

U.S. Equivalent Coordinate Table		Metric Coordinate Table		
POINT	NORTH (feet)	EAST (feet)	NORTH (meters)	EAST (meters)
2296	303121.9577	1290515.0577	177735.928179	395768.181163
2394	303497.6290	1290549.4057	177950.442149	395920.570708
2392	303429.7646	1290730.0830	177829.747910	395953.721006
2486	303372.8291	1290732.7936	177812.393934	395954.547198
2630	303369.8135	1290233.5145	177811.474778	395790.759601
5120	303452.2489	1290996.3977	177836.601013	395931.842996
5121	303363.6243	1290291.9751	177797.392191	395921.533959
5122	303173.6009	1290969.0006	177791.730032	395926.567610

The Requirements §3-106, 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.

Frank John Mannalansan II 7/20/22 Date
 Professional Land Surveyor No. 21476
 (Professional Seal)

Rardin Farms, LLC 7/20/22 Date
 By: Scott D. Rardin, Member

Minimum Lot Size Tabulation			
Lot No.	Gross Area	Pipestem Area	Minimum Lot Size
38	65,159 Sq. Ft.*	5,400 Sq. Ft.*	59,759 Sq. Ft.*

Curve Data Tabulation					
PIV - PIV	Radius	Arc Length	Delta	Tangent	Bearing & Distance
2384 - 5120	50.00'	62.56'	71°42'21"	36.13'	S 39°10'01" E 58.57'

General Notes Continued:

- 23. Stormwater Management Practices Are Required In Accordance With The Design Manuals Prior To Signature Approval Of The Final Plat. The Developer Will Be Required To Execute The Declaration Of Covenant And/Or A Developers Agreement For The Construction Of The Stormwater Management Practices And A Maintenance Agreement.
- 24. This Area Designates A Private Sewerage Disposal Area 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 Areas 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 Disposal Area. Recordation Of A Modified Disposal Area Shall Not Be Necessary.
- 25. The Lots Shown Hereon Comply With The Minimum Ownership Width And Lot Area As Required By The Maryland State Department Of The Environment.
- 26. 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. D4522635.
- 27. Section 105.0.E.1.C. Of The Howard County Zoning Code Limits The Maximum Lot Size For Cluster Subdivisions To 50,000 Square Feet But It Does Allow The Department Of Planning And Zoning The Ability To Increase The Maximum Lot Size Up To 60,000 Square Feet With Adequate Justification. Lots 38 And 39 In The Vineyards At Cattail Creek Subdivision Exceed The 50,000 Of Maximum Due To The Location Of The Paving Perc Tests, Proposed Well Locations, On Lot Stormwater Management And Topography. It Was Necessary To Exceed The 50,000 Sq. Ft. Maximum Lot Size To Meet All Of The Setbacks Required By The Health Department And The Land Development Regulations.

Legend

- Existing 50' Private Use-In-Common Access Easement For The Use And Benefit Of Lots 39 (Formerly Lot 30), 31, 32 And The Property Of Della Ratta Property Trust (L 4118, F. 222)
- Existing Public 10' Tree Maintenance Easement (Plat Nos. 14850 And 14851)
- Existing Public Forest Conservation Easement Area (Plat Nos. 14834 Thru 14837 And Plat Nos. 24118 Thru 24122)
- 5' Private Access And Maintenance Easement For The Use And Benefit Of Lot 38
- Previously Recorded Lot Line Removed By Recordation Of This Plat

Reservation Of Public Utility Easements

"Developer Reserves Unto Itself, Its Successors And Assigns, All Easements Shown On This Plat For Water, Sewer, Storm Drainage, And Other Public Utilities Located In, On, Over, And Through Lots 38 And 39. 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."

Area Tabulation This Submission

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	2.786 Ac.*
TOTAL AREA OF OPEN SPACE LOTS TO BE RECORDED	0.000 Ac.*
TOTAL AREA OF LOTS TO BE RECORDED	2.786 Ac.*
TOTAL AREA OF ROADWAY TO BE RECORDED	0.000 Ac.*
TOTAL AREA TO BE RECORDED	2.786 Ac.*

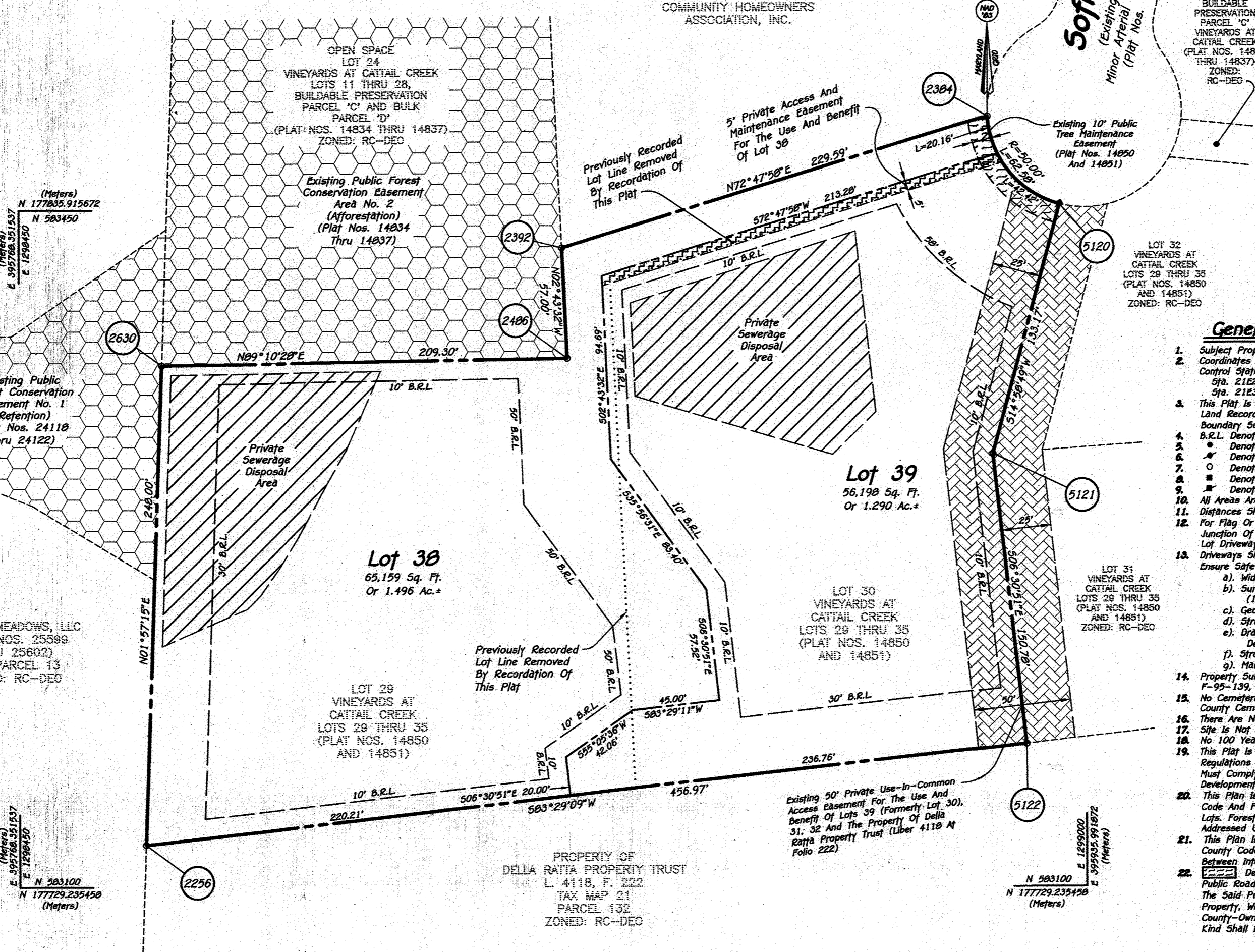
APPROVED: For Private Water And Private Sewerage Systems
 Howard County Health Department

Scott D. Rardin 7/29/22 Date
 Howard County Health Officer

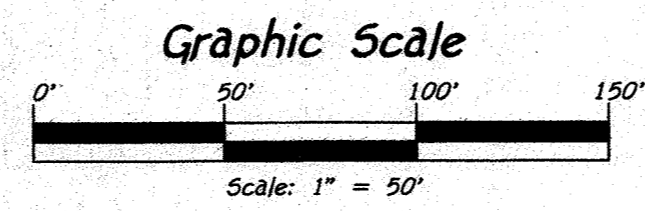
APPROVED: Howard County Department Of Planning And Zoning.

[Signature] 8/3/22 Date
 Chief, Development Engineering Division

[Signature] 8/11/22 Date
 Director



Fisher, Collins & Carter, Inc.
 Civil Engineering Consultants & Land Surveyors
 Centennial Square Office Park - 10272 Baltimore National Pike
 Ellicott City, Maryland 21042
 (410) 461-2895



Owner And Developer

Rardin Farms, LLC
 8017 Dorsey Run Road
 Suite A1
 Jessup, Maryland 20794-9372
 Ph: (410)-978-1122

Owner's Certificate

Rardin Farms, LLC, By Scott D. Rardin, Member, Owners Of The Property Shown And Described Hereon, Hereby Adopt This Plat Of Revision; 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 Plat Of Revision. Witness My Hand This 20th Day Of July, 2022.

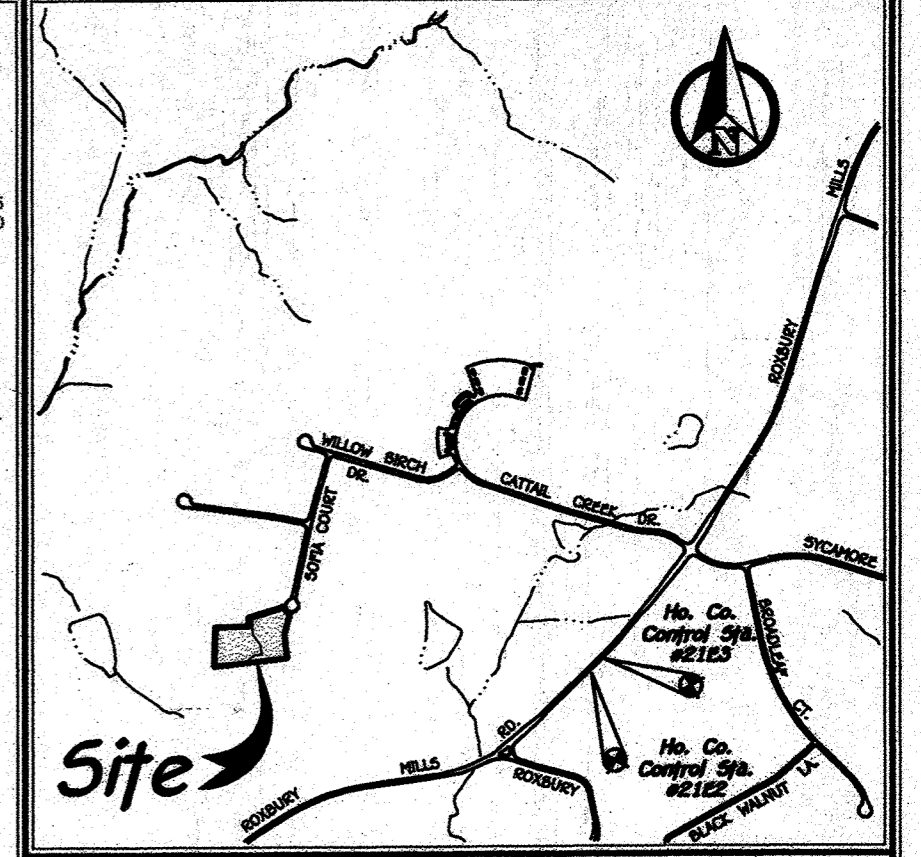
Scott D. Rardin
 Rardin Farms, LLC
 By: Scott D. Rardin, Member

[Witness Signature]
 Witness

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 Comprised Of (1) All Of The Lands Conveyed By Scott D. Rardin To Rardin Farms, LLC By Deed Dated April 27, 2021 And Recorded Among The Land Records Of Howard County, Maryland In Liber 20526 At Folio 457; And (2) All The Lands Conveyed By Mario F. Mannarelli, Sr. And Mario F. Mannarelli, Jr. To Rardin Farms, LLC By Deed Dated December 10, 2018 And Recorded Among The Aforesaid Land Records In Liber 18486 At Folio 206; And Being Lots 29 And 30, As Shown On Plats Entitled "Vineyards At Cattail Creek, Lots 29 Thru 35" Recorded Among The Aforesaid Land Records As Plat Nos. 14850 And 14851; All Monuments Are In Place In Accordance With The Annotated Code Of Maryland, As Amended.

Frank John Mannalansan II 7/20/22 Date
 Frank John Mannalansan, II
 Professional Land Surveyor No. 21476
 Expiration Date: July 14, 2023



Howard County ADC Map #16, Grid D-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. 2122 And No. 2125.
 Sgs. 2122 N 177710.645 (Metric) E 396505.489 (Metric)
 Sgs. 2125 N 178174.087 (Metric) E 396873.112 (Metric)
 - This Plat Is Based On Plats Entitled "Vineyards At Cattail Creek, Lots 29 Thru 35" Recorded Among The Land Records Of Howard County, Maryland As Plat Nos. 14850 And 14851 And A Field Monumented Boundary Survey Performed By Fisher, Collins & Carter, Inc. On Or About July, 1989.
 - B.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.
 - All Areas Are More Or Less (±).
 - Distances Shown Are Based On Surface Measurement And Not Reduced To NAD '83 Grid Measurement.
 - For Flag Or Pipestem Lots, Refuse Collection, Snow Removal And Road Maintenance Are Provided To The Junction Of The Flag Or Pipestem And The Road Right-Of-Way Only And Not Onto The Flag Or Pipestem Lot Driveway.
 - 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 Servicing 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: F-91-171, 5-94-43, F-95-139, WP-95-96, P-96-06, 5P-96-11, F-96-168, F-00-067 And F-00-068.
 - No Cemeteries Exist On The Subject Property Based On Visual Observation Or Listed In Available Howard County Cemetery Inventory Map.
 - There Are No Existing Dwellings/Structures On Lots 38 And 39.
 - Site Is Not Adjacent To A Scenic Road.
 - No 100 Year Floodplain, Steep Slopes, Wetlands Or Forest Exist On Site.
 - This Plat Is In Compliance With The Amended Fifth Edition Of The Subdivision And Land Development Regulations And The 10/06/13 Comprehensive Zoning Plan. Development Or Construction On These Lots Must Comply With Setback And Buffer Regulations In Effect At The Time Of Submission Of The Site Development Plan. Alternative Compliance Application, Or Building/Grading Permit.
 - This Plat Is Exempt From Forest Conservation With Section 16.1202(b)(1)(vi) Of The Howard County Code And Forest Conservation Manual Since It Is A Resubdivision Plat Which Does Not Create Additional Lots. Forest Conservation Requirements For The Vineyards At Cattail Creek Subdivision Were Previously Addressed Under F-00-068.
 - This Plat Is Exempt From Perimeter Landscaping In Accordance With Section 16.124 Of The Howard County Code And Landscape Manual, Since It Is A Plat Of Resubdivision To Revise Property Lines Between Interior Lots Of The Same Subdivision And No Additional Lots Will Be Created.
 - 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.

Purpose Statement

The Purpose Of This Plat Is To: (1) Revise The Common Lot Lines Between Lot 29 And 30, As Shown On Plats Entitled "Vineyards At Cattail Creek, Lots 29 Thru 35" Recorded As Plat Nos. 14850 And 14851, Creating Lots 38 And 39; (2) Revise The Existing Private Sewerage Disposal Areas On Lot 38 And 39; And (3) To Create A 5' Private Access And Maintenance Easement For The Use And Benefit Of Lot 38.

RECORDED AS PLAT No. 21154 ON 8-19-22
 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

Resubdivision Plat
Vineyards At Cattail Creek
Lots 38 And 39

(Being A Resubdivision Of Lots 29 And 30, As Shown On Plats Entitled "Vineyards At Cattail Creek, Lots 29 Thru 35" Recorded Among The Land Records Of Howard County, Maryland As Plat Nos. 14850 And 14851)

Zoned: RC-DEO
 Tax Map: 21, Grid: 8; Parcel: 225
 Fourth Election District - Howard County, Maryland
 Date: April 18, 2022 Scale: As Shown Sheet 1 of 1

I:\300003021\Engineering\Drawings\REVISION PLATS\60988-4 REVISION PLAT-LOTS 38 & 39.dwg, Revision Plat-Lots 38 & 39, 7/19/2022 11:08:37 AM, 1:1