

GENERAL NOTES CONTINUED.

17. THE DEVELOPER RESERVES UNTO ITSELF, THE SUCCESSORS AND ASSIGNS, THE FOREST CONSERVATION EASEMENTS LOCATED IN, ON, OVER AND THROUGH PARCEL A OR PORTIONS THEREOF, AND SHOWN ON THIS PLAN AS THE FOREST CONSERVATION AREA. ANY AND ALL CONVEYANCES OF THE FOREST CONSERVATION AREA SHALL BE SUBJECT TO THE EASEMENTS HEREBY RESERVED, WHETHER OR NOT EXPRESSLY STATED IN THE DEEDS 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 LANDLORD'S SURETY POSTED WITH SAID AGREEMENT. THE COUNTY SHALL ACCEPT EASEMENT AND RECORD THE DEED OF FOREST CONSERVATION EASEMENT IN THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

18. [5222] INDICATES 100 YEAR FLOODPLAIN ELEVATION.

19. THE LOTS SHOWN HEREON COMPLY WITH THE MINIMUM OWNERSHIP WIDTH AND LOT AREAS AS REQUIRED BY THE MARYLAND STATE DEPARTMENT OF THE ENVIRONMENT.

COORDINATE LIST - NAD 83

NO.	NORTH (FT.)	EAST (FT.)
89	602003.1924	129290.9231
92	601791.9838	1283124.7940
121	602024.4265	1291983.8500
122	602040.8780	1293244.1834
123	602773.7960	1292426.9436
230	601148.1160	1292802.0026
231	602509.4069	1290038.0651
261	604037.4876	1290584.3833
262	604004.0012	1290400.6541
263	603952.8367	1290748.3595
264	603929.7866	1290814.5777
265	604049.5534	1293300.1000
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	603557.3498	1291510.7843
278	603478.2441	1291565.3846
279	603477.7296	1291600.7268
291	603850.7168	1290813.5108
292	603882.5501	1290798.1276
293	603905.6234	1290731.9094
294	603961.4338	1290613.2754
295	603989.4364	1290567.1866
296	603849.6500	1290892.5606
297	603830.7230	1291003.6069
298	603830.3538	1291131.4490
299	603651.8963	1291411.2618
300	603536.1334	1291465.5089
308	603443.4357	1291329.4906
309	603408.0747	1291528.9758
310	603262.5937	1291379.1169
311	603226.0405	1291019.9441
312	603295.9464	1290910.3350
313	603637.0343	1290792.0122
314	603834.2668	1290860.7273
323	603226.7192	1291413.9443
324	603183.8044	1290993.0580
325	603253.7903	1290883.4489
326	603653.4843	1290744.7957
1133	603407.0266	1291599.6787
1134	603441.8530	1291635.5531

THE REQUIREMENTS § 3-10B, 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

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

TOTAL TABULATION THIS SUBMISSION

TOTAL NUMBER OF CLUSTER LOTS TO BE RECORDED	17
TOTAL AREA OF CLUSTER LOTS TO BE RECORDED	18.58 Ac. +/-
TOTAL NUMBER OF PRESERVATION LOTS TO BE RECORDED	1
TOTAL AREA OF PRESERVATION LOTS TO BE RECORDED	59.25 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	12.01 Ac. +/-
TOTAL AREA OF ROAD RIGHT OF WAY INCLUDING WIDENING STRIPS TO BE RECORDED	3.22 Ac. +/-
TOTAL CROSS AREA OF THIS PLAN TO BE RECORDED	81.05 Ac. +/-

DENSITY EXCHANGE

SENDING PARCEL INFORMATION	PARCEL 4
TOTAL PARCEL COMPUTED ACREAGE	81.05 Ac.
UNITS RETAINED FOR CLUSTER SUBDIVISION (1:4.25)	17 UNITS 72.25 Ac.
DEO UNITS CREATED (1:3)	81.05-72.25= 8.80 Ac. 2.93
DEO UNITS SENT (1:3)	2
RECEIVING PARCEL	CARRIAGE HILL FARM

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

Joseph M. Boyd 10-26-95
 COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING.

William J. Conroy 11/19/95
 CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

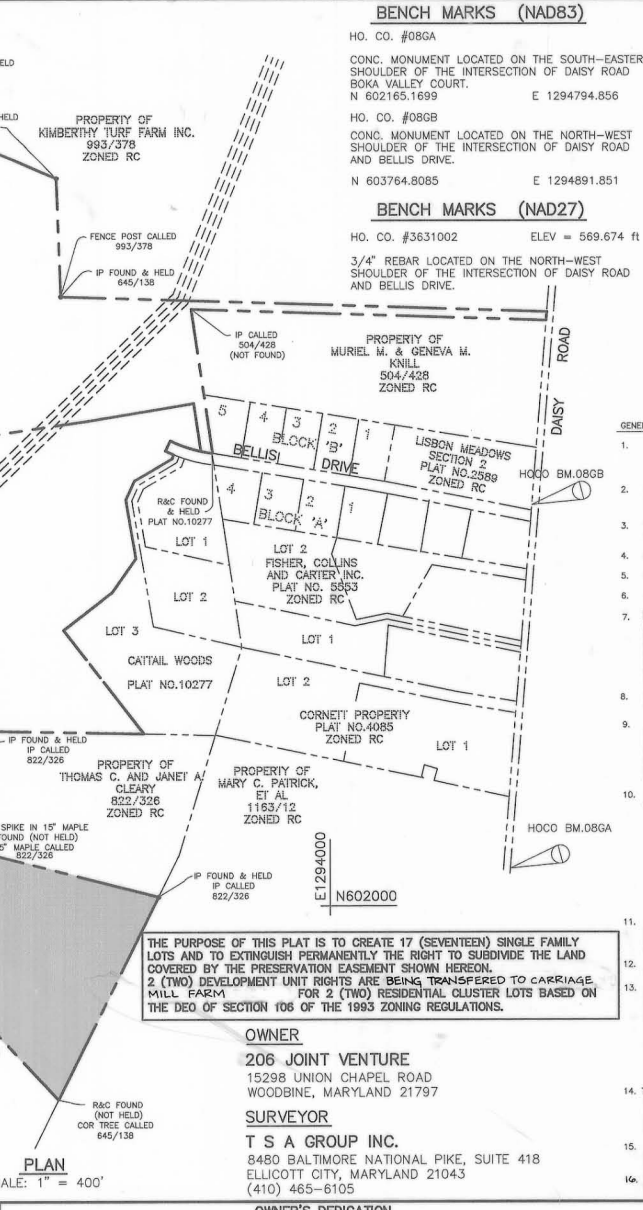
Robert J. Smith 11/27/96
 DIRECTOR DATE

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT. THAT IT IS A RESUBDIVISION OF PARCEL 4 AS CREATED ON FEBRUARY 5, 1995, VIA PLAT 11608 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



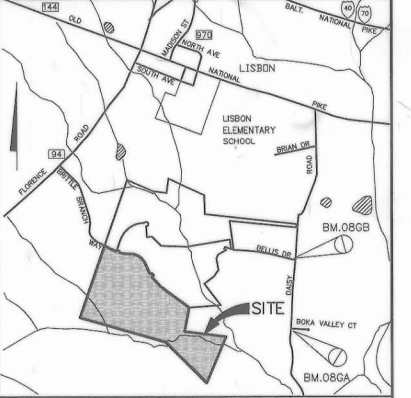
OWNER'S DEDICATION

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, WITNESS OUR HANDS THIS 10 DAY OF OCTOBER 1995.

206 JOINT VENTURE BY:

Bruce B. Brendl 10/10/95
 BRUCE B. BRENDL PRESIDENT - PARCEL 137, INC. DATE

William J. Conroy 10-10-95
 W. PHILIP BRENDL JR. DATE
 GENERAL PARTNER OF G&L LIMITED PARTNERSHIP



VICINITY MAP
 SCALE: 1" = 2000'

- GENERAL NOTES**
1. [Symbol] DENOTES 4" x 4" x 4" CONCRETE MONUMENT TO BE SET. [Symbol] DENOTES 3/8" x 3/8" PIPE OR STEEL MARKER TO BE SET. [Symbol] DENOTES STONE FOUND.
 2. COORDINATES SHOWN HEREON ARE BASED ON NAD 83, MARYLAND COORDINATE SYSTEM AS PROJECTED BY HOWARD COUNTY GEODETIC CONTROL STATIONS NO. 0804 AND NO. 0808
 3. THIS PLAN IS BASED ON A FIELD RENEWED BOUNDARY SURVEY PERFORMED ON OR ABOUT JULY 1, 1993 BY T&A 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. [Symbol] THIS AREA DESIGNATES A PRIVATE SEWERAGE EASEMENT OF 10,000 SQ.FT. AS REQUIRED BY THE MARYLAND STATE DEPARTMENT OF THE ENVIRONMENT FOR DOMESTIC SEWERAGE DISPOSAL. IMPROVEMENTS OF ANY NATURE IN THIS AREA ARE RESTRICTED UNTIL PUBLIC SEWER IS AVAILABLE. THESE EASEMENTS SHALL BECOME NULL AND VOID UPON CONNECTION TO A PUBLIC SEWERAGE SYSTEM. THE COUNTY HEREIN OTHER 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.
 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 RESERVED UPON SOME LOTS FRONTING ON THE 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.
 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' (14' SERVING MORE THAN ONE RESIDENCE); (b) SURFACE - 8" OF COMPACT CRUSHER RUN BASE W/1/4" 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 (H25 LOADING); (e) DRAINAGE ELEMENTS - CAPABLE OF SAFELY PASSING 100-YEAR FLOOD WITH NO MORE THAN 1 FOOT DEPTH OVER DRIVEWAY SURFACE.
 11. STRUCTURE CLEARANCES - MINIMUM 12 FEET.
 12. MAINTENANCE - SUFFICIENT TO INSURE ALL WEATHER USE.
 13. PRESERVATION PARCEL A IS ENCUMBERED WITH AN EASEMENT AGREEMENT WITH THE HOWARD COUNTY AGRICULTURAL LAND PRESERVATION PROGRAM. THIS EASEMENT AGREEMENT PROVIDES FURTHER SUBDIVISION OF THE PARCEL, OUTLINES THE MAINTENANCE RESPONSIBILITIES OF THE OWNER AND ENUMERATES THE USES PERMITTED ON THIS PROPERTY.
 14. THIS PLAN IS SUBJECT TO THE FOLLOWING DEPT. OF PLANNING AND ZONING FILE NUMBERS: (1) 60-10-17-75-01-02, 75-04-02, 75-05-02
 15. 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 LOTS 7, 14 & PARCEL A AND ALL CONVEYANCES OF THE FORESAID LOTS OR PARCEL SHALL BE SUBJECT TO THE EASEMENTS HEREBY RESERVED, WHETHER OR NOT EXPRESSLY STATED IN THE DEEDS CONVEYING SAID LOTS) OR PARCELS. DEVELOPER SHALL EXECUTE AND DELIVER THE DEEDS FOR THE EASEMENTS HEREBY 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.
 16. THE FOREST CONSERVATION EASEMENT HAS BEEN ESTABLISHED TO FULFILL THE REQUIREMENTS OF SECTION 18.1500 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.
 17. 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 USER 2200, FOLD 988.
 18. THE HIGHWATER ARTICLES OF INCORPORATION WERE RECORDED ON 7-19-96 AS NO. 0499184 AT THE MD STATE DEPT. OF ENVIRONMENT AND GENERAL SERVICES.

RECORDED AS PLAT 18496 ON 12/19/96 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

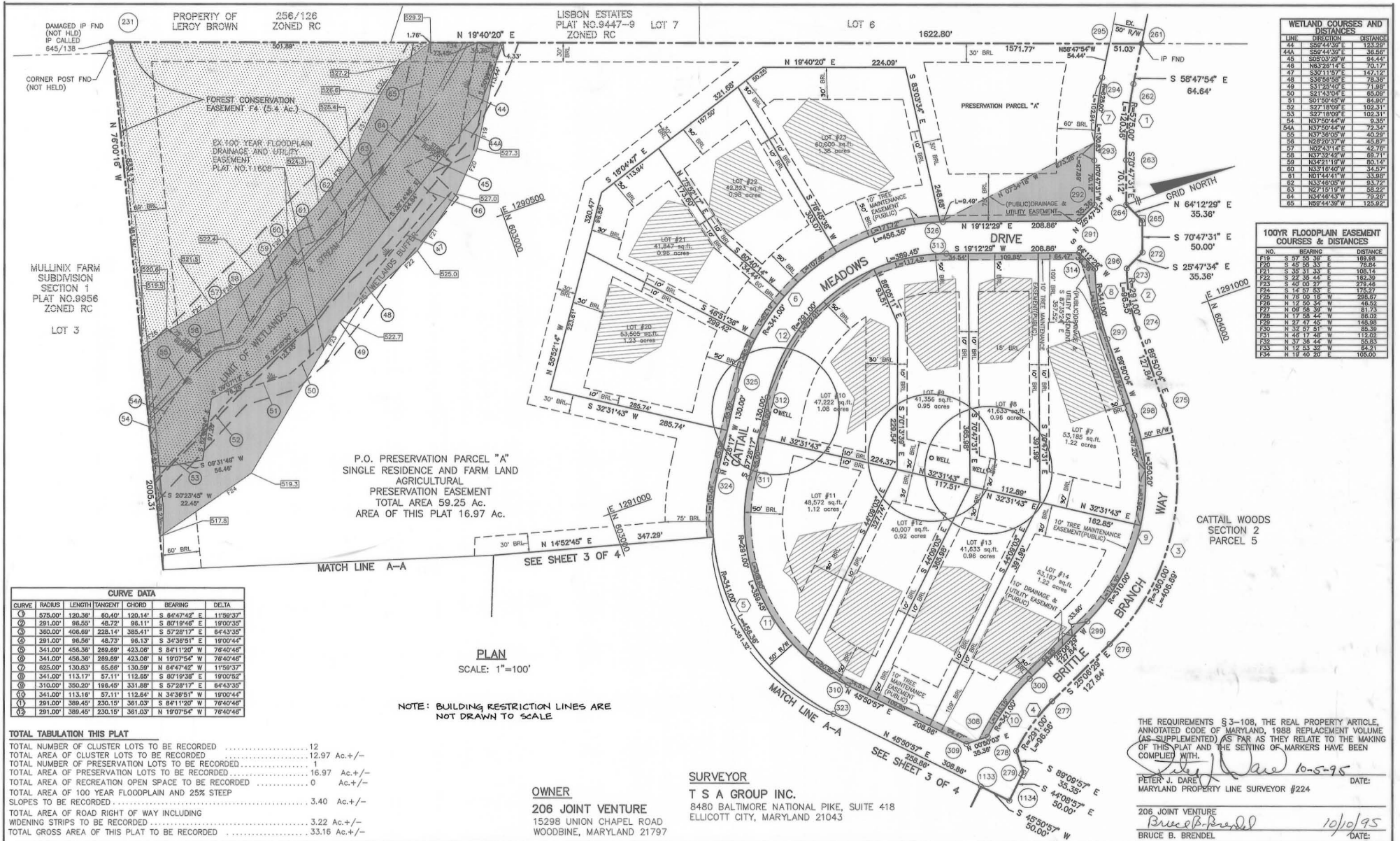
CATTAIL WOODS
 SECTION 2
 LOTS 7-23 AND PRESERVATION PARCEL A
 (A RESUBDIVISION OF PARCEL 4
 CATTAIL WOODS, SECTION 2 PLAT NO. 11608)

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

F-94-60
 TAX MAP NO. 7
 PARCEL NO. 137
 ZONED: RC

SCALE: 1" = 400'
 DATE: SEPTEMBER 21, 1995
 SHEET: 1 OF 4

F-95-109



WETLAND COURSES AND DISTANCES

LINE	COURSE	DISTANCE
43	S89°42'39" E	123.59'
44	S89°44'39" E	36.56'
45	S89°03'29" W	94.44'
46	N83°01'4" E	70.91'
47	S80°11'57" E	147.12'
48	S85°58'49" E	21.89'
49	S81°29'49" E	71.89'
50	S81°43'04" E	65.00'
51	S87°18'09" E	102.31'
52	S87°18'09" E	102.31'
53	N87°20'44" W	9.30'
54	N87°50'44" W	72.34'
55	N87°30'08" W	40.52'
56	N28°20'37" W	43.67'
57	N87°53'41" E	42.67'
58	N87°34'49" E	87.11'
59	N84°21'19" W	80.14'
60	N87°26'08" W	85.77'
61	N81°42'41" W	33.69'
62	N87°26'08" W	85.77'
63	N87°18'09" E	102.31'
64	N84°46'43" W	79.26'
65	N89°44'38" W	123.59'

100YR FLOODPLAIN EASEMENT COURSES & DISTANCES

NO.	COURSE	DISTANCE
119	S 27° 53' 39" E	189.88'
120	S 45° 55' 35" E	78.84'
121	S 39° 41' 42" E	108.14'
122	S 22° 38' 44" E	182.39'
123	S 69° 03' 55" E	72.92'
124	S 12° 57' 55" E	175.37'
125	N 78° 10' 10" W	288.87'
126	N 69° 58' 30" W	81.73'
127	N 09° 58' 30" W	81.73'
128	N 31° 57' 55" E	64.97'
129	N 27° 42' 45" W	148.88'
130	N 31° 57' 55" E	64.97'
131	N 48° 17' 46" W	112.02'
132	N 17° 23' 39" W	86.21'
134	N 19° 40' 20" E	105.00'

CURVE DATA

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
1	275.00'	120.36'	80.40'	120.14'	S 86°47'42" E	113°03'37"
2	291.00'	96.56'	48.73'	86.11'	S 80°19'46" E	190°00'35"
3	360.00'	406.68'	228.14'	385.41'	S 57°28'17" E	64°43'35"
4	291.00'	96.56'	48.73'	86.13'	S 34°36'51" E	190°04'44"
5	341.00'	456.36'	289.69'	423.06'	S 84°11'20" W	78°40'46"
6	341.00'	456.36'	289.69'	423.06'	N 19°07'54" W	78°40'46"
7	625.00'	130.83'	85.66'	130.59'	N 64°47'42" E	115°09'37"
8	341.00'	113.17'	57.11'	112.85'	S 80°19'38" E	190°00'32"
9	310.00'	350.20'	186.48'	331.88'	S 57°28'17" E	64°43'35"
10	341.00'	113.17'	57.11'	112.84'	N 34°36'51" W	190°04'44"
11	291.00'	389.45'	230.15'	381.63'	S 84°11'20" W	78°40'46"
12	291.00'	389.45'	230.15'	381.63'	N 19°07'54" W	78°40'46"

P.O. PRESERVATION PARCEL "A"
SINGLE RESIDENCE AND FARM LAND
AGRICULTURAL
PRESERVATION EASEMENT
TOTAL AREA 59.25 Ac.
AREA OF THIS PLAT 16.97 Ac.

PLAN
SCALE: 1"=100'

NOTE: BUILDING RESTRICTION LINES ARE NOT DRAWN TO SCALE

TOTAL TABULATION THIS PLAT

TOTAL NUMBER OF CLUSTER LOTS TO BE RECORDED	12
TOTAL AREA OF CLUSTER LOTS TO BE RECORDED	12.97 Ac +/-
TOTAL NUMBER OF PRESERVATION LOTS TO BE RECORDED	1
TOTAL AREA OF PRESERVATION LOTS TO BE RECORDED	16.97 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	3.40 Ac +/-
TOTAL AREA OF ROAD RIGHT OF WAY INCLUDING WIDENING STRIPS TO BE RECORDED	3.22 Ac +/-
TOTAL GROSS AREA OF THIS PLAT TO BE RECORDED	33.16 Ac +/-

OWNER
T S A GROUP INC.
206 JOINT VENTURE
15298 UNION CHAPEL ROAD
WOODBINE, MARYLAND 21797

SURVEYOR
PETER J. DARE
MARYLAND PROPERTY LINE SURVEYOR #224

THE REQUIREMENTS § 3-108, THE REAL PROPERTY ARTICLE, ANNOTATED CODE OF MARYLAND, 1988 REPLACEMENT VOLUME (AS SUPPLEMENTED) AS FAR AS THEY RELATE TO THE MARKING OF THIS PLAT AND THE SETTING OF MARKERS HAVE BEEN COMPLIED WITH.

Peter J. Dare 10-5-95
DATE: 10/10/95

PETER J. DARE
MARYLAND PROPERTY LINE SURVEYOR #224

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

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

Joyce M. Boyd 10-26-95
COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING.

William C. ... 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 4 AS CREATED ON FEBRUARY 3, 1995, VIA PLAT 11608 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: 10/10/95



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, WITNESS OUR HANDS THIS 10 DAY OF OCTOBER 1995.

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

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

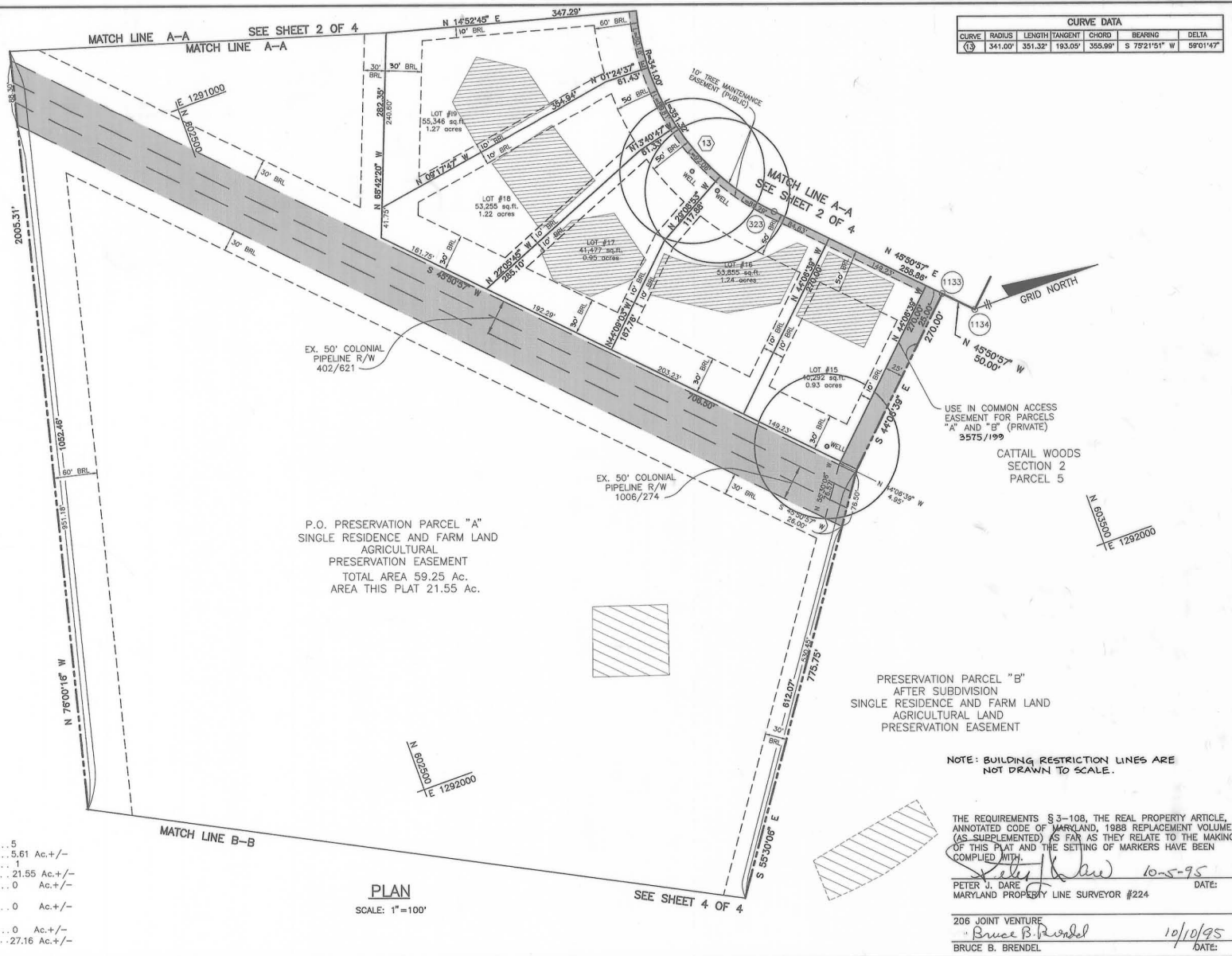
RECORDED AS PLAT 12497 ON 10/10/95 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

CATTAIL WOODS SECTION 2
LOTS 7-23 AND PRESERVATION PARCEL A
(A RESUBDIVISION OF PARCEL 4 CATTAIL WOODS, SECTION 2 PLAT NO. 11608)
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 4

F-95-109



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

OWNER
206 JOINT VENTURE
1529B UNION CHAPEL ROAD
WOODBINE, MARYLAND 21797

TOTAL TABULATION THIS PLAT

TOTAL NUMBER OF CLUSTER LOTS TO BE RECORDED	5
TOTAL AREA OF CLUSTER LOTS TO BE RECORDED	5.61 Ac. +/-
TOTAL NUMBER OF PRESERVATION LOTS TO BE RECORDED	1
TOTAL AREA OF PRESERVATION LOTS TO BE RECORDED	21.55 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 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	27.16 Ac. +/-

APPROVED: FOR PRIVATE WATER AND PRIVATE SEWER SYSTEMS, HOWARD COUNTY BUREAU OF ENVIRONMENTAL HEALTH.
[Signature] 10-26-95
COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING.
[Signature] 11/1/95
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

[Signature] 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 4 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.

[Signature] 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 10-20-1995 1995.

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

[Signature] 10-16-95
W. PHILIP BRENDEL JR. DATE
GENERAL PARTNER OF G&L LIMITED PARTNERSHIP

RECORDED AS PLAT 12498 ON 12/14/96 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

CATTAIL WOODS SECTION 2
LOTS 7-23 AND PRESERVATION PARCEL A
(A RESUBDIVISION OF PARCEL 4 CATTAIL WOODS, SECTION 2 PLAT NO. 11608)
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

TOTAL TABULATION THIS PLAT

TOTAL NUMBER OF CLUSTER LOTS TO BE RECORDED	0	Ac.+/-
TOTAL AREA OF CLUSTER LOTS TO BE RECORDED	1	Ac.+/-
TOTAL NUMBER OF PRESERVATION LOTS TO BE RECORDED	1	Ac.+/-
TOTAL AREA OF PRESERVATION LOTS TO BE RECORDED	20.73	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	8.61	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	20.73	Ac.+/-

SURVEYOR
T S A GROUP INC.
 8480 BALTIMORE NATIONAL PIKE, SUITE 418
 ELLICOTT CITY, MARYLAND 21043
 (410) 465-8105

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

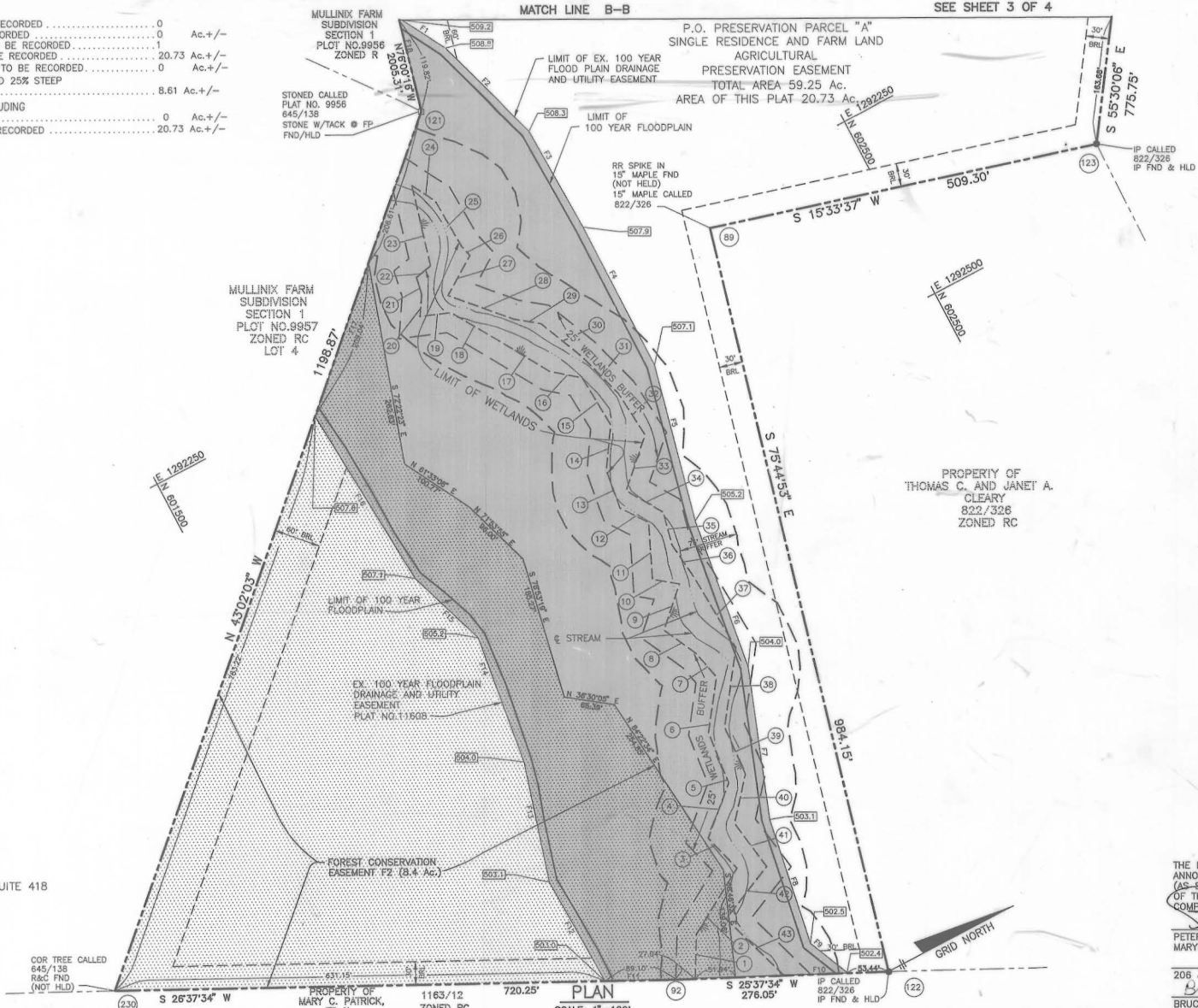
APPROVED: FOR PRIVATE WATER AND PRIVATE SEWER SYSTEMS, HOWARD COUNTY BUREAU OF ENVIRONMENTAL HEALTH.

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING.

APPROVED: CHIEF, DEVELOPMENT ENGINEERING DIVISION

DIRECTOR

Plotted: Oct. 5, 1995
 Acad Dwg: 596PL10



MULLINX FARM SUBDIVISION SECTION 1 PLOT NO. 9956 ZONED R
 MATCH LINE B-B
 SEE SHEET 3 OF 4

P.O. PRESERVATION PARCEL "A"
 SINGLE RESIDENCE AND FARM LAND
 AGRICULTURAL
 PRESERVATION EASEMENT
 TOTAL AREA 59.25 Ac.
 AREA OF THIS PLAT 20.73 Ac.

PRESERVATION PARCEL "B"
 SINGLE RESIDENCE AND FARM LAND
 AGRICULTURAL
 PRESERVATION EASEMENT

WETLAND COURSES AND DISTANCES

LINE NO.	DIRECTION	DISTANCE
1	N86°27'33" W	57.59'
2	N00°37'50" W	19.65'
3	S75°48'01" W	53.41'
4	N43°56'29" W	75.89'
5	N84°06'00" W	69.83'
6	N56°08'57" W	72.36'
7	S73°03'47" W	39.97'
8	S53°37'56" W	51.69'
9	N43°42'30" W	65.47'
10	S37°31'54" W	35.33'
11	N86°01'37" W	73.40'
12	S85°30'01" W	41.47'
13	N82°02'50" W	51.40'
14	N53°37'34" W	68.20'
15	S58°30'05" W	70.12'
16	S39°05'10" W	43.02'
17	S55°24'06" W	74.00'
18	S58°19'13" W	69.70'
19	S52°42'08" W	65.18'
20	N57°57'49" W	28.88'
21	N78°47'26" W	22.50'
22	N119°27'77" W	23.51'
23	N78°14'46" W	105.95'
24	N111°32'39" W	35.85'
25	N97°30'37" E	67.95'
26	N74°31'10" E	15.35'
27	S33°37'29" E	68.98'
28	N47°35'33" E	69.62'
29	N37°07'56" E	68.45'
30	N53°22'22" E	68.45'
31	N73°04'47" E	66.24'
32	N47°48'43" E	43.24'
33	S43°28'36" E	75.92'
34	N67°48'14" E	70.15'
35	S77°28'07" E	43.99'
36	N83°32'40" E	52.73'
37	N89°09'29" E	102.85'
38	S44°09'49" E	103.26'
39	S59°01'44" E	68.45'
40	S49°42'41" E	63.26'
41	N81°00'09" E	68.89'
42	S23°17'47" E	65.18'
43	N22°07'54" E	104.31'

100YR FLOODPLAIN EASEMENT COURSES & DISTANCES

NO.	BEARING	DISTANCE
F1	N 87° 43' 49" E	114.00'
F2	N 72° 17' 12" E	151.00'
F3	N 89° 32' 56" W	141.77'
F4	S 89° 38' 41" E	189.82'
F5	N 63° 45' 03" E	107.44'
F6	S 82° 10' 41" E	189.25'
F7	S 70° 18' 38" E	118.84'
F8	S 70° 18' 38" E	118.84'
F9	N 86° 30' 05" E	118.84'
F10	S 72° 04' 11" W	233.40'
F11	S 20° 37' 34" W	89.10'
F12	S 22° 04' 11" W	150.10'
F13	N 74° 09' 28" W	158.01'
F14	S 70° 50' 01" W	70.41'
F15	S 70° 50' 01" W	111.12'
F16	S 38° 08' 27" W	245.71'
F17	N 43° 02' 03" W	418.85'
F18	N 76° 00' 18" W	122.49'

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT. THAT IT IS A RESUBDIVISION OF PARCEL 4 AS CREATED ON FEBRUARY 3, 1995, VIA PLAT 11608 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

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 BOUNDARY 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. BRENDSEL 10/10/95
 PRESIDENT - PARCEL 137, INC.

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: 10-5-95

BRUCE B. BRENDSEL
 DATE: 10/10/95

RECORDED AS PLAT 12499 ON 10/10/95 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

CATTAIL WOODS SECTION 2

LOTS 7-23 AND PRESERVATION PARCEL A
 (A RESUBDIVISION OF PARCEL 4
 CATTAIL WOODS, SECTION 2 PLAT NO. 11608)

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
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