

GENERAL NOTES CONTINUED...

- THE DEVELOPER RESERVES UNTO ITSELF, THE SUCCESSORS AND ASSIGNS, THE FOREST CONSERVATION EASEMENTS LOCATED IN, ON, OVER AND THROUGH PARCEL D AND PORTIONS THEREOF, AND SHOWN ON THIS PLAN AS THE FOREST CONSERVATION AREA, ANY AND ALL CONVEYANCES OF THE AFORESAID PARCEL SHALL BE SUBJECT TO THE EASEMENTS HERIN RESERVED, WHETHER OR NOT EXPRESSLY STATED IN THE DEED(S) CONVEYING SAID PARCEL. DEVELOPER SHALL EXECUTE AND DELIVER A DEED OF FOREST CONSERVATION EASEMENT TO HOWARD COUNTY WITH A METES AND BOUNDS DESCRIPTION OF THE FOREST CONSERVATION AREA, UPON COMPLETION OF DEVELOPER'S OBLIGATIONS UNDER THE FOREST CONSERVATION AND MAINTENANCE AGREEMENT EXECUTED BY THE DEVELOPER AND THE COUNTY, AND THE RELEASE OF DEVELOPER'S BURDEN POSTED WITH SAID AGREEMENT, THE COUNTY SHALL ACCEPT THE EASEMENT AND RECORD THE DEED OF FOREST CONSERVATION EASEMENT IN THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.
- [REDACTED] INDICATES 100 YEAR FLOODPLAIN ELEVATION.
- CONSULT THE ROAD CONSTRUCTION PLANS FOR PHASE 1 (F-95-109) FOR DETAILS CONCERNING THE CONSTRUCTION OF AND STREET TREES ALONG BRITTLE BRANCH WAY. FOR DETAILS CONCERNING THE CONSTRUCTION OF CATTAIL WOODS LANE, STREET TREES ALONG CATTAIL WOODS LANE, THE STORMWATER MANAGEMENT POND ON PRESERVATION PARCEL E, PERIMETER LOT LANDSCAPING AND POND LANDSCAPING, CONSULT THE ROAD CONSTRUCTION PLANS FOR PHASE 2 (F-95-109).
- ACCESS TO PRESERVATION PARCEL D IS VIA BELLIS DRIVE.
- THE LOTS SHOWN HEREON COMPLY WITH THE MINIMUM OWNERSHIP WIDTH AND LOT AREAS AS REQUIRED BY THE MARYLAND STATE DEPARTMENT OF THE ENVIRONMENT.
- FOR FLAG OR PIPE STEM LOTS, REFUSE COLLECTION, SNOW REMOVAL AND ROAD MAINTENANCE ARE PROVIDED TO THE JUNCTION OF THE FLAG OR PIPE STEM AND THE ROAD RIGHT-OF-WAY LINE ONLY AND NOT ONTO THE FLAG OR PIPE STEM LOT DRIVEWAY.
- ACCESS TO PRESERVATION PARCEL D ONTO DAISY ROAD HAS BEEN PROVIDED BY WAIVER PETITION (WP-94-77), APPROVAL ON JULY 10, 1995.

(GEN. NOTES CONT.) 2A. THE HOMEOWNERS ARTICLES OF INCORPORATION WERE RECORDED ON 9-13-96 AS NO. D4498184 AT THE MD STATE DEPARTMENT OF ASSESSMENTS AND TAXATION RECORDS.

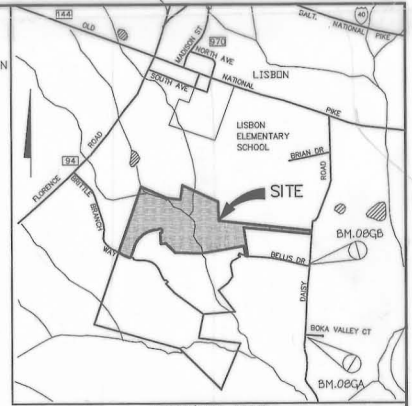
**BENCH MARKS (NAD83)**

HO. CO. #08GA  
CONC. MONUMENT LOCATED ON THE SOUTH-EASTERN SHOULDER OF THE INTERSECTION OF DAISY ROAD BOKA VALLEY COURT.  
N 502165.1699 E 1294794.856

HO. CO. #08GB  
CONC. MONUMENT LOCATED ON THE NORTH-WEST SHOULDER OF THE INTERSECTION OF DAISY ROAD AND BELLIS DRIVE.  
N 603764.8085 E 1294891.851

**BENCH MARKS (NAD27)**

HO. CO. #3631002 ELEV = 569.674 ft  
3/4" REBAR LOCATED ON THE NORTH-WEST SHOULDER OF THE INTERSECTION OF DAISY ROAD AND BELLIS DRIVE.



**GENERAL NOTES**

- DENOTES 4" x 4" x 4" CONCRETE MONUMENT TO BE SET.
- DENOTES 3/4" x 3/4" x 3/4" PIPE OR STEEL MARKER TO BE SET.
- DENOTES STONE FOUND.
- COORDINATES SHOWN HEREON ARE BASED ON NAD 83, MARYLAND COORDINATE SYSTEM AS PROJECTED BY HOWARD COUNTY GEODETIC CONTROL STATIONS NO. 08GA AND NO. 08GB.
- THIS PLAN IS BASED ON A FIELD RUN MONUMENTED BOUNDARY SURVEY PERFORMED ON OR ABOUT JULY 1, 1993, BY TPA BRENDEL.
- SUBJECT PROPERTY ZONED RC PER 10/18/93 COMPREHENSIVE ZONING PLAN.
- BRL INDICATES BUILDING RESTRICTION LINE.
- ALL AREAS ON THIS PLAN ARE "MORE OR LESS".
- STRUCTURES EXIST ON PRESERVATION PARCEL "D", NO BUILDING EXTENSION OR ADDITIONS ARE TO BE CONSTRUCTED AT A DISTANCE LESS THAN THE ZONING REGULATIONS.
- THIS AREA DESIGNATES A PRIVATE SEWERAGE EASEMENT OF 10,000 SQ.FT. AS REQUIRED BY THE MARYLAND STATE DEPARTMENT OF THE ENVIRONMENT FOR INDIVIDUAL SEWERAGE IMPROVEMENT OF ANY NATURE IN THIS AREA. RESTRICTED UNTIL PUBLIC SEWER IS AVAILABLE. THESE EASEMENTS SHALL BECOME NULL AND VOID UPON CONNECTION TO A PUBLIC SEWER SYSTEM. THE COUNTY HEALTH OFFICER SHALL HAVE THE AUTHORITY TO GRANT VARIANCES FOR ENCROACHMENT INTO THE PRIVATE SEWERAGE EASEMENT. RECORDATION OF A MODIFIED SEWERAGE EASEMENT PLAT SHALL NOT BE NECESSARY.
- NO CLEARING, GRADING OR CONSTRUCTION IS PERMITTED WITHIN THE REQUIRED WETLAND, WETLAND BUFFER OR STREAM BANK BUFFER OR FOREST CONSERVATION AREAS.
- A TREE MAINTENANCE EASEMENT RUNNING ALONG THE EDGE OF THE PUBLIC ROAD RIGHT-OF-WAY AS SHOWN ON THIS PLAN IS RESERVED UPON SOME 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.
- DRIVEWAYS SHALL BE PROVIDED PRIOR TO RESIDENTIAL OCCUPANCY TO INSURE SAFE ACCESS FOR FIRE AND EMERGENCY VEHICLES PER THE FOLLOWING MINIMUM REQUIREMENTS:
  - WIDTH - 12' (6" BURNING MORE THAN ONE RESIDENCE)
  - DEPTH - 6" OF COMPACT CRUSHER RUN BASE W/TAR AND CHIP COATING.
  - GEOMETRY - MAX.15% GRADE, MAX.10% GRADE CHANGE AND MIN. 45° TURNING RADIUS.
  - STRUCTURES (CULVERTS/BRIDGES) - CAPABLE OF SUPPORTING 25 TONS TRSS.
  - DRAINAGE ELEMENTS - CAPABLE OF SAFELY PASSING 100-YEAR FLOOD WITH NO MORE THAN 1 FOOT DEPTH OVER DRIVEWAY SURFACE.
  - STRUCTURE CLEARANCES - MINIMUM 12 FEET.
  - MAINTENANCE - SUFFICIENT TO INSURE ALL WEATHER USE.
- PRESERVATION PARCEL D IS ENCLUMBERED WITH AN EASEMENT AGREEMENT WITH THE HOWARD COUNTY AGRICULTURAL LAND PRESERVATION PROGRAM. THIS EASEMENT AGREEMENT PROHIBITS FURTHER SUBDIVISION OF THE PARCEL, OUTLINES THE MAINTENANCE RESPONSIBILITIES OF THE OWNER AND ENUMERATES THE USES PERMITTED ON THIS PROPERTY: F-95-109, WP-94-77, S-94-27, P-95-02.
- THIS PLAN IS SUBJECT TO THE FOLLOWING DEPT. OF PLANNING AND ZONING FILE NUMBERS: F-95-109, WP-94-77, S-94-27, P-95-02.
- THE DEVELOPER RESERVES UNTO ITSELF, THE SUCCESSORS AND ASSIGNS, ALL EASEMENTS SHOWN ON THIS PLAN FOR STORM DRAINAGE AND OTHER PUBLIC UTILITIES LOCATED IN, ON, OVER AND THROUGH PARCELS 2, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, AND ALL CONVEYANCES OF THE AFORESAID LOTS OR PARCEL SHALL BE SUBJECT TO THE EASEMENTS HERIN RESERVED, WHETHER OR NOT EXPRESSLY STATED IN THE DEED(S) CONVEYING SAID LOT(S) OR PARCELS. DEVELOPER SHALL EXECUTE AND DELIVER THE DEEDS FOR THE EASEMENTS HERIN 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 EASEMENTS IN THE LAND RECORDS OF HOWARD COUNTY.
- 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 SET FORTH IN THE DEED OF FOREST CONSERVATION EASEMENT ARE ALLOWED.
- PROPERTY IS SUBJECT TO A RIGHT-OF-WAY AGREEMENT BETWEEN BOE AND 206 JOINT VENTURE FOLLOWING THE RIGHT-OF-WAY OF THE PROPOSED ROADWAY AS RECORDED IN LBR# 2200, FILED 9/98.
- PRESERVATION PARCEL "E" IS ENCLUMBERED WITH AN EASEMENT AGREEMENT HELD BY HOWARD COUNTY.

**COORDINATE LIST - NAD 83**

NO.	NORTH (FT.)	EAST (FT.)
20	603994.3686	1293483.1438
95	604527.4782	1293392.9780
98	605148.8418	1291996.5192
99	605184.8877	1291668.4937
102	604683.9681	1292818.5744
103	605204.2320	1292799.7583
126	605523.3847	1292057.6578
232	605531.9268	1291118.6383
261	604037.4876	1290594.3633
262	604004.0012	1290638.6541
263	603952.8367	1290748.3595
264	603929.7666	1290814.5777
265	603945.1498	1290846.4109
266	604210.9750	1290939.0235
316	603993.9332	1293486.4037
362	604577.1540	1293444.1818
363	604614.8774	1294948.2139
1150	604277.3832	1291655.3942
1151	604073.1268	1291855.3775
1152	604055.9558	1292384.6528
1153	604223.7886	1293402.0906
1154	604002.8821	1293434.6665
1155	604268.7234	1291380.5306
1156	604532.7707	1291372.3116
1172	604593.3673	1291484.6573
1174	604601.2138	1291482.2996
1176	604534.4793	1291480.6548
1178	604543.2418	12911460.8433

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 PLAN AND THE SETTING OF MARKERS HAVE BEEN COMPLIED WITH.

PETER J. DARE  
MARYLAND PROPERTY LINE SURVEYOR #224  
DATE: 10-5-95

BRUCE B. BRENDEL  
DATE: 10/10/95

**TOTAL TABULATION THIS SUBMISSION**

TOTAL NUMBER OF CLUSTER LOTS TO BE RECORDED	13
TOTAL AREA OF CLUSTER LOTS TO BE RECORDED	14.83 Ac. +/-
TOTAL NUMBER OF PRESERVATION LOTS TO BE RECORDED	2
TOTAL AREA OF PRESERVATION LOTS TO BE RECORDED	45.50 Ac. +/-
TOTAL AREA OF RECREATION OPEN SPACE TO BE RECORDED	0.00 Ac. +/-
TOTAL AREA OF 100 YEAR FLOODPLAIN AND 25% STEEP SLOPES TO BE RECORDED	8.13 Ac. +/-
TOTAL AREA OF ROAD RIGHT OF WAY INCLUDING WIDENING STRIPS TO BE RECORDED	0.00 Ac. +/-
TOTAL GROSS AREA OF THIS SUBDIVISION TO BE RECORDED	60.33 Ac. +/-

**DENSITY EXCHANGE**

SENDING PARCEL INFORMATION	PARCEL 6
TOTAL PARCEL COMPUTED ACREAGE	60.33 Ac.
UNITS RETAINED FOR CLUSTER SUBDIVISION (1:4.25)	13 UNITS 55.25 Ac.
DEO UNITS CREATED (1:3)	60.33-55.25= 5.08 Ac. 1.69
DEO UNITS SENT (1:3)	1
RECEIVING PARCEL	CARRIAGE MILL FARM

**PLAN**  
SCALE: 1" = 400'

THE PURPOSE OF THIS PLAT IS TO CREATE 13 (THIRTEEN) SINGLE FAMILY LOTS AND TO EXTINGUISH PERMANENTLY THE RIGHT TO SUBDIVIDE THE LAND COVERED BY THE PRESERVATION EASEMENT SHOWN HEREON.  
1 (ONE) DEVELOPMENT UNIT RIGHTS ARE TO TRANSFER TO (CARRIAGE MILL FARM) FOR 1 (ONE) RESIDENTIAL CLUSTER LOT BASED ON THE DEED OF SECTION 106 OF THE 1993 ZONING REGULATIONS.

**OWNER**  
206 JOINT VENTURE  
15298 UNION CHAPEL ROAD  
WOODBINE, MARYLAND 21797

**SURVEYOR**  
T S A GROUP INC.  
8480 BALTIMORE NATIONAL PIKE, SUITE 418  
ELLCOTT CITY, MARYLAND 21043  
(410) 465-6105

APPROVED: FOR PRIVATE WATER AND PRIVATE SEWER SYSTEMS, HOWARD COUNTY BUREAU OF ENVIRONMENTAL HEALTH.  
DATE: 10-25-95

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING.  
DATE: 11/1/95

DATE: 11/27/95

**SURVEYOR'S CERTIFICATE**

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT. THAT IT IS A RESUBDIVISION OF PARCEL 6 AS CREATED ON FEBRUARY 3, 1995, VIA PLAT 11610 AND RECORDED IN THE LAND RECORDS OF HOWARD COUNTY, MARYLAND AND THAT ALL MONUMENTS ARE IN PLACE OR WILL BE IN PLACE PRIOR TO THE ACCEPTANCE OF THE STREETS IN THE SUBDIVISION BY HOWARD COUNTY AS SHOWN IN ACCORDANCE WITH THE ANNOTATED CODE OF MARYLAND, AS AMENDED.

PETER J. DARE  
MD, PROPERTY LINE SURVEYOR #224  
DATE: 10-5-95



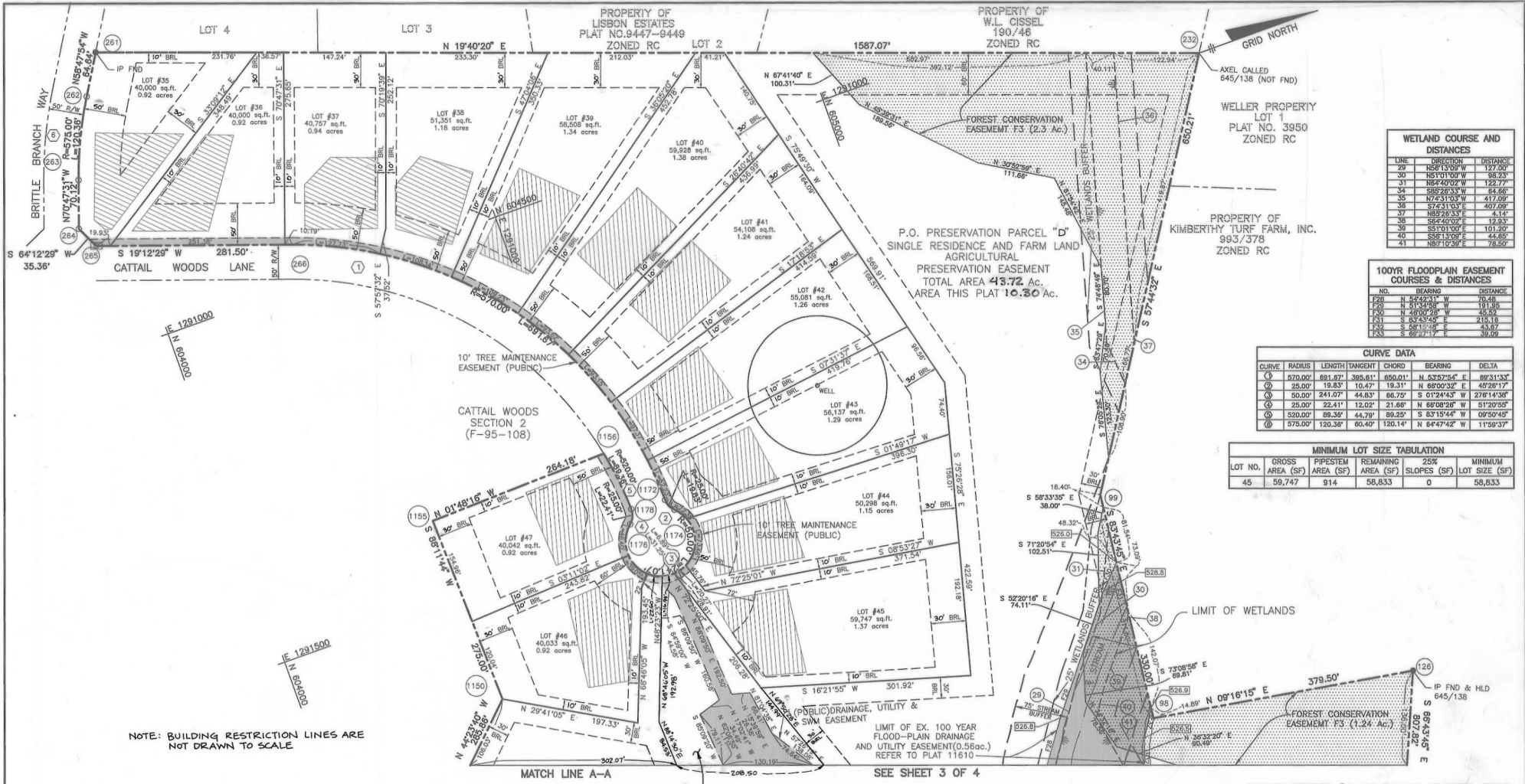
**OWNER'S DEDICATION**

206 JOINT VENTURE, A MARYLAND JOINT VENTURE CONSISTING OF PARCEL 137, INC. AND G&L LIMITED PARTNERSHIP, OWNERS OF THE PROPERTY SHOWN 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 RIGHT-OF-WAYS, AND THE SPECIFIC EASEMENT AREAS SHOWN HEREON, (2) THE RIGHT TO REQUIRE DEDICATION FOR PUBLIC USE THE BEDS OF THE STREETS AND/OR ROADS, 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 ERRECTED ON OR OVER THE SAID EASEMENTS AND RIGHT-OF-WAY, WITHNESS OUR HANDS THIS 10th DAY OF OCTOBER 1995.

206 JOINT VENTURE BY:  
BRUCE B. BRENDEL 10/10/95  
DATE: 10/10/95  
PRESIDENT - PARCEL 137, INC.

RECORDED AS PLAT 12503 ON 12/14/96 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

**CATTAIL WOODS**  
SECTION 2  
LOTS 35-47 AND PRESERVATION PARCELS D & E  
(A RESUBDIVISION OF PARCEL 6 CATTAIL WOODS, SECTION 2 PLAT NO. 11610 )  
F-94-60 WP-94-77 S-94-27 P-95-02  
4th ELECTION DISTRICT OF HOWARD COUNTY, MARYLAND  
TAX MAP NO. 7  
PARCEL NO. 137  
ZONED: RC  
SCALE: 1" = 400'  
DATE: JUNE, 1995  
SHEET: 1 OF 4



**WETLAND COURSE AND DISTANCES**

LINE	BEARING	DISTANCE
29	N86°13'09" W	127.00'
30	N51°01'09" W	95.23'
31	N82°42'33" W	122.77'
34	S89°28'33" W	64.66'
35	N°43'10" W	417.69'
36	S72°51'03" E	407.09'
37	N89°28'33" E	4.14'
38	S94°03'09" E	13.93'
39	S51°01'09" E	101.20'
40	S56°13'09" E	44.89'
41	N87°10'39" E	73.50'

**100YR FLOODPLAIN EASEMENT COURSES & DISTANCES**

NO.	BEARING	DISTANCE
F20	N 54°21'11" W	70.45
F20	N 21°42'58" W	191.95
F20	N 26°00'28" W	45.54
F20	S 83°53'54" E	218.18
F20	S 85°11'59" E	43.67
F20	S 87°21'17" E	30.92

**CURVE DATA**

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
1	570.00'	681.67'	365.61'	650.01'	N 63°29'54" E	89°31'13"
2	25.00'	19.83'	10.47'	18.31'	N 69°03'32" E	43°29'17"
3	50.00'	241.07'	44.83'	86.75'	S 01°24'43" W	27°14'36"
4	25.00'	22.41'	12.02'	21.66'	N 68°08'26" W	91°20'55"
5	520.00'	89.38'	44.79'	89.25'	S 83°15'44" W	09°50'45"
6	575.00'	120.36'	60.40'	120.14'	N 64°47'42" W	11°59'37"

**MINIMUM LOT SIZE TABULATION**

LOT NO.	GROSS AREA (SF)	PIPESTEL AREA (SF)	REMAINING AREA (SF)	25% SLOPES (SF)	MINIMUM LOT SIZE (SF)
45	59,747	914	58,833	0	58,833

**TOTAL TABULATION THIS SUBMISSION**

TOTAL NUMBER OF CLUSTER LOTS TO BE RECORDED	13
TOTAL AREA OF CLUSTER LOTS TO BE RECORDED	14.83 Ac +/-
TOTAL NUMBER OF PRESERVATION LOTS TO BE RECORDED	2
TOTAL AREA OF PRESERVATION LOTS TO BE RECORDED	11.07 Ac +/-
TOTAL AREA OF RECREATION OPEN SPACE TO BE RECORDED	0 Ac +/-
TOTAL AREA OF 100 YEAR FLOODPLAIN AND 25% STEEP SLOPES TO BE RECORDED	0.56 Ac +/-
TOTAL AREA OF ROAD RIGHT OF WAY INCLUDING WIDENING STRIPS TO BE RECORDED	0.00 Ac +/-
TOTAL GROSS AREA OF THIS PLAT TO BE RECORDED	25.90 Ac +/-

APPROVED: Joseph M. D'Amico, Sr. 10-26-95  
 COUNTY HEALTH OFFICER DATE

APPROVED: Michael J. D'Amico 4/1/95  
 CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

Joseph M. D'Amico, Sr. 11/23/95  
 DIRECTOR DATE

**SURVEYOR'S CERTIFICATE**

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT. THAT IT IS A RESUBDIVISION OF PARCEL 6 AS CREATED ON FEBRUARY 3, 1995, VIA PLAT 11610 AND RECORDED IN THE LAND RECORDS OF HOWARD COUNTY, MARYLAND AND THAT ALL MONUMENTS ARE IN PLACE OR WILL BE IN PLACE PRIOR TO THE ACCEPTANCE OF THE STREETS IN THE SUBDIVISION BY HOWARD COUNTY AS SHOWN IN ACCORDANCE WITH THE ANNOTATED CODE OF MARYLAND, AS AMENDED.

Peter J. Dare 10-5-95  
 MD, PROPERTY LINE SURVEYOR #224 DATE

**PLAN**  
 SCALE: 1"=100'

**OWNER'S DEDICATION**

206 JOINT VENTURE, A MARYLAND JOINT VENTURE CONSISTING OF PARCEL 137, INC. AND G&L LIMITED PARTNERSHIP, OWNERS OF THE PROPERTY SHOWN 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 EASEMENTS, IN AND UNDER ALL ROADS AND STREET RIGHT-OF-WAYS, AND THE SPECIFIC EASEMENT AREAS SHOWN HEREON, (2) THE RIGHT TO REQUIRE DEDICATION FOR PUBLIC USE THE BEDS OF THE STREETS AND/OR ROADS 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 ERRECTED ON OR OVER THE SAID EASEMENTS AND RIGHT-OF-WAY, WITNESS OUR HANDS THIS 10 DAY OF OCTOBER 1995.

206 JOINT VENTURE BY: Bruce B. Brendel 10/10/95  
 BRUCE B. BRENDEL DATE

**SURVEYOR**

**T S A GROUP INC.**  
 8480 BALTIMORE NATIONAL PIKE, SUITE 418  
 ELLICOTT CITY, MARYLAND 21043  
 (410) 465-6105

W. Philip Brendel 10-10-95  
 W. PHILIP BRENDEL JR. DATE  
 GENERAL PARTNER OF G&L LIMITED PARTNERSHIP

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.

Peter J. Dare 10-5-95  
 PETER J. DARE DATE  
 MARYLAND PROPERTY LINE SURVEYOR #224

206 JOINT VENTURE  
Bruce B. Brendel 10/10/95  
 BRUCE B. BRENDEL DATE

RECORDED AS PLAT 12504 ON 10/10/95 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

**CATTAIL WOODS SECTION 2**  
 LOTS 35-47 AND PRESERVATION PARCELS D & E  
 (A RESUBDIVISION OF PARCEL 6 CATTAIL WOODS, SECTION 2 PLAT NO. 11610 )  
 F-94-60 WP-94-77 S-94-27 P-95-02  
 4th ELECTION DISTRICT OF HOWARD COUNTY, MARYLAND

TAX MAP NO. 7 SCALE: 1"=100'  
 PARCEL NO. 137 DATE: SEPTEMBER 21, 1995  
 ZONED: RC SHEET: 2 OF 4

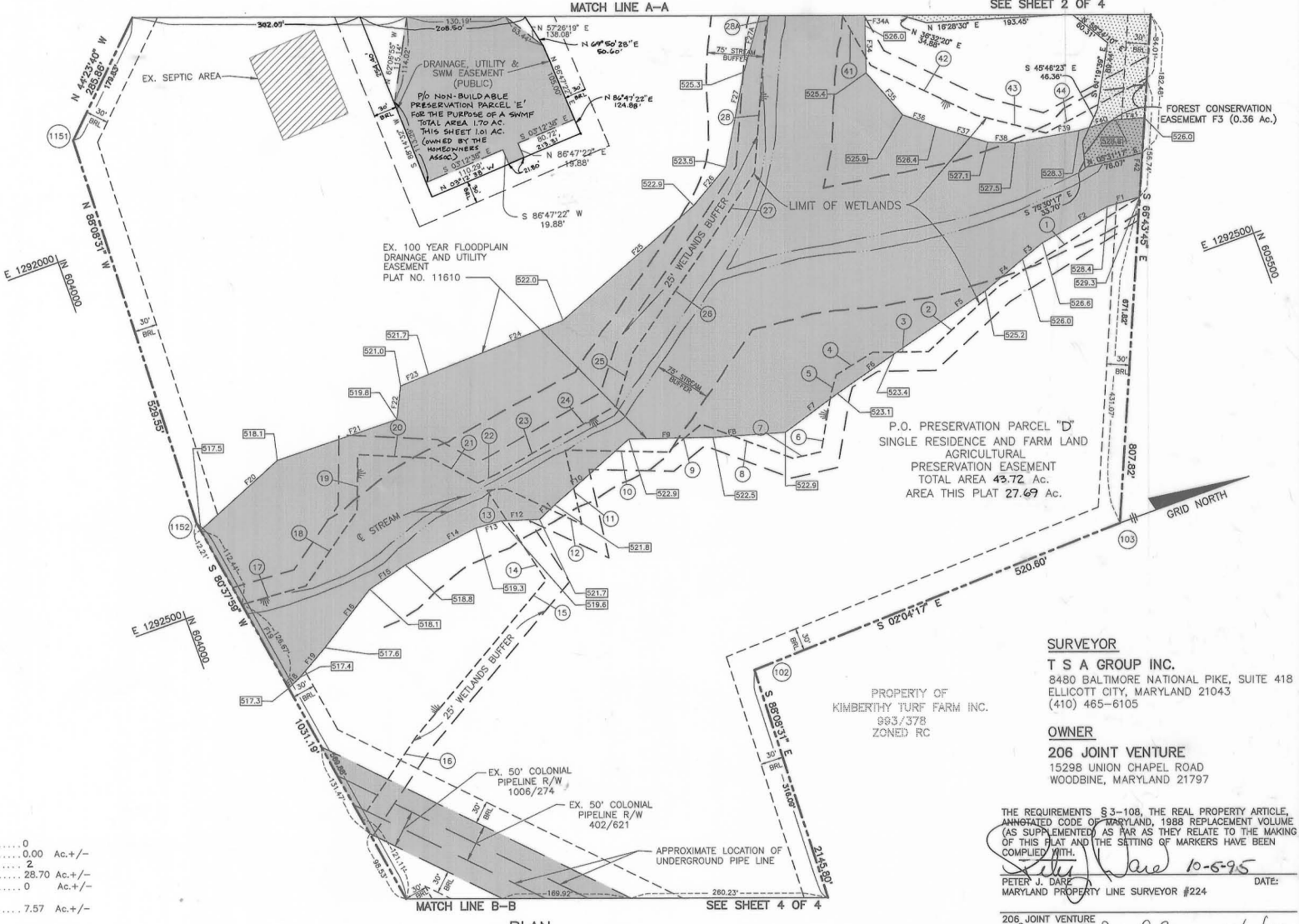
F-95-107

100YR FLOODPLAIN EASEMENT COURSES & DISTANCES		
NO.	BEARING	DISTANCE
F1	S 44°37'40" W	265.80
F2	S 09°21'03" E	98.28
F3	S 19°34'14" E	111.42
F4	S 20°33'31" E	85.15
F5	S 14°24'27" E	148.17
F6	S 19°34'14" E	111.42
F7	S 18°48'50" E	85.64
F8	S 18°48'50" E	85.64
F9	S 18°48'50" W	111.42
F10	S 21°27'21" W	130.84
F11	S 23°11'14" E	27.87
F12	S 17°27'21" E	89.43
F13	S 03°26'01" W	58.53
F14	S 07°31'15" E	105.03
F15	S 19°34'14" E	85.59
F16	S 32°20'32" E	87.44
F17	S 30°34'34" E	50.59
F18	S 24°19'09" E	20.25
F19	S 29°25'59" E	29.11
F20	N 22°35'59" W	138.81
F21	N 01°04'34" E	107.05
F22	N 02°18'20" W	39.81
F23	N 02°18'20" W	39.81
F24	N 02°18'20" W	39.81
F25	N 21°24'53" W	228.75
F26	S 30°20'11" E	58.08
F27	N 59°22'19" W	127.39
F28	S 65°23'11" E	77.69
F29	S 71°34'30" E	81.84
F30	S 68°52'24" E	134.21
F31	S 68°52'24" E	134.21
F32	N 32°10'17" E	48.92
F33	N 30°34'34" E	58.59
F34	N 20°45'25" E	58.59
F35	N 03°29'30" E	50.07
F36	N 18°48'50" E	85.64
F37	S 88°29'32" E	104.81

WETLANDS COURSES AND DISTANCES					
LINE	DIRECTION	DISTANCE	DISTANCE		
1	S17°31'14" E	221.10	22	S22°38'40" W	89.02
2	N20°31'00" W	129.43	21	N48°37'08" E	68.32
3	S18°56'15" W	73.88	22	N08°21'34" W	29.19
4	N1°00'00" W	56.99	23	S10°11'55" E	89.88
5	N54°28'35" W	25.84	24	S02°37'03" E	90.63
6	N87°37'48" W	77.53	25	N52°32'00" W	74.27
7	S09°11'14" W	38.31	26	N35°38'16" W	163.00
8	S47°11'43" W	129.24	27	N37°00'04" W	103.20
9	S12°12'14" E	38.08	28	N85°51'34" E	139.33
10	S20°59'27" W	135.02	28A	N56°13'09" W	17.98
11	N82°59'27" W	100.72	41	N80°10'59" E	75.80
12	S44°59'17" W	111.89	42	N44°45'09" E	154.42
13	S14°28'55" W	24.45	43	N34°05'05" E	95.31
14	S16°18'59" W	142.98	44	N06°35'28" W	75.89
15	S30°28'32" E	267.24			
16	S36°34'12" E	131.36			
17	N03°34'36" E	87.45			
18	N39°45'54" W	120.02			
19	N69°43'33" W	74.89			

**TOTAL TABULATION THIS PLAT**

TOTAL NUMBER OF CLUSTER LOTS TO BE RECORDED	0
TOTAL AREA OF CLUSTER LOTS TO BE RECORDED	0.00 Ac. +/-
TOTAL NUMBER OF PRESERVATION LOTS TO BE RECORDED	2
TOTAL AREA OF PRESERVATION LOTS TO BE RECORDED	28.70 Ac. +/-
TOTAL AREA OF RECREATION OPEN SPACE TO BE RECORDED	0 Ac. +/-
TOTAL AREA OF 100 YEAR FLOODPLAIN AND 25% STEEP SLOPES TO BE RECORDED	7.57 Ac. +/-
TOTAL AREA OF ROAD RIGHT OF WAY INCLUDING WIDENING STRIPS TO BE RECORDED	0.00 Ac. +/-
TOTAL GROSS AREA OF THIS PLAT TO BE RECORDED	28.70 Ac. +/-



**APPROVED:** FOR PRIVATE WATER AND PRIVATE SEWER SYSTEMS. HOWARD COUNTY BUREAU OF ENVIRONMENTAL HEALTH.

*Joyce M. DeWitt* 10-06-95  
COUNTY HEALTH OFFICER DATE

**APPROVED:** HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING.

*Chad Dammann* 4/1/95  
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE  
MK

*James S. Smith* 11/27/95  
DIRECTOR DATE

**SURVEYOR'S CERTIFICATE**

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT. THAT IT IS A RESUBDIVISION OF PARCEL 6 AS CREATED ON FEBRUARY 3, 1995, VIA PLAT 11610 AND RECORDED IN THE LAND RECORDS OF HOWARD COUNTY, MARYLAND AND THAT ALL MONUMENTS ARE IN PLACE OR WILL BE IN PLACE PRIOR TO THE ACCEPTANCE OF THE STREETS IN THE SUBDIVISION BY HOWARD COUNTY AS SHOWN IN ACCORDANCE WITH THE ANNOTATED CODE OF MARYLAND, AS AMENDED.

*Peter J. Dare* 10-5-95  
PETER J. DARE DATE  
MD, PROPERTY LINE SURVEYOR #224

**OWNER'S DEDICATION**

206 JOINT VENTURE, A MARYLAND JOINT VENTURE CONSISTING OF PARCEL 137, INC. AND G&L LIMITED PARTNERSHIP, OWNERS OF THE PROPERTY SHOWN 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 RIGHT-OF-WAYS, AND THE SPECIFIC EASEMENT AREAS SHOWN HEREON, (2) THE RIGHT TO REQUIRE DEDICATION FOR PUBLIC USE THE BEDS OF THE STREETS AND/OR ROADS 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 ERRECTED ON OR OVER THE SAID EASEMENTS AND RIGHT-OF-WAY, WITNESS OUR HANDS THIS 10 DAY OF OCTOBER 1995.

206 JOINT VENTURE BY:

*Bruce B. Brendel* 10/10/95  
BRUCE B. BRENDEL DATE  
PRESIDENT - PARCEL 137, INC.

*W. Philip Brendel Jr.* 10-10-95  
W. PHILIP BRENDEL JR. DATE  
GENERAL PARTNER OF G&L LIMITED PARTNERSHIP

**SURVEYOR**

T S A GROUP INC.  
8480 BALTIMORE NATIONAL PIKE, SUITE 418  
ELLCOTT CITY, MARYLAND 21043  
(410) 465-6105

**OWNER**

206 JOINT VENTURE  
15298 UNION CHAPEL ROAD  
WOODBINE, MARYLAND 21797

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.

*Peter J. Dare* 10-5-95  
PETER J. DARE DATE  
MARYLAND PROPERTY LINE SURVEYOR #224

206 JOINT VENTURE  
*Bruce B. Brendel* 10/10/95  
BRUCE B. BRENDEL DATE

RECORDED AS PLAT 12,505  
ON 12/14/96 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

**CATTAIL WOODS SECTION 2**

LOTS 35-47 AND PRESERVATION PARCELS D & E  
(A RESUBDIVISION OF PARCEL 6 CATTAIL WOODS, SECTION 2 PLAT NO. 11610)

F-94-60 WP-94-77 S-94-27 P-95-02  
4th ELECTION DISTRICT OF HOWARD COUNTY, MARYLAND

TAX MAP NO. 7  
PARCEL NO. 137  
ZONED: RC

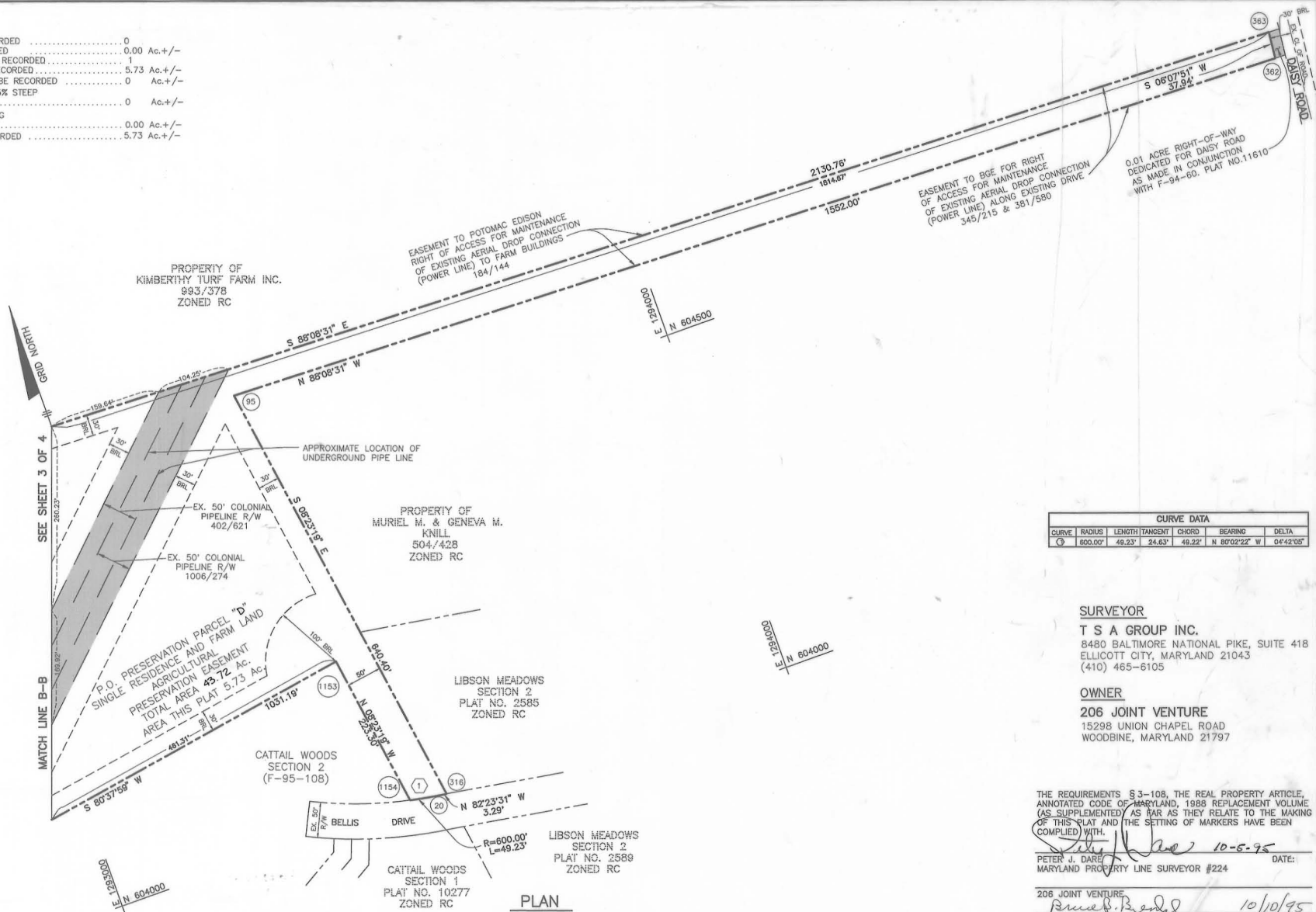
SCALE: 1" = 100'  
DATE: SEPTEMBER 21, 1995  
SHEET: 3 OF 4

F-95-107



**TOTAL TABULATION THIS PLAT**

TOTAL NUMBER OF CLUSTER LOTS TO BE RECORDED	0
TOTAL AREA OF CLUSTER LOTS TO BE RECORDED	0.00 Ac.+/-
TOTAL NUMBER OF PRESERVATION LOTS TO BE RECORDED	1
TOTAL AREA OF PRESERVATION LOTS TO BE RECORDED	5.73 Ac.+/-
TOTAL AREA OF RECREATION OPEN SPACE TO BE RECORDED	0
TOTAL AREA OF 100 YEAR FLOODPLAIN AND 25% STEEP SLOPES TO BE RECORDED	0
TOTAL AREA OF ROAD RIGHT OF WAY INCLUDING WIDENING STRIPS TO BE RECORDED	0.00 Ac.+/-
TOTAL GROSS AREA OF THIS PLAT TO BE RECORDED	5.73 Ac.+/-



**CURVE DATA**

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
①	600.00'	49.23'	24.63'	49.22'	N 87°02'22\" W	04°42'05\"

**SURVEYOR**  
**T S A GROUP INC.**  
 8480 BALTIMORE NATIONAL PIKE, SUITE 418  
 ELLICOTT CITY, MARYLAND 21043  
 (410) 465-6105

**OWNER**  
**206 JOINT VENTURE**  
 15298 UNION CHAPEL ROAD  
 WOODBINE, MARYLAND 21797

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.

*Peter J. Dare* 10-5-95  
 PETER J. DARE  
 MARYLAND PROPERTY LINE SURVEYOR #224  
 DATE:

*Bruce B. Brendel* 10/10/95  
 206 JOINT VENTURE  
 BRUCE B. BRENDEL  
 DATE:

**PLAN**  
 SCALE: 1"=100'

APPROVED: FOR PRIVATE WATER AND PRIVATE SEWER SYSTEMS, HOWARD COUNTY BUREAU OF ENVIRONMENTAL HEALTH.

*Joyella M. Boyd* 10-26-95  
 COUNTY HEALTH OFFICER  
 DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING.

*Chad Dammus* 11/1/95  
 CHIEF, DEVELOPMENT ENGINEERING DIVISION  
 DATE

*James S. Smith* 11/27/96  
 DIRECTOR  
 DATE

**SURVEYOR'S CERTIFICATE**

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT. THAT IT IS A RESUBDIVISION OF PARCEL 6 AS CREATED ON FEBRUARY 3, 1995, VIA PLAT 11610 AND RECORDED IN THE LAND RECORDS OF HOWARD COUNTY, MARYLAND AND THAT ALL MONUMENTS ARE IN PLACE OR WILL BE IN PLACE PRIOR TO THE ACCEPTANCE OF THE STREETS IN THE SUBDIVISION BY HOWARD COUNTY AS SHOWN IN ACCORDANCE WITH THE ANNOTATED CODE OF MARYLAND, AS AMENDED.



*Peter J. Dare* 10-5-95  
 PETER J. DARE  
 MD, PROPERTY LINE SURVEYOR #224  
 DATE:

**OWNER'S DEDICATION**

206 JOINT VENTURE, A MARYLAND JOINT VENTURE CONSISTING OF PARCEL 137, INC. AND G&L LIMITED PARTNERSHIP, OWNERS OF THE PROPERTY SHOWN 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 RIGHT-OF-WAYS, AND THE SPECIFIC EASEMENT AREAS SHOWN HEREON, (2) THE RIGHT TO REQUIRE DEDICATION FOR PUBLIC USE THE BEDS OF THE STREETS AND/OR ROADS 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 ERRECTED ON OR OVER THE SAID EASEMENTS AND RIGHT-OF-WAY, WITNESS OUR HANDS THIS 10 DAY OF OCTOBER 1995.

206 JOINT VENTURE BY:

*Bruce B. Brendel* 10/10/95  
 BRUCE B. BRENDEL  
 PRESIDENT - PARCEL 137, INC.  
 DATE:

*W. Philip Brendel Jr.* 10-10-95  
 W. PHILIP BRENDEL JR.  
 GENERAL PARTNER OF G&L LIMITED PARTNERSHIP  
 DATE:

RECORDED AS PLAT 12506 ON 12/14/96 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

**CATTAIL WOODS SECTION 2**

LOTS 35-47 AND PRESERVATION PARCELS (F)

(A RESUBDIVISION OF PARCEL 6 CATTAIL WOODS, SECTION 2 PLAT NO. 11610 )

F-94-60 WP-94-77 S-94-27 P-95-02  
 4th ELECTION DISTRICT OF HOWARD COUNTY, MARYLAND

TAX MAP NO. 7 SCALE: 1"=100'  
 PARCEL NO. 137 DATE: SEPTEMBER 21, 1995  
 ZONED: RC SHEET: 4 OF 4