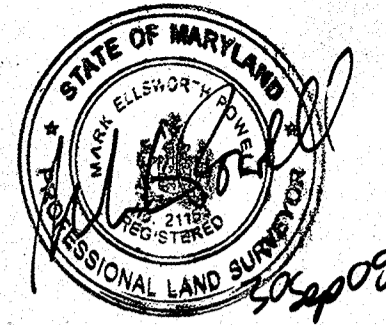


PREPARED BY:

MARK E. POWELL, MARYLAND PROFESSIONAL LAND SURVEYOR #21153
DEVELOPMENT FACILITATORS, INC.
1127 BENFIELD BLVD., SUITE K
MILLERSVILLE, MARYLAND 21108



DEDICATION BY OWNERS

THE UNDERSIGNED, BEING ALL OWNER(S) OF THE PROPERTY SHOWN AND DESCRIBED ON THIS RECORD PLAT, HEREBY ADOPTS THIS RECORD PLAT, ESTABLISH(ES) THE MINIMUM BUILDING RESTRICTION LINES; AND DEDICATE(S) ALL PUBLIC ROADS, WIDENING STRIPS, FLOODPLAINS, EASEMENTS, AND RIGHT-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 THIS PLAT.

THE OPEN SPACE SHOWN ON THIS RECORD PLAT IS SET ASIDE FOR THE USE OF THE RESIDENTS OF THE SUBDIVISION AND IS CONVEYED TO THE TANYARD SPRINGS HOMEOWNERS ASSOCIATION, INC. WITH THE RECORDATION OF THIS PLAT.

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 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; ALL OWNERS OF THE PROPERTY HAVE AFFIXED THEIR SIGNATURES AND SEALS ON THIS RECORD PLAT.

WITNESS: *August Hagan* 10/2/08 DATE
OWNER: ROBERT J. JACOBY, DIVISION PRESIDENT 10/2/08 DATE
US HOME CORPORATION BY:

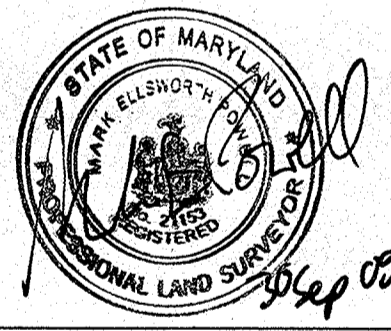
WE ASSENT TO AND DO HEREBY JOIN IN THIS RECORD PLAT:

WITNESS: *August Hagan* 10/2/08 DATE
OWNER: ROBERT J. JACOBY, DIVISION PRESIDENT 10/2/08 DATE
US HOME CORPORATION BY:

SURVEYOR'S CERTIFICATE

I CERTIFY THAT THIS RECORD PLAT IS CORRECT; THAT IT IS A RESUBDIVISION OF PART OF THE LANDS CONVEYED BY JANE PUMPHREY NES TO U.S. HOME CORPORATION BY DEED DATED DECEMBER 19, 2006 AND RECORDED IN THE LAND RECORDS OF ANNE ARUNDEL COUNTY, MARYLAND, IN LIBER 18609, FOLIO 711, AND THAT THE REQUIREMENTS OF THE REAL PROPERTY ARTICLE, SECTION 3-108 OF THE REAL PROPERTY ARTICLE OF THE STATE CODE, CONCERNING THE MAKING OF PLATS AND SETTING OF MARKERS, HAVE BEEN SATISFIED.

SURVEYOR'S PROFESSIONAL SEAL:



MARK E. POWELL, MARYLAND PROFESSIONAL LAND SURVEYOR # 21153
DEVELOPMENT FACILITATORS, INC.
1127 BENFIELD BLVD., SUITE K
MILLERSVILLE, MARYLAND 21108

DATE

A. PREVIOUSLY RECORDED PLAT NOTE

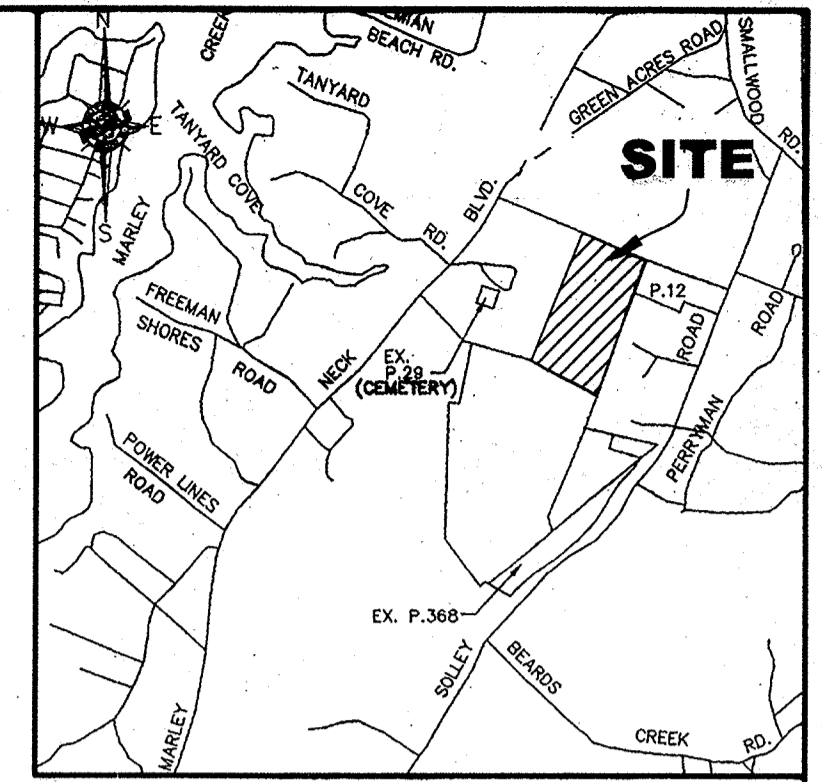
THE PROPERTY SHOWN HEREON WAS PREVIOUSLY RECORDED UNDER MAJOR SUBDIVISION NO. 82-192, PROJECT NO. 07-0164 ENTITLED TANYARD SPRINGS SECTION C, AMENDED PLATS 1-12, AS RECORDED AMONG THE LAND RECORDS OF ANNE ARUNDEL COUNTY, MARYLAND IN PLAT BOOK 288, PLAT PAGES 11-22, PLAT NUMBERS 14937 THROUGH 14948. THE PROPERTY SHOWN HEREON WAS ALSO PREVIOUSLY RECORDED UNDER MAJOR SUBDIVISION NO. 82-192, PROJECT NO. 06-0046 ENTITLED TANYARD SPRINGS SECTION C, PLATS 1-12, AS RECORDED AMONG THE LAND RECORDS OF ANNE ARUNDEL COUNTY, MARYLAND IN PLAT BOOK 285, PLAT PAGES 28-39, PLAT NUMBERS 14804 THROUGH 14815. THE PROPERTY SHOWN HEREON WAS ALSO PREVIOUSLY RECORDED UNDER MAJOR SUBDIVISION NO. 82-192, PROJECT NO. 97-019 ENTITLED TANYARD SPRINGS - INFRASTRUCTURE PLAT FOR A MULTIFAMILY RESIDENTIAL COMMUNITY WITH COMMERCIAL & INDUSTRIAL AREAS SUBDIVISION, PLATS 1-8, AS RECORDED AMONG THE LAND RECORDS OF ANNE ARUNDEL COUNTY, MARYLAND IN PLAT BOOK 274, PLAT PAGES 26-33, PLAT NUMBERS 14252 THROUGH 14259. THE PROPERTY SHOWN HEREON WAS ALSO PREVIOUSLY RECORDED UNDER MINOR SUBDIVISION NUMBER 82-174 ENTITLED TANYARD SPRINGS AS RECORDED AMONG THE LAND RECORDS OF ANNE ARUNDEL COUNTY, MARYLAND IN PLAT BOOK 93, PLAT PAGE 36, PLAT NUMBER 4861. EXCEPT AS EXPRESSLY REVISED HEREON, THIS PLAT IS SUBJECT TO ALL NOTES AND CONDITIONS APPEARING ON THE REFERENCED PREVIOUSLY RECORDED PLATS.

B. * PURPOSE NOTE

THE PURPOSE OF THIS PLAT IS TO REVISE THE INTERNAL LOT LINES FOR LOTS 64-79 AND 127-161 FROM 22' WIDE TO 20' WIDE.

LEGEND

- IRON PIPE FOUND
- IRON PIPE SET
- MONUMENT FOUND
- MONUMENT SET
- PROP. ACTIVE RECREATION AREA



VICINITY MAP
SCALE: 1" = 2000'
COPYRIGHT ADC THE MAP PEOPLE
PERMITTED USE NUMBER 20711185

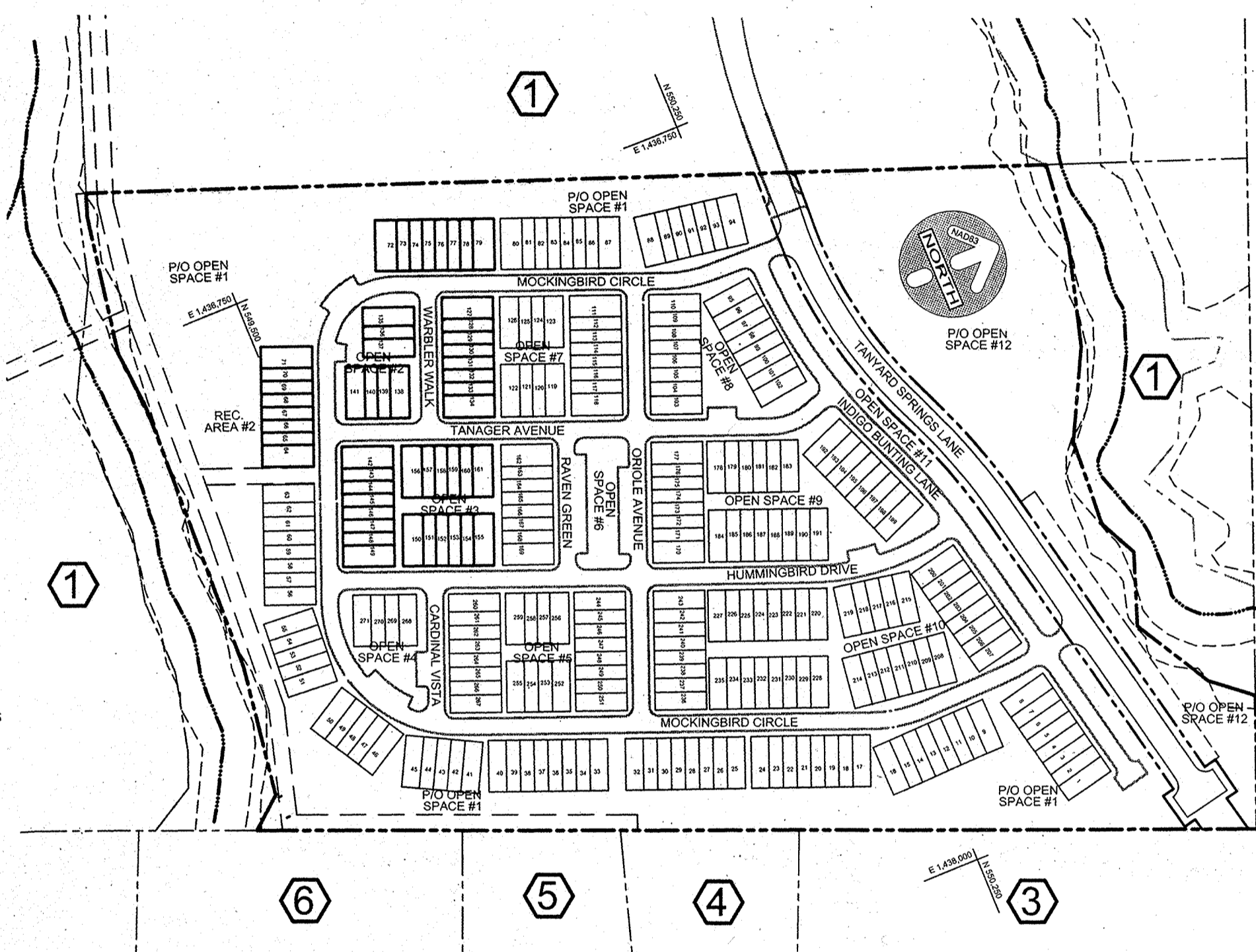
GENERAL NOTES

1. 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.
2. ALL UTILITIES INCLUDING GAS, ELECTRIC, AND COMMUNICATIONS SHALL BE INSTALLED UNDERGROUND IN ACCORDANCE WITH THE PUBLIC SERVICE COMMISSION STATEWIDE RULES OF JUNE 14, 1968.
3. ZONING SETBACKS WILL BE IN ACCORDANCE WITH ANNE ARUNDEL COUNTY REGULATIONS AT THE TIME OF BUILDING PERMIT.

AREA TABULATIONS

EXISTING ZONING	R-10
SITE / LOT AREA**	98,446 SF. / 2.26 AC.
TOTAL NUMBER OF LOTS	49 TOWNHOME LOTS
AVERAGE LOT AREA	2,013 SF. / 0.05 AC.

** NOTE: SITE AREA FOR THIS AMENDED PLAT IS DEFINED AS LOTS 64-79 AND 127-161 ONLY.



KEY MAP

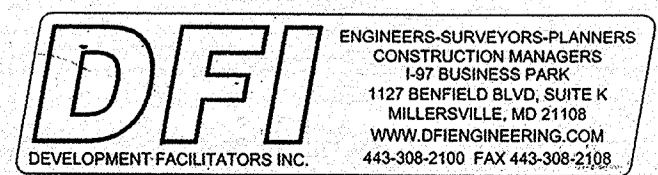
1" = 200'

ADJACENT OWNER INFORMATION

1 TANYARD SPRINGS P.B. - 274 P.P. - 26 - 32 PLAT NO. - 14252 - 14257 TM 10 BLK 5 P. 53 ZONING: R10 / C3	2 CSX REALTY DEVELOPMENT C/O CSX TAX DEPT J910 500 WATER STREET JACKSONVILLE, FL. 32202 TMAP. 10 BLK. 6 P. 24 TA# 03-000-19367700 8293 / 475 ZONING: W-1	3 TANYARD SPRINGS LTD PARTNERSHIP 6 UPLAND ROAD BALTIMORE, MD. 21210 TMAP. 11 BLK. 1 P. 12 TA# 03-000-02090305 3541 / 713 ZONING: W-1
4 CHRIS KOPECKY AND BRIAN CALLAHAN 7578 SOLLEY ROAD GLEN BURNIE, MD. 21080 TM. 10 BLK. 6 P. 41 TA# 03-000-21668200 2938 / 509 ZONING: R2	5 BOARD OF EDUCATION OF ANNE ARUNDEL COUNTY 2644 RIVA ROAD ANNAPOLIS, MD. 21401 TM. 11 BLK. 7 P. 93 TA# 03-000-00477201 163 / 24, 826 / 271 ZONING: R2	6 CASPER AND CAROLEE HACKMANN 7630 SOLLEY ROAD GLEN BURNIE, MD. 21060 TMAP. 10 BLK. 12 P. 31 TA# 03-000-12684000 12598 / 298 ZONING: R2

APPROVED:
Larry R. Tom 10-8-08
LARRY R. TOM, PLANNING AND ZONING OFFICER
ANNE ARUNDEL COUNTY OFFICE OF PLANNING AND ZONING
AND FOR THE HEALTH OFFICER (PUBLIC SYSTEMS), ANNE ARUNDEL COUNTY DEPARTMENT OF HEALTH.

PLAT ONE OF TWO
*** AMENDED PLAT**
TANYARD SPRINGS SECTION C
RESUBDIVISION OF LOTS 64-79 & 127-161
PREVIOUSLY RECORDED IN P.B. 288 PAGE 11-22 PLAT NO.'S 14937-14948,
P.B. 285 PAGE 28-39 PLAT NO.'S 14804-14815,
P.B. 274 PAGE 26-32 PLAT NO.'S 14252-14257, P.B. 93 PAGE 36 PLAT NO. 4861
SUBDIVISION # 1982-192 PROJECT # 2008-0118
TAX MAP 10 BLOCK 6 PARCEL 53
SCALE: NONE SEPTEMBER, 2008
ZONING: R-10 ZIP CODE: 21060
MARYLAND NAD 83
THIRD DISTRICT, ANNE ARUNDEL COUNTY, MARYLAND

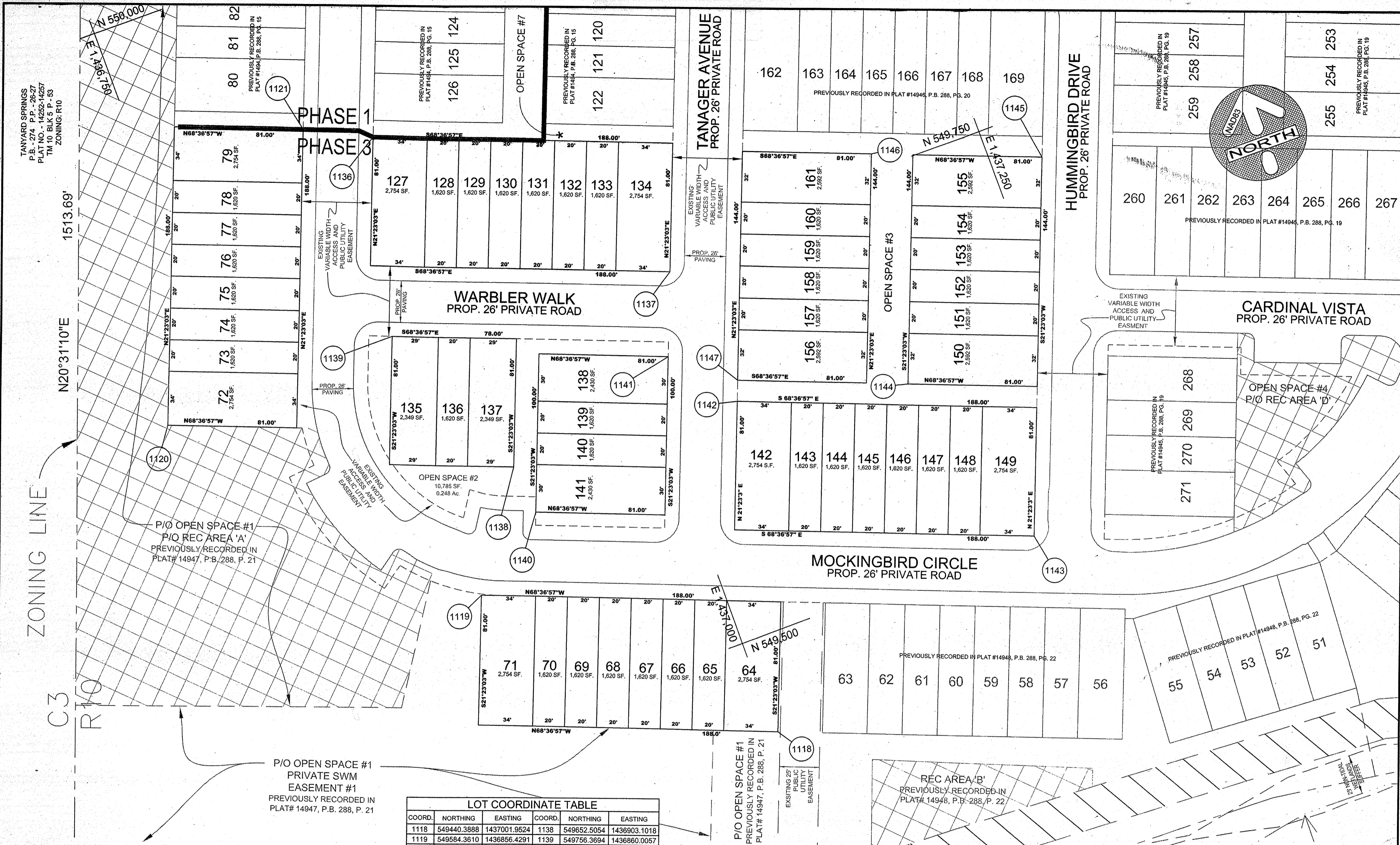


RECORDED IN PLAT BOOK _____ PLAT PAGE _____ PLAT NUMBER _____

PL16911 USA CSX 2081 5128-1

ANNE ARUNDEL COUNTY CIRCUIT COURT (Plat Book) Plat: 15206-15207, Plat Book 293, pp. 30-31, MSA_C2081 5128 Date available: 2008/10/17. Printed 04/08/2020. RECEIVED FOR RECORD CIRCUIT COURT FOR A. COUNTY 10/17/08





RECEIVED FOR RECORD
CIRCUIT COURT FOR A COUNTY

WE ASSENT TO AND DO HEREBY JOIN IN THIS PLAN OF SUBDIVISION. FOR COMPLETE OWNERS DEDICATION, SURVEYOR'S CERTIFICATE, AND OTHER NOTES, SEE PLAT 1 OF 2.

WITNESS: [Signature] 10/2/08 DATE
 OWNER: US HOME CORPORATION BY: [Signature] 10/2/08 DATE
 ROBERT J. JACOBY, DIVISION PRESIDENT

COORD.	NORTHING	EASTING	COORD.	NORTHING	EASTING
1118	549440.3888	1437001.9524	1138	549652.5054	1436903.1018
1119	549584.3610	1436886.4291	1139	549756.3694	1436860.0057
1120	549752.1306	1436708.3859	1140	549620.9769	1436906.1816
1121	549897.6539	1436852.3581	1141	549684.5584	1437018.0673
1131	550066.1943	1436965.6077	1142	549643.1542	1437049.1074
1132	549848.8635	1436995.4188	1143	549499.1821	1437194.6307
1133	549912.4450	1437107.3024	1144	549616.4638	1437153.5669
1134	549951.4593	1437007.6687	1145	549721.0162	1437281.4958
1135	549887.8778	1436895.7830	1146	549760.0305	1437181.8620
1136	549878.1007	1436891.9545	1147	549655.4781	1437053.9332
1137	549734.1285	1437037.4778			

DFI ENGINEERS-SURVEYORS-PLANNERS
 CONSTRUCTION MANAGERS
 147 BUSINESS PARK
 1127 BENFIELD BLVD, SUITE K
 MILLERSVILLE, MD 21108
 WWW.DFIENGINEERING.COM
 443-308-2100 FAX 443-308-2189

RECORDED IN PLAT BOOK _____ PLAT PAGE _____ PLAT NUMBER _____

APPROVED: [Signature] 10.8.08 DATE
 LARRY R. TOM, PLANNING AND ZONING OFFICER
 ANNE ARUNDEL COUNTY OFFICE OF PLANNING AND ZONING
 AND FOR THE HEALTH OFFICER (PUBLIC SYSTEMS), ANNE ARUNDEL COUNTY DEPARTMENT OF HEALTH.



PLAT TWO OF TWO
*** AMENDED PLAT**
TANYARD SPRINGS SECTION C
 RESUBDIVISION OF LOTS 64-79 & 127-161
 PREVIOUSLY RECORDED IN P.B. 288 PAGE 11-22 PLAT NO.'S 14937-14948,
 P.B. 285 PAGE 28-39 PLAT NO.'S 14804-14815,
 P.B. 274 PAGE 26-32 PLAT NO.'S 14252-14257, P.B. 93 PAGE 36 PLAT NO. 4861
 SUBDIVISION # 1982-192 PROJECT # 2008-0118
 TAX MAP 10 BLOCK 6 PARCEL 53
 SCALE: 1"=40' SEPTEMBER, 2008
 ZONING: R-10 ZIP CODE: 21060
 MARYLAND NAD 83
 THIRD DISTRICT, ANNE ARUNDEL COUNTY, MARYLAND

P161912 MSA CSu 2081 5128-2