

9-23-14 DATE: E. Meade Keiser REGISTERED PROPERTY LINE SURVEYOR MARYLAND REGISTRATION NUMBER 608 53 OLD SOLOMON'S ISLAND ROAD SUITE D ANNAPOLIS, MARYLAND 21401 EXPIRATION DATE: 4-23-15

DEDICATION BY OWNERS

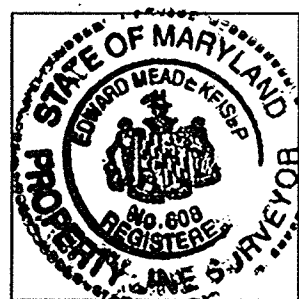
THE UNDERSIGNED, BEING THE OWNER OF THE PROPERTY SHOWN AND DESCRIBED ON THESE RECORD PLATS, WITH THE EXCEPTION OF LIEN HOLDERS, ADOPTS THESE RECORD PLATS; ESTABLISHES THE MINIMUM BUILDING RESTRICTION LINES; AND DEDICATES ALL PUBLIC ROADS, WIDENING STRIPS, FLOODPLAINS, EASEMENTS AND RIGHTS-OF-WAY TO PUBLIC 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.

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. ALL OWNERS OF THE PROPERTY, WITH THE EXCEPTION OF LIEN HOLDERS, HAVE AFFIXED THEIR SIGNATURES AND SEALS ON THESE RECORD PLATS.

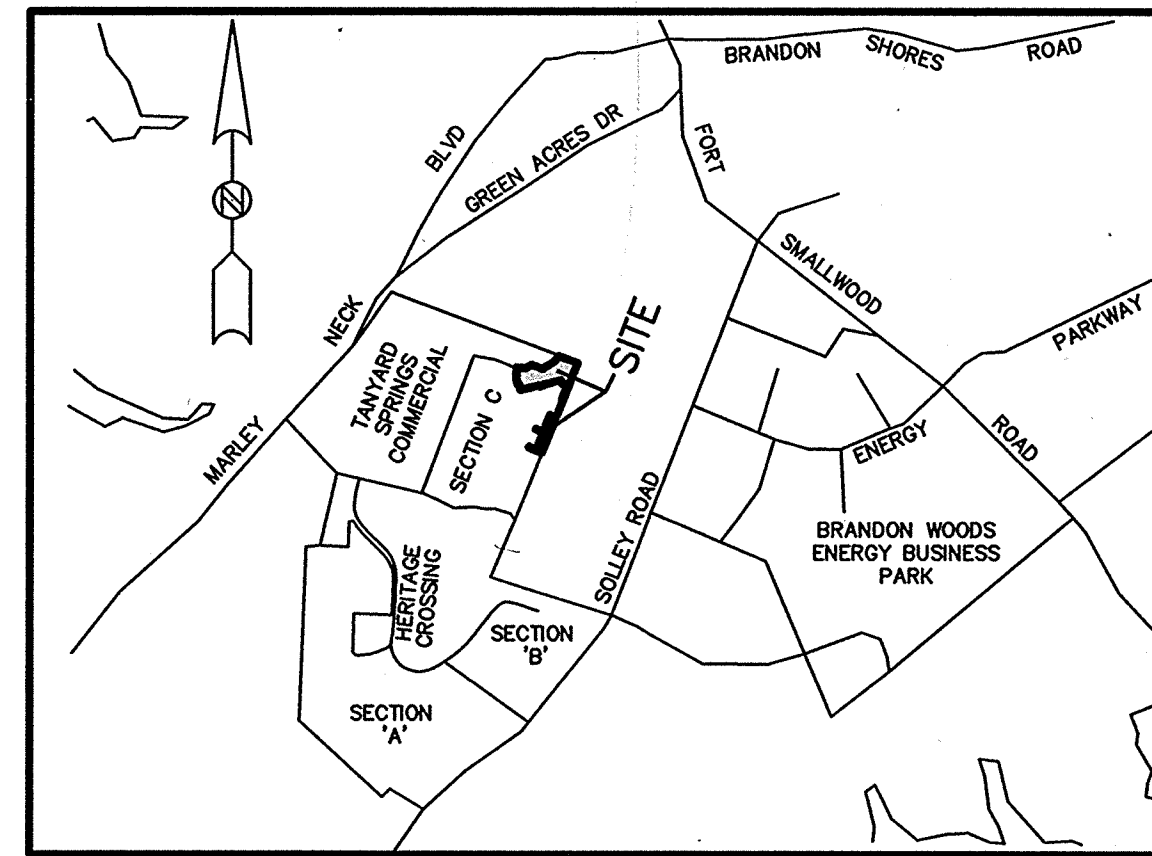
9/26/14 DATE: BY: U.S. HOME CORPORATION (D.B.A. LENNAR) JOSEPH FORTINO, EXECUTIVE VICE PRESIDENT WITNESS:

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THESE RECORD PLATS ARE CORRECT; THAT THEY ARE A SUBDIVISION OF A PART OF THE LANDS CONVEYED BY JANE PUMPHREY NES TO U.S. HOME CORPORATION, A DELAWARE CORPORATION, DOING BUSINESS AS LENNAR, BY A QUIT CLAIM DEED DATED DECEMBER 19, 2006, AND RECORDED IN THE LAND RECORDS OF ANNE ARUNDEL COUNTY, MARYLAND IN LIBER 18,609 AT FOLIO 711; AND PART OF THE LANDS CONVEYED BY U.S. HOME CORPORATION, A DELAWARE CORPORATION, DOING BUSINESS AS LENNAR, TO ANNE ARUNDEL COUNTY, MARYLAND, BY A DEED DATED MAY 22, 2007, AND RECORDED IN THE LAND RECORDS OF ANNE ARUNDEL COUNTY, MARYLAND IN LIBER 19,210 AT FOLIO 0074 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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VICINITY MAP 1"=2000'

GENERAL NOTES

- 1. PER THE RECORDED TANYARD SPRINGS RESIDENTIAL SECTION "C" RECORD PLATS, THE COORDINATES AND BEARINGS SHOWN HEREON REFER TO THE MARYLAND COORDINATE SYSTEM NAD 83 DATUM AS DETERMINED BY RONALD W. JOHNSON AND ASSOCIATES.
2. SUBJECT TO THE TERMS AND CONDITIONS OF A "DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS" RECORDED AMONG THE LAND RECORDS OF ANNE ARUNDEL COUNTY, MARYLAND IN LIBER 19221 AT FOLIO 034.
3. THESE PLATS HAVE BEEN APPROVED FOR RECORDING SUBJECT TO AN AGREEMENT WITH VERIZON MARYLAND INCORPORATED, DATED APRIL 17, 1991 AND RECORDED AMONG THE LAND RECORDS OF ANNE ARUNDEL COUNTY, MARYLAND IN LIBER 5363 AT FOLIO 547.
4. THESE PLATS HAVE BEEN APPROVED FOR RECORDING SUBJECT TO AN AGREEMENT WITH BALTIMORE GAS AND ELECTRIC COMPANY, DATED JUNE 3, 1991 AND RECORDED AMONG THE LAND RECORDS OF ANNE ARUNDEL COUNTY, MARYLAND IN LIBER 5363 AT FOLIO 548.

PREVIOUSLY RECORDED PLAT NOTE

- THE PROPERTY SHOWN ON THESE RECORD PLATS WAS PREVIOUSLY RECORDED IN TWO PLATS OF SUBDIVISION:
1. ALL OF THE PROPERTY AS SHOWN ON PLAT FOUR OF TWELVE, TANYARD SPRINGS, SECTION C, RECORDED AMONG THE LAND RECORDS OF ANNE ARUNDEL COUNTY, MARYLAND IN PLAT BOOK 288 AT PAGE 14 AS PLAT NUMBER 14940.
2. A PART OF THE PROPERTY AS SHOWN ON PLAT EIGHT OF TWELVE, TANYARD SPRINGS, SECTION C, RECORDED AMONG THE LAND RECORDS OF ANNE ARUNDEL COUNTY, MARYLAND IN PLAT BOOK 288 AT PAGE 18 AS PLAT NUMBER 14944.

PURPOSE NOTE

- THE PURPOSE OF THESE PLATS OF SUBDIVISION IS TO:
1. DELINEATE A PART OF TANYARD SPRINGS LANE PUBLIC RIGHT OF WAY NO LONGER NECESSARY FOR PUBLIC USE TO BE CONVEYED TO THE DEVELOPER.
2. DELINEATE AN EXISTING PUBLIC UTILITY EASEMENT TO BE RELEASED BY ANNE ARUNDEL COUNTY, MARYLAND.
3. DELINEATE A PRIVATE ROAD RIGHT OF WAY AND PUBLIC UTILITY EASEMENT THROUGH OPEN SPACE #1 TO GIVE ACCESS TO PARCEL 12.
4. DELINEATE A PUBLIC STORM DRAIN EASEMENT LEADING TO THE EXISTING 100 YEAR FLOODPLAIN.
5. SHOW A PROPOSED PRIVATE RIGHT TO DISCHARGE EASEMENT WITHIN OPEN SPACE #1.

RIGHT TO DISCHARGE STATEMENT

U.S. HOME CORPORATION (D.B.A. LENNAR), FOR THEMSELVES, THEIR HEIRS, LEGAL REPRESENTATIVES, PERSONAL REPRESENTATIVES, SUCCESSORS AND ASSIGNS HEREBY GRANT THE PERPETUAL RIGHT-TO-DISCHARGE THE FLOW OF WATER FROM SUCH NECESSARY DRAINAGE FACILITIES AND APPURTENANCES TO ADEQUATELY DRAIN THE NATURAL WATERSHED AND ADJACENT PROPERTIES INTO EXISTING WATERWAYS AND/OR NATURAL DRAINAGE COURSES AND/OR UPON THE EXISTING GROUND. SUCH DISCHARGE POINTS ARE INDICATED BY THE SYMBOLS AND RESPECTIVELY, AS SHOWN GRAPHICALLY ON THIS PLAT.

9/26/14 DATE: BY: U.S. HOME CORPORATION (D.B.A. LENNAR) JOSEPH FORTINO, EXECUTIVE VICE PRESIDENT WITNESS:

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 hurshd@aol.com

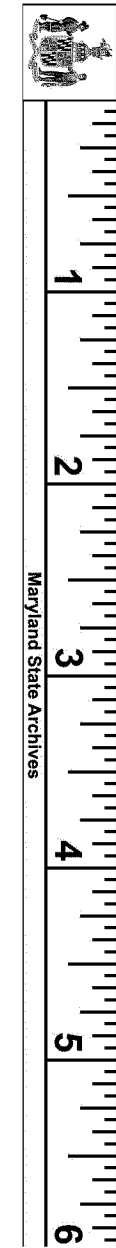
APPROVED: (PUBLIC SYSTEMS) LARRY R. TOM DATE 11-12-14 PLANNING AND ZONING OFFICER OF OFFICE OF PLANNING AND ZONING AND FOR THE HEALTH OFFICER, ANNE ARUNDEL COUNTY DEPARTMENT OF HEALTH REC. PLAT BOOK PAGE PLAT NO.

AMENDED PLAT 1 OF 3 TANYARD SPRINGS SECTION C A SINGLE FAMILY TOWNHOUSE SUBDIVISION PREVIOUSLY RECORDED IN PLAT BOOK 288 PAGE 14 PLAT NUMBER 14940 PREVIOUSLY RECORDED IN PLAT BOOK 288 PAGE 18 PLAT NUMBER 14944 SUBDIVISION # 1982-192 PROJECT # 2014-0018-00-NF TAX MAP 10 - GRID 6 - P/O PARCEL 53 MD NAD 83 DATUM SCALE: 1"=40' SITE ZIP CODE 21060 FEBRUARY, 2014 THIRD ASSESSMENT DISTRICT ANNE ARUNDEL COUNTY, MARYLAND

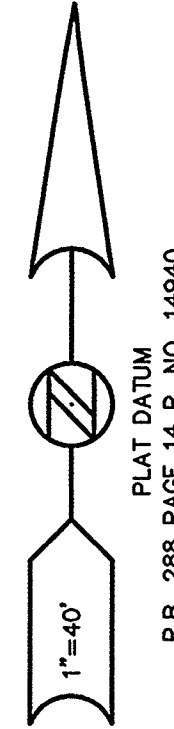
P.207852 USA 81235-10028-1

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CIRCUIT COURT A.A. COUNTY 1



PLAT DATUM
P.B. 288 PAGE 14 P. NO. 14940

1"=40'

PLAT THREE OF TWELVE
TANYARD SPRINGS SECTION C
PLAT BOOK 288 PAGE 13
PLAT NUMBER 14939

PLAT SIX OF TWELVE
TANYARD SPRINGS SECTION C
PLAT BOOK 288 PAGE 16
PLAT NUMBER 14942

PLAT 5 OF 8
INFRASTRUCTURE PLAT FOR
TANYARD SPRINGS
PLAT BOOK 274 PAGE 30
PLAT NUMBER 14256
100 YEAR FLOODPLAIN

60' PUBLIC ROAD R/W - 36" PAVEMENT
TANYARD SPRINGS LANE
PROPERTY OF ANNE ARUNDEL COUNTY, MD
LIBER 19210 FOLIO 74

(PRIVATE ROAD)
INDIGO BUNTING LANE

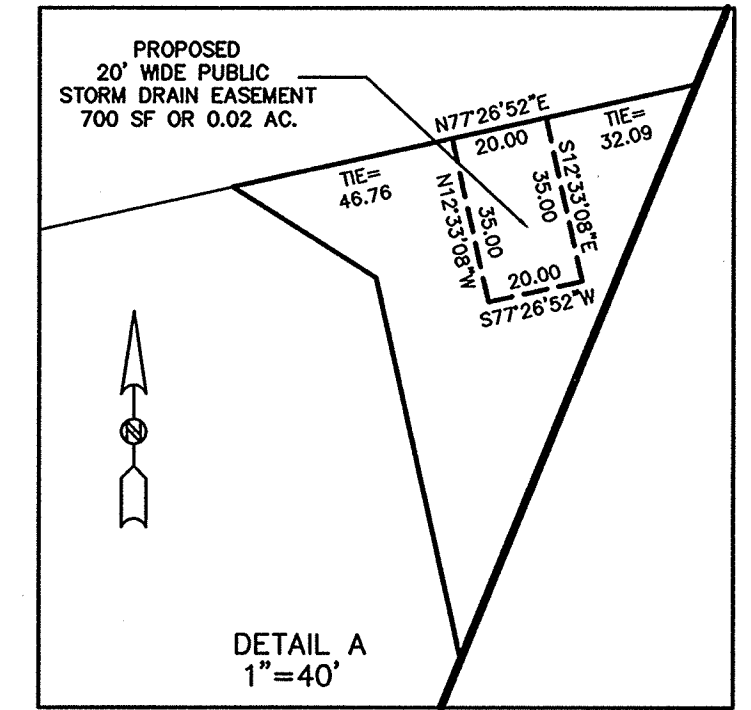
PLAT SEVEN OF TWELVE
TANYARD SPRINGS SECTION C
PLAT BOOK 288 PAGE 17
PLAT NUMBER 14943

TAX MAP 10 BLOCK 6 PARCEL 24
CSX REALTY DEVELOPMENT, L.L.C.
LIBER B293 FOLIO 475
(DESCRIPTION L. GW147 F. 94)

PART OF PUBLIC ROAD R/W OWNED BY ANNE ARUNDEL COUNTY TO BE CONVEYED TO THE TANYARD SPRINGS HOMEOWNERS ASSOCIATION, INC. FOR USE AS OPEN SPACE 1,200 SF OR 0.03 AC.
ANNE ARUNDEL COUNTY TO RETAIN A REVERTIBLE ACCESS EASEMENT. SAID EASEMENT TO EXPIRE ON EXTENSION OF TANYARD SPRINGS LANE.

PART OF PUBLIC ROAD R/W OWNED BY ANNE ARUNDEL COUNTY TO BE CONVEYED TO THE TANYARD SPRINGS HOMEOWNERS ASSOCIATION, INC. FOR USE AS PRIVATE ROAD R/W AND PUBLIC UTILITY EASEMENT 1,200 SF OR 0.03 AC.
ANNE ARUNDEL COUNTY TO RETAIN A REVERTIBLE ACCESS EASEMENT. SAID EASEMENT TO EXPIRE ON EXTENSION OF TANYARD SPRINGS LANE.

TAX MAP 11 GRID 1 PARCEL 12
U.S. HOME CORPORATION
LIBER 18609 FOLIO 705
769,735 SF



TOTAL AREA SHOWN ON THIS PLAT: 134,813 SF = 3.09 AC.

CURVE DATA

NO.	RADIUS	ARC	DELTA	TANGENT	CHORD BEARING	CHORD
C1	422.00	12.37	01-40-44	6.18	S09-15-30E	12.37
C2	378.00	9.21	01-23-48	4.61	N09-07-02W	9.21
C3	905.00	9.63	00-36-35	4.81	S77-08-35W	9.63
C4	970.00	14.47	00-51-18	7.24	S78-24-39W	14.47
C5	970.00	24.79	01-27-53	12.40	S76-42-56W	24.79
C6	1030.00	26.33	01-27-53	13.17	N76-42-56E	26.33
C7	949.25	7.87	00-28-29	3.93	N77-04-32E	7.87
C8	970.00	8.09	00-28-41	4.05	N77-04-38E	8.09
C9	970.00	2.23	00-07-54	1.12	N77-22-55E	2.23

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SEE PLAT ONE FOR SURVEYORS CERTIFICATE, OWNERS' DEDICATION AND OTHER NOTATIONS.
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
hurshidi@aol.com

SURVEYOR'S CERTIFICATE
9-23-14
DATE
E. Meade Keiser
EDWARD MEADE KEISER
REGISTERED PROPERTY LINE SURVEYOR
MD REGISTRATION NO. 608
EXPIRATION DATE: 4-23-15



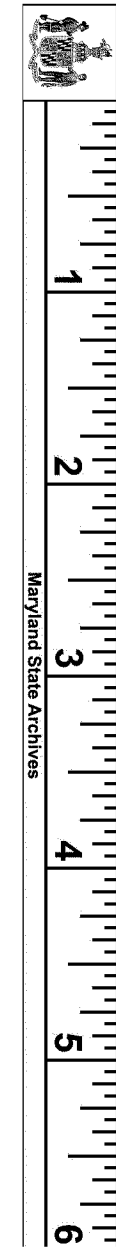
OWNER'S DEDICATION
U.S. HOME CORPORATION (D.B.A. LENNAR)
DATE 9/23/14
Joseph Fortino
BY: JOSEPH FORTINO, EXECUTIVE VICE PRESIDENT
WITNESS: *[Signature]*

APPROVED: (PUBLIC SYSTEMS)
[Signature]
LARRY R. TOM DATE 11-12-14
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.

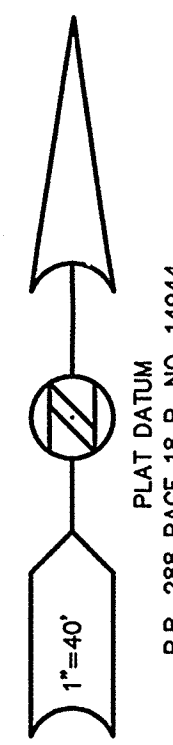
AMENDED PLAT 2 OF 3
TANYARD SPRINGS
SECTION C
A SINGLE FAMILY TOWNHOUSE SUBDIVISION
PREVIOUSLY RECORDED IN PLAT BOOK 288 PAGE 14 PLAT NUMBER 14940
PREVIOUSLY RECORDED IN PLAT BOOK 288 PAGE 18 PLAT NUMBER 14944
SUBDIVISION # 1982-192 PROJECT # 2014-0018-00-NF
TAX MAP 10 - GRID 6 - P/O PARCEL 53 MD NAD 83 DATUM
SCALE: 1"=40' SITE ZIP CODE 21060 FEBRUARY, 2014
THIRD ASSESSMENT DISTRICT ANNE ARUNDEL COUNTY, MARYLAND

P.201853 MSA 51235-10028-2

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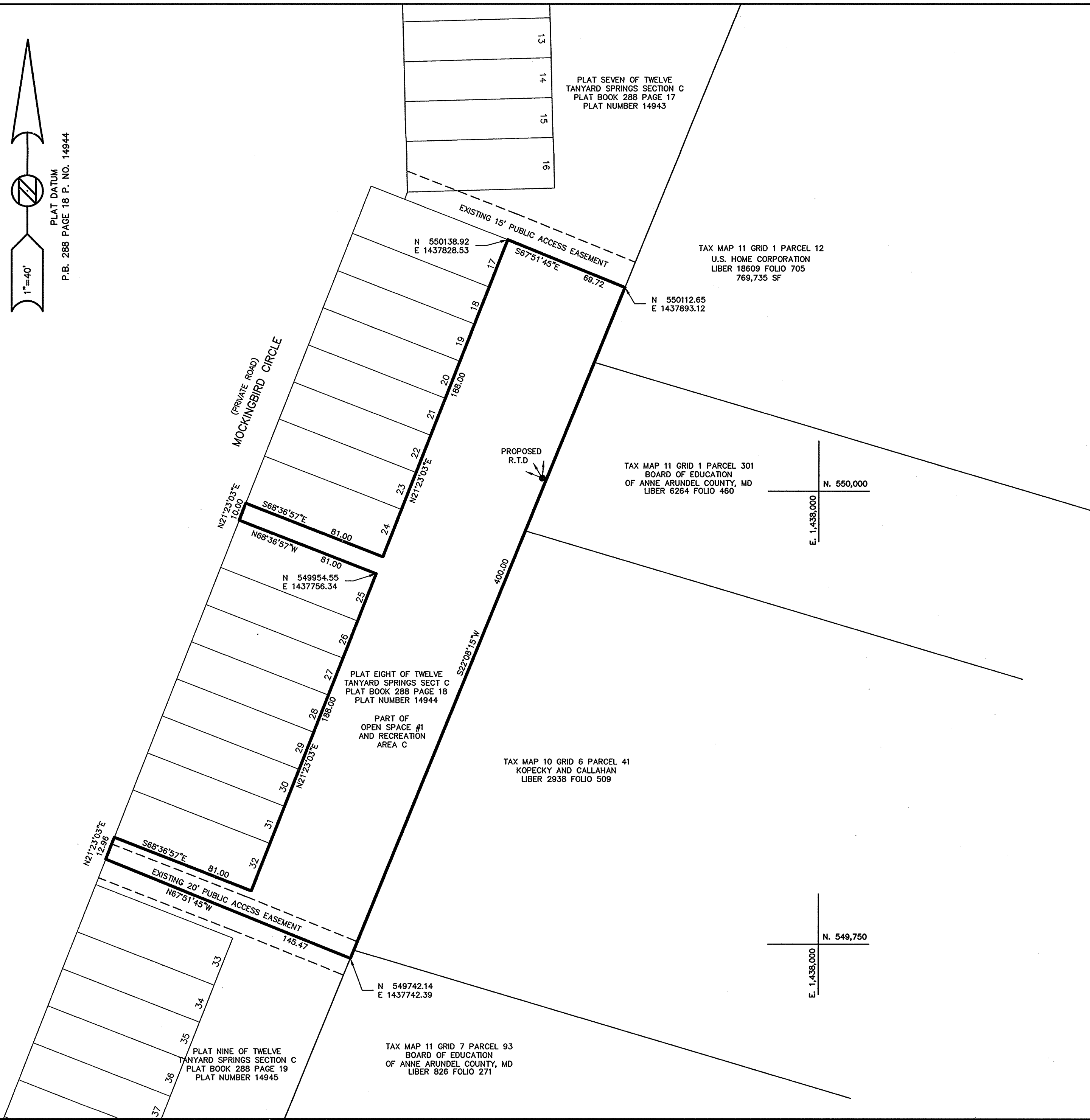
PLAT DATUM
P.B. 288 PAGE 18 P. NO. 14944

N. 550,000
E. 1,437,500

N. 549,750
E. 1,437,500

N. 550,000
E. 1,438,000

N. 549,750
E. 1,438,000



PLAT SEVEN OF TWELVE
TANYARD SPRINGS SECTION C
PLAT BOOK 288 PAGE 17
PLAT NUMBER 14943

TAX MAP 11 GRID 1 PARCEL 12
U.S. HOME CORPORATION
LIBER 18609 FOLIO 705
769,735 SF

TAX MAP 11 GRID 1 PARCEL 301
BOARD OF EDUCATION
OF ANNE ARUNDEL COUNTY, MD
LIBER 6264 FOLIO 460

PLAT EIGHT OF TWELVE
TANYARD SPRINGS SECT C
PLAT BOOK 288 PAGE 18
PLAT NUMBER 14944

TAX MAP 10 GRID 6 PARCEL 41
KOPECKY AND CALLAHAN
LIBER 2938 FOLIO 509

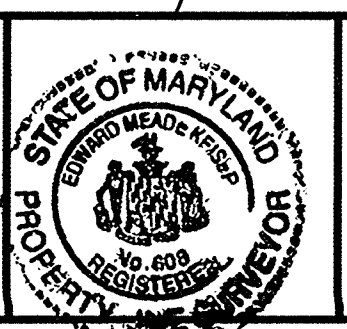
PLAT NINE OF TWELVE
TANYARD SPRINGS SECTION C
PLAT BOOK 288 PAGE 19
PLAT NUMBER 14945

TOTAL AREA SHOWN ON THIS
PLAT: 28741 SF SF = 0.66 AC.

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SEE PLAT ONE FOR SURVEYORS CERTIFICATE,
OWNERS' DEDICATION AND OTHER NOTATIONS.
J. A. CHISHOLM, P. E., L.L.C.
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9-23-14
DATE
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EDWARD MEADE KEISER
REGISTERED PROPERTY LINE SURVEYOR
MD REGISTRATION NO. 608
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DATE 9/26/14
Joseph Fortino
BY: JOSEPH FORTINO, EXECUTIVE VICE PRESIDENT
WITNESS: *[Signature]*

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Larry R. Tom 11-12-14
LARRY R. TOM DATE
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REC. PLAT BOOK PAGE PLAT NO.

**AMENDED PLAT 3 OF 3
TANYARD SPRINGS
SECTION C**
A SINGLE FAMILY TOWNHOUSE SUBDIVISION
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P.201854 MSA 61235-10028-3

1501E