

8-19-10

DATE:

*E. Meade Keiser*

EDWARD 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.

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)

8-23-10

DATE:

BY: ROBERT J. JACOBY, DIVISION PRESIDENT

WITNESS:

*Robert J. Jacoby*

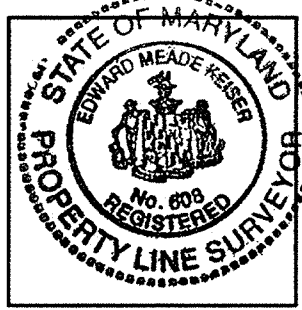
**SURVEYOR'S CERTIFICATE**

I HEREBY CERTIFY THAT THE PLATS SHOWN HEREON ARE CORRECT:

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 18609 AT FOLIO 711;

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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**A) VERIZON NOTE**  
THESE PLATS HAVE BEEN APPROVED FOR RECORDING SUBJECT TO AN AGREEMENT WITH VERIZON TELEPHONE COMPANY OF 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) TEMPORARY CONSTRUCTION EASEMENT**  
A TEMPORARY CONSTRUCTION EASEMENT IS 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 COMPLETION OF THESE IMPROVEMENTS AND THE RELEASE OF ANY MAINTENANCE SECURITY HELD BY ANNE ARUNDEL COUNTY, MARYLAND.

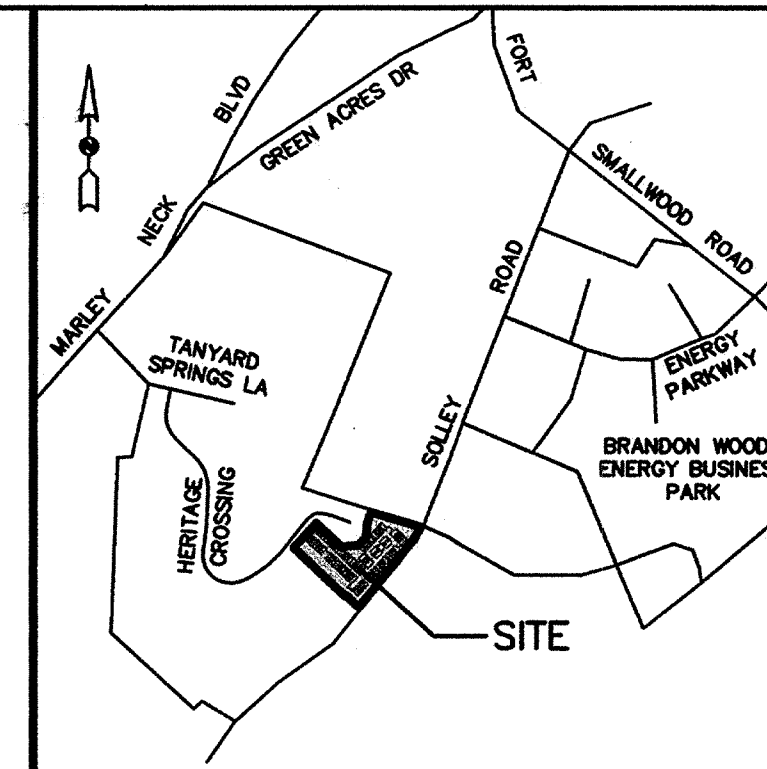
**D) DEVELOPMENT PLAN STATEMENT**  
DEVELOPMENT OF THIS SUBDIVISION SHALL BE UNDERTAKEN ONLY IN ACCORDANCE WITH THE APPROVED FINAL DEVELOPMENT PLAN ON FILE IN THE OFFICE OF PLANNING AND ZONING.

**E) 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.

**F) PURPOSE NOTE**  
THE PURPOSE OF THIS PLAT IS TO RECONFIGURE THE EXISTING LOT LINES OF LOTS 209-214, 215-220, 221-226, 227-233, 234-240, 241-247 & 248-252 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 44-45 AS PLAT NUMBERS 15270-15271. NO CHANGES TO EXISTING PRIVATE RIGHTS-OF-WAY OR EXISTING OPEN SPACE PARCELS ARE BEING PROPOSED.

**G) STORMWATER PRACTICE NOTE**  
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.

**H) PRIVATE ROAD STATEMENT**  
COULBOURN CORNER IS A PRIVATE ROADWAY AND IS INTENDED TO PROVIDE ACCESS AND PARKING FOR ALL PROPOSED LOTS SHOWN HEREON. TANYARD SPRINGS HOMEOWNERS ASSOCIATION, INC. IS RESPONSIBLE FOR MAINTENANCE OF THE ROAD, 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.



VICINITY MAP 1"=2000'

- GENERAL NOTES**
- 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.
  - 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.
  - NO TREES SHALL BE PLANTED WITHIN THE PUBLIC UTILITY EASEMENTS.
  - A LANDSCAPE PLAN FOR TANYARD SPRINGS SECTION B PHASE 4 HAS BEEN APPROVED BY THE OFFICE OF PLANNING AND ZONING.
  - 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.
  - 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.
  - TANYARD SPRINGS, SECTION B, PHASE 4 IS COVERED BY PUBLIC WORKS AGREEMENT #08-116.

**SETBACK REQUIREMENTS (R-10)**

SETBACKS WILL BE IN ACCORDANCE WITH ANNE ARUNDEL COUNTY REGULATIONS AT THE TIME OF BUILDING PERMIT.

**SITE ANALYSIS**

TOTAL AREA REVISED WITH THIS AMENDED PLAT	86,810 SF = 1.99 ACRES
EXISTING ZONING R-10 (NO CHANGES)	86,810 SF = 1.99 ACRES
EXISTING DENSITY (SINGLE FAMILY ATTACHED)	44 UNITS
PROPOSED DENSITY (SINGLE FAMILY ATTACHED)	44 UNITS
PROPOSED UTILITIES	PUBLIC
LOT AREA	86,810 SF = 1.99 ACRES
PRIVATE ROAD R/W	0.00 ACRE
OPEN SPACE	0.00 ACRE

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  
jaccello@hotmail.com

RECEIVED FOR RECORD  
CIRCUIT COURT FOR A.A. COUNTY

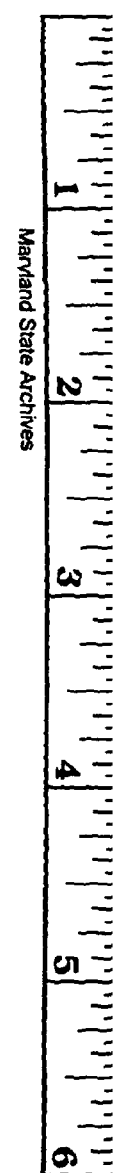
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APPROVED: *Larry R. Tom* (PUBLIC SYSTEMS)  
LARRY R. TOM DATE 9-1-10  
PLANNING AND ZONING OFFICER OF OFFICE OF PLANNING AND ZONING AND FOR THE HEALTH OFFICER, ANNE ARUNDEL COUNTY DEPARTMENT OF HEALTH

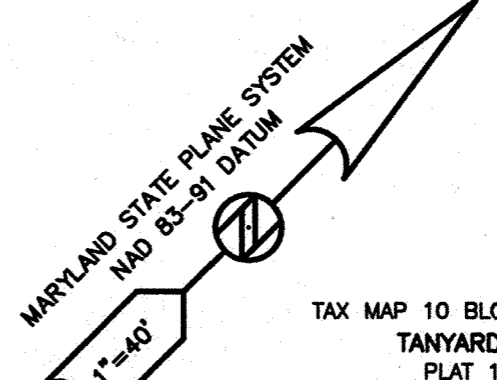
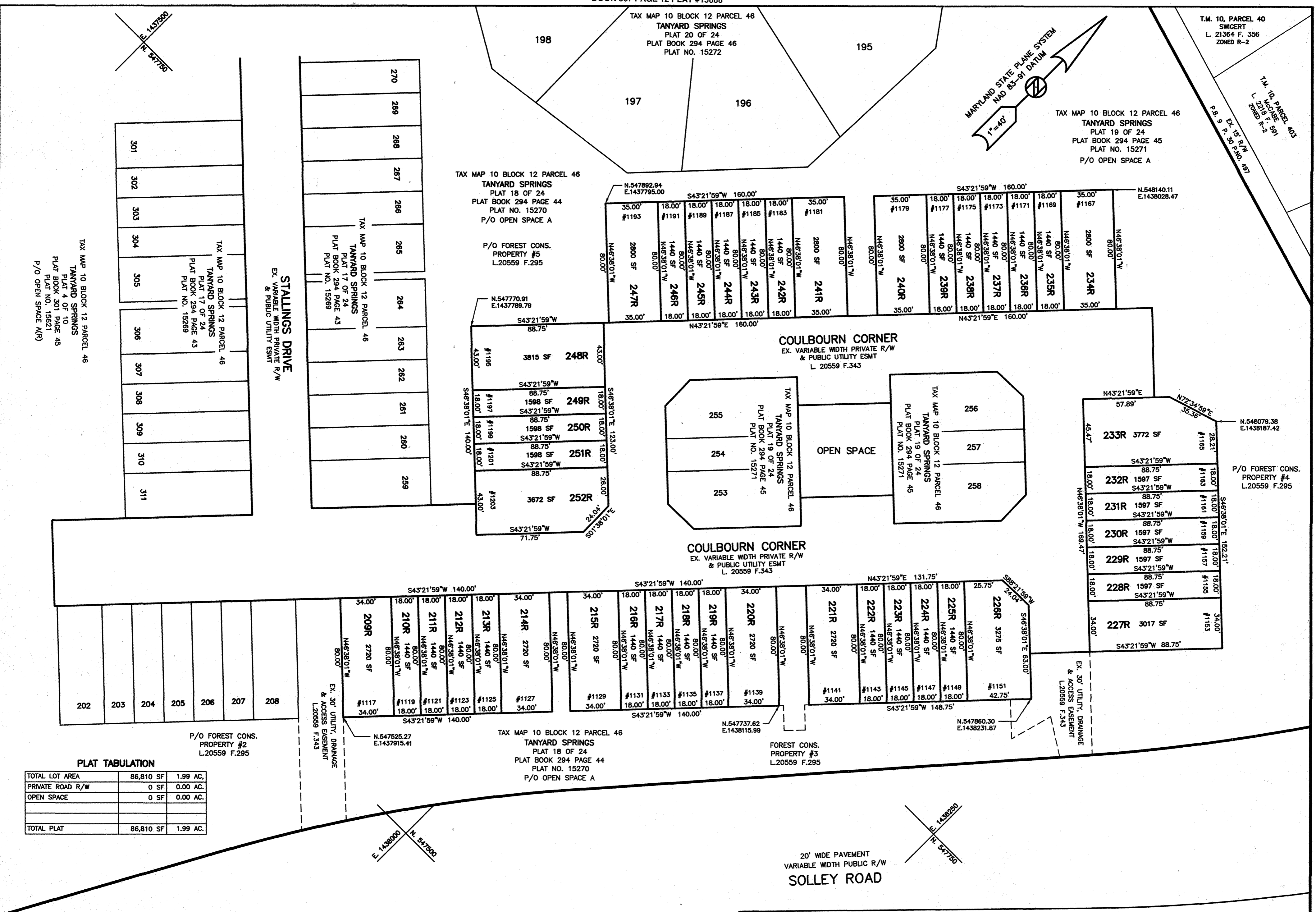
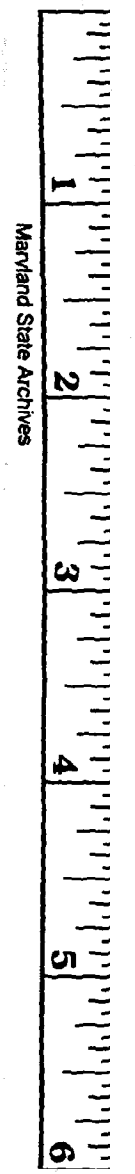
REC.	PLAT BOOK	PAGE	PLAT NO.
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AMENDED PLAT ONE OF TWO  
**TANYARD SPRINGS**  
SECTION B, PHASE 4, REVISED  
A RESIDENTIAL SINGLE FAMILY ATTACHED CLUSTER DEVELOPMENT  
PREV. RECORDED PLAT BOOK 294, PAGES 44-45, PLAT NUMBERS 15270-15271  
SUBDIVISION NUMBER 1982-192 NAD 83 DATUM PROJECT NUMBER 10-0102-00-NF  
TAX MAP 10 BLOCK 12 P/O PARCEL 46  
SCALE: 1"=40' SITE ZIP CODE 21060 SITE ZONED R-10 MAY, 2010  
THIRD ASSESSMENT DISTRICT ANNE ARUNDEL COUNTY, MARYLAND

P182097 MSA SSU 1235 9580-1



ANNE ARUNDEL COUNTY CIRCUIT COURT (Subdivision Plats, AA) Plat 15887-15888; Plat Book 307, pp. 11-12, MSA\_S1235\_9580. Date available 2010/09/14. Printed 04/08/2020.



**STALLINGS DRIVE**  
EX. VARIABLE WIDTH PRIVATE R/W  
& PUBLIC UTILITY ESMT

**COULBOURN CORNER**  
EX. VARIABLE WIDTH PRIVATE R/W  
& PUBLIC UTILITY ESMT  
L. 20559 F.343

**COULBOURN CORNER**  
EX. VARIABLE WIDTH PRIVATE R/W  
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**SOLLEY ROAD**  
20' WIDE PAVEMENT  
VARIABLE WIDTH PUBLIC R/W

**PLAT TABULATION**

TOTAL LOT AREA	86,810 SF	1.99 AC.
PRIVATE ROAD R/W	0 SF	0.00 AC.
OPEN SPACE	0 SF	0.00 AC.
<b>TOTAL PLAT</b>	<b>86,810 SF</b>	<b>1.99 AC.</b>

SEE PLAT ONE FOR SURVEYORS CERTIFICATE, OWNERS' DEDICATION AND OTHER NOTATIONS.  
**J. A. CHISHOLM, P. E., L.L.C.**  
LAND DEVELOPMENT CONSULTANTS  
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jocpelle@hotmail.com

**SURVEYOR'S CERTIFICATE**  
DATE 8-19-10  
*E. Meade Keiser*  
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BY: ROBERT J. JACOBY, DIVISION PRESIDENT

**APPROVED:** (PUBLIC SYSTEMS)  
*Larry R. Tom*  
LARRY R. TOM DATE 9-1-10  
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 TWO  
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2010 SEP 14 P. 12. 36

P182098 MSA ESU 1235 9580-2

ANNE ARUNDEL COUNTY, MARYLAND. Plat 15888-15889; Plat Book 307, pp. 11-12, MSA S1235\_9580. Date available 2010/09/14. Printed 04/08/2020.