

November 19, 2007

Natalie Ziegler
4288 Manor Lane
Ellicott City, MD 21042

RE: Vineyard Farm
F-08-062

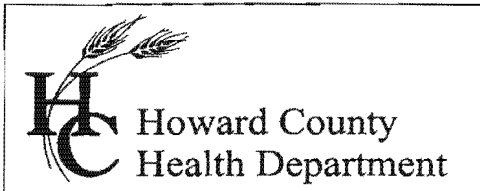
Dear Ms. Ziegler,

A site visit was conducted on November 8, 2007 at the Carroll Mill Rd residence, Parcel A. This residence is shown on the referenced final plan for Vineyard Farm. The Health Department requested the inspection of the existing well and septic system at this residence prior to the approval of this plan. During the inspection, the well cap was found to be loose, the well conduit appeared to have broken away from the bottom of the cap exposing wires, and the safety rope for the well pump was wrapped around the base instead of being inside the well. Although the final plan will not be held up due to these concerns, the Health Department does recommend these concerns be addressed to prevent contamination of the drinking water.

If you have any questions regarding this matter, please contact me at the above address or by calling (410) 313-4261. Information is available online at www.hchealth.org.

Sincerely,

Sara Sappington, R.S.
Well and Septic Program
Development Coordination Section



7178 Columbia Gateway Drive, Columbia MD 21046
(410) 313-2640 Fax (410) 313-2648
TDD (410) 313-2323 Toll Free 1-866-313-6300
website: www.hchealth.org

Peter L. Beilenson, M.D., M.P.H., Health Officer

MEMORANDUM

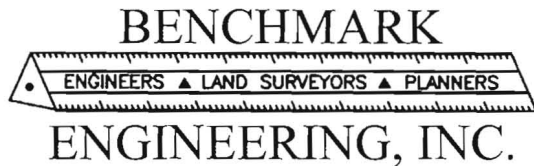
TO: Cindy Hamilton,
Chief, Division of Land Development

FROM: Sara Sappington, R.S.
Well and Septic Program
Development Coordination Section

RE: File Number: F-08-062
Title: Vineyard Farm
Parcel A

DATE: June 27, 2008

The Department of Health has reviewed the above referenced submittal and has no further comments.



Christopher A. Malagari, P.E., President
Donald A. Mason, P.E., Vice President

Ellicott City, MD Middletown, MD
410-465-6105 301-371-3505
410-465-6644 Fax 301-371-3506 Fax

June 12, 2008

Revised

Mrs. Sara Sappington, R.S.
Well and Septic Program
Development Coordination Section
Howard County Health Department
7178 Columbia Gateway Drive
Columbia, MD 21046

JUN 12 2008

DPZ - Land Dev

Re: Vineyard Farm, Parcel 'A'
F-08-062
Revised Submission

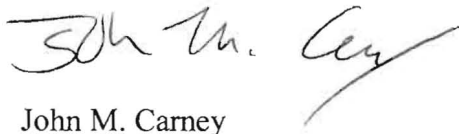
Dear Mrs. Sappington:

We have submitted the revised plat for Vineyard Farm, Parcel "A" to Howard County, Department of Planning and Zoning. The revisions requested by your department, in a letter dated October 29, 2007, have been complied with in accordance with the following responses:

I believe you have field verify the existing well and septic system and have forwarded a letter, dated November 19, 2007, to Natalie Ziegler regarding these features.

I appreciate your department's time and effort in reviewing this submission. If there are any additional questions or concerns please do not hesitate to contact me at 410-465-6105.

Sincerely,



John M. Carney

P:\1856\documents\vineyard_farm_health_comments 10-29-07.doc

HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING
Division of Land Development

DATE: 10/3/07

DPZ File No. F-08-0602

Department of Planning and Zoning

- Transportation Planning
- Historic Preservation
- Public Service and Zoning Administration
- Research
- Address Coordinator

- Environmental and Community Planning (Ag Pres/Route 1)
- Development Engineering Division
- Other
- File

Agencies

- Soil Conservation District
- Department of Inspections, Licenses & Permits
- Department of Fire and Rescue Services
- State Highway Administration
- Health Department
- Public School System
- Recreation and Parks
- WSSC
- MD Aviation Administration

- Tax Assessment
- Verizon
- BGE
- Cable TV
- Police
- MTA
- Finance
- DPW, Real Estate Services
- DPW, Construction and Inspection
- DPW, Bureau of Utilities

RE: Vineyard Farm

ENCLOSED FOR YOUR → Signature Approval
 THE ENCLOSED → Original

Review & Comments Files
 Pre-Packaged Plan Set

Plans	# of Sheets
<input type="checkbox"/> Sketch Plan	_____
<input type="checkbox"/> Prel Equiv Sketch Plan	_____
<input checked="" type="checkbox"/> Preliminary Plan	_____
<input type="checkbox"/> Final Plat/Plat of Easement/RE Plat	<u>2</u>
<input type="checkbox"/> Final Constr Plans (RDS)	_____
<input type="checkbox"/> Final Development Plan	_____
<input type="checkbox"/> Site Development Plan ADDED	<u>1</u>
<input type="checkbox"/> Landscape Plan/Supplemental Plan	_____
<input type="checkbox"/> Grading Plan	_____
<input type="checkbox"/> House Type Revision/Walk-Thru Red-Line	_____
<input type="checkbox"/> Water and Sewer Plan	_____

Supplemental Documents
<input type="checkbox"/> Wetlands Report
<input type="checkbox"/> Soils/Topo Map/Drain Area Map
<input type="checkbox"/> FSD/FCP/Worksheet and Application
<input type="checkbox"/> Declaration of Intent (Forest Cons)
<input type="checkbox"/> Drainage and/or Computation/Pond Safety Comps
<input type="checkbox"/> Preliminary Road Profiles
<input type="checkbox"/> APFO Roads Test/Mitigation Plan/Traffic Study
<input type="checkbox"/> Noise Study
<input type="checkbox"/> Sight Distance Analysis/Speed Flow Study
<input type="checkbox"/> Floodplain Study
<input type="checkbox"/> Stormwater Management Comps/Geo-Tech Report
<input type="checkbox"/> Industrial Waste Survey (DPW)
<input type="checkbox"/> Road Poster Form Letter
<input type="checkbox"/> Response Letter
<input type="checkbox"/> Perc Plat
<input type="checkbox"/> Scenic Road Exhibits
<input type="checkbox"/> Deeds
<input checked="" type="checkbox"/> Photographs DD-HDC, ISCD, ISHA, Health
<input type="checkbox"/> Retaining Wall Comps/Details
<input type="checkbox"/> Poster/Community or HDC Meeting Information
<input type="checkbox"/> Route 1 Details/Summary

Applications

- Waiver Petition Applic/Exhibit
- Planning Board Application
- ASDP/CSDP Application
- DED Application/Checklist
- DED Fee Receipt/Deeds/Cost Estimate

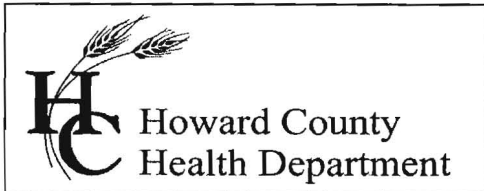
WAS: Received Tentatively Approved
 Received and Revised Approved

Recorded On 10/3/07

COMMENTS: All attached memo 10/29/07 ss SRC/Comments Due By: 10/29/07

Check, initial and return to the Department of Planning and Zoning if plan is approved with no comments.

DPZ STAFF INITIALS JN



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website: www.hchealth.org

Peter L. Beilenson, M.D., M.P.H., Health Officer

MEMORANDUM

TO: Cindy Hamilton,
Chief, Division of Land Development

FROM: Sara Sappington, R.S. *SS*
Well and Septic Program
Development Coordination Section

RE: File Number: F-08-062
Title: Vineyard Farm
Parcel A

DATE: October 29, 2007

The Department of Health has reviewed the above referenced submittal. At this time, no further submittals are required; however, approval of the final plat is dependent upon field verification of the existing well and septic system for the existing dwelling on the referenced property. If these systems are found inadequate, measures will need to be taken to meet Health Department requirements.

Forward to Dickinson with Don Houser 10/29/07

HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING
Division of Land Development

DATE: June 12, 2008

DPZ File No. F-08-062

Department of Planning and Zoning

- Transportation Planning
Historic Preservation
Public Service and Zoning Administration
1 Research - Return to Kent Sheubrooks
Address Coordinator

- Environmental and Community Planning (Ag Pres/Route 1)
Development Engineering Division
Other
1 File

Revised
June 12, 2008
DPZ
Land Development

Agencies

- Soil Conservation District
Department of Inspections, Licenses & Permits
Department of Fire and Rescue Services
State Highway Administration
1 Health Department
Public School System
Recreation and Parks
WSSC (Non-Residential Only)
MD Aviation Administration

- Tax Assessment
Verizon
BGE
Cable TV
Police
MTA
Finance
DPW, Real Estate Services
DPW, Construction and Inspection
DPW, Bureau of Utilities

RE: VINEYARD FARM - PARCEL A

ENCLOSED FOR YOUR Signature Approval

Review & Comments Files

THE ENCLOSED Original

Pre-Packaged Plan Set

Table with 2 columns: Plans, # of Sheets. Includes items like Sketch Plan, Prel Equiv Sketch Plan, Preliminary Plan, Final Plat/Plat of Easement/RE Plat, Final Constr Plans (RDS), Final Development Plan, Site Development Plan, Landscape Plan/Supplemental Plan, Grading Plan, House Type Revision/Walk-Thru Red-Line, Water and Sewer Plan.

Table with 2 columns: Supplemental Documents. Includes items like Wetlands Report, Soils/Topo Map/Drain Area Map, FSD/FCP/Worksheet and Application, Declaration of Intent (Forest Cons), Drainage and/or Computation/Pond Safety Comps, Preliminary Road Profiles, APFO Roads Test/Mitigation Plan/Traffic Study, Noise Study, Sight Distance Analysis/Speed Flow Study, Floodplain Study, Stormwater Management Comps/Geo-Tech Report, Industrial Waste Survey (DPW), Road Poster Form Letter, Response Letter, Perc Plat, Scenic Road Exhibits, Deeds, Photographs, Retaining Wall Comps/Details, Poster/Community or HDC Meeting Information, Route 1 Details/Summary.

Applications

- Waiver Petition Applic/Exhibit
Planning Board Application
ASDP/CSDP Application
DED Application/Checklist
Fee Receipt/Deeds/Cost Estimate

WAS: Received Tentatively Approved
Received and Revised Approved

Recorded
On June 12, 2008

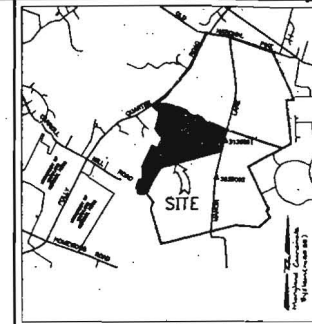
COMMENTS: SRC/Comments Due By: June 30, 2008

Check, initial and return to the Department of Planning and Zoning if plan is approved with no comments.

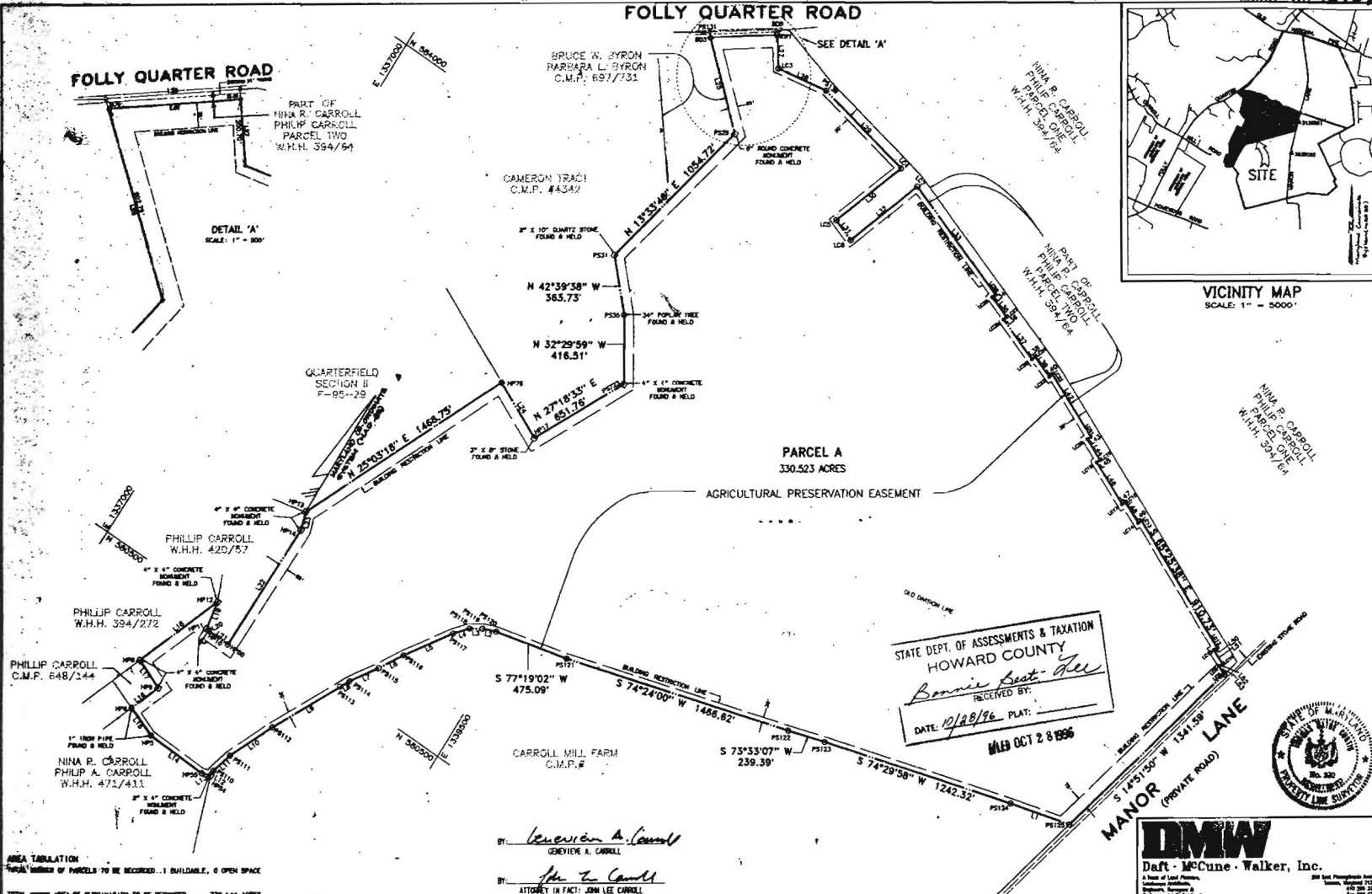
DPZ STAFF INITIALS: JEH

FOLLY QUARTER ROAD

FOLLY QUARTER ROAD



VICINITY MAP
SCALE: 1" = 5000'



STATE DEPT. OF ASSESSMENTS & TAXATION
HOWARD COUNTY
Bonnie Beat-Hee
RECEIVED BY:
DATE 12/28/96 PLAT:



DMW
Daft, McCune, Walker, Inc.
A State of Maryland
Professional Corporation
100 West Potomac Avenue
Suite 200
Washington, D.C. 20001
Tel: 202-556-1000
Fax: 202-556-0000

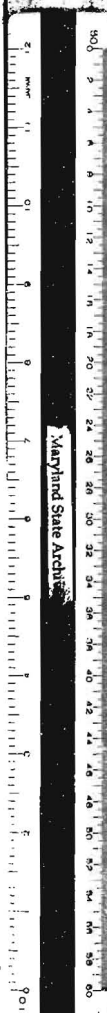
AREA TABULATION
Total number of parcels to be recorded: 1 BUILDABLE, 0 OPEN SPACE
TOTAL UNBUILT AREA OF SUBDIVISION TO BE RECORDED: 330.523 ACRES

APPROVED: FOR AGRICULTURAL PURPOSES ONLY
John M. Best 12/22/96
Howard County Health Officer c/a Date
APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING
John D. ... 10/25/96
Chief Development Engineering Division Date
Joseph ... 10/25/96
Director Date

OWNER'S DEDICATION
By, Mary Carter Carroll Ziegler, Melissa Ziegler Ziegler, Jessica Ziegler Cordas, Sophie Ziegler, John L. Carroll, Jr., Thomas T. Carroll and Genevieve A. Carroll, owners of the property shown and described hereon, hereby adopt this plan of subdivision, and in consideration of the approval of this Plat by the Department of Planning and Zoning establishing the minimum building restriction lines. All easements of rights-of-way affecting the property are included in this plan of subdivision. Witness our hands this 22 day of October, 1996.
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. (See additional signatures above)
By: *Walter Carter Ziegler* WALTER ZIEGLER
By: *Jessica Ziegler Cordas* JESSICA ZIEGLER-CORDAS
By: *Thomas T. Carroll* THOMAS T. CARROLL
By: *John L. Carroll Jr.* JOHN L. CARROLL JR.
By: *Genevieve A. Carroll* GENEVIEVE A. CARROLL
By: *John Lee Carroll* JOHN LEE CARROLL
By: *Sophie Ziegler* SOPHIE ZIEGLER
By: *John Lee Carroll* JOHN LEE CARROLL
By: *John Lee Carroll* JOHN LEE CARROLL
By: *John Lee Carroll* JOHN LEE CARROLL

SURVEYOR'S CERTIFICATE
I hereby certify that the final plat shown hereon is correct, that it is a subdivision of part of the lands as stated in the Last Will and Testament of Philip A. Carroll, filed in Orphans Court for Howard County in Will No. 11, Folio 30; wherein the testator devised property to surviving spouse, Nina R. Carroll for care of her natural life, with full power, including power to appoint the remainderman by her last will and testament, said power being exercised pursuant to item third in the Last Will and Testament as amended by the Second Codicil thereto, Article II, Paragraph 11 items A, B and C of said Nina R. Carroll; and is contained in Folio 17-788-078 of the Register of Wills for Howard County, Maryland and that all monuments are in place or will be in place prior to acceptance of the streets in the subdivision by the County as shown. The requirements of Section 3-108, The Real Property Article, of the Annotated Code of Maryland replacement volume, (as supplemented) as far as they relate to the making of this plat and the setting of markers have been complied with.
162-21-56
Date
Thomas T. Carroll
Property Line Surveyor No. 280

RECORDED AS PLAT No. _____
ON _____ IN THE
LAND RECORDS OF HOWARD COUNTY, MD.
VINEYARD FARM
PARCEL A
A RESUBDIVISION OF PARCEL A-1
CARROLL MILL FARM AND A SUBDIVISION OF
A PART OF PARCEL 71
SHEET 2 OF 2
ZONING: RC-DEO
TAX MAP 23 PARCEL 71
BLOCK 18
THIRD ELECTION DISTRICT
HOWARD COUNTY MARYLAND
SCALE: 1" = 400'
SEPTEMBER 25, 1996
Compiled by PSE Drawn by PSE Checked by Job No. 96079C



NOTES:

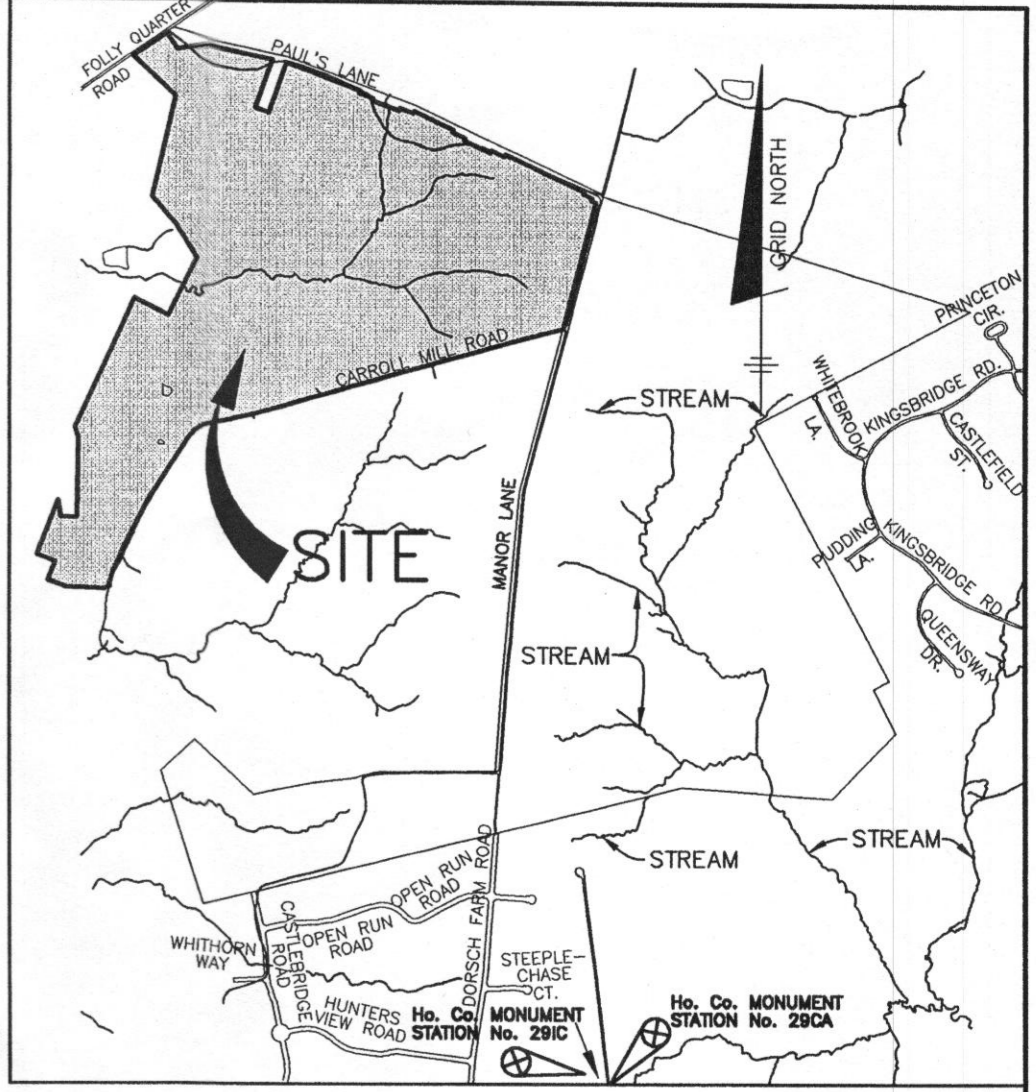
- DENOTES 4" X 4" CONCRETE MONUMENT TO BE SET.
 - DENOTES 3/8" PIPE OR STEEL MARKER TO BE SET.
 - DENOTES STONE OR CONCRETE MONUMENT FOUND.
 - DENOTES IRON PIPE (IPT) OR REBAR & CAP (RCF) FOUND
 - ▲ DENOTES TRAVERS POINT.
- COORDINATES BASED ON NAD'83, MARYLAND COORDINATE SYSTEM AS PROJECTED BY HOWARD COUNTY GEODETIC CONTROL STATIONS NO.29CA AND NO.29IC.
- SUBJECT PROPERTY ZONED RC-DEO PER 7-28-06 COMPREHENSIVE ZONING PLAN.
- WATER AND SEWER IS PRIVATE.
- THIS PLAT IS BASED ON A PREVIOUSLY RECORDED PLAT NO. 12426 WHICH WAS BASED ON A FIELD RUN BOUNDARY SURVEY PERFORMED BY DAFT, McCUNE WALKER, INC., ON OR ABOUT AUGUST 3, 1995.
- A NOISE STUDY IS NOT REQUIRED FOR THIS PROJECT.
- TO THE BEST OF OUR KNOWLEDGE, THERE ARE NO BURIAL GROUNDS OR CEMETERIES LOCATED ON THIS SITE.
- BRL INDICATES BUILDING RESTRICTION LINE.
- ALL AREAS ON THIS PLAT ARE "MORE OR LESS".
- THIS PROJECT IS NOT LOCATED WITHIN THE METROPOLITAN DISTRICT.
- THIS PLAT IS SUBJECT TO THE FOLLOWING DEPARTMENT OF PLANNING AND ZONING FILE NUMBER F-94-107, F-96-79, F-97-61, WP-97-41
- DRIVEWAYS SHALL BE PROVIDED PRIOR TO ISSUANCE OF A USE AND OCCUPANCY PERMIT FOR ANY NEW DWELLINGS FOR FIRE AND EMERGENCY VEHICLES PER THE FOLLOWING MINIMUM REQUIREMENTS:
 - WIDTH - 12' (16' SERVING MORE THAN ONE RESIDENCE).
 - SURFACE - 6" OF COMPACT CRUSHER RUN BASE WITH TAR AND CHIP COATING.
 - GEOMETRY - MAX. 15% GRADE, MAX. 10% GRADE CHANGE & MIN. 45' TURNING RADIUS.
 - STRUCTURES(CULVERTS/BRIDGES) - CAPABLE OF SUPPORTING 25 GROSS TONS (H25 LOAD)
 - DRAINAGE ELEMENTS - CAPABLE OF SAFELY PASSING 100 YEAR FLOODPLAIN WITH NO MORE THAN 1 FOOT DEPTH OVER DRIVEWAY.
 - STRUCTURE CLEARANCES - MINIMUM 12 FEET.
 - MAINTENANCE - SUFFICIENT TO INSURE ALL WEATHER USE.
- THIS SUBDIVISION IS EXEMPT FROM THE REQUIREMENTS OF THE FOREST CONSERVATION PROGRAM PER SECTION 16.1202(b)(1)(vi) OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS BECAUSE THE PROPERTY IS IN THE AGRICULTURAL PRESERVATION PROGRAM.
- THERE ARE EXISTING STRUCTURES ON PARCEL A TO REMAIN. NO NEW BUILDINGS, EXTENSIONS OR ADDITIONS TO THE EXISTING STRUCTURES ARE TO BE CONSTRUCTED AT A DISTANCE LESS THAN THE ZONING REGULATION REQUIREMENTS.

BENCHMARKS NAD'83 HORIZONTAL

HO. CO. #29CA 3/4" REBAR W/ CAP N 5744526.138' E 1343533.820' ELEV.=423.53	HO. CO. #29IC STAMPED ALUMINUM DISK SET ON 3/4" IRON ROD N 572323.550' E 1344112.295' ELEV.=468.79
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TRAVERSE POINT CHART (NAD '83)

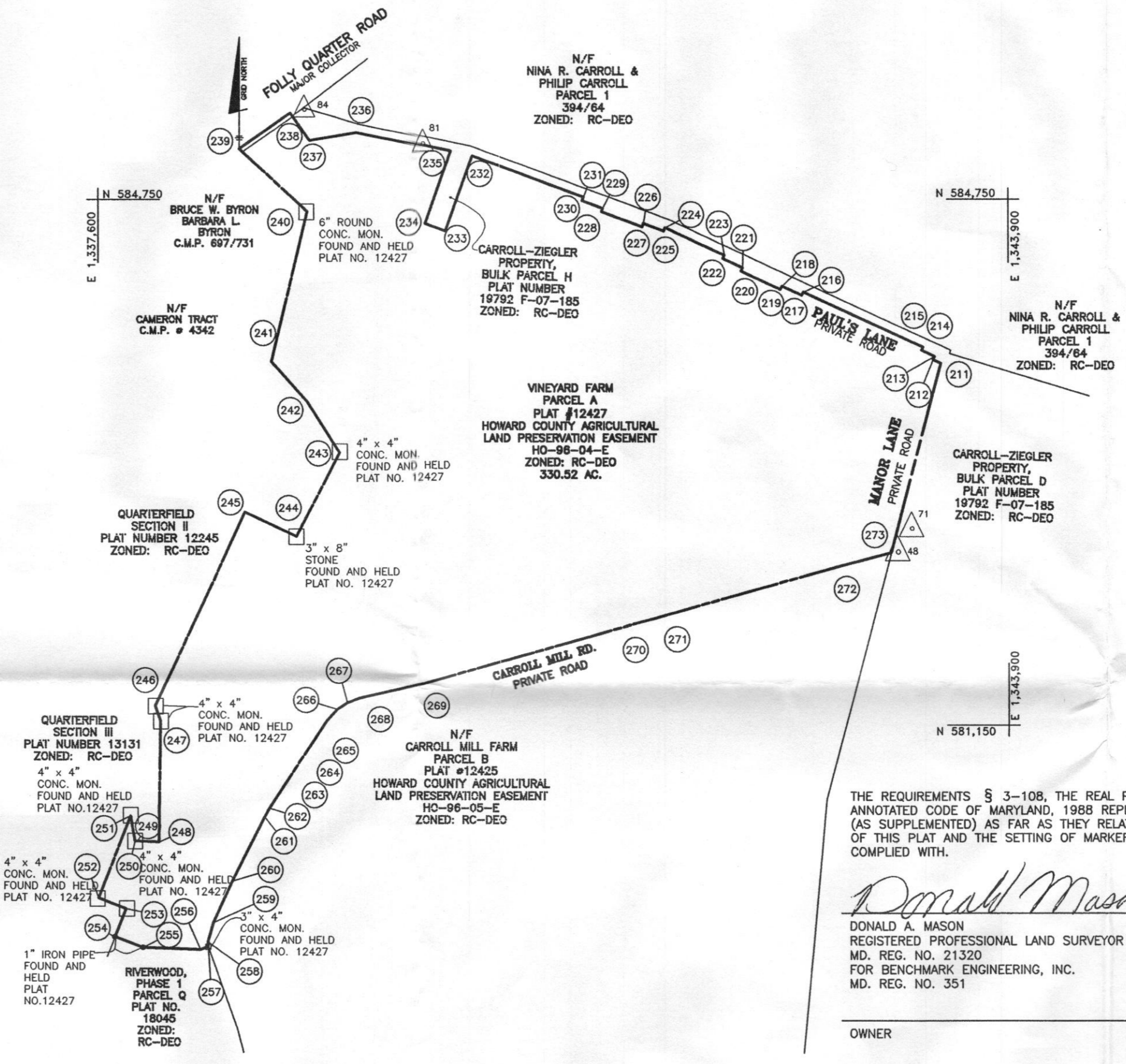
No.	NORTH	EAST
48	582336.2218	1343135.7661
71	582497.2968	1343232.8497
81	585120.5765	1339855.0797
84	585360.7706	1339031.0303



ADC MAP 11 GRID B9
VICINITY MAP
SCALE: 1" = 2000'

BOUNDARY COORDINATE CHART

POINT	NORTHING	EASTING	POINT	NORTHING	EASTING
211	583628.9315	1343433.7695	243	583023.6091	1339270.7125
212	583653.2794	1343380.5222	244	582444.4918	1338971.6904
213	583676.0152	1343390.9184	245	582613.8006	1338615.6793
214	583717.6001	1343299.9750	246	581283.2575	1337993.6812
215	583740.3360	1343310.3712	247	581177.1003	1338029.1946
216	584119.0619	1342482.1226	248	580348.8120	1338018.2915
217	584096.3261	1342471.7264	249	580352.8607	1337866.5455
218	584158.7034	1342335.3113	250	580354.5177	1337853.4801
219	584135.9675	1342324.9151	251	580527.6523	1337823.0989
220	584260.7221	1342052.0850	252	579963.6346	1337600.8949
221	584283.4580	1342062.4812	253	579889.7721	1337791.6971
222	584345.8353	1341926.0661	254	579696.1872	1337714.0944
223	584368.5711	1341936.4623	255	579624.2441	1337907.5609
224	584555.6781	1341527.2717	256	579610.0384	1338303.8363
225	584532.1595	1341518.7939	257	579627.6574	1338358.8330
226	584583.3145	1341376.8824	258	579661.5255	1338356.2045
227	584559.7959	1341368.4046	259	579795.5962	1338395.4265
228	584661.5295	1341086.1808	260	580081.9102	1338526.4508
229	584685.0481	1341094.6586	261	580519.0053	1338749.9686
230	584735.9149	1340953.5466	262	580579.8016	1338784.8457
231	584759.4335	1340962.0244	263	580745.8122	1338897.5618
232	585037.0034	1340192.0050	264	580897.5705	1338989.1423
233	584529.4254	1340007.7103	265	581177.2737	1339178.9768
234	584580.6184	1339866.7164	266	581260.3039	1339252.1770
235	585071.2584	1340044.8611	267	581304.2220	1339320.9740
236	585203.6171	1339589.6972	268	581335.4294	1339402.5912
237	585149.9737	1339064.4209	269	581439.7368	1339866.0892
238	585338.6653	1338931.5956	270	581834.1400	1341278.6827
239	585093.6038	1338578.6662	271	581901.9223	1341508.2761
240	584667.6790	1339047.7837	272	582233.9295	1342705.4103
241	583642.3714	1338800.4406	273	582332.1632	1343089.6210
242	583374.8911	1339046.9235			



PLAN
SCALE: 1" = 800'

LEGEND

(151) COORDINATE POINT

SHEET INDEX

No.	DESCRIPTION
1	TITLE SHEET
2	PLAT

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 6-12-08
DONALD A. MASON
REGISTERED PROFESSIONAL LAND SURVEYOR
MD. REG. NO. 21320
FOR BENCHMARK ENGINEERING, INC.
MD. REG. NO. 351

ENGINEER: BENCHMARK ENGINEERING, INC. SUITE 418 8480 BALTIMORE NATIONAL PIKE ELLCOTT CITY, MARYLAND 21043 410-465-6105	OWNER/DEVELOPER: NATALIE ZIEGLER et al 4288 MANOR LANE ELLCOTT CITY, MD. 21042
--	--

THE SOLE AND ONLY PURPOSES OF THIS REVISION PLAT IS TO ADD A 24' PRIVATE INGRESS, EGRESS, MAINTENANCE & UTILITY EASEMENT TO BENEFIT CARROLL-ZIEGLER PROPERTY, LOT 1, PARCELS 'C', 'D', 'I', AND 'J'; CARROLL MILL, PARCEL 'B'; AND FOX FARM, LOTS 1 AND 2 TO VINEYARD FARM, PARCEL 'A' AS SHOWN ON PLAT NUMBERS 12426 AND 12427, DEDICATE LAND FOR FOLLEY QUARTER ROAD AND RESTRICT ACCESS ON FOLLEY QUARTER ROAD.

TOTAL TABULATION THIS SUBDIVISION

TOTAL NUMBER OF LOTS AND/OR PARCELS TO BE RECORDED	
BUILDABLE/PRESERVATION PARCEL:	1
NON-BUILDABLE:	0
OPEN SPACE:	NA
TOTAL AREA OF LOTS AND/OR PARCELS TO BE RECORDED:	330.52 AC.±
BUILDABLE/PRESERVATION PARCEL:	330.52 AC.±
NON-BUILDABLE:	0 AC.
OPEN SPACE:	0 AC.
TOTAL AREA OF ROAD RIGHT-OF-WAY TO BE RECORDED (INCLUDING WIDENING STRIPS):	0.29 AC.±
TOTAL GROSS AREA OF SUBDIVISION TO BE RECORDED:	330.81 AC.±

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

HOWARD COUNTY HEALTH OFFICER _____ DATE _____

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

CHIEF, DEVELOPMENT ENGINEERING DIVISION _____ DATE _____

DIRECTOR _____ DATE _____

SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY THAT, TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, INFORMATION AND BELIEF, THAT THE REVISION PLAT SHOWN HEREON IS CORRECT; THAT IT IS PART OF THE LAND STATED IN THE LAST WILL AND TESTAMENT OF PHILIP ACOSTA CARROLL, FILED IN ORPHANS COURT FOR HOWARD COUNTY IN WILL NUMBER 11, FOLIO 30; WHEREIN TESTATOR DEVISED PROPERTY TO SURVIVING SPOUSE, NINA R. CARROLL FOR TERM OF HER NATURAL LIFE, WITH FULL POWER, INCLUDING POWER TO TESTAMENT, SAID POWER BEING EXERCISED PURSUANT TO ITEM THREE IN THE LAST WILL AND TESTAMENT AS AMENDED BY THE SECOND CODICIL THERE TO, ARTICLE 11, PARAGRAPH 11, ITEMS A, B, AND C OF SAID NINA R. CARROLL, AND IS CONTAINED IN FILE NO. 17-7666-278 OF THE REGISTER OF WILLS FOR HOWARD COUNTY, MARYLAND, AND THAT ALL MONUMENTS ARE IN PLACE OR WILL BE IN PLACE IN ACCORDANCE WITH ANNOTATED CODE OF MARYLAND, AS AMENDED.

Donald Mason
DONALD A. MASON
PROFESSIONAL LAND SURVEYOR
MARYLAND REG. NO. 21320
FOR BENCHMARK ENGINEERING, INC.
MARYLAND REG. NO. 351

OWNER'S DEDICATION

WE, MARY CARTER CARROLL ZIEGLER; JOHN LEE CARROLL, JR.; THOMAS T. CARROLL; GENEVIEVE ANNE CARROLL; NATALIE C. ZIEGLER (AKA NATALIE ZIEGLER ZIRSCHKY); SOPHIE ZIEGLER; JESSICA M. ZIEGLER; JONATHAN IAN SCHWARTZ, SOPHIE A. ZIEGLER, AND NATALIE C. ZIEGLER, TRUSTEES OF THE REED E. ZIEGLER SCHWARTZ TRUST-2000; NATALIE C. ZIEGLER, TRUSTEE OF THE JESSICA ZIEGLER TRUST-2000; JONATHAN IAN SCHWARTZ, SOPHIE A. ZIEGLER, AND NATALIE C. ZIEGLER, TRUSTEES OF THE RAY ZIEGLER SCHWARTZ TRUST-2002; AND JESSICA ZIEGLER, SUCCESSOR TRUSTEE OF THE ZIEGLER FAMILY IRREVOCABLE TRUST FOR THE BENEFIT OF ALEXANDRA N. ZIRSCHKY AND J. CHRISTIAN ZIRSCHKY; OWNERS OF PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY ADOPT THIS PLAT; AND IN CONSIDERATION OF THE APPROVAL OF THIS 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, FLOODPLAIN AND OPEN SPACE WHERE APPLICABLE, AND FOR GOOD AND OTHER VALUABLE CONSIDERATION, HEREBY GRANT 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

MARY CARTER CARROLL ZIEGLER	DATE	WITNESS	DATE	JESSICA M. ZIEGLER	DATE	WITNESS	DATE	JESSICA ZIEGLER SUCCESSOR TRUSTEE OF THE ZIEGLER FAMILY IRREVOCABLE TRUST FOR THE BENEFIT OF ALEXANDRA N. ZIRSCHKY AND J. CHRISTIAN ZIRSCHKY	DATE	WITNESS	DATE
JOHN LEE CARROLL, JR.	DATE	WITNESS	DATE	NATALIE C. ZIEGLER	DATE	WITNESS	DATE				
THOMAS T. CARROLL	DATE	WITNESS	DATE	JONATHAN IAN SCHWARTZ TRUSTEE OF THE REED E. ZIEGLER SCHWARTZ TRUST-2000	DATE	WITNESS	DATE	JONATHAN IAN SCHWARTZ TRUSTEE OF THE SIMON RAY ZIEGLER SCHWARTZ TRUST-2002	DATE	WITNESS	DATE
GENEVIEVE ANNE CARROLL	DATE	WITNESS	DATE	NATALIE C. ZIEGLER TRUSTEE OF THE REED E. ZIEGLER SCHWARTZ TRUST-2000	DATE	WITNESS	DATE	NATALIE C. ZIEGLER TRUSTEE OF THE SIMON RAY ZIEGLER SCHWARTZ TRUST-2002	DATE	WITNESS	DATE
SOPHIE A. ZIEGLER	DATE	WITNESS	DATE	SOPHIE A. ZIEGLER TRUSTEE OF THE REED E. ZIEGLER SCHWARTZ TRUST-2000	DATE	WITNESS	DATE	SOPHIE A. ZIEGLER TRUSTEE OF THE SIMON RAY ZIEGLER SCHWARTZ TRUST-2002	DATE	WITNESS	DATE
NATALIE C. ZIEGLER TRUSTEE OF THE JESSICA ZIEGLER TRUST-2000	DATE	WITNESS	DATE								

RECORDED AS PLAT _____ ON _____ AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

REVISION PLAT

VINEYARD FARM

PARCEL A
PLAT Nos. 12426 AND 12427

3rd ELECTION DISTRICT OF HOWARD COUNTY, MARYLAND
TAX MAP No. 23,
GRID No. 16,
PARCEL NO. 130,
ZONED: RC-DEO

SCALE: AS SHOWN
DATE: JUNE, 2008
SHEET: 1 OF 2

LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
L1	S75°39'29"W	396.57'	L33	N13°33'46"E	1054.72'
L2	S74°29'58"W	1242.32'	L34	N47°45'57"W	633.58'
L3	S73°33'07"W	239.39'	L35	N55°13'31"E	429.69'
L4	S74°24'00"W	1466.62'	L35A	N55°13'31"E	422.96'
L5	S77°19'02"W	475.09'	L36	S35°08'34"E	230.70'
L6	S69°04'30"W	87.38'	L37	N80°38'07"E	329.67'
L7	S57°26'49"W	81.62'	L38	S78°34'43"E	668.40'
L8	S41°23'59"W	110.69'	L39	S19°57'19"W	521.98'
L9	S34°09'53"W	338.04'	L40	S70°02'41"E	150.00'
L10	S31°06'34"W	177.25'	L41	N19°57'19"E	540.00'
L11	S34°10'31"W	200.66'	L42	S70°10'38"E	818.52'
L12	S29°50'30"W	70.09'	L43	S19°49'22"W	25.00'
L13	S27°05'02"W	490.93'	L44	S70°10'38"E	150.00'
L14	S24°35'24"W	314.87'	L45	S19°49'22"W	25.00'
L15	S16°18'24"W	139.69'	L46	S70°10'38"E	300.00'
L16	S04°26'16"E	33.97'	L47	N19°49'22"E	25.00'
L17	S72°14'11"W	57.75'	L48	S70°10'38"E	150.85'
L18	N87°56'49"W	396.53'	L49	N19°49'22"E	25.00'
L19	N69°36'06"W	206.41'	L50	S65°25'38"E	449.94'
L20	N21°50'40"E	208.56'	L51	S24°34'22"W	25.00'
L21	N68°50'16"W	204.60'	L52	S65°25'38"E	150.00'
L22	N21°30'10"E	606.21'	L53	S24°34'22"W	25.00'
L23	S09°57'10"E	175.78'	L54	S65°25'38"E	300.00'
L24	S82°46'20"E	13.17'	L55	N24°34'22"E	25.00'
L25	S88°28'18"E	151.80'	L56	S65°25'38"E	150.00'
L26	N00°45'15"E	828.36'	L57	N24°34'22"E	25.00'
L27	N18°29'49"W	111.94'	L58	S65°25'38"E	910.73'
L28	N25°03'18"E	1468.75'	L59	S24°34'22"W	25.00'
L29	S64°33'56"E	394.22'	L60	S65°25'38"E	100.00'
L30	N27°18'33"E	651.76'	L61	S24°34'22"W	25.00'
L31	N32°29'59"W	416.51'	L62	S65°25'38"E	58.55'
L32	N42°39'38"W	363.73'	L63	S14°51'50"W	1341.59'

POINT	NORTHING	EASTING
238A	585314.0896	1338948.8951
239A	585072.8530	1338601.4741

TOTAL TABULATION THIS SUBDIVISION

TOTAL NUMBER OF LOTS AND/OR PARCELS TO BE RECORDED	1
BUILDABLE/PRESERVATION PARCEL:	1
NON-BUILDABLE:	0
OPEN SPACE:	NA
TOTAL AREA OF LOTS AND/OR PARCELS TO BE RECORDED:	330.52 AC.±
BUILDABLE/PRESERVATION PARCEL:	330.52 AC.±
NON-BUILDABLE:	0 AC.
OPEN SPACE:	0 AC.
TOTAL AREA OF ROAD RIGHT-OF-WAY TO BE RECORDED (INCLUDING WIDENING STRIPS):	0.29 AC.±
TOTAL GROSS AREA OF SUBDIVISION TO BE RECORDED:	330.81 AC.±

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

HOWARD COUNTY HEALTH OFFICER _____ DATE _____

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

CHIEF, DEVELOPMENT ENGINEERING DIVISION _____ DATE _____

DIRECTOR _____ DATE _____

SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY THAT, TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, INFORMATION AND BELIEF, THAT THE REVISION PLAT SHOWN HEREON IS CORRECT; THAT IT IS PART OF THE LAND STATED IN THE LAST WILL AND TESTAMENT OF PHILIP ACOSTA CARROLL, FILED IN ORPHANS COURT FOR HOWARD COUNTY IN WILL NUMBER 11, FOLIO 30; WHEREIN TESTATOR DEPOSED PROPERTY TO SURVIVING SPOUSE, NINA R. CARROLL FOR TERM OF HER NATURAL LIFE, WITH FULL POWER, INCLUDING POWER TO TESTAMENT, SAID POWER BEING EXERCISED PURSUANT TO ITEM THREE IN THE LAST WILL AND TESTAMENT AS AMENDED BY THE SECOND CODICIL THERETO, ARTICLE 11, PARAGRAPH 31, ITEMS A, B, AND C OF SAID NINA R. CARROLL, AND IS CONTAINED IN FILE No. 17-7666-278 OF THE REGISTER OF WILLS FOR HOWARD COUNTY, MARYLAND, AND THAT ALL MONUMENTS ARE IN PLACE OR WILL BE IN PLACE IN ACCORDANCE WITH ANNOTATED CODE OF MARYLAND, AS AMENDED.

Donald A. Mason
 DONALD A. MASON
 PROFESSIONAL LAND SURVEYOR
 MARYLAND REG. No. 21320
 FOR BENCHMARK ENGINEERING, INC.
 MARYLAND REG. No. 351

OWNER'S DEDICATION

WE, MARY CARTER CARROLL ZIEGLER; JOHN LEE CARROLL, JR.; THOMAS T. CARROLL; GENEVIEVE ANNE CARROLL; NATALIE C. ZIEGLER (AKA NATALIE ZIEGLER ZIRSCHKY); SOPHIE ZIEGLER; JESSICA M. ZIEGLER; JONATHAN IAN SCHWARTZ; SOPHIE A. ZIEGLER, AND NATALIE C. ZIEGLER, TRUSTEES OF THE REED E. ZIEGLER SCHWARTZ TRUST-2000; NATALIE C. ZIEGLER, TRUSTEE OF THE JESSICA ZIEGLER TRUST-2000; JONATHAN IAN SCHWARTZ, SOPHIE A. ZIEGLER, AND NATALIE C. ZIEGLER, TRUSTEES OF THE RAY ZIEGLER SCHWARTZ TRUST-2002; AND JESSICA ZIEGLER, SUCCESSOR TRUSTEE OF THE ZIEGLER FAMILY IRREVOCABLE TRUST FOR THE BENEFIT OF ALEXANDRA N. ZIRSCHKY AND J. CHRISTIAN ZIRSCHKY, OWNERS OF PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY ADOPT THIS PLAT; AND IN CONSIDERATION OF THE APPROVAL OF THIS 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, FLOODPLAIN AND OPEN SPACE WHERE APPLICABLE, AND FOR GOOD AND OTHER VALUABLE CONSIDERATION, HEREBY GRANT THE 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

MARY CARTER CARROLL ZIEGLER	DATE	WITNESS	DATE	JESSICA M. ZIEGLER	DATE	WITNESS	DATE	JESSICA ZIEGLER SUCCESSOR TRUSTEE OF THE ZIEGLER FAMILY IRREVOCABLE TRUST FOR THE BENEFIT OF ALEXANDRA N. ZIRSCHKY AND J. CHRISTIAN ZIRSCHKY	DATE	WITNESS	DATE
JOHN LEE CARROLL, JR.	DATE	WITNESS	DATE	NATALIE C. ZIEGLER	DATE	WITNESS	DATE	JONATHAN IAN SCHWARTZ TRUSTEE OF THE REED E. ZIEGLER SCHWARTZ TRUST-2000	DATE	WITNESS	DATE
THOMAS T. CARROLL	DATE	WITNESS	DATE	JONATHAN IAN SCHWARTZ TRUSTEE OF THE REED E. ZIEGLER SCHWARTZ TRUST-2000	DATE	WITNESS	DATE	NATALIE C. ZIEGLER TRUSTEE OF THE REED E. ZIEGLER SCHWARTZ TRUST-2000	DATE	WITNESS	DATE
GENEVIEVE ANNE CARROLL	DATE	WITNESS	DATE	NATALIE C. ZIEGLER TRUSTEE OF THE REED E. ZIEGLER SCHWARTZ TRUST-2000	DATE	WITNESS	DATE	SOPHIE A. ZIEGLER TRUSTEE OF THE SIMON RAY ZIEGLER SCHWARTZ TRUST-2002	DATE	WITNESS	DATE
SOPHIE A. ZIEGLER	DATE	WITNESS	DATE	SOPHIE A. ZIEGLER TRUSTEE OF THE REED E. ZIEGLER SCHWARTZ TRUST-2000	DATE	WITNESS	DATE	JESSICA ZIEGLER SUCCESSOR TRUSTEE OF THE ZIEGLER FAMILY IRREVOCABLE TRUST FOR THE BENEFIT OF ALEXANDRA N. ZIRSCHKY AND J. CHRISTIAN ZIRSCHKY	DATE	WITNESS	DATE
NATALIE C. ZIEGLER TRUSTEE OF THE JESSICA ZIEGLER TRUST-2000	DATE	WITNESS	DATE								

OWNER'S DEDICATION

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

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

OWNER _____ DATE _____

ENGINEER:
 BENCHMARK ENGINEERING, INC.
 SUITE 418
 8480 BALTIMORE NATIONAL PIKE
 ELLICOTT CITY, MARYLAND 21043
 410-465-6105

OWNER/DEVELOPER:
 NATALIE ZIEGLER et al
 4288 MANOR LANE
 ELLICOTT CITY, MD. 21042

THE SOLE AND ONLY PURPOSES OF THIS REVISION PLAT IS TO ADD A 24' PRIVATE INGRESS, EGRESS, MAINTENANCE & UTILITY EASEMENT TO BENEFIT CARROLL-ZIEGLER PROPERTY, LOT 1, PARCELS 'C', 'D', 'I', AND 'J'; CARROLL MILL, PARCEL 'B'; AND FOX FARM, LOTS 1 AND 2 TO VINEYARD FARM, PARCEL 'A' AS SHOWN ON PLAT NUMBERS 12426 AND 12427, DEDICATE LAND FOR FOLLEY QUARTER ROAD AND RESTRICT ACCESS ON FOLLEY QUARTER ROAD.

RECORDED AS PLAT _____ ON _____ AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

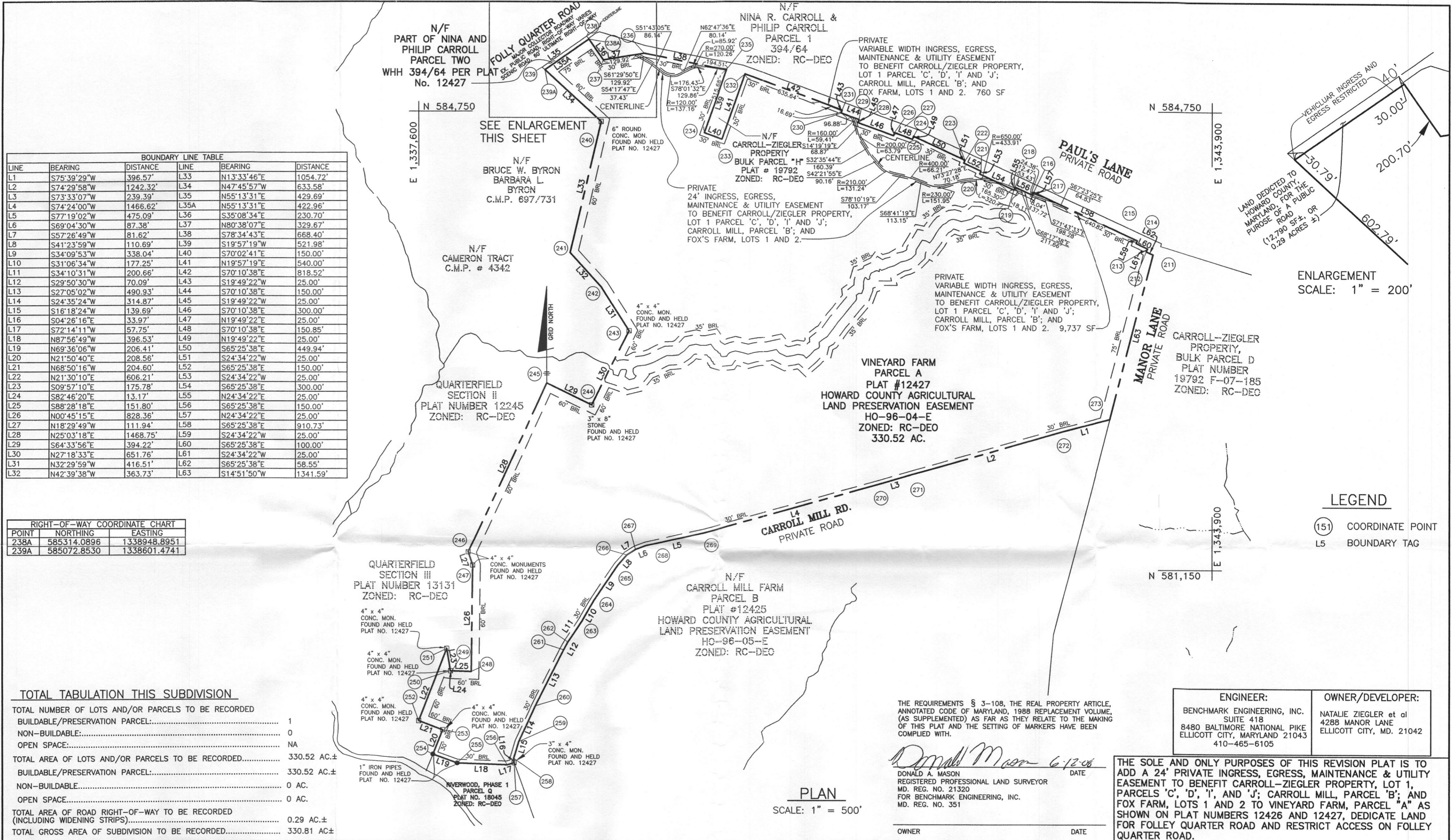
REVISION PLAT

VINEYARD FARM

PARCEL A
 PLAT Nos. 12426 AND 12427

3rd ELECTION DISTRICT OF HOWARD COUNTY, MARYLAND
 TAX MAP No. 23,
 GRID No. 16,
 PARCEL NO. 130,
 ZONED: RC-DEO

SCALE: AS SHOWN
 DATE: JUNE, 2008
 SHEET: 2 OF 2



ENLARGEMENT SCALE: 1" = 200'

LEGEND

- (L151) COORDINATE POINT
- L5 BOUNDARY TAG

NOTES:

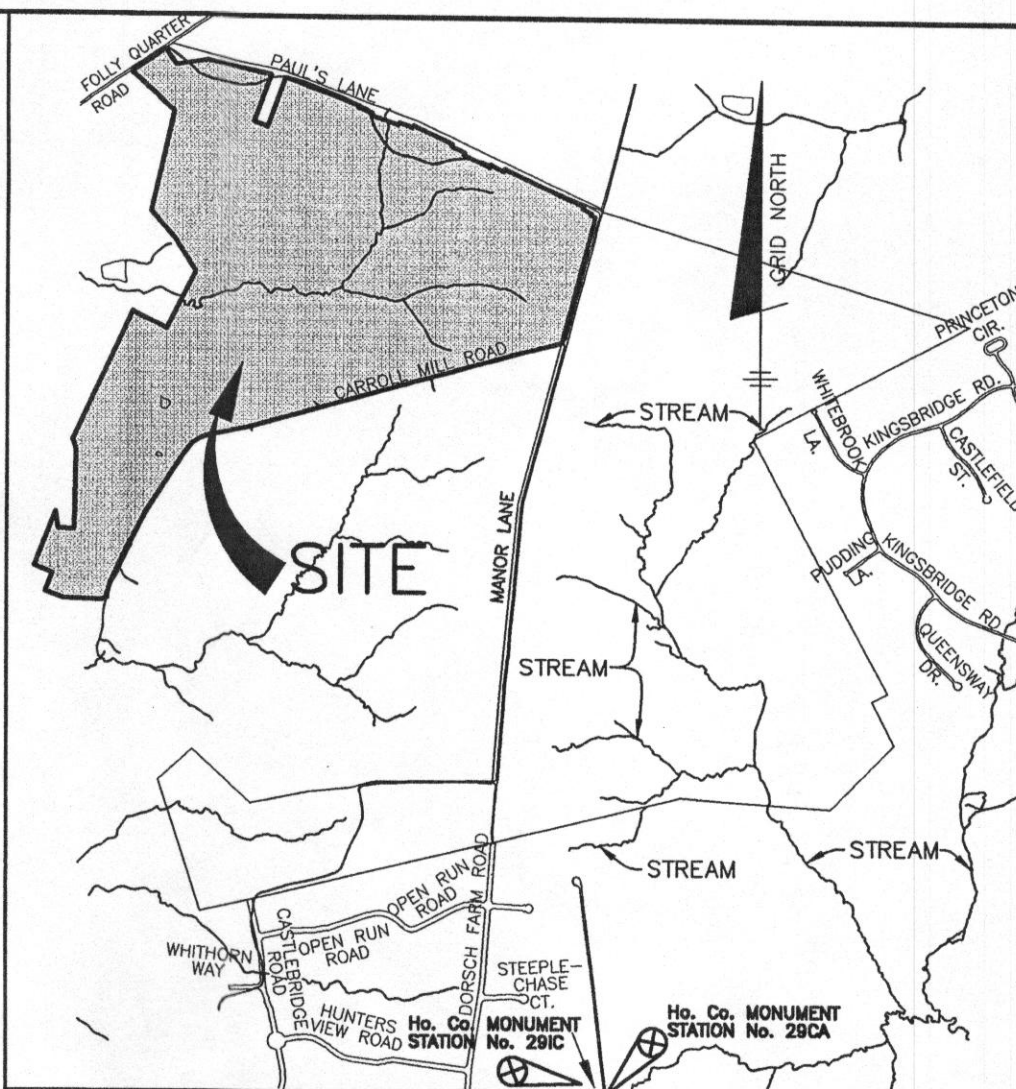
- DENOTES 4" X 4" CONCRETE MONUMENT TO BE SET.
 - DENOTES 3/8" PIPE OR STEEL MARKER TO BE SET.
 - DENOTES STONE OF CONCRETE MONUMENT FOUND.
 - * DENOTES IRON PIPE (IPF) OR REBAR & CAP (RCF) FOUND
 - △ DENOTES TRAVERS POINT.
- COORDINATES BASED ON NAD'83, MARYLAND COORDINATE SYSTEM AS PROJECTED BY HOWARD COUNTY GEODETIC CONTROL STATIONS NO.29CA AND NO.29IC.
- SUBJECT PROPERTY ZONED RC-DEO PER 7-28-06 COMPREHENSIVE ZONING PLAN.
- WATER AND SEWER IS PRIVATE
- THIS PLAT IS BASED ON A PREVIOUSLY RECORDED PLAT NO. 12426 WHICH WAS BASED ON A FIELD RUN BOUNDARY SURVEY PERFORMED BY DAFT, McCUNE WALKER, INC., ON OR ABOUT AUGUST 3, 1995.
- A NOISE STUDY IS NOT REQUIRED FOR THIS PROJECT.
- TO THE BEST OF OUR KNOWLEDGE, THERE ARE NO BURIAL GROUNDS OR CEMETERIES LOCATED ON THIS SITE.
- BRL INDICATES BUILDING RESTRICTION LINE.
- ALL AREAS ON THIS PLAT ARE "MORE OR LESS".
- THIS PROJECT IS NOT LOCATED WITHIN THE METROPOLITAN DISTRICT.
- THIS PLAT IS SUBJECT TO THE FOLLOWING DEPARTMENT OF PLANNING AND ZONING FILE NUMBER F-94-107, F-96-79, F-97-61
- DRIVEWAYS SHALL BE PROVIDED PRIOR TO ISSUANCE OF A USE AND OCCUPANCY PERMIT FOR ANY NEW DWELLINGS FOR FIRE AND EMERGENCY VEHICLES PER THE FOLLOWING MINIMUM REQUIREMENTS:
 - WIDTH - 12' (16' SERVING MORE THAN ONE RESIDENCE).
 - SURFACE - 6" OF COMPACT CRUSHER RUN BASE WITH TAR AND CHIP COATING.
 - GEOMETRY - MAX. 15% GRADE, MAX. 10% GRADE CHANGE & MIN. 45' TURNING RADIUS.
 - STRUCTURES(CULVERTS/BRIDGES) - CAPABLE OF SUPPORTING 25 GROSS TONS (H25 LOAD)
 - DRAINAGE ELEMENTS - CAPABLE OF SAFELY PASSING 100 YEAR FLOODPLAIN WITH NO MORE THAN 1 FOOT DEPTH OVER DRIVEWAY.
 - STRUCTURE CLEARANCES - MINIMUM 12 FEET.
 - MAINTENANCE - SUFFICIENT TO INSURE ALL WEATHER USE.
- THIS PLAT IS SUBJECT TO SECTION 15.514(b) OF THE AGRICULTURAL PRESERVATION PROGRAM.
- THIS SUBDIVISION IS EXEMPT FROM THE REQUIREMENTS OF THE FOREST CONSERVATION PROGRAM PER SECTION 16.1202(b)(1)(v) OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS BECAUSE THE PROPERTY IS IN THE AGRICULTURAL PRESERVATION PROGRAM.
- THERE ARE EXISTING STRUCTURES ON PARCEL A TO REMAIN. NO NEW BUILDINGS, EXTENSIONS OR ADDITIONS TO THE EXISTING STRUCTURES ARE TO BE CONSTRUCTED AT A DISTANCE LESS THAN THE ZONING REGULATION REQUIREMENTS.

BENCHMARKS NAD'83 HORIZONTAL

HO. CO. #29CA 3/4" REBAR W/ CAP N 5744526.138' E 1343533.820' ELEV.=423.53	HO. CO. #29IC STAMPED ALUMINUM DISK SET ON 3/4" IRON ROD N 572323.559' E 1344112.295' ELEV.=468.79
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TRAVERSE POINT CHART (NAD '83)

No.	NORTH	EAST
48	582336.2218	1343135.7661
71	582497.2968	1343232.8497
81	585120.5765	1339855.0797
84	585360.7706	1339031.0303



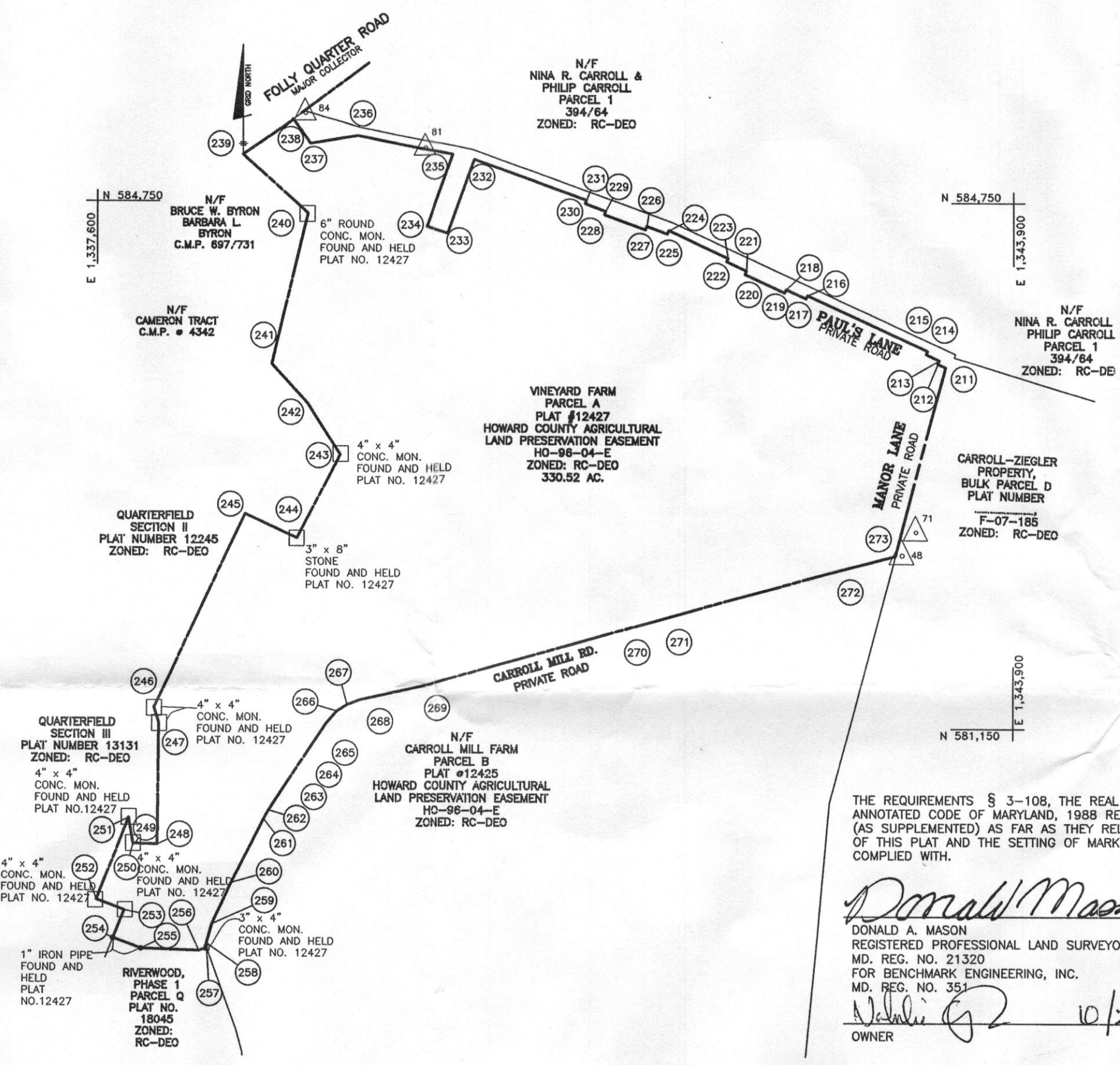
ADC MAP 11 GRID B9
VICINITY MAP
SCALE: 1" = 2000'

BOUNDARY COORDINATE CHART

POINT	NORTHING	EASTING	POINT	NORTHING	EASTING
211	583628.9315	1343433.7695	243	583023.6091	1339270.7125
212	583653.2794	1343380.5222	244	582444.4918	1338971.6904
213	583676.0152	1343390.9184	245	582613.8006	1338615.6793
214	583717.6001	1343299.9750	246	581283.2575	1337993.6812
215	583740.3360	1343310.3712	247	581177.1003	1338029.1946
216	584119.0619	1342482.1226	248	580348.8120	1338018.2915
217	584096.3261	1342471.7264	249	580352.8607	1337866.5455
218	584158.7034	1342335.3113	250	580354.5177	1337853.4801
219	584135.9675	1342324.9151	251	580527.6523	1337823.0989
220	584260.7221	1342052.0850	252	579963.6346	1337600.8949
221	584283.4580	1342062.4812	253	579889.7721	1337791.8971
222	584345.8353	1341928.0661	254	579696.1872	1337714.0944
223	584368.5711	1341936.4623	255	579624.2441	1337907.5609
224	584555.6781	1341527.2717	256	579610.0384	1338303.8363
225	584532.1595	1341518.7939	257	579627.6574	1338358.8330
226	584583.3145	1341376.8824	258	579661.6255	1338356.2045
227	584559.7959	1341368.4046	259	579795.5962	1338395.4265
228	584661.5295	1341086.1808	260	580081.9102	1338526.4508
229	584685.0481	1341094.6586	261	580519.0053	1338749.9856
230	584735.9149	1340953.5466	262	580579.8016	1338784.8457
231	584759.4335	1340962.0244	263	580745.8122	1338897.5618
232	585037.0034	1340192.0050	264	580897.5705	1338989.1423
233	584529.4254	1340007.7103	265	581177.2737	1339178.9768
234	584580.6184	1339866.7164	266	581260.3039	1339252.1770
235	585071.2584	1340044.8811	267	581304.2220	1339320.9740
236	585203.8171	1339389.8972	268	581335.4294	1339402.5912
237	585149.9737	1339064.4209	269	581439.7368	1339866.0892
238	585314.0896	1338948.8951	270	581834.1400	1341278.6827
239	585072.8530	1338601.4741	271	581901.9223	1341508.2761
240	584667.6790	1339047.7837	272	582233.9295	1342705.4103
241	583642.3714	1338800.4406	273	582332.1632	1343089.6210
242	583374.8911	1339046.9235			

TOTAL TABULATION THIS SUBDIVISION

TOTAL NUMBER OF LOTS AND/OR PARCELS TO BE RECORDED	
BUILDABLE/PRESERVATION PARCEL:	1
NON-BUILDABLE:	0
OPEN SPACE:	NA
TOTAL AREA OF LOTS AND/OR PARCELS TO BE RECORDED:	330.52 AC.±
BUILDABLE/PRESERVATION PARCEL:	330.52 AC.±
NON-BUILDABLE:	0 AC.
OPEN SPACE:	0 AC.
TOTAL AREA OF ROAD RIGHT-OF-WAY TO BE RECORDED (INCLUDING WIDENING STRIPS):	0 AC.
TOTAL GROSS AREA OF SUBDIVISION TO BE RECORDED:	330.52 AC±



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

Donald A. Mason 10/2/07
DONALD A. MASON
REGISTERED PROFESSIONAL LAND SURVEYOR
MD. REG. NO. 21320
FOR BENCHMARK ENGINEERING, INC.
MD. REG. NO. 351
OWNER DATE

LEGEND

(151) COORDINATE POINT

SHEET INDEX

NO.	DESCRIPTION
1	TITLE SHEET
2	PLAT

ENGINEER: BENCHMARK ENGINEERING, INC. SUITE 418 8480 BALTIMORE NATIONAL PIKE ELLCOTT CITY, MARYLAND 21043 410-465-6105	OWNER/DEVELOPER: NATALIE ZIEGLER et al 4288 MANOR LANE ELLCOTT CITY, MD. 21042
--	--

THE SOLE AND ONLY PURPOSE OF THIS REVISION PLAT IS TO ADD A 24' PRIVATE INGRESS, EGRESS, MAINTENANCE & UTILITY EASEMENT TO BENEFIT CARROLL-ZIEGLER PROPERTY, LOT 1, PARCELS 'C', 'D', 'I', AND 'J'; CARROLL MILL, PARCEL 'B'; AND FOX FARM, LOTS 1 AND 2 TO VINEYARD FARM, PARCEL "A" AS SHOWN ON PLAT NUMBERS 12426 AND 12427.

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

HOWARD COUNTY HEALTH OFFICER _____ DATE _____

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

CHIEF, DEVELOPMENT ENGINEERING DIVISION _____ DATE _____

DIRECTOR _____ DATE _____

SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY THAT, TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, INFORMATION AND BELIEF, THAT THE REVISION PLAT SHOWN HEREON IS CORRECT; THAT IT IS PART OF THE LAND STATED IN THE LAST WILL AND TESTAMENT OF PHILIP ACOSTA CARROLL FILED IN ORPHANS COURT FOR HOWARD COUNTY IN WILL NUMBER 11, FOLIO 30; WHEREIN TESTATOR DECEASED PROPERTY TO SURVIVING SPOUSE, NINA R. CARROLL FOR TERM OF HER NATURAL LIFE, WITH FULL POWER, INCLUDING POWER TO TESTAMENT, SAID POWER BEING EXERCISED PURSUANT TO ITEM THREE IN HTE LAST WILL AND TESTAMENT AS AMENDED BY THE SECOND CODICIL THERETO, ARTICLE H, PARAGRAPH 11, ITEMS A, B, AND C OF SAID NINA R. CARROLL AND IS CONTAINED IN FILE NO. 17-7668-276 OF THE REGISTER OF WILLS FOR HOWARD COUNTY, MARYLAND; AND THAT ALL MONUMENTS ARE IN PLACE OR WILL BE IN PLACE IN ACCORDANCE WITH ANNOTATED CODE OF MARYLAND, AS AMENDED.

Donald A. Mason 10/2/07
DONALD A. MASON
PROFESSIONAL LAND SURVEYOR
MARYLAND REG. NO. 21320
FOR BENCHMARK ENGINEERING, INC.
MARYLAND REG. NO. 351

OWNER'S DEDICATION

WE, MARY CARTER CARROLL ZIEGLER; JOHN LEE CARROLL, JR.; THOMAS T. CARROLL; GENEVIEVE ANNE CARROLL; NATALIE C. ZIEGLER (AKA NATALIE ZIEGLER CARROLL); SOPHIE ZIEGLER; JESSICA M. ZIEGLER; JONATHAN IAN SCHWARTZ; SOPHIE A. ZIEGLER, AND NATALIE C. ZIEGLER, TRUSTEES OF THE REED E. ZIEGLER SCHWARTZ TRUST-2000; NATALIE C. ZIEGLER, TRUSTEE OF THE JESSICA ZIEGLER TRUST 2000; JONATHAN IAN SCHWARTZ, SOPHIE A. ZIEGLER, AND NATALIE C. ZIEGLER, TRUSTEES OF THE RAY ZIEGLER SCHWARTZ TRUST-2002; AND JESSICA ZIEGLER, SUCCESSOR TRUSTEE OF THE ZIEGLER FAMILY IRREVOCABLE TRUST FOR THE BENEFIT OF ALEXANDRA N. ZIRSCHKY AND J. CHRISTIAN ZIRSCHKY, OWNERS OF PROPERTY SHOWN AND DESCRIBED 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 TRANSFER OF DEVELOPMENT RIGHTS. WITNESS OUR HANDS THESE _____ DAYS OF OCTOBER, 2007.

MARY CARTER CARROLL ZIEGLER	DATE	WITNESS	DATE	JESSICA M. ZIEGLER	DATE	WITNESS	DATE	JESSICA ZIEGLER SUCCESSOR TRUSTEE OF THE ZIEGLER FAMILY IRREVOCABLE TRUST FOR THE BENEFIT OF ALEXANDRA N. ZIRSCHKY AND J. CHRISTIAN ZIRSCHKY	DATE	WITNESS	DATE
JOHN LEE CARROLL, JR.	DATE	WITNESS	DATE	NATALIE C. ZIEGLER	DATE	WITNESS	DATE				
THOMAS T. CARROLL	DATE	WITNESS	DATE	JONATHAN IAN SCHWARTZ TRUSTEE OF THE SIMON RAY ZIEGLER SCHWARTZ TRUST-2002	DATE	WITNESS	DATE	JONATHAN IAN SCHWARTZ TRUSTEE OF THE SIMON RAY ZIEGLER SCHWARTZ TRUST-2002	DATE	WITNESS	DATE
GENEVIEVE ANNE CARROLL	DATE	WITNESS	DATE	NATALIE C. ZIEGLER TRUSTEE OF THE REED E. ZIEGLER SCHWARTZ TRUST-2000	DATE	WITNESS	DATE	NATALIE C. ZIEGLER TRUSTEE OF THE SIMON RAY ZIEGLER SCHWARTZ TRUST-2002	DATE	WITNESS	DATE
SOPHIE A. ZIEGLER	DATE	WITNESS	DATE	SOPHIE A. ZIEGLER TRUSTEE OF THE REED E. ZIEGLER SCHWARTZ TRUST-2000	DATE	WITNESS	DATE	SOPHIE A. ZIEGLER TRUSTEE OF THE SIMON RAY ZIEGLER SCHWARTZ TRUST-2002	DATE	WITNESS	DATE

RECORDED AS PLAT _____ ON _____ AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

REVISION PLAT

VINEYARD FARM

PARCEL A
PLAT Nos. 12426 AND 12427

3rd ELECTION DISTRICT OF HOWARD COUNTY, MARYLAND
TAX MAP NO. 23,
GRID No. 16,
PARCEL NO. 71,
ZONED: RC-DEO

SCALE: AS SHOWN
DATE: OCTOBER, 2007
SHEET: 1 OF 2

BOUNDARY LINE TABLE					
LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
L1	S75°39'29"W	396.57'	L33	N13°33'46"E	1054.72'
L2	S74°29'58"W	1242.32'	L34	N47°45'57"W	602.79'
L3	S73°33'07"W	239.39'	L35	N55°13'31"E	422.96'
L4	S74°24'00"W	1466.62'	L36	S35°08'34"E	200.70'
L5	S77°19'02"W	475.09'	L37	N80°38'07"E	329.67'
L6	S69°04'30"W	87.38'	L38	S78°34'43"E	668.40'
L7	S57°26'49"W	81.62'	L39	S19°57'19"W	521.98'
L8	S41°23'59"W	110.69'	L40	S70°02'41"E	150.00'
L9	S34°09'53"W	338.04'	L41	N19°57'19"E	540.00'
L10	S31°06'34"W	177.25'	L42	S70°10'38"E	818.52'
L11	S34°10'31"W	200.66'	L43	S19°49'22"W	25.00'
L12	S29°50'30"W	70.09'	L44	S70°10'38"E	150.00'
L13	S27°05'02"W	490.93'	L45	S19°49'22"W	25.00'
L14	S24°35'24"W	314.87'	L46	S70°10'38"E	300.00'
L15	S16°18'24"W	139.69'	L47	N19°49'22"E	25.00'
L16	S04°26'16"E	33.97'	L48	S70°10'38"E	150.85'
L17	S72°14'11"W	57.75'	L49	N19°49'22"E	25.00'
L18	N87°56'49"W	396.53'	L50	S65°25'38"E	449.94'
L19	N69°36'06"W	206.41'	L51	S24°34'22"W	25.00'
L20	N21°50'40"E	208.56'	L52	S65°25'38"E	150.00'
L21	N68°50'16"W	204.60'	L53	S24°34'22"W	25.00'
L22	N21°30'10"E	606.21'	L54	S65°25'38"E	300.00'
L23	S09°57'10"E	175.78'	L55	N24°34'22"E	25.00'
L24	S82°46'20"E	13.17'	L56	S65°25'38"E	150.00'
L25	S88°28'18"E	151.80'	L57	N24°34'22"E	25.00'
L26	N00°45'15"E	828.36'	L58	S65°25'38"E	910.73'
L27	N18°29'49"W	111.94'	L59	S24°34'22"W	25.00'
L28	N25°03'18"E	1468.75'	L60	S65°25'38"E	100.00'
L29	S64°33'56"E	394.22'	L61	S24°34'22"W	25.00'
L30	N27°18'33"E	651.76'	L62	S65°25'38"E	58.55'
L31	N32°29'59"W	416.51'	L63	S14°51'50"W	1341.59'
L32	N42°39'38"W	363.73'			

TOTAL TABULATION THIS SUBDIVISION	
TOTAL NUMBER OF LOTS AND/OR PARCELS TO BE RECORDED	1
BUILDABLE/PRESERVATION PARCEL:	0
NON-BUILDABLE:	0
OPEN SPACE:	NA
TOTAL AREA OF LOTS AND/OR PARCELS TO BE RECORDED:	330.52 AC.±
BUILDABLE/PRESERVATION PARCEL:	330.52 AC.±
NON-BUILDABLE:	0 AC.
OPEN SPACE:	0 AC.
TOTAL AREA OF ROAD RIGHT-OF-WAY TO BE RECORDED (INCLUDING WIDENING STRIPS):	0 AC.
TOTAL GROSS AREA OF SUBDIVISION TO BE RECORDED:	330.52 AC.±

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

HOWARD COUNTY HEALTH OFFICER _____ DATE _____

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

CHIEF, DEVELOPMENT ENGINEERING DIVISION _____ DATE _____

DIRECTOR _____ DATE _____

SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY THAT, TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, INFORMATION AND BELIEF, THAT THE REVISION PLAT SHOWN HEREON IS CORRECT; THAT IT IS PART OF THE LAND STATED IN THE LAST WILL AND TESTAMENT OF PHILIP ACOSTA CARROLL, FILED IN ORPHANS COURT FOR HOWARD COUNTY IN WILL NUMBER 11, FOLIO 30; WHEREIN TESTATOR DECEASED PROPERTY TO SURVIVING SPOUSE, NINA R. CARROLL FOR TERM OF HER NATURAL LIFE, WITH FULL POWER, INCLUDING POWER TO TESTAMENT, SAID POWER BEING EXERCISED PURSUANT TO ITEM THREE IN HIS LAST WILL AND TESTAMENT AS AMENDED BY THE SECOND CODICIL THERETO, ARTICLE 11, PARAGRAPH 11, ITEMS A, B, AND C OF SAID NINA R. CARROLL, AND IS CONTAINED IN FILE NO. 17-7668-278 OF THE REGISTER OF WILLS FOR HOWARD COUNTY, MARYLAND, AND THAT ALL MONUMENTS ARE IN PLACE OR WILL BE IN PLACE IN ACCORDANCE WITH ANNOTATED CODE OF MARYLAND, AS AMENDED.

Donald A. Mason 10/2/07
 DONALD A. MASON
 PROFESSIONAL LAND SURVEYOR
 MARYLAND REG. NO. 21320
 FOR BENCHMARK ENGINEERING, INC.
 MARYLAND REG. NO. 351

OWNER'S DEDICATION

WE, MARY CARTER CARROLL ZIEGLER; JOHN LEE CARROLL, JR.; THOMAS T. CARROLL; GENEVIEVE ANNE CARROLL; NATALIE C. ZIEGLER (AKA NATALIE ZIEGLER ZIRSCHKY); SOPHIE ZIEGLER; JESSICA M. ZIEGLER; JONATHAN IAN SCHWARTZ; SOPHIE A. ZIEGLER, AND NATALIE C. ZIEGLER, TRUSTEES OF THE REED E. ZIEGLER SCHWARTZ TRUST-2000; NATALIE C. ZIEGLER, TRUSTEE OF THE JESSICA ZIEGLER TRUST 2000; JONATHAN IAN SCHWARTZ; SOPHIE A. ZIEGLER, AND NATALIE C. ZIEGLER, TRUSTEES OF THE RAY ZIEGLER SCHWARTZ TRUST-2002; AND JESSICA ZIEGLER, SUCCESSOR TRUSTEE OF THE ZIEGLER FAMILY IRREVOCABLE TRUST FOR THE BENEFIT OF ALEXANDRA N. ZIRSCHKY AND J. CHRISTIAN ZIRSCHKY, OWNERS OF PROPERTY SHOWN AND DESCRIBED 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 TRANSFER OF DEVELOPMENT RIGHTS. WITNESS OUR HANDS THESE _____ DAYS OF OCTOBER, 2007.

MARY CARTER CARROLL ZIEGLER	DATE	WITNESS	DATE	JESSICA M. ZIEGLER	DATE	WITNESS	DATE	JESSICA ZIEGLER SUCCESSOR TRUSTEE OF THE ZIEGLER FAMILY IRREVOCABLE TRUST FOR THE BENEFIT OF ALEXANDRA N. ZIRSCHKY AND J. CHRISTIAN ZIRSCHKY	DATE	WITNESS	DATE
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GENEVIEVE ANNE CARROLL	DATE	WITNESS	DATE	NATALIE C. ZIEGLER TRUSTEE OF THE REED E. ZIEGLER SCHWARTZ TRUST-2000	DATE	WITNESS	DATE	NATALIE C. ZIEGLER TRUSTEE OF THE SIMON RAY ZIEGLER SCHWARTZ TRUST-2002	DATE	WITNESS	DATE
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NATALIE C. ZIEGLER TRUSTEE OF THE JESSICA ZIEGLER TRUST-2000	DATE	WITNESS	DATE								

RECORDED AS PLAT _____ ON _____ AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

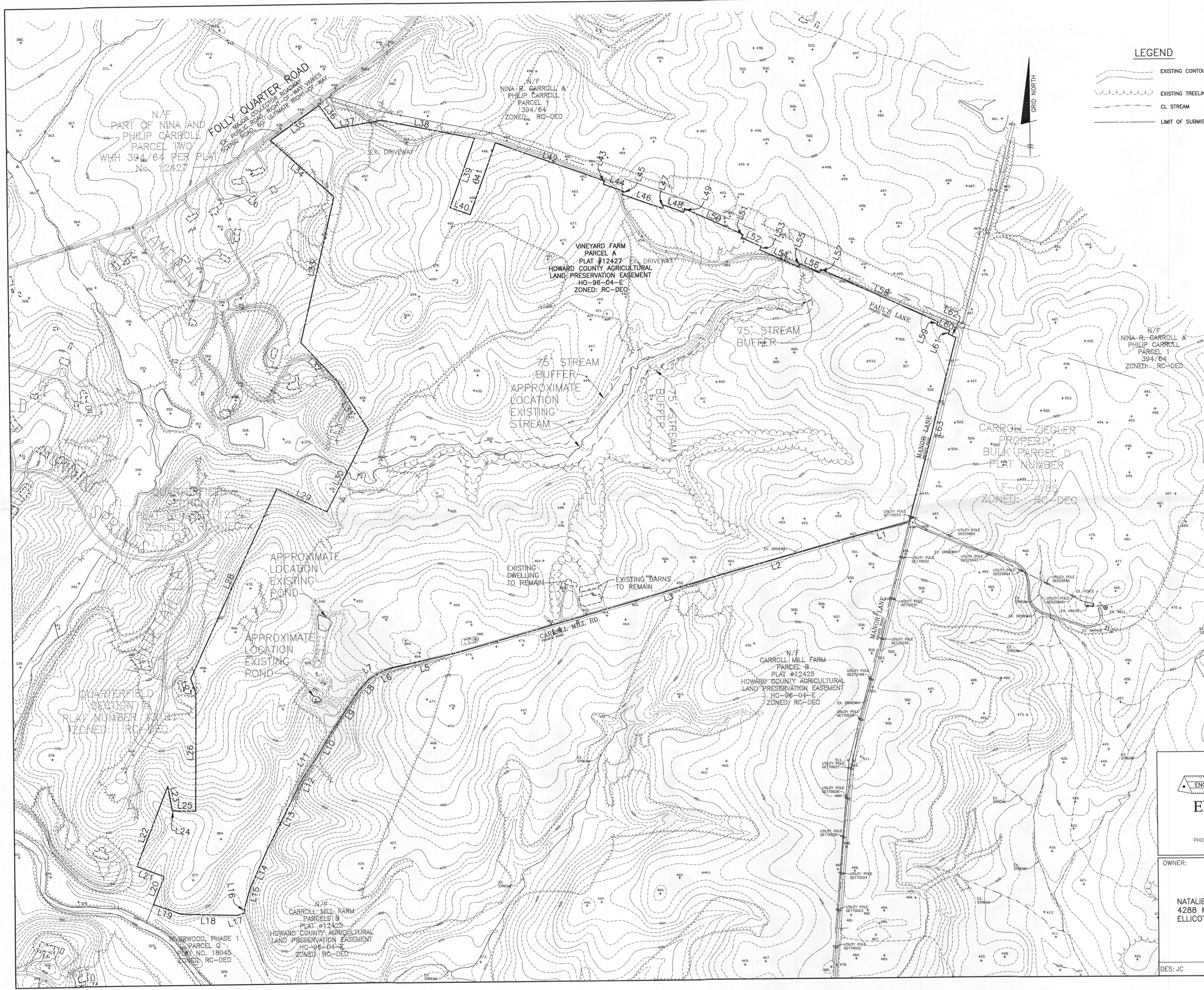
REVISION PLAT

VINEYARD FARM

PARCEL A
 PLAT Nos. 12426 AND 12427

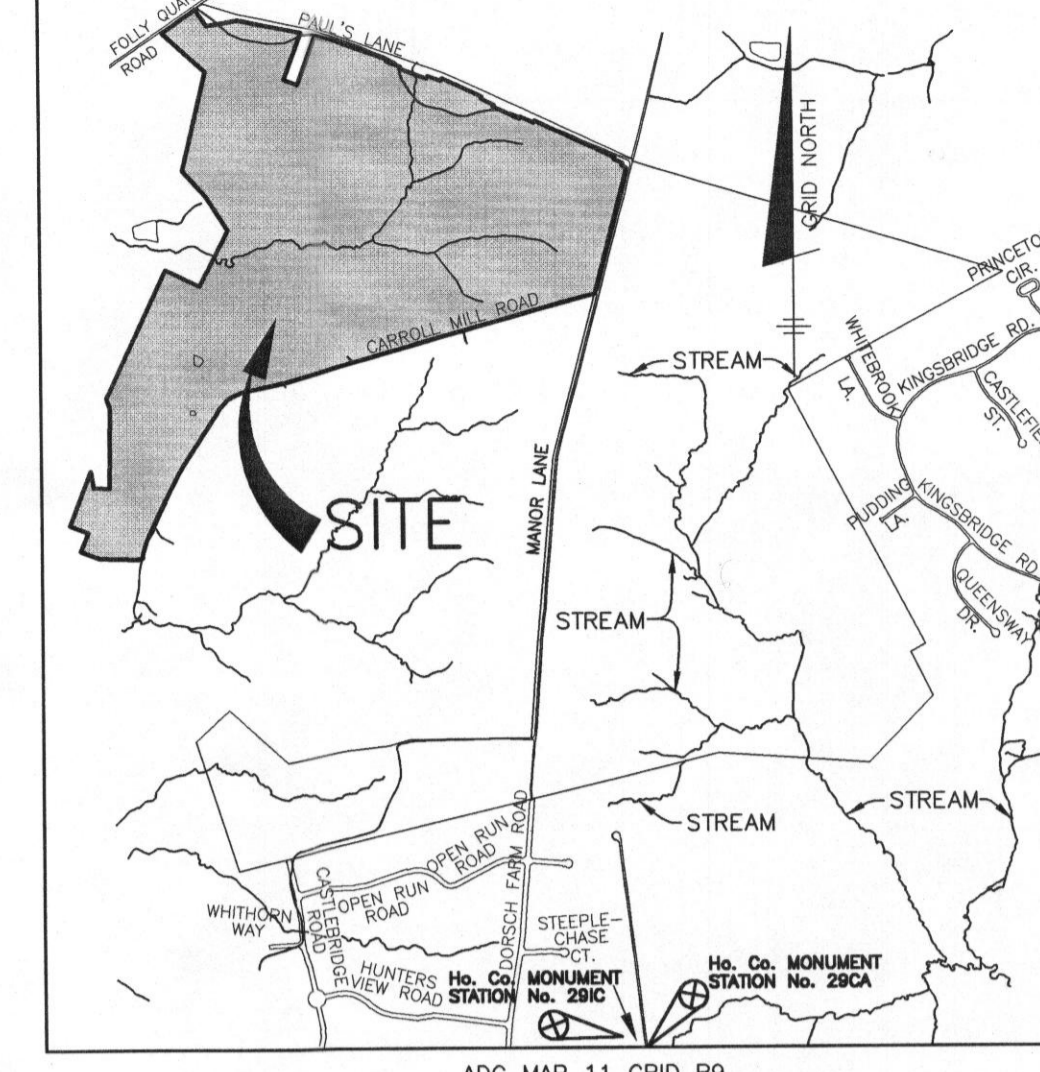
3rd ELECTION DISTRICT OF HOWARD COUNTY, MARYLAND
 TAX MAP No. 23,
 GRID No. 16,
 PARCEL No. 71,
 ZONED: RC-DEO

SCALE: AS SHOWN
 DATE: OCTOBER, 2007
 SHEET: 2 OF 2



LEGEND

- EXISTING CONTOURS
- EXISTING TREELINE
- CL. STREAM
- LIMIT OF SUBMISSION



ADC MAP 11 GRID B9
VICINITY MAP
SCALE: 1" = 2000'

BOUNDARY LINE TABLE					
LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
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BENCHMARK
ENGINEERS • LAND SURVEYORS • PLANNERS

ENGINEERING, INC.

8410 BALTIMORE NATIONAL PIKE • SUITE 418
ELLICOTT CITY, MARYLAND 21043
PHONE: 410-465-6105 FAX: 410-465-6644
www.bei-civilengineering.com

OWNER:	PROJECT:	
NATALIE ZIEGLER et al 4288 MANOR LANE ELLICOTT CITY, MD 21042	VINEYARD FARM, PARCEL A	
LOCATION:	TAX MAP: 23, GRID: 16	
	PARCEL: 71	
	3rd ELECTION DISTRICT	
	HOWARD COUNTY, MARYLAND	
TITLE:	EXISTING CONDITIONS PLAN	
DATE:	OCTOBER, 2007	PROJECT NO. 2009
DES: JC	DRAFT: JC	CHECK: DAM
SCALE:	1" = 300'	SHEET 1 OF 1