

**GENERAL NOTES**

1. DENOTES IRON PIPE OR REBAR FOUND.
2. DENOTES STONE OR CONCRETE MONUMENT FOUND.
3. COORDINATES BASED ON NAD 83 MARYLAND COORDINATE SYSTEM AS PROJECTED BY HOWARD COUNTY GEODETIC CONTROL STATIONS 29CA AND 29IC. SUBJECT PROPERTY ZONED RC-DEO PER 2/02/04 COMPREHENSIVE ZONING PLAN AND THE COMP LITE ZONING REGULATIONS AMENDMENTS EFFECTIVE 7/28/06.
4. ALL AREAS ON THIS PLAN ARE MORE OR LESS THE RESULT OF A SURVEY CONDUCTED BY DAVID M. HARRIS OF BENCHMARK ENGINEERING, INC. ON 7/05/06. THE BOUNDARY OF THIS PLAT IS ENTIRELY THE RESULT OF A SURVEY CONDUCTED BY DAVID M. HARRIS OF BENCHMARK ENGINEERING, INC. ON 7/05/06. 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.
5. THE PURPOSE OF THIS PLAT IS: (1) TO EXTINGUISH PERMANENTLY THE RIGHT TO CORRECT OR SUBDIVIDE THE LAND UNDER EASEMENT BASED ON THE DEO/CEO PROVISION DESCRIBED IN SECTION 106 OF THE ZONING REGULATIONS; (2) CORRECT THE ROAD DEDICATION AND PARCEL 'A' SIZE AS SHOWN ON PLAT NUMBERS 18640-18642; AND (3) TO ADD 22.75 ACRES OF PRESERVATION TO THE EXISTING EASEMENT, (F-06-228), AND 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 MEET THE REQUIREMENTS OF THE HEALTH DEPARTMENT AND PLANNING AND ZONING, WILL PASS THE ADEQUATE PUBLIC FACILITY ORDINANCE REQUIREMENTS AND WILL UTILIZE ONE REMAINING CEO UNIT NOT SENT.
6. THIS EASEMENT IS ENCUMBERED WITH A PRESERVATION EASEMENT HELD BY HOWARD COUNTY AGRICULTURAL LAND PRESERVATION PROGRAM, THE REQUIREMENTS 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.
7. 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 942.
8. 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.
9. BRL INDICATES REMOVAL RESTRICTION LINE.
10. THE BOUNDARY OF THIS PLAT IS ENTIRELY THE RESULT OF A SURVEY CONDUCTED BY DAVID M. HARRIS OF BENCHMARK ENGINEERING, INC. ON 7/05/06. 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.
11. 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.
12. APPLICABLE HO. CO. DEPARTMENT OF PLANNING AND ZONING FILE REFERENCES FOR THIS PROJECT: WP-06-86, SP-06-19, RE-06-10, F-06-228, 07-05.
13. LANDSCAPING IS NOT REQUIRED FOR THIS SUBDIVISION AS IT IS CREATING NO NEW LOTS.
14. 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 THE TIME OF SUBMISSION OF THE BUILDING OR GRADING PERMITS.
15. THE USE-IN-COMMON MAINTENANCE AGREEMENT FOR THE BENEFIT OF PARCEL 74 AND PRESERVATION PARCEL 'B' (F-06-228) WAS RECORDED SIMULTANEOUSLY WITH THE SUBDIVISION PLAT FOR PARCELS 'A' AND 'B' AMONG THE RECORDS OF HOWARD COUNTY, MARYLAND.
16. THERE IS NO OPEN SPACE OR NOISE CONTOUR LINE ON THIS PLAN.
17. OPEN SPACE IS NOT REQUIRED FOR THIS PROJECT.
18. WATER & SEWER FOR THIS SITE IS PRIVATE. A WELL EXISTS ON PARCEL 'A'.
19. THIS AREA DESIGNATES A PRIVATE SEWER EASEMENT AS REQUIRED BY THE MARYLAND STATE DEPARTMENT OF THE ENVIRONMENT FOR INDIVIDUAL SEWER DISPOSAL IMPROVEMENTS OF ANY NATURE IN THIS AREA. ARE RESTRICTED UNDER PUBLIC SEWER SYSTEMS. 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 SEWER SYSTEM ASSOCIATION WITH A MODIFIED SEWER PLAT WHICH SHALL NOT BE REQUIRED.
20. 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 16.118(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 TO 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.
21. THE FLOODPLAIN LIMIT SHOWN ON THIS PLAN WAS TAKEN FROM A FLOODPLAIN STUDY PREPARED BY BENCHMARK ENGINEERING, INC., DATED AUGUST, 2006.
22. 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 A REVISION PLAT CREATING NO NEW UNITS.
23. FOLLY CROFT 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 IMPACT BY THIS SUBDIVISION TO THE SCENIC ROAD.
24. 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.
25. THE INTENTION OF THE FOREST CONSERVATION EASEMENT IS TO PROVIDE FOREST RETENTION FOR THE FUTURE CLUSTER SUBDIVISION OF PARCEL 'F'. THE SUPPLEMENTAL FOREST CONSERVATION PLAN, FOREST STAND DELINEATION AND 100-YEAR FLOODPLAIN WERE APPROVED UNDER THIS PLAN, F-07-022, AND UNDER SP-07-05.
26. RESERVATION OF PUBLIC UTILITY AND FOREST CONSERVATION EASEMENTS DEVELOPER RESERVES TO ITSELF, ITS SUCCESSORS AND ASSIGNS, ALL EASEMENTS SHOWN ON THIS PLAT FOR SEPTIC, STORM DRAINAGE, OTHER PUBLIC UTILITIES AND FOREST CONSERVATION DESIGNATED AS 'FOREST CONSERVATION AREA' LOCATED IN, ON, OVER AND THROUGH ALL LOTS/PARCELS(S). ANY CONVEYANCES OF THE APPROVED LOTS/PARCELS SHALL BE SUBJECT TO THE EASEMENTS HEREIN RESERVED WHETHER OR NOT EXPRESSLY STATED IN THE DEED(S) CONVEYING SAID LOTS/PARCELS(S). DEVELOPER SHALL EXECUTE AND DELIVER THE DEEDS FOR THE EASEMENTS HEREIN 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.
27. THE FOREST CONSERVATION EASEMENTS HAVE BEEN ESTABLISHED TO FULFILL THE REQUIREMENTS OF SECTION 16.1200 OF THE HOWARD COUNTY CODE AND FOREST CONSERVATION ACT. NO CLEARING, GRADING OR CONSTRUCTION IS PERMITTED WITHIN THE FOREST CONSERVATION EASEMENTS; HOWEVER, FOREST MANAGEMENT PRACTICES AS DEFINED IN THE DEED OF FOREST CONSERVATION EASEMENT, ARE ALLOWED.

COORDINATE CHART (NAD '83) FEET					
BOUNDARY COORDINATES					
No.	NORTHING	EASTING	No.	NORTHING	EASTING
100	577718.6552	1338896.0200	131	584759.4335	1340962.0244
101	578042.0910	1339249.1586	132	585037.0034	1340192.0050
102	577484.9827	1339854.3176	133	584529.4256	1340007.7103
103	577809.5702	1340482.6349	134	584580.6184	1339866.7164
104	577653.5728	1340404.1083	135	585071.2584	1340044.8611
105	577716.1887	1341125.4209	136	585203.6171	1339389.6972
106	577719.2659	1341212.3317	137	585149.9737	1339064.4209
107	577729.4269	1342387.1177	138	585319.7397	1338944.9179
108	578654.7038	1342458.1623	139	585360.6190	1339003.0138
109	579723.4860	1342560.4938	140	585371.7708	1339032.3347
110	580646.2505	1342642.0323	141	585262.1701	1339404.0664
111	583628.9315	1343433.7695	142	585105.4681	1340179.6120
112	583653.2794	1343380.5222	143	584611.3972	1341549.9868
113	583676.0152	1343390.9184	144	583719.7290	1343499.7064
114	583717.6001	1343299.9750	145	583895.7221	1343493.6870
115	583740.3360	1343310.3712	146	582538.5483	1347342.6794
116	584119.0619	1342482.1228	147	581343.3821	1345093.2751
117	584096.3261	1342471.7268	148	578676.9887	1346501.4446
118	584158.7034	1342335.3113	149	578592.1455	1346344.3375
119	584135.9675	1342324.9151	150	578136.0007	1346574.4827
120	584260.7221	1342052.0850	151	577451.4474	1345906.1544
121	584283.4580	1342062.4812	152	577562.4142	1344336.2852
122	584345.8353	1341926.0861	153	577316.7401	1343344.1527
123	584368.5711	1341936.4623	154	576893.8698	1341616.3025
124	584555.6781	1341527.2717	155	576356.4903	1339335.9859
125	584532.1595	1341518.7939	156	585314.0111	1338948.9504
126	584583.3145	1341376.8824	157	585348.6521	1338998.1892
127	584559.7959	1341368.4046	158	585370.6729	1339029.4482
128	584661.5295	1341086.1808			
129	584685.0491	1341094.6586			
130	584735.9149	1340953.5466			

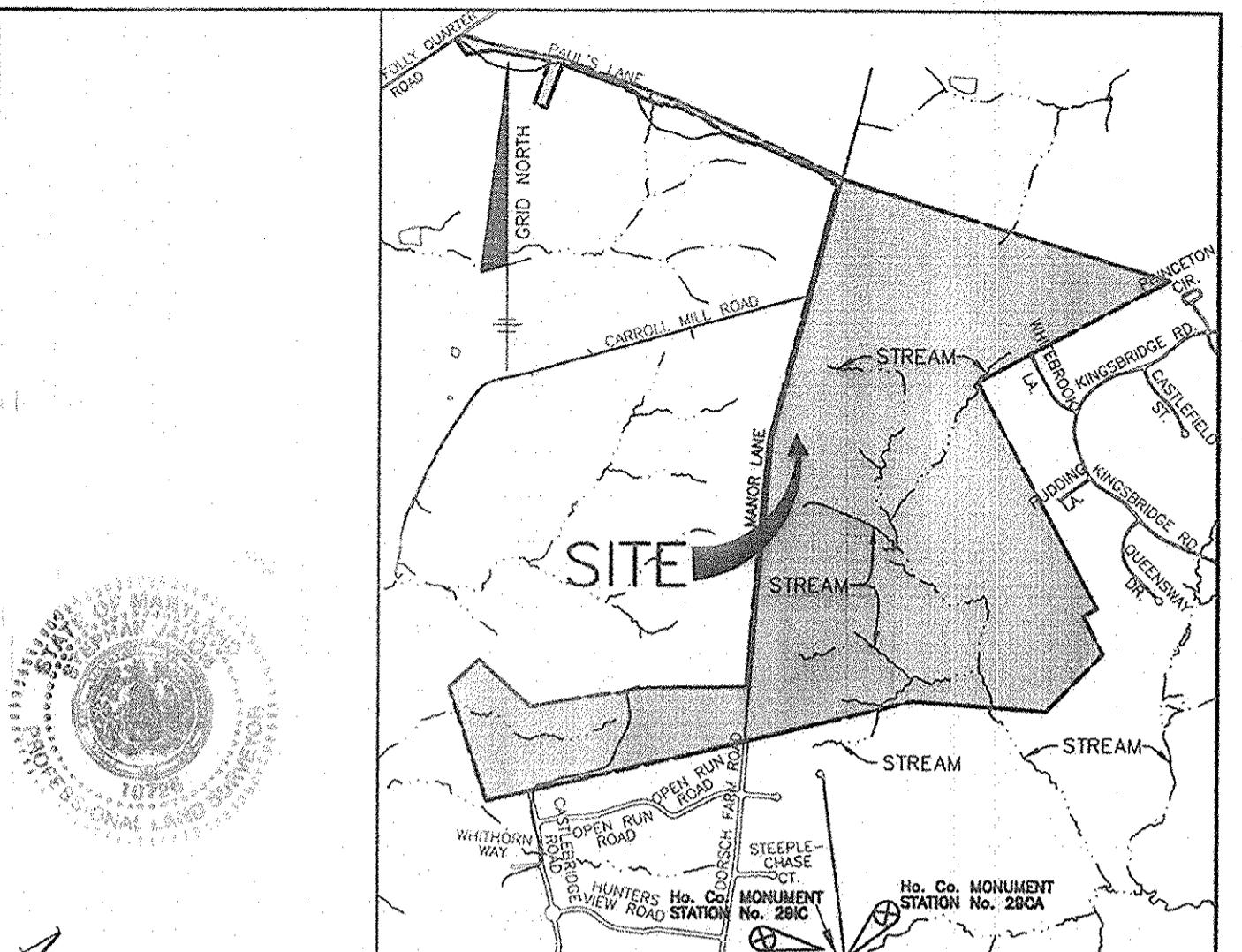
DENSITY EXCHANGE		
SENDING PARCEL INFORMATION	INITIAL EXCHANGE	FIRST ADDITION
TOTAL PARCEL COMPUTED ACREAGE	540.79 ± AC	540.79 ± AC
PRESERVATION PARCEL ACREAGE	146.00 AC*	168.75 AC*
CEO UNITS CREATED (1:4.25)	34* (34*4.25=144.50)	39* (39*4.25=165.75)
CEO UNITS SENT (1:4.25)	29	NA
DEO UNITS CREATED (1:3)	48 (48*3.00=144.00)	56 (56*3.00=168.00)
DEO UNITS SENT (1:3)	--	--
ACREAGE OF REMAINING EASEMENT	22.75*	45.50
RECEIVING PARCEL	EDGEWOOD FARM, PHASE 2, TAX MAP 21, GRID 22, PARCEL 90 SP-05-014	NA

\* 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	1
NON-BUILDABLE PRESERVATION PARCELS	1
BUILDABLE BULK PARCELS	1
TOTAL AREA OF LOTS AND/OR PARCELS TO BE RECORDED	162.00 ± AC.
NON-BUILDABLE PRESERVATION PARCELS	162.00 ± AC.
BUILDABLE BULK PARCELS	438.78 ± AC.
TOTAL AREA OF ROAD RIGHT-OF-WAY TO BE RECORDED (INCLUDING WIDENING STRIPS)	0.01 ± AC.
TOTAL GROSS AREA OF SUBMISSION TO BE RECORDED	540.79 ± AC.

TOTAL TABULATION THIS SHEET	
TOTAL NUMBER OF LOTS AND/OR PARCELS TO BE RECORDED	1
NON-BUILDABLE PRESERVATION PARCELS	1
BUILDABLE PRESERVATION PARCELS	1
TOTAL AREA OF LOTS AND/OR PARCELS TO BE RECORDED	16.33 ± AC.
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 SUBMISSION TO BE RECORDED	116.80 ± AC.



**VICINITY MAP**  
SCALE: 1" = 2000'  
ADC MAP PAGE 11 GRID B12

**BENCHMARK NAD'83 HORIZONTAL**  
HO. CO. #29CA HO. CO. #29C  
3/4" REBAR W/ CAP STAMPED ALUMINUM DISK SET ON  
N 5744526.138' 3/4" IRON ROD  
E 1343533.820' N 572323.559'  
ELEV. = 423.53' E 1344112.285'  
ELEV. = 468.79'

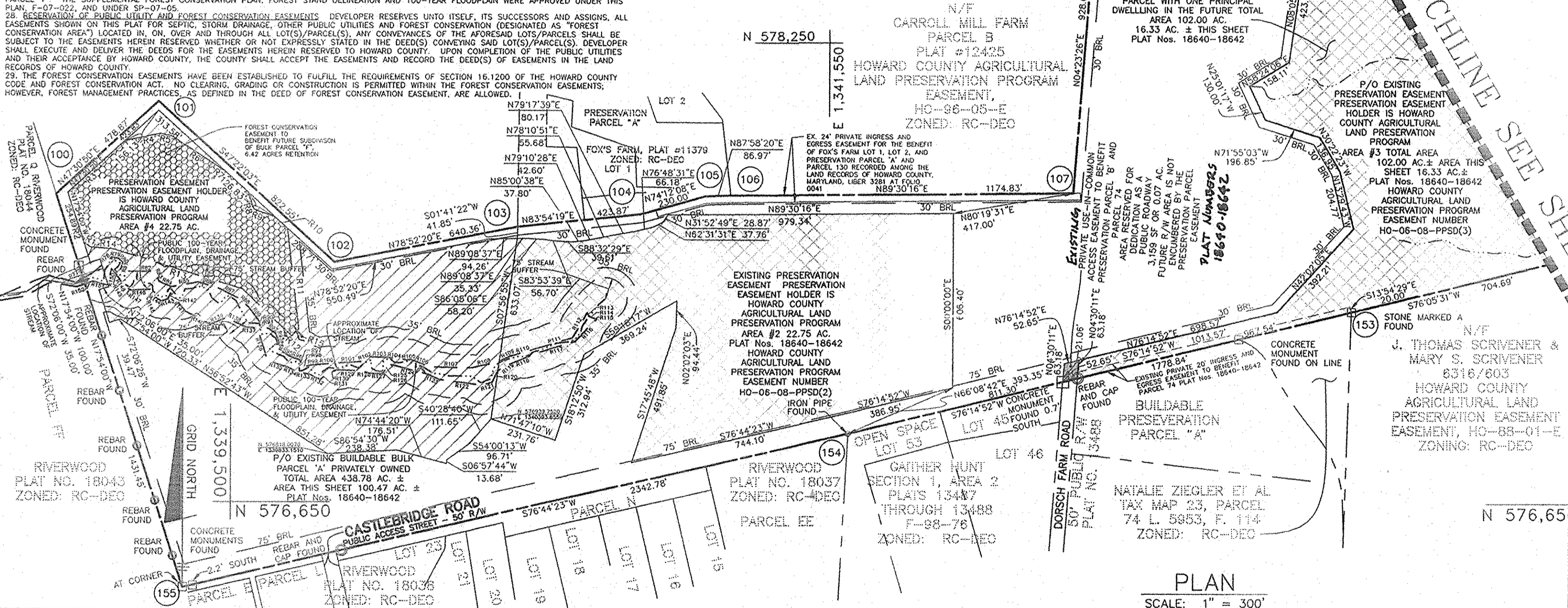
**LEGEND**  
151 COORDINATE POINT  
STREAM  
EXISTING PRESERVATION EASEMENT  
PRESERVATION EASEMENT  
FOREST CONSERVATION EASEMENT

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

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

OWNER: J. THOMAS SCRIVENER & MARY S. SCRIVENER  
6316/603  
HOWARD COUNTY AGRICULTURAL LAND PRESERVATION PROGRAM EASEMENT NUMBER HO-06-08-PPSD(3)

OWNER/DEVELOPER: NATALIE ZIEGLER ET AL  
4288 MANOR LANE  
ELLCOTT CITY, MD. 21042  
410-465-6105



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

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

CHIEF, DEVELOPMENT ENGINEERING DIVISION

DIRECTOR

**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.

STEPHAN JALON  
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 PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY ADOPT THIS PLAT, AND IN CONSIDERATION OF THE APPROVAL OF THIS PLAT BY THE DEPARTMENT OF PLANNING AND ZONING, ESTABLISH THE PRESERVATION EASEMENT TO BE CONSIDERED A SENDING PARCEL FOR TRANSFER OF DEVELOPMENT RIGHTS. WITNESS OUR HANDS THESE

MARY CARTER CARROLL ZIEGLER  
JOHN LEE CARROLL, JR.  
THOMAS T. CARROLL  
GENEVIEVE ANNE CARROLL  
NATALIE C. ZIEGLER  
JONATHAN IAN SCHWARTZ  
SOPHIE A. ZIEGLER  
NATALIE C. ZIEGLER

JESSICA M. ZIEGLER  
NATALIE C. ZIEGLER  
JONATHAN IAN SCHWARTZ  
SOPHIE A. ZIEGLER  
NATALIE C. ZIEGLER  
JESSICA M. ZIEGLER  
NATALIE C. ZIEGLER  
JONATHAN IAN SCHWARTZ  
SOPHIE A. ZIEGLER  
NATALIE C. ZIEGLER

RECORDED AS PLAT NO. 19354  
ON 8/31/07 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

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

**CARROLL-ZIEGLER PROPERTY**

3841 MANOR LANE, ELLCOTT CITY, MD 21042  
2nd and 3rd ELECTION DISTRICTS OF HOWARD COUNTY, MARYLAND  
ZONING: RC-DEO  
TAX MAP: 23  
GRID: 10  
PARCEL: 130

SCALE: AS SHOWN  
DATE: DECEMBER, 2006  
SHEET: 1 of 3

F-07-022

MATCHLINE SEE SHEET 3

N/F CARROLL MILL FARM PARCEL B PLAT #12425 HOWARD COUNTY AGRICULTURAL LAND PRESERVATION PROGRAM EASEMENT, HO-96-05-E ZONED: RC-DEO

N 580,500 E 1,342,850

MATCHLINE SEE SHEET 1

**TOTAL TABULATION THIS SHEET**

TOTAL NUMBER OF LOTS AND/OR PARCELS TO BE RECORDED	0
NON-BUILDABLE BULK PARCELS	0
BUILDABLE PRESERVATION PARCELS	0
TOTAL AREA OF LOTS AND/OR PARCELS TO BE RECORDED	85.67± AC.
NON-BUILDABLE PRESERVATION PARCELS	169.91± AC.
BUILDABLE BULK PARCELS	0.00 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	255.58± AC.



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

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

CHIEF, DEVELOPMENT ENGINEERING DIVISION

DIRECTOR

**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.

STEPHAN JALON 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 ZIEGLER ZIRSCHKY, NOW KNOWN AS AS NATALIE C. ZIEGLER; JESSICA ZIEGLER CARDEW, NOW KNOWN AS JESSICA M. ZIEGLER; SOPHIE ZIEGLER; NATALIE C. ZIEGLER, TRUSTEE OF THE JESSICA ZIEGLER TRUST-2000; JONATHAN IAN SCHWARTZ, TRUSTEE, NATALIE C. ZIEGLER, TRUSTEE, AND SOPHIE A. ZIEGLER, TRUSTEE, OF THE REED E. ZIEGLER SCHWARTZ TRUST-2000; JONATHAN IAN SCHWARTZ, TRUSTEE, NATALIE C. ZIEGLER, TRUSTEE, AND SOPHIE A. ZIEGLER, TRUSTEE, OF THE SIMON 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 PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY ADOPT THIS PLAT; AND IN CONSIDERATION OF THE APPROVAL OF THIS PLAT BY THE DEPARTMENT OF PLANNING AND ZONING, ESTABLISH THE PRESERVATION EASEMENT TO BE CONSIDERED A SENDING PARCEL FOR TRANSFER OF DEVELOPMENT RIGHTS. WITNESS OUR HANDS THESE \_\_\_\_\_ DAYS OF APRIL, 2007.

Witness signatures and dates for Mary Carter Carroll Ziegler, John Lee Carroll, Jr., Thomas T. Carroll, Genevieve Anne Carroll, Natalie C. Ziegler, Jonathan Ian Schwartz, Jessica Ziegler Cardew, Sophie Ziegler, Nathalie C. Ziegler, and others.

PLAN SCALE: 1" = 300'

**LEGEND**

(151)	COORDINATE POINT
---	STREAM
▨	EXISTING PRESERVATION EASEMENT
▩	PRESERVATION EASEMENT
▧	FOREST CONSERVATION EASEMENT

**ENGINEER:**  
BENCHMARK ENGINEERING, INC.  
SUITE 418  
8480 BALTIMORE NATIONAL PIKE  
ELLCOTT CITY, MARYLAND 21043  
410-465-6105

**OWNER/DEVELOPER:**  
NATALIE ZIEGLER  
4288 MANOR LANE  
ELLCOTT CITY, MD. 21042

**FOREST CONSERVATION LINE TABLE**

LINE	BEARING	DISTANCE
R1	N58°55'13"W	25.13'
R2	N17°54'00"W	185.18'
R3	N47°30'50"E	267.70'
R4	N78°21'14"E	123.40'
R5	S78°17'05"E	40.73'
R6	S58°18'17"E	222.55'
R7	S47°22'03"E	103.65'
R8	S18°43'53"E	63.37'
R9	S69°56'38"E	76.56'
R10	S47°22'03"E	59.92'
R11	S06°31'57"E	351.90'
R12	N45°59'45"W	237.55'
R13	N72°54'51"W	463.07'
R14	N84°52'46"W	80.99'
R15	S44°00'15"W	35.00'

**100-YEAR FLOODPLAIN LINE TABLE**

LINE	BEARING	DISTANCE
R77	N60°04'41"E	35.94'
R78	N50°37'36"E	85.67'
R79	S83°51'04"E	24.49'
R80	S46°20'37"E	20.30'
R81	S14°57'46"W	32.33'
R82	N89°50'11"E	117.21'
R83	S26°27'31"E	37.67'
R84	S64°19'20"E	45.34'
R85	N78°50'17"E	94.52'
R86	S72°24'07"E	73.62'
R87	S62°59'08"E	73.70'
R88	S49°38'16"E	50.98'
R89	S36°11'30"E	62.23'
R90	S22°30'11"E	10.62'
R91	S61°24'31"E	25.69'
R92	S54°58'28"E	38.00'
R93	S20°48'47"E	32.69'
R94	S10°17'33"W	25.18'
R95	S61°18'02"E	54.61'
R96	S69°39'15"E	31.33'
R97	S11°17'20"E	28.52'
R98	N65°06'28"E	22.57'
R99	N84°31'29"E	34.74'
R100	N85°36'33"E	60.88'
R101	N86°29'10"E	83.32'
R102	N68°35'20"E	46.17'
R103	S86°17'15"E	49.33'
R104	S82°46'59"E	68.59'
R105	N87°31'20"E	16.58'
R106	S69°21'54"E	70.06'
R107	S88°47'34"E	140.85'
R108	N77°08'48"E	93.20'
R109	N63°59'19"E	45.68'
R110	N73°23'44"E	97.36'
R111	N73°02'50"E	125.92'
R112	N30°00'35"E	101.32'
R113	S19°28'50"E	12.45'
R114	S67°27'57"E	19.21'
R115	S72°18'13"E	9.70'
R116	S42°51'56"W	105.92'
R117	S72°33'39"W	130.52'
R118	S67°30'48"W	133.42'
R119	S49°49'01"W	24.92'
R120	S24°27'09"W	40.89'
R121	S71°55'24"W	34.90'
R122	N82°16'21"W	150.99'
R123	N65°03'02"W	42.56'
R124	N75°18'07"W	143.18'
R125	S20°45'46"W	29.17'
R126	S45°42'50"W	11.44'
R127	N87°46'37"W	38.82'
R128	N75°07'38"W	35.75'
R129	N88°34'37"W	83.95'
R130	S66°54'21"W	33.64'
R131	S49°49'55"W	31.56'
R132	N63°34'30"W	42.17'
R133	N79°38'54"W	36.31'
R134	N64°15'54"W	45.44'
R135	N72°50'51"W	69.14'
R136	N17°10'49"W	119.58'
R137	N85°52'24"W	40.01'
R138	N63°44'05"W	75.52'
R139	S66°12'34"W	60.47'
R140	N61°45'36"W	96.94'
R141	N38°49'48"W	80.91'
R142	S24°41'06"W	22.21'
R143	S70°54'49"W	23.59'
R144	N58°10'58"W	29.26'
R145	N26°09'45"W	29.32'
R146	S87°12'30"W	67.30'
R147	N58°18'32"W	30.48'
R148	N32°18'55"W	32.09'
R149	N38°59'54"W	38.73'
R150	S15°43'45"W	57.86'
R151	N75°09'52"W	50.88'
R152	S70°00'30"W	28.25'

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

N/F MARIHA ANNE CLARK TAX MAP 29, PARCEL 3 REF. 6621/369 ZONED: RC-DEO HOWARD COUNTY AGRICULTURAL LAND PRESERVATION PROGRAM EASEMENT, HO-87-06-E

THE SOLE AND ONLY PURPOSES OF THIS PLAT ARE TO CREATE ONE PRESERVATION EASEMENT (PERMANENTLY EXTINGUISHING THE RIGHT TO DEVELOP 22.75 ACRES OF THIS LAND BASED ON THE DEO/CEO PROVISION DESCRIBED IN SECTION 106 OF THE HOWARD COUNTY ZONING REGULATIONS); TO CREATE A FOREST CONSERVATION EASEMENT; TO CREATE A PUBLIC 100-YEAR FLOODPLAIN, DRAINAGE, & UTILITY EASEMENT; TO DELINEATE ENVIRONMENTAL FEATURES ON PART OF BUILDABLE BULK PARCEL 'A'; AND TO REVISE THE ROAD DEDICATION AND PARCEL 'A' SIZE SHOWN ON PLAT NUMBERS 18640-18642.

RECORDED AS PLAT NO. 19355 ON 8/14/07 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

PLAT OF REVISION BUILDABLE BULK PARCEL 'A' AND NON-BUILDABLE PRESERVATION PARCEL 'B' PLAT OF EASEMENT FOR SENDING PARCEL CARROLL-ZIEGLER PROPERTY 3841 MANOR LANE, ELLCOTT CITY, MD 21042 2nd AND 3rd ELECTION DISTRICTS OF HOWARD COUNTY, MARYLAND ZONING: RC-DEO TAX MAP: 23 SCALE: AS SHOWN GRID: 10 DATE: DECEMBER, 2006 PARCEL: 130 SHEET: 2 of 3

MATCHLINE THIS SHEET

MATCHLINE THIS SHEET

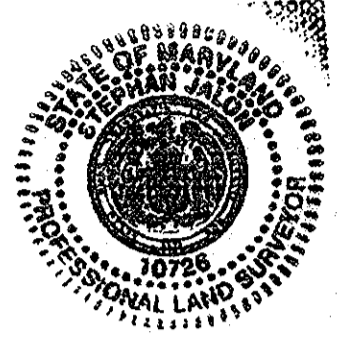
**ENGINEER:**  
BENCHMARK ENGINEERING, INC.  
SUITE 418  
8480 BALTIMORE NATIONAL PIKE  
ELLCOTT CITY, MARYLAND 21043  
410-465-6105

**OWNER/DEVELOPER:**  
NATALIE ZIEGLER ET AL  
4288 MANOR LANE  
ELLCOTT 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 JALON  
REGISTERED PROFESSIONAL LAND SURVEYOR  
MD. REG. NO. 10726  
FOR BENCHMARK ENGINEERING, INC.  
MD. REG. NO. 351

*Hjalon* 4/10/07  
5/24/07  
OWNER (DATE)



**FOLLY QUARTER ROAD**  
EX. PUBLIC ROAD, RIGHT-OF-WAY VARIES  
SCENIC ROAD, 60' ULTIMATE RIGHT-OF-WAY  
PREVIOUS DEDICATION PLAT No. 18642  
LAND DEDICATED TO HOWARD COUNTY, MARYLAND, FOR THE PURPOSE OF A PUBLIC ROAD (5942 SF)

N/F  
NINA R. CARROLL &  
PHILIP CARROLL  
PARCEL 1  
394/64  
ZONED: RC-DEO

**FOLLY QUARTER ROAD**  
MAJOR COLLECTOR ROADWAY  
EX. PUBLIC ROAD, RIGHT-OF-WAY VARIES  
SCENIC ROAD, 60' ULTIMATE RIGHT-OF-WAY  
PREVIOUS DEDICATION PLAT No. 18642 REVISED BY THIS PLAT

LAND DEDICATED TO HOWARD COUNTY, MARYLAND, FOR THE PURPOSE OF A PUBLIC ROAD (5942 SF)

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

SEE ENLARGEMENT

N/F  
VINEYARD FARM  
PARCEL A  
PLAT #12427  
HOWARD COUNTY AGRICULTURAL  
LAND PRESERVATION EASEMENT,  
HO-96-04-E  
ZONED: RC-DEO

N/F  
NINA R. CARROLL &  
PHILIP CARROLL  
PARCEL 1  
394/64  
ZONED: RC-DEO

VINEYARD FARM  
PARCEL A  
PLAT #12427  
HOWARD COUNTY AGRICULTURAL  
LAND PRESERVATION EASEMENT,  
HO-96-04-E  
ZONED: RC-DEO

N/F  
VINEYARD FARM  
PARCEL A  
PLAT #12427  
HOWARD COUNTY AGRICULTURAL  
LAND PRESERVATION EASEMENT,  
HO-96-04-E  
ZONED: RC-DEO

P/O EXISTING BUILDABLE BULK  
PARCEL 'A' TO BE PRIVATELY OWNED  
TOTAL AREA 438.78 AC. ±  
AREA THIS SHEET 168.40 AC. ±  
PLAT Nos. 18640-18642

P/O CARROLL-ZIEGLER  
PROPERTY  
TAX MAP 23 PARCEL 130  
DENSITY SENDING PARCEL  
LIBER 9110 FOLIO 118  
TOTAL AREA 540.79 AC. ±  
AREA THIS SHEET 168.41  
AC. ±

P/O EXISTING  
PRESERVATION EASEMENT  
HOLDER IS HOWARD COUNTY  
AGRICULTURAL LAND  
PRESERVATION PROGRAM  
AREA #1 TOTAL  
AREA 21.25 AC.  
AREA THIS SHEET  
3.87 AC. ±  
PLAT Nos. 18640-18642  
HOWARD COUNTY  
AGRICULTURAL LAND  
PRESERVATION PROGRAM  
EASEMENT NUMBER  
HO-06-08-PPSD(1)

EXISTING SEPTIC  
AREA AS22848

EXISTING WELL  
TAG HO-88-1674

N/F  
CARROLL MILL FARM  
PARCEL B  
PLAT #12425  
HOWARD COUNTY AGRICULTURAL  
LAND PRESERVATION PROGRAM  
EASEMENT,  
HO-96-05-E  
ZONED: RC-DEO

**LEGEND**

- (15) COORDINATE POINT
- STREAM
- EXISTING PRESERVATION EASEMENT
- PRESERVATION EASEMENT
- FOREST CONSERVATION EASEMENT

**TOTAL TABULATION THIS SHEET**

TOTAL NUMBER OF LOTS AND/OR PARCELS TO BE RECORDED	0
NON-BUILDABLE BULK PARCELS	0
BUILDABLE PRESERVATION PARCELS	0
TOTAL AREA OF LOTS AND/OR PARCELS TO BE RECORDED	0.00 AC.
NON-BUILDABLE PRESERVATION PARCELS	0.00 AC.
BUILDABLE BULK PARCELS	168.40± AC.
TOTAL AREA OF ROAD RIGHT-OF-WAY TO BE RECORDED (INCLUDING WIDENING STRIPS)	0.01± AC.
TOTAL GROSS AREA OF SUBDIVISION TO BE RECORDED	168.41± AC.

THE SOLE AND ONLY PURPOSES OF THIS PLAT ARE TO CREATE ONE PRESERVATION EASEMENT (PERMANENTLY EXTINGUISHING THE RIGHT TO DEVELOP 22.75 ACRES OF THIS LAND BASED ON THE DEO/CEO PROVISION DESCRIBED IN SECTION 106 OF THE HOWARD COUNTY ZONING REGULATIONS); TO CREATE A FOREST CONSERVATION EASEMENT; TO CREATE A PUBLIC 100-YEAR FLOODPLAIN DRAINAGE & UTILITY EASEMENT; TO DELINEATE ENVIRONMENTAL FEATURES ON PART OF BUILDABLE BULK PARCEL 'A'; AND TO REVISE THE ROAD DEDICATION AND PARCEL 'A' SIZE SHOWN ON PLAT NUMBERS 18640-18642.

MATCHLINE SEE SHEET 2

PLAN  
SCALE: 1" = 300'

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

**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.

**OWNER'S DEDICATION**  
WE, MARY CARTER CARROLL ZIEGLER; JOHN LEE CARROLL, JR.; THOMAS T. CARROLL; GENEVIEVE ANNE CARROLL; NATALIE ZIEGLER ZIRSCHKY, NOW KNOWN AS AS NATALIE C. ZIEGLER; JESSICA ZIEGLER CARDEW, NOW KNOWN AS JESSICA M. ZIEGLER; SOPHIE ZIEGLER; NATALIE C. ZIEGLER, TRUSTEE OF THE JESSICA ZIEGLER TRUST-2000; JONATHAN IAN SCHWARTZ, TRUSTEE, NATALIE C. ZIEGLER, TRUSTEE, AND SOPHIE A. ZIEGLER, TRUSTEE, OF THE REED E. ZIEGLER SCHWARTZ TRUST-2000; JONATHAN IAN SCHWARTZ, TRUSTEE, NATALIE C. ZIEGLER, TRUSTEE, AND SOPHIE A. ZIEGLER, TRUSTEE, OF THE SIMON 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 PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY ADOPT THIS PLAT; AND IN CONSIDERATION OF THE APPROVAL OF THIS PLAT BY THE DEPARTMENT OF PLANNING AND ZONING, ESTABLISH THE PRESERVATION EASEMENT TO BE CONSIDERED A SENDING PARCEL FOR TRANSFER OF DEVELOPMENT RIGHTS. WITNESS OUR HANDS THESE DAYS OF APRIL, 2007.

RECORDED AS PLAT NO. 1936  
ON 8/31/07 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

*Howard Co. Peter Beileman, mid* 6/15/07  
HOWARD COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

*Stephan Jalon* 6/22/07  
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

*Dawn M. Cayle* 8/6/07  
DIRECTOR DATE

*Hjalon* 4/10/07  
STEPHAN JALON  
REGISTERED PROFESSIONAL LAND SURVEYOR  
MD. REG. NO. 10726  
FOR BENCHMARK ENGINEERING, INC.  
MD. REG. NO. 351

<i>Mary Carter Carroll</i> 4/17/07 DATE	<i>Betty Powell</i> 4-19-07 DATE	<i>Jessica M. Ziegler</i> 4/16/07 DATE	<i>Sheryl D. Lambert</i> 4/18/07 DATE	<i>Jessica Ziegler</i> 4/15/07 DATE	<i>Shirley D. Lambert</i> 4/16/07 DATE
<i>John Lee Carroll, Jr.</i> 4/18/07 DATE	<i>Thomas T. Carroll</i> 4/18/07 DATE	<i>Natalie C. Ziegler</i> 4/18/07 DATE	<i>Jonathan Ian Schwartz</i> 4/18/07 DATE	<i>Natalie C. Ziegler</i> 4/18/07 DATE	<i>Sophie A. Ziegler</i> 4/18/07 DATE
<i>Genevieve Anne Carroll</i> 4/18/07 DATE	<i>Sophie A. Ziegler</i> 4/14/07 DATE	<i>Jessica M. Ziegler</i> 4/14/07 DATE	<i>Sheryl D. Lambert</i> 4/18/07 DATE	<i>Jessica Ziegler</i> 4/15/07 DATE	<i>Shirley D. Lambert</i> 4/16/07 DATE
<i>Natalie C. Ziegler</i> 4/18/07 DATE	<i>Jonathan Ian Schwartz</i> 4/18/07 DATE	<i>Natalie C. Ziegler</i> 4/18/07 DATE	<i>Jonathan Ian Schwartz</i> 4/18/07 DATE	<i>Natalie C. Ziegler</i> 4/18/07 DATE	<i>Sophie A. Ziegler</i> 4/18/07 DATE
<i>Sophie A. Ziegler</i> 4/14/07 DATE	<i>Jessica M. Ziegler</i> 4/14/07 DATE	<i>Sheryl D. Lambert</i> 4/18/07 DATE	<i>Jessica Ziegler</i> 4/15/07 DATE	<i>Shirley D. Lambert</i> 4/16/07 DATE	
<i>Jessica M. Ziegler</i> 4/14/07 DATE	<i>Sheryl D. Lambert</i> 4/18/07 DATE	<i>Jessica Ziegler</i> 4/15/07 DATE	<i>Shirley D. Lambert</i> 4/16/07 DATE		

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

**CARROLL-ZIEGLER PROPERTY**  
3841 MANOR LANE, ELLCOTT CITY, MD 21042  
2nd AND 3rd ELECTION DISTRICTS OF  
HOWARD COUNTY, MARYLAND  
ZONING: RC-DEO  
TAX MAP: 23  
GRID: 10  
PARCEL: 130

SCALE: AS SHOWN  
DATE: DECEMBER, 2006  
SHEET: 3 of 3