

BUILDABLE PRESERVATION PARCEL 'L'
 HOWARD COUNTY AGRICULTURAL LAND PRESERVATION PROGRAM AS EASEMENT HOLDER OF A HOWARD COUNTY AGRICULTURAL LAND PRESERVATION EASEMENT.
 PARCEL PRIVATELY OWNED
 HOWARD COUNTY AGRICULTURAL LAND PRESERVATION PROGRAM EASEMENT HO-07-03-PPSC(4)
 (PLATS 21055-58)
 PARCEL TO BE PRIVATELY OWNED
 34.43 AC.± TOTAL
 0.78 AC.± THIS AREA
 10.09 AC.± THIS SHEET

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 M. Mason 4/8/19 DATE
 DONALD A. MASON REGISTERED PROFESSIONAL LAND SURVEYOR MD. REG. NO. 21320 FOR BENCHMARK ENGINEERING, INC. MD. REG. NO. 351

Natalie C. Ziegler 4/15/19 DATE
 NATALIE C. ZIEGLER (DEVELOPER) OWNER OF FOX'S FARM AND CARROLL-ZIEGLER PARCEL Q

John Zirschky 5/1/19 DATE
 JOHN ZIRSCHKY (DEVELOPER) OWNER OF FOX'S FARM

Shahed Siddiqi 5/26/19 DATE
 SHAHED SIDDIQI (OWNER OF LOT 5 & PARCEL P) DATE

Parul Siddiqi 5/26/19 DATE
 PARUL SIDDIQI (OWNER OF LOT 5 & PARCEL P) DATE

Safdar Khwaja 5-9-19 DATE
 SAFDAR KHWAJA, MEMBER SEHR ABODES LLC (OWNER LOT 4)

John L. Carroll, Jr. 4/30/19 DATE
 JOHN L. CARROLL, JR. (OWNER OF CARROLL-ZIEGLER LOT 2 & PARCEL L; RIVERWOOD PARCEL Q)

Kenneth Moreland 4/12/19 DATE
 KENNETH MORELAND (OWNER OF LOT 3)

Renee Moreland 4/12/19 DATE
 RENEE MORELAND (OWNER OF LOT 3)

Steven K. Breeden 4/8/19 DATE
 STEVEN K. BREEDEN, MEMBER ELOAK LLC (OWNER OF RIVERWOOD PARCEL II)

James R. Moxley III 4/8/19 DATE
 JAMES R. MOXLEY III, MEMBER ELOAK LLC (OWNER OF RIVERWOOD PARCEL II)

Thomas T. Carroll 4/24/19 DATE
 THOMAS T. CARROLL (OWNER OF CARROLL-ZIEGLER PROPERTY PARCEL L AND RIVERWOOD PARCEL Q)

Genevieve A. Carroll 4/24/19 DATE
 GENEVIEVE A. CARROLL (OWNER OF CARROLL-ZIEGLER PROPERTY PARCEL L AND RIVERWOOD PARCEL Q)

Christopher C. Gerard 5/22/19 DATE
 CHRISTOPHER C. GERARD, AS TRUSTEE FOR THE JOHN L. CARROLL, JR. TRUST, AS TRUSTEE FOR THE THOMAS T. CARROLL TRUST, AND AS TRUSTEE FOR THE GENEVIEVE A. CARROLL TRUST

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

SEE SHEET 8 FOR BOUNDARY COORDINATE POINTS

OWNER FOX'S FARM LOTS 1, 2 AND PARCEL A; NATALIE C. ZIEGLER AND JOHN H. ZIRSCHKY 4888 CASTLEBRIDGE ROAD ELLICOTT CITY, MD, 21042

OWNER CARROLL-ZIEGLER PROPERTY LOT 4; SEHR ABODES LLC 322 MALL PLAZA BLVD. SUITE 323 MONROEVILLE, PA 15146

OWNER RIVERWOOD PARCEL II; ELOAK, LLC PO BOX 417 ELLICOTT CITY, MD 21041 410-465-4244

OWNER CARROLL-ZIEGLER PROPERTY LOT 3; KENNETH AND RENEE MORELAND 3148 RIVER VALLEY CHASE WEST FRIENDSHIP, MD, 21794

OWNER CARROLL-ZIEGLER LOT 5 & PARCEL P; SHAHED SIDDIQI & PARUL SIDDIQI 8871 GOOSE LANDING CIR. COLUMBIA, MD, 21045

DEVELOPER AND OWNER CARROLL-ZIEGLER PARCEL Q; NATALIE C. ZIEGLER 4888 CASTLEBRIDGE ROAD ELLICOTT CITY, MD, 21042 410-740-6880

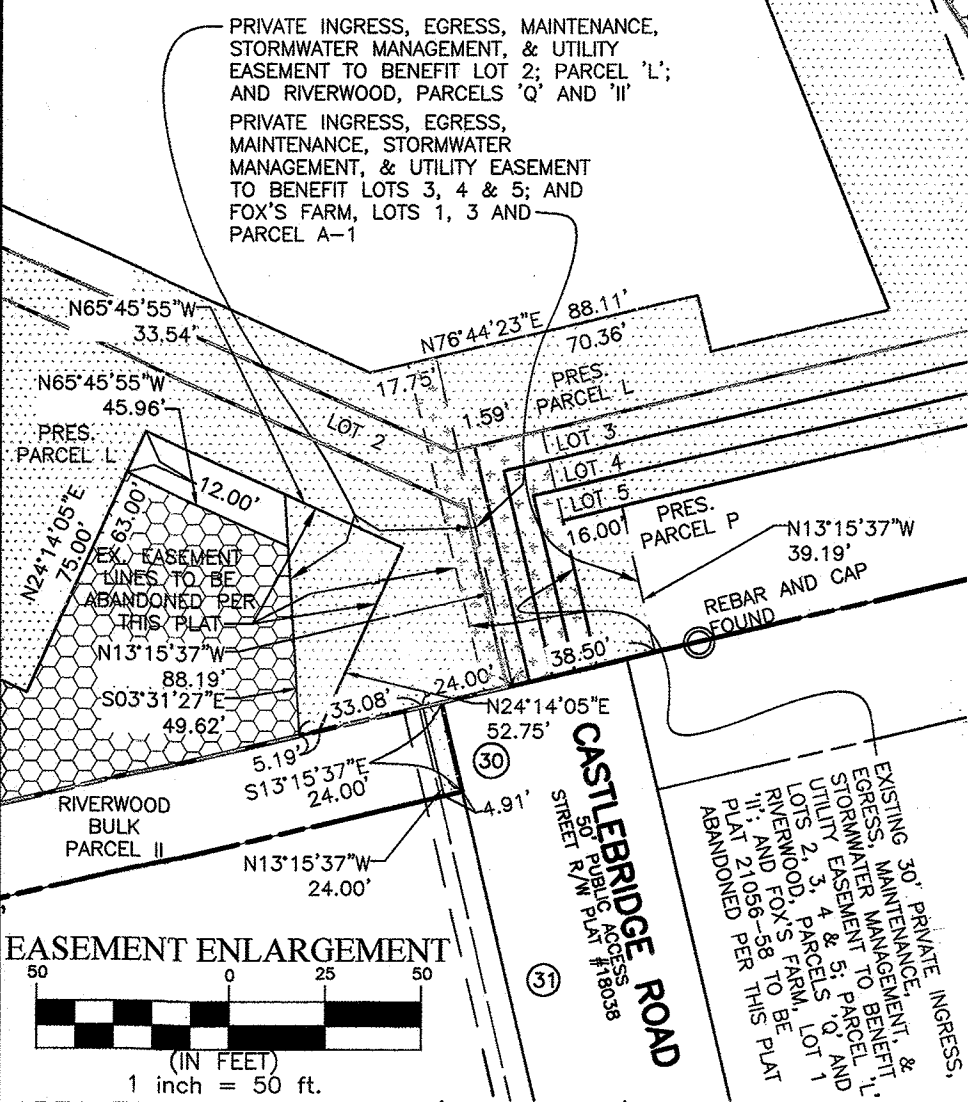
THE MODERATE INCOME HOUSING UNIT REQUIREMENT (COUNCIL BILL 35-2079) SHALL BE FULFILLED BY PAYMENT OF A FEE... IN AN AMOUNT THAT IS TO BE CALCULATED BY THE DEPARTMENT OF INSPECTIONS LICENSES AND PERMITS AT THE TIME OF BUILDING PERMIT. THE FEE-IN-LIEU SHALL BE PAID FOR LOT/RESIDENTIAL UNIT 3 WITHIN THIS SUBDIVISION AT TIME OF BUILDING PERMIT ISSUANCE.

THE PURPOSE OF THIS PLAT IS TO ABANDON A SMALL AREA OF EXISTING FOREST CONSERVATION EASEMENT AS SHOWN ON PLAT NO. 21056; ABANDON PART OF THE EXISTING 24' INGRESS & EGRESS EASEMENT FOR FOX'S FARM LOTS 1, 2 & PRESERVATION PARCEL 'A' AS SHOWN ON PLAT NO. 11579; ABANDON PART OF THE EXISTING 24' PRIVATE INGRESS, EGRESS, MAINTENANCE, STORMWATER MANAGEMENT, & UTILITY EASEMENT TO BENEFIT FOX'S FARM LOT 1 AS SHOWN ON PLAT NO. 21057; ABANDON THE EXISTING 30' PRIVATE INGRESS, EGRESS, MAINTENANCE, STORMWATER MANAGEMENT, & UTILITY EASEMENT TO BENEFIT CARROLL-ZIEGLER PROPERTY LOTS 2, 3, 4 & 5 AND PARCEL 'L'; CREATE 1,741 SQ. FT. OF NEW FC EASEMENT #2A, RIVERWOOD PARCELS 'Q' AND 'II'; AND FOX'S FARM, LOT 1 AS SHOWN ON PLAT NO. 21056; REVISE THE EXISTING VARYING WIDTH PRIVATE INGRESS, EGRESS, MAINTENANCE, STORMWATER MANAGEMENT & UTILITY EASEMENT TO BENEFIT CARROLL-ZIEGLER PROPERTY LOTS 3, 4 & 5; AND FOX'S FARM LOT 1 AS SHOWN ON PLAT Nos. 21056 AND 21057; TO INCLUDE FOX'S FARM LOT 3; TO CREATE SEVERAL NEW INGRESS, EGRESS, MAINTENANCE, STORMWATER MANAGEMENT, & UTILITY EASEMENTS; AND TO REVISE LOT 2 AND NON-BUILDABLE PRESERVATION PARCEL 'A' AS SHOWN ON PLAT No. 11379 TO CREATE LOT 3 AND NON-BUILDABLE PRESERVATION PARCEL 'A-1'.

RECORDED AS PLAT NO. 25102 ON 7/26/19, AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

REVISION PLAT OF CARROLL ZIEGLER PROPERTY NON-BUILDABLE PRESERVATION PARCELS 'P', 'Q'; BUILDABLE PRESERVATION PARCEL 'L', LOTS 2-5 (PLAT Nos. 21055-21058); RIVERWOOD, PHASE 1, BUILDABLE PRESERVATION PARCEL 'Q' (PLAT Nos. 18044 AND 18045); RIVERWOOD, PHASE 2, BULK PARCEL 'II' (PLAT Nos. 19724 AND 19725); AND FOX'S FARM LOT 1, LOT 2 & NON-BUILDABLE PRESERVATION PARCEL 'A' (PLAT No. 11379), MODIFYING LOT 2 AND NON-BUILDABLE PRESERVATION PARCEL 'A' RESULTING IN LOT 3 & NON-BUILDABLE PRESERVATION PARCEL 'A-1'
 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-11-050, WP-17-125, S-02-009, P-03-010, P-04-009, WP-02-064, F-04-82, WP-05-98, RE-06-06, F-06-134, F-08-047, F-14-051
 3rd ELECTION DISTRICT OF HOWARD COUNTY, MD ZONED: RC-DEO
 P/O PARCEL 20, TAX MAP 29, GRID 4; SCALE: AS SHOWN
 P/O PARCEL 148, TAX MAP 23, GRID 23; AND DATE: FEB, 2019
 PARCEL 131 TAX MAP 23, GRID 22 SHEET: 2 OF 8

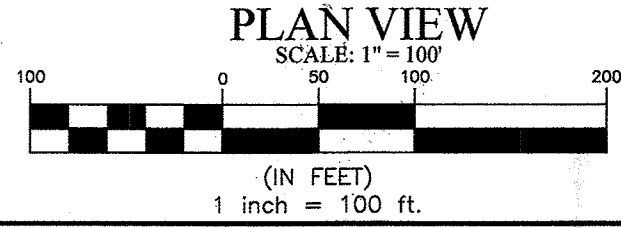
- LEGEND**
- COORDINATE POINT
 - BOUNDARY
 - ACCESS EASEMENT AREA
 - ACCESS EASEMENT AREA TO BE ABANDONED
 - EXISTING SEWAGE DISPOSAL AREA
 - PROPOSED SEWAGE DISPOSAL AREA
 - EXISTING FOREST CONSERVATION EASEMENT
 - EXISTING SENDING EASEMENT
 - PROPOSED FOREST CONSERVATION EASEMENT



AREA TABULATION CHART (THIS SHEET)

TOTAL NUMBER OF LOTS AND/OR PARCELS TO BE RECORDED	0
BUILDABLE	0
NON-BUILDABLE PRESERVATION PARCELS	0
NON-BUILDABLE BULK PARCELS	0
BUILDABLE PRESERVATION PARCELS	1
TOTAL AREA OF LOTS AND/OR PARCELS TO BE RECORDED	3.61 AC.±
BUILDABLE	0.77 AC.±
NON-BUILDABLE PRESERVATION PARCELS	0.52 AC.±
NON-BUILDABLE BULK PARCELS	0.52 AC.±
BUILDABLE PRESERVATION PARCELS	10.09 AC.±
TOTAL AREA OF ROADWAY TO BE RECORDED (INCLUDING WIDENING STRIPS)	0
TOTAL AREA OF SUBDIVISION TO BE RECORDED	14.99 AC.±

NOTE: SEE F-08-140 FOR DETAIL ON THE EASEMENT AND DRIVE CONFIGURATION.



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

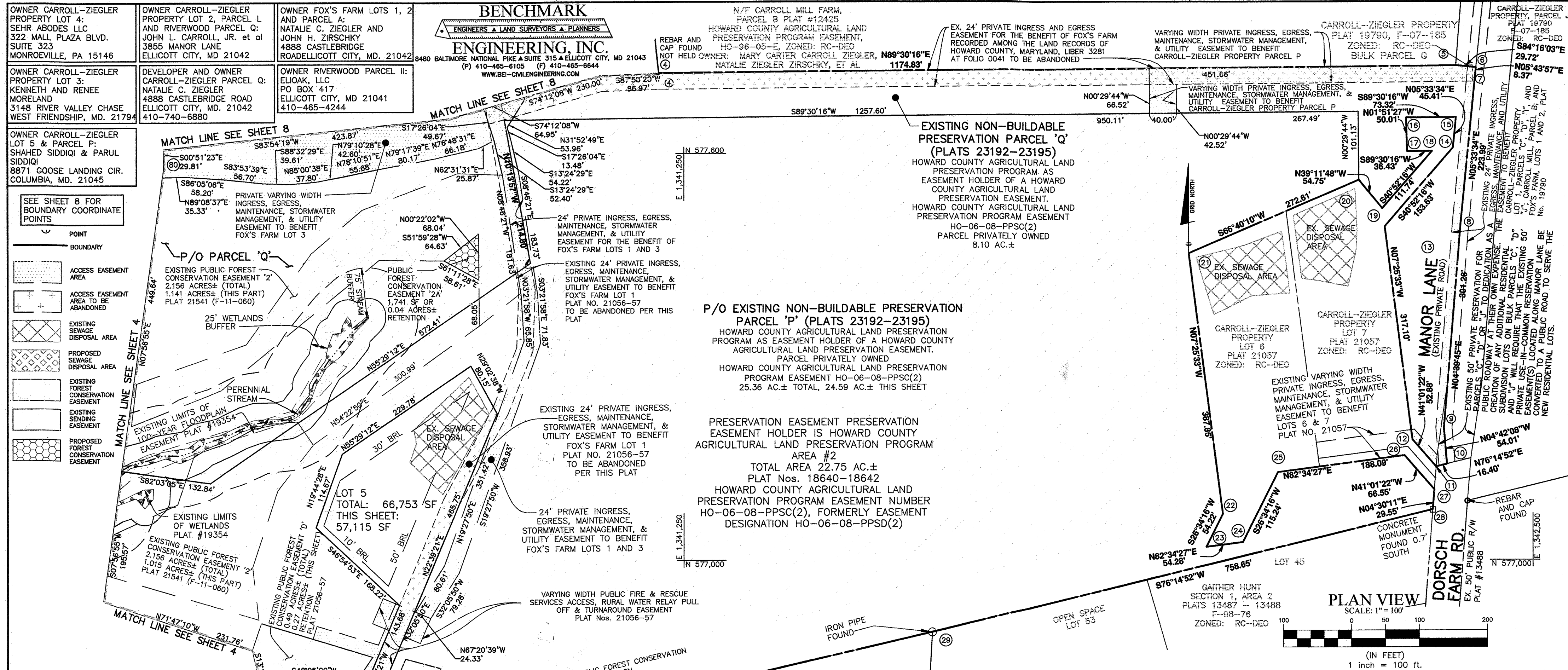
Belizon M. Rossman 7/16/19 DATE
 HOWARD COUNTY HEALTH OFFICER

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING.
Chad Chandra 7-24-19 DATE
 CHIEF, DEVELOPMENT ENGINEERING DIVISION
Kat Sanderson 7-25-19 DATE
 DIRECTOR

SURVEYOR'S CERTIFICATE
 I HEREBY CERTIFY THAT THIS DOCUMENT WAS PREPARED BY ME 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 1-7-2021 AND TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF THAT THE INFORMATION SHOWN HEREON IS CORRECT, THAT IT IS PART OF THE LAND ACQUIRED FROM (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 BY JOHN LEE CARROLL, JR. BY DEED DATED OCTOBER 8, 2010 AND RECORDED IN LIBER 12824 AT FOLIO 0314; BY JOHN LEE CARROLL, JR., GENEVIEVE ANNE CARROLL, AND THOMAS T. CARROLL BY DEED DATED OCTOBER 8, 2010 AND RECORDED IN LIBER 12824 AT FOLIO 0349; AND BY NATALIE C. ZIEGLER BY DEED DATED OCTOBER 8, 2010 AND RECORDED IN LIBER 12824 AT FOLIO 0360, ALL OF THE LAND ACQUIRED FROM ALBERT J. COMEAU AND BETH M. COMEAU BY KENNETH V. MORELAND AND RENEE A. MORELAND; BY DEED DATED OCTOBER 25, 2018 AND RECORDED IN LIBER 18432 AT FOLIO 0465, ALL OF THE LAND ACQUIRED FROM NATALIE C. ZIEGLER BY SHAHED M. SIDDIQI AND PARUL A. SIDDIQI BY DEED DATED JUNE 30, 2016 AND RECORDED IN LIBER 16924 AT FOLIO 0481, ALL OF THE LAND ACQUIRED FROM NATALIE C. ZIEGLER BY SHAHED SIDDIQI AND PARUL SIDDIQI BY DEED DATED OCTOBER 28, 2016 AND RECORDED IN LIBER 17231 AT FOLIO 0398, ALL OF THE LAND ACQUIRED FROM ELOAK LLC BY (i) JOHN LEE CARROLL, JR., (ii) GENEVIEVE ANNE CARROLL, (iii) THOMAS T. CARROLL, (iv) CHRISTOPHER C. GERARD AS TRUSTEE FOR THE JOHN LEE CARROLL, JR. TRUST, AS TRUSTEE FOR THE THOMAS T. CARROLL TRUST, AND AS TRUSTEE FOR THE GENEVIEVE A. CARROLL TRUST, BY DEED DATED DECEMBER 30, 2008 AND RECORDED IN LIBER 11479 AT FOLIO 0481, ALL OF THE LAND ACQUIRED FROM THOMAS T. CARROLL BY SEHR ABODES LLC BY DEED DATED NOVEMBER 16, 2018 AND RECORDED IN LIBER 18458 AT FOLIO 0396, AND PART OF THE LAND ACQUIRED FROM WINCHESTER HOMES INC. AND WINCHESTER HOMES INC., NOMINEE FOR ELOAK LLC, BY ELOAK LLC BY DEED DATED MARCH 31, 2006 AND RECORDED IN LIBER 9935 AT FOLIO 0561, ALL OF THE LAND ACQUIRED FROM (i) JOHN LEE CARROLL, JR., (ii) MARY CARTER CARROLL ZIEGLER, (iii) THOMAS T. CARROLL, (iv) GENEVIEVE ANNE CARROLL, (v) JESSICA ZIEGLER CARDEW, (vi) SOPHIE A. ZIEGLER AND (vii) NATALIE CARROLL ZIEGLER BY NATALIE CARROLL ZIEGLER, (viii) JESSICA ZIEGLER ZIRSCHKY AND JOHN HERBERT ZIRSCHKY BY DEED DATED SEPTEMBER 22, 1994 AND RECORDED IN LIBER 7484 AT FOLIO 0481, AND THAT ALL MONUMENTS ARE IN PLACE OR WILL BE IN PLACE PRIOR TO ACCEPTANCE OF THIS REVISION PLAT BY HOWARD COUNTY, IN ACCORDANCE WITH THE ANNOTATED CODE OF MARYLAND, AS AMENDED.

OWNER'S CERTIFICATE
 WE, NATALIE C. ZIEGLER, JOHN ZIRSCHKY, SHAHED SIDDIQI, PARUL SIDDIQI, KENNETH MORELAND, RENEE MORELAND, THOMAS T. CARROLL, GENEVIEVE A. CARROLL, JOHN L. CARROLL, JR., CHRISTOPHER C. GERARD (AS TRUSTEE OF THE JOHN LEE CARROLL, JR. TRUST, THE THOMAS T. CARROLL TRUST, AND THE GENEVIEVE A. CARROLL TRUST), SEHR ABODES LLC, AND ELOAK LLC, OWNERS 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 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, 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 OUR HANDS THESE DAYS OF 2019.

Natalie C. Ziegler 4/15/19 DATE WITNESS DATE
John Zirschky 5/1/19 DATE WITNESS DATE
Shahed Siddiqi 5/26/19 DATE WITNESS DATE
Parul Siddiqi 5/26/19 DATE WITNESS DATE
Safdar Khwaja 5-9-19 DATE WITNESS DATE
Steven K. Breeden 4/8/19 DATE WITNESS DATE
James R. Moxley III 4/8/19 DATE WITNESS DATE
Thomas T. Carroll 4/24/19 DATE WITNESS DATE
Genevieve A. Carroll 4/24/19 DATE WITNESS DATE
Christopher C. Gerard 5/22/19 DATE WITNESS DATE
John L. Carroll, Jr. 4/30/19 DATE WITNESS DATE



AREA TABULATION CHART (THIS SHEET)

TOTAL NUMBER OF LOTS AND/OR PARCELS TO BE RECORDED	1
BUILDABLE NON-BUILDABLE PRESERVATION PARCELS	2
BUILDABLE PRESERVATION PARCELS	0
TOTAL AREA OF LOTS AND/OR PARCELS TO BE RECORDED	1.31 AC.±
BUILDABLE NON-BUILDABLE PRESERVATION PARCELS	33.46 AC.±
BUILDABLE PRESERVATION PARCELS	0
TOTAL AREA OF ROADWAY TO BE RECORDED (INCLUDING WIDENING STRIPS)	0
TOTAL AREA OF SUBDIVISION TO BE RECORDED	34.77 AC.±

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 PLAT AND THE SETTING OF MARKERS HAVE BEEN COMPLIED WITH.

OWNER'S CERTIFICATE
 JOHN L. CARROLL, JR., CHRISTOPHER C. GERARD (AS TRUSTEE OF THE JOHN LEE CARROLL, JR. TRUST, THE THOMAS T. CARROLL TRUST, AND THE GENEVIEVE A. CARROLL TRUST), SEHR ABODES LLC, AND ELIOAK LLC, OWNERS 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 GRANT UNTO HOWARD COUNTY, MARYLAND, ITS SUCCESSORS AND ASSIGNS, (1) THE RIGHT TO LAY, CONSTRUCT AND MAINTAIN SEWERS, DRAINS, WATER PIPES, AND OTHER MUNICIPAL UTILITIES AND SERVICES, IN AND UNDER ALL ROADS AND STREET RIGHTS-OF-WAY, AND THE SPECIFIC EASEMENT AREAS SHOWN HEREON, (2) THE RIGHT TO REQUIRE DEDICATION FOR PUBLIC USE OF THE BEDS OF THE STREETS AND/OR ROADS, 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 OUR HANDS THESE DAYS OF 2019.

OWNER'S CERTIFICATE
 DONALD A. MASON, REGISTERED PROFESSIONAL LAND SURVEYOR, MD. REG. NO. 21320, FOR BENCHMARK ENGINEERING, INC., MD. REG. NO. 351, HAS SURVEYED AND PREPARED THIS DOCUMENT 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 1-7-2021 AND TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF THAT THE INFORMATION SHOWN HEREON IS CORRECT, THAT IT IS PART OF THE LAND ACQUIRED FROM (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, NATALIE C. ZIEGLER, TRUSTEE OF THE SIMON RY ZIEGLER SCHWARTZ TRUST-2002, (x) JESSICA ZIEGLER (SUCCESSOR TRUSTEE) OF THE ZIEGLER FAMILY IRREVOCABLE TRUST FOR THE BENEFIT OF ALEXANDRA N. ZIRSCHKY AND J. CHRISTIAN ZIRSCHKY BY JOHN LEE CARROLL, JR. BY DEED DATED OCTOBER 8, 2010 AND RECORDED IN LIBER 12824 AT FOLIO 0354; BY JOHN LEE CARROLL, JR., GENEVIEVE ANNE CARROLL, AND THOMAS T. CARROLL BY DEED DATED OCTOBER 8, 2010 AND RECORDED IN LIBER 12824 AT FOLIO 0349; AND BY NATALIE C. ZIEGLER BY DEED DATED OCTOBER 8, 2010 AND RECORDED IN LIBER 12824 AT FOLIO 0380; ALL OF THE LAND ACQUIRED FROM ELIOAK LLC BY DEED DATED OCTOBER 8, 2010 AND RECORDED IN LIBER 18432 AT FOLIO 0465, ALL OF THE LAND ACQUIRED FROM NATALIE C. ZIEGLER BY SHAHED M. SIDDIQI AND PARUL A. SIDDIQI BY DEED DATED JUNE 30, 2016 AND RECORDED IN LIBER 16964 AT FOLIO 0481; ALL OF THE LAND ACQUIRED FROM NATALIE C. ZIEGLER BY SHAHED SIDDIQI AND PARUL SIDDIQI BY DEED DATED OCTOBER 28, 2016 AND RECORDED IN LIBER 17231 AT FOLIO 0398; ALL OF THE LAND ACQUIRED FROM WINCHESTER HOMES INC. AND WINCHESTER HOMES INC., TOMMIEE FOR ELIOAK LLC, BY DEED DATED OCTOBER 8, 2010 AND RECORDED IN LIBER 9935 AT FOLIO 0561, ALL OF THE LAND ACQUIRED FROM (i) JOHN LEE CARROLL, JR., (ii) GENEVIEVE ANNE CARROLL, (iii) THOMAS T. CARROLL, (iv) CHRISTOPHER C. GERARD AS TRUSTEE FOR THE JOHN LEE CARROLL, JR. TRUST, AS TRUSTEE FOR THE THOMAS T. CARROLL TRUST, AND AS TRUSTEE FOR THE GENEVIEVE A. CARROLL TRUST, BY DEED DATED DECEMBER 30, 2008 AND RECORDED IN LIBER 11475 AT FOLIO 0481; ALL OF THE LAND ACQUIRED FROM THOMAS T. CARROLL BY SEHR ABODES LLC BY DEED DATED NOVEMBER 16, 2018 AND RECORDED IN LIBER 18458 AT FOLIO 0396, AND PART OF THE LAND ACQUIRED FROM WINCHESTER HOMES INC. AND WINCHESTER HOMES INC., TOMMIEE FOR ELIOAK LLC, BY DEED DATED OCTOBER 8, 2010 AND RECORDED IN LIBER 9935 AT FOLIO 0561, ALL OF THE LAND ACQUIRED FROM (i) JOHN LEE CARROLL, JR., (ii) MARY CARTER CARROLL ZIEGLER, (iii) THOMAS T. CARROLL, (iv) GENEVIEVE ANNE CARROLL, (v) JESSICA ZIEGLER CARDEW, (vi) SOPHIE ZIEGLER AND (vii) NATALIE CARROLL ZIEGLER BY NATALIE CARROLL ZIEGLER, AKA NATALIE C. ZIEGLER, ZIRSCHKY AND JOHN HERBERT ZIRSCHKY BY DEED DATED SEPTEMBER 22, 1994 AND RECORDED IN LIBER 3876 AT FOLIO 0465; 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.

RECORDED AS PLAT NO. 25103 ON 7/26/19, AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

REVISION PLAT OF CARROLL ZIEGLER PROPERTY NON-BUILDABLE PRESERVATION PARCELS 'P', 'Q'; BUILDABLE PRESERVATION PARCEL 'L', LOTS 2-5 (PLAT Nos. 21055-21058); RIVERWOOD, PHASE 1, BUILDABLE PRESERVATION PARCEL 'Q' (PLAT Nos. 18044 AND 18045); RIVERWOOD, PHASE 2, BULK PARCEL 'II' (PLAT Nos. 19724 AND 19725); AND FOX'S FARM LOT 1, LOT 2 & NON-BUILDABLE PRESERVATION PARCEL 'A' (PLAT No. 11379), MODIFYING LOT 2 AND NON-BUILDABLE PRESERVATION PARCEL 'A' RESULTING IN LOT 3 & NON-BUILDABLE PRESERVATION PARCEL 'A-1' 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-11-050, WP-17-125, S-02-009, P-03-010, P-04-009, WP-02-064, F-04-82, WP-05-98, RE-06-06, F-06-134, F-08-047, F-14-051

3rd ELECTION DISTRICT OF HOWARD COUNTY, MD P/O PARCEL 20, TAX MAP 29, GRID 4; PARCEL 148, TAX MAP 23, GRID 23; AND PARCEL 131 TAX MAP 23, GRID 22

ZONED: RC-DEO SCALE: AS SHOWN DATE: FEB. 2019 SHEET: 3 OF 8

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

Howard County Health Officer 7/16/19
 HOWARD COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING.
Director 7.24.19
 CHIEF, DEVELOPMENT ENGINEERING DATE DIVISION

Director 7-25-19
 DIRECTOR DATE

SURVEYOR'S CERTIFICATE
 I HEREBY CERTIFY THAT THIS DOCUMENT WAS PREPARED BY ME 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 1-7-2021 AND TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF THAT THE INFORMATION SHOWN HEREON IS CORRECT, THAT IT IS PART OF THE LAND ACQUIRED FROM (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, NATALIE C. ZIEGLER, TRUSTEE OF THE SIMON RY ZIEGLER SCHWARTZ TRUST-2002, (x) JESSICA ZIEGLER (SUCCESSOR TRUSTEE) OF THE ZIEGLER FAMILY IRREVOCABLE TRUST FOR THE BENEFIT OF ALEXANDRA N. ZIRSCHKY AND J. CHRISTIAN ZIRSCHKY BY JOHN LEE CARROLL, JR. BY DEED DATED OCTOBER 8, 2010 AND RECORDED IN LIBER 12824 AT FOLIO 0354; BY JOHN LEE CARROLL, JR., GENEVIEVE ANNE CARROLL, AND THOMAS T. CARROLL BY DEED DATED OCTOBER 8, 2010 AND RECORDED IN LIBER 12824 AT FOLIO 0349; AND BY NATALIE C. ZIEGLER BY DEED DATED OCTOBER 8, 2010 AND RECORDED IN LIBER 12824 AT FOLIO 0380; ALL OF THE LAND ACQUIRED FROM ELIOAK LLC BY DEED DATED OCTOBER 8, 2010 AND RECORDED IN LIBER 18432 AT FOLIO 0465, ALL OF THE LAND ACQUIRED FROM NATALIE C. ZIEGLER BY SHAHED M. SIDDIQI AND PARUL A. SIDDIQI BY DEED DATED JUNE 30, 2016 AND RECORDED IN LIBER 16964 AT FOLIO 0481; ALL OF THE LAND ACQUIRED FROM NATALIE C. ZIEGLER BY SHAHED SIDDIQI AND PARUL SIDDIQI BY DEED DATED OCTOBER 28, 2016 AND RECORDED IN LIBER 17231 AT FOLIO 0398; ALL OF THE LAND ACQUIRED FROM WINCHESTER HOMES INC. AND WINCHESTER HOMES INC., TOMMIEE FOR ELIOAK LLC, BY DEED DATED OCTOBER 8, 2010 AND RECORDED IN LIBER 9935 AT FOLIO 0561, ALL OF THE LAND ACQUIRED FROM (i) JOHN LEE CARROLL, JR., (ii) MARY CARTER CARROLL ZIEGLER, (iii) THOMAS T. CARROLL, (iv) GENEVIEVE ANNE CARROLL, (v) JESSICA ZIEGLER CARDEW, (vi) SOPHIE ZIEGLER AND (vii) NATALIE CARROLL ZIEGLER BY NATALIE CARROLL ZIEGLER, AKA NATALIE C. ZIEGLER, ZIRSCHKY AND JOHN HERBERT ZIRSCHKY BY DEED DATED SEPTEMBER 22, 1994 AND RECORDED IN LIBER 3876 AT FOLIO 0465; 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 4/8/19
 DONALD A. MASON, REGISTERED PROFESSIONAL LAND SURVEYOR DATE
 MARYLAND No. 21320
 FOR BENCHMARK ENGINEERING, INC. MD REG. NO. 351

WITNESSES:

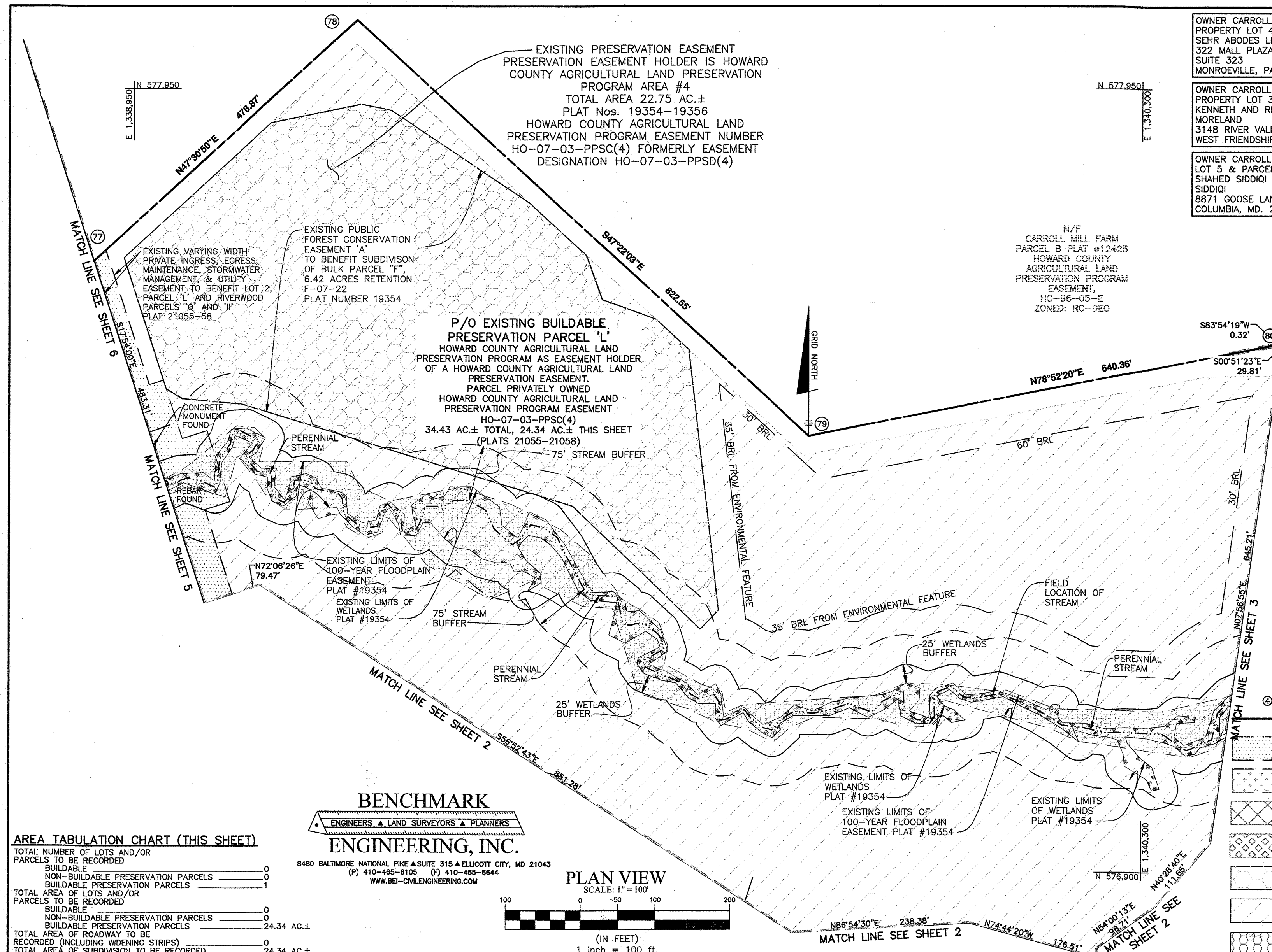
<i>Natalie C. Ziegler</i> 4/15/19	<i>John Zirschky</i> 4/15/19	<i>Kenneth Moreland</i> 4/12/19	<i>Renée Moreland</i> 4/12/19	<i>Thomas T. Carroll</i> 4/12/19	<i>Christopher C. Gerard</i> 4/12/19
<i>John L. Carroll, Jr.</i> 5/1/19	<i>John Zirschky</i> 5/1/19	<i>Renée Moreland</i> 4/12/19	<i>Renée Moreland</i> 4/12/19	<i>Thomas T. Carroll</i> 4/12/19	<i>Christopher C. Gerard</i> 4/12/19
<i>Shahed Siddiqi</i> 5/26/19	<i>Natalie C. Ziegler</i> 5/26/19	<i>Steven K. Breeden</i> 4/8/19	<i>James R. Moxley III</i> 4/8/19	<i>Thomas T. Carroll</i> 4/12/19	<i>Christopher C. Gerard</i> 4/12/19
<i>Parul Aktar</i> 5/26/19	<i>Natalie C. Ziegler</i> 5/26/19	<i>James R. Moxley III</i> 4/8/19	<i>James R. Moxley III</i> 4/8/19	<i>Thomas T. Carroll</i> 4/12/19	<i>Christopher C. Gerard</i> 4/12/19
<i>Safdar Khwaja</i> 5-9-19	<i>Rauna Khwaja</i> 5/9/19	<i>Genevieve A. Carroll</i> 4/24/19	<i>Natalie C. Ziegler</i> 4/30/19	<i>Thomas T. Carroll</i> 4/12/19	<i>Christopher C. Gerard</i> 4/12/19
<i>Genevieve A. Carroll</i> 4/24/19	<i>Natalie C. Ziegler</i> 4/30/19	<i>Christopher C. Gerard</i> 4/12/19	<i>Christopher C. Gerard</i> 4/12/19	<i>Thomas T. Carroll</i> 4/12/19	<i>Christopher C. Gerard</i> 4/12/19
<i>John L. Carroll, Jr.</i> 4/30/19	<i>Natalie C. Ziegler</i> 4/30/19	<i>Christopher C. Gerard</i> 4/12/19	<i>Christopher C. Gerard</i> 4/12/19	<i>Thomas T. Carroll</i> 4/12/19	<i>Christopher C. Gerard</i> 4/12/19

RECORDED AS PLAT NO. 25103 ON 7/26/19, AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

REVISION PLAT OF CARROLL ZIEGLER PROPERTY NON-BUILDABLE PRESERVATION PARCELS 'P', 'Q'; BUILDABLE PRESERVATION PARCEL 'L', LOTS 2-5 (PLAT Nos. 21055-21058); RIVERWOOD, PHASE 1, BUILDABLE PRESERVATION PARCEL 'Q' (PLAT Nos. 18044 AND 18045); RIVERWOOD, PHASE 2, BULK PARCEL 'II' (PLAT Nos. 19724 AND 19725); AND FOX'S FARM LOT 1, LOT 2 & NON-BUILDABLE PRESERVATION PARCEL 'A' (PLAT No. 11379), MODIFYING LOT 2 AND NON-BUILDABLE PRESERVATION PARCEL 'A' RESULTING IN LOT 3 & NON-BUILDABLE PRESERVATION PARCEL 'A-1' 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-11-050, WP-17-125, S-02-009, P-03-010, P-04-009, WP-02-064, F-04-82, WP-05-98, RE-06-06, F-06-134, F-08-047, F-14-051

3rd ELECTION DISTRICT OF HOWARD COUNTY, MD P/O PARCEL 20, TAX MAP 29, GRID 4; PARCEL 148, TAX MAP 23, GRID 23; AND PARCEL 131 TAX MAP 23, GRID 22

ZONED: RC-DEO SCALE: AS SHOWN DATE: FEB. 2019 SHEET: 3 OF 8



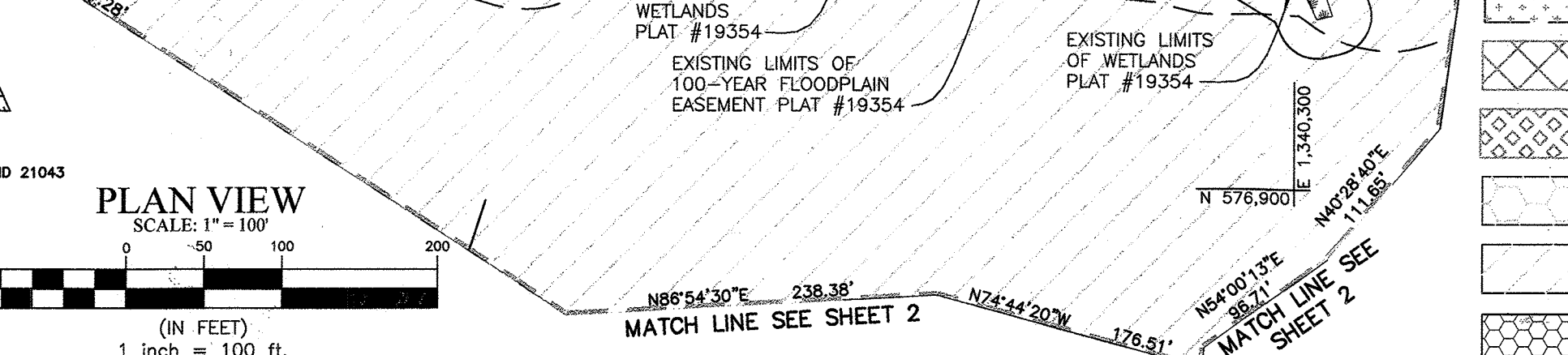
OWNER CARROLL-ZIEGLER PROPERTY LOT 4; SEHR ABODES LLC 322 MALL PLAZA BLVD. SUITE 323 MONROEVILLE, PA 15146	OWNER FOX'S FARM LOTS 1, 2 AND PARCEL A: NATALIE C. ZIEGLER AND JOHN H. ZIRSCHKY 4888 CASTLEBRIDGE ROAD ELLICOTT CITY, MD 21042	THE REQUIREMENTS § 3-108, THE REAL PROPERTY ARTICLE, ANNOTATED CODE OF MARYLAND, 1988 REPLACEMENT VOLUME, (AS SUPPLEMENTED) AS FAR AS THEY RELATE TO THE MAKING OF THIS PLAN AND THE SETTING OF MARKERS HAVE BEEN COMPLIED WITH.
OWNER CARROLL-ZIEGLER PROPERTY LOT 3; KENNETH AND RENEE MORELAND 3148 RIVER VALLEY CHASE WEST FRIENDSHIP, MD. 21794	OWNER RIVERWOOD PARCEL II: ELIOAK, LLC PO BOX 417 ELLICOTT CITY, MD 21041 410-465-4244	DATE: 4/9/19
OWNER CARROLL-ZIEGLER LOT 5 & PARCEL P; SHAHED SIDDIQI & PARUL SIDDIQI 8871 GOOSE LANDING CIR. COLUMBIA, MD. 21045	OWNER CARROLL-ZIEGLER PROPERTY LOT 2, PARCEL L AND RIVERWOOD PARCEL Q: JOHN L. CARROLL, JR. et al 3855 MANOR LANE ELLICOTT CITY, MD 21042	DATE: 4/15/19
	DEVELOPER AND OWNER CARROLL-ZIEGLER PARCEL Q: NATALIE C. ZIEGLER 4888 CASTLEBRIDGE ROAD ELLICOTT CITY, MD. 21042 410-740-6880	DATE: 5/1/19
		DATE: 5/26/19
		DATE: 5/26/19
		DATE: 5-9-19
		DATE: 4/30/19
		DATE: 4/2/19
		DATE: 4/12/19
		DATE: 4/18/19
		DATE: 4/8/19
		DATE: 4/8/19
		DATE: 4/2/19
		DATE: 4/24/19
		DATE: 5/12/19
		DATE: 4/24/19

BENCHMARK ENGINEERING, INC.
 ENGINEERS • LAND SURVEYORS • PLANNERS
 8480 BALTIMORE NATIONAL PIKE SUITE 315 A ELLICOTT CITY, MD 21043
 (P) 410-465-8105 (F) 410-465-6644
 WWW.BEI-CIVILENGINEERING.COM

AREA TABULATION CHART (THIS SHEET)

TOTAL NUMBER OF LOTS AND/OR PARCELS TO BE RECORDED	0
BUILDABLE	0
NON-BUILDABLE PRESERVATION PARCELS	0
BUILDABLE PRESERVATION PARCELS	1
TOTAL AREA OF LOTS AND/OR PARCELS TO BE RECORDED	0
BUILDABLE	0
NON-BUILDABLE PRESERVATION PARCELS	0
BUILDABLE PRESERVATION PARCELS	24.34 AC.±
TOTAL AREA OF ROADWAY TO BE RECORDED (INCLUDING WIDENING STRIPS)	0
TOTAL AREA OF SUBDIVISION TO BE RECORDED	24.34 AC.±

PLAN VIEW
 SCALE: 1" = 100'
 (IN FEET)
 1 inch = 100 ft.



COORDINATE POINT	BOUNDARY	ACCESS EASEMENT AREA TO BE ABANDONED	ACCESS EASEMENT AREA TO BE ABANDONED	EXISTING SEWAGE DISPOSAL AREA	PROPOSED SEWAGE DISPOSAL AREA	EXISTING FOREST CONSERVATION EASEMENT	EXISTING SENDING EASEMENT	PROPOSED FOREST CONSERVATION EASEMENT
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THE MODERATE INCOME HOUSING UNIT REQUIREMENT (COUNCIL BILL 35-2843) SHALL BE FULFILLED BY PAYMENT OF A FEE-IN-LIEU OF AN AMOUNT THAT IS TO BE CHARGED BY THE DEPARTMENT OF INSPECTIONS LICENSES AND PERMITS AT THE TIME OF BUILDING PERMIT. THE FEE-IN-LIEU SHALL BE PAID FOR LOT/RESIDENTIAL UNIT 3 WITHIN THIS SUBDIVISION AT TIME OF BUILDING PERMIT ISSUANCE.

THE PURPOSE OF THIS PLAN IS TO ABANDON A SMALL AREA OF EXISTING FOREST CONSERVATION EASEMENT AS SHOWN ON PLAT No. 21056; ABANDON PART OF THE EXISTING 24' EGRESS & EGRESS EASEMENT FOR FOX'S FARM LOTS 1, 2 & PRESERVATION PARCEL 'A' AS SHOWN ON PLAT No. 11579; ABANDON PART OF THE EXISTING 24' PRIVATE INGRESS, EGRESS, MAINTENANCE, STORMWATER MANAGEMENT, & UTILITY EASEMENT TO BENEFIT FOX'S FARM LOT 1 AS SHOWN ON PLAT No. 21057; ABANDON THE EXISTING 30' PRIVATE INGRESS, EGRESS, MAINTENANCE, STORMWATER MANAGEMENT, & UTILITY EASEMENT TO BENEFIT CARROLL-ZIEGLER PROPERTY LOTS 2, 3, 4 & 5 AND PARCEL 'L'; CREATE 1,741 SQ. FT. OF NEW FOREST CONSERVATION PARCEL 'Q' AND FOX'S FARM LOT 1 AS SHOWN ON PLAT No. 21056; REVISE THE EXISTING VARYING WIDTH PRIVATE INGRESS, EGRESS, MAINTENANCE, STORMWATER MANAGEMENT & UTILITY EASEMENT TO BENEFIT CARROLL-ZIEGLER PROPERTY LOTS 3, 4 & 5; AND FOX'S FARM LOT 1 AS SHOWN ON PLATS Nos. 21056 AND 21057 TO INCLUDE FOX'S FARM LOT 3, TO CREATE SEVERAL NEW INGRESS, EGRESS, MAINTENANCE, STORMWATER MANAGEMENT, & UTILITY EASEMENTS; AND TO REUSE LOT 2 AND NON-BUILDABLE PRESERVATION PARCEL 'A' AS SHOWN ON PLAT No. 11379 TO CREATE LOT 3 AND NON-BUILDABLE PRESERVATION PARCEL 'A-1'.

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

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING.

APPROVED: DONALD A. MASON, REGISTERED PROFESSIONAL LAND SURVEYOR MARYLAND No. 21320 FOR BENCHMARK ENGINEERING, INC. MD REG. NO. 351

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THIS DOCUMENT WAS PREPARED BY ME 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 1-7-2021 AND TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF THAT THE INFORMATION SHOWN HEREON IS CORRECT, THAT IT IS PART OF THE LAND ACQUIRED FROM (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 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 BY JOHN LEE CARROLL, JR. BY DEED DATED OCTOBER 8, 2010 AND RECORDED IN LIBER 12824 AT FOLIO 0314; BY JOHN LEE CARROLL, JR., GENEVIEVE ANNE CARROLL, AND THOMAS T. CARROLL BY DEED DATED OCTOBER 8, 2010 AND RECORDED IN LIBER 12824 AT FOLIO 0349; AND BY NATALIE C. ZIEGLER BY DEED DATED OCTOBER 8, 2010 AND RECORDED IN LIBER 12824 AT FOLIO 0368, ALL OF THE LAND ACQUIRED FROM ALBERT J. COMEAU AND BETH M. COMEAU BY KENNETH V. MORELAND AND RENEE A. MORELAND BY DEED DATED OCTOBER 25, 2018 AND RECORDED IN LIBER 18432 AT FOLIO 0465, ALL OF THE LAND ACQUIRED FROM NATALIE C. ZIEGLER BY SHAHED M. SIDDIQI AND PARUL A. SIDDIQI BY DEED DATED JUNE 30, 2016 AND RECORDED IN LIBER 16984 AT FOLIO 0481, ALL OF THE LAND ACQUIRED FROM THOMAS T. CARROLL BY SEHR ABODES LLC BY DEED DATED NOVEMBER 16, 2018 AND RECORDED IN LIBER 18458 AT FOLIO 0396, AND PART OF THE LAND ACQUIRED FROM WINCHESTER HOMES INC., AND WINCHESTER HOMES INC., NOMINEE FOR ELIOAK LLC, BY ELIOAK LLC BY DEED DATED MARCH 11, 2006 AND RECORDED IN LIBER 9935 AT FOLIO 0561, ALL OF THE LAND ACQUIRED FROM (i) JOHN LEE CARROLL, JR., (ii) MARY CARTER CARROLL ZIEGLER, (iii) THOMAS T. CARROLL, (iv) GENEVIEVE ANNE CARROLL, (v) JESSICA ZIEGLER CARDEW, (vi) SOPHIE ZIEGLER AND (vii) NATALIE CARROLL ZIEGLER BY NATALIE CARROLL ZIEGLER, A SINGLE INDIVIDUAL, BY DEED DATED SEPTEMBER 22, 1994 AND RECORDED IN LIBER 3376 AT FOLIO 0288 AND THAT ALL MONUMENTS ARE IN PLACE OR WILL BE IN PLACE PRIOR TO ACCEPTANCE OF THIS PLAN BY HOWARD COUNTY, IN ACCORDANCE WITH THE ANNOTATED CODE OF MARYLAND, AS AMENDED.

OWNER'S CERTIFICATE

WE, NATALIE C. ZIEGLER, JOHN ZIRSCHKY, SHAHED SIDDIQI, PARUL SIDDIQI, KENNETH MORELAND, RENEE MORELAND, THOMAS T. CARROLL, GENEVIEVE A. CARROLL, JOHN L. CARROLL, JR., CHRISTOPHER C. GERARD (AS TRUSTEE OF THE JOHN LEE CARROLL, JR. TRUST, THE THOMAS T. CARROLL TRUST, AND THE GENEVIEVE A. CARROLL TRUST), SEHR ABODES LLC, AND ELIOAK LLC, OWNERS OF THE PROPERTY SHOWN HEREON, HEREBY ADOPT THIS PLAN OF SUBDIVISION, AND IN CONSIDERATION OF APPROVAL OF THIS FINAL PLAN 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, 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 OUR HANDS THESE DAYS OF 2019.

NATALIE C. ZIEGLER	4/15/19	DATE	WITNESS	DATE	KENNETH MORELAND	4/12/19	DATE	WITNESS	DATE
JOHN H. ZIRSCHKY	5/1/19	DATE	WITNESS	DATE	RENEE MORELAND	4/12/19	DATE	WITNESS	DATE
SHAHED SIDDIQI	5/26/19	DATE	WITNESS	DATE	STEVEN K. BREEDEN, MEMBER ELIOAK LLC	4/18/19	DATE	WITNESS	DATE
PARUL SIDDIQI	5/26/19	DATE	WITNESS	DATE	JAMES R. MOXLEY III, MEMBER ELIOAK LLC	4/18/19	DATE	WITNESS	DATE
SAFADAR KHAWAJA, MEMBER SEHR ABODES LLC	5-9-19	DATE	WITNESS	DATE	THOMAS T. CARROLL	4/2/19	DATE	WITNESS	DATE
GENEVIEVE A. CARROLL	4/24/19	DATE	WITNESS	DATE	CHRISTOPHER C. GERARD, AS TRUSTEE FOR THE JOHN LEE CARROLL, JR. TRUST, AS TRUSTEE FOR THE THOMAS T. CARROLL TRUST, AND AS TRUSTEE FOR THE GENEVIEVE A. CARROLL TRUST	4/24/19	DATE	WITNESS	DATE
JOHN L. CARROLL, JR.	4/30/19	DATE	WITNESS	DATE			DATE	WITNESS	DATE

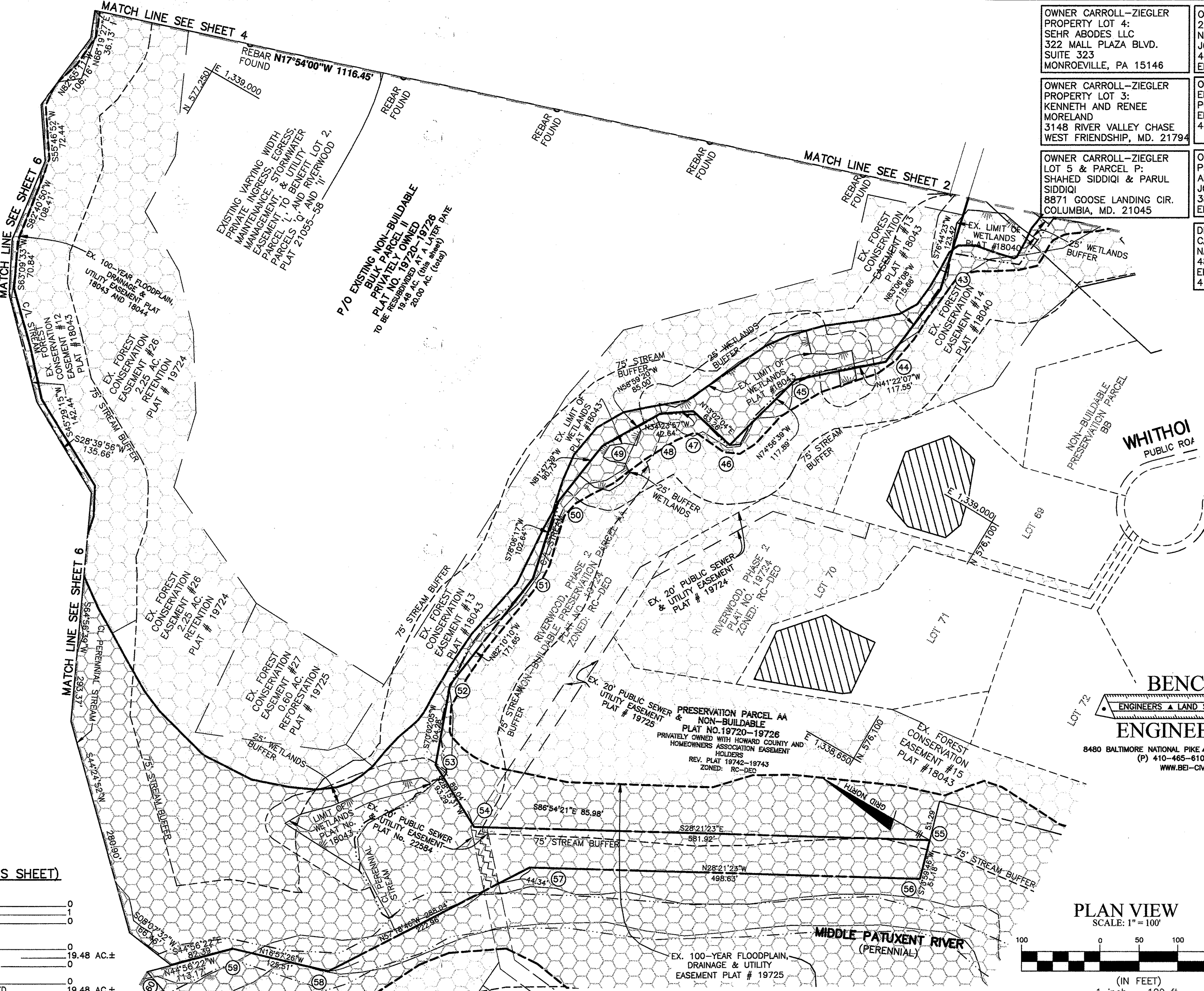
RECORDED AS PLAT NO. 25104 ON 7/26/19, AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

REVISION PLAT OF CARROLL ZIEGLER PROPERTY NON-BUILDABLE PRESERVATION PARCELS 'P', 'Q'; BUILDABLE PRESERVATION PARCEL 'L', RIVERWOOD, PHASE 1, BUILDABLE PRESERVATION PARCEL 'Q' (PLAT Nos. 18044 AND 18045); RIVERWOOD, PHASE 2, BULK PARCEL 'II' (PLAT Nos. 19724 AND 19725); AND FOX'S FARM PARCEL 'A' (PLAT No. 11379), MODIFYING LOT 2 AND NON-BUILDABLE PRESERVATION PARCEL "A" RESULTING IN LOT 3 & NON-BUILDABLE PRESERVATION PARCEL 'A-1'

WP-06-86, WP-07-38, SP-06-19, RE-06-10, F-06-22B, SP-07-05, F-07-022, F-07-185, F-08-109, WP-08-122, F-11-050, WP-17-125, S-02-009, P-03-010, P-04-009, WP-02-064, F-04-82, WP-05-98, RE-06-06, F-06-134, F-08-047, F-14-051

3rd ELECTION DISTRICT OF HOWARD COUNTY, MD ZONED: RC-DEO
 P/O PARCEL 20, TAX MAP 29, GRID 4; SCALE: AS SHOWN
 P/O PARCEL 148, TAX MAP 23, GRID 23; AND DATE: FEB, 2019
 PARCEL 131 TAX MAP 23, GRID 22 SHEET: 4 OF 8

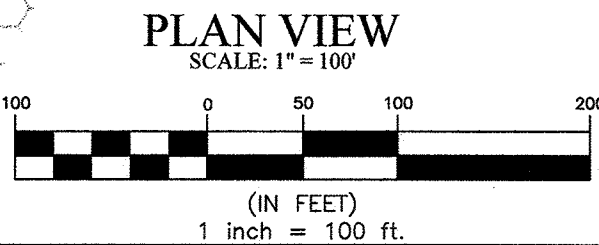
- ④ COORDINATE POINT
- BOUNDARY
- ACCESS EASEMENT AREA
- ACCESS EASEMENT AREA TO BE ABANDONED
- EXISTING SEWAGE DISPOSAL AREA
- PROPOSED SEWAGE DISPOSAL AREA
- EXISTING FOREST CONSERVATION EASEMENT
- EXISTING SENDING EASEMENT
- PROPOSED FOREST CONSERVATION EASEMENT



OWNER CARROLL-ZIEGLER PROPERTY LOT 4: SEHR ABODES LLC 322 MALL PLAZA BLVD. SUITE 323 MONROEVILLE, PA 15146	OWNER FOX'S FARM LOTS 1, 2 AND PARCEL A: NATALIE C. ZIEGLER AND JOHN H. ZIRSCHKY 4888 CASTLEBRIDGE ROAD ELLICOTT CITY, MD. 21042	THE REQUIREMENTS § 3-108, THE REAL PROPERTY ARTICLE, ANNOTATED CODE OF MARYLAND, 1988 REPLACEMENT VOLUME, (AS SUPPLEMENTED) AS FAR AS THEY RELATE TO THE MAKING OF THIS PLAT AND THE SETTING OF MARKERS HAVE BEEN COMPLIED WITH.
OWNER CARROLL-ZIEGLER PROPERTY LOT 3: KENNETH AND RENEE MORELAND 3148 RIVER VALLEY CHASE WEST FRIENDSHIP, MD. 21794	OWNER RIVERWOOD PARCEL II: ELIOAK, LLC PO BOX 417 ELLICOTT CITY, MD 21041 410-465-4244	<i>Donald Mason</i> 4/8/19 DATE DONALD A. MASON REGISTERED PROFESSIONAL LAND SURVEYOR MD. REG. NO. 21320 FOR BENCHMARK ENGINEERING, INC. MD. REG. NO. 351
OWNER CARROLL-ZIEGLER LOT 5 & PARCEL P: SHAHED SIDDIQI & PARUL SIDDIQI 8871 GOOSE LANDING CIR. COLUMBIA, MD. 21045	OWNER CARROLL-ZIEGLER PROPERTY LOT 2, PARCEL L AND RIVERWOOD PARCEL Q: JOHN L. CARROLL, JR. et al 3855 MANOR LANE ELLICOTT CITY, MD 21042	<i>Natalie C. Ziegler</i> 4/15/19 DATE NATALIE C. ZIEGLER (DEVELOPER) (OWNER OF FOX'S FARM AND CARROLL-ZIEGLER PARCEL Q)
DEVELOPER AND OWNER CARROLL-ZIEGLER PARCEL Q: NATALIE C. ZIEGLER 4888 CASTLEBRIDGE ROAD ELLICOTT CITY, MD. 21042 410-740-6880		<i>John Zirschky</i> 5/1/19 DATE JOHN ZIRSCHKY (DEVELOPER) (OWNER OF FOX'S FARM)
		<i>Omaha</i> 5/26/19 DATE SHAHED SIDDIQI (OWNER OF LOT 5 & PARCEL P) DATE
		<i>Parul Siddiqi</i> 5/26/19 DATE PARUL SIDDIQI (OWNER OF LOT 5 & PARCEL P) DATE
		<i>Safdar Khwaja</i> 5-9-19 DATE SAFDAR KHAWAJA, MEMBER SEHR ABODES LLC (OWNER LOT 4)
		<i>John L. Carroll, Jr.</i> 4/8/19 DATE JOHN L. CARROLL, JR. (OWNER OF CARROLL-ZIEGLER LOT 2 & PARCEL L; RIVERWOOD PARCEL Q)
		<i>Kenneth Moreland</i> 4/12/19 DATE KENNETH MORELAND (OWNER OF LOT 3)
		<i>Renee Moreland</i> 4/12/19 DATE RENEE MORELAND (OWNER OF LOT 3)
		<i>Steven K. Breeden</i> 4/8/19 DATE STEVEN K. BREEDEN, MEMBER ELIOAK LLC (OWNER OF RIVERWOOD PARCEL II)
		<i>James R. Moxley III</i> 4/8/19 DATE JAMES R. MOXLEY III, MEMBER ELIOAK LLC (OWNER OF RIVERWOOD PARCEL II)
		<i>Thomas T. Carroll</i> 4/21/19 DATE THOMAS T. CARROLL (OWNER OF CARROLL-ZIEGLER PROPERTY PARCEL L AND RIVERWOOD PARCEL Q)
		<i>Genevieve A. Carroll</i> 4/24/19 DATE GENEVIEVE A. CARROLL (OWNER OF CARROLL-ZIEGLER PROPERTY PARCEL L AND RIVERWOOD PARCEL Q)
		<i>Christopher C. Gerard</i> 5/22/19 DATE CHRISTOPHER C. GERARD, AS TRUSTEE FOR THE JOHN LEE CARROLL, JR. TRUST, AS TRUSTEE FOR THE THOMAS T. CARROLL TRUST, AND AS TRUSTEE FOR THE GENEVIEVE A. CARROLL TRUST

SEE SHEET 8 FOR BOUNDARY COORDINATE POINTS

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



AREA TABULATION CHART (THIS SHEET)

TOTAL NUMBER OF LOTS AND/OR PARCELS TO BE RECORDED	0
BUILDABLE	0
NON-BUILDABLE BULK PARCELS	1
BUILDABLE PRESERVATION PARCELS	0
TOTAL AREA OF LOTS AND/OR PARCELS TO BE RECORDED	0
BUILDABLE	0
NON-BUILDABLE BULK PARCELS	19.48 AC.±
BUILDABLE PRESERVATION PARCELS	0
TOTAL AREA OF ROADWAY TO BE RECORDED (INCLUDING WIDENING STRIPS)	0
TOTAL AREA OF SUBDIVISION TO BE RECORDED	19.48 AC.±

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

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING.

Chad Clark 7-24-19 DATE
CHIEF, DEVELOPMENT ENGINEERING DIVISION

Kent Schuchman 7-25-19 DATE
DIRECTOR

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THIS DOCUMENT WAS PREPARED BY ME 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 1-7-2021 AND TO THE BEST OF MY KNOWLEDGE AND BELIEF THAT THE INFORMATION SHOWN HEREON IS CORRECT, THAT IT IS PART OF THE LAND ACQUIRED FROM (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 BY JOHN LEE CARROLL, JR. BY DEED DATED OCTOBER 8, 2010 AND RECORDED IN LIBER 12824 AT FOLIO 0314; BY JOHN LEE CARROLL, JR., GENEVIEVE ANNE CARROLL, AND THOMAS T. CARROLL BY DEED DATED OCTOBER 8, 2010 AND RECORDED IN LIBER 12824 AT FOLIO 0349; AND BY NATALIE C. ZIEGLER BY DEED DATED OCTOBER 8, 2010 AND RECORDED IN LIBER 12824 AT FOLIO 0360, ALL OF THE LAND ACQUIRED FROM ALBERT J. COMEAU AND BETH M. COMEAU BY KENNETH V. MORELAND AND RENEE A. MORELAND BY DEED DATED OCTOBER 25, 2018 AND RECORDED IN LIBER 18432 AT FOLIO 0465, ALL OF THE LAND ACQUIRED FROM NATALIE C. ZIEGLER BY SHAHED M. SIDDIQI AND PARUL A. SIDDIQI BY DEED DATED JUNE 30, 2016 AND RECORDED IN LIBER 16964 AT FOLIO 0481, ALL OF THE LAND ACQUIRED FROM NATALIE C. ZIEGLER BY SHAHED SIDDIQI AND PARUL SIDDIQI BY DEED DATED OCTOBER 28, 2016 AND RECORDED IN LIBER 17231 AT FOLIO 0398, AND PART OF THE LAND ACQUIRED FROM ELIOAK LLC BY (i) BY JOHN LEE CARROLL, JR., (ii) GENEVIEVE ANNE CARROLL, (iii) THOMAS T. CARROLL, (iv) CHRISTOPHER C. GERARD AS TRUSTEE FOR THE JOHN LEE CARROLL, JR. TRUST, AS TRUSTEE FOR THE THOMAS T. CARROLL TRUST, AND AS TRUSTEE FOR THE GENEVIEVE A. CARROLL TRUST, BY DEED DATED DECEMBER 30, 2008 AND RECORDED IN LIBER 11475 AT FOLIO 0481, ALL OF THE LAND ACQUIRED FROM THOMAS T. CARROLL BY SEHR ABODES LLC BY DEED DATED NOVEMBER 16, 2018 AND RECORDED IN LIBER 18458 AT FOLIO 0398, AND PART OF THE LAND ACQUIRED FROM WINCHESTER HOMES INC., AND WINCHESTER HOMES INC., NOMINEE FOR ELIOAK LLC, BY ELIOAK LLC BY DEED DATED MARCH 14, 2006 AND RECORDED IN LIBER 9935 AT FOLIO 0561, ALL OF THE LAND ACQUIRED FROM (i) JOHN LEE CARROLL, JR., (ii) MARY CARTER CARROLL ZIEGLER, (iii) THOMAS T. CARROLL, (iv) GENEVIEVE ANNE CARROLL, (v) NATALIE ZIEGLER ZIRSCHKY, (vi) JESSICA ZIEGLER CARDEW, (vii) SOPHIE A. ZIEGLER AND (viii) NATALIE C. ZIEGLER BY DEED DATED SEPTEMBER 22, 1994 AND RECORDED IN LIBER 3748 AT FOLIO 0485 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 4/8/19 DATE
DONALD A. MASON, REGISTERED PROFESSIONAL LAND SURVEYOR MARYLAND No. 21320 FOR BENCHMARK ENGINEERING, INC. MD REG. NO. 351

OWNER'S CERTIFICATE

WE, NATALIE C. ZIEGLER, JOHN ZIRSCHKY, SHAHED SIDDIQI, PARUL SIDDIQI, KENNETH MORELAND, RENEE MORELAND, THOMAS T. CARROLL, GENEVIEVE A. CARROLL, JOHN L. CARROLL, JR., CHRISTOPHER C. GERARD (AS TRUSTEE OF THE JOHN LEE CARROLL, JR. TRUST, THE THOMAS T. CARROLL TRUST, AND THE GENEVIEVE A. CARROLL TRUST), SEHR ABODES LLC, AND ELIOAK LLC, OWNERS 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 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, 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 OUR HANDS THESE DAYS OF 2019.

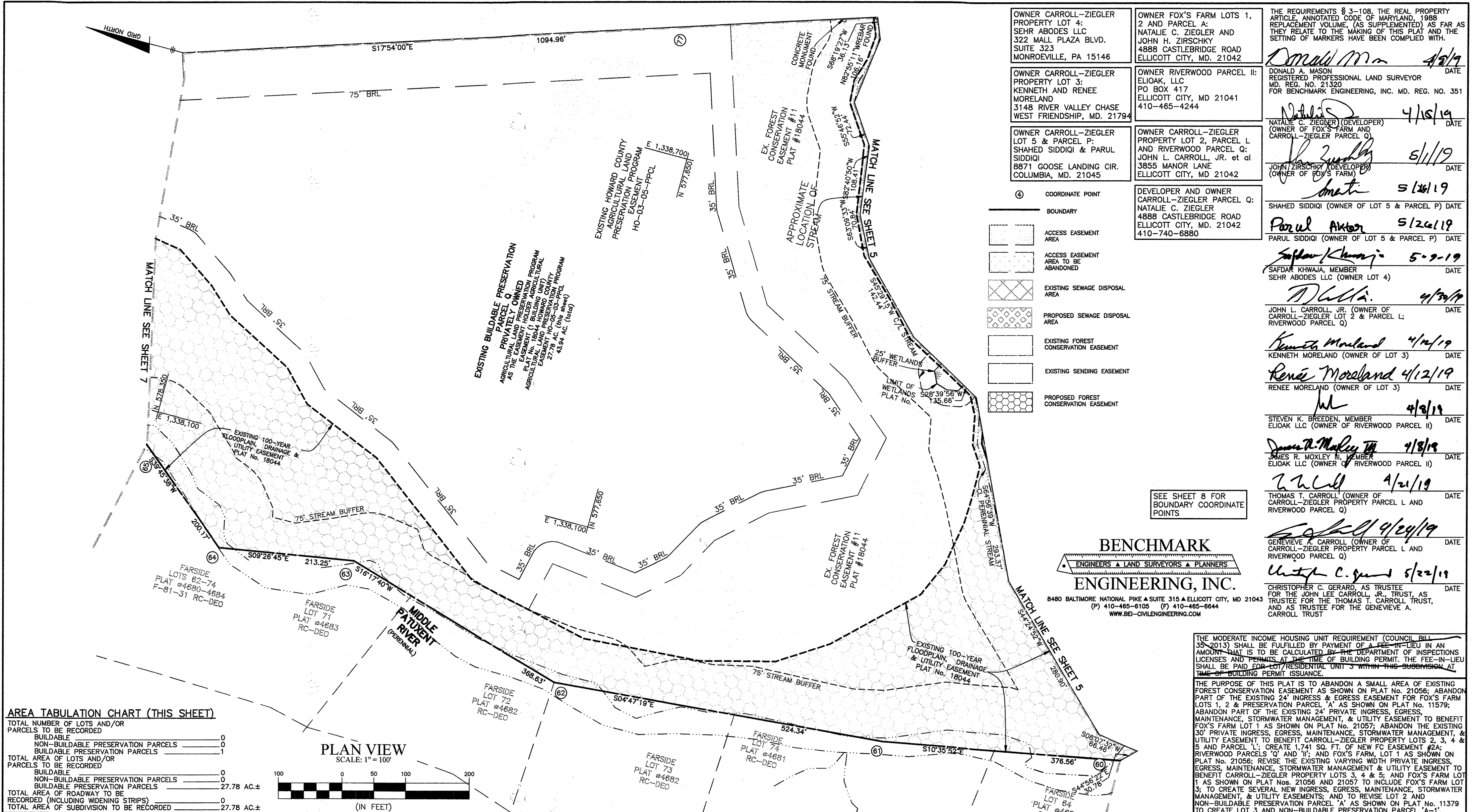
<i>Natalie C. Ziegler</i> 4/15/19 DATE NATALIE C. ZIEGLER	<i>John Zirschky</i> 5/1/19 DATE JOHN H. ZIRSCHKY	<i>Shahed Siddiqi</i> 5/26/19 DATE SHAHED SIDDIQI	<i>Parul Siddiqi</i> 5/26/19 DATE PARUL SIDDIQI	<i>Safdar Khwaja</i> 5-9-19 DATE SAFDAR KHAWAJA, MEMBER SEHR ABODES LLC	<i>Kenneth Moreland</i> 4/12/19 DATE KENNETH MORELAND	<i>Renee Moreland</i> 4/12/19 DATE RENEE MORELAND	<i>Steven K. Breeden</i> 4/8/19 DATE STEVEN K. BREEDEN, MEMBER ELIOAK LLC	<i>James R. Moxley III</i> 4/8/19 DATE JAMES R. MOXLEY III, MEMBER ELIOAK LLC	<i>Thomas T. Carroll</i> 4/21/19 DATE THOMAS T. CARROLL	<i>Genevieve A. Carroll</i> 4/24/19 DATE GENEVIÈVE A. CARROLL	<i>Christopher C. Gerard</i> 5/22/19 DATE CHRISTOPHER C. GERARD, AS TRUSTEE FOR THE JOHN LEE CARROLL, JR. TRUST, AS TRUSTEE FOR THE THOMAS T. CARROLL TRUST, AND AS TRUSTEE FOR THE GENEVIEVE A. CARROLL TRUST
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THE MODERATE INCOME HOUSING UNIT REQUIREMENT (COUNCIL BILL 35-2019) SHALL BE FULFILLED BY PAYMENT OF A FEE-IN-LIEU OF AN AMOUNT THAT IS TO BE CALCULATED BY THE DEPARTMENT OF INSPECTIONS LICENSES AND PERMITS AT THE TIME OF BUILDING PERMIT. THE FEE-IN-LIEU SHALL BE PAID FOR LOT/RESIDENTIAL UNIT 3 WITHIN THIS SUBDIVISION AT THE TIME OF BUILDING PERMIT ISSUANCE.

THE PURPOSE OF THIS PLAT IS TO ABANDON A SMALL AREA OF EXISTING FOREST CONSERVATION EASEMENT AS SHOWN ON PLAT No. 21056; ABANDON PART OF THE EXISTING 24' INGRESS & EGRESS EASEMENT FOR FOX'S FARM LOTS 1, 2 & PRESERVATION PARCEL 'A' AS SHOWN ON PLAT No. 11579; ABANDON PART OF THE EXISTING 24' PRIVATE INGRESS, EGRESS, MAINTENANCE, STORMWATER MANAGEMENT, & UTILITY EASEMENT TO BENEFIT FOX'S FARM LOT 1 AS SHOWN ON PLAT No. 21057; ABANDON THE EXISTING 30' PRIVATE INGRESS, EGRESS, MAINTENANCE, STORMWATER MANAGEMENT, & UTILITY EASEMENT TO BENEFIT CARROLL-ZIEGLER PROPERTY LOTS 2, 3, 4 & 5 AND PARCEL 'L'; CREATE 1741 SQ. FT. OF NEW FOREST EASEMENT #2A; RIVERWOOD PARCELS 'Q' AND 'R' AND FOX'S FARM, LOT 1 AS SHOWN ON PLAT No. 21056; REVISE THE EXISTING VARYING WIDTH PRIVATE INGRESS, EGRESS, MAINTENANCE, STORMWATER MANAGEMENT & UTILITY EASEMENT TO BENEFIT CARROLL-ZIEGLER PROPERTY LOTS 3, 4 & 5; AND FOX'S FARM LOT 1 AS SHOWN ON PLAT Nos. 21056 AND 21057 TO INCLUDE FOX'S FARM LOT 3; TO CREATE SEVERAL NEW INGRESS, EGRESS, MAINTENANCE, STORMWATER MANAGEMENT, & UTILITY EASEMENTS; AND TO REVISE LOT 2 AND NON-BUILDABLE PRESERVATION PARCEL 'A' AS SHOWN ON PLAT No. 11379 TO CREATE LOT 3 AND NON-BUILDABLE PRESERVATION PARCEL 'A-1'.

RECORDED AS PLAT NO. 25105 ON 7/26/19, AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

REVISION PLAT OF
CARROLL ZIEGLER PROPERTY
NON-BUILDABLE PRESERVATION PARCELS 'P', 'Q';
BUILDABLE PRESERVATION PARCEL 'L',
LOTS 2-5 (PLAT Nos. 21055-21058);
RIVERWOOD, PHASE 1,
BUILDABLE PRESERVATION PARCEL 'Q'
(PLAT Nos. 18044 AND 18045);
RIVERWOOD, PHASE 2,
BULK PARCEL 'II' (PLAT Nos. 19724 AND 19725);
AND
FOX'S FARM
LOT 1, LOT 2 & NON-BUILDABLE PRESERVATION
PARCEL 'A' (PLAT No. 11379), MODIFYING LOT 2 AND
NON-BUILDABLE PRESERVATION PARCEL 'A' RESULTING
IN LOT 3 & NON-BUILDABLE PRESERVATION PARCEL 'A-1'
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-11-050, WP-17-125,
S-02-009, P-03-010, P-04-009, WP-02-064, F-04-82, WP-05-98,
RE-06-06, F-06-134, F-08-047, F-14-051
3rd ELECTION DISTRICT OF HOWARD COUNTY, MD ZONED: RC-DEO
P/O PARCEL 20, TAX MAP 29, GRID 4; SCALE: AS SHOWN
P/O PARCEL 148, TAX MAP 23, GRID 23; AND DATE: FEB. 2019
PARCEL 131 TAX MAP 23, GRID 22 SHEET: 5 OF 8



AREA TABULATION CHART (THIS SHEET)

TOTAL NUMBER OF LOTS AND/OR PARCELS TO BE RECORDED	0
BUILDABLE	0
NON-BUILDABLE PRESERVATION PARCELS	0
BUILDABLE PRESERVATION PARCELS	1
TOTAL AREA OF LOTS AND/OR PARCELS TO BE RECORDED	0
BUILDABLE	0
NON-BUILDABLE PRESERVATION PARCELS	0
BUILDABLE PRESERVATION PARCELS	27.78 AC.±
TOTAL AREA OF ROADWAY TO BE RECORDED (INCLUDING WIDENING STRIPS)	0
TOTAL AREA OF SUBDIVISION TO BE RECORDED	27.78 AC.±

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

B. Diken for Maureen Rossman 7/16/19
HOWARD COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING.

Chad Clark 7-24-19
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

Veronica... 7-25-19
DIRECTOR DATE

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THIS DOCUMENT WAS PREPARED BY ME 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 1-7-2021 AND TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF THAT THE INFORMATION SHOWN HEREON IS CORRECT, THAT IT IS PART OF THE LAND ACQUIRED FROM (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 FOR SOPHIE A. ZIEGLER, 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 BY JOHN LEE CARROLL, JR. BY DEED DATED OCTOBER 8, 2010 AND RECORDED IN LIBER 12824 AT FOLIO 0314; BY JOHN LEE CARROLL, JR., GENEVIEVE ANNE CARROLL, AND THOMAS T. CARROLL BY DEED DATED OCTOBER 8, 2010 AND RECORDED IN LIBER 12824 AT FOLIO 0349; AND BY NATALIE C. ZIEGLER BY DEED DATED OCTOBER 8, 2010 AND RECORDED IN LIBER 12824 AT FOLIO 0360, ALL OF THE LAND ACQUIRED FROM ALBERT J. COMEAU AND BETH M. COMEAU BY KENNETH V. MORELAND AND RENEE A. MORELAND BY DEED DATED OCTOBER 25, 2018 AND RECORDED IN LIBER 18432 AT FOLIO 0465, ALL OF THE LAND ACQUIRED FROM NATALIE C. ZIEGLER BY SHAHED M. SIDDIQI AND PARUL A. SIDDIQI BY DEED DATED JUNE 30, 2016 AND RECORDED IN LIBER 16964 AT FOLIO 0481, ALL OF THE LAND ACQUIRED FROM NATALIE C. ZIEGLER BY SHAHED SIDDIQI AND PARUL SIDDIQI BY DEED DATED OCTOBER 28, 2016 AND RECORDED IN LIBER 17231 AT FOLIO 0398, ALL OF THE LAND ACQUIRED FROM ELIOAK LLC BY (i) JOHN LEE CARROLL, JR., (ii) GENEVIEVE ANNE CARROLL, (iii) THOMAS T. CARROLL, (iv) CHRISTOPHER C. GERARD AS TRUSTEE FOR THE JOHN LEE CARROLL, JR. TRUST, AS TRUSTEE FOR THE THOMAS T. CARROLL TRUST, AND AS TRUSTEE FOR THE GENEVIEVE A. CARROLL TRUST, BY DEED DATED DECEMBER 30, 2008 AND RECORDED IN LIBER 11475 AT FOLIO 0481, ALL OF THE LAND ACQUIRED FROM THOMAS T. CARROLL BY SEHR ABODES LLC BY DEED DATED NOVEMBER 16, 2018 AND RECORDED IN LIBER 18438 AT FOLIO 0398, AND PART OF THE LAND ACQUIRED FROM WINCHESTER HOMES INC., AND WINCHESTER HOMES INC., NOMINEE FOR ELIOAK LLC, BY ELIOAK LLC BY DEED DATED MARCH 1, 2006 AND RECORDED IN LIBER 9935 AT FOLIO 0561, ALL OF THE LAND ACQUIRED FROM (i) JOHN LEE CARROLL, JR., (ii) MARY CARTER CARROLL ZIEGLER, (iii) THOMAS T. CARROLL, (iv) GENEVIEVE ANNE CARROLL, (v) JESSICA ZIEGLER CARDEW, (vi) SOPHIE ZIEGLER AND (vii) NATALIE CARROLL ZIEGLER BY NATALIE CARROLL ZIEGLER, A/Z JESSICA ZIEGLER CARDEW AND JOHN HERBERT ZIRSCHKY BY DEED DATED SEPTEMBER 22, 1994 AND RECORDED IN LIBER 10000 AT FOLIO 0485 AND THAT ALL MONUMENTS ARE IN PLACE OR WILL BE IN PLACE PRIOR TO ACCEPTANCE OF THIS PROPOSED SUBDIVISION IN ACCORDANCE WITH THE ANNOTATED CODE OF MARYLAND, AS AMENDED.

Donald A. Mason 4/9/19
DONALD A. MASON, REGISTERED PROFESSIONAL LAND SURVEYOR MARYLAND NO. 21320 DATE
FOR BENCHMARK ENGINEERING, INC. MD REG. NO. 351

OWNER'S CERTIFICATE

WE, NATALIE C. ZIEGLER, JOHN ZIRSCHKY, SHAHED SIDDIQI, PARUL SIDDIQI, KENNETH MORELAND, RENEE MORELAND, THOMAS T. CARROLL, GENEVIEVE A. CARROLL, JOHN L. CARROLL, JR., CHRISTOPHER C. GERARD (AS TRUSTEE OF THE JOHN LEE CARROLL, JR. TRUST, THE THOMAS T. CARROLL TRUST, AND THE GENEVIEVE A. CARROLL TRUST), SEHR ABODES LLC, AND ELIOAK LLC, OWNERS OF THE PROPERTY SHOWN HEREON, HEREBY ADOPT THIS PLAN OF SUBDIVISION, AND IN CONSIDERATION OF APPROVAL OF THIS FINAL PLAN BY THE DEPARTMENT OF PLANNING AND ZONING, ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES AND GRANT UNTO HOWARD COUNTY, MARYLAND, ITS SUCCESSORS AND ASSIGNS, (1) THE RIGHT TO LAY, CONSTRUCT AND MAINTAIN SEWERS, DRAINS, WATER PIPES, AND OTHER MUNICIPAL UTILITIES AND SERVICES IN AND UNDER ALL ROADS AND STREET RIGHTS-OF-WAY, AND THE SPECIFIC EASEMENT AREAS SHOWN HEREON, (2) THE RIGHT TO REQUIRE DEDICATION FOR PUBLIC USE OF THE BEDS OF THE STREETS AND/OR ROADS, 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 OUR HANDS THESE DAYS OF 2019.

<i>Natalie C. Ziegler</i> 4/15/19 NATALIE C. ZIEGLER DATE	<i>John Zirschky</i> 4/15/19 JOHN H. ZIRSCHKY DATE	<i>Shahed Siddiqi</i> 5/1/19 SHAHED SIDDIQI DATE	<i>Parul Siddiqi</i> 5/26/19 PARUL SIDDIQI DATE	<i>Safdar Khwaja</i> 5-9-19 SAFDAR KHAWAJA, MEMBER SEHR ABODES LLC DATE	<i>Steven K. Breeden</i> 4/8/19 STEVEN K. BREEDEN, MEMBER ELIOAK LLC DATE	<i>James R. Moxley III</i> 4/8/19 JAMES R. MOXLEY III, MEMBER ELIOAK LLC DATE	<i>Thomas T. Carroll</i> 4/24/19 THOMAS T. CARROLL DATE	<i>Genevieve A. Carroll</i> 4/24/19 GENEVIEVE A. CARROLL DATE	<i>Natalie C. Ziegler</i> 4/24/19 NATALIE C. ZIEGLER DATE	<i>Christopher C. Gerard</i> 5/22/19 CHRISTOPHER C. GERARD, AS TRUSTEE FOR THE JOHN LEE CARROLL, JR. TRUST, AS TRUSTEE FOR THE THOMAS T. CARROLL TRUST, AND AS TRUSTEE FOR THE GENEVIEVE A. CARROLL TRUST DATE
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RECORDED AS PLAT NO. 25106 ON 7/26/19, AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

REVISION PLAT OF
CARROLL ZIEGLER PROPERTY
NON-BUILDABLE PRESERVATION PARCELS 'P', 'Q';
BUILDABLE PRESERVATION PARCEL 'L',
LOTS 2-5 (PLAT Nos. 21055-21058);
RIVERWOOD, PHASE 1,
BUILDABLE PRESERVATION PARCEL 'Q'
(PLAT Nos. 18044 AND 18045);
RIVERWOOD, PHASE 2,
BULK PARCEL 'II' (PLAT Nos. 19724 AND 19725);
AND
FOX'S FARM
LOT 1, LOT 2 & NON-BUILDABLE PRESERVATION PARCEL 'A' (PLAT No. 11379), MODIFYING LOT 2 AND NON-BUILDABLE PRESERVATION PARCEL "A" RESULTING IN LOT 3 & NON-BUILDABLE PRESERVATION PARCEL 'A-1'
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-11-050, WP-17-125, S-02-009, P-03-010, P-04-009, WP-02-064, F-04-82, WP-05-98, RE-06-06, F-06-134, F-08-047, F-14-051
3rd ELECTION DISTRICT OF HOWARD COUNTY, MD ZONED: RC-DEO
P/O PARCEL 20, TAX MAP 29, GRID 4; SCALE: AS SHOWN
P/O PARCEL 148, TAX MAP 23, GRID 23; AND DATE: FEB., 2019
PARCEL 131 TAX MAP 23, GRID 22 SHEET: 6 OF 8

OWNER CARROLL-ZIEGLER PROPERTY LOT 4: SEHR ABODES LLC 322 MALL PLAZA BLVD. SUITE 323 MONROEVILLE, PA 15146	OWNER FOX'S FARM LOTS 1, 2 AND PARCEL A: NATALIE C. ZIEGLER AND JOHN H. ZIRSCHKY 4888 CASTLEBRIDGE ROAD ELLICOTT CITY, MD. 21042	THE REQUIREMENTS § 3-108, THE REAL PROPERTY ARTICLE, ANNOTATED CODE OF MARYLAND, 1988 REPLACEMENT VOLUME, (AS SUPPLEMENTED) AS FAR AS THEY RELATE TO THE MAKING OF THIS PLAT AND THE SETTING OF MARKERS HAVE BEEN COMPLIED WITH.
OWNER CARROLL-ZIEGLER PROPERTY LOT 3: KENNETH AND RENEE MORELAND 3148 RIVER VALLEY CHASE WEST FRIENDSHIP, MD. 21794	OWNER RIVERWOOD PARCEL II: ELIOAK, LLC PO BOX 417 ELLICOTT CITY, MD 21041 410-465-4244	<i>Donald A. Mason</i> 4/9/19 DONALD A. MASON REGISTERED PROFESSIONAL LAND SURVEYOR MD. REG. NO. 21320 FOR BENCHMARK ENGINEERING, INC. MD. REG. NO. 351 DATE
OWNER CARROLL-ZIEGLER LOT 5 & PARCEL P: SHAHED SIDDIQI & PARUL SIDDIQI 8871 GOOSE LANDING CIR. COLUMBIA, MD. 21045	OWNER CARROLL-ZIEGLER PROPERTY LOT 2, PARCEL L AND RIVERWOOD PARCEL Q: JOHN L. CARROLL, JR. et al 3855 MANOR LANE ELLICOTT CITY, MD 21042	<i>Natalie C. Ziegler</i> 4/15/19 NATALIE C. ZIEGLER (DEVELOPER) (OWNER OF FOX'S FARM AND CARROLL-ZIEGLER PARCEL Q) DATE
DEVELOPER AND OWNER CARROLL-ZIEGLER PARCEL Q: NATALIE C. ZIEGLER 4888 CASTLEBRIDGE ROAD ELLICOTT CITY, MD. 21042 410-740-6880		<i>John Zirschky</i> 5/1/19 JOHN ZIRSCHKY (DEVELOPER) (OWNER OF FOX'S FARM) DATE
		<i>Shahed Siddiqi</i> 5/26/19 SHAHED SIDDIQI (OWNER OF LOT 5 & PARCEL P) DATE
		<i>Parul Siddiqi</i> 5/26/19 PARUL SIDDIQI (OWNER OF LOT 5 & PARCEL P) DATE
		<i>Safdar Khwaja</i> 5-9-19 SAFDAR KHAWAJA, MEMBER SEHR ABODES LLC (OWNER LOT 4) DATE
		<i>John L. Carroll, Jr.</i> 4/24/19 JOHN L. CARROLL, JR. (OWNER OF CARROLL-ZIEGLER LOT 2 & PARCEL L; RIVERWOOD PARCEL Q) DATE
		<i>Kenneth Moreland</i> 4/12/19 KENNETH MORELAND (OWNER OF LOT 3) DATE
		<i>Renée Moreland</i> 4/12/19 RENEE MORELAND (OWNER OF LOT 3) DATE
		<i>Steven K. Breeden</i> 4/8/19 STEVEN K. BREEDEN, MEMBER ELIOAK LLC (OWNER OF RIVERWOOD PARCEL II) DATE
		<i>James R. Moxley III</i> 4/8/19 JAMES R. MOXLEY III, MEMBER ELIOAK LLC (OWNER OF RIVERWOOD PARCEL II) DATE
		<i>Thomas T. Carroll</i> 4/24/19 THOMAS T. CARROLL (OWNER OF CARROLL-ZIEGLER PROPERTY PARCEL L AND RIVERWOOD PARCEL Q) DATE
		<i>Genevieve A. Carroll</i> 4/24/19 GENEVIEVE A. CARROLL (OWNER OF CARROLL-ZIEGLER PROPERTY PARCEL L AND RIVERWOOD PARCEL Q) DATE
		<i>Christopher C. Gerard</i> 5/22/19 CHRISTOPHER C. GERARD, AS TRUSTEE FOR THE JOHN LEE CARROLL, JR. TRUST, AS TRUSTEE FOR THE THOMAS T. CARROLL TRUST, AND AS TRUSTEE FOR THE GENEVIEVE A. CARROLL TRUST DATE

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

- ④ COORDINATE POINT
- BOUNDARY
- ACCESS EASEMENT AREA
- ACCESS EASEMENT AREA TO BE ABANDONED
- EXISTING SEWAGE DISPOSAL AREA
- PROPOSED SEWAGE DISPOSAL AREA
- EXISTING FOREST CONSERVATION EASEMENT
- EXISTING SENDING EASEMENT
- PROPOSED FOREST CONSERVATION EASEMENT

OWNER CARROLL-ZIEGLER PROPERTY LOT 4: SEHR ABODES LLC 322 MALL PLAZA BLVD. SUITE 323 MONROEVILLE, PA 15146

OWNER FOX'S FARM LOTS 1, 2 AND PARCEL A: NATALIE C. ZIEGLER AND JOHN H. ZIRSCHKY 4888 CASTLEBRIDGE ROAD ELLICOTT CITY, MD. 21042

OWNER RIVERWOOD PARCEL II: ELIOAK, LLC PO BOX 417 ELLICOTT CITY, MD 21041 410-465-4244

OWNER CARROLL-ZIEGLER PROPERTY LOT 2, PARCEL L AND RIVERWOOD PARCEL Q: JOHN L. CARROLL, JR. et al 3855 MANOR LANE ELLICOTT CITY, MD 21042

DEVELOPER AND OWNER CARROLL-ZIEGLER PARCEL Q: NATALIE C. ZIEGLER 4888 CASTLEBRIDGE ROAD ELLICOTT CITY, MD. 21042 410-740-6880

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 4/8/19 DATE
DONALD A. MASON REGISTERED PROFESSIONAL LAND SURVEYOR MD. REG. NO. 21320 FOR BENCHMARK ENGINEERING, INC. MD. REG. NO. 351

Natalie C. Ziegler 4/15/19 DATE
NATALIE C. ZIEGLER (DEVELOPER) (OWNER OF FOX'S FARM AND CARROLL-ZIEGLER PARCEL Q)

John Zirschky 5/1/19 DATE
JOHN ZIRSCHKY (DEVELOPER) (OWNER OF FOX'S FARM)

Parul Siddiqi 5/26/19 DATE
SHAHEED SIDDIQI (OWNER OF LOT 5 & PARCEL P) DATE

Parul Siddiqi 5/26/19 DATE
PARUL SIDDIQI (OWNER OF LOT 5 & PARCEL P) DATE

Safdar Khwaja 5-9-19 DATE
SAFDAR KHAWAJA, MEMBER SEHR ABODES LLC (OWNER LOT 4)

Kenneth Moreland 4/12/19 DATE
KENNETH MORELAND (OWNER OF LOT 3)

Renee Moreland 4/12/19 DATE
RENEE MORELAND (OWNER OF LOT 3)

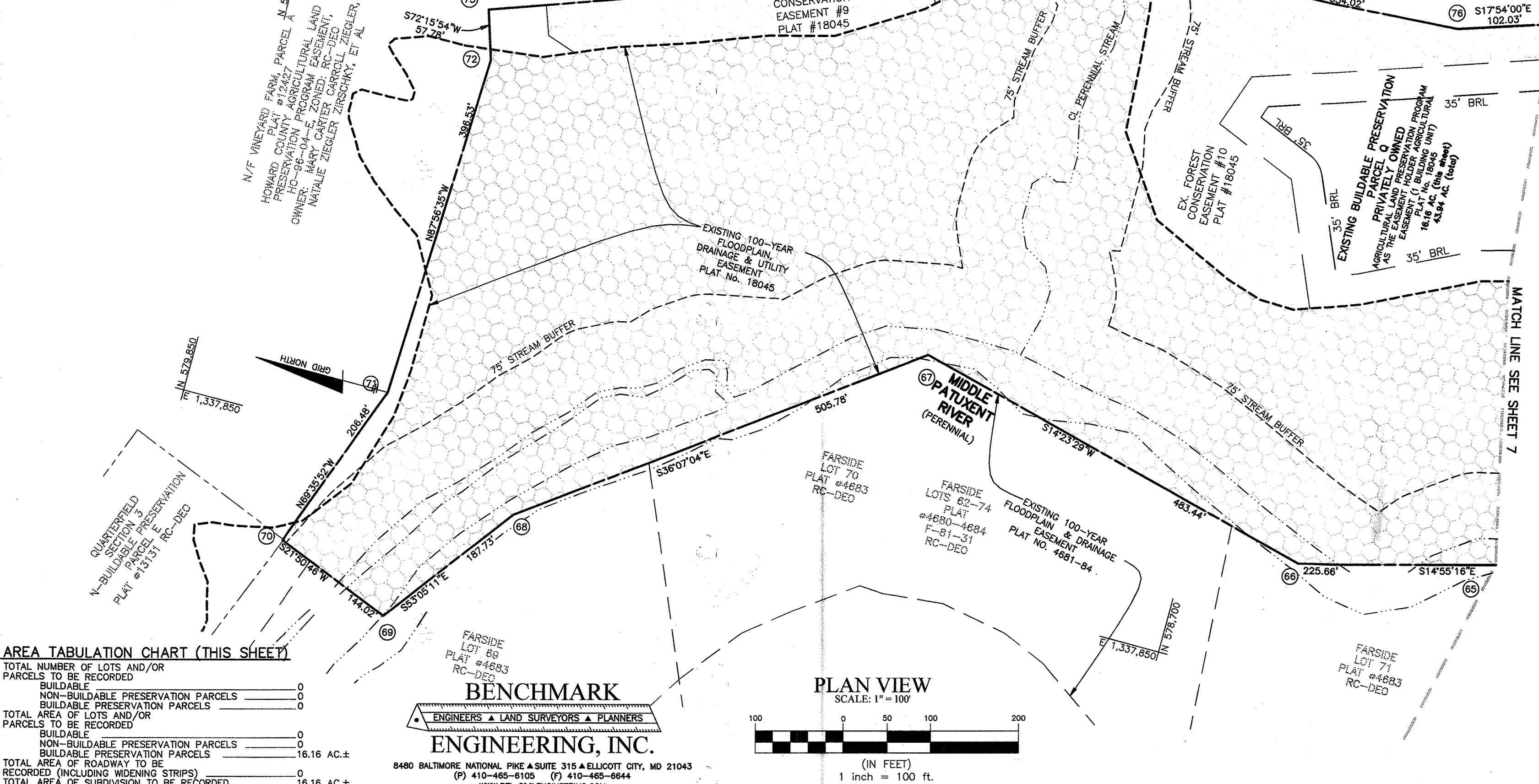
Steven K. Breeden 4/8/19 DATE
STEVEN K. BREEDEN, MEMBER ELIOAK LLC (OWNER OF RIVERWOOD PARCEL II)

James R. Moxley III 4/8/19 DATE
JAMES R. MOXLEY III, MEMBER ELIOAK LLC (OWNER OF RIVERWOOD PARCEL II)

Thomas T. Carroll 4/21/19 DATE
THOMAS T. CARROLL (OWNER OF CARROLL-ZIEGLER PROPERTY PARCEL L AND RIVERWOOD PARCEL Q)

Genevieve A. Carroll 4/24/19 DATE
GENIEVIEVE A. CARROLL (OWNER OF CARROLL-ZIEGLER PROPERTY PARCEL L AND RIVERWOOD PARCEL Q)

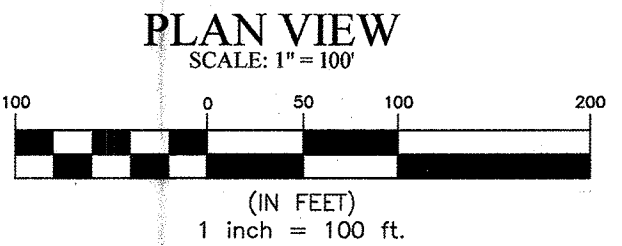
Christopher C. Gerard 5/22/19 DATE
CHRISTOPHER C. GERARD, AS TRUSTEE FOR THE JOHN LEE CARROLL, JR. TRUST, AS TRUSTEE FOR THE THOMAS T. CARROLL TRUST, AND AS TRUSTEE FOR THE GENIEVIEVE A. CARROLL TRUST



AREA TABULATION CHART (THIS SHEET)

TOTAL NUMBER OF LOTS AND/OR PARCELS TO BE RECORDED	0
BUILDABLE	0
NON-BUILDABLE PRESERVATION PARCELS	0
BUILDABLE PRESERVATION PARCELS	0
TOTAL AREA OF LOTS AND/OR PARCELS TO BE RECORDED	0
BUILDABLE	0
NON-BUILDABLE PRESERVATION PARCELS	0
BUILDABLE PRESERVATION PARCELS	16.16 AC.±
TOTAL AREA OF ROADWAY TO BE RECORDED (INCLUDING WIDENING STRIPS)	0
TOTAL AREA OF SUBDIVISION TO BE RECORDED	16.16 AC.±

BENCHMARK ENGINEERING, INC.
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WWW.BEI-CIVILENGINEERING.COM



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

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING.
CHIEF DEVELOPMENT ENGINEERING DIVISION
DIRECTOR

SURVEYOR'S CERTIFICATE
I HEREBY CERTIFY THAT THIS DOCUMENT WAS PREPARED BY ME 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 1-7-2021 AND TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF THAT THE INFORMATION SHOWN HEREON IS CORRECT, THAT IT IS PART OF THE LAND ACQUIRED FROM (i) MARY CARTER CARROLL ZIEGLER, (ii) JOHN LEE CARROLL, JR., (iii) THOMAS T. CARROLL, (iv) GENIEVIEVE 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 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 BY JOHN LEE CARROLL, JR. BY DEED DATED OCTOBER 8, 2010 AND RECORDED IN LIBER 12824 AT FOLIO 0314; BY JOHN LEE CARROLL, JR., GENIEVIEVE ANNE CARROLL, AND THOMAS T. CARROLL BY DEED DATED OCTOBER 8, 2010 AND RECORDED IN LIBER 12824 AT FOLIO 0349; AND BY NATALIE C. ZIEGLER BY DEED DATED OCTOBER 8, 2010 AND RECORDED IN LIBER 12824 AT FOLIO 0360, ALL OF THE LAND ACQUIRED FROM ALBERT J. COMEAU AND BETH M. COMEAU BY KENNETH W. MORELAND AND RENEE A. MORELAND BY DEED DATED OCTOBER 25, 2018 AND RECORDED IN LIBER 18432 AT FOLIO 0465, ALL OF THE LAND ACQUIRED FROM NATALIE C. ZIEGLER BY SHAHEED M. SIDDIQI AND PARUL A. SIDDIQI BY DEED DATED JUNE 30, 2016 AND RECORDED IN LIBER 16984 AT FOLIO 0481, ALL OF THE LAND ACQUIRED FROM NATALIE C. ZIEGLER BY SHAHEED SIDDIQI AND PARUL SIDDIQI BY DEED DATED OCTOBER 28, 2016 AND RECORDED IN LIBER 17231 AT FOLIO 0398, ALL OF THE LAND ACQUIRED FROM ELIOAK LLC BY (i) JOHN LEE CARROLL, JR., (ii) GENIEVIEVE ANNE CARROLL, (iii) THOMAS T. CARROLL, (iv) CHRISTOPHER C. GERARD AS TRUSTEE FOR THE JOHN LEE CARROLL, JR. TRUST, AS TRUSTEE FOR THE THOMAS T. CARROLL TRUST, AND AS TRUSTEE FOR THE GENIEVIEVE A. CARROLL TRUST, BY DEED DATED DECEMBER 30, 2008 AND RECORDED IN LIBER 11475 AT FOLIO 0481, ALL OF THE LAND ACQUIRED FROM THOMAS T. CARROLL BY SEHR ABODES LLC BY DEED DATED NOVEMBER 16, 2018 AND RECORDED IN LIBER 18458 AT FOLIO 0396, AND PART OF THE LAND ACQUIRED FROM WINCHESTER HOMES INC., AND WINCHESTER HOMES INC., NOMINEE FOR ELIOAK LLC, BY ELIOAK LLC BY DEED DATED MARCH 31, 2006, AND RECORDED IN LIBER 9935 AT FOLIO 0561, ALL OF THE LAND ACQUIRED FROM (i) JOHN LEE CARROLL, JR., (ii) MARY CARTER CARROLL ZIEGLER, (iii) THOMAS T. CARROLL, (iv) GENIEVIEVE ANNE CARROLL, (v) JESSICA ZIEGLER CARDEW, (vi) SOPHIE ZIEGLER AND (vii) NATALIE CARROLL ZIEGLER BY NATALIE CARROLL ZIEGLER, A/K/A NATALIE ZIEGLER ZIRSCHKY AND JOHN HERBERT ZIRSCHKY BY DEED DATED SEPTEMBER 22, 1994 AND RECORDED IN LIBER 5767 AT FOLIO 0695 AND THAT ALL MONUMENTS ARE IN PLACE OR WILL BE IN PLACE PRIOR TO ACCEPTANCE OF THE RECORDS BY HOWARD COUNTY, IN ACCORDANCE WITH THE ANNOTATED CODE OF MARYLAND, AS AMENDED.

OWNER'S CERTIFICATE
WE, NATALIE C. ZIEGLER, JOHN ZIRSCHKY, SHAHEED SIDDIQI, PARUL SIDDIQI, KENNETH MORELAND, RENEE MORELAND, THOMAS T. CARROLL, GENIEVIEVE A. CARROLL, JOHN L. CARROLL, JR., CHRISTOPHER C. GERARD (AS TRUSTEE OF THE JOHN LEE CARROLL, JR. TRUST, THE THOMAS T. CARROLL TRUST, AND THE GENIEVIEVE A. CARROLL TRUST), SEHR ABODES LLC, AND ELIOAK LLC, OWNERS 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 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, 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 OUR HANDS THESE DAYS OF 2019.

<i>Natalie C. Ziegler</i> 4/15/19 DATE	<i>John Zirschky</i> 4/15/19 DATE	<i>Kenneth Moreland</i> 4/12/19 DATE	<i>Renee Moreland</i> 4/12/19 DATE
<i>John H. Zirschky</i> 5/1/19 DATE	<i>Natalie C. Ziegler</i> 5/1/19 DATE	<i>Renee Moreland</i> 4/12/19 DATE	<i>John Zirschky</i> 4/12/19 DATE
<i>Parul Siddiqi</i> 5/26/19 DATE	<i>Natalie C. Ziegler</i> 5/26/19 DATE	<i>Steven K. Breeden</i> 4/8/19 DATE	<i>John Zirschky</i> 4/8/19 DATE
<i>Parul Siddiqi</i> 5/26/19 DATE	<i>Natalie C. Ziegler</i> 5/26/19 DATE	<i>James R. Moxley III</i> 4/8/19 DATE	<i>John Zirschky</i> 4/8/19 DATE
<i>Safdar Khwaja</i> 5-9-19 DATE	<i>Randa Khwaja</i> 5/9/19 DATE	<i>Thomas T. Carroll</i> 4/21/19 DATE	<i>Christopher C. Gerard</i> 5/22/19 DATE
<i>Genevieve A. Carroll</i> 4/24/19 DATE	<i>Natalie C. Ziegler</i> 4/24/19 DATE	<i>Christopher C. Gerard</i> 5/22/19 DATE	<i>Christopher C. Gerard</i> 5/22/19 DATE
<i>Natalie C. Ziegler</i> 4/15/19 DATE	<i>Natalie C. Ziegler</i> 4/15/19 DATE	<i>Christopher C. Gerard</i> 5/22/19 DATE	<i>Christopher C. Gerard</i> 5/22/19 DATE

THE MODERATE INCOME HOUSING UNIT REQUIREMENT (COUNCIL BILL 35-204-3) SHALL BE FULFILLED BY PAYMENT OF A FEE IN-LIEU OF AN AMOUNT THAT IS TO BE CALCULATED BY THE DEPARTMENT OF INSPECTIONS, LICENSES AND PERMITS AT THE TIME OF BUILDING PERMIT. THE FEE-IN-LIEU SHALL BE PAID FOR LOT/RESIDENTIAL UNIT 3 WITHIN THIS SUBDIVISION AT TIME OF BUILDING PERMIT ISSUANCE.

THE PURPOSE OF THIS PLAT IS TO ABANDON A SMALL AREA OF EXISTING FOREST CONSERVATION EASEMENT AS SHOWN ON PLAT No. 21056; ABANDON PART OF THE EXISTING 24' INGRESS & EGRESS EASEMENT FOR FOX'S FARM LOTS 1, 2 & PRESERVATION PARCEL 'A' AS SHOWN ON PLAT No. 11579; ABANDON PART OF THE THOMAS T. CARROLL TRUST'S EGRESS, MAINTENANCE, STORMWATER MANAGEMENT & UTILITY EASEMENT TO BENEFIT FOX'S FARM LOT 1 AS SHOWN ON PLAT No. 21057; ABANDON THE EXISTING 30' PRIVATE INGRESS, EGRESS, MAINTENANCE, STORMWATER MANAGEMENT, & UTILITY EASEMENT TO BENEFIT CARROLL-ZIEGLER PROPERTY LOTS 2, 3, 4 & 5 AND PARCEL L; CREATE 1,741 SQ. FT. OF NEW FC EASEMENT #2A; ABANDON PART OF THE FOX'S FARM LOT 1 AND FOX'S FARM LOT 2 AS SHOWN ON PLAT No. 21056; REVISE THE EXISTING VARYING WIDTH PRIVATE INGRESS, EGRESS, MAINTENANCE, STORMWATER MANAGEMENT & UTILITY EASEMENT TO BENEFIT CARROLL-ZIEGLER PROPERTY LOTS 3, 4 & 5; AND FOX'S FARM LOT 1 AS SHOWN ON PLAT Nos. 21056 AND 21057 TO INCLUDE FOX'S FARM LOT 3; TO CREATE SEVERAL NEW INGRESS, EGRESS, MAINTENANCE, STORMWATER MANAGEMENT, & UTILITY EASEMENTS; AND TO REVISE LOT 2 AND NON-BUILDABLE PRESERVATION PARCEL 'A' AS SHOWN ON PLAT No. 11379 TO CREATE LOT 3 AND NON-BUILDABLE PRESERVATION PARCEL 'A-1'.

RECORDED AS PLAT NO. 25107 ON 7/26/19 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

REVISION PLAT OF
CARROLL ZIEGLER PROPERTY
NON-BUILDABLE PRESERVATION PARCELS 'P', 'Q';
BUILDABLE PRESERVATION PARCEL 'L',
LOTS 2-5 (PLAT Nos. 21055-21058);
RIVERWOOD, PHASE 1,
BUILDABLE PRESERVATION PARCEL 'Q'
(PLAT Nos. 18044 AND 18045);
RIVERWOOD, PHASE 2,
BULK PARCEL 'II' (PLAT Nos. 19724 AND 19725);
AND
FOX'S FARM
LOT 1, LOT 2 & NON-BUILDABLE PRESERVATION
PARCEL 'A' (PLAT No. 11379), MODIFYING LOT 2 AND
NON-BUILDABLE PRESERVATION PARCEL 'A' RESULTING
IN LOT 3 & NON-BUILDABLE PRESERVATION PARCEL 'A-1'
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-11-050, WP-17-125,
S-02-009, P-03-010, P-04-009, WP-02-064, F-04-82, WP-05-98,
RE-06-06, F-06-134, F-08-047, F-14-051
3rd ELECTION DISTRICT OF HOWARD COUNTY, MD ZONED: RC-DEO
P/O PARCEL 20, TAX MAP 29, GRID 4; SCALE: AS SHOWN
P/O PARCEL 148, TAX MAP 23, GRID 23; AND DATE: FEB, 2019
PARCEL 131 TAX MAP 23, GRID 22 SHEET: 7 OF 8

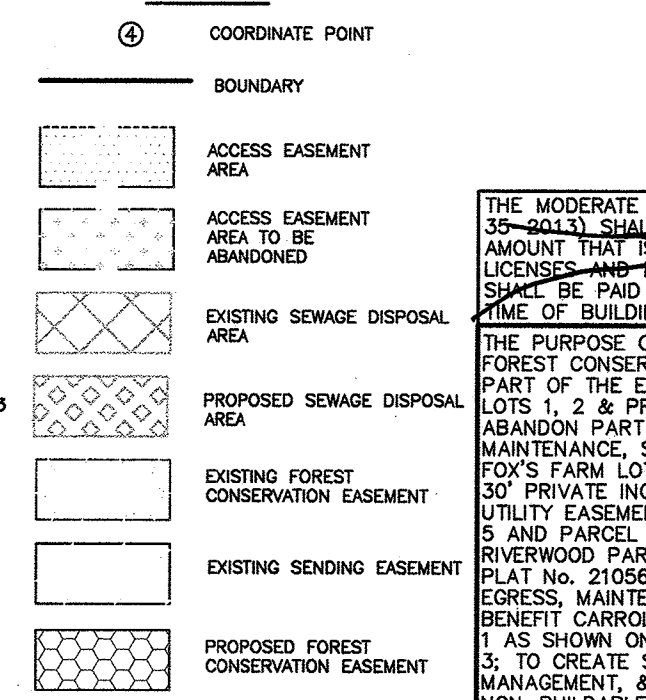
THE REQUIREMENTS § 3-108, THE REAL PROPERTY ARTICLE, ANNOTATED CODE OF MARYLAND, 1988 REPLACEMENT VOLUME, (AS SUPPLEMENTED) AS FAR AS THEY RELATE TO THE MAKING OF THIS PLAT AND THE SETTING OF MARKERS HAVE BEEN COMPLIED WITH.

Donald M Mason 4/8/19 DATE
DONALD A. MASON REGISTERED PROFESSIONAL LAND SURVEYOR MD. REG. NO. 21320 FOR BENCHMARK ENGINEERING, INC. MD. REG. NO. 351
Natalie C. Ziegler 4/15/19 DATE
NATALIE C. ZIEGLER (DEVELOPER) (OWNER OF FOX'S FARM AND CARROLL-ZIEGLER PARCEL Q)
John Zirschky 5/1/19 DATE
JOHN ZIRSCHKY (DEVELOPER) (OWNER OF FOX'S FARM)
Parul Siddiqi 5/26/19 DATE
SHAHED SIDDIQI (OWNER OF LOT 5 & PARCEL P) DATE
Parul Siddiqi 5/26/19 DATE
PARUL SIDDIQI (OWNER OF LOT 5 & PARCEL P) DATE
Safdar Khwaja 5-9-19 DATE
SAFDAR KHWAJA, MEMBER SEHR ABODES LLC (OWNER LOT 4)
John L. Carroll, Jr. 4/30/19 DATE
JOHN L. CARROLL, JR. (OWNER OF CARROLL-ZIEGLER LOT 2 & PARCEL L; RIVERWOOD PARCEL Q)
Kenneth Moreland 4/12/19 DATE
KENNETH MORELAND (OWNER OF LOT 3) DATE
Renee Moreland 4/12/19 DATE
RENEE MORELAND, (OWNER OF LOT 3) DATE
Steven K. Breeden, Member Elioak LLC (OWNER OF RIVERWOOD PARCEL II) DATE
James R. Moxley III 4/8/19 DATE
JAMES R. MOXLEY III, MEMBER ELIOAK LLC (OWNER OF RIVERWOOD PARCEL II)
Thomas T. Carroll 4/21/19 DATE
THOMAS T. CARROLL (OWNER OF CARROLL-ZIEGLER PROPERTY PARCEL L AND RIVERWOOD PARCEL Q)
Genevieve A. Carroll 4/29/19 DATE
GENEVIEVE A. CARROLL (OWNER OF CARROLL-ZIEGLER PROPERTY PARCEL L AND RIVERWOOD PARCEL Q)
Christopher C. Gerard, as Trustee for the John Lee Carroll, Jr. Trust, as Trustee for the Thomas T. Carroll Trust, and as Trustee for the Genevieve A. Carroll Trust DATE

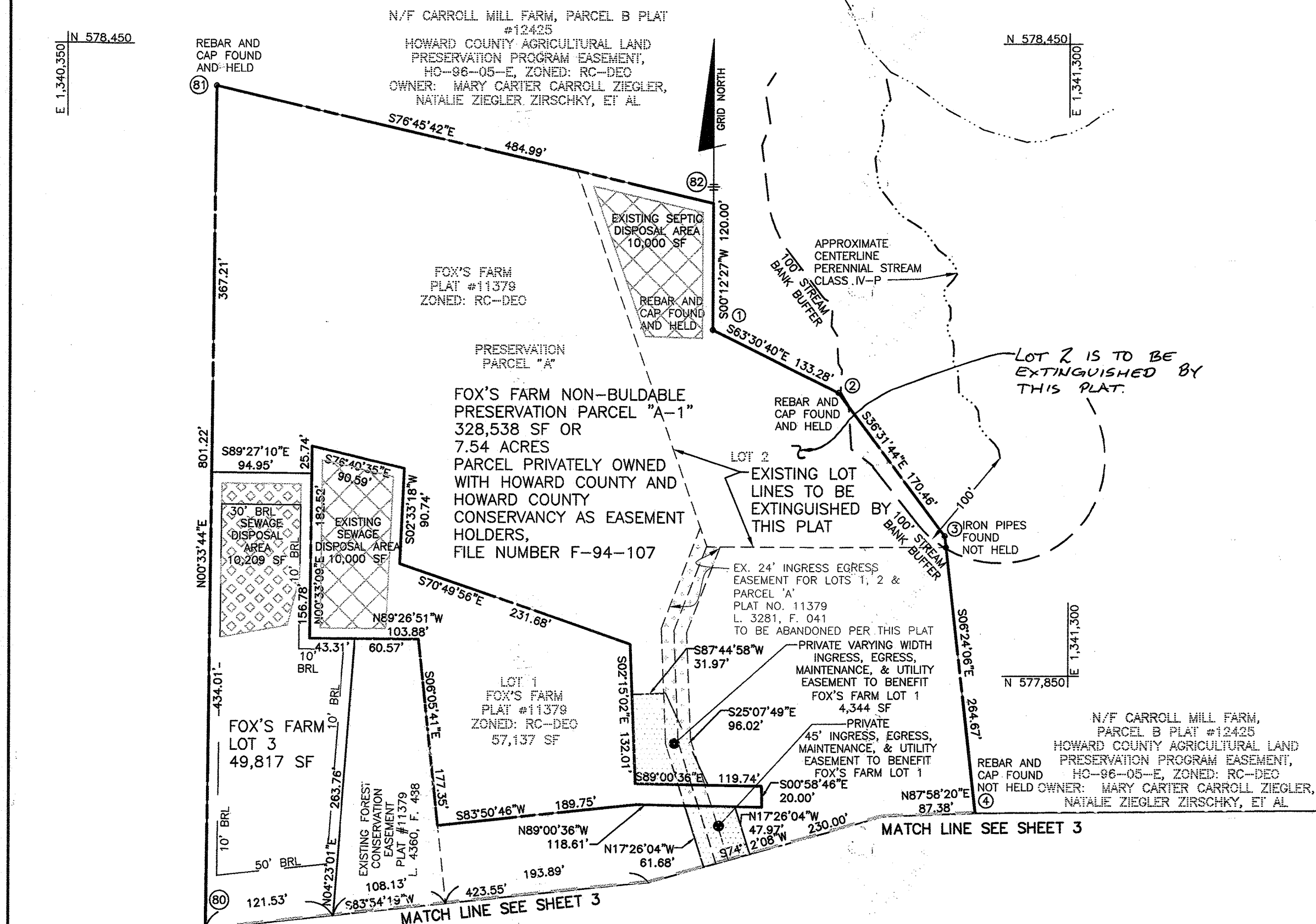
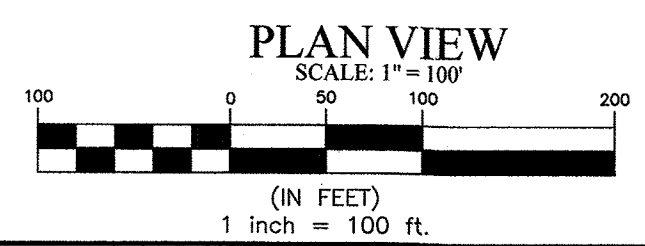
BOUNDARY COORDINATES tables with columns for POINT #, NORTHING, EASTING. Contains three tables of coordinate data for different boundary sections.

OWNER CARROLL-ZIEGLER PROPERTY LOT 4; SEHR ABODES LLC. 322 MALL PLAZA BLVD. SUITE 323 MONROEVILLE, PA 15146
OWNER FOX'S FARM LOTS 1, 2 AND PARCEL A; NATALIE C. ZIEGLER AND JOHN H. ZIRSCHKY 4888 CASTLEBRIDGE ROAD ELLICOTT CITY, MD. 21042
OWNER CARROLL-ZIEGLER PROPERTY LOT 2, PARCEL L AND RIVERWOOD PARCEL Q; JOHN L. CARROLL, JR. et al 3855 MANOR LANE ELLICOTT CITY, MD 21042
OWNER CARROLL-ZIEGLER PROPERTY LOT 3; KENNETH AND RENEE MORELAND 3148 RIVER VALLEY CHASE WEST FRIENDSHIP, MD. 21794
OWNER CARROLL-ZIEGLER PROPERTY LOT 5 & PARCEL P; ELIOAK LLC, PO BOX 417 ELLICOTT CITY, MD 21041 410-465-4244
OWNER CARROLL-ZIEGLER LOT 2 & PARCEL L; SHAHED SIDDIQI & PARUL SIDDIQI 8871 GOOSE LANDING CIR. COLUMBIA, MD. 21045

LEGEND



BENCHMARK ENGINEERING, INC. logo and address: 8480 BALTIMORE NATIONAL PIKE & SUITE 315 A ELLICOTT CITY, MD 21043 (P) 410-465-8105 (F) 410-465-6644 WWW.BEI-CMENGINEERING.COM



AREA TABULATION CHART (THIS SHEET)
TOTAL NUMBER OF LOTS AND/OR PARCELS TO BE RECORDED: BUILDABLE 1, NON-BUILDABLE PRESERVATION PARCELS 1, BUILDABLE PRESERVATION PARCELS 0
TOTAL AREA OF LOTS AND/OR PARCELS TO BE RECORDED: BUILDABLE 2.46 AC ±, NON-BUILDABLE PRESERVATION PARCELS 7.54 AC ±, BUILDABLE PRESERVATION PARCELS 0
TOTAL AREA OF ROADWAY TO BE RECORDED (INCLUDING WIDENING STRIPS) 0
TOTAL AREA OF SUBDIVISION TO BE RECORDED 8.68 AC ±

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

SURVEYOR'S CERTIFICATE
I HEREBY CERTIFY THAT THIS DOCUMENT WAS PREPARED BY ME 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 1-7-2021 AND TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF THAT THE INFORMATION SHOWN HEREON IS CORRECT, THAT IT IS PART OF THE LAND ACQUIRED FROM (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 BY JOHN LEE CARROLL, JR. BY DEED DATED OCTOBER 8, 2010 AND RECORDED IN LIBER 12824 AT FOLIO 0314; BY JOHN LEE CARROLL, JR., GENEVIEVE ANNE CARROLL, AND THOMAS T. CARROLL BY DEED DATED OCTOBER 8, 2010 AND RECORDED IN LIBER 12824 AT FOLIO 0349; AND BY NATALIE C. ZIEGLER BY DEED DATED OCTOBER 8, 2010 AND RECORDED IN LIBER 12824 AT FOLIO 0360, ALL OF THE LAND ACQUIRED FROM ALBERT J. COMEAU AND BETH M. COMEAU BY KENNETH V. MORELAND AND RENEE A. MORELAND BY DEED DATED OCTOBER 25, 2018 AND RECORDED IN LIBER 18432 AT FOLIO 0465, ALL OF THE LAND ACQUIRED FROM NATALIE C. ZIEGLER BY SHAHED M. SIDDIQI AND PARUL A. SIDDIQI BY DEED DATED JUNE 30, 2016 AND RECORDED IN LIBER 16964 AT FOLIO 048; ALL OF THE LAND ACQUIRED FROM NATALIE C. ZIEGLER BY SHAHED SIDDIQI AND PARUL SIDDIQI BY DEED DATED OCTOBER 28, 2016 AND RECORDED IN LIBER 17231 AT FOLIO 0398, ALL OF THE LAND ACQUIRED FROM ELIOAK LLC BY (i) JOHN LEE CARROLL, JR., (ii) GENEVIEVE ANNE CARROLL, (iii) THOMAS T. CARROLL, (iv) CHRISTOPHER C. GERARD AS TRUSTEE FOR THE JOHN LEE CARROLL, JR. TRUST, AS TRUSTEE FOR THE THOMAS T. CARROLL TRUST, AND AS TRUSTEE FOR THE GENEVIEVE A. CARROLL TRUST, BY DEED DATED DECEMBER 30, 2008 AND RECORDED IN LIBER 11475 AT FOLIO 0481, ALL OF THE LAND ACQUIRED FROM THOMAS T. CARROLL BY SEHR ABODES LLC BY DEED DATED NOVEMBER 16, 2018 AND RECORDED IN LIBER 18458 AT FOLIO 0396, AND PART OF THE LAND ACQUIRED FROM WINCHESTER HOMES INC., AND WINCHESTER HOMES INC., NOMINEE FOR ELIOAK LLC, BY ELIOAK LLC BY DEED DATED MARCH 20, 2008 AND RECORDED IN LIBER 9935 AT FOLIO 0561, ALL OF THE LAND ACQUIRED FROM (i) JOHN LEE CARROLL, JR., (ii) MARY CARTER CARROLL ZIEGLER, (iii) THOMAS T. CARROLL, (iv) GENEVIEVE ANNE CARROLL, (v) JESSICA ZIEGLER CARDEW, (vi) SOPHIE ZIEGLER AND (vii) NATALIE CARROLL ZIEGLER BY NATALIE CARROLL ZIEGLER, A/K/A NATALIE ZIEGLER ZIRSCHKY AND JOHN HERBERT ZIRSCHKY BY DEED DATED SEPTEMBER 22, 1994 AND RECORDED IN LIBER 33288 AT FOLIO 048; AND THAT ALL MONUMENTS ARE IN PLACE OR WILL BE IN PLACE PRIOR TO ACCEPTANCE OF THE ROADS BY HOWARD COUNTY, IN ACCORDANCE WITH THE ANNOTATED CODE OF MARYLAND, AS AMENDED.

OWNER'S CERTIFICATE
WE, NATALIE C. ZIEGLER, JOHN ZIRSCHKY, SHAHED SIDDIQI, PARUL SIDDIQI, KENNETH MORELAND, RENEE MORELAND, THOMAS T. CARROLL, GENEVIEVE A. CARROLL, JOHN L. CARROLL, JR., CHRISTOPHER C. GERARD (AS TRUSTEE OF THE JOHN LEE CARROLL, JR. TRUST, THE THOMAS T. CARROLL TRUST, AND THE GENEVIEVE A. CARROLL TRUST), SEHR ABODES LLC, AND ELIOAK LLC, OWNERS 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 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, 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 ERECTED ON OR OVER THE SAID EASEMENTS AND RIGHTS-OF-WAY, WITNESS OUR HANDS THESE DAYS OF 4/15/19.

RECORDED AS PLAT NO. 25108 ON 7/26/19, AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.
REVISION PLAT OF CARROLL ZIEGLER PROPERTY NON-BUILDABLE PRESERVATION PARCELS 'P', 'Q'; BUILDABLE PRESERVATION PARCEL 'L', LOTS 2-5 (PLAT Nos. 21055-21058); RIVERWOOD, PHASE 1, BUILDABLE PRESERVATION PARCEL 'Q' (PLAT Nos. 18044 AND 18045); RIVERWOOD, PHASE 2, BULK PARCEL 'II' (PLAT Nos. 19724 AND 19725); AND FOX'S FARM LOT 1, LOT 2 & NON-BUILDABLE PRESERVATION PARCEL 'A' (PLAT No. 11379), MODIFYING LOT 2 AND NON-BUILDABLE PRESERVATION PARCEL 'A' RESULTING IN LOT 3 & NON-BUILDABLE PRESERVATION PARCEL 'A-1'
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-11-050, WP-17-125, S-02-009, P-03-010, P-04-009, WP-02-064, F-04-82, WP-05-98, RE-06-06, F-06-134, F-08-047, F-14-051
3rd ELECTION DISTRICT OF HOWARD COUNTY, MD ZONED: RC-DEO
P/O PARCEL 20, TAX MAP 29, GRID 4; SCALE: AS SHOWN
P/O PARCEL 148, TAX MAP 23, GRID 23; AND DATE: FEB. 2019
PARCEL 131 TAX MAP 23, GRID 22 SHEET: 8 OF 8