

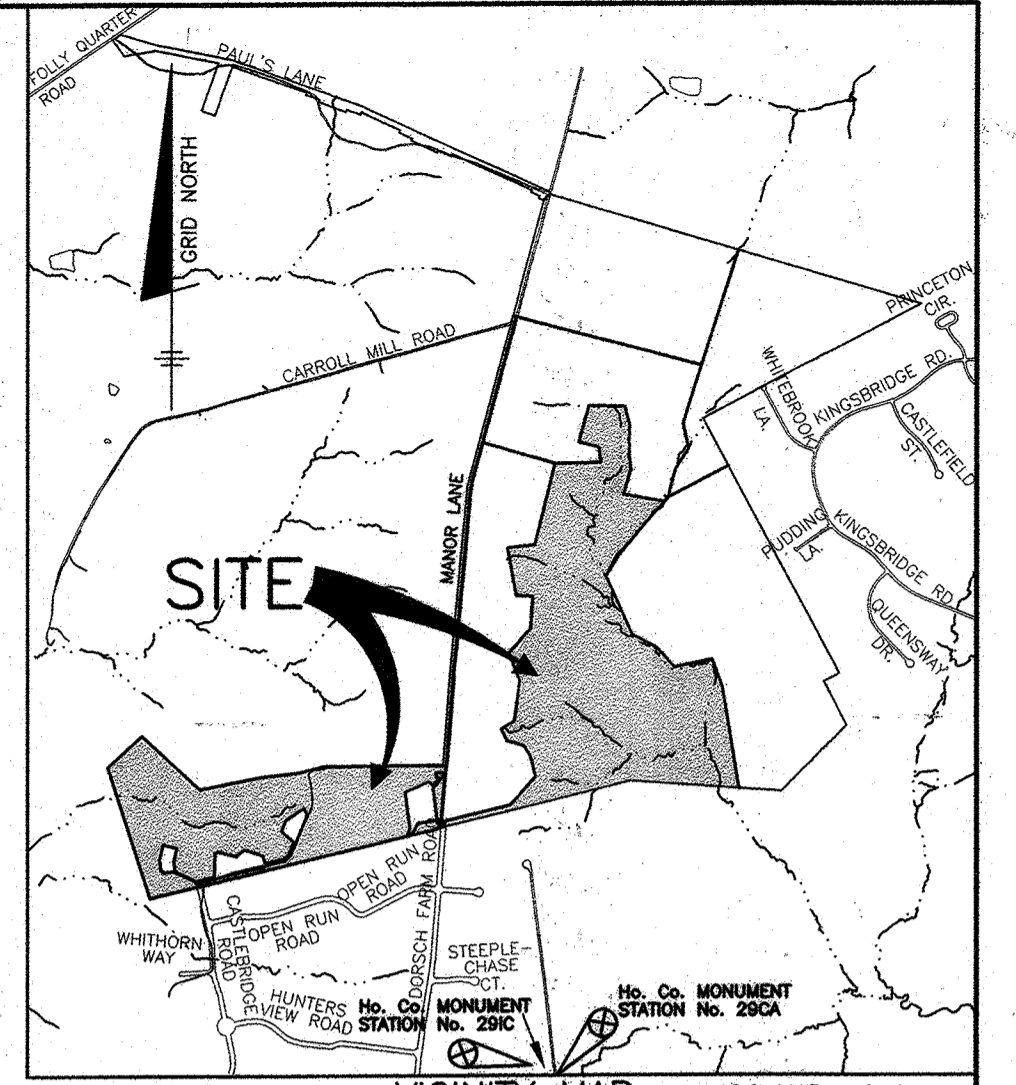
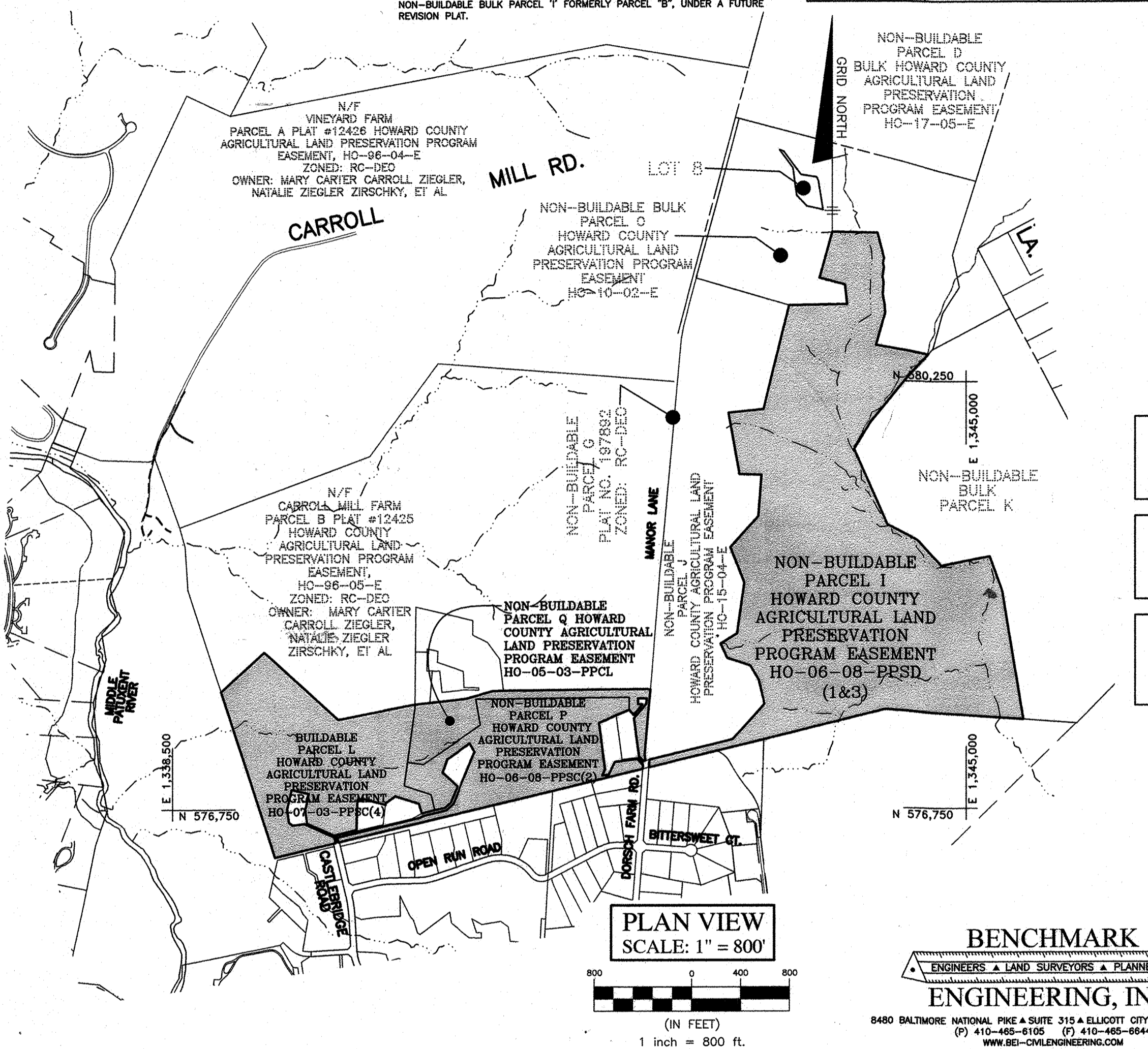
**GENERAL NOTES**

- COORDINATES BASED ON NAD 83 MARYLAND COORDINATE SYSTEM AS PROJECTED BY HOWARD COUNTY GEODETIC CONTROL STATIONS 28CA AND 29IC.
- SUBJECT PROPERTY ZONED RC-DEO PER 2/02/04 COMPREHENSIVE ZONING PLAN EFFECTIVE 10/6/2013.
- ALL AREAS ON THIS PLAN ARE "MORE OR LESS".
- THE BOUNDARY ON THIS PLAN IS BASED ON THE PLAT ENTITLED "CARROLL-ZIEGLER PROPERTY, LOTS 2-7, BUILDABLE BULK PARCEL 'L', NON-BUILDABLE BULK PARCELS 'M' AND 'N' RECORDED AS PLAT NOS. 21095-58 AND THE PLAT ENTITLED "CARROLL-ZIEGLER PROPERTY, BUILDABLE BULK PARCEL 'P' AND NON-BUILDABLE PRESERVATION PARCEL 'Y' RECORDED AS PLAT NOS. 19789-19792. THE ORIGINAL SURVEY WAS CONDUCTED BY DAVID M. HARRIS OF BENCHMARK ENGINEERING, INC. ON 7/05.
- THERE ARE NO EXISTING DWELLINGS.
- LANDSCAPING FOR PARCEL 'L' WAS PROVIDED UNDER F-08-140.
- PARCELS 'L', 'M', 'N' AND 'Y' ARE FULLY ENCOMBERED WITH PRESERVATION EASEMENTS HELD BY HOWARD COUNTY AGRICULTURAL LAND PRESERVATION PROGRAM. THE RESTRICTIONS AND PERMITTED USES ASSOCIATED WITH THESE EASEMENTS ARE SPECIFICALLY WITHIN THE DEEDS OF PRESERVATION EASEMENT RECORDED UNDER F-07-022, PLAT NOS. 19354-19355 (PARCEL 'Y') AND F-08-140, PLAT NOS. 21065-21068 (PARCELS 'L', 'M' & 'N'). THE PRESERVATION EASEMENTS ARE SUBJECT TO TITLE 15, SUBTITLE 5 OF THE HOWARD COUNTY CODE, AND SECTION 106 OF THE HOWARD COUNTY ZONING REGULATIONS.
- 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 826 AT FOLIO 542. EASEMENT EXPIRED ON 5/23/07.
- STORMWATER MANAGEMENT WAS PROVIDED UNDER F-08-140. ALL ON-LOT STORMWATER MANAGEMENT DEVICES WILL BE PRIVATELY OWNED AND MAINTAINED BY THE PROPERTY OWNER AND SUBJECT TO THE RECORDED DECLARATION OF COVENANTS.
- BRL INDICATES BUILDING RESTRICTION LINE.
- TO THE BEST OF OUR KNOWLEDGE THERE ARE NO CEMETERY LOCATIONS ON-SITE.
- NO GRADING, REMOVAL OF VEGETATIVE COVER OR TREES, OR PLACEMENT OF NEW STRUCTURES IS PERMITTED WITHIN THE LIMITS OF WETLANDS, STREAMS, OR THEIR BUFFERS AND FOREST CONSERVATION EASEMENT AREAS AND 100 YEAR FLOOD PLAIN, UNLESS APPROVED BY DPZ.
- 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-11-050, F-15-061.
- THIS PLAN IS SUBJECT TO THE AMENDED 5th EDITION OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS PER COUNCIL BILL NO. 48-2003 AND THE AMENDED ZONING REGULATIONS PER CB-75-2003. DEVELOPMENT OR CONSTRUCTION ON 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.
- THERE IS NO 65 dBA NOISE CONTOUR LINE ON THIS PLAN.
- OPEN SPACE IS NOT REQUIRED FOR THIS PROJECT.
- WATER & SEWER FOR THIS SITE IS PRIVATE.
- RESERVATION OF PUBLIC UTILITY AND FOREST CONSERVATION EASEMENTS: DEVELOPER RESERVES UNTO ITSELF, ITS SUCCESSORS AND ASSIGNS, ALL EASEMENTS SHOWN ON THIS PLAN 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 LOT(S)/PARCEL(S) SHALL BE SUBJECT TO THE EASEMENTS HEREIN RESERVED WHETHER OR NOT EXPRESSLY STATED IN THE DEED(S) CONVEYING SAID LOT(S)/PARCEL(S). DEVELOPER SHALL EXECUTE AND DELIVER THE DEEDS FOR THE EASEMENTS HEREIN RESERVED TO HOWARD COUNTY. UPON COMPLETION OF THE PUBLIC UTILITIES AND THEIR ACCEPTANCE BY HOWARD COUNTY, THE COUNTY SHALL ACCEPT THE EASEMENTS AND RECORD THE DEED(S) OF EASEMENTS IN THE LAND RECORDS OF HOWARD COUNTY.
- THE FOREST CONSERVATION EASEMENTS WERE ESTABLISHED UNDER F-08-140 TO FULFILL THE REQUIREMENTS OF SECTION 16.1200 OF THE HOWARD COUNTY CODE AND FOREST CONSERVATION ACT. NO CLEARING, GRADING OR CONSTRUCTION IS PERMITTED WITHIN THE FOREST CONSERVATION EASEMENTS; HOWEVER, FOREST MANAGEMENT PRACTICES, AS DEFINED IN THE DEED OF FOREST CONSERVATION EASEMENT, ARE ALLOWED.
- THE PRINCIPAL INTENTION OF BUILDABLE PRESERVATION PARCEL 'L' IS AGRICULTURAL PRESERVATION. THIS PARCEL HAS NO FURTHER DEVELOPMENT POTENTIAL IN ACCORDANCE WITH THE ZONING AND SUBDIVISION REGULATIONS. THIS PARCEL WILL BE PRIVATELY OWNED AND BUILDABLE. THE HOWARD COUNTY AGRICULTURAL LAND PRESERVATION PROGRAM WILL BE THE EASEMENT HOLDER.
- THE PRINCIPAL INTENTION OF NON-BUILDABLE PRESERVATION PARCELS 'M' AND 'N' IS AGRICULTURAL PRESERVATION. PARCELS 'M' AND 'N' 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.
- THE PRINCIPAL INTENTION OF NON-BUILDABLE PRESERVATION PARCEL 'Y' IS THE CREATION OF ONE NON-BUILDABLE PARCEL WITHIN THE LIMITS OF EXISTING PRESERVATION EASEMENTS RECORDED UNDER THE CARROLL-ZIEGLER PROPERTY SUBDIVISION PLAT AND PLAT OF AGRICULTURAL EASEMENT, DENSITY SENDING, F-06-122, PLAT NOS. 18840-18842. THIS PARCEL WILL BE PRIVATELY OWNED AND NON-BUILDABLE AND IS SUBJECT TO THE RESTRICTIONS CONTAINED IN THE DEEDS OF PRESERVATION EASEMENT RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND, AT LIBER 10363 FOLIO 184, 199 AND 213 DATED 10-6-2006. PARCEL 'Y' IS A RESUBDIVISION OF PRESERVATION PARCEL 'B' AND IS BEING ENLARGED TO ADD THE 21.25 AC. OF EXISTING PRESERVATION EASEMENT ESTABLISHED UNDER F-06-228. THE RESUBDIVISION OF PRESERVATION PARCEL 'B' IS ONLY PERMITTED TO ALLOW THE TRANSFER OF ADJOINING AGRICULTURAL EASEMENT HELD BY HOWARD COUNTY IN ACCORDANCE WITH SECTION 104.F.1.b OF THE ZONING REGULATIONS. SUCH LAND REQUIRES CONSENT OF ALL EASEMENT HOLDERS AND THE DEED OF AGRICULTURAL EASEMENT SHALL BE AMENDED TO REFLECT THE LAND TRANSFER IF NECESSARY, IN ORDER FOR THIS PARCEL TO BE BUILDABLE A REVISION PLAT WILL HAVE TO BE PROCESSED THROUGH HOWARD COUNTY AND ALLOCATIONS GRANTED.
- A FLOODPLAIN STUDY WAS PROVIDED UNDER F-08-140.
- A WETLAND DELINEATION WAS PROVIDED UNDER F-08-140.
- THE TRAFFIC STUDY FOR THIS PROJECT WAS SUBMITTED AND APPROVED UNDER SP-07-05.

- A NOISE STUDY IS NOT REQUIRED FOR THIS PROJECT.
- FOREST STAND DELINEATION WAS SUBMITTED AND APPROVED UNDER SP-07-05.
- THE LOTS SHOWN HEREON COMPLY WITH THE MINIMUM OWNERSHIP WIDTH AND LOT AREA AS REQUIRED BY THE MARYLAND STATE DEPARTMENT OF THE ENVIRONMENT.
- PLAT NUMBERS 18840 THROUGH 18842 CREATED 146.00 ACRES OF PRESERVATION EASEMENT ON THIS PARCEL. PLAT NUMBERS 19354-19356 ADDED 22.75 ACRES OF PRESERVATION EASEMENT TO THIS PARCEL. TWENTYNINE CEO UNITS WERE SENT TO THE EDGEWOOD FARM SUBDIVISION, PROCESSED UNDER F-06-228, PLAT NOS. 18840-18842. 3 CEO UNITS WERE SENT TO RIVERWOOD, PHASE 2, PROCESSED UNDER F-08-109, PLAT NOS. 19716-19718, AND 3 CEO UNITS WERE SENT TO HOMEWOOD CROSSING PHASE 3, PART 2, PROCESSED UNDER F-11-050, PLAT NOS. 21593-21597.
- THERE IS NO HOMEOWNER'S ASSOCIATION REQUIRED FOR THIS SUBDIVISION.
- A PERMANENT EASEMENT WAS GRANTED BY EASEMENT FOR INGRESS/EGRESS, RECORDED IN LIBER 18882, FOLIO 213, DATED JULY 30, 2019, ON PARCEL Q. THE EASEMENT DID NOT INCLUDE A DESCRIPTION THAT COULD BE PLOTTED.

DENSITY EXCHANGE					
SENDING PARCEL INFORMATION	INITIAL EXCHANGE	FIRST ADDITION	SECOND EXCHANGE	THIRD EXCHANGE	FOURTH EXCHANGE
TOTAL PARCEL COMPUTED ACREAGE	540.79 ±AC	540.79 ±AC	540.79 ±AC	540.79 ±AC	540.79 ±AC
PRESERVATION PARCEL ACREAGE	146.00 AC.*	168.75 AC.*	168.75 AC.*	168.75 AC.*	168.75 AC.*
CEO UNITS CREATED (1:4.25)	34* (34*4.25=144.50)	39* (39*4.25=165.75)	39* (39*4.25=165.75)	39* (39*4.25=165.75)	39* (39*4.25=165.75)
CEO UNITS SENT (1:4.25)	29	NA	3	3	2
DEO UNITS CREATED (1:3)	48 (48*3.00=144.00)	56 (56*3.00=168.00)	56 (56*3.00=168.00)	56 (56*3.00=168.00)	56 (56*3.00=168.00)
DEO UNITS SENT (1:3)	-	-	-	-	-
ACREAGE OF REMAINING EASEMENT	22.75*	45.50	32.75*	20.00*	11.50*
RECEIVING PARCEL	EDGEWOOD FARM PHASE 2, TAX MAP 21, GRID 22, PARCEL 90 SP-05-014	NA	RIVERWOOD TM: 25, GRID: 21, PARCEL 86 AND TM: 29, GRIDS 3,4,9,10 PARCELS 20 & 86 F-04-82, F-06-134	HOMEWOOD CROSSING PHASE 3 - PART TWO GRID: 9 PARCEL: 28 F-09-039	KINGS FOREST TAX MAP: 23 GRID: 23 PARCEL: 148 F-19-014

\* ONE DWELLING UNIT WILL REMAIN WITHIN SENDING EASEMENT AREA #3, NON-BUILDABLE BULK PARCEL 'Y' FORMERLY PARCEL 'B', UNDER A FUTURE REVISION PLAT.



**BENCHMARK ENGINEERING, INC.**  
 8480 BALTIMORE NATIONAL PIKE A SUITE 315 A ELICOTT CITY, MARYLAND 21043  
 (P) 410-465-6105 (F) 410-465-6844  
 WWW.BE-CIVLENGINEERING.COM

- OWNER (PARCELS I AND L):**  
 C/O JOHN LEE CARROLL, JR.  
 3841 MANOR LANE  
 ELICOTT CITY, MD 21042
- OWNER (PARCEL P):**  
 SHAHED SIDDIQI & PARUL SIDDIQI  
 8871 GOOSE LANDING CIR.  
 COLUMBIA, MD. 21045
- OWNER PARCEL Q DEVELOPER:**  
 NATALIE C. ZIEGLER ET AL  
 3800 MANOR LANE  
 ELICOTT CITY, MD. 21042  
 410-740-6880
- BENCHMARK ENGINEERING, INC.**  
 ENGINEERS & LAND SURVEYORS & PLANNERS
- APPROVED:**
- Donald A. Mason, Registered Professional Land Surveyor, 3/11/2020
  - Shahed Siddiqi (Owner of Parcel P), 3/12/2020
  - Parul Siddiqi (Owner of Parcel P), 3/12/2020
  - John Lee Carroll, Jr. (Parcel 'I' and 'L'), 3/15/2020
  - Thomas T. Carroll (Parcel 'L'), 3/25/2020
  - Genevieve Anne Carroll (Parcel 'L'), 3/20/2020

**AREA TABULATION CHART (THIS SUBMISSION)**

TOTAL NUMBER OF LOTS AND/OR PARCELS TO BE RECORDED	
BUILDABLE	0
OPEN SPACE	0
NON-BUILDABLE PRESERVATION PARCELS	3
BUILDABLE PRESERVATION PARCELS	1
TOTAL AREA OF LOTS AND/OR PARCELS TO BE RECORDED	
BUILDABLE	0
OPEN SPACE	0
NON-BUILDABLE PRESERVATION PARCELS	156.71 AC.±
BUILDABLE PRESERVATION PARCELS	34.43 AC.±
TOTAL AREA OF ROADWAY TO BE RECORDED (INCLUDING WIDENING STRIPS)	0
TOTAL AREA OF SUBDIVISION TO BE RECORDED	191.14 AC.±

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

*[Signature]*  
 HOWARD COUNTY HEALTH OFFICER DATE

**APPROVED:** HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING.

*[Signature]* 6/4/21 DATE  
*[Signature]* 6/16/21 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 ITS 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 SEPTEMBER 29, 2008 AND RECORDED IN LIBER 11372 AT FOLIO 0382; 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; BY NATALIE C. ZIEGLER BY DEED DATED OCTOBER 8, 2010 AND RECORDED IN LIBER 12824 AT FOLIO 0360, AND ALL OF THE LAND ACQUIRED FROM NATALIE C. ZIEGLER BY SHAHED SIDDIQI & PARUL SIDDIQI BY DEED DATED OCTOBER 28, 2016 AND RECORDED IN LIBER 17231 AT FOLIO 398, 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.

*[Signature]* 3/11/2020 DATE  
 DONALD A. MASON  
 REGISTERED PROFESSIONAL LAND SURVEYOR  
 MARYLAND No. 21320  
 FOR BENCHMARK ENGINEERING, INC. MD REG. NO. 351

**OWNER'S CERTIFICATE**

"WE, JOHN LEE CARROLL, JR., THOMAS T. CARROLL, GENEVIEVE ANNE CARROLL, NATALIE C. ZIEGLER, SHAHED SIDDIQI, AND PARUL SIDDIQI, OWNERS OF THE PROJECT SHOWN HEREON, HEREBY ADOPT THIS PLAT AND IN CONSIDERATION OF THE APPROVAL OF THIS PLAT BY THE DEPARTMENT OF PLANNING AND ZONING ESTABLISH THE PRESERVATION EASEMENT TO BE CONSIDERED A SENDING PARCEL FOR DEVELOPMENT RIGHTS. WITNESS OUR HANDS THESE 15, 19, 20, 25, AND 26 DAYS OF March, 2020."

*[Signature]* 3/15/2020 DATE  
 JOHN LEE CARROLL, JR. (PARCEL 'I' AND 'L') DATE

*[Signature]* 3/25/2020 DATE  
 THOMAS T. CARROLL (PARCEL 'L') DATE

*[Signature]* 3/20/2020 DATE  
 GENEVIEVE ANNE CARROLL (PARCEL 'L') DATE

*[Signature]* 3/20/2020 DATE  
 NATALIE C. ZIEGLER (PARCEL 'Q') DATE

*[Signature]* 3/19/2020 DATE  
 SHAHED SIDDIQI (PARCEL 'P') DATE

*[Signature]* 3/19/2020 DATE  
 PARUL SIDDIQI (PARCEL 'P') DATE

THE SOLE AND ONLY PURPOSE OF THIS PLAT IS TO TRANSFER 2 CEO UNITS TO THE KING FOREST SUBDIVISION (F-19-014) BASED ON THE DEO/CEO PROVISION DESCRIBED IN SECTION 106.0 OF THE HOWARD COUNTY ZONING REGULATIONS FOR AGRICULTURAL LAND PRESERVATION EASEMENTS RECORDED ON PLAT NUMBERS 21593-21597.

RECORDED AS PLAT NO. 25777 ON 6/16/21 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

REVISION PLAT AND DENSITY SENDING PLAT  
**CARROLL ZIEGLER PROPERTY**  
 NON-BUILDABLE PRESERVATION  
 PARCELS 'I', 'P' & 'Q'  
 AND BUILDABLE PRESERVATION  
 PARCEL 'L'

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  
 2nd & 3rd ELECTION DISTRICT OF HOWARD COUNTY, MARYLAND  
 TAX MAP: 23 SCALE: AS SHOWN  
 GRID: 23 DATE: MARCH, 2020  
 PARCEL: 148 SHEET: 1 OF 5  
 ZONED: RC-DEO

**F-21-058**



**COORDINATE CHART**

NO.	NORTHING	EASTING
01	576356.4903	1339335.9859
02	577718.6552	1338896.0200
03	578042.0910	1339249.1586
04	577484.9827	1339854.3176
05	577608.5702	1340482.6349
06	577653.5728	1340904.1083
07	577716.1887	1341125.4209
08	577719.2658	1341212.3317
09	577729.4269	1342387.1177
10	577726.4582	1342416.6913
11	577718.1301	1342415.8553
12	577495.1897	1342394.1550
13	577194.9259	1342369.6669
14	577141.1009	1342374.0943
15	577137.2022	1342358.1642
16	577177.0988	1342323.4546
17	577491.5379	1342282.4717
18	577607.7138	1342383.0038
19	577652.9065	1342387.4027
20	577652.2723	1342314.0805
21	577602.2845	1342315.7015
22	577602.5995	1342352.1296
23	577518.1012	1342279.0095
24	577560.5347	1342244.4058
25	577452.5734	1341994.0889
26	577067.9727	1342044.2164
27	577019.4817	1342019.9646
28	577026.4968	1342073.7872
29	577129.5689	1342125.3369
30	577153.8778	1342311.8453
31	577103.6723	1342355.5234
32	577074.2174	1342353.2036
33	576893.8698	1341616.3025
34	576478.8132	1339855.0512
35	576516.9554	1339846.0626
36	576675.3561	1340518.2201
37	576691.2018	1340546.7690
38	576737.7005	1340739.6334
39	576788.0803	1340795.7604
40	577217.8883	1340975.1647
41	577287.9561	1340936.2553
42	577157.7632	1340746.9169
43	577049.8308	1340708.1844
44	576934.9195	1340831.0451
45	576802.3229	1340775.6985
46	576759.6109	1340728.1140
47	576713.7689	1340537.9734
48	576793.5601	1340514.4933
49	576854.8225	1340321.3762
50	576797.9807	1340243.1294
51	576784.4026	1340241.4713
52	576830.8639	1340071.1847
53	576827.5714	1340010.2265
54	576578.4345	1340002.3114
55	576534.7901	1339817.1108
56	576633.2903	1339598.2934
57	576745.4406	1339583.0925
58	576878.5676	1339614.0784
59	576911.6651	1339471.8794
60	576752.4122	1339434.8126
61	576641.4469	1339449.8528
62	576617.4442	1339481.3825
63	576630.2448	1339575.8245
64	576520.0225	1339820.6824
65	576473.3082	1339831.6911

This area designates a private sewage area of at least 14,000 square feet as required by Maryland Department of the Environment for individual sewage disposal. Improvements of any nature in this area are restricted until public sewer is available. This area shall become null and void upon connection to a public sewerage system. The County Health Officer shall have the authority to grant adjustments to the private sewage area. Recombination of a modified sewage area shall not be necessary.

EXISTING VARYING WIDTH PRIVATE INGRESS, EGRESS, MAINTENANCE, STORMWATER MANAGEMENT, & UTILITY EASEMENT TO BENEFIT LOT 2, PARCEL 'L' AND RIVERWOOD PARCELS 'Q' AND 'I' PLAT 21055-58

N 577,000  
E 1,339,000  
N 576,500  
E 1,339,000

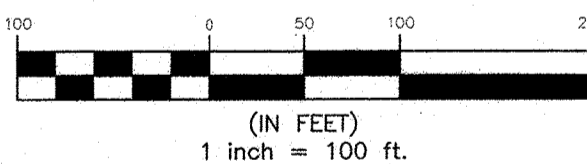
**LEGEND**

- ① COORDINATE POINT
- BOUNDARY
- [Pattern] EXISTING EASEMENT
- [Pattern] EXISTING SEPTIC RESERVE AREA
- [Pattern] EXISTING FOREST CONSERVATION EASEMENT
- [Pattern] PROPOSED FOREST CONSERVATION EASEMENT

**AREA TABULATION CHART (THIS SHEET)**

TOTAL NUMBER OF LOTS AND/OR PARCELS TO BE RECORDED	0
BUILDABLE	0
OPEN SPACE	0
NON-BUILDABLE PRESERVATION PARCELS	1
BUILDABLE PRESERVATION PARCELS	1
TOTAL AREA OF LOTS AND/OR PARCELS TO BE RECORDED	0
BUILDABLE	0
OPEN SPACE	0
NON-BUILDABLE PRESERVATION PARCELS	0.77 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	10.86 AC.±

**PLAN VIEW**  
SCALE: 1" = 100'



**OWNER (PARCELS I AND L):**  
C/O JOHN LEE CARROLL, JR.  
3841 MANOR LANE  
ELLCOTT CITY, MD 21042

**OWNER (PARCEL P):**  
SHAHED SIDDIQI & PARUL SIDDIQI  
8871 GOOSE LANDING CIR.  
COLUMBIA, MD. 21045

**OWNER PARCEL Q DEVELOPER:**  
NATALIE C. ZIEGLER ET AL  
3800 MANOR LANE  
ELLCOTT 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* 3/3/2020 DATE  
DONALD A. MASON REGISTERED PROFESSIONAL LAND SURVEYOR MD. REG. NO. 21320 ME. FOR BENCHMARK ENGINEERING, INC., REG. NO. 351

*Parul Siddiqi* 3/19/2020 DATE  
PARUL SIDDIQI (OWNER OF PARCEL P)

*Natalie C. Ziegler* 3/20/2020 DATE  
NATALIE C. ZIEGLER (DEVELOPER)

*Shahed Siddiqi* 3/19/2020 DATE  
SHAHED SIDDIQI (OWNER OF PARCEL P)

*John Lee Carroll, Jr.* 3/15/2020 DATE  
JOHN LEE CARROLL, JR. (PARCEL 'I' AND 'L')

*Thomas T. Carroll* 3/25/2020 DATE  
THOMAS T. CARROLL (PARCEL 'L')

*Genevieve Anne Carroll* 3/20/2020 DATE  
GENEVIEW ANNE CARROLL (PARCEL 'L')

**BUILDABLE PRESERVATION PARCEL 'L'**  
HOWARD COUNTY AGRICULTURAL LAND PRESERVATION PROGRAM AS EASEMENT HOLDER OF A HOWARD COUNTY AGRICULTURAL LAND PRESERVATION EASEMENT. PARCEL TO BE PRIVATELY OWNED. 34.43 AC.± TOTAL, 10.09 AC.± THIS SHEET

**P/O NON-BUILDABLE PRESERVATION PARCEL 'P'**  
AS EASEMENT HOLDER OF A HOWARD COUNTY AGRICULTURAL LAND PRESERVATION EASEMENT. PARCEL TO BE PRIVATELY OWNED. 25.36 AC.± TOTAL, 0.77 AC.± THIS SHEET

**BENCHMARK ENGINEERING, INC.**  
ENGINEERS • LAND SURVEYORS • PLANNERS  
8480 BALTIMORE NATIONAL PIKE A SUITE 315 • ELLCOTT CITY, MARYLAND 21043  
(P) 410-485-6105 (F) 410-485-6844  
WWW.BEI-CIVILENGINEERING.COM

THE SOLE AND ONLY PURPOSE OF THIS PLAT IS TO TRANSFER 2 CEO UNITS TO THE KING FOREST SUBDIVISION (F-19-014) BASED ON THE DEO/CEO PROVISION DESCRIBED IN SECTION 106.0 OF THE HOWARD COUNTY ZONING REGULATIONS FOR AGRICULTURAL LAND PRESERVATION EASEMENTS RECORDED ON PLAT NUMBERS 21593-21597.

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

*Howard County Health Officer* 4/11/21 DATE  
HOWARD COUNTY HEALTH OFFICER

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING.

*Chief, Development Engineering Division* 6.14.21 DATE  
CHIEF, DEVELOPMENT ENGINEERING DIVISION

*Director* 4/11/21 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 ITS PART OF THE LAND ACQUIRED FROM (i) MARY CARTER CARROLL ZIEGLER, (ii) JOHN LEE CARROLL, JR., (iii) THOMAS T. CARROLL, (iv) GENEVIEW 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 SEPTEMBER 29, 2008 AND RECORDED IN LIBER 11372 AT FOLIO 0382; BY JOHN LEE CARROLL, JR., GENEVIEW ANNE CARROLL AND THOMAS T. CARROLL BY DEED DATED OCTOBER 8, 2010 AND RECORDED IN LIBER 12824 AT FOLIO 0349; BY NATALIE C. ZIEGLER BY DEED DATED OCTOBER 8, 2010 AND RECORDED IN LIBER 12824 AT FOLIO 0360, AND ALL OF THE LAND ACQUIRED FROM NATALIE C. ZIEGLER BY SHAHED SIDDIQI AND PARUL SIDDIQI BY DEED DATED OCTOBER 28, 2016 AND RECORDED LIBER 17231 AT FOLIO 398, 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.

*Donald Mason* 3/3/2020 DATE  
DONALD A. MASON REGISTERED PROFESSIONAL LAND SURVEYOR MARYLAND No. 21320 FOR BENCHMARK ENGINEERING, INC. MD REG. NO. 351

**OWNER'S CERTIFICATE**

"WE, JOHN LEE CARROLL, JR., THOMAS T. CARROLL, GENEVIEW ANNE CARROLL, NATALIE C. ZIEGLER, SHAHED SIDDIQI, AND PARUL SIDDIQI, OWNERS OF THE PROPERTY SHOWN HEREON, HEREBY ADOPT THIS PLAT AND IN CONSIDERATION OF THE APPROVAL OF THIS PLAT BY THE DEPARTMENT OF PLANNING AND ZONING ESTABLISH THE PRESERVATION EASEMENT TO BE CONSIDERED A SENDING PARCEL FOR DEVELOPMENT RIGHTS. WITNESS OUR HANDS THESE 15th, 19th, 20th, 25th DAYS OF March, 2020."

*John Lee Carroll, Jr.* 3/15/2020 DATE  
JOHN LEE CARROLL, JR. (PARCEL 'I' AND 'L')

*Thomas T. Carroll* 3/25/2020 DATE  
THOMAS T. CARROLL (PARCEL 'L')

*Genevieve Anne Carroll* 3/20/2020 DATE  
GENEVIEW ANNE CARROLL (PARCEL 'L')

*Natalie C. Ziegler* 3/20/2020 DATE  
NATALIE C. ZIEGLER (PARCEL 'Q')

*Shahed Siddiqi* 3/19/2020 DATE  
SHAHED SIDDIQI (PARCEL 'P')

*Parul Siddiqi* 3/19/2020 DATE  
PARUL SIDDIQI (PARCEL 'P')

WITNESS: *Natalie C. Ziegler* 3/15/2020 DATE  
WITNESS: *Thomas T. Carroll* 3/25/2020 DATE  
WITNESS: *Shahed Siddiqi* 3/20/2020 DATE  
WITNESS: *Parul Siddiqi* 3/20/2020 DATE  
WITNESS: *Natalie C. Ziegler* 3/19/2020 DATE  
WITNESS: *Natalie C. Ziegler* 3/19/2020 DATE

RECORDED AS PLAT NO. 25778 ON 6/22/21 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

REVISION PLAT AND DENSITY SENDING PLAT  
**CARROLL ZIEGLER PROPERTY NON-BUILDABLE PRESERVATION PARCELS 'I', 'P' & 'Q' AND BUILDABLE PRESERVATION PARCEL 'L'**

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  
3rd ELECTION DISTRICT OF HOWARD COUNTY, MARYLAND  
TAX MAP: 23 SCALE: AS SHOWN  
GRID: 23 DATE: MARCH, 2020  
PARCEL: 148  
ZONED: RC-DEO SHEET: 2 OF 5

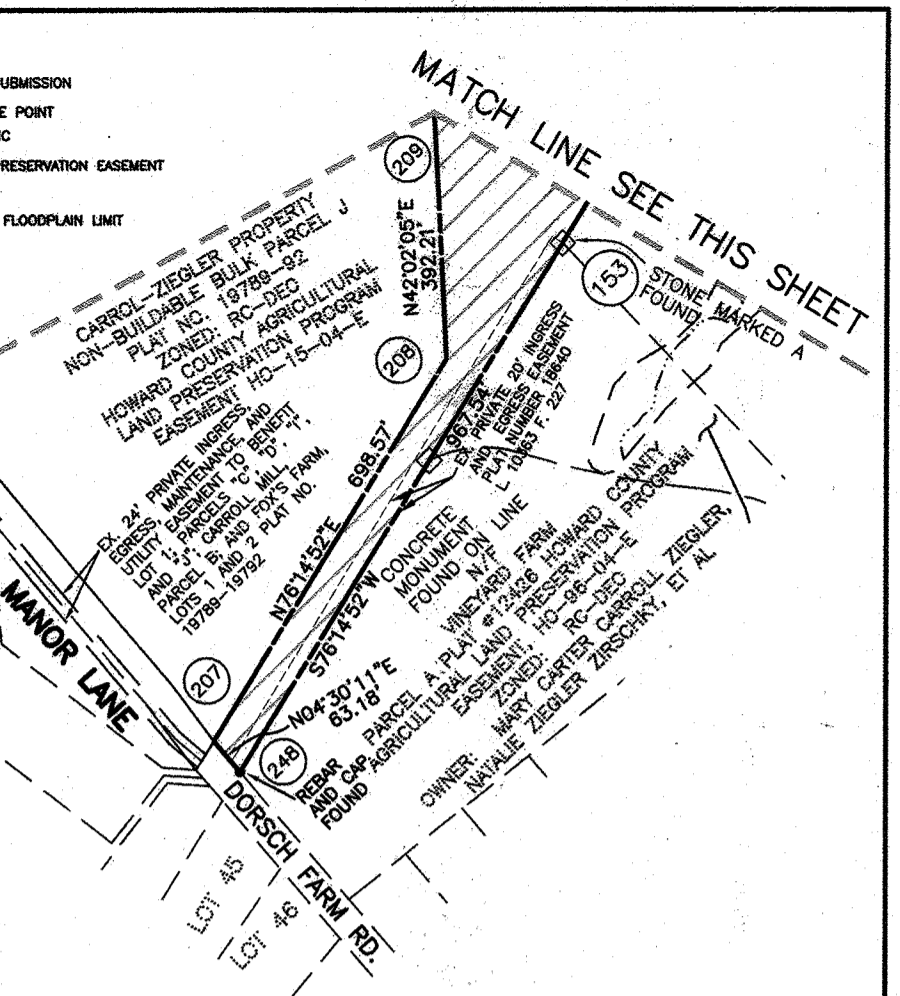
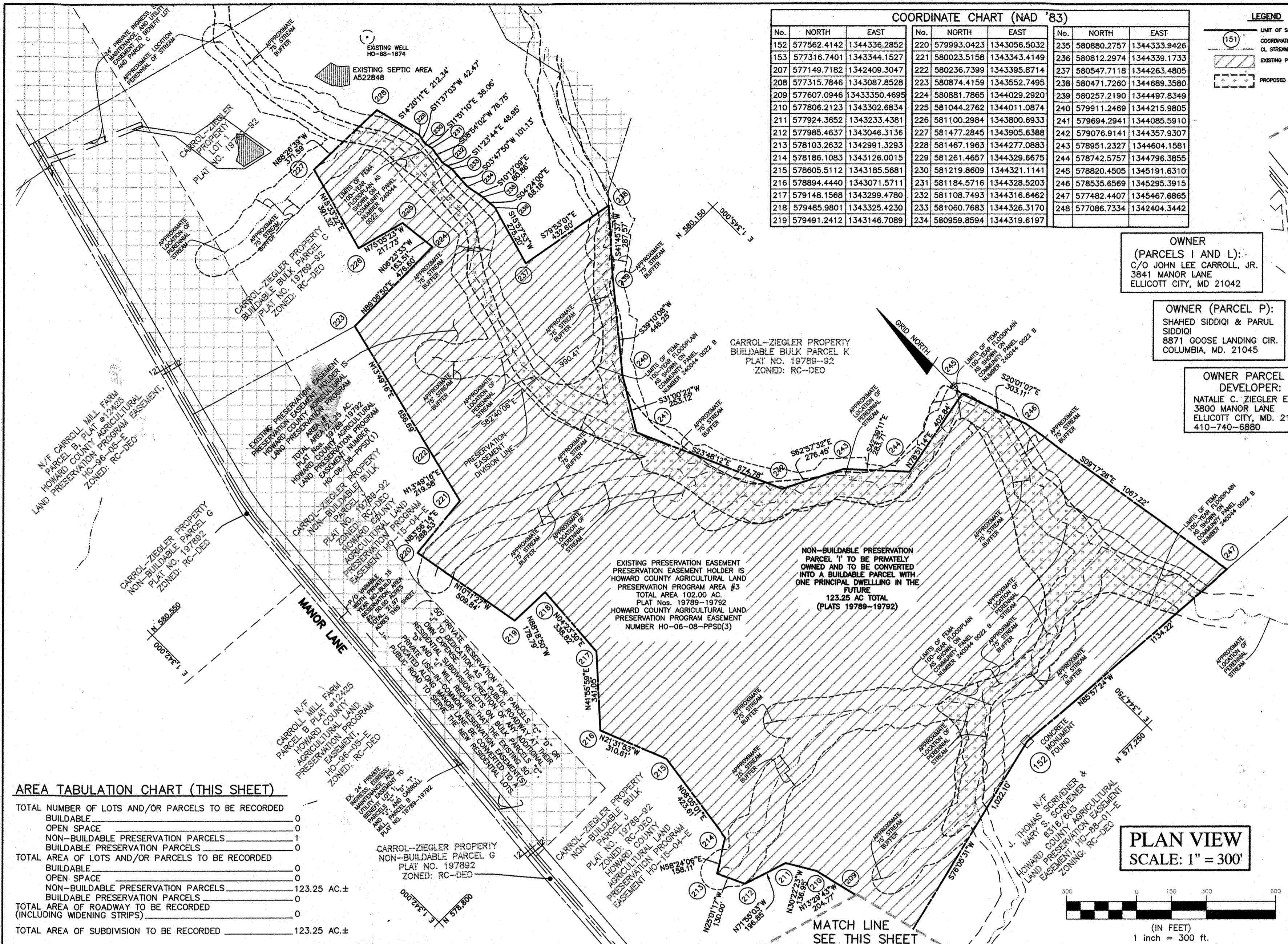












**AREA TABULATION CHART (THIS SHEET)**

TOTAL NUMBER OF LOTS AND/OR PARCELS TO BE RECORDED	0
BUILDABLE	0
OPEN SPACE	0
NON-BUILDABLE PRESERVATION PARCELS	1
BUILDABLE PRESERVATION PARCELS	0
TOTAL AREA OF LOTS AND/OR PARCELS TO BE RECORDED	0
BUILDABLE	0
OPEN SPACE	0
NON-BUILDABLE PRESERVATION PARCELS	123.25 AC.±
BUILDABLE PRESERVATION PARCELS	0
TOTAL AREA OF ROADWAY TO BE RECORDED (INCLUDING WIDENING STRIPS)	0
TOTAL AREA OF SUBDIVISION TO BE RECORDED	123.25 AC.±

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

*[Signature]* 6/11/21  
HOWARD COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING.

*[Signature]* 6.14.21 DATE  
CHIEF, DEVELOPMENT ENGINEERING DIVISION

*[Signature]* 6/14/21 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 ITS 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 GARDEW, NOW KNOWN AS JESSICA ZIEGLER, (vii) SOPHIE A. ZIEGLER, (viii) NATALIE C. ZIEGLER TRUSTEE FOR JESSICA ZIEGLER TRUST-2002, (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 SEPTEMBER 29, 2008 AND RECORDED IN LIBER 11372 AT FOLIO 0382; 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; BY NATALIE C. ZIEGLER BY DEED DATED OCTOBER 8, 2010 AND RECORDED IN LIBER 12824 AT FOLIO 0360, AND 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 398, 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.

*[Signature]* 3/13/2020 DATE  
DONALD A. MASON  
REGISTERED PROFESSIONAL LAND SURVEYOR MARYLAND No. 21320  
FOR BENCHMARK ENGINEERING, INC. MD REG. NO. 351

**OWNER'S CERTIFICATE**

"WE, JOHN LEE CARROLL JR., THOMAS T. CARROLL, GENEVIEVE ANNE CARROLL, NATALIE C. ZIEGLER, SHAHED SIDDIQI, AND PARUL SIDDIQI, OWNERS OF THE PROPERTY SHOWN HEREON, HEREBY ADOPT THIS PLAN AND IN CONSIDERATION OF THE APPROVAL OF THIS PLAN BY THE DEPARTMENT OF PLANNING AND ZONING ESTABLISH THE PRESERVATION EASEMENT TO BE CONSIDERED A SENDING PARCEL FOR DEVELOPMENT RIGHTS. WITNESS OUR HANDS THESE 15<sup>th</sup> DAYS OF MARCH, 2020."

<i>[Signature]</i> 3/15/2020 DATE JOHN LEE CARROLL JR. (PARCEL 'I' AND 'L')	<i>[Signature]</i> 3/15/2020 DATE WITNESS
<i>[Signature]</i> 3/15/2020 DATE THOMAS T. CARROLL (PARCEL 'L')	<i>[Signature]</i> 3/15/2020 DATE WITNESS
<i>[Signature]</i> 3/20/2020 DATE GENEVIEVE ANNE CARROLL (PARCEL 'L')	<i>[Signature]</i> 3/20/2020 DATE WITNESS
<i>[Signature]</i> 3/20/2020 DATE NATALIE C. ZIEGLER (PARCEL 'Q')	<i>[Signature]</i> 3/20/2020 DATE WITNESS
<i>[Signature]</i> 3/19/2020 DATE SHAHED SIDDIQI (PARCEL 'P')	<i>[Signature]</i> 3/19/2020 DATE WITNESS
<i>[Signature]</i> 3/19/2020 DATE PARUL SIDDIQI (PARCEL 'P')	<i>[Signature]</i> 3/19/2020 DATE WITNESS

THE SOLE AND ONLY PURPOSE OF THIS PLAT IS TO TRANSFER 2 CEO UNITS TO THE KING FOREST SUBDIVISION (F-19-014) BASED ON THE DEED/CEO PROVISION DESCRIBED IN SECTION 106.0 OF THE HOWARD COUNTY ZONING REGULATIONS FOR AGRICULTURAL LAND PRESERVATION EASEMENTS RECORDED ON PLAT NUMBERS 21593-21597.

RECORDED AS PLAT NO. 2578 ON 6/14/21 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

REVISION PLAT AND DENSITY SENDING PLAT  
**CARROLL ZIEGLER PROPERTY  
NON-BUILDABLE PRESERVATION  
PARCELS 'I', 'P' & 'Q'  
AND BUILDABLE PRESERVATION  
PARCEL 'L'**

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  
3rd ELECTION DISTRICT OF HOWARD COUNTY, MARYLAND  
TAX MAP: 23 SCALE: AS SHOWN  
GRID: 23 DATE: MARCH, 2020  
PARCEL: 148 SCALE: AS SHOWN  
ZONED: RC-DEO SHEET: 5 OF 5

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.

*[Signature]* 3/3/2020 DATE  
DONALD A. MASON  
REGISTERED PROFESSIONAL LAND SURVEYOR  
MD. REG. NO. 21320  
ME. FOR BENCHMARK ENGINEERING, INC., REG. NO. 351

*[Signature]* 3/20/2020 DATE  
NATALIE C. ZIEGLER (DEVELOPER)

*[Signature]* 3/19/2020 DATE  
SHAHED SIDDIQI (OWNER OF PARCEL P)

*[Signature]* 3/19/2020 DATE  
PARUL SIDDIQI (OWNER OF PARCEL P)

*[Signature]* 3/15/2020 DATE  
JOHN LEE CARROLL, JR. (PARCEL 'I' AND 'L')

*[Signature]* 3/15/20 DATE  
THOMAS T. CARROLL (PARCEL 'L')

*[Signature]* 3/20/2020 DATE  
GENEVIEVE ANNE CARROLL (PARCEL 'L')

**BENCHMARK  
ENGINEERS • LAND SURVEYORS • PLANNERS  
ENGINEERING, INC.**

8480 BALTIMORE NATIONAL PIKE & SUITE 315 & ELLICOTT CITY, MARYLAND 21043  
(P) 410-465-8105 (F) 410-465-8644  
WWW.BEI-CIVILENGINEERING.COM