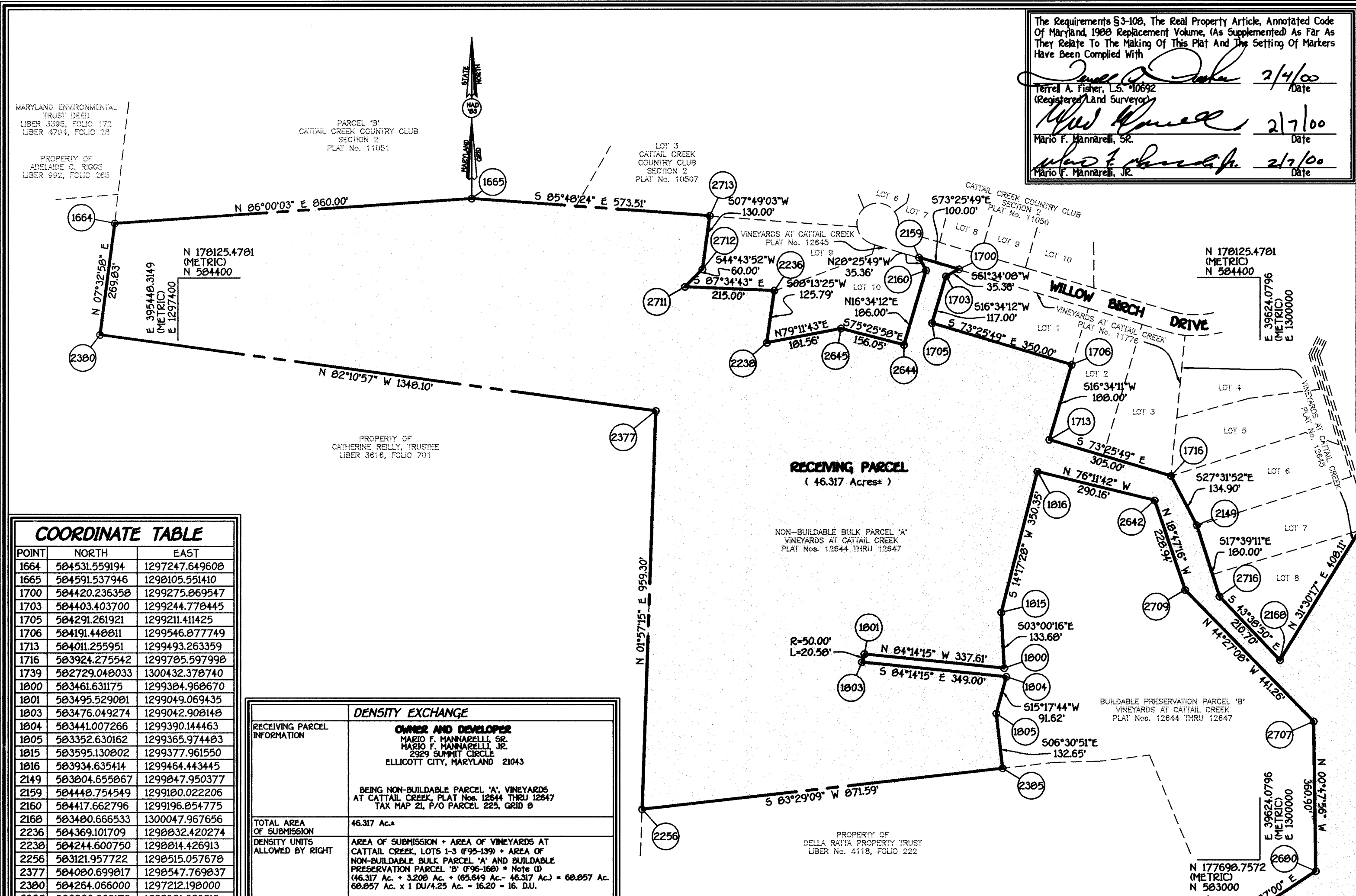
VICINITY MAP
 SCALE: 1" = 1200'

General Notes

1. Subject Property Zoned RC Per 10/18/93 Comprehensive Zoning Plan.
2. Coordinates Based On Nad '83, Maryland Coordinate System As Projected By Howard County Geodetic Control Stations No. 21E2 And No. 21E3.
 Sta. 21E2 N 177710.6600 meters E 396505.4940 meters
3. This Plat Is Based On Field Run Monumented Boundary Survey Performed On Or About July, 1989 By Fisher, Collins And Carter, Inc.
4. Existing Buildable Preservation Parcel 'B', Vineyards At Cattail Creek, Has Been Excluded From This Density Receiving Plat Because It Does Not Require An Imported Density Unit.

The Purpose Of This Plat Is To Identify A 46.317 Acre Parcel As A Receiving Parcel For Density Exchange, and To Identify The Sending Parcel For The 13 Of The 17 Required CEO Units Being Transferred. The Sending Parcel Is Required To Support The Cluster Lot Density On Vineyards At Cattail Creek Lots 11 Thru 20, Parcels C, D And E (F00-60) And Vineyards At Cattail Creek, Lots 29 Thru 35 (F00-67).

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



COORDINATE TABLE

POINT	NORTH	EAST
1664	504531.559194	1297247.649608
1665	504591.537946	1298105.551410
1700	504420.236358	1299275.869547
1703	504403.403700	1299244.770445
1705	504291.261921	1299211.411425
1706	504191.448011	1299546.877749
1713	504011.255951	1299493.263359
1716	503924.275542	1299705.597998
1739	502729.048033	1300432.378740
1800	503461.631175	1299304.968670
1801	503495.529081	1299049.069435
1803	503476.049274	1299042.908148
1804	503441.007266	1299390.144463
1805	503352.630162	1299365.974483
1815	503595.130802	1299377.961550
1816	503934.635414	1299464.443445
2149	503804.658677	1299847.950377
2159	504448.754549	1299180.022206
2160	504417.662796	1299196.854775
2168	503480.666533	1300047.967656
2236	504369.101709	1298832.420274
2238	504244.600750	1298814.426913
2256	503121.957722	1298515.057678
2377	504080.699817	1298547.769837
2380	504264.066000	1297212.198000
2385	503220.839176	1299381.023216
2640	503828.619385	1300261.233923
2642	503865.396783	1299746.224997
2644	504239.387011	1299143.810034
2645	504278.636950	1298992.771880
2679	502825.611065	1299912.039567
2680	502972.806260	1300134.006752
2707	503333.670853	1300128.975495
2709	503648.654374	1299819.958697
2711	504378.185210	1298617.612243
2712	504420.810275	1298659.839057
2713	504549.602100	1298677.521419
2716	503633.132137	1299902.536183
5112	502851.994848	1300560.167183
5113	502497.580554	1300048.389083

RECEIVING PARCEL INFORMATION	DENSITY EXCHANGE
	OWNER AND DEVELOPER MARIO F. MANNARELLI, SR. MARIO F. MANNARELLI, JR. 2929 SUMMIT CIRCLE ELLICOTT CITY, MARYLAND 21043
	BEING NON-BUILDABLE PARCEL 'A', VINEYARDS AT CATTAIL CREEK, PLAT No. 12644 THRU 12647 TAX MAP 21, P/O PARCEL 225, GRID 8
TOTAL AREA OF SUBMISSION	46.317 Ac.±
DENSITY UNITS ALLOWED BY RIGHT	AREA OF SUBMISSION + AREA OF VINEYARDS AT CATTAIL CREEK, LOTS 1-3 (F99-139) + AREA OF NON-BUILDABLE BULK PARCEL 'A' AND BUILDABLE PRESERVATION PARCEL 'B' (F96-168) = Note (1) (46.317 Ac. + 3.208 Ac. + (65.649 Ac. - 46.317 Ac.) = 68.857 Ac. 68.857 Ac. x 1 DU/4.25 Ac. = 16.20 ± D.U.
MAXIMUM CEO UNITS ALLOWED	68.857 Ac. x 1 DU/2 Ac. = 34.43 D.U. ** NOTE (2)
CEO DENSITY UNITS TO BE RECEIVED FROM SENDING PARCEL	13
SENDING PARCEL INFORMATION	MOORE PROPERTY TAX MAP 6 PARCEL 53 GRID 15 LIBER 3003, FOLIO 705

CURVE DATA TABULATION

CURVE	RADIUS	ARC	DELTA	TAN	CHORD
1801-1803	50.00'	20.58'	23°34'41"	10.44'	S 17°33'06" W 20.43'
1739-5113	999.76'	452.20'	25°54'56"	230.04'	S 58°55'07" W 448.36'

* NOTE (1): AREA OF NON-BUILDABLE BULK PARCEL 'A', VINEYARDS AT CATTAIL CREEK, PLAT No. 12644 THRU 12647 IS AREA OF SUBMISSION SHOWN ON THIS DENSITY EXCHANGE PLAT AND SUBTRACTED FOR THE PURPOSE OF THIS CALCULATION.

** NOTE (2): TOTAL DEVELOPMENT UNITS REQUIRED FOR VINEYARDS AT CATTAIL CREEK = 33
 TOTAL DEVELOPMENT UNITS ALLOWED BY RIGHT = 16
 TOTAL DEVELOPMENT RIGHTS REQUIRED TO BE TRANSFERRED = (33-16) = 17 D.U.
 TOTAL DEVELOPMENT RIGHTS TRANSFERRED BY THIS DENSITY RECEIVING PLAT = 13 D.U.
 REMAINING DEVELOPMENT RIGHTS TO BE TRANSFERRED BY ANOTHER SENDING PLAT = 07 D.U. - 13 D.U. = 4 D.U.

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

APPROVED: Howard County Department Of Planning And Zoning.

Joseph B. Smith 3/15/00
 Director JA Date

OWNER'S CERTIFICATE

Mario F. Mannarelli, Sr. And Mario F. Mannarelli, Jr., Owners Of The Property Shown And Described Hereon, Hereby Adopt This Plat; And In Consideration Of The Approval Of This Plat By The Department Of Planning And Zoning Establish This Property As A Receiving Parcel For Development Rights. Witness My Hand This 2nd Day Of February, 2000

Mario F. Mannarelli, Sr.
 Mario F. Mannarelli, Sr.
 Witness: *Seraphina Mannarelli*
 Seraphina Mannarelli

SURVEYOR'S CERTIFICATE

I Herby Certify That The Final Plat Shown Hereon Is Correct; That It Is Part Of The Lands 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

Terrell A. Fisher 2/4/00
 Terrell A. Fisher, Professional Land Surveyor No. 10692 Date

RECORDED AS PLAT No. 14154 ON 3-17-00
 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

Density Receiving Plat
 46.317 Acre Parcel
VINEYARDS AT CATTAIL CREEK

ZONED: RC-DEO
 Tax Map No. 21 Part Of Parcel 225 Grid: 8
 FOURTH ELECTION DISTRICT
 HOWARD COUNTY, MARYLAND
 DATE: FEBRUARY 2, 2000

0' 50' 100' 200' 400'
 Scale: 1" = 200'
 SHEET 1 OF 1
 RE-00-04

RECO04