



12-08-09 DATE: E. Meade Keiser E. MEADE KEISER REGISTERED PROPERTY LINE SURVEYOR MARYLAND REGISTRATION NUMBER 608 3161 SOLOMON'S ISLAND ROAD, SUITE 1 EDGEWATER, MARYLAND 21037

OWNER'S DEDICATION

THE UNDERSIGNED, BEING ALL OWNER OF THE PROPERTY SHOWN AND DESCRIBED ON THIS RECORD PLAT, ADOPT THIS RECORD PLAT; ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES; AND DEDICATE ALL PUBLIC ROADS, WIDENING STRIPS, FLOODPLAINS, EASEMENTS, AND RIGHTS-OF-WAY TO PUBLIC USE, SUCH LANDS TO BE 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 AND RECREATION AREAS 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. BEFORE OR WITH THE RECORDATION OF THIS PLAT.

TO THE BEST OF OUR KNOWLEDGE, INFORMATION AND BELIEF, THE REQUIREMENTS OF ARTICLE 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 RECORD PLAT OTHER THAN THOSE SHOWN. ALL OWNERS OF THE PROPERTY HAVE AFFIXED THEIR SIGNATURES AND SEALS ON THIS RECORD PLAT.

U.S. HOME CORPORATION (D.B.A. LENNAR)

12-9-09 DATE:

BY: ROBERT J. JACOBY, DIVISION PRESIDENT

WITNESS:

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE PLATS SHOWN HEREON ARE CORRECT WITH RESPECT TO ALL INTERIOR SUBDIVISION LINES, AREAS, EASEMENTS, RIGHTS OF WAY, BEARINGS, DISTANCES, ETC.

THAT THEY ARE A SUBDIVISION OF A PART OF THE PROPERTY 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;

THAT THEY ARE A SUBDIVISION OF A PART OF THE PROPERTY CONVEYED BY U.S. HOME CORPORATION, A DELAWARE CORPORATION, DOING BUSINESS AS LENNAR, TO ANNE ARUNDEL COUNTY, MARYLAND BY A DEED DATED DECEMBER 3, 2008, AND RECORDED IN THE LAND RECORDS OF ANNE ARUNDEL COUNTY, MARYLAND IN LIBER 20,559 AT FOLIO 0329; THAT THEY ARE A SUBDIVISION OF A PART OF THE PROPERTY CONVEYED BY U.S. HOME CORPORATION, A DELAWARE CORPORATION, DOING BUSINESS AS LENNAR, TO ANNE ARUNDEL COUNTY, MARYLAND BY A DEED DATED DECEMBER 3, 2008, AND RECORDED IN THE LAND RECORDS OF ANNE ARUNDEL COUNTY, MARYLAND IN LIBER 20,559 AT FOLIO 0370; THAT THEY ARE A SUBDIVISION OF A PART OF THE PROPERTY CONVEYED BY U.S. HOME CORPORATION, A DELAWARE CORPORATION, DOING BUSINESS AS LENNAR, TO ANNE ARUNDEL COUNTY, MARYLAND BY A DEED DATED DECEMBER 3, 2008, AND RECORDED IN THE LAND RECORDS OF ANNE ARUNDEL COUNTY, MARYLAND IN LIBER 20,559 AT FOLIO 0422;

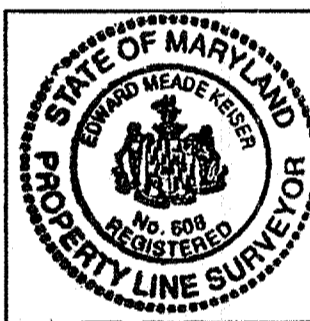
AND THAT THE REQUIREMENTS OF ARTICLE 3-108 OF THE REAL PROPERTY ARTICLE OF THE STATE CODE, CONCERNING THE MAKING OF PLATS AND SETTING OF MARKERS, HAVE BEEN SATISFIED.

THE OVERALL BOUNDARY OF THE TANYARD SPRINGS SUBDIVISION IS BASED ON A FIELD SURVEY BY RONALD W. JOHNSON AND ASSOCIATES, INC. AND AS SHOWN ON PLATS 6 AND 7 OF THE TANYARD SPRINGS DEVELOPMENT RECORDED AMONG THE LAND RECORDS OF ANNE ARUNDEL COUNTY, MARYLAND IN PLAT BOOK 274 AT PAGES 31 AND 32 AS PLAT NUMBERS 14257 AND 14258. THE COORDINATES SHOWN ARE BASED ON THE NAD 83 STATE PLANE COORDINATE SYSTEM AS DETERMINED BY RONALD W. JOHNSON AND ASSOCIATES, INC.

NEITHER I, NOR ANYONE UNDER MY DIRECT SUPERVISION PERFORMED ANY BOUNDARY FIELD WORK OR MADE ANY BOUNDARY DETERMINATIONS.

12-08-09 DATE:

E. Meade Keiser EDWARD MEADE KEISER REGISTERED PROPERTY LINE SURVEYOR MARYLAND REGISTRATION NUMBER 608



PREVIOUSLY RECORDED PLAT NOTE

THE PROPERTY SHOWN ON THESE RECORD PLATS WAS PREVIOUSLY RECORDED IN ELEVEN (11) PLATS OF SUBDIVISION;

- 1. ALL OF THE PROPERTY (BULK PARCEL, FUTURE SECTION A) AS SHOWN ON PLAT 5 OF 24, TANYARD SPRINGS, RESIDENTIAL SECTION B, RECORDED AMONG THE LAND RECORDS OF ANNE ARUNDEL COUNTY, MARYLAND IN PLAT BOOK 294 AT PAGE 31 AS PLAT NUMBER 15257.
2. PART OF THE PROPERTY (ELLSWORTH TERRACE) AS SHOWN ON PLAT 7 OF 24, TANYARD SPRINGS, RESIDENTIAL SECTION B, RECORDED AMONG THE LAND RECORDS OF ANNE ARUNDEL COUNTY, MARYLAND IN PLAT BOOK 294 AT PAGE 33 AS PLAT NUMBER 15259.
3. PART OF THE PROPERTY (ELLSWORTH TERRACE) AS SHOWN ON PLAT 8 OF 24, TANYARD SPRINGS, RESIDENTIAL SECTION B, RECORDED AMONG THE LAND RECORDS OF ANNE ARUNDEL COUNTY, MARYLAND IN PLAT BOOK 294 AT PAGE 34 AS PLAT NUMBER 15260.
4. ALL OF THE PROPERTY, EXCEPT FOR HERITAGE CROSSING (PUBLIC ROAD), AS SHOWN ON PLAT 9 OF 24, TANYARD SPRINGS, RESIDENTIAL SECTION B, RECORDED AMONG THE LAND RECORDS OF ANNE ARUNDEL COUNTY, MARYLAND IN PLAT BOOK 294 AT PAGE 35 AS PLAT NUMBER 15261.
5. ALL OF THE PROPERTY SHOWN ON PLAT 10 OF 24, TANYARD SPRINGS, RESIDENTIAL SECTION B, RECORDED AMONG THE LAND RECORDS OF ANNE ARUNDEL COUNTY, MARYLAND IN PLAT BOOK 294 AT PAGE 36 AS PLAT NUMBER 15262.
6. PART OF THE PROPERTY (P/O OPEN SPACE B AND 100 YEAR FLOODPLAIN) AS SHOWN ON PLAT 11 OF 24, TANYARD SPRINGS, RESIDENTIAL SECTION B, RECORDED AMONG THE LAND RECORDS OF ANNE ARUNDEL COUNTY, MARYLAND IN PLAT BOOK 294 AT PAGE 37 AS PLAT NUMBER 15263.
7. PART OF THE PROPERTY (P/O OPEN SPACE B, RECREATION AREA 2 AND 100 YEAR FLOODPLAIN), AS SHOWN ON PLAT 12 OF 24, TANYARD SPRINGS, RESIDENTIAL SECTION B, RECORDED AMONG THE LAND RECORDS OF ANNE ARUNDEL COUNTY, MARYLAND IN PLAT BOOK 294 AT PAGE 38 AS PLAT NUMBER 15264.
8. PART OF THE PROPERTY (ELLSWORTH TERRACE) AS SHOWN ON PLAT 14 OF 24, TANYARD SPRINGS, RESIDENTIAL SECTION B, RECORDED AMONG THE LAND RECORDS OF ANNE ARUNDEL COUNTY, MARYLAND IN PLAT BOOK 294 AT PAGE 40 AS PLAT NUMBER 15266.
9. PART OF THE PROPERTY (LOT 151) AS SHOWN ON PLAT 16 OF 24, TANYARD SPRINGS, RESIDENTIAL SECTION B, RECORDED AMONG THE LAND RECORDS OF ANNE ARUNDEL COUNTY, MARYLAND IN PLAT BOOK 294 AT PAGE 42 AS PLAT NUMBER 15268.
10. PART OF THE PROPERTY (P/O OPEN SPACE A) AS SHOWN ON PLAT 17 OF 24, TANYARD SPRINGS, RESIDENTIAL SECTION B, RECORDED AMONG THE LAND RECORDS OF ANNE ARUNDEL COUNTY, MARYLAND IN PLAT BOOK 294 AT PAGE 43 AS PLAT NUMBER 15269.
11. PART OF THE PROPERTY (OPEN SPACE A, OPEN SPACE D, OPEN SPACE E AND PRIVATE ROAD R/W) AS SHOWN ON PLAT TWO OF THREE, TANYARD SPRINGS, RESIDENTIAL SECTION B, RECORDED AMONG THE LAND RECORDS OF ANNE ARUNDEL COUNTY, MARYLAND IN PLAT BOOK 297 AT PAGE 01 AS PLAT NUMBER 15377.

MODIFICATIONS

- 1. MODIFICATION NUMBER 10,536 WAS GRANTED BY THE OFFICE OF PLANNING AND ZONING ON SEPTEMBER 22, 2009 TO ARTICLE 17, SECTION 2-103 OF ANNE ARUNDEL COUNTY CODE TO ALLOW ADDITIONAL CUL-DE-SAC LENGTH FOR STALLINGS DRIVE.
2. MODIFICATION NUMBER F09-014 WAS GRANTED BY THE OFFICE OF PLANNING AND ZONING ON NOVEMBER 18, 2009 TO ARTICLE 16, SECTION 2 OF ANNE ARUNDEL COUNTY CODE TO ALLOW CONSTRUCTION OF A WATER MAIN, PEDESTRIAN PATH & BRIDGE, AND STORMWATER MANAGEMENT WEIR WALL WITHIN 100 YEAR FLOODPLAIN.

J. A. CHISHOLM, P. E., L.L.C. LAND DEVELOPMENT CONSULTANTS ENGINEERING-PLANNING-SURVEYING 3161 SOLOMON'S ISLAND ROAD SUITE 1 EDGEWATER, MARYLAND 21037 PHONE (410) 956-7020 FAX (410) 956-7028 jcc@jccllc.com

A) VERIZON NOTE

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.

B) BGE NOTE

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.

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) ALLOCATION NOTE

THESE SUBDIVISION PLATS ARE SUBJECT TO THE REQUIREMENTS OF ARTICLE 13, SECTION 5-401 OF THE ANNE ARUNDEL COUNTY CODE AS IT RELATES TO THE ALLOCATION OF WASTEWATER AND WATER CAPACITY. FAILURE TO COMPLY WITH THE PROVISIONS OF THIS LAW MAY CAUSE THESE SUBDIVISION PLATS TO BECOME VOID OR CAUSE THE PROPERTIES SHOWN HEREON TO BE SUBJECT TO A LIEN FOR UNPAID CHARGES.

E) RECREATION AREA/OPEN SPACE NOTE

OWNERSHIP AND MAINTENANCE OF THE RECREATION AREA/OPEN SPACE SHALL BE IN COMMON AND THE RESPONSIBILITY OF THE PRE-ESTABLISHED TANYARD SPRINGS HOMEOWNERS ASSOCIATION, INC., A MARYLAND CORPORATION. SUBDIVISION OR RESUBDIVISION OF THE RECREATION AREA/OPEN SPACE DESIGNATED HEREON IS NOT PERMITTED, AND USE OF THE LAND IS LIMITED TO PARKS, CONSERVATION, RECREATION, GARDENING AND SIMILAR PURPOSES FOR THE RESIDENTS OF SAID SUBDIVISION.

F) PRIVATE ROAD STATEMENT

INGRAHM DRIVE, PHELPS VISTA, STEGMAN PLACE, WILLIAMS GROVE AND ELLSWORTH TERRACE ARE PRIVATE ROADWAYS AND ARE INTENDED TO PROVIDE ACCESS AND PARKING FOR LOTS 73 THROUGH 150. TANYARD SPRINGS HOMEOWNERS ASSOCIATION, INC. IS RESPONSIBLE FOR MAINTENANCE OF THE DRIVEWAY PARKING AREAS, SIDEWALKS, STREET LIGHTS, SIGNS, STORM DRAINS AND RELATED APPURTENANCES WITHIN THE PRIVATE ROADWAYS. THESE FACILITIES ARE NOT ELIGIBLE FOR COUNTY MAINTENANCE OR ACCEPTANCE INTO THE COUNTY ROAD SYSTEM.

G) STORMWATER MANAGEMENT STATEMENT

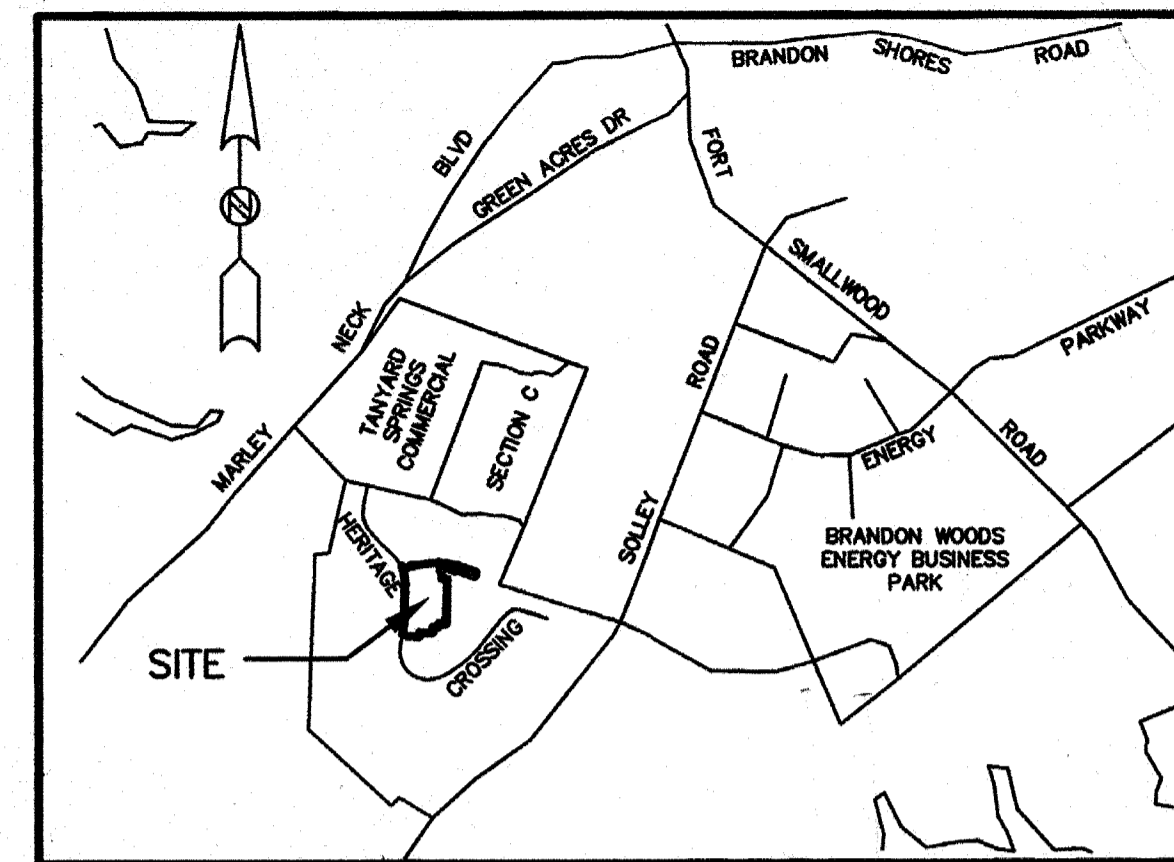
STORMWATER MANAGEMENT FOR THIS PROJECT SHALL BE PROVIDED IN ACCORDANCE WITH ARTICLE 16, TITLE 3 OF THE ANNE ARUNDEL COUNTY CODE, AND THE APPROVED STORMWATER MANAGEMENT PLANS ON FILE IN THE OFFICE OF PLANNING AND ZONING.

WAIVERS, MODIFICATIONS, SPECIAL EXCEPTIONS, VARIANCES AND REZONING

- 1. A REZONING FROM W-1 TO R-10 WAS GRANTED BY THE ADMINISTRATIVE HEARING OFFICER IN CASE NUMBER RZ425-94.
2. A SPECIAL EXCEPTION, CASE NUMBER 1992-233 WAS GRANTED BY THE ADMINISTRATIVE HEARING OFFICER TO ALLOW A SEWER PUMPING STATION ON PROPERTIES INCLUDED IN THE OVERALL TANYARD SPRINGS DEVELOPMENT (PARCEL 53).
3. A VARIANCE, CASE #BA-83-02V, WAS GRANTED BY THE ADMINISTRATIVE HEARING OFFICER TO EXTEND THE REQUIRED TIMING FOR THE CONSTRUCTION OF THE SEWER PUMPING STATION.
4. A WAIVER, WAIVER #F05-165(R), TO ALLOW FOR DISTURBANCE WITHIN THE FLOODPLAIN FOR REQUIRED INFRASTRUCTURE IMPROVEMENTS WAS GRANTED BY THE PLANNING AND ZONING OFFICER ON OCTOBER 24, 2005.
5. MODIFICATION NUMBER 9939 - PREVIOUSLY APPROVED MODIFICATIONS 9169 AND 9255 FOR SECTIONS A AND B RESPECTIVELY, TO ALLOW FOR A REDUCTION TO THE REQUIRED ACTIVE USE RECREATION AREA LAND AREA BY PROVIDING RECREATION AMENITIES IMPROVEMENTS WAS GRANTED BY THE PLANNING AND ZONING OFFICER ON JUNE 30, 2008 SUBJECT TO:
A. THE TOTAL AMOUNT OF ACTIVE RECREATION AREA (ACTUAL) FOR SECTIONS B AND A COMBINED MUST TOTAL 7.94 ACRES, WHICH MAY INCLUDE A PORTION OF THE 8 FOOT WIDE TRAIL AREA AS CURRENTLY SHOWN IN THE PUBLIC ROAD RIGHT-OF-WAY.
B. THE ACTIVE FACILITIES PROFFERED IN MODIFICATION 9169 FOR SECTION A, AND MODIFICATION 9255 FOR SECTION B, MUST BE PROVIDED IN TOTAL EXCEPT AS REVISED BY THIS MODIFICATION (DELETION OF THE PUTTING GREEN AND ADDITION OF A TOT LOT AND MULTI-PURPOSE COURT OR SAND VOLLEYBALL COURT, CONSOLIDATION OF THE POOL AND CLUBHOUSE WITHIN THE MAIN RECREATION AREA).
C. THE DEVELOPER MUST BEGIN CONSTRUCTION OF THE POOL AND CLUBHOUSE WHEN 50% OF THE BUILDING PERMITS ARE ISSUED FOR CONSTRUCTION, AND NOTES MUST BE ADDED TO THE PLANS AND PLATS FOR SECTION B TO THIS EFFECT BEFORE APPROVAL. IN ADDITION, SECTION A WILL NOT BE APPROVED OR PLATS SIGNED BEFORE THE POOL AND CLUBHOUSE AREA HAVE BEEN CONSTRUCTED.
6. MODIFICATION #F07-0012, TO ALLOW FOR A ROAD CROSSING WITHIN THE 100 YEAR FLOODPLAIN WAS GRANTED BY THE PLANNING AND ZONING OFFICER ON JUNE 9, 2008.
7. MODIFICATION NUMBER 9770, TO ALLOW DISTURBANCE TO NON-TIDAL WETLANDS AND THEIR BUFFERS WAS GRANTED BY THE PLANNING AND ZONING OFFICER ON JUNE 9, 2008.
8. MODIFICATION NUMBER 9812, TO ALLOW AN EXTENSION OF TIME FOR RESUBMITTAL WAS GRANTED BY THE PLANNING AND ZONING OFFICER ON DECEMBER 20, 2007.
9. THE COMBINED TRAFFIC IMPACT STUDY THAT WAS REVIEWED AND APPROVED FOR THE TANYARD COVE NORTH AND TANYARD COVE SOUTH PLANNED UNIT DEVELOPMENT AND THE TANYARD SPRINGS DEVELOPMENT PROVIDED FOR A TOTAL OF 465 UNITS IN THE TANYARD SPRINGS SECTION B DEVELOPMENT. THE PLANS FOR SECTION B PROPOSED 463 UNITS, WHICH IS CONSISTENT WITH THE UNIT COUNT INCLUDED IN THE APPROVED STUDY. ANY INCREASE IN THE TOTAL NUMBER OF UNITS IN ANY PHASE OF DEVELOPMENT THAT WOULD INCREASE THE STUDY TOTAL UNIT COUNT WILL REQUIRE A REVISED TRAFFIC IMPACT STUDY.

PURPOSE NOTE

- THE PURPOSE OF THESE PLATS OF SUBDIVISION IS TO:
1. ELIMINATE ELLSWORTH TERRACE AS A PUBLIC ROAD AND ESTABLISH ELLSWORTH TERRACE AS A PRIVATE ROAD.
2. ESTABLISH ADDITIONAL 100 YEAR FLOODPLAIN.
3. RECONFIGURE THE LOTS, OPEN SPACE AND PRIVATE ROADS WITHIN PHASE 2 AND ADD ADDITIONAL PARKING.
4. WIDEN HERITAGE CROSSING TO A 60' PUBLIC ROAD RIGHT OF WAY TO THE INTERSECTION WITH STALLINGS DRIVE.



VICINITY MAP 1"=2000'

GENERAL NOTES

- 1. PER THE RECORDED TANYARD SPRINGS RESIDENTIAL SECTION "B" 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. NO WETLAND AREAS OR THEIR 25 FOOT UNDISTURBED BUFFERS SHALL BE DISTURBED FOR ANY DEVELOPMENT ACTIVITY, EXCEPT AS SHOWN ON THE APPROVED FINAL DEVELOPMENT PLAN ON FILE IN THE OFFICE OF PLANNING AND ZONING, AND AS APPROVED BY THE MARYLAND DEPARTMENT OF ENVIRONMENT AND ARMY CORP OF ENGINEERS.
3. NO TREES SHALL BE PLANTED WITHIN THE PUBLIC UTILITY EASEMENTS.
4. A LANDSCAPE PLAN FOR TANYARD SPRINGS SECTION B PHASE 2 HAS BEEN APPROVED BY THE OFFICE OF PLANNING AND ZONING.
5. 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.
6. ALL FOREST RETENTION/PROTECTION/CLEARING SHALL BE DONE IN ACCORDANCE WITH THE APPROVED FOREST CONSERVATION PLAN ON FILE WITH THE ANNE ARUNDEL COUNTY OFFICE OF PLANNING AND ZONING. A FOREST CONSERVATION EASEMENT IS RECORDED IN THE LAND RECORDS OF ANNE ARUNDEL COUNTY, MARYLAND IN LIBER 20559 AT FOLIO 295.
7. SUBJECT TO THE TERMS AND CONDITIONS OF "ADEQUATE PUBLIC FACILITIES AGREEMENT FOR WATER, WASTEWATER AND ROADS" DATED NOVEMBER 13, 1998 AND RECORDED AMONG THE LAND RECORDS OF ANNE ARUNDEL COUNTY, MARYLAND IN LIBER 8811 AT FOLIO 596.

PHASE 2 SITE ANALYSIS

Table with 2 columns: Description and Value. Includes rows for Tract Area Zoned R-10 (7.30 Acre), Proposed Density (77 Units), Proposed Utilities (Public), Lot Area (3.59 Acre), Private Road R/W (1.93 Acre), Open Space (1.52 Acre), 100 Year Floodplain (0.26 Acre), Parking Spaces Required (193 Spaces), and Parking Spaces Provided (349 Spaces).

HERITAGE CROSSING ROAD WIDENING 13,311 SF OR 0.31 AC

R-10 GARAGE TOWNHOUSE SETBACKS:

FRONT=18 FEET, REAR=10 FEET SIDE=ZERO, 5' FOR END UNITS 15' BETWEEN DETACHED UNITS MAXIMUM HEIGHT=35 FEET*** *** CAN BE INCREASED TO 40 FEET IF ALL SETBACKS ARE INCREASED BY ONE FOOT FOR EACH FOOT OF HEIGHT IN EXCESS OF 35 FEET

THIS SITE IS SUBJECT TO THE FOLLOWING PUBLIC WORKS AGREEMENTS

Table with 4 columns: PWA #, Liber, Folio, and P.O. Number. Lists agreements for PWA # 08-112, 08-114, 08-115, 08-116, 08-117, and 08-118.

APPROVED:

Signature of Larry R. Tom, Planning and Zoning Officer.

LARRY R. TOM

(PUBLIC SYSTEMS)

12-15-09 DATE

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 ONE OF TEN TANYARD SPRINGS

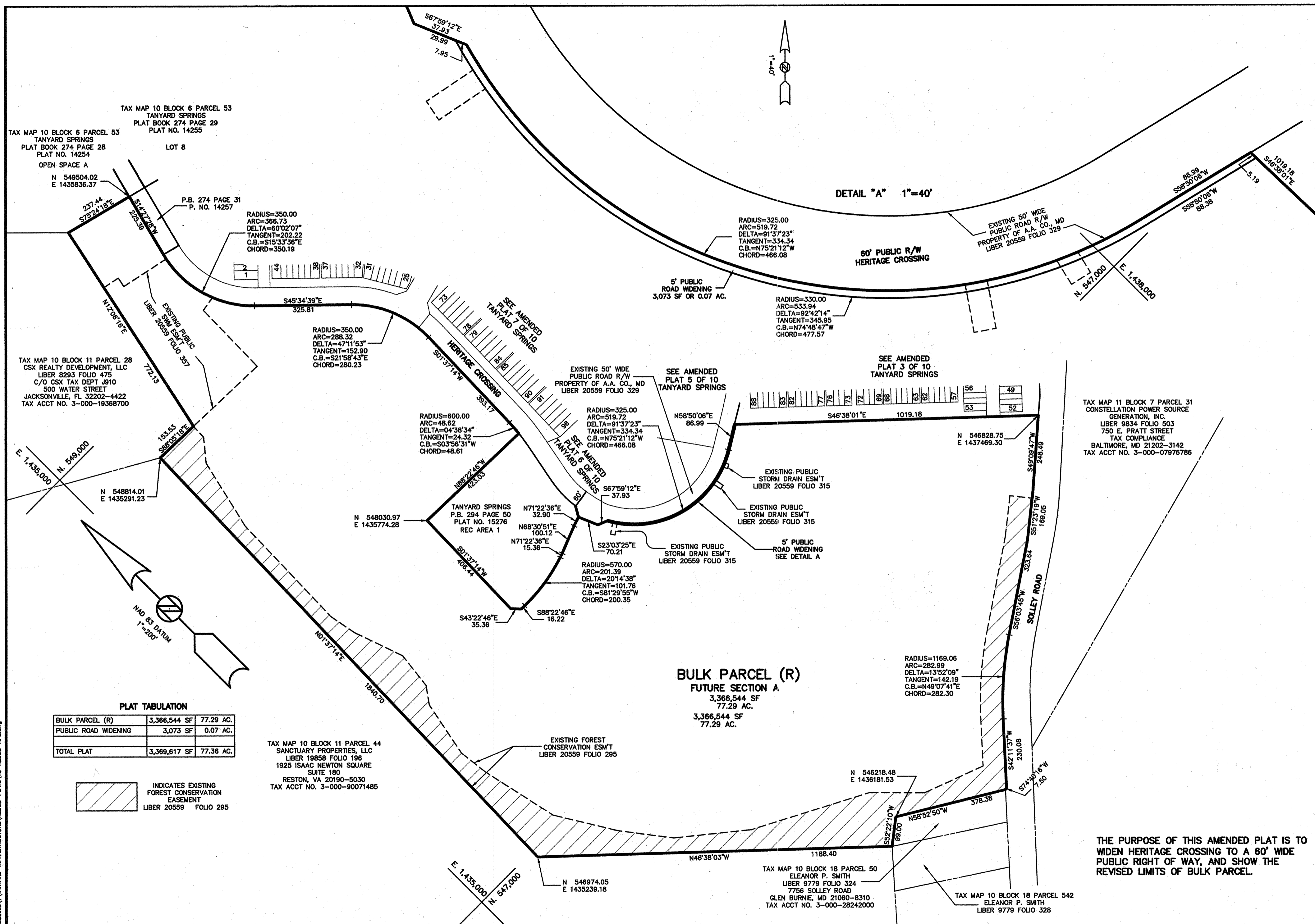
A RESIDENTIAL SINGLE FAMILY ATTACHED CLUSTER DEVELOPMENT PREVIOUSLY RECORDED IN P.B. 294 P. 31 P.N.O. 15257, P.B. 294 P. 33 P.N.O. 15269, P.B. 294 P. 34 P.N.O. 15260, P.B. 294 P. 35 P.N.O. 15261, P.B. 294 P. 36 P.N.O. 15262, P.B. 294 P. 37 P.N.O. 15263, P.B. 294 P. 38 P.N.O. 15264, P.B. 294 P. 40 P.N.O. 15266, P.B. 294 P. 42 P.N.O. 15268, P.B. 294 P. 43 P.N.O. 15269, AND P.B. 297 P. 01 P.N.O. 15377 SUBDIVISION NUMBER 1982-192 NAD 83 DATUM PROJECT NUMBER 2009-0042-00NF TAX MAP 10 BLOCK 12 P/O PARCEL 45 SCALE: AS SHOWN SITE ZIP CODE 21060 SITE ZONED R-10 APRIL, 2009 THIRD ASSESSMENT DISTRICT ANNE ARUNDEL COUNTY, MARYLAND

Handwritten notes: PM1587 MSA Ssc 1235 9465-1

Vertical text on the left edge: ANNE ARUNDEL COUNTY CIRCUIT COURT (Subdivision Plats, AA) Plat 15618-15627; Plat Book 301, pp. 42-50; Plat Book 302, p. 1, MSA S1235_9465. Date available 2009/12/28. Printed 04/08/2020.

Vertical scale on the right edge: 1 2 3 4 5 6

Maryland State Archives



TAX MAP 10 BLOCK 6 PARCEL 53
TANYARD SPRINGS
PLAT BOOK 274 PAGE 29
PLAT NO. 14255
LOT 8

TAX MAP 10 BLOCK 6 PARCEL 53
TANYARD SPRINGS
PLAT BOOK 274 PAGE 28
PLAT NO. 14254
OPEN SPACE A

P.B. 274 PAGE 31
P. NO. 14257

TAX MAP 10 BLOCK 11 PARCEL 28
CSX REALTY DEVELOPMENT, LLC
LIBER 8293 FOLIO 475
C/O CSX TAX DEPT 9910
500 WATER STREET
JACKSONVILLE, FL 32202-4422
TAX ACCT NO. 3-000-19368700

N 548814.01
E 1435291.23

N 548030.97
E 1435774.28

NAD 83 DATUM
1"=200'

PLAT TABULATION

BULK PARCEL (R)	3,366,544 SF	77.29 AC.
PUBLIC ROAD WIDENING	3,073 SF	0.07 AC.
TOTAL PLAT	3,369,617 SF	77.36 AC.

INDICATES EXISTING FOREST CONSERVATION EASEMENT
LIBER 20559 FOLIO 295

TAX MAP 10 BLOCK 11 PARCEL 44
SANCTUARY PROPERTIES, LLC
LIBER 19858 FOLIO 196
1925 ISAAC NEWTON SQUARE
SUITE 100
RESTON, VA 20190-5030
TAX ACCT NO. 3-000-90071485

BULK PARCEL (R)
FUTURE SECTION A
3,366,544 SF
77.29 AC.

TAX MAP 10 BLOCK 18 PARCEL 50
ELEANOR P. SMITH
LIBER 9779 FOLIO 324
7756 SOLLEY ROAD
GLEN BURNIE, MD 21060-8310
TAX ACCT NO. 3-000-28242000

TAX MAP 10 BLOCK 18 PARCEL 542
ELEANOR P. SMITH
LIBER 9779 FOLIO 328

TAX MAP 11 BLOCK 7 PARCEL 31
CONSTELLATION POWER SOURCE
GENERATION, INC.
LIBER 9834 FOLIO 503
750 E. PRATT STREET
TAX COMPLIANCE
BALTIMORE, MD 21202-3142
TAX ACCT NO. 3-000-07976786

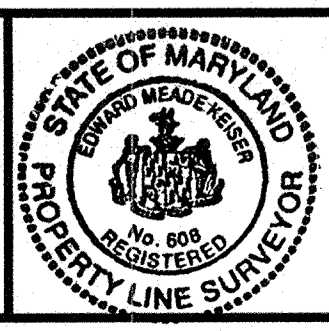
THE PURPOSE OF THIS AMENDED PLAT IS TO WIDEN HERITAGE CROSSING TO A 60' WIDE PUBLIC RIGHT OF WAY, AND SHOW THE REVISED LIMITS OF BULK PARCEL.

Dec 08 - 2:49pm C:\vacodes\TANYARD-INFRASTRUCTURE\RESUB-PLATS\TS-RESUB-RP2.dwg

RECEIVED FOR RECORD
ARUNDEL COUNTY, M.A. COUNTY
2009 DEC 28 P 3 26

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
3161 SOLOMON'S ISLAND ROAD
SUITE 1
EDGEWATER, MARYLAND 21037
PHONE (410) 956-7020
FAX (410) 956-7028
jocpelle@hotmail.com

SURVEYOR'S CERTIFICATE
AS TO ALL INTERIOR LOT LINES, RIGHTS OF WAY, EASEMENTS, AREAS, ETC.
12-08-09
DATE
E. Meade Keiser
EDWARD MEADE KEISER
REGISTERED PROPERTY LINE SURVEYOR
MD REGISTRATION NO. 608



OWNER'S DEDICATION
U.S. HOME CORPORATION (D.B.A. LENNAR)
DATE 12-9-09
BY: ROBERT J. JACOBY, DIVISION PRESIDENT
WITNESS:

APPROVED:
(PUBLIC SYSTEMS)
LARRY R. TOM
DATE 12-15-09
PLANNING AND ZONING OFFICER OF OFFICE OF PLANNING AND ZONING AND FOR THE HEALTH OFFICER, ANNE ARUNDEL COUNTY DEPARTMENT OF HEALTH

AMENDED PLAT TWO OF TEN
TANYARD SPRINGS
SECTION B - BULK PARCEL
A RESIDENTIAL SINGLE FAMILY ATTACHED CLUSTER DEVELOPMENT
PREVIOUSLY RECORDED P.B. 294 PAGE 31 P. NO. 15257
SUBDIVISION NUMBER 1982-192 NAD 83 DATUM PROJECT NUMBER 2009-0042-00NF
TAX MAP 10 BLOCK 12 P/O PARCEL 45
SCALE: 1"=200' SITE ZIP CODE 21060 SITE ZONED R-10 JUNE, 2009
THIRD ASSESSMENT DISTRICT ANNE ARUNDEL COUNTY, MARYLAND

P171588 USA SSU 1235 9465-2

1 2 3 4 5 6
Maryland State Archives

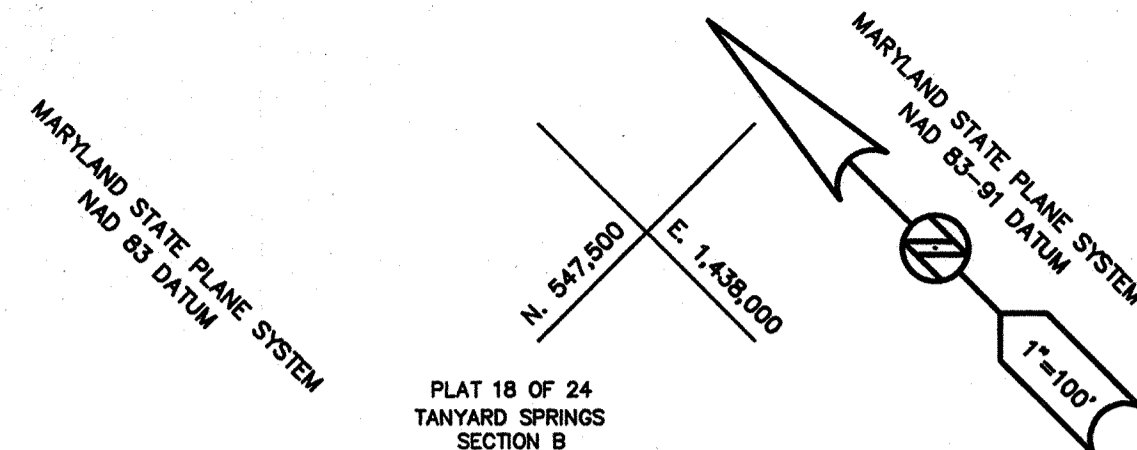
CURVE DATA

NO.	RADIUS	ARC	DELTA	TANGENT	CHORD BEARING	CHORD
C1	931.00	215.79	13-16-49	108.38	S35-22-31W	215.31
C2	1000.00	360.68	20-39-55	182.32	S48-30-08W	358.73
C3	1005.00	24.77	01-24-44	12.39	S38-52-33W	24.77
C4	1005.00	184.32	10-30-29	92.42	S44-50-10W	184.06
C5	1005.00	81.01	04-37-07	40.53	S52-23-58W	80.99
C6	1005.00	72.38	04-07-35	36.20	S56-46-19W	72.36

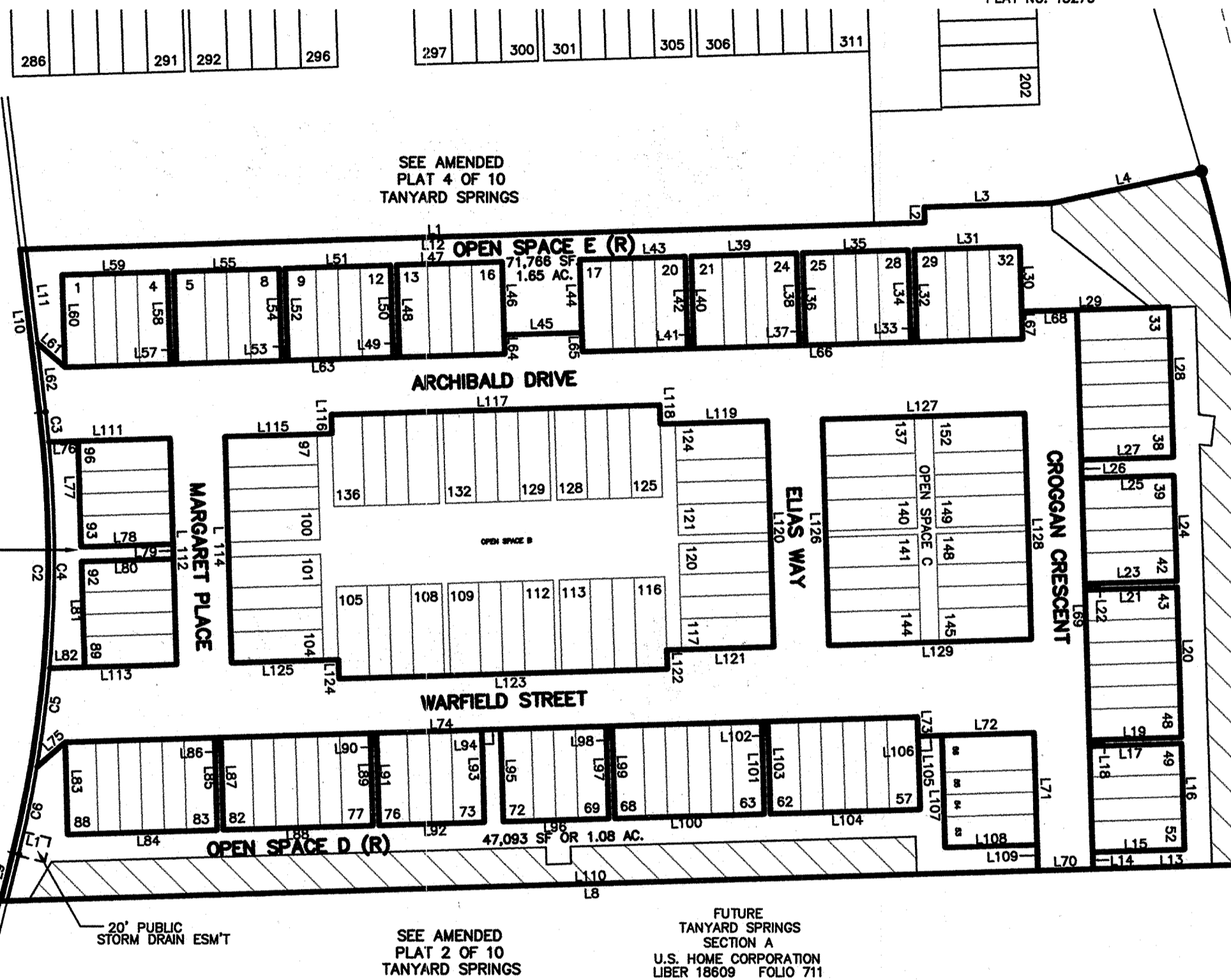
PLAT TABULATION

PUBLIC RD R/W	2,674 SF	0.06 AC.
PRIVATE RD R/W	128,573 SF	2.95 AC.
OPEN SPACE A, D AND E	124,057 SF	2.85 AC.
TOTAL PLAT	255,304 SF	5.86 AC.

INDICATES EXISTING FOREST CONSERVATION EASEMENT
LIBER 20559 FOLIO 295



PLAT 18 OF 24
TANYARD SPRINGS
SECTION B
PHASE 4
PLAT BOOK 294 PAGE 44
PLAT NO. 15270



OPEN SPACE A (R)
5,198 SF OR 0.12 AC.

SEE AMENDED PLAT 5 OF 10 TANYARD SPRINGS

SEE AMENDED PLAT 2 OF 10 TANYARD SPRINGS

FUTURE TANYARD SPRINGS SECTION A
U.S. HOME CORPORATION
LIBER 18609 FOLIO 711

LINE DATA

NO.	BEARING	DISTANCE	NO.	BEARING	DISTANCE	NO.	BEARING	DISTANCE	NO.	BEARING	DISTANCE	NO.	BEARING	DISTANCE
L1	S46°38'01"E	738.27	L26	S43°21'59"W	15.00	L51	S46°38'01"E	86.00	L76	N46°38'01"W	23.82	L101	N43°21'59"E	75.00
L2	N43°21'59"E	12.80	L27	S46°38'01"E	75.00	L52	N43°21'59"E	75.00	L77	N43°21'59"E	86.00	L102	S46°38'01"E	5.00
L3	S46°38'01"E	103.67	L28	S43°21'59"W	122.00	L53	S46°38'01"E	5.00	L78	S46°38'01"E	75.00	L103	N43°21'59"E	75.00
L4	S56°57'15"E	124.91	L29	S46°38'01"E	120.00	L54	N43°21'59"E	75.00	L79	N43°21'59"E	12.00	L104	S46°38'01"E	122.00
L5	S42°00'21"W	73.48	L30	N43°21'59"E	52.74	L55	S46°38'01"E	86.00	L80	S46°38'01"E	75.00	L105	N43°21'59"E	59.50
L6	S43°46'23"W	212.76	L31	S46°38'01"E	86.00	L56	N43°21'59"E	75.00	L81	N43°21'59"E	86.00	L106	N46°38'01"W	19.50
L7	S49°09'47"W	65.41	L32	N43°21'59"E	75.00	L57	S46°38'01"E	5.00	L82	S46°38'01"E	28.54	L107	N43°21'59"E	91.00
L8	N46°38'01"W	1019.18	L33	S46°38'01"E	5.00	L58	N43°21'59"E	75.00	L83	N43°21'59"E	75.00	L108	S46°38'01"E	75.00
L9	N58°50'06"E	40.42	L34	N43°21'59"E	75.00	L59	S46°38'01"E	86.00	L84	S46°38'01"E	122.00	L109	S43°21'59"W	21.00
L10	N38°10'11"E	133.64	L35	S46°38'01"E	86.00	L60	N43°21'59"E	75.00	L85	N43°21'59"E	75.00	L110	N46°38'01"W	840.73
L11	N38°10'11"E	77.25	L36	N43°21'59"E	75.00	L61	S04°13'55"E	29.51	L86	S46°38'01"E	5.00	L111	N46°38'01"W	98.82
L12	S46°38'01"E	733.25	L37	S46°38'01"E	5.00	L62	N38°10'11"E	55.93	L87	N43°21'59"E	75.00	L112	N43°21'59"E	184.00
L13	S46°38'01"E	128.26	L38	N43°21'59"E	75.00	L63	S46°38'01"E	359.00	L88	S46°38'01"E	122.00	L113	S46°38'01"E	103.54
L14	S43°21'59"W	13.76	L39	S46°38'01"E	86.00	L64	N43°21'59"E	15.50	L89	N43°21'59"E	75.00	L114	N43°21'59"E	184.00
L15	S46°38'01"E	75.00	L40	N43°21'59"E	75.00	L65	N43°21'59"E	15.50	L90	N46°38'01"W	5.00	L115	S46°38'01"E	87.14
L16	S43°21'59"W	86.00	L41	S46°38'01"E	5.00	L66	S46°38'01"E	359.00	L91	N43°21'59"E	75.00	L116	N43°21'59"E	15.50
L17	S46°38'01"E	75.00	L42	N43°21'59"E	75.00	L67	N43°21'59"E	22.26	L92	S46°38'01"E	86.00	L117	S46°38'01"E	268.00
L18	S43°21'59"W	5.00	L43	S46°38'01"E	86.00	L68	N46°38'01"W	45.00	L93	N43°21'59"E	75.00	L118	S43°21'59"W	15.50
L19	S46°38'01"E	75.00	L44	N43°21'59"E	59.50	L69	S43°21'59"W	454.76	L94	N46°38'01"W	15.41	L119	S46°38'01"E	87.14
L20	S43°21'59"W	122.00	L45	S46°38'01"E	63.32	L70	S46°38'01"E	45.00	L95	N43°21'59"E	75.00	L120	S43°21'59"W	184.00
L21	S46°38'01"E	75.00	L46	N43°21'59"E	59.50	L71	N43°21'59"E	112.00	L96	S46°38'01"E	86.00	L121	N46°38'01"W	87.14
L22	S43°21'59"W	5.00	L47	S46°38'01"E	86.00	L72	N46°38'01"W	94.50	L97	N43°21'59"E	75.00	L122	N43°21'59"E	15.50
L23	S46°38'01"E	75.00	L48	N43°21'59"E	75.00	L73	N43°21'59"E	15.50	L98	S46°38'01"E	5.00	L123	N46°38'01"W	268.00
L24	S43°21'59"W	86.00	L49	S46°38'01"E	5.00	L74	N46°38'01"W	695.41	L99	N43°21'59"E	75.00	L124	N43°21'59"E	15.50
L25	S46°38'01"E	75.00	L50	N43°21'59"E	75.00	L75	S86°08'38"E	30.63	L100	S46°38'01"E	122.00	L125	N46°38'01"W	87.14

STORM DRAIN ESM'T LINE DATA

NO.	BEARING	DISTANCE
SD1	S31°39'38"E	22.03
SD2	S58°20'22"W	20.00
SD3	N31°39'38"W	22.03
SD4	N58°50'06"E	1.31
SD5	R=1005.00 A=18.69	
	N58°18'08"E	18.69

DETAIL "A" 1"=40'

50' PUBLIC R/W/
VARIABLE PAVING WIDTH
PLAT 12 OF 24
PLAT BOOK 294 PAGE 38
PLAT NO. 15264

5' PUBLIC ROAD WIDENING
2,674 SF
0.06 AC.

PROPERTY OF
A.A. CO., MD
LIBER 20559
FOLIO 329

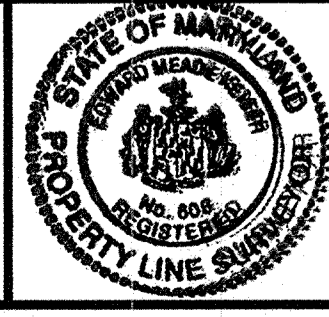
20' PUBLIC STORM DRAIN ESM'T
440 SF (SEE LINE CHART)

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
3161 SOLOMON'S ISLAND ROAD
SUITE 1
EDGEWATER, MARYLAND 21037
PHONE (410) 956-7020
FAX (410) 956-7026
jacc@ic@hotmail.com

SURVEYOR'S CERTIFICATE
AS TO ALL INTERIOR LOT LINES, RIGHTS OF WAY, EASEMENTS, AREAS, ETC.,

DATE 12-08-09
DATE 12-08-09
E. Meade Keiser
EDWARD MEADE KEISER
REGISTERED PROPERTY LINE SURVEYOR
MD REGISTRATION NO. 608



OWNER'S DEDICATION
U.S. HOME CORPORATION (D.B.A. LENNAR)

DATE 12-9-09

BY: ROBERT J. JACOBY, DIVISION PRESIDENT
Robert J. Jacoby

WITNESS: Larry R. Tom

APPROVED: (PUBLIC SYSTEMS)

Larry R. Tom DATE 12-15-09
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

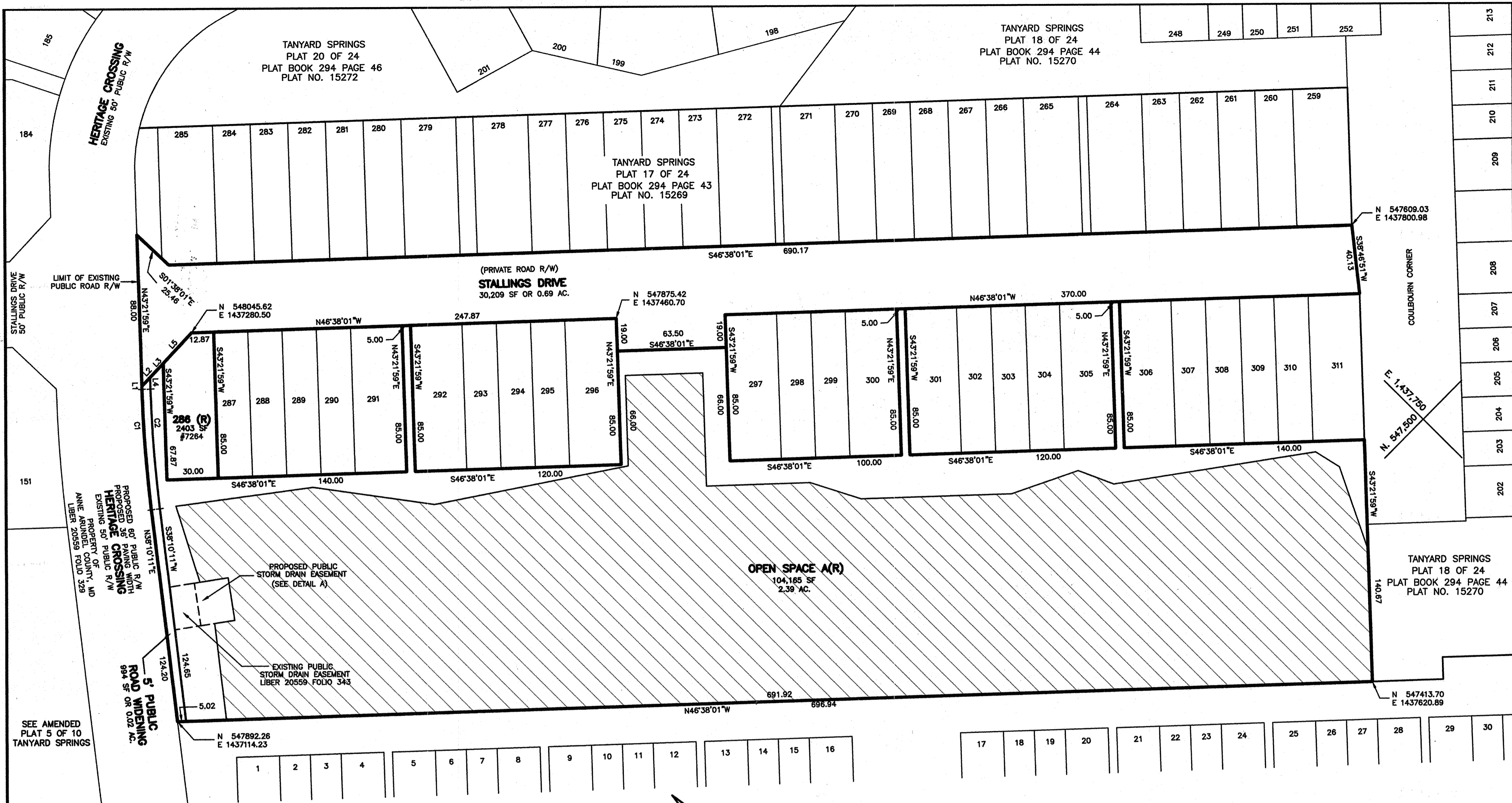
REC. PLAT BOOK PAGE PLAT NO.

AMENDED PLAT THREE OF TEN
TANYARD SPRINGS
SECTION B - PHASE 6
A RESIDENTIAL SINGLE FAMILY ATTACHED CLUSTER DEVELOPMENT
PREVIOUSLY RECORDED P.B. 297 PAGE 01 P. NO. 15377

SUBMISSION NUMBER 1982-192 NAD 83 DATUM PROJECT NUMBER 2009-0042-00NF
TAX MAP 10 BLOCK 12 P/O PARCEL 45
SCALE: 1"=100' SITE ZIP CODE 21060 SITE ZONED R-10 JUNE, 2009
THIRD ASSESSMENT DISTRICT ANNE ARUNDEL COUNTY, MARYLAND

P171589 MSA SSU 1235 9465-3

2009 DEC 28 10:21 AM
 ANNE ARUNDEL COUNTY CIRCUIT COURT (Subdivision Plats, AA) Plat 15618-15627; Plat Book 301, pp. 42-50; Plat Book 302, p. 1, MSA_S1235_9465. Date available 2009/12/28. Printed 04/08/2020.
 Maryland State Archives
 Dec 08 - 2009 - 2:46pm C:\ecodes\TANYARD-INFRASTRUCTURE\RESUB-PLATS\TS-RESUB-RP3.dwg



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 ANNE ARUNDEL COUNTY
 JUN DEC 28 P 3 28

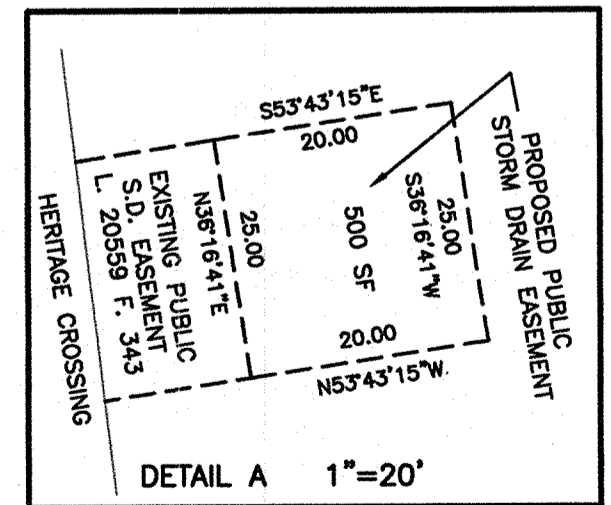


LINE DATA

NO.	BEARING	DISTANCE
L1	N43°21'59"E	1.78
L2	N88°21'59"E	7.08
L3	N88°21'59"E	11.13
L4	S43°21'59"W	6.78
L5	N88°21'59"E	24.22

CURVE DATA

NO.	RADIUS	ARC	DELTA	TANGENT	CHORD BEARING	CHORD
C1	775.00	70.29	05-11-49	35.17	S40-46-05W	70.27
C2	770.00	69.84	05-11-49	34.94	N40-46-05E	69.82



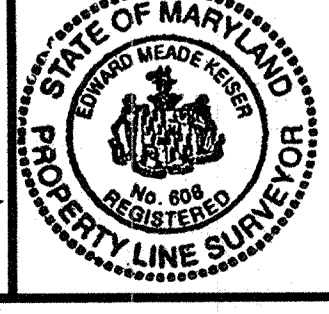
PLAT TABULATION

DESCRIPTION	AREA (SF)	AREA (AC)
PUBLIC ROAD WIDENING	994	0.02
PRIVATE ROAD R/W	30,209	0.69
OPEN SPACE	104,165	2.39
LOT 286 (R)	2,403	0.06
TOTAL PLAT	137,771	3.16

THE PURPOSE OF THIS AMENDED PLAT IS TO WIDEN HERITAGE CROSSING TO A 60' WIDE PUBLIC RIGHT OF WAY, SHOW THE REVISED LIMITS OF OPEN SPACE A AND LOT 286, SHOW THE REVISED LIMITS OF STALLINGS DRIVE PRIVATE ROAD R/W AND TO EXTEND A PUBLIC STORM DRAIN EASEMENT.

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
 3161 SOLOMON'S ISLAND ROAD
 SUITE 1
 EDGEWATER, MARYLAND 21037
 PHONE (410) 956-7020
 FAX (410) 956-7028
 jcpellc@hotmail.com

SURVEYOR'S CERTIFICATE
 AS TO ALL INTERIOR LOT LINES, RIGHTS OF WAY, EASEMENTS, AREAS, ETC.
 DATE 12-08-09
E. Meade Keiser
 EDWARD MEADE KEISER
 REGISTERED PROPERTY LINE SURVEYOR
 MD REGISTRATION NO. 608



OWNER'S DEDICATION
 U.S. HOME CORPORATION (D.B.A. LENNAR)
 DATE 12-9-09
Robert J. Jacoby
 BY: ROBERT J. JACOBY, DIVISION PRESIDENT
 WITNESS: *Susan Morgan*

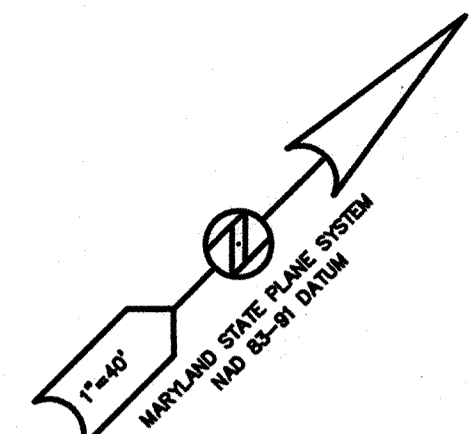
APPROVED: (PUBLIC SYSTEMS)
Larry R. Tom
 LARRY R. TOM
 DATE 12-15-09
 PLANNING AND ZONING OFFICER OF OFFICE OF PLANNING AND ZONING AND FOR THE HEALTH OFFICER, ANNE ARUNDEL COUNTY DEPARTMENT OF HEALTH

AMENDED PLAT FOUR OF TEN TANYARD SPRINGS SECTION B - PHASE 4
 A RESIDENTIAL SINGLE FAMILY ATTACHED CLUSTER DEVELOPMENT
 PREVIOUSLY RECORDED P.B. 294 PAGE 43 P. NO. 15269
 SUBDIVISION NUMBER 1982-192 NAD 83 DATUM PROJECT NUMBER 2009-0042-00NF
 TAX MAP 10 BLOCK 12 P/O PARCEL 45
 SCALE: 1"=40' SITE ZIP CODE 21060 SITE ZONED R-10 JUNE, 2009
 THIRD ASSESSMENT DISTRICT ANNE ARUNDEL COUNTY, MARYLAND

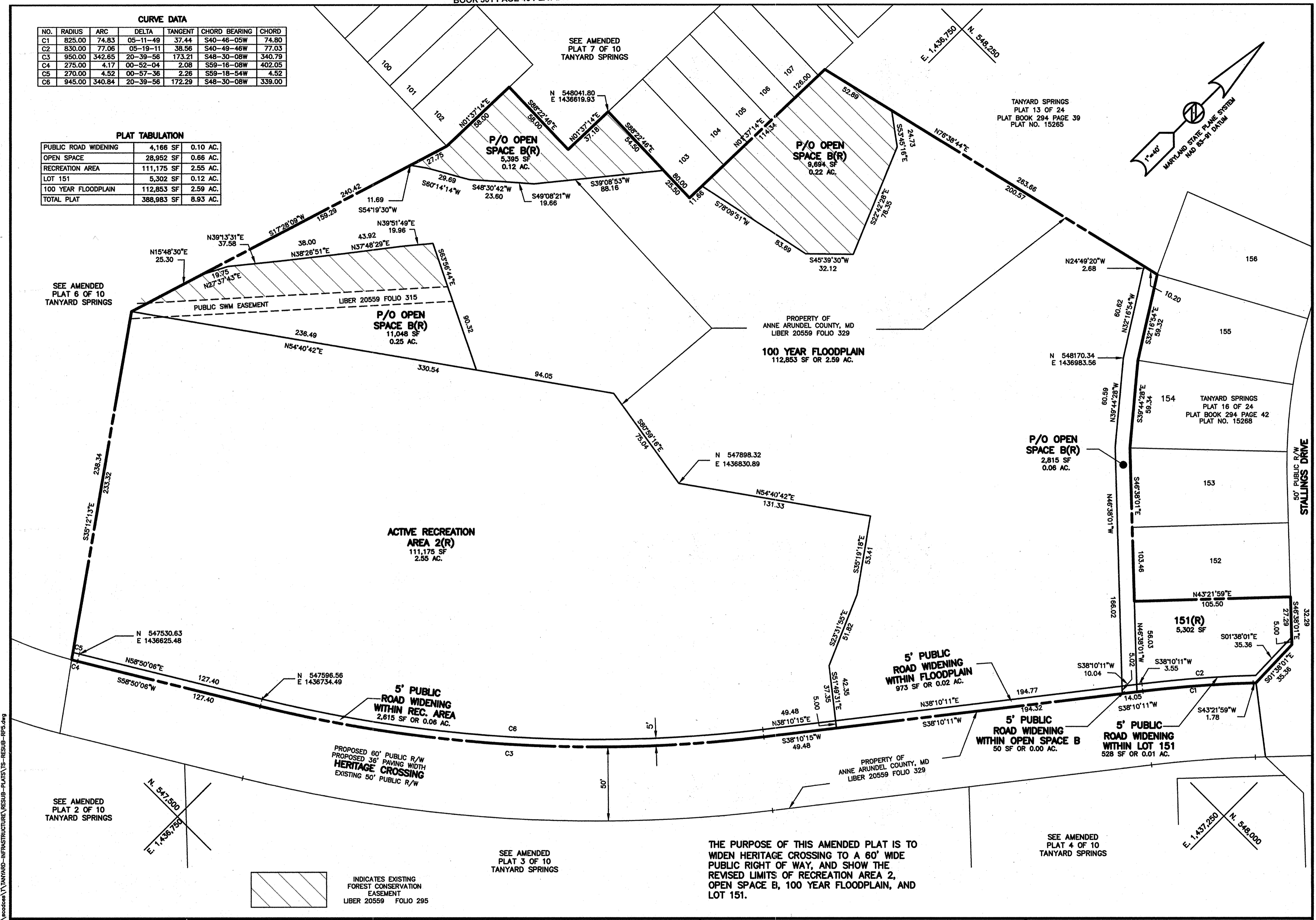
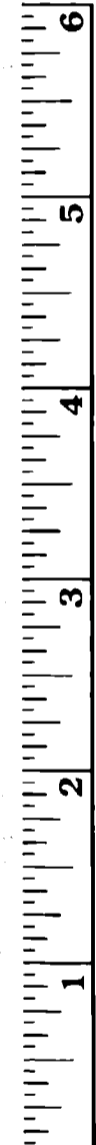
P171590 MSA Ssu 1235 9465-4

NO.	RADIUS	ARC	DELTA	TANGENT	CHORD BEARING	CHORD
C1	825.00	74.83	05-11-49	37.44	S40-46-05W	74.80
C2	830.00	77.06	05-19-11	38.56	S40-49-46W	77.03
C3	950.00	342.65	20-39-56	173.21	S48-30-08W	340.79
C4	275.00	4.17	00-52-04	2.08	S59-16-08W	402.05
C5	270.00	4.52	00-57-36	2.26	S59-18-54W	4.52
C6	945.00	340.84	20-39-56	172.29	S48-30-08W	339.00

PLAT TABULATION		
PUBLIC ROAD WIDENING	4,166 SF	0.10 AC.
OPEN SPACE	28,952 SF	0.66 AC.
RECREATION AREA	111,175 SF	2.55 AC.
LOT 151	5,302 SF	0.12 AC.
100 YEAR FLOODPLAIN	112,853 SF	2.59 AC.
TOTAL PLAT	388,983 SF	8.93 AC.

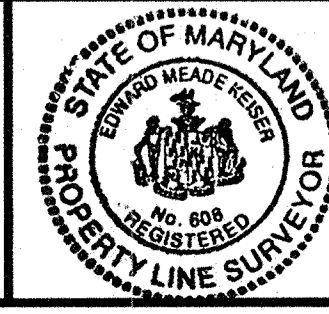


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ANN ARUNDEL COUNTY
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SEE AMENDED PLAT ONE FOR SURVEYORS CERTIFICATE, OWNERS' DEDICATION AND OTHER NOTATIONS.
J. A. CHISHOLM, P. E., L.L.C.
LAND DEVELOPMENT CONSULTANTS
ENGINEERING-PLANNING-SURVEYING
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PHONE (410) 956-7020
FAX (410) 956-7026
jocpelc@hotmail.com

SURVEYOR'S CERTIFICATE
AS TO ALL INTERIOR LOT LINES, RIGHTS OF WAY, EASEMENTS, AREAS, ETC.,
DATE 12-08-09
Edward Meade Keiser
EDWARD MEADE KEISER
REGISTERED PROPERTY LINE SURVEYOR
MD REGISTRATION NO. 608



OWNER'S DEDICATION
U.S. HOME CORPORATION (D.B.A. LENNAR)
DATE 12-9-09
BY: ROBERT J. JACOBY, DIVISION PRESIDENT
WITNESS: [Signature]

APPROVED: (PUBLIC SYSTEMS)
[Signature] 12-15-09
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

AMENDED PLAT FIVE OF TEN TANYARD SPRINGS
SECTION B - PHASE 5
A RESIDENTIAL SINGLE FAMILY ATTACHED CLUSTER DEVELOPMENT
PREVIOUSLY RECORDED P.B. 294 PAGE 38 & 42 P. NO. 15264 & 15268
SUBDIVISION NUMBER 1982-192 NAD 83 DATUM PROJECT NUMBER 2009-0042-00NF
TAX MAP 10 BLOCK 12 P/O PARCEL 45
SCALE: 1"=50' SITE ZIP CODE 21060 SITE ZONED R-10 JUNE, 2009
THIRD ASSESSMENT DISTRICT ANNE ARUNDEL COUNTY, MARYLAND

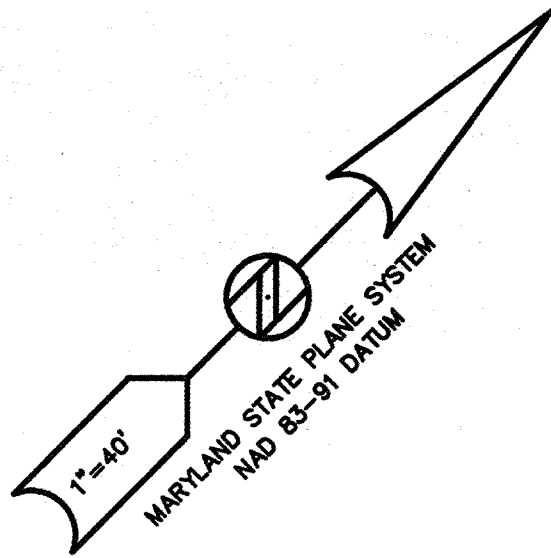
THE PURPOSE OF THIS AMENDED PLAT IS TO WIDEN HERITAGE CROSSING TO A 60' WIDE PUBLIC RIGHT OF WAY, AND SHOW THE REVISED LIMITS OF RECREATION AREA 2, OPEN SPACE B, 100 YEAR FLOODPLAIN, AND LOT 151.

P11591 HSA SSU 1235 9465 5

ANNE ARUNDEL COUNTY CIRCUIT COURT (Subdivision Plats, AA) Plat 15618-15622; Plat Book 301, pp. 42-50; Plat Book 302, p. 1, MSA_S1235_9465. Date available 2009/12/28. Printed 04/08/2020.

CURVE DATA

NO.	RADIUS	ARC	DELTA	TANGENT	CHORD BEARING	CHORD
C1	275.00	446.71	93-04-19	290.15	S73-45-40E	399.19
C2	106.85	22.25	11-55-53	11.17	N21-15-34W	22.21
C3	699.94	56.34	04-36-43	28.19	N13-01-44W	56.33
C4	270.00	101.72	21-35-08	51.47	N00-04-11E	101.12
C5	270.00	515.92	109-28-55	381.91	S65-27-51E	440.94



TANYARD SPRINGS
PLAT 24 OF 24
PLAT BOOK 294 PAGE 50
PLAT NO. 15276
RECREATION AREA

60' PUBLIC R/W
35' PAVING WIDTH
HERITAGE CROSSING
PLAT 24 OF 24
PLAT BOOK 294 PAGE 50
PLAT NO. 15276

SEE AMENDED
PLAT 7 OF 10
TANYARD SPRINGS

FUTURE ROAD TO
SERVE FUTURE
SECTION A

P/O OPEN
SPACE B(R)
103,578 SF
2.38 AC.

100 YEAR FLOODPLAIN
20,581 SF OR 0.47 AC.
PROPERTY OF
ANNE ARUNDEL COUNTY, MD
LIBER 20559 FOLIO 329

SEE AMENDED
PLAT 5 OF 10
TANYARD SPRINGS

EXISTING PUBLIC
SWM EASEMENT
LIBER 20559 FOLIO 315

PUBLIC VARIABLE WIDTH
ROAD WITHIN OPEN SPACE
2,379 SF OR 0.05 AC.

SEE AMENDED
PLAT 2 OF 10
TANYARD SPRINGS

PLAT TABULATION

PUBLIC ROAD WIDENING	2,379 SF	0.05 AC.
OPEN SPACE	103,578 SF	2.38 AC.
100 YEAR FLOODPLAIN	20,581 SF	0.47 AC.
TOTAL PLAT	126,537 SF	2.90 AC.

INDICATES EXISTING
FOREST CONSERVATION
EASEMENT
LIBER 20559 FOLIO 295

THE PURPOSE OF THIS AMENDED PLAT IS TO
WIDEN HERITAGE CROSSING TO A 60' WIDE
PUBLIC RIGHT OF WAY, AND SHOW THE
REVISED LIMITS OF OPEN SPACE B.

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
3161 SOLOMON'S ISLAND ROAD
SUITE 1
EDGEWATER, MARYLAND 21037
PHONE (410) 956-7020
FAX (410) 956-7028
jacc@netmail.com

SURVEYOR'S CERTIFICATE
AS TO ALL INTERIOR LOT LINES, RIGHTS OF
WAY, EASEMENTS, AREAS, ETC.

12-08-09
DATE
E. Meade Keiser
EDWARD MEADE KEISER
REGISTERED PROPERTY LINE SURVEYOR
MD REGISTRATION NO. 608



OWNER'S DEDICATION
U.S. HOME CORPORATION (D.B.A. LENNAR)

DATE 12-9-09
BY: ROBERT J. JACOBY, DIVISION PRESIDENT
WITNESS: *[Signature]*

APPROVED: (PUBLIC SYSTEMS)
[Signature] 12-15-09
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
REC. PLAT BOOK PAGE PLAT NO.

AMENDED PLAT SIX OF TEN
TANYARD SPRINGS
SECTION B - PHASE 5
A RESIDENTIAL SINGLE FAMILY ATTACHED CLUSTER DEVELOPMENT
PREVIOUSLY RECORDED P.B. 294 PAGE 37 P. NO. 15263
SUBDIVISION NUMBER 1982-192 NAD 83 DATUM PROJECT NUMBER 2006-0042-00NF
TAX MAP 10 BLOCK 12 P/O PARCEL 45
SCALE: 1"=40' SITE ZIP CODE 21060 SITE ZONED R-10 JUNE, 2009
THIRD ASSESSMENT DISTRICT ANNE ARUNDEL COUNTY, MARYLAND

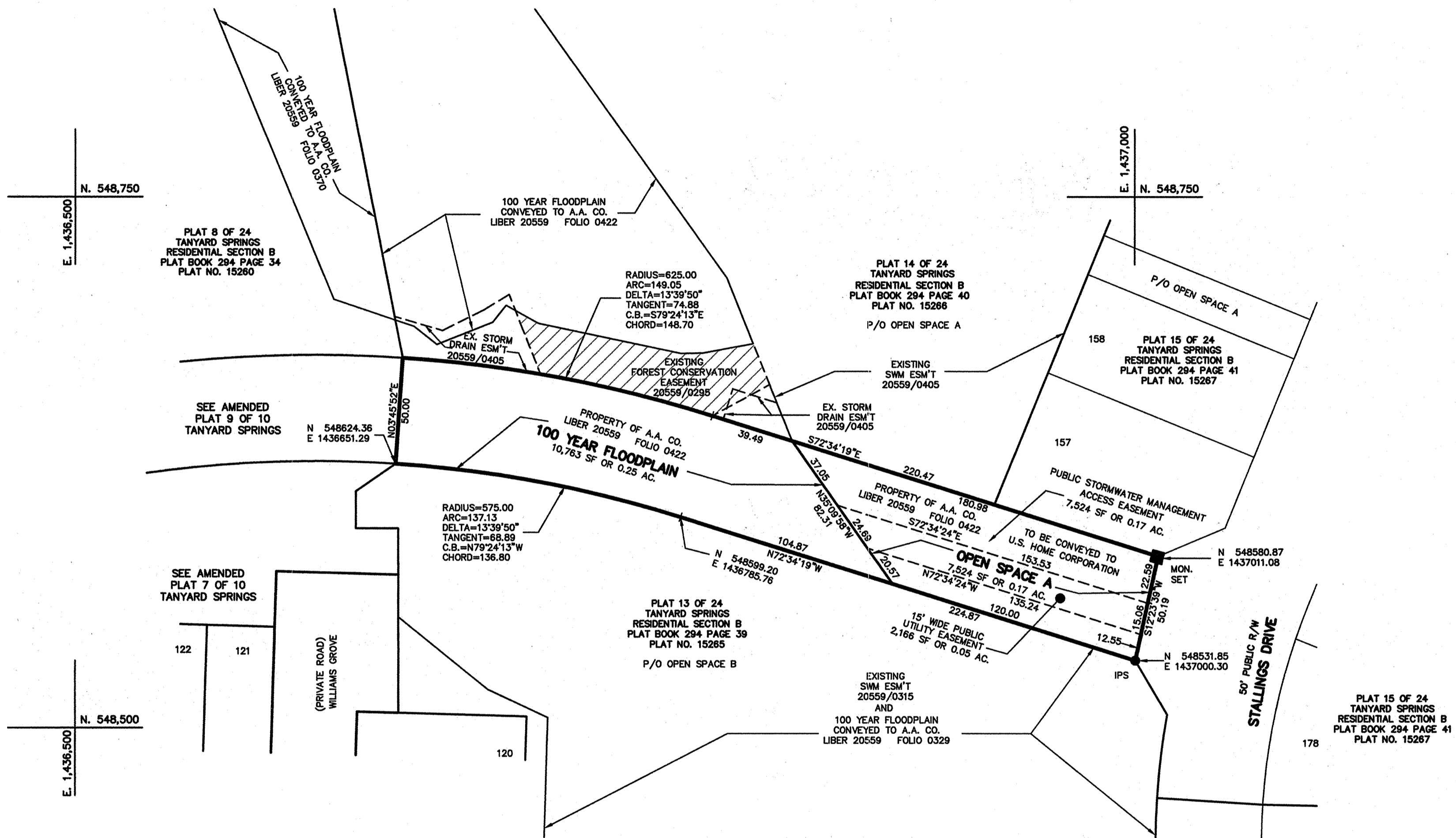
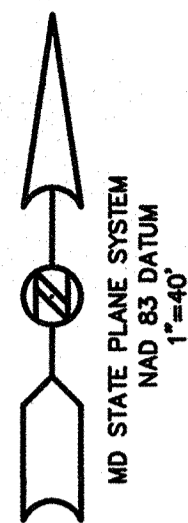
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6
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ANNE ARUNDEL COUNTY CIRCUIT COURT (Subdivision Plats, AA) Plat 15618-15627, Plat Book 301, pp. 42-50; Plat Book 302, p. 1, MSA_S1235_9465. Date available 2009/12/28. Printed 04/08/2020.



PLAT TABULATION

100 YEAR FLOODPLAIN	10,763 SF	0.25 AC.
OPEN SPACE	7,524 SF	0.17 AC.
TOTAL PLAT	18,288 SF	0.42 AC.

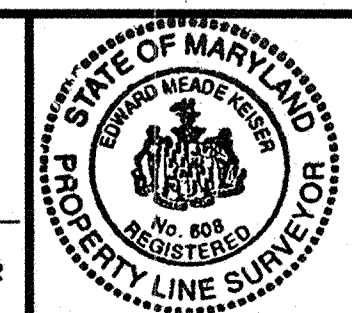
THE PURPOSE OF THIS AMENDED PLAT IS TO ELIMINATE ELLSWORTH TERRACE AS A PUBLIC ROAD, AND TO ESTABLISH 100 YEAR FLOODPLAIN AND OPEN SPACE.

ANNE ARUNDEL COUNTY CIRCUIT COURT (Subdivision Plats, AA) Plat 15618-15627; Plat Book 301, pp. 42-50; Plat Book 302, p. 1, MSA_S1235_9465. Date available 2009/12/28. Printed 04/08/2020.

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J. A. CHISHOLM, P. E., L.L.C.
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 jcpellic@hotmail.com

SURVEYOR'S CERTIFICATE
 AS TO ALL INTERIOR LOT LINES, RIGHTS OF WAY, EASEMENTS, AREAS, ETC.
 12-08-09
 DATE
E. Meade Keiser
 EDWARD MEADE KEISER
 REGISTERED PROPERTY LINE SURVEYOR
 MD REGISTRATION NO. 608

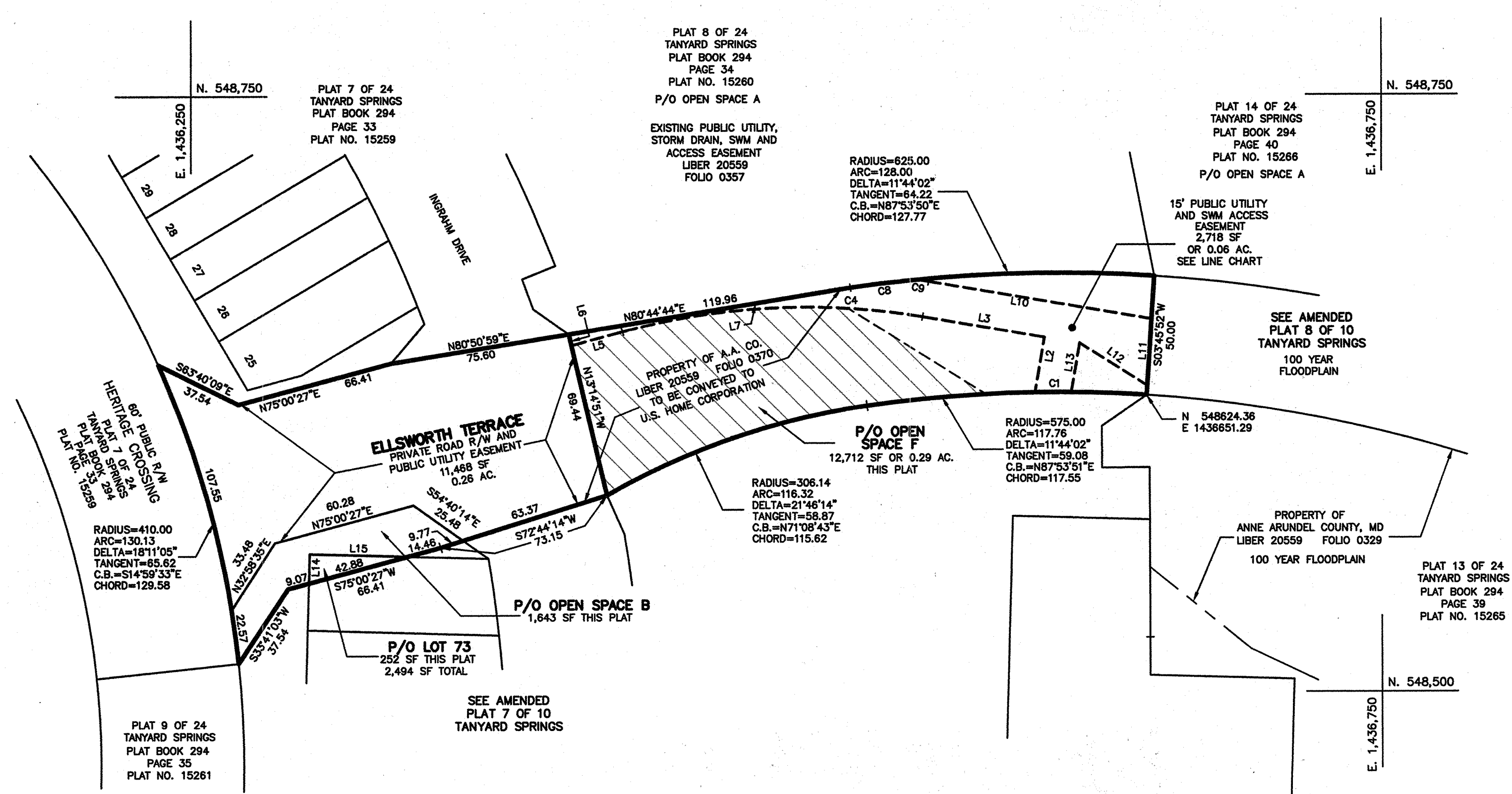


OWNER'S DEDICATION
 U.S. HOME CORPORATION (D.B.A. LENNAR)
 DATE 12-9-09
 BY: ROBERT J. JACOBY, DIVISION PRESIDENT
 WITNESS: *[Signature]*

APPROVED: (PUBLIC SYSTEMS)
[Signature] 12-15-09
 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

AMENDED PLAT EIGHT OF TEN
TANYARD SPRINGS
 SECTION B - PHASE 3
 A RESIDENTIAL SINGLE FAMILY ATTACHED CLUSTER DEVELOPMENT
 PREVIOUSLY RECORDED PLAT BOOK 294 PAGE 40 PLAT NUMBER 15286
 SUBDIVISION NUMBER 1982-192 NAD 83 DATUM PROJECT NUMBER 2009-0042-00NF
 TAX MAP 10 BLOCK 12 P/O PARCEL 45
 SCALE: 1"=40' SITE ZIP CODE 21060 SITE ZONED R-10 APRIL, 2009
 THIRD ASSESSMENT DISTRICT ANNE ARUNDEL COUNTY, MARYLAND

P71594 MSA SSU 1235 94658



P/O LOT 73 LINE DATA

NO.	BEARING	DISTANCE
L14	N01°37'14"E	12.26
L15	S88°22'46"E	41.09

UTILITY ESM'T LINE DATA

NO.	BEARING	DISTANCE
C1	R=575.00	A=15.22
	S89°50'58"W	15.22
L2	N09°35'59"E	23.44
L3	N80°24'01"W	51.84
C4	R=296.50	A=127.26
	S87°18'13"W	126.29
L5	S75°00'27"W	22.24
L6	N13°14'51"W	4.81
L7	N80°44'44"E	119.96
C8	R=625.00	A=28.25
	N83°19'31"E	28.25
C9	R=311.50	A=4.84
	S80°50'43"E	4.84
L10	S80°24'01"E	95.00
L11	S03°45'52"W	27.99
L12	N57°54'01"W	33.56
L13	S09°35'59"W	20.87

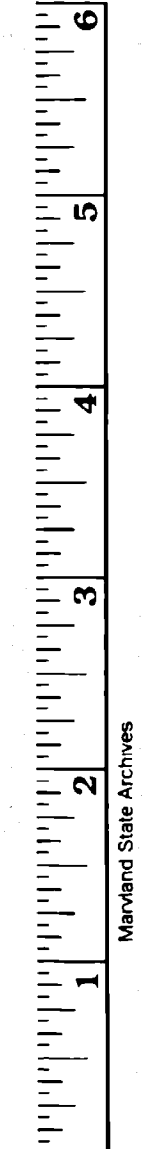
FOREST CONSERVATION EASEMENT LIBER 21673 FOLIO 081 0.16 AC.

PLAT TABULATION

P/O LOT 73	252 SF	0.01 AC.
PRIVATE RD R/W	11,468 SF	0.26 AC.
OPEN SPACE	14,355 SF	0.33 AC.
TOTAL PLAT	26,075 SF	0.60 AC.

THE PURPOSE OF THIS AMENDED PLAT IS TO ELIMINATE ELLSWORTH TERRACE AS A PUBLIC ROAD AND TO ESTABLISH ELLSWORTH TERRACE AS A PRIVATE ROAD.

ANNE ARUNDEL COUNTY CIRCUIT COURT (Subdivision Plats, AA) Plat 15618-15627; Plat Book 301, pp. 42-50; Plat Book 302, p. 1, MSA_S1235_9465. Date available 2009/12/28. Printed 04/08/2020.

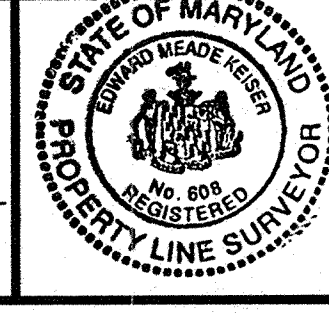


C:\eccodes\TANYARD-INFRASTRUCTURE\RESUB-PLATS\15-RESUB-RP9.dwg Maryland State Archives

RECEIVED FOR RECORD ANNE ARUNDEL COUNTY

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
 3161 SOLOMON'S ISLAND ROAD
 SUITE 1
 EDgewater, MARYLAND 21037
 PHONE (410) 858-7020
 FAX (410) 858-7028
 jaccplc@hotmail.com

SURVEYOR'S CERTIFICATE
 AS TO ALL INTERIOR LOT LINES, RIGHTS OF WAY, EASEMENTS, AREAS, ETC.
 DATE 12-08-09
E. Meade Keiser
 EDWARD MEADE KEISER
 REGISTERED PROPERTY LINE SURVEYOR
 MD REGISTRATION NO. 608

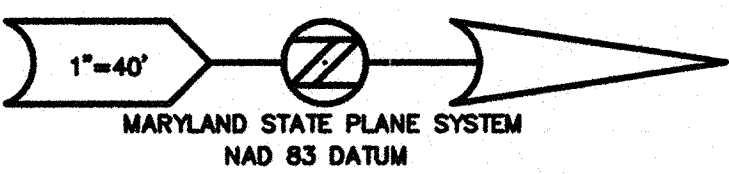
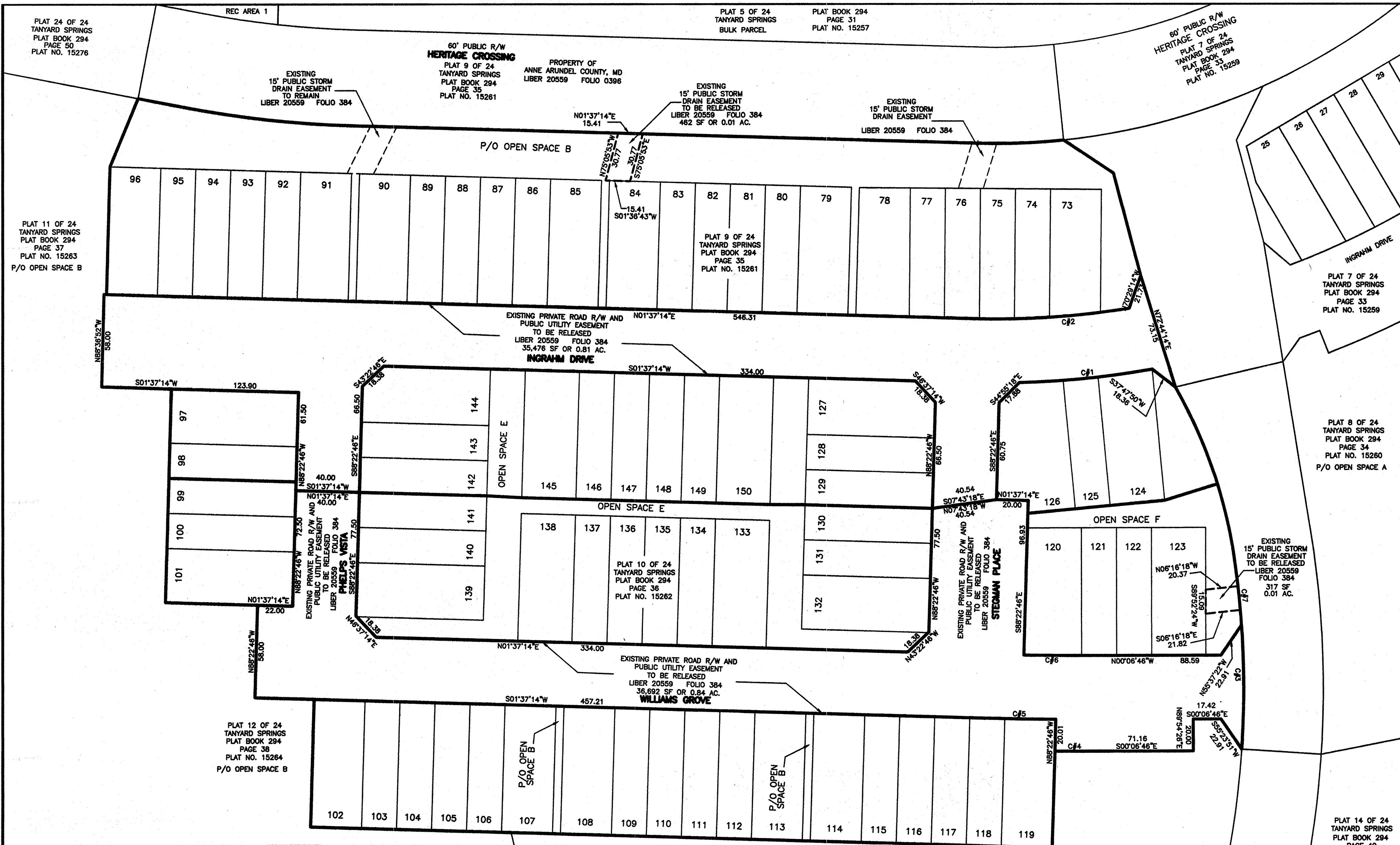


OWNER'S DEDICATION
 U.S. HOME CORPORATION (D.B.A. LENNAR)
 DATE 12-9-09
 BY: ROBERT J. JACOBY, DIVISION PRESIDENT
 WITNESS: *[Signature]*

APPROVED: (PUBLIC SYSTEMS)
Larry R. Tom 12-15-09
 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
 REC. PLAT BOOK PAGE PLAT NO.

AMENDED PLAT NINE OF TEN TANYARD SPRINGS SECTION B - PHASE 1
 A RESIDENTIAL SINGLE FAMILY ATTACHED CLUSTER DEVELOPMENT
 PREVIOUSLY RECORDED PLAT BOOK 294 PAGE 33 PLAT NUMBER 15259
 PREVIOUSLY RECORDED PLAT BOOK 294 PAGE 34 PLAT NUMBER 15260
 SUBDIVISION NUMBER 1982-192 NAD 83 DATUM PROJECT NUMBER 2009-0042-00NF
 TAX MAP 10 BLOCK 12 P/O PARCEL 45
 SCALE: 1"=40' SITE ZIP CODE 21080 SITE ZONED R-10 APRIL, 2009
 THIRD ASSESSMENT DISTRICT ANNE ARUNDEL COUNTY, MARYLAND

P71595 USA SSU 1235 9465-9



THE SOLE PURPOSE OF THIS AMENDED PLAT IS TO SHOW THE EXISTING PUBLIC STORM DRAIN AND UTILITY EASEMENTS TO BE RELEASED.

TOTAL AREA OF PUBLIC UTILITY EASEMENTS TO BE RELEASED
72,168 SF OR 1.66 AC.

TOTAL AREA OF PUBLIC STORM DRAIN EASEMENTS TO BE RELEASED
779 SF OR 0.02 AC.

CURVE DATA

NO.	RADIUS	ARC	DELTA	TANGENT	CHORD BEARING	CHORD
C1	580.00	83.96	08-35-25	42.06	S05-45-33E	83.88
C2	520.00	98.38	10-50-22	49.34	N03-47-57W	98.23
C3	575.00	77.82	07-45-15	38.97	N89-53-14E	77.76
C4	2040.00	15.74	00-26-31	7.87	S00-06-30W	15.74
C5	2020.00	45.97	01-18-14	22.99	S00-58-07W	45.97
C6	1980.00	35.10	01-00-57	17.55	N00-23-43E	35.10
C7	575.00	15.00	01-29-41	7.50	N84-19-17E	15.00

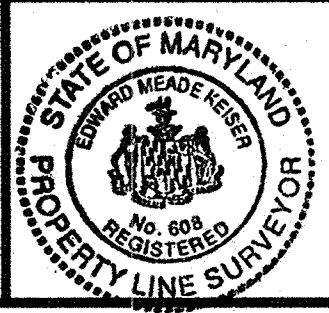
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SEE PLAT ONE FOR SURVEYORS CERTIFICATE, OWNERS' DEDICATION AND OTHER NOTATIONS.

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SURVEYOR'S CERTIFICATE
AS TO ALL INTERIOR LOT LINES, RIGHTS OF WAY, EASEMENTS, AREAS, ETC.

12-08-09
DATE
Edward Meade Keiser
EDWARD MEADE KEISER
REGISTERED PROPERTY LINE SURVEYOR
MD REGISTRATION NO. 608



OWNER'S DEDICATION
U.S. HOME CORPORATION (D.B.A. LENNAR)
DATE 12-9-09

BY: ROBERT J. JACOBY, DIVISION PRESIDENT
WITNESS:

APPROVED: (PUBLIC SYSTEMS)

Larry R. Tom
LARRY R. TOM
DATE 12-15-09

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 TEN OF TEN TANYARD SPRINGS SECTION B - PHASE 2
A RESIDENTIAL SINGLE FAMILY ATTACHED CLUSTER DEVELOPMENT
PREVIOUSLY RECORDED PLAT BOOK 294 PAGE 35 PLAT NUMBER 15261
PREVIOUSLY RECORDED PLAT BOOK 294 PAGE 36 PLAT NUMBER 15262

SUBDIVISION NUMBER 1982-192 NAD 83 DATUM PROJECT NUMBER 2004-0042-00NF
TAX MAP 10 BLOCK 12 P/O PARCEL 45
SCALE: 1"=40' SITE ZIP CODE 21060 SITE ZONED R-10 APRIL 2009
THIRD ASSESSMENT DISTRICT ANNE ARUNDEL COUNTY, MARYLAND

P711596 HSA SSU 1235 9465-16