



DATE: 4-19-11
EDWARD MEADE KEISER
REGISTERED PROPERTY LINE SURVEYOR
MARYLAND REGISTRATION NUMBER 608
53 OLD SOLOMON'S ISLAND ROAD, SUITE D
ANNAPOLIS, MARYLAND 21401

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.

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)

DATE: 4-22-11 BY: ROBERT J. JACOBY, DIVISION PRESIDENT WITNESS: [Signature]

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE PLAT SHOWN HEREON ARE CORRECT:

THAT IT IS 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 18609 AT FOLIO 711;

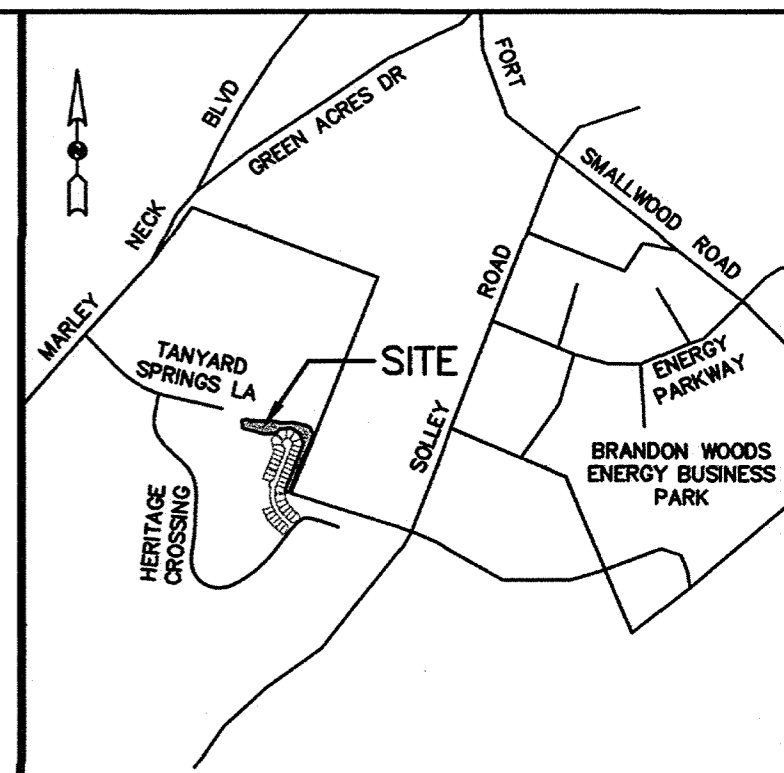
AND THAT IT IS A SUBDIVISION OF OPEN SPACE PARCEL "A" AS SHOWN ON A PLAT OF SUBDIVISION ENTITLED "TANYARD SPRINGS" RECORDED IN THE LAND RECORDS OF ANNE ARUNDEL COUNTY, MARYLAND IN PLAT BOOK 294, PAGES 40-41 AS PLAT NUMBERS 15266-15267.

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.

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



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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. BENCH MARK 1341 - IRON BAR SET IN THE CONCRETE MEDIAN STRIP OF FORT SMALLWOOD ROAD, 90± NORTH OF BRANDON SHORES ROAD. NAD 83 DATUM NORTH 554,302.632, EAST 1,439,209.146, NGVD ELEVATION 59.71.
- 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. 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 34.
- 4. 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.

PURPOSE NOTE

THE PURPOSE OF THIS AMENDED PLAT IS TO REVISE EXISTING FOREST CONSERVATION PROPERTY #6 AS SHOWN ON A PLAT OF SUBDIVISION ENTITLED "TANYARD SPRINGS" RECORDED AMONG THE LAND RECORDS OF ANNE ARUNDEL COUNTY, MARYLAND IN PLAT BOOK 294 PAGES 40 - 41 AS PLAT NUMBERS 15266 - 15267 AND AS RECORDED AMONG THE LAND RECORDS OF ANNE ARUNDEL COUNTY, MARYLAND IN LIBER 20559 AT FOLIO 295 AS SHOWN HEREON.

PART OF EXISTING FOREST CONSERVATION PROPERTY #6 TO BE RELEASED

L1	N75°18'38"W	20.87'
L2	N01°54'28"W	79.47'
L3	N83°04'02"E	20.08'
L4	S01°54'28"E	87.19'

1665 SF = 0.04 AC.

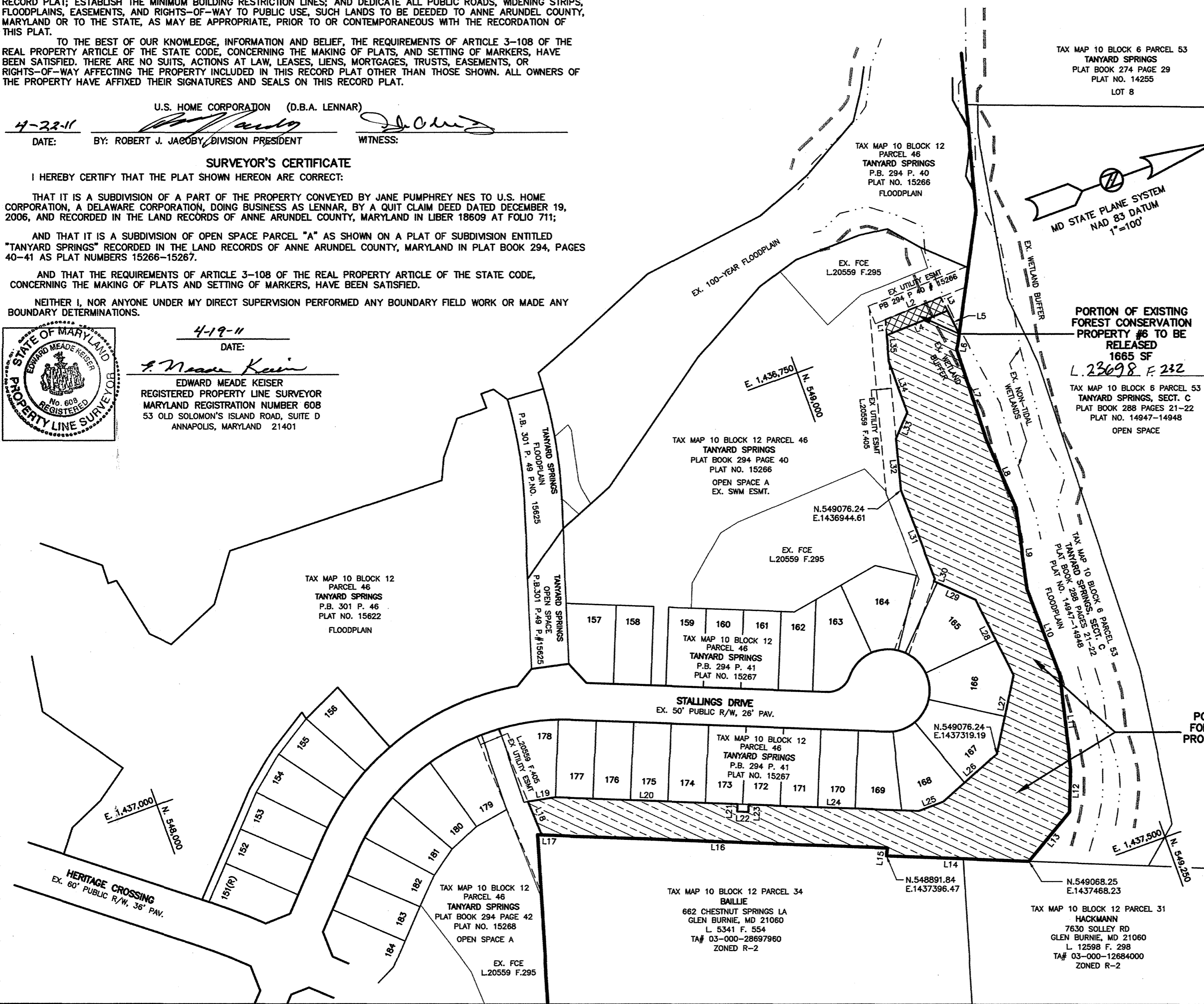
REMAINDER OF EXISTING FOREST CONSERVATION PROPERTY #6 TO BE RETAINED

L4	N01°54'28"W	87.19'
L5	N83°04'02"E	34.70'
L6	S62°08'25"E	20.80'
L7	S88°10'19"E	127.58'
L8	N86°30'06"E	98.19'
L9	S77°58'40"E	110.42'
L10	N89°03'39"E	122.02'
L11	S76°44'01"E	126.37'
L12	S68°23'07"E	57.01'
L13	S30°37'07"E	85.14'
L14	S22°08'15"W	190.46'
L15	N62°08'35"W	10.61'
L16	S22°07'45"W	452.18'
L17	S22°07'43"W	9.43'
L18	S87°35'00"W	48.19'
L19	N11°03'31"E	37.33'
L20	N22°07'45"E	242.84'
L21	S67°52'15"E	10.00'
L22	N22°07'45"E	15.00'
L23	N67°52'15"W	10.00'
L24	N22°07'45"E	227.19'
L25	N00°54'04"W	35.00'
L26	N21°45'11"W	94.92'
L27	N57°53'38"W	107.91'
L28	S83°12'06"W	112.27'
L29	S44°19'21"W	60.86'
L30	N50°59'23"W	3.22'
L31	S88°50'53"W	126.70'
L32	N75°18'38"W	69.46'
L33	N46°42'00"W	37.59'
L34	N89°43'39"W	72.30'
L35	N75°18'38"W	35.50'

106507 SF = 2.45 AC.

PORTION OF EXISTING FOREST CONSERVATION PROPERTY #6 TO BE RELEASED
1665 SF
L. 23698 F. 232

PORTION OF EXISTING FOREST CONSERVATION PROPERTY #6 TO REMAIN
106507 SF



MODIFICATION NOTES

- 1. MODIFICATION #11307 WAS APPROVED BY THE ANNE ARUNDEL COUNTY OFFICE OF PLANNING AND ZONING ON OCTOBER 13, 2010 TO PRE-SUBMITTAL COMMUNITY MEETING REQUIREMENTS (ARTICLE 17, SECTION 2-107 OF THE ANNE ARUNDEL COUNTY CODE).
- 2. MODIFICATION #11556 WAS APPROVED BY THE ANNE ARUNDEL COUNTY OFFICE OF PLANNING AND ZONING ON MARCH 30, 2011 TO ALLOW DISTURBANCE TO NON-TIDAL WETLANDS AND ASSOCIATED BUFFERS (ARTICLE 17, SECTION 6-401 OF THE ANNE ARUNDEL COUNTY CODE).

APPROVED:

[Signature] (PUBLIC SYSTEMS)
LARRY R. TOM DATE: 8-3-11

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.

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

AMENDED PLAT ONE OF ONE
TANYARD SPRINGS
SECTION B, REVISED
A RESIDENTIAL SINGLE FAMILY ATTACHED CLUSTER DEVELOPMENT
PREV. RECORDED PLAT BOOK 294, PAGES 40-41, PLAT NUMBERS 15266-15267
SUBDIVISION NUMBER 1982-192 NAD 83 DATUM PROJECT NUMBER 2010-0132-00-NF
TAX MAP 10 BLOCK 12 P/O PARCEL 46
SCALE: 1"=100' SITE ZIP CODE 21060 SITE ZONED R-10 FEB, 2011
THIRD ASSESSMENT DISTRICT ANNE ARUNDEL COUNTY, MARYLAND

2011 AUG - 9 A 10:45 RECEIVED FOR RECORD ANNE ARUNDEL COUNTY CIRCUIT COURT (Subdivision Plats, AA) Plat 16143; MSA_S1235_9685. Date available 2011/08/09. Printed 04/08/2020.

Maryland State Archives

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