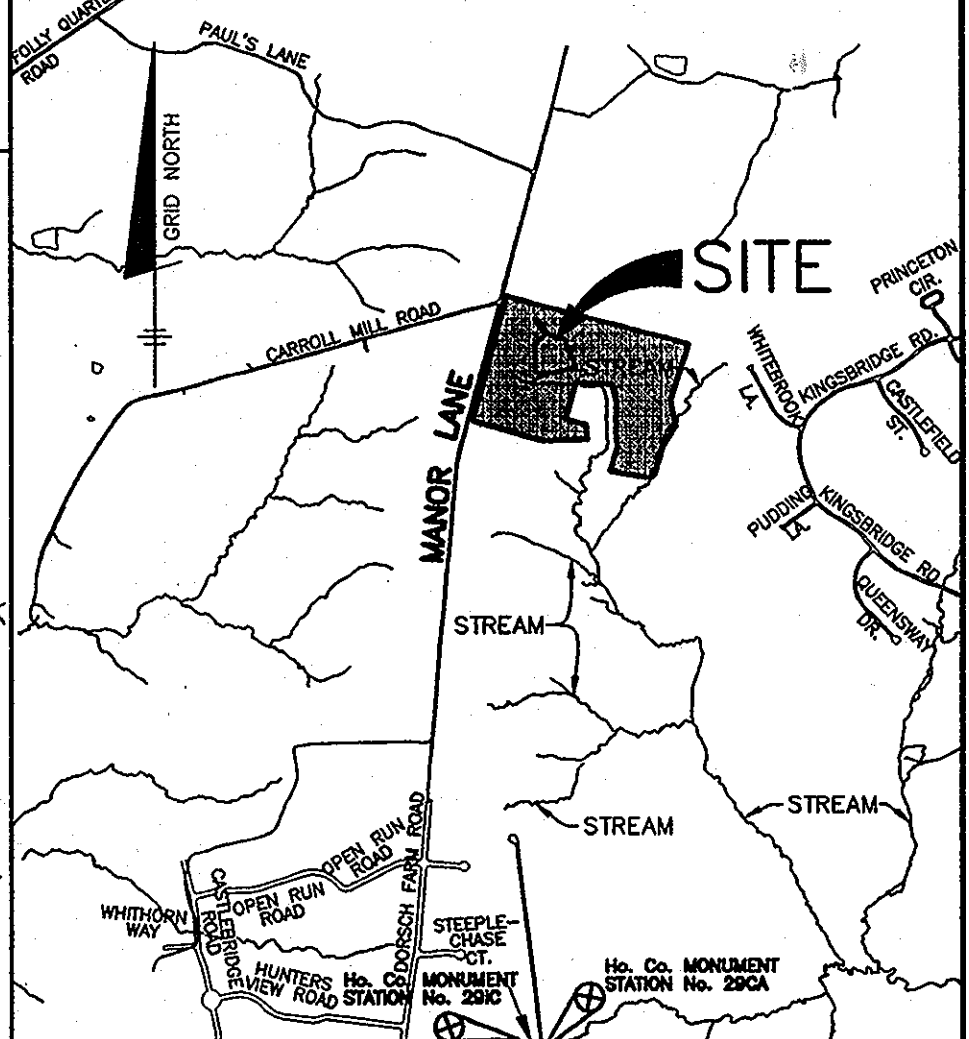
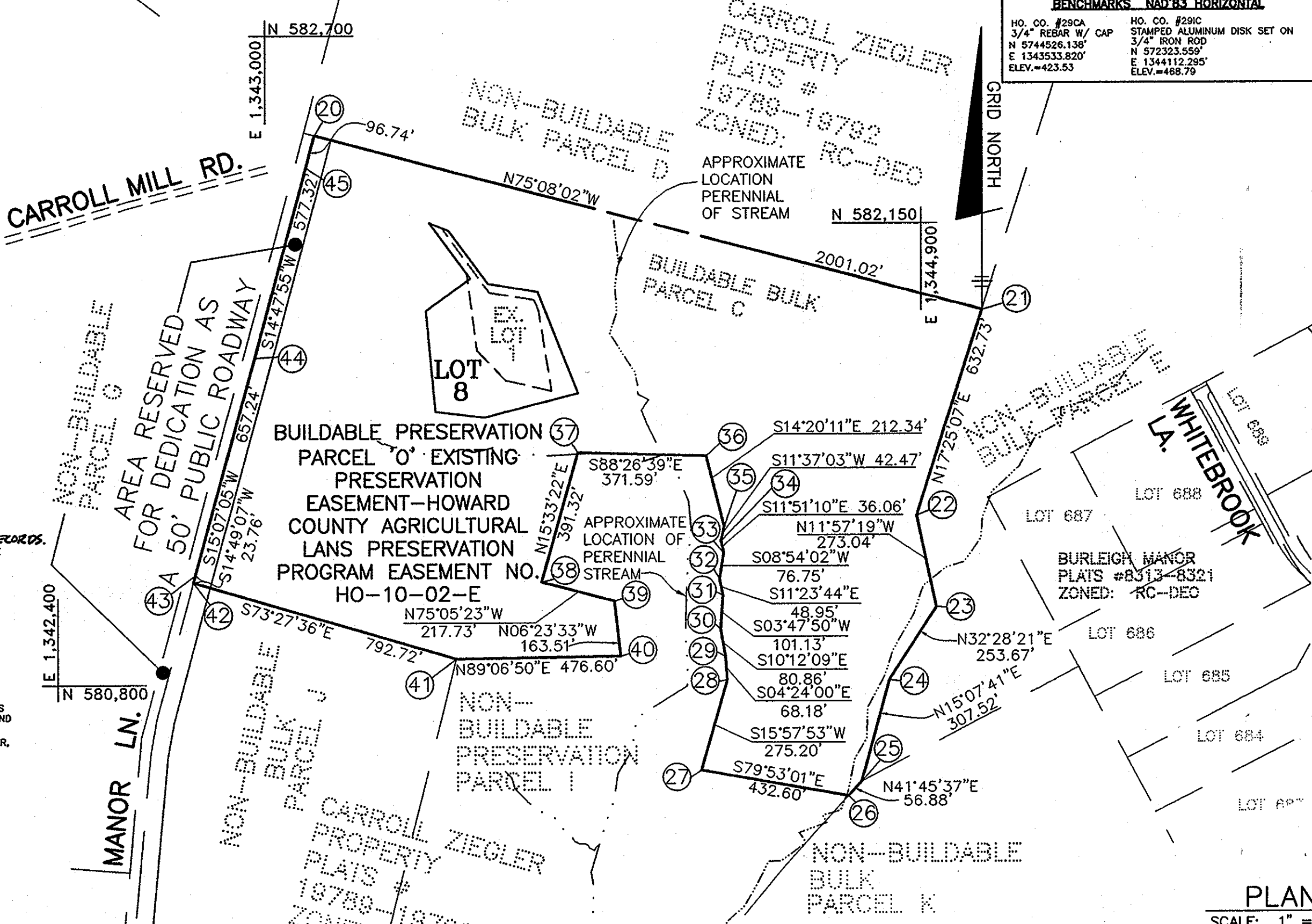


GENERAL NOTES

- 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. DISTANCES SHOWN ARE BASED ON MARYLAND STATE PLANE ZONE U. S. FOOT.
4. ALL AREAS ON THIS PLAT ARE MORE OR LESS.
5. THE BOUNDARY ON THIS PLAT IS ENTIRELY THE RESULT OF A SURVEY CONDUCTED BY DAVID M. HARRIS OF BENCHMARK ENGINEERING, INC. ON 7/05.
6. THERE ARE EXISTING DWELLINGS ON BUILDABLE PRESERVATION PARCEL 'O' AND LOT 8 TO REMAIN. NO NEW BUILDINGS, EXTENSIONS OR ADDITIONS TO THE EXISTING DWELLINGS ARE TO BE CONSTRUCTED AT A DISTANCE LESS THAN THE ZONING REGULATIONS REQUIRE. THE EXISTING DWELLING ON PARCEL 'O' IS A HISTORIC HOUSE, STONE MANOR AT DOUGHOREAN MANOR, HO-1337.
7. STORMWATER MANAGEMENT SHALL BE PROVIDED AT THE TIME OF BUILDING PERMIT OR AT THE TIME OF FUTURE DEVELOPMENT OF THE BUILDABLE PRESERVATION PARCEL 'O'. STORMWATER MANAGEMENT FOR NEW IMPERVIOUS ASSOCIATED WITH LOT 1 IS PROVIDED UNDER F-07-185 BY THE USE OF RAIN GARDENS. THE CREATION OF THE BULK PARCEL DOES NOT CREATE ANY NEW IMPERVIOUS AT THIS TIME BUT THIS PARCEL MAY BE DEVELOPED AT A LATER DATE AND STORMWATER MANAGEMENT MAY BE REQUIRED. THERE IS NO NEW IMPERVIOUS PROPOSED UNDER THIS PLAT.
8. BR1 INDICATES BUILDING RESTRICTION LINE.
9. TO THE BEST OF OUR KNOWLEDGE THERE ARE NO CEMETERY LOCATIONS ON-SITE.
10. 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 DPZ.
11. APPLICABLE HO. CO. DEPARTMENT OF PLANNING AND ZONING FILE REFERENCES FOR THIS PROJECT: F-07-185, BA-09-044, SP-06-019, WP-07-038, F-06-228, F-08-109, WP-06-088, WP-11-172, WP-12-068.
12. THIS PLAT IS EXEMPT FROM LANDSCAPING IN ACCORDANCE WITH SECTION 16.124 OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATION SINCE IT IS A RESUBDIVISION THAT DOES NOT CREATE ADDITIONAL LOTS.
13. 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 THIS LOT OR PARCEL MUST COMPLY WITH SETBACK AND BUFFER REGULATIONS IN EFFECT AT THE TIME OF SUBMISSION OF A BUILDING OR GRADING PERMIT APPLICATION.
14. THERE IS NO 65 DBA NOISE CONTOUR LINE ON THIS PLAN.
15. OPEN SPACE IS NOT REQUIRED FOR THIS PROJECT.
16. WATER & SEWER FOR THIS SITE IS PRIVATE WELLS EXIST ON PARCEL 'O' AND LOT 8.
17. SEWER AREA DESIGN AND 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 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 EASEMENTS TO THE PRIVATE SEWER EASEMENT. RECORDATION OF A MODIFIED SEWER EASEMENT PLAT SHALL NOT BE REQUIRED.
18. 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.
19. THE PRINCIPAL INTENTION OF RESUBDIVIDING BULK PARCEL 'C' (BUILDABLE PRESERVATION PARCEL 'O') IS THE TRANSFER OF LAND TO NEW LOT 8 FOR THE USE OF AN ENERGY CONSERVATION TECHNIQUE. THIS PREVIOUSLY OWNED PARCEL OF THE HOWARD COUNTY AGRICULTURAL LAND PRESERVATION PROGRAM ON NOVEMBER 22, 2010, LIBER 12870, FOLIO 033 IN THE LAND RECORDS.
20. THE PRINCIPAL INTENTION OF RESUBDIVIDING EXISTING LOT 1 (BUILDABLE LOT 8) IS THE BUILDING OF ONE DWELLING UNIT AND AN ENERGY CONSERVATION TECHNIQUE FOR ONE OF THE CURRENT OWNERS. THIS PRIVATELY OWNED LOT HAS A HOUSING ALLOCATION. THIS LOT CAN NOT BE FURTHER DIVIDED TO CREATE ADDITIONAL UNITS. THERE IS NO NEW IMPERVIOUS AREA ASSOCIATED WITH THE CREATION OF THIS LOT.
21. 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 NO ADDITIONAL LOTS.
22. NO GEOTECHNICAL ANALYSIS OR REQUIRED WATER 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.
23. LOT 8 IS DESIGNED AS A CLUSTER LOT AND WILL HAVE A PRESERVATION OBLIGATION OF 1.07 ACRES (42424 - 3.180) LOCATED UNDER THIS PLAT. IN ACCORDANCE WITH WP-07-38, THIS OBLIGATION WAS TO BE MET AT THE TIME OF FURTHER SUBDIVISION OF PARCEL 'C'.
24. THIS PROPERTY IS NOT WITHIN THE METROPOLITAN DISTRICT.
25. THE LOT SHOWN HEREON COMPLY WITH THE MINIMUM OWNERSHIP WIDTH AND LOT AREA AS REQUIRED BY THE MARYLAND STATE DEPARTMENT OF THE ENVIRONMENT.
26. THE 24' EXISTING USE-IN-COMMON MAINTENANCE AGREEMENT FOR BENEFIT OF LOT 8 AND PARCEL 'O' WAS RECORDED SIMULTANEOUSLY WITH PLAT 19792, (REFERENCED AS LOT 1 AND BUILDABLE PARCEL 'C') IN THE LAND RECORDS OF HOWARD COUNTY, MARYLAND AS LIBER 11126 FOLIO 108.
27. FOREST STAND DELINEATION PLAN WAS PREPARED BY ECO-SCIENCE PROFESSIONALS, INC., DATED SEPTEMBER, 2010.
28. 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 FLOODPLAIN AREAS.
29. DRIVEWAYS SHALL UTILIZE THE EXISTING MANOR LANE AND SHARED FARM ROADS AS SAFE ACCESS FOR FIRE AND EMERGENCY VEHICLES PER THE DESIGN MANUAL W/AVENUE APPROVED 11/17/08.
30. TRASH AND RECYCLABLES SHALL BE PICKED UP WITHIN 5 FEET OF THE COUNTY ROAD.
31. THE 26' USE-IN-COMMON MAINTENANCE AGREEMENT FOR BENEFIT OF LOT 8, PARCEL 'O' SHALL BE RECORDED SIMULTANEOUSLY WITH THIS PLAT IN THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.
32. WP-11-172 WAS CONDITIONALLY APPROVED ON MAY 20, 2011 BY THE PLANNING DIRECTOR. WP-11-172 WAS A REQUEST TO WAIVE SECTION 16.144(p) (MILESTONE DEADLINE FOR PROCESSING A DEVELOPER'S AGREEMENT AND SUBMITTING A PLAT FOR RECORDATION) OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS. CONDITIONS ARE AS FOLLOWS:
1. COMPLIANCE WITH ALL SRC AGENCY COMMENTS.
2. SUBMIT THE DEVELOPER'S AGREEMENT AND FEES ON OR BEFORE AUGUST 18, 2011.
3. APPROVAL OF WP-11-172 DOES NOT AUTOMATICALLY EXTEND THE APPROVAL RECEIVED FOR BA-09-044V.
33. WP-12-068 WAS CONDITIONALLY APPROVED ON DECEMBER 2, 2011 BY THE PLANNING DIRECTOR. WP-12-068 WAS A REQUEST TO WAIVE SECTION 16.144(d) (MILESTONE DEADLINE FOR PROCESSING A DEVELOPER'S AGREEMENT AND SUBMITTING A PLAT FOR RECORDATION) OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS. CONDITIONS ARE AS FOLLOWS:
1. COMPLIANCE WITH ALL SRC AGENCY COMMENTS.
2. SUBMIT THE DEVELOPER'S AGREEMENT AND FEES ON OR BEFORE MAY 29, 2012.
3. APPROVAL OF WP-12-068 DOES NOT AUTOMATICALLY EXTEND THE APPROVAL RECEIVED FOR BA-09-044V.
TOTAL TABULATION THIS SUBMISSION
TOTAL NUMBER OF LOTS AND/OR PARCELS TO BE RECORDED 2
BUILDABLE LOTS 1
BUILDABLE PRESERVATION PARCELS:
NON-BUILDABLE PRESERVATION PARCELS 0
NON-BUILDABLE BULK PARCELS 0
TOTAL AREA OF LOTS AND/OR PARCELS TO BE RECORDED 3.18 AC.±
BUILDABLE LOTS: 54.01 AC.±
NON-BUILDABLE PRESERVATION PARCELS 0 AC.
NON-BUILDABLE BULK PARCELS 0 AC.
TOTAL AREA OF ROAD RIGHT-OF-WAY TO BE RECORDED (INCLUDING WIDENING STRIPS) 0 AC.
TOTAL GROSS AREA OF SUBDIVISION TO BE RECORDED 57.19 AC.±



VICINITY MAP
SCALE: 1" = 2000'
ADC MAP 4814 GRID H8

LEGEND table with symbols for COORDINATE POINT, STREAM, PRESERVATION EASEMENT, EX. RESERVATION EASEMENT, EX. USE-IN-COMMON DRIVEWAY EASEMENT, EX. FLOODPLAIN LIMIT, PROPOSED USE-IN-COMMON EASEMENT, FOREST CONSERVATION EASEMENT.

PLAN
SCALE: 1" = 300'

COORDINATE CHART (NAD '83) FEET table with columns for No., NORTHING, EASTING, No., NORTHING, EASTING and rows of coordinate data.

34. ON APRIL 5th, 2010 THE HOWARD COUNTY BOARD OF APPEALS GRANTED A ZONING VARIANCE (BA 09-044V) ALLOWING THE MAXIMUM SIZE OF THE CLUSTER LOT TO BE INCREASED TO 3 ACRES IN ORDER TO UTILIZE ENERGY CONSERVATION TECHNIQUES. THE VARIANCE WAS APPROVED SUBJECT TO THREE CONDITIONS. THE FIRST CONDITION IS: THE VARIANCE SHALL APPLY ONLY TO THE USES AND STRUCTURES AS DESCRIBED IN THE PETITION SUBMITTED AND ANY CHANGES OF FACT AND NOT TO ANY OTHER ACTIVITIES, USES, STRUCTURES OR ADDITIONS ON THE PROPERTY. THE SECOND AND THIRD CONDITIONS WERE MODIFIED FROM THE ORIGINAL DECISION AND ORDER IN A RECONSIDERATION OF BA CASE NO. 09-044V DATED APRIL 26, 2010 BY THE HOWARD COUNTY BOARD OF APPEALS HEARING EXAMINER. THE REVISED SECOND CONDITION IS: THE PETITIONER SHALL SUBMIT A REVISED VARIANCE PLAN TO THE DEPARTMENT OF PLANNING AND ZONING IN CONCERT WITH THE PROCESSING OF THE REVISION PLAT. THE REVISED VARIANCE PLAN SHALL DEPICT THE LOCATION OF THE ENERGY CONSERVATION MEASURES OR TECHNIQUES IN THE INCREASED LOT AREA AND ARE SUBJECT TO ALL REQUIRED SETBACKS AND REGULATIONS. NO ALTERATIONS TO THE GENERAL LOCATION OF THE DWELLING AND ACCESSORY STRUCTURES OR USES ARE PERMITTED. THE REVISED THIRD CONDITION IS: THE VARIANCE IS VOID IF THE REVISED VARIANCE PLAN DOES NOT INCLUDE SUCH FEATURES IN THE INCREASED LOT AREA.
35. THE FOREST CONSERVATION EASEMENT HAS 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 EASEMENT; HOWEVER, FOREST MANAGEMENT PRACTICES AS DEFINED IN THE DEED OF FOREST CONSERVATION EASEMENT ARE ALLOWED. IN ACCORDANCE WITH APPROVED WP-07-138, A DECLARATION OF INTENT FOR REAL ESTATE TRANSACTION WAS FILED UNDER F-07-185 TO SATISFY THE FOREST CONSERVATION REQUIREMENT FOR PRESERVATION PARCEL 'O' ON NOVEMBER 22, 2010 BUILDABLE PRESERVATION 'O' WAS ACCEPTED INTO THE AGRICULTURAL LAND PRESERVATION PROGRAM. PER SECTION 16.1202(b)(1)(v) OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS AGRICULTURAL PRESERVATION SUBDIVISIONS AND ANY AGRICULTURAL ACTIVITY, INCLUDING AGRICULTURAL SUPPORT BUILDINGS AND STRUCTURES USING ACCEPTED BEST MANAGEMENT PRACTICES ARE EXEMPT FROM THE FOREST CONSERVATION REQUIREMENTS UNLESS IT INVOLVES THE CLEARING OF 20,000 SQUARE FEET OR GREATER OF FOREST WITHIN A ONE-YEAR PERIOD.

36. THE FOREST CONSERVATION OBLIGATIONS FOR LOT 8 (3.18 ACRES) IS 0.6 ACRES. A PORTION OF THE OBLIGATION WAS PREVIOUSLY ADDRESSED THROUGH THE PAYMENT OF A FEE-IN-LIEU IN THE AMOUNT OF \$8,534.00 FOR 0.2 ACRES UNDER F-07-185 FOR LOT 1 (1.23 ACRES). THE ADDITIONAL OBLIGATION FOR THE ADDED ACRES TO LOT 1, NOW KNOWN AS LOT 8, WILL BE MET BY 0.8 ACRES OF OFF-SITE RETENTION (2:1 RATIO) ON BUILDABLE PRESERVATION PARCEL 'O'. THIS PROJECT WILL NOT REQUIRE THAT THE DEVELOPER POST SURETY, BUT WILL BE NECESSARY FOR THE DEVELOPER TO EXECUTE A DEED OF FOREST CONSERVATION EASEMENT.
37. DEVELOPER RESERVES UNTO ITSELF, ITS SUCCESSORS AND ASSIGNS, ALL EASEMENTS SHOWN ON THIS PLAN FOR WATER, SEWER, STORM DRAINAGE, OTHER PUBLIC UTILITIES AND FOREST CONSERVATION (DESIGNATED AS "FOREST CONSERVATION AREA"), LOCATED IN, ON, OVER AND THROUGH 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 LOT(S)/PARCELS. DEVELOPER SHALL EXECUTE AND DELIVER DEEDS FOR THE EASEMENT HERIN RESERVED TO HOWARD COUNTY WITH A METES AND BOUNDS DESCRIPTION OF THE FOREST CONSERVATION AREA UPON COMPLETION OF THE PUBLIC UTILITIES AND THEIR ACCEPTANCE BY HOWARD COUNTY, AND IN THE CASE OF THE FOREST CONSERVATION EASEMENT(S) UPON COMPLETION OF THE DEVELOPER'S OBLIGATIONS UNDER THE FOREST CONSERVATION INSTALLATION AND MAINTENANCE AGREEMENT EXECUTED BY THE DEVELOPER AND THE COUNTY AND THE RELEASE OF DEVELOPER'S SURETY POSTED WITH SAID AGREEMENT. THE COUNTY SHALL ACCEPT THE EASEMENT AND RECORD THE DEED(S) OF EASEMENT IN THE LAND RECORDS OF HOWARD COUNTY.

38. THE FOREST CONSERVATION OBLIGATIONS FOR LOT 8 (3.18 ACRES) IS 0.6 ACRES. A PORTION OF THE OBLIGATION WAS PREVIOUSLY ADDRESSED THROUGH THE PAYMENT OF A FEE-IN-LIEU IN THE AMOUNT OF \$8,534.00 FOR 0.2 ACRES UNDER F-07-185 FOR LOT 1 (1.23 ACRES). THE ADDITIONAL OBLIGATION FOR THE ADDED ACRES TO LOT 1, NOW KNOWN AS LOT 8, WILL BE MET BY 0.8 ACRES OF OFF-SITE RETENTION (2:1 RATIO) ON BUILDABLE PRESERVATION PARCEL 'O'. THIS PROJECT WILL NOT REQUIRE THAT THE DEVELOPER POST SURETY, BUT WILL BE NECESSARY FOR THE DEVELOPER TO EXECUTE A DEED OF FOREST CONSERVATION EASEMENT.
37. DEVELOPER RESERVES UNTO ITSELF, ITS SUCCESSORS AND ASSIGNS, ALL EASEMENTS SHOWN ON THIS PLAN FOR WATER, SEWER, STORM DRAINAGE, OTHER PUBLIC UTILITIES AND FOREST CONSERVATION (DESIGNATED AS "FOREST CONSERVATION AREA"), LOCATED IN, ON, OVER AND THROUGH 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 LOT(S)/PARCELS. DEVELOPER SHALL EXECUTE AND DELIVER DEEDS FOR THE EASEMENT HERIN RESERVED TO HOWARD COUNTY WITH A METES AND BOUNDS DESCRIPTION OF THE FOREST CONSERVATION AREA UPON COMPLETION OF THE PUBLIC UTILITIES AND THEIR ACCEPTANCE BY HOWARD COUNTY, AND IN THE CASE OF THE FOREST CONSERVATION EASEMENT(S) UPON COMPLETION OF THE DEVELOPER'S OBLIGATIONS UNDER THE FOREST CONSERVATION INSTALLATION AND MAINTENANCE AGREEMENT EXECUTED BY THE DEVELOPER AND THE COUNTY AND THE RELEASE OF DEVELOPER'S SURETY POSTED WITH SAID AGREEMENT. THE COUNTY SHALL ACCEPT THE EASEMENT AND RECORD THE DEED(S) OF EASEMENT IN THE LAND RECORDS OF HOWARD COUNTY.

APPROVED: FOR PRIVATE WATER AND PRIVATE SEWER SYSTEMS: HOWARD COUNTY HEALTH DEPARTMENT
HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING
CHIEF, DEVELOPMENT ENGINEERING DIVISION
DIRECTOR

SURVEYOR'S CERTIFICATE
I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED BY ME, OR UNDER MY RESPONSIBLE CHARGE, AND THAT I AM A DULY LICENSED PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 21320, EXPIRATION DATE 1/7/2013, AND 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 JOHN LEE CARROLL, JR. TO JOHN LEE CARROLL, JR. AND BEVERLY BENTLEY CARROLL BY DEED DATED DECEMBER 16, 2008, AND RECORDED IN THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER 11508, FOLIO 450, AND PART OF THE LAND CONVEYED BY (i) MARY CARTER CARROLL ZIEGLER, (ii) JOHN LEE CARROLL, JR., (iii) THOMAS T. CARROLL, (iv) GENEVIEVE ANNE CARROLL, (v) NATALIE ZIEGLER ZIRSCHKY, NOW KNOWN AS NATALIE C. ZIEGLER, (vi) JESSICA ZIEGLER CARDEW, NOW KNOWN AS JESSICA ZIEGLER, (vii) SOPHIE A. ZIEGLER, (viii) NATALIE C. ZIEGLER, TRUSTEE FOR JESSICA ZIEGLER TRUST-2000, (ix) JONATHAN IAN SCHWARTZ, TRUSTEE, NATALIE C. ZIEGLER, TRUSTEE, SOPHIE A. ZIEGLER, TRUSTEE, OF THE REED E. ZIEGLER SCHWARTZ TRUST-2002, (x) JONATHAN IAN SCHWARTZ, TRUSTEE, NATALIE C. ZIEGLER, TRUSTEE, SOPHIE A. ZIEGLER, TRUSTEE, OF THE SIMON R. ZIEGLER SCHWARTZ TRUST-2004, (xi) JESSICA ZIEGLER (SUCCESSOR TRUSTEE) OF THE ZIEGLER FAMILY IRREVOCABLE TRUST FOR THE BENEFIT OF ALEXANDRA N. ZIRSCHKY AND J. CHRISTIAN ZIRSCHKY TO JOHN LEE CARROLL, JR. BY DEED DATED SEPTEMBER 29, 2008, AND RECORDED IN THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER 11372, FOLIO 382, AND THAT ALL MONUMENTS ARE IN PLACE OR WILL BE IN PLACE IN ACCORDANCE WITH THE ANNOTATED CODE OF MARYLAND.

OWNER'S DEDICATION
WE, JOHN LEE CARROLL, JR., AND BEVERLY BENTLEY CARROLL, 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 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 ERCTED ON OR OVER THE SAID EASEMENTS AND RIGHTS-OF-WAY, WITNESS OUR HANDS THIS 29th DAY OF DECEMBER, 2011.

THE SOLE AND ONLY PURPOSES OF THIS PLAT IS TO RESUBDIVIDE LOT 1 AND BUILDABLE BULK PARCEL 'C' OF THE CARROLL-ZIEGLER PROPERTY, AS SHOWN ON PLAT NUMBER 19792 TO CREATE LOT 8 AND BUILDABLE PRESERVATION PARCEL 'O'.
RECORDED AS PLAT NO. 21963 ON 12/22/12 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.
CARROLL-ZIEGLER PROPERTY LOT 8 AND BUILDABLE PRESERVATION PARCEL 'O' A RESUBDIVISION OF LOT 1 AND BUILDABLE BULK PARCEL 'C' AS SHOWN ON PLAT NO. 19792
2nd ELECTION DISTRICT HOWARD COUNTY, MARYLAND
ZONING: RC-DEO
TAX MAP NO: 23
GRID Nos.: 17
PARCEL: 148
SCALE: AS SHOWN
DATE: DECEMBER, 2011
SHEET: 1 OF 2



FEMA FLOODPLAIN TABLE			FEMA FLOODPLAIN TABLE		
LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
F150	N31°07'57"W	24.38'	F239	N35°06'23"E	2.42'
F151	N25°05'17"W	32.78'	F240	N19°03'53"E	40.24'
F152	N16°05'49"W	23.36'	F241	N02°42'58"E	33.92'
F153	N10°00'43"W	89.41'	F242	N17°12'18"E	30.07'
F154	N12°45'05"W	84.26'	F243	N33°24'20"E	55.31'
F155	N22°15'25"W	41.04'	F244	N17°45'22"E	20.77'
F156	N10°02'44"W	81.69'	F245	N07°09'37"E	198.89'
F157	N07°43'52"W	54.72'	F246	N14°08'48"E	30.93'
F158	N01°43'08"E	43.18'	F247	N22°05'42"E	50.94'
F159	N04°10'01"E	82.36'	F248	N31°03'24"E	97.64'
F160	N02°02'47"E	38.68'	F249	N40°02'29"E	67.01'
F161	N33°48'56"W	72.64'	F250	N53°00'46"E	25.80'
F162	N02°37'42"E	25.82'	F251	N61°47'32"E	31.83'
F163	N22°01'09"E	32.49'	F252	N50°05'16"E	13.47'
F164	N46°39'41"E	3.11'	F253	N39°54'03"E	32.31'
F178	S32°58'47"W	6.19'	F307	S03°35'01"W	4.92'
F179	S19°54'39"W	39.66'	F308	S55°30'07"W	14.01'
F180	S12°17'18"W	45.36'	F309	S71°22'45"W	22.60'
F181	S06°25'16"W	34.40'	F310	S52°53'37"W	11.16'
F182	S03°05'50"W	64.11'	F311	S42°20'44"W	36.57'
F183	S03°29'38"W	62.86'	F312	S34°36'59"W	29.22'
F184	S09°03'25"E	39.37'	F313	S25°56'16"W	49.09'
F185	S17°01'08"E	38.77'	F314	S21°33'53"W	20.95'
F186	S23°06'52"E	54.52'	F315	S04°12'37"W	32.93'
F187	S18°26'31"E	25.00'	F316	S00°31'17"E	26.46'
F188	S11°06'45"E	30.13'	F317	S02°20'19"W	11.79'
F189	S00°48'44"E	44.96'	F318	S12°58'12"W	34.43'
F190	S01°26'37"E	33.85'	F319	S30°00'53"W	19.72'
F191	S06°31'20"E	30.11'	F320	S31°07'09"W	54.66'
F192	S20°56'45"E	52.09'	F321	S18°26'31"W	12.93'
F193	S25°36'30"E	81.14'	F322	S69°22'13"W	23.65'
F194	S27°56'54"E	35.86'	F323	S10°57'04"W	58.43'
			F324	S15°55'28"W	35.15'
			F325	S21°55'00"W	47.70'
			F326	S18°22'48"W	38.75'

LEGEND

- (15) COORDINATE POINT
- STREAM
- PRESERVATION EASEMENT
- EX. RESERVATION EASEMENT L. 10981 F. 284
- EX. USE-IN-COMMON DRIVEWAY F-07-185
- EX. FLOODPLAIN LIMIT F-07-185
- USE-IN-COMMON EASEMENT F-11-003
- FOREST CONSERVATION EASEMENT F-11-003

THE REQUIREMENTS 3-10B, THE REAL PROPERTY ARTICLE, ANNOTATED CODE OF MARYLAND, 1988 REPLACEMENT VOLUME, (AS SUPPLEMENTED) AS FAR AS THEY RELATE TO THE MAKING OF THIS PLAN AND THE SETTING OF MARKERS HAVE BEEN COMPLIED WITH.

Donald Mason 12-12-11
DONALD A. MASON REGISTERED PROFESSIONAL LAND SURVEYOR MD. REG. NO. 21320 FOR BENCHMARK ENGINEERING, INC. MD. REG. NO. 351

John Lee Carroll, Jr. 12-29-11
JOHN LEE CARROLL, JR. DATE

Beverly Bentley Carroll 12-29-11
BEVERLY BENTLEY CARROLL DATE

FOREST CONSERVATION LINE TABLE

LINE	BEARING	LENGTH
FC 1	S88°24'19"E	349.00'
FC 2	N14°24'28"E	102.55'
FC 3	N88°24'19"W	349.00'
FC 4	S14°24'28"W	102.55'

MINIMUM LOT SIZE CHART

LOT NO.	GROSS AREA	PIPESTEM AREA	MINIMUM LOT SIZE
8	3.18 AC.	0.09 AC.	3.09 AC.

ENGINEER:	OWNER/DEVELOPER:
BENCHMARK ENGINEERING, INC. SUITE 418 8480 BALTIMORE NATIONAL PIKE ELLICOTT CITY, MARYLAND 21043 410-465-6105	JOHN LEE CARROLL, JR. 3855 MANOR LANE ELLICOTT CITY, MD- 21042 410-490-2069

PLAN
SCALE: 1" = 200'

TOTAL TABULATION THIS SUBMISSION

TOTAL NUMBER OF LOTS AND/OR PARCELS TO BE RECORDED	2
BUILDABLE LOTS:	1
BUILDABLE PRESERVATION PARCELS:	1
NON-BUILDABLE PRESERVATION PARCELS:	0
NON-BUILDABLE PARCELS:	0
NON-BUILDABLE BULK PARCELS:	0
TOTAL AREA OF LOTS AND/OR PARCELS TO BE RECORDED	3.18 AC.±
BUILDABLE LOTS:	54.01 AC.±
PRESERVATION PARCELS:	0 AC.
NON-BUILDABLE PRESERVATION PARCELS:	0 AC.
NON-BUILDABLE PARCELS:	0 AC.
NON-BUILDABLE BULK PARCELS:	0 AC.
TOTAL AREA OF ROAD RIGHT-OF-WAY TO BE RECORDED (INCLUDING WIDENING STRIPS)	0 AC.
TOTAL GROSS AREA OF SUBDIVISION TO BE RECORDED	57.19 AC.±

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

Barbara P. Peterson 6/12/2012
HOWARD COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

Robert P. Peterson 6/15/12
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

Ket Steinhilber 6/21/12
DIRECTOR DATE

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED BY ME, OR UNDER MY RESPONSIBLE CHARGE, AND THAT I AM A DULY LICENSED PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 21320, EXPIRATION DATE 1/7/2013, AND 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 JOHN LEE CARROLL, JR. TO JOHN LEE CARROLL, JR. AND BEVERLY BENTLEY CARROLL BY DEED DATED DECEMBER 16, 2009, AND RECORDED IN THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER 1508, FOLIO 450, AND PART OF THE LAND CONVEYED BY (i) MARY CARTER CARROLL ZIEGLER, (ii) JOHN LEE CARROLL, JR., (iii) THOMAS T. CARROLL, (iv) GENEVIEVE ANNE CARROLL, (v) NATALIE ZIEGLER ZIRSCHKY, NOW KNOWN AS NATALIE C. ZIEGLER, (vi) JESSICA ZIEGLER CARDEW, NOW KNOWN AS JESSICA ZIEGLER, (vii) SOPHIE A. ZIEGLER, (viii) NATALIE C. ZIEGLER, TRUSTEE FOR JESSICA ZIEGLER TRUST-2000, (ix) JONATHAN IAN SCHWARTZ, TRUSTEE, NATALIE C. ZIEGLER, TRUSTEE, SOPHIE A. ZIEGLER, TRUSTEE, OF THE REED E. ZIEGLER SCHWARTZ TRUST-2002, (x) JONATHAN IAN SCHWARTZ, TRUSTEE, NATALIE C. ZIEGLER, TRUSTEE, SOPHIE A. ZIEGLER, TRUSTEE, OF THE SIMON RAY ZIEGLER SCHWARTZ TRUST-2002, (xi) JESSICA ZIEGLER (SUCCESSOR TRUSTEE) OF THE ZIEGLER FAMILY IRREVOCABLE TRUST FOR THE BENEFIT OF ALEXANDRA N. ZIRSCHKY AND J. CHRISTIAN ZIRSCHKY TO JOHN LEE CARROLL, JR. BY DEED DATED SEPTEMBER 29, 2008, AND RECORDED IN THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER 11372, FOLIO 382, AND THAT ALL MONUMENTS ARE IN PLACE AND BE IN PLACE IN ACCORDANCE WITH THE ANNOTATED CODE OF MARYLAND.

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

OWNER'S DEDICATION

WE, JOHN LEE CARROLL, JR. AND BEVERLY BENTLEY CARROLL, 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 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 THIS 29th DAY OF DECEMBER, 2011.

John Lee Carroll, Jr. 12-29-11
JOHN LEE CARROLL, JR. DATE

John Lee Carroll, Jr. 12-29-11
WITNESS DATE

Beverly Bentley Carroll 12-29-11
BEVERLY BENTLEY CARROLL DATE

John Lee Carroll, Jr. 12-29-11
WITNESS DATE

THE SOLE AND ONLY PURPOSES OF THIS PLAT IS TO RESUBDIVIDE LOT 1 AND BUILDABLE BULK PARCEL "C" OF THE CARROLL-ZIEGLER PROPERTY, AS SHOWN ON PLAT NUMBER 19792 TO CREATE LOT 8 AND BUILDABLE PRESERVATION PARCEL "O".

RECORDED AS PLAT NO. 21964 ON 6/22/12 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

CARROLL-ZIEGLER PROPERTY LOT 8 AND BUILDABLE PRESERVATION PARCEL "O" A RESUBDIVISION OF LOT 1 AND BUILDABLE BULK PARCEL "C" AS SHOWN ON PLAT NO. 19792

2nd ELECTION DISTRICT
HOWARD COUNTY, MARYLAND
ZONING: RC-DEO
TAX MAP No: 23
GRID Nos.: 17
PARCEL: 148

SCALE: AS SHOWN
DATE: DECEMBER, 2011
SHEET: 2 OF 2