GENERAL NOTES

1. ⊙ DENOTES IRON PIPE OR REBAR FOUND.
   ◻ DENOTES STONE OR CONCRETE MONUMENT FOUND
2. COORDINATES BASED ON NAD 83 MARYLAND COORDINATE SYSTEM AS PROJECTED BY HOWARD COUNTY GEODETIC CONTROL STATIONS 29CA AND 29IC.
3. SUBJECT PROPERTY ZONED RC-DEO PER 2-02-04 COMPREHENSIVE ZONING PLAN.
4. ALL AREAS ON THIS PLAT ARE "MORE OR LESS".
5. THIS PLAT IS BASED ON A SURVEY CONDUCTED BY DAVID M. HARRIS OF BENCHMARK ENGINEERING, INC. ON JULY, 2005.
6. THERE IS AN EXISTING DWELLING ON PARCEL 'A' TO REMAIN. NO NEW BUILDINGS, EXTENSIONS OR ADDITIONS TO THE EXISTING DWELLING ARE TO BE CONSTRUCTED AT A DISTANCE LESS THAN THE ZONING REGULATIONS REQUIRE.
7. THE PURPOSE OF THIS PLAT IS: (1) TO EXTINGUISH PERMANENTLY THE RIGHT TO DEVELOP OR SUBDIVIDE THE LAND UNDER EASEMENT BASED ON THE DEO/CEO PROVISION DESCRIBED IN SECTION 106 OF THE ZONING REGULATIONS, AND (2) TO SEND 29 CEO UNITS TO EDGEWOOD FARM, PHASE 2 (SP-05-014), EXCEPT THAT ONE DWELLING UNIT WILL BE RETAINED ON THE SENDING EASEMENT ON PARCEL 'B' TO BE BUILT IN THE FUTURE. PRESERVATION PARCEL 'B' IS INTENDED TO BE CONVERTED FROM NON-BUILDABLE TO BUILDABLE BY A REVISION PLAT IN THE FUTURE. UNDER THIS FUTURE SUBDIVISION PLAT PRESERVATION PARCEL 'B' WILL BE CONVERTED TO BUILDABLE, WILL MET THE REQUIREMENTS OF THE HEALTH DEPARTMENT AND PLANNING AND ZONING, WILL PASS THE ADEQUATE PUBLIC FACILITY ORDNANCE REQUIREMENTS AND WILL UTILIZE ONE REMAINING CEO UNIT NOT SENT.
8. THIS EASEMENT IS ENCUMBERED WITH A PRESERVATION EASEMENT HELD BY HOWARD COUNTY AGRICULTURAL LAND PRESERVATION PROGRAM. THE RESTRICTIONS AND PERMITTED USES ASSOCIATED WITH THE EASEMENT ARE SPECIFIED WITHIN THE DEED OF PRESERVATION EASEMENT RECORDED CONCURRENTLY WITH THIS PLAT OF EASEMENT. FURTHER SUBDIVISION OF THE EASEMENT AREA IS PROHIBITED. THE PRESERVATION EASEMENT IS SUBJECT TO TITLE 15, SUBTITLE 5 OF THE HOWARD COUNTY CODE, AND SECTION 106 OF THE HOWARD COUNTY ZONING REGULATIONS.
9. SUBJECT TO MARYLAND HISTORICAL TRUST DEED OF EASEMENT DATED MAY 23, 1977, RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND, IN LIBER 826 AT FOLIO 542.
10. STORMWATER MANAGEMENT SHALL BE PROVIDED FOR THIS PROJECT BASED ON GUIDELINES ESTABLISHED BY THE 2000 MARYLAND STORMWATER DESIGN MANUAL VOLUMES I & II. NO NEW IMPERVIOUS AREAS, GRADING OR CHANGE IN LAND USE IS PROPOSED THEREFORE NO SWM IS REQUIRED.
11. BRL INDICATES BUILDING RESTRICTION LINE.
12. TO THE BEST OF OUR KNOWLEDGE THERE ARE NO CEMETERY LOCATIONS ON-SITE.
13. NO GRADING, REMOVAL OF VEGETATIVE COVER OR TREES, OR PLACEMENT OF NEW STRUCTURES IS PERMITTED WITHIN THE LIMITS OF WETLANDS, STREAMS, OR THEIR BUFFERS AND FOREST CONSERVATION EASEMENT AREAS.
14. APPLICABLE HO. CO. DEPARTMENT OF PLANNING AND ZONING FILE REFERENCES FOR THIS PROJECT: WP-06-86, SP-06-19, RE-06-10
15. LANDSCAPING IS NOT REQUIRED FOR THIS SUBDIVISION AS IT IS CREATING NO NEW LOTS.
16. THIS PLAN IS SUBJECT TO THE AMENDED FIFTH EDITION OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS. DEVELOPMENT OR CONSTRUCTION ON THESE LOTS/PARCELS MUST COMPLY WITH SETBACK AND BUFFER REGULATIONS IN EFFECT AT HE TIME OF SUBMISSION OF THE BUILDING OR GRADING PERMITS.
17. THE USE-IN-COMMON MAINTENANCE AGREEMENT FOR BENEFIT FOX'S FARM (PLAT 11379) LOTS 1, 2 AND PARCEL "A" AND RIVERWOOD, PARCEL "Q" (PLAT 18044) SHALL BE RECORDED SIMULTANEOUSLY WITH THIS PLAT IN THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.
18. THERE IS NO 65 dBA NOISE CONTOUR LINE ON THIS PLAN.
19. OPEN SPACE IS NOT REQUIRED FOR THIS PROJECT.
20. WATER & SEWER FOR THIS SITE IS PRIVATE. A WELL EXISTS ON PARCEL 'A'
21. THIS AREA DESIGNATES A PRIVATE SEWAGE EASEMENT AS REQUIRED BY THE MARYLAND STATE DEPARTMENT OF THE ENVIRONMENT FOR INDIVIDUAL SEWAGE DISPOSAL. IMPROVEMENTS OF ANY NATURE IN THIS AREA ARE RESTRICTED UNTIL PUBLIC SEWER IS AVAILABLE. THIS EASEMENT SHALL BECOME NULL AND VOID UPON CONNECTION TO A PUBLIC SEWER SYSTEM. THE COUNTY HEALTH OFFICER SHALL HAVE THE AUTHORITY TO GRANT ADJUSTMENTS TO THE PRIVATE SEWAGE EASEMENT. RECORDATION OF A MODIFIED SEWAGE EASEMENT PLAT SHALL NOT BE REQUIRED.
22. WP-06-086 WAS APPROVED ON JUNE 26, 2006 BY THE DIRECTOR OF PLANNING AND ZONING
    WP-06-086 WAS A REQUEST TO WAIVE THE FOLLOWING:
    SECTION 16.115(a) - WHICH REQUIRES FLOODPLAIN DELINEATION TO BE SHOWN ON THE FINAL PLAT.
    SECTION 16.116(a) AND (b) - WHICH REQUIRES THE PROTECTION OF WETLANDS, STREAMS AND STEEP SLOPES BE SHOWN ON THE FINAL PLAT.
    SECTION 16.120(a)(1) - WHICH GOVERNS LOT DESIGN, LOT ACCESS, AND MINIMUM PUBLIC ROAD FRONTAGE.
    THE CONDITIONS OF THIS WAIVER APPROVAL ARE:
    COMPLIANCE WITH ALL SUBDIVISION REVIEW COMMITTEE COMMENTS IN THE DEPARTMENT OF PLANNING AND ZONING LETTER DATED JUNE 26, 2006; ANY FURTHER SUBDIVISION OF BULK PARCEL 'A' WILL BE IN COMPLIANCE WITH THE HOWARD COUNTY SUBDIVISION AND LAND DEVELOPMENT REGULATIONS INCLUDING THE REQUIREMENTS FOR ENVIRONMENTAL ANALYSES, STREET TREES, MINIMUM PUBLIC ROAD FRONTAGE, ACCESS, FOREST CONSERVATION AND LANDSCAPING; AND NON-BUILDABLE BULK PRESERVATION PARCEL 'B' HAVING A 20' PRIVATE ACCESS EASEMENT TO DORSCH FARM ROAD.
23. THE FLOODPLAIN LIMIT SHOWN ON THIS PLAN WAS TAKEN FROM A FLOODPLAIN STUDY OF THE CATTAIL CREEK PREPARED FOR HOWARD COUNTY, MARYLAND BY GENERAL COUNTY PROJECT 6C 0119. THE LOWEST FLOOR ELEVATIONS OF THE EXISTING AND PROPOSED DWELLINGS ARE GREATER THAN 15' ABOVE THE 100 YEAR FLOOD ELEVATION.
24. THIS SUBDIVISION IS EXEMPT FROM THE REQUIREMENTS OF THE FOREST CONSERVATION ACT AND SECTION 16.1200 OF THE HOWARD COUNTY CODE BECAUSE THIS PLAT IS CREATING A NON-BUILDABLE BULK PARCEL AND THE REMAINDER IS NETTED OUT BASED ON NO CHANGE IN USE AND RESUBDIVISION POTENTIAL.
25. FOLLY QUARTER ROAD IS A SCENIC ROAD. THE EXISTING HOUSE ON PARCEL 'A' IS SETBACK 1.25 MILES AND WILL NOT BACK TO THE ROAD. THERE IS NO NEGATIVE VISUAL IMPACTS BY THIS SUBDIVISION TO THE SCENIC ROAD.
26. THE STORM DRAIN CONSTRUCTION FEE HAS BEE DEFERRED UNTIL RESUBDIVISON OF BUILDABLE PARCEL 'A' AND/OR THE CONVERSION OF NON-BUILDABLE PRESERVATION PARCEL 'B' TO BUILDABLE STATUS AND SHALL BE CALCULATED ON A RESIDENTIAL LOT BASIS.
27. FOR FLAG OR PIPESTEM LOTS, REFUSE COLLECTION, SNOW REMOVAL AND ROAD MAINTENANCE ARE PROVIDED TO THE JUNCTION OF THE FLAG OR PIPESTEM AND ROAD RIGHT-OF-WAY LINE ONLY AND NOT ONTO THE PIPESTEM LOT DRIVEWAY.

COORDINATE CHART (NAD '83) FEET

BOUNDARY COORDINATES

No.	NORTH	EAST	No.	NORTH	EAST
100	N 577718.6552	E 1338896.0200	131	N 584759.4335	E 1340962.0244
101	N 578042.0910	E 1339249.1586	132	N 585037.0034	E 1340192.0050
102	N 577484.9827	E 1339854.3176	133	N 584529.4256	E 1340007.7103
103	N 577607.5702	E 1340482.6349	134	N 584580.6184	E 1339866.7164
104	N 577655.2641	E 1340893.5115	135	N 585071.2584	E 1340044.8611
105	N 577716.1887	E 1341125.4209	136	N 585201.6171	E 1339389.6972
106	N 577719.2659	E 1341212.3317	137	N 585149.9737	E 1339064.4209
107	N 577729.4269	E 1342387.1177	138	N 585319.7397	E 1338944.9179
108	N 578654.7038	E 1342458.1623	139	N 585360.6190	E 1339003.0138
109	N 579723.4860	E 1342560.4938	140	N 585371.7708	E 1339032.3347
110	N 580646.2505	E 1342642.0323	141	N 585262.1781	E 1339404.0664
111	N 583628.9315	E 1343433.7695	142	N 585105.4681	E 1340179.6120
112	N 583653.2794	E 1343380.5222	143	N 584611.3972	E 1341549.9868
113	N 583676.0152	E 1343390.9184	144	N 583719.7290	E 1343499.7064
114	N 583717.6001	E 1343299.9750	145	N 583695.7221	E 1343493.6870
115	N 583740.3360	E 1343310.3712	146	N 582538.5483	E 1347342.6794
116	N 584119.0619	E 1342482.1226	147	N 581343.3921	E 1345093.2751
117	N 584096.3261	E 1342471.7264	148	N 578676.9887	E 1346501.4446
118	N 584158.7034	E 1342335.3113	149	N 578592.1455	E 1346344.3375
119	N 584135.9675	E 1342324.9151	150	N 578136.0007	E 1346574.4827
120	N 584260.7221	E 1342052.0850	151	N 577451.4474	E 1345906.1544
121	N 584283.4580	E 1342062.4812	152	N 577562.4142	E 1344336.2852
122	N 584345.8353	E 1341926.0661	153	N 577316.7401	E 1343344.1527
123	N 584368.5711	E 1341936.4623	154	N 576893.8698	E 1341616.3025
124	N 584555.6781	E 1341527.2717	155	N 576356.4903	E 1339335.9859
125	N 584532.1595	E 1341518.7939			
126	N 584583.3145	E 1341376.8824			
127	N 584559.7959	E 1341368.4046			
128	N 584661.5295	E 1341086.1808			
129	N 584685.0481	E 1341094.6586			
130	N 584735.9149	E 1340953.5466			

DENSITY EXCHANGE

SENDING PARCEL INFORMATION	INITIAL EXCHANGE
TOTAL PARCEL COMPUTED ACREAGE	540.79 ±AC
PRESERVATION PARCEL ACREAGE	146.00 AC.*
CEO UNITS CREATED (1:4.25)	34* (34*4.25=144.50)
CEO UNITS SENT (1:4.25)	29
DEO UNITS CREATED (1:3)	48 (48*3.00=144.00)
DEO UNITS SENT (1:3)	–
ACREAGE OF REMAINING EASEMENT	22.75*
RECEIVING PARCEL	EDGEWOOD FARM, PHASE 2 TAX MAP 21, GRID 22, PARCEL 90 SP-05-014, RE-06-10

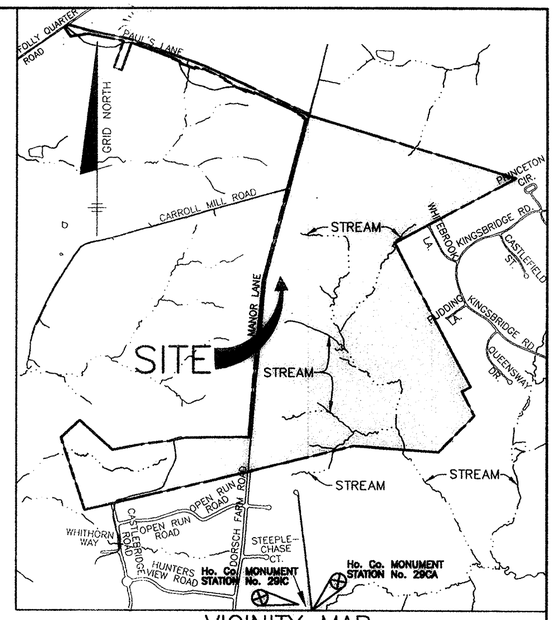
* ONE DWELLING UNIT WILL REMAIN WITHIN SENDING EASEMENT AREA #3, NON-BUILDABLE BULK PARCEL 'B', UNDER A FUTURE REVISION PLAT.

TOTAL TABULATION THIS SUBMISSION

TOTAL NUMBER OF LOTS AND/OR PARCELS TO BE RECORDED	
NON-BUILDABLE PRESERVATION PARCELS	1
BUILDABLE BULK PARCELS:	1
TOTAL AREA OF LOTS AND/OR PARCELS TO BE RECORDED	
NON-BUILDABLE PRESERVATION PARCELS	102.00± AC.
BUILDABLE BULK PARCELS:	438.74± AC.
TOTAL AREA OF ROAD RIGHT-OF-WAY TO BE RECORDED (INCLUDING WIDENING STRIPS)	0.05± AC.
TOTAL GROSS AREA OF SUBDIVISION TO BE RECORDED	540.79± AC.

TOTAL TABULATION THIS SHEET

TOTAL NUMBER OF LOTS AND/OR PARCELS TO BE RECORDED	
NON-BUILDABLE BULK PARCELS	1
BUILDABLE PRESERVATION PARCELS:	1
TOTAL AREA OF LOTS AND/OR PARCELS TO BE RECORDED	
NON-BUILDABLE PRESERVATION PARCELS	16.33± AC.
BUILDABLE BULK PARCELS:	100.47± AC.
TOTAL AREA OF ROAD RIGHT-OF-WAY TO BE RECORDED (INCLUDING WIDENING STRIPS)	0.00± AC.
TOTAL GROSS AREA OF SUBDIVISION TO BE RECORDED	116.80± AC.



VICINITY MAP

SCALE: 1" = 2000'

BENCHMARKS NAD'83 HORIZONTAL	
HO. CO. #29CA 3/4" REBAR W/ CAP N 5744526.138' E 1343533.820' ELEV.=423.53	HO. CO. #29IC STAMPED ALUMINUM DISK SET ON 3/4" IRON ROD N 572323.559' E 1344112.295' ELEV.=468.79

LEGEND

(151) COORDINATE POINT

STREAM

PRESERVATION EASEMENT

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.

Aug. 15, 2006

STEPHAN JALON — DATE
REGISTERED PROFESSIONAL LAND SURVEYOR
MD. REG. NO. 10726
FOR BENCHMARK ENGINEERING, INC.
MD. REG. NO. 351

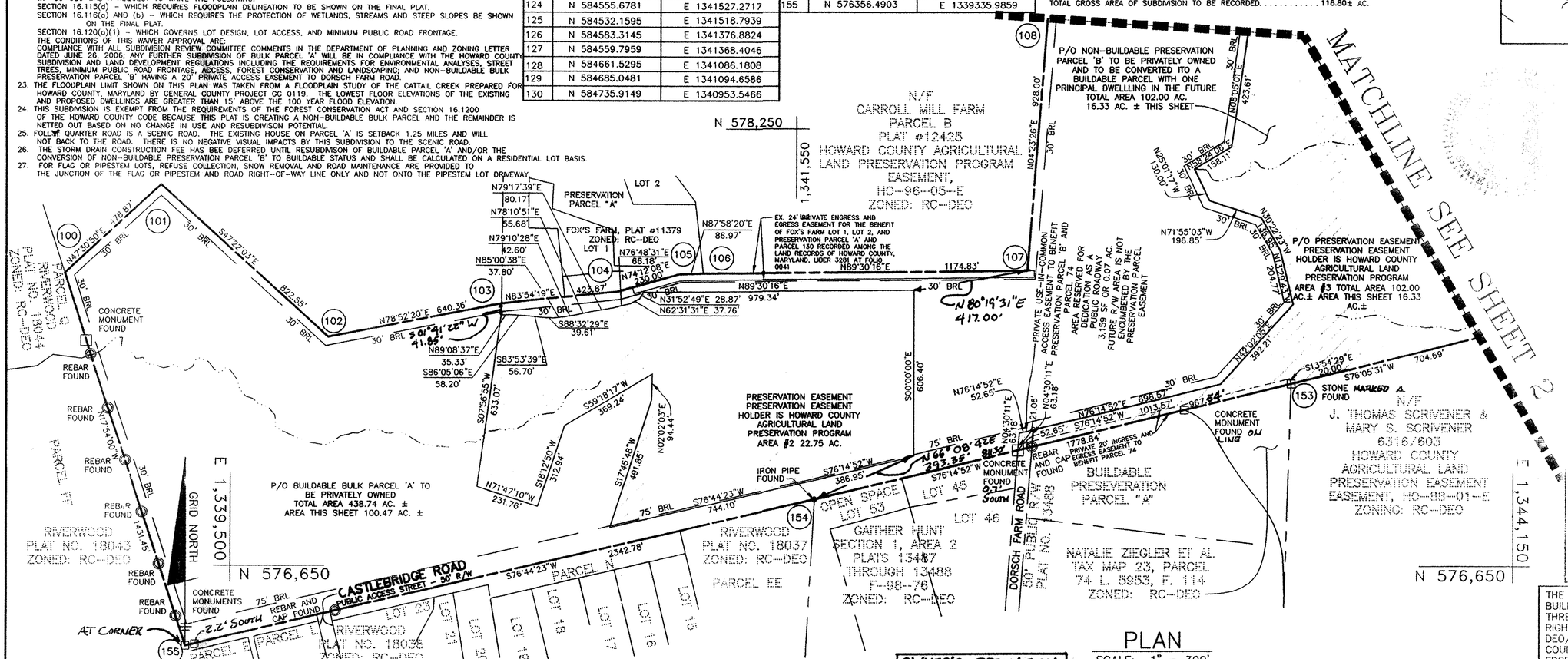
Aug. 15, 2006

OWNER — DATE

8/14/06

ENGINEER:	OWNER/DEVELOPER:
BENCHMARK ENGINEERING, INC. SUITE 418 8661 BALTIMORE NATIONAL PIKE ELLICOTT CITY, MARYLAND 21043 410-465-6105	NATALIE ZIEGLER ET AL 4288 MANOR LANE ELLICOTT CITY, MD. 21042

THE SOLE AND ONLY PURPOSES OF THIS PLAT ARE TO CREATE BUILDABLE PARCEL 'A', NON-BUILDABLE PRESERVATION PARCEL 'B', THREE PRESERVATION EASEMENTS (PERMANENTLY EXTINGUISHING THE RIGHT TO DEVELOP 146.00 ACRES OF THIS LAND BASED ON THE DEO/CEO PROVISION DESCRIBED IN SECTION 106 OF THE HOWARD COUNTY ZONING REGULATIONS) AND TO SEND 29 CEO UNITS TO EDGEWOOD FARM (RE-06-10).



PLAN

SCALE: 1" = 300'

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

for HOWARD COUNTY HEALTH OFFICER — DATE 10/27/06

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

CHIEF DEVELOPMENT ENGINEERING DIVISION — DATE: 11/8/06

DIRECTOR — DATE 11/13/06

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT, TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, INFORMATION AND BELIEF, THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS A SUBDIVISION OF ALL OF THE LAND CONVEYED BY MARY CARTER CARROLL ET AL TO MARY CARTER CARROLL ET AL BY DEED DATED DECEMBER 11, 2002, AND RECORDED IN THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER 9110, FOLIO 118, AND THAT ALL MONUMENTS ARE IN PLACE OR WILL BE IN PLACE IN ACCORDANCE WITH THE ANNOTATED CODE OF MARYLAND AS NOW AMENDED.

8/15/06

STEPHAN JALON — DATE
REGISTERED PROFESSIONAL LAND SURVEYOR
MD. REG. NO. 10726
FOR BENCHMARK ENGINEERING, INC.
MD. REG. NO. 351

OWNER'S DEDICATION

WE, MARY CARTER CARROLL ZIEGLER; JOHN LEE CARROLL, JR.; THOMAS T. CARROLL; GENEVIEVE ANNE CARROLL; NATALIE C. ZIEGLER (AKA NATALIE ZIEGLER ZIRSCHKY), SOPHIE ZIEGLER; JESSICA M. ZIEGLER; JONATHAN IAN SCHWARTZ, SOPHIE A. ZIEGLER AND NATALIE C. ZIEGLER, TRUSTEES OF THE REED E. ZIEGLER SCHWARTZ TRUST-2000; NATALIE C. ZIEGLER, TRUSTEE OF THE JESSICA ZIEGLER TRUST 2000; JONATHAN IAN SCHWARTZ, SOPHIE A. ZIEGLER AND NATALIE C. ZIEGLER, TRUSTEES OF THE RAY ZIEGLER SCHWARTZ TRUST-2002; AND JESSICA ZIEGLER, SUCCESSOR TRUSTEE OF THE ZIEGLER FAMILY IRREVOCABLE TRUST FOR THE BENEFIT OF ALEXANDRA N. ZIRSCHKY AND J. CHRISTIAN ZIRSCHKY, OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY ADOPT THIS PLAN OF SUBDIVISION; AND IN CONSIDERATION OF THE APPROVAL OF THIS 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 RIGHTS-OF-WAY AND THE SPECIFIC EASEMENT AREAS SHOWN HEREON, 2) THE RIGHT TO REQUIRE DEDICATION FOR PUBLIC USE THE BEDS OF THE STREETS AND/OR ROADS, FLOODPLAIN AND OPEN SPACE WHERE APPLICABLE, AND FOR GOOD AND OTHER VALUABLE CONSIDERATION, HEREBY GRANT THE 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 RIGHTS-OF-WAY, WITNESS OUR HANDS THIS 17TH, 22ND, 25TH, AND 27TH DAYS OF JULY AND THESE 1ST, 3RD, 6TH, AND 10TH DAYS OF AUGUST, 2006.

Mary Carter Carroll Ziegler 8/1/06 — MARY CARTER CARROLL ZIEGLER	Betty Powell 8/1/06 — DATE / WITNESS	Jessica M. Ziegler 7/25/06 — JESSICA M. ZIEGLER	Jessica M. Ziegler 7/25/06 — DATE / WITNESS
JOHN LEE CARROLL, JR. 7/17/06 — DATE / WITNESS	7/17/06 — DATE	NATALIE C. ZIEGLER 8/3/06 — DATE / WITNESS	8/3/06 — DATE
THOMAS T. CARROLL 7/27/06 — DATE / WITNESS	7/27/06 — DATE	JONATHAN IAN SCHWARTZ TRUSTEE OF THE REED E. ZIEGLER SCHWARTZ TRUST-2000 — 8/22 — DATE / WITNESS	JONATHAN IAN SCHWARTZ TRUSTEE OF THE RAY ZIEGLER SCHWARTZ TRUST-2002 — 8/22 — DATE / WITNESS
GENEVIEVE ANNE CARROLL 8/6/06 — DATE / WITNESS	8/6/06 — DATE	NATALIE C. ZIEGLER TRUSTEE OF THE REED E. ZIEGLER SCHWARTZ TRUST-2000 — 8/3/06 — DATE / WITNESS	NATALIE C. ZIEGLER TRUSTEE OF THE RAY ZIEGLER SCHWARTZ TRUST-2002 — 8/10/06 — DATE / WITNESS
SOPHIE A. ZIEGLER 7/22/06 — DATE / WITNESS	7/22/06 — DATE	SOPHIE A. ZIEGLER TRUSTEE OF THE REED E. ZIEGLER SCHWARTZ TRUST-2000 — 7/22/06 — DATE / WITNESS	SOPHIE A. ZIEGLER TRUSTEE OF THE RAY ZIEGLER SCHWARTZ TRUST-2002 — 7/22/06 — DATE / WITNESS
NATALIE C. ZIEGLER TRUSTEE OF THE JESSICA ZIEGLER TRUST 2000 — 8/3/06 — DATE / WITNESS	8/3/06 — DATE		

RECORDED AS PLAT NO. 18640 ON 11-17-06 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

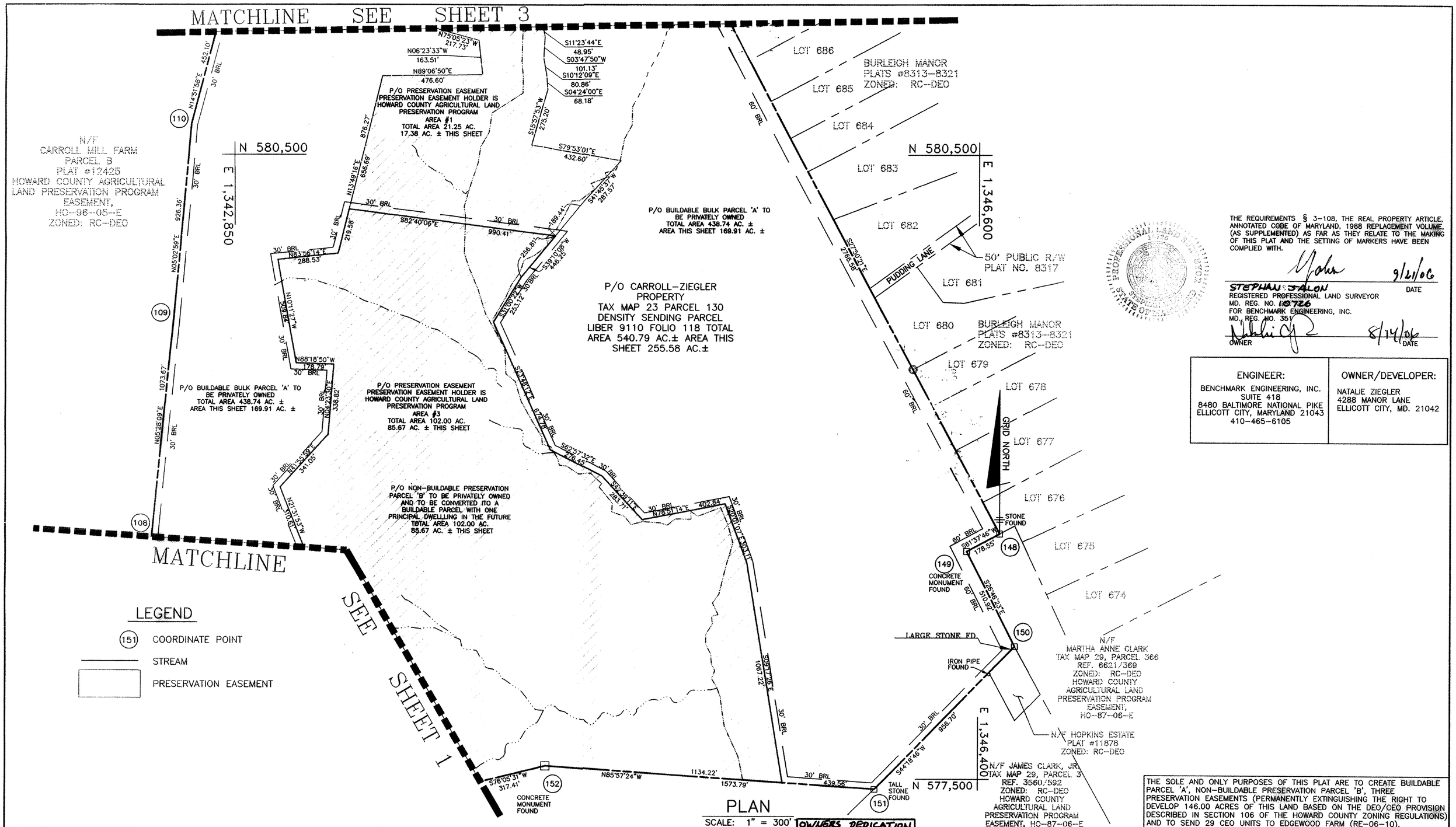
BUILDABLE BULK PARCEL 'A', NON-BUILDABLE PRESERVATION PARCEL 'B' SUBDIVISION PLAT AND PLAT OF EASEMENT FOR SENDING PARCEL

CARROLL-ZIEGLER PROPERTY

3841 MANOR LANE, ELLICOTT CITY, MD 21042
2nd AND 3rd ELECTION DISTRICTS OF HOWARD COUNTY, MARYLAND
ZONING: RC-DEO

TAX MAP: 23	SCALE: AS SHOWN
GRID: 10	DATE: JULY, 2006
PARCEL: 130	SHEET: 1 of 3

F-06-228



PLAN

SCALE: 1" = 300'

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.

STEPHAN J. SALON 9/21/06
REGISTERED PROFESSIONAL LAND SURVEYOR DATE
MD. REG. NO. 10726
FOR BENCHMARK ENGINEERING, INC.
MD. REG. NO. 351

OWNER 8/14/06 DATE

ENGINEER:	OWNER/DEVELOPER:
BENCHMARK ENGINEERING, INC. SUITE 418 8480 BALTIMORE NATIONAL PIKE ELLICOTT CITY, MARYLAND 21043 410-465-6105	NATALIE ZIEGLER 4288 MANOR LANE ELLICOTT CITY, MD. 21042

THE SOLE AND ONLY PURPOSES OF THIS PLAT ARE TO CREATE BUILDABLE PARCEL 'A', NON-BUILDABLE PRESERVATION PARCEL 'B', THREE PRESERVATION EASEMENTS (PERMANENTLY EXTINGUISHING THE RIGHT TO DEVELOP 146.00 ACRES OF THIS LAND BASED ON THE DEO/CEO PROVISION DESCRIBED IN SECTION 106 OF THE HOWARD COUNTY ZONING REGULATIONS) AND TO SEND 29 CEO UNITS TO EDGEWOOD FARM (RE-06-10).

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

for HOWARD COUNTY HEALTH OFFICER — DATE 10/27/06

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

CHIEF DEVELOPMENT ENGINEERING DIVISION — DATE: 11/8/06

DIRECTOR — DATE 11/13/06

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT, TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, INFORMATION AND BELIEF, THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS A SUBDIVISION OF ALL OF THE LAND CONVEYED BY MARY CARTER CARROLL ET AL TO MARY CARTER CARROLL ET AL BY DEED DATED DECEMBER 11, 2002, AND RECORDED IN THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER 9110, FOLIO 118, AND THAT ALL MONUMENTS ARE IN PLACE OR WILL BE IN PLACE IN ACCORDANCE WITH THE ANNOTATED CODE OF MARYLAND AS NOW AMENDED.

9/21/06 DATE
STEPHAN J. SALON
REGISTERED PROFESSIONAL LAND SURVEYOR
MD. REG. NO. 10726
FOR BENCHMARK ENGINEERING, INC.
MD. REG. NO. 351

OWNERS DEDICATION

WE, MARY CARTER CARROLL ZIEGLER; JOHN LEE CARROLL, JR.; THOMAS T. CARROLL; GENEVIEVE ANNE CARROLL; NATALIE C. ZIEGLER (AKA NATALIE ZIEGLER ZIRSCHKY); SOPHIE ZIEGLER; JESSICA M. ZIEGLER; JONATHAN IAN SCHWARTZ; SOPHIE A. ZIEGLER, AND NATALIE C. ZIEGLER, TRUSTEES OF THE REED E. ZIEGLER SCHWARTZ TRUST-2000; NATALIE C. ZIEGLER, TRUSTEE OF THE JESSICA ZIEGLER TRUST 2000; JONATHAN IAN SCHWARTZ, SOPHIE A. ZIEGLER, AND NATALIE C. ZIEGLER, TRUSTEES OF THE RAY ZIEGLER SCHWARTZ TRUST-2002; AND JESSICA ZIEGLER, SUCCESSOR TRUSTEE OF THE ZIEGLER FAMILY IRREVOCABLE TRUST FOR THE BENEFIT OF ALEXANDRA N. ZIRSCHKY AND J. CHRISTIAN ZIRSCHKY, OWNERS OF THE PROPERTY SHOWN AND DESCRIBED 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 RIGHTS-OF-WAY AND THE SPECIFIC EASEMENT AREAS SHOWN HEREON, 2) THE RIGHT TO REQUIRE DEDICATION FOR PUBLIC USE THE BEDS OF THE STREETS AND/OR ROADS, FLOODPLAIN AND OPEN SPACE WHERE APPLICABLE, AND FOR GOOD AND OTHER VALUABLE CONSIDERATION, HEREBY GRANT THE 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 RIGHTS-OF-WAY, WITNESS OUR HANDS THIS 17TH, 22ND, 23RD, AND 27TH DAYS OF JULY AND THESE 1ST, 3RD, 6TH, AND 10TH DAYS OF AUGUST, 2006.

Mary Carter Carroll Ziegler — DATE 8/1/06	Betty Powell — WITNESS 8/1/06	Jessica M. Ziegler — DATE 7/25/06	James T. Lucy — WITNESS 7/25/06
John Lee Carroll, Jr. — DATE 7/17/06	John Zwalty — WITNESS 7/17/06	Natalie C. Ziegler — DATE 8/14/06	John McCoy — WITNESS 8/14/06
Thomas T. Carroll — DATE 7/21/06	[illegible] — WITNESS 7/21/06	Jonathan Ian Schwartz, Trustee of the Reed E. Ziegler Schwartz Trust-2000 — DATE 7/22/06	Maryfran Rost — WITNESS 7/22/06
Genevieve Anne Carroll — DATE 8/6/06	[illegible] — WITNESS 8/6/06	Jonathan Ian Schwartz, Trustee of the Ray Ziegler Schwartz Trust-2002 — DATE 7/22/06	Maryfran Rost — WITNESS 7/22/06
Sophie A. Ziegler — DATE 7/22/06	Maryfran Rost — WITNESS 7/22/06	Natalie C. Ziegler, Trustee of the Reed E. Ziegler Schwartz Trust-2000 — DATE 8/10/06	[illegible] — WITNESS 8/10/06
Natalie C. Ziegler, Trustee of the Jessica Ziegler Trust 2000 — DATE 8/10/06	[illegible] — WITNESS 8/10/06	Natalie C. Ziegler, Trustee of the Ray Ziegler Schwartz Trust-2002 — DATE 8/10/06	[illegible] — WITNESS 8/10/06
Sophie A. Ziegler, Trustee of the Reed E. Ziegler Schwartz Trust-2000 — DATE 7/22/06	Maryfran Rost — WITNESS 7/22/06	Sophie A. Ziegler, Trustee of the Ray Ziegler Schwartz Trust-2002 — DATE 7/22/06	Maryfran Rost — WITNESS 7/22/06

RECORDED AS PLAT NO. 18641 ON 11-17-06 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

BUILDABLE BULK PARCEL 'A'
NON-BUILDABLE PRESERVATION
PARCEL 'B'
SUBDIVISION PLAT AND
PLAT OF EASEMENT
FOR SENDING PARCEL

CARROLL-ZIEGLER PROPERTY

3841 MANOR LANE, ELLICOTT CITY, MD 21042
2nd AND 3rd ELECTION DISTRICTS OF
HOWARD COUNTY, MARYLAND
ZONING: RC-DEO

TAX MAP: 23 — SCALE: AS SHOWN
GRID: 10 — DATE: JULY, 2006
PARCEL: 130 — SHEET: 2 of 3

F-06-228

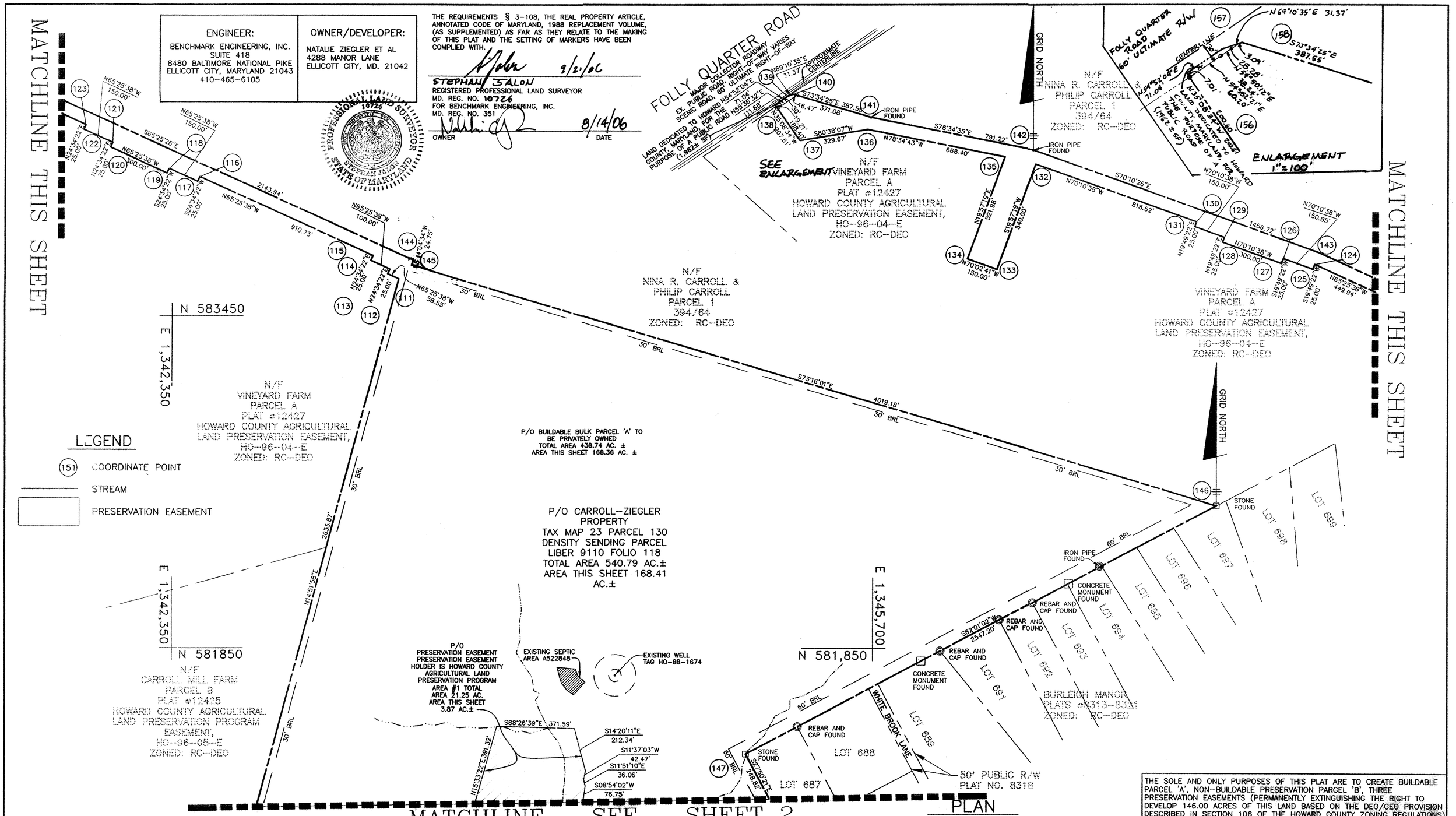
ENGINEER:	OWNER/DEVELOPER:
BENCHMARK ENGINEERING, INC. SUITE 418 8480 BALTIMORE NATIONAL PIKE ELLICOTT CITY, MARYLAND 21043 410-465-6105	NATALIE ZIEGLER ET AL 4288 MANOR LANE ELLICOTT CITY, MD. 21042

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.

STEPHAN J. SALON 9/21/06
REGISTERED PROFESSIONAL LAND SURVEYOR
MD. REG. NO. 10726
FOR BENCHMARK ENGINEERING, INC.
MD. REG. NO. 351

OWNER 8/14/06 DATE

PROFESSIONAL LAND SURVEYOR 10726 STEPHAN JALON STATE OF MARYSLAND



THE SOLE AND ONLY PURPOSES OF THIS PLAT ARE TO CREATE BUILDABLE PARCEL 'A', NON-BUILDABLE PRESERVATION PARCEL 'B', THREE PRESERVATION EASEMENTS (PERMANENTLY EXTINGUISHING THE RIGHT TO DEVELOP 146.00 ACRES OF THIS LAND BASED ON THE DEO/CEO PROVISION DESCRIBED IN SECTION 106 OF THE HOWARD COUNTY ZONING REGULATIONS) AND TO SEND 29 CEO UNITS TO EDGEWOOD FARM (RE-06-10).

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

for HOWARD COUNTY HEALTH OFFICER — DATE 10/27/06

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

CHIEF DEVELOPMENT ENGINEERING DIVISION — DATE: 11/8/06

DIRECTOR — DATE 11/13/06

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT, TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, INFORMATION AND BELIEF, THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS A SUBDIVISION OF ALL OF THE LAND CONVEYED BY MARY CARTER CARROLL ET AL TO MARY CARTER CARROLL ET AL BY DEED DATED DECEMBER 11, 2002, AND RECORDED IN THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER 9110, FOLIO 118, AND THAT ALL MONUMENTS ARE IN PLACE OR WILL BE IN PLACE IN ACCORDANCE WITH THE ANNOTATED CODE OF MARYLAND AS NOW AMENDED.

9/21/06
STEPHAN J. SALON — DATE
REGISTERED PROFESSIONAL LAND SURVEYOR
MD. REG. NO. 10726
FOR BENCHMARK ENGINEERING, INC.
MD. REG. NO. 351

OWNERS DEDICATION

WE, MARY CARTER CARROLL ZIEGLER; JOHN LEE CARROLL, JR.; THOMAS T. CARROLL; GENEVIEVE ANNE CARROLL; NATALIE C. ZIEGLER (AKA NATALIE ZIEGLER ZIRSCHKY); SOPHIE ZIEGLER; JESSICA M. ZIEGLER; JONATHAN IAN SCHWARTZ, SOPHIE A. ZIEGLER, AND NATALIE C. ZIEGLER, TRUSTEES OF THE REED E. ZIEGLER SCHWARTZ TRUST- 2000; NATALIE C. ZIEGLER, TRUSTEE OF THE JESSICA ZIEGLER TRUST 2000; JONATHAN IAN SCHWARTZ, SOPHIE A. ZIEGLER, AND NATALIE C. ZIEGLER, TRUSTEES OF THE RAY ZIEGLER SCHWARTZ TRUST- 2002; AND JESSICA ZIEGLER, SUCCESSOR TRUSTEE OF THE ZIEGLER FAMILY IRREVOCABLE TRUST FOR THE BENEFIT OF ALEXANDRA N. ZIRSCHKY AND J. CHRISTIAN ZIRSCHKY, OWNERS OF THE PROPERTY SHOWN AND DESIGNATED 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 RIGHTS-OF-WAY AND THE SPECIFIC EASEMENT AREAS SHOWN HEREON, 2) THE RIGHT TO REQUIRE DEDICATION FOR PUBLIC USE THE BEDS OF THE STREETS AND/OR ROADS, FLOODPLAIN AND OPEN SPACE WHERE APPLICABLE AND FOR GOOD AND OTHER VALUABLE CONSIDERATION, HEREBY GRANT THE 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 RIGHTS-OF-WAY, WITNESS OUR HANDS THIS 17TH, 22ND, 25TH, AND 27TH DAYS OF JULY AND THESE 1ST, 3RD, 6TH, AND 10TH DAYS OF AUGUST, 2006.

Mary Carter Carroll Ziegler 8/1/06 — MARY CARTER CARROLL ZIEGLER	Betty Powell 8/1/06 — DATE / WITNESS	Jessica M. Ziegler 7/25/06 — JESSICA M. ZIEGLER	James N. Lucy 7/25/06 — DATE / WITNESS
7/27/06 — JOHN LEE CARROLL, JR.	7/27/06 — DATE / WITNESS	8/14/06 — NATALIE C. ZIEGLER	8/14/06 — DATE / WITNESS
7/27/06 — THOMAS T. CARROLL	7/27/06 — DATE / WITNESS	8/14/06 — JONATHAN IAN SCHWARTZ, TRUSTEE OF THE REED E. ZIEGLER SCHWARTZ TRUST-2000	8/14/06 — DATE / WITNESS
8/14/06 — GENEVIEVE ANNE CARROLL	8/14/06 — DATE / WITNESS	8/14/06 — NATALIE C. ZIEGLER, TRUSTEE OF THE REED E. ZIEGLER SCHWARTZ TRUST-2000	8/14/06 — DATE / WITNESS
7/27/06 — SOPHIE A. ZIEGLER	7/27/06 — DATE / WITNESS	8/14/06 — NATALIE C. ZIEGLER, TRUSTEE OF THE JESSICA ZIEGLER TRUST- 2000	8/14/06 — DATE / WITNESS
7/27/06 — JESSICA ZIEGLER, SUCCESSOR TRUSTEE OF THE ZIEGLER FAMILY IRREVOCABLE TRUST FOR THE BENEFIT OF ALEXANDRA N. ZIRSCHKY AND J. CHRISTIAN ZIRSCHKY	7/27/06 — DATE / WITNESS	7/27/06 — JONATHAN IAN SCHWARTZ, TRUSTEE OF THE RAY ZIEGLER SCHWARTZ TRUST-2002	7/27/06 — DATE / WITNESS
7/27/06 — NATALIE C. ZIEGLER, TRUSTEE OF THE RAY ZIEGLER SCHWARTZ TRUST-2002	7/27/06 — DATE / WITNESS	7/27/06 — SOPHIE A. ZIEGLER, TRUSTEE OF THE REED E. ZIEGLER SCHWARTZ TRUST-2000	7/27/06 — DATE / WITNESS
7/27/06 — SOPHIE A. ZIEGLER, TRUSTEE OF THE RAY ZIEGLER SCHWARTZ TRUST-2002	7/27/06 — DATE / WITNESS		

RECORDED AS PLAT NO. 18642 ON 11-17-06 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

BUILDABLE BULK PARCEL 'A', NON-BUILDABLE PRESERVATION PARCEL 'B' SUBDIVISION PLAT AND PLAT OF EASEMENT FOR SENDING PARCEL

CARROLL-ZIEGLER PROPERTY

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