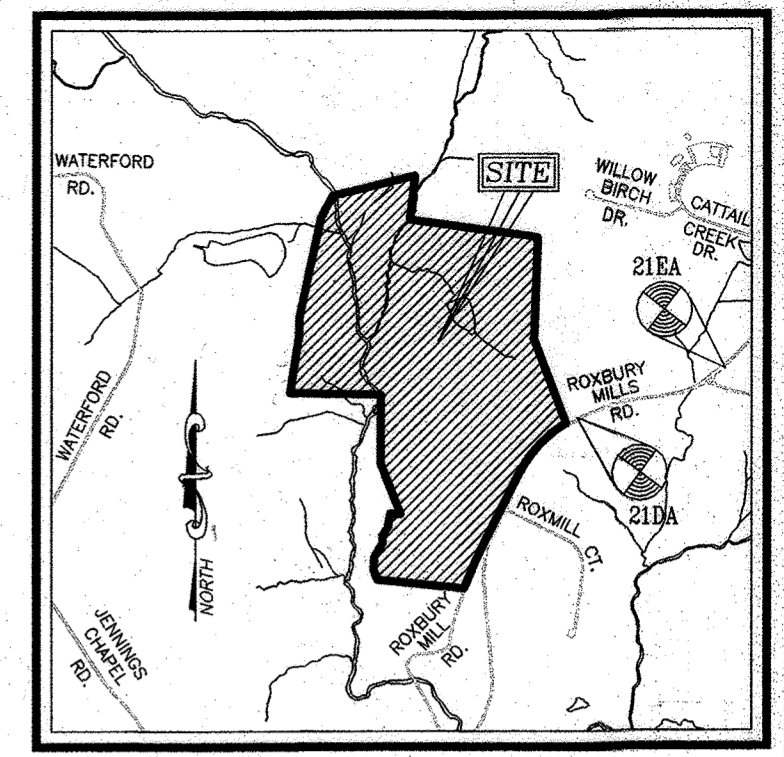


GENERAL NOTES:

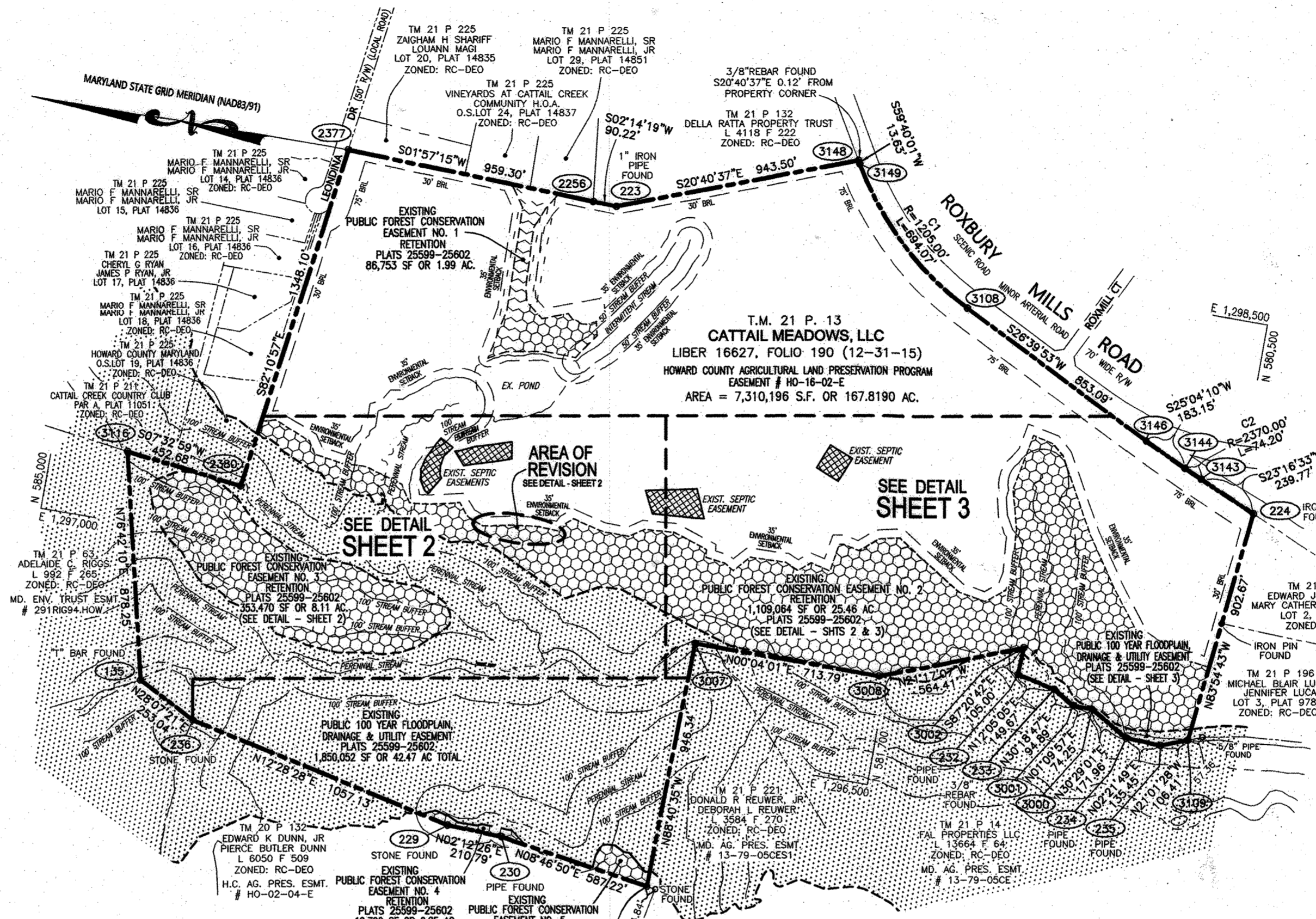
- COORDINATES BASED ON NAD '83/91, MARYLAND COORDINATE SYSTEM AS PROJECTED BY HOWARD COUNTY, GEODETIC CONTROL STATION 21DA & 21EA.
21DA N 582213.3720 E 1298954.8840
21EA N 582715.1330 E 1300495.9840
- THIS PLAN IS BASED ON A BOUNDARY SURVEY PREPARED BY VOGEL & ASSOCIATES, DATED JULY 13, 1998.
- BRL DENOTES BUILDING RESTRICTION LINE.
- ⊕ DENOTES REBAR WITH CAP SET.
- DENOTES IRON PIPE OR IRON BAR FOUND.
- ⊙ DENOTES ANGULAR CHANGE IN BEARING OF BOUNDARY OR RIGHT-OF-WAY.
- DENOTES STONE OR MONUMENT FOUND.
- AREAS SHOWN HEREON ARE MORE OR LESS.
- THE SUBJECT PROPERTY IS ZONED RC-DEO IN ACCORDANCE WITH OCT. 6, 2013 COMPREHENSIVE ZONING PLAN.
- APPLICABLE DPZ FILE NUMBERS: AC PRES HO-16-02-E, HISTORIC HO-287, SDP-16-027, SDP-16-027-FC-1, & WP-16-023.
- TO THE BEST OF THE OWNERS KNOWLEDGE, THERE ARE NO CEMETERY OR BURIAL SITES LOCATED ON SUBJECT PROPERTY.
THE EXISTING HISTORIC HOUSE AND ITS ASSOCIATED OUTBUILDINGS AT #4088 ROUTE 97 ARE LISTED ON THE HISTORIC SITES INVENTORY AS HO-287.
- THERE ARE (2) EXISTING RESIDENTIAL STRUCTURES LOCATED ON PARCEL 13 TO REMAIN.
- IN ACCORDANCE WITH SECTION 104.C.2 OF THE ZONING REGULATIONS, A FARM TENANT HOUSE OR CARETAKER DWELLING IS ALLOWED AS AN ACCESSORY USE FOR PARCELS GREATER THAN 50 ACRES.
- THIS PROPERTY IS HOWARD COUNTY AGRICULTURAL LAND PRESERVATION EASEMENT HO-16-02-E. THE 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 LOCATED IN, ON, OVER AND THROUGH LOTS/PARCELS, ANY CONVEYANCES OF THE AFORESAID LOTS, PARCELS SHALL BE SUBJECT TO THE EASEMENTS HEREIN RESERVED, WHETHER OR NOT EXPRESSLY STATED IN THE DEED(S) CONVEYING SAID LOTS/PARCELS. DEVELOPER SHALL EXECUTE AND DELIVER DEEDS FOR THE EASEMENTS HEREIN RESERVED FOR HOWARD COUNTY WITH A METES AND BOUNDS DESCRIPTION OF THE FOREST CONSERVATION AREA. UPON COMPLETION OF THE PUBLIC UTILITIES AND THEIR EXCEPTION 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 THE DEVELOPER AND THE COUNTY, AND THE RELEASE OF DEVELOPER'S SURETY POSTED WITH SAID AGREEMENT. THE COUNTY SHALL EXCEPT THE EASEMENTS AND RECORD THE DEED(S) OF EASEMENT IN THE LAND RECORDS OF HOWARD COUNTY.
- A WETLAND DELINEATION WAS NOT PREPARED FOR THIS FOREST BANK ESTABLISHMENT PLAN.
- THE 100 YEAR FLOODPLAIN LOCATED ON SITE IS BASED ON HOWARD COUNTY STUDY FOR "CATTAIL CREEK".
- THIS PROPERTY IS NOT WITHIN THE METROPOLITAN DISTRICT.
- THE FOREST STAND SHOWN HEREON WAS TAKEN FROM THE "GREEN INFRASTRUCTURE HABITAT MANAGEMENT - FOREST STEWARDSHIP PLAN" BY DANIEL J. LEWIS, FORESTER AND JAMES C. ERDMAN, FORESTER JUNE 19, 2015.
- FOREST CONSERVATION EASEMENTS HAVE BEEN ESTABLISHED TO FULFILL A PORTION OF THE REQUIREMENTS OF SECTION 16.1200 OF THE HOWARD COUNTY FOREST CONSERVATION MANUAL - 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.
- THIS PLAN WILL CREATE 36.24 ACRES OF FOREST BANK.
- FOREST CONSERVATION EASEMENTS 1 - 5 ARE FOREST RETENTION AREAS EQUAL TO 36.24 AC. THERE ARE NO FINANCIAL SURETIES REQUIRED FOR THIS PROJECT.
- REFERENCE WP-16-023; APPROVED SEPTEMBER 8, 2015, TO WAIVE SECTION 16.102 & 16.147(c) SUBJECT TO THE FOLLOWING CONDITIONS:
1. APPROVAL OF THIS WAIVER IS ONLY FOR THE MERGER OF THREE EXISTING DEEDED PARCELS (PARCELS 1, 2 AND 3) UNDER THE SAME OWNERSHIP AS DESCRIBED IN DEED LIBER 4468, FOLIO 485, AND DATED OCTOBER 2, 1998. NO OTHER PARCELS ARE BEING ENDORSED AND NO ADDITIONAL PARCELS SHALL BE CREATED.
2. THE "ADJOINER DEEDS" TO MERGE PARCELS 1, 2 AND 3 SHALL BE RECORDED IN THE LAND RECORDS OF HOWARD COUNTY WITHIN 120 DAYS OF THE DATE OF THIS WAIVER PETITION APPROVAL (ON OR BEFORE JANUARY 6, 2016).
3. A RECORDED COPY OF THE "ADJOINER DEEDS" SHALL BE SUBMITTED TO THIS DEPARTMENT FOR FILE RETENTION PURPOSES WITHIN 140 DAYS OF THE DATE OF THIS WAIVER PETITION APPROVAL (ON OR BEFORE FEBRUARY 15, 2016).
4. THE "ADJOINER DEEDS" SHALL REFERENCE THIS WAIVER PETITION FILE NUMBER, WP-16-023.
5. ON ANY FUTURE SUBDIVISION OR BUILDING PERMIT, A NOTE SHALL BE ADDED THAT REFERENCES THIS WAIVER PETITION FILE NUMBER AND APPROVAL DATE.

CURVE TABLE

CURVE	RADIUS	LENGTH	TANGENT	DELTA	CHORD	BEARING	LENGTH
C1	1205.00'	694.07'	356.96'	33°00'08"	S43°10'00"W	684.52'	
C2	2370.00'	74.20'	37.10'	1°47'37"	S24°10'22"W	74.19'	



VICINITY MAP
SCALE 1" = 200'
ADC MAP 8 : J-10



COORDINATE TABLE

NO.	NORTH	EAST
135	584510.8240	1296416.9896
223	583031.8067	1298511.5308
224	580426.7339	1297779.0475
229	583255.4822	1296069.3536
230	583044.8457	1296061.2353
232	581207.8182	1297016.8482
233	581061.4690	1296985.5156
234	580757.1297	1296848.8795
235	580621.7946	1296843.2933
236	584287.6586	1286297.6973
256	583121.9550	1288515.0550
2377	584080.6970	1288547.7690
2380	584264.0660	1297212.1980
3000	580905.3205	1296936.1132
3001	580979.5520	1296937.6240
3002	581202.9543	1297121.7568
3006	582464.5093	1295971.5965
3007	582442.6495	1296917.6840
3008	581728.8600	1296916.8500
3108	581642.9365	1296364.6209
3109	580522.4677	1296881.4699
3116	584712.8257	1297271.6741
3143	580646.9884	1297873.7943
3144	580714.6750	1297904.1752
3146	580880.5716	1297981.7793
3148	582149.0848	1298844.6786
3149	582142.2024	1298832.9163

PUBLIC FOREST CONSERVATION EASEMENT TABULATION CHART

FCE DESIGNATION	FCE TYPE	FCE AREA
1	RETENTION	1.99 AC.
2	RETENTION	25.46 AC.
3	RETENTION	8.11 AC.
4	RETENTION	0.25 AC.
5	RETENTION	0.43 AC.
TOTAL		36.24 AC.

OWNER/DEVELOPER
CATTAIL MEADOWS, LLC
P.O. BOX 2249
COLUMBIA, MARYLAND 21045
(443) 516-1316

LEGEND

- EXISTING PUBLIC FOREST CONSERVATION EASEMENT (RETENTION) PLAT 25599-25602
- EXISTING 100 YEAR FLOODPLAIN, DRAINAGE & UTILITY EASEMENT PLAT 25599-25602
- EXISTING SEPTIC EASEMENT

THE REQUIREMENTS OF 38108, THE REAL PROPERTY ARTICLE, ANNOTATED CODE OF MARYLAND, 1988 REPLACEMENT VOLUME, (AS SUPPLEMENTED) AS FAR AS THEY RELATE TO THE MAKING OF THIS PLAN AND THE SETTING OF MARKERS HAVE BEEN COMPLIED WITH.

Thomas M. Hoffman, Jr. 11/12/22 DATE
THOMAS M. HOFFMAN, JR. PROPERTY LINE SURVEYOR, MARYLAND REG. NO. 267
David R. Heber 18 Nov 2022 DATE
CATTAIL MEADOWS, LLC AUTHORIZED PERSON

PURPOSE:

THE PURPOSE OF THIS PLAN IS TO CORRECT THREE SMALL AREAS (LINES F8-F10, F16-F18, & F20-F22) ALONG THE NORTHWEST SIDE OF PUBLIC FOREST CONSERVATION EASEMENT NO. 2.

APPROVED: FOR PRIVATE WATER AND PRIVATE SEWER SYSTEMS
HOWARD COUNTY HEALTH DEPARTMENT

David R. Heber 12/14/22 DATE
HOWARD COUNTY HEALTH OFFICER

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING
David R. Heber 12-19-22 DATE
CHIEF, DEVELOPMENT ENGINEERING DIVISION
David R. Heber 11/23/22 DATE
DIRECTOR

OWNER'S CERTIFICATE

CATTAIL MEADOWS, LLC, OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY ADOPTS THIS PLAN IN CONSIDERATION OF THE APPROVAL OF THIS PLAN OF FOREST CONSERVATION EASEMENT BY THE DEPARTMENT OF PLANNING AND ZONING, TO ESTABLISH FOUR FOREST CONSERVATION EASEMENTS AND TWO WETLAND AREAS.

David R. Heber CATTAIL MEADOWS, LLC AUTHORIZED PERSON
Thomas M. Hoffman, Jr. WITNESS

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE FINAL EASEMENT PLAT SHOWN HEREON IS CORRECT; THAT IT DEFINES FIVE FOREST CONSERVATION EASEMENTS ON A PORTION OF THE LAND CONVEYED BY CATTAIL MEADOWS, LLC TO CATTAIL MEADOWS, LLC BY CONFIRMATORY DEED DATED DECEMBER 31, 2015 AND RECORDED IN LIBER 16627 AT FOLIO 190 AMONG OF THE LAND RECORDS OF HOWARD COUNTY, MARYLAND. ALL MONUMENTS ARE IN PLACE.

Thomas M. Hoffman, Jr. 11/12/22 DATE
THOMAS M. HOFFMAN, JR. PROPERTY LINE SURVEYOR, MARYLAND REG. NO. 267



VOGEL ENGINEERING & TIMMONS GROUP
3300 NORTH RIDGE ROAD, SUITE 110, ELLICOTT CITY, MARYLAND 21043, 410-461-7666

RECORDED AS PLAT No. 216256 ON 1-26-23 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

PLAT OF REVISION
A REVISION OF:
"PLAT OF REVISION, PLAT OF FOREST CONSERVATION EASEMENT"
"CATTAIL MEADOWS, LLC"
PLAT 25599-25602

ZONED RC-DEO
TAX MAP 21, BLK: 14, PARCEL 13
5TH ELECTION DISTRICT, HOWARD COUNTY, MARYLAND
SCALE: 1" = 400'
GRAPHIC SCALE
OCTOBER 6, 2022
400' 0 400' 800' 1200'

THE REQUIREMENTS OF 38108, 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.

Thomas M. Hoffman, Jr. 11/12/22
 THOMAS M. HOFFMAN, JR. DATE
 PROPERTY LINE SURVEYOR, MARYLAND REG. NO. 267

David R. Huber 18 Nov 2022
 DAVID R. HUBER DATE
 CATTAL MEADOWS, LLC

PUBLIC 100 YEAR FLOODPLAIN, DRAINAGE & UTILITY EASEMENT

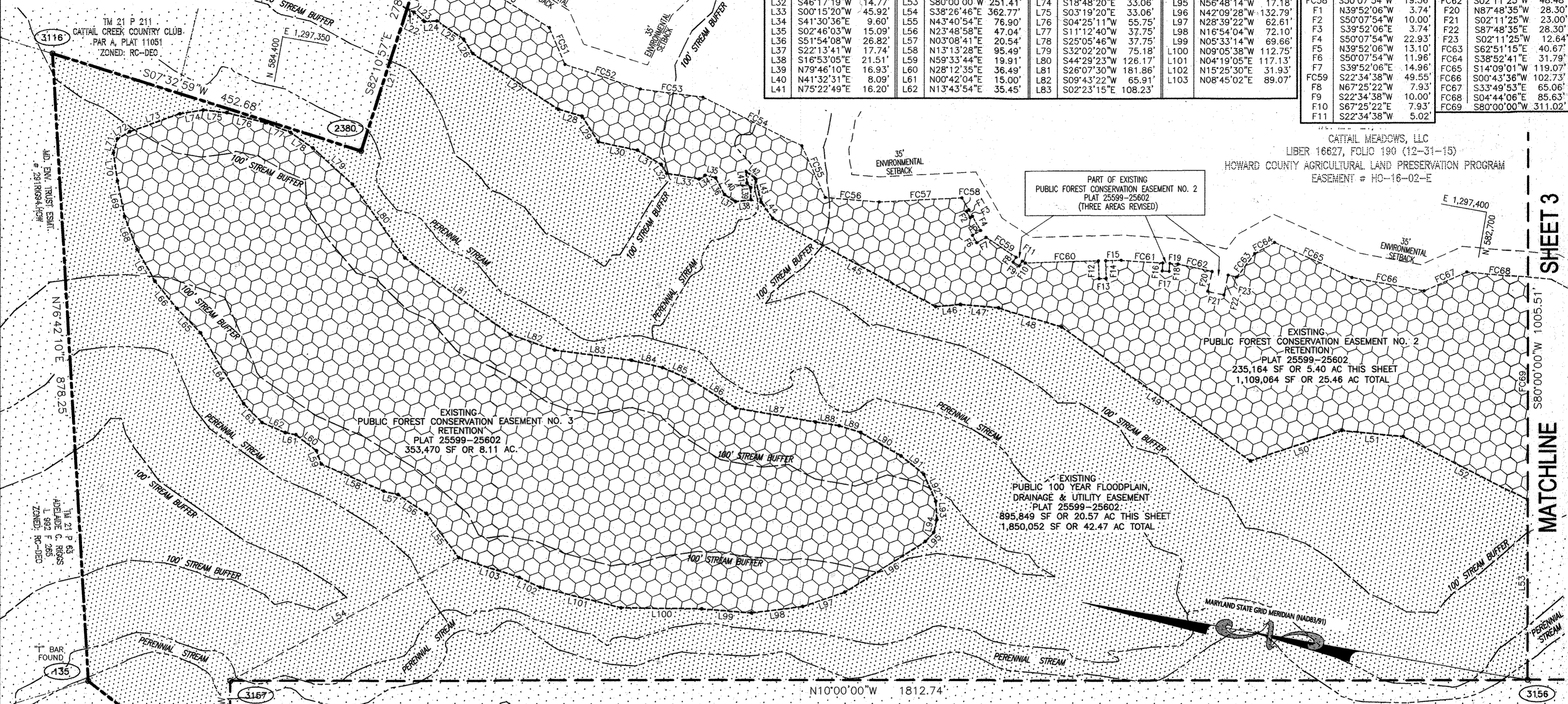
LINE TABLE

LINE	COURSE	LINE	COURSE	LINE	COURSE	LINE	COURSE
L21	S82°10'57"E 208.62'	L42	S27°23'54"W 16.11'	L63	N35°33'08"E 36.83'	L84	S03°02'56"W 44.91'
L22	S14°40'14"W 10.91'	L43	S66°22'50"W 33.81'	L64	N48°37'17"E 115.60'	L85	S13°55'19"W 44.91'
L23	S32°09'47"W 19.18'	L44	S44°12'33"W 27.82'	L65	N36°04'30"E 47.47'	L86	S22°08'10"W 72.17'
L24	S11°53'38"E 18.02'	L45	S18°21'15"W 259.11'	L66	N40°56'56"E 49.05'	L87	S00°00'12"E 113.30'
L25	S24°27'19"W 44.85'	L46	S15°06'22"E 34.76'	L67	N50°10'29"E 51.03'	L88	S01°11'19"E 34.05'
L26	S47°22'02"W 23.98'	L47	S05°19'55"E 53.58'	L68	N59°26'41"E 49.53'	L89	S07°23'41"W 31.33'
L27	S23°29'19"W 143.33'	L48	S06°35'45"W 91.81'	L69	N68°40'14"E 50.56'	L90	S20°05'27"W 65.20'
L28	S06°16'12"W 34.22'	L49	S25°20'18"W 323.45'	L70	N71°45'54"E 39.39'	L91	S29°25'19"W 41.15'
L29	S47°39'22"W 42.71'	L50	S28°18'45"E 134.72'	L71	S84°23'11"E 20.00'	L92	S56°08'38"W 41.15'
L30	S01°54'39"W 55.71'	L51	S04°10'57"E 86.55'	L72	S40°48'42"E 20.00'	L93	S76°45'59"W 25.67'
L31	S20°58'28"W 38.97'	L52	S17°15'43"W 195.58'	L73	S29°24'45"E 74.83'	L94	N87°18'40"W 18.72'
L32	S46°17'19"W 14.77'	L53	S80°00'00"W 251.41'	L74	S18°48'20"E 33.06'	L95	N56°48'14"W 17.18'
L33	S00°15'20"W 45.92'	L54	S38°26'46"E 362.77'	L75	S03°19'20"E 33.06'	L96	N42°09'28"W 132.79'
L34	S41°30'36"E 9.60'	L55	N43°40'54"E 76.90'	L76	S04°25'11"W 55.75'	L97	N28°39'22"W 62.61'
L35	S02°46'03"W 15.09'	L56	N23°48'58"E 47.04'	L77	S11°12'40"W 37.75'	L98	N16°54'04"W 72.10'
L36	S51°54'08"W 26.82'	L57	N03°08'41"E 20.54'	L78	S25°05'46"W 37.75'	L99	N05°33'14"W 69.66'
L37	S22°13'41"W 17.74'	L58	N13°13'28"E 95.49'	L79	S32°02'20"W 75.18'	L100	N09°05'38"W 112.75'
L38	S16°53'05"E 21.51'	L59	N59°33'44"E 19.91'	L80	S44°29'23"W 126.17'	L101	N04°19'05"E 117.13'
L39	N79°46'10"E 16.93'	L60	N28°12'35"E 36.49'	L81	S26°07'30"W 181.86'	L102	N15°25'30"E 31.93'
L40	N41°32'31"E 8.09'	L61	N00°42'04"E 15.00'	L82	S09°43'22"W 65.91'	L103	N08°45'02"E 89.07'
L41	N75°22'49"E 16.20'	L62	N13°43'54"E 35.45'	L83	S02°23'15"E 108.23'		

PUBLIC FOREST CONSERVATION EASEMENT NO. 2

LINE TABLE

LINE	COURSE	LINE	COURSE
FC48	S82°10'57"E 52.25'	FC60	S11°38'01"E 102.28'
FC49	S13°34'58"E 54.18'	F12	S78°21'59"W 24.72'
FC50	S22°01'05"W 151.61'	F13	S11°38'01"E 10.00'
FC51	S58°49'46"W 56.15'	F14	N78°21'59"E 24.72'
FC52	S08°07'55"W 110.65'	F15	S11°38'01"E 21.96'
FC53	S02°30'48"E 88.46'	FC61	S05°53'37"E 57.99'
FC54	S16°10'14"W 154.27'	F16	S84°06'23"W 11.09'
FC55	S55°43'13"W 79.10'	F17	S05°53'37"E 10.00'
FC56	S05°20'59"E 78.04'	F18	N84°06'23"E 11.09'
FC57	S12°48'30"E 115.75'	F19	S05°53'37"E 11.87'
FC58	S50°07'54"W 19.56'	FC62	S02°11'25"W 48.48'
F1	N39°52'06"W 3.74'	F20	N87°48'35"W 28.30'
F2	S50°07'54"W 10.00'	F21	S02°11'25"W 23.00'
F3	S39°52'06"E 3.74'	F22	S87°48'35"E 28.30'
F4	S50°07'54"W 22.93'	F23	S02°11'25"W 12.64'
F5	N39°52'06"W 13.10'	FC63	S62°51'15"E 40.67'
F6	S50°07'54"W 11.96'	FC64	S38°52'41"E 31.79'
F7	S39°52'06"E 14.96'	FC65	S14°09'01"W 119.07'
FC59	S22°34'38"W 49.55'	FC66	S00°43'36"W 102.73'
F8	N67°25'22"W 7.93'	FC67	S33°49'53"E 65.06'
F9	S22°34'38"W 10.00'	FC68	S04°44'06"E 85.63'
F10	S67°25'22"E 7.93'	FC69	S80°00'00"W 311.02'
F11	S22°34'38"W 5.02'		



PART OF EXISTING PUBLIC FOREST CONSERVATION EASEMENT NO. 2 PLAT 25599-25602 (THREE AREAS REVISED)

CATTAL MEADOWS, LLC
 LIBER 16627, FOLIO 190 (12-31-15)
 HOWARD COUNTY AGRICULTURAL LAND PRESERVATION PROGRAM
 EASEMENT # HC-16-02-E

EXISTING PUBLIC FOREST CONSERVATION EASEMENT NO. 2
 RETENTION
 PLAT 25599-25602
 235,164 SF OR 5.40 AC THIS SHEET
 1,109,064 SF OR 25.46 AC TOTAL

EXISTING PUBLIC 100 YEAR FLOODPLAIN, DRAINAGE & UTILITY EASEMENT
 PLAT 25599-25602
 895,849 SF OR 20.57 AC THIS SHEET
 1,850,052 SF OR 42.47 AC TOTAL

COORDINATE TABLE

No.	NORTH	EAST
135	584510.8240	1296416.9696
236	584287.6586	1296297.6973
2380	584264.0660	1297212.1980
3116	584712.8257	1297271.6741
3152	584226.1750	1297488.1776
3156	582529.5826	1296766.3160
3157	584314.7846	1296451.5367

OWNER/DEVELOPER
 CATTAL MEADOWS, LLC
 P.O. BOX 2249
 COLUMBIA, MARYLAND 21045
 (443) 516-1316

100 YEAR FLOODPLAIN AND FOREST CONSERVATION EASEMENT DETAIL

SCALE: 1" = 100'

LEGEND

- EXISTING PUBLIC FOREST CONSERVATION EASEMENT (RETENTION) PLAT 25599-25602
- EXISTING PUBLIC 100 YEAR FLOODPLAIN, DRAINAGE & UTILITY EASEMENT PLAT 25599-25602

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

For Michael J. Davis 12/14/22
 HOWARD COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING
David R. Huber 12-19-22
 CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE
David R. Huber 1/23/23
 DIRECTOR DATE

OWNER'S CERTIFICATE

CATTAL MEADOWS, LLC, OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY ADOPTS THIS PLAN IN CONSIDERATION OF THE APPROVAL OF THIS PLAT OF FOREST CONSERVATION EASEMENT BY THE DEPARTMENT OF PLANNING AND ZONING, TO ESTABLISH FOUR FOREST CONSERVATION EASEMENTS AND TWO WETLAND AREAS.

David R. Huber
 CATTAL MEADOWS, LLC.
 AUTHORIZED PERSON

[Signature]
 WITNESS

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE FINAL EASEMENT PLAT SHOWN HEREON IS CORRECT; THAT IT DEFINES FIVE FOREST CONSERVATION EASEMENTS ON A PORTION OF THE LAND CONVEYED BY CATTAL MEADOWS, LLC TO CATTAL MEADOWS, LLC BY CONFIRMATORY DEED DATED DECEMBER 31, 2015 AND RECORDED IN LIBER 16627 AT FOLIO 190 AMONG OF THE LAND RECORDS OF HOWARD COUNTY, MARYLAND. ALL MONUMENTS ARE IN PLACE.

Thomas M. Hoffman, Jr. 11/12/22
 THOMAS M. HOFFMAN, JR. DATE
 PROPERTY LINE SURVEYOR, MARYLAND REG. NO. 267



VOGEL ENGINEERING

TIMMONS GROUP
 3300 NORTH RIDGE ROAD, SUITE 110, ELLICOTT CITY, MD 21043
 P: 410.461.7666 F: 410.461.8961 www.timmons.com

RECORDED AS PLAT No. 21257 ON 1-26-23
 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

PLAT OF REVISION
 A REVISION OF:
 "PLAT OF REVISION, PLAT OF FOREST CONSERVATION EASEMENT"
"CATTAL MEADOWS, LLC"
 PLAT 25599-25602

ZONED RC-DEO
 TAX MAP 21, BLK: 14, PARCEL 13
 5TH ELECTION DISTRICT, HOWARD COUNTY, MARYLAND
 SCALE: 1" = 100' OCTOBER 6, 2022

GRAPHIC SCALE

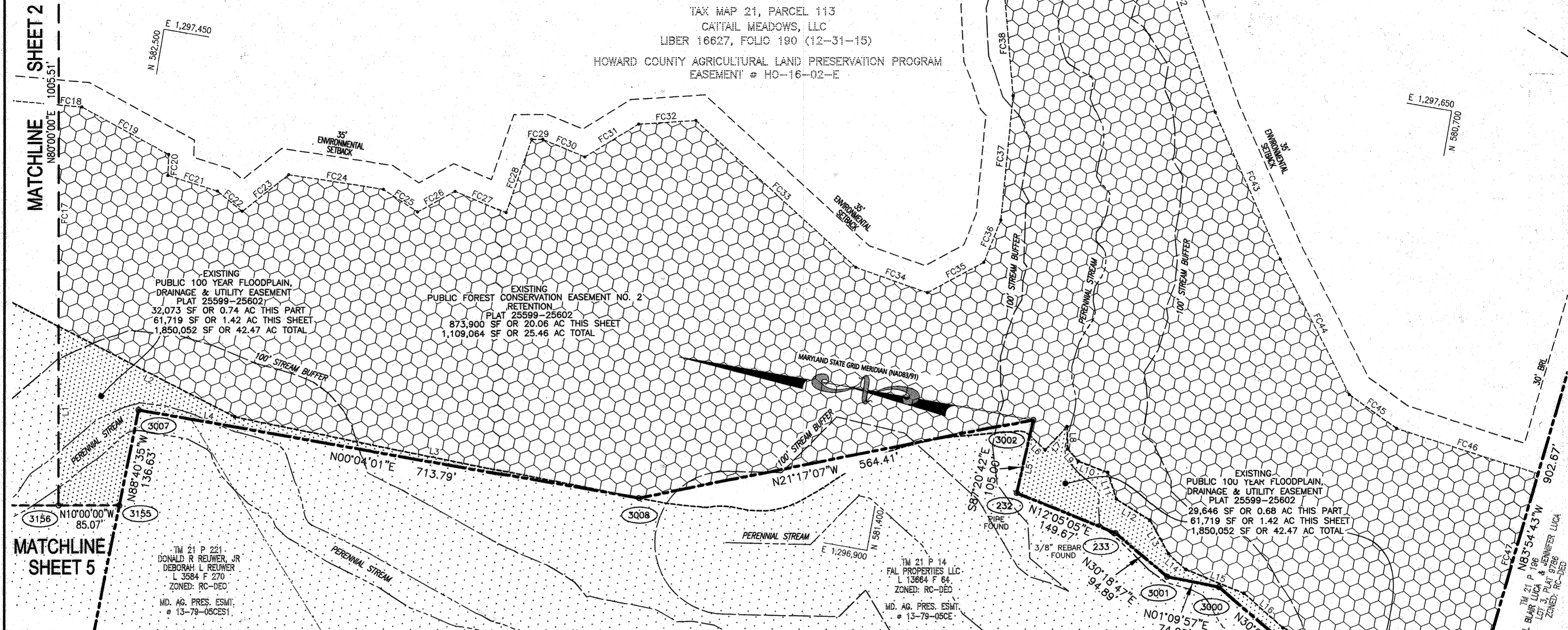
 SHEET 2 of 3

F-13-028

PUBLIC FOREST CONSERVATION EASEMENT NO. 2 LINE TABLE					
LINE	COURSE	LINE	COURSE	LINE	COURSE
FC17	N80°00'00"E 311.02'	FC28	S80°47'34"E 108.27'	FC39	S79°12'31"E 219.75'
FC18	S04°44'06"E 32.06'	FC29	S10°13'18"E 15.49'	FC40	S11°01'53"W 79.29'
FC19	S18°36'44"W 139.60'	FC30	S12°48'47"W 64.21'	FC41	S41°11'55"W 61.95'
FC20	S82°24'44"W 29.26'	FC31	S41°22'44"E 88.33'	FC42	S60°48'50"W 321.46'
FC21	S07°42'14"W 73.06'	FC32	S13°27'04"E 80.64'	FC43	S56°03'20"W 225.39'
FC22	S29°14'59"W 44.65'	FC33	S32°25'51"W 305.24'	FC44	S52°45'02"W 213.77'
FC23	S48°13'14"E 82.95'	FC34	S09°36'39"W 106.33'	FC45	S25°44'58"W 81.89'
FC24	S01°20'42"E 134.92'	FC35	S38°20'30"E 90.07'	FC46	S08°01'46"W 208.29'
FC25	S23°32'15"W 57.19'	FC36	S78°33'47"E 64.45'	FC47	N83°54'43"W 246.47'
FC26	S38°33'44"E 60.10'	FC37	N85°33'21"E 175.26'		
FC27	S13°06'54"W 77.62'	FC38	N75°09'05"E 152.16'		

PUBLIC 100 YEAR FLOODPLAIN DRAINAGE & UTILITY EASEMENT LINE TABLE			
LINE	COURSE	LINE	COURSE
L1	N80°00'00"E 251.41'	L11	S61°42'38"W 39.58'
L2	S17°15'43"W 278.42'	L12	S21°55'54"W 55.58'
L3	S01°25'47"W 578.68'	L13	S51°20'26"W 53.89'
L4	N00°04'01"E 713.79'	L14	S31°41'48"W 33.62'
L5	S87°20'42"E 83.09'	L15	S12°03'11"W 87.59'
L6	S34°15'57"W 29.77'	L16	S31°29'28"W 73.13'
L7	S56°34'48"E 45.04'	L17	S10°52'55"W 63.18'
L8	S77°58'05"W 31.29'	L18	S06°12'01"E 109.36'
L9	S40°03'03"W 22.92'	L19	S13°36'09"E 121.56'
L10	S10°27'24"W 43.79'	L20	N83°54'43"W 42.78'

COORDINATE TABLE		
NO.	NORTH	EAST
232	581207.8182	1297016.8495
233	581061.4690	1296985.5156
234	580757.1297	1296848.8795
235	580621.7946	1296843.2933
3000	580905.3205	1296936.1132
3001	580979.5520	1296937.6240
3002	581202.9543	1297121.7368
3007	582442.6495	1296917.6840
3008	581728.8600	1296916.8500
3109	580522.4677	1296881.4699
3155	582445.8056	1296781.0881
3156	582529.5826	1296766.3160



TAX MAP 21, PARCEL 113
 CATTAIL MEADOWS, LLC
 LIBER 16627, FOLIO 190 (12-31-15)
 HOWARD COUNTY AGRICULTURAL LAND PRESERVATION PROGRAM
 EASEMENT # HC-16-02-E

MATCHLINE SHEET 5
 TM 21 P 221
 DONALD R. REIHER, JR.
 DEBORAH L. REIHER
 L 3584 F 270
 ZONED: RC-DEO
 MD. AG. PRES. ESMT.
 # 13-79-05CE51

100 YEAR FLOODPLAIN AND FOREST CONSERVATION EASEMENT DETAIL

SCALE: 1" = 100'

OWNER/DEVELOPER
 CATTAIL MEADOWS, LLC
 P.O. BOX 2249
 COLUMBIA, MARYLAND 21045
 (443) 516-1316

LEGEND

- EXISTING PUBLIC FOREST CONSERVATION EASEMENT (RETENTION) PLAT 25599-25602
- EXISTING PUBLIC 100 YEAR FLOODPLAIN, DRAINAGE & UTILITY EASEMENT PLAT 25599-25602

THE REQUIREMENTS OF §8108, 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.

Thomas M. Hoffman, Jr. 11/12/22
 THOMAS M. HOFFMAN, JR.
 PROPERTY LINE SURVEYOR, MARYLAND REG. NO. 267
 DATE

David R. Kutsa 18 Nov 2022
 CATTAIL MEADOWS, LLC
 DATE

APPROVED: FOR PRIVATE WATER AND PRIVATE SEWER SYSTEMS
 HOWARD COUNTY HEALTH DEPARTMENT

Howard County Health Officer 12/14/22
 HOWARD COUNTY HEALTH OFFICER
 DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING
Chief, Development Engineering Division 12-19-22
 CHIEF, DEVELOPMENT ENGINEERING DIVISION
 DATE

Director 1/23/23
 DIRECTOR
 DATE

OWNER'S CERTIFICATE
 CATTAIL MEADOWS, LLC, OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY ADOPTS THIS PLAN IN CONSIDERATION OF THE APPROVAL OF THIS PLAT OF FOREST CONSERVATION EASEMENT BY THE DEPARTMENT OF PLANNING AND ZONING, TO ESTABLISH FOUR FOREST CONSERVATION EASEMENTS AND TWO WETLAND AREAS.

David R. Kutsa
 CATTAIL MEADOWS, LLC
 AUTHORIZED PERSON

 WITNESS

SURVEYOR'S CERTIFICATE
 I HEREBY CERTIFY THAT THE FINAL EASEMENT PLAT SHOWN HEREON IS CORRECT; THAT IT DEFINES FIVE FOREST CONSERVATION EASEMENT ON A PORTION OF THE LAND CONVEYED BY CATTAIL MEADOWS, LLC TO CATTAIL MEADOWS, LLC BY CONFIRMATORY DEED DATED DECEMBER 31, 2015 AND RECORDED IN LIBER 16627 AT FOLIO 190 AMONG OF THE LAND RECORDS OF HOWARD COUNTY, MARYLAND. ALL MONUMENTS ARE IN PLACE.

Thomas M. Hoffman, Jr. 11/12/22
 THOMAS M. HOFFMAN, JR.
 PROPERTY LINE SURVEYOR, MARYLAND REG. NO. 267
 DATE



VOGEL ENGINEERING
TIMMONS GROUP
 3300 NORTH RIDGE ROAD, SUITE 110, ELLICOTT CITY, MD 21045
 P: 410.461.7666 F: 410.461.8961 www.timmons.com

RECORDED AS PLAT No. 26258 ON 1-26-23
 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

PLAT OF REVISION
 A REVISION OF:
 "PLAT OF REVISION, PLAT OF FOREST CONSERVATION EASEMENT"
"CATTAIL MEADOWS, LLC"
 PLAT 25599-25602
 ZONED RC-DEO
 TAX MAP 21, BLK: 14, PARCEL 13
 5TH ELECTION DISTRICT, HOWARD COUNTY, MARYLAND
 SCALE: 1" = 100' GRAPHIC SCALE OCTOBER 6, 2022

 SHEET 3 OF 3

F.13-028