

PREPARED BY:

MARK E. POWELL, MARYLAND PROFESSIONAL LAND SURVEYOR #21153
DEVELOPMENT FACILITATORS, INC.
504 BALTIMORE ANNAPOLIS BLVD
SEVERNA PARK, MARYLAND 21146



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: [Signature] 10/23/07 DATE
OWNER: US HOME CORPORATION BY: [Signature] 10/23/07 DATE
ROBERT J. JACOBY, DIVISION PRESIDENT

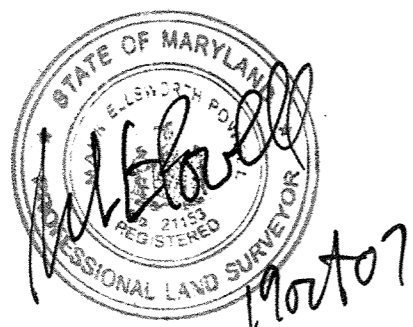
WE ASSENT AND DO HEREBY JOIN IN THIS RECORD PLAT:-

WITNESS: [Signature] 10/23/07 DATE
OWNER: US HOME CORPORATION BY: [Signature] 10/23/07 DATE
ROBERT J. JACOBY, DIVISION PRESIDENT

SURVEYOR'S CERTIFICATE

I CERTIFY THAT THIS RECORD PLAT IS CORRECT; THAT IT IS A SUBDIVISION 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 18509, 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.

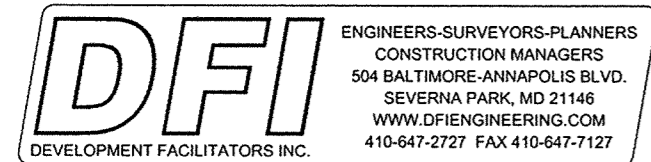
SURVEYOR'S PROFESSIONAL SEAL:



MARK E. POWELL, MARYLAND PROFESSIONAL LAND SURVEYOR# 21153
DEVELOPMENT FACILITATORS, INC.
504 BALTIMORE-ANNAPOLIS BLVD.
SEVERNA PARK, MD. 21146

R-10 TOWNHOME SETBACK REQUIREMENTS

- LOCATION OF A TOWNHOUSE STRUCTURE FROM A RESIDENTIAL LOT LINE LOCATED IN A LESS INTENSIVE ZONING DISTRICT 75'
- MINIMUM SETBACKS FOR A TOWNHOUSE STRUCTURE:
 - FRONT LOT LINE:
 - UNITS WITH FRONT LOAD GARAGES 18'
 - UNITS WITHOUT FRONT LOAD GARAGES 10'
 - SIDE LOT LINE FOR END UNITS 5'
 - REAR LOT LINE 10'
- DISTANCE BETWEEN TOWNHOUSE STRUCTURES:
 - FRONT TO FRONT BETWEEN STRUCTURE 40'
 - BACK TO BACK BETWEEN STRUCTURE 40'
 - ADJACENT END UNITS 15'
- MAXIMUM UNITS PER TOWNHOUSE STRUCTURE 16 UNITS IF BACK TO BACK; OTHERWISE, 8 UNITS
- MINIMUM WIDTH OF INDIVIDUAL UNIT 16'
- MINIMUM AVERAGE WIDTH OF AN INDIVIDUAL UNIT IN A TOWNHOUSE STRUCTURE 18'
- PUBLIC WATER AND SEWER REQUIRED



RECORDED IN PLAT BOOK _____ PLAT PAGE _____ PLAT NUMBER _____

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. A DETAILED LANDSCAPE/SCREENING PLAN, BOND AND SCREENING AGREEMENT, IN ACCORDANCE WITH THE APPROVED CONCEPT PLAN ON FILE WITH THE OFFICE OF PLANNING AND ZONING, SHALL BE SUBMITTED PRIOR TO ISSUANCE OF GRADING AND/OR BUILDING PERMITS. THE PLAN SHALL BE IN ACCORDANCE WITH ALL REQUIREMENTS OF ARTICLE 18, TITLE 9 OF THE ANNE ARUNDEL COUNTY CODE AND LANDSCAPE MANUAL.
- 3. EXCEPT IN ACCORDANCE WITH APPROVED PERMITS, NO DISTURBANCE TO NON-TIDAL WETLANDS OR BUFFERS IS PERMITTED.
- 4. ALL UTILITIES INCLUDING GAS, ELECTRIC, AND COMMUNICATIONS SHALL BE INSTALLED UNDERGROUND IN ACCORDANCE WITH THE PUBLIC SERVICE COMMISSION STATEWIDE RULES OF JUNE 14, 1968.

PREVIOUSLY RECORDED PLAT NOTE

THE PROPERTY SHOWN HEREON WAS 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 1-9, AS RECORDED AMONG THE LAND RECORDS OF ANNE ARUNDEL COUNTY, MARYLAND IN PLAT BOOK 274, PLAT PAGES 26-33, PLAT NUMBERS 14252 THROUGH 14258. 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.

PRIVATE ROAD STATEMENT

INDIGO BUNTING LANE, MOCKINGBIRD CIRCLE, HUMMINGBIRD DRIVE, Tanager AVENUE, ORIOLE AVENUE, RAVEN GREEN, CARDINAL VISTA, AND WARBLER WALK ARE PRIVATE ROADWAYS AND ARE INTENDED TO PROVIDE ACCESS AND PARKING FOR TOWNHOUSE LOTS 1-271. THE TANYARD SPRINGS HOMEOWNERS ASSOCIATION, INC. IS RESPONSIBLE FOR THE MAINTENANCE OF THE PORTIONS OF DRIVEWAY THAT ARE LOCATED WITHIN THE VARIABLE WIDTH ACCESS EASEMENT, PARKING AREAS, SIDEWALKS, STREET LIGHTS, SIGNS, STORM DRAINS, AND RELATED APPURTENANCES AND THE FACILITIES WITHIN THE PRIVATE ROADWAYS. THESE FACILITIES ARE NOT ELIGIBLE FOR COUNTY MAINTENANCE OR ACCEPTANCE INTO THE COUNTY ROAD SYSTEM.

PURPOSE NOTE

THE PURPOSE OF THIS PLAT IS TO FURTHER SUBDIVIDE EXISTING LOTS 2 THROUGH 7 OF TANYARD SPRINGS, RECORDED AMONG THE LAND RECORDS OF ANNE ARUNDEL COUNTY, MARYLAND IN PLAT BOOK 274, PLAT PAGES 26-33, PLAT NUMBERS 14252 THROUGH 14258, INTO 271 TOWNHOUSE DWELLINGS.

PUBLIC SERVICE AGREEMENTS

THIS PLAT HAS BEEN APPROVED FOR RECORDING SUBJECT TO AN AGREEMENT WITH BGE DATED JANUARY 3, 1991, AND WITH VERIZON DATED APRIL 17, 1991 AND RECORDED AMONG THE LAND RECORDS OF ANNE ARUNDEL COUNTY IN LIBER 5363 AT FOLIO 548 AND IN LIBER 5363 AT FOLIO 547, RESPECTIVELY.

TREE BILL NOTES

TANYARD SPRINGS SECTION 'C' IS 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. G02001473 (COVERS EX. P. 53, P. 29 & ADJOINING P. 12 OWNED BY NES) AND GRADING PERMIT NO. G02001557 (TANYARD SPRINGS LANE).

ALLOCATION NOTE

THIS SUBDIVISION PLAT IS SUBJECT TO THE REQUIREMENTS OF ARTICLE 13, 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 NULL AND VOID OR CAUSE THE PROPERTIES SHOWN HEREON TO BE SUBJECT TO A LIEN FOR UNPAID CHARGES.

DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS

THIS SUBDIVISION IS SUBJECT TO THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR THE TANYARD SPRINGS HOMEOWNERS ASSOCIATION, INC. TO BE RECORDED AMONG THE LAND RECORDS OF ANNE ARUNDEL COUNTY, MARYLAND IMMEDIATELY AFTER RECORDATION OF THIS PLAT.

TEMPORARY CONSTRUCTION EASEMENT

TEMPORARY CONSTRUCTION EASEMENTS ARE RESERVED ON ALL LOTS SHOWN HEREON BETWEEN THE RIGHT-OF-WAY LINE AND THE BUILDING RESTRICTION LINE FOR THE PROPOSED CONSTRUCTION OF THE ROADS 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 RELEASE OF ANY MAINTENANCE SECURITY HELD BY ANNE ARUNDEL COUNTY, MARYLAND.

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.

STORMWATER MANAGEMENT NOTE

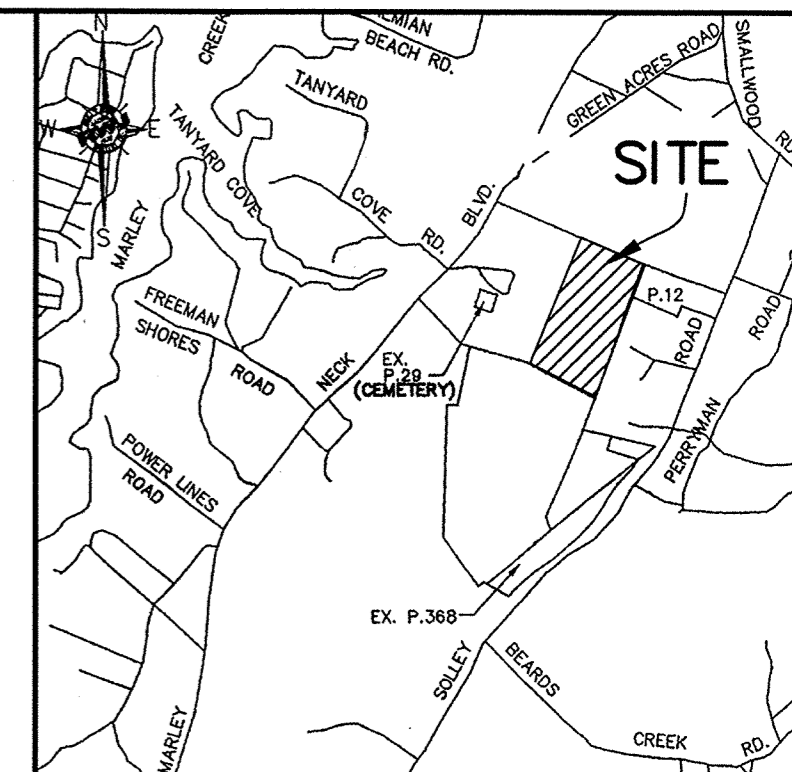
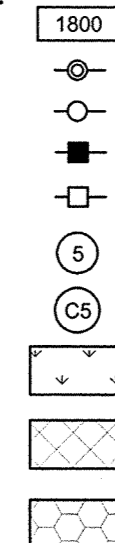
THIS SITE HAS BEEN DESIGNED IN CONFORMANCE WITH ARTICLE 16, TITLE 3, SUBTITLE 204 OF THE COUNTY CODE AND DEVELOPMENT OF THE SITE MUST BE EXECUTED IN COMPLIANCE WITH THE APPROVED FINAL DEVELOPMENT PLANS ON FILE WITH THE OFFICE OF PLANNING AND ZONING.

PURPOSE NOTE

THE PURPOSE OF THIS PLAT IS TO AMEND THE INTERIOR LOT LINES TO LOTS 80 - 94, 111 - 126, 162 - 177, AND 256 - 259. TO AMEND OPEN SPACES #2, #4, AND #6, RECREATION AND LOT AREAS, AND TO PROVIDE ADDITIONAL GUEST PARKING SPACES.

LEGEND

- HOUSE NUMBER
- IRON PIPE FOUND
- IRON PIPE SET
- MONUMENT FOUND
- MONUMENT SET
- POINT NUMBER
- CURVE NUMBER
- EX. WETLANDS
- PROP. ACTIVE RECREATION AREA
- PROP. NON-ACTIVE RECREATION AREA



VICINITY MAP

SCALE: 1" = 2000'
COPYRIGHT ADC THE MAP PEOPLE
PERMITTED USE NUMBER 20610189

AREA TABULATIONS

Existing Zoning		R-10
Total Site Area	1,541,400 s.f.	35.39 ac.
R-10 Zoning	1,541,400 s.f.	35.39 ac.
Total Critical Area	0 s.f.	0.00 ac.
Total Floodplain	0 s.f.	0.00 ac.
Total Number of Lots	271	Townhome Lots
Total Lot Area	521,802 s.f.	11.98 ac.
** Individual Lots 1-271 and their relative sizes (sq. ft.) are shown on page 2 of 12.		
Average Lot Area	2,405 s.f.	0.06 ac.
Total Recreation Area		
Total Required	271,000 s.f.	6.22 ac.
Active Recreation Required	203,250 s.f.	4.67 ac.
Provided	353,148 s.f.	8.11 ac.
Active Provided	207,702 s.f.	4.77 ac.
Active Recreation 'A'	65,316 s.f.	1.50 ac.
Active Recreation 'B'	4,971 s.f.	0.11 ac.
Active Recreation 'C'	98,194 s.f.	2.25 ac.
Active Recreation 'D'	6,620 s.f.	0.15 ac.
Active Recreation 'E'	12,289 s.f.	0.28 ac.
Active Recreation 'F'	11,780 s.f.	0.27 ac.
Active Recreation 'G'	8,532 s.f.	0.20 ac.
Non-Active Provided	145,446 s.f.	3.34 ac.
Non-Active Recreation 'A'	145,446 s.f.	3.34 ac.
Total Open Space Area	754,984 s.f.	17.33 ac.
Open Space Area #1	377,963 s.f.	8.68 ac.
Open Space Area #2	10,785 s.f.	0.25 ac.
Open Space Area #3	18,206 s.f.	0.42 ac.
Open Space Area #4	10,635 s.f.	0.24 ac.
Open Space Area #5	14,331 s.f.	0.33 ac.
Open Space Area #6	12,289 s.f.	0.28 ac.
Open Space Area #7	15,157 s.f.	0.35 ac.
Open Space Area #8	18,653 s.f.	0.43 ac.
Open Space Area #9	27,867 s.f.	0.64 ac.
Open Space Area #10	33,349 s.f.	0.77 ac.
Open Space Area #11	22,117 s.f.	0.51 ac.
Open Space Area #12	193,632 s.f.	4.45 ac.
Open Space Required (30%)	462,420 s.f.	10.62 ac.
Total Private Roadway Area On Property	181,796 s.f.	4.17 ac.
Indigo Bunting Lane	25,453 s.f.	0.58 ac.
Mockingbird Circle	68,751 s.f.	1.58 ac.
Hummingbird Drive	26,513 s.f.	0.61 ac.
Tanager Avenue	21,604 s.f.	0.50 ac.
Oriole Avenue	19,100 s.f.	0.44 ac.
Raven Green	8,330 s.f.	0.19 ac.
Cardinal Vista	6,497 s.f.	0.15 ac.
Warbler Walk	5,548 s.f.	0.13 ac.
Total Public R/W Area On Property	78,191 s.f.	1.80 ac.
Tanyard Springs Lane	78,191 s.f.	1.80 ac.
Total Wetland Area	4,627 s.f.	0.11 ac.
Non-Tidal Wetlands Area 1	2,819 s.f.	0.06 ac.
Non-Tidal Wetlands Area 2	1,808 s.f.	0.04 ac.

PLAT ONE OF TWELVE
* AMENDED PLAT
TANYARD SPRINGS SECTION C
271 TOWNHOUSE UNITS
RESUBDIVISION OF TANYARD SPRINGS LOTS 2-7
PREVIOUSLY RECORDED IN P.B. 274 PAGE 26-32
PLAT NO.'S 14252-14257
PREVIOUSLY RECORDED IN P.B. 93 PAGE 36 PLAT NO. 4861
SUBDIVISION # 1982-192 PROJECT # 07-0164
TAX MAP 10 BLOCK 6 PARCELS 53
SCALE: NONE AUGUST 2007
ZONING: R-10 ZIP CODE: 21060
MARYLAND NAD 83
THIRD DISTRICT, ANNE ARUNDEL COUNTY, MARYLAND

APPROVED: [Signature] 10-25-07 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.

P145452 MSA SSU 1235 9136-1

ANNE ARUNDEL COUNTY CIRCUIT COURT (Subdivision Plats) Plats 14937-14948; Plat Book 288, pp. 11-22, MSA_S1235_9136. Date available 2007/11/02. Printed 04/08/2020.

PUBLIC UTILITY AND ACCESS EASEMENT LINE TABLE

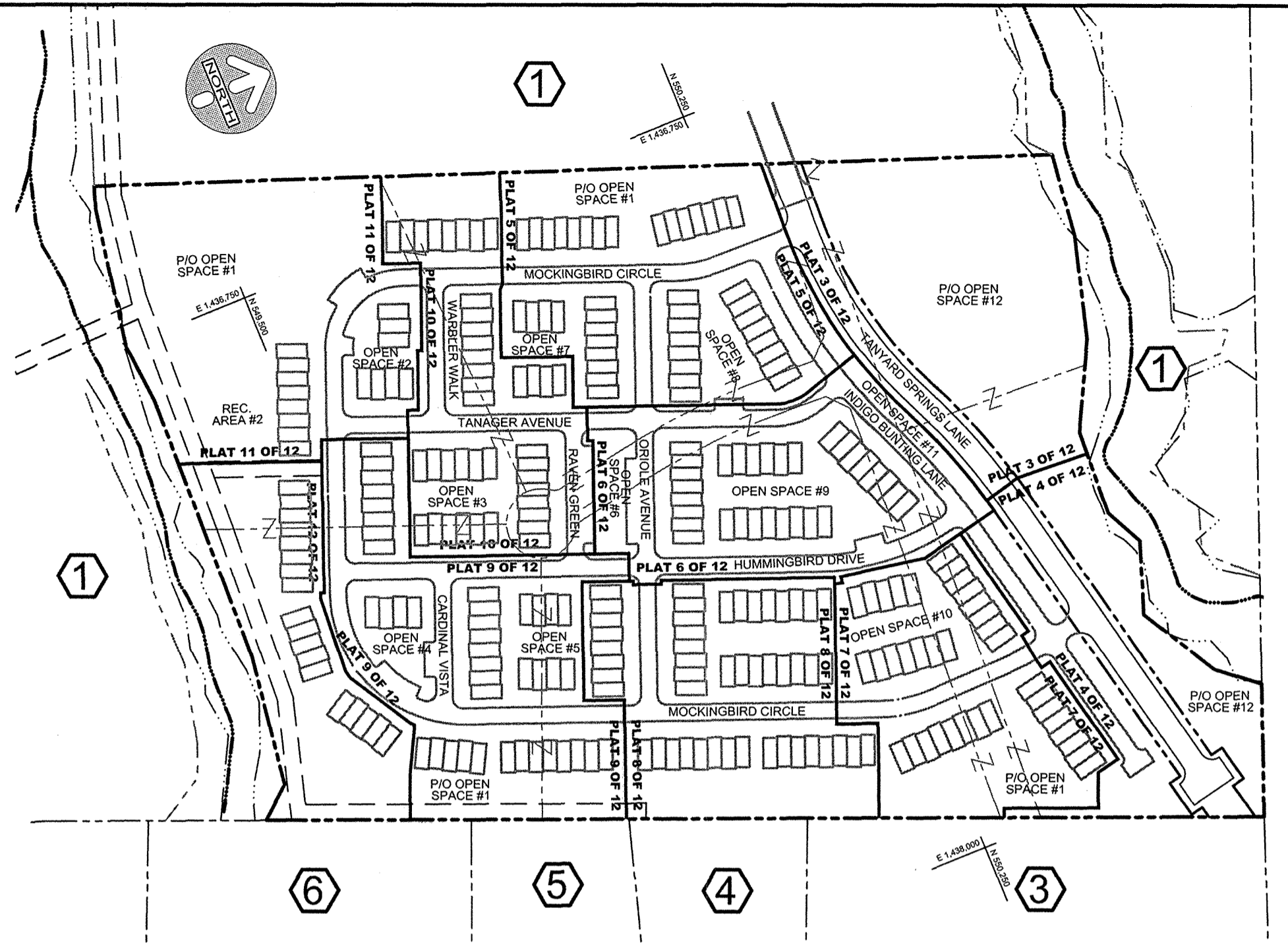
LINE	LENGTH	BEARING	LINE	LENGTH	BEARING
L1	47.55	S01°17'44"W	L40	100.00	S68°36'57"E
L2	166.23	S09°04'16"W	L41	117.47	N21°23'03"E
L3	425.69	S21°23'03"W	L42	188.00	N68°36'57"W
L4	3.40	S68°36'57"E	L43	29.47	S21°23'03"W
L4a	17.23	S84°00'11"W	L43a	17.20	N85°51'43"W
L4b	17.23	N54°39'05"E	L43b	17.20	S78°28'27"E
L5	390.00	S68°36'57"E	L43c	1.23	S68°36'57"E
L6	5.80	S21°23'03"W	L44	276.55	S21°23'03"W
L7	5.15	S68°36'57"E	L45	188.00	N68°36'57"W
L8	122.00	S86°28'08"E	L46	188.05	N21°23'03"E
L9	12.60	N76°27'42"E	L47	8.45	N68°36'57"W
L10	122.00	N59°21'31"E	L48	29.75	N17°17'24"W
L11	4.26	N43°18'16"E	L49	16.26	N71°33'55"E
L12	122.00	N27°15'00"E	L50	188.00	N68°00'22"E
L13	8.60	N21°23'03"E	L51	28.97	S68°36'57"E
L14	2.75	N68°36'57"W	L51a	18.00	S12°23'03"W
L15	602.00	N21°23'03"E	L51b	152.20	S68°36'57"E
L16	19.93	S68°36'57"E	L51c	18.00	N12°23'03"E
L17	4.29	N21°23'03"E	L51d	6.84	S68°36'57"E
L18	228.08	N01°34'57"W	L52	68.00	S21°23'03"W
L20	193.71	N77°26'52"E	L53	8.80	N68°36'57"W
L20a	5.20	S12°33'08"E	L53a	18.00	N21°23'03"E
L20b	39.24	N77°26'52"E	L53b	170.40	N68°36'57"W
L21	70.20	N12°33'08"W	L53c	18.00	S21°23'03"W
L22	21.01	S01°17'44"W	L53d	8.80	N68°36'57"W
L22a	21.00	N18°50'53"W	L54	68.00	N21°23'03"E
L22b	21.00	S18°50'53"E	L55	188.00	N68°36'57"W
L22c	21.00	N12°32'34"W	L56	332.47	S21°23'03"W
L22d	21.00	S12°32'34"E	L57	188.00	S68°36'57"E
L23	191.43	N77°26'52"E	L58	332.47	N21°23'03"E
L24	21.00	N12°33'08"W	L59	6.20	S09°05'13"E
L25	21.00	S12°33'08"E	L60	122.00	S09°54'47"W
L26	188.56	S77°26'52"W	L61	10.00	S09°05'13"E
L27	21.00	N12°33'08"W	L62	12.26	S16°12'20"W
L28	4.73	S06°45'55"E	L63	10.00	N68°36'57"W
L29	188.00	S83°14'05"W	L64	26.83	S21°23'03"W
L30	7.72	N88°42'16"W	L65	246.89	S21°23'03"W
L31	52.21	S01°17'44"W	L66	188.00	S68°36'57"E
L32	29.41	S21°23'03"W	L67	314.74	N21°23'03"E
L33	188.00	S68°36'57"E	L68	2.07	S82°33'27"E
L34	81.80	N21°23'03"E	L69	166.00	N07°28'33"E
L34a	17.20	N68°36'57"W	L70	2.36	N82°33'27"W
L34b	81.40	N21°23'03"E	L71	64.84	N01°34'57"W
L34c	17.20	S68°36'57"E	L71a	2.76	N77°26'52"E
L34d	44.85	N21°23'03"E	L71b	14.23	N12°33'08"W
L35	29.85	N17°17'24"W	L72	191.04	S77°26'52"W
L36	188.00	S68°36'57"E	L73	187.56	N68°36'57"W
L37	283.00	S21°23'03"W	L74	279.00	N21°23'03"E
L38	188.00	N68°36'57"W	L75	188.00	S68°36'57"E
L39	283.00	N21°23'03"E	L76	266.47	S21°23'03"W
L3a	2.93	N21°23'03"E	L77	83.33	N68°36'57"W
L3b	2.03	N68°36'57"W	L78	122.47	S21°23'03"W
L3c	18.12	S32°51'01"W	L79	10.00	S68°36'57"E
L3d	19.00	N68°36'57"W	L79a	18.22	N18°47'42"W
L3e	18.00	N21°23'03"E	L79b	69.57	N68°36'57"W
			L79c	17.20	N21°23'03"E

LOT AND RIGHT OF WAY COORDINATE TABLE

COORD	NORTHING	EASTING	COORD	NORTHING	EASTING
1000	550393.8279	1436887.7567	1131	550066.1943	1436965.6077
1001	550390.1978	1436977.8137	1132	549848.8635	1436995.4168
1002	550358.3486	1437848.9256	1133	549912.4450	1437107.3024
1003	550168.1833	1437773.1484	1134	549951.4593	1437007.6687
1004	550636.7652	1437999.4846	1135	549887.8778	1436895.7830
1005	550656.2872	1437995.1381	1136	549878.1007	1436891.9545
1006	550669.3269	1438053.7040	1137	549734.1285	1437037.4778
1007	550649.8050	1438058.0505	1138	549652.5054	1436903.1018
1008	550662.9258	1438116.9808	1139	549756.3694	1436860.0057
1009	550595.3343	1438089.4832	1140	549620.9769	1436906.1816
1010	550591.2391	1438071.0903	1141	549684.5584	1437018.0673
1011	550571.7171	1438075.4368	1142	549643.1542	1437049.1074
1012	550558.6774	1438016.8709	1143	549499.1821	1437194.6307
1013	550578.1993	1438012.5244	1144	549616.4638	1437153.5669
1014	550467.8621	1437516.9613	1145	549721.0162	1437281.4958
1015	550398.9579	1437315.2515	1146	549760.0305	1437181.8620
1016	550330.2465	1436975.3970	1147	549655.4781	1437053.9332
1017	550334.6717	1436865.6163	1148	549733.3409	1437286.3219
1100	550418.5449	1437967.2401	1149	549877.3130	1437140.7986
1101	550456.7511	1437766.1299	1150	550097.9972	1437227.2134
1102	550355.3497	1437849.0084	1151	549954.0250	1437372.7367
1103	550165.1845	1437773.2312	1152	550206.7603	1437357.5743
1104	550138.9224	1437828.6324	1153	550104.2080	1437229.6454
1105	549993.3991	1437684.6603	1154	550066.0147	1437329.6007
1106	549954.5534	1437756.3378	1155	550211.5329	1437473.5728
1107	549809.0301	1437612.3656	1156	550307.2691	1437480.3650
1108	549753.4236	1437677.5799	1157	550311.9669	1437275.7118
1109	549607.9003	1437533.6078	1158	550364.9470	143726.4040
1110	549561.7995	1437605.0465	1159	550403.1532	1437525.2939
1111	549490.4272	1437477.1754	1160	550172.7269	1437625.2589
1112	549417.6389	1437515.5383	1161	550326.8366	1437727.0793
1113	549425.1506	1437369.2899	1162	550308.9391	1437617.1869
1114	549341.3576	1437352.0037	1163	550202.7050	1437516.3935
1115	549429.7861	1437235.2758	1164	550163.3253	1437588.9355
1116	549361.6396	1437203.0603	1165	550017.8021	1437444.9634
1117	549505.6117	1437057.5371	1166	549978.7878	1437544.5971
1118	549440.3888	1437001.9524	1167	550124.3111	1437688.5693
1119	549584.3610	1436856.4291	1168	550013.4054	1437443.2418
1120	549752.1306	1436708.3859	1169	549869.4333	1437588.7650
1121	549897.6539	1436852.3581	1170	549753.0387	1437543.1876
1122	549936.4996	1436780.5806	1171	549897.0109	1437397.6643
1123	550082.0229	1436924.5527	1172	549681.5424	1437428.2027
1124	550131.9757	1436859.0729	1173	549745.1329	1437540.0883
1125	550283.1289	1436965.2318	1174	549784.1382	1437440.4546
1126	550204.5252	1437212.7347	1175	549720.5567	1437328.5689
1127	550262.8143	1437016.5018	1176	549712.6419	1437325.4697
1128	550182.5889	1437011.1851	1177	549568.6697	1437470.9929
1129	550038.6167	1437156.7084	1178	549560.1952	1437352.7637
1130	549922.2222	1437111.1309	1179	549496.6137	1437240.8780

BOUNDARY COORDINATE TABLE

COORD	NORTHING	EASTING	COORD	NORTHING	EASTING
80	550765.5296	1437026.8732	189	550676.0428	1438122.3171
178	549216.0923	1437528.3559	208	550749.5190	1437158.8652
179	549264.5177	1437486.8718	209	550706.5193	1437315.8632
180	549294.5224	1437278.8762	210	550638.5171	1437448.8672
182	549306.5228	1436845.8725	211	550631.5169	1437583.8658
183	549297.5227	1436751.8723	212	550661.5169	1437683.8641
184	549335.5222	1436530.8755	213	550622.5158	1437753.8650
185	549347.8616	1436496.2911	214	550692.5177	1437875.8689
			215	550752.9738	1437925.8524



KEY MAP

1" = 200'

ADJACENT OWNER INFORMATION

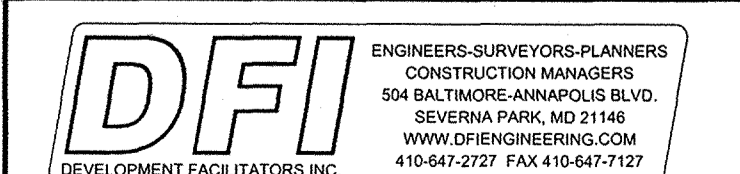
- ① TANYARD SPRINGS P.B. - 274 P.P. - 26 - 32 PLAT NO. - 14252 - 14257 TM. 10 BLK 5 P - 53 ZONING: R10/C3
- ② CSX REALTY DEVELOPMENT C/O CSX TAX DEPT J910 500 WATER STREET JACKSONVILLE, FL. 32202 TMAP. 10 BLK. 6 P. 24 TA# 03-000-19367700 ZONING: W-1
- ③ TANYARD SPRINGS LTD PARTNERSHIP 6 UPLAND ROAD BALTIMORE, 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. 21060 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 8293 / 475 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

PUBLIC UTILITY AND ACCESS EASEMENT CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD
C1	24.86	132.00	10°47'42"	S02°57'03"W	24.82
C1a	92.84	149.19	35°39'11"	S20°40'22"E	91.35
C1b	68.44	132.00	29°42'21"	S53°45'47"E	67.67
C2	62.72	422.00	8°30'55"	N05°50'24"W	62.66
C3	234.53	751.00	17°53'54"	N80°40'14"E	233.58
C3a	75.34	751.00	05°44'53"	N67°42'21"E	75.31
C4	209.00	949.25	12°36'55"	S71°08'25"W	208.58
C5	78.16	222.00	20°10'17"	N11°17'54"E	77.75
C6	52.65	78.00	38°40'27"	N02°02'50"E	51.66
C7	16.16	795.00	1°09'53"	N75°00'29"E	16.16
C8	51.49	88.00	33°31'17"	S04°37'24"W	58.75
C8a	83.18	88.00	54°09'27"	S41°32'13"W	80.12
C8b	23.03	70.00	18°51'12"	S59°11'21"E	22.93
C9	30.37	905.00	1°55'21"	S73°05'20"W	30.36
C10	95.01	358.00	15°12'19"	S04°46'38"E	94.73
C10a	60.35	340.80	10°08'43"	S07°49'55"W	60.27
C10b	23.70	358.00	03°47'37"	S14°44'07"W	23.70
C11	36.66	122.00	17°13'08"	N08°40'49"W	36.53
C12	9.63	905.00	0°36'36"	S77°08'34"W	9.63
C13	79.03	402.00	11°15'52"	N06°59'09"W	78.91
C14	54.29	378.00	8°13'45"	N05°41'50"W	54.24
C15	12.54	178.00	4°02'11"	N23°24'08"E	12.54
C16	117.28	179.00	37°32'19"	N87°23'07"E	115.19
C16a	71.43	160.80	30°15'33"	N58°59'55"E	83.94

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 12.

WITNESS: *Shawn E. Lutz* DATE: 10/23/07
 OWNER: ROBERT J. JACOBY, DIVISION PRESIDENT DATE: 10/23/07





CALCULATIONS THIS SHEET ONLY

TOTAL PLAT AREA	186,084 S.F. 4.272 AC.
NO. OF LOTS	0 LOTS
TOTAL LOT AREA	0 S.F. 0.0 AC.
TOTAL RIGHT-OF-WAY	37,822 S.F. 0.868 AC.
TOTAL PRIVATE ROAD AREA	0 S.F. 0.0 AC.
TOTAL OPEN SPACE	145,450 S.F. 3.339 AC.
TOTAL REC. AREA	145,450 S.F. 3.339 AC.
TOTAL WETLANDS AREA	2,819 S.F. 0.065 AC.
TOTAL PUBLIC SWM EASEMENT	137,250 S.F. 3.151 AC.

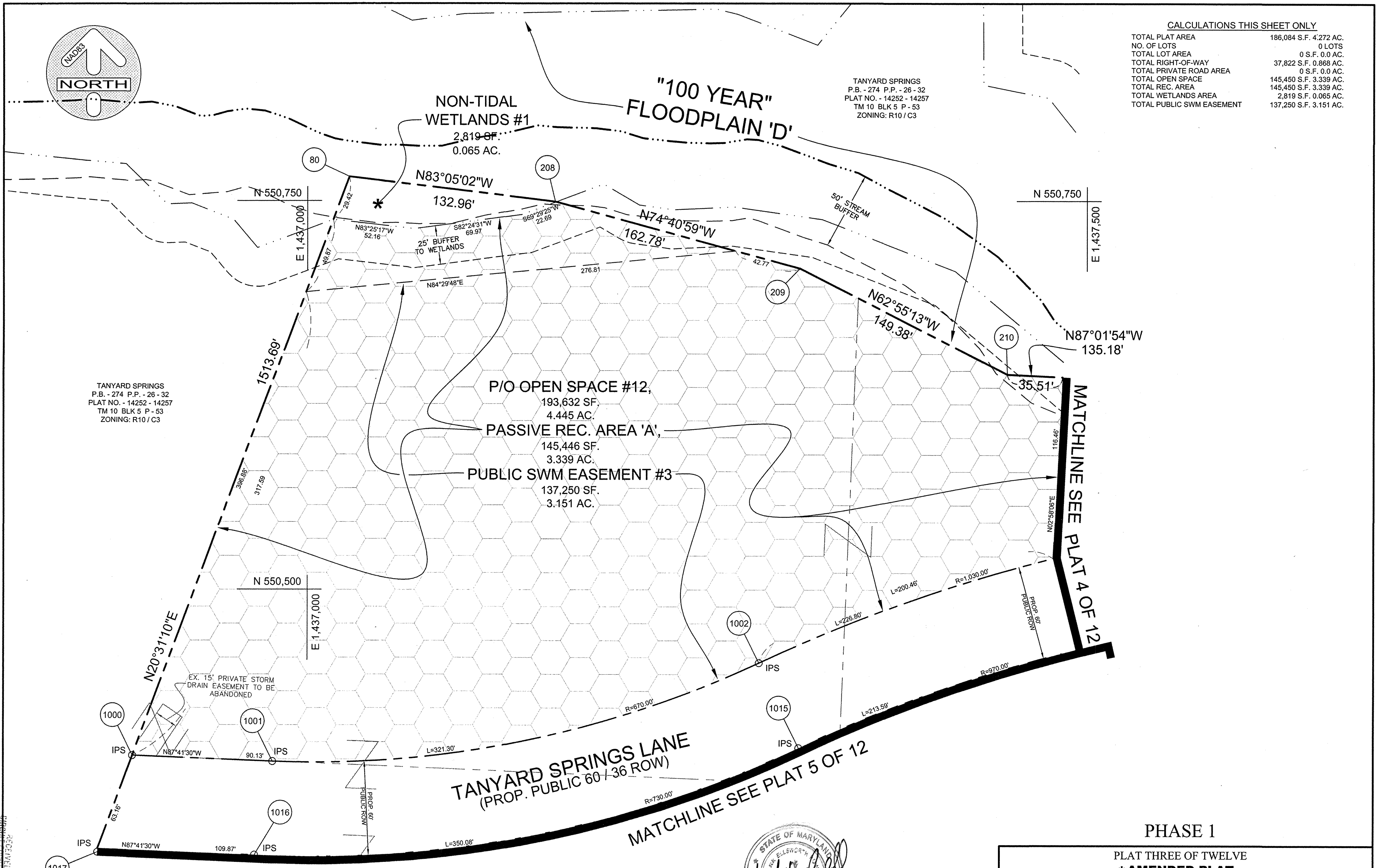
TANYARD SPRINGS
P.B. - 274 P.P. - 26 - 32
PLAT NO. - 14252 - 14257
TM 10 BLK 5 P - 53
ZONING: R10 / C3

NON-TIDAL
WETLANDS #1
2,819 SF.
0.065 AC.

"100 YEAR"
FLOODPLAIN 'D'

P/O OPEN SPACE #12,
193,632 SF.
4.445 AC.
PASSIVE REC. AREA 'A',
145,446 SF.
3.339 AC.
PUBLIC SWM EASEMENT #3
137,250 SF.
3.151 AC.

TANYARD SPRINGS
P.B. - 274 P.P. - 26 - 32
PLAT NO. - 14252 - 14257
TM 10 BLK 5 P - 53
ZONING: R10 / C3



MATCHLINE SEE PLAT 4 OF 12

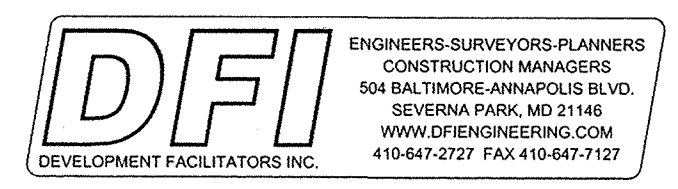
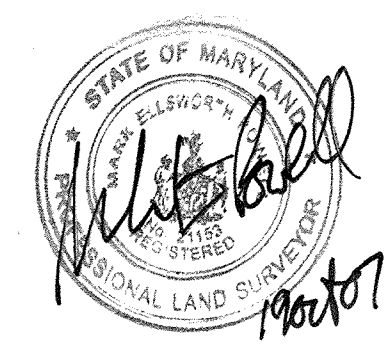
MATCHLINE SEE PLAT 5 OF 12

TANYARD SPRINGS LANE
(PROP. PUBLIC 60'-36' ROW)

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

WITNESS: Shau E. [Signature] 10/23/07 DATE
OWNER: US HOME CORPORATION BY: [Signature] 10/25/07 DATE
ROBERT J. JACOBY, DIVISION PRESIDENT

APPROVED: [Signature] 10-25-07 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.

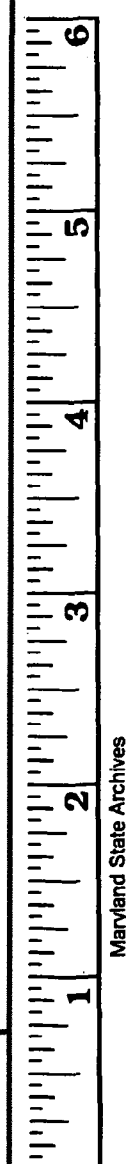


RECORDED IN PLAT BOOK _____ PLAT PAGE _____ PLAT NUMBER _____

PHASE 1
PLAT THREE OF TWELVE
* AMENDED PLAT
TANYARD SPRINGS SECTION C
271 TOWNHOUSE UNITS
RESUBDIVISION OF TANYARD SPRINGS LOTS 2-7
PREVIOUSLY RECORDED IN P.B. 274 PAGE 26-32
PLAT NO.'S 14252-14257
PREVIOUSLY RECORDED IN P.B. 93 PAGE 36 PLAT NO. 4861
SUBDIVISION # 1982-192 PROJECT # 07-0164
TAX MAP 10 BLOCK 6 PARCELS 53
SCALE: 1" = 40' AUGUST 2007
ZONING: R-10 ZIP CODE: 21060
MARYLAND NAD 83
THIRD DISTRICT, ANNE ARUNDEL COUNTY, MARYLAND

PH45454 MSA SSU 1235 9/36.3

ANNE ARUNDEL COUNTY CIRCUIT COURT (Subdivision Plats: AA) Plat 14937-14948; Plat Book 288, pp. 11-22, MSA_S1235_9136. Date available 2007/11/02. Printed 04/08/2020.



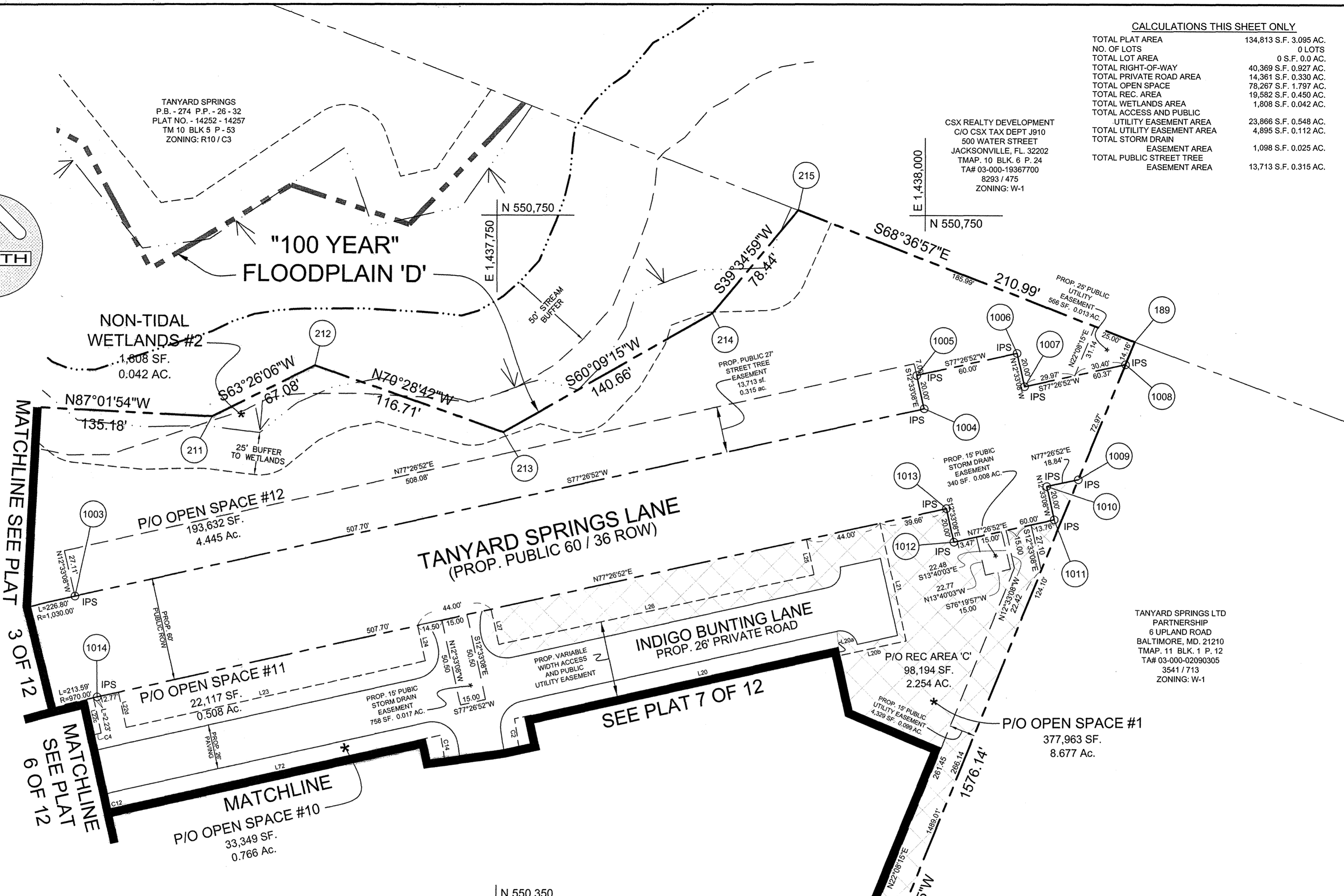
Maryland State Archives

CALCULATIONS THIS SHEET ONLY

TOTAL PLAT AREA	134,813 S.F. 3.095 AC.
NO. OF LOTS	0 LOTS
TOTAL LOT AREA	0 S.F. 0.0 AC.
TOTAL RIGHT-OF-WAY	40,369 S.F. 0.927 AC.
TOTAL PRIVATE ROAD AREA	14,361 S.F. 0.330 AC.
TOTAL OPEN SPACE	78,267 S.F. 1.797 AC.
TOTAL REC. AREA	19,582 S.F. 0.450 AC.
TOTAL WETLANDS AREA	1,808 S.F. 0.042 AC.
TOTAL ACCESS AND PUBLIC UTILITY EASEMENT AREA	23,866 S.F. 0.548 AC.
TOTAL UTILITY EASEMENT AREA	4,895 S.F. 0.112 AC.
TOTAL STORM DRAIN EASEMENT AREA	1,098 S.F. 0.025 AC.
TOTAL PUBLIC STREET TREE EASEMENT AREA	13,713 S.F. 0.315 AC.

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

TANYARD SPRINGS
P.B. - 274 P.P. - 26 - 32
PLAT NO. - 14252 - 14257
TM 10 BLK 6 P - 53
ZONING: R10 / C3



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

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 12.

WITNESS: *Shawn E. Bentley* 10/23/07 DATE
OWNER: US HOME CORPORATION BY: *Robert J. Jacoby* 10/26/07 DATE
ROBERT J. JACOBY, DIVISION PRESIDENT



APPROVED: *Larry R. Tom* 10-25-07 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.



RECORDED IN PLAT BOOK _____ PLAT PAGE _____ PLAT NUMBER _____

PHASE 1
PLAT FOUR OF TWELVE
* AMENDED PLAT
TANYARD SPRINGS SECTION C
271 TOWNHOUSE UNITS
RESUBDIVISION OF TANYARD SPRINGS LOTS 2-7
PREVIOUSLY RECORDED IN P.B. 274 PAGE 26-32
PLAT NO.'S 14252-14257
PREVIOUSLY RECORDED IN P.B. 93 PAGE 36 PLAT NO. 4861
SUBDIVISION # 1982-192 PROJECT # 07-0164
TAX MAP 10 BLOCK 6 PARCELS 53
SCALE: 1"=40' AUGUST 2007
ZONING: R-10 ZIP CODE: 21060
MARYLAND NAD 83
THIRD DISTRICT, ANNE ARUNDEL COUNTY, MARYLAND

PN45455 MSA SSU 1235 9136-4

ANNE ARUNDEL COUNTY CIRCUIT COURT (Subdivision Plat) Book 288, pp. 11-22, MSA_S1235_9136. Date available 2007/11/02. Printed 04/08/2020.

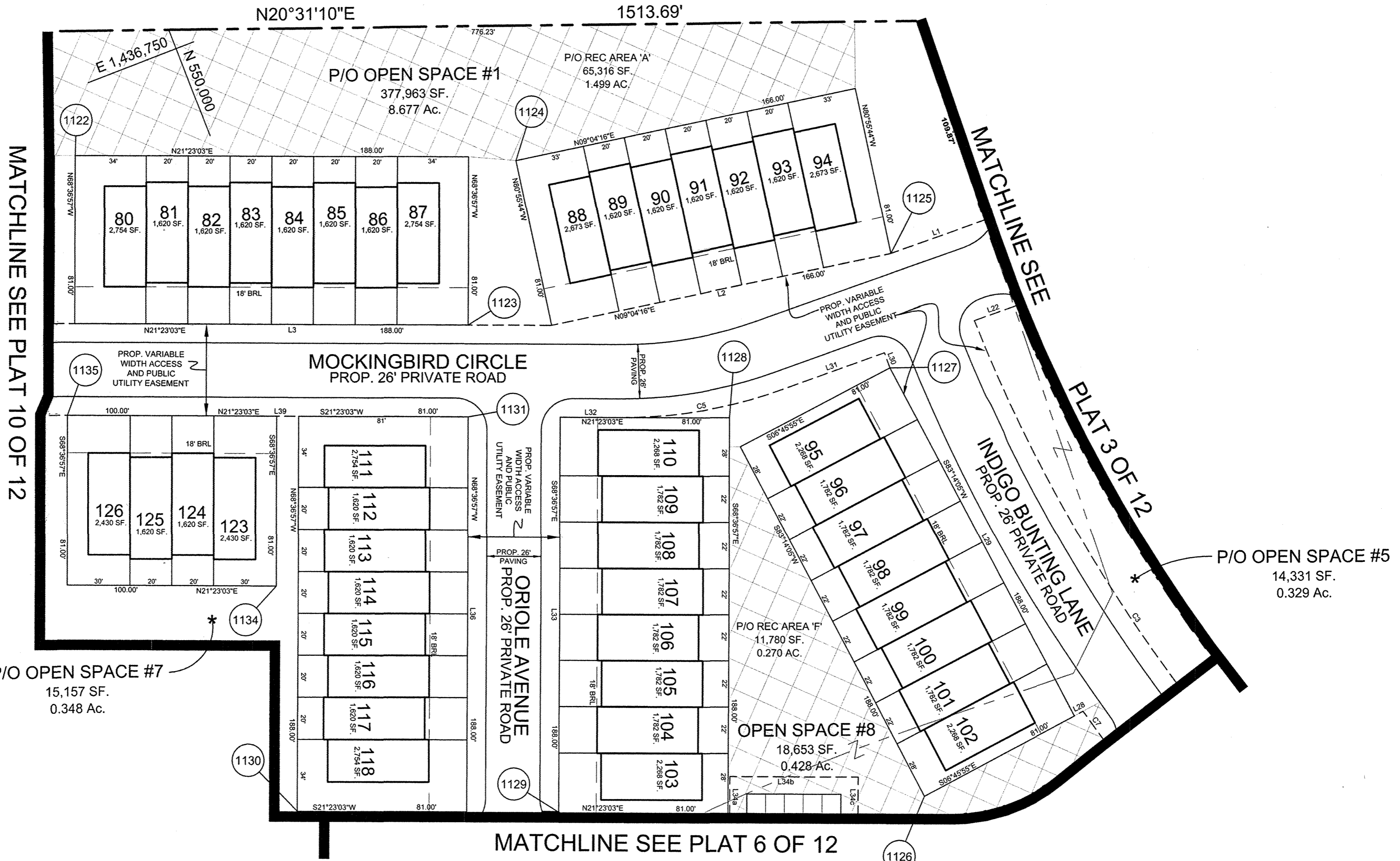
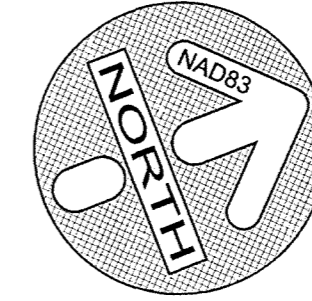


Maryland State Archives

CALCULATIONS THIS SHEET ONLY

TOTAL PLAT AREA	171,701 S.F. 3.942 AC.
NO. OF LOTS	43 LOTS
TOTAL LOT AREA	82,458 S.F. 1.893 AC.
TOTAL RIGHT-OF-WAY	0 S.F. 0.0 AC.
TOTAL PRIVATE ROAD AREA	22,911 S.F. 0.526 AC.
TOTAL OPEN SPACE	65,899 S.F. 1.513 AC.
TOTAL REC. AREA	31,879 S.F. 0.732 AC.
TOTAL WETLANDS AREA	0 S.F. 0.0 AC.
TOTAL ACCESS AND PUBLIC UTILITY EASEMENT	39,739 S.F. 0.912 AC.

TANYARD SPRINGS
P.B. - 274 P.P. - 26 - 32
PLAT NO. - 14252 - 14257
TM 10 BLK 5 P - 53
ZONING: R10 / C3



MATCHLINE SEE PLAT 10 OF 12

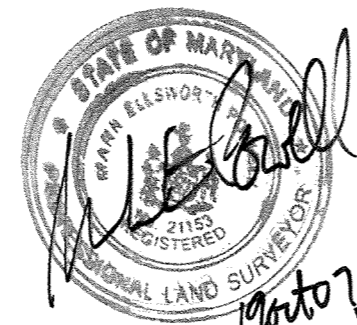
MATCHLINE SEE PLAT 3 OF 12

MATCHLINE SEE PLAT 6 OF 12

RECORDED FOR RECORD
CIRCUIT COURT FOR ANNE ARUNDEL COUNTY
2001 NOV - 2 A 11: 00

I 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 12.

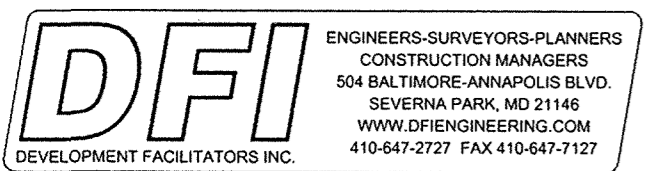
WITNESS: Shan E. Clark 10/23/07 DATE
OWNER: US HOME CORPORATION BY: Robert J. Jacoby 10/23/07 DATE
ROBERT J. JACOBY, DIVISION PRESIDENT



APPROVED: Larry R. Tom 10-25-07 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.

PHASE 1
PLAT FIVE OF TWELVE
* AMENDED PLAT
TANYARD SPRINGS SECTION C
271 TOWNHOUSE UNITS
RESUBDIVISION OF TANYARD SPRINGS LOTS 2-7
PREVIOUSLY RECORDED IN P.B. 274 PAGE 26-32
PLAT NO.'S 14252-14257
PREVIOUSLY RECORDED IN P.B. 93 PAGE 36 PLAT NO. 4861
SUBDIVISION # 1982-192 PROJECT # 07-0164
TAX MAP 10 BLOCK 6 PARCELS 53
SCALE: 1"=40' AUGUST 2007
ZONING: R-10 ZIP CODE: 21060
MARYLAND NAD 83
THIRD DISTRICT, ANNE ARUNDEL COUNTY, MARYLAND

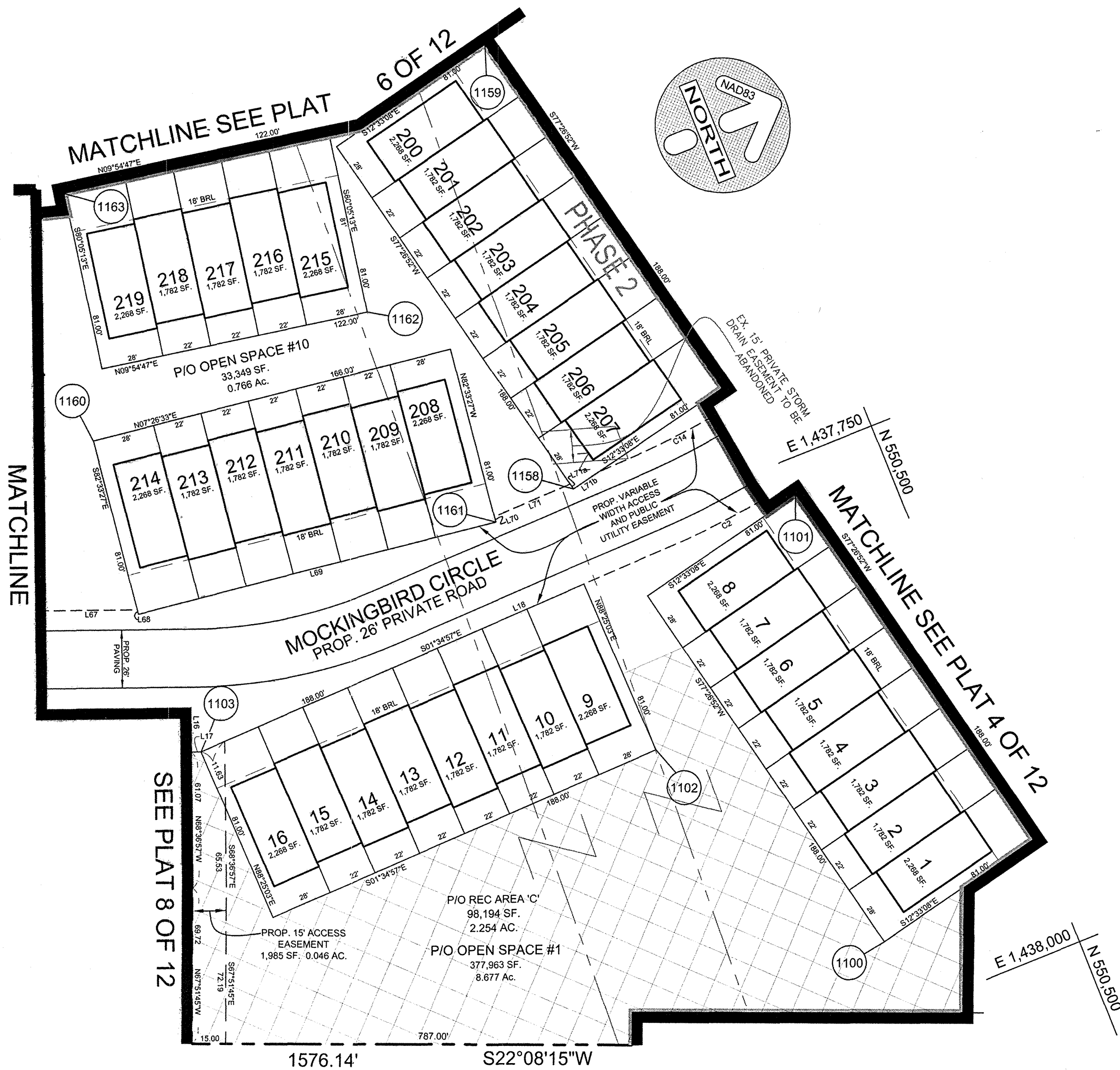
RECORDED IN PLAT BOOK _____ PLAT PAGE _____ PLAT NUMBER _____



P145456 MSA SSU 1235 9136-5

CALCULATIONS THIS SHEET ONLY

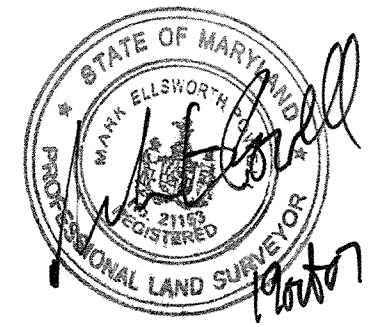
TOTAL PLAT AREA	131,637 S.F. 3.022 AC.
NO. OF LOTS	36 LOTS
TOTAL LOT AREA	69,012 S.F. 1.584 AC.
TOTAL RIGHT-OF-WAY	0 S.F. 0.0 AC.
TOTAL PRIVATE ROAD AREA	8,489 S.F. 0.195 AC.
TOTAL OPEN SPACE	54,128 S.F. 1.243 AC.
TOTAL REC. AREA	32,303 S.F. 0.742 AC.
TOTAL WETLANDS AREA	0 S.F. 0.0 AC.
TOTAL ACCESS AND PUBLIC UTILITY EASEMENT	15,919 S.F. 0.365 AC.
TOTAL PUBLIC ACCESS EASEMENT AREA	1,985 S.F. 0.046 AC.



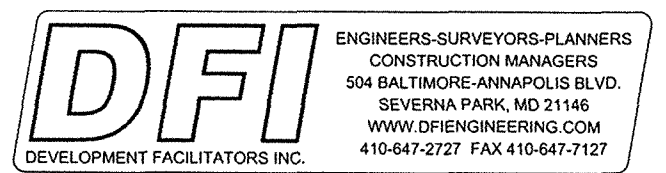
TANYARD SPRINGS LTD
PARTNERSHIP
6 UPLAND ROAD
BALTIMORE, MD. 21210
TMAP. 11 BLK. 1 P. 12
TA# 03-000-02090305
3541 / 713
ZONING: W-1

I 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 12.

WITNESS: *Sharon E. G.* 10/23/07 DATE
OWNER: US HOME CORPORATION BY: *Robert J. Jacoby* 10/23/07 DATE
ROBERT J. JACOBY, DIVISION PRESIDENT



APPROVED: *Larry R. Tom* 10-25-07 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.



RECORDED IN PLAT BOOK _____ PLAT PAGE _____ PLAT NUMBER _____

PHASE 2
PLAT SEVEN OF TWELVE
*** AMENDED PLAT**
TANYARD SPRINGS SECTION C
271 TOWNHOUSE UNITS
RESUBDIVISION OF TANYARD SPRINGS LOTS 2-7
PREVIOUSLY RECORDED IN P.B. 274 PAGE 26-32
PLAT NO.'S 14252-14257
PREVIOUSLY RECORDED IN P.B. 93 PAGE 36 PLAT NO. 4861
SUBDIVISION # 1982-192 PROJECT # 07-0164
TAX MAP 10 BLOCK 6 PARCELS 53
SCALE: 1"=40' AUGUST 2007
ZONING: R-10 ZIP CODE: 21060
MARYLAND NAD 83
THIRD DISTRICT, ANNE ARUNDEL COUNTY, MARYLAND

P145458 MSA SSU 1235 9136-7

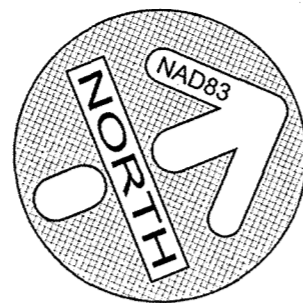
ANNE ARUNDEL COUNTY CIRCUIT COURT (Subdivision Plats, AA) Plat 14937-14943-Plat Book 288, pp. 11-22, MSA_S1235_9136. Date available 2007/11/02. Printed 04/08/2020.

RECEIVED FOR RECORDED CIRCUIT COURT FOR ANNE ARUNDEL COUNTY



CALCULATIONS THIS SHEET ONLY

TOTAL PLAT AREA	148,687 S.F. 3.413 AC.
NO. OF LOTS	48 LOTS
TOTAL LOT AREA	91,368 S.F. 2.098 AC.
TOTAL RIGHT-OF-WAY	0 S.F. 0.0 AC.
TOTAL PRIVATE ROAD AREA	13,782 S.F. 0.316 AC.
TOTAL OPEN SPACE	43,483 S.F. 0.998 AC.
TOTAL REC. AREA	25,394 S.F. 0.583 AC.
TOTAL WETLANDS AREA	0 S.F. 0.0 AC.
TOTAL ACCESS AND PUBLIC UTILITY EASEMENT	22,764 S.F. 0.523 AC.
TOTAL EXISTING PUBLIC UTILITY EASEMENT	778 S.F. 0.018 AC.
TOTAL PUBLIC ACCESS EASEMENT AREA	1,455 S.F. 0.033 AC.



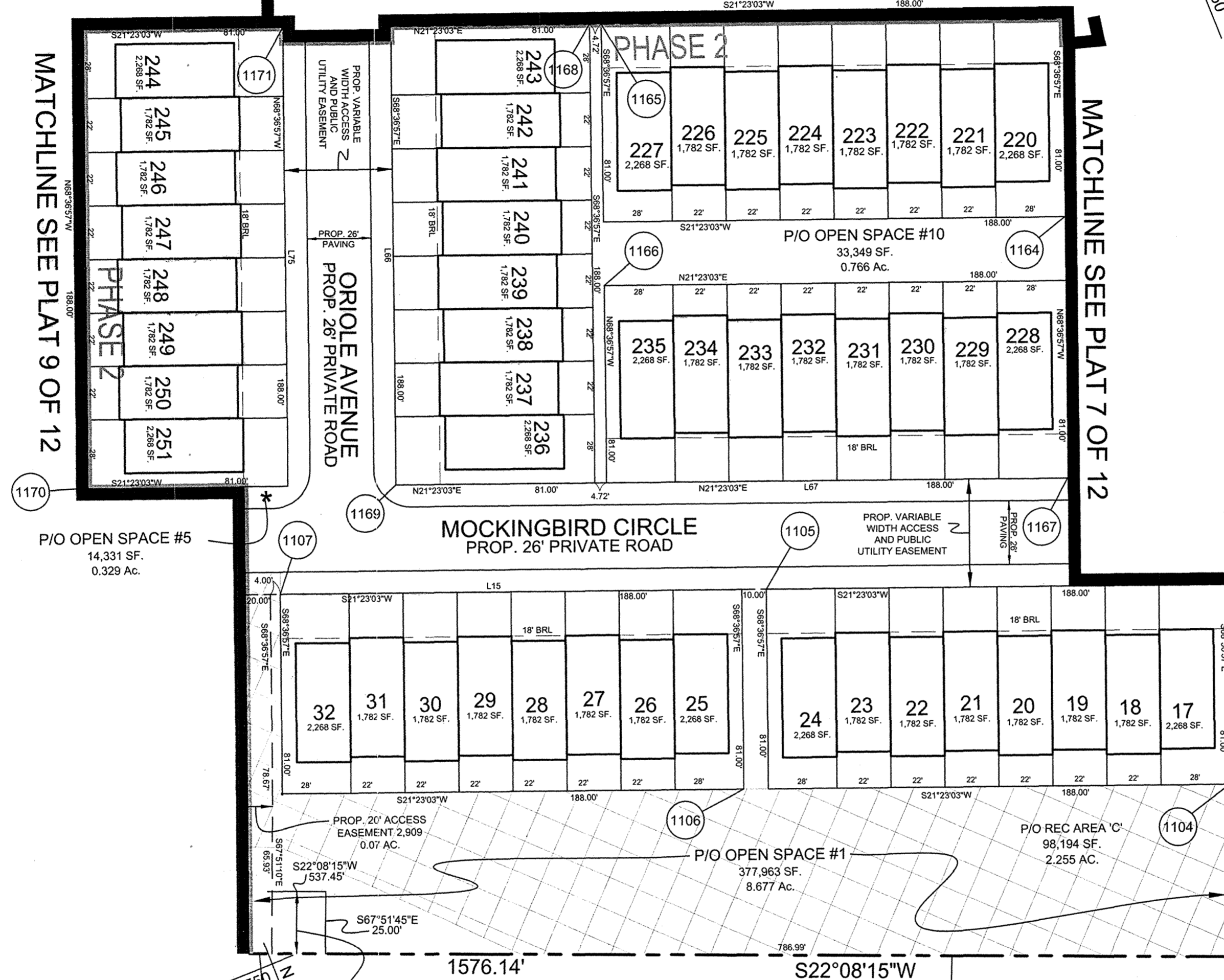
MATCHLINE SEE PLAT 6 OF 12

E 1,437,500
N 550,250

MATCHLINE SEE PLAT 9 OF 12

MATCHLINE SEE PLAT 7 OF 12

N 550,250
E 1,437,750



I 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 12.

WITNESS:

OWNER:
US HOME CORPORATION BY:

Shawn E. Doty 10/23/07
DATE

ROBERT J. JACOBY, DIVISION PRESIDENT
DATE



CHRIS KOPECKY AND BRIAN CALLAHAN
7578 SOLLEY ROAD
GLEN BURNIE, MD. 21060
TMAP. 10 BLK. 6 P. 41
TA# 03-000-21668200
2938 / 509

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

APPROVED:

Larry R. Tom 10-25-07
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.

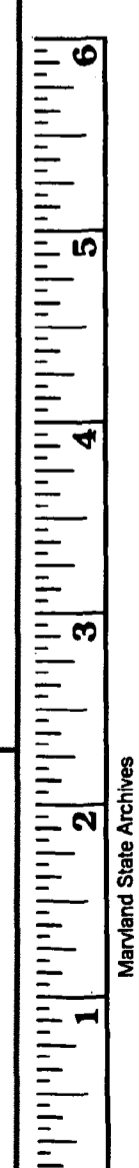
PHASE 2

PLAT EIGHT OF TWELVE
* AMENDED PLAT
TANYARD SPRINGS SECTION C

271 TOWNHOUSE UNITS
RESUBDIVISION OF TANYARD SPRINGS LOTS 2-7
PREVIOUSLY RECORDED IN P.B. 274 PAGE 26-32
PLAT NO.'S 14252-14257
PREVIOUSLY RECORDED IN P.B. 93 PAGE 36 PLAT NO. 4861
SUBDIVISION # 1982-192 PROJECT # 07-0164
TAX MAP 10 BLOCK 6 PARCELS 53
SCALE: 1"=40' AUGUST 2007
ZONING: R-10 ZIP CODE: 21060
MARYLAND NAD 83
THIRD DISTRICT, ANNE ARUNDEL COUNTY, MARYLAND

RECORDED IN PLAT BOOK _____ PLAT PAGE _____ PLAT NUMBER _____

145481 MSA Ssu 1235 9137-8



CALCULATIONS THIS SHEET ONLY

TOTAL PLAT AREA	182,973 S.F. 4.200 AC.
NO. OF LOTS	41 LOTS
TOTAL LOT AREA	79,866 S.F. 1.833 AC.
TOTAL RIGHT-OF-WAY	0 S.F. 0.0 AC.
TOTAL PRIVATE ROAD AREA	40,911 S.F. 0.939 AC.
TOTAL OPEN SPACE	63,372 S.F. 1.455 AC.
TOTAL REC. AREA	18,473 S.F. 0.424 AC.
TOTAL WETLANDS AREA	0 S.F. 0.0 AC.
TOTAL ACCESS AND PUBLIC UTILITY EASEMENT	65,902 S.F. 1.513 AC.
TOTAL EXISTING PUBLIC UTILITY EASEMENT	8,526 S.F. 0.196 AC.
TOTAL PUBLIC ACCESS EASEMENT AREA	1,455 S.F. 0.033 AC.

ACTIVE REC AREA 'E'
12,289 SF.
0.282 AC.

OPEN SPACE #6
12,289 SF.
0.282 Ac.

P/O OPEN SPACE #3
18,206 SF.
0.418 Ac.



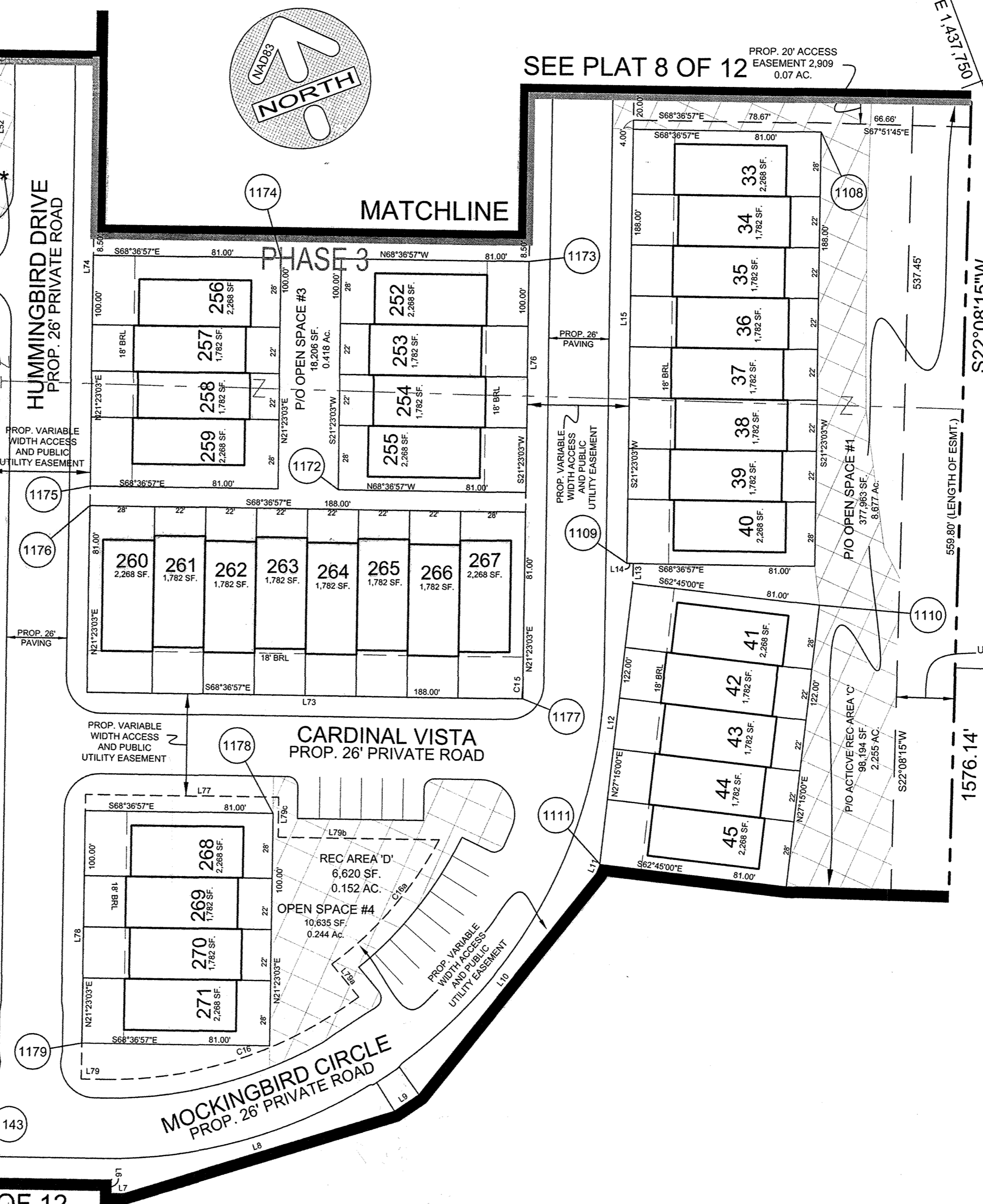
MATCHLINE SEE PLAT 6 OF 12

SEE PLAT 8 OF 12

SEE PLAT 10 OF 12

MATCHLINE SEE PLAT 11 OF 12

MATCHLINE SEE PLAT 12 OF 12



BOARD OF EDUCATION OF ANNE ARUNDEL COUNTY
2644 RIVA ROAD
ANNAPOLIS, MD. 21401
TMAP. 11 BLK. 7 P. 93
TA# 03-000-00477201
163 / 24
826 / 271

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

2007 NOV - 2 A 11: 02
RECEIVED FOR RECORD
CIRCUIT COURT FOR A.A. COUNTY

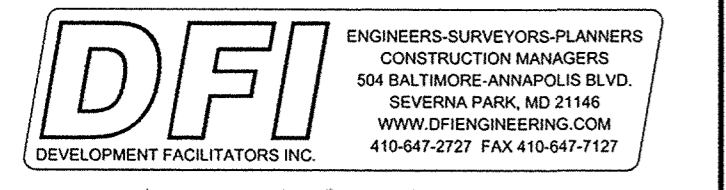
I ASSENT TO AND DO HEREBY JOIN IN THIS PLAN OF SUBDIVISION.
FOR COMPLETE OWNERS DEDICATION, SURVEYOR'S CERTIFICATE, AND
OTHER NOTES, SEE PLAT 1 OF 12.

WITNESS: *Shawn E. O'Leary* 10/23/07 DATE
OWNER: US HOME CORPORATION BY: *Robert J. Jacoby* 10/23/07 DATE
ROBERT J. JACOBY, DIVISION PRESIDENT



APPROVED: *Larry R. Tom* 10-25-07 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.

PHASE 3
PLAT NINE OF TWELVE
* AMENDED PLAT
TANYARD SPRINGS SECTION C
271 TOWNHOUSE UNITS
RESUBDIVISION OF TANYARD SPRINGS LOTS 2-7
PREVIOUSLY RECORDED IN P.B. 274 PAGE 26-32
PLAT NO.'S 14252-14257
PREVIOUSLY RECORDED IN P.B. 93 PAGE 36 PLAT NO. 4861
SUBDIVISION # 1982-192 PROJECT # 07-0164
TAX MAP 10 BLOCK 6 PARCELS 53
SCALE: 1"=40' AUGUST 2007
ZONING: R-10 ZIP CODE: 21060
MARYLAND NAD 83
THIRD DISTRICT, ANNE ARUNDEL COUNTY, MARYLAND



RECORDED IN PLAT BOOK _____ PLAT PAGE _____ PLAT NUMBER _____

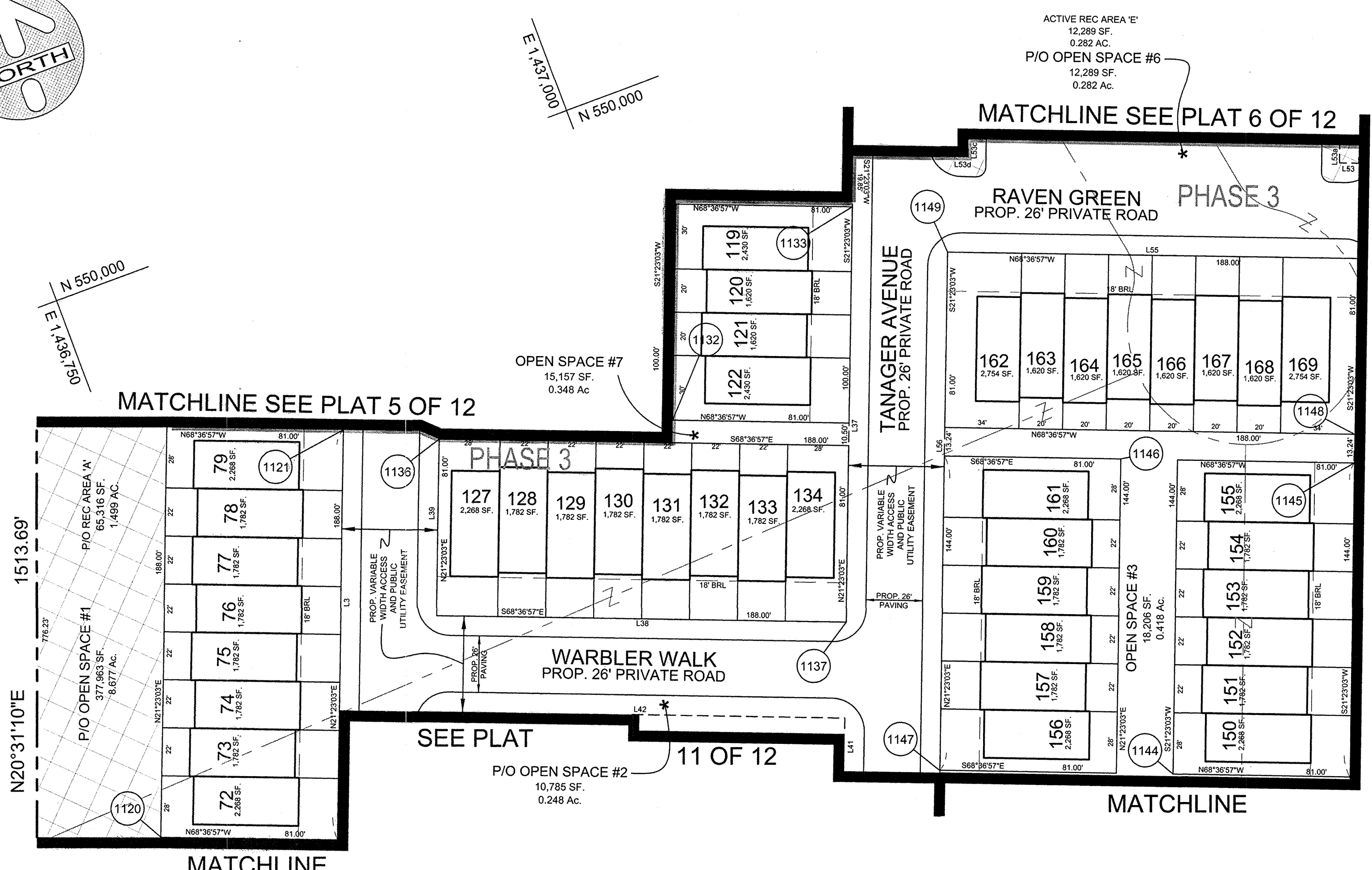
p145160 MSA SSA 1235 4136-9

ANNE ARUNDEL COUNTY CIRCUIT COURT (Subdivision Plats, AA) Plat 14937-14948; Plat Book 288, pp. 11-22, MSA_S1235_9136. Date available 2007/11/02. Printed 04/08/2020.



CALCULATIONS THIS SHEET ONLY

TOTAL PLAT AREA	132,322 S.F. 3.038 AC.
NO. OF LOTS	40 LOTS
TOTAL LOT AREA	77,112 S.F. 1.77 AC.
TOTAL RIGHT-OF-WAY	0 S.F. 0.0 AC.
TOTAL PRIVATE ROAD AREA	24,137 S.F. 0.544 AC.
TOTAL OPEN SPACE	31,073 S.F. 0.713 AC.
TOTAL REC. AREA	11,506 S.F. 0.264 AC.
TOTAL WETLANDS AREA	0 S.F. 0.0 AC.
TOTAL ACCESS AND PUBLIC UTILITY EASEMENT	36,053 S.F. 0.828 AC.



TANYARD SPRINGS
P.B. - P.P. - PLAT NO. -
TM 10 BLK 5 P - 53
ZONING: R10

I 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 12.

WITNESS:

Shawn E. [Signature]
DATE 10/25/07

OWNER:

US HOME CORPORATION BY:

Robert J. Jacoby
ROBERT J. JACOBY, DIVISION PRESIDENT DATE 10/25/07



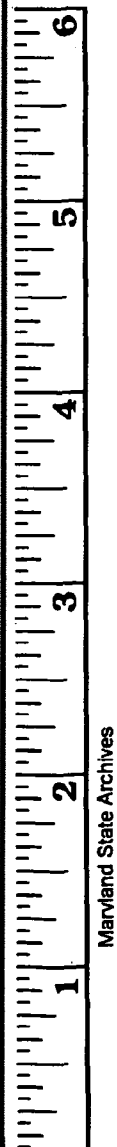
APPROVED:

Larry R. Tom 10-25-07
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.

PHASE 3
PLAT TEN OF TWELVE
*** AMENDED PLAT**
TANYARD SPRINGS SECTION C
271 TOWNHOUSE UNITS
RESUBDIVISION OF TANYARD SPRINGS LOTS 2-7
PREVIOUSLY RECORDED IN P.B. 274 PAGE 26-32
PLAT NO.'S 14252-14257
PREVIOUSLY RECORDED IN P.B. 93 PAGE 36 PLAT NO. 4861
SUBDIVISION # 1982-192 PROJECT # 07-0164
TAX MAP 10 BLOCK 6 PARCELS 53
SCALE: 1"=40' AUGUST 2007
ZONING: R-10 ZIP CODE: 21060
MARYLAND NAD 83
THIRD DISTRICT, ANNE ARUNDEL COUNTY, MARYLAND

RECORDED IN PLAT BOOK _____ PLAT PAGE _____ PLAT NUMBER _____

P145461 MSA ssu 1235 9136-10





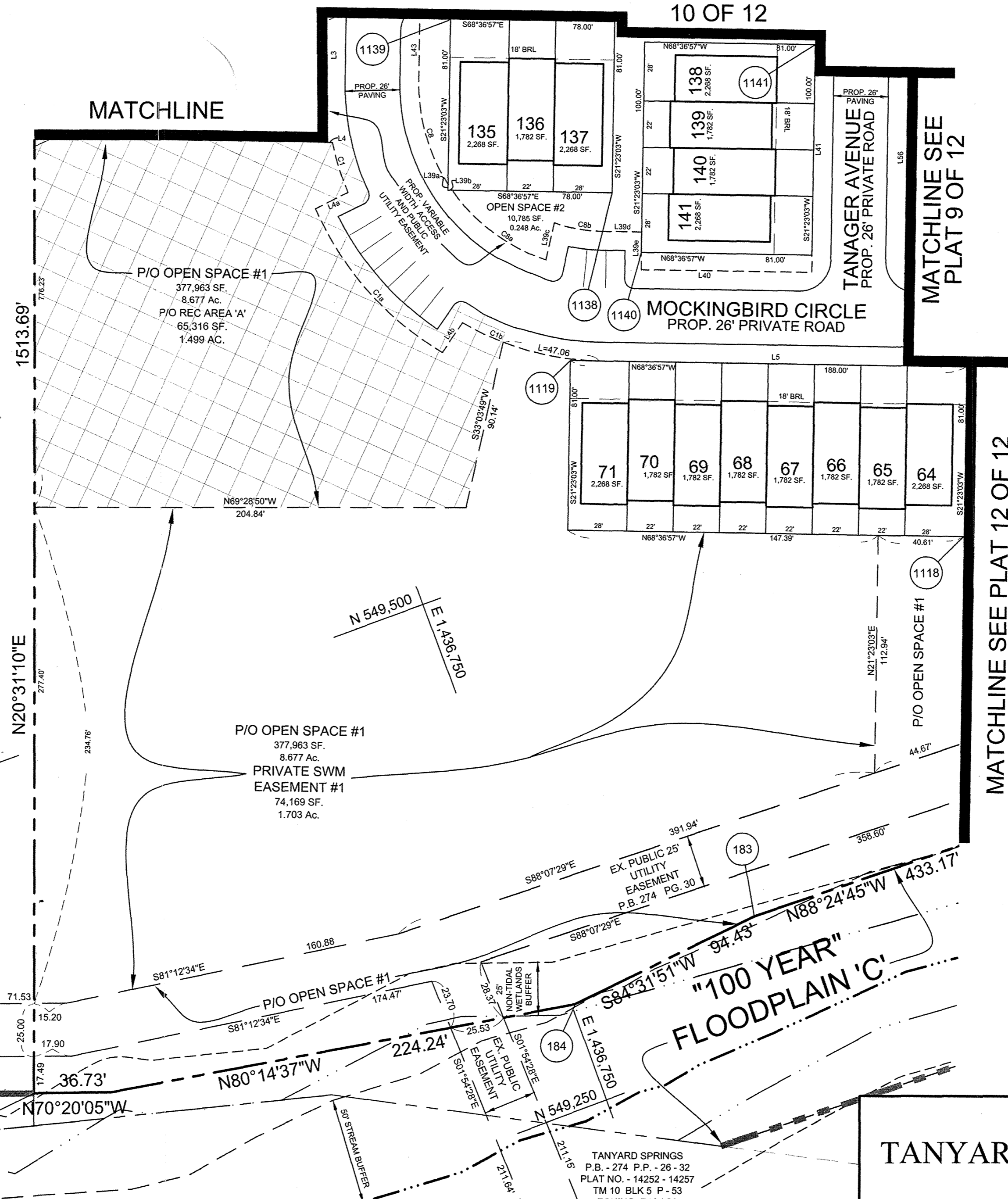
SEE PLAT

10 OF 12

CALCULATIONS THIS SHEET ONLY

TOTAL PLAT AREA	191,124 S.F. 4.388 AC.
NO. OF LOTS	15 LOTS
TOTAL LOT AREA	29,846 S.F. 0.681 AC.
TOTAL RIGHT-OF-WAY	0 S.F. 0.0 AC.
TOTAL PRIVATE ROAD AREA	13,534 S.F. 0.311 AC.
TOTAL OPEN SPACE	146,992 S.F. 3.374 AC.
TOTAL REC. AREA	33,887 S.F. 0.778 AC.
TOTAL WETLANDS AREA	0 S.F. 0.0 AC.
TOTAL ACCESS AND PUBLIC UTILITY EASEMENT	21,678 S.F. 0.498 AC.
TOTAL EXISTING PUBLIC UTILITY EASEMENT	12,210 S.F. 0.280 AC.

MATCHLINE



TANYARD SPRINGS
 P.B. - 274 P.P. - 26 - 32
 PLAT NO. - 14252 - 14257
 TM 10 BLK 5 P - 53
 ZONING: R10 / C3

N 549,500
 E 1,436,750

P/O OPEN SPACE #1
 377,963 SF.
 8.677 Ac.
 PRIVATE SWM
 EASEMENT #1
 74,169 SF.
 1.703 Ac.

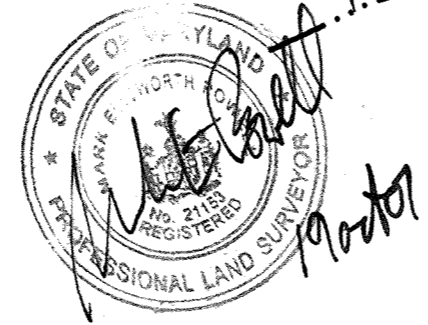
EX. PUBLIC 25'
 UTILITY
 EASEMENT
 P.B. 274 PG. 30

"100 YEAR"
 FLOODPLAIN 'C'

I 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 12.

WITNESS:
Shawn E. ...
 DATE 10/23/07

OWNER:
 US HOME CORPORATION BY:
Robert J. Jacoby
 DATE 10/23/07
 ROBERT J. JACOBY DIVISION PRESIDENT



APPROVED:
Larry R. Tom
 DATE 10-25-07
 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.

PHASE 3
 PLAT ELEVEN OF TWELVE
 * AMENDED PLAT
TANYARD SPRINGS SECTION C
 271 TOWNHOUSE UNITS
 RESUBDIVISION OF TANYARD SPRINGS LOTS 2-7
 PREVIOUSLY RECORDED IN P.B. 274 PAGE 26-32
 PLAT NO.'S 14252-14257
 PREVIOUSLY RECORDED IN P.B. 93 PAGE 36 PLAT NO. 4861
 SUBDIVISION # 1982-192 PROJECT # 07-0164
 TAX MAP 10 BLOCK 6 PARCELS 53
 SCALE: 1"=40' AUGUST 2007
 ZONING: R-10 ZIP CODE: 21060
 MARYLAND NAD 83
 THIRD DISTRICT, ANNE ARUNDEL COUNTY, MARYLAND



RECORDED IN PLAT BOOK _____ PLAT PAGE _____ PLAT NUMBER _____

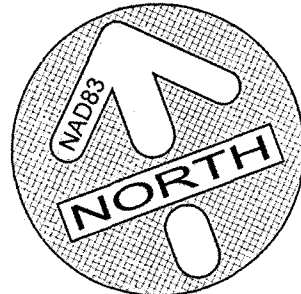
0145462 MSA SSN 1235 9136-11

ANNE ARUNDEL COUNTY CIRCUIT COURT (Subdivision Plats, AA) Plat 14937-14947 Book 288, 11-22, MSA_S1235_9136. Date available 2007/11/02. Printed 04/08/2020.

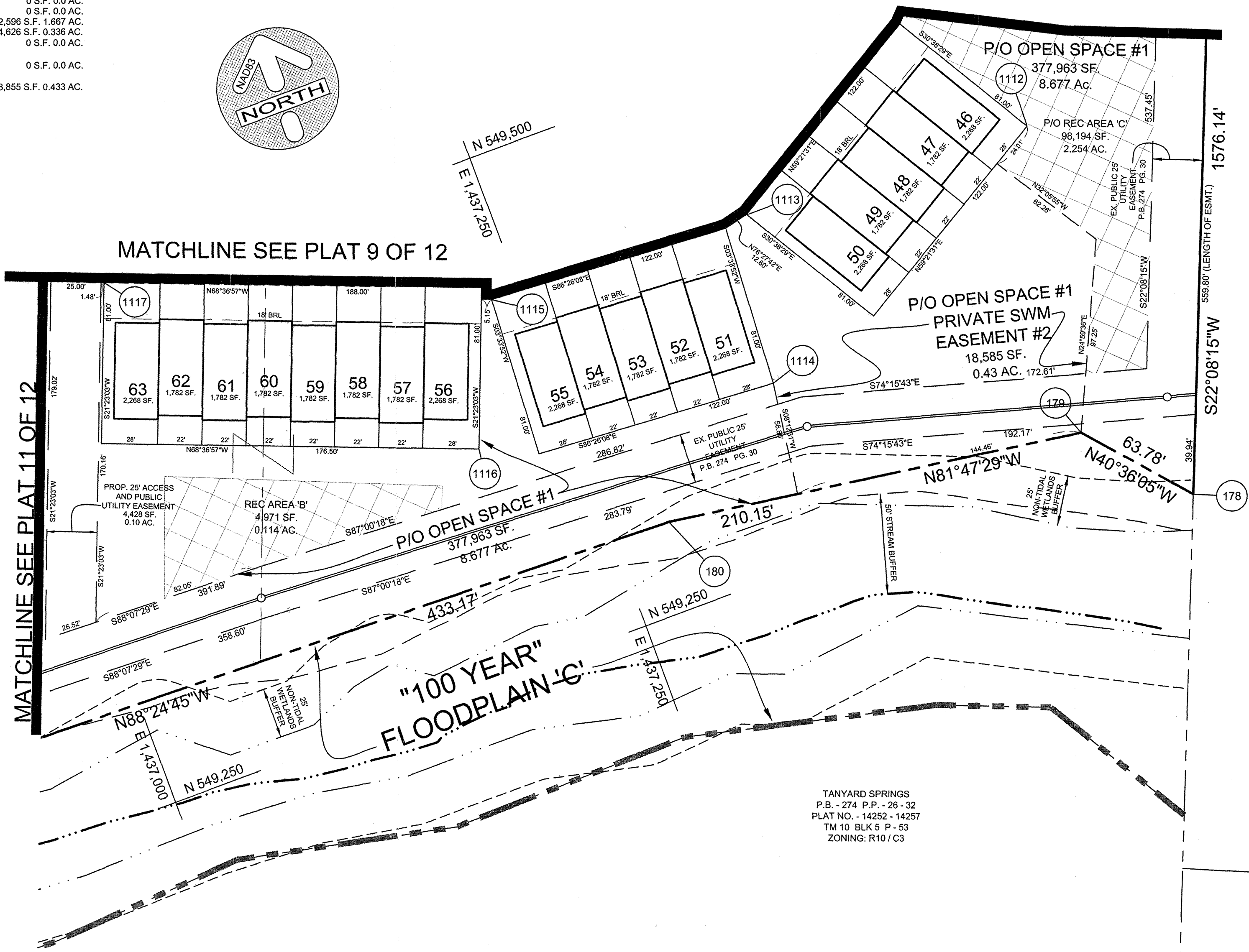


CALCULATIONS THIS SHEET ONLY

TOTAL PLAT AREA	104,489 S.F. 2.399 AC.
NO. OF LOTS	18 LOTS
TOTAL LOT AREA	34,992 S.F. 0.803 AC.
TOTAL RIGHT-OF-WAY	0 S.F. 0.0 AC.
TOTAL PRIVATE ROAD AREA	0 S.F. 0.0 AC.
TOTAL OPEN SPACE	72,596 S.F. 1.667 AC.
TOTAL REC. AREA	14,626 S.F. 0.336 AC.
TOTAL WETLANDS AREA	0 S.F. 0.0 AC.
TOTAL ACCESS AND PUBLIC UTILITY EASEMENT	0 S.F. 0.0 AC.
TOTAL EXISTING PUBLIC UTILITY EASEMENT	18,855 S.F. 0.433 AC.



MATCHLINE SEE PLAT 9 OF 12



CASPER AND CAROLEE HACKMANN
7630 SOLLEY ROAD
GLEN BURNIE, MD. 21060
TM# 10 BLK. 12 P. 31
TA# 03-000-12684000
12598 / 298
ZONING: R2

TANYARD SPRINGS
P.B. - 274 P.P. - 26 - 32
PLAT NO. - 14252 - 14257
TM 10 BLK 5 P - 53
ZONING: R10 / C3

MATCHLINE SEE PLAT 11 OF 12

PHASE 3

PLAT TWELVE OF TWELVE
*** AMENDED PLAT**
TANYARD SPRINGS SECTION C
271 TOWNHOUSE UNITS
RESUBDIVISION OF TANYARD SPRINGS LOTS 2-7
PREVIOUSLY RECORDED IN P.B. 274 PAGE 26-32
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TAX MAP 10 BLOCK 6 PARCELS 53
SCALE: 1"=40' AUGUST 2007
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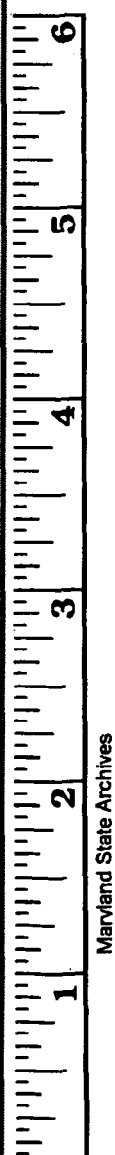
WITNESS: *[Signature]* DATE: 10/23/07
OWNER: US HOME CORPORATION BY: *[Signature]* DATE: 10/23/07
ROBERT J. JACOBY, DIVISION PRESIDENT



APPROVED: *[Signature]* 10-25-07
LARRY R. TOM, PLANNING AND ZONING OFFICER DATE
ANNE ARUNDEL COUNTY OFFICE OF PLANNING AND ZONING
AND FOR THE HEALTH OFFICER (PUBLIC SYSTEMS), ANNE
ARUNDEL COUNTY DEPARTMENT OF HEALTH.



RECORDED IN PLAT BOOK _____ PLAT PAGE _____ PLAT NUMBER _____



ANNE ARUNDEL COUNTY CIRCUIT COURT (Subdivision Plats, AA) Plat 14937-14948, Book 288, Pg. 11-22, MSA_S1235_9136. Date available 2007/11/02. Printed 04/08/2020.

145463 MSA SSU 1235 9136-12