

NOTICE TO TITLE EXAMINERS

- 1. THIS PLAT HAS BEEN APPROVED FOR RECORDING ONLY AND SHALL BE NULL AND VOID UNLESS:
(i) AN INSPECTION AGREEMENT OR A PUBLIC WORKS AGREEMENT HAS BEEN EXECUTED AND RECORDED WITHIN TWO (2) YEARS AFTER THIS PLAT IS APPROVED;
(ii) IF REQUIRED, A UTILITY AGREEMENT HAS BEEN EXECUTED AND RECORDED WITHIN TWO (2) YEARS AFTER THIS PLAT IS APPROVED; AND,
(iii) CONSTRUCTION UNDER EACH OF THESE AGREEMENTS HAS BEEN CONTINUOUS WITHOUT INTERRUPTION FOR MORE THAN ONE (1) YEAR AT ALL TIMES.
2. A SALE OR CONTRACT OF SALE OF ANY LOTS SHOWN HEREON MAY NOT BE MADE UNTIL NECESSARY IMPROVEMENTS HAVE BEEN:
(i) a. SATISFACTORILY COMPLETED UNDER AN INSPECTION AGREEMENT AND THE SUBDIVIDER HAS PROVIDED THE COUNTY WITH A WAIVER OF THE LIENS FROM ALL CONTRACTORS AND SUBCONTRACTORS; OR
b. SATISFACTORILY GUARANTEED BY A PUBLIC WORKS AGREEMENT, SUPPORTED BY A SURETY BOND, CERTIFIED CHECK, CASH OR IRREVOCABLE LETTER OF CREDIT FROM A LOCAL BANK OR OTHER SECURITY AS AUTHORIZED BY LAW.
(ii) IF REQUIRED, SATISFACTORILY GUARANTEED BY A UTILITY AGREEMENT SUPPORTED BY A SURETY BOND, CERTIFIED CHECK, CASH OR IRREVOCABLE LETTER OF CREDIT FROM A LOCAL BANK OR OTHER SECURITY AS AUTHORIZED BY LAW.
3. A BUILDING PERMIT OTHER THAN A SAMPLE PERMIT MAY NOT BE ISSUED FOR ANY CONSTRUCTION IN THIS DEVELOPMENT UNTIL THE REQUIREMENTS OF PARAGRAPH 2 OF THE ABOVE HAVE BEEN COMPLIED WITH.

OWNERS DEDICATION

THE UNDERSIGNED, BEING ALL OWNERS OR CONTRACT PURCHASER OF THE PROPERTY SHOWN AND DESCRIBED ON THIS RECORD PLAT, HEREBY ADOPT THIS PLAN OF SUBDIVISION: ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES AND DEDICATE ALL PUBLIC ROADS, WIDENING STRIPS, FLOODPLAINS, EASEMENTS, AND RIGHTS-OF-WAY TO PUBLIC USE; SUCH LANDS BEING DEEDED TO ANNE ARUNDEL COUNTY, MARYLAND OR TO THE STATE, AS MAY BE APPROPRIATE, UPON REQUEST.

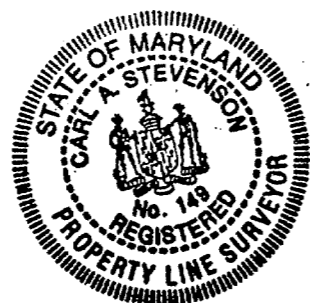
TO THE BEST OF OUR KNOWLEDGE, INFORMATION, AND BELIEF, THE REQUIREMENTS OF SECTION 3-108 OF THE REAL PROPERTY ARTICLE OF THE STATE CODE, CONCERNING THE MAKING OF PLATS AND SETTING OF MARKERS, HAVE BEEN SATISFIED. THERE ARE NO SUITS, ACTIONS-AT-LAW, LEASES, LIENS, MORTGAGES, TRUSTS, EASEMENTS, OR RIGHTS-OF-WAY AFFECTING THE PROPERTY INCLUDED IN THIS PLAN OF SUBDIVISION, EXCEPT THE FOLLOWING: APPEAL TO COURT OF SPECIAL APPEALS - ANNE ARUNDEL COUNTY, MD v. JANE P. NES, ET AL., NO. 01687, SEPTEMBER TERM 2004; AND A ONE ACRE AREA RESERVED AROUND THE EXISTING CEMETERY ON P. 29 FOR THE USE OF THE SARAH ANN SOLLEY HEIRS. ALL OWNERS OF THE PROPERTY HAVE AFFIXED THEIR SIGNATURES AND SEALS ON THIS RECORD PLAT.

WITNESS AND DATE: [Signature] 10/17/05
OWNER AND DATE: Jane P. Nes 10/17/05
WITNESS AND DATE: [Signature] 10/14/05
CONTRACT PURCHASER AND DATE: US HOME CORPORATION dba LENNAR BY: [Signature] 10/14/05
SIGNING FOR THE PURPOSE OF ESTABLISHING THE TEMPORARY 25' PUBLIC UTILITY EASEMENT SEE GEN. NOTE 9: OWNER ADJOINING P. 12 AND DATE: TANYARD SPRINGS LIMITED PTNSHP. BY: Jane P. Nes 10/17/05

SURVEYOR'S CERTIFICATE

I CERTIFY THAT THIS RECORD PLAT IS CORRECT, THAT IT IS A SUBDIVISION OF ALL OF THE LAND CONVEYED BY EDNA G. PUMPHREY TO JANE PUMPHREY NES BY DEED DATED MARCH 7, 1974 AND RECORDED AMONG THE LAND RECORDS OF ANNE ARUNDEL COUNTY, MARYLAND IN LIBER 2661, FOLIO 861 (EX. P. 29 AND P/O EX. P. 53); AND, ALL OF THE LAND CONVEYED BY MERCANTILE SAFE DEPOSIT AND TRUST COMPANY TO JANE PUMPHREY NES BY DEED DATED JUNE 9, 1989 AND RECORDED AMONG THE LAND RECORDS OF ANNE ARUNDEL COUNTY, MARYLAND IN LIBER 4885, FOLIO 306 (EX. P. 29 AND P/O EX. P. 53); AND, ALL THE LAND CONVEYED BY MERCANTILE SAFE-DEPOSIT AND TRUST COMPANY TO JANE PUMPHREY NES BY DEED DATED JUNE 9, 1989 AND RECORDED AMONG THE LAND RECORDS OF ANNE ARUNDEL COUNTY, MARYLAND IN LIBER 4885, FOLIO 303, AND ALL THE LAND CONVEYED BY EDNA G. PUMPHREY TO JANE P. NES BY DEED DATED DECEMBER 3, 1970 AND RECORDED IN THE LAND RECORDS OF ANNE ARUNDEL COUNTY, MARYLAND IN LIBER 2380, FOLIO 707 (EX. P. 46 AND 42); AND, ALL OF THE LAND CONVEYED BY MERCANTILE SAFE-DEPOSIT AND TRUST COMPANY TO JANE PUMPHREY NES BY DEED DATED JUNE 9, 1989 AND RECORDED AMONG THE LAND RECORDS OF ANNE ARUNDEL COUNTY, MARYLAND IN LIBER 4885, FOLIO 309 (EX. P. 368); AND, ALL OF THE LAND CONVEYED BY MERCANTILE-SAFE DEPOSIT AND TRUST COMPANY TO JANE PUMPHREY NES BY DEED DATED JUNE 9, 1989 AND RECORDED AMONG THE LAND RECORDS OF ANNE ARUNDEL COUNTY, MARYLAND IN LIBER 4885, FOLIO 311, AND ALL THE LAND CONVEYED BY EDNA G. PUMPHREY TO JANE P. NES BY DEED DATED OCTOBER 1, 1964 AND RECORDED AMONG THE LAND RECORDS OF ANNE ARUNDEL COUNTY IN LIBER 1799, FOLIO 221 (EX. P. 45); AND THAT THE REQUIREMENTS OF SECTION 3-108 OF THE REAL PROPERTY ARTICLE ANNOTATED CODE OF MARYLAND 1996 REPLACEMENT VOLUME (AS SUPPLEMENTED) AND ARTICLE 26, SECTION 3-304 OF THE ANNE ARUNDEL COUNTY CODE AS FAR AS THEY RELATE TO THE MAKING OF THESE PLATS AND THE SETTING OF MARKERS, HAVE BEEN COMPLIED WITH.

SURVEYOR: Carl A. Stevenson 10/21/05
CARL A. STEVENSON PROPERTY LINE SURVEYOR NO. 149 DATE
CARL A. STEVENSON C/O RONALD W. JOHNSON ASSOCIATES, INC. 2661 RIVA ROAD, SUITE 420 ANNAPOLIS, MD 21401



DEVELOPMENT PLAN STATEMENT

DEVELOPMENT OF THIS SUBDIVISION SHALL BE UNDERTAKEN IN ACCORDANCE WITH THE APPROVED FINAL DEVELOPMENT PLAN ON FILE IN THE OFFICE OF PLANNING AND ZONING.

UNDERGROUND ELECTRIC AND TELEPHONE AGREEMENTS

THIS PLAT HAS BEEN APPROVED FOR RECORDING SUBJECT TO AN AGREEMENT WITH BGE DATED JANUARY 3, 1991 AND RECORDED AMONG THE LAND RECORDS OF ANNE ARUNDEL COUNTY, MARYLAND IN LIBER 5363, FOLIO 548 AND AN AGREEMENT WITH VERIZON (PREVIOUSLY CHESAPEAKE AND POTOMAC TELEPHONE CO.) DATED APRIL 17, 1991 AND RECORDED AMONG THE LAND RECORDS OF ANNE ARUNDEL COUNTY IN LIBER 5363, FOLIO 547.

TEMPORARY CONSTRUCTION EASEMENT

A TEMPORARY EASEMENT IS RESERVED ON ALL LOTS SHOWN HEREON BETWEEN THE RIGHT-OF-WAY LINE AND THE BUILDING RESTRICTION LINE FOR THE PROPOSED CONSTRUCTION OF THE ROAD AND OTHER IMPROVEMENTS REQUIRED UNDER A PUBLIC WORKS AGREEMENT OR A UTILITY AGREEMENT. ONLY THAT WORK NECESSARY FOR THE EXECUTION OF THE APPROVED PLANS UNDER THESE AGREEMENTS SHALL BE PERFORMED WITHIN THE EASEMENTS AND SAID EASEMENTS WILL CEASE TO EXIST UPON SATISFACTORY COMPLETION OF THESE IMPROVEMENTS AND THE RELEASE OF ANY MAINTENANCE SECURITY HELD BY ANNE ARUNDEL COUNTY, MARYLAND.

DECLARATION OF CONDITIONS, COVENANTS AND RESTRICTIONS

COVENANTS, CONDITIONS AND RESTRICTIONS FOR THE TANYARD SPRINGS SUBDIVISION WILL BE PROVIDED AT TIME OF INDIVIDUAL LOT/PARCEL DEVELOPMENT.

PREVIOUSLY RECORDED PLAT STATEMENT AND RESUBDIVISION PURPOSE NOTE

- 1. PREVIOUSLY RECORDED SUBDIVISION NOTE: EX. PARCEL P. 53 (CONTAINING EX. LOT 1, EX. LOT 2, EX. RESIDUE, EX. FLOODPLAIN, & EX. RIGHTS-OF-WAY) AND EX. 29 (EX. CEMETERY LOT) WERE PREVIOUSLY RECORDED ON THE PLAT OF "TANYARD SPRINGS" RECORDED AMONG THE PLAT RECORDS OF ANNE ARUNDEL COUNTY IN PLAT BOOK 93, PAGE 36.
2. RESUBDIVISION PURPOSE NOTE: THE PURPOSE OF THIS PLAT IS TO RESUBDIVIDE P. 53 & P. 29 "TANYARD SPRINGS" AS DESCRIBED ABOVE IN ITEM 1, IN ORDER TO ACCOMPLISH THE FOLLOWING:
A) TO REVISE THE BOUNDARIES OF AND REPLAT EXISTING LOT 1, LOT 2 AND THE RESIDUE AS THREE (3) BUILDABLE COMMERCIAL LOTS DESIGNATED HEREON AS LOT 1, LOT 8 AND LOT 9.
B) TO CREATE ONE (1) NON-BUILDABLE (UNTIL ACCESS IS PROVIDED) INDUSTRIAL LOT DESIGNATED HEREON AS LOT 10. ACCESS TO LOT 10 SHALL BE PROVIDED THROUGH ADJOINING P. 24 WITH ITS DEVELOPMENT/SUBDIVISION BY OTHERS. LOT 10 SHALL BECOME BUILDABLE AT THAT TIME WITHOUT NECESSITATING A RESUBDIVISION/AMENDED RECORD PLAT.
C) TO CREATE SIX (6) NON-BUILDABLE UNTIL FURTHER SUBDIVISION RESIDENTIAL LOTS DESIGNATED HEREON AS LOT 2, LOT 3, LOT 4, LOT 5, LOT 6 AND LOT 7.
D) TO CREATE AND/OR REVISE AND/OR REPLAT PUBLIC AND PRIVATE RIGHTS-OF-WAY, PUBLIC WIDENING STRIPS, 100 YEAR FLOODPLAINS, OPEN SPACE, A CEMETERY LOT AND A BUILDABLE PUMPING STATION LOT, THAT WERE PREVIOUSLY SHOWN ON THE PLAT OF TANYARD SPRINGS (P. B. 93, PG. 36) OR THAT ARE REQUIRED FOR INFRASTRUCTURE TO DEVELOP THIS SUBDIVISION. THE PUMPING STATION LOT HAS BEEN DESIGNATED HEREON AS LOT 11.
E) TO PLAT AND INCLUDE WITHIN THE TANYARD SPRING SUBDIVISION OTHER JANE P. NES OWNED EXISTING LEGAL PARCELS DESIGNATED HEREON AS P. 42, P. 45, P. 46 AND P. 368; AND, TO DEDICATE PUBLIC AND PRIVATE RIGHTS-OF-WAY AND PUBLIC WIDENING STRIPS WITHIN THESE PARCELS.
F) SEE ALSO WAIVER NOTE ON PLAT 2 OF 8, AND GENERAL NOTE NO. 9 THIS PLAT.

ADEQUATE PUBLIC FACILITIES ROADS NOTE

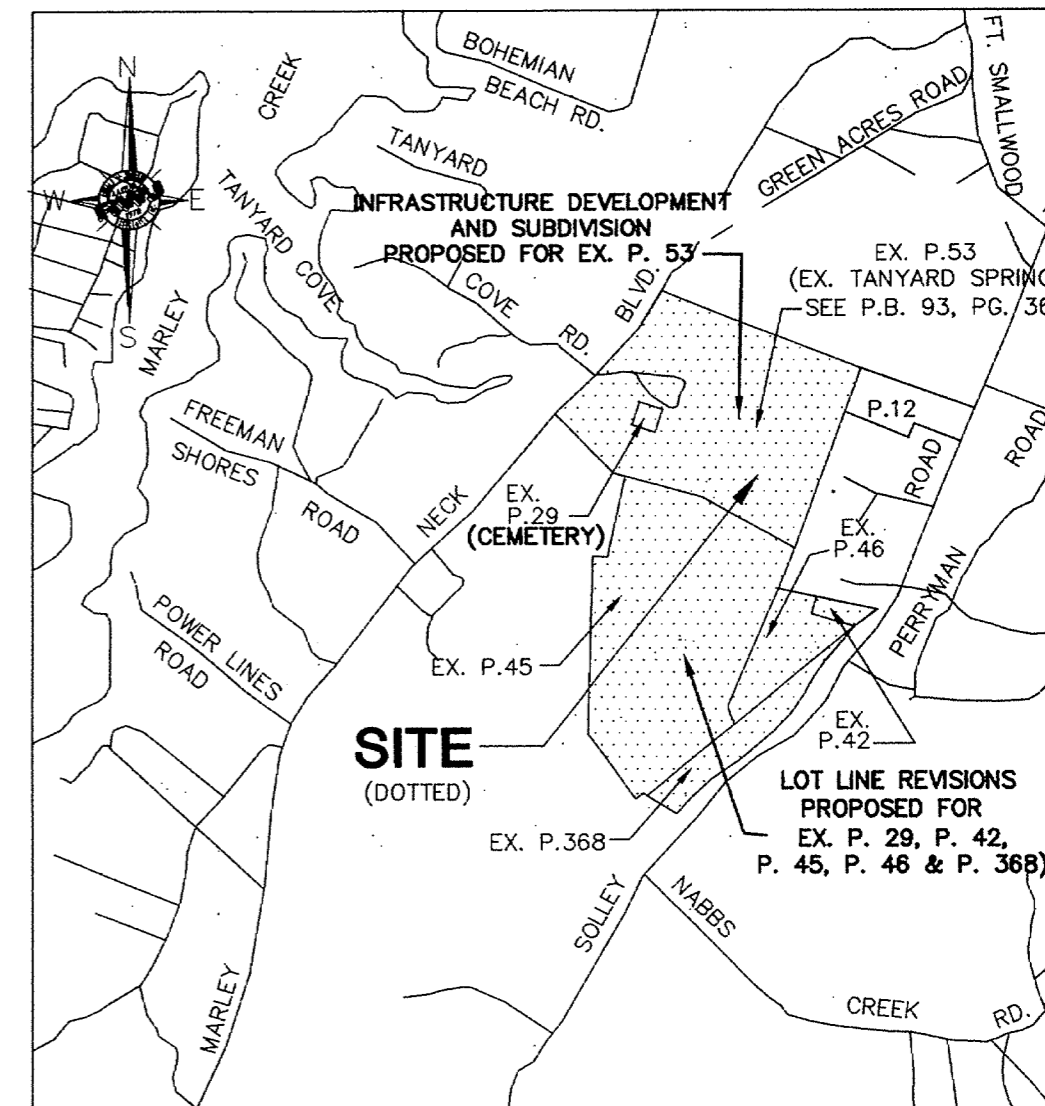
A TRAFFIC IMPACT STUDY DATED OCTOBER 2004 WAS SUBMITTED TO ADDRESS ADEQUATE PUBLIC FACILITIES - ROADS REQUIREMENTS FOR THE BUILDABLE COMMERCIAL LOTS ON THIS PLAT. THE STUDY ANALYSES ASSUME THE COMMERCIAL LOTS COULD ALLOW FOR 170,000 GROSS SQUARE FEET OF SHOPPING CENTER TO BE BUILT. THEREFORE, DEVELOPMENT SHALL NOT EXCEED 170,000 GROSS SQUARE FEET OF SHOPPING CENTER AND/OR THE FOLLOWING PEAK HOUR VEHICULAR TRIP GENERATION: AM - 161, PM - 665, WITHOUT THE PROVISION OF A REVISED TRAFFIC IMPACT STUDY.

SETBACKS

Table with 2 columns: Zone Name and Setback Requirements. Includes C3 ZONE, W1 ZONE, OS ZONE, and RIO ZONE with specific front, side, and rear setback measurements.

TANYARD SPRINGS

INFRASTRUCTURE FOR A MULTI-FAMILY RESIDENTIAL COMMUNITY WITH COMMERCIAL & INDUSTRIAL AREAS-SUBDIVISION



VICINITY MAP

SCALE: 1"=2000'

GENERAL NOTES

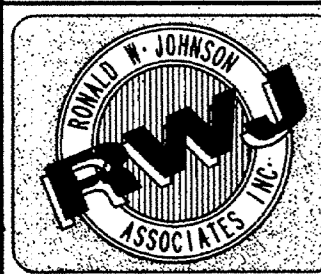
- 1. ALL UTILITIES INCLUDING GAS, ELECTRIC, AND COMMUNICATIONS SHALL BE INSTALLED UNDERGROUND IN ACCORDANCE WITH THE PUBLIC SERVICE COMMISSIONS STATEWIDE RULES OF JULY 14, 1968.
2. COORDINATES AS SHOWN HEREON ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 (NAD 83).
3. THE PROPERTY SHOWN HEREON LIES WITHIN ZONE A10: AN AREA OF 100 YEAR FLOODING, ZONE B: AN AREA OF 500 YEAR FLOODING, AND ZONE C: AN AREA OF MINIMAL FLOODING AS SHOWN ON FIRM MAP NO. 7.
4. THERE WILL BE NO DISTURBANCE TO THE STEEP SLOPES OR THEIR BUFFERS UNLESS THE APPROPRIATE WAIVERS AND/OR VARIANCES ARE OBTAINED WHERE REQUIRED BY LAW, EXCEPT AS PERMITTED BY WAIVER 9293 FOR THE INFRASTRUCTURE. SEE WAIVER PLAT 2.
5. ALL EXISTING STRUCTURES SHOWN HEREON ARE TO BE REMOVED AND PERMANENTLY STABILIZED BY THE DEVELOPER AT TIME OF GRADING PERMIT FOR THE INFRASTRUCTURE.
6. THIS SUBDIVISION WILL BE SERVED BY PUBLIC WATER AND SEWER.
7. THIS SUBDIVISION IS SUBJECT TO A COMBINATION BUFFER CONSISTING OF 25' FROM THE NON-TIDAL WETLANDS AND 100' FROM THE PERENNIAL STREAM. THIS SUBDIVISION IS SUBJECT TO A JURISDICTIONAL DETERMINATION FOR NON-TIDAL WETLANDS, WHICH IS ON FILE WITH THE OFFICE OF PLANNING AND ZONING. SEE CRITICAL AREA NOTE 7 ON PLAT 2.
8. RECREATION AREA WILL BE REQUIRED ON A PARCEL/LOT-BY-PARCEL/LOT BASIS WHEN RESUBDIVISION OCCURS FOR EACH RESIDENTIAL PARCEL/LOT.
9. THE TEMPORARY UTILITY EASEMENT ESTABLISHED ON ADJOINING P. 12 IS SUBJECT TO REVISION AND HAS BEEN SHOWN ON SHEET 8 FOR REFERENCE ONLY. THIS EASEMENT SHALL BE ESTABLISHED BY METES AND BOUNDS AND DEEDED TO ANNE ARUNDEL COUNTY WITH THE UTILITY AGREEMENT FOR THE INFRASTRUCTURE IMPROVEMENTS INCLUDED ON THIS PLAT. THE EASEMENT IS ESTABLISHED FOR THE PURPOSE OF A TEMPORARY WATER LINE THAT IS NEEDED BEFORE THE WATER MAIN LOOP TO SOLLEY ROAD IS PROVIDED WITH THE DEVELOPMENT OF P. 45, P. 46 AND P. 368 AS SHOWN HEREON. SEE OWNER OF P. 12 SIGNATURE AT OWNERS DEDICATION.

ALLOCATION NOTE

THIS SUBDIVISION PLAT IS SUBJECT TO THE REQUIREMENTS OF ARTICLE 25 TITLE 5 OF THE ANNE ARUNDEL COUNTY CODE AS IT RELATES TO THE ALLOCATION OF WATER AND WASTEWATER CAPACITY. FAILURE TO COMPLY WITH THE PROVISIONS OF THIS LAW MAY CAUSE THIS SUBDIVISION PLAT TO BECOME VOID OR CAUSE THE PROPERTIES SHOWN HEREON TO BE SUBJECT TO A LIEN FOR UNPAID CHARGES.

SEE PLAT 2 FOR AREA TABULATIONS AND OTHER NOTES PLAT 1 OF 8

(PUBLIC WATER & SEWER SYSTEMS)



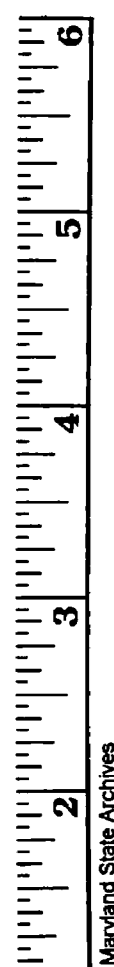
Ronald W. Johnson Associates, Inc. Consulting Engineers . Land Planners . Surveyors
2661 Riva Road Building 400, Suite 420 Annapolis, MD 21401
410.841.5221 410.266.6612 Fax 410.841.5124

ANNE ARUNDEL COUNTY OFFICE OF PLANNING & ZONING
APPROVED FOR PLANNING & ZONING AND FOR THE ANNE ARUNDEL COUNTY HEALTH DEPARTMENT
APPROVED BY JOSEPH BUTTER
[Signature] DATE 12/29/05
PLANNING AND ZONING OFFICER
PLAT BOOK PAGE NO. PLAT NO.

INFRASTRUCTURE PLAT FOR A MULTI-FAMILY RESIDENTIAL COMMUNITY WITH COMMERCIAL & INDUSTRIAL AREAS SUBDIVISION
* TANYARD SPRINGS
RESUBDIVISION OF PLAT BOOK 93, PAGE 36
TAX MAP 10, BLOCK 6, PARCEL 53 & 29
T.M. 10, BLK. 12, P. 42, P. 45 & P. 46
AND T.M. 10, BLK. 18, P. 368
ZIP CODE: 21060 / MARYLAND NAD 83
SUB. NO. 1982-192/PROJ. NO. 1927-019
ANNE ARUNDEL CO., MD DEC. 1996/REV. MAY, 2005

Handwritten notes: Plat 2 of 8 MSA C2081 4581-1

Vertical text on the left edge: ANNE ARUNDEL COUNTY CIRCUIT COURT (Plat Book) Plat 14252-14259, Plat Book 274, pp. 26-33, MSA_C2081_4581, Date available 2006/01/09, Printed 04/08/2020.



AREA TABULATIONS

Table with 2 columns: Description and Area. Includes total plat area (260.442 AC), total lots/parcels (16), residential lots, commercial lots, industrial lots, and various floodplains.

ZONING AREA TABULATIONS table with columns: Zoning Designation (OS, C3, R10, W1), Lot or Area Description, and Area (AC).

STORMWATER MANAGEMENT STATEMENT

IN ACCORDANCE WITH ARTICLE 21, SECTION 3-305 (b) OF THE ANNE ARUNDEL COUNTY ORDINANCE, STORMWATER MANAGEMENT IS REQUIRED AND HAS BEEN PROVIDED FOR THIS SUBDIVISION AS MORE FULLY SET FORTH ON THE FINAL DEVELOPMENT PLANS...

PERPETUAL RIGHT-TO-DISCHARGE STATEMENT

WE, JANE P. NES, OWNER, AND US HOME dba LENNAR, CONTRACT PURCHASER, FOR OURSELVES, OUR HEIRS, LEGAL REPRESENTATIVES, PERSONAL REPRESENTATIVES, SUCCESSORS, AND ASSIGNS HEREBY GRANT THE PERPETUAL RIGHT-TO-DISCHARGE THE FLOW OF STORMWATER FROM SUCH NECESSARY DRAINAGE FACILITIES AND APPURTENANCES TO ADEQUATELY DRAIN THE NATURAL WATERSHED AND ADJACENT PROPERTIES INTO EXISTING WATERWAYS AND/OR UPON EXISTING GROUND...

SEE SIGNATURES OF OWNER/CONTRACT PURCHASER AS TO RIGHT TO DISCHARGE STATEMENT BELOW.

SEE REFORESTATION NOTE ON PLAT 6

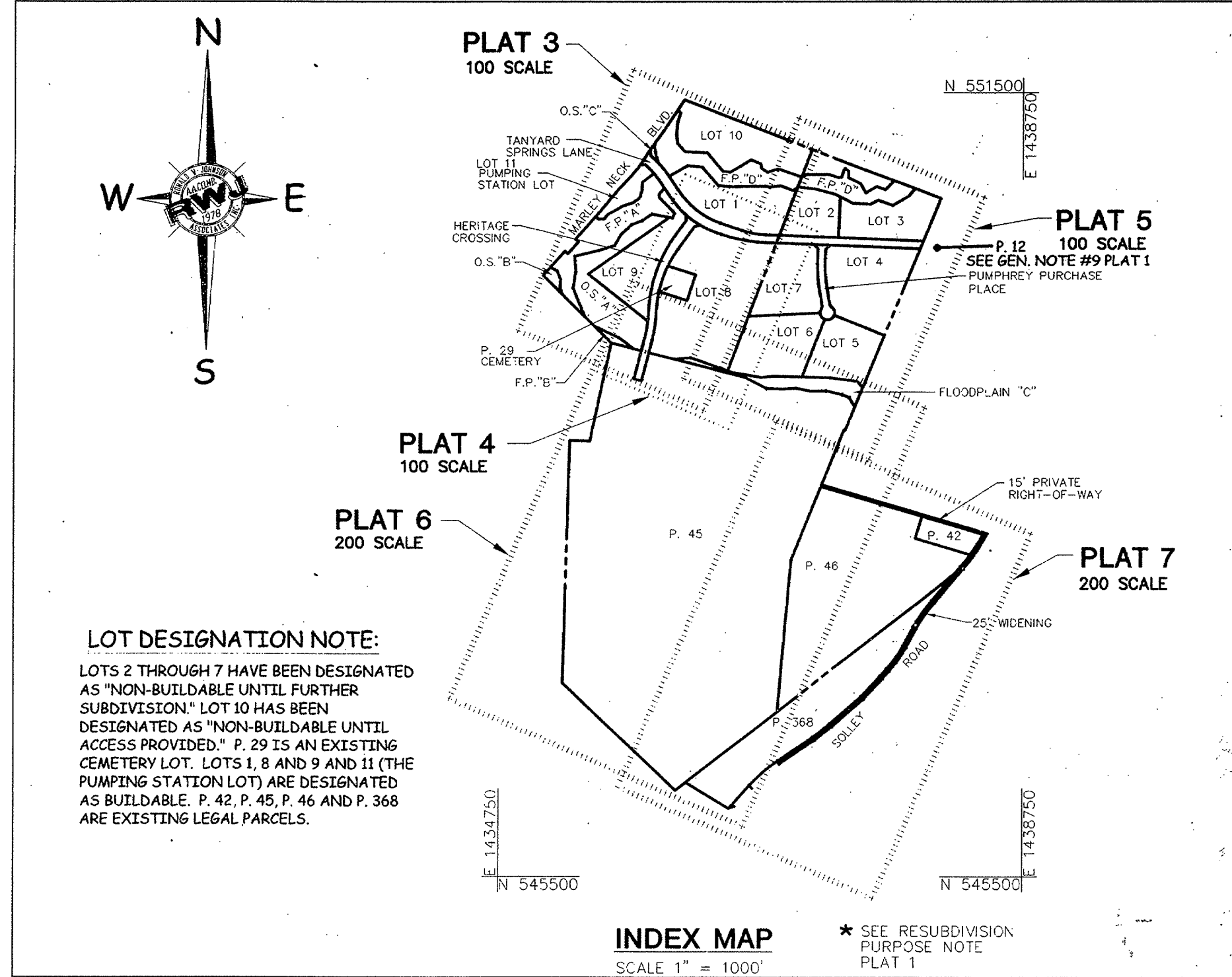
CRITICAL AREA CALCULATIONS

Table with 6 columns: Lot No., Area of Lot Within the C.A., Allowable Impervious, Ex. Wooded in C.A., Allowable Clearing, Prop. Clearing. Lists various lots and open spaces with their respective areas and calculations.

* LOT 9 CONTAINS 3.39 AC. OF C3 ZONING IN THE LDA DESIGNATION AND 1.77 AC. OF C3/0.20 AC. OF OS (FOR TL. OF 1.97 AC.) IN THE RCA DESIGNATION. THE RCA PORTION OF THIS LOT AND THE PORTION OF P. 45 IN THE RCA IS NOT BUILDABLE.

(PUBLIC WATER & SEWER SYSTEMS)

APPROVED FOR PLANNING & ZONING AND FOR THE ANNE ARUNDEL COUNTY HEALTH DEPARTMENT. APPROVED BY JOSEPH RUTTER, PLANNING AND ZONING OFFICER. DATE 12/29/05.



LOT DESIGNATION NOTE: LOTS 2 THROUGH 7 HAVE BEEN DESIGNATED AS "NON-BUILDABLE UNTIL FURTHER SUBDIVISION." LOT 10 HAS BEEN DESIGNATED AS "NON-BUILDABLE UNTIL ACCESS PROVIDED." P. 29 IS AN EXISTING CEMETERY LOT. LOTS 1, 8 AND 9 AND 11 (THE PUMPING STATION LOT) ARE DESIGNATED AS BUILDABLE. P. 42, P. 45, P. 46 AND P. 368 ARE EXISTING LEGAL PARCELS.

INDEX MAP SCALE 1" = 1000'

LANDSCAPE/SCREENING NOTE - SWM POND

A DETAILED LANDSCAPE/SCREENING PLAN, BOND AND AGREEMENT IN ACCORDANCE WITH THE APPROVED CONCEPT PLAN ON FILE WITH THE OFFICE OF PLANNING AND ZONING SHALL BE SUBMITTED PRIOR TO THE ISSUANCE OF A GRADING PERMIT FOR THE INFRASTRUCTURE DEVELOPMENT. THE PLAN SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE ZONING ORDINANCE OF THE ANNE ARUNDEL COUNTY CODE AND THE LANDSCAPE MANUAL.

ADMINISTRATIVE TREE BILL NOTES

- 1. THE PORTIONS OF LOTS 1 THRU 11, P. 29, OPEN SPACE AREAS, AND THE RIGHTS-OF-WAYS LOCATED OUTSIDE OF THE CRITICAL AREA AND AS SHOWN ON THESE PLATS, ARE EXEMPT FROM THE REQUIREMENTS OF COUNTY TREE BILL 13-90, COUNTY TREE BILL 71-94, AND THE STATE FOREST CONSERVATION ACT, AS GRADING PERMIT APPLICATIONS WERE SUBMITTED COVERING THESE AREAS, PRIOR TO THE EFFECTIVE DATE OF THESE BILLS. SEE PERMIT NO. 602001473 (COVERS EX. P. 53, P. 29 & ADJOINING P. 12 OWNED BY NES) AND GRADING PERMIT NO. 602001557 (TANYARD SPRINGS LANE).
- 2. PARCELS - P. 42, P. 45, P. 46 AND P. 368 WILL BE SUBJECT TO TREE BILL 71-94 AND THE STATE FOREST CONSERVATION ACT AT TIME OF FURTHER SUBDIVISION.
- 3. REFORESTATION FOR 53,834 S.F. OR 1.24 ACRES OF CLEARING ON P. 45, FOR INFRASTRUCTURE DEVELOPMENT UNDER THIS PLAT, SHALL BE ADDRESSED AT TIME OF FUTURE SUBDIVISION OF P. 45.

HISTORIC & ARCHAEOLOGICAL NOTE

THIS SUBDIVISION IS SUBJECT TO A PHASE I ARCHAEOLOGICAL STUDY AND DOCUMENTATION OF THE HISTORIC SARAH ANN SOLLEY HOUSE ALL ON FILE WITH THE OFFICE OF PLANNING AND ZONING. ONE ACRE CONTAINING THE EXISTING CEMETERY LOCATED ON P. 29 OWNED BY JANE P. NES IS RESERVED BY DEED FOR THE USE OF AND IS TO BE MAINTAINED BY THE SARAH ANN SOLLEY HEIRS. (SEE OWNER'S DEDICATION AND LETTER FROM SOLLEY FAMILY ON FILE WITH THE OFFICE OF PLANNING AND ZONING.)

REZONING, SPECIAL EXCEPTION AND VARIANCE DECISIONS

A REZONING FROM W1 TO R10 WAS GRANTED BY THE ADMINISTRATIVE HEARING OFFICER IN CASE NO. RZ235-92 (FOR P/O EX. P. 53) AND CASE NO. RZ425-94 (EX. P. 45). ALSO, A SPECIAL EXCEPTION WAS GRANTED BY CASE NO. 1992-233 TO ALLOW A SEWER PUMP STATION (ON EX. P. 53), AND THE REQUIRED TIMING FOR THE PUMPING STATION WAS EXTENDED BY THE GRANTING OF A VARIANCE BY CASE NO. BA 83-02V.

* SEE PLAT 1 FOR PURPOSE NOTE PLAT 2 OF 8

EXISTING ZONING: C3, W1, R10, AND OS. AREA WITHIN C3: 32.17 AC.±, AREA WITHIN W1: 12.10 AC.±, AREA WITHIN R10: 199.40 AC.±, AREA WITHIN OS: 16.77 AC.±.

F.I.R.M. ZONES (MAP NO. 7): A10, B, AND C. ZONE A10 (AREA OF 100 YR. FLOOD): 0.33 AC.±, ZONE B (AREA OF 500 YR. FLOOD): 0.21 AC.±, ZONE C (AREA OF MINIMAL FLOODING): 259.90 AC.±. CRITICAL AREA DESIGNATION: PARTIALLY WITHIN RCA AND LDA. TOTAL AREA OF SUBDIVISION WITHIN CRITICAL AREA: 20.72 AC.±. AREA WITHIN RCA: 15.08 AC.±, AREA WITHIN LDA: 5.64 AC.±.

TOTAL IN CRITICAL AREA CONSERVATION EASEMENT: 7.876 AC. C.A. ESMT. #1: 0.305 AC. (EX. WOODED), C.A. ESMT. #2: 4.066 AC. (INCL. 2.016 AC. EX. WOODS & 2.10 AC. OF REFORESTATION AREA), C.A. ESMT. #3: 3.545 AC. (INCL. 2.167 AC. EX. WOODS & 0.718 AC. OF REFORESTATION AREA).

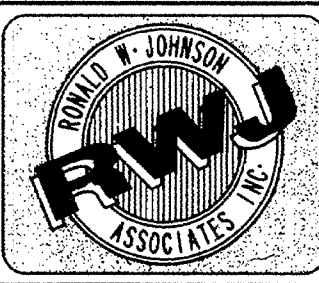
TOTAL NON-TIDAL WETLANDS: 15.36 AC.±. NON-TIDAL WETLANDS "A": 4.92 AC.±, NON-TIDAL WETLANDS "B": 10.24 AC.±, NON-TIDAL WETLANDS "C": 0.20 AC.±.

CONTINGENT UPON RECEIPT OF "LETTERS OF INTENT" TO ISSUE PERMITS PRIOR TO PLAT APPROVAL AND ISSUANCE OF ALL NECESSARY MDE AND CORPS PERMITS PRIOR TO GRADING/BUILDING PERMITS. WAIVER NO. FIGSR AND W9293 WERE GRANTED ON 10/24/2005 BY THE PLANNING AND ZONING OFFICER. FIGSR PERMITS A WAIVER TO ARTICLE 21, SECTION 1-302(b) TO DISTURB THE 100 YEAR FLOODPLAIN AND W9293 PERMITS A WAIVER TO ARTICLE 21, SECTION 2-301(i) FOR WETLAND BUFFER IMPACTS AND SECTION 2-305(c) FOR STEEP SLOPE IMPACTS FOR DEVELOPMENT OF THE INFRASTRUCTURE, INCLUDED ON THIS PLAT. THESE WAIVERS ARE I ASSENT TO AND DO HEREBY JOIN IN THIS PLAN OF SUBDIVISION. FOR COMPLETE OWNER'S DEDICATION, SURVEYOR'S CERTIFICATE, NOTICE TO TITLE EXAMINERS AND OTHER NOTES, SEE PLAT 1.

WITNESS AND DATE: [Signature] 10/17/05. OWNER AND DATE: JANE P. NES 10/17/05.

WITNESS AND DATE: [Signature] 10/14/05. CONTRACT PURCHASER AND DATE: US HOME CORPORATION dba LENNAR BY: ROBERT J. JACOBY, DIVISION PRESIDENT 10/14/05.

SIGNING FOR THE PURPOSE OF ESTABLISHING THE TEMPORARY 25' PUBLIC UTILITY EASEMENT SEE GEN. NOTE 9. WITNESS AND DATE: [Signature] 10/17/05. OWNER ADJOINING P. 12 AND DATE: TANYARD SPRINGS LMTD. PMSIP BY: JANE P. NES 10/17/05. SURVEYOR: CARL A. STEVENSON 10/21/05.



Ronald W. Johnson Associates, Inc. Consulting Engineers . Land Planners . Surveyors. 2661 Riva Road Building 400, Suite 420 Annapolis, MD 21401. 410.841.5221 410.266.6612 Fax 410.841.5124

ANNE ARUNDEL COUNTY OFFICE OF PLANNING & ZONING. APPROVED FOR PLANNING & ZONING AND FOR THE ANNE ARUNDEL COUNTY HEALTH DEPARTMENT. APPROVED BY JOSEPH RUTTER, PLANNING AND ZONING OFFICER. DATE 12/29/05.

INFRASTRUCTURE PLAT FOR A MULTI-FAMILY RESIDENTIAL COMMUNITY WITH COMMERCIAL & INDUSTRIAL AREAS SUBDIVISION. * TANYARD SPRINGS. RESUBDIVISION OF PLAT BOOK 93, PAGE 36. TAX MAP 10, BLOCK 6, PARCEL 53 & 29. T.M. 10, BLK. 12, P. 42, P. 45, & P. 46 AND T.M. 10, BLK. 18, P. 368. ANNE ARUNDEL CO., MD DEC. 1996/REV. MAY, 2005.

ANNE ARUNDEL COUNTY CIRCUIT COURT (Plat Book) Plat 14252-14259; Plat Book 274, pp. 26-33, MSA_C2081_4581. Date available 2006/01/09. Printed 04/08/2020.

Handwritten notes: P. 29, MSA C2081 4581-2

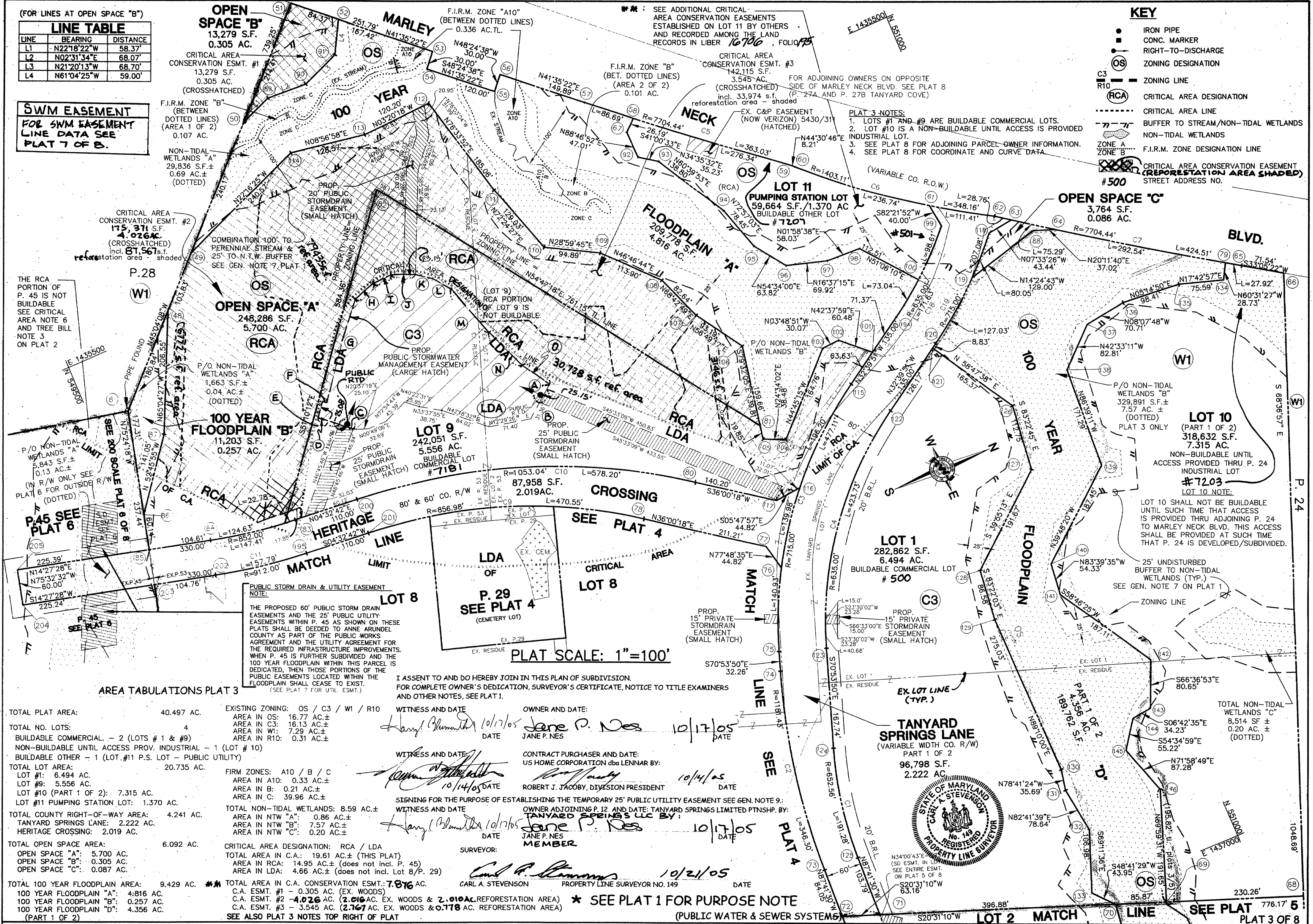
(FOR LINES AT OPEN SPACE "B")

LINE	BEARING	DISTANCE
L1	N22°18'22"W	58.37'
L2	N02°31'34"E	68.07'
L3	N21°20'13"W	68.70'
L4	N61°04'25"W	59.00'

SWM EASEMENT
FOR SWM EASEMENT
LINE DATA SEE
PLAT 7 OF 8.

KEY

- IRON PIPE
- CONC. MARKER
- RIGHT-TO-DISCHARGE
- OS ZONING DESIGNATION
- ZONING LINE
- C3 R10 ZONING LINE
- RCA CRITICAL AREA DESIGNATION
- CRITICAL AREA LINE
- BUFFER TO STREAM/NON-TIDAL WETLANDS
- NON-TIDAL WETLANDS
- ZONE A
- ZONE B
- F.I.R.M. ZONE DESIGNATION LINE
- CRITICAL AREA CONSERVATION EASEMENT (REFORESTATION AREA SHADED)
- #500 STREET ADDRESS NO.



LOT 8
P. 29 SEE PLAT 4
(CEMETERY LOT)

LOT 9
242,051 S.F.
5.556 AC.
BUILDABLE LOT
#7181

LOT 10
(PART 1 OF 2)
318,632 S.F.
7.315 AC.
NON-BUILDABLE UNTIL
ACCESS PROVIDED THRU P. 24
INDUSTRIAL LOT
#7203

LOT 10 NOTE:
LOT 10 SHALL NOT BE BUILDABLE
UNTIL SUCH TIME THAT ACCESS
IS PROVIDED THRU ADJOINING P. 24
TO MARLEY NECK BLVD. THIS ACCESS
SHALL BE PROVIDED AT SUCH TIME
THAT P. 24 IS DEVELOPED/SUBDIVIDED.

I ASSENT TO AND DO HEREBY JOIN IN THIS PLAN OF SUBDIVISION.
FOR COMPLETE OWNER'S DEDICATION, SURVEYOR'S CERTIFICATE, NOTICE TO TITLE EXAMINERS
AND OTHER NOTES, SEE PLAT 1.

WITNESS AND DATE:
Janet Blumhardt 10/17/05
Jane P. Nes 10/17/05

OWNER AND DATE:
 JANE P. NES 10/17/05

WITNESS AND DATE:
Robert J. Jacoby 10/14/05

CONTRACT PURCHASER AND DATE:
 US HOME CORPORATION dba LENNAR BY: 10/14/05

ROBERT J. JACOBY, DIVISION PRESIDENT

SIGNING FOR THE PURPOSE OF ESTABLISHING THE TEMPORARY 25' PUBLIC UTILITY EASEMENT SEE GEN. NOTE 9:
WITNESS AND DATE:
Janet Blumhardt 10/17/05
Jane P. Nes 10/17/05

OWNER ADJOINING P. 12 AND DATE: TANYARD SPRINGS LIMITED PTNSHP. BY: TANYARD SPRINGS LLC BY:
 JANE P. NES 10/17/05

JANE P. NES MEMBER

SURVEYOR:
 CARL A. STEVENSON PROPERTY LINE SURVEYOR NO. 149 DATE 10/21/05

AREA TABULATIONS PLAT 3

TOTAL PLAT AREA: 40.497 AC.
 TOTAL NO. LOTS: 4
 BUILDABLE COMMERCIAL - 2 (LOTS # 1 & #9)
 NON-BUILDABLE UNTIL ACCESS PROV. INDUSTRIAL - 1 (LOT # 10)
 BUILDABLE OTHER - 1 (LOT #11 P.S. LOT - PUBLIC UTILITY)

TOTAL LOT AREA: 20.735 AC.
 LOT #1: 6.494 AC.
 LOT #9: 5.556 AC.
 LOT #10 (PART 1 OF 2): 7.315 AC.
 LOT #11 PUMPING STATION LOT: 1.370 AC.

TOTAL COUNTY RIGHT-OF-WAY AREA: 4.241 AC.
 TANYARD SPRINGS LANE: 2.222 AC.
 HERITAGE CROSSING: 2.019 AC.

TOTAL OPEN SPACE AREA: 6.092 AC.
 OPEN SPACE "A": 5.700 AC.
 OPEN SPACE "B": 0.305 AC.
 OPEN SPACE "C": 0.087 AC.

TOTAL 100 YEAR FLOODPLAIN AREA: 9.429 AC.
 100 YEAR FLOODPLAIN "A": 4.816 AC.
 100 YEAR FLOODPLAIN "B": 0.257 AC.
 100 YEAR FLOODPLAIN "D": 4.356 AC.
 (PART 1 OF 2)

EXISTING ZONING: OS / C3 / W1 / R10
 AREA IN OS: 16.77 AC.±
 AREA IN C3: 16.13 AC.±
 AREA IN W1: 7.29 AC.±
 AREA IN R10: 0.31 AC.±

FIRM ZONES: A10 / B / C
 AREA IN A10: 0.33 AC.±
 AREA IN B: 0.21 AC.±
 AREA IN C: 39.96 AC.±

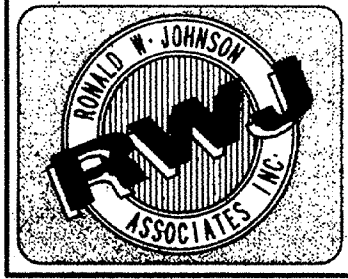
TOTAL NON-TIDAL WETLANDS: 8.59 AC.±
 AREA IN NTW "A": 0.86 AC.±
 AREA IN NTW "B": 7.57 AC.±
 AREA IN NTW "C": 0.20 AC.±

CRITICAL AREA DESIGNATION: RCA / LDA
 TOTAL AREA IN C.A.: 19.61 AC.± (THIS PLAT)
 AREA IN RCA: 14.95 AC.± (does not incl. P. 45)
 AREA IN LDA: 4.66 AC.± (does not incl. Lot 8/P. 29)

*** TOTAL AREA IN C.A. CONSERVATION ESMT.: 7.816 AC.
 C.A. ESMT. #1 - 0.305 AC. (EX. WOODS)
 C.A. ESMT. #2 - 4.026 AC. (EX. WOODS & 2.019 AC. EX. WOODS & 2.019 AC. REFORESTATION AREA)
 C.A. ESMT. #3 - 3.545 AC. (2.767 AC. EX. WOODS & 0.778 AC. REFORESTATION AREA)

SEE ALSO PLAT 3 NOTES TOP RIGHT OF PLAT

* SEE PLAT 1 FOR PURPOSE NOTE
 (PUBLIC WATER & SEWER SYSTEMS)



Ronald W. Johnson Associates, Inc.
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ANNE ARUNDEL COUNTY OFFICE OF PLANNING & ZONING
 APPROVED FOR PLANNING & ZONING AND FOR THE ANNE ARUNDEL COUNTY HEALTH DEPARTMENT

APPROVED BY JOSEPH RUTTER
Joseph Rutter
 PLANNING AND ZONING OFFICER

DATE 12/29/05

PLAT BOOK PAGE NO. PLAT NO.

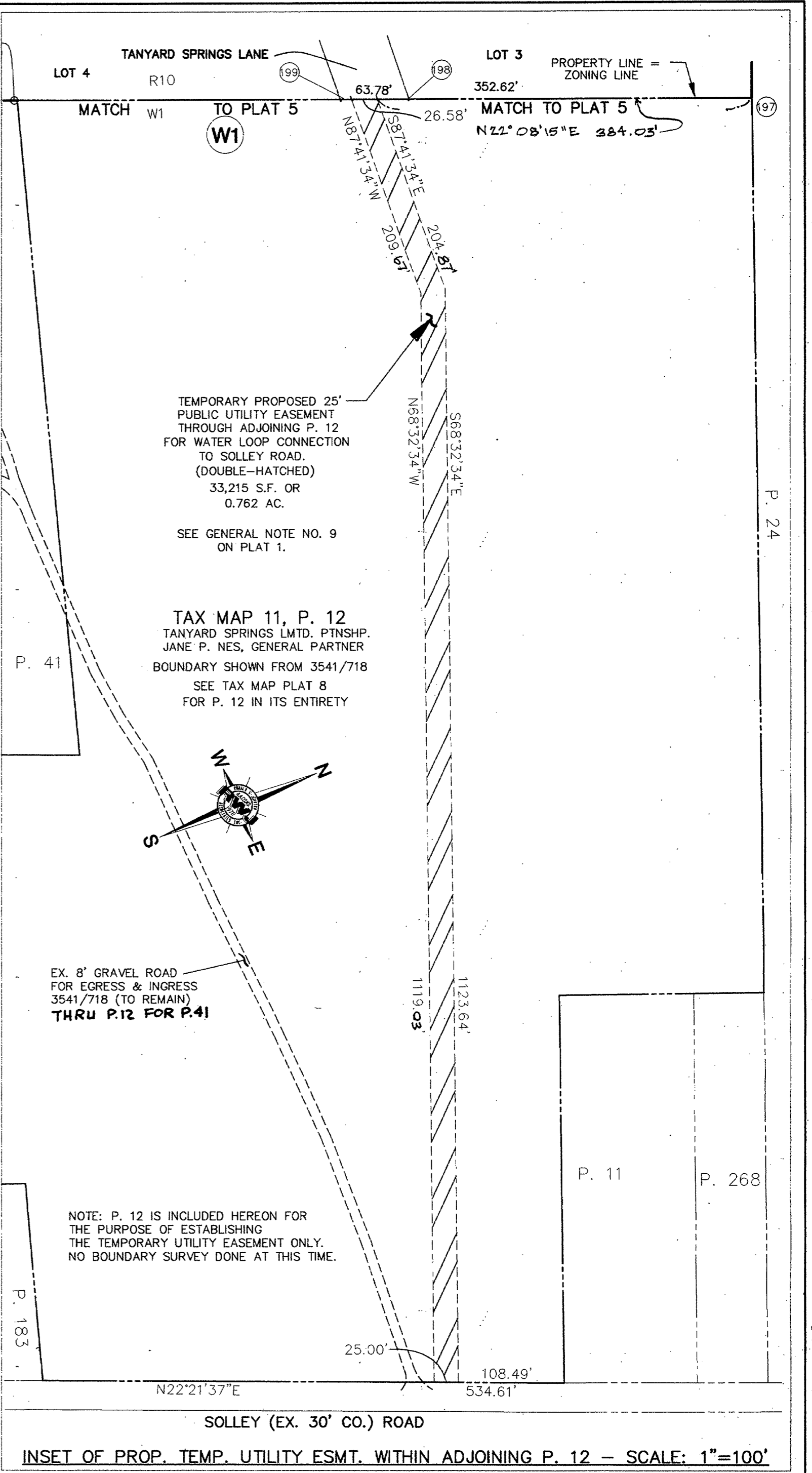
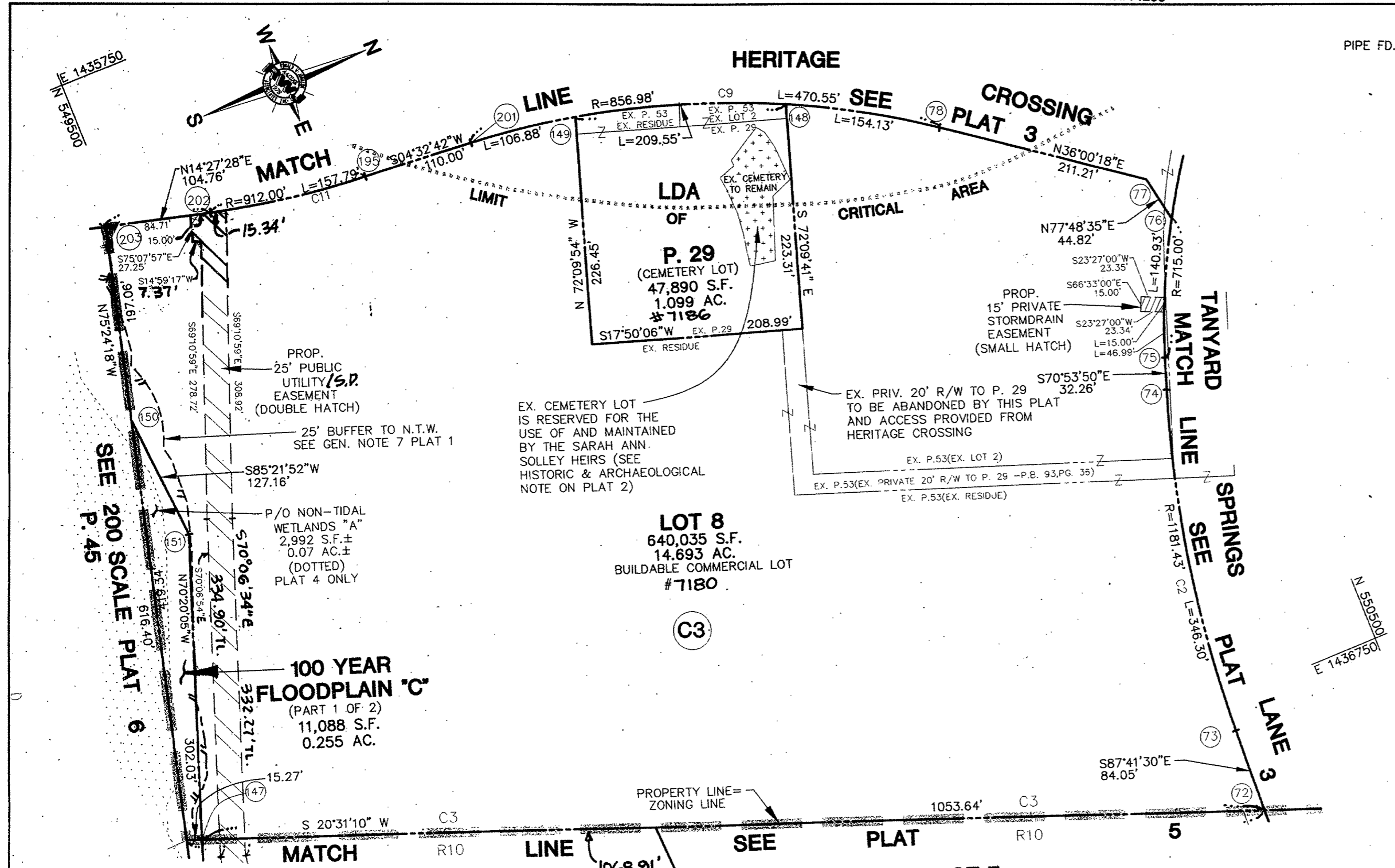
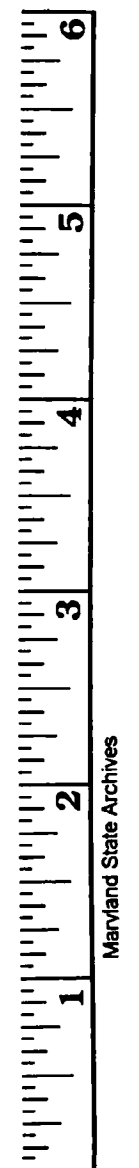
INFRASTRUCTURE PLAT FOR
 A MULTI-FAMILY RESIDENTIAL COMMUNITY
 WITH COMMERCIAL & INDUSTRIAL AREAS SUBDIVISION

* **TANYARD SPRINGS**
 RESUBDIVISION OF PLAT BOOK 93, PAGE 36
 TAX MAP 10, BLOCK 6, PARCEL 53 & 29
 T.M. 10, BLK 12, P. 42, P. 45, & P. 46
 AND T.M. 10, BLK 18, P. 368
 ZIP CODE: 21060 / MARYLAND MD 83
 SUB. NO. 1982-192/PROJ. NO. 1997-019

ANNE ARUNDEL CO., MD
 DEC. 1996/REV. MAY, 2005

Prason MSA Clu 2081 4581.3

ANNE ARUNDEL COUNTY CIRCUIT COURT (Plat Book) Plat 14252-14259, Plat Book 274, pp. 26-33, MSA_C2081_4581, Date available 2006/01/09, Printed 04/08/2020.



AREA TABULATIONS PLAT 4

TOTAL PLAT AREA:	16.047 AC.
TOTAL NO. LOTS/PARCELS:	2
BUILDABLE COMMERCIAL: 1 (LOT #8)	
OTHER : 1 (PARCEL #29 - CEMETERY LOT)	
TOTAL LOT/PARCEL AREA :	15.792 AC.
P. 29: 1.099 AC.	
LOT #8: 14.693 AC.	
TOTAL 100 YEAR FLOODPLAIN	0.255 AC.
(FLOODPLAIN "C" - PART 1 OF 2)	
EXISTING ZONING:	C3
(ENTIRE PLAT)	
FIRM ZONE:	C
(ENTIRE PLAT)	
TOTAL NON-TIDAL WETLANDS:	0.07 AC.±
(P/O NON-TIDAL WETLANDS "A")	
CRITICAL AREA DESIGNATION:	LDA
AREA IN LDA:	0.98 AC.± (on Lot 8/P. 29 only)

SURVEYOR:

Carl A. Stevenson 10/21/05
CARL A. STEVENSON PROPERTY LINE SURVEYOR NO. 149 DATE

I ASSENT TO AND DO HEREBY JOIN IN THIS PLAN OF SUBDIVISION. FOR COMPLETE OWNER'S DEDICATION, SURVEYOR'S CERTIFICATE, NOTICE TO TITLE EXAMINERS AND OTHER NOTES, SEE PLAT 1.

WITNESS AND DATE: Jane P. Nes 10/17/05
OWNER AND DATE: JANE P. NES 10/17/05

WITNESS AND DATE: Robert J. Jacoby 10/14/05
CONTRACT PURCHASER AND DATE: US HOME CORPORATION dba LENNAR BY: ROBERT J. JACOBY, DIVISION PRESIDENT 10/14/05

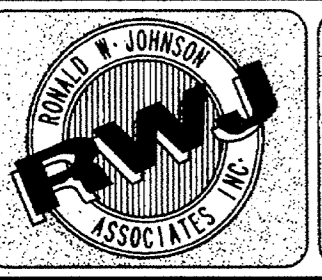
WITNESS AND DATE: Jane P. Nes 10/17/05
SIGNING FOR THE PURPOSE OF ESTABLISHING THE TEMPORARY 25' PUBLIC UTILITY EASEMENT SEE GEN. NOTE 9: OWNER ADJOINING P. 12 AND DATE: TANYARD SPRINGS LIMITED PTNSHP. BY: JANE P. NES 10/17/05

- KEY**
- IRON PIPE
 - CONC. MARKER
 - RIGHT-TO-DISCHARGE
 - ZONING DESIGNATION
 - ZONING LINE
 - CRITICAL AREA DESIGNATION
 - CRITICAL AREA LINE
 - BUFFER TO STREAM/NON-TIDAL WETLANDS
 - NON-TIDAL WETLANDS
 - F.I.R.M. ZONE DESIGNATION LINE
 - CRITICAL AREA CONSERVATION EASEMENT
 - # 7180 STREET ADDRESS NO.



PLAT SCALE: 1"=100'

- PLAT 4 NOTES:**
- LOT #8 IS A BUILDABLE COMMERCIAL LOT.
 - P. 29 IS AN EXISTING CEMETERY LOT AND SHALL REMAIN FOR THE USE OF THE SARAH ANN SOLLEY HEIRS. ACCESS TO THE CEMETERY HAS BEEN RELOCATED AS SHOWN TO HERITAGE CROSSING, AND EXCESS AREA FROM P. 53 (EX. LOT 2 AND EX. RESIDUE) HAS BEEN ADDED INTO THIS LOT.
 - SEE PLAT 8 FOR ADJOINING PARCEL OWNER INFORMATION.
 - SEE PLAT 8 FOR COORDINATE AND CURVE DATA.

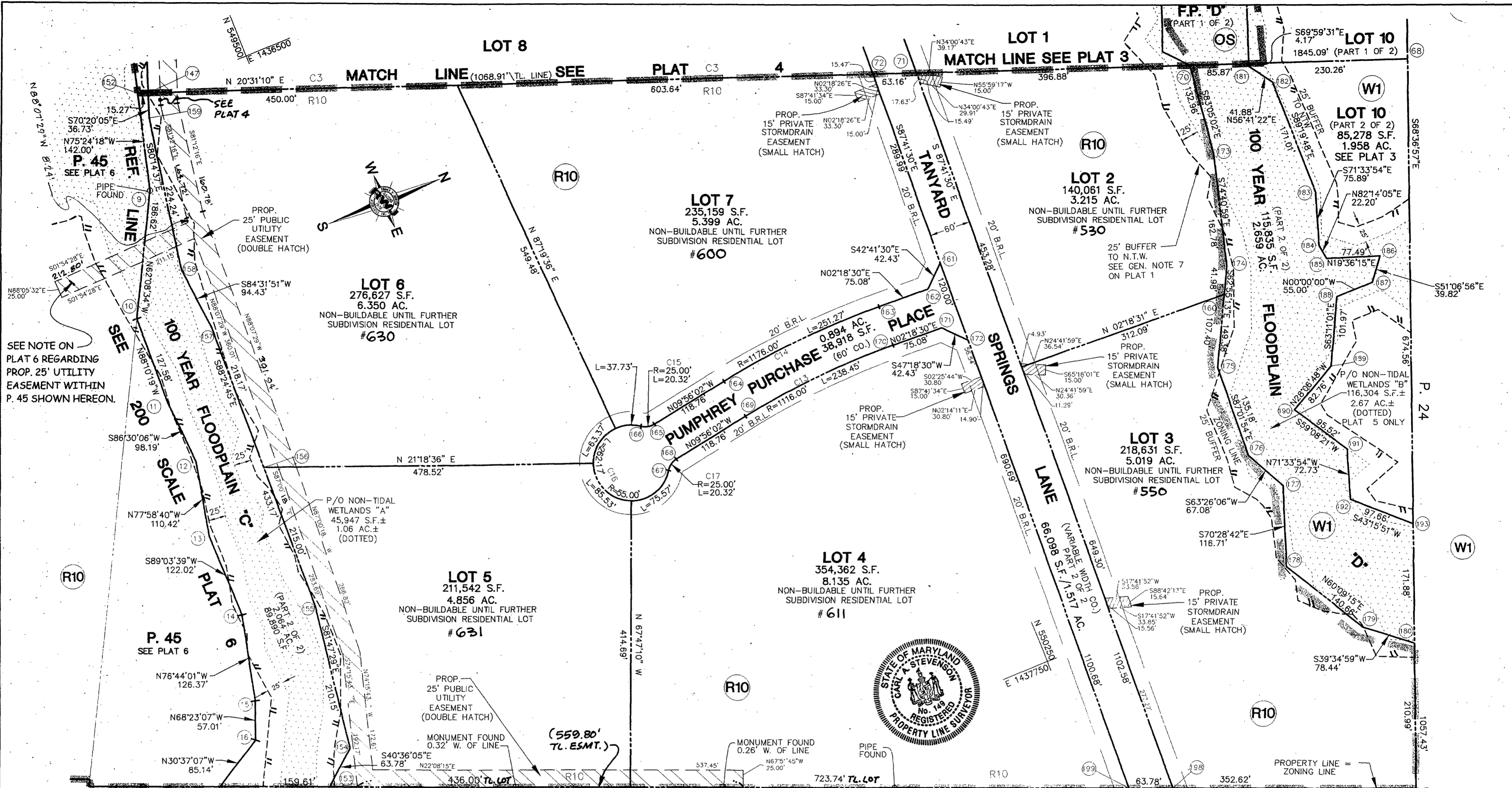
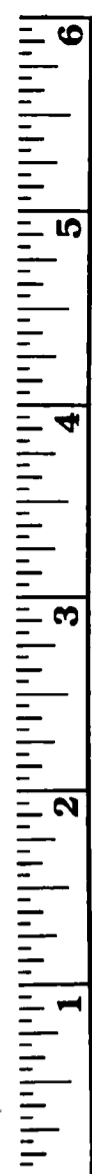


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ANNE ARUNDEL COUNTY OFFICE OF PLANNING & ZONING
 APPROVED FOR PLANNING & ZONING AND FOR THE ANNE ARUNDEL COUNTY HEALTH DEPARTMENT
 APPROVED BY JOSEPH RUTTER
 PLANNING AND ZONING OFFICER
 DATE: 12/29/05

INFRASTRUCTURE PLAT FOR A MULTI-FAMILY RESIDENTIAL COMMUNITY WITH COMMERCIAL & INDUSTRIAL AREAS SUBDIVISION
*** TANYARD SPRINGS**
 RESUBDIVISION OF PLAT BOOK 93, PAGE 36
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 T.M. 10, BLK. 12, P. 42, P. 45, & P. 46
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 ANNE ARUNDEL CO., MD
 DEC. 1996/REV. MAY, 2005
 3RD TAX DISTRICT
 SCALE: 1"=100'
 ZIP CODE: 21060 / MARYLAND NAD 83
 SUB. NO. 1982-192/PROJ. NO. 1997-019

Plat 14255 MSA CSU 2081 4584-4



AREA TABULATIONS PLAT 5

TOTAL PLAT AREA:	42.066 AC.	TOTAL 100 YEAR FLOODPLAIN:	4.723 AC.
TOTAL NO. LOTS:	6	100 YEAR FLOODPLAIN "C":	2.064 AC. (PT. 2 OF 2)
NON-BUILDABLE UNTIL FURTHER SUBDIVISION RESIDENTIAL - 6		100 YEAR FLOODPLAIN "D":	2.659 AC. (PT. 2 OF 2)
INDUSTRIAL - (LOT #10 COUNTED ON PLAT 3)		EXISTING ZONING:	W1 / R10
TOTAL LOT AREA:	34.932 AC.	AREA IN W1:	4.81 AC.±
LOT #2: 3.215 AC.		AREA IN R10:	37.26 AC.±
LOT #3: 5.019 AC.		FIRM ZONE:	C (ENTIRE PLAT)
LOT #4: 8.135 AC.		TOTAL NON-TIDAL WETLANDS:	3.71 AC.±
LOT #5: 4.856 AC.		P/O NON-TIDAL WETLAND "A":	1.06 AC.±
LOT #6: 6.350 AC.		P/O NON-TIDAL WETLAND "B":	2.67 AC.±
LOT #7: 5.399 AC.		CRITICAL AREA DESIGNATION:	N/A
LOT #10: 1.958 AC. (PART 2 OF 2)			

PLAT 5 NOTES:

- LOTS #2 THRU #7 ARE NON BUILDABLE UNTIL FURTHER SUBDIVISION RESIDENTIAL LOTS.
- LOT #10 IS A NON BUILDABLE UNTIL ACCESS IS PROVIDED INDUSTRIAL LOT COUNTED ON PLAT 3.
- SEE PLAT 8 FOR ADJOINING PARCEL OWNER INFORMATION.
- SEE PLAT 8 FOR COORDINATE AND CURVE DATA.

KEY

- IRON PIPE
- CONC. MARKER
- RIGHT-TO-DISCHARGE
- ZONING DESIGNATION
- ZONING LINE
- (RCA) CRITICAL AREA DESIGNATION
- CRITICAL AREA LINE
- BUFFER TO STREAM/NON-TIDAL WETLANDS
- NON-TIDAL WETLANDS
- F.I.R.M. ZONE DESIGNATION LINE
- CRITICAL AREA CONSERVATION EASEMENT
- # 600 STREET ADDRESS NO.

PLAT SCALE: 1"=100'

*** SEE PLAT 1 FOR PURPOSE NOTE**

WITNESS AND DATE:

OWNER AND DATE:

CONTRACT PURCHASER AND DATE:

SIGNING FOR THE PURPOSE OF ESTABLISHING THE TEMPORARY 25' PUBLIC UTILITY EASEMENT SEE GEN. NOTE 9:

OWNER ADJOINING P. 12 AND DATE: TANYARD SPRINGS LIMITED PTNSHP. BY:

TANYARD SPRINGS LLC BY:

MEMBER PLAT 5 OF 8

Ronald W. Johnson Associates, Inc.
 Consulting Engineers . Land Planners . Surveyors
 2661 Riva Road Building 400, Suite 420 Annapolis, MD 21401
 410.841.5221 410.266.6612 Fax 410.841.5124

ANNE ARUNDEL COUNTY OFFICE OF PLANNING & ZONING
 APPROVED FOR PLANNING & ZONING AND FOR THE ANNE ARUNDEL COUNTY HEALTH DEPARTMENT

APPROVED BY JOSEPH RUTTER
 PLANNING AND ZONING OFFICER

DATE: 12/29/05

PLAT BOOK: PAGE NO.: PLAT NO.:

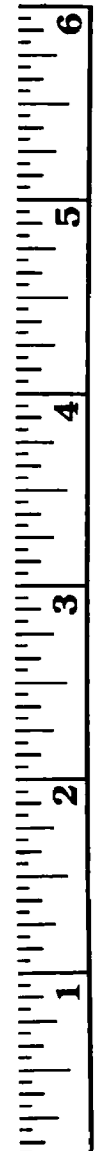
INFRASTRUCTURE PLAT FOR A MULTI-FAMILY RESIDENTIAL COMMUNITY WITH COMMERCIAL & INDUSTRIAL AREAS SUBDIVISION

*** TANYARD SPRINGS**
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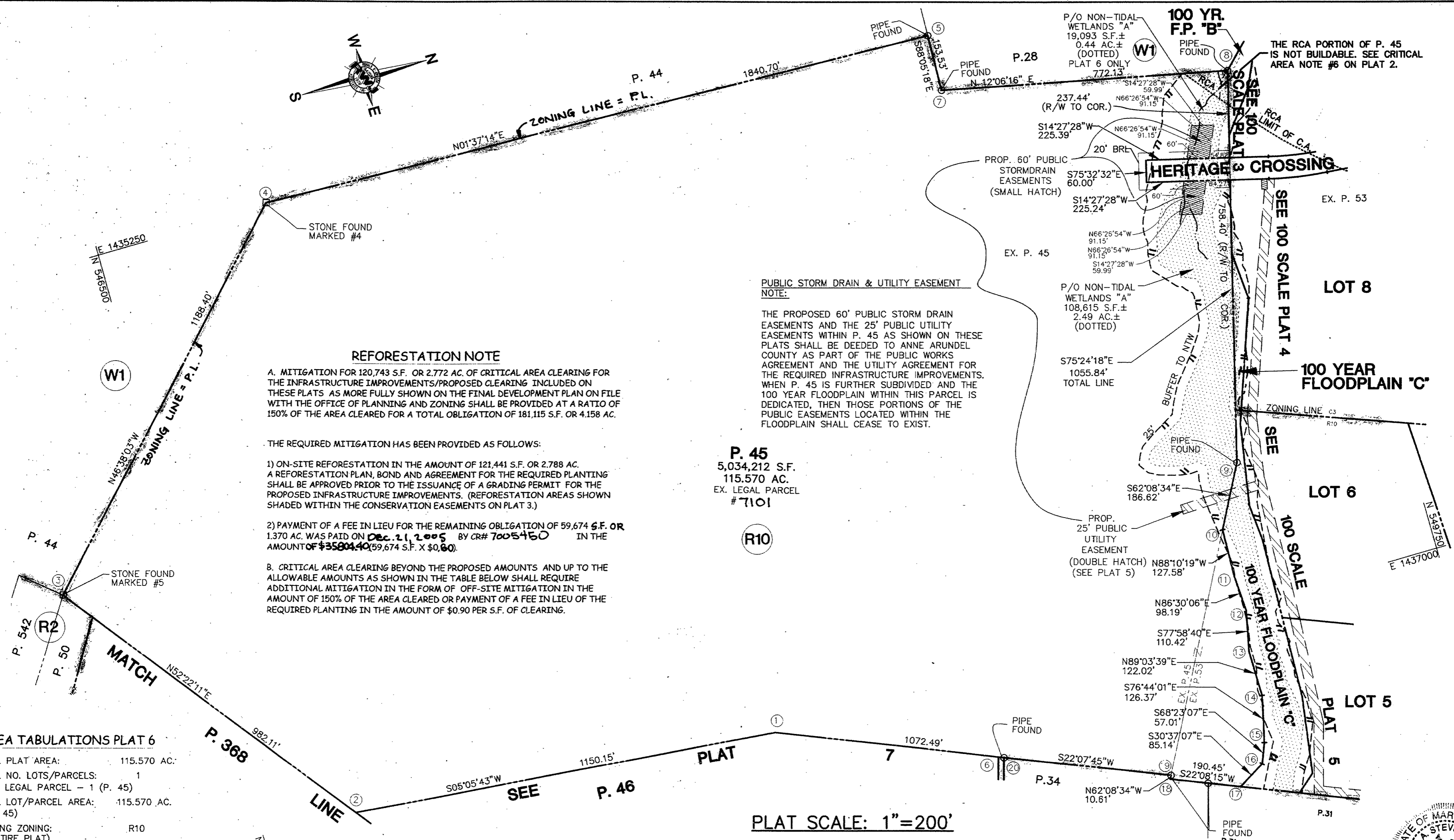
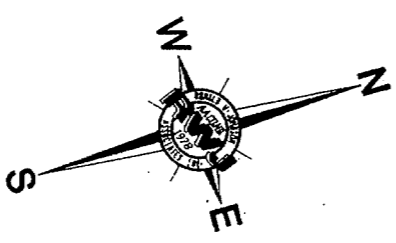
ANNE ARUNDEL COUNTY CIRCUIT COURT (Plat Book 274, pp. 26-33, MSA_C2081_4581, Date available 2006/01/09, Printed 04/08/2020)

MSA C20 2081-4581-5



Maryland State Archives

2006 JAN -9 P 2: 02



REFORESTATION NOTE

A. MITIGATION FOR 120,743 S.F. OR 2.772 AC. OF CRITICAL AREA CLEARING FOR THE INFRASTRUCTURE IMPROVEMENTS/PROPOSED CLEARING INCLUDED ON THESE PLATS AS MORE FULLY SHOWN ON THE FINAL DEVELOPMENT PLAN ON FILE WITH THE OFFICE OF PLANNING AND ZONING SHALL BE PROVIDED AT A RATIO OF 150% OF THE AREA CLEARED FOR A TOTAL OBLIGATION OF 181,115 S.F. OR 4.158 AC.

THE REQUIRED MITIGATION HAS BEEN PROVIDED AS FOLLOWS:

1) ON-SITE REFORESTATION IN THE AMOUNT OF 121,441 S.F. OR 2.788 AC. A REFORESTATION PLAN, BOND AND AGREEMENT FOR THE REQUIRED PLANTING SHALL BE APPROVED PRIOR TO THE ISSUANCE OF A GRADING PERMIT FOR THE PROPOSED INFRASTRUCTURE IMPROVEMENTS. (REFORESTATION AREAS SHOWN SHADED WITHIN THE CONSERVATION EASEMENTS ON PLAT 3.)

2) PAYMENT OF A FEE IN LIEU FOR THE REMAINING OBLIGATION OF 59,674 S.F. OR 1.370 AC. WAS PAID ON ~~Dec. 21, 2005~~ BY CR# 7005450 IN THE AMOUNT OF ~~\$3500.40~~ 59,674 S.F. X \$0.60.

B. CRITICAL AREA CLEARING BEYOND THE PROPOSED AMOUNTS AND UP TO THE ALLOWABLE AMOUNTS AS SHOWN IN THE TABLE BELOW SHALL REQUIRE ADDITIONAL MITIGATION IN THE FORM OF OFF-SITE MITIGATION IN THE AMOUNT OF 150% OF THE AREA CLEARED OR PAYMENT OF A FEE IN LIEU OF THE REQUIRED PLANTING IN THE AMOUNT OF \$0.90 PER S.F. OF CLEARING.

PUBLIC STORM DRAIN & UTILITY EASEMENT NOTE:

THE PROPOSED 60' PUBLIC STORM DRAIN EASEMENTS AND THE 25' PUBLIC UTILITY EASEMENTS WITHIN P. 45 AS SHOWN ON THESE PLATS SHALL BE DEEDED TO ANNE ARUNDEL COUNTY AS PART OF THE PUBLIC WORKS AGREEMENT AND THE UTILITY AGREEMENT FOR THE REQUIRED INFRASTRUCTURE IMPROVEMENTS. WHEN P. 45 IS FURTHER SUBDIVIDED AND THE 100 YEAR FLOODPLAIN WITHIN THIS PARCEL IS DEDICATED, THEN THOSE PORTIONS OF THE PUBLIC EASEMENTS LOCATED WITHIN THE FLOODPLAIN SHALL CEASE TO EXIST.

P. 45
5,034,212 S.F.
115.570 AC.
EX. LEGAL PARCEL
#7101

R10

AREA TABULATIONS PLAT 6

TOTAL PLAT AREA:	115.570 AC.
TOTAL NO. LOTS/PARCELS:	1
EX. LEGAL PARCEL - 1 (P. 45)	
TOTAL LOT/PARCEL AREA:	115.570 AC. (P. 45)
EXISTING ZONING:	R10
(ENTIRE PLAT)	
FIRM ZONE:	C
(ENTIRE PLAT)	
TOTAL NON-TIDAL WETLANDS:	2.93 AC.±
(NON-TIDAL WETLANDS "A")	

CRITICAL AREA DESIGNATION: RCA
AREA IN RCA: 0.13 AC. (THIS PLAT ONLY - in P. 45)
this portion of P. 45 is not buildable.

FOR P. 45 SEE SPECIFIC FUTURE SUBDIVISION REQUIREMENTS LISTED IN CRITICAL AREA NOTE NO. 6 AND AND TREE BILL NOTE NO. 3.

KEY

- IRON PIPE
- CONC. MARKER
- RIGHT-TO-DISCHARGE
- ZONING DESIGNATION
- ZONING LINE
- RCA CRITICAL AREA DESIGNATION
- CRITICAL AREA LINE
- BUFFER TO STREAM/NON-TIDAL WETLANDS
- NON-TIDAL WETLANDS
- F.I.R.M. ZONE DESIGNATION LINE
- CRITICAL AREA CONSERVATION EASEMENT
- # STREET ADDRESS NO.

PLAT 6 NOTES:

1. P. 45 IS AN EXISTING LEGAL PARCEL.
2. SEE PLAT 8 FOR ADJOINING PARCEL OWNER INFORMATION.
3. SEE PLAT 8 FOR COORDINATE AND CURVE DATA.
4. AT TIME OF DEVELOPMENT/FURTHER SUBDIVISION OF P. 45, A WETLAND STUDY AND FLOODPLAIN STUDY WILL BE REQUIRED FOR THE BALANCE OF THE PROPERTY NOT STUDIED WITH THIS PLAT. IF DETERMINED TO BE PRESENT THESE AREAS SHALL BE DELINEATED AND DEDICATED AT THAT TIME.
5. A FOREST STAND DELINEATION WILL BE SUBMITTED AT TIME OF FURTHER SUBDIVISION OF P.45. REFORESTATION REQUIRED FOR THE INFRASTRUCTURE DEVELOPMENT SHOWN HEREON SHALL BE ADDRESSED AT THAT TIME. SEE TREE BILL NOTES ON PLAT 2.

I ASSENT TO AND DO HEREBY JOIN IN THIS PLAN OF SUBDIVISION, FOR COMPLETE OWNER'S DEDICATION, SURVEYOR'S CERTIFICATE, NOTICE TO TITLE EXAMINERS AND OTHER NOTES, SEE PLAT 1.

WITNESS AND DATE: *Larry Blumenthal* 10/17/05 DATE

OWNER AND DATE: *Jane P. Nes* 10/17/05 DATE

WITNESS AND DATE: *Robert J. Jacoby* 10/14/05 DATE

CONTRACT PURCHASER AND DATE: US HOME CORPORATION dba LENNAR BY: *Robert J. Jacoby* 10/14/05 DATE

ROBERT J. JACOBY, DIVISION PRESIDENT

SIGNING FOR THE PURPOSE OF ESTABLISHING THE TEMPORARY 25' PUBLIC UTILITY EASEMENT SEE GEN. NOTE 9:

WITNESS AND DATE: *Larry Blumenthal* 10/17/05 DATE

OWNER ADJOINING P. 12 AND DATE: TANYARD SPRINGS LIMITED PTNSHP. BY: *Jane P. Nes* 10/17/05 DATE

JANE P. NES MEMBER

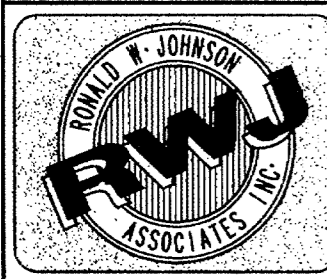


SURVEYOR: *Carl A. Stevenson* 10/21/05 DATE

CARL A. STEVENSON PROPERTY LINE SURVEYOR NO. 149

PLAT SCALE: 1"=200'

* SEE PLAT 1 FOR PURPOSE NOTE
PLAT 6 OF 8



Ronald W. Johnson Associates, Inc.
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ANNE ARUNDEL COUNTY OFFICE OF PLANNING & ZONING
APPROVED FOR PLANNING & ZONING AND FOR THE ANNE ARUNDEL COUNTY HEALTH DEPARTMENT

APPROVED BY JOSEPH BUTTER
Joseph Butter
PLANNING AND ZONING OFFICER

12/29/05 DATE

PLAT BOOK	PAGE NO.	PLAT NO.
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INFRASTRUCTURE PLAT FOR A MULTI-FAMILY RESIDENTIAL COMMUNITY WITH COMMERCIAL & INDUSTRIAL AREAS SUBDIVISION

*** TANYARD SPRINGS**

RESUBDIVISION OF PLAT BOOK 93, PAGE 36
TAX MAP 10, BLOCK 6, PARCEL 53 & 29
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AND T.M. 10, BLK. 18, P. 368
ZFP CODE: 21060 / MARYLAND NAD 83
SUB. NO. 1982-192/PROJ. NO. 1997-019

3RD TAX DISTRICT
SCALE: 1" = 200'

ANNE ARUNDEL CO., MD
DEC. 1996/REV. MAY, 2005

P14259-40 MSA CSU 2081 4581-6

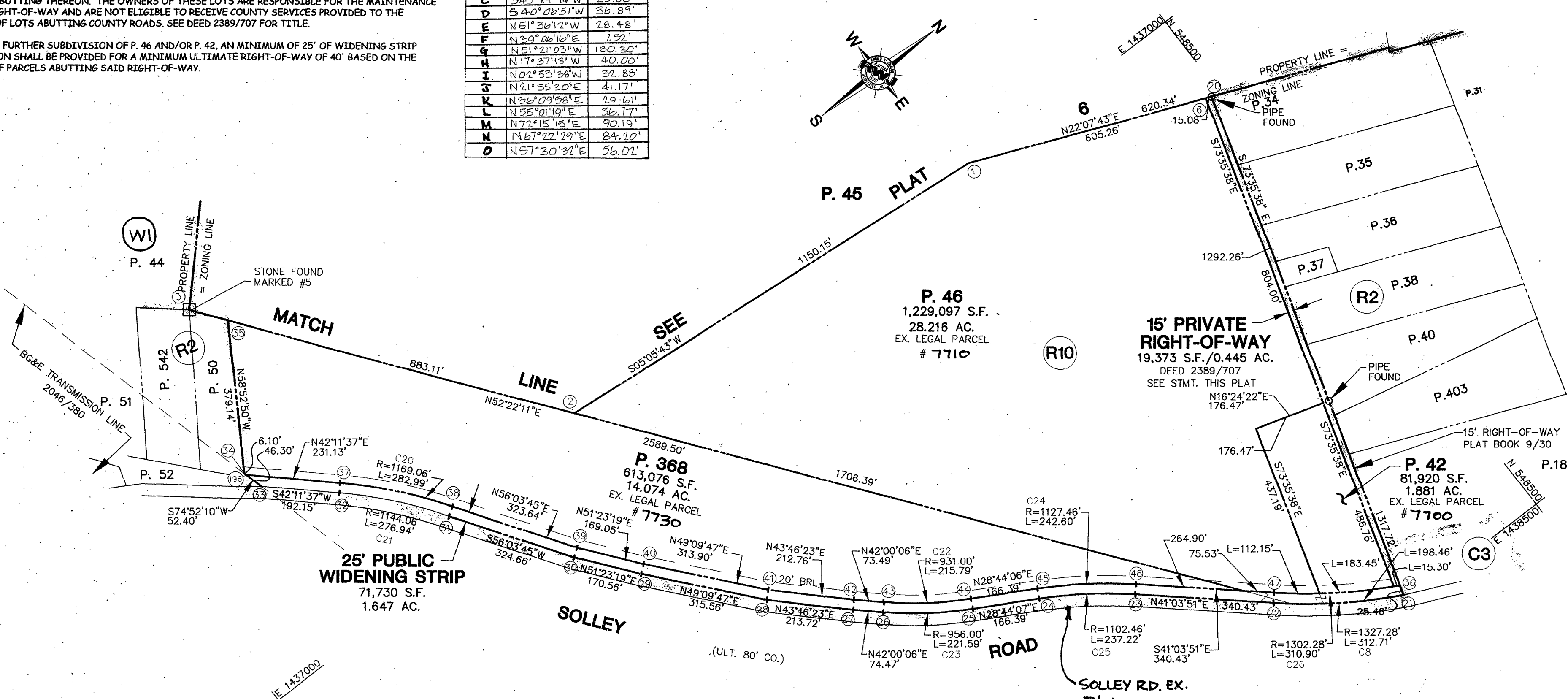
PRIVATE ROAD STATEMENT (FOR EX. 15' RIGHT-OF-WAY)

THE EX. 15' WIDE PRIVATE USE-IN-COMMON RIGHT-OF-WAY AS SHOWN ON THESE PLATS AND BEING HEREBY FORMALLY PLATTED AND DEDICATED IS INTENDED TO PROVIDE ACCESS TO AND FROM THE PARCELS ABUTTING THEREON. THE OWNERS OF THESE LOTS ARE RESPONSIBLE FOR THE MAINTENANCE OF THE RIGHT-OF-WAY AND ARE NOT ELIGIBLE TO RECEIVE COUNTY SERVICES PROVIDED TO THE OWNERS OF LOTS ABUTTING COUNTY ROADS. SEE DEED 2389/707 FOR TITLE.

WITH ANY FURTHER SUBDIVISION OF P. 46 AND/OR P. 42, A MINIMUM OF 25' OF WIDENING STRIP DEDICATION SHALL BE PROVIDED FOR A MINIMUM ULTIMATE RIGHT-OF-WAY OF 40' BASED ON THE NUMBER OF PARCELS ABUTTING SAID RIGHT-OF-WAY.

(SEE PLAT 3 OF 8)

LINE	BEARING	DISTANCE
A	S38°15'17"E	34.88'
B	S38°28'39"E	31.36'
C	S43°14'14"W	25.00'
D	S40°06'51"W	36.89'
E	N51°36'12"W	28.48'
F	N29°06'16"E	7.52'
G	N51°21'03"W	180.30'
H	N17°37'13"W	40.00'
I	N01°53'28"W	32.88'
J	N21°55'30"E	41.17'
K	N26°09'58"E	29.61'
L	N55°01'19"E	36.77'
M	N72°15'15"E	90.19'
N	N67°22'29"E	84.70'
O	N57°20'31"E	36.02'



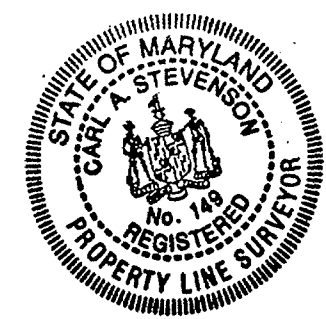
PLAT SCALE: 1"=200'

I ASSENT TO AND DO HEREBY JOIN IN THIS PLAN OF SUBDIVISION. FOR COMPLETE OWNER'S DEDICATION, SURVEYOR'S CERTIFICATE, NOTICE TO TITLE EXAMINERS AND OTHER NOTES, SEE PLAT 1.

WITNESS AND DATE: *[Signature]* 10/17/05
 OWNER AND DATE: *Jane P. Nes* 10/17/05
 DATE DATE JANE P. NES

WITNESS AND DATE: *[Signature]* 10/14/05
 CONTRACT PURCHASER AND DATE: US HOME CORPORATION dba LENNAR B 10/14/05
 DATE DATE ROBERT J. JACOBY, DIVISION PRESIDENT

SIGNING FOR THE PURPOSE OF ESTABLISHING THE TEMPORARY 25' PUBLIC UTILITY EASEMENT SEE GEN. NOTE 9:
 WITNESS AND DATE: *[Signature]* 10/17/05
 OWNER ADJOINING P. 12 AND DATE: TANYARD SPRINGS LIMITED PTNSHP. BY: TANYARD SPRINGS LLC BY: *Jane P. Nes* 10/17/05
 DATE DATE JANE P. NES MEMBER



SURVEYOR: *Carl A. Stevenson* 10/21/05
CARL A. STEVENSON PROPERTY LINE SURVEYOR NO. 149 DATE

- KEY**
- IRON PIPE
 - CONC. MARKER
 - RIGHT-TO-DISCHARGE
 - ZONING DESIGNATION
 - ZONING LINE
 - CRITICAL AREA DESIGNATION
 - CRITICAL AREA LINE
 - BUFFER TO STREAM/NON-TIDAL WETLANDS
 - NON-TIDAL WETLANDS
 - F.I.R.M. ZONE DESIGNATION LINE
 - CRITICAL AREA CONSERVATION EASEMENT
 - # STREET ADDRESS NO.

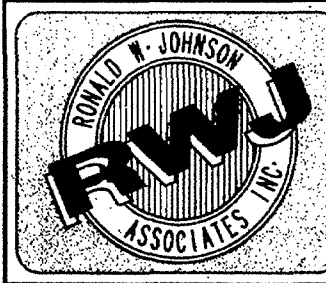
AREA TABULATIONS PLAT 7

TOTAL PLAT AREA	46.262 AC.
TOTAL NO. LOTS/ PARCELS	3
EX. LEGAL PARCELS - 3 (P. 42, P. 46 & P. 368)	
TOTAL LOT/ PARCEL AREA	44.171 AC.
P. 42: 1.881 AC.	
P. 46: 28.216 AC.	
P. 368: 14.074 AC.	
TOTAL 25' PUBLIC WIDENING STRIP	1.646 AC.
TOTAL 15' PRIVATE RIGHT-OF-WAY	0.445 AC.
EXISTING ZONING: (ENTIRE PLAT)	R10
FIRM ZONE: (ENTIRE PLAT)	C
NON-TIDAL WETLANDS: SEE NOTE THIS PLAT	
CRITICAL AREA DESIGNATION: N/A	

PLAT 7 NOTES:

- P. 42, P. 45 AND P. 368 ARE EXISTING LEGAL PARCELS.
- SEE PLAT 8 FOR ADJOINING PARCEL OWNER INFORMATION.
- SEE PLAT 8 FOR COORDINATE AND CURVE DATA.
- AT TIME OF DEVELOPMENT/FURTHER SUBDIVISION OF P. 42, P. 45 AND P. 368, A WETLAND STUDY AND FLOODPLAIN STUDY WILL BE REQUIRED FOR THE BALANCE OF THE PROPERTY NOT STUDIED WITH THIS PLAT. IF DETERMINED TO BE PRESENT THESE AREAS SHALL BE DELINEATED AND DEDICATED AT THAT TIME. **IN ADDITION, THESE PARCELS SHALL BE REVIEWED FOR PROVIDE ANY ADDITIONAL/REVISED WIDENING DEDICATION FOR SOLLEY ROAD WHICH MAY BE REQUIRED TO MEET AASHTO STANDARDS AT THAT TIME.**

*** SEE PLAT 1 FOR PURPOSE NOTE**



Ronald W. Johnson Associates, Inc.
 Consulting Engineers . Land Planners . Surveyors
 2661 Riva Road Building 400, Suite 420 Annapolis, MD 21401
 410.841.5221 410.266.6612 Fax 410.841.5124

ANNE ARUNDEL COUNTY OFFICE OF PLANNING & ZONING
 APPROVED FOR PLANNING & ZONING AND FOR THE ANNE ARUNDEL COUNTY HEALTH DEPARTMENT
 APPROVED BY JOSEPH BUTTER
[Signature]
 PLANNING AND ZONING OFFICER
 DATE: 12/22/05

PLAT BOOK: _____ PAGE NO.: _____ PLAT NO.: _____

INFRASTRUCTURE PLAT FOR
 A MULTI-FAMILY RESIDENTIAL COMMUNITY
 WITH COMMERCIAL & INDUSTRIAL AREAS SUBDIVISION
*** TANYARD SPRINGS**
 RESUBDIVISION OF PLAT BOOK 93, PAGE 36
 TAX MAP 10, BLOCK 6, PARCEL 53 & 29
 T.M. 10, BLK 12, P. 42, P. 45, & P. 46
 AND T.M. 10, BLK 18, P. 368
 ZIP CODE: 21060 / MARYLAND NAD 83
 SUB. NO. 1982-192/PROJ. NO. 1997-019

3RD TAX DISTRICT
 SCALE: PLAT 7 OF 8

ANNE ARUNDEL CO., MD
 DEC. 1996/REV. MAY, 2005

Plat 5020 USA CSU 208104581273

ANNE ARUNDEL COUNTY CIRCUIT COURT (Plat Book) Plat 14252-14259, Plat Book 274, pp. 26-33, MS# C2083-4581, Date available 2006/01/09, Printed 04/06/2020, 2006 JAN -9 P 2:02

COORDINATE DATA

NO.	NORTHING	EASTING	NO.	NORTHING	EASTING	NO.	NORTHING	EASTING	NO.	NORTHING	EASTING	NO.	NORTHING	EASTING
1	547903.2747	1436983.0752	36	548112.9301	1438456.3929	71	550393.8279	1436887.7567	106	550558.5168	1435913.8588	141	550885.5294	1436510.8627
2	546757.6696	1436880.9278	37	546195.3575	1436667.2250	72	550334.6717	1436865.6163	107	550507.5185	1435835.8617	142	550982.5311	1436670.8652
3	546158.0288	1436103.1290	38	546380.0838	1436880.6889	73	550338.0570	1436781.6337	108	550477.5178	1435758.8598	143	550950.5200	1436744.8907
4	546974.0506	1435239.1788	39	546560.7681	1437149.1957	74	550402.1563	1436442.5756	109	550399.5173	1435675.8588	144	550916.5281	1436748.8897
5	546814.0114	1435291.2342	40	546666.2636	1437281.2940	75	550412.7140	1436412.0914	110	550316.5212	1435629.8613	145	550884.5269	1436732.8916
6	548463.9561	1437211.0705	41	546871.5241	1437518.7807	76	550471.6206	1436284.3105	111	550277.5226	1435506.8660	146	550911.5285	1436876.8905
7	548808.8899	1435444.6753	42	547025.1545	1437665.9683	77	550422.1555	1436240.4969	112	550234.5236	1435486.8707	147	549347.8816	1436486.2911
8	549563.8531	1435606.5867	43	547079.7646	1437715.1423	78	550291.2918	1436116.3344	113	550114.5276	1435333.8702	148	550159.1562	1436307.3996
9	549297.7974	1436628.3559	44	547255.3222	1437839.7913	79	551360.6731	1436106.8474	114	549987.5228	1435313.8695	149	549981.1608	1435970.3993
10	549210.5955	1436793.3494	45	547401.2230	1437919.7853	80	550395.7642	1436093.3602	115	550702.4457	1436044.1633	150	549439.2466	1436085.1297
11	549208.5257	1436920.8645	46	547599.8046	1438058.3177	81	550533.1221	1436051.3416	116	550553.7785	1436171.2506	151	549449.5233	1436211.8738
12	549212.5171	1437018.8692	47	547856.4810	1438281.9483	82	550094.2422	1435429.4585	117	550509.1840	1436175.7796	152	549333.5792	1436490.9381
13	549189.5176	1437126.8674	48	549691.5725	1438478.5598	83	549750.5234	1435886.7892	118	551015.1037	1435903.3726	153	549218.0923	1437528.3793
14	549191.5176	1437248.8710	49	549764.9030	1438405.0527	84	549605.3218	1435862.4871	119	550959.5766	1435960.9751	154	549264.5177	1437486.8718
15	549162.5183	1437371.8686	50	549934.5246	1438523.0228	85	549504.0208	1435836.3685	120	550859.2723	1436038.6498	155	549294.5224	1437278.8762
16	549141.5179	1437424.8698	51	550085.9529	1438583.2299	86	549519.1746	1435778.1716	121	550851.8363	1436043.4171	156	549300.4787	1437063.9587
17	549068.2484	1437468.2334	52	550149.0550	1438139.2337	87	549604.5231	1435665.8705	122	550745.6228	1436111.5112	157	549306.5228	1436845.8725
18	548891.8380	1437396.4660	53	550274.2718	1438250.3652	88	551084.5170	1435928.8681	123	550488.3087	1436438.2725	158	549297.5227	1436751.8723
19	548896.7957	1437367.0855	54	550254.3582	1438272.8028	89	549988.5267	1435212.8682	124	550433.4134	1436596.7756	159	549335.5222	1436530.8755
20	548477.9208	1437216.7491	55	550344.1086	1438352.4574	90	550056.5305	1435215.8684	125	550398.0083	1436733.2411	195	549745.7689	1435946.6005
21	548105.7398	1438480.8141	56	550364.0223	1438330.0198	91	550120.5173	1435190.8734	126	550937.5194	1436184.8628	161	550322.9918	1437155.3701
22	547840.0575	1438300.7969	57	550476.1280	1438429.5150	92	550522.5283	1435550.8800	127	550924.5195	1436296.8608	162	550291.8078	1437184.1374
23	547583.3820	1438077.1671	58	550541.2913	1438486.6953	93	550551.5301	1435570.8812	128	550777.5205	1436419.8595	163	550216.7873	1437181.1133
24	547389.2022	1437941.7068	59	550753.2258	1438564.0056	94	550619.5309	1435691.8826	129	550767.5205	1436505.8601	164	549966.5476	1437197.7901
25	547243.3031	1437861.7125	60	550759.0803	1438669.7614	95	550642.5318	1435766.8850	130	550771.5205	1436780.8610	165	549849.5681	1437218.2776
26	547063.0319	1437733.7162	61	550941.0712	1438780.7374	96	550679.5318	1435818.8849	131	550764.5210	1436810.8849	166	549830.3407	1437213.7119
27	547007.7034	1437683.8710	62	551034.9379	1438880.6982	97	550746.5304	1435838.8846	132	550774.5213	1436893.8595	167	549843.3847	1437288.2044
28	546853.3793	1437536.0187	63	551058.1632	1438997.6600	98	550804.5259	1435840.8868	133	550736.5204	1436993.8827	168	549859.9188	1437277.3780
29	546647.0319	1437297.2743	64	551119.2612	143941.6477	99	550946.3867	1435860.3869	134	551346.5336	1436131.8633	169	549976.8983	1437256.8905
30	546540.5965	1437163.9994	65	551384.0375	1436122.1324	100	550875.1706	1435928.4464	135	551274.5316	1436108.8626	170	550214.3707	1437241.0647
31	546359.3426	1436894.6461	66	551443.9751	1436181.1895	101	550756.0125	1436009.8213	136	551176.5340	1436099.8627	171	550289.3912	1437244.0887
32	546178.5662	1436885.7455	67	550521.5283	1435503.8807	102	550711.5179	1435968.8591	137	551106.5347	1436109.8625	172	550318.1585	1437275.2727
33	546036.2050	1436556.6892	68	551061.6023	1437137.6842	103	550681.5145	1435970.8594	138	551045.5326	1436165.8646	173	550749.5190	1437158.8652
34	546022.5282	1436506.1081	69	550845.9531	1437056.9733	104	550564.5128	1436086.8614	139	551035.5323	1436336.8625	174	550706.5193	1437315.8632
35	546218.4750	1436181.5335	70	550765.5296	1437026.8732	105	550529.5163	1436070.8629	140	550891.5292	1436456.8650	175	550638.5171	1437448.8672

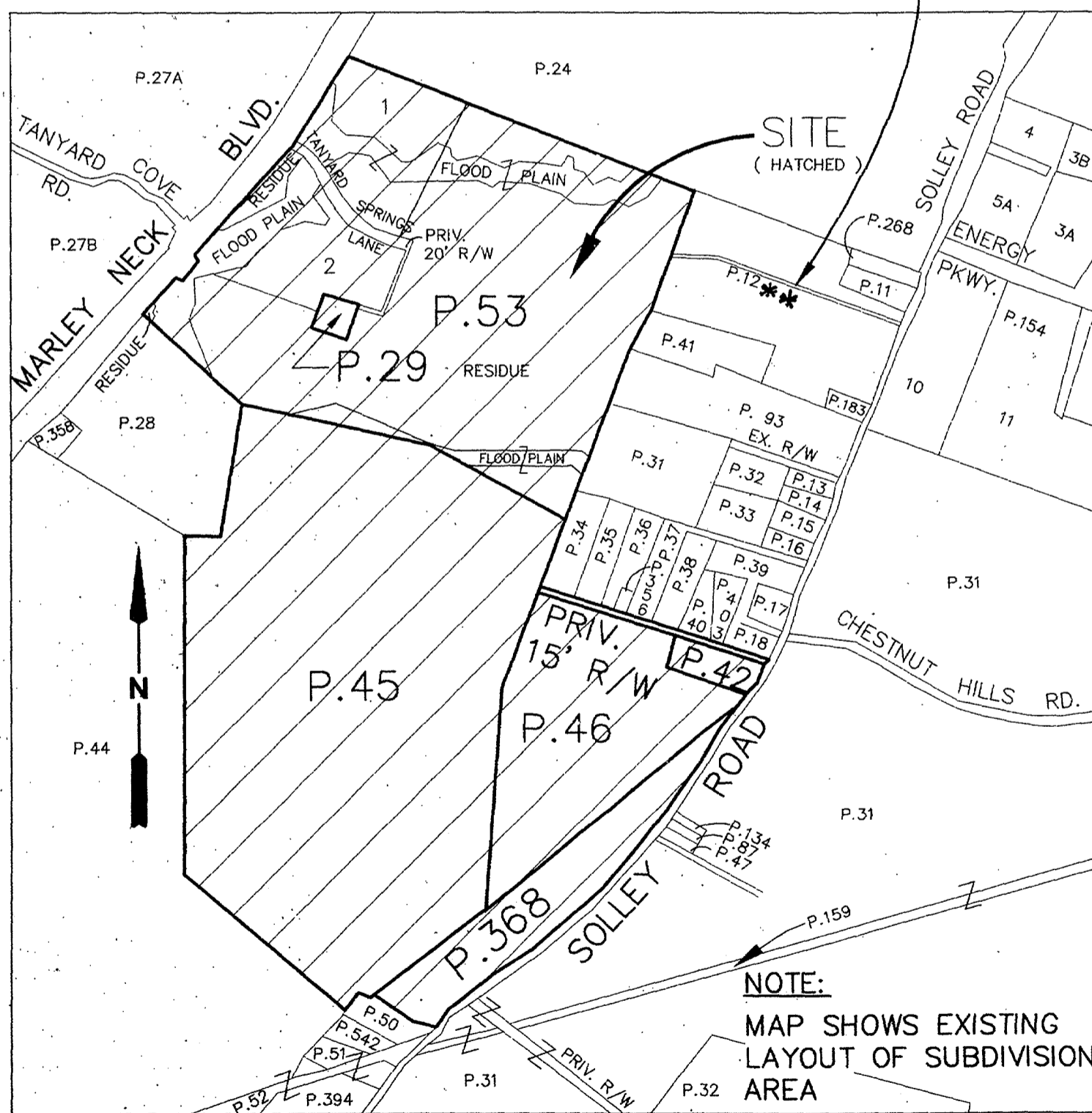
CURVE DATA

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	652.56'	191.28'	96.33'	190.60'	S 79°17'40" E	16°47'41"
C2	1181.43'	346.30'	174.40'	345.06'	S 79°17'40" E	16°47'41"
C3	715.00'	477.11'	247.82'	468.31'	N 51°46'51" W	38°13'59"
C4	635.00'	423.73'	220.09'	415.91'	N 51°46'51" W	38°13'59"
C5	7704.44'	363.03'	181.55'	363.00'	N 40°14'21" E	02°41'59"
C6	1403.11'	348.16'	174.98'	347.26'	N 37°24'13" E	14°13'01"
C7	7704.44'	424.51'	212.31'	424.45'	N 34°40'04" E	03°09'21"
C8	1327.28'	321.71'	161.65'	320.93'	N 34°07'13" E	13°53'15"
C9	856.98'	470.55'	241.37'	464.66'	S 20°16'28" W	31°27'37"
C10	1053.04'	578.20'	296.59'	570.96'	S 20°16'31" W	31°27'37"
C11	912.00'	157.79'	79.09'	157.59'	S 09°30'05" E	09°54'46"
C12	852.00'	147.41'	73.89'	147.22'	S 09°30'05" E	09°54'46"
C13	1116.00'	238.45'	119.68'	238.00'	S 03°48'46" E	12°14'32"
C14	1176.00'	251.27'	126.12'	250.79'	S 03°48'46" E	12°14'32"
C15	25.00'	20.32'	10.76'	19.76'	S 13°21'29" W	46°33'43"
C16	55.00'	262.17'	52.07'	75.62'	N 80°04'05" E	27°07'49"
C17	25.00'	20.32'	10.76'	19.76'	S 33°12'59" E	46°33'54"
C18	635.00'	171.63'	86.34'	171.63'	N 40°24'26" W	15°29'10"
C19	715.00'	207.08'	104.27'	206.36'	N 40°57'40" W	16°35'40"
C20	1169.00'	282.99'	142.19'	282.30'	S 49°07'40" W	13°52'09"
C21	1144.06'	278.94'	139.15'	276.26'	N 49°07'41" E	13°52'09"
C22	931.00'	215.79'	108.38'	215.31'	N 35°22'32" E	13°16'49"
C23	956.00'	221.59'	111.29'	221.09'	N 35°22'32" E	13°16'49"
C24	1127.46'	242.60'	121.77'	242.13'	S 34°54'00" W	12°19'42"
C25	1102.46'	237.22'	119.07'	236.76'	N 34°53'59" E	12°19'42"
C26	1302.28'	310.89'	156.19'	310.16'	N 34°13'29" E	13°40'42"

KEY

- COORDINATE POINT LABEL (32)
- BOUNDARY LABEL L5
- CURVE LABEL C5

APPROXIMATE LOCATION OF PROP. TEMPORARY 20' UTILITY EASEMENT THRU ADJ. P. 12 FOR CONNECTION TO SOLLEY ROAD - SEE GEN. NOTE #9 ON PLAT 1/DETAIL ON PLAT 4



ADJOINING PROPERTY OWNER MAP
EXISTING SITE LAYOUT/TITLE HISTORY MAP
SCALE 1" = 800'

ADJOINING PROPERTY OWNERS WITHIN 200 FEET OF SUBDIVISION

T.M.	BLK.	P.	NAME/ADDRESS	DEED REF./ PLAT REF.	TAX ACCT.#/ LOT #	EX. ZONING	T.M.	BLK.	P.	NAME/ADDRESS	DEED REF./ PLAT REF.	TAX ACCT.#/ LOT #	EX. ZONING
10	12	35	WILLIAM H. STRONG 672 CHESTNUT SPRINGS LANE GLEN BURNIE, MD 21080	3462/784	Q300028708400	R2	10	12	36	WILLIAM H. STRONG 672 CHESTNUT SPRINGS LANE GLEN BURNIE, MD 21080	2218/212	Q300028518050	R2
11	07	93	A.A. CO. BD. OF ED. 2664 RIVA ROAD ANNAPOLIS, MD 21401	924/61	300000477201	R2	10	12	37	WILLIAM H. STRONG 672 CHESTNUT SPRINGS LANE GLEN BURNIE, MD 21080	3462/784	Q300028708400	R2
10	06	41	CHRIS M. KOPECKY 7578 SLOOY ROAD GLEN BURNIE, MD 21061	2938/509	300021668200	W1	10	12	38	RONALD L. ZIMMERMAN 8393 OAKWOOD ROAD MILLERSVILLE, MD 21108	4195/863	Q300028708800	R2
10	11	28	MOUNT CLARE PROP. C/O CSX RES., INC. P.O. BOX C-32008 RICHMOND, VA 23261	GW 147/7	300019368700	W1	10	12	40	CHARLES A. THURFIELD 680 CHESTNUT SPRINGS LANE GLEN BURNIE, MD 21060	4469/822	Q300008408720	R2
10	0?	27A	SAME AS P. 28	FSR 96/213	300090072038	R5/R10	10	18	542	ALTON S. SMITH 7756 SOLLEY ROAD GLEN BURNIE, MD 21060	2974/852	Q300028242050	R2
10	06	24	SAME AS P.28	GW 97/94	300019367700	W1	10	18	50	ALTON S. SMITH 7756 SOLLEY ROAD GLEN BURNIE, MD 21060	932/353	Q300028242000	R2
10	05	27B	SAME AS P.28	FSR 95/143	300090072039	R1	10	12	403	DENVER P. MCCABE 682 CHESTNUT SPRINGS LANE GLEN BURNIE, MD 21060	2218/591	Q300019700400	R2
10	12	31	JOHN L. HACKMAN, JR. 7630 SOLLEY ROAD GLEN BURNIE, MD 21061	832/594	3000012684000	R2	10	7	18	ROBERT G. CHANCE 7347 RITCHE HWY GLEN BURNIE, MD 21061	6354/381	0532613924804	C3
10	12	34	ROGER W. BAILLE 275 MACINTOSH DRIVE GLEN BURNIE, MD 21061	4150/618	3000028697960	R2	10	12	134	IRVIN M. BARGAR 7679 SOLLEY RD. GLEN BURNIE, MD 21060	2763/584	Q3	