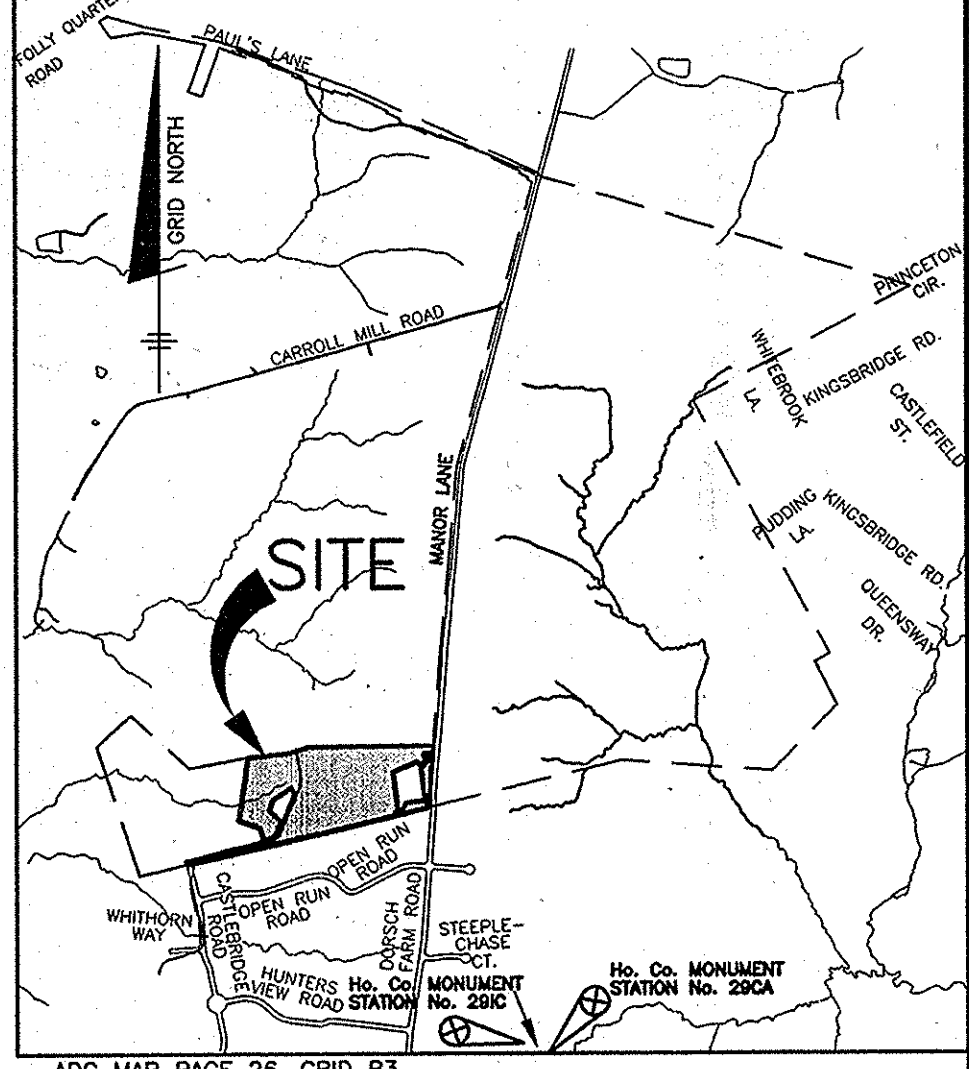


GENERAL NOTES

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 THE OCTOBER 6, 2013 HOWARD COUNTY COMPREHENSIVE ZONING PLAN.
5. ALL AREAS ON THIS PLAN ARE "MORE OR LESS".
6. THE BOUNDARY ON THIS PLAN IS BASED ON THE PLAT ENTITLED "CARROLL-ZIEGLER PROPERTY, LOTS 2-7, BUILDABLE PRESERVATION PARCEL 'L', NON-BUILDABLE PRESERVATION PARCELS 'M' AND 'N', A RESUBDIVISION OF BULK PARCEL 'C' RECORDED AS PLAT Nos. 21055-21058.
7. THERE ARE NO EXISTING DWELLINGS ON PARCELS "P" AND "Q" TO REMAIN.
8. THIS PLAN IS EXEMPT FROM THE REQUIREMENTS OF SECTION 16.124 OF THE HOWARD COUNTY CODE AND LANDSCAPE MANUAL BECAUSE IT IS A RESUBDIVISION PLAT THAT DOES NOT CREATE ANY NEW PARCEL DIVISIONS. LANDSCAPING FOR THIS SUBDIVISION WAS SATISFIED UNDER F-08-140.
9. THIS PROPERTY WAS SUBJECT TO A MARYLAND HISTORICAL TRUST DEED OF EASEMENT DATED MAY 23, 1977, RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND, IN LIBER 12824 AT FOLIO 542. EASEMENT EXPIRED ON 5/23/07.
10. STORMWATER MANAGEMENT WAS PREVIOUSLY ADDRESSED UNDER F-08-140.
11. BRL INDICATES BUILDING RESTRICTION LINE.
12. TO THE BEST OF OUR KNOWLEDGE THERE ARE NO CEMETERY LOCATIONS ON-SITE.
13. NO GRADING, REMOVAL OF VEGETATIVE COVER OR TREES, OR PLACEMENT OF NEW STRUCTURES IS PERMITTED WITHIN THE LIMITS OF WETLANDS, STREAMS, OR THEIR BUFFERS AND FOREST CONSERVATION EASEMENT AREAS AND 100 YEAR FLOOD PLAIN, UNLESS APPROVED BY DPZ.
14. 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, F-07-185, F-08-109, WP-08-122, F-08-140, WP-10-139, F-11-050.
15. 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 32-2013. DEVELOPMENT OR CONSTRUCTION OF THESE LOTS OR PARCELS MUST COMPLY WITH SETBACK AND BUFFER REGULATIONS IN EFFECT AT THE TIME OF SUBMISSION OF A BUILDING OR GRADING PERMIT APPLICATION.
16. THERE IS NO 65 dBA NOISE CONTOUR LINE ON THIS PLAN.
17. OPEN SPACE IS NOT REQUIRED FOR THIS PROJECT.
18. RESERVATION OF PUBLIC UTILITY AND FOREST CONSERVATION EASEMENTS: DEVELOPER RESERVES 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 LOT(S)/PARCEL(S), ANY CONVEYANCES OF THE AFORESAID 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.
19. THE PRINCIPAL INTENTIONS OF NON-BUILDABLE PRESERVATION PARCELS "P" AND "Q" ARE AGRICULTURAL PRESERVATION AND FOREST CONSERVATION. PARCELS "P" AND "Q" WILL BE PRIVATELY OWNED WITH HOWARD COUNTY AGRICULTURAL LAND PRESERVATION PROGRAM EASEMENTS HELD BY HOWARD COUNTY AGRICULTURAL LAND PRESERVATION PROGRAM. THESE PARCELS HAVE NO FURTHER DEVELOPMENT POTENTIAL IN ACCORDANCE WITH THE ZONING AND SUBDIVISION REGULATIONS.
20. A FLOODPLAIN STUDY WAS PROVIDED FOR THIS PROJECT UNDER F-08-140.
21. 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(d) AND (e) - THE DELINEATION AND PROTECTION OF WETLANDS, WETLAND BUFFERS AND STEEP SLOPES ON THE PRELIMINARY EQUIVALENT SKETCH PLAN AND FINAL PLAT FOR A BULK PARCEL SUBDIVISION. SECTION 16.117(a) - THE PREPARATION OF A FOREST CONSERVATION PLAN AND ADDRESSING THE FOREST CONSERVATION OBLIGATION FOR A BULK PARCEL SUBDIVISION. SECTION 16.120(a)(1), (b)(6) AND (c) - LOT DESIGN, LOT ACCESS, AND MINIMUM PUBLIC ROAD FRONTAGE. RESIDENTIAL LOTS, PRESERVATION PARCELS AND BULK PARCELS SHALL NOT DERIVE DIRECT ACCESS ON A MAJOR COLLECTOR ROAD, FOLLY QUARTER ROAD, FOR A BULK PARCEL SUBDIVISION. THE LENGTH OF PIPESTEM LOTS OR BULK PARCELS SHALL NOT EXCEED 1,500 FEET FOR CLUSTER AND NON-CLUSTER SUBDIVISION LOTS. ALL RESIDENTIAL LOTS, PRESERVATION PARCELS OR BULK PARCELS SHALL HAVE A MINIMUM LOT FRONTAGE ON APPROVED PUBLIC STREETS WHICH PROVIDE ACCESS TO THE PROPERTY. 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:

- 1.) 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 APPROPRIATE ROAD AND SCHOOL TESTS, ENVIRONMENTAL ANALYSIS, MINIMUM PUBLIC ROAD FRONTAGE, AN ANALYSIS OF THE OVERALL INTERNAL AND EXTERNAL PUBLIC ROAD SYSTEM, FOREST CONSERVATION, LANDSCAPING AND THE NEED FOR A PRE-SUBMISSION COMMUNITY MEETING OR COMPLIANCE WITH WHATEVER PLAN SUBMISSION REQUIREMENTS OR REGULATIONS ARE IN EFFECT AT THE TIME OF RESUBDIVISION.
- 2.) THE CREATION OF ANY ADDITIONAL RESIDENTIAL SUBDIVISION LOTS ON BULK PARCELS "C", "D" AND "J" WILL REQUIRE THAT THE EXISTING "D" PRIVATE USE-IN-COMMON RESERVATION EASEMENT(S) LOCATED ALONG PARK LANE BE CONVERTED TO A PUBLIC ROAD TO SERVE THE NEW RESIDENTIAL LOTS IN ACCORDANCE WITH THE COUNTY REGULATIONS. THE REQUIREMENT SHALL BE CLEARLY NOTED ON THE FORTHCOMING PLAT AND WITHIN THE MAINTENANCE AGREEMENT REQUIRED TO BE RECORDED FOR THE USE-IN-COMMON ACCESS WITH THE FINAL PLAT.
- 3.) THE APPLICANT/DEVELOPER MUST CONTINUE PROCESSING THE BULK PARCEL SUBDIVISION PLANS FILED UNDER SP-06-19 AND MEET ALL STANDARD PROCESSING DEADLINE DATES. ON THIS SUBMISSION, AND ON THE FUTURE FINAL PLAN SUBMISSIONS, PARCELS "D" THRU "K" SHALL BE NOTED AS "NON-BUILDABLE".
- 4.) ON THE FINAL PLAT FOR BUILDABLE BULK PARCEL "C" AND LOT 1, THE APPLICANT/DEVELOPER SHALL INDICATE THE APPROXIMATE LIMITS OF THE 100 YEAR FLOOD PLAIN, WETLANDS AND STEEP SLOPES AND SHALL ESTABLISH THE REQUIRED 35' SETBACK FROM THOSE PROTECTED ENVIRONMENTAL FEATURES AND BUFFERS.
- 5.) THE FOLLOWING FOREST CONSERVATION OBLIGATION SHALL BE ADDRESSED WITH THE PROCESSING OF SP-06-19:
 - A.) A DECLARATION OF INTENT FOR A REAL ESTATE TRANSACTION SHALL BE COMPLETED AND FILED TO SATISFY THE FOREST CONSERVATION REQUIREMENTS FOR BUILDABLE BULK PARCEL "C" (EXISTING HOUSE WITH NO CHANGE IN USE), NON-BUILDABLE BULK PARCELS "D" THRU "H", "J", "K" AND NON-BUILDABLE PRESERVATION PARCEL "I" (NO CHANGE IN USE) TO BE PROVIDED AT THE FINAL PLAT STAGE.
 - B.) NEW RESIDENTIAL BUILDING LOT 1 SHALL ADDRESS THE FOREST CONSERVATION REQUIREMENTS FOR THE 1.23 ACRE LOT WITH THE PAYMENT OF A FEE-IN-LIEU TO BE PAID AT THE FINAL PLAN STAGE.
 - C.) A GENERAL NOTE SHALL BE ADDED ON SP-06-19 AND THE FINAL PLAT STATING THAT ANY FURTHER SUBDIVISION OF THE BULK PARCELS OR THEIR CONVERSION TO BUILDABLE STATUS WILL REQUIRE THAT THE FOREST CONSERVATION REQUIREMENTS BE ADDRESSED AT THE TIME OF EACH PARCEL'S SUBDIVISION IN THE FUTURE.
 - D.) THE PRESERVATION PARCEL "DEBT" FOR THE CREATION OF LOT 1 SHALL BE ADDRESSED ON EITHER BULK PARCEL "C" OR PRESERVATION PARCEL "I". THIS SHALL BE CLEARLY NOTED ON ANY FORTHCOMING PLATS AND WITHIN THE CALCULATIONS FOR SENDING, RECEIVING OR BASE DENSITY FOR EITHER BULK PARCEL "C" OR PRESERVATION PARCEL "I".

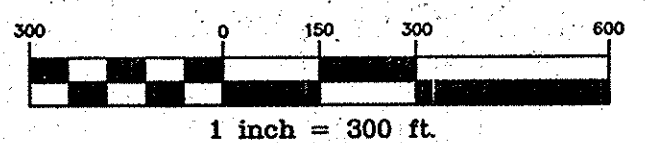
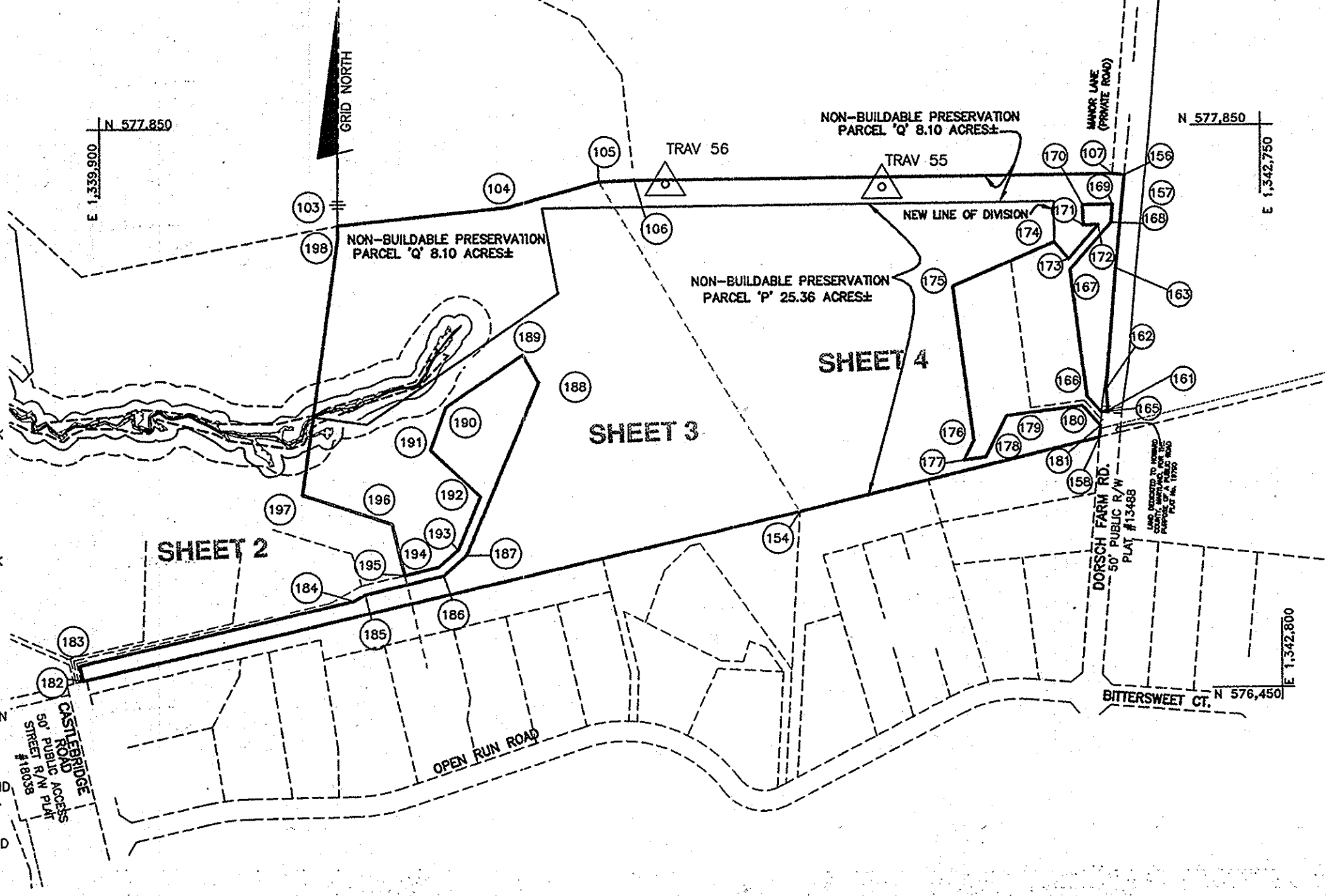
22. A WETLAND DELINEATION FOR THIS PROJECT IS PROVIDED BY ECO-SCIENCE PROFESSIONALS, INC. DATED OCTOBER, 2006 AS PART OF THE ORIGINAL SUBMISSION. AREAS NOT NEAR POTENTIAL DISTURBANCES WERE NOT DELINEATED IN ACCORDANCE SECTION 16.116(A)(4) OF THE HOWARD COUNTY SUBDIVISION REGULATIONS. ENVIRONMENTAL DISTURBANCE DETERMINATION AND STUDIES WERE SUBMITTED AND APPROVED UNDER SP-07-05.
23. A NOISE STUDY IS NOT REQUIRED FOR THIS PROJECT.
24. FOREST STAND DELINEATION IS PROVIDED BY ECO-SCIENCE PROFESSIONALS, INC. AND IS DATED OCTOBER, 2006. STUDY WAS SUBMITTED AND APPROVED UNDER SP-07-05.
25. WP-08-122 WAS APPROVED ON JULY 10, 2008 BY THE DIRECTOR OF PLANNING AND ZONING. WP-07-122 WAS A REQUEST TO WAIVE THE FOLLOWING: SECTION 16.120(b)(6)(ii) - LENGTH OF PIPESTEM LOT. THE LENGTH OF THE PIPESTEM LOT SHALL NOT EXCEED 1,500 FEET FOR NON-CLUSTER SUBDIVISION LOTS IN THE RC OR RR ZONING DISTRICTS. FOR CLUSTER SUBDIVISIONS, THE DEPARTMENT OF PLANNING AND ZONING MAY APPROVE A GREATER PIPESTEM LENGTH IF THIS PERMITS LOTS TO BE BETTER LOCATED WITH RESPECT TO PRESERVATION PARCELS. SECTION 16.120(c) - ALL LOTS, PRESERVATION PARCELS, OR BULK PARCELS FOR SINGLE-FAMILY DETACHED DWELLINGS SHALL HAVE MINIMUM LOT FRONTAGES ON APPROVED STREETS WITHIN A PUBLIC RIGHT-OF-WAY WHICH PROVIDES ACCESS TO THE PROPERTY WITH 20 FEET FOR SINGLE PIPESTEM AND NON-PIPESTEM LOTS AND PRESERVATION PARCELS WHICH CANNOT BE FURTHER DIVIDED UNDER CURRENT ZONING AND SHALL HAVE SUFFICIENT FRONTAGE COLLECTIVELY TO MEET THE DRIVEWAY EASEMENT REQUIREMENTS IN THE DESIGN MANUAL.
26. THIS PLAT IS SUBJECT TO DENSITY SENDING ESTABLISHED AS PART OF PLAT NO. 21593 - 21597.
27. 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 PLAT; SECTION 16.116(a) AND (b) - WHICH REQUIRES THE PROTECTION OF WETLANDS, STREAMS AND STEEP SLOPES BE SHOWN ON THE FINAL PLAT; SECTION 16.120(a)(1) - WHICH GOVERNS LOT DESIGN, LOT ACCESS, AND MINIMUM PUBLIC ROAD FRONTAGE. THE CONDITIONS OF THIS WAIVER APPROVAL ARE: COMPLIANCE WITH ALL SUBDIVISION REVIEW COMMITTEE COMMENTS IN THE DEPARTMENT OF PLANNING AND ZONING LETTER DATED JUNE 26, 2006; ANY FURTHER SUBDIVISION OF 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 FARM ROAD.
28. RESUBDIVISION OF THE PRESERVATION PARCELS ARE IN ACCORDANCE WITH SECTION 104.0.G.b.(1) OF THE ZONING REGULATIONS, WHICH INDICATE THAT PRESERVATION PARCELS MAY BE RESUBDIVIDED IF THE SUBDIVISION IS NECESSARY TO ESTABLISH BOUNDARY LINES RESPECTING AGRICULTURAL PATTERNS OF USE.



VICINITY MAP
SCALE: 1" = 2000'

BENCHMARKS NAD'83 HORIZONTAL

HO. CO. #29CA 3/4" REBAR W/ CAP N 5744526.138' E 1343533.820' ELEV.=423.53	HO. CO. #29IC STAMPED ALUMINUM DISK SET ON 3/4" IRON ROD N 572323.559' E 1344112.295' ELEV.=468.79
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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 12-4-14
DONALD A. MASON DATE
REGISTERED PROFESSIONAL LAND SURVEYOR MD REG NO. 21320
FOR BENCHMARK ENGINEERING, INC. MD REG NO. 351

Natalie C. Ziegler 12/4/14
NATALIE C. ZIEGLER DATE
OWNER

OWNER/DEVELOPER:
NATALIE C. ZIEGLER ET AL
4288 MANOR LANE
ELLCOTT CITY, MARYLAND 21042
410-740-6880

BENCHMARK ENGINEERING, INC.
ENGINEERS • LAND SURVEYORS • PLANNERS
8480 BALTIMORE NATIONAL PIKE & SUITE 315 • ELLCOTT CITY, MARYLAND 21043
(P) 410-465-6105 (F) 410-465-6644
WWW.BE-CMLENGINEERING.COM

TRAVERSE/CONTROL COORDINATE TABLE

NO.	NORTHING	EASTING
55	577699.9643	1341821.0655
56	577709.8485	1341289.0816

LEGEND

- (161) COORDINATE POINT
- LIMIT OF SUBMISSION
- LIMIT OF WETLANDS
- EX. FOREST CONSERVATION EASEMENT
- EXISTING VARYING WIDTH PRIVATE INGRESS, EGRESS, MAINTENANCE, STORMWATER MANAGEMENT, & UTILITY EASEMENT
- EXISTING VARYING WIDTH PUBLIC FIRE AND RESCUE SERVICES ACCESS, RURAL WATER RELAY PULL OFF AND TURNAROUND EASEMENT

AREA TABULATION CHART - THIS SUBMISSION

TOTAL NUMBER OF LOTS AND/OR PARCELS TO BE RECORDED	
BUILDABLE	0
OPEN SPACE	0
NON-BUILDABLE PRESERVATION PARCELS	2
TOTAL AREA OF LOTS AND/OR PARCELS TO BE RECORDED	
BUILDABLE	0 AC.
OPEN SPACE	0 AC.
NON-BUILDABLE PRESERVATION PARCELS	33.46 AC.±
TOTAL AREA OF ROADWAY TO BE RECORDED (INCLUDING WIDENING STRIPS)	0
TOTAL AREA OF SUBDIVISION TO BE RECORDED	33.46 AC.±

APPROVED: FOR PRIVATE WATER AND PRIVATE SEWER SYSTEMS. HOWARD COUNTY HEALTH DEPARTMENT
Balinton M. Moore 1/13/2015
HOWARD COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING.
Chad Edmund 1-30-15
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE
Vest Sheehy 2-03-15
DIRECTOR DATE

SURVEYOR'S CERTIFICATE
I HEREBY CERTIFY THAT THIS DOCUMENT WAS 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 1-7-2017 AND THAT TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF THE INFORMATION SHOWN HEREON IS CORRECT, THAT IT IS ALL OF LAND CONVEYED BY MARY CARTER CARROLL ZIEGLER; JOHN LEE CARROLL, JR.; THOMAS T. CARROLL; GENEVIEVE ANNE CARROLL; NATALIE C. ZIEGLER (AKA NATALIE ZIEGLER ZIRSCHKY); SOPHIE ZIEGLER; JESSICA ZIEGLER (AKA JESSICA ZIEGLER CARDEW); 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 SIMON RAY ZIEGLER TRUST-2002; AND JESSICA ZIEGLER, SUCCESSOR TRUSTEE OF THE ZIEGLER FAMILY IRREVOCABLE TRUST FOR THE BENEFIT OF ALEXANDRA N. ZIRSCHKY AND J. CHRISTIAN ZIRSCHKY TO NATALIE C. ZIEGLER BY DEED DATED OCTOBER 8, 2010, AS RECORDED IN LIBER 12824 AT FOLIO 360 IN THE LAND RECORDS OF HOWARD COUNTY, MARYLAND AND THE SAID MONUMENTS AND IN PLACE OR WILL BE IN PLACE PRIOR TO ACCEPTANCE OF THIS PLAT BY HOWARD COUNTY, IN ACCORDANCE WITH THE ANNOTATED CODE OF MARYLAND, AS AMENDED.

Donald Mason 12-4-14
DONALD A. MASON DATE
REGISTERED PROFESSIONAL LAND SURVEYOR MD REG NO. 21320
FOR BENCHMARK ENGINEERING, INC. MD REG NO. 351

OWNER'S CERTIFICATE
I, NATALIE C. ZIEGLER, OWNER OF THE PROPERTY SHOWN HEREON, HEREBY ADOPT THIS PLAN OF SUBDIVISION, AND IN CONSIDERATION OF APPROVAL OF THIS FINAL PLAT BY THE DEPARTMENT OF PLANNING AND ZONING, ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES AND GRANTS 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, FLOODPLAINS AND OPEN SPACE WHERE APPLICABLE, AND FOR GOOD AND OTHER VALUABLE CONSIDERATION, HEREBY GRANTS THE RIGHT AND 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 FACILITIES 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 MY HAND THIS Fourth DAY OF December, 2014.



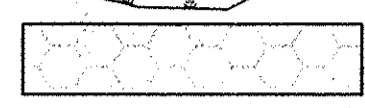
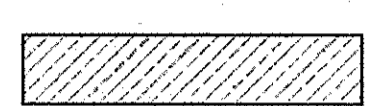

Natalie C. Ziegler 12/4/14
NATALIE C. ZIEGLER DATE
Sch M. Ay 12/4/14
WITNESS DATE

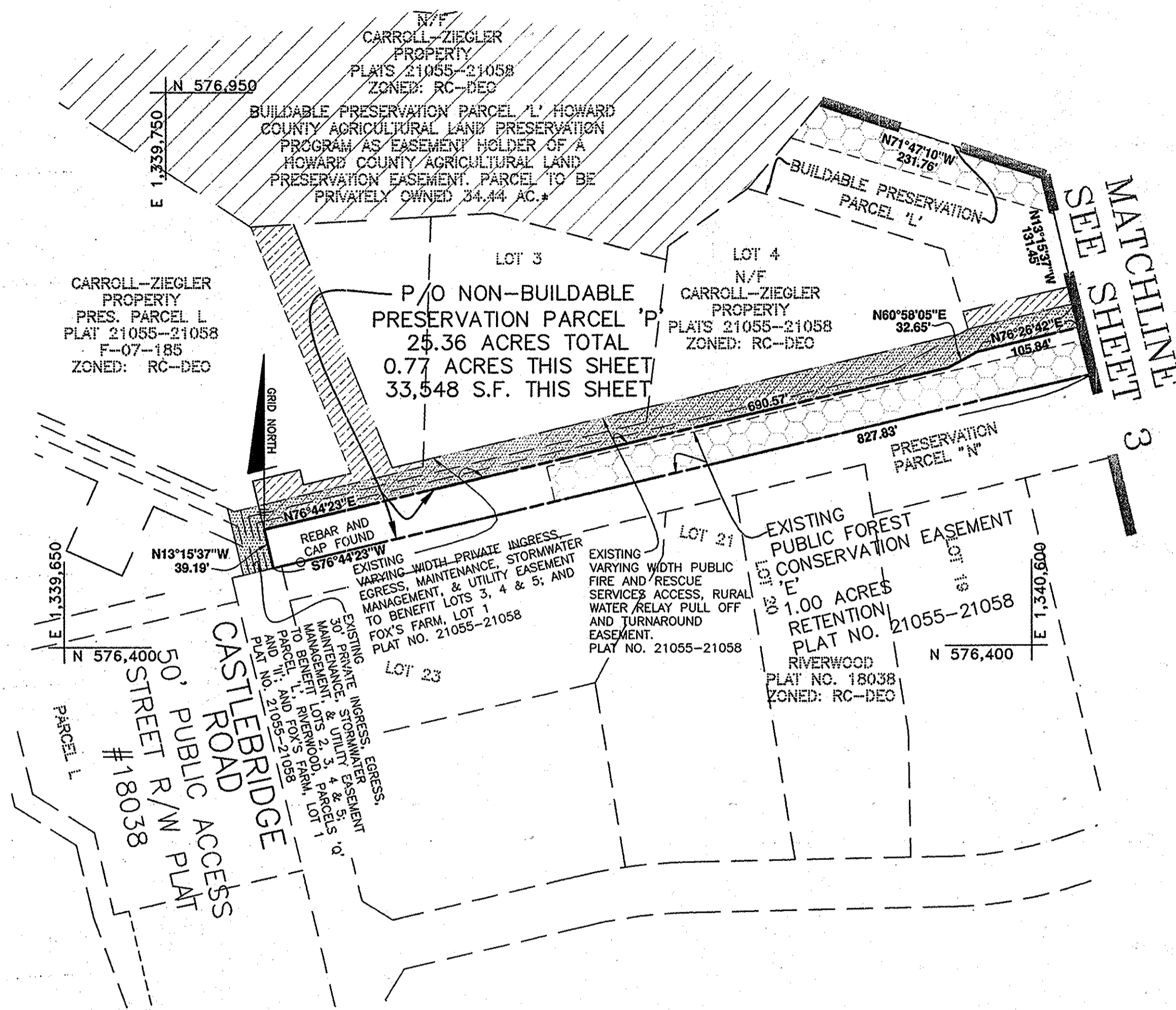
THE PURPOSE OF THIS PLAT IS TO RESUBDIVIDE NON-BUILDABLE PRESERVATION PARCELS "M" AND "N" TO CREATE NON-BUILDABLE PRESERVATION PARCELS "P" AND "Q" IN ORDER KEEP THE NATURAL WATER WAY ENTIRELY ON ONE PARCEL.

RECORDED AS PLAT NO. 23192 ON 2/6/15 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

PLAT OF RESUBDIVISION
CARROLL-ZIEGLER PROPERTY
A RESUBDIVISION OF NON-BUILDABLE PRESERVATION PARCELS "M" AND "N", PLAT NO. 21055-21058, CREATING NON-BUILDABLE PRESERVATION PARCELS "P" AND "Q"
3RD ELECTION DISTRICT OF HOWARD COUNTY, MARYLAND
TAX MAP: 23 SCALE: AS SHOWN
GRID: 22 DATE: DECEMBER, 2014
P/O PARCEL: 148
ZONED: RC-DEO
SHEET: 1 OF 4

LEGEND

-  LIMIT OF SUBMISSION
-  LIMIT OF WETLANDS
-  EX. FOREST CONSERVATION EASEMENT
-  EXISTING VARYING WIDTH PRIVATE INGRESS, EGRESS, MAINTENANCE, STORMWATER MANAGEMENT, & UTILITY EASEMENT
-  EXISTING VARYING WIDTH PUBLIC FIRE AND RESCUE SERVICES ACCESS, RURAL WATER RELAY PULL OFF AND TURNAROUND EASEMENT



OWNER/DEVELOPER:
 NATALIE C. ZIEGLER ET AL
 4288 MANOR LANE
 ELLICOTT CITY, MARYLAND 21042
 410-740-6880

BENCHMARK
 ENGINEERS & LAND SURVEYORS & PLANNERS
ENGINEERING, INC.
 8480 BALTIMORE NATIONAL PIKE & SUITE 315 • ELLICOTT CITY, MARYLAND 21043
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 WWW.BE-CMLENGINEERING.COM

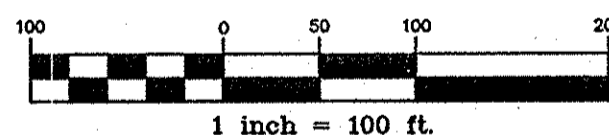
THE REQUIREMENTS § 3-108, THE REAL PROPERTY ARTICLE, ANNOTATED CODE OF MARYLAND, 1988 REPLACEMENT VOLUME (AS SUPPLEMENTED) AS FAR AS THEY RELATE TO THE MAKING OF THIS PLAT AND THE SETTING OF MARKERS HAVE BEEN COMPLIED WITH.

Donald Mason 12-4-14
 DONALD A. MASON DATE
 REGISTERED PROFESSIONAL LAND SURVEYOR MD REG NO. 21320
 FOR BENCHMARK ENGINEERING, INC. MD REG NO. 351

Natalie C. Ziegler 12/4/14
 NATALIE C. ZIEGLER DATE
 OWNER

AREA TABULATION CHART - THIS SUBMISSION

TOTAL NUMBER OF LOTS AND/OR PARCELS TO BE RECORDED	
BUILDABLE	0
OPEN SPACE	0
NON-BUILDABLE PRESERVATION PARCELS	2
TOTAL AREA OF LOTS AND/OR PARCELS TO BE RECORDED	
BUILDABLE	0 AC.
OPEN SPACE	0 AC.
NON-BUILDABLE PRESERVATION PARCELS	0.77 AC.±
TOTAL AREA OF ROADWAY TO BE RECORDED (INCLUDING WIDENING STRIPS)	0
TOTAL AREA OF SUBDIVISION TO BE RECORDED	0.77 AC.±



THE PURPOSE OF THIS PLAT IS TO RESUBDIVIDE NON-BUILDABLE PRESERVATION PARCELS "M" AND "N" TO CREATE NON-BUILDABLE PRESERVATION PARCELS "P" AND "Q" IN ORDER KEEP THE NATURAL WATER WAY ENTIRELY ON ONE PARCEL.

RECORDED AS PLAT NO. 23193 ON 2/6/15 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

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

B. Nifanfar 1/13/2015
 HOWARD COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING.

Shed E... 1-30-15
 CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

Ke... 2-03-15
 DIRECTOR DATE

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THIS DOCUMENT WAS 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 1-7-2017 AND THAT TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF THE INFORMATION SHOWN HEREON IS CORRECT, THAT IT IS ALL OF LAND CONVEYED BY MARY CARTER CARROLL ZIEGLER, JOHN LEE CARROLL, JR.; THOMAS T. CARROLL; GENEVIEVE ANNIE CARROLL; NATALIE C. ZIEGLER (AKA NATALIE ZIEGLER ZIRSCHKY); SOPHIE ZIEGLER; JESSICA ZIEGLER (AKA JESSICA ZIEGLER CARDEW); 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 SCHWARTZ TRUST-2000; JONATHAN IAN SCHWARTZ, SOPHIE A. ZIEGLER, AND NATALIE C. ZIEGLER, TRUSTEES OF THE SIMON RAY ZIEGLER SCHWARTZ TRUST-2002; AND JESSICA ZIEGLER, SUCCESSOR TRUSTEE OF THE ZIEGLER FAMILY IRREVOCABLE TRUST FOR THE BENEFIT OF ALEXANDRA N. ZIRSCHKY AND J. CHRISTIAN ZIRSCHKY TO NATALIE C. ZIEGLER BY DEED DATED OCTOBER 8, 2010 AND RECORDED IN LIBER 12824 AT FOLIO 360 IN THE LAND RECORDS OF HOWARD COUNTY, MARYLAND AND THAT ALL MONUMENTS ARE IN PLACE OR WILL BE IN PLACE PRIOR TO ACCEPTANCE OF THIS PLAT BY HOWARD COUNTY, IN ACCORDANCE WITH THE ANNOTATED CODE OF MARYLAND, AS AMENDED.

Donald Mason 12-4-14
 DONALD A. MASON DATE
 REGISTERED PROFESSIONAL LAND SURVEYOR MD REG NO. 21320
 FOR BENCHMARK ENGINEERING, INC. MD REG NO. 351

OWNER'S CERTIFICATE

I, NATALIE C. ZIEGLER, OWNER OF THE PROPERTY SHOWN HEREON, HEREBY ADOPT THIS PLAN OF SUBDIVISION, AND IN CONSIDERATION OF APPROVAL OF THIS FINAL PLAT BY THE DEPARTMENT OF PLANNING AND ZONING, ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES AND GRANTS 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, FLOODPLAINS AND OPEN SPACE WHERE APPLICABLE, AND FOR GOOD AND OTHER VALUABLE CONSIDERATION, HEREBY GRANTS THE RIGHT AND 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 MY HAND THIS Fourth DAY OF December, 2014.

Natalie C. Ziegler 12/4/14
 NATALIE C. ZIEGLER DATE

Sh... 12/4/14
 WITNESS DATE

PLAT OF RESUBDIVISION

CARROLL-ZIEGLER PROPERTY
 A RESUBDIVISION OF NON-BUILDABLE PRESERVATION PARCELS "M" AND "N", PLAT NO. 21055-21058, CREATING NON-BUILDABLE PRESERVATION PARCELS "P" AND "Q"

3RD ELECTION DISTRICT OF HOWARD COUNTY, MARYLAND
 TAX MAP: 23 SCALE: AS SHOWN
 GRID: 22 DATE: DECEMBER, 2014
 P/O PARCEL: 148
 ZONED: RC-DEO

SHEET: 2 OF 4

N 577,850
E 1,340,150

N/F
CARROLL MILL FARM
PARCEL B PLAT #12425
HOWARD COUNTY
AGRICULTURAL LAND
PRESERVATION PROGRAM
EASEMENT,
HO-96-05-E
ZONED: RC-DEC
OWNER: MARY CARTER CARROLL ZIEGLER,
NATALIE ZIEGLER ZIRSCHKY, ET AL


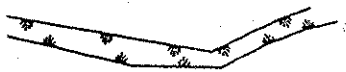
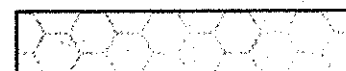
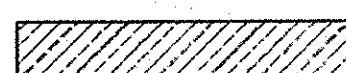

GRID NORTH

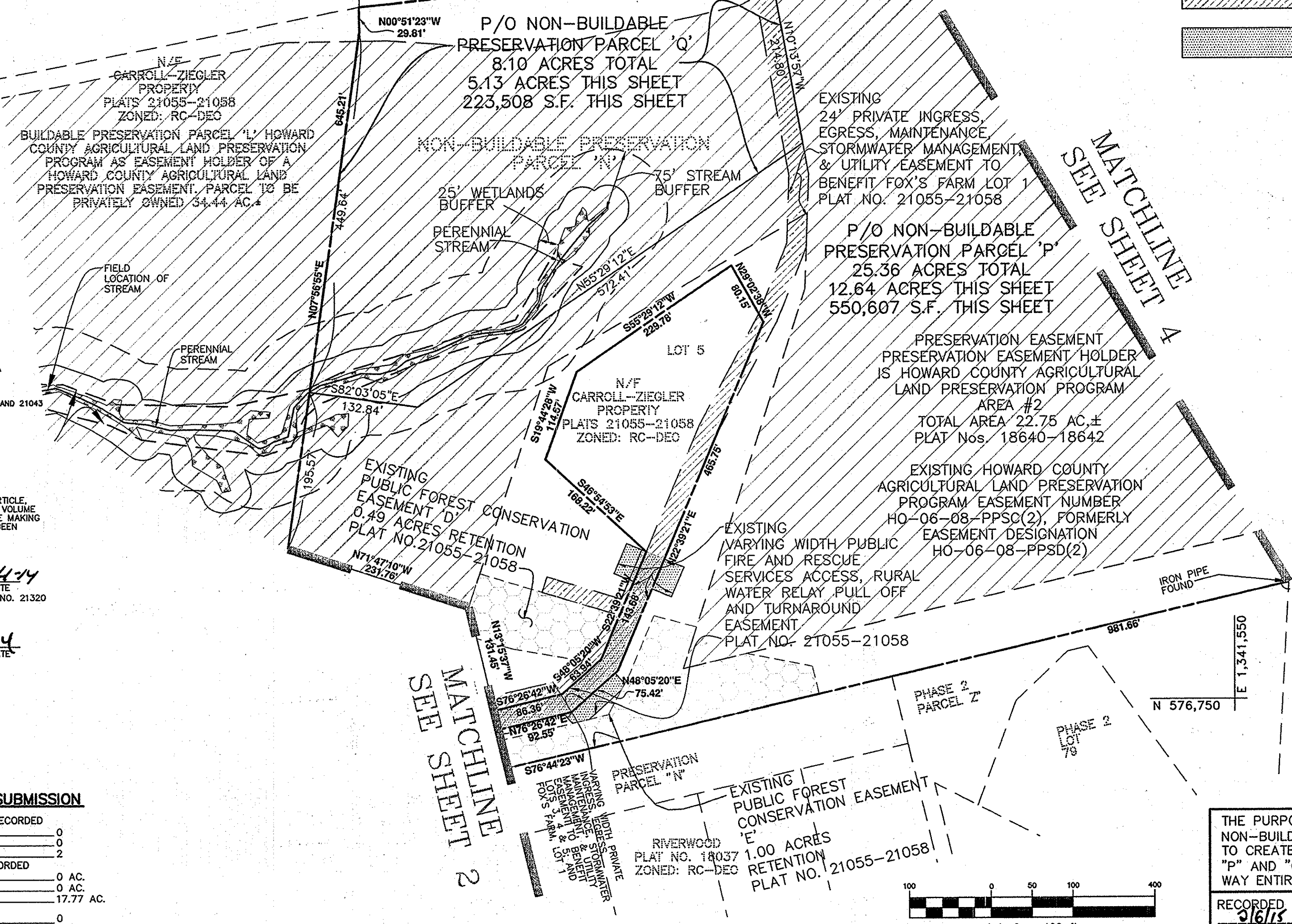
PARCEL "A"

FOX'S FARM
PLAT #11378
ZONED: RC-DEC

N 577,850
E 1,341,100

LEGEND

-  LIMIT OF SUBMISSION
-  LIMIT OF WETLANDS
-  EX. FOREST CONSERVATION EASEMENT
-  EXISTING VARYING WIDTH PRIVATE INGRESS, EGRESS, MAINTENANCE, STORMWATER MANAGEMENT, & UTILITY EASEMENT
-  EXISTING VARYING WIDTH PUBLIC FIRE AND RESCUE SERVICES ACCESS, RURAL WATER RELAY PULL OFF AND TURNAROUND EASEMENT



OWNER/DEVELOPER:
NATALIE C. ZIEGLER ET AL
4288 MANOR LANE
ELLCOTT CITY, MARYLAND 21042
410-740-6880

BENCHMARK
ENGINEERS & LAND SURVEYORS & PLANNERS
ENGINEERING, INC.
8480 BALTIMORE NATIONAL PIKE & SUITE 315 • ELLICOTT CITY, MARYLAND 21043
(P) 410-465-6105 (F) 410-465-6644
WWW.BE-CIVILENGINEERING.COM

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 12-4-14
DONALD A. MASON DATE
REGISTERED PROFESSIONAL LAND SURVEYOR MD REG NO. 21320
FOR BENCHMARK ENGINEERING, INC. MD REG NO. 351

Natalie C. Ziegler 12/4/14
NATALIE C. ZIEGLER DATE
OWNER

AREA TABULATION CHART - THIS SUBMISSION

TOTAL NUMBER OF LOTS AND/OR PARCELS TO BE RECORDED	
BUILDABLE	0
OPEN SPACE	0
NON-BUILDABLE PRESERVATION PARCELS	2
TOTAL AREA OF LOTS AND/OR PARCELS TO BE RECORDED	
BUILDABLE	0 AC.
OPEN SPACE	0 AC.
NON-BUILDABLE PRESERVATION PARCELS	17.77 AC.
TOTAL AREA OF ROADWAY TO BE RECORDED (INCLUDING WIDENING STRIPS)	0
TOTAL AREA OF SUBDIVISION TO BE RECORDED	17.77 AC.±

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

Madeline for Maureen Rogman 11/13/2015
HOWARD COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING.

Scott Edwards 1-30-15
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

Kevin Henderson 2-3-15
DIRECTOR DATE

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THIS DOCUMENT WAS 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 1-7-2017, AND THAT TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF THE INFORMATION SHOWN HEREON IS CORRECT, THAT IT IS ALL OF LAND CONVEYED BY MARY CARTER CARROLL ZIEGLER; JOHN LEE CARROLL, JR.; THOMAS T. CARROLL; GENEVIEVE ANNE CARROLL; NATALIE C. ZIEGLER (AKA NATALIE ZIEGLER ZIRSCHKY); SOPHIE ZIEGLER; JESSICA ZIEGLER (AKA JESSICA ZIEGLER CARDEW); 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 SIMON RAY ZIEGLER SCHWARTZ TRUST-2002; AND JESSICA ZIEGLER, SUCCESSOR TRUSTEE OF THE ZIEGLER FAMILY IRREVOCABLE TRUST FOR THE DEPT. REA AND ANDRANA N. ZIRSCHKY AND J. CHRISTIAN ZIRSCHKY TO NATALIE C. ZIEGLER BY DEED DATED OCTOBER 8, 2010 AND RECORDED IN LIBER 12824 AT FOLIO 360 IN THE LAND RECORDS OF HOWARD COUNTY, MARYLAND AND THAT ALL MONUMENTS ARE IN PLACE OR WILL BE IN PLACE PRIOR TO ACCEPTANCE OF THIS PLAT BY HOWARD COUNTY, IN ACCORDANCE WITH THE ANNOTATED CODE OF MARYLAND, AS AMENDED.

Donald Mason 12-4-14
DONALD A. MASON DATE
REGISTERED PROFESSIONAL LAND SURVEYOR MD REG NO. 21320
FOR BENCHMARK ENGINEERING, INC. MD REG NO. 351

OWNER'S CERTIFICATE

I, NATALIE C. ZIEGLER, OWNER OF THE PROPERTY SHOWN HEREON, HEREBY ADOPT THIS PLAN OF SUBDIVISION, AND IN CONSIDERATION OF APPROVAL OF THIS FINAL PLAT BY THE DEPARTMENT OF PLANNING AND ZONING, ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES AND GRANTS 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, FLOODPLAINS AND OPEN SPACE WHERE APPLICABLE, AND FOR GOOD AND OTHER VALUABLE CONSIDERATION, HEREBY GRANTS THE RIGHT AND 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 MY HAND THIS Fourth DAY OF December, 2014.

Natalie C. Ziegler 12/4/14
NATALIE C. ZIEGLER DATE

Scott M. Carr 12/4/14
WITNESS DATE

THE PURPOSE OF THIS PLAT IS TO RESUBDIVIDE NON-BUILDABLE PRESERVATION PARCELS "M" AND "N" TO CREATE NON-BUILDABLE PRESERVATION PARCELS "P" AND "Q" IN ORDER KEEP THE NATURAL WATER WAY ENTIRELY ON ONE PARCEL.

RECORDED AS PLAT NO. 23194 ON 2/6/15 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

PLAT OF RESUBDIVISION

CARROLL-ZIEGLER PROPERTY

A RESUBDIVISION OF NON-BUILDABLE PRESERVATION PARCELS "M" AND "N", PLAT NO. 21055-21058, CREATING NON-BUILDABLE PRESERVATION PARCELS "P" AND "Q"

3RD ELECTION DISTRICT OF HOWARD COUNTY, MARYLAND
TAX MAP: 23
GRID: 22
P/O PARCEL: 148
ZONED: RC-DEC

SCALE: AS SHOWN
DATE: DECEMBER, 2014



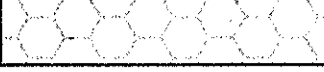
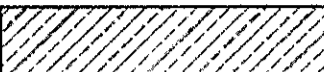
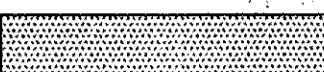
SHEET: 3 OF 4

EX. 24' PRIVATE INGRESS AND EGRESS EASEMENT FOR THE BENEFIT OF FOX'S FARM LOT 1, LOT 2, AND PRESERVATION PARCEL 'A' AND PARCEL 130 RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND, LIBER 3281 AT FOLIO 0041

N/F
CARROLL MILL FARM
PARCEL B PLAT #12425
HOWARD COUNTY
AGRICULTURAL LAND
PRESERVATION PROGRAM
EASEMENT,
HO-96-05-E
ZONED: RC-DEO
OWNER: MARY CARTER CARROLL ZIEGLER,
NATALIE ZIEGLER ZIRSCHKY, ET AL

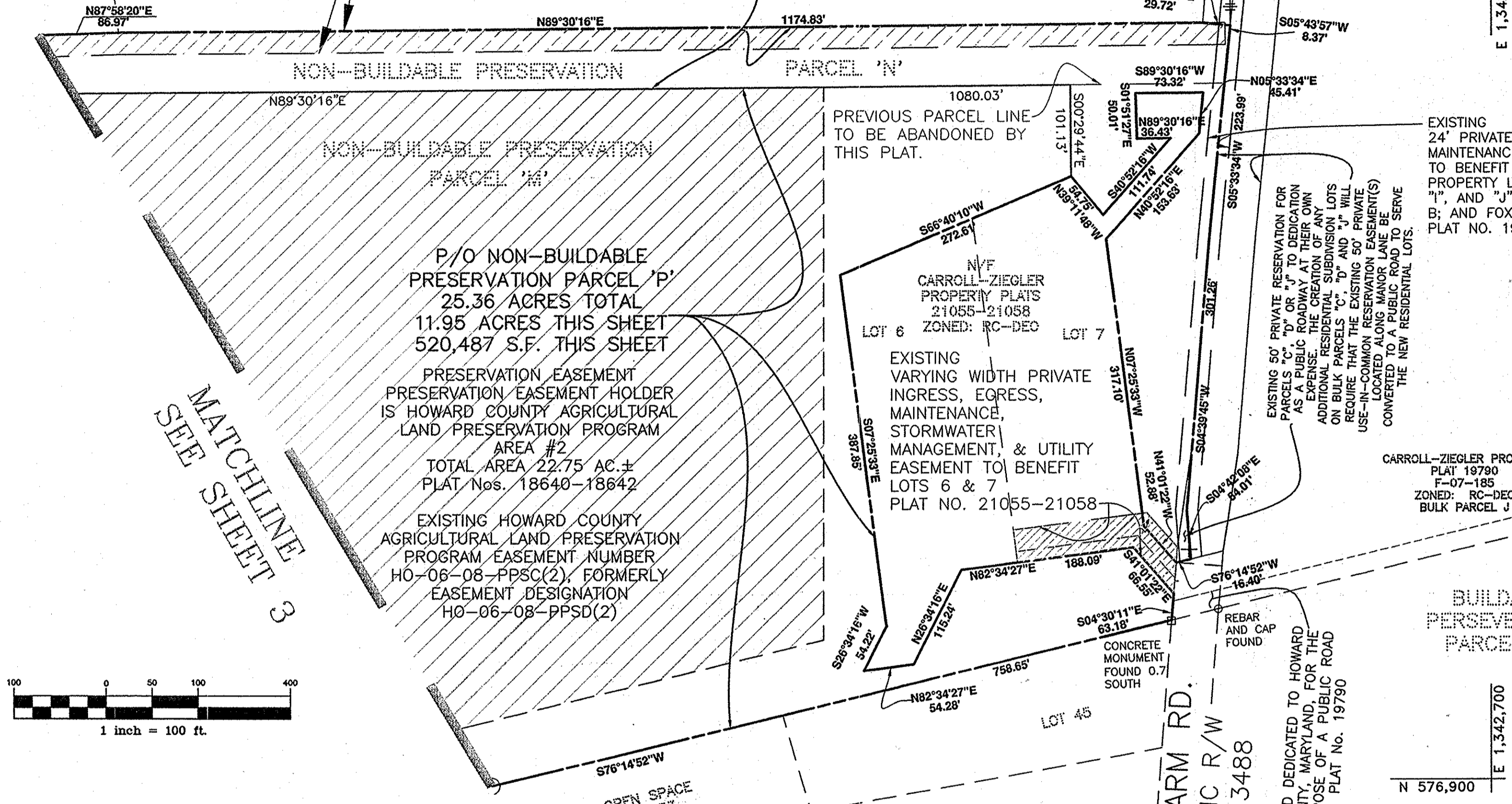
P/O NON-BUILDABLE
PRESERVATION PARCEL 'Q'
8.10 ACRES TOTAL
2.97 ACRES THIS SHEET
129,353 S.F. THIS SHEET

LEGEND

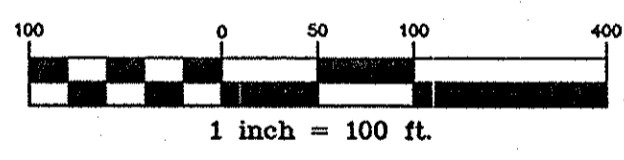
-  LIMIT OF SUBMISSION
-  LIMIT OF WETLANDS
-  EX. FOREST CONSERVATION EASEMENT
-  EXISTING VARYING WIDTH PRIVATE INGRESS, EGRESS, MAINTENANCE, STORMWATER MANAGEMENT, & UTILITY EASEMENT
-  EXISTING VARYING WIDTH PUBLIC FIRE AND RESCUE SERVICES ACCESS, RURAL WATER RELAY PULL OFF AND TURNAROUND EASEMENT

N 577,800
E 1,342,700

N 576,900
E 1,342,700



MATCHLINE
SEE SHEET 3



AREA TABULATION CHART - THIS SUBMISSION

TOTAL NUMBER OF LOTS AND/OR PARCELS TO BE RECORDED	
BUILDABLE	0
OPEN SPACE	0
NON-BUILDABLE PRESERVATION PARCELS	0
TOTAL AREA OF LOTS AND/OR PARCELS TO BE RECORDED	
BUILDABLE	0 AC.
OPEN SPACE	0 AC.
NON-BUILDABLE PRESERVATION PARCELS	14.92 AC.±
TOTAL AREA OF ROADWAY TO BE RECORDED (INCLUDING WIDENING STRIPS)	0
TOTAL AREA OF SUBDIVISION TO BE RECORDED	14.92 AC.±

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

Howard County Health Officer 1/13/2015
HOWARD COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING.

Chief, Development Engineering Division 1-30-15
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

Director 2-3-15
DIRECTOR DATE

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THIS DOCUMENT WAS PREPARED BY ME OR UNDER MY RESPONSIBLE CHARGE, AND THAT I AM A FULLY LICENSED PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 21320, EXPIRATION 1-7-2017 AND THAT TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF THE INFORMATION SHOWN HEREON IS CORRECT, THAT IT IS ALL OF LAND CONVEYED BY MARY CARTER CARROLL ZIEGLER; JOHN LEE CARROLL, JR.; THOMAS T. CARROLL; GENEVIEVE ANNE CARROLL; NATALIE C. ZIEGLER (AKA NATALIE ZIEGLER ZIRSCHKY); SOPHIE ZIEGLER; JESSICA ZIEGLER (AKA JESSICA ZIEGLER CARDEW); 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 SIMON RAY ZIEGLER SCHWARTZ TRUST-2002; AND JESSICA ZIEGLER, SUCCESSOR TRUSTEE OF THE ZIEGLER FAMILY IRREVOCABLE TRUST FOR THE BENEFIT OF ANDRANA N. ZIRSCHKY AND J. CHRISTIAN ZIRSCHKY TO NATALIE C. ZIEGLER BY DEED DATED OCTOBER 8, 2010 AND RECORDED IN LIBER 12824 AT FOLIO 360 IN THE LAND RECORDS OF HOWARD COUNTY, MARYLAND AND THAT ALL MONUMENTS ARE IN PLACE OR WILL BE IN PLACE PRIOR TO ACCEPTANCE OF THIS PLAT BY HOWARD COUNTY, IN ACCORDANCE WITH THE ANNOTATED CODE OF MARYLAND, AS AMENDED.

Donald A. Mason 12-4-14
DONALD A. MASON REGISTERED PROFESSIONAL LAND SURVEYOR MD REG NO. 21320 FOR BENCHMARK ENGINEERING, INC. MD REG NO. 351 DATE



OWNER'S CERTIFICATE

I, NATALIE C. ZIEGLER, OWNER OF THE PROPERTY SHOWN HEREON, HEREBY ADOPT THIS PLAN OF SUBDIVISION, AND IN CONSIDERATION OF APPROVAL OF THIS FINAL PLAT BY THE DEPARTMENT OF PLANNING AND ZONING, ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES AND GRANTS 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, FLOODPLAINS AND OPEN SPACE WHERE APPLICABLE, AND FOR GOOD AND OTHER VALUABLE CONSIDERATION, HEREBY GRANTS THE RIGHT AND 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 MY HAND THIS 24th DAY OF December, 2014.

Natalie C. Ziegler 12/4/14
NATALIE C. ZIEGLER DATE
Witness 12/4/14
WITNESS DATE

THE PURPOSE OF THIS PLAT IS TO RESUBDIVIDE NON-BUILDABLE PRESERVATION PARCELS "M" AND "N" TO CREATE NON-BUILDABLE PRESERVATION PARCELS "P" AND "Q" IN ORDER KEEP THE NATURAL WATER WAY ENTIRELY ON ONE PARCEL.

RECORDED AS PLAT NO. 23195 ON 2/16/15 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

PLAT OF RESUBDIVISION

CARROLL-ZIEGLER PROPERTY

A RESUBDIVISION OF NON-BUILDABLE PRESERVATION PARCELS "M" AND "N", PLAT NO. 21055-21058, CREATING NON-BUILDABLE PRESERVATION PARCELS "P" AND "Q"

3RD ELECTION DISTRICT OF HOWARD COUNTY, MARYLAND
TAX MAP: 23 SCALE: AS SHOWN
GRID: 22 DATE: DECEMBER, 2014
P/O PARCEL: 148
ZONED: RC-DEO

SHEET: 4 OF 4

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 A. Mason 12-4-14
DONALD A. MASON REGISTERED PROFESSIONAL LAND SURVEYOR MD REG NO. 21320 FOR BENCHMARK ENGINEERING, INC. MD REG NO. 351 DATE
Natalie C. Ziegler 12/4/14
NATALIE C. ZIEGLER OWNER DATE

BENCHMARK ENGINEERING, INC.
ENGINEERS • LAND SURVEYORS • PLANNERS
8480 BALTIMORE NATIONAL PIKE • SUITE 315 • ELLICOTT CITY, MARYLAND 21043
(P) 410-465-6105 (F) 410-465-6844
WWW.BE-CMLENGINEERING.COM

OWNER/DEVELOPER:
NATALIE C. ZIEGLER ET AL
4288 MANOR LANE
ELLICOTT CITY, MARYLAND 21042
410-740-6880