

K:\Drawings\330321 Vineyards at Cattail Creek - Mannarelli\REVISION PLATS\LOT 36 AND OPEN SPACE LOT 37-SHEET 1.dwg, PLAT 1, 1:1

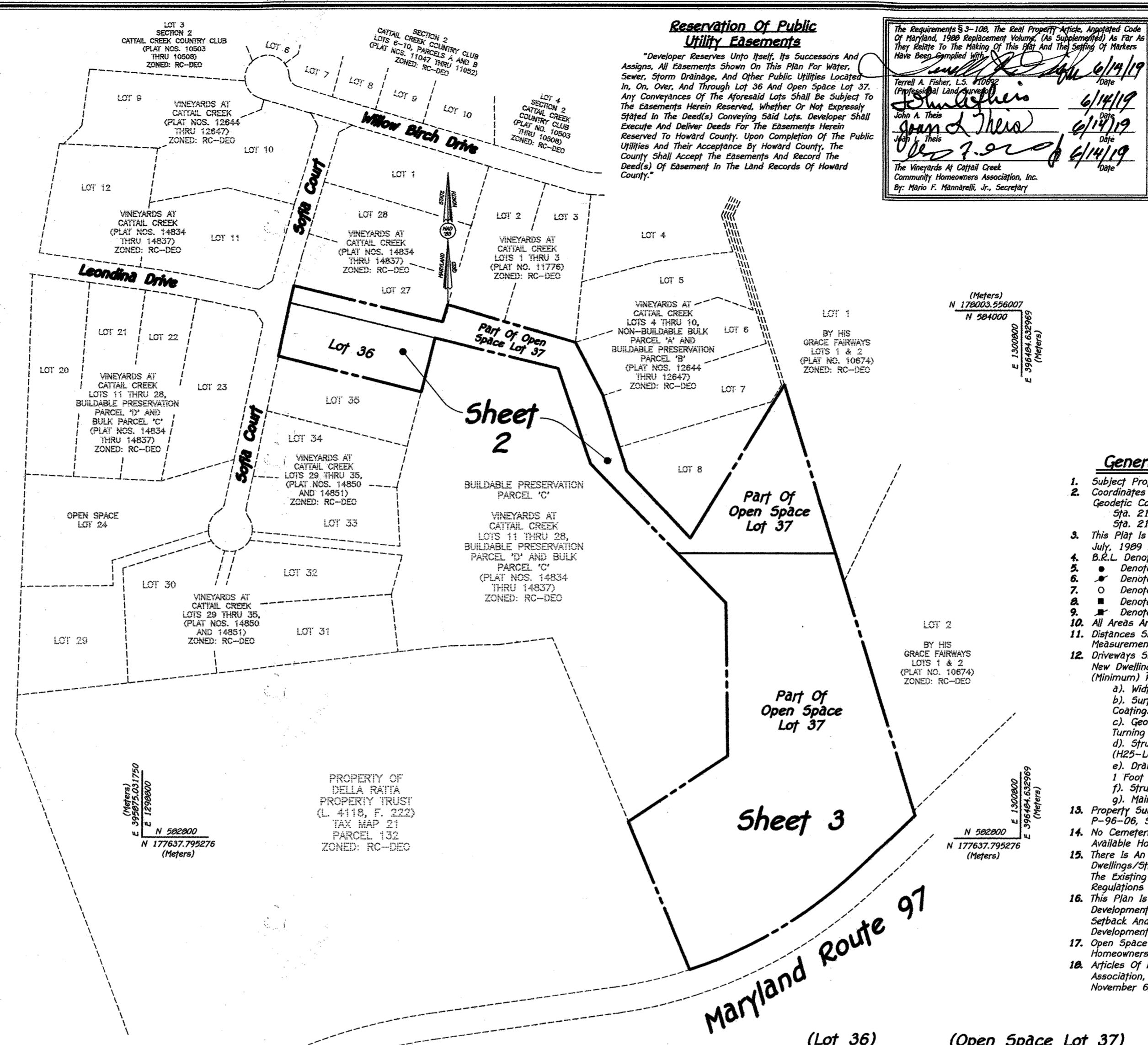
U.S. Equivalent Coordinate Table		Metric Coordinate Table		
POINT	NORTH (feet)	EAST (feet)	NORTH (meters)	EAST (meters)
1713	584011.259951	1299493.283399	178026.986828	396286.338845
1716	583924.275542	1299725.597988	177980.475146	396178.442621
1739	582729.048033	1300432.378740	177816.169073	396372.581785
1808	583093.616402	1299107.345632	177971.130222	395968.893766
1812	584007.077369	1299131.924625	178005.713193	395976.202578
2149	583804.655867	1299047.950377	177944.014996	396194.447664
2168	583400.666533	1300047.967656	177845.262290	396255.413052
2640	583828.619385	1300261.233923	177951.319091	396320.416741
2716	583633.132137	1299902.536183	177891.734459	396211.085491
2789	583446.135738	1300378.307660	177834.739649	396356.104914
2790	583446.116558	1300186.659845	177834.733803	396246.484039
2800	584054.845037	1299142.845090	178020.272808	395979.531142
2801	583971.637905	1299481.474461	177994.911223	396082.745581
2802	583648.652236	1299019.957074	177896.464994	396185.915288
2803	583665.394645	1299746.223374	177962.528213	396163.441211
2804	583934.633277	1299464.441822	177983.632190	396077.554022
2805	583812.196869	1299433.253638	177946.313498	396068.047845
2806	582835.006507	1299908.131736	177648.465280	396212.790979
2807	582984.693174	1300133.839368	177694.089868	396281.586803
2808	583333.687208	1300128.973614	177800.463460	396280.103718
5112	582851.994848	1300560.167183	177653.643337	396411.531780
5113	582497.580554	1300488.389083	177545.617644	396255.541504

- General Notes Continued:**
- This Area Designates Private Sewage Areas As Required By The Maryland Department Of The Environment For Individual Sewage Disposal Improvements Of Any Nature In This Area Are Restricted Until Public Sewerage Is Available. This Area 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 Area. Recordation Of A Modified Sewerage Area Shall Not Be Necessary.
  - The Perimeter Landscape Requirements Of Section 16.124 Of The Howard County Code And The Landscape Manual For This Subdivision Were Previously Addressed With F-00-068.
  - The Forest Conservation Obligations For Section 16.1202(b)(1)(vii) Of The Howard County Code And Forest Conservation Manual For This Subdivision Were Previously Addressed Under F-00-068.
  - The Lots Shown Hereon Comply With The Minimum Ownership Width And Lot Area As Required By The Maryland State Department Of The Environment.
  - No Grading, Removal Of Vegetative Cover Or Trees, Paving And New Structures Shall Be Permitted Within The Limits Of Wetlands, Stream(s), Or Their Required Buffers, Floodplain And Forest Conservation Areas.
  - Existing Wetland Locations Established By Eco-Science Professionals, Inc. And Approved On April 29, 1994.
  - Project Is Subject To Non-Tidal Wetlands Tracking Number 00-N1-0113/200062933 And All Of Its Conditions Of Approval.

- LEGEND**
- Existing Private Sewerage Easement (Plat Nos. 14834 Thru 14837) Removed By Recordation Of This Plat.
  - Existing Public Stormwater Management, Access, Drainage And Utility Easement (Plat Nos. 14834 Thru 14837)
  - Existing Public Forest Conservation Easement (Plat Nos. 14834 Thru 14837)
  - Existing Public 100 Year Floodplain And Drainage Easement (Plat Nos. 14834 Thru 14837)
  - Existing 10' Public Tree Maintenance Easement (Plat Nos. 14834 Thru 14837)
  - Existing Limits Of Wetlands
  - 100 Year Floodplain Elevation
  - Existing Stream Buffer (Plat Nos. 14834 Thru 14837)
  - Existing Limits Of Floodplain (Plat Nos. 14834 Thru 14837)
  - Previously Recorded Lot Line Removed By Recordation Of This Plat

**Area Tabulation This Submission**

TOTAL NUMBER OF BUILDABLE LOTS TO BE RECORDED	1
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	2
TOTAL AREA OF BUILDABLE LOTS TO BE RECORDED	0.975 Ac.*
TOTAL AREA OF OPEN SPACE LOTS TO BE RECORDED	11.190 Ac.*
TOTAL AREA OF PARCELS TO BE RECORDED	0.000 Ac.*
TOTAL AREA OF LOTS/PARCELS TO BE RECORDED	12.165 Ac.*
TOTAL AREA OF ROADWAY TO BE RECORDED	0.000 Ac.*
TOTAL AREA TO BE RECORDED	12.165 Ac.*



**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 Lot 36 And Open Space Lot 37. Any Conveyances Of The Aforesaid Lots Shall Be Subject To The Easements Herein Reserved, Whether Or Not Expressly Stated In The Deeds(s) Conveying Said Lots. 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.\*

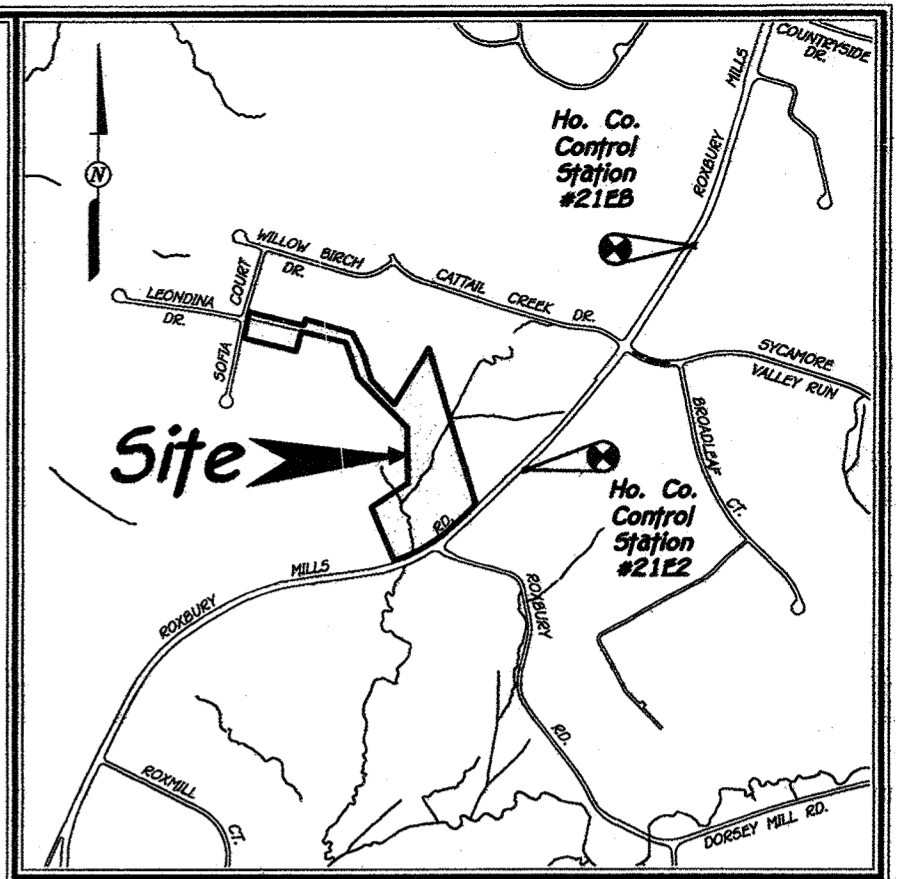
The Requirements § 5-108, The Real Property Article, Annotated Code Of Maryland, 1988 Replacement Volume, (As Supplemented) As Far As They Relate To The Making Of This Plat And The Setting Of Markers Have Been Complied With.

Terrell A. Fisher, L.S. 10692  
Professional Land Surveyor  
Date: 6/14/19

John A. Theis  
Date: 6/17/19

Joan L. Theis  
Date: 6/14/19

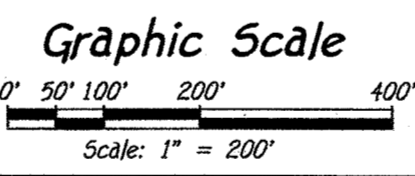
The Vineyards At Cattail Creek  
Community Homeowners Association, Inc.  
By: Mario F. Mannarelli, Jr., Secretary



Howard County ADC Map #16, Grid E-8  
**Vicinity Map**  
Scale: 1"=1,200'

- General Notes:**
- Subject Property Zoned RC-DEO Per 10/06/13 Comprehensive Zoning Plan.
  - Coordinates Based On Nad '83, Maryland Coordinate System As Projected By Howard County Geodetic Control Stations No. 21E2 And No. 21E8.  
Sta. 21E2 N 583,065.320 E 1,300,068.474 Elev. = 475.941  
Sta. 21E8 N 584,462.994 E 1,301,915.109 Elev. = 498.726
  - This Plat Is Based On Field Run Monumented Boundary Survey Performed On Or About July, 1989 By Fisher, Collins & Carter, Inc.
  - 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 Or Rights-Of-Way.
  - Denotes Concrete Monument Set With Aluminum Plate "F.C.C. 106".
  - Denotes Concrete Monument Or Stone Found.
  - All Areas Are More Or Less (±).
  - Distances Shown Are Based On Surface Measurement And Not Reduced To Nad '83 Grid Measurement.
  - Driveways Shall Be Provided Prior To Issuance Of A Use And Occupancy Permit For Any New Dwellings To Ensure Safe Access For Fire And Emergency Vehicles Per The Following (Minimum) Requirements:  
a). Width - 12 Feet (16 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 Clearance - Minimum 12 Feet;  
g). Maintenance - Sufficient To Ensure All Weather Use.
  - Property Subject To Prior Department Of Planning And Zoning File No's: 5-94-43, P-96-06, SP-96-11, WP-95-96, F-91-171, F-95-139, F-96-168 And F-00-68.
  - No Cemeteries Exist On The Subject Property Based On Visual Observation Or Listed In Available Howard County Cemetery Inventory Map.
  - There Is An Existing Dwelling On Lot 36 To Remain. There Are No Existing Dwellings/Structures On Open Space Lot 37. No New Buildings, Extensions Or Additions To The Existing Dwelling On Lot 36 Are To Be Constructed At A Distance Less Than The Zoning Regulations Require.
  - Open Space Lot 37 Is Owned And Maintained By The Vineyards At Cattail Creek Community Homeowners Association, Inc.
  - Articles Of Incorporation For The Vineyards At Cattail Creek Community Homeowners Association, Inc. Filed With The Maryland Department Of Assessments And Taxation On November 6, 1996 As Account No. D4522835.

**Fisher, Collins & Carter, Inc.**  
Civil Engineering Consultants & Land Surveyors  
Centennial Square Office Park - 10272 Baltimore National Pike  
Ellicott City, Maryland 21042  
(410) 461-2893



(Lot 36) **Owner/Developer**  
John A. Theis And  
Joan L. Theis  
15312 Pavey Terrace  
Darnestown, Maryland 20874

(Open Space Lot 37) **Owner/Developer**  
The Vineyards At Cattail Creek  
Community Homeowners  
Association, Inc.  
2929 Summit Circle  
Ellicott City, Maryland 21043

**Purpose Statement**  
The Purpose Of This Plat Is To Resubdivide Lot 25 And Open Space Lot 26, As Shown On Plats Entitled "Vineyards At Cattail Creek, Lots 11 Thru 28, Buildable Preservation Parcel 'C' And Bulk Parcel 'D'" Recorded Among The Land Records Of Howard County, Maryland As Plat Nos. 14834 Thru 14837; Creating Lot 36 And Open Space Lot 37, And (2) Removed Existing Private Sewerage Easement And Create New Private Sewerage Easement On Lot 36.

RECORDED AS PLAT NO. 25097 ON 7/26/19  
AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

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

B. Wilson for Monica Rosman 7/16/2019  
Howard County Health Officer Date

APPROVED: Howard County Department Of Planning And Zoning.

Chief, Development Engineering Division 7/15/19 Date

Director 7-25-19 Date

**Owner's Certificate**

We, John A. Theis, Joan L. Theis And The Vineyards At Cattail Creek Community Homeowners Association, Inc., By Mario F. Mannarelli, Jr., Secretary, Owners Of The Property Shown And Described Hereon, Hereby Adopt This Plan Of Subdivision; And In Consideration Of The Approval Of This Plat By The Department Of Planning And Zoning Establish The Minimum Building Restriction Lines. All Easements Of (Or) Rights-Of-Way Affecting The Property Are Included In This Plan Of Subdivision. Witness My/Our Hand/s This 14<sup>th</sup> Day Of JUNE, 2019.

John A. Theis  
Joan L. Theis  
The Vineyards At Cattail Creek Community Homeowners Association, Inc.  
By: Mario F. Mannarelli, Jr., Secretary

**Surveyor's Certificate**

I Herby Certify To The Best Of My Knowledge That The Final Plat Shown Hereon Is Correct, That It Was Prepared By Me Or Under My Responsible Charge And That I Am A Duly Licensed Professional Land Surveyor Under The Laws Of The State Of Maryland; That It Is (1) All Of The Lands Conveyed By Jeffrey G. Heiges To John A. Theis And Joan L. Theis By Deed Dated December 15, 2016 And Recorded Among The Land Records Of Howard County, Maryland In Liber 17345 At Folio 346; And (2) Part Of The Lands Conveyed By Mario F. Mannarelli, Sr. And Mario F. Mannarelli, Jr. To The Vineyards At Cattail Creek Community Homeowners Association, Inc. By Deed Dated March 16, 2001 And Recorded Among The Aforesaid Land Records In Liber 5535 At Folio 700; And Being Lot 25 And Open Space Lot 26, As Shown On Plats Entitled "Vineyards At Cattail Creek, Lots 11 Thru 28, Buildable Preservation Parcel 'C' And Bulk Parcel 'D'" Recorded Among The Aforesaid Land Records As Plat Nos. 14834 Thru 14837; All Monuments Are In Place In Accordance With The Annotated Code Of Maryland, As Amended.

Terrell A. Fisher, Professional Land Surveyor No. 10692 Date  
Expiration Date: December 13, 2019

**Plat Of Resubdivision**  
**Vineyards At Cattail Creek**  
**Lot 36 And Open Space Lot 37**

(Being A Revision To Lot 25 And Open Space Lot 26, As Shown On Plats Entitled "Vineyards At Cattail Creek, Lots 11 Thru 28, Buildable Preservation Parcel 'C' And Bulk Parcel 'D'" Recorded Among The Land Records Of Howard County, Maryland As Plat Nos. 14834 Thru 14837)

Zoned: RC-DEO  
Tax Map: 21; Grid: B; Parcel: 225  
Fourth Election District - Howard County, Maryland  
Date: May 21, 2019 Scale: As Shown Sheet 1 Of 3

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  
Professional Land Surveyor  
Date: 6/14/19

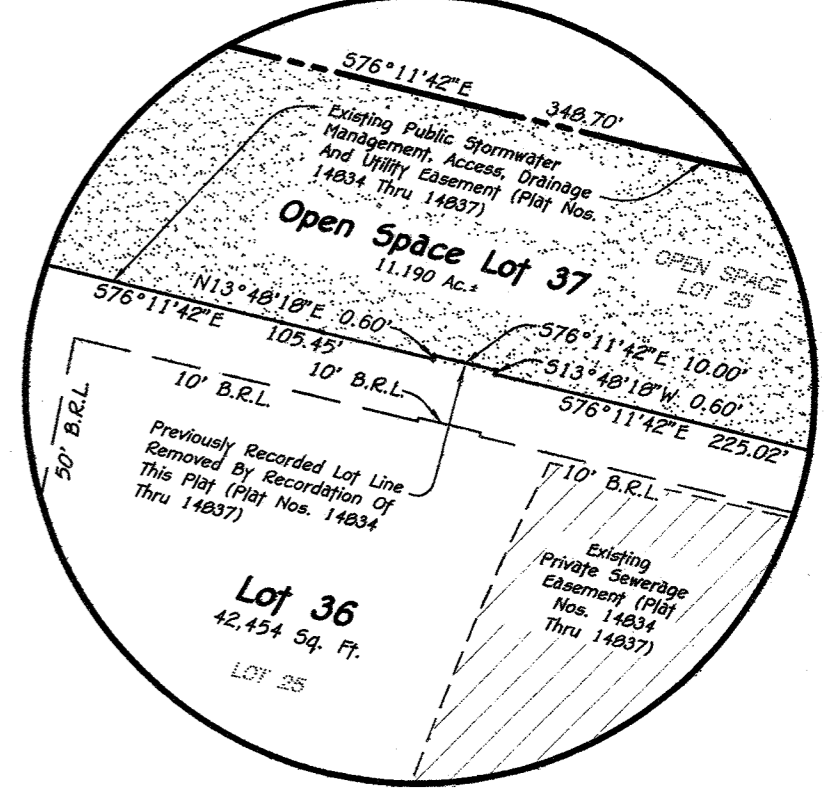
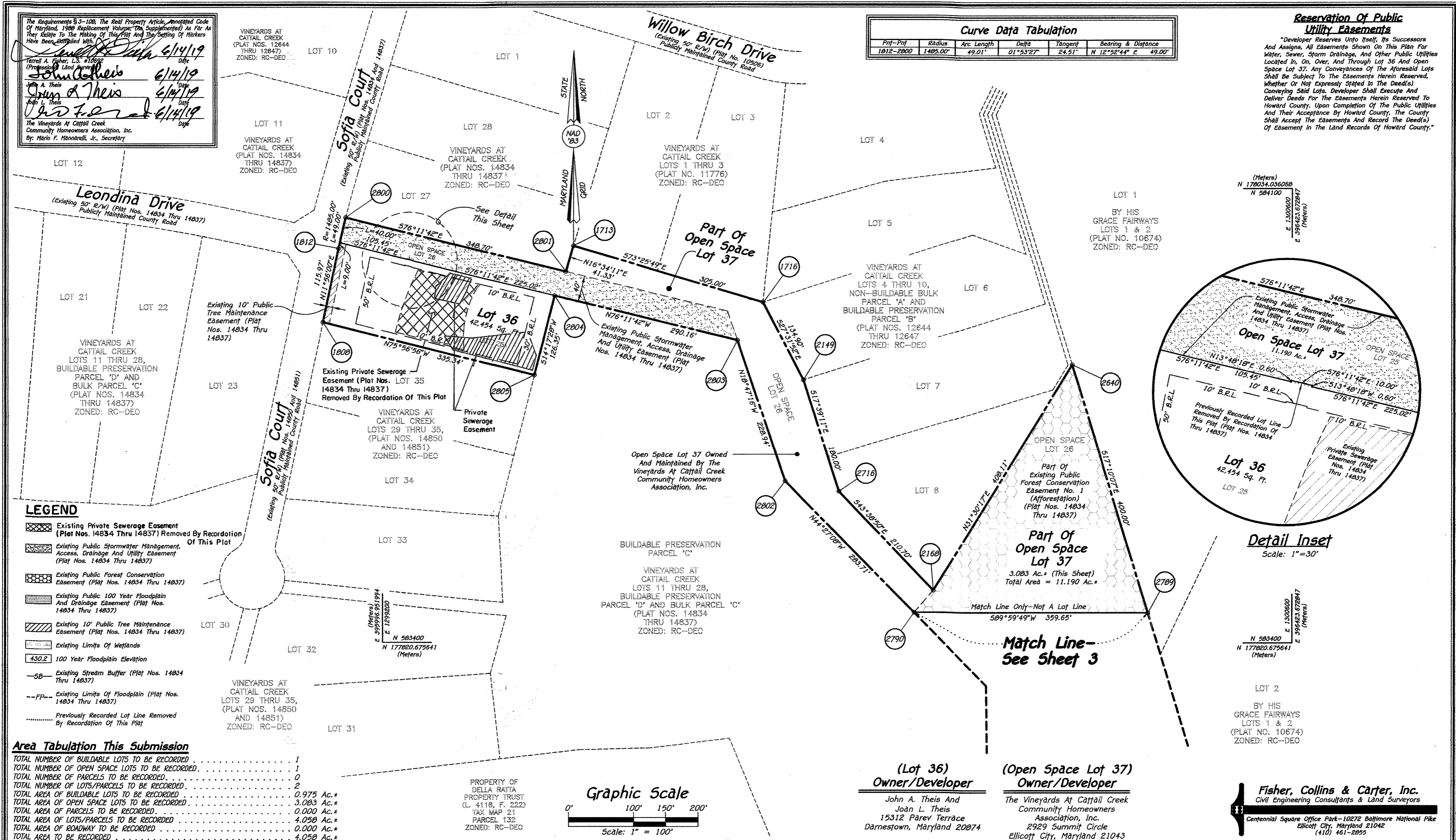
John A. Theis  
Joan L. Theis  
Date: 6/14/19

The Vineyards At Cattail Creek  
Community Homeowners Association, Inc.  
By: Mario F. Mannarelli, Jr., Secretary

Curve Data Tabulation					
Proj- Proj	Radius	Arc Length	Delta	Tangent	Bearing & Distance
1812-2800	1485.00'	49.01'	01°53'27"	24.51'	N 12°32'44" E 49.00'

**Reservation Of Public Utility Easements**

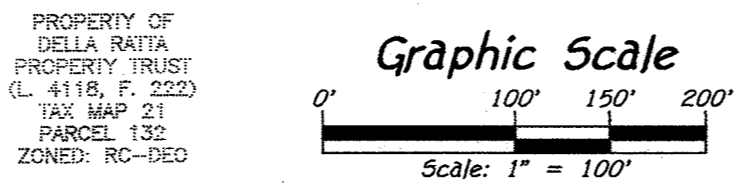
"Developer Reserves unto itself, its Successors And Assigns, All Easements Shown On This Plan For Water, Sewer, Storm Drainage, And Other Public Utilities Located In, On, Over, And Through Lot 36 And Open Space Lot 37. Any Conveyances Of The Aforesaid Lots Shall Be Subject To The Easements Herein Reserved, Whether Or Not Expressly Stated In The Deeds. Conveying Said Lots, 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."



- LEGEND**
- Existing Private Sewerage Easement (Plat Nos. 14834 Thru 14837) Removed By Recordation Of This Plat
  - Existing Public Stormwater Management, Access, Drainage And Utility Easement (Plat Nos. 14834 Thru 14837)
  - Existing Public Forest Conservation Easement (Plat Nos. 14834 Thru 14837)
  - Existing Public 100 Year Floodplain And Drainage Easement (Plat Nos. 14834 Thru 14837)
  - Existing 10' Public Tree Maintenance Easement (Plat Nos. 14834 Thru 14837)
  - Existing Limits Of Wetlands
  - 430.2 100 Year Floodplain Elevation
  - SB Existing Stream Buffer (Plat Nos. 14834 Thru 14837)
  - FP Existing Limits Of Floodplain (Plat Nos. 14834 Thru 14837)
  - Previously Recorded Lot Line Removed By Recordation Of This Plat

**Area Tabulation This Submission**

TOTAL NUMBER OF BUILDABLE LOTS TO BE RECORDED	1
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	2
TOTAL AREA OF BUILDABLE LOTS TO BE RECORDED	0.975 Ac.*
TOTAL AREA OF OPEN SPACE LOTS TO BE RECORDED	3.083 Ac.*
TOTAL AREA OF PARCELS TO BE RECORDED	0.000 Ac.*
TOTAL AREA OF LOTS/PARCELS TO BE RECORDED	4.058 Ac.*
TOTAL AREA OF ROADWAY TO BE RECORDED	0.000 Ac.*
TOTAL AREA TO BE RECORDED	4.058 Ac.*



**(Lot 36) Owner/Developer**  
John A. Theis And Joan L. Theis  
15312 Pavey Terrace  
Darnestown, Maryland 20874

**(Open Space Lot 37) Owner/Developer**  
The Vineyards At Cattail Creek Community Homeowners Association, Inc.  
2929 Summit Circle  
Ellicott City, Maryland 21043

**Detail Inset**  
Scale: 1"=30'

BY HIS GRACE FAIRWAYS LOTS 1 & 2 (PLAT NO. 10674) ZONED: RC-DEO

**Fisher, Collins & Carter, Inc.**  
Civil Engineering Consultants & Land Surveyors  
Centennial Square Office Park-10272 Baltimore National Pike  
Ellicott City, Maryland 21042  
(410) 461-2955

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

By: *Maura Roseman* 7/16/2019  
Howard County Health Officer Date

APPROVED: Howard County Department Of Planning And Zoning.

*Chief, Development Engineering Division* 7/19/19 Date

*Director* 7-25-19 Date

**Owner's Certificate**

We, John A. Theis, Joan L. Theis And The Vineyards At Cattail Creek Community Homeowners Association, Inc., By Mario F. Mannarelli, Jr., Secretary, Owners Of The Property Shown And Described Hereon, Herby Adopt This Plan Of Subdivision; And In Consideration Of The Approval Of This Plat By The Department Of Planning And Zoning Establish The Minimum Building Restriction Lines. All Easements Of (Or) Rights-Of-Way Affecting The Property Are Included In This Plan Of Subdivision. Witness My/Our Hand/s This 14th Day Of JUNE, 2019.

*John A. Theis*  
John A. Theis  
Witness

*Joan L. Theis*  
Joan L. Theis  
Witness

*Mario F. Mannarelli, Jr.*  
The Vineyards At Cattail Creek Community Homeowners Association, Inc.  
By: Mario F. Mannarelli, Jr., Secretary  
Witness

**Surveyor's Certificate**

I Herby Certify To The Best Of My Knowledge That The Final Plat Shown Hereon Is Correct, That It Was Prepared By Me Or Under My Responsible Charge And That I Am A Duly Licensed Professional Land Surveyor Under The Laws Of The State Of Maryland; That It Is (1) All Of The Lands Conveyed By Jeffrey G. Heiges To John A. Theis And Joan L. Theis By Deed Dated December 15, 2016 And Recorded Among The Land Records Of Howard County, Maryland In Liber 17345 At Folio 346; And (2) Part Of The Lands Conveyed By Mario F. Mannarelli, Sr. And Mario F. Mannarelli, Jr. To The Vineyards At Cattail Creek Community Homeowners Association, Inc. By Deed Dated March 16, 2001 And Recorded Among The Aforesaid Land Records In Liber 5535 At Folio 700; And Being Lot 25 And Open Space Lot 26, As Shown On Plats Entitled "Vineyards At Cattail Creek, Lots 11 Thru 28, Buildable Preservation Parcel 'C' And Bulk Parcel 'D' Recorded Among The Aforesaid Land Records As Plat Nos. 14834 Thru 14837; All Monuments Are In Place In Accordance With The Annotated Code Of Maryland, As Amended.

*Terrell A. Fisher* 6/14/19  
Terrell A. Fisher, Professional Land Surveyor No. 10692 Date  
Expiration Date: December 13, 2019

RECORDED AS PLAT NO. 25098 ON 7/24/19  
AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

**Plat Of Resubdivision**  
**Vineyards At Cattail Creek**  
**Lot 36 And Open Space Lot 37**

(Being A Revision To Lot 25 And Open Space Lot 26, As Shown On Plats Entitled "Vineyards At Cattail Creek, Lots 11 Thru 28, Buildable Preservation Parcel 'C' And Bulk Parcel 'D' Recorded Among The Land Records Of Howard County, Maryland As Plat Nos. 14834 Thru 14837)

Zoned: RC-DEO  
Tax Map: 21; Grid: B; Parcel: 225  
Fourth Election District - Howard County, Maryland  
Date: May 21, 2019 Scale: 1"=100' Sheet 2 Of 3

K:\Drawings\330321 Vineyards at Cattail Creek - Mannarelli\REVISION PLATS\330321 REVISION PLAT-LOT 36 AND OS LOT 37-SHEET 3.dwg, PLAT 3, 11

Proj-Prnt	Radius	Arc Length	Delta	Tangent	Bearing & Distance
1739-5113	999.76'	452.20'	25°54'56"	230.04'	S 58°55'18" W 448.36'

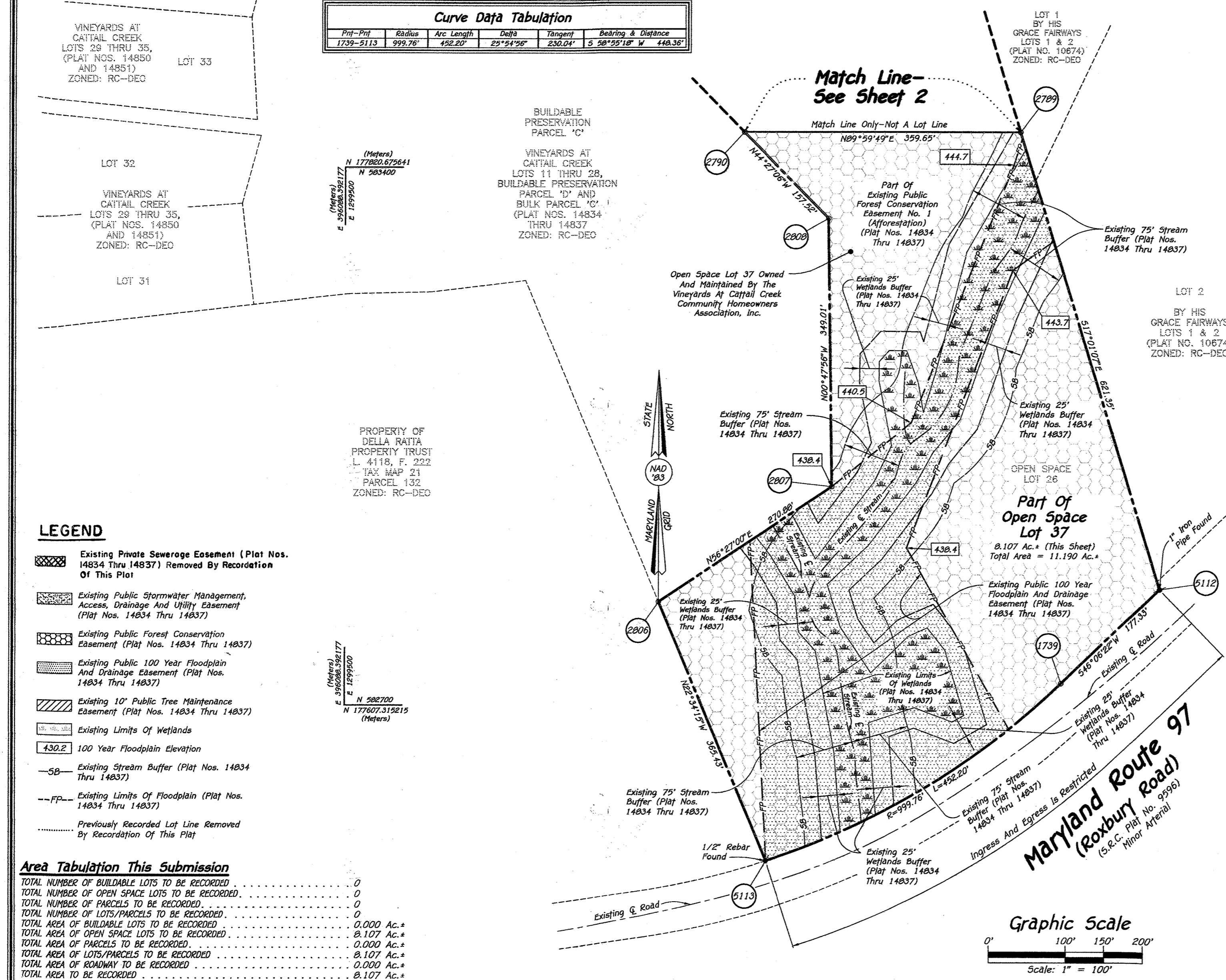
**Reservation Of Public Utility Easements**

"Developer Reserves unto itself, its Successors and Assigns, All Easements Shown on This Plan For Water, Sewers, Storm Drainage, And Other Public Utilities Located in, On, Over, And Through Lot 36 And Open Space Lot 37. 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. 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 § 3-102, 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 (Professional Land Surveyor) Date: 6/14/19  
 John A. Theis (Professional Land Surveyor) Date: 6/14/19  
 Joan L. Theis (Professional Land Surveyor) Date: 6/14/19  
 Mario F. Mannarelli, Jr. (Secretary) Date: 6/14/19

**Fisher, Collins & Carter, Inc.**  
 Civil Engineering Consultants & Land Surveyors  
 Centennial Square Office Park-10272 Baltimore National Pike  
 Ellicott City, Maryland 21042  
 (410) 461-2855

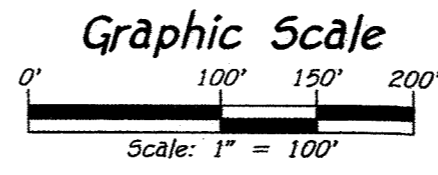


**LEGEND**

- Existing Private Sewerage Easement (Plat Nos. 14834 Thru 14837) Removed By Recordation Of This Plat
- Existing Public Stormwater Management, Access, Drainage And Utility Easement (Plat Nos. 14834 Thru 14837)
- Existing Public Forest Conservation Easement (Plat Nos. 14834 Thru 14837)
- Existing Public 100 Year Floodplain And Drainage Easement (Plat Nos. 14834 Thru 14837)
- Existing 10' Public Tree Maintenance Easement (Plat Nos. 14834 Thru 14837)
- Existing Limits Of Wetlands
- 100 Year Floodplain Elevation
- Existing Stream Buffer (Plat Nos. 14834 Thru 14837)
- Existing Limits Of Floodplain (Plat Nos. 14834 Thru 14837)
- Previously Recorded Lot Line Removed By Recordation Of This Plat

**Area Tabulation This Submission**

TOTAL NUMBER OF BUILDABLE LOTS TO BE RECORDED	0
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	0
TOTAL AREA OF BUILDABLE LOTS TO BE RECORDED	0.000 Ac.*
TOTAL AREA OF OPEN SPACE LOTS TO BE RECORDED	8.107 Ac.*
TOTAL AREA OF PARCELS TO BE RECORDED	0.000 Ac.*
TOTAL AREA OF LOTS/PARCELS TO BE RECORDED	8.107 Ac.*
TOTAL AREA OF ROADWAY TO BE RECORDED	0.000 Ac.*
TOTAL AREA TO BE RECORDED	8.107 Ac.*



**Owner's Certificate**

We, John A. Theis, Joan L. Theis And The Vineyards At Cattail Creek Community Homeowners Association, Inc., By Mario F. Mannarelli, Jr., Secretary, Owners Of The Property Shown And Described Hereon, Hereby Adopt This Plan Of Subdivision; And In Consideration Of The Approval Of This Plat By The Department Of Planning And Zoning Establish The Minimum Building Restriction Lines. All Easements Of (Or) Rights-Of-Way Affecting The Property Are Included In This Plan Of Subdivision. Witness My/Our Hand/s This 14th Day Of JUNE, 2019.

*John A. Theis*  
 John A. Theis  
 Witness  
*Joan L. Theis*  
 Joan L. Theis  
 Witness  
*Mario F. Mannarelli, Jr.*  
 The Vineyards At Cattail Creek Community Homeowners Association, Inc.  
 By: Mario F. Mannarelli, Jr., Secretary

**Surveyor's Certificate**

I Hereby Certify To The Best Of My Knowledge That The Final Plat Shown Hereon Is Correct, That It Was Prepared By Me Or Under My Responsible Charge And That I Am A Duly Licensed Professional Land Surveyor Under The Laws Of The State Of Maryland; That It Is (1) All Of The Lands Conveyed By Jeffrey G. Heiges To John A. Theis And Joan L. Theis By Deed Dated December 15, 2016 And Recorded Among The Land Records Of Howard County, Maryland In Liber 17345 At Folio 346; And (2) Part Of The Lands Conveyed By Mario F. Mannarelli, Sr. And Mario F. Mannarelli, Jr. To The Vineyards At Cattail Creek Community Homeowners Association, Inc. By Deed Dated March 16, 2001 And Recorded Among The Aforesaid Land Records In Liber 5535 At Folio 700; And Being Lot 25 And Open Space Lot 26, As Shown On Plats Entitled "Vineyards At Cattail Creek, Lots 11 Thru 28, Buildable Preservation Parcel 'C' And Bulk Parcel 'D'" Recorded Among The Aforesaid Land Records As Plat Nos. 14834 Thru 14837; All Monuments Are In Place In Accordance With The Annotated Code Of Maryland, As Amended.

*Terrell A. Fisher*  
 Terrell A. Fisher, Professional Land Surveyor No. 10692 Date: 6/14/19  
 Expiration Date: December 13, 2019

RECORDED AS PLAT No. 25099 ON 7/26/19 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

**Plat Of Resubdivision Vineyards At Cattail Creek Lot 36 And Open Space Lot 37**

(Being A Revision To Lot 25 And Open Space Lot 26, As Shown On Plats Entitled "Vineyards At Cattail Creek, Lots 11 Thru 28, Buildable Preservation Parcel 'C' And Bulk Parcel 'D'" Recorded Among The Land Records Of Howard County, Maryland As Plat Nos. 14834 Thru 14837)

Zoned: RC-DEO  
 Tax Map: 21; Grid: B; Parcel: 225  
 Fourth Election District - Howard County, Maryland  
 Date: May 21, 2019 Scale: 1"=100' Sheet 3 Of 3



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

*William for Monica Rossman*  
 Howard County Health Officer Date: 7/16/2019

APPROVED: Howard County Department Of Planning And Zoning.

*[Signature]*  
 Chief, Development Engineering Division Date: 7/15/19

*Kent S. [Signature]*  
 Director Date: 7-25-19