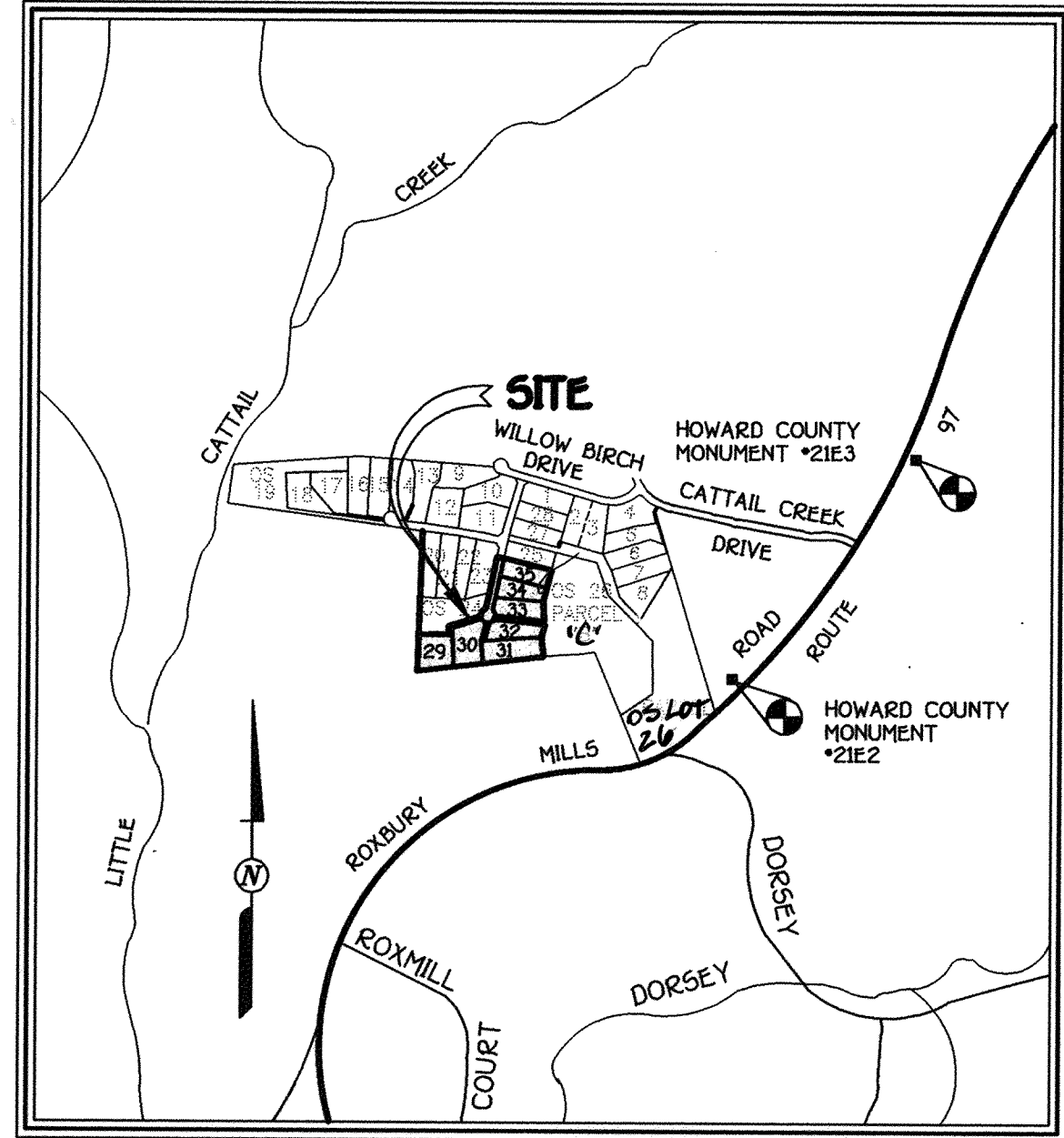


U.S. EQUIVALENT COORDINATE TABLE

POINT	NORTH	EAST
1800	583461.631175	1299384.968670
1801	583495.529081	1299049.069435
1803	583476.049274	1299042.908148
1804	583441.007266	1299390.144463
1805	583352.630162	1299365.974483
1808	583893.616402	1299107.945632
1815	583595.130802	1299377.961550
1818	583812.199007	1299433.255260
2179	583530.119346	1299039.641087
2180	583550.073643	1299035.340854
2181	583560.412314	1298986.421411
2183	583543.904275	1298974.415145
2256	583121.957722	1298515.057678
2384	583497.658953	1298949.405730
2385	583220.839176	1299381.023216
2392	583429.764597	1298730.082981
2486	583372.829085	1298732.793579
2630	583369.813491	1298523.514486
2791	583903.955101	1299059.026196

METRIC EQUIVALENT COORDINATE TABLE

POINT	NORTH	EAST
1800	177839.460861	396053.330557
1801	177849.792963	395950.948266
1803	177843.855506	395949.070302
1804	177833.174681	396054.908142
1805	177806.237286	396047.541118
1808	177971.130222	395968.893766
1815	177880.151629	396051.194783
1818	177946.314150	396068.048339
2179	177860.336097	395948.074499
2180	177866.418179	395946.763786
2181	177869.569412	395931.853110
2183	177864.537752	395928.193593
2256	177735.928186	395788.181157
2384	177850.442150	395920.570708
2385	177766.067313	396052.127980
2392	177829.747909	395853.721000
2486	177812.393930	395854.547192
2630	177811.474775	395790.758797
2791	177974.281463	395953.983093



VICINITY MAP
SCALE: 1" = 1200'

GENERAL NOTES:

- This Area Designates A Private Sewerage Easement Of 10,000 Square Feet As Required By The Maryland State Department Of The Environment For Individual Sewerage 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.
Sta. 21E2 N 177718.645 (METRIC) E 396505.489 (METRIC)
Sta. 21E3 N 178174.087 (METRIC) E 396873.112 (METRIC)
- This Plat Is Based On Field Run Monumental 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 "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 Set With Aluminum Plate "F.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.
- For Flag Or Pipestem Lots Refuse Collection, Snow Removal And Road Maintenance To Be Provided At The Junction Of Flag Or Pipestem And The Road R/W And Not Onto The Flag Or Pipestem Driveway.
- Use-In-Common Driveways Shall Be Provided Prior To Issuance Of A Use In Occupancy Permit 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 Surface;
f) Structure Clearances - Minimum 12 Feet;
g) Maintenance - Sufficient To Insure All Weather Use.
- All Lot Areas Are More Or Less (±).
- Distances Shown Are Based On Surface Measurement And Not Reduced To Nad '83 Grid Measurement.
- Waiver For Providing Noise Analysis Was Approved Under 594-43.
- 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 F96-168.
- Density Tabulation:
a. Total Area Of Lots 1 Thru 3 (F95-139).....3.208±
b. Total Area Of Lots 4 Thru 10 And Buildable Preservation Parcel 'B' (F96-168).....19.333 Ac.±
c. Total Area Of Lots 11 Thru 28, Non-Buildable Parcels 'C' And 'D' (F00-68).....37.559 Ac.±
d. Total Area Of Lots 29 Thru 35 (This Submittal) (F00-67).....8.757 Ac.±
e. Total Tract Area = 68.857 Ac.±
f. Number Of Development Rights Allowed = 16 D.U.
68.857 Ac. / 4.25 = 16.202 D.U.
g. Total Number Of Buildable Lots And Buildable Parcels Proposed For Entire Property = 33
1) F95-139 = 3 Buildable Units (Lots 1, 2 And 3)
2) F96-168 = 8 Buildable Units (Lots 4 Thru 10 And 1 Buildable Preservation Parcel 'B')
3) F00-68 = 15 Buildable Units (Lots 11 Thru 28)
4) F00-67 = 7 Buildable Units (Lots 29 Thru 35)
h. Total Number Of CEO Units Required For This Project = 17
(33 Proposed Units - 16 Units By Right) = 17
i. Total Number Of CEO Units Transferred From Moore Property (RE-00-04) = 13
j. Total Number Of CEO Units Remaining To Be Transferred To This Subdivision = 4
(Total Project No. Of D.U. Proposed - Allowed D.U. By Right - No. Of D.U. Sent By Moore Property, (RE-00-04) = 4
(33 D.U. - 16 D.U. - 13 D.U.) = 4 D.U.
- Sending Parcel Information For 13 CEO Units Sent (RE-00-04) And 4 CEO Units To Be Sent: Moore Property Sending Parcel To Plat Of Easement Crowder Property (2 CEO) For Vineyards At Cattail Creek (RE-00-04) - Plat No. 14147 1) Tax Map No: 6 2) Parcel No: 86 3) Grid No: 3 4) Ownership: Harold T. And Ermalyn V. Crowder
Sent 13 CEO Units (10 CEO Units For F-00-68) 1) Tax Map No: 6 2) Parcel No: 53 3) Grid No: 15 4) Ownership: Carroll Development LLP
And 3 CEO Units For This Submission F-00-67) 1) Tax Map No: 6 2) Parcel No: 53 3) Grid No: 15 4) Ownership: Timothy Feaga
- Articles Of Incorporation Of Vineyard At Cattail Creek Homeowner's Association, Inc. Filed With Maryland Department Of Assessments And Taxation On November 6, 1996 As Account No. D4522835.
- The Sending Plat For The Transfer Of 4 CEO Units From The Crowder Prop. & 2 CEO Units From Feaga Property To Be Recorded Simultaneously With The Final Plat Of This Subdivision Entitled "Vineyards At Cattail Creek, Lots 29 Thru 35 (F00-67)".
- This Plat Is Part Of The Density Receiving Portions Of The Site, Excluding Preservation Parcel 'E' And Is Phase II Of The Overall SP96-11 Plan For The Vineyards At Cattail Creek.
- The Existing Structure On Lot 31 Shall REMAIN (BARA)
- On Lot 31 The Existing Accessory Structure To Remain With The Condition Of The Health Department That The 10,000 Square Feet Of Septic Area Is To Be Maintained
- Forest Conservation Obligations For Both Subdivisions Of F00-67 And F00-68 Have Been Provided By The Previously Recorded Subdivision Entitled "Vineyards At Cattail Creek, Lots 11 Thru 28 And Parcels 'C' The 'E' (F00-68).
- Landscape Surety In The Amount Of \$8,700.00 Is Provided In The Developer's Agreement.
- Ground Water Appropriation Permit No. H095902002.

Reservation Of Public Utility Easements

"Developer Reserves Unto Itself, Its Successors And Assigns, All Easements Shown On This Plan For Water, Sewer, Storm Drainage And Other Public Utilities, Located In, On, Over, And Through Lots 29 Through 35. Any Conveyances Of The Aforesaid Lots Shall Be Subject To The Easements Herein Reserved, Whether Or Not Expressly Stated In The Deeds Conveying Said Lots(s). Developer Shall Execute And Deliver Deeds For The Easements Herein Reserved To Howard County. Upon Completion Of The Public Utilities And Their Acceptance By Howard County, The County Shall Accept The Easements And Record The Deed(s) Of Easement In The Land Records Of Howard County."

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 3/19/01 Date
Terrell A. Fisher, L.S. #10692 (Registered Land Surveyor)

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

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

TOTAL SHEET AREA

TOTAL NUMBER OF BUILDABLE LOTS TO BE RECORDED	7
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	7
TOTAL AREA OF BUILDABLE LOTS TO BE RECORDED	8.163 Ac.±
TOTAL AREA OF OPEN SPACE LOTS TO BE RECORDED	0.000 Ac.
TOTAL AREA OF PARCELS TO BE RECORDED	0.000 Ac.
TOTAL AREA OF LOTS/PARCELS TO BE RECORDED	8.163 Ac.±
TOTAL AREA OF ROADWAY TO BE RECORDED	0.594 Ac.±
TOTAL AREA TO BE RECORDED	8.757 Ac.±

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 9.DWG

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

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

Don H. [Signature] 4/30/01 DATE
HOWARD COUNTY HEALTH OFFICER

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

[Signature] 5/16/01 DATE
CHIEF, DEVELOPMENT ENGINEERING DIVISION

[Signature] 4/29/01 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 19th Day Of March, 2001.

Mario F. Mannarelli, Sr.
Mario F. Mannarelli, Sr.
Timothy Feaga
Timothy Feaga
Mario F. Mannarelli, Jr.
Mario F. Mannarelli, Jr.
Timothy Feaga
Timothy Feaga

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 3/19/01 DATE
Terrell A. Fisher, Professional Land Surveyor No. 10692

RECORDED AS PLAT No. 14150 ON 6/29/01
AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

VINEYARDS AT CATTAIL CREEK
LOTS 29 thru 35

(Resubdivision of Non-Buildable Bulk Parcel Of Vineyards At Cattail Creek Plat Nos. 14831-14837)
ZONED: RC-DEO
Tax Map No. 21, Part Of Parcel 225 Grid 8
Fourth Election District
Howard County, Maryland
Scale As Shown
DATE: MARCH 19, 2001
SHEET 1 OF 2
SP96-11 F00-67

The Requirements S-3-100, The Real Property Article, Annotated Code Of Maryland, 1900 Replacement Volume, (As Supplemented As Far As They Relate To The Making Of This Plat And The Setting Of Markers Have Been Complied With

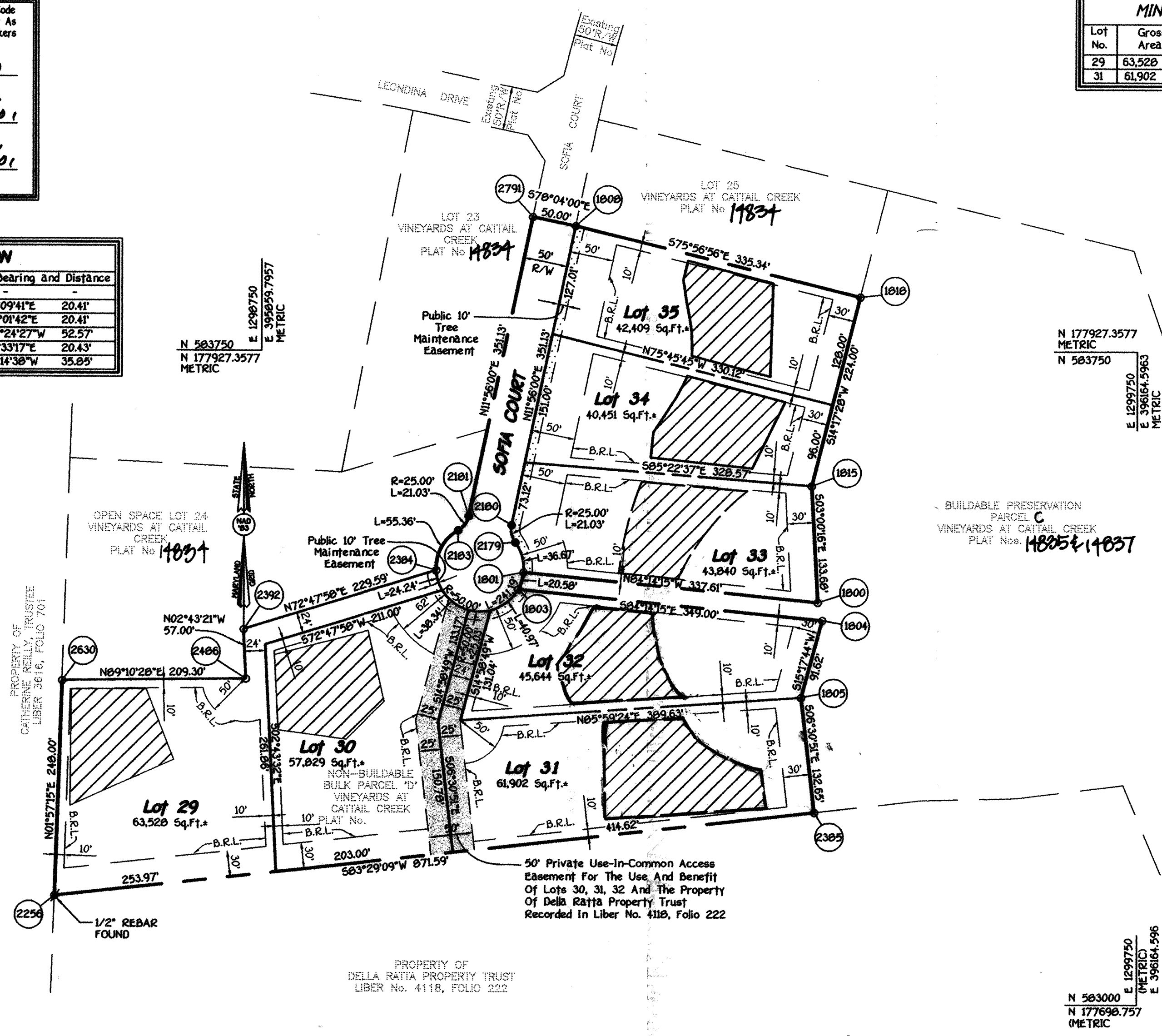
Terrell A. Fisher 3/19/01
 Terrell A. Fisher, L.S. #10692
 (Registered Land Surveyor)
Mario F. Mannarelli, Sr. 3/19/01
 Mario F. Mannarelli, Sr.
 (Owner)
Mario F. Mannarelli, Jr. 3/19/01
 Mario F. Mannarelli, Jr.
 (Owner)

MINIMUM LOT SIZE CHART				
Lot No.	Gross Area	Pipestem Area	Remaining Area	Minimum Lot Size
29	63,520 Sq.Ft.*	6409 Sq.Ft.*	57,119 Sq.Ft.*	57,119 Sq.Ft.*
31	61,902 Sq.Ft.*	3046 Sq.Ft.*	58,856 Sq.Ft.*	58,856 Sq.Ft.*

CURVE DATA TABULATION					
Pnt-Pnt	Radius	Arc	Delta	Tangent	Chord Bearing and Distance
2179-2183	50.00'	241.10'	83°37'14"	-	-
2180-2179	25.00'	21.03'	48°11'23"	11.10'	S12°09'41"E 20.41'
2183-2181	25.00'	21.03'	48°11'23"	11.10'	N36°01'42"E 20.41'
2183-2384	50.00'	55.36'	63°26'14"	30.90'	S28°24'27"W 52.57'
1803-1801	50.00'	20.58'	23°34'41"	10.44'	N17°33'17"E 20.43'
1801-2179	50.00'	36.67'	42°01'08"	19.20'	N15°14'38"W 35.85'

Reservation Of Public Utility Easements

"Developer Reserves Unto Itself, Its Successors And Assigns, All Easements Shown On This Plan For Water, Sewer, Storm Drainage And Other Public Utilities, Located In, On, Over, And Through Lots 29 Through 35. Any Conveyances Of The Aforesaid Lots Shall Be Subject To The Easements Herein Reserved, Whether Or Not Expressly Stated In The Deeds) Conveying Said Lots(s). Developer Shall Execute And Deliver Deeds For The Easements Herein Reserved To Howard County. Upon Completion Of The Public Utilities And Their Acceptance By Howard County, The County Shall Accept The Easements And Record The Deeds) Of Easement In The Land Records Of Howard County."



AREA TABULATION FOR THIS SHEET

Total Number Of Buildable Lots To Be Recorded	7
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	7
Total Area Of Buildable Lots To Be Recorded	0.163 Ac.*
Total Area Of Open Space Lots To Be Recorded	0.000 Ac.
Total Area Of Parcels To Be Recorded	0.000 Ac.
Total Area Of Lots/Parcels To Be Recorded	0.163 Ac.*
Total Area Of Roadway To Be Recorded	0.594 Ac.*
Total Area To Be Recorded	0.757 Ac.*

OWNER & DEVELOPER

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

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

Dina Hlubetzk 4/30/01
 Howard County Health Officer

Approved: Howard County Department Of Planning And Zoning.

Mario F. Mannarelli, Sr. 5/9/01
 Chief, Development Engineering Division
John H. Smith 6/29/01
 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 19th Day Of March, 2001.

Mario F. Mannarelli, Sr.
 Mario F. Mannarelli, Sr.
Witness
Mario F. Mannarelli, Jr.
 Mario F. Mannarelli, Jr.
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 3/19/01
 Terrell A. Fisher, Professional Land Surveyor No. 10692
 Date

Recorded As Plat No. 14861 On 6/29/01
 Among The Land Records Of Howard County, Maryland.

VINEYARDS AT CATTAIL CREEK
 LOTS 29 thru 35

(Resubdivision of Non-Buildable Bulk Parcel 'D', Vineyards At Cattail Creek Plat Nos. 14834-14837)
 ZONED: RC-DEO
 Tax Map No. 21 Part Of Parcel 225 Grid 8
 Fourth Election District
 Howard County, Maryland
 Scale: 1" = 100'
 DATE: MARCH 19, 2001
 SHEET 2 OF 2
 SP96-11 F00-67

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

30321 Record Plat 10.DWG