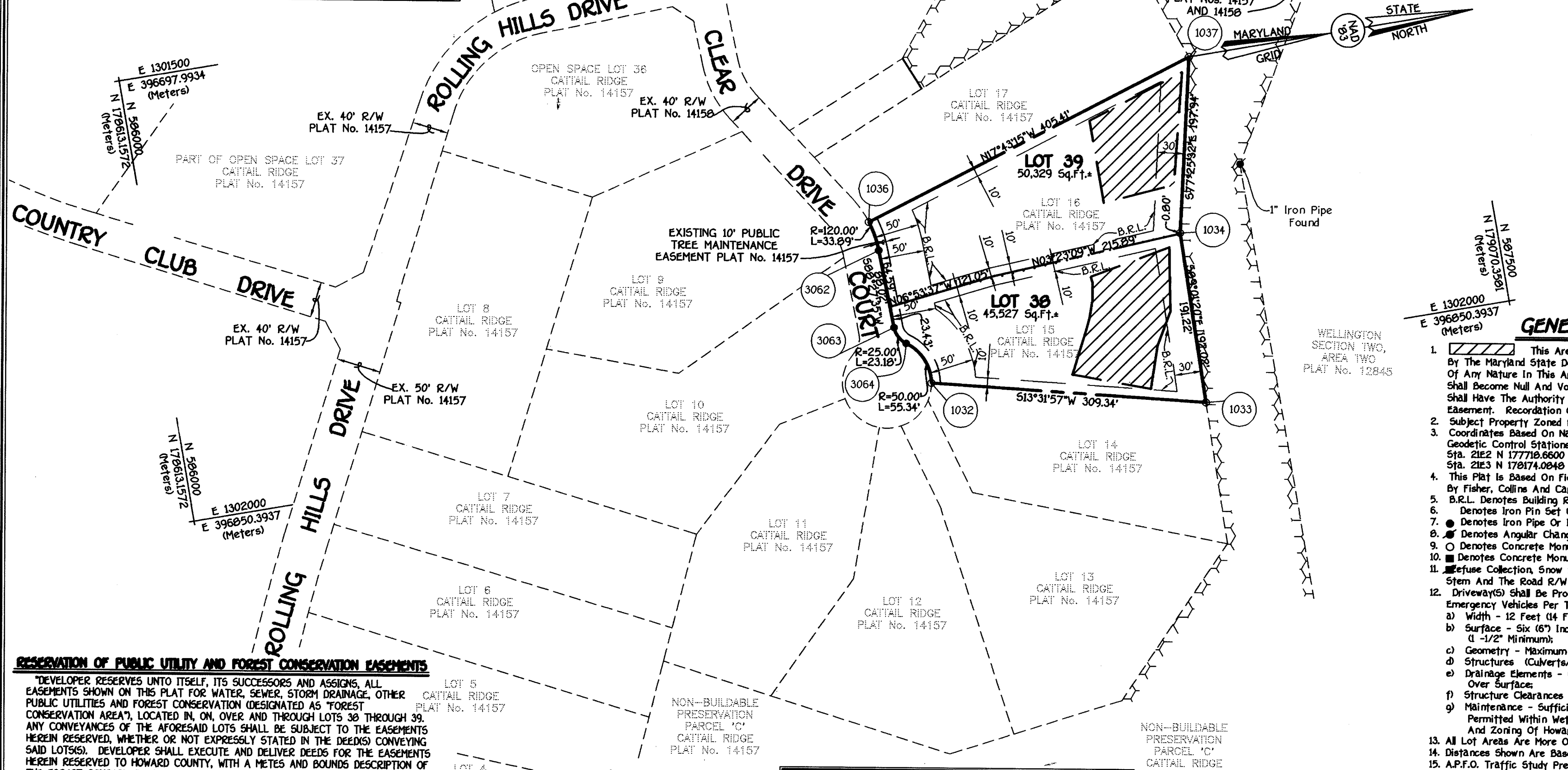
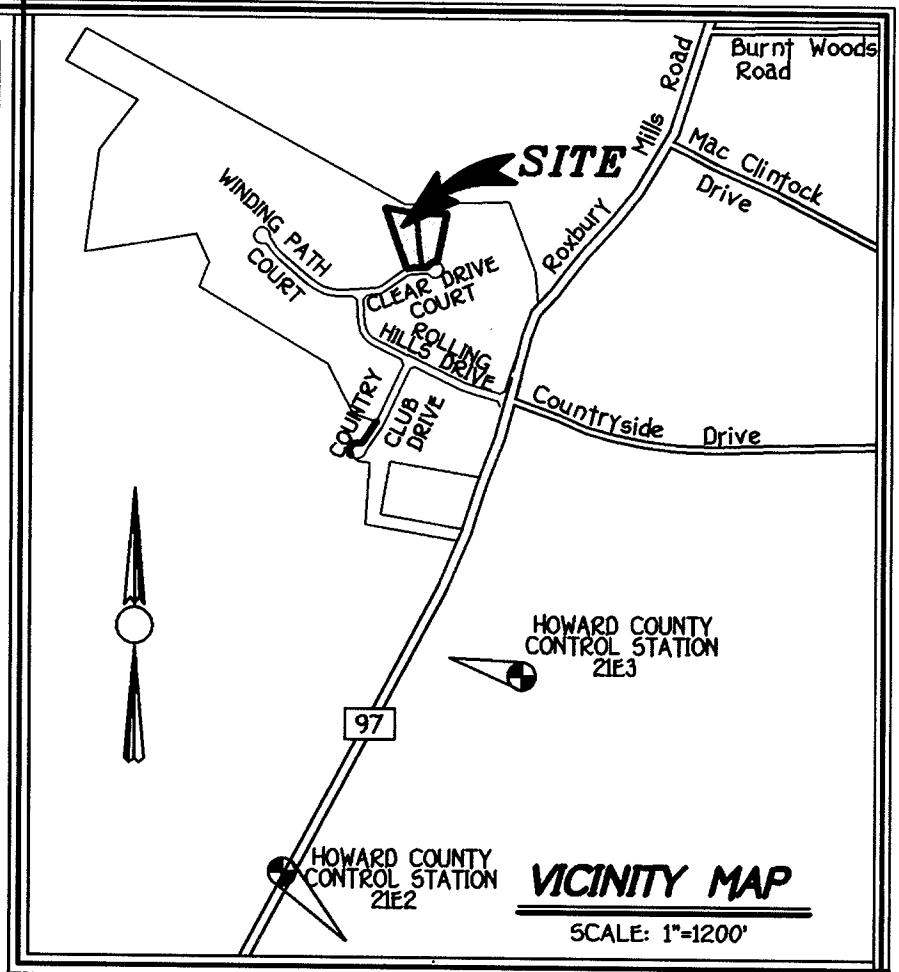


K:\Drawings 3\30619 Villas At Cattail Ridge\Cattail Ridge\FINALS\Record Plats\REVISION PLATS\30619 Revision Plat LOTS 15 AND 16.dwg Thu Aug 31 08:43:52 2000 LandDev3

U.S. EQUIVALENT COORDINATE TABLE			METRIC COORDINATE TABLE		
POINT	NORTH	EAST	POINT	NORTH	EAST
1032	586843.691306	1301983.329083	1032	178870.314851	396845.312395
1033	587144.443421	1302055.713514	1033	178961.984279	396867.375214
1034	587147.720124	1301863.717138	1034	178962.983020	396808.854601
1036	586804.636427	1301793.926178	1036	178858.410900	396787.582274
1037	587190.812672	1301670.527272	1037	178976.117655	396749.970212
3062	586810.286938	1301827.226313	3062	178860.133179	396797.732176
3063	586812.652618	1301915.21852	3063	178860.854240	396824.550222
3064	586823.186554	1301934.935852	3064	178864.064990	396830.562109

CURVE DATA TABULATION						
No. No.	RADIUS	ARC	DELTA	TANGENT	CHORD BEARING AND DISTANCE	
1032-3064	50.00'	55.34'	63°24'53"	30.89'	S67°02'14"W 52.56'	
3064-3063	25.00'	23.18'	53°07'48"	12.50'	S61°53'41"W 22.36'	
3062-1036	120.00'	33.89'	16°10'50"	17.06'	S80°22'10"W 33.78'	



GENERAL NOTES:

- This Area Designates A Private Sewerage Easement of 10,000 Square Feet Is 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.
- Subject Property Zoned RC-DEO Per 10/18/93 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 177718.6500 E 396505.4940 (metric)
Sta. 21E3 N 178174.0848 E 396873.1116 (metric)
- This Plat Is Based On Field Run Monumented Boundary Survey Performed On Or About August, 1997, By Fisher, Collins And Carter, Inc.
- 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 Rights-Of-Way.
- Denotes Concrete Monument Set With Aluminum Plate T.C.C. 106'.
- Denotes Concrete Monument Or Stone Found.
- 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.
- Driveway(s) 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 (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 Ensure All Weather Use. No Clearing, Grading Or Construction Is Permitted Within Wetland Or Stream Buffers. Unless, Approved By The Department Of Planning And Zoning Of Howard County, Maryland.
- All Lot Areas Are More Or Less (±).
- Distances Shown Are Based On Surface Measurement And Not Reduced To Nad '83 Grid Measurement.
- A.P.F.O. Traffic Study Prepared By The Traffic Group, Approved Under 598-09.
- Noise Study Prepared By Wildman And Associates, Report Submitted Under P99-02.
- The Wetland And Forest Stand Delineation Prepared By Eco-Science Professionals, Inc. And Approved Under 598-09 And No Wetlands Exist Within Plat Submission Limits.
- Prior Department Of Planning And Zoning File Nos. 598-09, P99-02, P99-21, P99-145 And RE99-03.
- Articles Of Incorporation Of Cattail Ridge Homeowner's Association, Inc. Filed With Maryland State Department Of Assessments And Taxation On April 21, 1999 With Account No. D05269253.
- Declaration Of Covenants, Conditions And Restrictions For Cattail Ridge Homeowner's Association, Inc. Recorded In Liber 4955 At Folio 659.
- Existing House On Lot 38 To Remain. No New Additions Or Modifications To The Existing House On Lot 38 Shall Be Allowed To Extend Outside Of The Building Restriction Line.
- Forest Conservation And Landscape Obligations For The Cattail Ridge Subdivision Have Been Addressed Under F 99-145.

RESERVATION OF PUBLIC UTILITY AND FOREST CONSERVATION EASEMENTS

"DEVELOPER RESERVES UNTO ITSELF, ITS SUCCESSORS AND ASSIGNS, ALL EASEMENTS SHOWN ON THIS PLAT FOR WATER, SEWER, STORM DRAINAGE, OTHER PUBLIC UTILITIES AND FOREST CONSERVATION (DESIGNATED AS "FOREST CONSERVATION AREA"), LOCATED IN, ON, OVER AND THROUGH LOTS 38 THROUGH 39. 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, 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	2
TOTAL NUMBER OF OPEN SPACE LOTS TO BE RECORDED	0
TOTAL NUMBER OF LOTS TO BE RECORDED	2
TOTAL AREA OF BUILDABLE LOTS TO BE RECORDED	2.201 AC.
TOTAL AREA OF OPEN SPACE LOTS TO BE RECORDED	0.000 AC.
TOTAL AREA OF LOTS TO BE RECORDED	2.201 AC.
TOTAL AREA OF ROADWAY TO BE RECORDED	0.000 AC.
TOTAL AREA TO BE RECORDED	2.201 AC.

OWNERS
 WILLIAMSBURG GROUP, L.L.C.
 ATTENTION: Mr. HARRY L. LUNDY, JR.
 P.O. BOX 1018
 COLUMBIA, MARYLAND 21044
 AND
 SYNDACON PROPERTY, INC.
 c/o BRS DEVELOPERS, LLC
 ATTENTION: Mr. J. THOMAS SCRIVENER
 8808 CENTER PARK DRIVE, SUITE 209
 COLUMBIA, MARYLAND 21045

DEVELOPER
 CATTAIL OVERLOOK, INC.
 c/o BRS DEVELOPERS, LLC
 ATTENTION: Mr. J. THOMAS SCRIVENER
 8808 CENTER PARK DRIVE, SUITE 209
 COLUMBIA, MARYLAND 21045

The Requirements S3-108, 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 8/31/2000 Date
 (Registered Land Surveyor)

Harry L. Lundy, Jr. 8/31/00 Date
 By: Harry L. Lundy, Jr., President

J. Thomas Scrivener 8/31/00 Date
 By: J. Scrivener, President

FISHER, COLLINS & CARTER, INC.
 CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS
 CENTENNIAL SQUARE OFFICE PARK - 10272 BALTIMORE NATIONAL PIKE
 ELLICOTT CITY, MARYLAND 21042
 (410) 461 - 2925

PURPOSE NOTE:
 The Purpose For This Resubdivision Plat Is To Revise The Common Lot Line Between Buildable Lots 15 And 16, Cattail Ridge, (Plat No. 14157) To Create Buildable Lots 38 And 39.

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

Dina M. Matusz 9/11/00 Date
 Howard County Health Officer DM

OWNER'S CERTIFICATE

Williamsburg Group L.L.C. By Harry L. Lundy, Jr., President And Syndacon Property, Inc., By J. Scrivener, President Owner Of The Property Shown And Described Hereon, Herby 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, Herby 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 31st Day Of August, 2000.

Harry L. Lundy, Jr.
 By: Harry L. Lundy, Jr., President

J. Thomas Scrivener
 By: J. Scrivener, President

Witness
William C. ...

SURVEYOR'S CERTIFICATE

I Herby Certify That The Final Plat Shown Hereon Is Correct: That It Is A Subdivision Comprised Of 1) Part Of The Lands Conveyed By Syndacon Property, Inc. To Williamsburg Group L.L.C. By Deed Dated June 29, 2000 (Erroneously Dated In The Year 1900) And Recorded Among The Land Records Of Howard County, Maryland In Liber No. 5152 At Folio 459, Being Known And Designated As Lot No. 15 As Shown On A Plat Entitled, Cattail Ridge, Lots 4 Thru 37 And Parcels 'A' Thru 'C', Sheet 2 Of 4', Recorded Among The Aforesaid Land Records As Plat No. 14157; And 2) Part Of The Lands Conveyed By Syndacon Property, Inc. To Syndacon Property, Inc. By Confirmatory Deed Dated January 29, 1999 And Recorded Among The Aforesaid Land Records In Liber No. 4617 At Folio 108, Being Known And Designated As Lot No. 16 As Shown On A Plat Entitled, Cattail Ridge, Lots 4 Thru 37 And Parcels 'A' Thru 'C', Sheet 2 Of 4', Recorded Among The Aforesaid Land Records As Plat No. 14157 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 Howard County Subdivision Regulations.

Terrell A. Fisher 8/31/2000 Date
 Terrell A. Fisher, Professional Land Surveyor, No. 10692

RECORDED AS PLAT No. 14458 ON 9/28/00
 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

CATTAIL RIDGE
 LOTS 38 AND 39
 (A RESUBDIVISION OF "CATTAIL RIDGE", LOTS 15 AND 16, Plat No. 14157)
 ZONED: RC-DEO
 TAX MAP No. 21 PART OF PARCEL No. 22B GRID No. 3
 FOURTH ELECTION DISTRICT
 HOWARD COUNTY, MARYLAND
 Scale: 1" = 100'
 DATE: AUGUST 23, 2000
 SHEET 1 OF 1
 FOI-37

APPROVED: Howard County Department Of Planning And Zoning.

William C. ... 9/15/00 Date
 Chief, Development Engineering Division MK

J. Thomas Scrivener 9/22/00 Date
 Director DB

Harry L. Lundy, Jr.
 By: Harry L. Lundy, Jr., President

J. Thomas Scrivener
 By: J. Scrivener, President

Witness
William C. ...