

DATE: 2-1-16
E. Meade Keiser
REGISTERED PROPERTY LINE SURVEYOR
MARYLAND REGISTRATION NUMBER 608
53 OLD SOLOMON'S ISLAND ROAD SUITE D
ANNAPOLIS, MARYLAND 21401
EXPIRATION DATE: 4-23-17

DEDICATION BY OWNERS

THE UNDERSIGNED, BEING THE OWNER OF THE PROPERTY SHOWN AND DESCRIBED ON THESE RECORD PLATS, WITH THE EXCEPTION OF LIENHOLDERS, ADOPTS THESE RECORD PLATS; ESTABLISHES THE MINIMUM BUILDING RESTRICTION LINES; AND DEDICATES 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, PRIOR TO OR CONTEMPORANEOUS WITH THE RECORDATION OF THESE PLATS.

THE OPEN SPACE AND RECREATION AREAS SHOWN ON THESE RECORD PLATS ARE SET ASIDE FOR THE USE OF THE RESIDENTS OF THIS SUBDIVISION AND ARE TO BE CONVEYED TO THE HOMEOWNERS ASSOCIATION BEFORE OR WITH THE RECORDATION OF THIS PLAT.

TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF, THE REQUIREMENTS OF THE REAL PROPERTY ARTICLE, ARTICLE 3-108, 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 RECORD PLAT OTHER THAN THOSE SHOWN AND LISTED BELOW. ALL OWNERS OF THE PROPERTY, WITH THE EXCEPTION OF LIEN HOLDERS, HAVE AFFIXED THEIR SIGNATURES AND SEALS ON THESE RECORD PLATS.

BASED ON A CERTIFICATE OF TITLE PREPARED BY COUNCIL, BARADEL, DATED MARCH 30, 2015, THE PROPERTY IS SUBJECT TO THE FOLLOWING:

- 1. A RIGHT OF ENTRY AGREEMENT GRANTED TO ANNE ARUNDEL COUNTY, MARYLAND RECORDED AMONG THE LAND RECORDS OF ANNE ARUNDEL COUNTY, MARYLAND IN LIBER 2658 AT FOLIO 596.
2. A DEED AND EASEMENTS GRANTED TO ANNE ARUNDEL COUNTY, MARYLAND RECORDED AMONG THE AFORESAID LAND RECORDS IN LIBER 2786 AT FOLIO 22 (AS SHOWN HEREON).
3. AN EASEMENT GRANTED TO ANNE ARUNDEL COUNTY, MARYLAND RECORDED AMONG THE AFORESAID LAND RECORDS IN LIBER 2831 AT FOLIO 405 (AS SHOWN HEREON).
4. AN AGREEMENT WITH BALTIMORE GAS AND ELECTRIC CO. RECORDED AMONG THE AFORESAID LAND RECORDS IN LIBER 28030 AT FOLIO 284.
5. AN AGREEMENT WITH VERIZON MARYLAND INCORPORATED RECORDED AMONG THE AFORESAID LAND RECORDS IN LIBER 28030 AT FOLIO 285.

WITNESS AND DATE

Mary Kathleen Preston 2/2/16

OWNER AND DATE

Richard M. Hood 2/2/16

BY: RICHARD M. HOOD, PRESIDENT
CSX REALTY DEVELOPMENT, LLC

I ASSENT TO AND DO HEREBY JOIN IN THIS RECORD PLAT.

WITNESS AND DATE

Mary Kathleen Preston 2/2/16

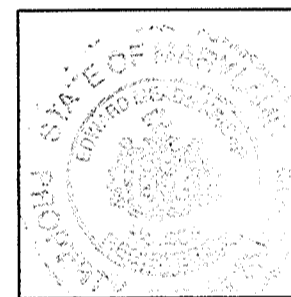
OWNER AND DATE

Richard M. Hood 2/2/16

BY: RICHARD M. HOOD, PRESIDENT
CSX REALTY DEVELOPMENT, LLC

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THESE RECORD PLATS ARE CORRECT; THAT THEY ARE A SUBDIVISION OF PART OF THE LAND CONVEYED BY CSX REALTY DEVELOPMENT CORPORATION, TO CSX REALTY DEVELOPMENT, LLC, BY DEED DATED FEBRUARY 12, 1998 AND RECORDED IN THE LAND RECORDS OF ANNE ARUNDEL COUNTY, MARYLAND IN LIBER 8293 AT FOLIO 475; SAID PARCEL OF LAND BEING DESCRIBED BY METES AND BOUNDS IN A CONVEYANCE FROM RACHEL R. STALLINGS, TO THE MARLEY NECK LAND COMPANY, BY DEED DATED JANUARY 14, 1918 AND RECORDED IN THE LAND RECORDS OF ANNE ARUNDEL COUNTY, MARYLAND IN LIBER GW 147 AT FOLIO 94; AND THAT THE REQUIREMENTS OF THE REAL PROPERTY ARTICLE, 3-108, OF THE STATE CODE, CONCERNING THE MAKING OF PLATS AND SETTING OF MARKERS, HAVE BEEN SATISFIED.



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A) VERIZON NOTE
THESE PLATS HAVE BEEN APPROVED FOR RECORDING SUBJECT TO AN AGREEMENT WITH VERIZON MARYLAND INCORPORATED, DATED FEBRUARY 4, 2015 AND RECORDED AMONG THE LAND RECORDS OF ANNE ARUNDEL COUNTY, MARYLAND IN LIBER 28030 AT FOLIO 285.

B) BGE NOTE
THESE PLATS HAVE BEEN APPROVED FOR RECORDING SUBJECT TO AN AGREEMENT WITH BALTIMORE GAS AND ELECTRIC COMPANY, DATED FEBRUARY 4, 2015 AND RECORDED AMONG THE LAND RECORDS OF ANNE ARUNDEL COUNTY, MARYLAND IN LIBER 28030 AT FOLIO 284.

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

D) STORMWATER MANAGEMENT STATEMENT
STORMWATER MANAGEMENT FOR THIS PROJECT WILL BE PROVIDED IN ACCORDANCE WITH ARTICLE 16, TITLE 4 OF THE ANNE ARUNDEL COUNTY CODE AND THE APPROVED STORMWATER MANAGEMENT PLANS ON FILE IN THE OFFICE OF PLANNING AND ZONING.

E) BULK PARCEL STATEMENT
THE BULK PARCELS SHOWN ON THESE RECORD PLATS ARE NON-BUILDABLE AND ARE SUBJECT TO ADEQUATE PUBLIC FACILITIES (APP) UPON FURTHER SUBDIVISION. STORMWATER MANAGEMENT AND COMPLIANCE TO THE FOREST CONSERVATION ACT WILL BE ADDRESSED FOR BULK PARCELS 1 AND 2 WITH FUTURE DEVELOPMENT OR SUBDIVISION OF THE PARCELS.

SITE ANALYSIS

EXISTING ZONE W1 102.79 AC.
GROSS TRACT AREA = 4,477,545 SF OR 102.79 AC.

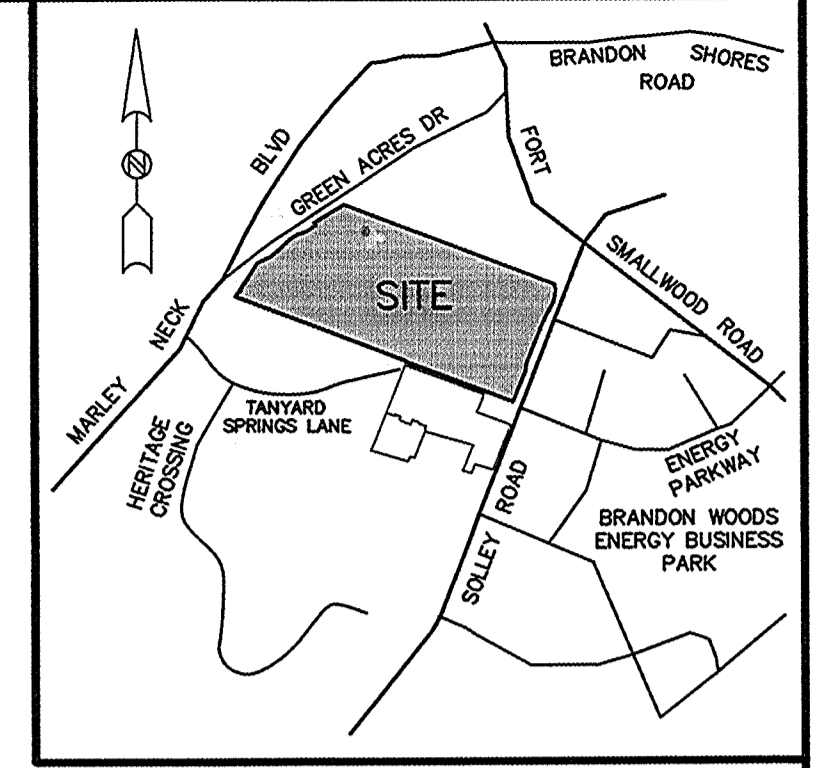
SUBDIVISION AREA TABULATION

Table with 3 columns: BULK PARCEL, Area (SF), Area (AC). Rows include Bulk Parcel 1, Bulk Parcel 2, Total Area Public R/W, Total Area Public R/W Widening, and Total Plat.

FOREST CONSERVATION ACT COMPLIANCE

Table with 2 columns: Description, Area (ACRES). Rows include Total Tract Area, Total Net Tract Area (W-1), Conservation Threshold, Existing Forest in Tract Area, Break Even Point, Existing Forest to be Cleared, Existing Forest Retained, and Off-site Reforestation Provided.

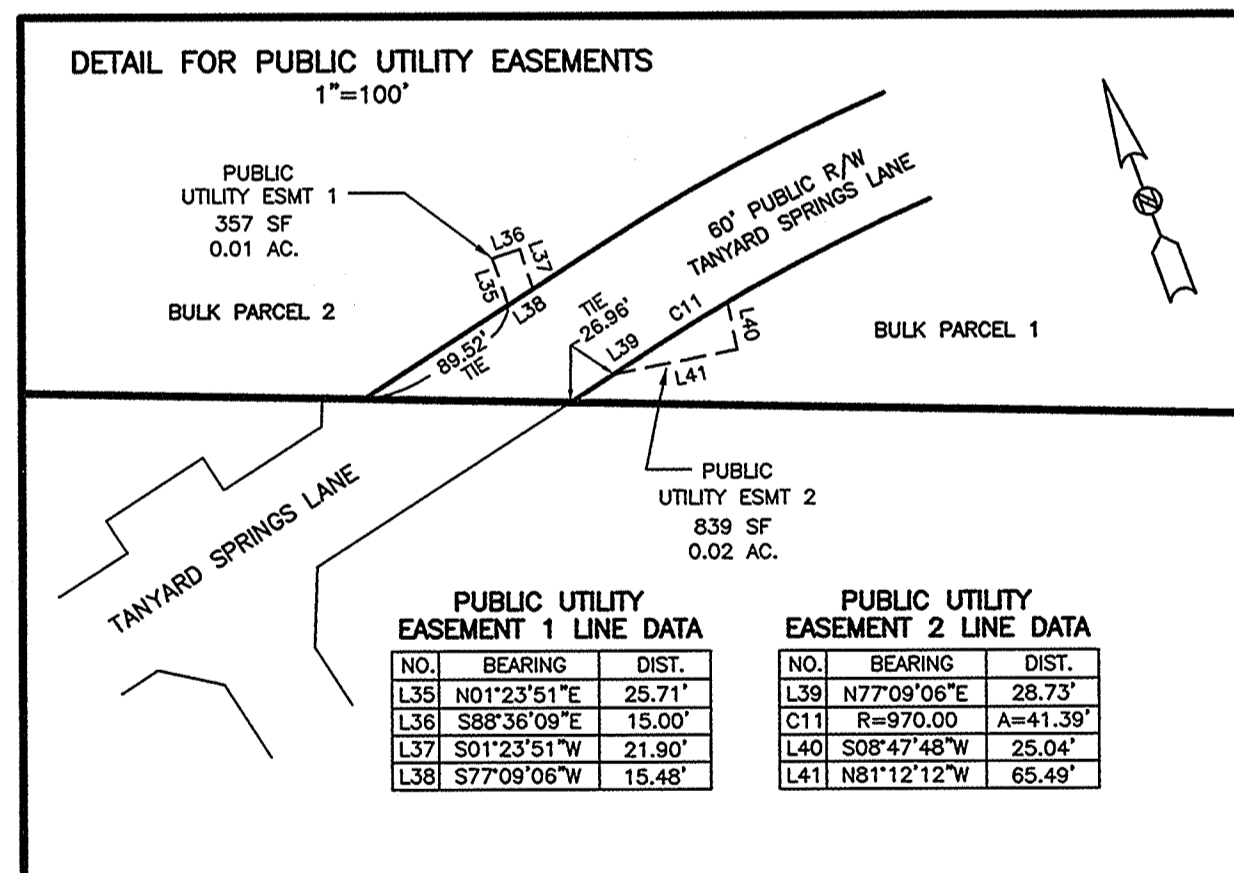
OFF-SITE AREA OF 2.05 ACRES OF REFORESTATION WAS PAID ON MAY 15, 2006 TO LAND PRESERVE LLC FOR OFF-SITE REFORESTATION CREDITS.



VICINITY MAP 1"=2000'

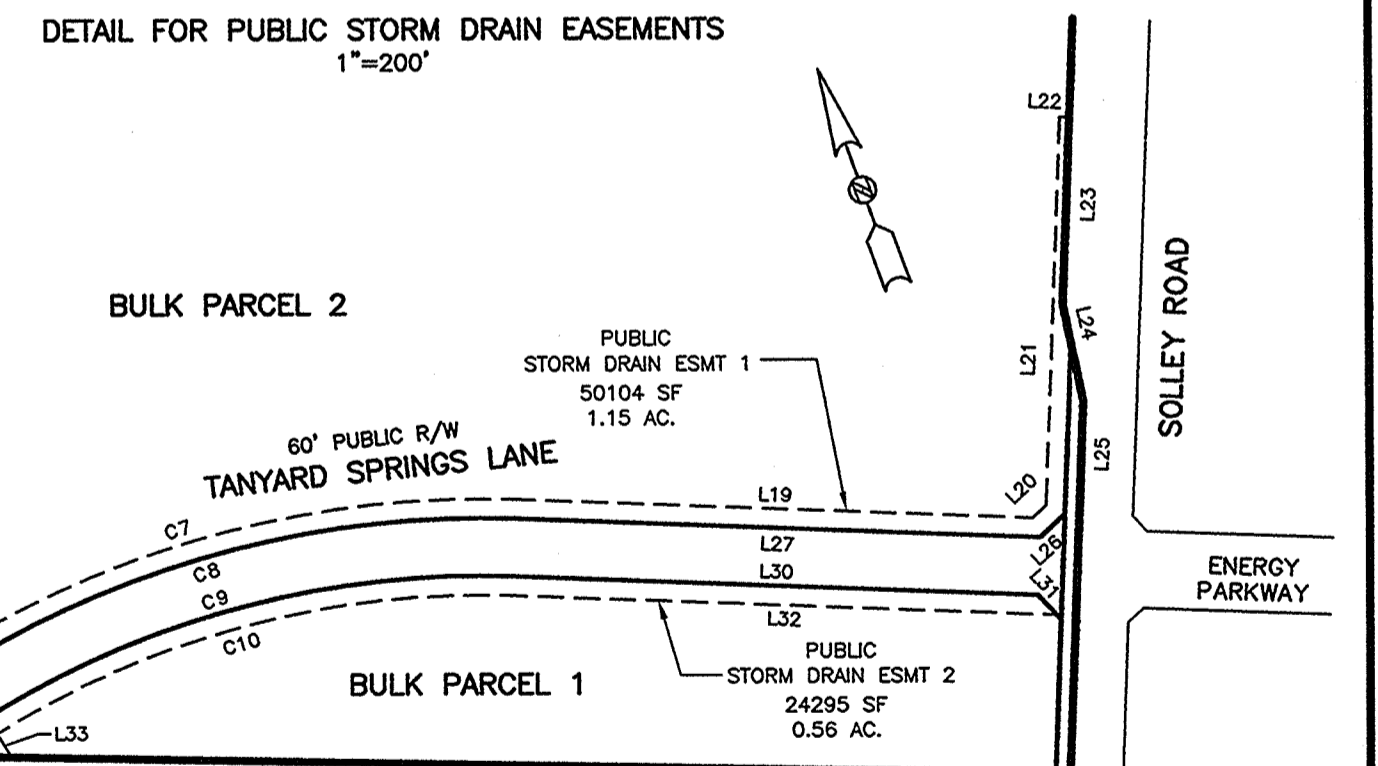
GENERAL NOTES

- 1. COORDINATES ARE BASED ON THE MARYLAND STATE COORDINATE SYSTEM, NAD 83 DATUM...
2. NO WETLAND AREAS OR THEIR 25 FT. AND/OR 100 FT. UNDISTURBED BUFFERS SHALL BE DISTURBED FOR ANY DEVELOPMENT ACTIVITY...
3. SUBJECT TO THE TERMS AND CONDITIONS OF A DEED OF EASEMENT FOR THE CONSTRUCTION AND MAINTENANCE OF SEWERS, DRAINS, WATER PIPES, AND OTHER PUBLIC UTILITIES...
4. SUBJECT TO THE TERMS AND CONDITIONS OF A DEED FOR PUBLIC ROADS...
5. SUBJECT TO THE TERMS AND CONDITIONS OF A PUBLIC WORKS AGREEMENT...
6. THE PURPOSE OF THIS RECORD PLAT IS TO EXTEND TANYARD SPRINGS LANE THROUGH TO SOLLEY ROAD AND ALIGN WITH THE INTERSECTION OF ENERGY PARKWAY.



Tables for PUBLIC UTILITY EASEMENT 1 LINE DATA and PUBLIC UTILITY EASEMENT 2 LINE DATA, listing line numbers, bearings, and distances.

Tables for PUBLIC STORM DRAIN EASEMENT 1 LINE DATA and PUBLIC STORM DRAIN EASEMENT 2 LINE DATA, listing line numbers, bearings, and distances.



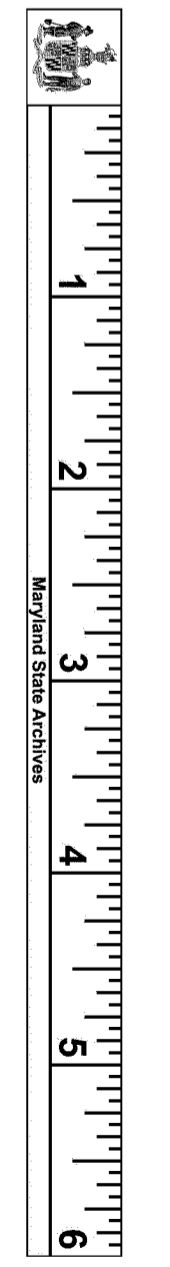
MODIFICATIONS
1. MODIFICATION #13447A WAS GRANTED BY THE OFFICE OF PLANNING AND ZONING ON JUNE 11, 2014 TO THE FOLLOWING SECTIONS OF THE ANNE ARUNDEL COUNTY CODE...
2. MODIFICATION #14-008 WAS GRANTED BY THE OFFICE OF PLANNING AND ZONING ON AUGUST 13, 2014 TO THE FOLLOWING SECTION OF THE ANNE ARUNDEL COUNTY CODE...
3. MODIFICATION #13604 WAS GRANTED BY THE OFFICE OF PLANNING AND ZONING ON AUGUST 13, 2014 TO THE FOLLOWING SECTIONS OF THE ANNE ARUNDEL COUNTY CODE...
4. MODIFICATION #13898 WAS GRANTED BY THE OFFICE OF PLANNING AND ZONING ON JANUARY 28, 2015 TO THE FOLLOWING SECTION OF THE ANNE ARUNDEL COUNTY CODE...

J. A. CHISHOLM, P. E., L.L.C.
LAND DEVELOPMENT CONSULTANTS
ENGINEERING-PLANNING-SURVEYING
53 OLD SOLOMON'S ISLAND ROAD, SUITE D
ANNAPOLIS, MARYLAND 21401
PHONE (410) 956-7020
FAX (410) 956-7026
HURSHDL@AOL.COM

APPROVED: Larry R. Tom 2-5-16
LARRY R. TOM DATE
PLANNING AND ZONING OFFICER OF OFFICE OF PLANNING AND ZONING AND FOR THE HEALTH OFFICER, ANNE ARUNDEL COUNTY DEPARTMENT OF HEALTH

PLAT 1 OF 2
TANYARD SPRINGS LANE EXTENSION AND INFRASTRUCTURE DEVELOPMENT
SUBDIVISION #1982-192 NAD 83 DATUM PROJECT #2014-0030-00-NF
TAX MAP 10 BLOCK 6 PARCEL 24 SITE ZIP CODE 21060 ZONED W-1 JULY, 2014
SCALE: AS SHOWN THIRD ASSESSMENT DISTRICT ANNE ARUNDEL COUNTY, MARYLAND

RECEIVED FOR RECORD
CIRCUIT COURT, A.A. COUNTY
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TRaverse Coordinates
IN COMPLIANCE WITH REAL
PROPERTY ARTICLE 3-108

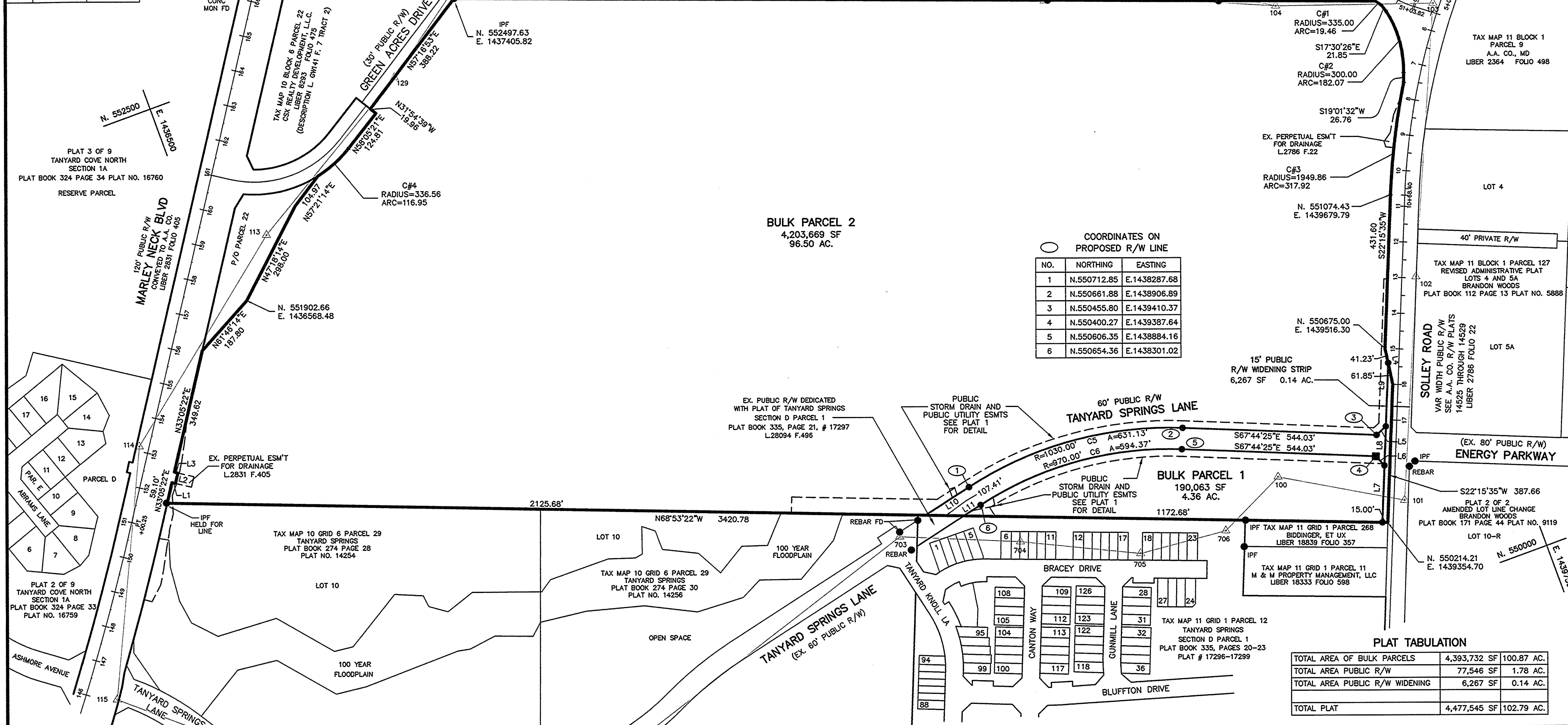
NO.	NORTHING	EASTING
100	N.550440.09	E.1439111.32
101	N.550256.31	E.1439421.55
102	N.550833.65	E.1439667.41
103	N.551537.44	E.1439977.02
104	N.551682.46	E.1439561.15
105	N.551910.74	E.1439189.06
106	N.552128.80	E.1439059.29
108	N.552320.20	E.1438466.81
109	N.552450.65	E.1438270.85
113	N.552055.63	E.1436684.56
114	N.551621.97	E.1436145.29
115	N.550976.82	E.1435841.99
122	N.551814.29	E.1439259.92
123	N.551919.97	E.1438957.57
124	N.552119.83	E.1438710.46
125	N.552283.80	E.1438409.12
126	N.552450.64	E.1438108.24
127	N.552563.71	E.1437846.74
128	N.552627.09	E.1437560.96
129	N.552347.00	E.1437173.39
703	N.550648.53	E.1438058.33
704	N.550518.74	E.1438371.03
705	N.550371.52	E.1438675.81
706	N.550348.94	E.1438921.67

CURVE DATA

NO.	RADIUS	ARC	DELTA	TANGENT	CHORD BEARING	CHORD
C1	335.00	19.46	03-19-43	9.73	S35-35-36E	19.46
C2	300.00	182.07	34-46-19	93.93	S04-17-35W	179.28
C3	1949.86	317.92	09-20-31	159.31	S26-55-51W	317.57
C4	336.56	116.95	19-54-33	59.07	N68-02-38E	116.36
C5	1030.00	631.13	35-06-29	325.82	S85-17-39E	621.30
C6	970.00	594.37	35-06-29	306.84	S85-17-39E	585.11

LINE DATA

NO.	BEARING	DIST.
L1	S56°54'38"E	10.00
L2	N3°05'22"E	30.00
L3	N56°54'38"W	10.00
L4	S08°13'25"W	103.08
L5	N67°15'35"E	35.36
L6	S22°44'25"E	35.36
L7	S22°15'35"W	159.98
L8	N22°15'35"E	110.00
L9	S22°15'35"W	177.98
L10	S77°09'06"W	144.78
L11	S77°09'06"W	55.69



BULK PARCEL 2
4,203,669 SF
96.50 AC.

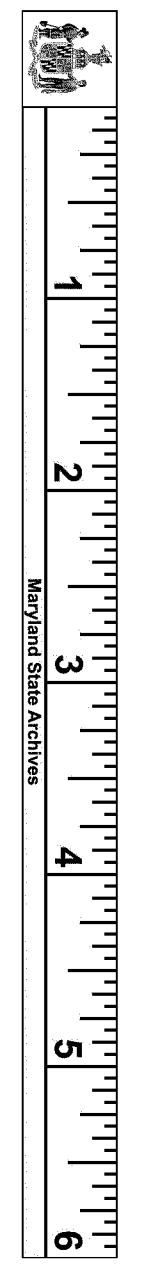
COORDINATES ON
PROPOSED R/W LINE

NO.	NORTHING	EASTING
1	N.550712.85	E.1438287.68
2	N.550661.88	E.1438906.89
3	N.550455.80	E.1439410.37
4	N.550400.27	E.1439387.64
5	N.550606.35	E.1438884.16
6	N.550654.36	E.1438301.02

PLAT TABULATION

TOTAL AREA OF BULK PARCELS	4,393,732 SF	100.87 AC.
TOTAL AREA PUBLIC R/W	77,546 SF	1.78 AC.
TOTAL AREA PUBLIC R/W WIDENING	6,267 SF	0.14 AC.
TOTAL PLAT	4,477,545 SF	102.79 AC.

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CIRCUIT COURT A.A. COUNTY
FEB 12 A 10:35



SEE PLAT ONE FOR SURVEYORS CERTIFICATE,
OWNERS' DEDICATION AND OTHER NOTATIONS.

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SURVEYOR'S CERTIFICATE

2-1-16
DATE

E. Meade Keiser
EDWARD MEADE KEISER
REGISTERED PROPERTY LINE SURVEYOR
MD REGISTRATION NO. 608
EXPIRATION DATE: 4-23-17



OWNER'S DEDICATION
CSX REALTY DEVELOPMENT, LLC

DATE 2/1/16

Richard M. Hood
BY: RICHARD M. HOOD, PRESIDENT

Mary Anne Preston
WITNESS

APPROVED: (PUBLIC SYSTEMS)

Larry R. Tom
LARRY R. TOM
DATE 2-5-16

PLANNING AND ZONING OFFICER OF OFFICE OF PLANNING AND ZONING AND
FOR THE HEALTH OFFICER, ANNE ARUNDEL COUNTY DEPARTMENT OF HEALTH

REC. PLAT BOOK PAGE PLAT NO.

PLAT 2 OF 2
**TANYARD SPRINGS LANE EXTENSION
AND INFRASTRUCTURE DEVELOPMENT**

SUBDIVISION #1982-192 NAD 83 DATUM PROJECT #2014-0030-00-NF

TAX MAP 10 BLOCK 6 PARCEL 24
SITE ZIP CODE 21060 ZONED W-1 JULY, 2014

SCALE: 1"=200'
THIRD ASSESSMENT DISTRICT ANNE ARUNDEL COUNTY, MARYLAND

P21447

MSA 51235-10155-2

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