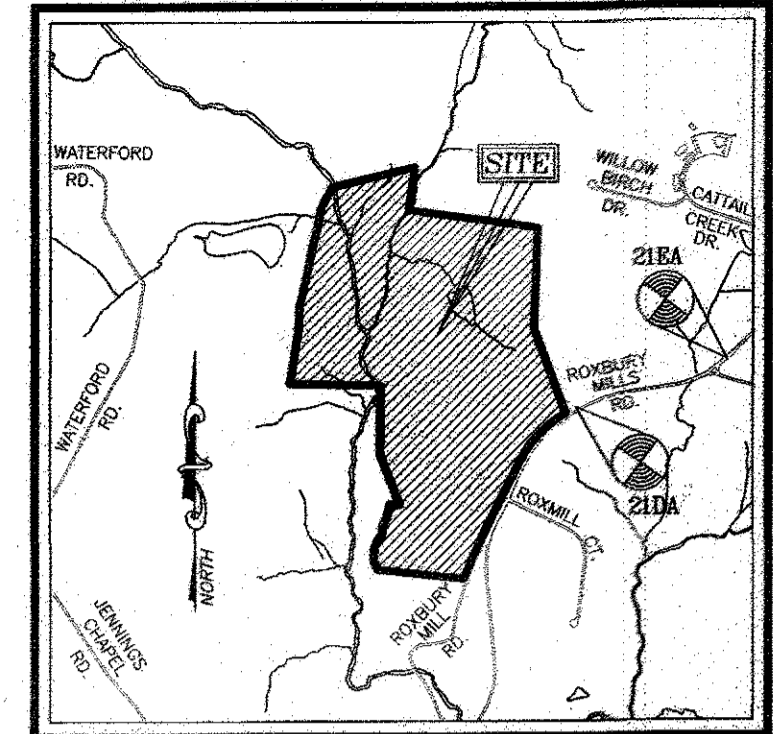


**GENERAL NOTES:**

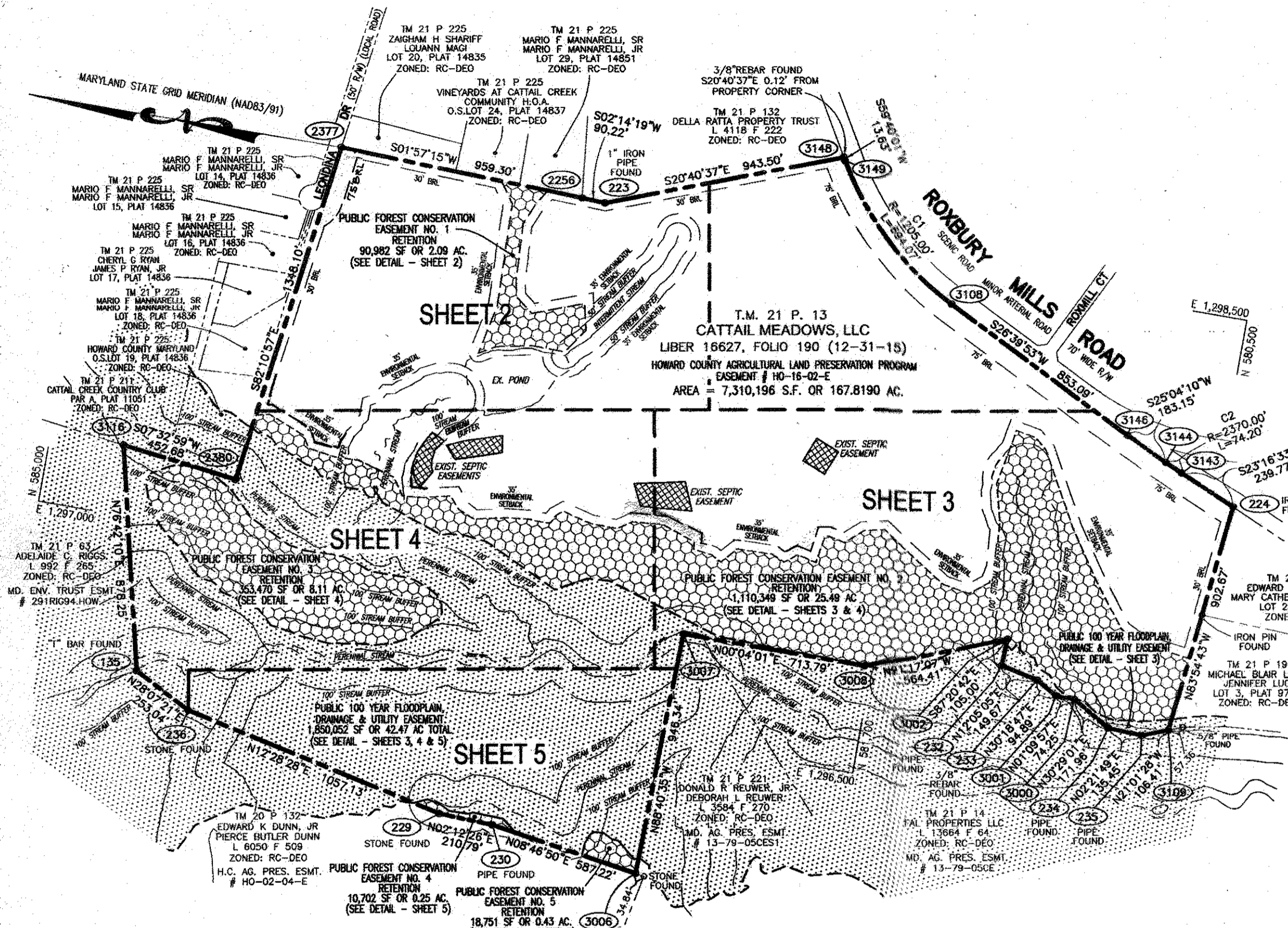
- COORDINATES BASED ON NAD '83/91, MARYLAND COORDINATE SYSTEM AS PROJECTED BY HOWARD COUNTY, GEODETIC CONTROL STATION 21DA & 21EA.  
21DA N 582213.720 E 1298954.884  
21EA N 582716.1330 E 1300495.9840
- THIS PLAT IS BASED ON A BOUNDARY SURVEY PREPARED BY VOGEL & ASSOCIATES, DATED JULY 13, 1998.
- BRL 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: AG 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 PLAT FOR WATER, SEWER, STORM DRAINAGE, OTHER PUBLIC UTILITIES AND FOREST CONSERVATION LOCATED IN, ON, OVER AND THROUGH LOTS/PARCELS, ANY CONVEYANCES OF THE FORESAID 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 EXCEPTANCE 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 PLAT.
- 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 36.37 ACRES OF FOREST BANK.
  - FOREST CONSERVATION EASEMENTS 1 - 5 ARE FOREST RETENTION AREAS EQUAL TO 36.37 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:
  - 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.
  - 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).
  - 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).
  - THE "ADJOINER DEEDS" SHALL REFERENCE THIS WAIVER PETITION FILE NUMBER, WP-16-023.
  - ON ANY FUTURE SUBDIVISION OR BUILDING PERMIT, A NOTE SHALL BE ADDED THAT REFERENCES THIS WAIVER PETITION FILE NUMBER AND APPROVAL DATE.

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" = 2000'  
ADC MAP 8 : J-10

NO.	NORTH	EAST
155	584510.8240	1296416.9898
223	583031.8067	1298511.5308
224	580428.7339	1297775.0475
229	583255.4822	1296068.3538
230	583044.8457	1296081.2353
232	581207.8182	1297018.8495
233	581061.4690	1296985.5156
234	580757.1297	1296848.8795
235	580621.7946	1296843.2923
236	584287.6586	1296297.6973
2256	583121.9550	1298515.0550
2377	584080.6970	1298547.7690
2380	584264.0660	1297212.1980
3000	580905.3205	1296936.1132
3001	580979.5520	1296937.6240
3002	581202.9543	1297121.7368
3006	582464.5093	1295971.5965
3007	582442.6495	1296917.6840
3008	581728.8600	1296916.8500
3108	581642.9365	1298364.6209
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	2.09 AC.
2	RETENTION	25.49 AC.
3	RETENTION	8.11 AC.
4	RETENTION	0.25 AC.
5	RETENTION	0.43 AC.
<b>TOTAL</b>		<b>36.37 AC.</b>

**OWNER/DEVELOPER**  
CATTAIL MEADOWS, LLC  
P.O. BOX 274  
GLENWOOD, MARYLAND 21738  
(443) 516-1316

**LEGEND**

- PUBLIC FOREST CONSERVATION EASEMENT (RETENTION)
- 100 YEAR FLOODPLAIN, DRAINAGE & UTILITY EASEMENT
- 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 PLAT AND THE SETTING OF MARKERS HAVE BEEN COMPLIED WITH.

*Thomas M. Hoffman, Jr.* 8-25-16  
THOMAS M. HOFFMAN, JR. DATE  
PROPERTY LINE SURVEYOR, MARYLAND REG. NO. 267  
*David R. Huber* 1 Sep 2016  
DAVID R. HUBER DATE  
CATTAIL MEADOWS, LLC AUTHORIZED PERSON

**PURPOSE:**  
THE PURPOSE OF THIS PLAT IS TO:  
1) CREATE FIVE FOREST RETENTION EASEMENT AREAS ON PARCEL 13  
2) DELINEATE ONE FLOODPLAIN AREA

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

**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.

**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.

*Ventura*  
DIRECTOR  
DATE: 8-18-16

*David R. Huber*  
CATTAIL MEADOWS, LLC  
AUTHORIZED PERSON

*Megan Pugan*  
WITNESS

*Thomas M. Hoffman, Jr.* 8-25-16  
THOMAS M. HOFFMAN, JR. DATE  
PROPERTY LINE SURVEYOR, MARYLAND REG. NO. 267

**ROBERT H. VOGEL ENGINEERING, INC.**  
8407 MAIN STREET, ELLICOTT CITY, MARYLAND 21043, 410-461-7666

RECORDED AS PLAT No. 29118 ON 3/13/17  
AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

**PLAT OF FOREST CONSERVATION EASEMENT**  
**CATTAIL MEADOWS, LLC**

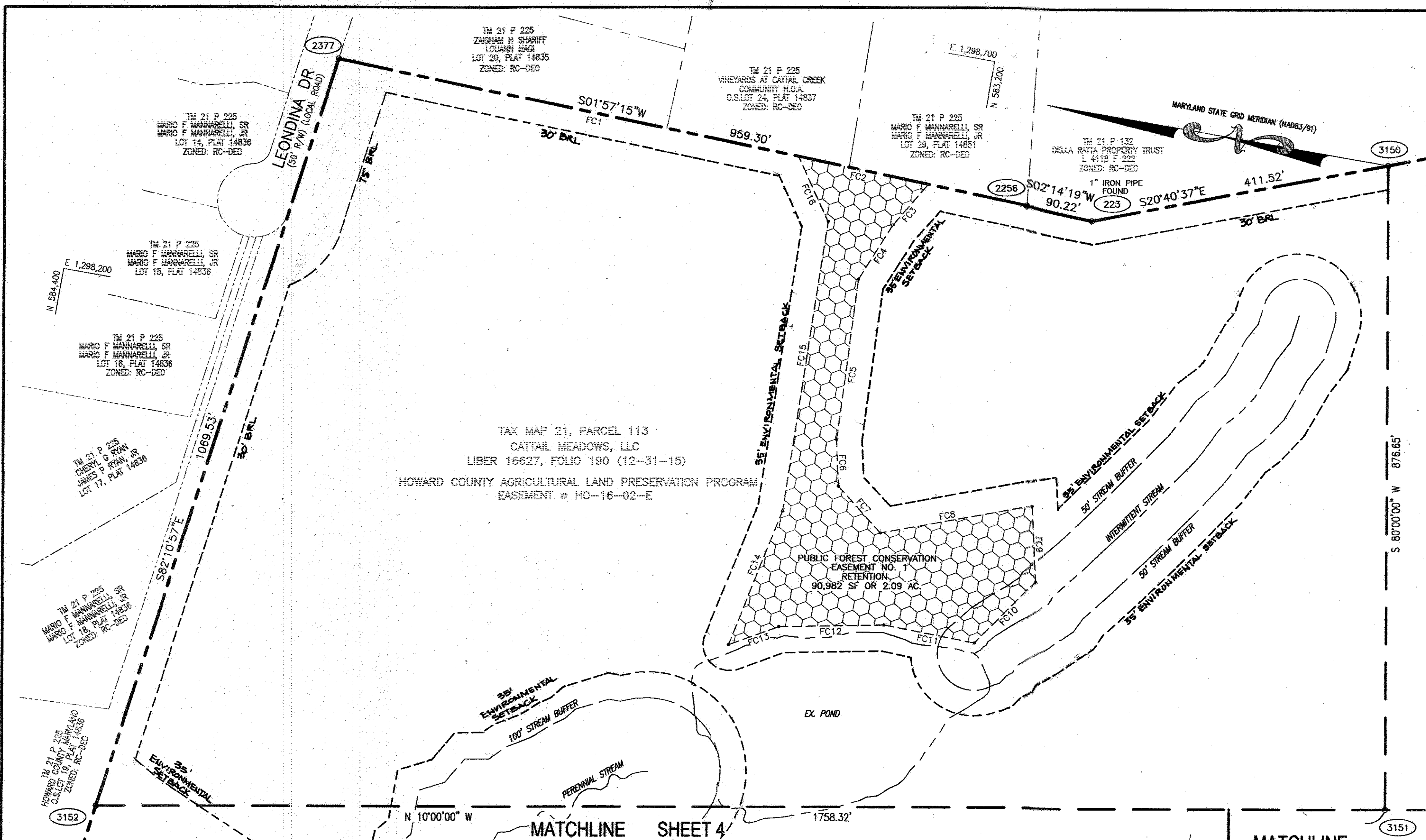
ZONED RC-DEO  
TAX MAP 21, BLK: 14, PARCEL 13  
FOURTH ELECTION DISTRICT, HOWARD COUNTY, MARYLAND  
SCALE: 1" = 400' AUGUST 25, 2016

400' 0 400' 800' 1200'

SHEET 1 OF 5  
SDP-16-027-FC1

COORDINATE TABLE		
NO.	NORTH	EAST
223	583031.8067	1298511.5308
2256	583121.9550	1298515.0550
2377	584080.6970	1298547.7690
3150	582646.7928	1298656.8388
3151	582494.5642	1297793.5073
3152	584226.1750	1297488.1776

PUBLIC FOREST CONSERVATION EASEMENT NO. 1	
LINE TABLE	
LINE	COURSE
FC1	S01°57'15"W 841.03'
FC2	S01°57'15"W 181.07'
FC3	N58°48'48"W 73.63'
FC4	N67°44'07"W 86.96'
FC5	S87°28'44"W 220.32'
FC6	S77°40'02"W 63.52'
FC7	S37°39'47"W 85.69'
FC8	S20°17'15"E 209.74'
FC9	S77°00'44"W 103.49'
FC10	N55°19'52"W 117.92'
FC11	N01°04'54"E 125.66'
FC12	N11°05'15"W 143.34'
FC13	N29°40'25"W 72.69'
FC14	S78°15'56"E 196.20'
FC15	N88°41'02"E 398.72'
FC16	N55°19'10"E 96.97'



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

**FOREST CONSERVATION EASEMENT DETAIL**

SCALE: 1" = 100'

**LEGEND**

PUBLIC FOREST CONSERVATION EASEMENT (RETENTION)

**OWNER/DEVELOPER**  
 CATTAIL MEADOWS, LLC  
 P.O. BOX 274  
 GLENWOOD, MARYLAND 21738  
 (443) 516-1316

THE REQUIREMENTS OF §810B, 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.* 8-25-16  
 THOMAS M. HOFFMAN, JR. DATE  
 PROPERTY LINE SURVEYOR, MARYLAND REG. NO. 267  
*David R. Haber* 1-5-2016  
 DAVID R. HABER DATE  
 AUTHORIZED PERSON

**PURPOSE:**  
 THE PURPOSE OF THIS PLAT IS TO:  
 1) CREATE FIVE FOREST RETENTION EASEMENT AREAS ON PARCEL 13  
 2) DELINEATE ONE FLOODPLAIN AREA

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

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.

**OWNER'S CERTIFICATE**

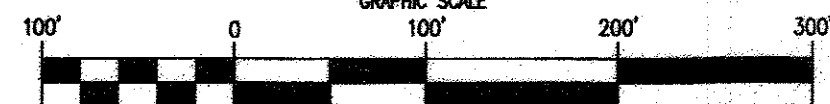
**SURVEYOR'S CERTIFICATE**

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.

RECORDED AS PLAT No. 24119 ON 3/13/17 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

**PLAT OF FOREST CONSERVATION EASEMENT  
 CATTAIL MEADOWS, LLC**

ZONED RC-DEO  
 TAX MAP 21, BLK: 14, PARCEL 13  
 FOURTH ELECTION DISTRICT, HOWARD COUNTY, MARYLAND  
 SCALE: 1" = 100' AUGUST 25, 2016



*Keat Schuch* 10-18-16  
 DIRECTOR DATE

*David R. Haber*  
 CATTAIL MEADOWS, LLC  
 AUTHORIZED PERSON  
*Megan Ruggieri*  
 WITNESS

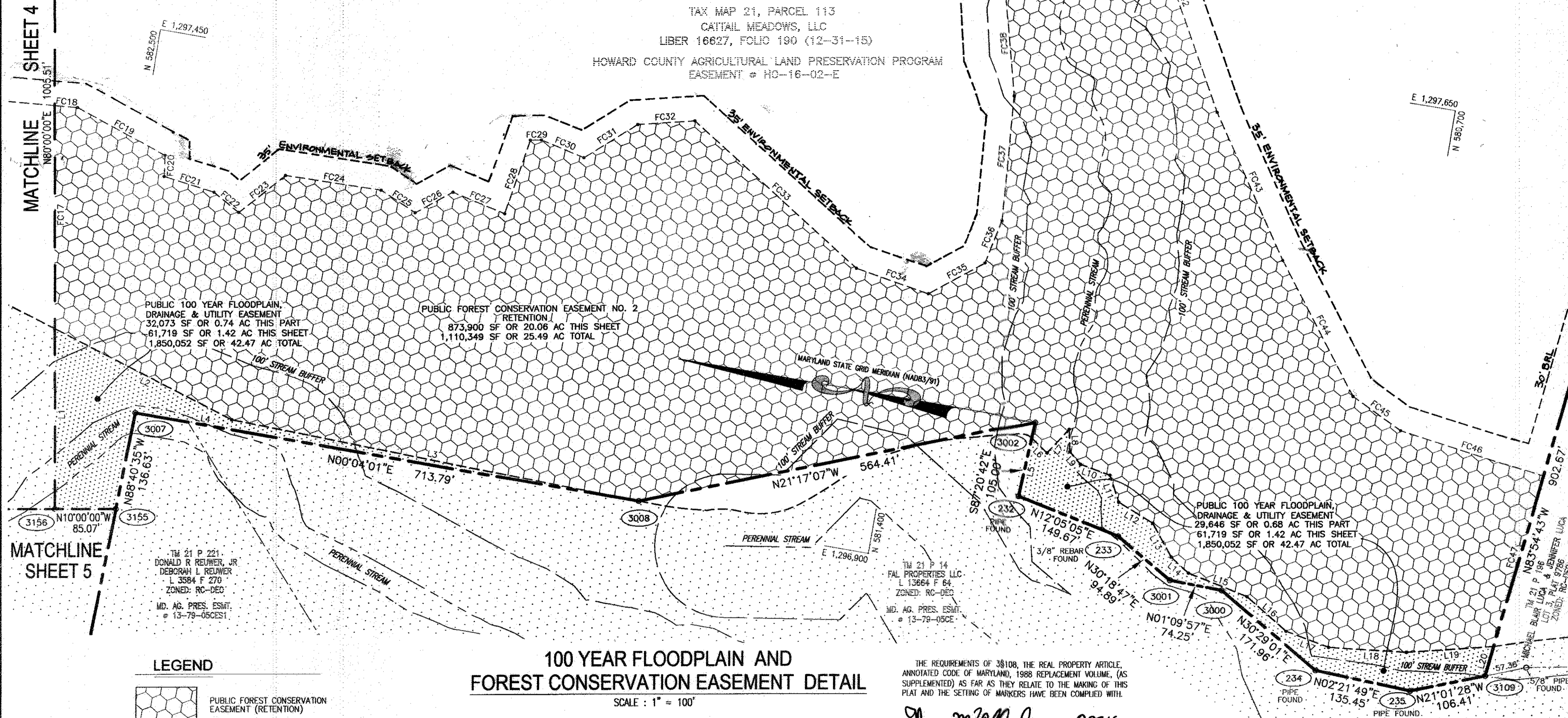
*Thomas M. Hoffman, Jr.* 8-25-16  
 THOMAS M. HOFFMAN, JR. DATE  
 PROPERTY LINE SURVEYOR, MARYLAND REG. NO. 267  
**ROBERT H. VOGEL ENGINEERING, INC.**  
 8407 MAIN STREET, ELLICOTT CITY, MARYLAND 21043, 410-461-7666

PUBLIC FOREST CONSERVATION EASEMENT NO. 2					
LINE TABLE					
LINE	COURSE		LINE	COURSE	
FC17	N80°00'00"E	311.02'	FC28	S80°47'34"E	108.27'
FC18	S04°44'06"E	32.06'	FC29	S10°13'18"E	15.49'
FC19	S18°36'44"W	139.60'	FC30	S12°48'47"W	64.21'
FC20	S82°24'44"W	29.26'	FC31	S41°22'44"E	88.33'
FC21	S07°42'14"W	75.06'	FC32	S13°27'04"E	80.64'
FC22	S29°14'59"W	44.65'	FC33	S32°25'51"W	305.24'
FC23	S48°13'14"E	82.95'	FC34	S09°36'39"W	106.33'
FC24	S01°20'42"E	134.92'	FC35	S38°20'30"E	90.07'
FC25	S23°32'15"W	57.19'	FC36	S78°33'47"E	64.45'
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	192.16'

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	581061.4890	1296985.5156
234	580757.1297	1296848.8795
235	580621.7946	1296843.2933
3000	580905.3205	1296836.1132
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	582445.8058	1296781.0381
3156	582529.5828	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



PUBLIC 100 YEAR FLOODPLAIN, DRAINAGE & UTILITY EASEMENT  
 32,073 SF OR 0.74 AC THIS SHEET  
 61,719 SF OR 1.42 AC THIS SHEET  
 1,850,052 SF OR 42.47 AC TOTAL

PUBLIC FOREST CONSERVATION EASEMENT NO. 2  
 RETENTION  
 873,900 SF OR 20.06 AC THIS SHEET  
 1,110,349 SF OR 25.49 AC TOTAL

PUBLIC 100 YEAR FLOODPLAIN, DRAINAGE & UTILITY EASEMENT  
 29,846 SF OR 0.68 AC THIS SHEET  
 61,719 SF OR 1.42 AC THIS SHEET  
 1,850,052 SF OR 42.47 AC TOTAL

TM 21 P 221,  
 DONALD R. REIHER, JR.  
 DEBORAH L. REIHER  
 L 3584 F 270  
 ZONED: RC-DEO  
 MD. AG. PRES. ESMT.  
 # 13-79-05CE1

TM 21 P 14  
 FAL PROPERTIES LLC  
 L 13864 F 64  
 ZONED: RC-DEO  
 MD. AG. PRES. ESMT.  
 # 13-79-05CE

TM 21 P 156  
 MICHAEL BLAIR LICA & JENNIFER LICA  
 LOT 3, PLAT 9786  
 ZONED: RC-DEO

**LEGEND**

PUBLIC FOREST CONSERVATION EASEMENT (RETENTION)

PUBLIC 100 YEAR FLOODPLAIN, DRAINAGE & UTILITY EASEMENT

**100 YEAR FLOODPLAIN AND FOREST CONSERVATION EASEMENT DETAIL**  
 SCALE: 1" = 100'

**OWNER/DEVELOPER**  
 CATTAIL MEADOWS, LLC  
 P.O. BOX 274  
 GLENWOOD, MARYLAND 21738  
 (443) 516-1316

THE REQUIREMENTS OF §8-108, 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.

*Thomas M. Hoffmann* 8-25-16  
 THOMAS M. HOFFMANN, DATE  
 PROPERTY LINE SURVEYOR, MARYLAND REG. NO. 267

*David R. Huba* 1 Sept 2016  
 DAVID R. HUBA, DATE  
 AUTHORIZED PERSON

**PURPOSE:**  
 THE PURPOSE OF THIS PLAT IS TO:  
 1) CREATE FIVE FOREST RETENTION EASEMENT AREAS ON PARCEL 13  
 2) DELINEATE ONE FLOODPLAIN AREA

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

**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.

**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.

RECORDED AS PLAT No. **24120** ON **3/13/17**  
 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

*Kurt Schaefer* 10-12-16  
 DIRECTOR DATE

*David R. Huba* CATTAIL MEADOWS, LLC AUTHORIZED PERSON  
*Megan Ruppier* WITNESS

*Thomas M. Hoffmann* 8-25-16  
 THOMAS M. HOFFMANN, DATE  
 PROPERTY LINE SURVEYOR, MARYLAND REG. NO. 267

**ROBERT H. VOGEL ENGINEERING, INC.**  
 8407 MAIN STREET, ELLICOTT CITY, MARYLAND 21043, 410-461-7666

**PLAT OF FOREST CONSERVATION EASEMENT CATTAIL MEADOWS, LLC**

ZONED RC-DEO  
 TAX MAP 21, BLK: 14, PARCEL 13  
 FOURTH ELECTION DISTRICT, HOWARD COUNTY, MARYLAND  
 SCALE: 1" = 100' AUGUST 25, 2016

SHEET 3 OF 5  
 SDP-16-027-FC1

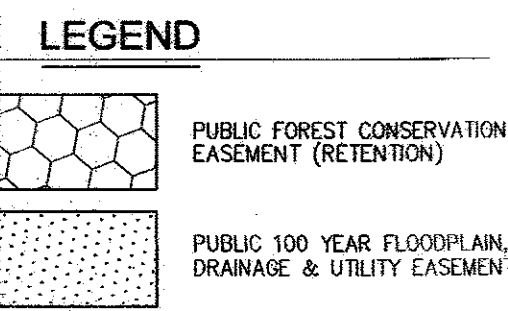
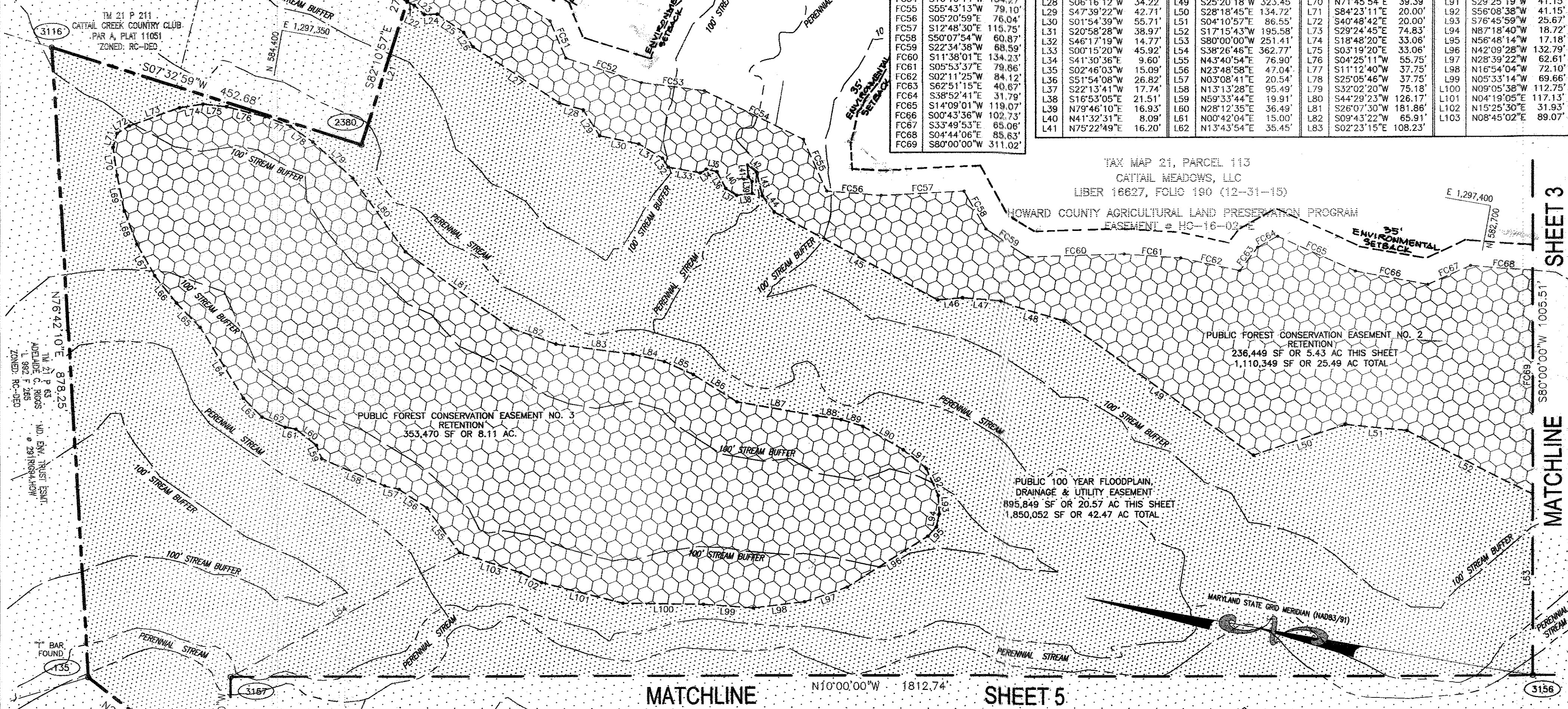
COORDINATE TABLE		
NO.	NORTH	EAST
135	584510.8240	1296416.9696
236	584287.6586	1296297.6973
3116	584264.0660	1297212.1980
3116	584712.8257	1297271.6741
3152	584226.1750	1297488.1776
3156	582529.5826	1296766.3160
3157	584314.7846	1296451.5367

MATCHLINE SHEET 2  
S10°00'00"E 1545.47'

PUBLIC FOREST CONSERVATION EASEMENT NO. 2 LINE TABLE		
LINE	COURSE	LENGTH
FC48	S82°10'57"E	52.25'
FC49	S13°34'58"E	54.18'
FC50	S22°01'05"W	191.61'
FC51	S56°49'46"W	56.15'
FC52	S08°07'55"W	110.85'
FC53	S02°30'48"E	88.46'
FC54	S16°10'14"W	154.27'
FC55	S55°43'13"W	79.10'
FC56	S05°20'59"E	76.04'
FC57	S12°48'30"E	115.75'
FC58	S50°07'54"W	60.87'
FC59	S22°34'38"W	68.59'
FC60	S11°38'01"E	134.23'
FC61	S05°53'37"E	79.86'
FC62	S02°11'25"W	84.12'
FC63	S62°51'15"E	40.67'
FC64	S38°52'41"E	31.79'
FC65	S14°09'01"W	119.07'
FC66	S00°43'36"W	102.73'
FC67	S33°49'53"E	65.06'
FC68	S04°44'06"E	85.63'
FC69	S80°00'00"W	311.02'

PUBLIC 100 YEAR FLOODPLAIN, DRAINAGE & UTILITY EASEMENT LINE TABLE								
LINE	COURSE	LENGTH	LINE	COURSE	LENGTH	LINE	COURSE	
L21	S82°10'57"E	208.62'	L42	S27°23'54"W	16.11'	L63	N35°33'08"E	36.83'
L22	S14°40'14"W	10.91'	L43	S66°22'50"W	33.81'	L64	N48°37'17"E	115.60'
L23	S32°09'47"W	19.18'	L44	S44°12'33"W	27.82'	L65	N36°04'30"E	47.47'
L24	S11°53'38"E	18.02'	L45	S18°21'15"W	259.11'	L66	N40°56'56"E	49.05'
L25	S24°27'19"W	44.85'	L46	S15°06'22"E	34.76'	L67	N50°10'29"E	51.03'
L26	S47°22'02"W	23.98'	L47	S05°19'55"E	53.58'	L68	N59°26'41"E	49.53'
L27	S23°29'19"W	143.33'	L48	S06°35'45"W	91.81'	L69	N68°40'14"E	50.56'
L28	S06°16'12"W	34.22'	L49	S25°20'18"W	323.45'	L70	N71°45'54"E	39.39'
L29	S47°39'22"W	42.71'	L50	S28°18'45"E	134.72'	L71	S84°23'11"E	20.00'
L30	S01°54'39"W	55.71'	L51	S04°10'57"E	86.55'	L72	S40°48'42"E	20.00'
L31	S20°58'28"W	38.97'	L52	S17°15'43"W	195.58'	L73	S29°24'45"E	74.83'
L32	S46°17'19"W	14.77'	L53	S80°00'00"W	251.41'	L74	S18°48'20"E	33.06'
L33	S00°15'20"W	45.92'	L54	S38°26'46"E	362.77'	L75	S03°19'20"W	33.06'
L34	S41°30'36"E	9.60'	L55	N43°40'54"E	76.90'	L76	S04°25'11"W	55.75'
L35	S02°46'03"W	15.09'	L56	N23°48'58"E	47.04'	L77	S11°12'40"W	37.75'
L36	S51°54'08"W	26.82'	L57	N03°08'41"E	20.54'	L78	S25°05'46"W	37.75'
L37	S22°13'41"W	17.74'	L58	N13°13'28"E	95.49'	L79	S32°02'20"W	75.18'
L38	S16°53'05"E	21.51'	L59	N59°33'44"E	19.91'	L80	S44°29'23"W	126.17'
L39	N79°46'10"E	16.93'	L60	N28°12'35"E	36.49'	L81	S26°07'30"W	181.86'
L40	N41°32'31"E	8.09'	L61	N00°42'04"E	15.00'	L82	S09°43'22"W	65.91'
L41	N75°22'49"E	16.20'	L62	N13°43'54"E	35.45'	L83	S02°23'15"E	108.23'

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



**100 YEAR FLOODPLAIN AND FOREST CONSERVATION EASEMENT DETAIL**

SCALE: 1" = 100'

**OWNER/DEVELOPER**  
CATTAIL MEADOWS, LLC  
P.O. BOX 274  
GLENWOOD, MARYLAND 21738  
(443) 516-1316

THE REQUIREMENTS OF 3810B, 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.* 8-25-16  
THOMAS M. HOFFMAN, JR. DATE  
PROPERTY LINE SURVEYOR, MARYLAND REG. NO. 267

*David R. Huter* 10-18-16  
CATTAIL MEADOWS, LLC DATE  
AUTHORIZED PERSON

**PURPOSE:**  
THE PURPOSE OF THIS PLAT IS TO:  
1) CREATE FIVE FOREST RETENTION EASEMENT AREAS ON PARCEL 13  
2) DELINEATE ONE FLOODPLAIN AREA

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

*Kent S. Calver* 10-18-16  
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. Huter*  
CATTAIL MEADOWS, LLC  
AUTHORIZED PERSON

*Megan Ruggieri*  
TITLE

**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 THE LAND RECORDS OF HOWARD COUNTY, MARYLAND. ALL MONUMENTS ARE IN PLACE.

*Thomas M. Hoffman, Jr.* 8-25-16  
THOMAS M. HOFFMAN, JR. DATE  
PROPERTY LINE SURVEYOR, MARYLAND REG. NO. 267

**ROBERT H. VOGEL ENGINEERING, INC.**  
8407 MAIN STREET, ELLICOTT CITY, MARYLAND 21043, 410-461-7666

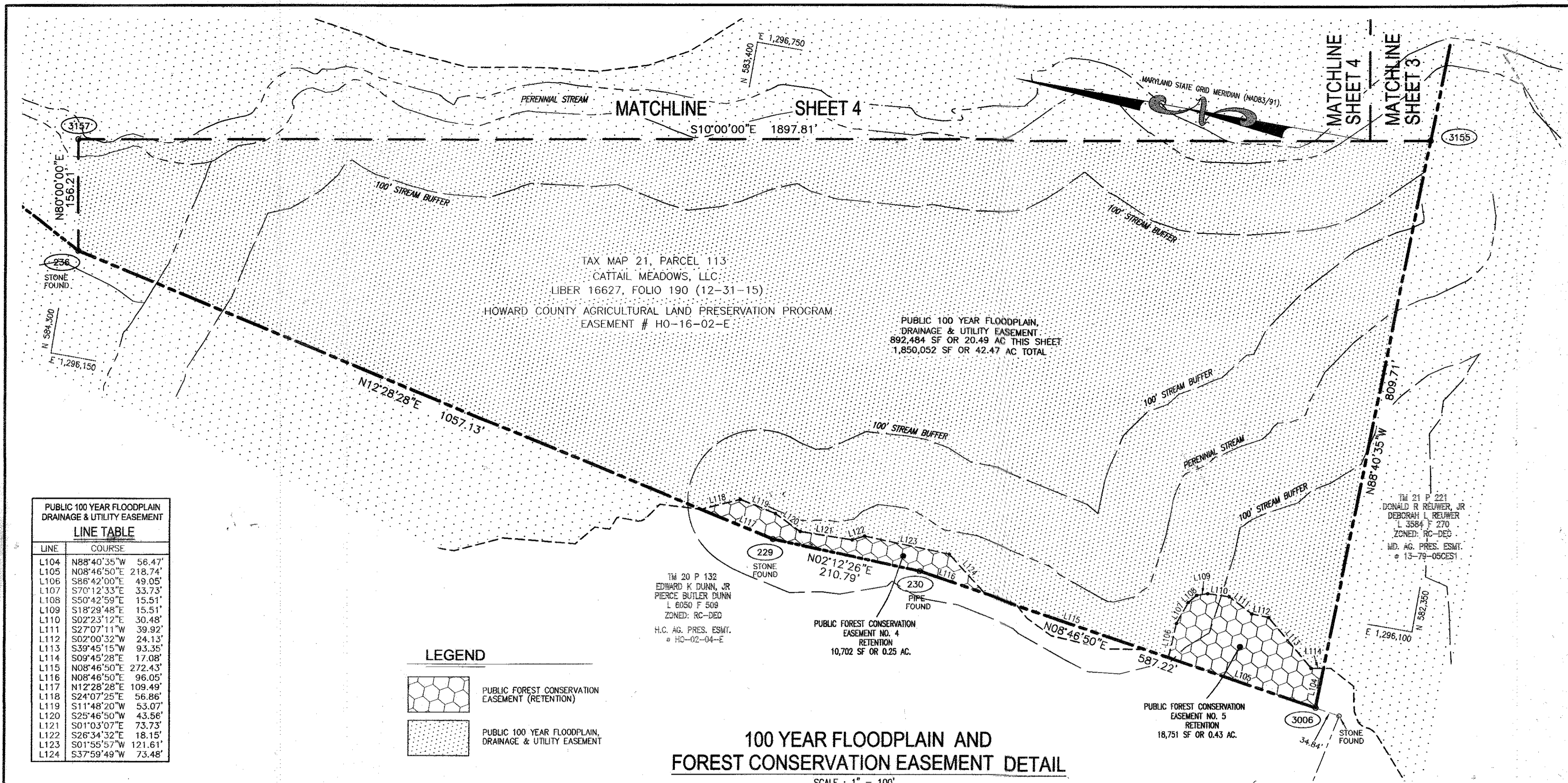
RECORDED AS PLAT No. 24121 ON 3/13/17  
AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

**PLAT OF FOREST CONSERVATION EASEMENT**  
**CATTAIL MEADOWS, LLC**

ZONED RC-DEO  
TAX MAP 21, BLK: 14, PARCEL 13  
FOURTH ELECTION DISTRICT, HOWARD COUNTY, MARYLAND  
SCALE: 1" = 100' AUGUST 25, 2016

GRAPHIC SCALE  
100' 0 100' 200' 300'

SHEET 4 of 5  
SDP-16-027-FC1



**PUBLIC 100 YEAR FLOODPLAIN DRAINAGE & UTILITY EASEMENT LINE TABLE**

LINE	COURSE	LENGTH
L104	N88°40'35"W	56.47'
L105	N08°46'50"E	218.74'
L106	S86°42'00"E	49.05'
L107	S70°12'33"E	33.73'
L108	S50°42'59"E	15.51'
L109	S18°29'48"E	15.51'
L110	S02°23'12"E	30.48'
L111	S27°07'11"W	39.92'
L112	S02°00'32"W	24.13'
L113	S39°45'15"W	93.35'
L114	S09°45'28"E	17.08'
L115	N08°46'50"E	272.43'
L116	N08°46'50"E	96.05'
L117	N12°28'28"E	109.49'
L118	S24°07'25"E	56.86'
L119	S11°48'20"W	53.07'
L120	S25°46'50"W	43.56'
L121	S01°03'07"E	73.73'
L122	S26°34'32"E	18.15'
L123	S01°55'57"W	121.61'
L124	S37°59'49"W	73.48'

**COORDINATE TABLE**

NO.	NORTH	EAST
229	583255.4822	1296069.3538
230	583044.8457	1296061.2353
236	584287.6586	1296297.6973
3006	582464.5093	1295971.5965
3155	582445.8056	1296781.0881
3157	584314.7846	1296451.5367

**LEGEND**

PUBLIC FOREST CONSERVATION EASEMENT (RETENTION)

PUBLIC 100 YEAR FLOODPLAIN, DRAINAGE & UTILITY EASEMENT

**100 YEAR FLOODPLAIN AND FOREST CONSERVATION EASEMENT DETAIL**  
SCALE: 1" = 100'

**OWNER/DEVELOPER**  
CATTAIL MEADOWS, LLC  
P.O. BOX 274  
GLENWOOD, MARYLAND 21738  
(443) 516-1316

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.* 8-25-16  
THOMAS M. HOFFMAN, JR. DATE  
PROPERTY LINE SURVEYOR, MARYLAND REG. NO. 267  
*David R. Hata* 15 Sep 2016  
DAVID R. HATA DATE  
AUTHORIZED PERSON

**PURPOSE:**  
THE PURPOSE OF THIS PLAT IS TO:  
1) CREATE FIVE FOREST RETENTION EASEMENT AREAS ON PARCEL 13  
2) DELINEATE ONE FLOODPLAIN AREA

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

**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.

**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.

RECORDED AS PLAT No. 24122 ON 3/15/17 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

*Kurt Schulz* 10-18-16  
DIRECTOR DATE

*David R. Hata* CATTAIL MEADOWS, LLC AUTHORIZED PERSON  
*Megan Rogien* WITNESS

*Thomas M. Hoffman, Jr.* 8-25-16  
THOMAS M. HOFFMAN, JR. DATE  
PROPERTY LINE SURVEYOR, MARYLAND REG. NO. 267

**PLAT OF FOREST CONSERVATION EASEMENT CATTAIL MEADOWS, LLC**

ZONED RC-DEO  
TAX MAP 21, BLK: 14, PARCEL 13  
FOURTH ELECTION DISTRICT, HOWARD COUNTY, MARYLAND  
SCALE: 1" = 100' AUGUST 25, 2016

GRAPHIC SCALE: 0 100' 200' 300'

SHEET 5 OF 5  
SDP-12-037-FC1