

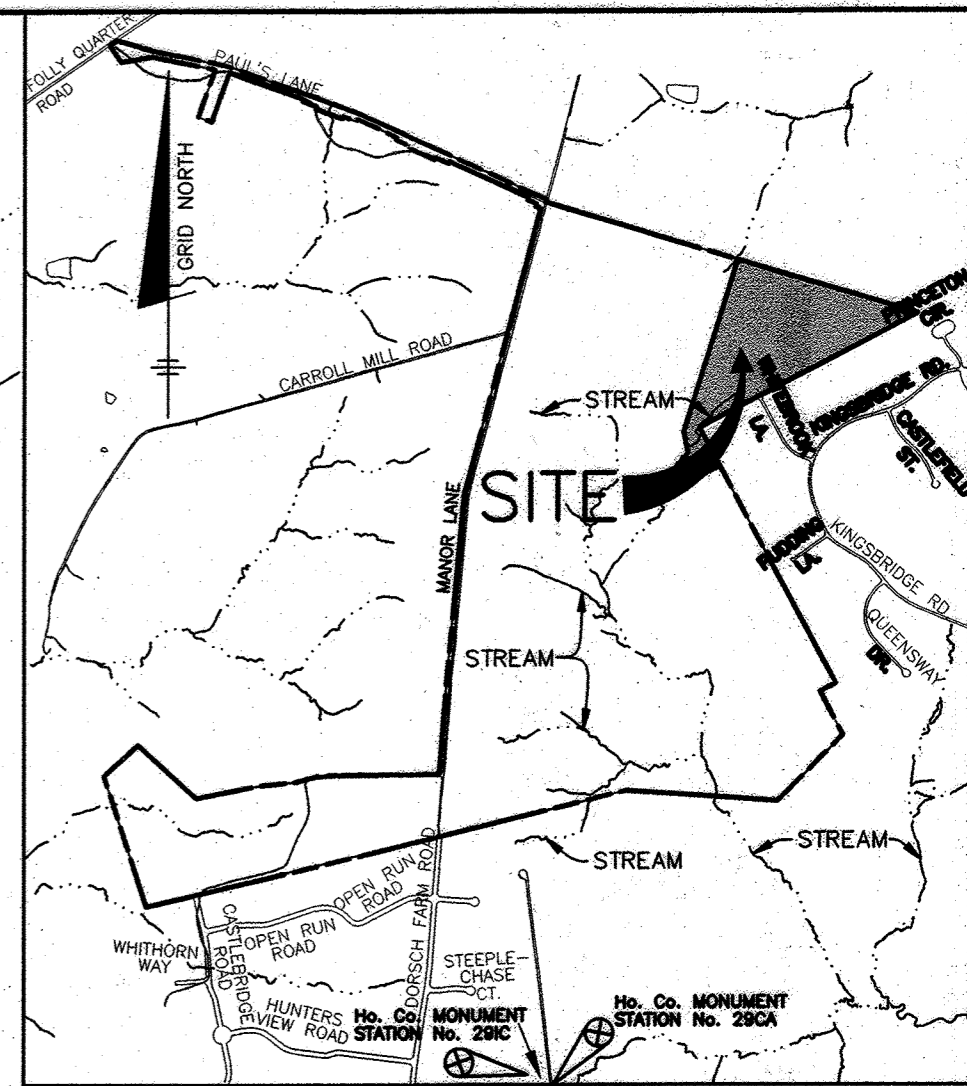
GENERAL NOTES

- THE SUBJECT PROPERTY IS ZONED RC-DEO PER THE 10-6-2013 COMPREHENSIVE ZONING PLAN.
- DRIVEWAYS SHALL BE PROVIDED PRIOR TO ISSUANCE OF A USE AND OCCUPANCY PERMIT FOR ANY NEW DWELLINGS TO INSURE SAFE ACCESS FOR FIRE AND EMERGENCY VEHICLES PER THE FOLLOWING MINIMUM REQUIREMENTS:
 - WIDTH - 12' (16' SERVING MORE THAN ONE RESIDENCE)
 - SURFACE - 6" OF COMPACTED CRUSHER RUN BASE WITH TAR AND CHIP COATING (1-1 1/2" MIN)
 - GEOMETRY - MAX. 15% GRADE, MAX 10% GRADE CHANGE AND MIN. 45' TURNING RADIUS
 - STRUCTURE (CULVERTS/BRIDGES) - CAPABLE OF SUPPORTING 25 GROSS TONS (H25 LOADING)
 - DRAINAGE ELEMENTS - SAFELY PASSING 100-YEAR FLOOD WITH NO MORE THAN 1 FOOT DEPTH OVER DRIVEWAY SURFACE
 - MAINTENANCE - SUFFICIENT TO INSURE ALL WEATHER USE
- NO GRADING, REMOVAL OF VEGETATIVE COVER OR TREES, PAVING AND NEW STRUCTURES SHALL BE PERMITTED WITHIN THE LIMITS OF WETLANDS, STREAM(S), OR THEIR REQUIRED BUFFERS, FLOODPLAIN AND FOREST CONSERVATION EASEMENT AREAS.
- FLAG AND PIPESTEM LOTS, REFUSE COLLECTION, SNOW REMOVAL AND ROAD MAINTENANCE ARE PROVIDED TO THE JUNCTION OF THE FLAG OR PIPESTEM AND ROAD RIGHT-OF-WAY LINE AND NOT ONTO THE PIPESTEM LOT DRIVEWAY.
- WATER AND SEWER FOR THESE LOTS IS PRIVATE.
- THIS PROPERTY IS NOT WITHIN THE METROPOLITAN DISTRICT.
- THE FOREST CONSERVATION EASEMENT HAS BEEN ESTABLISHED TO FULFILL THE REQUIREMENTS OF SECTION 16.1200 OF THE HOWARD COUNTY CODE AND FOREST CONSERVATION ACT. NO CLEARING, GRADING OR CONSTRUCTION IS PERMITTED WITHIN THE FOREST CONSERVATION EASEMENT, HOWEVER FOREST MANAGEMENT PRACTICES AS DEFINED IN THE DEED OF FOREST CONSERVATION EASEMENT ARE ALLOWED.
- RESERVATION OF PUBLIC UTILITY AND FOREST CONSERVATION EASEMENTS DEVELOPER RESERVES UNTO ITSELF, ITS SUCCESSORS AND ASSIGNS, ALL EASEMENTS SHOWN ON THIS PLAN FOR WATER, SEWER, STORM DRAINAGE OTHER PUBLIC UTILITIES AND FOREST CONSERVATION (DESIGNATED AS FOREST CONSERVATION AREAS) LOCATED IN, ON, OVER AND THROUGH LOTS/PARCELS, ANY CONVEYANCES OF THE FORESAID LOTS/PARCELS SHALL BE SUBJECT TO THE EASEMENTS HEREIN RESERVED, WHETHER OR NOT EXPRESSLY STATED IN THE DEED(S) CONVEYING SAID LOT(S)/PARCELS. DEVELOPER SHALL EXECUTE AND DELIVER DEEDS FOR THE EASEMENTS HEREIN RESERVED TO HOWARD COUNTY, UPON COMPLETION OF THE PUBLIC UTILITIES AND THEIR ACCEPTANCE BY HOWARD COUNTY, AND IN THE CASE OF THE FOREST CONSERVATION EASEMENT(S), UPON COMPLETION OF THE DEVELOPER'S OBLIGATIONS UNDER THE FOREST CONSERVATION INSTALLATION AND MAINTENANCE AGREEMENT EXECUTED BY THE DEVELOPER AND THE COUNTY, AND THE RELEASE OF DEVELOPER'S SURETY POSTED WITH SAID AGREEMENT. THE COUNTY SHALL ACCEPT THE EASEMENTS AND RECORD THE DEED(S) OF EASEMENT IN THE LAND RECORDS OF HOWARD COUNTY AGRICULTURAL LAND PRESERVATION PROGRAM NOTES.
 - THIS PLAT IS SUBJECT TO SECTION 15.514(B) OF THE AGRICULTURAL PRESERVATION PROGRAM
 - LOT 1 IS CREATED IN ACCORDANCE WITH THE PROVISIONS OF SECTION 104.0.E.6 OF THE ZONING REGULATIONS
 - LANDSCAPING REQUIREMENTS FOR THIS LOT ARE IN ACCORDANCE WITH THE ALTERNATIVE COMPLIANCE PROVISIONS OF SECTION 16.124 OF THE HOWARD COUNTY CODE AND THE LANDSCAPE MANUAL AS A RESULT OF THE LOTS SITE LOCATION WITHIN THE FARMS INTERIOR.
- APPLICABLE HO. CO. DPZ FILE NO'S. 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, ECP-20-039.
- THIS AREA DESIGNATES A PRIVATE SEWAGE DISPOSAL AREA OF AT LEAST 10,000 S.F. AS REQUIRED BY THE MARYLAND STATE 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 SEWER SYSTEM. THE COUNTY HEALTH OFFICER SHALL HAVE THE AUTHORITY TO GRANT ADJUSTMENTS TO THE PRIVATE SEWAGE DISPOSAL AREA REQUIREMENTS. A MODIFIED SEWAGE AREA PLAT SHALL NOT BE REQUIRED.
- TO THE BEST OF OUR KNOWLEDGE THERE ARE NO CEMETERY LOCATIONS ON-SITE.
- COORDINATES BASED ON NAD 83 MARYLAND COORDINATE SYSTEM AS PROJECTED FROM HOWARD COUNTY GEODETIC CONTROL STATIONS 29CA AND 29CB.
- ALL AREAS ON THIS PLAT ARE "MORE OR LESS".
- STORMWATER MANAGEMENT SHALL BE PROVIDED AT THE TIME OF BUILDING PERMITS.
- BRL INDICATES BUILDING RESTRICTION LINE.
- FOR THE TWO ACCESS EASEMENTS:
 - PROPOSED VARIABLE WIDTH PRIVATE STORMWATER MANAGEMENT, ACCESS AND UTILITY EASEMENT FOR THE USE AND BENEFIT OF LOT 1, PARCEL A AND PARCELS C & D OF THE CARROLL-ZIEGLER PROPERTY, PLAT 19789.
 - PROPOSED 60' PRIVATE STORMWATER MANAGEMENT, ACCESS AND UTILITY EASEMENT FOR THE USE AND BENEFIT OF PARCELS A, C, D, LOT 1 AND ANY FUTURE SUBDIVIDED LOTS FROM PARCELS C AND D TO SERVE A MAXIMUM OF 8 USERS.
- THE FUTURE PROPOSED DRIVEWAY LOCATED WITHIN THE 60' PRIVATE STORMWATER MANAGEMENT, ACCESS AND UTILITY EASEMENT WILL ADDRESS FOREST CONSERVATION REQUIREMENTS AT THE TIME OF ITS CONSTRUCTION.
- THE LOTS SHOWN HEREON COMPLY WITH THE MINIMUM OWNERSHIP WIDTH AND LOT AREA AS REQUIRED BY THE MARYLAND DEPARTMENT OF THE ENVIRONMENT.
- SUBJECT PROPERTY IS ENCUMBERED BY A HOWARD COUNTY LAND PRESERVATION PROGRAM EASEMENT, FILE NUMBER H-17-06-E. THE HOWARD COUNTY AGRICULTURAL PRESERVATION BOARD REVIEWED AND APPROVED THE PROPOSED ONE ACRE UNRESTRICTED LOT ON OCT. 28, 2019.
- LANDSCAPING FOR LOT 1 IS PROVIDED IN ACCORDANCE WITH A CERTIFIED LANDSCAPE PLAN F-21-066 ON FILE WITH THIS PLAT. IN ACCORDANCE WITH SECTION 16.124 OF THE HOWARD COUNTY CODE AND LANDSCAPE MANUAL.

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 6/14/22
 DONALD A. MASON
 REGISTERED PROFESSIONAL LAND SURVEYOR
 MARYLAND NO. 21320

Natalie C. Ziegler 6/23/22
 OWNER



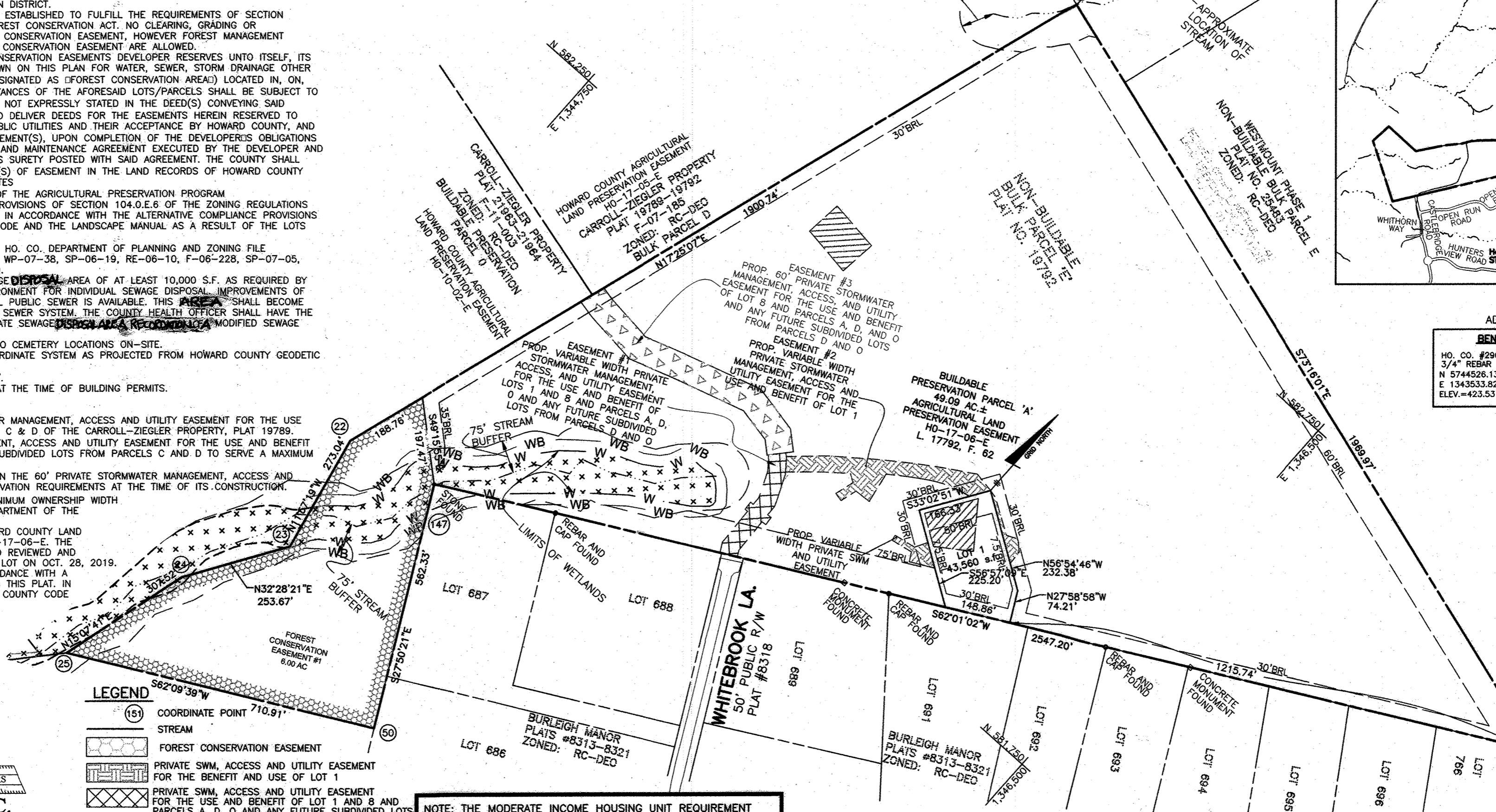
VICINITY MAP
 SCALE: 1" = 2000'
 ADC MAP PAGE 11 GRID B12

BENCHMARKS NAD'83 HORIZONTAL
 HO. CO. #29CA
 3/4" REBAR W/ CAP
 N 5744526.139'
 E 1343533.820'
 ELEV. = 423.53

HO. CO. #29IC
 STAMPED ALUMINUM DISK SET ON
 3/4" IRON ROD
 N 572323.859'
 E 1344112.295'
 ELEV. = 468.79

BOUNDARY COORDINATES

POINT #	NORTHING	EASTING
21	583105.7291	1345456.1220
22	581292.1489	1344887.1360
23	581025.0324	1344943.6961
24	580811.0199	1344807.4996
25	580514.1578	1344727.2434
50	580846.1491	1345355.8769
146	582538.5483	1347342.6794
147	581343.3921	1345093.2751

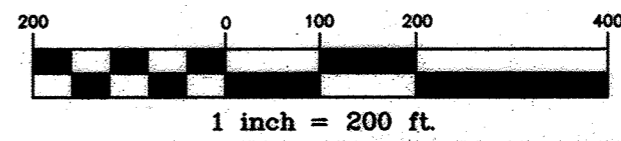


BENCHMARK
 ENGINEERS & LAND SURVEYORS & PLANNERS
ENGINEERING, INC.
 3300 N. RIDGE ROAD SUITE 140 A ELLICOTT CITY, MARYLAND 21043
 (P) 410-465-6105 (F) 410-465-6644
 WWW.BEI-CIVILENGINEERING.COM

- LEGEND**
- (S) COORDINATE POINT 710.91'
 - STREAM
 - FOREST CONSERVATION EASEMENT
 - PRIVATE SWM, ACCESS AND UTILITY EASEMENT FOR THE BENEFIT AND USE OF LOT 1
 - PRIVATE SWM, ACCESS AND UTILITY EASEMENT FOR THE USE AND BENEFIT OF LOT 1 AND 8 AND PARCELS A, D, O AND ANY FUTURE SUBDIVIDED LOTS FROM PARCELS D AND O (TO SERVE NO MORE THAN 8 DWELLINGS)
 - PRIVATE SWM, ACCESS AND UTILITY EASEMENT FOR THE USE AND BENEFIT OF LOT 8 AND PARCELS A, D, AND O AND FUTURE SUBDIVIDED LOTS FROM PARCELS D AND O.
 - LIMIT OF WETLAND

NOTE: THE MODERATE INCOME HOUSING UNIT REQUIREMENT (COUNCIL BILL 35-2013) SHALL BE FULFILLED BY PAYMENT OF A FEE-IN-LIEU 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 ALL LOTS/RESIDENTIAL UNITS WITHIN THIS SUBDIVISION AT TIME OF BUILDING PERMIT ISSUANCE.

NOTE: FOR EASEMENT BEARING AND DISTANCES SEE BLOWUP ON SHEET NO. 2



TOTAL TABULATION THIS SUBMISSION

TOTAL NUMBER OF LOTS AND/OR PARCELS TO BE RECORDED	2
BUILDABLE LOTS	1
BUILDABLE PRESERVATION PARCELS	1
NON-BUILDABLE PRESERVATION PARCELS	0
NON-BUILDABLE PARCELS	0
NON-BUILDABLE BULK PARCELS	0
TOTAL AREA OF LOTS AND/OR PARCELS TO BE RECORDED	
BUILDABLE LOTS	1.00± ACRES
BUILDABLE PRESERVATION PARCELS	49.09± ACRES
NON-BUILDABLE PRESERVATION PARCELS	0.00± ACRES
NON-BUILDABLE PARCELS	0.00± ACRES
NON-BUILDABLE BULK PARCELS	0.00± ACRES
TOTAL AREA OF ROAD RIGHT-OF-WAY TO BE RECORDED (INCLUDING WIDENING STRIPS)	0.00± AC.
TOTAL GROSS AREA OF SUBDIVISION TO BE RECORDED	50.09± AC.

APPROVED: FOR PRIVATE WATER AND PRIVATE SEWER SYSTEMS. HOWARD COUNTY HEALTH DEPARTMENT
[Signature] 6/23/22
 HOWARD COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING.
[Signature] 6/23/22
 CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

[Signature] 6/23/22
 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 1-7-2023 AND I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF THAT THE INFORMATION SHOWN HEREON IS CORRECT, THAT IT ALL OF LAND ACQUIRED BY NATALIE C. ZIEGLER, TRUSTEE OF THE JESSICA ZIEGLER TRUST-2000, JONATHAN IAN SCHWARTZ, SOPHIE A. ZIEGLER AND NATALIE C. ZIEGLER, TRUSTEES OF THE REED E. ZIEGLER SCHWARTZ TRUST-2008, JONATHAN IAN SCHWARTZ, SOPHIE A. ZIEGLER AND NATALIE C. ZIEGLER, TRUSTEES OF THE SIMON RAY ZIEGLER TRUST-2008 FROM MARY CARTER CARROLL BY DEEDS DATED 3-5-2010, 10-19-2011, 5-22-2012, 5-29-2013 AND 5-13-2014 AND RECORDED IN LIBER 12456 AT FOLIO 288, LIBER 13669 AT FOLIO 219, LIBER 14487 AT FOLIO 187, LIBER 15205 AT FOLIO 412 AND LIBER 15808 AT FOLIO 408 AND RESPECTIVELY AND ALL THE LAND ACQUIRED BY CATHERINE MARIE LUCEY FROM NATALIE C. ZIEGLER, TRUSTEE OF THE JESSICA ZIEGLER TRUST 2000 BY DEED DATED JANUARY 7, 2019 AND RECORDED IN LIBER 18573 AT FOLIO 464 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 A. Mason 6/14/22
 DONALD A. MASON
 REGISTERED PROFESSIONAL LAND SURVEYOR MD REG. NO. 21320
 FOR BENCHMARK ENGINEERING, INC. MD REG. NO. 351

OWNER'S CERTIFICATE

"WE NATALIE C. ZIEGLER, TRUSTEE OF THE JESSICA ZIEGLER TRUST-2000, JONATHAN IAN SCHWARTZ, SOPHIE A. ZIEGLER AND NATALIE C. ZIEGLER, TRUSTEES OF THE REED E. ZIEGLER SCHWARTZ TRUST-2008, JONATHAN IAN SCHWARTZ, SOPHIE A. ZIEGLER AND NATALIE C. ZIEGLER, TRUSTEES OF THE SIMON RAY ZIEGLER TRUST-2008, AND CATHERINE MARIE LUCEY OWNERS OF THE PROPERTY SHOWN HEREON, HEREBY ADOPTS THIS PLAN OF SUBDIVISION, AND IN CONSIDERATION OF APPROVAL OF THIS FINAL PLAT BY THE DEPARTMENT OF PLANNING AND ZONING, ESTABLISHES THE MINIMUM BUILDING RESTRICTION LINES AND GRANTS UNTO HOWARD COUNTY, MARYLAND, ITS SUCCESSORS AND ASSIGNS, (1) THE RIGHT TO LAY, CONSTRUCT AND MAINTAIN SEWERS, DRAINS, WATER PIPES, AND OTHER MUNICIPAL UTILITIES AND SERVICES, IN AND UNDER ALL ROADS AND STREET RIGHTS-OF-WAY, AND THE SPECIFIC EASEMENT AREAS SHOWN HEREON, (2) THE RIGHT TO REQUIRE DEDICATION FOR PUBLIC USE THE BEDS OF THE STREETS AND/OR ROADS, FLOODPLAINS AND OPEN SPACE WHERE APPLICABLE, AND FOR GOOD AND OTHER VALUABLE CONSIDERATION, HEREBY GRANTS THE RIGHT AND OPTION TO HOWARD COUNTY TO ACQUIRE THE FEE SIMPLE TITLE TO THE BEDS OF THE STREETS AND/OR ROADS AND FLOODPLAINS, STORM DRAINAGE FACILITIES AND OPEN SPACE WHERE APPLICABLE, (3) THE RIGHT TO REQUIRE DEDICATION OF WATERWAYS AND DRAINAGE EASEMENTS FOR THE SPECIFIC PURPOSE OF THEIR CONSTRUCTION, REPAIR AND MAINTENANCE, AND (4) THAT NO BUILDING OR SIMILAR STRUCTURE OF ANY KIND SHALL BE ERRECTED ON OR OVER THE SAID EASEMENTS AND RIGHTS-OF-WAY, WITNESS OUR HANDS THIS DAY OF _____, 2022."

Jonathan Ian Schwartz 6/16/22
 JONATHAN IAN SCHWARTZ
 TRUSTEE OF THE REED E. ZIEGLER SCHWARTZ TRUST-2008
 DATE 6/16/22

Natalie C. Ziegler 6/16/22
 NATALIE C. ZIEGLER
 TRUSTEE OF THE REED E. ZIEGLER SCHWARTZ TRUST-2008
 DATE 6/16/22

Sophie A. Ziegler 6/16/22
 SOPHIE A. ZIEGLER
 TRUSTEE OF THE REED E. ZIEGLER SCHWARTZ TRUST-2008
 DATE 6/16/22

Catherine Marie Lucey 6/20/22
 CATHERINE MARIE LUCEY
 TRUSTEE OF THE SIMON RAY ZIEGLER SCHWARTZ TRUST-2008
 DATE 6/20/22

James X. Lucey 6/20/22
 JAMES X. LUCEY
 TRUSTEE OF THE SIMON RAY ZIEGLER SCHWARTZ TRUST-2008
 DATE 6/20/22

THE PURPOSE OF THIS PLAT IS TO SUBDIVIDE NON-BUILDABLE BULK PARCEL 'E' OF THE CARROLL-ZIEGLER PROPERTY, AS SHOWN ON PLAT NO. 19792 TO CREATE ONE BUILDABLE LOT AND ONE BUILDABLE PARCEL.

RECORDED AS PLAT NO. 26219 ON 11-21-22 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

AGRICULTURAL SUBDIVISION
ZIEGLER PROPERTY
 LOT 1 AND PRESERVATION PARCEL A
 A RESUBDIVISION OF
 NON-BUILDABLE BULK PARCEL E
 PREVIOUSLY RECORDED AS PLAT NO. 19792

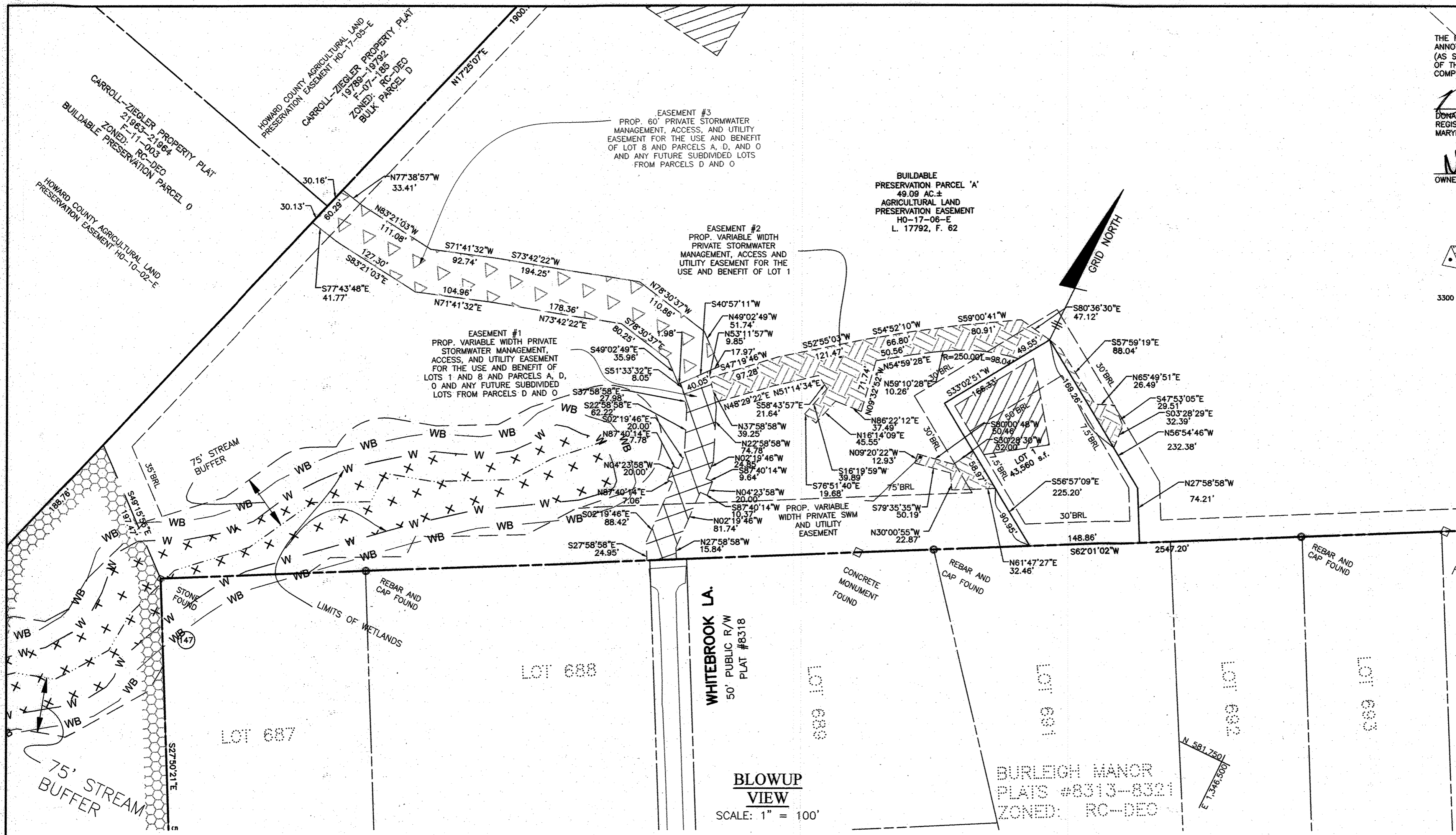
3rd ELECTION DISTRICT OF HOWARD COUNTY, MARYLAND
 TAX MAP: 23
 GRID: 23
 PARCEL: 148
 ZONED: RC-DEO

SCALE: AS SHOWN
 DATE: MARCH, 2022
 SHEET: 1 OF 2

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.

Donald A. Mason 6/14/22
 DONALD A. MASON
 REGISTERED PROFESSIONAL LAND SURVEYOR
 MARYLAND NO. 21320
 OWNER *Natalie C. Ziegler* 6/23/22 DATE

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APPROVED: FOR PRIVATE WATER AND PRIVATE SEWER SYSTEMS: HOWARD COUNTY HEALTH DEPARTMENT
[Signature] 10/27/22
 HOWARD COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING.
[Signature] 10/27/22
 CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

[Signature] 11/27/22
 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 1-7-2023 AND I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF THAT THE INFORMATION SHOWN HEREON IS CORRECT, THAT IT ALL OF LAND ACQUIRED BY NATALIE C. ZIEGLER, TRUSTEE OF THE JESSICA ZIEGLER TRUST-2000, JONATHAN IAN SCHWARTZ, SOPHIE A. ZIEGLER AND NATALIE C. ZIEGLER, TRUSTEES OF THE REED E. ZIEGLER SCHWARTZ TRUST-2008, JONATHAN IAN SCHWARTZ, SOPHIE A. ZIEGLER AND NATALIE C. ZIEGLER, TRUSTEES OF THE SIMON RAY ZIEGLER TRUST-2008 FROM MARY CARTER CARROLL BY DEEDS DATED 3-5-2010, 10-19-2011, 5-22-2012, 5-29-2013 AND 5-13-2014 AND RECORDED IN LIBER 12456 AT FOLIO 288, LIBER 13669 AT FOLIO 219, LIBER 14487 AT FOLIO 187, LIBER 15205 AT FOLIO 412 AND LIBER 15608 AT FOLIO 408 AND RESPECTIVELY AND ALL THE LAND ACQUIRED BY CATHERINE MARIE LUCEY FROM NATALIE C. ZIEGLER, TRUSTEE OF THE JESSICA ZIEGLER TRUST 2000 BY DEED DATED JANUARY 7, 2019 AND RECORDED IN LIBER 18573 AT FOLIO 464 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 A. Mason 6/14/22
 DONALD A. MASON
 REGISTERED PROFESSIONAL LAND SURVEYOR MD REG. NO. 21320
 FOR BENCHMARK ENGINEERING, INC. MD REG. NO. 332

OWNER'S CERTIFICATE

WE NATALIE C. ZIEGLER, TRUSTEE OF THE JESSICA ZIEGLER TRUST-2000, JONATHAN IAN SCHWARTZ, SOPHIE A. ZIEGLER AND NATALIE C. ZIEGLER, TRUSTEES OF THE REED E. ZIEGLER SCHWARTZ TRUST-2008, JONATHAN IAN SCHWARTZ, SOPHIE A. ZIEGLER AND NATALIE C. ZIEGLER, TRUSTEES OF THE SIMON RAY ZIEGLER TRUST-2008, AND CATHERINE MARIE LUCEY OWNERS OF THE PROPERTY SHOWN HEREON, HEREBY ADOPTS THIS PLAN OF SUBDIVISION, AND IN CONSIDERATION OF APPROVAL OF THIS FINAL PLAT BY THE DEPARTMENT OF PLANNING AND ZONING, ESTABLISHES THE MINIMUM BUILDING RESTRICTION LINES AND GRANTS UNTO HOWARD COUNTY, MARYLAND, ITS SUCCESSORS AND ASSIGNS, (1) THE RIGHT TO LAY, CONSTRUCT AND MAINTAIN SEWERS, DRAINS, WATER PIPES, AND OTHER MUNICIPAL UTILITIES AND SERVICES, IN AND UNDER ALL ROADS AND STREET RIGHTS-OF-WAY, AND THE SPECIFIC EASEMENT AREAS SHOWN HEREON, (2) THE RIGHT TO REQUIRE DEDICATION FOR PUBLIC USE THE BEDS OF THE STREETS AND/OR ROADS, FLOODPLAINS AND OPEN SPACE WHERE APPLICABLE, AND FOR GOOD AND OTHER VALUABLE CONSIDERATION, HEREBY GRANTS THE RIGHT AND OPTION TO HOWARD COUNTY TO ACQUIRE THE FEE SIMPLE TITLE TO THE BEDS OF THE STREETS AND/OR ROADS AND FLOODPLAINS, STORM DRAINAGE FACILITIES AND OPEN SPACE WHERE APPLICABLE, (3) THE RIGHT TO REQUIRE DEDICATION OF WATERWAYS AND DRAINAGE EASEMENTS FOR THE SPECIFIC PURPOSE OF THEIR CONSTRUCTION, REPAIR AND MAINTENANCE, AND (4) THAT NO BUILDING OR SIMILAR STRUCTURE OF ANY KIND SHALL BE ERRECTED ON OR OVER THE SAID EASEMENTS AND RIGHTS-OF-WAY, WITNESS OUR HANDS THIS DAY OF 6/20/22.

Natalie C. Ziegler 6/20/22 DATE
 JONATHAN IAN SCHWARTZ 6/20/22 DATE
 SOPHIE A. ZIEGLER 6/20/22 DATE
 CATHERINE MARIE LUCEY 6/20/22 DATE

James K. Lucey 6/20/22 DATE
 JESSICA ZIEGLER TRUST-2000 WITNESS
 JONATHAN IAN SCHWARTZ TRUST-2008 WITNESS
 NATALIE C. ZIEGLER TRUST-2008 WITNESS

RECORDED AS PLAT NO. 26220 ON 11-21-22 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

AGRICULTURAL SUBDIVISION
ZIEGLER PROPERTY
 LOT 1 AND PRESERVATION PARCEL A
 A RESUBDIVISION OF
 NON-BUILDABLE BULK PARCEL E
 PREVIOUSLY RECORDED AS PLAT NO. 19792

3rd ELECTION DISTRICT OF HOWARD COUNTY, MARYLAND
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 GRID: 23
 PARCEL: 148
 ZONED: RC-DEO

SCALE: AS SHOWN
 DATE: MARCH, 2022
 SHEET: 2 OF 2