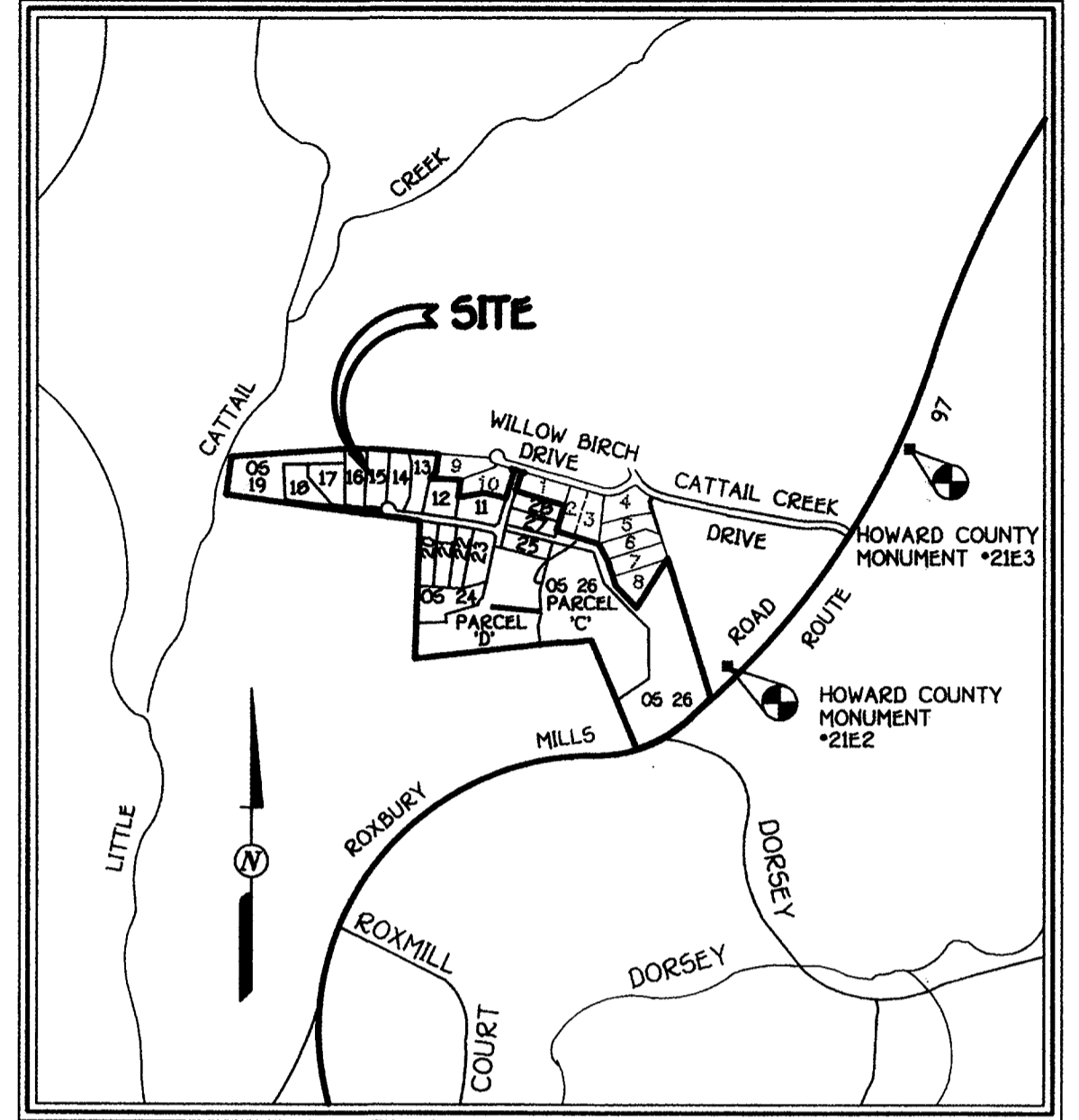


**U.S. EQUIVALENT COORDINATE TABLE**

POINT	NORTH	EAST
1664	504531.559194	1297247.649609
1665	504591.537946	1298105.551410
1700	504420.236350	1299275.069547
1703	504403.403700	1299244.778445
1705	504291.261921	1299211.411425
1706	504191.440011	1299546.077749
1713	504011.255951	1299493.263359
1716	503924.275542	1299705.597990
1739	502729.040033	1300432.370740
1807	503621.613336	1299504.460130
1808	503093.616402	1299107.945632
1811	504123.519490	1299161.500015
1812	504007.077369	1299131.924625
1815	503951.130802	1299377.961550
2149	503804.655067	1299047.950377
2155	504137.770036	1299113.577217
2159	504440.754549	1299100.022206
2160	504417.662796	1299196.054775
2160	503400.666533	1300047.967656
2236	504369.101709	1298032.420274
2238	504244.600750	1298014.426913
2256	503121.957722	1298515.057670
2377	504080.699017	1298054.769037
2380	504264.066000	1297212.198000
2395	504045.331748	1298005.377042
2396	504094.067066	1298012.170739
2399	503990.125606	1299053.376117
2437	504021.004625	1298945.119950
2473	504069.924060	1298955.450621
2475	503960.496633	1299072.666409
2477	504047.003029	1299063.913993
2478	504066.159040	1299094.139045
2489	504171.343740	1298377.603364
2535	504151.625996	1298390.767567
2536	504111.708617	1298321.913141
2632	503624.965015	1298532.220224
2633	503610.602217	1298041.060724
2639	503659.710770	1299007.400960
2640	503020.619305	1300261.233923
2644	504239.307011	1299143.010034
2645	504270.636950	1298992.771000
2710	504129.033471	1298563.323212
2711	504370.105210	1298617.612243
2712	504420.010275	1298659.039057
2713	504549.602100	1298677.521419
2716	503633.132137	1299902.536103
2789	503446.135730	1300370.307660
2790	503446.116550	1300010.659045
2791	503903.955101	1299059.026196
3063	504370.540550	1298609.019922
3049	503509.075723	1299077.623557
5109	503252.621010	1299734.547017
5110	503237.530297	1299612.275621
5111	503234.047507	1299503.702764
5112	502051.994040	1300560.167103
5113	502497.500554	1300040.309083

**METRIC EQUIVALENT COORDINATE TABLE**

POINT	NORTH	EAST
1664	170165.575573	395401.074404
1665	170103.057134	395663.363396
1700	170131.644305	396020.077070
1703	170126.513701	396010.600491
1705	170092.332010	396000.430203
1706	170061.909721	396102.680543
1713	170006.906020	396006.330045
1716	170000.475146	396175.442621
1739	170016.169073	396372.501705
1807	170000.225329	395951.376176
1808	170000.225329	395951.376176
1811	170041.204025	395905.217419
1812	170005.713193	395976.202570
1815	170000.153436	396051.190007
2149	170000.153436	396051.190007
2155	170045.551080	395970.610277
2159	170140.336667	395990.062750
2160	170130.059002	395995.933327
2160	170045.262050	396255.413052
2236	170116.050433	395004.913469
2238	170070.110465	395079.429002
2256	170000.225329	395700.101157
2377	170020.153361	395790.151043
2380	170004.043405	395931.060733
2395	170017.373152	395076.670920
2396	170032.471547	395070.743037
2399	170002.904715	395992.260945
2437	170009.950230	395919.264399
2473	170024.060906	395922.415633
2475	170033.953762	395950.140662
2477	170017.002559	395955.472096
2478	170023.721567	395964.605511
2489	170055.701006	395746.309302
2535	170049.771703	395752.735060
2536	170037.604062	395729.310504
2632	170009.246922	395793.416332
2633	170004.069133	395007.025426
2639	170000.039000	395930.254153
2640	170000.039000	395930.254153
2644	170076.521314	395979.025250
2645	170000.404719	395933.700737
2710	170042.007297	395002.096542
2711	170110.027090	395019.439051
2712	170131.019235	395032.310609
2713	170171.075062	395037.700204
2716	170091.734459	396211.009451
2789	170034.739649	396356.104914
2790	170034.739649	396246.400439
2791	170074.201463	395953.983093
3063	170110.937036	395016.020906
3049	170070.551005	396203.496093
5109	170075.754602	396356.104914
5110	170075.754602	396356.104914
5111	170075.754602	396356.104914
5111	170075.754602	396356.104914
5112	170075.754602	396356.104914
5113	170075.754602	396356.104914



**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.*	0.250 Ac.*	0.000 Ac.*	10.712 Ac.*
TOTAL AREA OF OPEN SPACE LOTS TO BE RECORDED	3.004 Ac.*	3.966 Ac.*	10.167 Ac.*	17.217 Ac.*
TOTAL AREA OF PARCELS TO BE RECORDED	4.051 Ac.*	0.000 Ac.*	14.545 Ac.*	19.396 Ac.*
TOTAL AREA OF LOTS/PARCELS TO BE RECORDED	10.397 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 20, 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 Lots(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	10.712 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  
ELICOTT CITY, MARYLAND 21042  
(410) 461 - 2955  
30321 Record Plat 5,DWG

The Requirements §3-100, The Real Property Article, Annotated Code Of Maryland, 1980 Replacement Volume, (As Supplemented) As Far As They Relate To The Making Of This Plat And The Setting Of Markers Have Been Complied With

*Terrill A. Fisher* 3/8/2001  
TERRILL A. FISHER, L.S. 10692 (Registered Land Surveyor) Date  
*Mario F. Mannarelli, Sr.* 3/19/01  
MARIO F. MANNARELLI, SR. (Owner) Date  
*Mario F. Mannarelli, Jr.* 3/19/01  
MARIO F. MANNARELLI, JR. (Owner) Date

**OWNER & DEVELOPER**

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

**GENERAL NOTES:**

1. 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 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.
2. The Lots Shown Hereon Comply With The Minimum Ownership Width And Lot Area As Required By The Maryland State Department Of The Environment.
3. Subject Property Zoned RC-DEO Per 9/10/92 Comprehensive Zoning Plan.
4. Coordinates Based On NAD '83, Maryland Coordinate System As Projected By Howard County Geodetic Control Stations No. 21E2 And No. 21E3.  
Sta. 21E2 N 177710.645 (Meters) E 396505.409 (Meters)  
Sta. 21E3 N 170174.007 (Meters) E 396073.112 (Meters)
5. This Plat Is Based On Field Run Monumented Boundary Survey Performed By Fisher, Collins And Carter, Inc. On Or About July, 1989.
6. B.R.L. Denotes Building Restriction Line.
7. ● Denotes Iron Pin Set Capped "F.C.C. 106".
8. ● Denotes Iron Pipe Or Iron Bar Found.
9. ○ Denotes Angular Change In Bearing Of Boundary Or Rights-Of-Way.
10. ■ Denotes Concrete Monument Set With Aluminum Plate "F.C.C. 106".
11. ■ Denotes Concrete Monument Or Stone Found.
12. ■ Denotes Wetland Area.
13. ■ 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.
14. 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.
15. 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 (4 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 (425-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 Ensure All Weather Use.
16. All Lot Areas Are More Or Less (±).
17. Distances Shown Are Based On Surface Measurement And Not Reduced To NAD '83 Grid Measurement.
18. Waiver For Providing Noise Analysis Was Approved Under 590-11.
19. The Traffic Study Was Prepared By The Traffic Group And Approved By Howard County On December 01, 1995 And A Subsequent Phased Report Approved April 10, 1996.
20. 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 F96-160.
21. Existing Structure On Buildable Preservation Parcel 'C' To Remain. No New Additions Or Modification Shall Extend Beyond The Building Restriction Line.
22. Density Tabulation:  
a. Total Area Of Lots 1 Thru 3 (F95-139).....3.200±.  
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 = 60.057 Ac.\*  
d. Number Of Development Rights Allowed = 16 D.U.  
60.057 Ac. / 4.25 = 16.202 D.U.  
e. Number Of Buildable Lots And Buildable Parcels Proposed = 26  
1) F95-139 = 3 Buildable Units (Lots 1, 2 and 3)  
2) F96-160 = 0 Buildable Units (Lots 4 thru 10 And 1 Buildable Preservation Parcel 'B')  
3) F00-60 = 15 Buildable Units (Lots 11 thru 20)  
f. Number Of Density Rights Required To Be Transferred = 10 C.E.O. Units  
(26 D.U. - 16 D.U. = 10 D.U.)
23. 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 Cattanail Creek, Lots 29 Thru 36 (F-00-67)
24. Buildable Preservation Parcel 'C' Is Privately Owned And Maintained And Is Encumbered By An Easement Agreement With Howard County, Maryland And Vineyards At Cattanail 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.
25. Articles Of Incorporation Of Vineyards At Cattanail Creek Homeowner's Association, Inc. Filed With Maryland Department Of Assessments And Taxation On November 6, 1996 As Account No. D4522035.
26. Non-Buildable Bulk Parcel 'D' Is Approved For Resubdivision Per SP-96-11 Phasing Plan.
27. Open Space Lot 19 Owned And Maintained By Howard County Department Of Recreation And Parks.
28. Open Space Lots 24 And 26 Owned And Maintained By Vineyards At Cattanail Creek Homeowner's Association.
29. Open Space Tabulation:  
a) Open Space Required = 14.254 Ac.\*  
25% x 57.017 Ac.\* = 14.254 Ac.\*  
(Lot 19 + Lot 24 + Lot 26) = (3.966 Ac.\* + 2.060 Ac.\* + 11.191 Ac.\*) = 17.217 Ac.\*  
b) Open Space Provided = 17.217 Ac.\*
30. \* Wetland Locations Established By Eco Science And Approved On April 29, 1994.
31. 106.0 Denotes Elevation Of Public 100 Year Floodplain, Drainage And Utility Easement.
32. ■ 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 Cattanail Creek, Subdivisions And Referenced With Department Of Planning And Zoning File Nos. F-95-139, F-96-160, F-00-67 And F-00-60.
33. Buildable Lots/Parcels Allowed Under SP-96-11 Equals To 22 Units And One (1) Buildable Preservation Parcel With An Existing House.
34. One (1) Buildable Preservation Parcel (F96-160) + Seven (7) Buildable Lots (F00-67) + Fifteen (15) Buildable Lots (F00-60) = 23 Buildable Units  
6149.975/00.00 = 23 Units  
35. The Landscape Surety Amount Is \$30,700.00.
36. Ground Water Appropriation Permit No. H00540020 (02).
37. Project Is Subject To The Non-Tidal Wetlands Tracking Number 00-NT-0113/2000 G 2033 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-96-160) BEING RE-RECORDED BECAUSE WE ARE ADDING A STORM WATER MANAGEMENT EASEMENT.

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

*Dina M. ...* 4/30/01  
HOWARD COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

*...* 5/10/01  
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE  
*...* 6/15/01  
DIRECTOR DATE

**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 10th 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, 1990 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 Regulation.

*Terrill A. Fisher* 3/8/2001  
TERRILL A. FISHER, L.S. 10692 (Registered Land Surveyor) Date

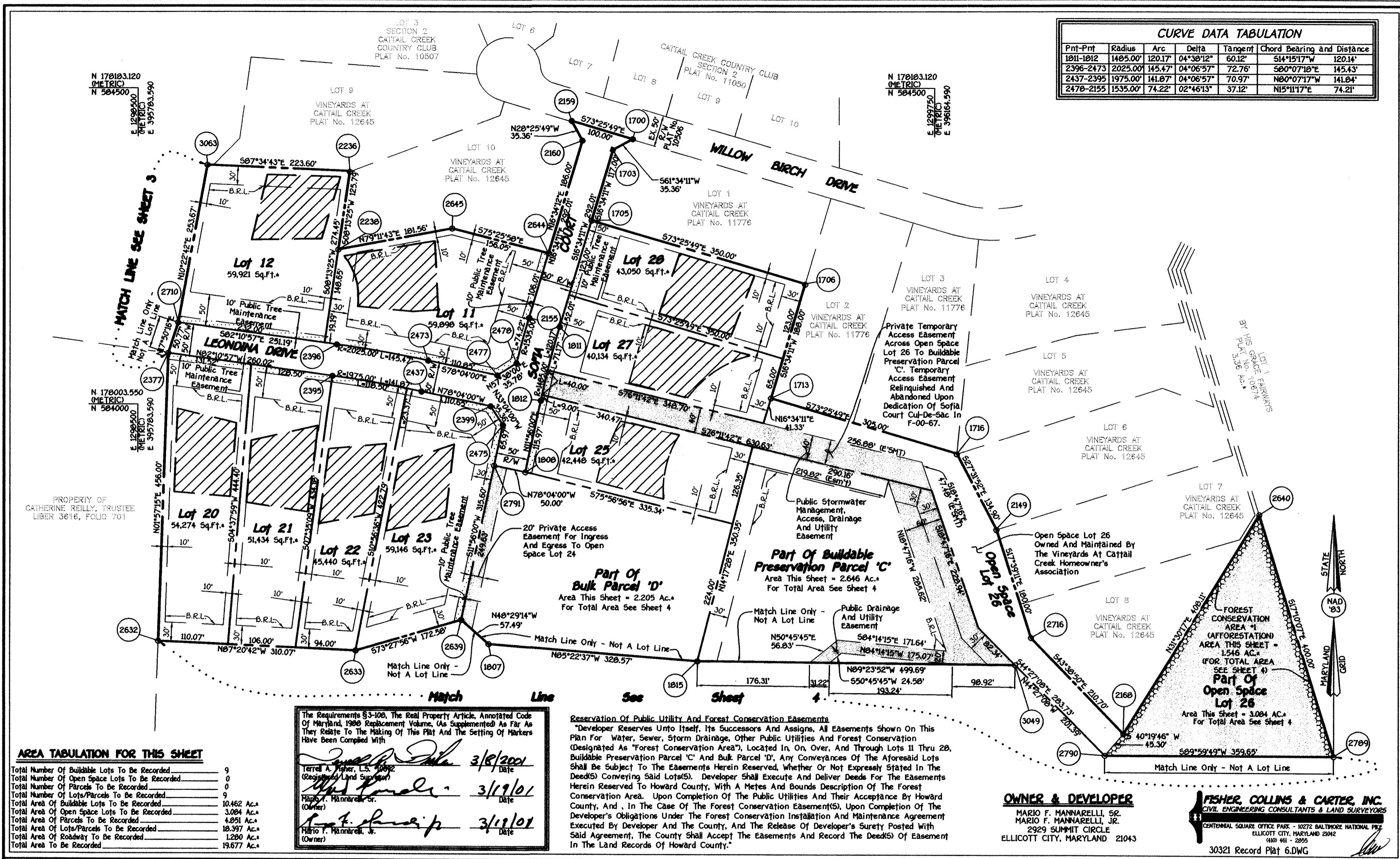
RECORDED AS PLAT No. 12644 ON 6/20/01 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

**VINEYARDS AT CATTAIL CREEK**  
LOTS 11 thru 20, Buildable Preservation Parcel 'C' And Bulk Parcel 'D'

(Resubdivision Of Non-Buildable Bulk Parcel 'A' And Buildable Preservation Parcel 'B', Vineyards At Cattanail 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  
F00-60

F00-60

CURVE DATA TABULATION						
Pnt-Pnt	Radius	Arc	Delta	Tangent	Chord Bearing and Distance	
1811-1812	1485.00'	120.17'	04°38'12"	60.12'	S14°15'17"W	120.14'
2396-2473	2025.00'	145.47'	04°06'57"	72.76'	S60°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'



**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	4,851 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 §3-108, 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.* 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 20, 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 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  
 CENTENNIAL SQUARE OFFICE PARK - 10772 BALTIMORE NATIONAL PIKE  
 ELLICOTT CITY, MARYLAND 21112  
 (410) 461 - 2255  
 30321 Record Plat 6.DWG

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

*Dimick Hester* 4/24/01  
 Howard County Health Officer Date

Approved: Howard County Department Of Planning And Zoning.

*Mark* Date  
 Chief, Development Engineering Division Date

*JA* Date  
 Director Date

**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 10<sup>th</sup> Day Of MARCH, 2001.

*Mario F. Mannarelli, Sr.*  
 Mario F. Mannarelli, Sr.  
 Witness: *Terrell A. Fisher*  
 Terrell A. Fisher, Professional Land Surveyor No. 10692

**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  
 Terrell A. Fisher, Professional Land Surveyor No. 10692 Date

Recorded As Plat No. *14933* On *6/20/01*  
 Among The Land Records Of Howard County, Maryland.

**VINEYARDS AT CATTAIL CREEK**  
 LOTS 11 thru 20, 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 8  
 Fourth Election District  
 Howard County, Maryland

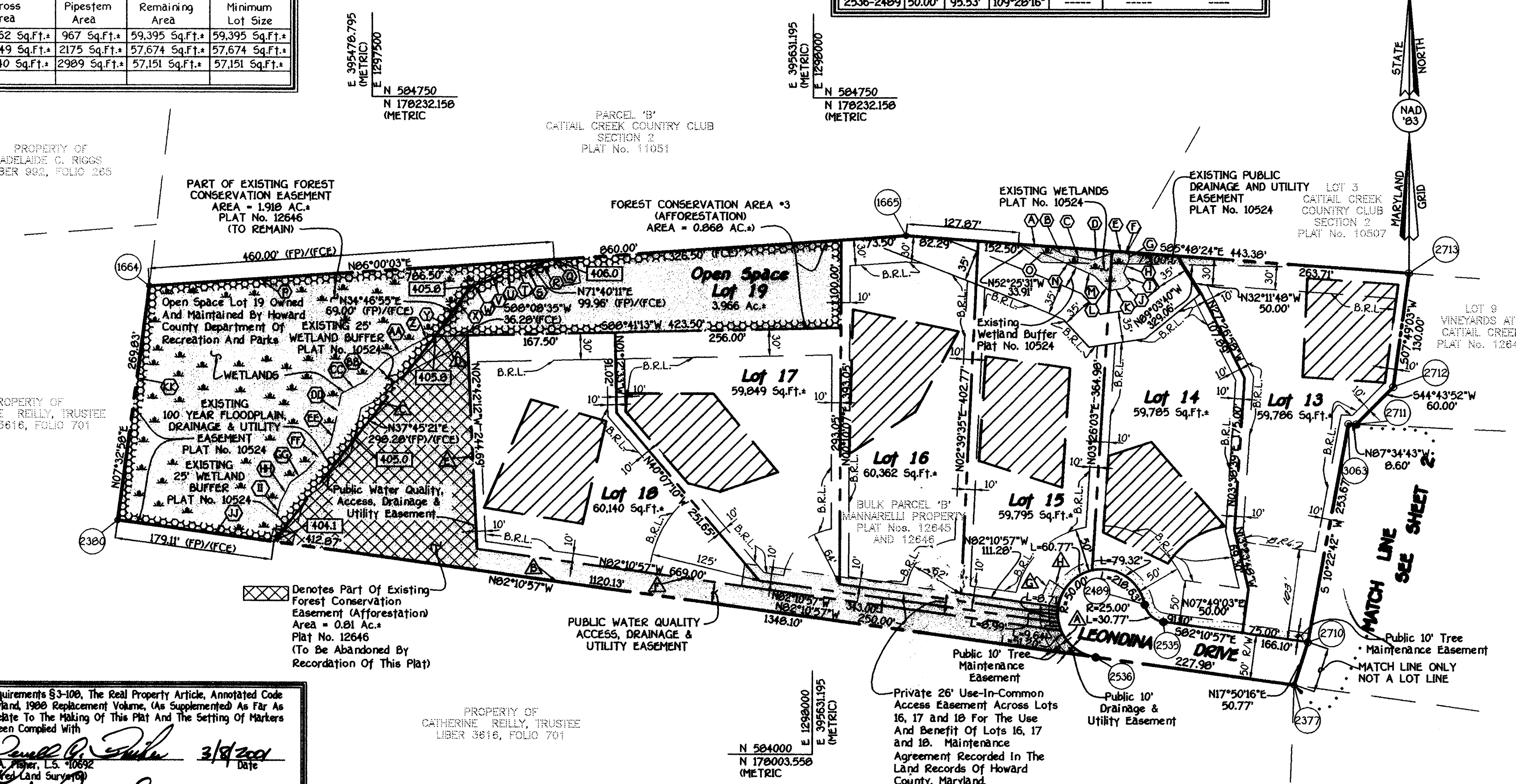
Scale: 1" = 100'  
 Date: January 10, 2001  
 SHEET 2 OF 4  
 F00-68

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	59,049 Sq.Ft.	2175 Sq.Ft.	57,674 Sq.Ft.	57,674 Sq.Ft.
18	60,140 Sq.Ft.	2909 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"	17.60'	S46°54'54"E 28.07'
2536-2489	50.00'	95.53'	109°20'16"	-----	-----

Existing Wetland Tabulation (Plat No. 10524)		
Symbol	Bearing	Distance
A	S05°40'24"E	35.54'
B	S60°25'23"E	19.05'
C	S60°17'53"E	32.05'
D	N72°40'35"E	30.06'
E	S05°40'24"E	4.72'
F	S69°10'03"E	8.20'
G	S01°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	S01°16'09"W	16.44'
L	N43°08'24"W	22.76'
M	N65°15'17"W	15.52'
N	N68°30'49"W	37.42'
O	N68°50'16"W	41.72'
P	N06°00'03"E	460.00'
Q	S09°40'47"E	6.57'
R	S79°58'52"W	25.55'
S	S63°27'58"W	11.08'
T	N56°13'06"W	13.33'
U	S72°12'31"W	12.07'
V	S64°34'14"W	25.90'
W	S51°30'40"W	22.41'
X	S29°35'39"W	33.05'
Y	S42°10'25"W	22.82'
Z	S64°14'37"W	32.09'
AA	S59°27'31"W	35.40'
BB	S44°35'40"W	34.49'
CC	S63°07'08"W	29.53'
DD	S11°14'57"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	N02°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	N07°10'57"W	941.01'
C	N37°45'21"E	290.20'
D	N00°00'35"E	36.28'
E	S02°42'12"E	244.69'
F	S02°10'57"E	657.63'
G	R=60.00'	L=59.48'
H	S51°03'55"E	10.00'



The Requirements §3-100, The Real Property Article, Annotated Code Of Maryland, 1980 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 Date  
 (Registered Land Surveyor)

*Mario F. Mannarelli, Sr.* Date  
 (Owner)

*Mario F. Mannarelli, Jr.* 3/19/01 Date  
 (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	0
Total Number Of Lots/Parcels To Be Recorded	7
Total Area Of Buildable Lots To Be Recorded	0.250 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 20, 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."

**FISHER, COLLINS & CARTER, INC.**  
 CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS  
 CENTENNIAL SQUARE OFFICE PARK - 10272 BALTIMORE NATIONAL PIKE  
 ELLICOTT CITY, MARYLAND 21042  
 (410) 461 - 2255

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

*Dina H. Waters* 4/30/01 Date  
 Howard County Health Officer

Approved: Howard County Department Of Planning And Zoning.

*[Signature]* Date  
 Chief, Development Engineering Division

*[Signature]* 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.* Witness  
*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* 3/8/2001 Date  
 Surveyor No. 10692

Recorded As Plat No. 14836 On 4/20/01  
 Among The Land Records Of Howard County, Maryland.

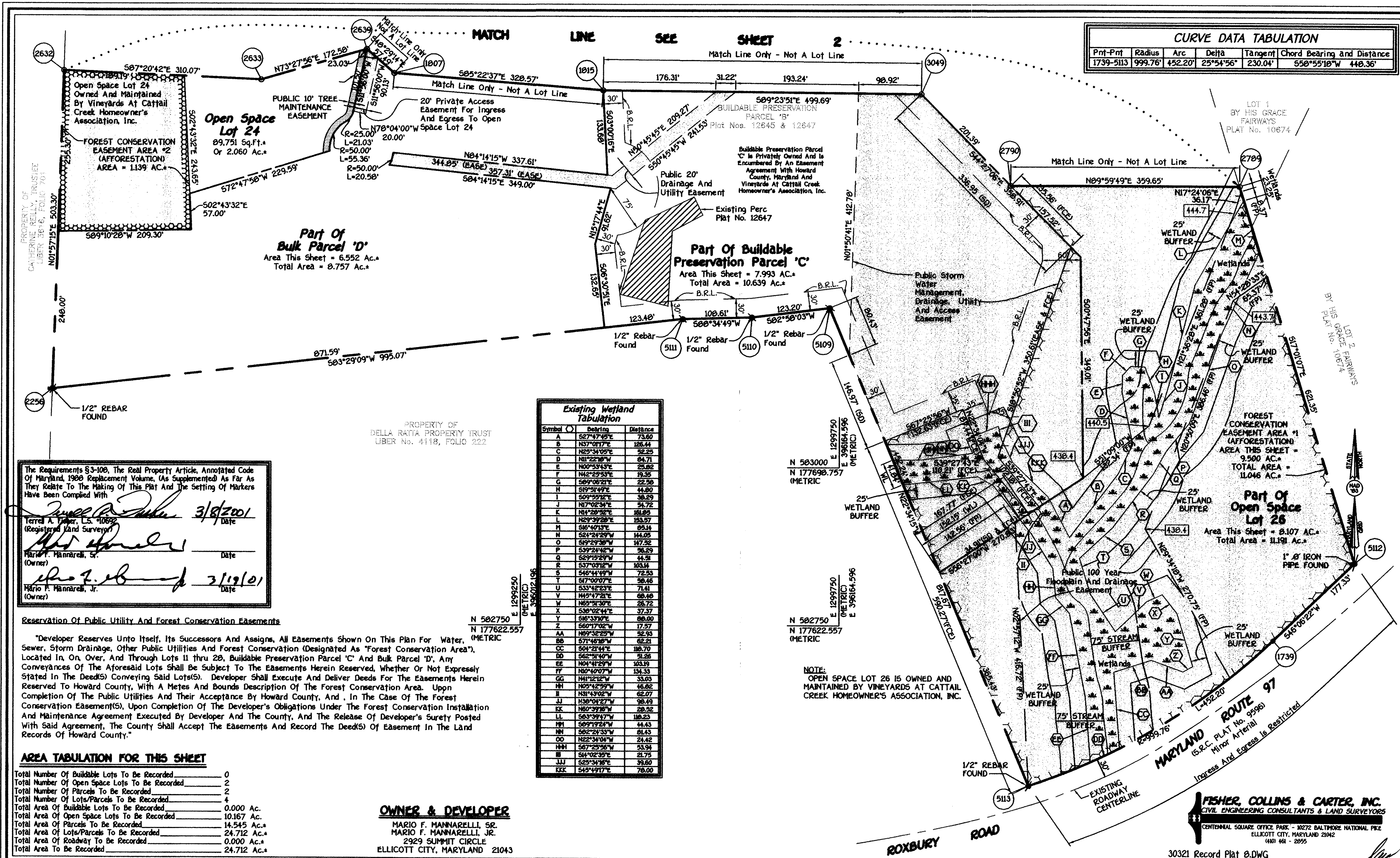
**VINEYARDS AT CATTAIL CREEK**  
 LOTS 11 thru 20, Buildable Preservation Parcel 'C' And Bulk Parcel 'D'

(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 0  
 Fourth Election District  
 Howard County, Maryland

Scale: 1" = 100'  
 Date: January 10, 2001  
 SHEET 3 OF 4  
 F00-60

F.00.60

CURVE DATA TABULATION					
Pnt-Pnt	Radius	Arc	Delta	Tangent	Chord Bearing and Distance
1739-5113	999.76'	452.20'	25°54'56"	230.04'	558°55'10"W 448.36'



Symbol	Bearing	Distance
A	S27°47'45"E	73.60
B	N37°01'17"E	128.44
C	N25°34'05"E	32.25
D	N8°22'49"W	84.71
E	N00°53'43"E	25.62
F	N42°22'43"E	19.35
G	S69°08'21"E	22.58
H	S19°31'49"E	44.80
I	S09°22'32"E	38.29
J	N17°02'34"E	54.72
K	N4°28'32"E	181.89
L	N29°32'29"E	153.57
M	S16°40'13"E	85.14
N	S24°24'29"W	144.05
O	S19°29'36"W	147.32
P	S39°24'42"W	96.29
Q	S29°19'29"W	44.58
R	S37°03'12"W	103.14
S	S46°44'49"W	72.53
T	S17°00'07"E	98.46
U	S33°42'23"E	71.41
V	N49°47'21"E	68.48
W	N69°31'30"E	28.72
X	S30°02'44"E	37.37
Y	S16°33'10"E	68.00
Z	S60°47'02"W	17.57
AA	N69°32'25"W	92.93
BB	S21°43'58"W	62.23
CC	S04°21'44"E	18.70
DD	S62°31'40"W	51.26
EE	N04°41'29"W	103.19
FF	N0°40'07"W	134.33
GG	N11°12'12"W	33.03
HH	N05°42'29"W	48.82
II	N31°49'02"W	62.07
JJ	N38°04'27"W	98.49
KK	N60°39'29"W	28.52
LL	S43°39'47"W	118.23
MM	S69°19'24"W	44.43
NN	S62°24'33"W	81.43
OO	N22°34'04"W	24.42
PP	S67°29'56"W	53.94
QQ	S14°02'39"E	21.75
RR	S25°34'16"E	39.60
SS	S49°49'17"E	78.00

The Requirements S3-106, 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* 3/8/2001 Date  
 Terrell A. Fisher, L.S. #10699 (Registered Land Surveyor)

*Mario F. Mannarelli, Sr.* Date  
 Mario F. Mannarelli, Sr. (Owner)

*Mario F. Mannarelli, Jr.* 3/19/01 Date  
 Mario F. Mannarelli, Jr. (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 20, 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 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	2
Total Number Of Lots/Parcels To Be Recorded	4
Total Area Of Buildable Lots To Be Recorded	0.000 Ac.
Total Area Of Open Space Lots To Be Recorded	10.167 Ac.
Total Area Of Parcels To Be Recorded	14.545 Ac.
Total Area Of Lots/Parcels To Be Recorded	24.712 Ac.
Total Area Of Roadway To Be Recorded	0.000 Ac.
Total Area To Be Recorded	24.712 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.

*Diane M. [Signature]* 4/20/01 Date  
 Howard County Health Officer

Approved: Howard County Department Of Planning And Zoning.

*[Signature]* 5/1/01 Date  
 Chief, Development Engineering Division

*[Signature]* 5/1/01 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 1<sup>st</sup> Day Of **MARCH**, 2001.

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

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*Terrell A. Fisher* 3/8/2001 Date  
 Terrell A. Fisher, Registered Land Surveyor No. 10692

Recorded As Plat No. **14037** On **6/20/01**  
 Among The Land Records Of Howard County, Maryland.

**VINEYARDS AT CATTAIL CREEK**  
 LOTS 11 thru 20, 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: 8  
 Fourth Election District  
 Howard County, Maryland

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

F-00-68