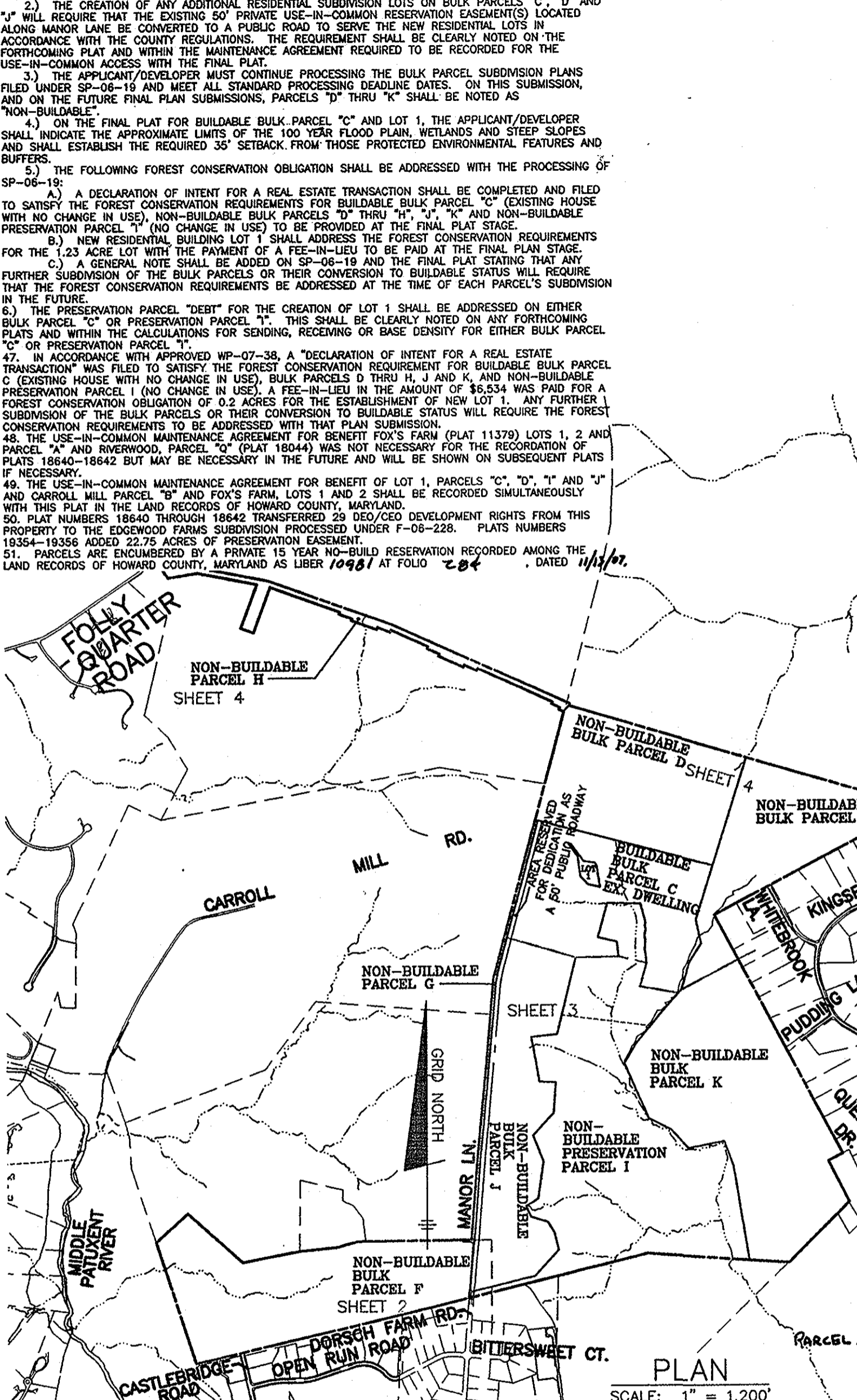


GENERAL NOTES

- DENOTES IRON PIPE OR REBAR FOUND.
- DENOTES STONE OR CONCRETE MONUMENT FOUND.
- 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 7/20/04 COMPREHENSIVE ZONING PLAN AND THE COMP LITE ZONING REGULATIONS AMENDMENTS EFFECTIVE 7/28/06.
- ALL AREAS ON THIS PLAN ARE "MORE OR LESS".
- THE BOUNDARY ON THIS PLAN IS ENTIRELY THE RESULT OF A SURVEY CONDUCTED BY DAVID HARRIS OF BENCHMARK ENGINEERING, INC. ON 7/05.
- THERE IS AN EXISTING DWELLING ON BULK PARCEL 'C' 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. THIS EXISTING DWELLING IS A HISTORIC HOUSE, STONE MANOR AT DOUGHOEGAN MANOR, HC-133.
- STORMWATER MANAGEMENT SHALL BE PROVIDED AT THE TIME OF BUILDING PERMIT OR AT THE TIME OF FUTURE DEVELOPMENT OF THE BULK PARCELS. STORMWATER MANAGEMENT FOR NEW IMPERVIOUS ASSOCIATED WITH LOT 1 IS PROVIDED UNDER THIS DEVELOPMENT BY THE USE OF RAIN GARDENS. THE CREATION OF THE BULK PARCELS DOES NOT CREATE ANY NEW IMPERVIOUS AT THIS TIME BUT THESE PARCELS MAY BE DEVELOPED AT A LATER DATE AND STORMWATER MANAGEMENT MAY BE REQUIRED.
- THE PARCELS 'A' AND 'I' ARE PARTIALLY ENCLUMBERED 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 UNDER F-06-228. PLAT NOS. 18640-42 AND F-07-22.
- THE PRESERVATION EASEMENT IS SUBJECT TO TITLE 15, SUBTITLE 5 OF THE HOWARD COUNTY CODE, AND SECTION 106 OF THE HOWARD COUNTY ZONING REGULATIONS.
- SUBJECT TO MARYLAND HISTORICAL TRUST DEED OF EASEMENT DATED MAY 23, 1977, RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND, IN LIBER 628 AT FOLIO 1042. EASEMENT NUMBER 238 07/07/06.
- 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 FOR THE BULK PARCELS. THEREFORE NO SWM IS REQUIRED FOR THESE AREAS.
- TO THE BEST OF OUR KNOWLEDGE THERE ARE NO CEMETERY LOCATIONS ON-SITE.
- 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 AND 100 YEAR FLOOD PLAIN, UNLESS APPROVED BY DPE.
- APPLICABLE HO. CO. DEPARTMENT OF PLANNING AND ZONING FILE REFERENCES FOR THIS PROJECT: WP-06-86, WP-07-38, SP-06-19, RE-06-10, F-06-228, SP-07-05, F-07-022.
- LANDSCAPING PER SECTION 16.124 OF THE HOWARD COUNTY CODE IS NOT REQUIRED FOR THIS FINAL PLAT BECAUSE OF LANDSCAPING REQUIREMENTS SHALL BE COMPLIED WITH THE TIME OF RESUBDIVISION OF THE BULK PARCELS SHOWN ON THIS PLAT.
- THIS PLAN IS SUBJECT TO THE AMENDED 5th EDITION OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS PER COUNCIL BILL NO. 45-2003 AND THE AMENDED ZONING REGULATIONS PER CB-75-2003. DEVELOPMENT OR CONSTRUCTION ON THESE LOTS OR PARCELS MUST COMPLY WITH SETBACK AND BUFFER REQUIREMENTS IN EFFECT AT THE TIME OF SUBMISSION OF A BUILDING OR GRADING PERMIT APPLICATION.
- 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 AS LIBER 10363 FOLIOS 227 AND 230 ON 11/7/06.
- THERE IS NO 65 DBA NOISE CONTOUR LINE ON THIS PLAN.
- OPEN SPACE IS NOT REQUIRED FOR THIS PROJECT.
- WATER & SEWER FOR THIS SITE IS PRIVATE. A WELL EXISTS ON PARCEL 'C'.
- THIS AREA DESIGNATES A PRIVATE SEWAGE EASEMENT AS REQUIRED BY THE MARYLAND 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. RECORDED AT A MODIFIED SEWAGE EASEMENT PLAT SHALL NOT BE REQUIRED.
- THE FLOODPLAIN LIMIT SHOWN ON THIS PLAN WAS TAKEN FROM A FLOODPLAIN STUDY PREPARED BY BENCHMARK ENGINEERING, INC., DATED AUGUST, 2006, AND FROM THE FLOOD INSURANCE RATE MAP. THE FLOODPLAIN IS NOT CRITICAL. THERE ARE NO DISTURBANCES PROPOSED NEAR THE FLOODPLAIN AREAS.
- COMMUNITY PANEL NUMBER 240044 0222 B DATED DECEMBER 4, 1986.
- FOLLY QUARTER ROAD IS A SCENIC ROAD. THE EXISTING HOUSE ON PARCEL 'C' 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.
- FOR FLAG OR PIPESTEM LOTS, REFUSE COLLECTION, SNOW REMOVAL AND ROAD MAINTENANCE ARE PROVIDED AT THE JUNCTION OF THE FLAG OR PIPESTEM AND ROAD RIGHT-OF-WAY LINE ONLY AND NOT ONTO THE PIPESTEM LOT DRIVEWAY.
- 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 F-07-22, SP-07-19, WP-07-38 AND SP-07-05.
- RESERVATION OF PUBLIC UTILITY AND FOREST CONSERVATION EASEMENTS: DEVELOPER RESERVES INTO 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 AREAS" LOCATED OVER AND THROUGH ALL LOTS/PARCELS(S)), ANY CONVEYANCES OF THE FOREST LOTS/PARCELS SHALL BE SUBJECT TO THE EASEMENTS HEREIN RESERVED WHETHER OR NOT EXPRESSLY STATED IN THE DEED(S) CONVEYING SAID LOT(S)/PARCEL(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.
- 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.
- THE PRINCIPAL INTENTION OF NON-BUILDABLE BULK PARCELS 'D' THRU 'F' AND 'J' AND 'K' IS THE TRANSFER OF LAND TO INDIVIDUAL OWNERS. THESE PRIVATELY OWNED PARCELS WILL RETAIN THEIR DEVELOPMENT POTENTIAL IN ACCORDANCE WITH THE ZONING AND SUBDIVISION REGULATIONS. IN ORDER FOR THESE PARCELS TO BE BUILDABLE A RESUBDIVISION PLAT WILL HAVE TO BE PROCESSED THROUGH HOWARD COUNTY AND ALLOCATIONS GRANTED. THERE IS NO NEW IMPERVIOUS AREA OR CHANGE IN LAND USE ASSOCIATED WITH THE DIVISION OF THESE PARCELS.

- THE PRINCIPAL INTENTION OF NON-BUILDABLE BULK PARCELS 'G' AND 'H' IS THE SHARING OF THE CURRENT MEANS OF INGRESS AND EGRESS TO THE PARCELS. THESE PARCELS SHALL SERVE AS ACCESS TO THE BULK PARCELS AND WILL BE PRIVATELY OWNED. ANY FUTURE SUBDIVISION OF THESE PARCELS SHALL COMPLY WITH THE SUBDIVISION AND ZONING REGULATIONS IN EFFECT AT THE TIME OF THE FUTURE SUBDIVISION.
- THE PRINCIPAL INTENTION OF NON-BUILDABLE PRESERVATION PARCEL 'I' IS THE CREATION OF ONE NON-BUILDABLE PARCEL WITHIN THE LIMITS OF EXISTING PRESERVATION EASEMENTS RECORDED UNDER THE CARROLL-ZIEGLER PROPERTY SUBDIVISION PLAT AND PLAT OF AGRICULTURAL PRESERVATION OF THESE PARCELS SHALL COMPLY WITH THE ZONING AND SUBDIVISION REGULATIONS IN EFFECT AT THE TIME OF THE FUTURE SUBDIVISION.
- THIS PARCEL WILL BE PRIVATELY OWNED AND NONBUILDABLE AND IS SUBJECT TO THE RESTRICTIONS CONTAINED IN THE DEEDS OF PRESERVATION EASEMENT RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND, AT LIBER 10363 FOLIOS 184, 199, AND 213, ALL DATED 10/6/2006. PARCEL 'I' IS A RESUBDIVISION OF PRESERVATION PARCEL 'B' AND BEING LARGELY TO ADD THE 21.25 ACRES OF EXISTING PRESERVATION EASEMENT ESTABLISHED UNDER F-06-228. THE RESUBDIVISION OF PRESERVATION PARCEL 'B' IS ONLY PERMITTED TO ALLOW THE TRANSFER OF ADJOINING AGRICULTURAL EASEMENTS HELD BY HOWARD COUNTY IN ACCORDANCE WITH SECTION 104.1.f.1.b OF THE ZONING REGULATIONS. SUCH LAND TRANSFER REQUIRES CONSENT OF ALL EASEMENT HOLDERS AND THE DEED OF AGRICULTURAL EASEMENT SHALL BE AMENDED TO REFLECT THE LAND TRANSFER IF NECESSARY. IN ORDER FOR THIS PARCEL TO BE BUILDABLE A REVISION PLAT WILL HAVE TO BE PROCESSED THROUGH HOWARD COUNTY AND ALLOCATIONS GRANTED.
- THE PRINCIPAL INTENTION OF BUILDABLE BULK PARCEL 'C' IS THE TRANSFER OF LAND CONTAINING AN EXISTING DWELLING TO AN INDIVIDUAL OWNER. THIS PRIVATELY OWNED PARCEL WILL RETAIN ITS DEVELOPMENT POTENTIAL IN ACCORDANCE WITH THE ZONING AND SUBDIVISION REGULATIONS. IN ORDER FOR THIS PARCEL TO BE FURTHER DIVIDED A RESUBDIVISION PLAT WILL HAVE TO BE PROCESSED THROUGH HOWARD COUNTY AND ALLOCATIONS GRANTED. THERE IS NO NEW IMPERVIOUS OR CHANGE IN LAND USE ASSOCIATED WITH THE DIVISION OF THIS PARCEL.
- THE PRINCIPAL INTENTION OF BUILDABLE LOT 1 IS TO BE ELIGIBLE FOR THE SINGLE LOT EXEMPTION TO ALLOCATIONS IN ACCORDANCE WITH SECTION 16.1107(b)(1)(v) OF THE HOWARD COUNTY CODE. THIS LOT CAN NOT BE FURTHER DIVIDED TO CREATE ADDITIONAL UNITS. THE NEW IMPERVIOUS AREA ASSOCIATED WITH THE CREATION OF THIS LOT IS TO BE ADDRESSED BY NON-STRUCTURAL STORMWATER MANAGEMENT THROUGH THE ZONING AND SUBDIVISION REGULATIONS.
- A TRAFFIC STUDY FOR THIS PROJECT IS NOT REQUIRED AS THE ADEQUATE PUBLIC FACILITIES ORDINANCE DOES NOT APPLY TO SUBDIVISIONS IN THE WEST THAT CREATE ONE ADDITIONAL LOT.
- NO GEOTECHNICAL REPORT IS REQUIRED. THE STORMWATER MANAGEMENT RAIN GARDENS ARE WITHIN 50 FEET OF PASSING PERCOLATION TESTS THAT DIDN'T REVEAL EITHER ROCK OR GROUNDWATER WITHIN 13' OF THE SURFACE. THERE ARE NO STREAM CROSSINGS PROPOSED UNDER THIS BULK PARCEL SUBDIVISION PLAN.
- FOREST STAND DELINEATION IS NOT PROVIDED BECAUSE THE DEVELOPER APPLIED FOR A FOREST CONSERVATION EASEMENT UNDER PRESERVATION REGULATIONS. THE SUBSEQUENT OR PRESENT OWNERS CONDUCT AN ACTIVITY REGULATED UNDER HOWARD COUNTY PLANNING, ZONING AND SUBDIVISION AND LAND DEVELOPMENT REGULATIONS SECTION 16.1202(c) THE COUNTY CAN REQUIRE THE OWNER TO COMPLY WITH THE FOREST CONSERVATION MANUAL.
- MINIMUM BUILDABLE BULK PARCELS HAVE NO MINIMUM SIZE. LOT 1 IS DESIGNED AS A CLUSTER LOT AND WILL HAVE A PRESERVATION OBLIGATION. THIS OBLIGATION SHALL BE MET AT THE TIME OF FURTHER DIVISION OF PARCEL 'C' OR PARCEL 'I' PER WP-07-38. LOT 1 HAS AN ADDITIONAL 3.02 ACRE OBLIGATION DEBT FOR ITS PROPOSED 1.23 ACRE LOT SIZE TO BE ADDRESSED UPON FURTHER DEVELOPMENT OF PARCEL 'C' OR PARCEL 'I'.
- THIS PROPERTY IS NOT WITHIN THE METROPOLITAN DISTRICT.
- A DESIGN MANUAL WAIVER WAS GRANTED BY THE DIVISION CHIEF OF THE DEVELOPMENT ENGINEERING DIVISION FOR GRANTING THE USE OF A PRIVATE ROAD AS ACCESS TO EIGHT LOTS ON NOVEMBER 17, 2006.
- DRIVEWAYS SHALL UTILIZE THE EXISTING MANOR LANE AND SHARED FARM ROADS AS SAFE ACCESS FOR FIRE AND EMERGENCY VEHICLES PER THE DESIGN MANUAL WAIVER APPROVED 11/17/2006.
- THE LOTS SHOWN HEREON COMPLY WITH THE MINIMUM OWNERSHIP WIDTH AND LOT AREA AS REQUIRED BY THE MARYLAND STATE DEPARTMENT OF THE ENVIRONMENT.
- A WETLAND DELINEATION FOR THIS PROJECT IS NOT REQUIRED. A CERTIFICATION FROM ECO-SCIENCE PROFESSIONALS, INC., WAS PROVIDED UNDER SP-06-19. AREAS NOT NEAR POTENTIAL DISTURBANCES WERE NOT DELINEATED IN ACCORDANCE SECTION 16.116(A)(4) OF THE HOWARD COUNTY SUBDIVISION REGULATIONS. THE LETTER HAS BEEN PROVIDED TO HOWARD COUNTY, DEPARTMENT OF PLANNING AND ZONING, STATING THAT THE RESIDENTIAL LOTS, DRIVEWAYS AND ROADS WILL NOT IMPACT WETLANDS, STREAMS OR THEIR BUFFERS AREAS THAT ARE NOT DELINEATED.
- A MEETING WAS HELD ON 2/2/06 WITH THE HISTORIC DISTRICT COMMISSION TO DISCUSS THE IMPACTS OF THIS PROPOSED DEVELOPMENT ON THE STONE HOUSE AT DOUGHOEGAN MANOR, HC-133.
- 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(d) - WHICH REQUIRES FLOODPLAIN DELINEATION TO BE SHOWN ON THE FINAL SECTION 16.116(a) AND (b) - WHICH REQUIRES THE PROTECTION OF WETLANDS, STREAMS AND STEEP SLOPES BE SHOWN ON THE FINAL PLAT.
- SECTION 16.1202(c)(1) WHICH GOVERNS LOT DESIGN, LOT ACCESS, AND MINIMUM PUBLIC ROAD FRONTAGE. THE CONDITIONS OF THIS WAIVER APPROVED ARE: COMPLIANCE WITH ALL SUBDIVISION REVIEW COMMITTEE COMMENTS IN THE DEPARTMENT OF PLANNING AND ZONING LETTER DATED JUNE 26, 2006; ANY FURTHER SUBDIVISION OF PROPOSED BULK PARCEL 'A' MUST COMPLY 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 PRESERVATION PARCEL 'B' CANNOT BE RESUBDIVIDED, HOWEVER, UPON ITS CONVERSION TO BUILDABLE STATUS, ALL CONCERNING ENVIRONMENTAL ANALYSES AND FOREST CONSERVATION MUST BE ADDRESSED. ADDITIONALLY, PRESERVATION PARCEL 'B' SHALL HAVE A 20' PRIVATE ACCESS EASEMENT TO DORSCH ROAD.
- THE FUTURE SUBDIVISION OF ANY OF THE PROPOSED NON-BUILDABLE BULK PARCELS OR THEIR CONVERSION TO BUILDABLE STATUS WILL REQUIRE COMPLIANCE WITH THE APFO ROAD AND SCHOOL TESTS. THE SUBDIVISION, LAND DEVELOPMENT AND ZONING REGULATIONS, AN ANALYSIS OF THE SUBMISSION MEETING WITH THE SURROUNDING COMMUNITY OR COMPLIANCE WITH WHATEVER PLAN SUBMISSION REQUIREMENTS OR REGULATIONS ARE IN EFFECT AT THE TIME OF RESUBDIVISION.
- ALL OF THE NON-BUILDABLE PARCELS AND NON-BUILDABLE PRESERVATION PARCEL 'I' ARE NON-BUILDABLE UNTIL THE MARYLAND HISTORIC TRUST EASEMENT EXPIRES ON MAY 23, 2011.
- WP-07-038 WAS APPROVED ON NOVEMBER 28, 2006 BY THE DIRECTOR OF PLANNING AND ZONING. WP-07-038 WAS A REQUEST TO WAIVE THE FOLLOWING: SECTION 16.115(d) - THE DELINEATION OF FLOODPLAIN LIMITS ON THE PRELIMINARY EQUIVALENT SKETCH PLAN AND FINAL PLAT FOR A BULK PARCEL SUBDIVISION. SECTION 16.116(a) AND (b) - THE DELINEATION OF WETLANDS, WETLAND BUFFERS AND STEEP SLOPES ON THE PRELIMINARY EQUIVALENT SKETCH PLAN AND FINAL PLAT FOR A BULK PARCEL SUBDIVISION.
- SECTION 16.117(c) - THE PREPARATION OF A FOREST CONSERVATION PLAN AND ADDRESSING THE FOREST CONSERVATION OBLIGATION FOR A BULK PARCEL SUBDIVISION.
- SECTION 16.124(A) - THE REQUIREMENT TO PROVIDE A LANDSCAPING PLAN AND LANDSCAPING FOR A BULK PARCEL SUBDIVISION.
- APPROVAL IS SUBJECT TO THE FOLLOWING CONDITIONS:
 - ANY FURTHER RESUBDIVISION OF THE PROPOSED BULK PARCELS OR THE CONVERSION OF PARCELS 'D' THRU 'K' TO BUILDABLE STATUS MUST COMPLY WITH THE HOWARD COUNTY SUBDIVISION AND LAND DEVELOPMENT REGULATIONS INCLUDING THE REQUIREMENT FOR THE APFO ROAD AND SCHOOL TESTS; ENVIRONMENTAL ANALYSES, MINIMUM PUBLIC ROAD FRONTAGE, ACCESS, FOREST CONSERVATION AND LANDSCAPING; AND THE RIGHT TO REQUIRE DEDICATION FOR PUBLIC USE OF THE BEDS OF THE STREETS AND/OR ROADS, FLOODPLAIN AND OPEN SPACE WHERE APPLICABLE, AND UNDER ALL ROADS AND OPEN SPACE WHERE APPLICABLE, 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 SHALL BE ERRECTED ON OR OVER THE SAID EASEMENTS AND RIGHTS-OF-WAY. WITNESS OUR HANDS THIS OCTOBER 22ND AND NOVEMBER 2ND 2007.



THE REQUIREMENTS § 3-108, THE REAL PROPERTY ARTICLE, ANNOTATED CODE OF MARYLAND, 1986 REPLACEMENT VERSION, (AS SUPPLEMENTED) AS FAR AS THEY RELATE TO THE MAKING OF THIS PLAT AND THE SETTING OF MARKERS HAVE BEEN COMPLIED WITH.

Ronald A. Mason 10/16/07
DONALD A. MASON
REGISTERED PROFESSIONAL LAND SURVEYOR
MD. REG. NO. 21320
FOR BENCHMARK ENGINEERING, INC.
MD. REG. NO. 351

Paul C. Hoffman 10/26/07
OWNER

ENGINEER: BENCHMARK ENGINEERING, INC. SUITE 418 8480 BALTIMORE NATIONAL PIKE ELLICOTT CITY, MARYLAND 21043 410-465-6105	OWNER/DEVELOPER: NATALIE ZIEGLER ET AL 428B MANOR LANE ELLICOTT CITY, MD. 21042
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THE SOLE AND ONLY PURPOSES OF THIS PLAT ARE TO SUBDIVIDE BUILDABLE BULK PARCEL 'A' AND NON-BUILDABLE PRESERVATION PARCEL 'B' OF THE CARROLL-ZIEGLER PROPERTY, AS SHOWN ON PLAT NUMBERS 18640 - 18642 TO CREATE ONE BUILDABLE LOT, ONE BUILDABLE BULK PARCEL, ONE NON-BUILDABLE PRESERVATION PARCEL, TWO NON-BUILDABLE PARCELS AND 5 NON-BUILDABLE BULK PARCELS. RECORD A USE-IN-COMMON ACCESS EASEMENT; RESERVE AREA FOR FUTURE DEDICATION AS A PUBLIC ROAD; DEDICATE PUBLIC ROAD; AND TO DELINEATE ENVIRONMENTAL FEATURES ON BUILDABLE BULK PARCEL 'C'.

RECORDED AS PLAT NO. 10789
ON 3/14/08 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

CARROLL-ZIEGLER PROPERTY LOT 1, BUILDABLE BULK PARCEL 'C', NON-BUILDABLE BULK PARCELS 'D' THRU 'H', 'J', 'K' AND NON-BUILDABLE PRESERVATION PARCEL 'I', A RESUBDIVISION OF BULK PARCEL 'A' AND NON-BUILDABLE PRESERVATION PARCEL 'B' - PLAT NOS. 18640-18642

3841 MANOR LANE, ELLICOTT CITY, MD 21042
2nd and 3rd ELECTION DISTRICTS OF HOWARD COUNTY, MARYLAND
ZONING: RC-DEO
TAX MAP NO: 23
GRID NOS.: 10, 11, 12, 17, 18 AND 21-24
TAX MAP NO.: 29 SCALE: AS SHOWN
GRID NOS.: 3 AND 4 DATE: OCTOBER, 2007
PARCEL: 130 SHEET: 1 of 4

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

B. Wilson for Peter Brilman 2/26/08
HOWARD COUNTY HEALTH OFFICER DATE 2/26/08

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

Donald A. Mason 2/26/08
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE 2/26/08

Paul C. Hoffman 2/5/08
DIRECTOR DATE 2/5/08

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 COVERED BY MARY CARROLL CARTER CARROLL ET AL TO MARY CARROLL 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.

Ronald A. Mason 10/16/07
DONALD A. MASON
REGISTERED PROFESSIONAL LAND SURVEYOR
MD. REG. NO. 21320
FOR BENCHMARK ENGINEERING, INC.
MD. REG. NO. 351

OWNER'S DEDICATION

WE, MARY CARROLL 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 MINIMUM BUILDING RESTRICTION LINES AND GRANT UPON HOWARD COUNTY, MARYLAND ITS SUCCESSORS AND ASSIGNS: (1) THE RIGHT TO LAY, CONSTRUCT AND MAINTAIN SEWER PIPES AND OTHER MUNICIPAL UTILITIES AND UNDER ALL ROADS AND STREETS RIGHTS-OF-WAY AND OPEN SPACE WHERE APPLICABLE; (2) THE RIGHT TO REQUIRE DEDICATION FOR PUBLIC USE OF THE BEDS OF THE STREETS AND/OR ROADS, FLOODPLAIN AND OPEN SPACE WHERE APPLICABLE, AND UNDER ALL ROADS AND OPEN SPACE WHERE APPLICABLE, 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 SHALL BE ERRECTED ON OR OVER THE SAID EASEMENTS AND RIGHTS-OF-WAY. WITNESS OUR HANDS THIS OCTOBER 22ND AND NOVEMBER 2ND 2007.

Mary Carrol Cartier Ziegler 10/16/07
John Lee Carroll, Jr. 10/16/07
Thomas T. Carroll 10/16/07
Genevieve Anne Carroll 10/16/07
Natalie C. Ziegler 10/16/07
Sophie Ziegler 10/16/07
Jessica M. Ziegler 10/16/07
Jonathan Ian Schwartz 10/16/07
Sophie A. Ziegler 10/16/07
Natalie C. Ziegler 10/16/07

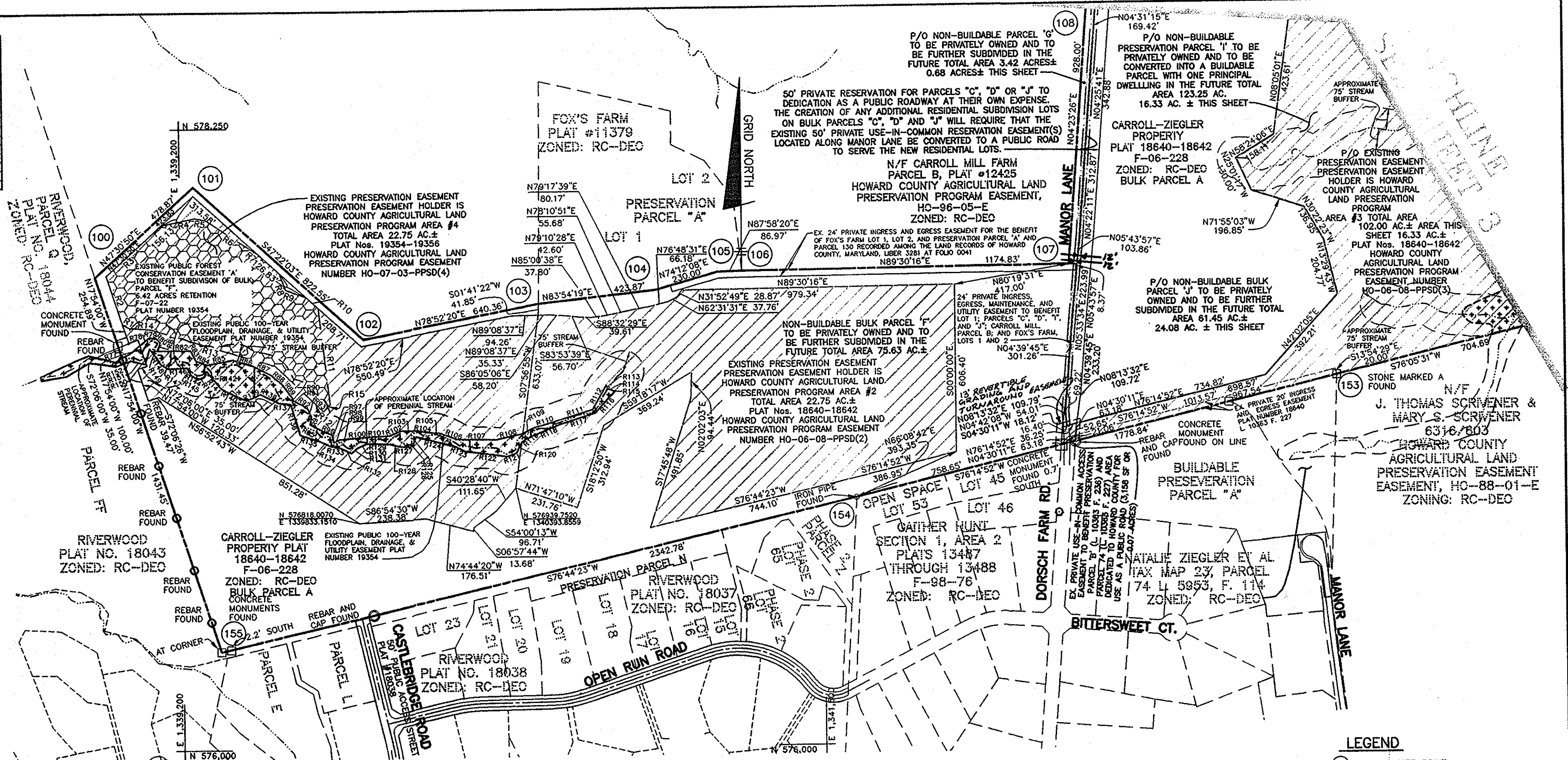
RECORDED AS PLAT NO. 10789
ON 3/14/08 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

CARROLL-ZIEGLER PROPERTY LOT 1, BUILDABLE BULK PARCEL 'C', NON-BUILDABLE BULK PARCELS 'D' THRU 'H', 'J', 'K' AND NON-BUILDABLE PRESERVATION PARCEL 'I', A RESUBDIVISION OF BULK PARCEL 'A' AND NON-BUILDABLE PRESERVATION PARCEL 'B' - PLAT NOS. 18640-18642

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TAX MAP NO.: 29 SCALE: AS SHOWN
GRID NOS.: 3 AND 4 DATE: OCTOBER, 2007
PARCEL: 130 SHEET: 1 of 4

LINE	BEARING	DISTANCE
R77	N60°04'41"E	35.94'
R78	N50°37'36"E	82.02'
R79	S83°11'04"W	24.43'
R80	S46°20'37"E	20.30'
R81	S14°57'46"W	32.33'
R82	N89°50'11"E	117.21'
R83	S28°27'31"E	37.87'
R84	S42°18'20"E	45.34'
R85	N78°50'17"E	94.52'
R86	S72°24'07"E	73.62'
R87	S62°39'08"E	73.70'
R88	S42°38'16"E	60.98'
R89	S36°11'01"E	82.23'
R90	S22°30'11"E	10.62'
R91	S61°24'31"E	33.62'
R92	S54°58'28"E	28.00'
R93	S27°46'47"E	32.89'
R94	S10°17'33"W	25.18'
R95	S61°18'02"E	54.61'
R96	S69°39'15"E	31.33'
R97	S11°17'40"E	85.52'
R98	N89°08'28"E	22.57'
R99	N84°31'22"E	34.74'
R100	N82°36'33"E	60.88'
R101	N82°22'10"E	83.32'
R102	N82°36'33"E	45.17'
R103	S88°17'15"E	49.33'
R104	S82°46'59"E	68.59'
R105	N87°31'20"E	16.58'
R106	S82°21'54"E	20.82'
R107	S82°42'24"E	140.85'
R108	N77°08'48"E	93.20'
R109	N63°59'19"E	48.63'
R110	N72°23'44"E	97.36'
R111	N73°02'05"E	125.92'
R112	N70°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°31'36"W	103.32'
R117	S72°33'39"W	130.82'
R118	S67°30'48"W	133.42'
R119	S49°49'01"W	24.92'
R120	S24°27'02"W	40.87'
R121	S71°19'24"W	34.90'
R122	N82°18'21"W	150.89'
R123	N69°03'02"W	42.56'
R124	N78°18'07"W	143.18'
R125	S24°42'50"W	28.17'
R126	S42°42'50"W	11.44'
R127	N87°46'37"W	38.82'
R128	N75°07'38"W	35.75'
R129	N88°24'37"W	83.25'
R130	S89°42'11"W	33.84'
R131	S49°49'55"W	31.58'
R132	N63°34'30"W	42.17'
R133	N79°38'54"W	36.31'
R134	N64°18'54"W	45.44'
R135	N72°50'51"W	69.14'
R136	N17°10'49"W	118.58'
R137	N85°52'24"W	40.01'
R138	N63°44'05"W	75.27'
R139	S68°18'24"W	60.47'
R140	N61°45'36"W	98.84'
R141	N38°49'48"W	80.21'
R142	S24°41'06"W	22.21'
R143	S23°44'10"W	33.92'
R144	N58°10'58"W	28.26'
R145	N28°09'45"W	29.32'
R146	S87°12'30"W	67.30'
R147	N59°18'52"W	30.48'
R148	N37°18'52"W	32.09'
R149	N38°59'54"W	38.73'
R150	S19°43'45"W	57.88'
R151	N75°09'52"W	50.82'
R152	S70°00'30"W	28.24'

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	49.73'
R6	S56°16'17"E	222.55'
R7	S47°22'03"E	103.65'
R8	S19°43'53"E	63.37'
R9	S89°56'38"E	76.56'
R10	S47°22'03"E	59.82'
R11	S06°31'57"E	351.80'
R12	N48°59'45"W	237.55'
R13	N72°54'51"W	463.07'
R14	N84°52'48"W	89.29'
R15	S44°00'15"W	35.60'



COORDINATE CHART (NAD '83) FEET							
BOUNDARY COORDINATES							
No.	NORTH	EAST	No.	NORTH	EAST	No.	NORTH
100	N 577718.6552	E 1338896.0200	119	N 584135.9675	E 1342324.9151	140	N 585371.7708
101	N 578042.0910	E 1339249.1586	120	N 584260.7221	E 1342052.0850	141	N 585262.1781
102	N 577484.9827	E 1339854.3176	121	N 584283.4580	E 1342062.4812	142	N 585105.4681
103	N 577607.5702	E 1340482.6349	122	N 584345.8353	E 1341926.0661	143	N 584611.3972
104	N 577655.2641	E 1340893.5115	123	N 584368.5711	E 1341936.4623	144	N 583719.7290
105	N 577716.1887	E 1341125.4209	124	N 584555.6781	E 1341527.2717	145	N 583695.7221
106	N 577719.2659	E 1341212.3317	125	N 584532.1595	E 1341527.2717	146	N 582538.5483
107	N 577729.4269	E 1342387.1177	126	N 584583.3145	E 1341376.8824	147	N 581343.3921
108	N 578654.7038	E 1342458.1623	127	N 584559.7959	E 1341368.4046	148	N 578676.9887
109	N 57923.4860	E 1342560.4938	128	N 584661.5295	E 1341086.1808	149	N 578592.1455
110	N 580646.2505	E 1342642.0323	129	N 584685.0481	E 1341094.6586	150	N 578136.0007
111	N 583628.9315	E 1343433.7695	130	N 584735.9149	E 1340953.5466	151	N 577451.4474
112	N 583653.2794	E 1343380.5222	131	N 584759.4335	E 1340962.0244	152	N 577562.4142
113	N 583676.0152	E 1343390.9184	132	N 585037.0034	E 1340192.0050	153	N 577316.7401
114	N 583717.6001	E 1343299.9750	133	N 584529.4256	E 1340007.7103	154	N 576893.8698
115	N 583740.3360	E 1343310.3712	134	N 584580.6184	E 1339866.7164	155	N 576356.4903
116	N 584119.0619	E 1342482.1226	135	N 585071.2584	E 1340044.8611	156	N 585314.0111
117	N 584096.3261	E 1342471.7264	136	N 585201.6171	E 1339389.6972	157	N 583948.9504
118	N 584158.7034	E 1342335.3113	137	N 585149.9737	E 1339064.4209	158	N 585370.6729

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.

Donald Mason 10/26/07
DONALD A. MASON
REGISTERED PROFESSIONAL LAND SURVEYOR
MD. REG. NO. 21320
FOR BENCHMARK ENGINEERING, INC.
MD. REG. NO. 351
Natalie Ziegler 10/20/07
OWNER

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

THE SOLE AND ONLY PURPOSES OF THIS PLAT ARE TO SUBDIVIDE BUILDABLE BULK PARCEL "A" AND NON-BUILDABLE PRESERVATION PARCEL "B" OF THE CARROLL-ZIEGLER PROPERTY, AS SHOWN ON PLAT NUMBERS 18640 - 18642 TO CREATE ONE BUILDABLE LOT, ONE BUILDABLE BULK PARCEL, ONE NON-BUILDABLE PRESERVATION, TWO NON-BUILDABLE PARCELS AND 5 NON-BUILDABLE BULK PARCELS; RECORD A USE-IN-COMMON ACCESS EASEMENT; RESERVE AREA FOR FUTURE DEDICATION AS A PUBLIC ROAD; DEDICATE PUBLIC ROAD; AND TO DELINEATE ENVIRONMENTAL FEATURES ON BUILDABLE BULK PARCEL "C".

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

B. W. ... 2/26/08
HOWARD COUNTY HEALTH OFFICER

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

Donald Mason 2/29/08
CHIEF, DEVELOPMENT ENGINEERING DIVISION

Paul C. ... 2/5/08
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 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.

Donald Mason 10/26/07
DONALD A. MASON
REGISTERED PROFESSIONAL LAND SURVEYOR
MD. REG. NO. 21320
FOR BENCHMARK ENGINEERING, INC.
MD. REG. NO. 351

OWNER'S DEDICATION
WE, MARY CARTER CARROLL ZIEGLER; JOHN LEE CARROLL, JR.; THOMAS T. CARROLL; GENEVEVE ANNE CARROLL; NATALIE C. ZIEGLER (AKA NATALIE ZIEGLER ZIRSCHKY); SOPHIE ZIEGLER; JESSICA M. ZIEGLER; JONATHAN IAN SCHWARTZ; SOPHIE A. ZIEGLER; AND NATALIE G. ZIEGLER TRUSTEES OF THE REED E. ZIEGLER SCHWARTZ TRUST-2000; NATALIE G. ZIEGLER TRUSTEE OF THE JESSICA ZIEGLER TRUST 2000; JONATHAN IAN SCHWARTZ, SOPHIE A. ZIEGLER, AND NATALIE G. ZIEGLER, 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 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 OF THE BEDS OF THE STREETS AND/OR ROADS, FLOODPLAIN AND OPEN SPACE WHERE APPLICABLE; AND (3) THE RIGHT TO REQUIRE DEDICATION OF WATERWAYS AND DRAINAGE EASEMENTS FOR THE SPECIFIC PURPOSES 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 RIGHTS-OF-WAY, WITNESS OUR HANDS THIS OCTOBER 20th 2007 AND NOVEMBER 2nd 2007 ON PLAT NO. 18640-18642.

Mary Carter Carroll Ziegler 11/6/07
John Lee Carroll, Jr. 10/26/07
Thomas T. Carroll 10/26/07
Genevieve Anne Carroll 11/2/07
Natalie C. Ziegler 10/26/07
Sophie A. Ziegler 11/2/07
Jessica M. Ziegler 11/2/07
Jonathan Ian Schwartz 11/2/07
Sophie A. Ziegler 11/2/07
Natalie G. Ziegler 10/26/07
Donald A. Mason 10/26/07

RECORDED AS PLAT NO. 1979D ON 2/10/08 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

CARROLL-ZIEGLER PROPERTY LOT 1, BUILDABLE BULK PARCEL "C", NON-BUILDABLE BULK PARCELS "D" THRU "H", "J", "K" AND NON-BUILDABLE PRESERVATION PARCEL "I", A RESUBDIVISION OF BULK PARCEL "A" AND NON-BUILDABLE PRESERVATION PARCEL "B"-PLAT NOS. 18640-18642

3841 MANOR LANE, ELLICOTT CITY, MD 21042
2nd AND 3rd ELECTION DISTRICTS OF HOWARD COUNTY, MARYLAND
ZONING: RC-DEO
TAX MAP NO: 23
GRID NOS.: 10, 11, 12, 17, 18 AND 21-24
TAX MAP NO: 29 SCALE: AS SHOWN
GRID NOS.: 3 AND 4 DATE: OCTOBER, 2007
PARCEL: 130 SHEET: 2 of 4

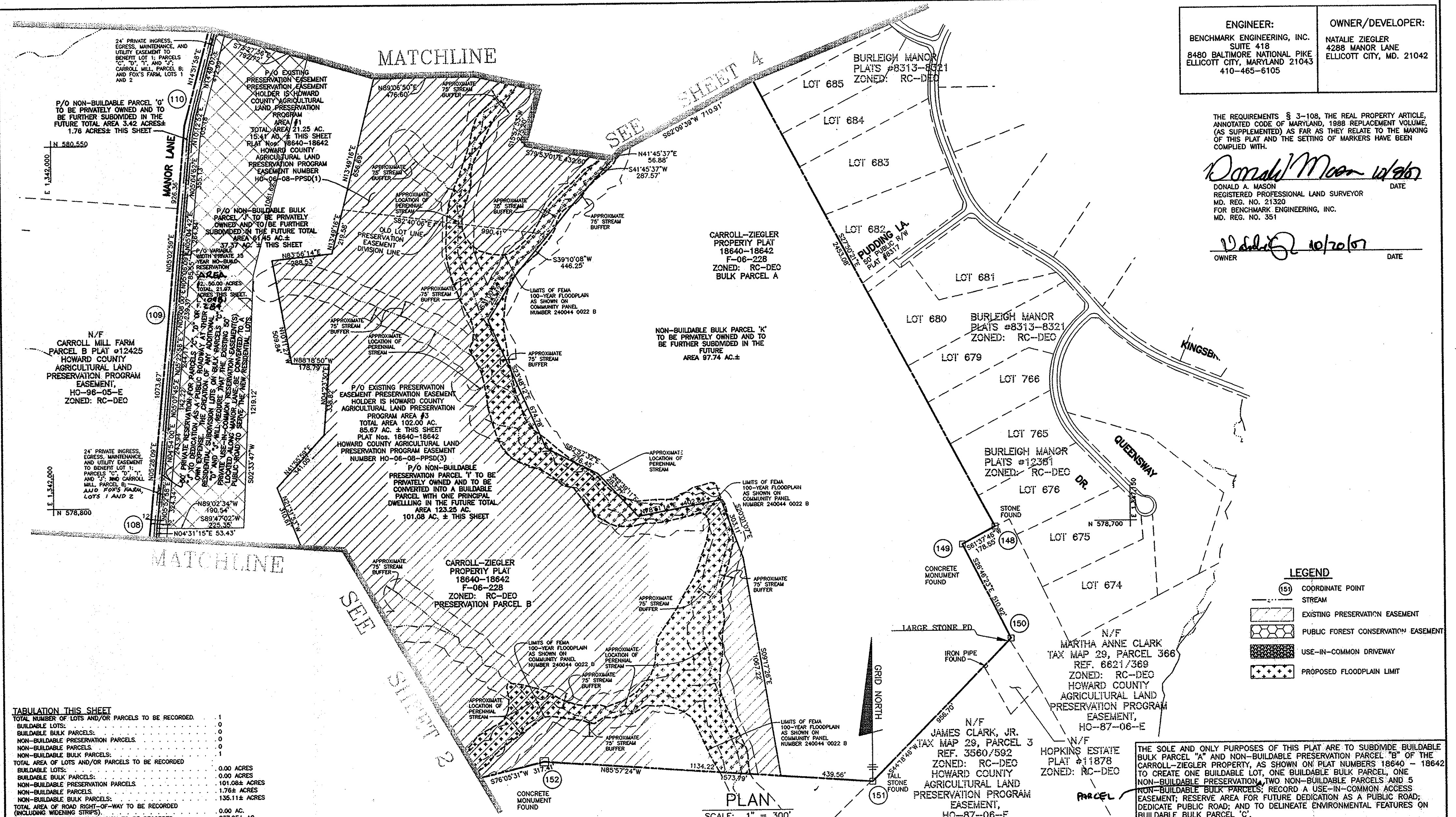
ENGINEER:
BENCHMARK ENGINEERING, INC.
SUITE 418
8480 BALTIMORE NATIONAL PIKE
ELLCOTT CITY, MARYLAND 21043
410-465-6105

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

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.

Donald Mason 10/20/07
DONALD A. MASON
REGISTERED PROFESSIONAL LAND SURVEYOR
MD. REG. NO. 21320
FOR BENCHMARK ENGINEERING, INC.
MD. REG. NO. 351

Donald Mason 10/20/07
OWNER DATE



TABULATION THIS SHEET

TOTAL NUMBER OF LOTS AND/OR PARCELS TO BE RECORDED	1
BUILDABLE LOTS:	0
BUILDABLE BULK PARCELS:	0
NON-BUILDABLE PRESERVATION PARCELS:	0
NON-BUILDABLE PARCELS:	0
NON-BUILDABLE BULK PARCELS:	1
TOTAL AREA OF LOTS AND/OR PARCELS TO BE RECORDED	0.00 ACRES
BUILDABLE LOTS:	0.00 ACRES
BUILDABLE BULK PARCELS:	0.00 ACRES
NON-BUILDABLE PRESERVATION PARCELS:	101.08± ACRES
NON-BUILDABLE PARCELS:	1.76± ACRES
NON-BUILDABLE BULK PARCELS:	135.11± ACRES
TOTAL AREA OF ROAD RIGHT-OF-WAY TO BE RECORDED (INCLUDING WIDENING STRIPS)	0.00 AC.
TOTAL GROSS AREA OF SUBDIVISION TO BE RECORDED	237.95± AC.

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

B. Debra Peter Beilensen 2/26/08
HOWARD COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

Donald A. Mason 10/20/07
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

Paul C. Woffen 3/5/07
DIRECTOR DATE

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.

Donald A. Mason 10/20/07
DONALD A. MASON
REGISTERED PROFESSIONAL LAND SURVEYOR
MD. REG. NO. 21320
FOR BENCHMARK ENGINEERING, INC.
MD. REG. NO. 351

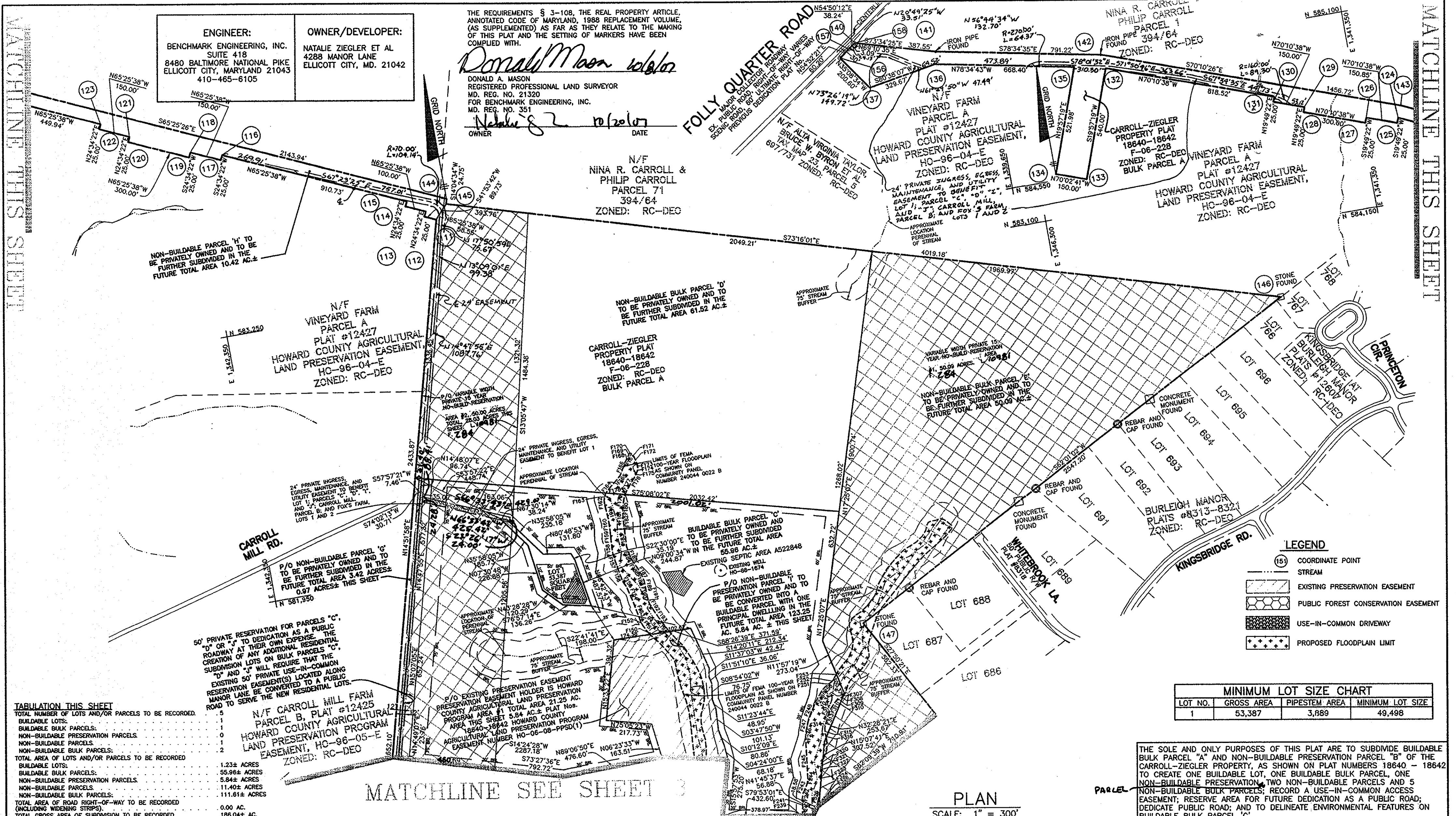
OWNER'S DEDICATION
WE, MARY CARTER CARROLL ZIEGLER; JOHN LEE CARROLL, JR.; THOMAS T. CARROLL; GENEVIEVE ANNE CARROLL; NATALIE C. ZIEGLER (AKA NATALIE ZIEGLER ZIRSCHKY); SOPHIE ZIEGLER; JESSICA M. ZIEGLER; JONATHAN IAN SCHWARTZ; SOPHIE A. ZIEGLER; AND NATALIE C. ZIEGLER, TRUSTEES OF THE REED E. ZIEGLER 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 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 (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 RIGHTS-OF-WAY, WITNESS OUR HANDS THESE OCTOBER 20th 2007 AND NOVEMBER 2nd 20th 2007 DAYS OF 2007.

Mary Carter Carroll Ziegler 10/20/07
John Lee Carroll, Jr. 10/20/07
Thomas T. Carroll 10/20/07
Genevieve Anne Carroll 10/20/07
Sophie A. Ziegler 10/20/07
Natalie C. Ziegler 10/20/07
Jessica M. Ziegler 10/20/07
Jonathan Ian Schwartz 10/20/07
Sophie A. Ziegler 10/20/07
Natalie C. Ziegler 10/20/07

RECORDED AS PLAT NO. 19791
ON 3/14/08 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

CARROLL-ZIEGLER PROPERTY LOT 1, BUILDABLE BULK PARCEL 'C', NON-BUILDABLE BULK PARCELS 'D' THRU 'H', 'J', 'K' AND NON-BUILDABLE PRESERVATION PARCEL 'I', A RESUBDIVISION OF BULK PARCEL 'A' AND NON-BUILDABLE PRESERVATION PARCEL 'B'-PLAT NOS. 18640-18642

3841 MANOR LANE, ELLICOTT CITY, MD 21042
2nd and 3rd ELECTION DISTRICTS OF HOWARD COUNTY, MARYLAND
ZONING: RC-DEO
TAX MAP No.: 23
GRID Nos.: 10, 11, 12, 17, 18 AND 21-24
TAX MAP No.: 29 SCALE: AS SHOWN
GRID Nos.: 3 AND 4 DATE: OCTOBER, 2007
PARCEL: 130! SHEET: 3 of 4



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

OWNER/DEVELOPER:
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 MARKING OF THIS PLAT AND THE SETTING OF MARKERS HAVE BEEN COMPLIED WITH.

Donald Mason
DONALD A. MASON
REGISTERED PROFESSIONAL LAND SURVEYOR
MD. REG. NO. 21320
FOR BENCHMARK ENGINEERING, INC.
MD. REG. NO. 351

Natalie Ziegler 10/20/07
OWNER DATE

N/F
NINA R. CARROLL &
PHILIP CARROLL
PARCEL 71
394.764
ZONED: RC-DEC

CARROLL-ZIEGLER
PROPERTY PLAT
18640-18642
F-06-228
ZONED: RC-DEC
BULK PARCEL A

NON-BUILDABLE PARCEL 'H' TO BE PRIVATELY OWNED AND TO BE FURTHER SUBDIVIDED IN THE FUTURE TOTAL AREA 10.42 AC.±

NON-BUILDABLE BULK PARCEL 'D' TO BE PRIVATELY OWNED AND TO BE FURTHER SUBDIVIDED IN THE FUTURE TOTAL AREA 61.52 AC.±

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

50' PRIVATE RESERVATION FOR PARCELS 'C', 'D' OR 'J' TO DEDICATION AS A PUBLIC ROADWAY AT THEIR OWN EXPENSE. THE CREATION OF ANY ADDITIONAL RESIDENTIAL SUBDIVISION LOTS ON BULK PARCELS 'C', 'D' AND 'J' WILL REQUIRE THAT THE EXISTING 50' PRIVATE USE-IN-COMMON RESERVATION EASEMENT(S) LOCATED ALONG MANOR LANE BE CONVERTED TO A PUBLIC ROAD TO SERVE THE NEW RESIDENTIAL LOTS.

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

MATCHLINE SEE SHEET 3

LEGEND

- (15) COORDINATE POINT
- STREAM
- EXISTING PRESERVATION EASEMENT
- PUBLIC FOREST CONSERVATION EASEMENT
- USE-IN-COMMON DRIVEWAY
- PROPOSED FLOODPLAIN LIMIT

MINIMUM LOT SIZE CHART

LOT NO.	GROSS AREA	PIPESTEM AREA	MINIMUM LOT SIZE
1	53,387	3,889	49,498

TABULATION THIS SHEET

TOTAL NUMBER OF LOTS AND/OR PARCELS TO BE RECORDED	5
BUILDABLE LOTS	1
BUILDABLE BULK PARCELS	1
NON-BUILDABLE PRESERVATION PARCELS	1
NON-BUILDABLE PARCELS	1
NON-BUILDABLE BULK PARCELS	2
TOTAL AREA OF LOTS AND/OR PARCELS TO BE RECORDED	
BUILDABLE LOTS	1.23± ACRES
BUILDABLE BULK PARCELS	55.98± ACRES
NON-BUILDABLE PRESERVATION PARCELS	5.84± ACRES
NON-BUILDABLE PARCELS	11.40± ACRES
NON-BUILDABLE BULK PARCELS	111.61± ACRES
TOTAL AREA OF ROAD RIGHT-OF-WAY TO BE RECORDED (INCLUDING WIDENING STRIPS)	0.00 AC.
TOTAL GROSS AREA OF SUBDIVISION TO BE RECORDED	186.04± AC.

THE SOLE AND ONLY PURPOSES OF THIS PLAT ARE TO SUBDIVIDE BUILDABLE BULK PARCEL 'A' AND NON-BUILDABLE PRESERVATION PARCEL 'B' OF THE CARROLL-ZIEGLER PROPERTY, AS SHOWN ON PLAT NUMBERS 18640 - 18642 TO CREATE ONE BUILDABLE LOT, ONE BUILDABLE BULK PARCEL, ONE NON-BUILDABLE PRESERVATION, TWO NON-BUILDABLE PARCELS AND 5 NON-BUILDABLE BULK PARCELS; RECORD A USE-IN-COMMON ACCESS EASEMENT; RESERVE AREA FOR FUTURE DEDICATION AS A PUBLIC ROAD; DEDICATE PUBLIC ROAD; AND TO DELINEATE ENVIRONMENTAL FEATURES ON BUILDABLE BULK PARCEL 'C'.

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

B. Wilson for Peter Biedeman 2/26/08
HOWARD COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

Donald Mason 2/26/08
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

Natalie Ziegler 3/5/08
DIRECTOR DATE

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 CARROLL ET AL TO MARY 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.

Donald Mason
DONALD A. MASON
REGISTERED PROFESSIONAL LAND SURVEYOR
MD. REG. NO. 21320
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, 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 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 OF 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 ERRECTED ON OR OVER THE SAID EASEMENTS AND RIGHTS-OF-WAY, WITNESS OUR HANDS THESE OCTOBER 20th 2007 AND NOVEMBER 2nd 6th 2007.

Mary Carter Carroll Ziegler 10/20/07
MARY CARTER CARROLL ZIEGLER DATE

John Lee Carroll Jr. 10/20/07
JOHN LEE CARROLL, JR. DATE

Thomas T. Carroll 10/20/07
THOMAS T. CARROLL DATE

Genevieve Anne Carroll 10/20/07
GENEVIEVE ANNE CARROLL DATE

Sophie A. Ziegler 11/2/07
SOPHIE A. ZIEGLER DATE

Natalie C. Ziegler 11/2/07
NATALIE C. ZIEGLER DATE

Jessica M. Ziegler 11/2/07
JESSICA M. ZIEGLER DATE

Jonathan Ian Schwartz 11/2/07
JONATHAN IAN SCHWARTZ DATE

Sophie A. Ziegler 11/2/07
SOPHIE A. ZIEGLER DATE

Natalie C. Ziegler 11/2/07
NATALIE C. ZIEGLER DATE

RECORDED AS PLAT NO. 19792
ON 2/1/08 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

CARROLL-ZIEGLER PROPERTY LOT 1, BUILDABLE BULK PARCEL 'C', NON-BUILDABLE BULK PARCELS 'D' THRU 'H', 'J', 'K' AND NON-BUILDABLE PRESERVATION PARCEL 'I', A RESUBDIVISION OF BULK PARCEL 'A' AND NON-BUILDABLE PRESERVATION PARCEL 'B'-PLAT NOS. 18640-18642

3841 MANOR LANE, ELlicott CITY, MD 21042
2nd and 3rd ELECTION DISTRICTS OF HOWARD COUNTY, MARYLAND
ZONING: RC-DEC
TAX MAP No: 23
TAX MAP Nos.: 10, 11, 12, 17, 18 AND 21-24
TAX MAP No.: 29 SCALE: AS SHOWN
GRID Nos.: 3 AND 4 DATE: OCTOBER, 2007
PARCEL: 130 SHEET: 4 of 4