

**COORDINATE LIST - NAD 83**

NO.	NORTH (FT.)	EAST (FT.)
123	602773.7960	1292426.9436
265	603945.1498	1290848.4109
204	60350.8750	129039.0236
271	604194.5300	1290886.2417
272	603928.6997	1290893.6274
273	603896.8670	1290909.0110
274	603880.7228	1291003.7513
275	603880.3536	1291131.5934
276	603673.1126	1291456.5372
277	603573.3498	1291310.7843
278	603478.2441	1291565.3846
279	603477.7296	1291600.7268
280	603657.1710	1291785.5680
281	603572.0420	1291769.8600
283	603576.5010	1291798.1810
285	604049.5534	1293300.1000
286	604004.5927	1293278.2244
287	603988.3032	1293144.4833
288	603970.5969	1293307.9564
328	603872.6178	1293141.3186
329	603788.9410	1293103.3877
365	602759.6862	1293181.1307
389	603382.7206	1293043.1247
390	603216.3672	1292828.0049
391	603530.6304	1293147.2034
1132	603213.1682	1291787.6121
1133	603407.0266	1291599.6787
1134	603441.8530	1291635.5531
1150	604277.3832	1291655.3942
1151	604073.1268	1291855.3775
1152	604055.9558	1292384.8528
1153	604223.7886	1293402.0906
1154	604003.8921	1293434.8665
1155	604268.7234	1291380.5306
1156	604532.7707	1291372.2116
1172	604593.3622	1291464.6573
1174	604601.2138	1291482.2996
1176	604534.4793	1291480.8548
1178	604543.2418	1291460.8433

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 PLAN AND THE SETTING OF MARKERS HAVE BEEN COMPLIED WITH.

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

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

**TOTAL TABULATION THIS SUBMISSION**

TOTAL NUMBER OF CLUSTER LOTS TO BE RECORDED	11
TOTAL AREA OF CLUSTER LOTS TO BE RECORDED	12.70 Ac. +/-
TOTAL NUMBER OF PRESERVATION LOTS TO BE RECORDED	2
TOTAL AREA OF PRESERVATION LOTS TO BE RECORDED	36.61 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	8.70 Ac. +/-
TOTAL AREA OF ROAD RIGHT OF WAY INCLUDING WIDENING STRIPS TO BE RECORDED	1.70 Ac. +/-
TOTAL GROSS AREA OF THIS SUBMISSION TO BE RECORDED	51.01 Ac. +/-

**DENSITY EXCHANGE**

SENDING PARCEL INFORMATION	PARCEL 5
TOTAL PARCEL COMPUTED ACREAGE	51.01 Ac.
UNITS RETAINED FOR CLUSTER SUBDIVISION (1:4.25)	11 UNITS 46.75 Ac.
DEO UNITS CREATED (1:3)	51.01 - 46.75 = 4.26 Ac. 1.42
DEO UNITS SENT (1:3)	1
RECEIVING PARCEL	CARRIAGE MILL FARM

**SURVEYOR'S CERTIFICATE**

I HEREBY CERTIFY THAT THE FINAL PLAN SHOWN HEREON IS CORRECT. THAT IT IS A RESUBDIVISION OF PARCEL 5 AS CREATED ON FEBRUARY 3, 1995, VIA PLAT 11609 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 DATE:  
 MD, PROPERTY LINE SURVEYOR #224

APPROVED: FOR PRIVATE WATER AND PRIVATE SEWER SYSTEMS, HOWARD COUNTY BUREAU OF ENVIRONMENTAL HEALTH.  
 J. Philip Brendel 10-26-95 DATE:  
 COUNTY HEALTH OFFICER

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING.  
 W. Philip Brendel 11/1/95 DATE:  
 CHIEF, DEVELOPMENT ENGINEERING DIVISION

APPROVED: DIRECTOR  
 W. Philip Brendel 11/27/96 DATE:  
 DIRECTOR

THE PURPOSE OF THIS PLAT IS TO CREATE 11 (ELEVEN) SINGLE FAMILY LOTS AND TO EXTINGUISH PERMANENTLY THE RIGHT TO SUBDIVIDE THE LAND COVERED BY THE PRESERVATION EASEMENT SHOWN HEREON.  
 (ONE) DEVELOPMENT UNIT RIGHT IS BEING TRANSFERRED TO CARRIAGE MILL FARM FOR 1 (ONE) RESIDENTIAL CLUSTER LOT BASED ON THE DEO 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  
 ELLICOTT CITY, MARYLAND 21043  
 (410) 465-6105

**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 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. (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 DATE:  
 PRESIDENT - PARCEL 137, INC.

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

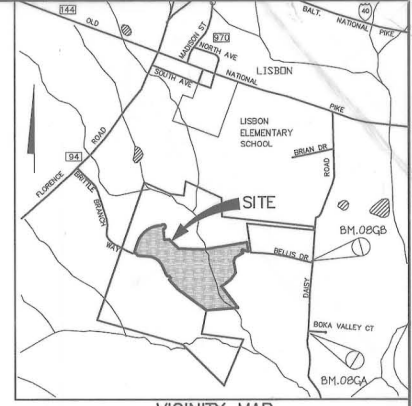
**BENCH MARKS (NAD83)**

HO. CO. #08GA  
 CONC. MONUMENT LOCATED ON THE SOUTH-EASTERN SHOULDER OF THE INTERSECTION OF DAISY ROAD BOKA VALLEY COURT.  
 N 602165.1699 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**
1. DENOTES 4" x 4" x 4' CONCRETE MONUMENT TO BE SET.  
 DENOTES 3/8" x 30" PIPE OR STEEL MARKER TO BE SET.  
 DENOTES STONE FOUND.  
 DENOTES IRON PIPE FOUND.
  2. COORDINATES SHOWN HEREON ARE BASED ON NAD 83, MARYLAND COORDINATE SYSTEM AS PROJECTED BY HOWARD COUNTY GEODETIC CONTROL STATIONS NO. 08GA AND NO. 08GB.
  3. THIS PLAT IS BASED ON A FIELD RUN MONUMENTED BOUNDARY SURVEY PERFORMED ON OR ABOUT JULY 1, 1993 BY TSA GROUP, INC.
  4. SUBJECT PROPERTY ZONED RC PER 10/18/93 COMPREHENSIVE ZONING PLAN.
  5. BRL INDICATES BUILDING RESTRICTION LINE.
  6. ALL AREAS ON THIS PLAN ARE "MORE OR LESS".
  7. 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 DISPOSAL IMPROVEMENTS OF ANY NATURE IN THIS AREA ARE RESTRICTED UNTIL PUBLIC SEWER IS AVAILABLE. THESE EASEMENTS SHALL BECOME VOID 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. RECORDED OF A MODIFIED SEWERAGE EASEMENT PLAT SHALL NOT BE NECESSARY.
  8. NO CLEARING, GRADING OR CONSTRUCTION IS PERMITTED WITHIN THE REQUIRED WETLAND, WETLAND BUFFER OR STREAM BANK BUFFER OR FOREST CONSERVATION AREAS.
  9. A TREE MAINTENANCE EASEMENT RUNNING ALONG THE EDGE OF THE PUBLIC ROAD RIGHT-OF-WAY AS SHOWN ON THIS PLAN OF SUBDIVISION IS REVEALED UPON SOME LOTS FRONTING ON THE SAID PUBLIC ROAD RIGHT-OF-WAY. THIS EASEMENT ALLIANCE HOWARD COUNTY THE RIGHT TO ACCESS THE PROPERTY AND NECESSARY FOR THE SPECIFIC PURPOSE OF INSTALLATION, REPAIR AND MAINTENANCE OF COUNTY-OWNED TREES LOCATED WITHIN THE BOUNDARIES OF PRIVATE LOTS. NO ISOLING OR STRUCTURE OF ANY KIND SHALL BE LOCATED ON OR OVER THE SAID EASEMENT AREA.
  10. DRIVEWAYS SHALL BE PROVIDED PRIOR TO RESIDENTIAL OCCUPANCY TO INSURE SAFE ACCESS FOR FIRE AND EMERGENCY VEHICLES PER THE FOLLOWING MINIMUM REQUIREMENTS:
    - a) WIDTH - 12' (12' SERVING MORE THAN ONE RESIDENCE)
    - b) SURFACE - 6" OF COMPACT CRUSHER RUN BASE W/TAR AND CHIP COATING.
    - c) GEOMETRY - MAX. 15% GRADE, MAX. 10% GRADE CHANGE AND MIN. 45' TURNING RADIUS.
    - d) STRUCTURES (CULVERTS/BRIDGES) - CAPABLE OF SUPPORTING 25 GROSS TONS (125 TONS).
    - e) DRAINAGE ELEMENTS - CAPABLE OF SAFELY PASSING 100-YEAR FLOOD WITH NO MORE THAN 1 FOOT DEPTH OVER DRIVEWAY SURFACE.
    - f) STRUCTURE CLEARANCES - MINIMUM 12 FEET.
    - g) MAINTENANCE - SUFFICIENT TO INSURE ALL WEATHER USE.
  11. PRESERVATION PARCEL B IS ENCUMBERED WITH AN EASEMENT AGREEMENT WITH THE HOWARD COUNTY AGRICULTURAL LAND PRESERVATION PROGRAM. THIS EASEMENT AGREEMENT PROHIBITS FURTHER SUBDIVISION OF THE PARCEL, LIMITS THE MAINTENANCE RESPONSIBILITIES OF THE OWNER AND ENUMERATES THE USES PERMITTED ON THIS PROPERTY. THIS PLAN IS SUBJECT TO THE FOLLOWING DEPT. OF PLANNING AND ZONING FILE NUMBERS: F-94-60, WP-94-77, S-94-27, P-95-02.
  12. THE DEVELOPER RESERVES UNTO ITSELF, THE SUCCESSORS AND ASSIGNS, ALL EASEMENTS SHOWN ON THIS PLAT FOR STORM DRAINAGE AND OTHER PUBLIC UTILITIES LOCATED IN, ON, OVER AND THROUGH LOTS 24, 29, 31, 32, 33, 34 & PARCELS B4C 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.
  14. 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 DEFINED IN THE DEED OF FOREST CONSERVATION EASEMENT ARE ALLOWED.
  15. 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 L2200, FOLD 598.
  16. PRESERVATION PARCEL 'C' IS ENCUMBERED WITH AN EASEMENT AGREEMENT HELD BY HOWARD COUNTY.

RECORDED AS PLAT 12500 ON 10/10/95 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

**CATTAL WOODS SECTION 2**

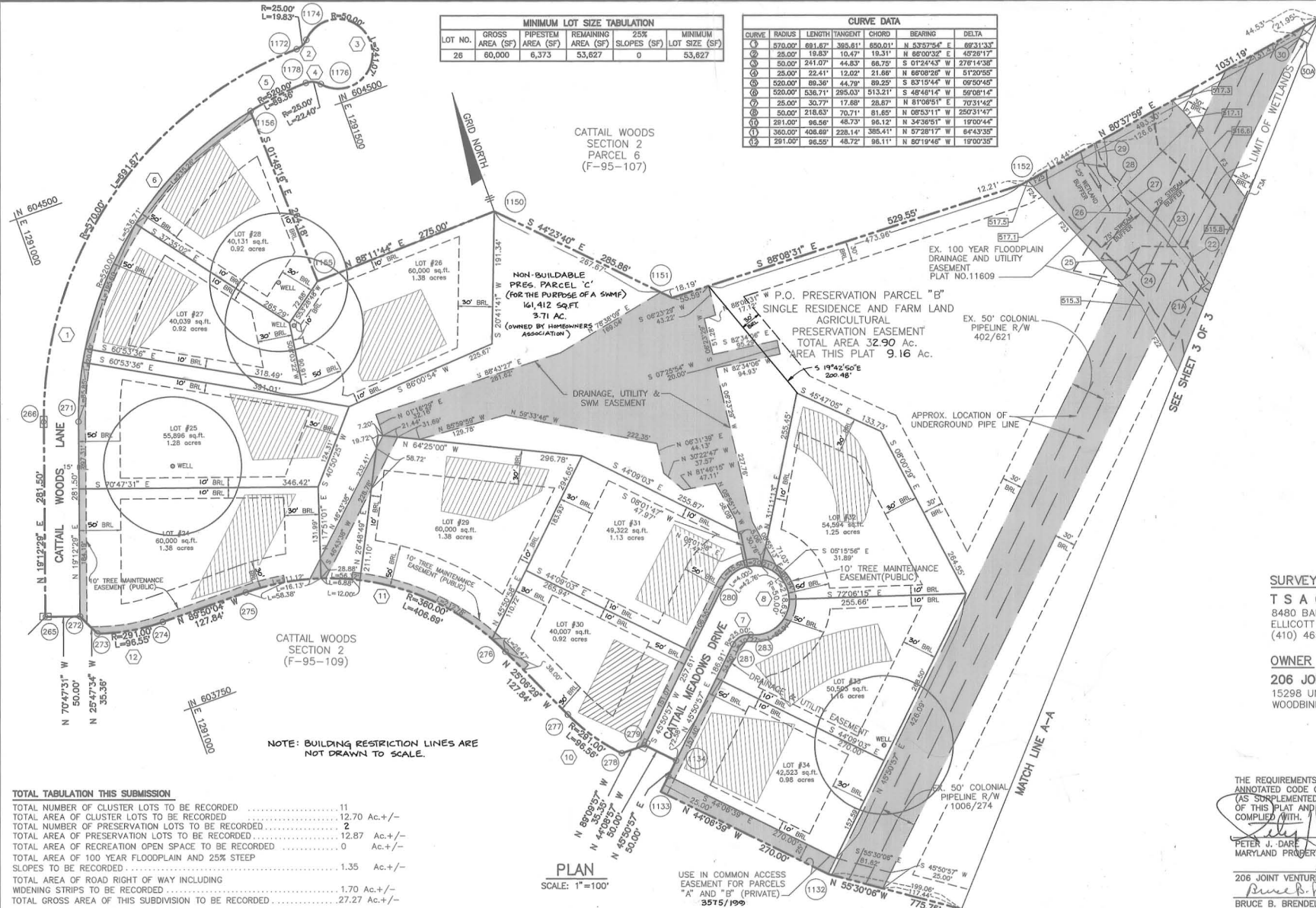
LOTS 24-34 AND PRESERVATION PARCELS B4C  
 (A RESUBDIVISION OF PARCEL 5  
 CATTAL WOODS, SECTION 2 PLAT NO. 11609 )  
 F-94-60 WP-94-77 S-94-27 P-95-02  
 4TH ELECTION DISTRICT OF HOWARD COUNTY, MARYLAND

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

SCALE: 1" = 400'  
 DATE: SEPTEMBER 21, 1995  
 SHEET: 1 OF 3

MINIMUM LOT SIZE TABULATION					
LOT NO.	GROSS AREA (SF)	PIPESTEM AREA (SF)	REMAINING AREA (SF)	25% SLOPES (SF)	MINIMUM LOT SIZE (SF)
26	60,000	6,373	53,627	0	53,627

CURVE DATA						
CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
1	570.00'	881.87'	385.61'	860.01'	N 53°27'56" E	88°31'13"
2	25.00'	19.83'	10.47'	19.83'	N 80°02'32" E	49°29'17"
3	50.00'	241.07'	44.83'	66.78'	S 01°24'43" W	27°14'38"
4	25.00'	22.41'	12.02'	21.66'	N 80°02'28" W	51°20'55"
5	520.00'	88.38'	44.78'	89.29'	S 53°19'44" W	09°50'45"
6	530.00'	536.71'	265.03'	513.21'	S 48°47'14" W	59°08'14"
7	25.00'	30.77'	17.69'	28.87'	N 81°06'51" E	70°31'42"
8	50.00'	218.63'	70.71'	81.85'	N 09°53'11" W	25°31'47"
9	281.00'	96.56'	48.73'	96.12'	N 34°36'51" W	19°00'44"
10	360.00'	408.69'	228.14'	385.41'	N 57°28'17" W	64°43'35"
11	281.00'	96.56'	48.73'	96.11'	N 87°19'46" W	19°02'35"



100YR FLOODPLAIN EASEMENT COURSES & DISTANCES		
NO.	BEARING	DISTANCE
21	S 75°15'00" E	25.00'
22	S 18°54'00" E	85.30'
23	S 18°54'00" E	109.13'
24	N 22°06'00" W	178.45'
25	N 22°06'00" W	61.24'
26	N 63°37'50" E	238.11'
27	S 20°22'27" E	3.06'

WETLAND DISTANCE AND COURSES		
LINE	DIRECTION	DISTANCE
22	S 04°58'30" E	68.41'
24	S 06°02'30" E	65.41'
24	N 72°33'20" E	39.97'
25	N 62°11'10" E	25.57'
26	N 60°53'20" E	81.69'
27	S 00°04'20" E	46.00'
28	N 12°11'00" W	11.47'
29	S 03°36'30" W	21.72'
30	S 53°24'00" E	18.69'
30A	S 40°09'11" E	9.58'
21A	N 45°32'30" W	6.15'

TOTAL TABULATION THIS SUBMISSION	
TOTAL NUMBER OF CLUSTER LOTS TO BE RECORDED	11
TOTAL AREA OF CLUSTER LOTS TO BE RECORDED	12.70 Ac +/-
TOTAL NUMBER OF PRESERVATION LOTS TO BE RECORDED	2
TOTAL AREA OF PRESERVATION LOTS TO BE RECORDED	12.87 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	1.35 Ac +/-
TOTAL AREA OF ROAD RIGHT OF WAY INCLUDING WIDENING STRIPS TO BE RECORDED	1.70 Ac +/-
TOTAL GROSS AREA OF THIS SUBDIVISION TO BE RECORDED	27.27 Ac +/-

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

*Joyce Va. Boyd* 10-26-95  
COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING.

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

*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 5 AS CREATED ON FEBRUARY 3, 1995, VIA PLAT 11609 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



**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 ERECTED 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.

*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 3-3-108, 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 12501  
ON 10/24/96 AMONG THE LAND  
RECORDS OF HOWARD COUNTY, MARYLAND.

**CATTAIL WOODS**  
SECTION 2  
LOTS 24-34 AND PRESERVATION PARCELS B & C  
(A RESUBDIVISION OF PARCEL 5  
CATTAIL WOODS, SECTION 2 PLAT NO. 11609 )  
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: 2 OF 3

**WETLAND COURSE AND DISTANCES**

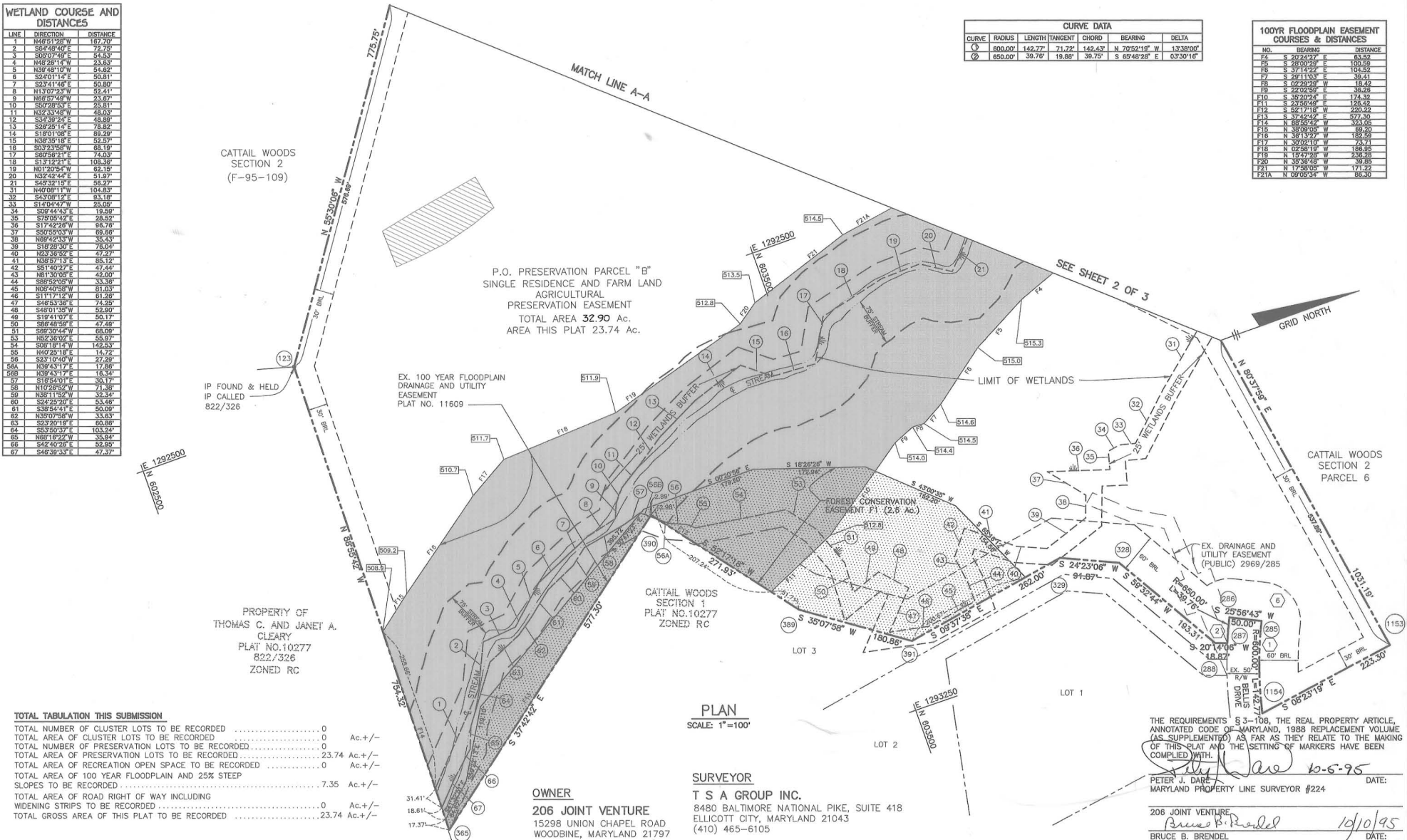
LINE	DIRECTION	DISTANCE
1	N 46°12'28" W	187.70'
2	S 67°49'40" E	72.75'
3	S 69°17'46" E	54.75'
4	N 46°28'14" W	23.63'
5	N 37°48'11" W	54.62'
6	S 27°01'12" E	50.81'
7	S 37°14'48" E	50.80'
8	N 13°02'23" W	52.41'
9	N 66°57'48" W	23.67'
10	S 57°28'51" E	25.81'
11	N 52°53'28" W	48.03'
12	S 34°39'22" E	48.89'
13	S 28°59'14" E	78.82'
14	S 18°01'08" E	89.20'
15	N 57°59'18" E	52.57'
16	N 57°59'18" E	52.57'
17	S 69°58'21" E	74.03'
18	N 13°12'23" W	100.38'
19	N 01°29'54" W	62.15'
20	N 52°54'24" E	51.61'
21	S 49°32'19" E	55.27'
22	N 47°08'11" W	104.83'
23	S 43°08'12" E	93.18'
24	S 12°04'47" W	23.06'
25	S 24°44'43" E	19.28'
26	S 27°05'42" E	28.92'
27	S 17°42'26" W	98.78'
28	S 20°59'03" W	69.86'
29	N 69°42'33" W	35.43'
30	S 16°28'30" E	78.04'
31	N 29°30'56" E	47.27'
32	N 35°57'13" E	85.12'
33	S 11°02'23" W	47.44'
34	N 81°30'59" E	42.00'
35	S 88°26'06" W	33.38'
36	N 65°40'58" E	81.03'
37	S 11°17'12" W	61.20'
38	S 48°01'30" W	52.50'
39	S 19°41'07" E	50.17'
40	S 86°48'59" E	47.40'
41	S 69°30'44" W	68.09'
42	N 56°38'02" E	55.97'
43	N 56°18'19" W	124.83'
44	N 49°28'18" E	14.72'
45	S 33°10'42" W	77.28'
46	N 36°43'17" E	17.89'
47	N 36°43'17" E	16.34'
48	N 11°24'01" W	71.38'
49	N 35°11'48" W	32.54'
50	S 22°28'20" E	53.49'
51	S 35°54'41" E	50.09'
52	N 39°07'24" E	33.83'
53	S 23°20'19" E	60.89'
54	S 53°52'42" W	103.24'
55	N 86°18'22" W	35.84'
56	S 42°40'28" E	52.95'
57	S 46°39'33" E	47.97'

CURVE DATA						
CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
(1)	800.00'	152.77'	71.72'	152.43'	N 70°52'18" W	133°30'00"
(2)	850.00'	39.76'	19.89'	39.17'	S 62°46'28" E	03°30'16"

100YR FLOODPLAIN EASEMENT COURSES & DISTANCES		
NO.	BEARING	DISTANCE
F4	S 27°22'27" E	63.55'
F8	S 26°00'29" E	109.59'
F9	S 37°14'22" E	105.51'
F7	S 28°11'03" E	38.41'
F6	S 02°23'29" W	18.28'
F5	S 22°02'09" W	18.28'
F10	S 35°20'24" E	174.32'
F11	S 23°58'24" E	126.52'
F12	S 52°17'18" W	220.22'
F13	S 37°49'44" E	97.23'
F14	N 86°55'42" W	323.05'
F15	N 36°15'27" W	69.39'
F16	N 36°15'27" W	189.59'
F17	N 30°02'10" W	137.1'
F18	N 02°58'10" W	148.30'
F19	N 19°47'38" W	238.30'
F20	N 35°18'24" W	307.59'
F21	N 17°58'05" W	171.22'
F21A	N 59°09'54" W	60.50'

CATTAIL WOODS SECTION 2 (F-95-109)

P.O. PRESERVATION PARCEL "B" SINGLE RESIDENCE AND FARM LAND AGRICULTURAL PRESERVATION EASEMENT TOTAL AREA 32.90 Ac. AREA THIS PLAT 23.74 Ac.



**TOTAL TABULATION THIS SUBMISSION**

TOTAL NUMBER OF CLUSTER LOTS TO BE RECORDED	0	
TOTAL AREA OF CLUSTER LOTS TO BE RECORDED	0	Ac +/-
TOTAL NUMBER OF PRESERVATION LOTS TO BE RECORDED	0	
TOTAL AREA OF PRESERVATION LOTS TO BE RECORDED	23.74	Ac +/-
TOTAL AREA OF RECREATION OPEN SPACE TO BE RECORDED	0	
TOTAL AREA OF 100 YEAR FLOODPLAIN AND 25% STEEP SLOPES TO BE RECORDED	7.35	Ac +/-
TOTAL AREA OF ROAD RIGHT OF WAY INCLUDING WIDENING STRIPS TO BE RECORDED	0	Ac +/-
TOTAL GROSS AREA OF THIS PLAT TO BE RECORDED	23.74	Ac +/-

PLAN SCALE: 1"=100'

**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

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  
MARYLAND PROPERTY LINE SURVEYOR #224  
DATE: 10-6-95  
BRUCE B. BRENDEL  
DATE: 10/10/95

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

*Joyce M. Doyle* 10-26-95  
COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING.

*Michael J. ...* 11/1/95  
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

*Joseph ...* 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 5 AS CREATED ON FEBRUARY 5, 1995, VA PLAT 11609 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, 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* 10-10-95  
W. PHILIP BRENDEL JR. DATE:  
GENERAL PARTNER OF G&L LIMITED PARTNERSHIP

RECORDED AS PLAT 12508 ON 10/10/95 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

**CATTAIL WOODS SECTION 2**  
LOTS 24-34 AND PRESERVATION PARCELS B/C  
(A RESUBDIVISION OF PARCEL 5 CATTAIL WOODS, SECTION 2 PLAT NO. 11609 )  
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 3