

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.
4. SUBJECT PROPERTY ZONED RC-DEO PER 2/02/04 COMPREHENSIVE ZONING PLAN AND THE COMP LITE ZONING REGULATIONS.
5. AMENDMENTS EFFECTIVE 7/23/05.
6. ALL AREAS ON THIS PLAN ARE "MORE OR LESS".
7. THE BOUNDARY OF THIS PLAN IS ENTIRELY THE RESULT OF A SURVEY CONDUCTED BY DAVID M. HARRIS OF BENCHMARK ENGINEERING, INC. ON 7/05/07. THERE IS AN EXISTING DWELLING ON PARCEL 7A 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.
8. THE PURPOSE OF THIS PLAN IS TO TRANSFER 3 CED UNITS TO THE RIVERWOOD SUBDIVISION (F-04-082 AND F-08-134) BASED ON THE DEO/CEO PROVISION DESCRIBED IN SECTION 106 OF THE HOWARD COUNTY ZONING REGULATIONS. 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 CED UNIT NOT SENT.
9. THIS EASEMENT IS ENCUMBERED WITH PRESERVATION EASEMENTS HELD BY HOWARD COUNTY AGRICULTURAL LAND PRESERVATION PROGRAM AND PREVIOUSLY RECORDED UNDER F-06-228 AND F-07-022. 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 EASEMENTS ARE SUBJECT TO TITLE 15, SUBTITLE 5 OF THE HOWARD COUNTY CODE, AND SECTION 106 OF THE HOWARD COUNTY ZONING REGULATIONS.
10. THIS PROPERTY WAS 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. THIS EASEMENT HAS EXPIRED.
11. STORMWATER MANAGEMENT SHALL BE PROVIDED FOR THIS PROJECT BASED ON GUIDELINES ESTABLISHED BY THE 2000 MARYLAND STORMWATER DESIGN MANUAL VOLUME I & II. NO NEW IMPERVIOUS AREAS, GRADING OR CHANGE IN LAND USE IS PROPOSED THEREFORE NO SWM IS REQUIRED.
12. BRL INDICATES BUILDING RESTRICTION LINE.
13. TO THE BEST OF OUR KNOWLEDGE THERE ARE NO CEMETERY LOCATIONS ON-SITE.
14. NO GRADING, REMOVAL OF VEGETATIVE COVER OR TREES, OR PLACEMENT OF NEW STRUCTURES IS PERMITTED WITHIN THE LIMITS OF WETLANDS, STREAMS, OR HOURS BUFFERS AND FOREST CONSERVATION EASEMENT AREAS.
15. APPLICABLE HO. CO. DEPARTMENT OF PLANNING AND ZONING FILE REFERENCES FOR THIS PROJECT: WP-06-86, SP-06-19, RE-06-10, F-06-08, SP-07-05, F-07-022, F-07-022, F-07-022, F-07-022.
16. LANDSCAPING IS NOT REQUIRED FOR THIS SUBDIVISION AS IT IS CREATING NO NEW LOTS.
17. 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.
18. THE USE-IN-COMMON MAINTENANCE AGREEMENT FOR THE BENEFIT OF PARCEL 7A 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.
19. THERE IS NO 60 DBA NOISE CONTOUR LINE ON THIS PLAN.
20. WATER & SEWER FOR THIS SITE IS PRIVATE. A WELL EXISTS ON PARCEL 'A'.
21. THIS AREA DESIGNATES A PRIVATE SEWER EASEMENT AS REQUIRED BY THE MARYLAND STATE DEPARTMENT OF ENVIRONMENTAL AND GENERAL SERVICES. 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 SEWER EASEMENT REQUIRING A MODIFIED SEWER EASEMENT PLAT SHALL NOT BE REQUIRED.
22. WP-06-088 WAS APPROVED ON JUNE 26, 2006 BY THE DIRECTOR OF PLANNING AND ZONING. WP-06-088 WAS A REQUEST TO WAIVE THE FOLLOWING SECTION 16.115(d) - WHICH REQUIRES FLOODPLAIN DELINEATION TO BE SHOWN ON THE FINAL PLAT. SECTION 16.116(c) AND (b) - WHICH REQUIRES THE PROTECTION OF WETLANDS, STREAMS AND STEEP SLOPES TO BE SHOWN ON THE FINAL PLAT. SECTION 16.120(c)(1) - WHICH REQUIRES LOT DEEDS TO BE RECORDED WITHIN 90 DAYS OF THE DATE OF RECORDATION OF THIS PLAT. COMPLIANCE WITH ALL SUBDIVISION REVIEW COMMITTEE COMMENTS IN THE DEPARTMENT OF PLANNING AND ZONING LETTER DATED JUNE 26, 2006. ANY FURTHER SUBDIVISION OF BULK PARCELS '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 PREPARED BY BENCHMARK ENGINEERING, INC. DATED AUGUST, 2006.
24. THIS SUBDIVISION IS EXEMPT FROM THE REQUIREMENTS OF THE FOREST CONSERVATION ACT AND SECTION 16.120(d) OF THE HOWARD COUNTY CODE BECAUSE THIS PLAN IS A REVISION PLAT CREATING NO NEW UNITS IN ACCORDANCE WITH SECTION 16.120(d)(1)(vii) OF THE HOWARD COUNTY CODE. THERE IS NO NEGATIVE VISUAL IMPACT TO THE SCENIC ROAD.
25. 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 UPON THE PIPESTEM LOT DRIVEWAY.
26. 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 SP-07-05.
27. RESERVATION OF PUBLIC UTILITY AND FOREST CONSERVATION EASEMENTS DEVELOPER HEREBY UNTO 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. ANY CONVEYANCES OF THE AFORESAID LOTS/PARCELS SHALL BE SUBJECT TO THE EASEMENTS HERIN RESERVED WHETHER OR NOT EXPRESSLY STATED IN THE DEED(S) CONVEYING SAID LOTS/PARCELS. DEVELOPER SHALL EXECUTE AND DELIVER THE DEEDS FOR THE EASEMENTS HERIN 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.
28. THE FOREST CONSERVATION EASEMENTS HAVE BEEN ESTABLISHED TO FULFILL THE REQUIREMENTS OF SECTION 16.120(d) 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 | 128 | 584661.5295 | 1341086.1808 |
| 101 | 578042.0910 | 1339249.1586 | 129 | 584685.0481 | 1341094.6586 |
| 102 | 577484.9827 | 1339854.5176 | 130 | 584735.9149 | 1340953.5466 |
| 103 | 577608.5702 | 1340482.8349 | 131 | 584759.4335 | 1340962.0244 |
| 104 | 577653.5728 | 1340904.1083 | 132 | 585037.0034 | 1340192.0050 |
| 105 | 577716.1887 | 1341125.4209 | 133 | 584529.4256 | 1340007.7103 |
| 106 | 577719.2659 | 1341212.3317 | 134 | 584580.6184 | 1339866.7164 |
| 107 | 577729.4269 | 1342387.1177 | 135 | 585071.2584 | 1340044.8611 |
| 108 | 578654.7038 | 1342458.1623 | 136 | 585203.6171 | 1339389.6972 |
| 109 | 579723.4860 | 1342560.4938 | 137 | 585149.9737 | 1339064.4209 |
| 110 | 580646.2505 | 1342642.0323 | 141 | 585262.1781 | 1339404.0664 |
| 111 | 583628.9315 | 1343433.7695 | 142 | 585105.4681 | 1340179.6120 |
| 112 | 583653.2794 | 1343360.5222 | 143 | 584611.3972 | 1341549.9868 |
| 113 | 583676.0152 | 1343390.9184 | 144 | 583719.7290 | 1343499.7064 |
| 114 | 583717.6001 | 1343299.9750 | 145 | 583695.7221 | 1343493.6870 |
| 115 | 583740.3360 | 1343310.3712 | 146 | 582538.5483 | 1347342.6794 |
| 116 | 584119.0619 | 1342482.1226 | 147 | 581343.3921 | 1345039.2751 |
| 117 | 584096.3261 | 1342471.7264 | 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 | 1341926.0661 | 153 | 577316.7401 | 1343344.1527 |
| 123 | 584368.5711 | 1341936.4623 | 154 | 576893.8698 | 1341816.3025 |
| 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 | 584589.7959 | 1341368.4046 | 158 | 585370.6729 | 1339029.4482 |

| DENSITY EXCHANGE | | | |
|-------------------------------|----------------------|----------------------|----------------------|
| SENDING PARCEL INFORMATION | INITIAL EXCHANGE | FIRST ADDITION | SECOND EXCHANGE |
| TOTAL PARCEL COMPUTED ACREAGE | 540.79 ±AC | 540.79 ±AC | 540.79 ±AC |
| PRESERVATION PARCEL ACREAGE | 146.00 AC* | 168.75 AC* | 168.75 AC* |
| CEO UNITS CREATED (1:4.25) | 34* (34*4.25=144.50) | 39* (39*4.25=165.75) | 39* (39*4.25=165.75) |
| CEO UNITS SENT (1:4.25) | 29 | NA | 3 |
| DEO UNITS CREATED (1:3) | 48 (48*3.00=144.00) | 56 (56*3.00=168.00) | 56 (56*3.00=168.00) |
| DEO UNITS SENT (1:3) | - | - | - |
| ACREAGE OF REMAINING EASEMENT | 22.75* | 45.50 | 32.75* |

* 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: 102.00 ± AC

NON-BUILDABLE PRESERVATION PARCELS: 100.47 ± AC

BUILDABLE BULK PARCELS: 1.53 ± AC

TOTAL AREA OF ROAD RIGHT-OF-WAY TO BE RECORDED: 0.00 AC

(INCLUDING WIDENING STRIPS): 0.00 AC

TOTAL GROSS AREA OF SUBDIVISION TO BE RECORDED: 102.00 ± AC

TOTAL TABULATION THIS SHEET

TOTAL NUMBER OF LOTS AND/OR PARCELS TO BE RECORDED: 1

NON-BUILDABLE BULK PARCELS: 1

BUILDABLE PRESERVATION PARCELS: 1

TOTAL AREA OF LOTS AND/OR PARCELS TO BE RECORDED: 16.33 ± AC

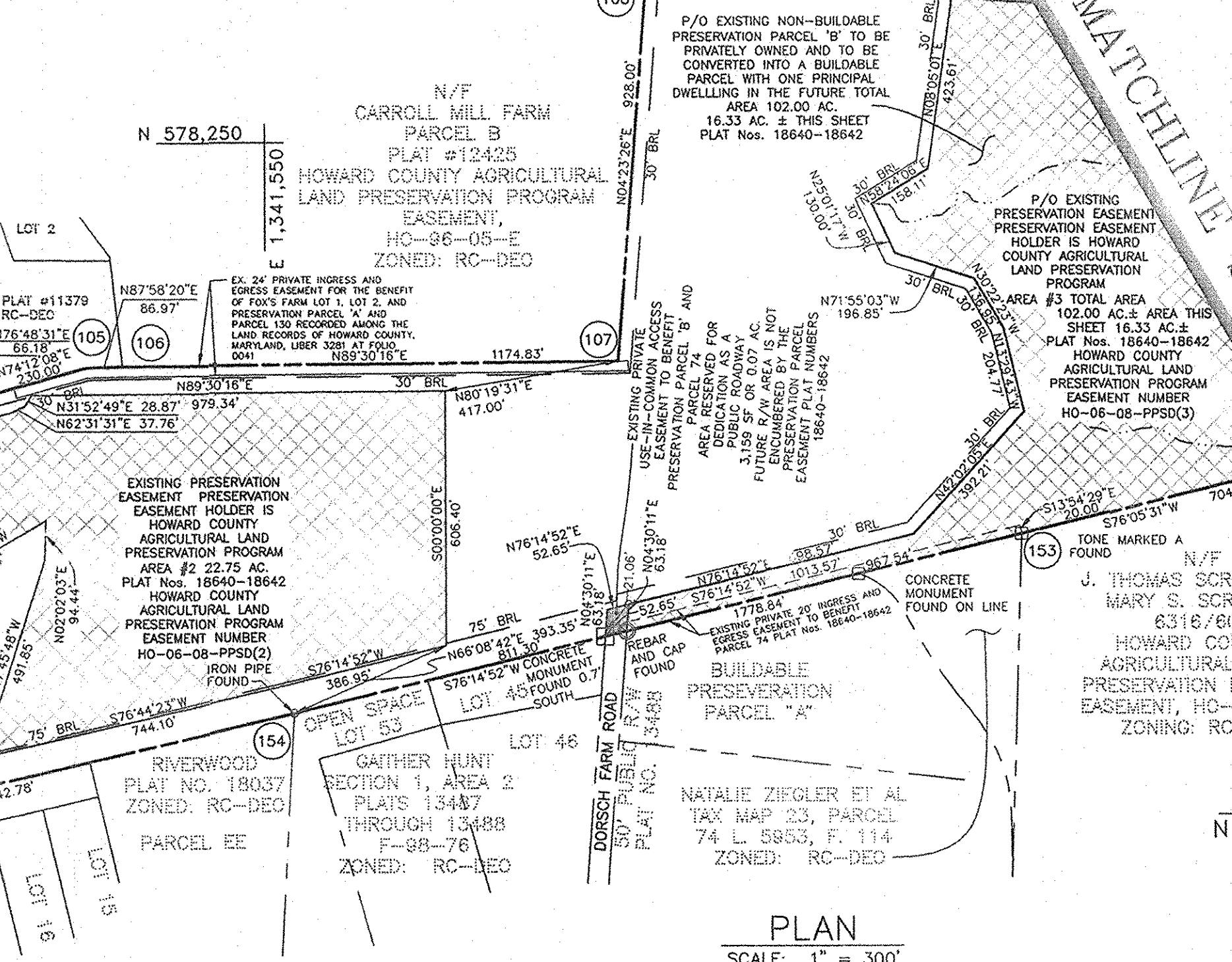
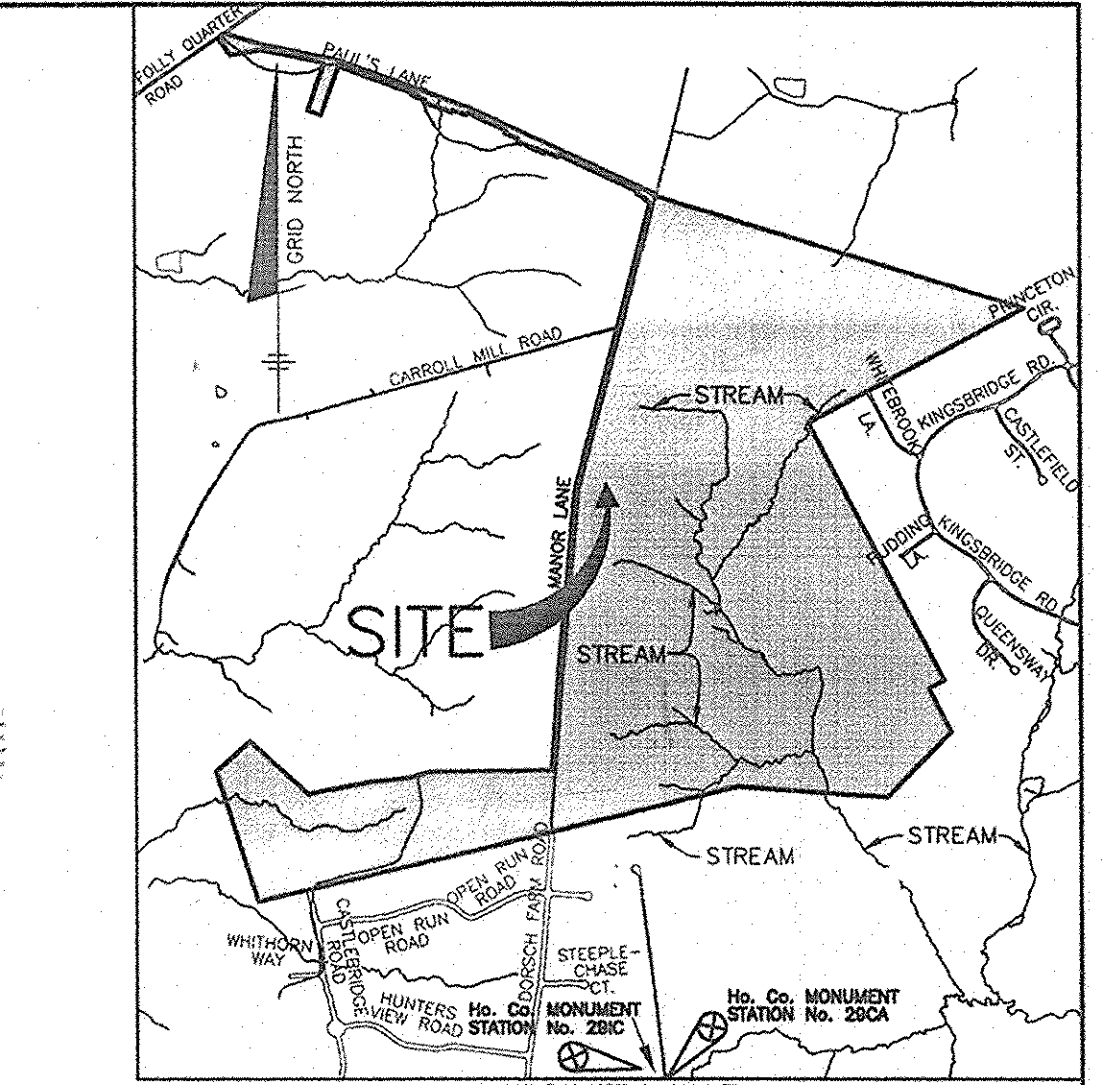
NON-BUILDABLE PRESERVATION PARCELS: 100.47 ± AC

BUILDABLE BULK PARCELS: 1.53 ± AC

TOTAL AREA OF ROAD RIGHT-OF-WAY TO BE RECORDED: 0.00 AC

(INCLUDING WIDENING STRIPS): 0.00 AC

TOTAL GROSS AREA OF SUBDIVISION TO BE RECORDED: 116.80 ± AC



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.

J. Thomas Scrivener 9/11/2007
DATE

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

Natalie Ziegler 9/24/07
DATE

OWNER:
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

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 PURPOSE OF THIS PLAT IS TO TRANSFER 3 CEO UNITS TO THE RIVERWOOD SUBDIVISION (F-04-082 AND F-06-134) BASED ON THE DEO/CEO PROVISION DESCRIBED IN SECTION 106 OF THE HOWARD COUNTY ZONING REGULATIONS; FROM THE HOWARD COUNTY AGRICULTURAL LAND PRESERVATION EASEMENTS RECORDED ON PLAT NUMBERS 18640-18642 AND PLAT NUMBERS 19354-19356.

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

Wilson for Peter Beilman 11/30/08
HOWARD COUNTY HEALTH OFFICER 55 DATE 11/30/08

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

Stephan Jalon 2/14/08
CHIEF, DEVELOPMENT ENGINEERING DIVISION CE DATE 2/14/08

Stephan Jalon 2/12/08
DIRECTOR DATE 2/12/08

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

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 9/11/2007
DATE

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 14th, 17th, 18th, 20th, 22nd & 24th DAYS OF SEPTEMBER, 2007.

Mary Carter Carroll Ziegler 9/11/07
DATE

John Lee Carroll Jr. 9/11/07
DATE

Thomas T. Carroll 9/11/07
DATE

Genevieve Anne Carroll 9/11/07
DATE

Natalie C. Ziegler 9/11/07
DATE

Sophie Ziegler 9/11/07
DATE

Jessica M. Ziegler 9/11/07
DATE

Jonathan Ian Schwartz 9/11/07
DATE

Sophie A. Ziegler 9/11/07
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Natalie C. Ziegler 9/11/07
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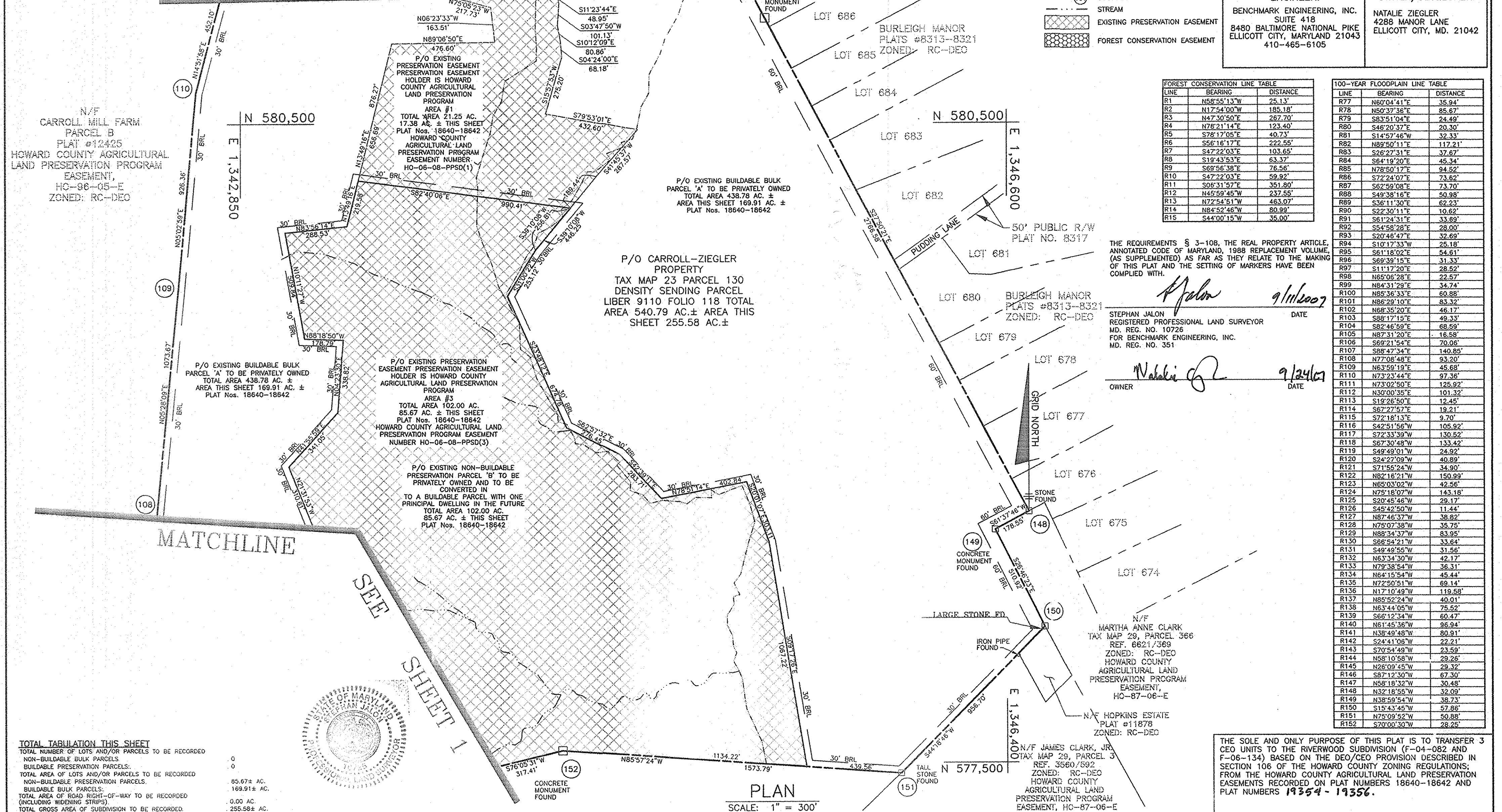
RECORDED AS PLAT NO. 19716
ON 2/14/08 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

PLAT OF REVISION AND AMENDED PLAT OF AGRICULTURAL EASEMENT - DENSITY SENDING

CARROLL-ZIEGLER PROPERTY
BUILDABLE BULK PARCEL 'A' AND NON-BUILDABLE PRESERVATION PARCEL 'B'
3841 MANOR LANE, ELLICOTT 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: SEPTEMBER, 2007
SHEET: 1 OF 3

MATCHLINE SEE SHEET 3



LEGEND

- (15) COORDINATE POINT
- STREAM
- EXISTING 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 | 267.20' |
| R4 | N78°21'14"E | 123.40' |
| R5 | S78°17'05"E | 40.73' |
| R6 | S56°16'17"E | 222.95' |
| R7 | S47°22'03"E | 103.65' |
| R8 | S19°43'53"E | 63.37' |
| R9 | S68°56'38"E | 76.56' |
| R10 | S47°22'03"E | 59.92' |
| R11 | S06°31'57"E | 351.80' |
| 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 | 34.52' |
| R86 | S22°24'07"E | 73.62' |
| R87 | S32°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 | 33.69' |
| R92 | S54°58'28"E | 28.00' |
| R93 | S20°46'47"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 | S88°17'15"E | 49.13' |
| R104 | S82°46'59"E | 69.59' |
| 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°26'50"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°44'08"W | 75.52' |
| R139 | S66°12'34"W | 60.47' |
| R140 | N61°45'36"W | 96.94' |
| R141 | N39°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 9/11/2007
STEPHAN JALON
REGISTERED PROFESSIONAL LAND SURVEYOR
MD. REG. NO. 10726
FOR BENCHMARK ENGINEERING, INC.
MD. REG. NO. 351

Natalie Ziegler 9/24/07
OWNER
DATE

P/O EXISTING BUILDABLE BULK PARCEL 'A' TO BE PRIVATELY OWNED
TOTAL AREA 438.78 AC. ±
AREA THIS SHEET 169.91 AC. ±
PLAT Nos. 18640-18642

P/O EXISTING BUILDABLE BULK PARCEL 'A' TO BE PRIVATELY OWNED
TOTAL AREA 438.78 AC. ±
AREA THIS SHEET 169.91 AC. ±
PLAT Nos. 18640-18642

P/O EXISTING BUILDABLE BULK PARCEL 'A' TO BE PRIVATELY OWNED
TOTAL AREA 438.78 AC. ±
AREA THIS SHEET 169.91 AC. ±
PLAT Nos. 18640-18642

P/O EXISTING BUILDABLE BULK PARCEL 'A' TO BE PRIVATELY OWNED
TOTAL AREA 438.78 AC. ±
AREA THIS SHEET 169.91 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 255.58 AC. ±

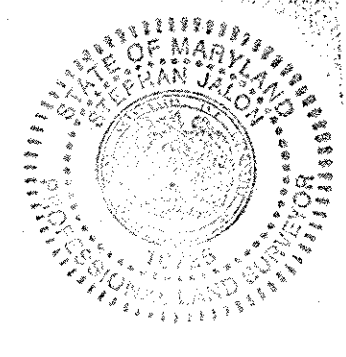
P/O EXISTING PRESERVATION EASEMENT HOLDER IS HOWARD COUNTY AGRICULTURAL LAND PRESERVATION PROGRAM
AREA #1
TOTAL AREA 21.25 AC.
17.38 AC. ± THIS SHEET
PLAT Nos. 18640-18642
HOWARD COUNTY AGRICULTURAL LAND PRESERVATION PROGRAM EASEMENT NUMBER HO-06-08-PPSD(1)

P/O EXISTING PRESERVATION EASEMENT HOLDER IS HOWARD COUNTY AGRICULTURAL LAND PRESERVATION PROGRAM
AREA #3
TOTAL AREA 102.00 AC.
85.67 AC. ± THIS SHEET
PLAT Nos. 18640-18642
HOWARD COUNTY AGRICULTURAL LAND PRESERVATION PROGRAM EASEMENT NUMBER HO-06-08-PPSD(3)

P/O EXISTING NON-BUILDABLE PRESERVATION PARCEL 'A' TO BE PRIVATELY OWNED AND TO BE CONVERTED IN TO A BUILDABLE PARCEL WITH ONE PRINCIPAL DWELLING IN THE FUTURE
TOTAL AREA 102.00 AC.
85.67 AC. ± THIS SHEET
PLAT Nos. 18640-18642

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) | 255.58± AC. |
| TOTAL GROSS AREA OF SUBDIVISION TO BE RECORDED. | 0.00 AC. |



PLAN
SCALE: 1" = 300'

THE SOLE AND ONLY PURPOSE OF THIS PLAT IS TO TRANSFER 3 CEO UNITS TO THE RIVERWOOD SUBDIVISION (F-04-082 AND F-06-134) BASED ON THE DEO/CEO PROVISION DESCRIBED IN SECTION 106 OF THE HOWARD COUNTY ZONING REGULATIONS; FROM THE HOWARD COUNTY AGRICULTURAL LAND PRESERVATION EASEMENTS RECORDED ON PLAT NUMBERS 18640-18642 AND PLAT NUMBERS 19354 - 19356.

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

R. Wilson for Peter Brilenson 1/30/2008
HOWARD COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

Stephan Jalon 2/4/08
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

Parvathi K. Jayaram 2/14/08
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 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 9/11/2007
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 18th, 17th, 18th, 20th, 22nd and 24th DAYS OF SEPTEMBER, 2007.

| | | | | | | | |
|---------------------------------------|------|---------------------------------------|------|---------------------------------------|------|--------------------------------------|------|
| MARY CARTER CARROLL ZIEGLER | DATE | WITNESS | DATE | JESSICA M. ZIEGLER | DATE | WITNESS | DATE |
| <i>Mary Carter Ziegler</i> 9/17/07 | | <i>John Lee Carroll, Jr.</i> 9/17/07 | | <i>Jessica M. Ziegler</i> 9/17/07 | | <i>Natalie C. Ziegler</i> 9/17/07 | |
| <i>John Lee Carroll, Jr.</i> 9/17/07 | | <i>Thomas T. Carroll</i> 9/17/07 | | <i>Genevieve Anne Carroll</i> 9/17/07 | | <i>Natalie C. Ziegler</i> 9/17/07 | |
| <i>Thomas T. Carroll</i> 9/17/07 | | <i>Genevieve Anne Carroll</i> 9/17/07 | | <i>Natalie C. Ziegler</i> 9/17/07 | | <i>Sophie A. Ziegler</i> 9/17/07 | |
| <i>Genevieve Anne Carroll</i> 9/17/07 | | <i>Natalie C. Ziegler</i> 9/17/07 | | <i>Sophie A. Ziegler</i> 9/17/07 | | <i>Jessica M. Ziegler</i> 9/17/07 | |
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| <i>Jonathan Ian Schwartz</i> 9/17/07 | | <i>Sophie A. Ziegler</i> 9/17/0 | | | | | |

MATCHLINE THIS SHEET

MATCHLINE THIS SHEET

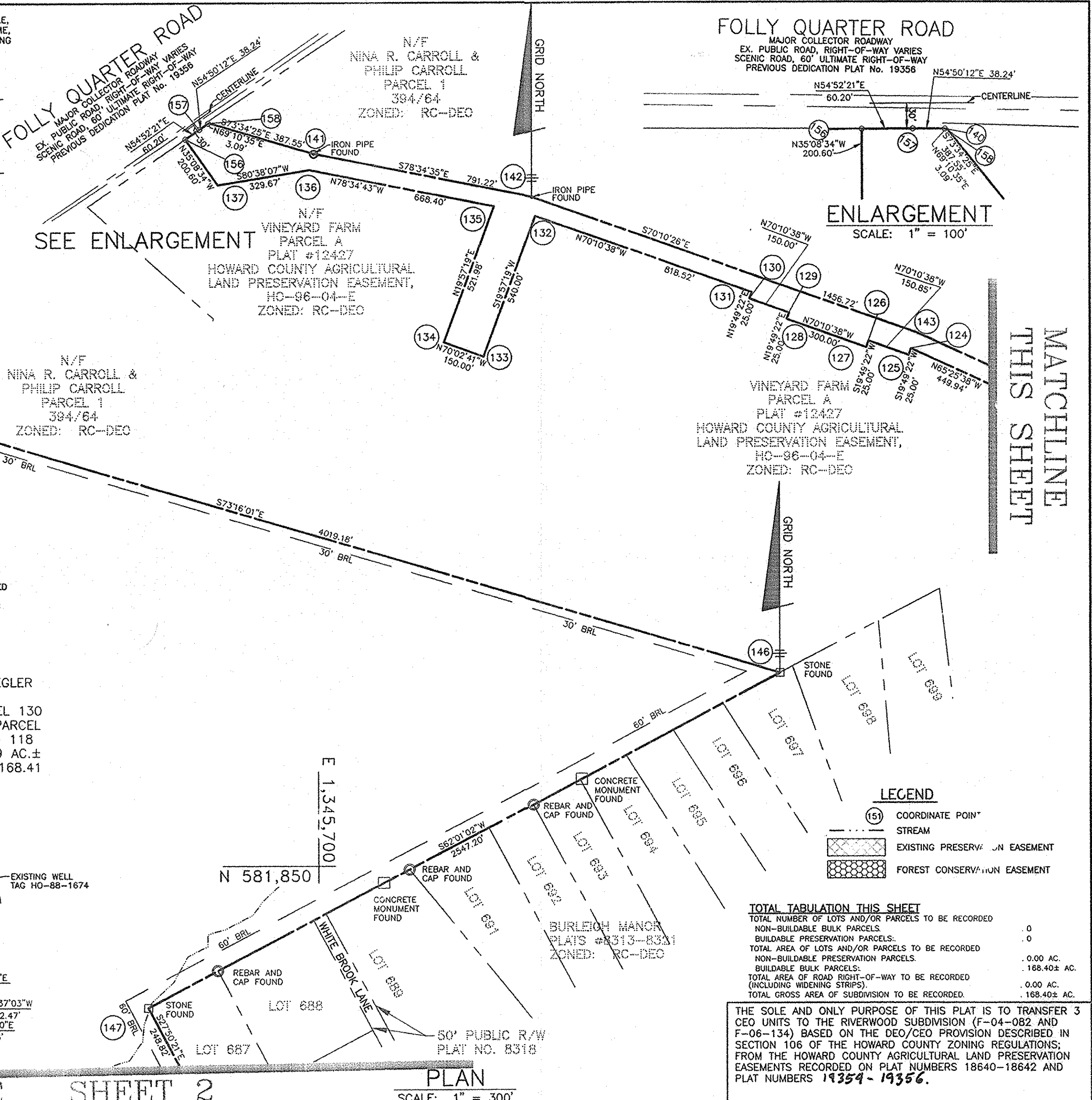
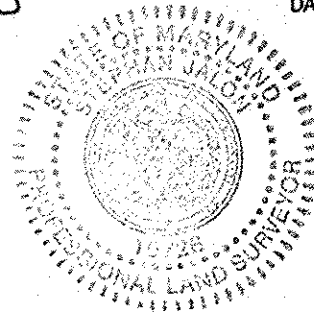
ENGINEER:
BENCHMARK ENGINEERING, INC.
SUITE 418
8480 BALTIMORE NATIONAL PIKE
ELLCOTT CITY, MARYLAND 21043
410-465-6105

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

Stephan Jalon 9/11/2007
OWNER DATE



N 583450

E 1,342,350

N 581850

E 1,342,350

N 581,850

E 1,345,700

MATCHLINE SEE SHEET 2 PLAN SCALE: 1" = 300'

LEGEND

- (15) COORDINATE POINT
- STREAM
- EXISTING 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) | 0.00 AC. |
| TOTAL GROSS AREA OF SUBDIVISION TO BE RECORDED | 168.40± AC. |

THE SOLE AND ONLY PURPOSE OF THIS PLAT IS TO TRANSFER 3 CEO UNITS TO THE RIVERWOOD SUBDIVISION (F-04-082 AND F-06-134) BASED ON THE DEO/CEO PROVISION DESCRIBED IN SECTION 106 OF THE HOWARD COUNTY ZONING REGULATIONS; FROM THE HOWARD COUNTY AGRICULTURAL LAND PRESERVATION EASEMENTS RECORDED ON PLAT NUMBERS 18640-18642 AND PLAT NUMBERS 19359-19356.

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

B. Wilson for Peter Beilenson 1/30/2008
HOWARD COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

Stephan Jalon 2/14/08
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

Stephan Jalon 2/12/07
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.

Stephan Jalon 9/11/2007
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 14th, 17th, 18th, 20th, 22nd & 24th DAYS OF SEPTEMBER, 2007.

| | | | | | | |
|--|--------------------------------------|----------------------------------|---------------------------------------|--------------------------------------|----------------------------------|-----------------------------------|
| <i>Mary Carter Carroll Ziegler</i> 9/17/07 | <i>John Lee Carroll, Jr.</i> 9/17/07 | <i>Thomas T. Carroll</i> 9/17/07 | <i>Genevieve Anne Carroll</i> 9/17/07 | <i>Natalie C. Ziegler</i> 9/17/07 | <i>Sophie Ziegler</i> 9/17/07 | <i>Jessica M. Ziegler</i> 9/17/07 |
| <i>Natalie C. Ziegler</i> 9/24/07 | <i>Jonathan Ian Schwartz</i> 9/24/07 | <i>Sophie A. Ziegler</i> 9/24/07 | <i>Natalie C. Ziegler</i> 9/24/07 | <i>Jonathan Ian Schwartz</i> 9/24/07 | <i>Sophie A. Ziegler</i> 9/24/07 | <i>Jessica M. Ziegler</i> 9/24/07 |
| <i>Jessica M. Ziegler</i> 9/14/07 | <i>Jonathan Ian Schwartz</i> 9/14/07 | <i>Sophie A. Ziegler</i> 9/14/07 | <i>Natalie C. Ziegler</i> 9/14/07 | <i>Jonathan Ian Schwartz</i> 9/14/07 | <i>Sophie A. Ziegler</i> 9/14/07 | <i>Jessica M. Ziegler</i> 9/14/07 |
| <i>Jessica M. Ziegler</i> 9/14/07 | <i>Jonathan Ian Schwartz</i> 9/14/07 | <i>Sophie A. Ziegler</i> 9/14/07 | <i>Natalie C. Ziegler</i> 9/14/07 | <i>Jonathan Ian Schwartz</i> 9/14/07 | <i>Sophie A. Ziegler</i> 9/14/07 | <i>Jessica M. Ziegler</i> 9/14/07 |

RECORDED AS PLAT NO. 19718
ON 2/14/08 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

PLAT OF REVISION AND AMENDED PLAT OF AGRICULTURAL EASEMENT - DENSITY SENDING

CARROLL-ZIEGLER PROPERTY
BUILDABLE BULK PARCEL 'A' AND NON-BUILDABLE PRESERVATION PARCELS
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: SEPTEMBER, 2007
PARCEL: 130 SHEET: 3 of 3