

GENERAL NOTES

- COORDINATES BASED ON NAD 83 MARYLAND COORDINATE SYSTEM AS PROJECTED BY HOWARD COUNTY GEODETIC CONTROL STATIONS 29CA AND 29IC.
- SUBJECT PROPERTY ZONED RC-DEO PER 20/204 COMPREHENSIVE ZONING PLAN EFFECTIVE 10/9/2013.
- ALL AREAS ON THIS PLAT ARE "MORE OR LESS".
- THE BOUNDARY ON THIS PLAT 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. 21055-58 AND THE PLAT ENTITLED "CARROLL-ZIEGLER PROPERTY, NON-BUILDABLE BULK PARCEL 'P' AND NON-BUILDABLE PRESERVATION PARCEL 'Q' 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 'T', 'M', 'N' & 'N' ARE FULLY ENCLUMBERED WITH PRESERVATION EASEMENTS HELD BY HOWARD COUNTY AGRICULTURAL LAND PRESERVATION PROGRAM. THE RESTRICTIONS AND PERMITTED USES ASSOCIATED WITH THESE EASEMENTS ARE SPECIFIED WITHIN THE DEEDS OF PRESERVATION EASEMENT RECORDED UNDER F-07-22, PLAT NOS. 19354-19358 (PARCEL 'T') AND F-08-140, PLAT NOS. 21055-21058 (PARCELS 'M', 'N' & '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. 45-2003 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 PLAT FOR SEPTIC, STORM DRAINAGE, OTHER PUBLIC UTILITIES AND FOREST CONSERVATION (DESIGNATED AS "FOREST CONSERVATION AREA") LOCATED IN, ON, OVER AND THROUGH ALL LOT(S) PARCELS, ANY CONVEYANCES OF THE AFORESAID LOT(S) 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 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 'T' 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, F-06-122, PLAT NOS. 18640-18642. 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 10383 FOLIO 194, 199 AND 213 DATED 10-6-2006. PARCEL 'T' IS A RESUBDIVISION OF PRESERVATION PARCEL 'T' AND IS BEING ENLARGED TO ADD THE 21.25 AC. OF EXISTING PRESERVATION EASEMENT ESTABLISHED UNDER F-06-228. THE RESUBDIVISION OF PRESERVATION PARCEL 'T' IS ONLY PERMITTED TO ALLOW THE TRANSFER OF ADJOINING AGRICULTURAL EASEMENTS 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 18640 THROUGH 18642 CREATED 148.00 ACRES OF PRESERVATION EASEMENT ON THIS PARCEL. PLATS NUMBERS 19354-19358 ADDED 22.76 ACRES OF PRESERVATION EASEMENT TO THIS PARCEL. TWENTYNINE CEO UNITS WERE SENT TO THE EDGEWOOD FARM SUBDIVISION, PROCESSED UNDER F-06-228, PLAT NOS. 18640-18642, 3 CEO UNITS WERE SENT TO RIVERWOOD, PHASE 2, PROCESSED UNDER F-08-109, PLAT NOS. 18716-18718, 3 CEO UNITS WERE SENT TO HOMEWOOD CROSSING PHASE 3, PART 2, PROCESSED UNDER F-11-050, PLAT NOS. 21593-21597 AND 2 CEO UNITS WERE SENT TO KINGS FOREST, PROCESSED UNDER F-21-058, PLAT NOS. 25777-25781.
- THERE IS NO HOMEOWNERS 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.
- THIS AREA DESIGNATES A PRIVATE SEWAGE DISPOSAL AREA OF AT LEAST 10,000 SQUARE FEET AS REQUIRED BY THE MARYLAND DEPARTMENT OF THE ENVIRONMENT FOR INDIVIDUAL SEWAGE DISPOSAL IMPROVEMENTS OF ANY NATURE IN THIS AREA ARE RESTRICTED. THIS SEWAGE DISPOSAL AREA SHALL BECOME NULL AND VOID UPON CONNECTION TO A PUBLIC SEWERAGE SYSTEM. THE COUNTY HEALTH OFFICER SHALL HAVE AUTHORITY TO GRANT ADJUSTMENTS TO THE PRIVATE SEWAGE DISPOSAL AREA. RECORDATION OF A REVISED SEWAGE DISPOSAL AREA SHALL NOT BE NECESSARY.

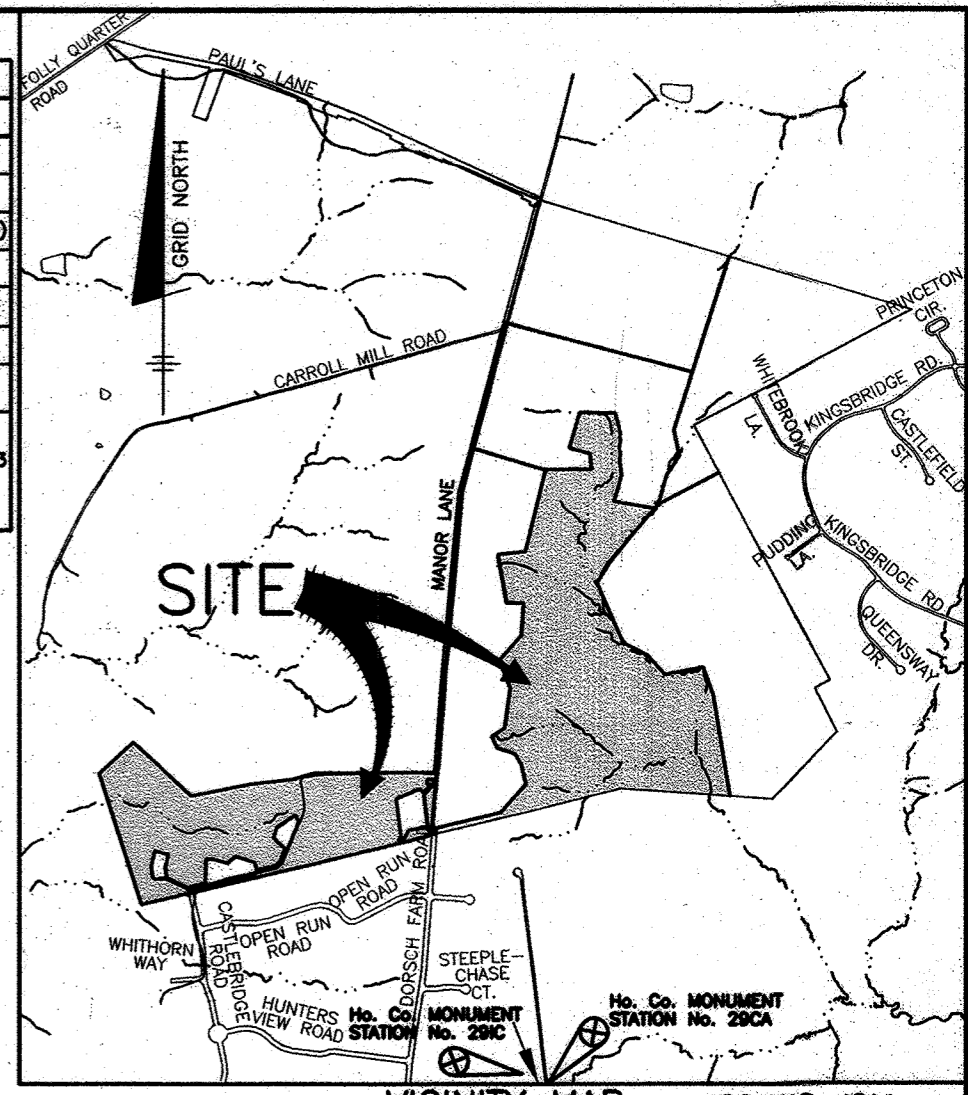
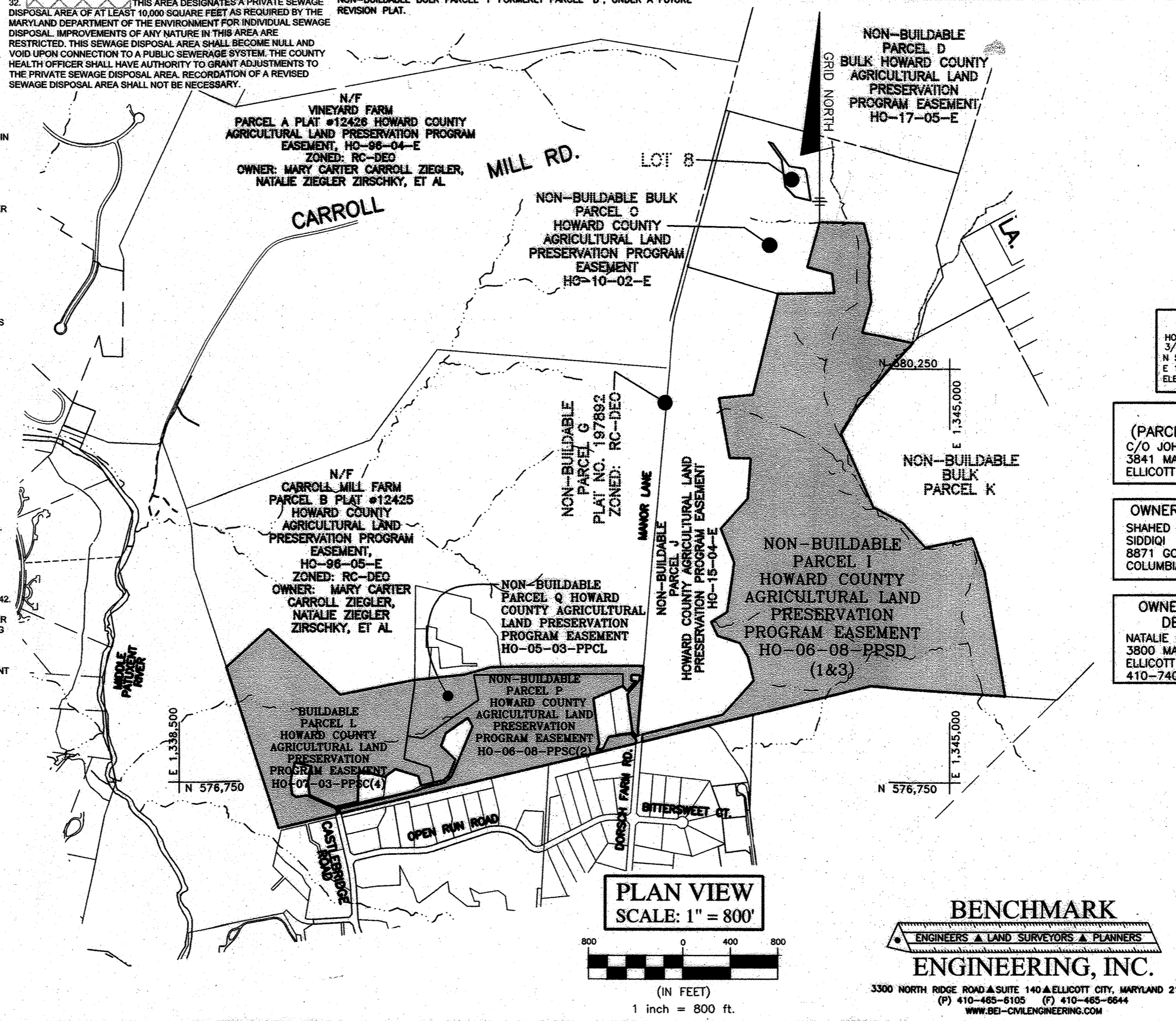
DENSITY EXCHANGE						
SENDING PARCEL INFORMATION	INITIAL EXCHANGE	FIRST ADDITION	SECOND EXCHANGE	THIRD EXCHANGE	FOURTH EXCHANGE	FIFTH EXCHANGE
TOTAL PARCEL COMPUTED ACREAGE	540.79 ±AC	540.79 ±AC	540.79 ±AC	540.79 ±AC	540.79 ±AC	540.79 ±AC
PRESERVATION PARCEL ACREAGE	146.00 AC.*	168.75 AC.*	168.75 AC.*	168.75 AC.*	168.75 AC.*	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)	39* (39*4.25=165.75)
CEO UNITS SENT (1:4.25)	29	NA	3	3	2	0
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)	56 (56*3.00=168.00)
DEO UNITS SENT (1:3)	-	-	-	-	-	2
ACREAGE OF REMAINING EASEMENT	22.75*	45.50	32.75*	20.00*	11.50*	5.50*
RECEIVING PARCEL	EDGEWOOD FARM, PHASE 2, TAX MAP 21, GRID 22, PARCEL 90 SP-05-014.	NA	RIVERWOOD, PHASE 2, TAX MAP 21, GRID 22, PARCEL 86 AND 88 F-04-82, F-06-134	HOMEWOOD CROSSING, PHASE 3 - PART TWO, TAX MAP: 29, GRID: 9, PARCEL: 28 F-09-039	KINGS FOREST, TAX MAP: 23, GRID: 23, PARCEL: 148 F-19-014	CLARKSVILLE CROSSINGS, PHASE 2, TAX MAP: 34, GRID: 23, PARCEL: 301 F-22-035

* ONE DWELLING UNIT WILL REMAIN WITHIN SENDING EASEMENT AREA #3, NON-BUILDABLE BULK PARCEL 'T' FORMERLY PARCEL 'B', UNDER A FUTURE REVISION PLAT.

- TO THE BEST OF OUR KNOWLEDGE THERE ARE NO CEMETERY LOCATIONS ON-SITE.
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- FOREST STAND DELINEATION WAS SUBMITTED AND APPROVED UNDER SP-07-05.

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.±



BENCHMARK ENGINEERING, INC.
HO. CO. #29CA 3/4" REBAR W/ CAP N 57°44'52.138" E 134°35'33.820" ELEV.=423.53
HO. CO. #29IC 3/4" STAMPED ALUMINUM DISK SET ON 3/4" IRON ROD N 57°23'23.550" E 134°41'12.295" ELEV.=468.79

OWNER (PARCELS I AND L):
C/O JOHN LEE CARROLL, JR.
3841 MANOR LANE
ELLICOTT 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
ELLICOTT CITY, MD. 21042
410-740-6880

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

REGISTERED PROFESSIONAL LAND SURVEYOR
NATALIE C. ZIEGLER (DEVELOPER)
DATE: 8/4/23

REGISTERED PROFESSIONAL LAND SURVEYOR
SHAHED SIDDIQI (OWNER OF PARCEL P)
DATE: 8/4/23

REGISTERED PROFESSIONAL LAND SURVEYOR
PARUL SIDDIQI (OWNER OF PARCEL P)
DATE: 8/4/23

REGISTERED PROFESSIONAL LAND SURVEYOR
JOHN LEE CARROLL, JR. (PARCEL 'I' AND 'L')
DATE: 7/24/23

REGISTERED PROFESSIONAL LAND SURVEYOR
THOMAS T. CARROLL (PARCEL 'L')
DATE: 8/21/23

REGISTERED PROFESSIONAL LAND SURVEYOR
GENEVEVE ANNE CARROLL (PARCEL 'L')
DATE: 8/21/23

REGISTERED PROFESSIONAL LAND SURVEYOR
DATE: 8/23/23

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

[Signature] 10/10/23
HOWARD COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING.

[Signature] 10/11/23
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

[Signature] 3/25/24
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 1-7-2025 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) GENEVEVE 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 DEED 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., GENEVEVE 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 0350, 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 395, 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] 8/2/23
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, GENEVEVE 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 24th day of August 2023."

[Signature] 7/24/23
JOHN LEE CARROLL, JR. (PARCEL 'I' AND 'L') DATE

[Signature] 8/21/23
THOMAS T. CARROLL (PARCEL 'L') DATE

[Signature] 8/23/23
GENEVEVE ANNE CARROLL (PARCEL 'L') DATE

[Signature] 8/4/23
NATALIE C. ZIEGLER (PARCEL 'Q') DATE

[Signature] 8/4/23
SHAHED SIDDIQI (PARCEL 'P') DATE

[Signature] 8/4/23
PARUL SIDDIQI (PARCEL 'P') DATE

[Signature] 7/24/23
WITNESS DATE

[Signature] 8/21/23
WITNESS DATE

[Signature] 8/23/23
WITNESS DATE

[Signature] 8/4/23
WITNESS DATE

[Signature] 8/4/23
WITNESS DATE

[Signature] 8/4/23
WITNESS DATE

THE SOLE AND ONLY PURPOSE OF THIS PLAT IS TO TRANSFER 2 DEO UNITS TO THE CLARKSVILLE CROSSING, PHASE 2, SUBDIVISION (F-22-035) 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. 24604 ON 3-28-2024 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

REVISION PLAT AND DENSITY SENDING PLAT
CARROLL ZIEGLER PROPERTY
NON-BUILDABLE PRESERVATION PARCELS 'T', '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, F-21-049, F-21-058
2nd & 3rd ELECTION DISTRICT OF HOWARD COUNTY, MARYLAND
TAX MAP: 23 SCALE: AS SHOWN
GRID: 23 DATE: JUNE, 2023
PARCEL: 148 SHEET: 1 OF 5
ZONED: RC-DEO

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

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

RIVERWOOD PARCEL II
PLAT NO. 19724
ZONED: RC-DEO

N 577,000
E 1,339,000

N 576,500
E 1,339,000

LEGEND

- ① COORDINATE POINT
- BOUNDARY
- [Pattern] EXISTING EASEMENT
- [Pattern] EXISTING SEWAGE DISPOSAL AREA
- [Pattern] EXISTING FOREST CONSERVATION EASEMENT
- [Pattern] EXISTING SENDING 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.±

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 8/24/23
DONALD A. MASON
REGISTERED PROFESSIONAL LAND SURVEYOR
MD. REG. NO. 21320
ME. FOR BENCHMARK ENGINEERING, INC., REG. NO. 351

Natalie C. Ziegler 8/4/23
NATALIE C. ZIEGLER (DEVELOPER)
DATE

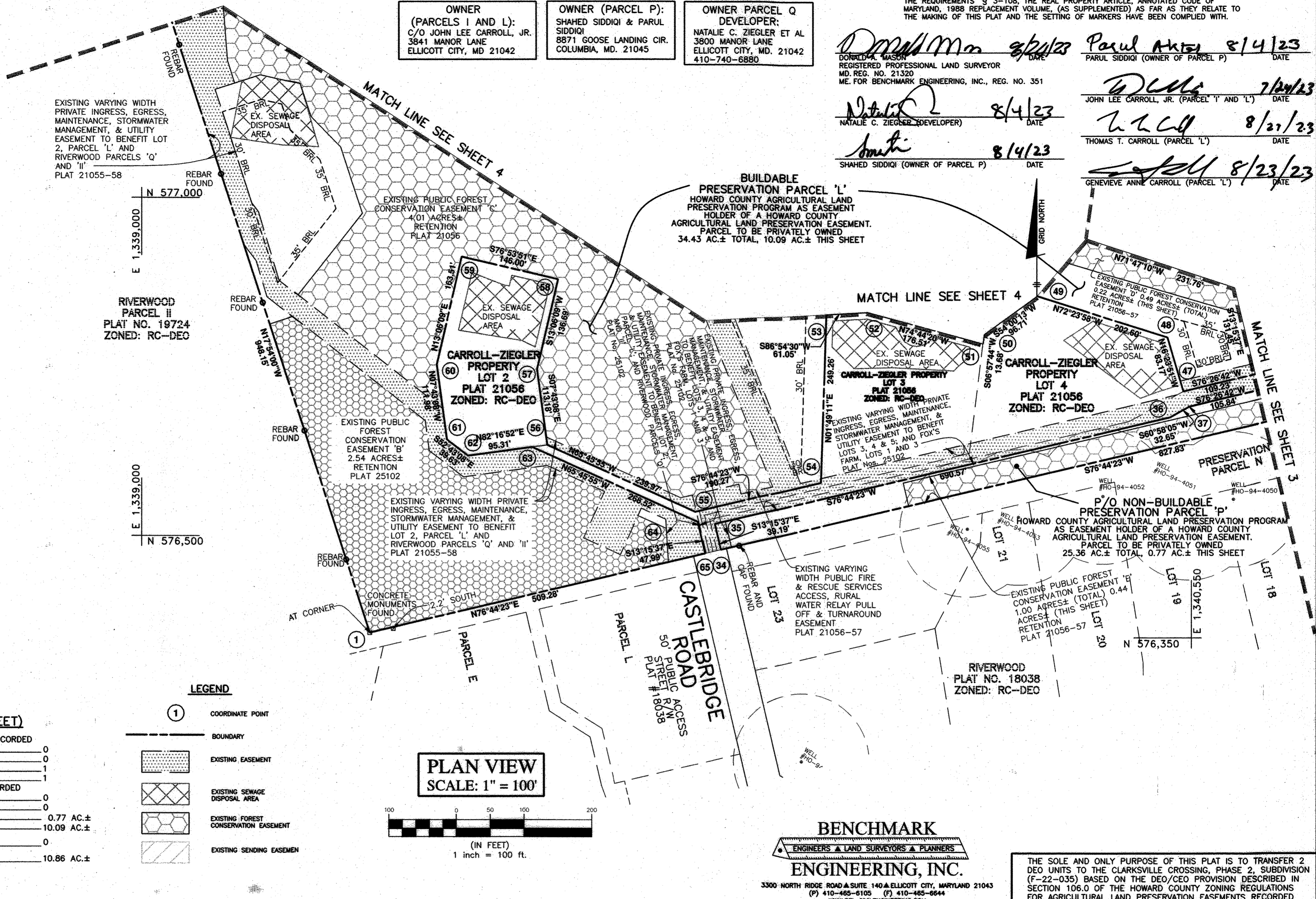
Shahed Siddiqi 8/4/23
SHAHED SIDDIQI (OWNER OF PARCEL P)
DATE

Parul Siddiqi 8/4/23
PARUL SIDDIQI (OWNER OF PARCEL P)
DATE

John Lee Carroll, Jr. 7/29/23
JOHN LEE CARROLL, JR. (PARCEL 'I' AND 'L')
DATE

Thomas T. Carroll 8/21/23
THOMAS T. CARROLL (PARCEL 'L')
DATE

Genevieve Anne Carroll 8/23/23
GENEVIEVE ANNE CARROLL (PARCEL 'L')
DATE



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

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING.

Paul Shuman 10/10/23
CHIEF, DEVELOPMENT ENGINEERING DIVISION
DATE

[Signature] 3/25/24
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 1-7-2025 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 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.

Donald A. Mason 8/24/23
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 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 4th, 21st & 23rd DAYS OF August, 2023."

John Lee Carroll, Jr. 7/29/23
JOHN LEE CARROLL, JR. (PARCEL 'I' AND 'L')
DATE

Thomas T. Carroll 8/21/23
THOMAS T. CARROLL (PARCEL 'L')
DATE

Genevieve Anne Carroll 8/23/23
GENEVIÈVE ANNE CARROLL (PARCEL 'L')
DATE

Natalie C. Ziegler 8/4/23
NATALIE C. ZIEGLER (PARCEL 'Q')
DATE

Shahed Siddiqi 8/4/23
SHAHED SIDDIQI (PARCEL 'P')
DATE

Parul Siddiqi 8/4/23
PARUL SIDDIQI (PARCEL 'P')
DATE

THE SOLE AND ONLY PURPOSE OF THIS PLAT IS TO TRANSFER 2 DEO UNITS TO THE CLARKSVILLE CROSSING, PHASE 2, SUBDIVISION (F-22-035) 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.

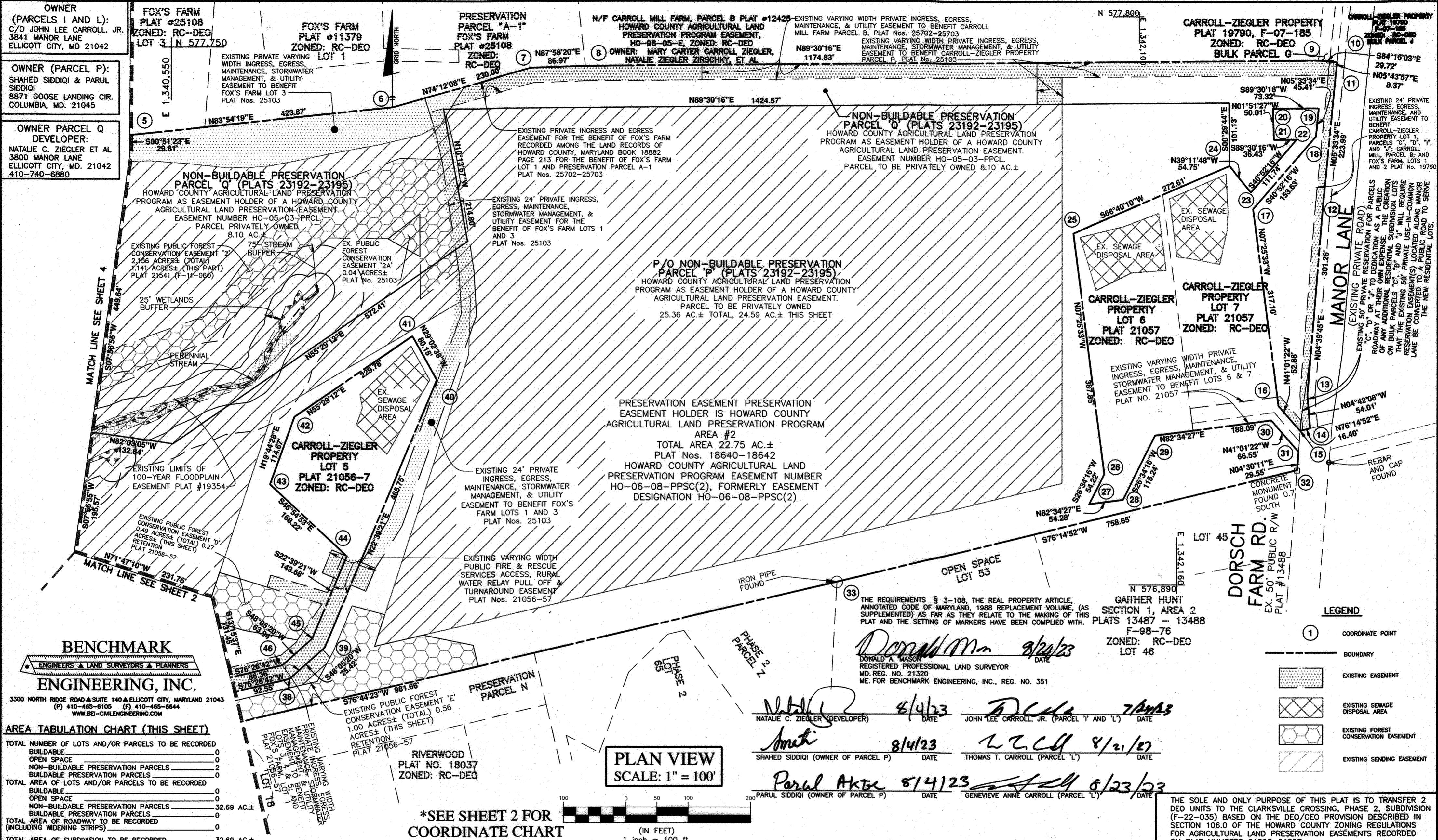
RECORDED AS PLAT NO. 216605 ON 3-28-2024 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

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, F-21-049, F-21-058
3rd ELECTION DISTRICT OF HOWARD COUNTY, MARYLAND

TAX MAP: 23
GRID: 23
PARCEL: 148
ZONED: RC-DEO

SCALE: AS SHOWN
DATE: JUNE, 2023
SHEET: 2 OF 5



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

[Signature] 10/10/23
HOWARD COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING.

[Signature] 10/10/23
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

[Signature] 3/23/24
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 1-7-2025 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, 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 0380, 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] 3/24/23
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 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 4TH, 21ST + 23RD DAYS OF August, 2023.

[Signature] 7/24/23
JOHN LEE CARROLL, JR. (PARCEL "I" AND "L") DATE

[Signature] 8/21/23
THOMAS T. CARROLL (PARCEL "L") DATE

[Signature] 8/23/23
GENEVIEVE ANNE CARROLL (PARCEL "L") DATE

[Signature] 8/4/23
NATALIE C. ZIEGLER (PARCEL "Q") DATE

[Signature] 8/4/23
SHAHED SIDDIQI (PARCEL "P") DATE

[Signature] 8/4/23
PARUL SIDDIQI (PARCEL "P") DATE

[Signature] 7/24/23
THOMAS CARROLL 7/24/23
WITNESS DATE

[Signature] 8/21/23
John Ziegler 8/21/23
WITNESS DATE

[Signature] 8/23/23
Natalie C. Ziegler 8/23/23
WITNESS DATE

[Signature] 8/4/23
John Ziegler 8/4/23
WITNESS DATE

[Signature] 8/4/23
John Ziegler 8/4/23
WITNESS DATE

[Signature] 8/4/23
John Ziegler 8/4/23
WITNESS DATE

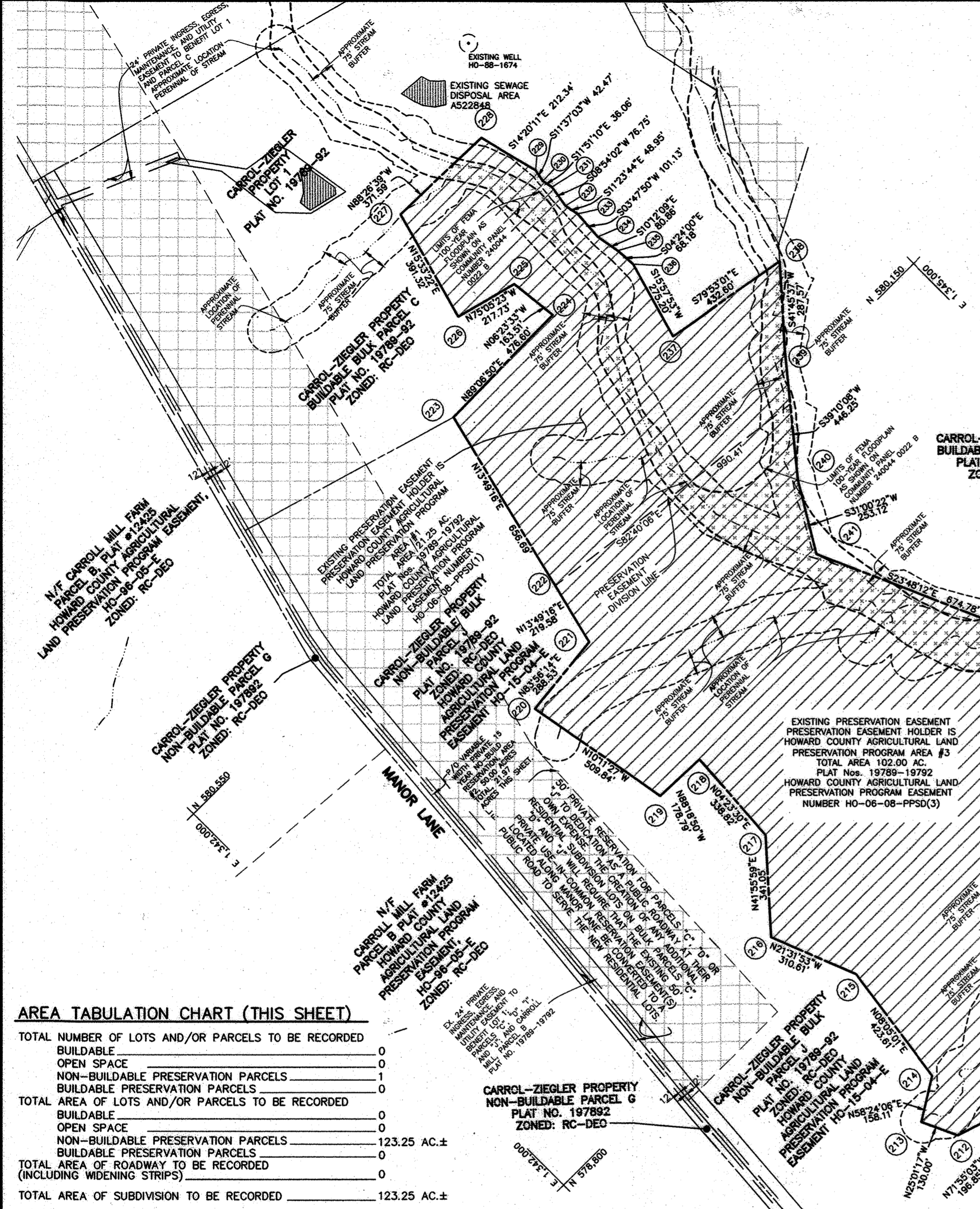
RECORDED AS PLAT NO. 216606 ON 3-28-2024 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

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, F-21-049, F-21-058
3rd ELECTION DISTRICT OF HOWARD COUNTY, MARYLAND

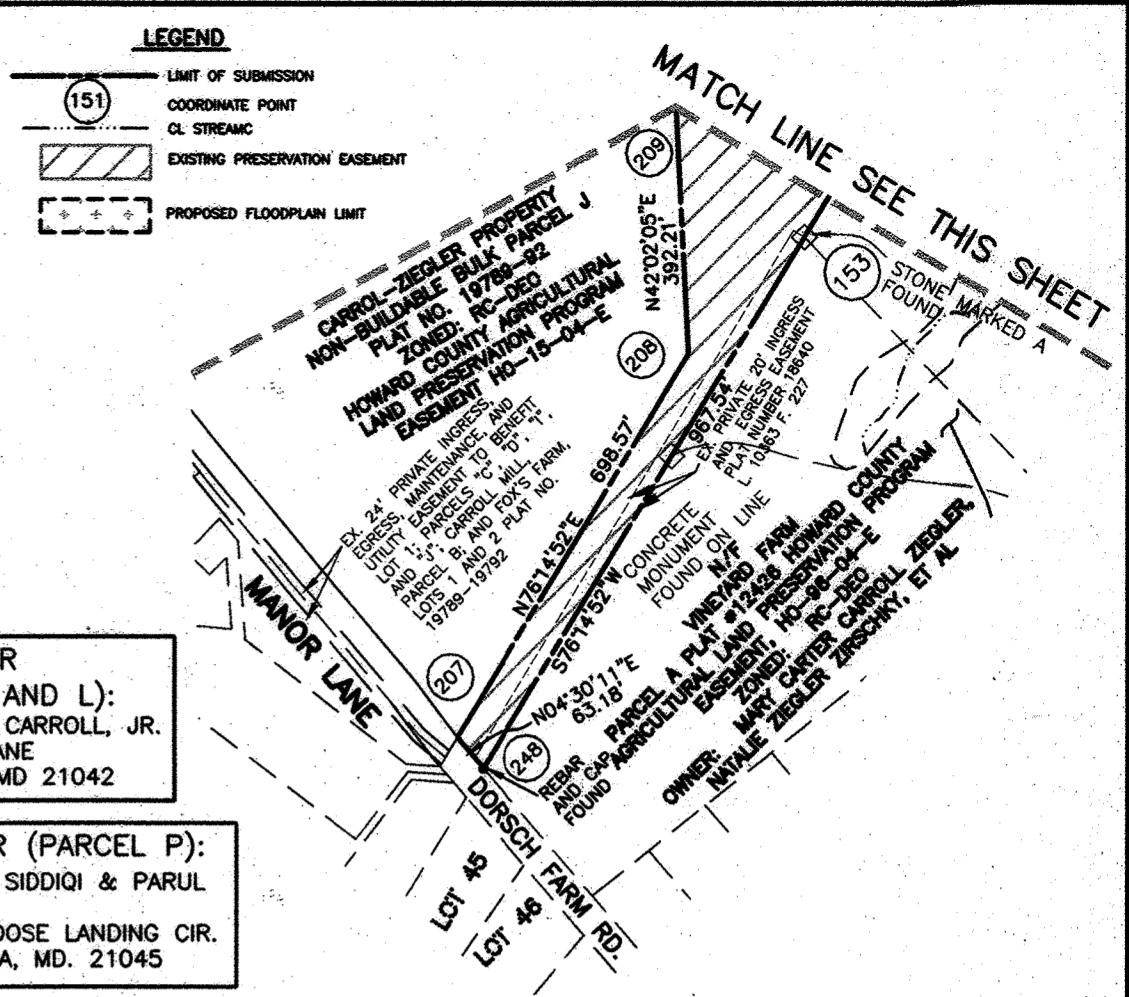
TAX MAP: 23
GRID: 23
PARCEL: 148
ZONED: RC-DEO

SCALE: AS SHOWN
DATE: JUNE, 2023
SHEET: 3 OF 5



COORDINATE CHART (NAD '83)

No.	NORTH	EAST	No.	NORTH	EAST	No.	NORTH	EAST
152	577562.4142	1344336.2852	220	579993.0423	1343056.5032	235	580880.2757	1344333.9426
153	577316.7401	1343344.1527	221	580023.5158	1343343.4149	236	580812.2974	1344339.1733
207	577149.7182	1342409.3047	222	580236.7399	1343395.8714	237	580547.7118	1344263.4805
208	577315.7846	1343087.8528	223	580874.4159	1343552.7495	238	580471.7260	1344689.3580
209	577607.0946	1343350.4695	224	580881.7865	1344029.2920	239	580257.2190	1344497.8349
210	577806.2123	1343302.6834	225	581044.2762	1344011.0874	240	579911.2469	1344215.9805
211	577924.3652	1343233.4381	226	581100.2984	1343800.6933	241	579694.2941	1344085.5910
212	577985.4637	1343046.3136	227	581477.2845	1343905.6388	242	579076.9141	1344357.9307
213	578103.2632	1342991.3293	228	581467.1963	1344277.0883	243	578951.2327	1344604.1581
214	578186.1083	1343126.0015	229	581261.4657	1344329.6675	244	578742.5757	1344796.3855
215	578605.5112	1343185.5681	230	581219.8609	1344321.1141	245	578820.4505	1345191.6310
216	578894.4440	1343071.5711	231	581184.5716	1344328.5203	246	578535.6569	1345295.3915
217	579148.1568	1343299.4780	232	581108.7493	1344316.6462	247	577482.4407	1345467.6865
218	579485.9801	1343325.4230	233	581060.7683	1344326.3170	248	577086.7334	1342404.3442
219	579491.2412	1343146.7089	234	580959.8594	1344319.6197			



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.±

CARROLL-ZIEGLER PROPERTY NON-BUILDABLE PARCEL G
PLAT NO. 197892
ZONED: RC-DEO

CARROLL-ZIEGLER PROPERTY NON-BUILDABLE PARCEL H
PLAT NO. 197892
ZONED: RC-DEO

CARROLL-ZIEGLER PROPERTY NON-BUILDABLE PARCEL I
PLAT NO. 197892
ZONED: RC-DEO

CARROLL-ZIEGLER PROPERTY NON-BUILDABLE PARCEL J
PLAT NO. 197892
ZONED: RC-DEO

CARROLL-ZIEGLER PROPERTY NON-BUILDABLE PARCEL K
PLAT NO. 197892
ZONED: RC-DEO

CARROLL-ZIEGLER PROPERTY NON-BUILDABLE PARCEL L
PLAT NO. 197892
ZONED: RC-DEO

CARROLL-ZIEGLER PROPERTY NON-BUILDABLE PARCEL M
PLAT NO. 197892
ZONED: RC-DEO

CARROLL-ZIEGLER PROPERTY NON-BUILDABLE PARCEL N
PLAT NO. 197892
ZONED: RC-DEO

CARROLL-ZIEGLER PROPERTY NON-BUILDABLE PARCEL O
PLAT NO. 197892
ZONED: RC-DEO

CARROLL-ZIEGLER PROPERTY NON-BUILDABLE PARCEL P
PLAT NO. 197892
ZONED: RC-DEO

CARROLL-ZIEGLER PROPERTY NON-BUILDABLE PARCEL Q
PLAT NO. 197892
ZONED: RC-DEO

CARROLL-ZIEGLER PROPERTY NON-BUILDABLE PARCEL R
PLAT NO. 197892
ZONED: RC-DEO

CARROLL-ZIEGLER PROPERTY NON-BUILDABLE PARCEL S
PLAT NO. 197892
ZONED: RC-DEO

CARROLL-ZIEGLER PROPERTY NON-BUILDABLE PARCEL T
PLAT NO. 197892
ZONED: RC-DEO

CARROLL-ZIEGLER PROPERTY NON-BUILDABLE PARCEL U
PLAT NO. 197892
ZONED: RC-DEO

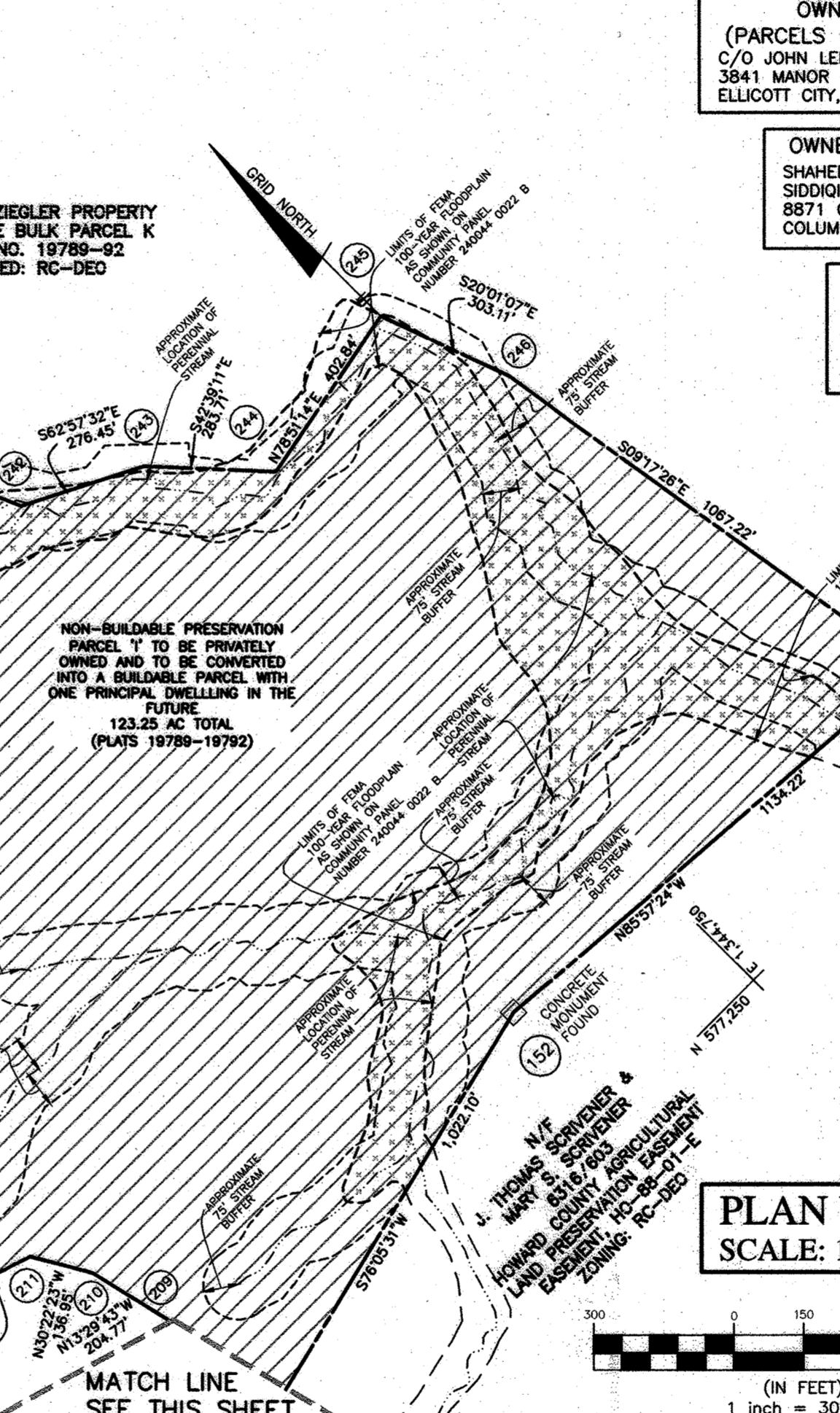
CARROLL-ZIEGLER PROPERTY NON-BUILDABLE PARCEL V
PLAT NO. 197892
ZONED: RC-DEO

CARROLL-ZIEGLER PROPERTY NON-BUILDABLE PARCEL W
PLAT NO. 197892
ZONED: RC-DEO

CARROLL-ZIEGLER PROPERTY NON-BUILDABLE PARCEL X
PLAT NO. 197892
ZONED: RC-DEO

CARROLL-ZIEGLER PROPERTY NON-BUILDABLE PARCEL Y
PLAT NO. 197892
ZONED: RC-DEO

CARROLL-ZIEGLER PROPERTY NON-BUILDABLE PARCEL Z
PLAT NO. 197892
ZONED: RC-DEO



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 M Mason 8/21/23
DONALD A. MASON
REGISTERED PROFESSIONAL LAND SURVEYOR
MD. REG. NO. 21320
ME. FOR BENCHMARK ENGINEERING, INC., REG. NO. 351

Natalie C Ziegler 8/4/23
NATALIE C. ZIEGLER (DEVELOPER)
DATE

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SHAHED SIDDIQI (OWNER OF PARCEL P)
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DATE

Genevieve Anne Carroll 8/23/23
GENIEVE ANNE CARROLL (PARCEL 'L')
DATE

BENCHMARK ENGINEERING, INC.
ENGINEERS • LAND SURVEYORS • PLANNERS
3300 NORTH RIDGE ROAD SUITE 140 • ELLCOTT CITY, MARYLAND 21043
(P) 410-465-8105 (F) 410-465-8644
WWW.BEI-CIVLENGINEERING.COM

THE SOLE AND ONLY PURPOSE OF THIS PLAT IS TO TRANSFER 2 DEO UNITS TO THE CLARKSVILLE CROSSING, PHASE 2, SUBDIVISION (F-22-035) 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 10/10/23
DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING.

Paul Sheu For 6 10/11/23
CHIEF DEVELOPMENT ENGINEERING DIVISION DATE

Director 8/25/24
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 1-7-2025 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 GARTER CARROLL, ZIEGLER, (ii) JOHN LEE CARROLL, JR. & THOMAS T. CARROLL, (iii) GENIEVE ANNE CARROLL, (iv) NATALIE ZIEGLER ZIRSCHKY, NOW KNOWN AS NATALIE C. ZIEGLER, (v) JESSICA ZIEGLER CARDEW, NOW KNOWN AS JESSICA ZIEGLER, (vi) SOPHIE A. ZIEGLER, (vii) 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., GENIEVE 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.

Donald M Mason 8/21/23
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, GENIEVE 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 23RD AND 24TH DAY OF August, 2023.

John Lee Carroll, Jr. 8/21/23
JOHN LEE CARROLL, JR. (PARCEL 'I' AND 'L')
DATE

Thomas T. Carroll 8/21/23
THOMAS T. CARROLL (PARCEL 'L')
DATE

Genevieve Anne Carroll 8/23/23
GENIEVE ANNE CARROLL (PARCEL 'L')
DATE

Natalie C Ziegler 8/4/23
NATALIE C. ZIEGLER (PARCEL 'Q')
DATE

Shahed Siddiqi 8/4/23
SHAHED SIDDIQI (PARCEL 'P')
DATE

Parul Siddiqi 8/4/23
PARUL SIDDIQI (PARCEL 'P')
DATE

John Zueschky 8/21/23
WITNESS DATE

John Zueschky 8/23/23
WITNESS DATE

John Zueschky 8/24/23
WITNESS DATE

John Zueschky 8/14/23
WITNESS DATE

John Zueschky 8/14/23
WITNESS DATE

John Zueschky 8/14/23
WITNESS DATE

RECORDED AS PLAT NO. 22608 ON 3-28-2024 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

REVISION PLAT AND DENSITY SENDING PLAT
CARROLL ZIEGLER PROPERTY NON-BUILDABLE PRESERVATION PARCELS 'T', '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-08-108, WP-08-122, F-11-050, F-21-049, F-21-058
3rd ELECTION DISTRICT OF HOWARD COUNTY, MARYLAND
TAX MAP: 23
GRID: 23
PARCEL: 148
ZONED: RC-DEO

SCALE: AS SHOWN
DATE: JUNE, 2023
SHEET: 5 OF 5