

PREPARED BY:

BERNARD F. LINSSEMEYER, III
REGISTERED PROPERTY LINE SURVEYOR
MARYLAND REGISTRATION NO. 503
D.S. THALER AND ASSOCIATES, INC.
7115 AMBASSADOR ROAD
BALTIMORE, MD. 21244



DEDICATION BY OWNERS

THE UNDERSIGNED, BEING ALL OWNERS 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 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 AND RECREATION AREAS SHOWN ON THIS RECORD PLAT ARE SET ASIDE FOR THE USE OF THE RESIDENTS OF THE SUBDIVISION AND IS CONVEYED TO THE TANYARD SPRINGS HOMEOWNER'S ASSOCIATION BEFORE OR 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 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. ALL OWNERS OF THE PROPERTY HAVE AFFIXED THEIR SIGNATURES AND SEALS ON THIS RECORD PLAT.

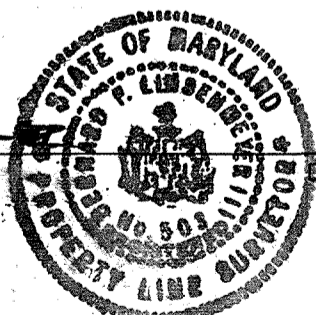
WITNESS: OWNER: US HOME CORPORATION dba LENNAR, BY
Robert J. Jacoby 8-1-08
DATE: ROBERT J. JACOBY, DIVISION PRESIDENT DATE: 8-1-08

WE ASSENT TO AND DO HEREBY JOIN IN THIS RECORD PLAT:
WITNESS: OWNER: US HOME CORPORATION dba LENNAR, BY
Robert J. Jacoby 8-1-08
DATE: ROBERT J. JACOBY, DIVISION PRESIDENT DATE: 8-1-08

SURVEYOR'S CERTIFICATE

I CERTIFY THAT THIS RECORD PLAT IS CORRECT; THAT IT IS A SUBDIVISION OF PART OF THE LANDS CONVEYED BY JANE P. NES TO U. S. HOME CORPORATION DBA LENNAR BY DEED DATED DECEMBER 21, 2006 AND RECORDED IN THE LAND RECORDS OF ANNE ARUNDEL COUNTY, MARYLAND, IN LIBER 18609, FOLIO 711; SAID LANDS BEING PART OF THE PROPERTY SHOWN ON PLATS 6 AND 7 TANYARD SPRINGS RECORD IN THE LAND RECORDS OF ANNE ARUNDEL COUNTY, MARYLAND IN PLAT BOOK 274, PAGES 31 AND 32; AND THAT THE REQUIREMENTS OF SECTION 3-108 OF THE REAL PROPERTY ARTICLE OF THE STATE CODE, CONCERNING THE MAKING OF PLATS AND SETTING OF MARKERS, HAVE BEEN SATISFIED.

Bernard F. Linssemeyer, III 7/31/08
BERNARD F. LINSSEMEYER, III
REGISTERED PROPERTY LINE SURVEYOR
MARYLAND LICENSE NUMBER 503
D.S. THALER AND ASSOCIATES, INC.
7115 AMBASSADOR ROAD
BALTIMORE, MD. 21244

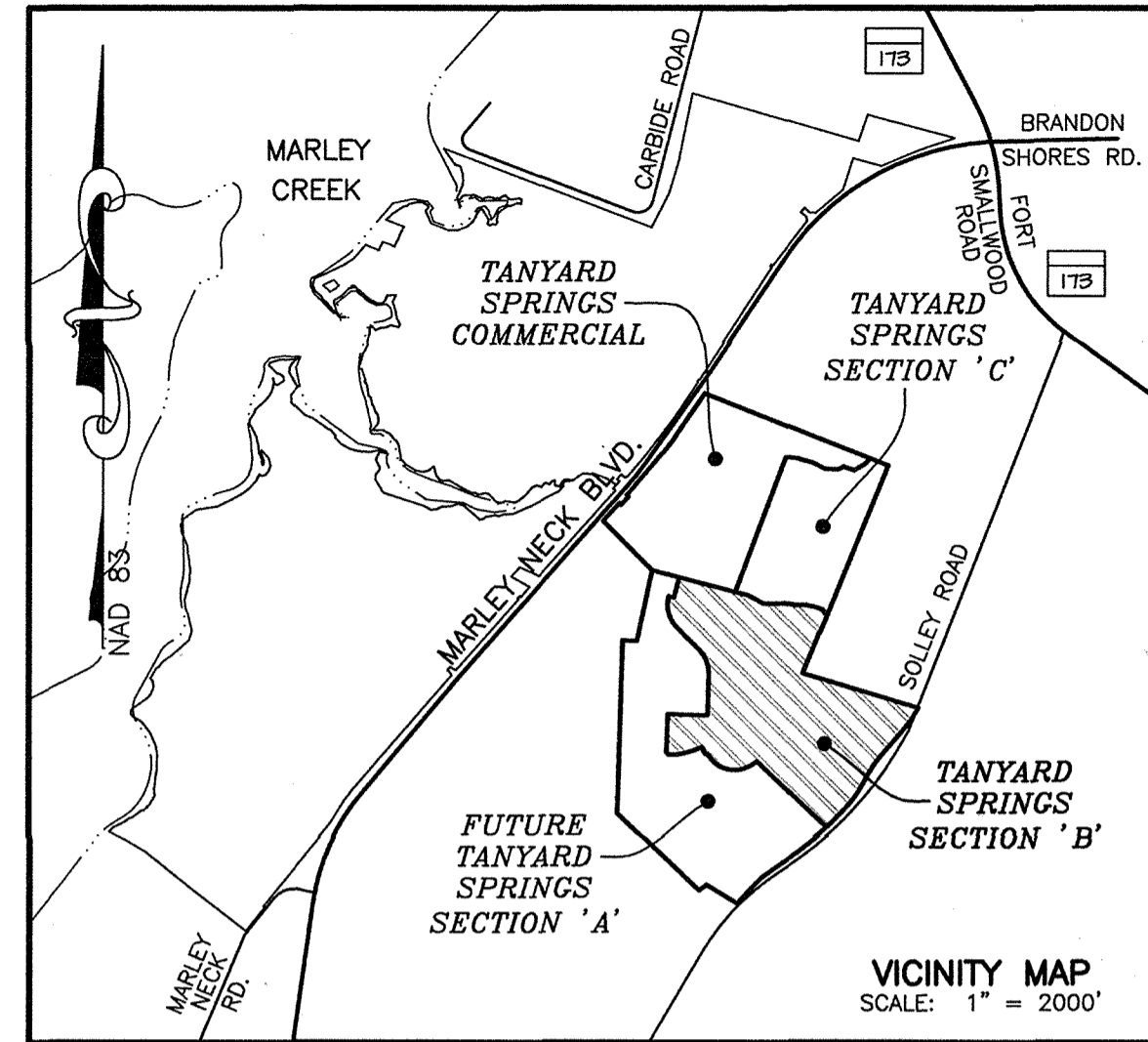


D.S. THALER & ASSOC., INC.
CIVIL ENGINEERS SURVEYORS
LANDSCAPE ARCHITECTS LAND PLANNERS
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Baltimore, Maryland 21244-7428
(410)944-ENGR, (410)944-3647, FAX (410)944-3684

15. **RECREATION AREA NOTE:** THE ACTIVE USE RECREATION AREAS PROVIDED WITH THIS DEVELOPMENT OF TANYARD SPRINGS SECTION 'B' ARE INTENDED TO PROVIDE FOR THE RECREATIONAL REQUIREMENTS FOR THIS DEVELOPMENT AND FOR THE FUTURE DEVELOPMENT OF SECTION 'A' AS INDICATED IN THE RECREATION MODIFICATION #9939.

6. (CONTINUED) MODIFICATIONS

- SECTION B: MODIFICATION #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 A 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.
• A MODIFICATION, MODIFICATION F#07-0012, TO ALLOW FOR A ROAD CROSSING WITHIN THE 100-YEAR FLOODPLAIN AND MODIFICATION #9770 TO ALLOW DISTURBANCE TO NON-TIDAL WETLANDS AND THEIR BUFFERS WAS GRANTED BY THE PLANNING AND ZONING OFFICER ON JUNE 9, 2008.
• A MODIFICATION, MODIFICATION #9812, TO ALLOW AN EXTENSION OF TIME FOR RESUBMITTAL WAS GRANTED BY THE PLANNING AND ZONING OFFICER ON DECEMBER 20, 2007.
- 7. ANY EXISTING WELLS, KNOWN OR UNKNOWN, FOUND WITHIN THE DEVELOPMENT ARE TO BE ABANDONED AND SEALED BY THE DEVELOPER IN ACCORDANCE WITH COMAR 26.04.04. NOTIFICATION AND A REPORT ARE TO BE PROVIDED TO THE ANNE ARUNDEL COUNTY HEALTH DEPARTMENT FOR ANY SUCH INSTANCES.
- 8. (a.) **FOREST CONSERVATION:** THIS DEVELOPMENT IS SUBJECT TO THE REQUIREMENTS OF THE STATE AND COUNTY FOREST CONSERVATION ACTS. THE FOREST CONSERVATION EASEMENTS SHOWN HEREON ARE INTENDED TO BE PART OF THE OVERALL FOREST CONSERVATION REQUIREMENTS FOR SECTIONS A AND B OF THE TANYARD SPRINGS DEVELOPMENT. THERE SHALL BE NO DISTURBANCE WITHIN THE FOREST CONSERVATION AREAS EXCEPT IN ACCORDANCE WITH THE CONDITIONS OF THE FOREST CONSERVATION EASEMENT AND AGREEMENT RECORDED IN THE LAND RECORDS OF ANNE ARUNDEL COUNTY IN LIBER 20559, FOLIO 295.
(b.) **FORESTATION AGREEMENT:** A FORESTATION AGREEMENT DATED 11/14/04, BOND IN THE AMOUNT OF \$34,125.00, AND INSPECTION FEE OF \$2,388.75, IS ON FILE WITH THE OFFICE OF PLANNING AND ZONING TO ADDRESS THE FOREST CONSERVATION REFORESTATION REQUIREMENT PURSUANT TO ARTICLE 17 SECTION 6-301 OF THE ANNE ARUNDEL COUNTY CODE.
- 9. **PRIVATE ROAD STATEMENT:** INGRAHM DRIVE, HOPKINS CORNER, WILLIAMS GROVE, CHASE WALK, STEGMAN PLACE, PHELPS VISTA, STALLINGS DRIVE, COULBOURN CORNER, CROGGAN CRESCENT, ARCHIBALD DRIVE, WARFIELD STREET, ELIAS WAY, AND MARGARET PLACE ARE PRIVATE ROADS AND ARE INTENDED TO PROVIDE ACCESS AND PARKING FOR THE RESIDENTS OF THE TANYARD SPRINGS SECTION B DEVELOPMENT. THE TANYARD SPRINGS HOMEOWNER'S ASSOCIATION IS RESPONSIBLE FOR THE MAINTENANCE OF THE ROADWAYS, PARKING AREAS, SIDEWALKS, STREET LIGHTS, SIGNS, STORM DRAINAGE SYSTEMS, AND THE PORTIONS OF DRIVEWAYS LOCATED WITHIN THE PRIVATE RIGHTS-OF-WAY. THESE FACILITIES ARE NOT ELIGIBLE FOR COUNTY MAINTENANCE FOR ACCEPTANCE INTO THE COUNTY ROAD SYSTEM.
- 10. **TEMPORARY CONSTRUCTION EASEMENT:** A TEMPORARY EASEMENT IS RESERVED ON ALL LOTS SHOWN HEREON BETWEEN THE RIGHT-OF-WAY AND THE BUILDING RESTRICTION LINES FOR THE PROPOSED CONSTRUCTION OF THE ROADS AND OTHER IMPROVEMENTS REQUIRED UNDER A PUBLIC WORKS AGREEMENT. ONLY THAT WORK NECESSARY FOR THE EXECUTION OF THE APPROVED PLANS UNDER THE AGREEMENT SHALL BE PERFORMED WITHIN THE EASEMENTS AND SAID EASEMENTS WILL CEASE TO EXIST UPON SATISFACTORY COMPLETION OF THESE IMPROVEMENTS AND THE RELEASE OF ANY MAINTENANCE SECURITY HELD BY ANNE ARUNDEL COUNTY, MARYLAND.
- 11. **ELECTRIC AND TELEPHONE PUBLIC SERVICES AGREEMENT:** THESE PLATS HAVE BEEN APPROVED SUBJECT TO AN AGREEMENT WITH THE BALTIMORE GAS AND ELECTRIC COMPANY DATED JUNE 3, 1991 AND RECORDED AMONG THE LAND RECORDS OF ANNE ARUNDEL COUNTY IN LIBER 5363, FOLIO 548; AND AGREEMENT WITH THE VERIZON TELEPHONE COMPANY OF MARYLAND, INC. DATED APRIL 17, 1991 AND RECORDED AMONG THE LAND RECORDS OF ANNE ARUNDEL COUNTY IN LIBER 5363, FOLIO 547.
- 12. **ALLOCATION OF PUBLIC WATER AND SEWER:** WATER AND SEWER CAPACITY FOR 476 EDU'S FOR THIS DEVELOPMENT HAS BEEN ALLOCATED BY LETTER FROM THE OFFICE OF PLANNING AND ZONING DATED JUNE 16, 2006. THIS ALLOCATION IS SUBJECT TO THE REQUIREMENTS OF ARTICLE 13, SECTION 5-403 OF THE ANNE ARUNDEL COUNTY CODE.
- 13. **ADEQUATE PUBLIC FACILITIES - ROADS:** 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. THIS PLAN FOR TANYARD SPRINGS 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.
- 14. **STORMWATER MANAGEMENT:** STORMWATER MANAGEMENT FOR THIS DEVELOPMENT HAS BEEN PROVIDED IN ACCORDANCE WITH ARTICLE 16, SECTION 3-204 OF THE ANNE ARUNDEL COUNTY CODE. MANAGEMENT IS PROVIDED IN FOUR (4) FACILITIES LOCATED WITHIN OPEN SPACE.



GENERAL NOTES

- 1. **DEVELOPMENT PLAN STATEMENT:** THE DEVELOPMENT SHOWN ON THESE PLATS SHALL BE CONSISTENT WITH AND UNDERTAKEN IN ACCORDANCE WITH THE FINAL DEVELOPMENT PLAN ON FILE IN THE OFFICE OF PLANNING AND ZONING.
- 2. **LANDSCAPE / SCREENING NOTE:** A DETAILED LANDSCAPE / SCREENING PLAN, BOND, AND SCREENING AGREEMENT, IN ACCORDANCE WITH THE APPROVED PLAN ON FILE WITH THE OFFICE OF PLANNING AND ZONING SHALL BE SUBMITTED PRIOR TO THE ISSUANCE OF ANY BUILDING PERMITS. THE PLAN SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF ARTICLE 18 OF THE ANNE ARUNDEL COUNTY CODE AND THE LANDSCAPE MANUAL.
- 3. **NON-TIDAL WETLANDS:** NO DISTURBANCE TO WETLANDS OR WETLAND BUFFERS IS PERMITTED EXCEPT IN ACCORDANCE WITH PERMITS ISSUED BY THE MARYLAND DEPARTMENT OF THE ENVIRONMENT.
- 4. **OUTLINE BOUNDARY:** THE BOUNDARY SHOWN ON THESE PLATS 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 IN THE LAND RECORDS OF ANNE ARUNDEL COUNTY IN PLAT BOOK 274, PAGES 31 AND 32, AND IS BASED ON THE NAD 83 STATE PLANE COORDINATE SYSTEM AS DETERMINED BY RONALD W. JOHNSON AND ASSOCIATES.
- 5. **COVENANTS, CONDITIONS AND RESTRICTIONS:** THIS DEVELOPMENT IS SUBJECT TO THE COVENANTS, CONDITIONS, AND RESTRICTIONS OF THE TANYARD SPRINGS HOMEOWNER'S ASSOCIATION TO BE RECORDED AMONG THE LAND RECORDS OF ANNE ARUNDEL COUNTY FOLLOWING THE RECORDING OF THIS PLAT.
- 6. **WAIVERS, MODIFICATIONS, SPECIAL EXCEPTIONS, VARIANCES, AND REZONING INFRASTRUCTURE:**
 - A REZONING FROM W-1 TO R-10 WAS GRANTED BY THE ADMINISTRATIVE HEARING OFFICER IN CASE NUMBER RZ425-94.
 - 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).
 - 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.
 - 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 10-24-05.

PUBLIC SYSTEMS AVAILABLE
APPROVED:
Larry R. Tom 12-8-08
LARRY R. TOM, PLANNING AND ZONING OFFICER, DATE
OFFICE OF PLANNING AND ZONING, AND FOR THE HEALTH OFFICER,
ANNE ARUNDEL COUNTY DEPARTMENT OF HEALTH.

PLAT 1 OF 24
TANYARD SPRINGS
RESIDENTIAL SECTION 'B'
A SINGLE FAMILY FEE SIMPLE DETACHED CLUSTER, SINGLE FAMILY FEE SIMPLE ATTACHED TOWNHOUSE, AND MULTI-FAMILY CONDOMINIUM DEVELOPMENT
A RESUBDIVISION OF THE PROPERTY PREVIOUSLY RECORDED IN P.B. 274, PAGES 31 & 32 PLAT NO. 14251 & 14258 SUBDIVISION #51482-142, PROJECT #2007-0027 TAX MAP 10, BLKS. 12 & 18, PARCELS 42, 45, 46 & 368
SCALE: AS SHOWN DATE: JUNE, 2008
3RD. DISTRICT, ANNE ARUNDEL COUNTY, MARYLAND
SUBDIVISION ZIP CODE #21060

NAD 83 DATUM
PER PLAT OF
TANYARD SPRINGS
PLAT BOOK 274, PAGE 26

p159472 USA S54 1235 9291-1

ANNE ARUNDEL COUNTY CIRCUIT COURT (Subdivision Plats, AA) Plat: 15253-15276 Plat Book 294, pp. 27-50, MSA_S1235_9291. Date available 2008/12/12. Printed 09/18/2019.

File name: T:\Tanyard Springs\dwg\Section B\Survey\Final\Record Plats\Record Plat Sh101.dwg Layout: Layout1 Jul 31, 2008 - 12:14pm ARB

SITE DATA AND AREA TABULATION

TOTAL SITE AREA - (SECTION B AND FUTURE SECTION A)	6,958,300 S.F. OR 159.7406 Ac.
AREA OF SECTION B INCLUDED ON SKETCH PLAN	72.49 Ac.
ADDITIONAL AREA FROM SECTION A NOW INCLUDED IN SECTION B (ACTIVE USE RECREATION AREA, HERITAGE CROSSING RIGHT OF WAY, AND AREA FOR STORMWATER MANAGEMENT FACILITY)	9.8948 Ac.
TOTAL AREA OF SECTION B	3,588,682 S.F. OR 82.3848 Ac.
AREA OF BULK PARCEL (FUTURE SECTION A)	77.3558 Ac.
ZONING (EXISTING AND PROPOSED)	R-10
TOTAL NUMBER OF UNITS APPROVED AT SKETCH	463
TOTAL NUMBER OF LOTS PROPOSED SINGLE FAMILY CLUSTER AND TOWNHOUSE LOTS CONDOMINIUM LOTS	311 6
NUMBER AND TYPE OF UNITS/LOTS PROPOSED SINGLE FAMILY DETACHED (CLUSTER LOTS) SINGLE FAMILY ATTACHED (TOWNHOUSE LOTS) MULTI-FAMILY CONDOMINIUM UNITS (6 CONDOMINIUM LOTS) 38 BUILDINGS X 4 UNITS PER BUILDING	51 260 152
TOTAL NUMBER OF UNITS PROPOSED	463
TOTAL LOT AREA (WITH CONDOMINIUM LOT AREA)	1,195,114 S.F. OR 27.4360 Ac.
TOTAL LOT AREA (WITHOUT CONDOMINIUM LOT AREA)	833,340 S.F. OR 19.1309 Ac.
AVERAGE LOT SIZE (WITHOUT CONDOMINIUM) 833,340 S.F. / 311	= 2,680 S.F. / LOT
PUBLIC ROAD RIGHT-OF-WAY AREA	177,201 S.F. OR 4.0680 Ac.
PRIVATE ROAD RIGHT-OF-WAY AREA (PRIVATE ROAD RIGHTS-OF-WAY ARE ALSO PUBLIC UTILITY EASEMENTS)	350,181 S.F. OR 8.0390 Ac.
OPEN SPACE REQUIRED (82.3848 AC. X 30%)	24.7154 Ac.
ADDITIONAL OPEN SPACE REQUIRED FOR CLUSTER LOTS 51 LOTS X 7,000 S.F./LOT (STANDARD LOT)	= 357,000 S.F.
51 LOTS TOTAL LOT CLUSTER AREA PROVIDED	= 311,076 S.F.
TOTAL ADDITIONAL OPEN SPACE AREA REQUIRED	= 45,924 S.F. OR 1.0543 Ac.
TOTAL OPEN SPACE REQUIRED WITH ADDITIONAL CLUSTER LOT REQUIREMENT	25.7697 Ac.
TOTAL OPEN SPACE PROVIDED (INCLUDES FLOODPLAIN AREA, FOREST CONSERVATION EASEMENTS, AND STORMWATER MANAGEMENT EASEMENTS. EXCLUDES ACTIVE USE RECREATION AREAS AND FUTURE CONDOMINIUM GENERAL COMMON AND LIMITED COMMON ELEMENT AREAS)	
OPEN SPACE AREA A	983,554 S.F. OR 22.58 Ac.
OPEN SPACE AREA B	408,265 S.F. OR 9.37 Ac.
OPEN SPACE AREA C	14,991 S.F. OR 0.34 Ac.
OPEN SPACE AREA D	6,789 S.F. OR 0.16 Ac.
OPEN SPACE AREA E	10,871 S.F. OR 0.25 Ac.
OPEN SPACE AREA F	5,222 S.F. OR 0.12 Ac.
OPEN SPACE AREA G	22,779 S.F. OR 0.52 Ac.
OPEN SPACE AREA H	3,862 S.F. OR 0.09 Ac.
TOTAL =	1,456,333 S.F. OR 33.4328 AC.

SITE DATA AND AREA TABULATION CONTINUED

RECREATION AREA REQUIRED 311 STANDARD LOTS X 1,000 S.F. / LOT	311,000 S.F. OR 7.1396 Ac.
CONDOMINIUM LOTS 361,774 S.F. OR 8.3051 Ac. X 20%	72,355 S.F. OR 1.6610 Ac.
TOTAL REQUIRED	383,355 S.F. OR 8.8006 Ac.
ACTIVE USE RECREATION AREA REQUIRED @ 75%	287,516 S.F. OR 6.6005 Ac.
ACTIVE USE RECREATION AREA PROVIDED WITH AMENITIES (EXCLUDES AREA OF HIKER / BIKER TRAIL)	
ACTIVE USE RECREATION AREA 1	159,218 S.F. OR 3.6551 Ac.
ACTIVE USE RECREATION AREA 2	113,789 S.F. OR 2.6122 Ac.
TOTAL PROVIDED	273,007 S.F. OR 6.2674 Ac.

NOTES:

- * (MODIFICATION TO STANDARDS #9255 HAS BEEN GRANTED TO ALLOW A REDUCTION IN THE REQUIRED ACTIVE USE AREA BY PROVIDING AMENITIES IN LIEU OF LAND AREA)
- * THE RECREATION AREAS ARE FOR THE USE OF THE RESIDENTS OF TANYARD SPRINGS RESIDENTIAL SECTIONS A, B, AND C
- * REMAINING RECREATION AREA REQUIREMENTS ARE PROVIDED AS PASSIVE USE RECREATION AND IS PART OF THE OVERALL OPEN SPACE SYSTEM.

PARKING REQUIRED:

SINGLE FAMILY DETACHED	51 LOTS X 2 SPACES / LOT	102 SPACES
TOWNHOUSE	261 LOTS X 2.5 SPACES / LOT	653 SPACES
MULTI-FAMILY (2 BEDROOM)	152 UNITS X 2 SPACES / UNIT	304 SPACES
TOTAL PARKING REQUIRED		1059 SPACES

PARKING PROVIDED:

51 SINGLE FAMILY DETACHED (2 GARAGE AND 2 DRIVEWAY SPACES)	204 SPACES
182 TOWNHOUSES (2 GARAGE AND 2 DRIVEWAY SPACES)	728 SPACES
78 TOWNHOUSES (1 GARAGE AND 1 DRIVEWAY SPACE)	156 SPACES
152 CONDOMINIUM UNITS (1 GARAGE AND 1 DRIVEWAY SPACE)	304 SPACES
SURFACE PARKING	174 SPACES
TOTAL PARKING PROVIDED	1566 SPACES

AMENITY RECREATION PARKING REQUIRED

50 SPACES

AMENITY RECREATION PARKING PROVIDED

99 SPACES

100-YEAR FLOOD PLAIN & SWM DEDICATION AREA (P/O OPEN SPACE)

5.59 ACRES

100-YEAR FLOOD PLAIN DEDICATION AREA (P/O OPEN SPACE)

3.68 ACRES

NON-TIDAL WETLANDS AREA (P/O OPEN SPACE)

3.14 ACRES

SEPARATIONS AND SETBACKS (R-10) (NEW CODE CRITERIA)

MULTI-FAMILY (4-UNIT CONDO)

SIDE	10 FEET
REAR	15 FEET
SIDE YARD SPACING	
BETWEEN STRUCTURES	30 FEET
ROAD TO GARAGE	18 FEET

TOWNHOUSE

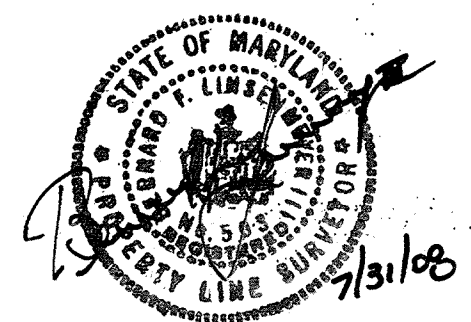
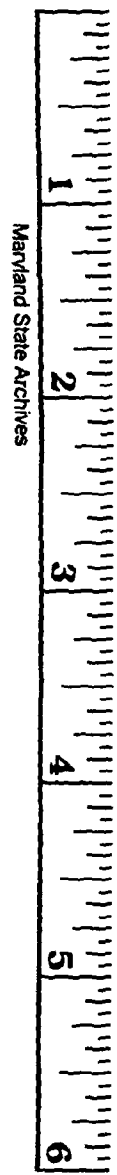
FRONT - WITH GARAGES	18 FEET
WITHOUT GARAGE	10 FEET
SIDE	5 FEET
REAR	10 FEET
SIDE YARD SPACING	
ADJ. END UNITS	15 FEET
REAR YARD FACADE	
SPACING	40 FEET

SINGLE-FAMILY (CLUSTER)

MINIMUM LOT WIDTH AT BRL	50 FEET
FRONT	-0-
SIDE	7 FEET
REAR	10 FEET
LOCAL ROAD	18 FEET
BOUNDARY LINE OF THE	
CLUSTER DEVELOPMENT SITE	50 FEET

MAXIMUM HEIGHT

35' CAN BE INCREASED TO 40 FEET IF ALL SETBACKS ARE INCREASED BY ONE FOOT FOR EACH FOOT OF HEIGHT IN EXCESS OF 35 FEET.

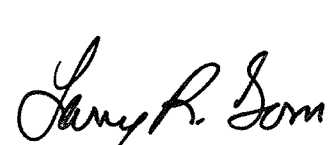


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WE ASSENT TO AND DO HEREBY JOIN IN THIS RECORD PLAT.
 FOR COMPLETE OWNERS DEDICATION, SURVEYORS CERTIFICATE,
 AND OTHER NOTES, SEE PLAT 1 OF 24.

WITNESS: OWNER:
 US HOME CORPORATION dba LENNAR, BY
Robert J. Jacoby 8/6/08 8-1-08
 DATE: ROBERT J. JACOBY DATE:
 DIVISION PRESIDENT

PUBLIC SYSTEMS AVAILABLE

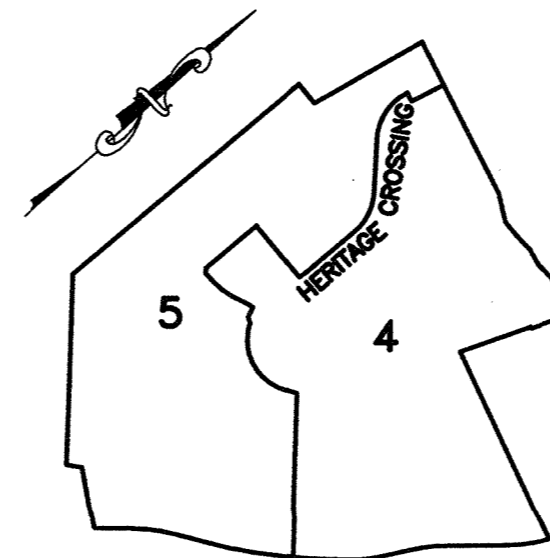
APPROVED:
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NAD 83 DATUM
 PER PLAT OF
 TANYARD SPRINGS
 PLAT BOOK 274, PAGE 26

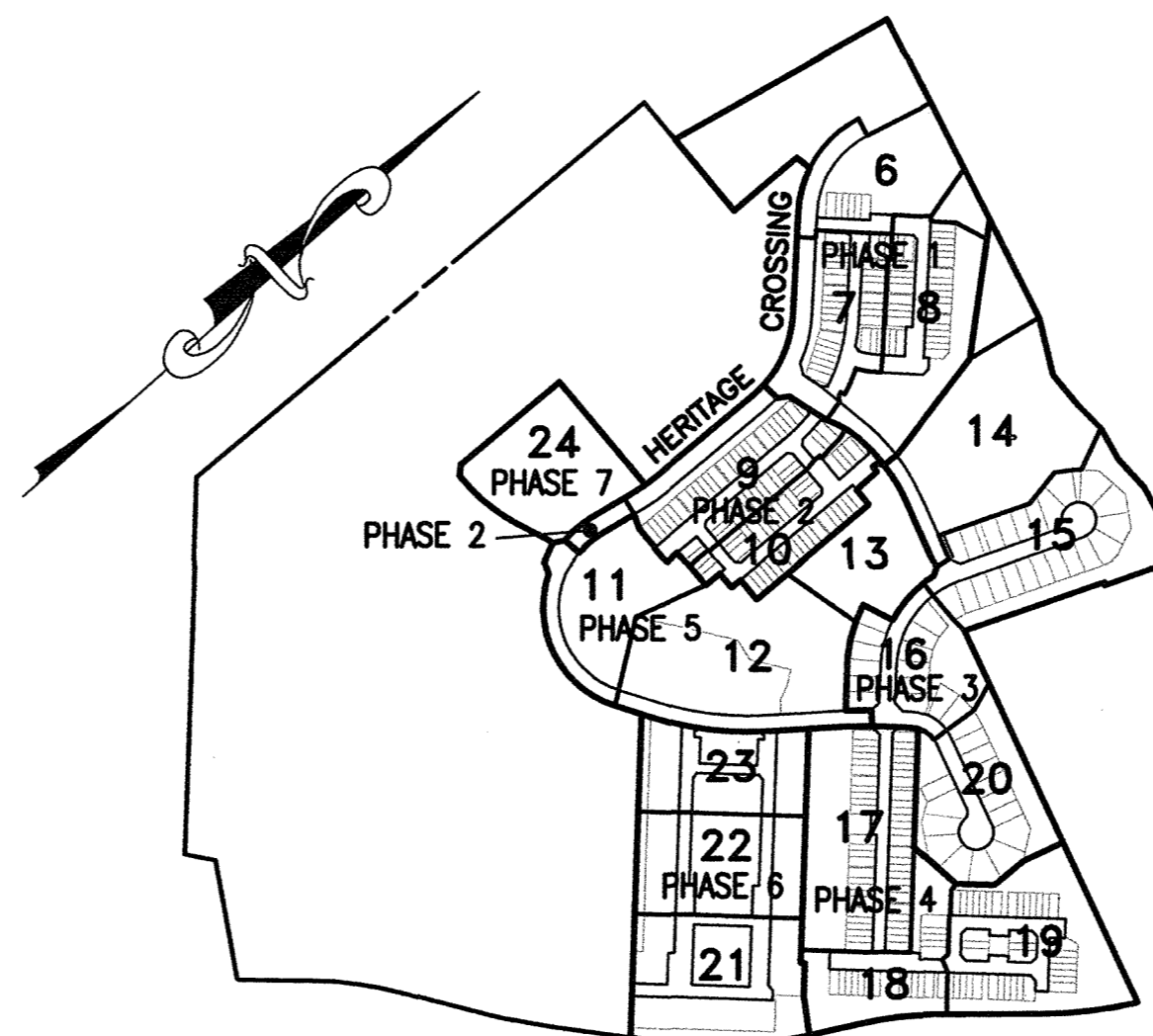
PLAT 2 OF 24
TANYARD SPRINGS
RESIDENTIAL SECTION 'B'
 A SINGLE FAMILY FEE SIMPLE DETACHED
 CLUSTER, SINGLE FAMILY FEE SIMPLE
 ATTACHED TOWNHOUSE, AND MULTI-FAMILY
 CONDOMINIUM DEVELOPMENT
 A RESUBDIVISION OF THE PROPERTY PREVIOUSLY
 RECORDED IN P.B. 274, PAGES 31 & 32 PLAT NO. 14251 &
 14258 SUBDIVISION #51982-192, PROJECT #2007-0027
 TAX MAP 10, BLKS. 12 & 18, PARCELS 42, 45, 46 & 368
 SCALE: AS SHOWN DATE: JUNE, 2008
 3RD. DISTRICT, ANNE ARUNDEL COUNTY, MARYLAND
 SUBDIVISION ZIP CODE #21060

RECEIVED FOR RECORD
 CIRCUIT COURT FOR A.A. COUNTY
 2008 DEC 12 P 1:07

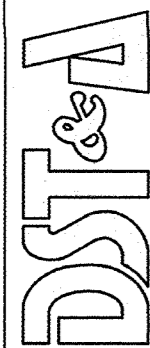
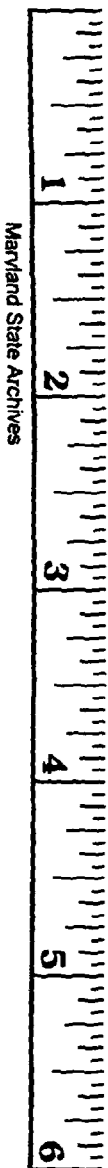
COORDINATE TABLE		
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6	547079.7646	1437715.1423
7	547025.1545	1437665.9683
8	546871.5241	1437518.7807
9	546666.2638	1437281.2940
10	546560.7681	1437149.1957
11	546380.0838	1436880.6889
12	546195.3575	1436667.2250
13	546024.8990	1436512.6973
14	546022.9165	1436505.4648
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19	548814.0114	1435291.2342
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21	549563.8531	1435606.5867
22	549297.7974	1436628.3559
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29	549141.5179	1437424.8698
30	549068.2484	1437468.2334
31	548891.8380	1437396.4660
32	548896.7957	1437387.0855
33	548477.9208	1437216.7491
34	548463.9561	1437211.0705
35	548308.7654	1437738.1557
36	546828.7550	1437469.2967
37	547528.5840	1436728.3791
38	547483.5641	1436653.9395
39	547601.4167	1436203.0021
40	547615.6354	1436167.8330
41	547680.2369	1436140.3357
42	547669.7311	1436109.1601
43	547633.0583	1436015.9930
44	547628.1518	1436001.4332
45	547598.5337	1435803.2867
46	547598.9925	1435787.0715
47	547624.6895	1435762.7885
48	548030.9674	1435774.2827
49	548019.0039	1436197.1447
50	548067.4948	1436200.4862
51	548460.5045	1436211.6050
52	548720.3721	1436106.7251
53	548948.4195	1435874.0332
54	549285.7723	1435780.0972
55	549270.7923	1435838.1971
56	549488.9017	1435894.4325



PLAT KEY INDEX MAP
(N.T.S.)



PLAT KEY INDEX MAP
SCALE: 1"=600'



D.S. THALER & ASSOC., INC.

CIVIL ENGINEERS SURVEYORS
LANDSCAPE ARCHITECTS LAND PLANNERS

7115 Ambassador Road
P.O. Box 47428
Baltimore, Maryland 21244-7428
(410)944-ENGR, (410)944-3647, FAX (410)944-3684

WE ASSENT TO AND DO HEREBY JOIN IN THIS RECORD PLAT.
FOR COMPLETE OWNERS DEDICATION, SURVEYORS CERTIFICATE,
AND OTHER NOTES, SEE PLAT 1 OF 24.

WITNESS: OWNER: US HOME CORPORATION dba LENNAR, BY
David R. Howard 8/6/08 *Robert J. Jacoby* 8-1-08
DATE: ROBERT J. JACOBY DATE:
DIVISION PRESIDENT

PUBLIC SYSTEMS AVAILABLE

APPROVED:

Larry R. Tom 12-8-08
LARRY R. TOM, PLANNING AND ZONING OFFICER, DATE
OFFICE OF PLANNING AND ZONING, AND FOR THE HEALTH OFFICER,
ANNE ARUNDEL COUNTY DEPARTMENT OF HEALTH.

NAD 83 DATUM
PER PLAT OF
TANYARD SPRINGS
PLAT BOOK 214, PAGE 26

PLAT 3 OF 24
TANYARD SPRINGS
RESIDENTIAL SECTION 'B'
A SINGLE FAMILY FEE SIMPLE DETACHED
CLUSTER, SINGLE FAMILY FEE SIMPLE
ATTACHED TOWNHOUSE, AND MULTI-FAMILY
CONDOMINIUM DEVELOPMENT
A RESUBDIVISION OF THE PROPERTY PREVIOUSLY
RECORDED IN P.B. 214, PAGES 31 & 32 PLAT NO. 14251 &
14258 SUBDIVISION #S1482-142, PROJECT #2001-0021
TAX MAP 10, BLKS. 12 & 18, PARCELS 42, 45, 46 & 368
SCALE: AS SHOWN DATE: JUNE, 2008
3RD. DISTRICT, ANNE ARUNDEL COUNTY, MARYLAND
SUBDIVISION ZIP CODE #21060

RECEIVED FOR RECORD
CIRCUIT COURT FOR A. A. COUNTY

2008 DEC 12 P 1:07

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P159474 HSA ssc 1235 929-3

File name: T:\Tanyard Springs\dwg\Section B\Survey\Final\Record Plats\Record Plat Sh103.dwg Layout: Layout1 Jul 31, 2008 - 9:38am ARB

TANYARD SPRINGS SEC. B		
NO.	BEARING	DISTANCE
L1	S 41°03'51" W	340.43'
L2	S 28°44'06" W	166.39'
L3	S 42°00'06" W	73.49'
L4	S 43°46'23" W	212.76'
L5	S 49°09'47" W	313.90'
L17	S 75°24'18" E	1055.84'
L18	S 62°08'34" E	186.62'
L19	S 88°10'19" E	127.58'
L20	N 86°30'06" E	98.19'
L21	S 77°58'40" E	110.42'
L22	N 89°03'39" E	122.02'
L23	S 76°44'01" E	126.37'
L24	S 68°23'07" E	57.01'
L25	S 30°37'07" E	85.14'
L26	S 22°08'15" W	190.45'
L27	N 62°08'35" W	10.61'
L28	S 22°07'45" W	452.18'
L29	S 22°07'43" W	15.08'
L30	S 73°35'38" E	549.46'
L31	S 73°35'38" E	741.30'
L32	N 46°38'01" W	1019.18'
L33	S 58°50'06" W	86.99'
L34	N 67°59'12" W	37.93'
L35	N 23°03'25" W	70.21'
L36	S 71°22'36" W	32.90'
L37	S 68°30'51" W	100.12'
L38	S 71°22'36" W	15.36'
L39	N 88°22'46" W	16.22'
L40	N 43°22'46" W	35.36'
L41	N 01°37'14" E	406.44'
L42	S 88°22'46" E	423.03'
L43	N 01°37'14" E	393.17'
L44	N 45°34'39" W	325.81'
L45	S 75°32'32" E	60.00'
L46	N 14°27'28" E	225.24'

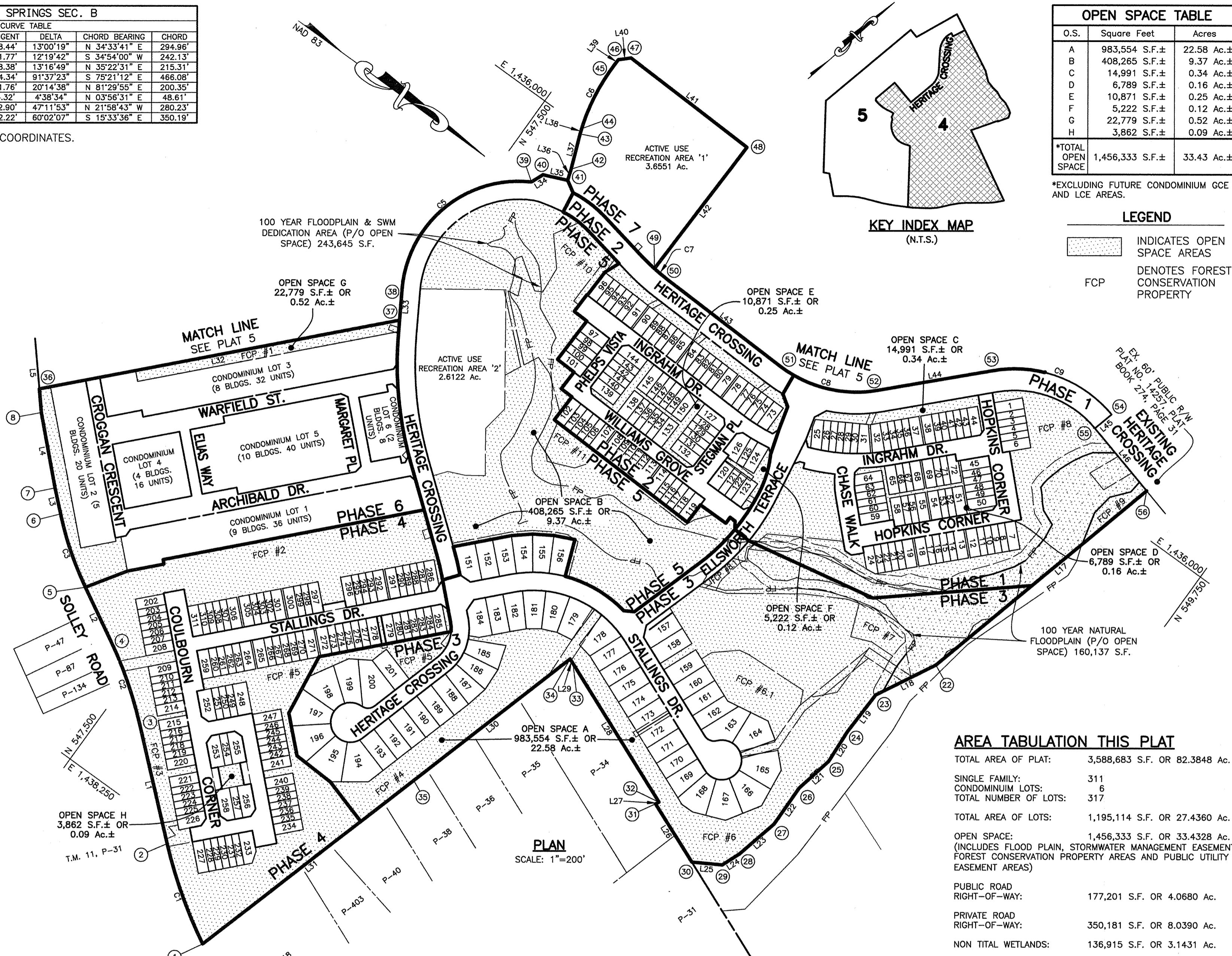
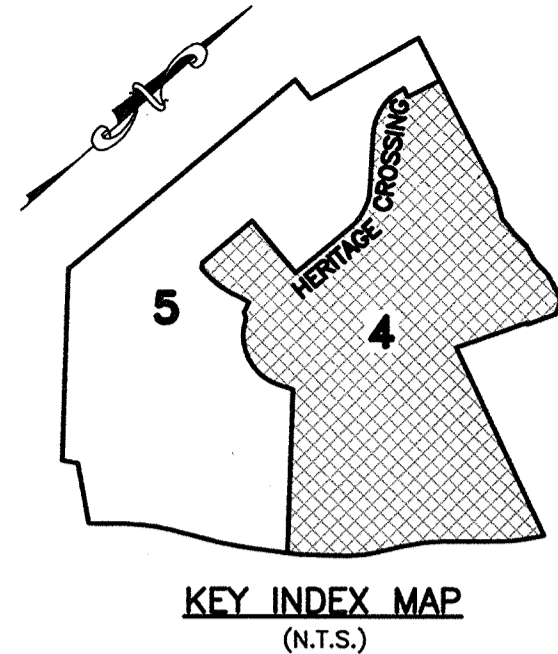
TANYARD SPRINGS SEC. B						
CURVE	LENGTH	RADIUS	TANGENT	DELTA	CHORD BEARING	CHORD
C1	295.60'	1302.28'	148.44'	13°00'19"	N 34°33'41" E	294.96'
C2	242.60'	1127.46'	121.77'	12°19'42"	S 34°54'00" W	242.13'
C3	215.79'	931.00'	108.38'	13°16'49"	N 35°22'31" E	215.31'
C5	519.72'	325.00'	334.34'	91°37'23"	S 75°21'12" E	466.08'
C6	201.39'	570.00'	101.76'	20°14'38"	N 81°29'55" E	200.35'
C7	48.62'	600.00'	24.32'	4°38'34"	N 03°56'31" E	48.61'
C8	288.32'	350.00'	152.90'	47°11'53"	N 21°58'43" W	280.23'
C9	366.73'	350.00'	202.22'	60°02'07"	S 15°33'36" E	350.19'

SEE PLAT 3 OF 24 FOR COORDINATES.

OPEN SPACE TABLE		
O.S.	Square Feet	Acres
A	983,554 S.F.±	22.58 Ac.±
B	408,265 S.F.±	9.37 Ac.±
C	14,991 S.F.±	0.34 Ac.±
D	6,789 S.F.±	0.16 Ac.±
E	10,871 S.F.±	0.25 Ac.±
F	5,222 S.F.±	0.12 Ac.±
G	22,779 S.F.±	0.52 Ac.±
H	3,862 S.F.±	0.09 Ac.±
*TOTAL OPEN SPACE	1,456,333 S.F.±	33.43 Ac.±

*EXCLUDING FUTURE CONDOMINIUM GCE AND LCE AREAS.

LEGEND	
	INDICATES OPEN SPACE AREAS
	DENOTES FOREST CONSERVATION PROPERTY
FCP	



ADJACENT PROPERTY OWNER'S				
PARCEL	TAX MAP	NAME & ADDRESS	DEED REF.	ZONE
18	10	ROBERT G. CHANCE 7347 RITCHIE HWY. GLEN BURNIE, MD. 21061 TAX ACCT. #332613924904	6354/381	C3
31	10	JOHN L. HACKMAN, JR. 7630 SOLLEY RD. GLEN BURNIE, MD. 21061 TAX ACCT. #300012684000	832/594	R2
34	10	ROGER W. BAILLIE 275 MACINTOSH DR. GLEN BURNIE, MD. 21061 TAX ACCT. #300028697960	4150/618	R2
35	10	WILLIAM G. STRONG 672 CHESTNUT SPRINGS LN. GLEN BURNIE, MD. 21060 TAX ACCT. #300028708400	3462/784	R2
36	10	WILLIAM H. STRONG 672 CHESTNUT SPRINGS LN. GLEN BURNIE, MD. 21060 TAX ACCT. #300029518050	2218/212	R2
38	10	RONALD L. ZIMMERMAN 8393 OAKWOOD RD. MILLERSVILLE, MD. 21108 TAX ACCT. #300028709800	4195/863	R2
40	10	CHARLES A. THURFIELD 680 CHESTNUT SPRING LN. GLEN BURNIE, MD. 21061 TAX ACCT. #300008408720	4469/822	R2
47	10	IRVIN M. BARGAR 7679 SOLLEY RD. GLEN BURNIE, MD. 21060 TAX ACCT. #300015649200	4292/844	
87	10	IRVIN M. BARGAR 7679 SOLLEY RD. GLEN BURNIE, MD. 21060 TAX ACCT. #30001086400	573/232	
134	10	IRVIN M. BARGAR DOROTHY M. BARGAR 7679 SOLLEY RD. GLEN BURNIE, MD. 21060 TAX ACCT. #300001077600	2763/584	
403	10	DENVER P. McCABE 682 CHESTNUT SPRING LN. GLEN BURNIE, MD. 21061 TAX ACCT. #300019700400	2218/591	R2
31	11	CONSTELLATION POWER SOURCE GEN. INC. P.O. BOX 1475 BALTIMORE, MD. 21203 TAX ACCT. #300007976786	9834/503	C1



AREA TABULATION THIS PLAT	
TOTAL AREA OF PLAT:	3,588,683 S.F. OR 82.3848 Ac.
SINGLE FAMILY:	311
CONDOMINIUM LOTS:	6
TOTAL NUMBER OF LOTS:	317
TOTAL AREA OF LOTS:	1,195,114 S.F. OR 27.4360 Ac.
OPEN SPACE:	1,456,333 S.F. OR 33.4328 Ac.
(INCLUDES FLOOD PLAIN, STORMWATER MANAGEMENT EASEMENT, FOREST CONSERVATION PROPERTY AREAS AND PUBLIC UTILITY EASEMENT AREAS)	
PUBLIC ROAD RIGHT-OF-WAY:	177,201 S.F. OR 4.0680 Ac.
PRIVATE ROAD RIGHT-OF-WAY:	350,181 S.F. OR 8.0390 Ac.
NON TITAL WETLANDS:	136,915 S.F. OR 3.1431 Ac.
100 YEAR FLOOD PLAIN & SWM DEDICATION AREA (P/O OPEN SPACE)	243,645 S.F. OR 5.5933 Ac.
100 YEAR NATURAL FLOODPLAIN (P/O OPEN SPACE)	160,137 S.F. OR 3.6762 Ac.
RECREATION AREA:	273,007 S.F. OR 6.2674 Ac.

PLAT 4 OF 24
TANYARD SPRINGS
 RESIDENTIAL SECTION 'B'
 A SINGLE FAMILY FEE SIMPLE DETACHED CLUSTER, SINGLE FAMILY FEE SIMPLE ATTACHED TOWNHOUSE, AND MULTI-FAMILY CONDOMINIUM DEVELOPMENT
 A RESUBDIVISION OF THE PROPERTY PREVIOUSLY RECORDED IN P.B.274, PAGES 31 & 32 PLAT NO. 14257 & 14258 SUBDIVISION #S1982-192, PROJECT #2007-0027 TAX MAP 10, BLKS. 12 & 18, PARCELS 42, 45, 46 & 368
 SCALE: AS SHOWN DATE: JUNE, 2008
 3RD. DISTRICT, ANNE ARUNDEL COUNTY, MARYLAND
 SUBDIVISION ZIP CODE #21060

D.S. THALER & ASSOC., INC.
 CIVIL ENGINEERS LANDSCAPE ARCHITECTS SURVEYORS LAND PLANNERS
 7115 Ambassador Road
 P.O. Box 47428
 Baltimore, Maryland 21244-7428
 (410)444-ENGR, (410)444-3647, FAX (410)444-3684

WE ASSENT TO AND DO HEREBY JOIN IN THIS RECORD PLAT, FOR COMPLETE OWNERS DEDICATION, SURVEYORS CERTIFICATE, AND OTHER NOTES, SEE PLAT 1 OF 24.
 WITNESS: _____ OWNER: US HOME CORPORATION dba LENNAR, BY _____
 DATE: 8/6/08 DATE: 8-1-08

PUBLIC SYSTEMS AVAILABLE
 APPROVED: *Larry R. Tom* 12-8-08
 LARRY R. TOM, PLANNING AND ZONING OFFICER, DATE: 12-8-08
 OFFICE OF PLANNING AND ZONING, AND FOR THE HEALTH OFFICER,
 ANNE ARUNDEL COUNTY DEPARTMENT OF HEALTH.

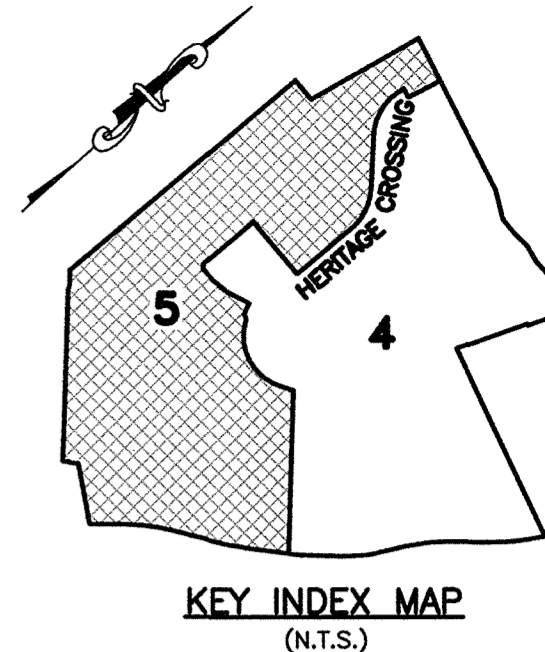
NAD 83 DATUM
 PER PLAT OF
 TANYARD SPRINGS
 PLAT BOOK 274, PAGE 26

TANYARD SPRINGS SEC. B		
NO.	BEARING	DISTANCE
L5	S 49°09'47" W	313.90'
L6	S 51°23'19" W	169.05'
L7	S 56°03'45" W	323.64'
L8	S 42°11'37" W	230.08'
L9	S 74°40'16" W	7.50'
L10	N 58°52'50" W	378.38'
L11	S 52°22'10" W	99.00'
L12	N 46°38'03" W	333.00'
L13	N 46°38'03" W	855.40'
L14	N 01°37'14" E	1840.70'
L15	S 88°05'18" E	153.53'
L16	N 12°06'16" E	772.13'
L17	S 75°24'18" E	1055.84'
L32	N 46°38'01" W	1019.18'
L33	S 58°50'06" W	86.99'
L34	N 67°58'12" W	37.93'
L35	N 23°03'25" W	70.21'
L36	S 71°22'36" W	32.90'
L37	S 68°30'51" W	100.12'
L38	S 71°22'36" W	15.36'
L39	N 88°22'46" W	16.22'
L40	N 43°22'46" W	35.36'
L41	N 01°37'14" E	406.44'
L42	S 88°22'46" E	423.03'
L43	N 01°37'14" E	393.17'
L44	N 45°34'39" W	325.81'
L45	S 75°32'32" E	60.00'
L46	N 14°27'28" E	225.24'

TANYARD SPRINGS SEC. B						
CURVE	LENGTH	RADIUS	TANGENT	DELTA	CHORD BEARING	CHORD
C4	282.99'	1169.06'	142.19'	13°52'09"	S 49°07'41" W	282.30'
C5	519.72'	325.00'	334.34'	91°37'23"	S 75°21'12" E	466.08'
C6	201.39'	570.00'	101.76'	20°14'38"	N 81°29'55" E	200.35'
C7	48.62'	600.00'	24.32'	4°38'34"	N 03°56'31" E	48.61'
C8	288.32'	350.00'	152.90'	47°11'53"	N 21°58'43" W	280.23'
C9	366.73'	350.00'	202.22'	60°02'07"	S 15°33'36" E	350.19'

SEE PLAT 3 OF 24 FOR COORDINATES.

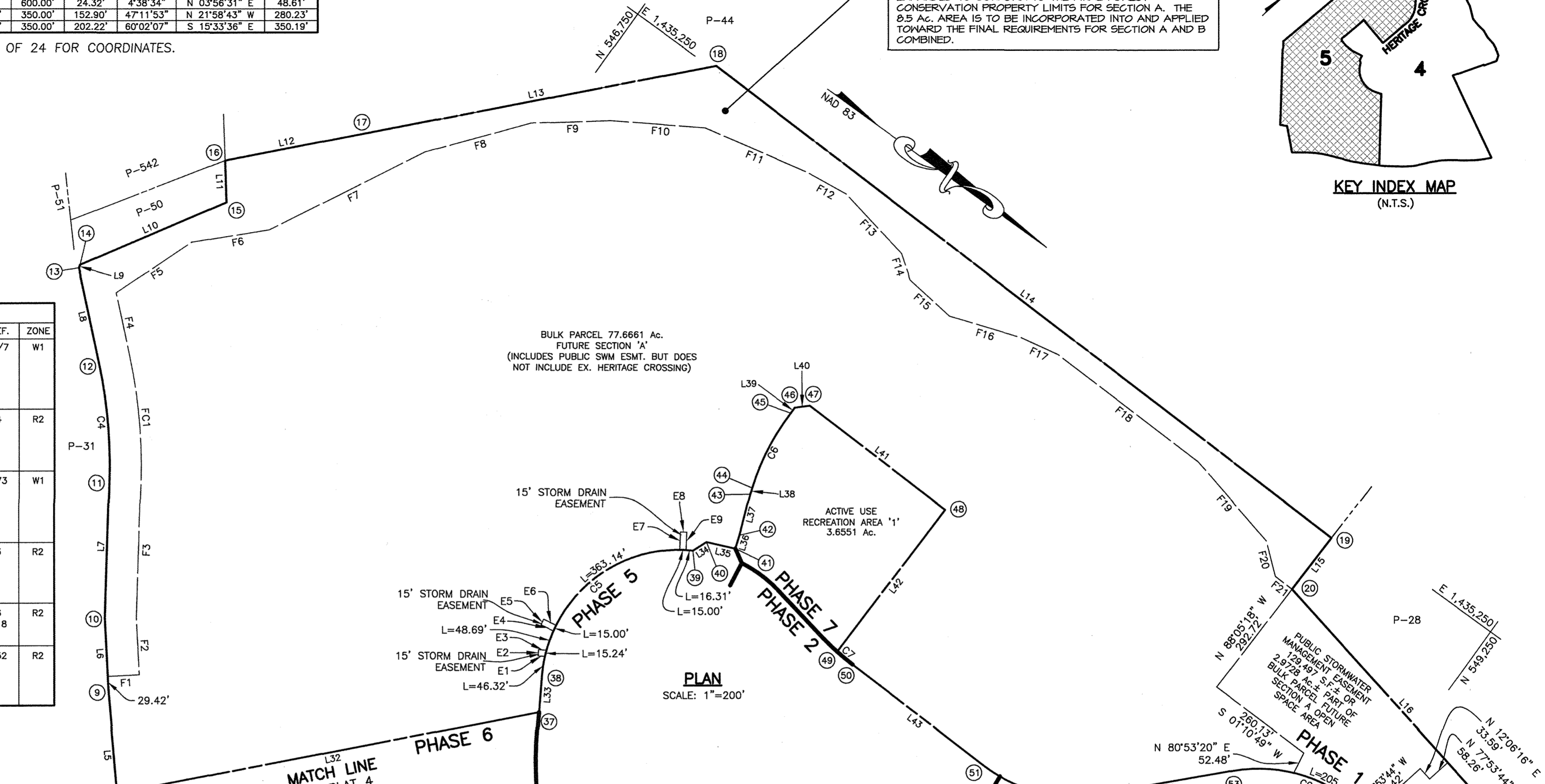
WITH DEVELOPMENT OF SECTION B, A FOREST CONSERVATION RETENTION AREA OF 8.5 AC. IS BEING PROVIDED WITHIN THE BULK PARCEL. FUTURE SECTION A FOR PARTIAL MITIGATION CREDIT TOWARD DEVELOPMENT OF SECTION B. AT TIME OF DEVELOPMENT OF SECTION A, THE NOTED AREA IS TO BE MODIFIED AND EXPANDED TO CONFORM TO THE FINAL FOREST CONSERVATION PROPERTY LIMITS FOR SECTION A. THE 8.5 AC. AREA IS TO BE INCORPORATED INTO AND APPLIED TOWARD THE FINAL REQUIREMENTS FOR SECTION A AND B COMBINED.



ADJACENT PROPERTY OWNER'S				
PARCEL	TAX MAP	NAME & ADDRESS	DEED REF.	ZONE
28	10	MOUNT CLARE PROPERTY C/O CSX RES. INC. P.O. BOX C-32008 RICHMOND, VA. 23261 TAX ACCT. #300019368700	GW 147/7	W1
31	10	JOHN L. HACKMAN, JR. 7630 SOLLEY RD. GLEN BURNIE, MD. 21061 TAX ACCT. #3000012684000	832/594	R2
44	10	BALTIMORE GAS AND ELECTRIC COMPANY P.O. BOX 1475 BALTIMORE, MD. 21203 TAX ACCT. #3000290071485	5075/573	W1
50	10	ALTON S. SMITH 7756 SOLLEY RD. GLEN BURNIE, MD. 21060 TAX ACCT. #300028242050	932/353	R2
51	10	BLUMENTHAL POWER CO. TAX ACCT. #300028752100	891/146 4290/118	R2
542	10	ALTON S. SMITH 7756 SOLLEY RD. GLEN BURNIE, MD. 21060 TAX ACCT. #300028242050	2974/852	R2

FCP LINE TABLE		
NO.	BEARING	DISTANCE
F1	N 38°36'41" W	75.00'
F2	S 51°23'19" W	136.57'
F3	S 56°03'45" W	320.58'
F4	S 42°11'37" W	153.65'
F5	N 69°34'06" W	215.69'
F6	N 44°52'39" W	186.63'
F7	N 62°15'45" W	413.07'
F8	N 50°57'08" W	261.84'
F9	N 37°28'54" W	187.81'
F10	N 31°29'25" W	224.83'
F11	N 12°19'24" W	266.17'
F12	N 06°46'08" W	103.94'
F13	N 11°14'15" E	193.43'
F14	N 35°48'57" E	66.15'
F15	N 06°33'40" E	126.89'
F16	N 19°09'53" W	177.34'
F17	N 10°56'02" W	97.23'
F18	N 01°37'14" E	417.25'
F19	N 13°08'27" E	248.96'
F20	N 39°53'19" E	86.46'
F21	N 01°54'42" E	50.00'

FCP CURVE TABLE						
CURVE	LENGTH	RADIUS	TANGENT	DELTA	CHORD BEARING	CHORD
FC1	301.14'	1244.06'	151.31'	13°52'09"	S 49°07'41" W	300.41'



TANYARD SPRINGS - SECTION B FOREST CONSERVATION PROPERTIES

FCP NO.	FOREST CONSERVATION PROPERTY AREA (AC.±)
FCP #1	0.5
FCP #2	3.8
FCP #3	0.5
FCP #4	3.5
FCP #5 & #5.1	0.8
FCP #6 & #6.1	3.3
FCP #7	0.3
FCP #8 & #8.1	1.87
FCP #9	0.2
FCP #10	0.9
FCP #11 & #11.1	0.4
TOTAL	16.1±
FCP BULK PARCEL FUTURE SECTION 'A' = 8.5 AC.	
TOTAL F.C.P. = 24.6 AC.	

STORM DRAIN EASEMENT LINE TABLE		
NO.	BEARING	DISTANCE
E1	S 31°47'25" E	16.17'
E2	S 58°12'35" W	15.00'
E3	N 31°47'25" W	18.85'
E4	S 10°24'17" E	32.59'
E5	S 79°35'43" W	15.00'
E6	N 10°24'17" W	32.59'
E7	S 56°15'37" W	42.59'
E8	N 33°44'23" W	15.00'
E9	N 56°15'37" E	42.59'

AREA TABULATION THIS PLAT
TOTAL AREA OF PLAT: 3,383,136 S.F. OR 77.6661 AC.

PLAT 5 OF 24
TANYARD SPRINGS
RESIDENTIAL SECTION 'B'
A SINGLE FAMILY FEE SIMPLE DETACHED CLUSTER, SINGLE FAMILY FEE SIMPLE ATTACHED TOWNHOUSE, AND MULTI-FAMILY CONDOMINIUM DEVELOPMENT
A RESUBDIVISION OF THE PROPERTY PREVIOUSLY RECORDED IN P.B. 274, PAGES 31 & 32 PLAT NO. 14257 & 14258 SUBDIVISION #51982-142, PROJECT #2007-0027 TAX MAP 10, BLKS. 12 & 18, PARCELS 42, 45, 46 & 36B SCALE: AS SHOWN DATE: JUNE, 2008 3RD. DISTRICT, ANNE ARUNDEL COUNTY, MARYLAND SUBDIVISION ZIP CODE #21060

DSTA **D.S. THALER & ASSOC., INC.**
CIVIL ENGINEERS LANDSCAPE ARCHITECTS SURVEYORS LAND PLANNERS
7115 Ambassador Road
P.O. Box 47428
Baltimore, Maryland 21244-7428
(410)944-ENGR, (410)944-3647, FAX (410)944-3684
RECEIVED FOR RECORD
CIRCUIT COURT FOR A.A. COUNTY

WE ASSENT TO AND DO HEREBY JOIN IN THIS RECORD PLAT. FOR COMPLETE OWNERS DEDICATION, SURVEYORS CERTIFICATE, AND OTHER NOTES, SEE PLAT 1 OF 24.
WITNESS: ROBERT J. GIBBY, DIVISION PRESIDENT
DATE: 8-1-08

PUBLIC SYSTEMS AVAILABLE
APPROVED: *Larry R. Tom* 12-8-08
LARRY R. TOM, PLANNING AND ZONING OFFICER, DATE
OFFICE OF PLANNING AND ZONING, AND FOR THE HEALTH OFFICER,
ANNE ARUNDEL COUNTY DEPARTMENT OF HEALTH.

NAD 83 DATUM
PER PLAT OF
TANYARD SPRINGS
PLAT BOOK 274, PAGE 26
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LEGEND

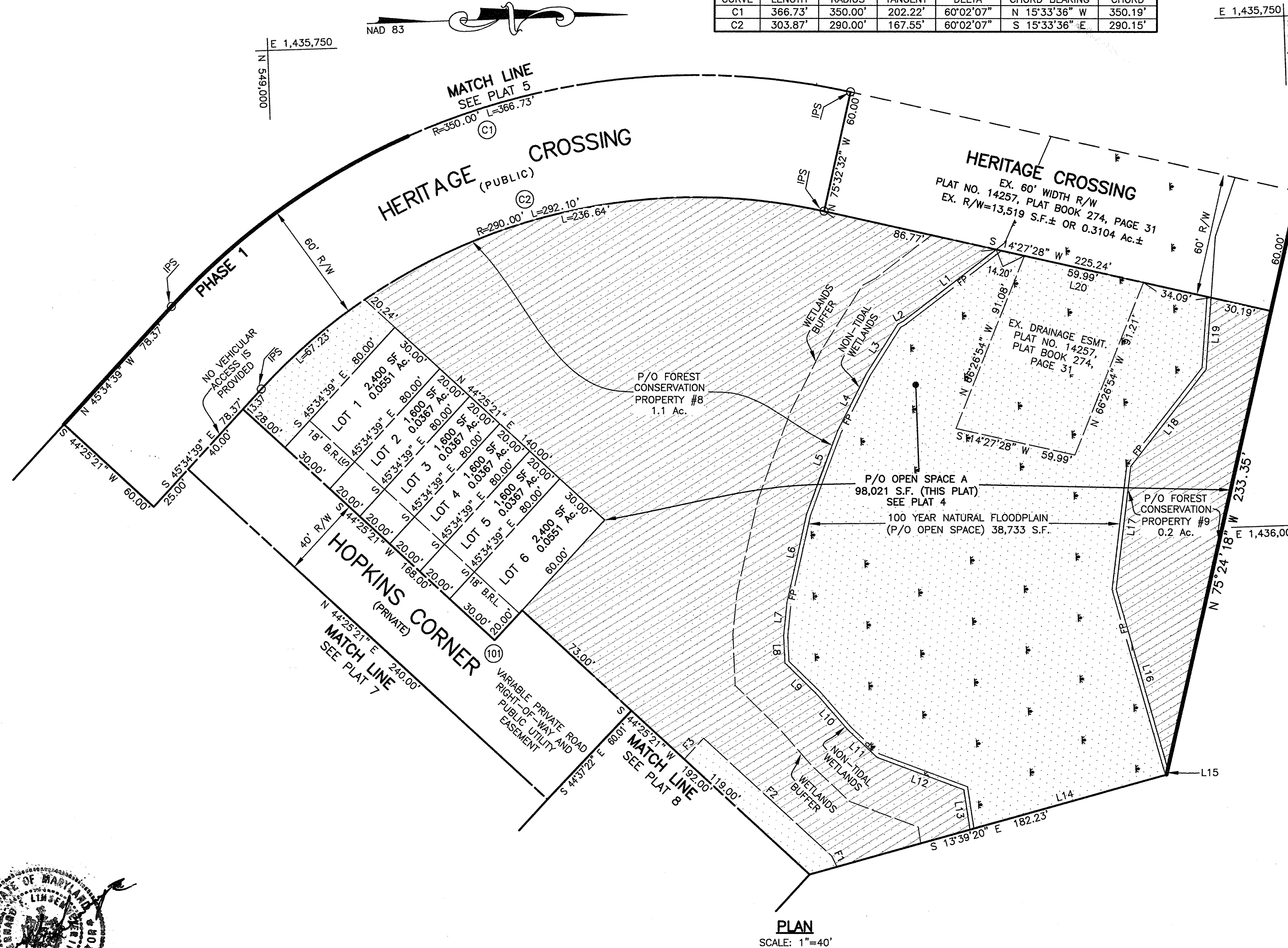
- INDICATES OPEN SPACE AREAS
- FOREST CONSERVATION AREA
- IPS IRON PIN SET
- MS MONUMENT SET

CURVE TABLE						
CURVE	LENGTH	RADIUS	TANGENT	DELTA	CHORD BEARING	CHORD
C1	366.73'	350.00'	202.22'	60°02'07"	N 15°33'36" W	350.19'
C2	303.87'	290.00'	167.55'	60°02'07"	S 15°33'36" E	290.15'

FOREST CONSERVATION PROPERTY AND FLOODPLAIN LINE TABLE		
NO.	BEARING	DISTANCE
L1	S 35°38'39" E	57.81'
L2	S 26°11'39" E	2.82'
L3	S 55°41'17" E	29.13'
L4	S 61°19'07" E	31.55'
L5	S 67°42'12" E	43.33'
L6	S 75°32'18" E	44.27'
L7	S 82°27'10" E	16.35'
L8	N 89°17'53" E	13.46'
L9	N 46°16'21" E	22.24'
L10	N 50°40'56" E	23.18'
L11	N 45°09'08" E	19.45'
L12	N 22°22'06" E	45.63'
L13	N 83°03'24" E	19.77'
L14	N 13°39'20" W	100.30'
L15	N 75°24'18" W	2.97'
L16	S 75°48'03" W	91.81'
L17	N 81°20'02" W	60.63'
L18	N 50°14'39" W	60.31'
L19	N 84°06'09" W	35.37'
L20	S 14°27'28" W	108.29'

FCP LINE TABLE		
NO.	BEARING	DISTANCE
F1	S 66°43'56" W	5.64'
F2	S 44°25'21" W	85.85'
F3	S 45°34'39" E	14.00'

COORDINATE TABLE		
Point	Northing	Easting
101	549101.8960	1436043.1717



AREA TABULATION THIS PLAT	
TOTAL PLAT AREA:	145,111 S.F. OR 3.3313 Ac.
NUMBER OF LOTS:	6
TOTAL AREA OF LOTS:	11,200 S.F. OR 0.2571 Ac.
OPEN SPACE:	98,021 S.F. OR 2.2502 Ac.
(INCLUDES FOREST CONSERVATION PROPERTY AREAS, PUBLIC UTILITY EASEMENT AREAS)	
100 YEAR NATURAL FLOODPLAIN DEDICATION AREA:	38,733 S.F. OR 0.8892 Ac.
PUBLIC ROAD RIGHT-OF-WAY:	24,820 S.F. OR 0.5698 Ac.
PRIVATE ROAD RIGHT-OF-WAY:	11,070 S.F. OR 0.2541 Ac.
FOREST CONSERVATION PROPERTY	1.3 Ac.

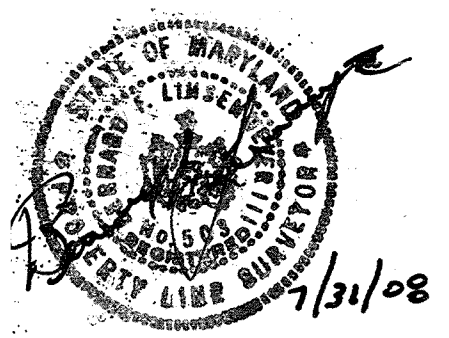
PLAT 6 OF 24
TANYARD SPRINGS
 RESIDENTIAL SECTION 'B'
 A SINGLE FAMILY FEE SIMPLE DETACHED CLUSTER, SINGLE FAMILY FEE SIMPLE ATTACHED TOWNHOUSE, AND MULTI-FAMILY CONDOMINIUM DEVELOPMENT
 A RESUBDIVISION OF THE PROPERTY PREVIOUSLY RECORDED IN P.B. 214, PAGES 31 & 32 PLAT NO. 14257 & 14258 SUBDIVISION #51492-192, PROJECT #200T-002T TAX MAP 10, BLKS. 12 & 18, PARCELS 42, 45, 46 & 36B
 SCALE: AS SHOWN DATE: JUNE, 2008
 3RD. DISTRICT, ANNE ARUNDEL COUNTY, MARYLAND
 SUBDIVISION ZIP CODE #21060

DSTA **D.S. THALER & ASSOC., INC.**
 CIVIL ENGINEERS LANDSCAPE ARCHITECTS SURVEYORS LAND PLANNERS
 7115 Ambassador Road
 P.O. Box 47428
 Baltimore, Maryland 21244-7428
 (410)944-ENGR, (410)944-3684

WE ASSENT TO AND DO HEREBY JOIN IN THIS RECORD PLAT. FOR COMPLETE OWNERS DEDICATION, SURVEYORS CERTIFICATE, AND OTHER NOTES, SEE PLAT 1 OF 24.
 WITNESS: OWNER: US HOME CORPORATION dba LENNAR, BY
Robert J. Jacoby DATE: 8/1/08
 ROBERT J. JACOBY DIVISION PRESIDENT

PUBLIC SYSTEMS AVAILABLE
 APPROVED: *Larry R. Tom* 12-8-08
 LARRY R. TOM, PLANNING AND ZONING OFFICER, OFFICE OF PLANNING AND ZONING, AND FOR THE HEALTH OFFICER, ANNE ARUNDEL COUNTY DEPARTMENT OF HEALTH.

NAD 83 DATUM
 PER PLAT OF TANYARD SPRINGS PLAT BOOK 214, PAGE 26



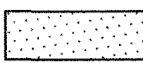
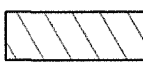


ANNE ARUNDEL COUNTY CIRCUIT COURT (Subdivision Plats, AA) Plat 15253-15276 Plat Book 294, pp. 27-50, MSA_S1235_9291. Date available 2008/12/12. Printed 09/18/2019.

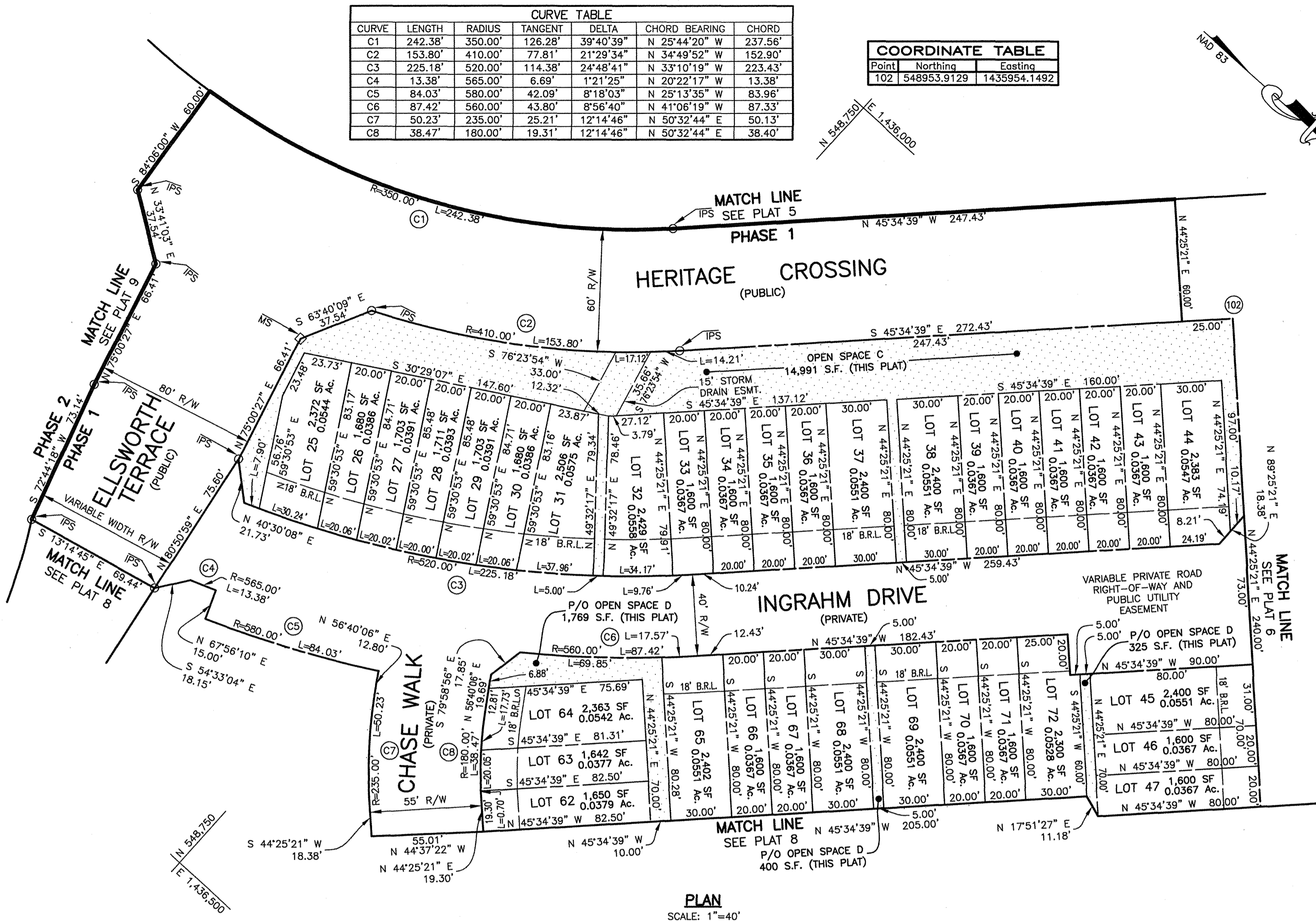
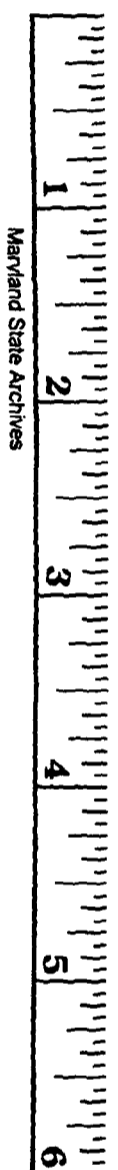
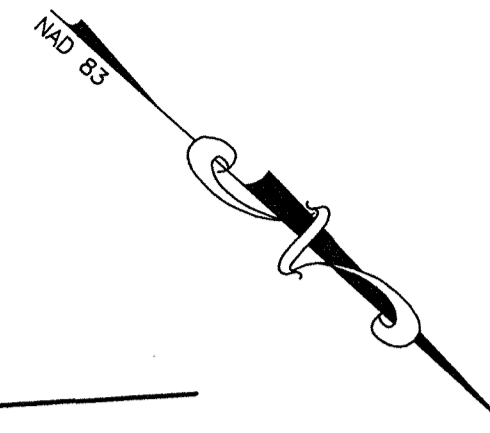
File name: T:\Tanyard Springs\dwg\Section B\Survey\Final\Record Plats\Record Plat Sh06.dwg Layout:Layout1 Jul 31, 2008--9:40am ARB

CURVE	LENGTH	RADIUS	TANGENT	DELTA	CHORD BEARING	CHORD
C1	242.38'	350.00'	126.28'	39°40'39"	N 25°44'20" W	237.56'
C2	153.80'	410.00'	77.81'	21°29'34"	N 34°49'52" W	152.90'
C3	225.18'	520.00'	114.38'	24°48'41"	N 33°10'19" W	223.43'
C4	13.38'	565.00'	6.69'	1°21'25"	N 20°22'17" W	13.38'
C5	84.03'	580.00'	42.09'	8°18'03"	N 25°13'35" W	83.96'
C6	87.42'	560.00'	43.80'	8°56'40"	N 41°06'19" W	87.33'
C7	50.23'	235.00'	25.21'	12°14'46"	N 50°32'44" E	50.13'
C8	38.47'	180.00'	19.31'	12°14'46"	N 50°32'44" E	38.40'

Point	Northing	Easting
102	548953.9129	1435954.1492

LEGEND

-  INDICATES OPEN SPACE AREAS
-  FOREST CONSERVATION AREA
-  IPS IRON PIN SET
-  MS MONUMENT SET



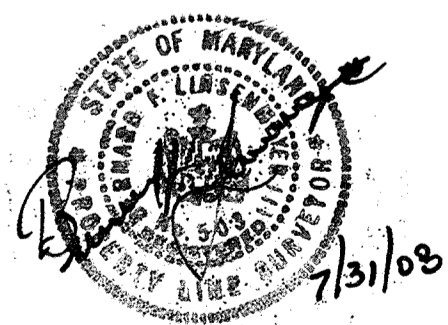
PLAN
SCALE: 1"=40'

AREA TABULATION THIS PLAT

TOTAL PLAT AREA:	156,265 S.F. OR 3.5874 Ac.
NUMBER OF LOTS:	34
TOTAL AREA OF LOTS:	64,524 S.F. OR 1.4813 Ac.
OPEN SPACE:	17,485 S.F. OR 0.4014 Ac.
PUBLIC ROAD RIGHT-OF-WAY:	43,999 S.F. OR 1.0101 Ac.
PRIVATE ROAD RIGHT-OF-WAY:	30,258 S.F. OR 0.6946 Ac.

PLAT 7 OF 24
TANYARD SPRINGS

RESIDENTIAL SECTION 'B'
A SINGLE FAMILY FEE SIMPLE DETACHED CLUSTER, SINGLE FAMILY FEE SIMPLE ATTACHED TOWNHOUSE, AND MULTI-FAMILY CONDOMINIUM DEVELOPMENT
A RESUBDIVISION OF THE PROPERTY PREVIOUSLY RECORDED IN P.B.274, PAGES 31 & 32 PLAT NO. 14257 & 14258 SUBDIVISION #S1982-192, PROJECT #2007-0027 TAX MAP 10, BLKS. 12 & 18, PARCELS 42, 45, 46 & 368
SCALE: AS SHOWN DATE: JUNE, 2008
3RD DISTRICT, ANNE ARUNDEL COUNTY, MARYLAND
SUBDIVISION ZIP CODE #21060



D.S. THALER & ASSOC., INC.
CIVIL ENGINEERS SURVEYORS
LANDSCAPE ARCHITECTS LAND PLANNERS
7115 Ambassador Road
P.O. Box 47428
Baltimore, Maryland 21244-7428
(410)944-ENGR (410)944-3647, FAX (410)944-3684
RECEIVED FOR RECORD
CIRCUIT COURT FOR A.A. COUNTY
2008 DEC 12 P 1:08

WE ASSENT TO AND DO HEREBY JOIN IN THIS RECORD PLAT FOR COMPLETE OWNERS DEDICATION, SURVEYORS CERTIFICATE, AND OTHER NOTES, SEE PLAT 1 OF 24.
WITNESS: _____ OWNER: US HOME CORPORATION dba LENNAR, BY _____
DATE: 8/1/08 DATE: 8-1-08
ROBERT J. [Signature] DIVISION PRESIDENT

PUBLIC SYSTEMS AVAILABLE
APPROVED: _____ 12-8-08
LARRY R. TOM, PLANNING AND ZONING OFFICER, OFFICE OF PLANNING AND ZONING, AND FOR THE HEALTH OFFICER, ANNE ARUNDEL COUNTY DEPARTMENT OF HEALTH.

NAD 83 DATUM
PER PLAT OF TANYARD SPRINGS PLAT BOOK 274, PAGE 26

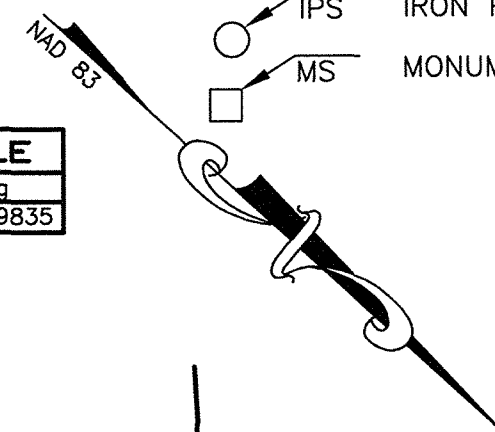
P154478 MSA 54 1235 9291-7

LEGEND

- INDICATES OPEN SPACE AREAS
- FOREST CONSERVATION AREA
- IRON PIN SET
- MONUMENT SET

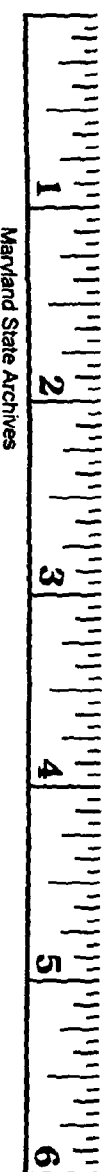
CURVE	LENGTH	RADIUS	TANGENT	DELTA	CHORD BEARING	CHORD
C1	117.76'	575.00'	59.08'	11°44'02"	S 87°53'51" W	117.55'
C2	128.00'	625.00'	64.22'	11°44'02"	S 87°53'50" W	127.77'
C3	116.32'	306.14'	58.87'	21°46'14"	S 71°08'43" W	115.62'
C4	13.38'	565.00'	6.69'	1°21'25"	N 20°22'17" W	13.38'
C5	84.03'	580.00'	42.09'	8°18'03"	N 25°13'35" W	83.96'
C6	50.23'	235.00'	25.21'	12°14'46"	N 50°32'44" E	50.13'

Point	Northing	Easting
103	549168.0314	1436079.9835



NO.	BEARING	DISTANCE
F1	N 83°35'37" W	18.15'
F2	N 31°34'15" W	11.75'
F3	N 23°33'08" W	13.32'
F4	N 21°48'49" W	16.27'
F5	N 45°19'56" W	16.32'
F6	N 26°58'36" W	84.14'
F7	N 44°25'21" E	30.45'
F8	N 02°42'33" W	31.10'
F9	N 45°34'39" W	32.83'
F10	N 44°25'21" E	42.74'
F11	N 07°55'27" W	31.52'
F12	N 45°34'39" W	175.34'
F13	S 44°25'21" W	4.00'
F14	N 44°25'21" E	14.00'
F15	N 45°34'39" W	102.26'

CURVE	LENGTH	RADIUS	TANGENT	DELTA	CHORD BEARING	CHORD
FC1	68.82'	60.00'	38.76'	65°43'22"	N 32°11'39" W	65.11'



CURVE	LENGTH	RADIUS	TANGENT	DELTA	CHORD BEARING	CHORD
FC1	68.82'	60.00'	38.76'	65°43'22"	N 32°11'39" W	65.11'



D.S. THALER & ASSOC., INC.
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 (410)944-ENGR, (410)944-3647, FAX (410)944-3684

WE ASSENT TO AND DO HEREBY JOIN IN THIS RECORD PLAT, FOR COMPLETE OWNERS DEDICATION, SURVEYORS CERTIFICATE, AND OTHER NOTES, SEE PLAT 1 OF 24.
 WITNESS: _____ OWNER: US HOME CORPORATION dba LENNAR, BY
Robert J. Jacoby 8-1-08
 DATE: 8-1-08 DIVISION PRESIDENT

PUBLIC SYSTEMS AVAILABLE
 APPROVED: *Larry R. Tom* 12-8-08
 LARRY R. TOM, PLANNING AND ZONING OFFICER, DATE
 OFFICE OF PLANNING AND ZONING, AND FOR THE HEALTH OFFICER,
 ANNE ARUNDEL COUNTY DEPARTMENT OF HEALTH.

NAD 83 DATUM
 PER PLAT OF
 TANYARD SPRINGS
 PLAT BOOK 274, PAGE 26

AREA TABULATION THIS PLAT
 TOTAL PLAT AREA: 203,931 S.F. OR 4.6816 Ac.
 NUMBER OF LOTS: 32
 TOTAL AREA OF LOTS: 60,783 S.F. OR 1.3954 Ac.
 OPEN SPACE: 96,912 S.F. OR 2.2248 Ac.
 (INCLUDES FOREST CONSERVATION PROPERTY AREAS)
 100 YEAR NATURAL FLOODPLAIN
 DEDICATION AREA: 21,792 S.F. OR 0.5003 Ac.
 PRIVATE ROAD
 RIGHT-OF-WAY: 32,325 S.F. OR 0.7421 Ac.
 FOREST CONSERVATION
 PROPERTY: 29,499 S.F. OR 0.6772 Ac.

PLAT 8 OF 24
TANYARD SPRINGS
RESIDENTIAL SECTION 'B'
 A SINGLE FAMILY FEE SIMPLE DETACHED CLUSTER, SINGLE FAMILY FEE SIMPLE ATTACHED TOWNHOUSE, AND MULTI-FAMILY CONDOMINIUM DEVELOPMENT
 A RESUBDIVISION OF THE PROPERTY PREVIOUSLY RECORDED IN P.B. 274, PAGES 31 & 32 PLAT NO. 14257 & 14258 SUBDIVISION #51982-192, PROJECT #2007-0027 TAX MAP 10, BLKS. 12 & 18, PARCELS 42, 45, 46 & 36B
 SCALE: AS SHOWN DATE: JUNE, 2008
 3RD. DISTRICT, ANNE ARUNDEL COUNTY, MARYLAND
 SUBDIVISION ZIP CODE #21060

RECEIVED FOR RECORD
 CIRCUIT COURT FOR A COUNTY
 2008 DEC 12 P 1:08

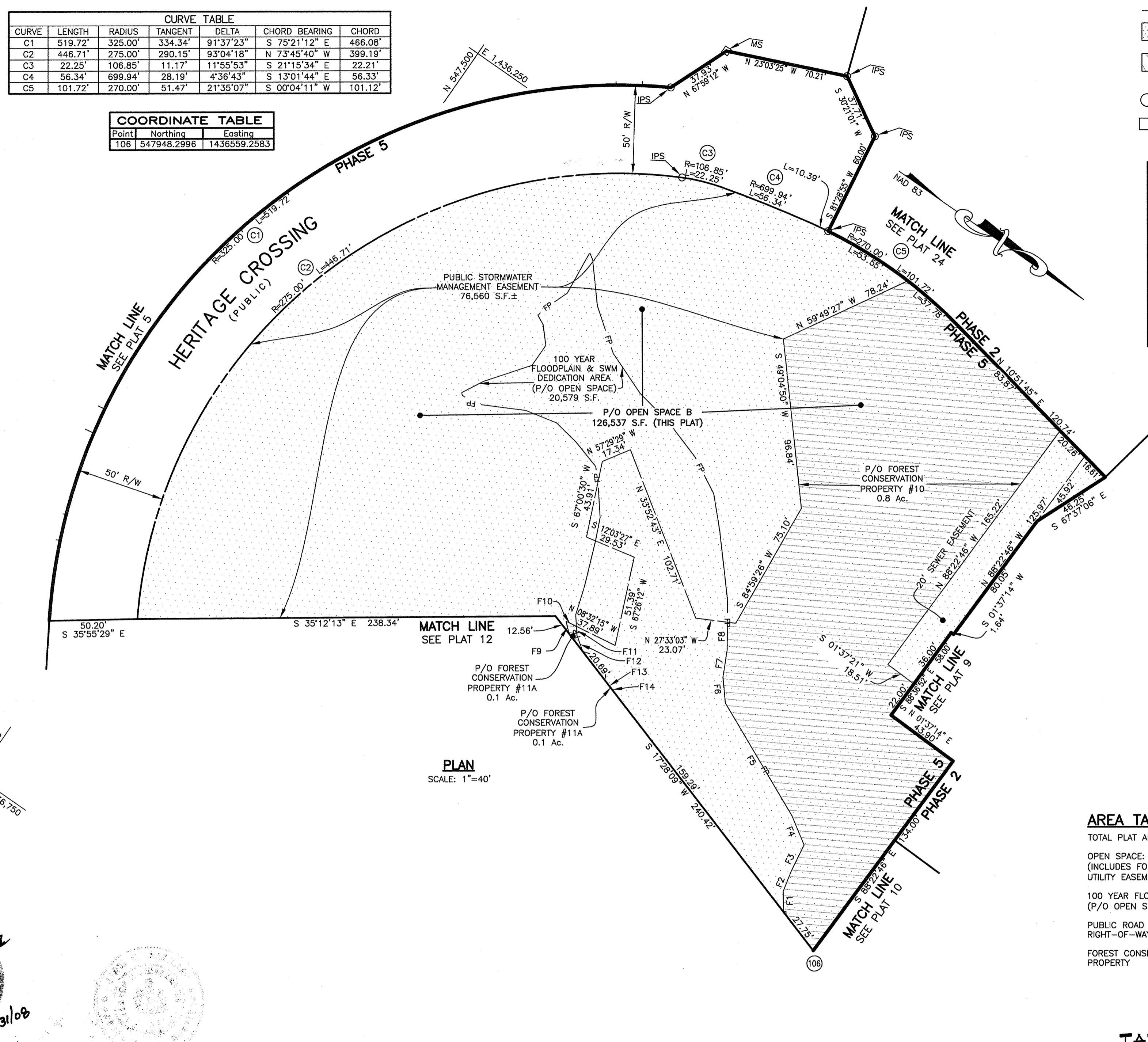
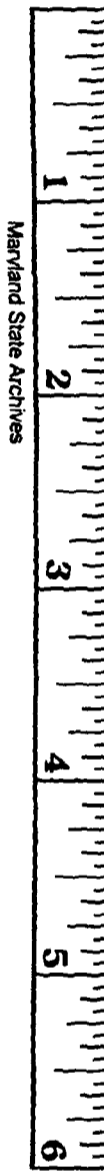
159479 HIA 584 1235 92918

CURVE TABLE						
CURVE	LENGTH	RADIUS	TANGENT	DELTA	CHORD BEARING	CHORD
C1	519.72'	325.00'	334.34'	91°37'23"	S 75°21'12" E	466.08'
C2	446.71'	275.00'	290.15'	93°04'18"	N 73°45'40" W	399.19'
C3	22.25'	106.85'	11.17'	11°55'53"	S 21°15'34" E	22.21'
C4	56.34'	699.94'	28.19'	4°36'43"	S 13°01'44" E	56.33'
C5	101.72'	270.00'	51.47'	21°35'07"	S 00°04'11" W	101.12'

COORDINATE TABLE		
Point	Northing	Easting
106	547948.2996	1436559.2583

LEGEND	
	INDICATES OPEN SPACE AREAS
	FOREST CONSERVATION AREA
	IPS IRON PIN SET
	MS MONUMENT SET

FCP LINE TABLE		
NO.	BEARING	DISTANCE
F1	S 54°19'30" W	11.66'
F2	S 76°25'45" W	11.25'
F3	S 81°09'07" W	17.75'
F4	S 32°38'32" W	17.85'
F5	S 24°35'03" W	74.78'
F6	S 49°44'36" W	14.59'
F7	S 64°04'38" W	15.96'
F8	S 55°23'18" W	15.54'
F9	S 41°58'36" W	7.14'
F10	N 08°32'15" W	6.56'
F11	N 51°36'44" E	5.18'
F12	N 35°17'31" E	9.57'
F13	N 15°48'30" E	6.32'
F14	N 27°37'43" E	1.04'



PLAN
SCALE: 1"=40'

AREA TABULATION THIS PLAT	
TOTAL PLAT AREA:	158,773 S.F. OR 3.6449 Ac.
OPEN SPACE:	126,537 S.F. OR 2.9049 Ac. (INCLUDES FOREST CONSERVATION PROPERTY AREAS, PUBLIC UTILITY EASEMENT AREAS)
100 YEAR FLOODPLAIN & SWM DEDICATION AREA (P/O OPEN SPACE):	20,579 S.F. OR 0.4724 Ac.
PUBLIC ROAD RIGHT-OF-WAY:	32,236 S.F. OR 0.7400 Ac.
FOREST CONSERVATION PROPERTY:	0.8 Ac.



D.S. THALER & ASSOC., INC.
 CIVIL ENGINEERS SURVEYORS
 LANDSCAPE ARCHITECTS LAND PLANNERS
 7115 Ambassador Road
 P.O. Box 47428
 Baltimore, Maryland 21244-7428
 (410)944-ENGR, (410)944-3647, FAX (410)944-3684

WE ASSENT TO AND DO HEREBY JOIN IN THIS RECORD PLAT. FOR COMPLETE OWNERS DEDICATION, SURVEYORS CERTIFICATE, AND OTHER NOTES, SEE PLAT 1 OF 24.
 WITNESS: _____ OWNER: US HOME CORPORATION dba LENNAR, BY
 _____ DATE: 8/6/08 _____ DATE: 8-1-08
 ROBERT J. JACOBY DIVISION PRESIDENT

PUBLIC SYSTEMS AVAILABLE
 APPROVED: *Larry R. Tom* 12-8-08
 LARRY R. TOM, PLANNING AND ZONING OFFICER, DATE
 OFFICE OF PLANNING AND ZONING, AND FOR THE HEALTH OFFICER,
 ANNE ARUNDEL COUNTY DEPARTMENT OF HEALTH.

PLAT II OF 24
TANYARD SPRINGS
 RESIDENTIAL SECTION 'B'
 A SINGLE FAMILY FEE SIMPLE DETACHED CLUSTER, SINGLE FAMILY FEE SIMPLE ATTACHED TOWNHOUSE, AND MULTI-FAMILY CONDOMINIUM DEVELOPMENT
 A RESUBDIVISION OF THE PROPERTY PREVIOUSLY RECORDED IN P.B. 274, PAGES 31 & 32 PLAT NO. 14251 & 14258 SUBDIVISION #51482-192, PROJECT #2007-0027 TAX MAP 10, BLKS. 12 & 18, PARCELS 42, 45, 46 & 36B
 SCALE: AS SHOWN DATE: JUNE, 2008
 3RD. DISTRICT, ANNE ARUNDEL COUNTY, MARYLAND
 SUBDIVISION ZIP CODE #21060

RECEIVED FOR RECORD
 CIRCUIT COURT FOR A.A. COUNTY
 2008 DEC 12 P 1:09

NAD 83 DATUM
 PER PLAT OF
 TANYARD SPRINGS
 PLAT BOOK 274, PAGE 26

P159482 HSA:ssu 1235 9291-11

AREA TABULATION THIS PLAT

TOTAL PLAT AREA: 297,762 S.F. OR 6.8357 Ac.
 TOTAL RECREATION AREA: 113,789 S.F. OR 2.6122 Ac.
 TOTAL THIS PLAT: 113,789 S.F. OR 2.6122 Ac.
 OPEN SPACE: 142,827 S.F. OR 3.2789 Ac.
 (INCLUDES FOREST CONSERVATION PROPERTY AREAS, PUBLIC UTILITY EASEMENT AREAS AND)
 100 YEAR FLOODPLAIN & SWM DEDICATION AREA (P/O OPEN SPACE) 113,617 S.F. OR 2.6083 Ac.
 PUBLIC ROAD RIGHT-OF-WAY: 40,792 S.F. OR 0.9365 Ac.
 FOREST CONSERVATION PROPERTY 0.4 Ac.

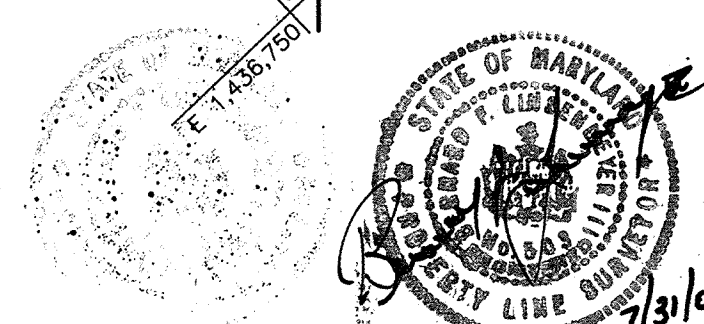
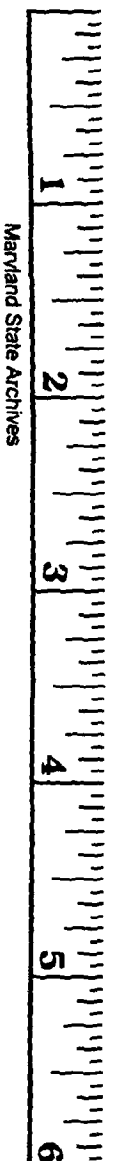
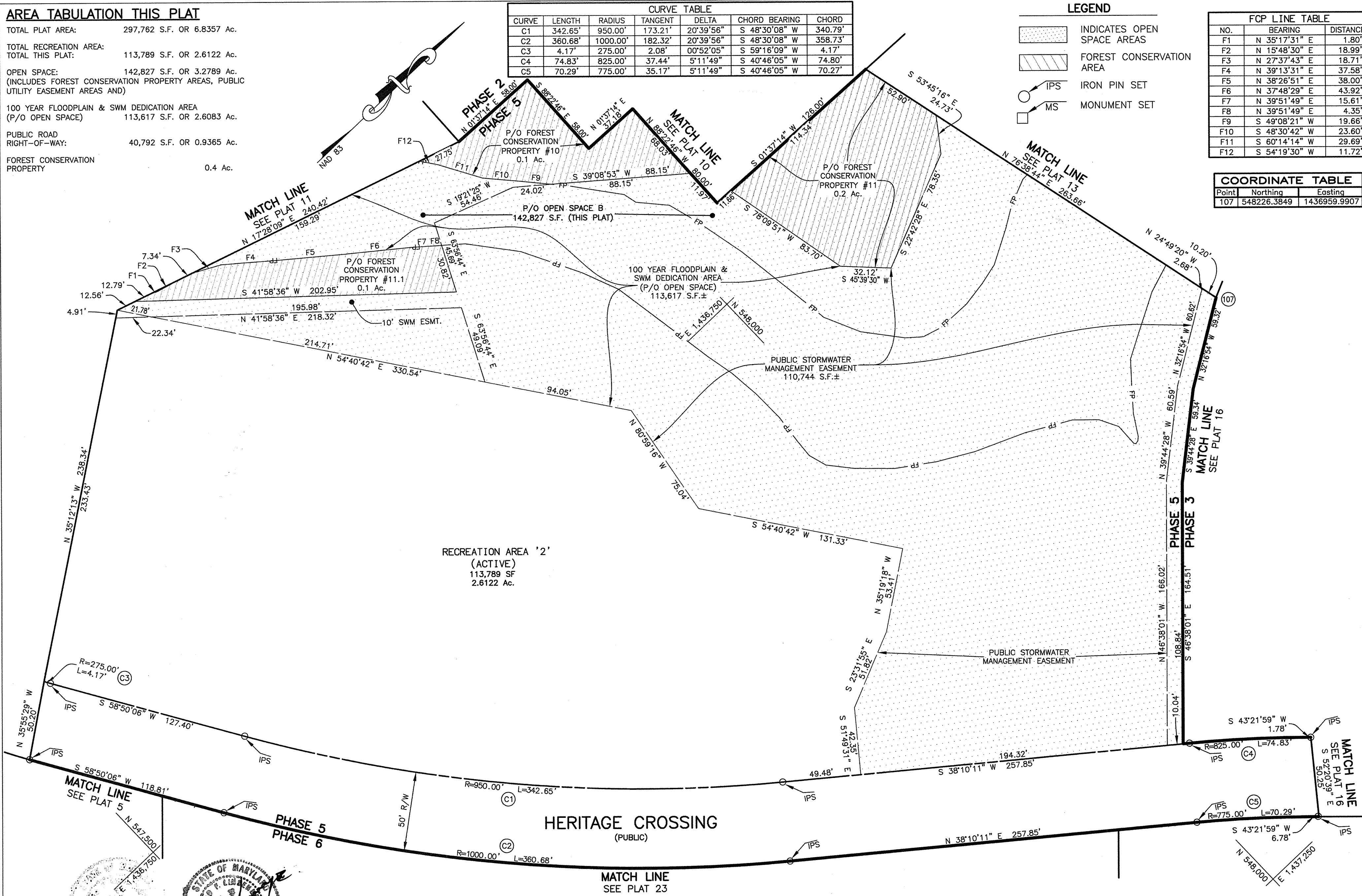
CURVE TABLE						
CURVE	LENGTH	RADIUS	TANGENT	DELTA	CHORD BEARING	CHORD
C1	342.65'	950.00'	173.21'	20°39'56"	S 48°30'08" W	340.79'
C2	360.68'	1000.00'	182.32'	20°39'56"	S 48°30'08" W	358.73'
C3	4.17'	275.00'	2.08'	00°52'05"	S 59°16'09" W	4.17'
C4	74.83'	825.00'	37.44'	5°11'49"	S 40°46'05" W	74.80'
C5	70.29'	775.00'	35.17'	5°11'49"	S 40°46'05" W	70.27'

LEGEND

- INDICATES OPEN SPACE AREAS
- FOREST CONSERVATION AREA
- IRON PIN SET
- MONUMENT SET

FCP LINE TABLE		
NO.	BEARING	DISTANCE
F1	N 35°17'31" E	1.80'
F2	N 15°48'30" E	18.99'
F3	N 27°37'43" E	18.71'
F4	N 39°13'31" E	37.58'
F5	N 38°26'51" E	38.00'
F6	N 37°48'29" E	43.92'
F7	N 39°51'49" E	15.61'
F8	N 39°51'49" E	4.35'
F9	S 49°08'21" W	19.66'
F10	S 48°30'42" W	23.60'
F11	S 60°14'14" W	29.69'
F12	S 54°19'30" W	11.72'

COORDINATE TABLE		
Point	Northing	Easting
107	548226.3849	1436959.9907



D.S. THALER & ASSOC., INC.
 CIVIL ENGINEERS SURVEYORS
 LANDSCAPE ARCHITECTS LAND PLANNERS
 7115 Ambassador Road
 P.O. Box 47428
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 (410)944-ENGR (410)944-3647 FAX (410)944-3684

WE ASSENT TO AND DO HEREBY JOIN IN THIS RECORD PLAT.
 FOR COMPLETE OWNERS DEDICATION, SURVEYORS CERTIFICATE,
 AND OTHER NOTES, SEE PLAT 1 OF 24.
 WITNESS: OWNER: US HOME CORPORATION dba LENNAR, BY
 ROBERT J. ACCOBY
 DIVISION PRESIDENT

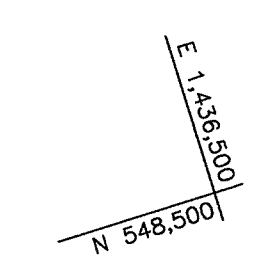
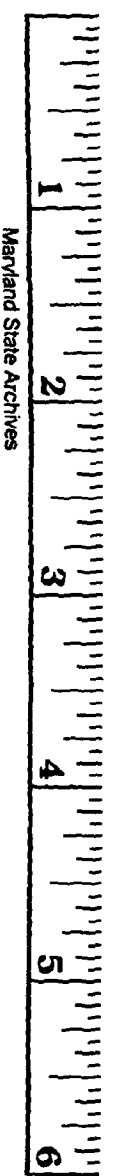
PUBLIC SYSTEMS AVAILABLE
 APPROVED: *Larry R. Tom* 12-8-08
 LARRY R. TOM, PLANNING AND ZONING OFFICER, DATE
 OFFICE OF PLANNING AND ZONING, AND FOR THE HEALTH OFFICER,
 ANNE ARUNDEL COUNTY DEPARTMENT OF HEALTH.

PLAT 12 OF 24
TANYARD SPRINGS
 RESIDENTIAL SECTION 'B'
 A SINGLE FAMILY FEE SIMPLE DETACHED CLUSTER, SINGLE FAMILY FEE SIMPLE ATTACHED TOWNHOUSE, AND MULTI-FAMILY CONDOMINIUM DEVELOPMENT
 A RESUBDIVISION OF THE PROPERTY PREVIOUSLY RECORDED IN P.B. 214, PAGES 31 & 32 PLAT NO. 14251 & 14258 SUBDIVISION #51982-192, PROJECT #2007-0027 TAX MAP 10, BLKS. 12 & 18, PARCELS 42, 45, 46 & 360
 SCALE: AS SHOWN DATE: JUNE, 2008
 3RD. DISTRICT, ANNE ARUNDEL COUNTY, MARYLAND
 SUBDIVISION ZIP CODE #21060

CURVE TABLE						
CURVE	LENGTH	RADIUS	TANGENT	DELTA	CHORD BEARING	CHORD
C1	191.05'	350.00'	97.97'	31°16'31"	S 05°34'48" E	188.69'
C2	137.13'	575.00'	68.89'	13°39'50"	N 79°24'13" W	136.80'
C3	15.74'	2040.00'	7.87'	0°26'31"	N 00°06'30" E	15.74'

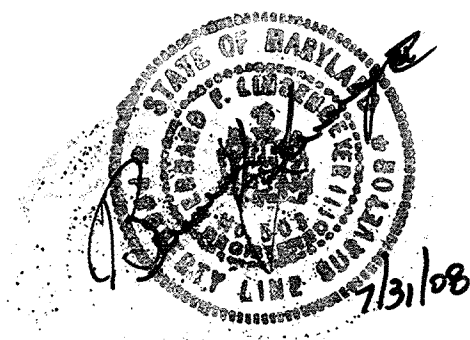
COORDINATE TABLE		
Point	Northing	Easting
108	548507.0615	1436652.5801

LEGEND	
	INDICATES OPEN SPACE AREAS
	FOREST CONSERVATION AREA



AREA TABULATION THIS PLAT	
TOTAL PLAT AREA:	116,520 S.F. OR 2.6749 Ac.
OPEN SPACE:	116,520 S.F. OR 2.6749 Ac. (INCLUDES FOREST CONSERVATION PROPERTY AREAS, PUBLIC UTILITY EASEMENT AREAS)
100 YEAR FLOODPLAIN & SWM DEDICATION AREA (P/O OPEN SPACE)	109,444 S.F. OR 2.5125 Ac.
FOREST CONSERVATION PROPERTY	0.03 Ac.

PLAN
SCALE: 1"=40'



D.S. THALER & ASSOC., INC.
 CIVIL ENGINEERS SURVEYORS
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 (410)944-ENGR, (410)944-3647, FAX (410)944-3684
 RECEIVED FOR RECORD
 CIRCUIT COURT FOR A.A. COUNTY

WE ASSENT TO AND DO HEREBY JOIN IN THIS RECORD PLAT. FOR COMPLETE OWNERS DEDICATION, SURVEYORS CERTIFICATE, AND OTHER NOTES, SEE PLAT 1 OF 24.
 WITNESS: *David D. Hanna* DATE: 8/2/08
 OWNER: US HOME CORPORATION dba LENNAR, BY *Robert J. Jacoby* DATE: 8-1-08
 ROBERT J. JACOBY
 DIVISION PRESIDENT

PUBLIC SYSTEMS AVAILABLE
 APPROVED: *Larry R. Tom* 12-8-08
 LARRY R. TOM, PLANNING AND ZONING OFFICER, DATE
 OFFICE OF PLANNING AND ZONING, AND FOR THE HEALTH OFFICER,
 ANNE ARUNDEL COUNTY DEPARTMENT OF HEALTH.

PLAT 13 OF 24
TANYARD SPRINGS
 RESIDENTIAL SECTION 'B'
 A SINGLE FAMILY FEE SIMPLE DETACHED CLUSTER, SINGLE FAMILY FEE SIMPLE ATTACHED TOWNHOUSE, AND MULTI-FAMILY CONDOMINIUM DEVELOPMENT
 A RESUBDIVISION OF THE PROPERTY PREVIOUSLY RECORDED IN P.B. 274, PAGES 31 & 32 PLAT NO. 14257 & 14258 SUBDIVISION #S1982-192, PROJECT #2007-0027 TAX MAP 10, BLKS. 12 & 18, PARCELS 42, 45, 46 & 368
 SCALE: AS SHOWN DATE: JUNE, 2008
 3RD. DISTRICT, ANNE ARUNDEL COUNTY, MARYLAND
 SUBDIVISION ZIP CODE #21060

NAD 83 DATUM
 PER PLAT OF TANYARD SPRINGS PLAT BOOK 274, PAGE 26
 T:\Tanyard Springs\dwg\Section B\Survey\Final\Record Plats\Record Plat Sh13.dwg, 7/31/2008 9:48:44 AM, ARB, 13

FCP LINE TABLE		
NO.	BEARING	DISTANCE
F1	N 21°36'41" W	23.79'
F2	N 76°27'06" E	7.85'
F3	S 78°07'44" E	68.74'
F4	N 88°57'11" E	10.20'
F5	N 79°32'31" E	24.40'
F6	S 21°53'15" E	20.84'
F7	S 61°25'24" W	30.76'

EASEMENT LINE TABLE		
NO.	BEARING	DISTANCE
E1	N 21°36'41" W	16.52'
E2	S 58°48'12" W	13.98'
E3	S 63°34'15" W	21.73'
E4	N 73°46'32" W	23.59'
E5	S 88°30'38" E	15.70'
E6	N 83°04'02" E	1.83'

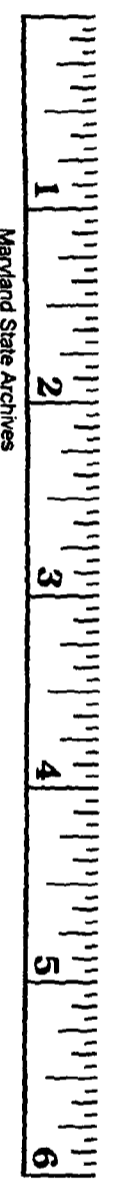
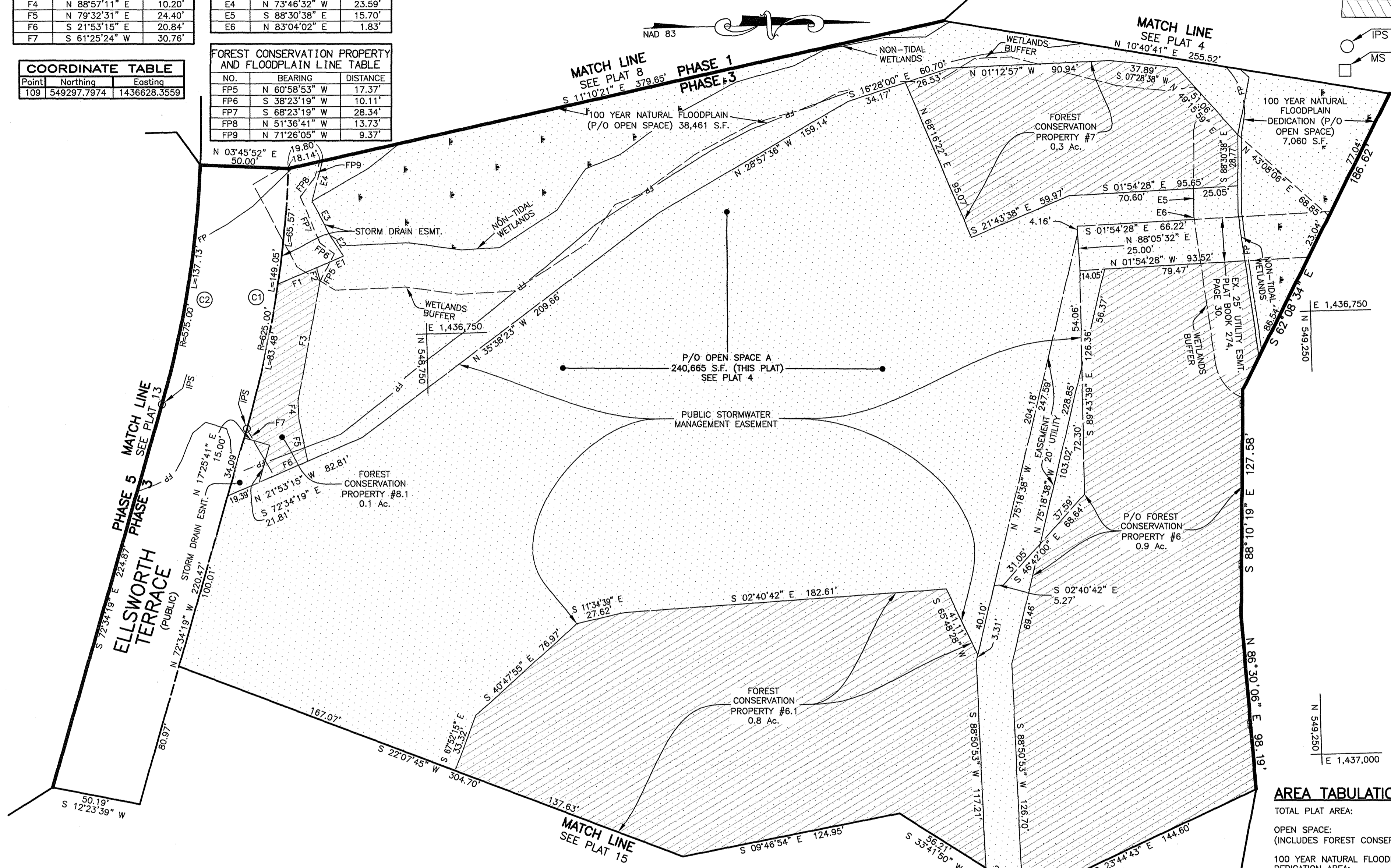
CURVE TABLE						
CURVE	LENGTH	RADIUS	TANGENT	DELTA	CHORD BEARING	CHORD
C1	149.05'	625.00'	74.88'	13°39'50"	N 79°24'13" W	148.70'
C2	137.13'	575.00'	68.89'	13°39'50"	N 79°24'13" W	136.80'

COORDINATE TABLE		
Point	Northing	Easting
109	549297.7974	1436628.3559

FOREST CONSERVATION PROPERTY AND FLOODPLAIN LINE TABLE		
NO.	BEARING	DISTANCE
FP5	N 60°58'53" W	17.37'
FP6	S 38°23'19" W	10.11'
FP7	S 68°23'19" W	28.34'
FP8	N 51°36'41" W	13.73'
FP9	N 71°26'05" W	9.37'

LEGEND

- INDICATES OPEN SPACE AREAS
- FOREST CONSERVATION AREA
- IRON PIN SET
- MONUMENT SET



AREA TABULATION THIS PLAT

TOTAL PLAT AREA:	258,953 S.F. OR 5.9447 Ac.
OPEN SPACE:	240,665 S.F. OR 5.5249 Ac. (INCLUDES FOREST CONSERVATION PROPERTY AREAS)
100 YEAR NATURAL FLOODPLAIN DEDICATION AREA:	45,521 S.F. OR 1.0450 Ac.
FOREST CONSERVATION PROPERTY:	2.0 Ac.
PUBLIC ROAD RIGHT-OF-WAY:	18,288 S.F. OR 0.4198 Ac.



D.S. THALER & ASSOC., INC.
 CIVIL ENGINEERS SURVEYORS
 LANDSCAPE ARCHITECTS LAND PLANNERS
 7115 Ambassador Road
 P.O. Box 47428
 Baltimore, Maryland 21244-7428
 (410)444-ENGR, (410)444-3647, FAX (410)444-3684

WE ASSENT TO AND DO HEREBY JOIN IN THIS RECORD PLAT, FOR COMPLETE OWNERS DEDICATION, SURVEYORS CERTIFICATE, AND OTHER NOTES, SEE PLAT 1 OF 24.
 WITNESS: _____ OWNER: US HOME CORPORATION dba LENNAR, BY _____
 _____ DATE: 8/6/08 _____ DATE: 8-1-08
 ROBERT J. ANCOBY DIVISION PRESIDENT

PUBLIC SYSTEMS AVAILABLE
 APPROVED: *Larry R. Tom* 12-8-08
 LARRY R. TOM, PLANNING AND ZONING OFFICER, OFFICE OF PLANNING AND ZONING, AND FOR THE HEALTH OFFICER, ANNE ARUNDEL COUNTY DEPARTMENT OF HEALTH. DATE: _____

PLAT 14 OF 24 TANYARD SPRINGS
 RESIDENTIAL SECTION 'B'
 A SINGLE FAMILY FEE SIMPLE DETACHED CLUSTER, SINGLE FAMILY FEE SIMPLE ATTACHED TOWNHOUSE, AND MULTI-FAMILY CONDOMINIUM DEVELOPMENT
 A RESUBDIVISION OF THE PROPERTY PREVIOUSLY RECORDED IN P.B. 274, PAGES 31 & 32 PLAT NO. 14257 & 14258 SUBDIVISION #51982-192, PROJECT #2007-0027 TAX MAP 10 BLKS. 12 & 18, PARCELS 42, 45, 46 & 36B
 SCALE: AS SHOWN DATE: JUNE 2008
 3RD. DISTRICT, ANNE ARUNDEL COUNTY, MARYLAND
 SUBDIVISION ZIP CODE #21060

RECEIVED FOR RECORD
 CIRCUIT COURT FOR A COUNTY
 2008 DEC 12 P 1:09

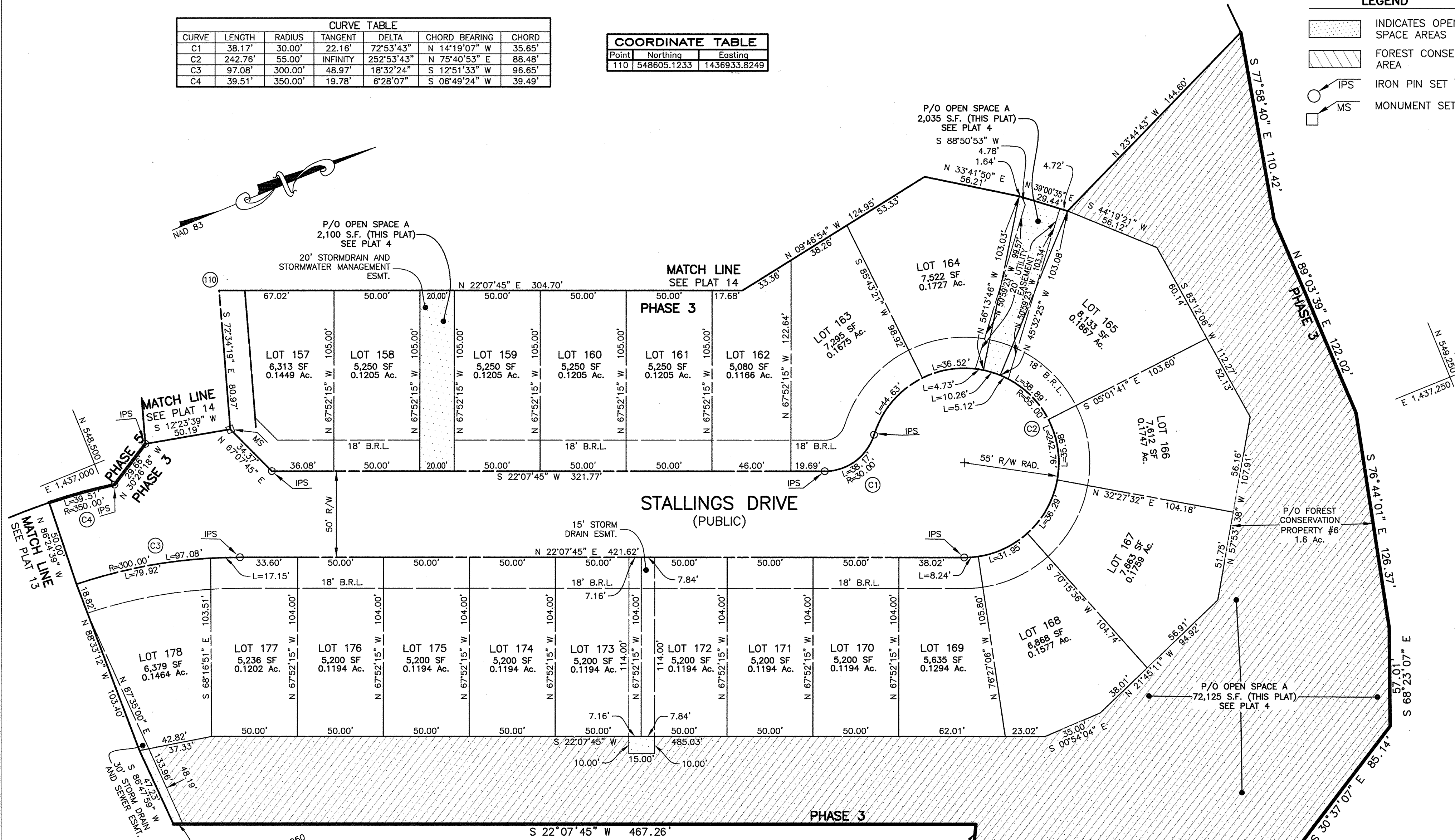
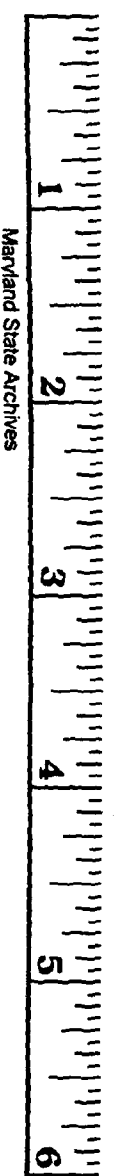
NAD 83 DATUM
 PER PLAT OF TANYARD SPRINGS PLAT BOOK 274, PAGE 26
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 159485 MSA SSU 1235 9291-14

CURVE TABLE						
CURVE	LENGTH	RADIUS	TANGENT	DELTA	CHORD BEARING	CHORD
C1	38.17'	30.00'	22.16'	72°53'43"	N 14°19'07" W	35.65'
C2	242.76'	55.00'	INFINITY	252°53'43"	N 75°40'53" E	88.48'
C3	97.08'	300.00'	48.97'	18°32'24"	S 12°51'33" W	96.65'
C4	39.51'	350.00'	19.78'	6°28'07"	S 08°49'24" W	39.49'

COORDINATE TABLE		
Point	Northing	Easting
110	548605.1233	1436933.8249

LEGEND

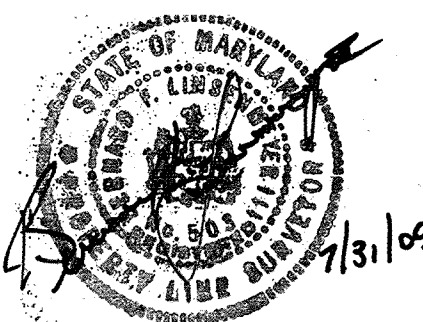
- INDICATES OPEN SPACE AREAS
- FOREST CONSERVATION AREA
- IPS IRON PIN SET
- MS MONUMENT SET



AREA TABULATION THIS PLAT

TOTAL PLAT AREA:	242,808 S.F. OR 5.5741 Ac.
NUMBER OF LOTS:	22
TOTAL AREA OF LOTS:	131,136 S.F. OR 3.0105 Ac.
OPEN SPACE:	76,260 S.F. OR 1.7507 Ac.
(INCLUDES FOREST CONSERVATION PROPERTY AREAS, PUBLIC UTILITY EASEMENT AREAS)	
PUBLIC ROAD RIGHT-OF-WAY:	35,413 S.F. OR 0.8130 Ac.
FOREST CONSERVATION PROPERTY	1.6 Ac.

PLAN
SCALE: 1"=40'



D.S. THALER & ASSOC., INC.
CIVIL ENGINEERS LANDSCAPE ARCHITECTS SURVEYORS LAND PLANNERS
1115 Ambassador Road
P.O. Box 47428
Baltimore, Maryland 21244-7428
(410)444-ENGR, (410)444-3647, FAX (410)444-3684

WE ASSENT TO AND DO HEREBY JOIN IN THIS RECORD PLAT, FOR COMPLETE OWNERS DEDICATION, SURVEYORS CERTIFICATE, AND OTHER NOTES, SEE PLAT 1 OF 24.
WITNESS: *David A. Hanna* 8/1/08
OWNER: US HOME CORPORATION dba LENNAR, BY *[Signature]* 8-1-08
DATE: ROBERT J. COOBY DIVISION PRESIDENT DATE:

PUBLIC SYSTEMS AVAILABLE
APPROVED: *[Signature]* 12-8-08
LARRY R. TOM, PLANNING AND ZONING OFFICER, DATE
OFFICE OF PLANNING AND ZONING, AND FOR THE HEALTH OFFICER,
ANNE ARUNDEL COUNTY DEPARTMENT OF HEALTH.

PLAT 15 OF 24
TANYARD SPRINGS
RESIDENTIAL SECTION 'B'
A SINGLE FAMILY FEE SIMPLE DETACHED CLUSTER, SINGLE FAMILY FEE SIMPLE ATTACHED TOWNHOUSE, AND MULTI-FAMILY CONDOMINIUM DEVELOPMENT
A RESUBDIVISION OF THE PROPERTY PREVIOUSLY RECORDED IN P.B. 274, PAGES 31 & 32 PLAT NO. 14257 & 14258 SUBDIVISION #51982-192, PROJECT #2007-0027 TAX MAP 10, BLKS. 12 & 18, PARCELS 42, 45, 46 & 368
SCALE: AS SHOWN DATE: JUNE, 2008
3RD. DISTRICT, ANNE ARUNDEL COUNTY, MARYLAND
SUBDIVISION ZIP CODE #21060

NAD 83 DATUM PER PLAT OF TANYARD SPRINGS PLAT BOOK 274, PAGE 26
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FILE NAME: T:\Tanyard Springs\dwg\Section B\Survey\Final\Record Plats\Record Plat Sh115.dwg Layout:Layout1 Jul 31, 2008-9:50am ARB
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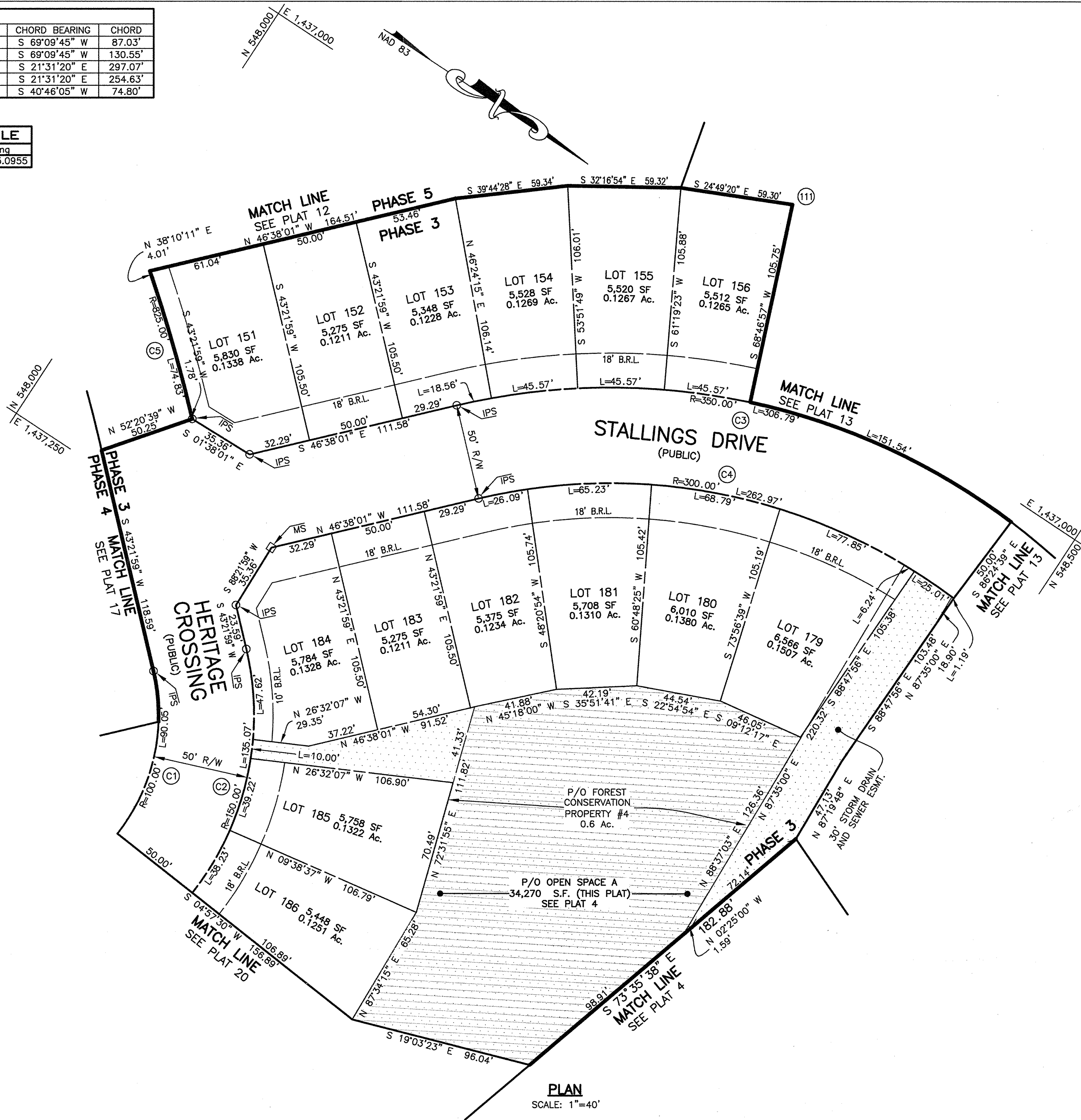
RECEIVED FOR RECORD
CIRCUIT COURT FOR A.A. COUNTY
2008 DEC 12 P 1:10

CURVE TABLE						
CURVE	LENGTH	RADIUS	TANGENT	DELTA	CHORD BEARING	CHORD
C1	90.05'	100.00'	48.33'	51°35'31"	S 69°09'45" W	87.03'
C2	135.07'	150.00'	72.50'	51°35'31"	S 69°09'45" W	130.55'
C3	306.79'	350.00'	164.04'	50°13'22"	S 21°31'20" E	297.07'
C4	262.97'	300.00'	140.60'	50°13'22"	S 21°31'20" E	254.63'
C5	74.83'	825.00'	37.44'	5°11'49"	S 40°46'05" W	74.80'

COORDINATE TABLE		
Point	Northing	Easting
111	548280.2080	1436935.0955

LEGEND

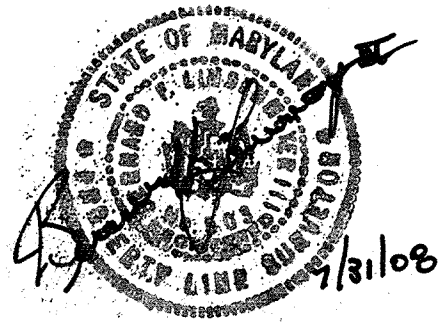
- INDICATES OPEN SPACE AREAS
- FOREST CONSERVATION AREA
- IPS IRON PIN SET
- MS MONUMENT SET



Maryland State Archives

AREA TABULATION THIS PLAT

TOTAL PLAT AREA:	146,587 S.F. OR 3.3652 Ac.
NUMBER OF LOTS:	14
TOTAL AREA OF LOTS:	78,937 S.F. OR 1.8121 Ac.
OPEN SPACE: (INCLUDES FOREST CONSERVATION PROPERTY AREAS, PUBLIC UTILITY EASEMENT AREAS)	34,270 S.F. OR 0.7867 Ac.
PUBLIC ROAD RIGHT-OF-WAY:	33,380 S.F. OR 0.7663 Ac.
FOREST CONSERVATION PROPERTY	0.6 Ac.



D.S. THALER & ASSOC., INC.
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 Baltimore, Maryland 21244-7428
 (410)444-ENGR, (410)444-3647, FAX (410)444-3684
 RECEIVED FOR RECORD
 CIRCUIT COURT FOR A.A. COUNTY

WE ASSENT TO AND DO HEREBY JOIN IN THIS RECORD PLAT.
 FOR COMPLETE OWNERS DEDICATION, SURVEYORS CERTIFICATE,
 AND OTHER NOTES, SEE PLAT 1 OF 24.

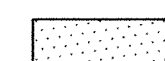

WITNESS: _____ OWNER: US HOME CORPORATION dba LENNAR, BY
Robert J. Jacoby DATE: 8/1/08

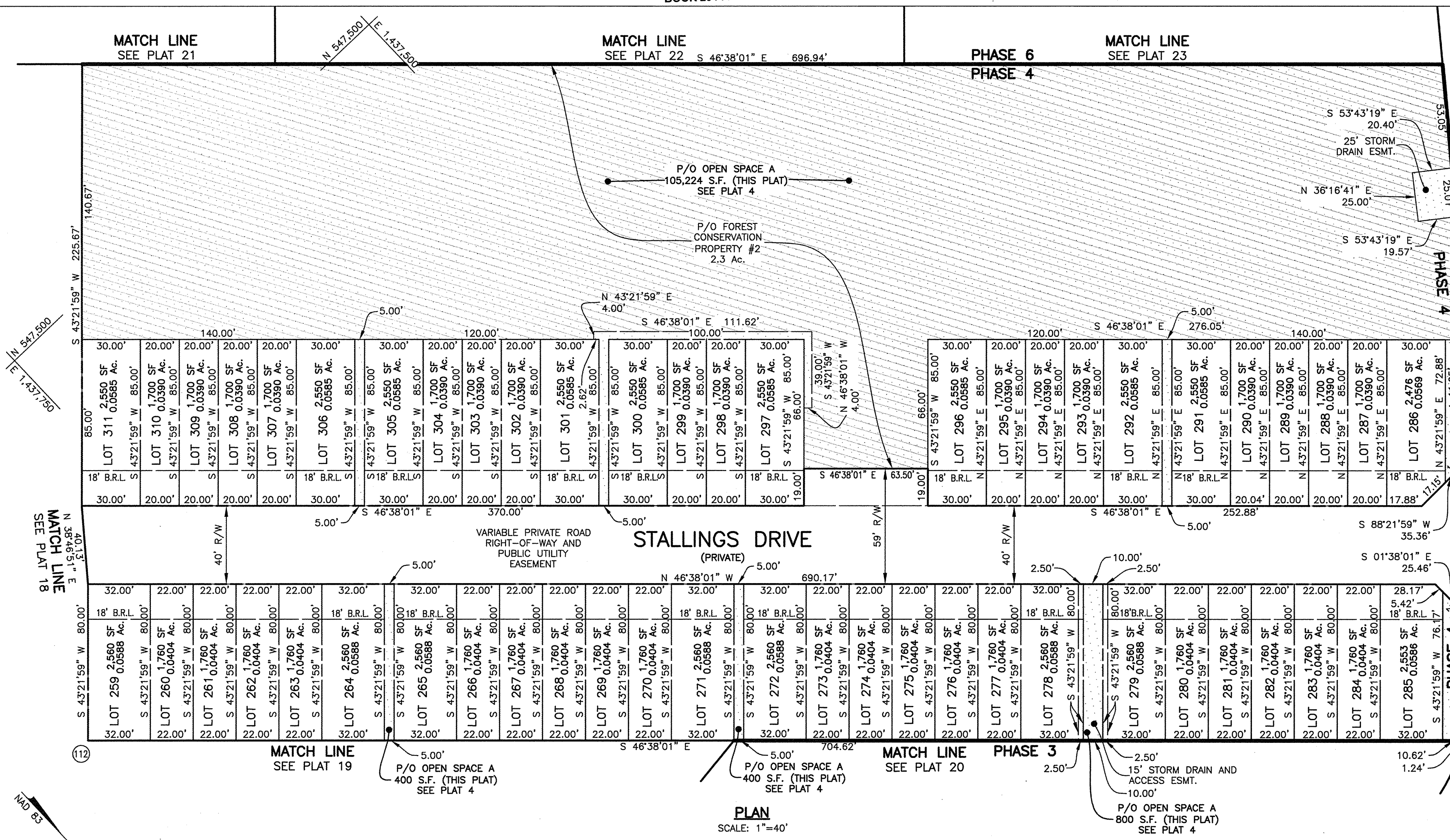
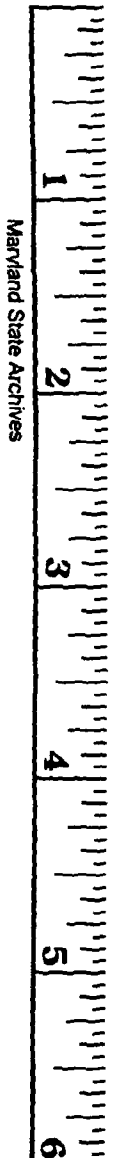
ROBERT J. JACOBY
 DIVISION PRESIDENT

PUBLIC SYSTEMS AVAILABLE
 APPROVED: *Larry R. Tom* 12-8-08
 LARRY R. TOM, PLANNING AND ZONING OFFICER, DATE
 OFFICE OF PLANNING AND ZONING, AND FOR THE HEALTH OFFICER,
 ANNE ARUNDEL COUNTY DEPARTMENT OF HEALTH.

PLAT 16 OF 24
TANYARD SPRINGS
 RESIDENTIAL SECTION 'B'
 A SINGLE FAMILY FEE SIMPLE DETACHED
 CLUSTER, SINGLE FAMILY FEE SIMPLE
 ATTACHED TOWNHOUSE, AND MULTI-FAMILY
 CONDOMINIUM DEVELOPMENT
 A RESUBDIVISION OF THE PROPERTY PREVIOUSLY
 RECORDED IN P.B. 274, PAGES 31 & 32 PLAT NO. 14257 &
 14258 SUBDIVISION #S1982-192, PROJECT #2007-0027
 TAX MAP 10, BLKS. 12 & 18, PARCELS 42, 45, 46 & 36B
 SCALE: AS SHOWN DATE: JUNE, 2008
 3RD. DISTRICT, ANNE ARUNDEL COUNTY, MARYLAND
 SUBDIVISION ZIP CODE #21060

LEGEND

-  INDICATES OPEN SPACE AREAS
-  FOREST CONSERVATION AREA



PLAN
SCALE: 1"=40'

Point	Northing	Easting
112	547667.1921	1437855.9142

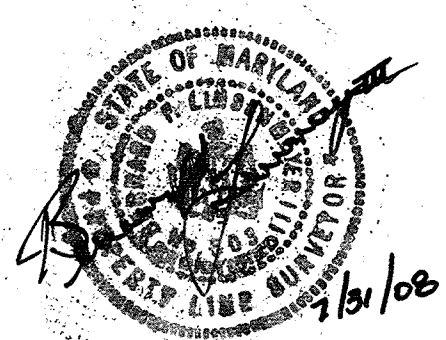
CURVE	LENGTH	RADIUS	TANGENT	DELTA	CHORD BEARING	CHORD
C1	70.29'	775.00'	35.17'	5°11'49"	S 40°46'05" W	70.27'
C2	26.72'	100.00'	13.44'	15°18'39"	S 51°01'19" W	26.64'

AREA TABULATION THIS PLAT

TOTAL PLAT AREA: 244,383 S.F. OR 5.6103 Ac.
 NUMBER OF LOTS: 53
 TOTAL AREA OF LOTS: 106,539 S.F. OR 2.4458 Ac.
 OPEN SPACE: 108,172 S.F. OR 2.4833 Ac.
 (INCLUDES FOREST CONSERVATION PROPERTY AREAS, PUBLIC UTILITY EASEMENT AREAS)
 PRIVATE ROAD RIGHT-OF-WAY: 30,072 S.F. OR 0.6904 Ac.
 FOREST CONSERVATION PROPERTY: 2.3 Ac.

PLAT 17 OF 24
TANYARD SPRINGS

RESIDENTIAL SECTION 'B'
 A SINGLE FAMILY FEE SIMPLE DETACHED CLUSTER, SINGLE FAMILY FEE SIMPLE ATTACHED TOWNHOUSE, AND MULTI-FAMILY CONDOMINIUM DEVELOPMENT
 A RESUBDIVISION OF THE PROPERTY PREVIOUSLY RECORDED IN P.B. 274, PAGES 31 & 32 PLAT NO. 14251 & 14258 SUBDIVISION #51982-192, PROJECT #2007-0027 TAX MAP 10, BLKS. 12 & 18, PARCELS 42, 45, 46 & 36B
 SCALE: AS SHOWN DATE: JUNE, 2008
 3RD. DISTRICT, ANNE ARUNDEL COUNTY, MARYLAND
 SUBDIVISION ZIP CODE #21060



D.S. THALER & ASSOC., INC.
 CIVIL ENGINEERS SURVEYORS
 LANDSCAPE ARCHITECTS LAND PLANNERS
 7115 Ambassador Road
 P.O. Box 47428
 Baltimore, Maryland 21244-7428
 (410)944-ENGR, (410)944-3647, FAX (410)944-3684

WE ASSENT TO AND DO HEREBY JOIN IN THIS RECORD PLAT. FOR COMPLETE OWNERS DEDICATION, SURVEYORS CERTIFICATE, AND OTHER NOTES, SEE PLAT 1 OF 24.
 WITNESS: _____ OWNER: US HOME CORPORATION dba LENNAR, BY
 _____ DATE: 8/1/08 DATE: 8-1-08
 ROBERT J. JACOBY DIVISION PRESIDENT


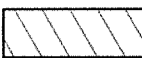


PUBLIC SYSTEMS AVAILABLE
 APPROVED: *Larry R. Tom* 12-8-08
 LARRY R. TOM, PLANNING AND ZONING OFFICER, DATE
 OFFICE OF PLANNING AND ZONING, AND FOR THE HEALTH OFFICER,
 ANNE ARUNDEL COUNTY DEPARTMENT OF HEALTH.

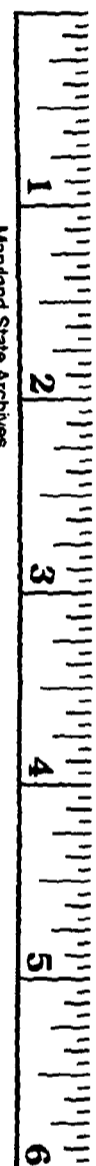
NAD 83 DATUM
 PER PLAT OF
 TANYARD SPRINGS
 PLAT BOOK 274, PAGE 26

2008 DEC 12 P 1:10

159488 MSA SS# 1235 9291-17

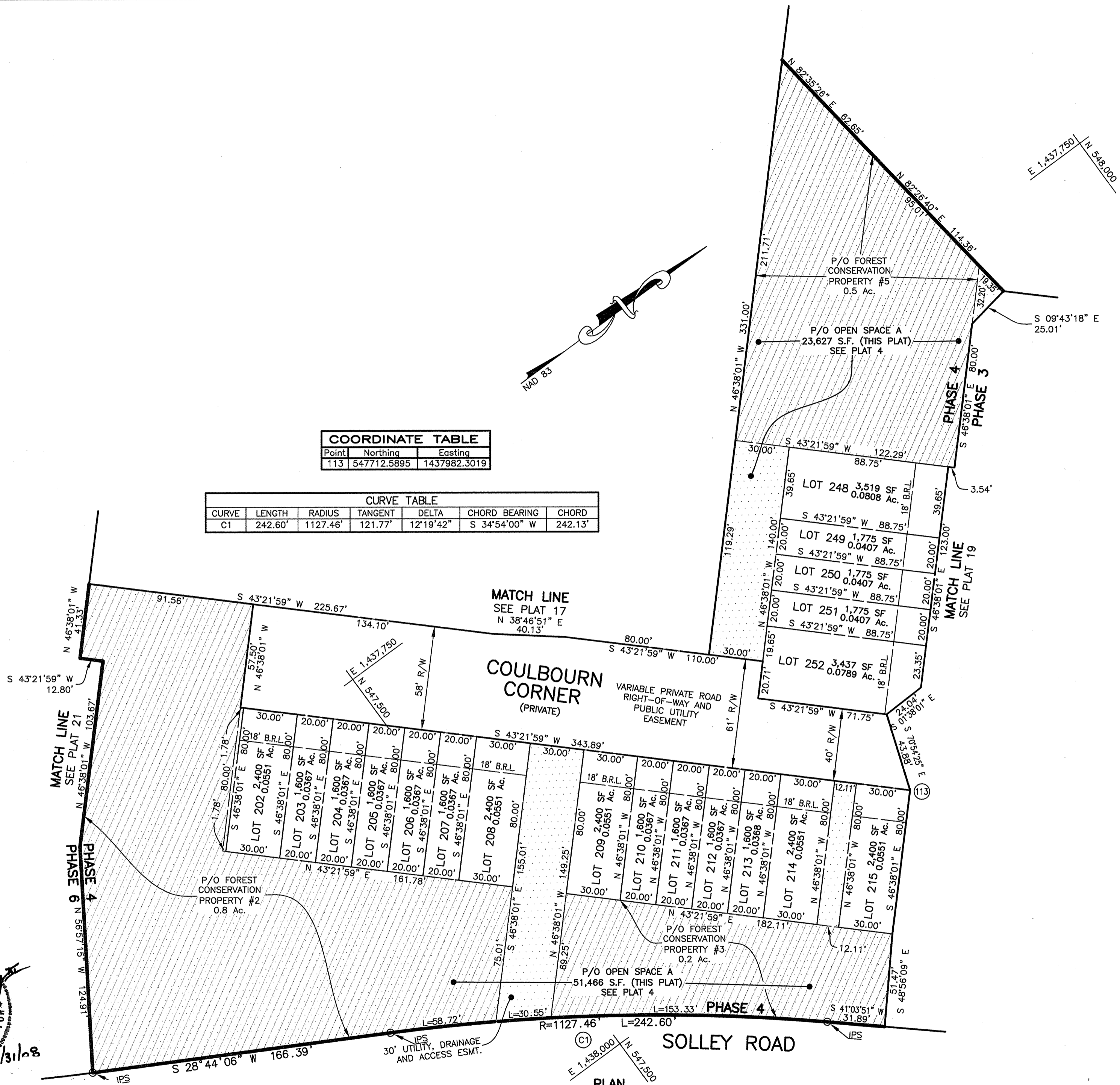
LEGEND

-  INDICATES OPEN SPACE AREAS
-  FOREST CONSERVATION AREA
-  IPS IRON PIN SET
-  MS MONUMENT SET



Point	Northing	Easting
113	547712.5895	1437982.3019

CURVE	LENGTH	RADIUS	TANGENT	DELTA	CHORD BEARING	CHORD
C1	242.60'	1127.46'	121.77'	12°19'42"	S 34°54'00" W	242.13'



AREA TABULATION THIS PLAT

TOTAL PLAT AREA:	133,748 S.F. OR 3.0704 Ac.
NUMBER OF LOTS:	19
TOTAL AREA OF LOTS:	38,681 S.F. OR 0.8880 Ac.
OPEN SPACE:	75,093 S.F. OR 1.7239 Ac. (INCLUDES FOREST CONSERVATION PROPERTY AREAS, PUBLIC UTILITY EASEMENT AREAS)
PRIVATE ROAD RIGHT-OF-WAY:	19,984 S.F. OR 0.4588 Ac.
FOREST CONSERVATION PROPERTY:	1.5 Ac.



DSTA **D.S. THALER & ASSOC., INC.**
 CIVIL ENGINEERS LANDSCAPE ARCHITECTS SURVEYORS LAND PLANNERS

7115 Ambassador Road
 P.O. Box 47428
 Baltimore, Maryland 21244-7428
 (410)944-ENGR, (410)944-3647, FAX (410)944-3684
 RECEIVED FOR RECORD
 CIRCUIT COURT FOR A. COUNTY

WE ASSENT TO AND DO HEREBY JOIN IN THIS RECORD PLAT. FOR COMPLETE OWNERS DEDICATION, SURVEYORS CERTIFICATE, AND OTHER NOTES, SEE PLAT 1 OF 24.

WITNESS: *[Signature]* OWNER: US HOME CORPORATION dba LENNAR, BY *[Signature]*
 DATE: ROBERT J. JACOBY DATE: DIVISION PRESIDENT

PUBLIC SYSTEMS AVAILABLE
 APPROVED: *[Signature]* 12-8-08
 LARRY R. TOM, PLANNING AND ZONING OFFICER, DATE
 OFFICE OF PLANNING AND ZONING, AND FOR THE HEALTH OFFICER,
 ANNE ARUNDEL COUNTY DEPARTMENT OF HEALTH.

NAD 83 DATUM
 PER PLAT OF
 TANYARD SPRINGS
 PLAT BOOK 214, PAGE 26

PLAT 18 OF 24
TANYARD SPRINGS
 RESIDENTIAL SECTION 'B'
 A SINGLE FAMILY FEE SIMPLE DETACHED CLUSTER, SINGLE FAMILY FEE SIMPLE ATTACHED TOWNHOUSE, AND MULTI-FAMILY CONDOMINIUM DEVELOPMENT
 A RESUBDIVISION OF THE PROPERTY PREVIOUSLY RECORDED IN P.B. 274, PAGES 31 & 32 PLAT NO. 14257 & 14258 SUBDIVISION #31982-192, PROJECT #2007-0021 TAX MAP 10, BLKS. 12 & 18, PARCELS 42, 45, 46 & 368 SCALE: AS SHOWN DATE: JUNE 2008 3RD. DISTRICT, ANNE ARUNDEL COUNTY, MARYLAND SUBDIVISION ZIP CODE #21060

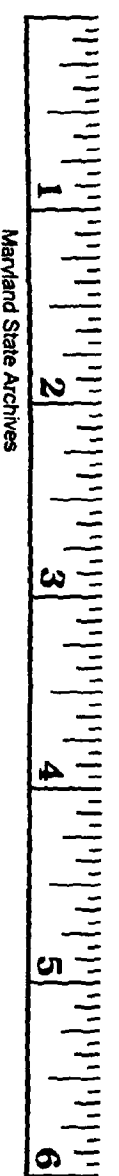
FCP LINE TABLE		
NO.	BEARING	DISTANCE
F1	S 46°38'01" E	16.82'
F2	S 43°21'59" W	14.21'
F3	N 46°38'01" W	16.82'

CURVE TABLE						
CURVE	LENGTH	RADIUS	TANGENT	DELTA	CHORD BEARING	CHORD
C1	295.60'	1302.28'	148.44'	13°00'19"	S 34°33'41" W	294.96'

COORDINATE TABLE		
Point	Northing	Easting
114	547726.9424	1437940.8365

LEGEND

- INDICATES OPEN SPACE AREAS
- FOREST CONSERVATION AREA
- IRON PIN SET
- MONUMENT SET



UTILITY, DRAINAGE AND ACCESS ESMT.
L=8.40'

PROVIDE 20' WIDE UNOBSTRUCTED EMERGENCY VEHICLE ACCESS FROM SOLLEY ROAD TO HERITAGE CROSSING. PROVIDE SIGNAGE AS REQUIRED.

SOLLEY ROAD
R=1302.28' L=295.60'
PHASE 4

PHASE 4
S 73°35'38" E 555.17'



D.S. THALER & ASSOC., INC.
CIVIL ENGINEERS SURVEYORS
LANDSCAPE ARCHITECTS LAND PLANNERS

7115 Ambassador Road
P.O. Box 47428
Baltimore, Maryland 21244-7428
(410)944-1100 (410)944-3647, FAX (410)944-3684

WE ASSENT TO AND DO HEREBY JOIN IN THIS RECORD PLAT, FOR COMPLETE OWNERS DEDICATION, SURVEYORS CERTIFICATE, AND OTHER NOTES, SEE PLAT 1 OF 24.

WITNESS: _____ OWNER: US HOME CORPORATION dba LENNAR, BY _____

DATE: 8/1/08 DATE: 8-1-08

ROBERT J. JACOBY
DIVISION PRESIDENT

PUBLIC SYSTEMS AVAILABLE

APPROVED: *Larry R. Tom* 12-8-08

LARRY R. TOM, PLANNING AND ZONING OFFICER, DATE
OFFICE OF PLANNING AND ZONING, AND FOR THE HEALTH OFFICER,
ANNE ARUNDEL COUNTY DEPARTMENT OF HEALTH.

NAD 83 DATUM
PER PLAT OF
TANYARD SPRINGS
PLAT BOOK 214, PAGE 26

AREA TABULATION THIS PLAT

TOTAL PLAT AREA:	227,619 S.F. OR 5.2254 Ac.
NUMBER OF LOTS:	38
TOTAL AREA OF LOTS:	78,103 S.F. OR 1.7930 Ac.
OPEN SPACE:	107,537 S.F. OR 2.4687 Ac. (INCLUDES FOREST CONSERVATION PROPERTY AREAS, PUBLIC UTILITY EASEMENT AREAS)
PUBLIC ROAD RIGHT-OF-WAY:	41,978 S.F. OR 0.9637 Ac.
FOREST CONSERVATION PROPERTY	2.2 Ac.

PLAT 19 OF 24
TANYARD SPRINGS
RESIDENTIAL SECTION 'B'
A SINGLE FAMILY FEE SIMPLE DETACHED CLUSTER, SINGLE FAMILY FEE SIMPLE ATTACHED TOWNHOUSE, AND MULTI-FAMILY CONDOMINIUM DEVELOPMENT

A RESUBDIVISION OF THE PROPERTY PREVIOUSLY RECORDED IN P.B. 214, PAGES 31 & 32 PLAT NO. 14257 & 14258 SUBDIVISION #51982-192, PROJECT #2007-0021 TAX MAP 10, BLKS. 12 & 18, PARCELS 42, 45, 46 & 368
SCALE: AS SHOWN DATE: JUNE, 2008
3RD. DISTRICT, ANNE ARUNDEL COUNTY, MARYLAND
SUBDIVISION ZIP CODE #21060

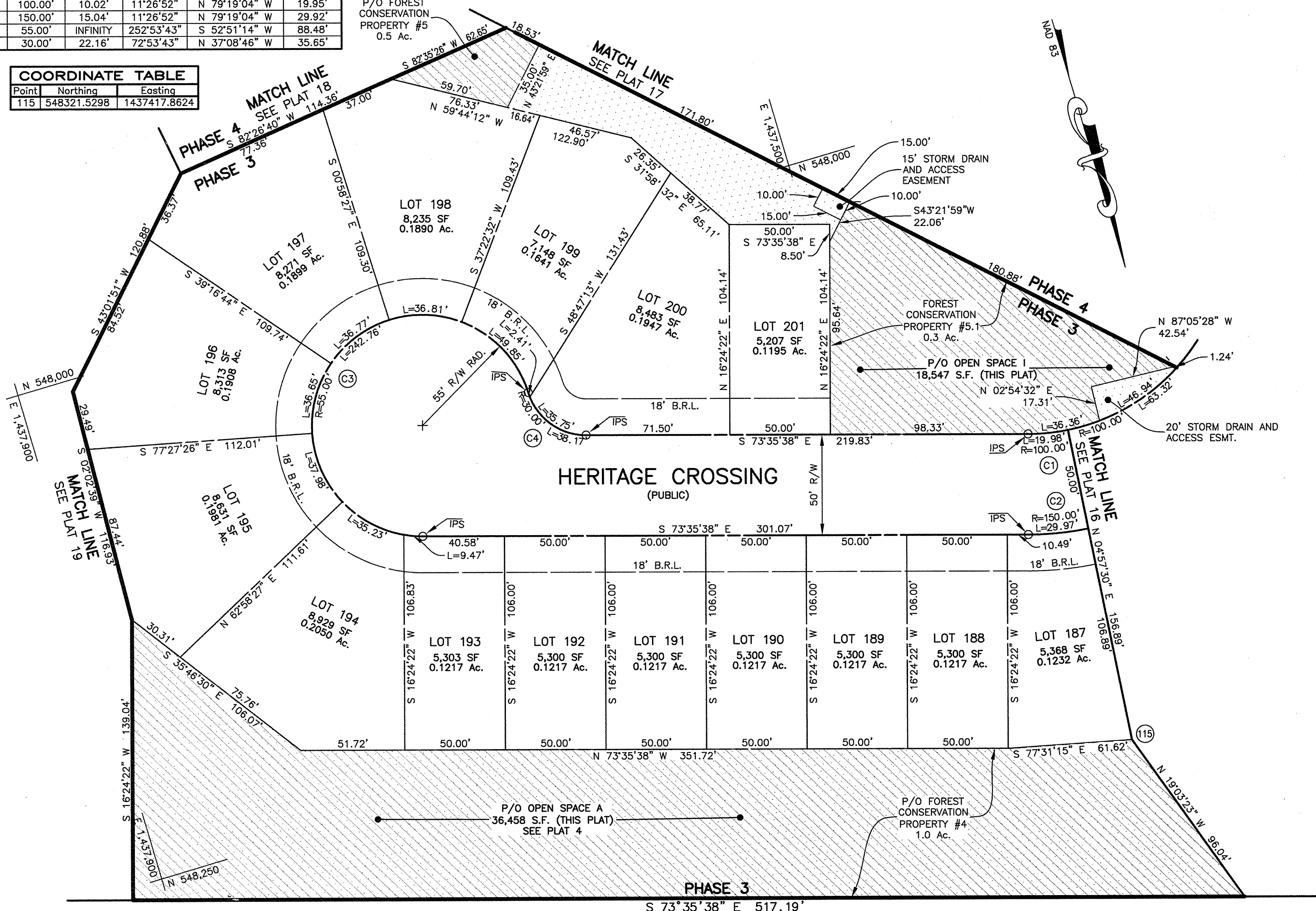
12008 DEC 12 P 1:11

159490 MSA SSU 1235 9291-19

CURVE TABLE						
CURVE	LENGTH	RADIUS	TANGENT	DELTA	CHORD BEARING	CHORD
C1	19.98'	100.00'	10.02'	11°26'52"	N 79°19'04" W	19.95'
C2	29.97'	150.00'	15.04'	11°26'52"	N 79°19'04" W	29.92'
C3	242.77'	55.00'	INFINITY	252°53'43"	S 52°51'14" W	88.48'
C4	38.17'	30.00'	22.16'	72°53'43"	N 37°08'46" W	35.65'

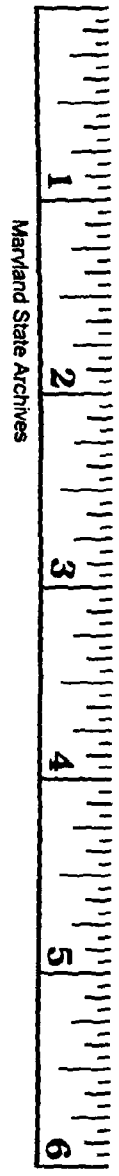
COORDINATE TABLE		
Point	Northing	Easting
115	548321.5298	1437417.8624

LEGEND	
	INDICATES OPEN SPACE AREAS
	FOREST CONSERVATION AREA
	IPS IRON PIN SET
	MS MONUMENT SET

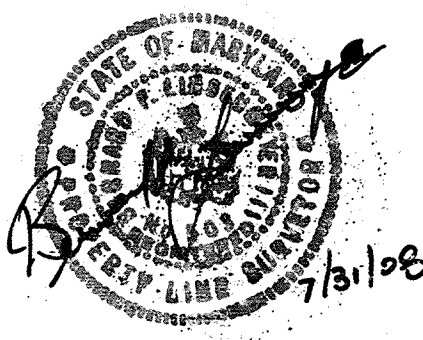


HERITAGE CROSSING
(PUBLIC)

PLAN
SCALE: 1"=40'



AREA TABULATION THIS PLAT	
TOTAL PLAT AREA:	184,572 S.F. OR 4.2372 Ac.
NUMBER OF LOTS:	15
TOTAL AREA OF LOTS:	100,385 S.F. OR 2.3045 Ac.
OPEN SPACE: (INCLUDES FOREST CONSERVATION PROPERTY AREAS, PUBLIC UTILITY EASEMENT AREAS)	55,005 S.F. OR 1.2627 Ac.
PUBLIC ROAD RIGHT-OF-WAY:	23,827 S.F. OR 0.5470 Ac.
FOREST CONSERVATION PROPERTY	1.3 Ac.



D.S. THALER & ASSOC., INC.
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Baltimore, Maryland 21244-7428
(410)944-ENGR, (410)944-3647, FAX (410)944-3684

WE ASSENT TO AND DO HEREBY JOIN IN THIS RECORD PLAT FOR COMPLETE OWNERS DEDICATION, SURVEYORS CERTIFICATE, AND OTHER NOTES, SEE PLAT 1 OF 24.
WITNESS: OWNER: US HOME CORPORATION dba LENNAR, BY
[Signature] DATE: 8/1/08
ROBERT G. JACOBY DATE: 7-1-08
DIVISION PRESIDENT

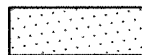
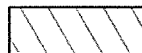


PUBLIC SYSTEMS AVAILABLE
APPROVED:
[Signature] 12-8-08
LARRY R. TOM, PLANNING AND ZONING OFFICER, DATE
OFFICE OF PLANNING AND ZONING, AND FOR THE HEALTH OFFICER,
ANNE ARUNDEL COUNTY DEPARTMENT OF HEALTH.

PLAT 20 OF 24
TANYARD SPRINGS
RESIDENTIAL SECTION 'B'
A SINGLE FAMILY FEE SIMPLE DETACHED CLUSTER, SINGLE FAMILY FEE SIMPLE ATTACHED TOWNHOUSE, AND MULTI-FAMILY CONDOMINIUM DEVELOPMENT
A RESUBDIVISION OF THE PROPERTY PREVIOUSLY RECORDED IN P.B. 274, PAGES 31 & 32 PLAT NO. 14251 & 14258 SUBDIVISION #51982-192, PROJECT #2007-0027 TAX MAP 10, BLKS. 12 & 18, PARCELS 42, 45, 46 & 368
SCALE: AS SHOWN DATE: JUNE, 2008
3RD. DISTRICT, ANNE ARUNDEL COUNTY, MARYLAND
SUBDIVISION ZIP CODE #21060

RECEIVED FOR RECORD
CIRCUIT COURT FOR A.A. COUNTY
2008 DEC 12 P 1:11

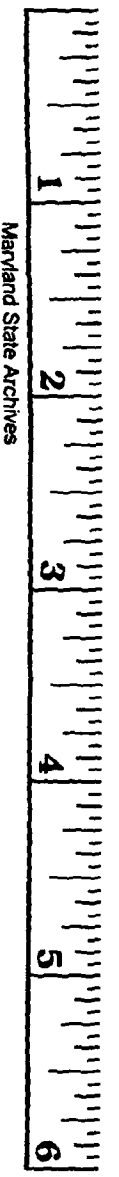
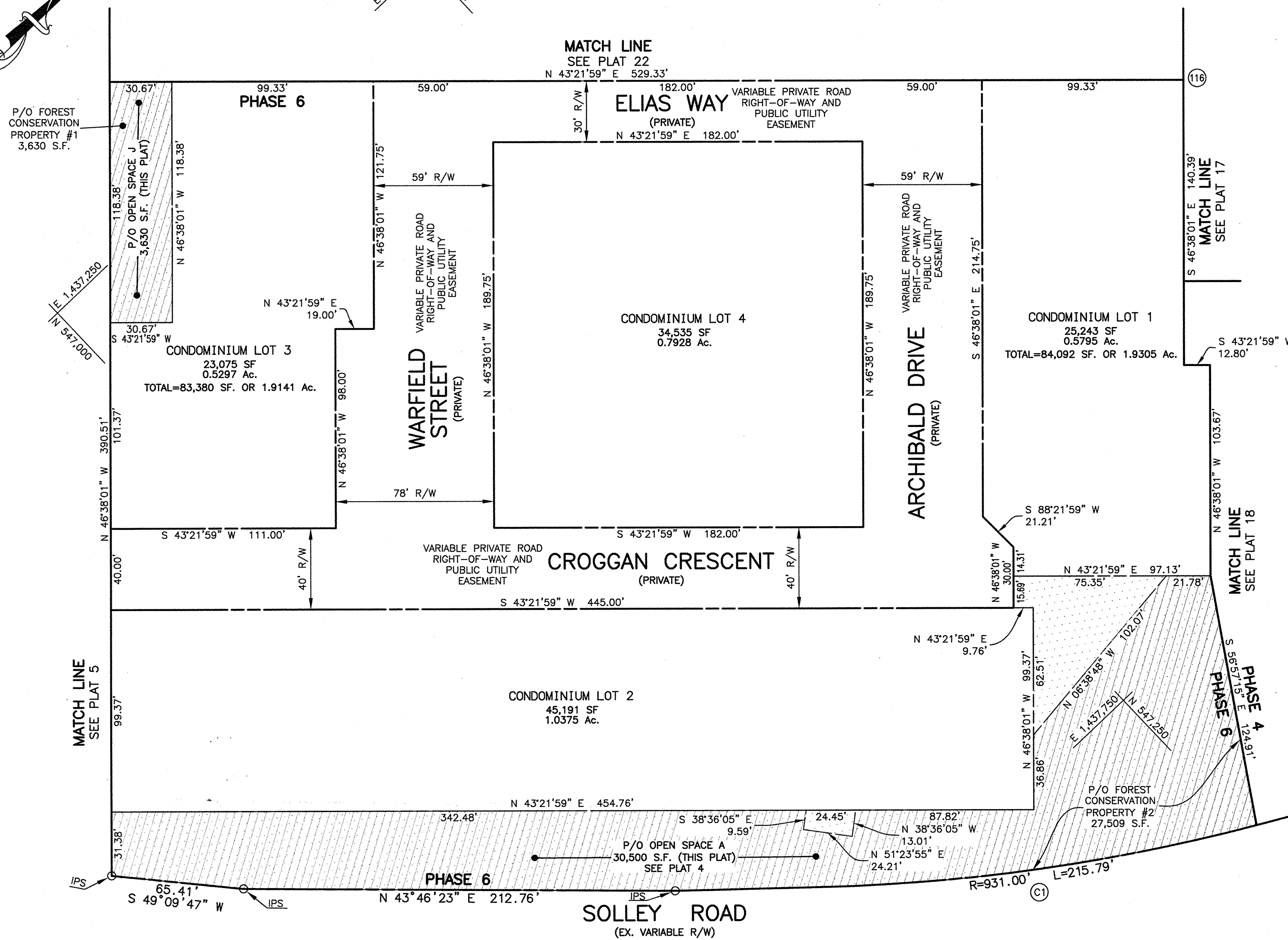
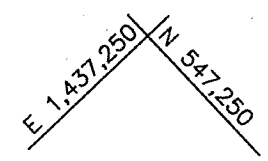
NAD 83 DATUM
PER PLAT OF
TANYARD SPRINGS
PLAT BOOK 274, PAGE 26
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Loyalt:Loyalt1 Jul 31, 2008-9:52am ARB
P/159491 MSA 1235 9291-20

LEGEND

-  INDICATES OPEN SPACE AREAS
-  FOREST CONSERVATION AREA
-  IPS IRON PIN SET
-  MS MONUMENT SET

CURVE TABLE						
CURVE	LENGTH	RADIUS	TANGENT	DELTA	CHORD BEARING	CHORD
C1	215.79'	931.00'	108.38'	13°16'49"	N 35°22'31" E	215.31'

COORDINATE TABLE		
Point	Northing	Easting
116	547481.7163	1437548.8778



AREA TABULATION THIS PLAT

TOTAL PLAT AREA:	213,189 S.F. OR 4.8942 Ac.
NUMBER OF CONDOMINIUM LOTS:	4
TOTAL AREA OF CONDOMINIUM LOTS:	128,044 S.F. OR 2.9395 Ac.
OPEN SPACE: (INCLUDES FOREST CONSERVATION PROPERTY AREAS, PUBLIC UTILITY EASEMENT AREAS)	34,130 S.F. OR 0.7835 Ac.
PRIVATE ROAD RIGHT-OF-WAY:	51,015 S.F. OR 1.1711 Ac.
FOREST CONSERVATION PROPERTY:	27,509 S.F. OR 0.6315 Ac.



D.S. THALER & ASSOC., INC.
CIVIL ENGINEERS LANDSCAPE ARCHITECTS SURVEYORS LAND PLANNERS
7115 Ambassador Road
P.O. Box 47428
Baltimore, Maryland 21244-4742
(410)944-ENGR, (410)944-3647, FAX (410)944-3684

WE ASSENT TO AND DO HEREBY JOIN IN THIS RECORD PLAT. FOR COMPLETE OWNERS DEDICATION, SURVEYORS CERTIFICATE, AND OTHER NOTES, SEE PLAT 1 OF 24.

WITNESS: _____ OWNER: US HOME CORPORATION dba LENNAR, BY _____
DATE: _____ DATE: 8-1-08

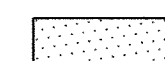
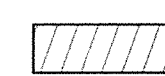
PUBLIC SYSTEMS AVAILABLE

APPROVED: *Larry R. Tom* 12-8-08
LARRY R. TOM, PLANNING AND ZONING OFFICER, OFFICE OF PLANNING AND ZONING, AND FOR THE HEALTH OFFICER, ANNE ARUNDEL COUNTY DEPARTMENT OF HEALTH.

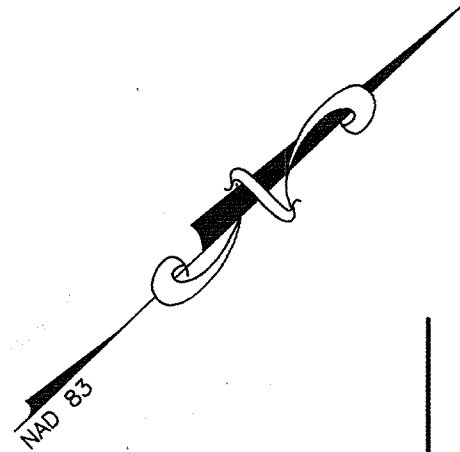
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P159492 MSA S1235 9291-21

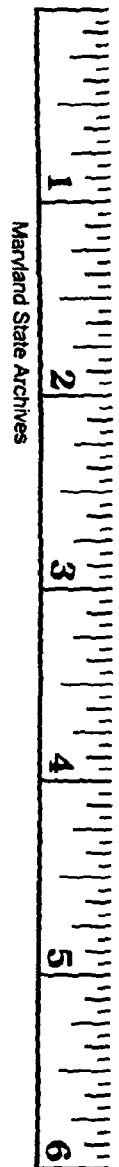
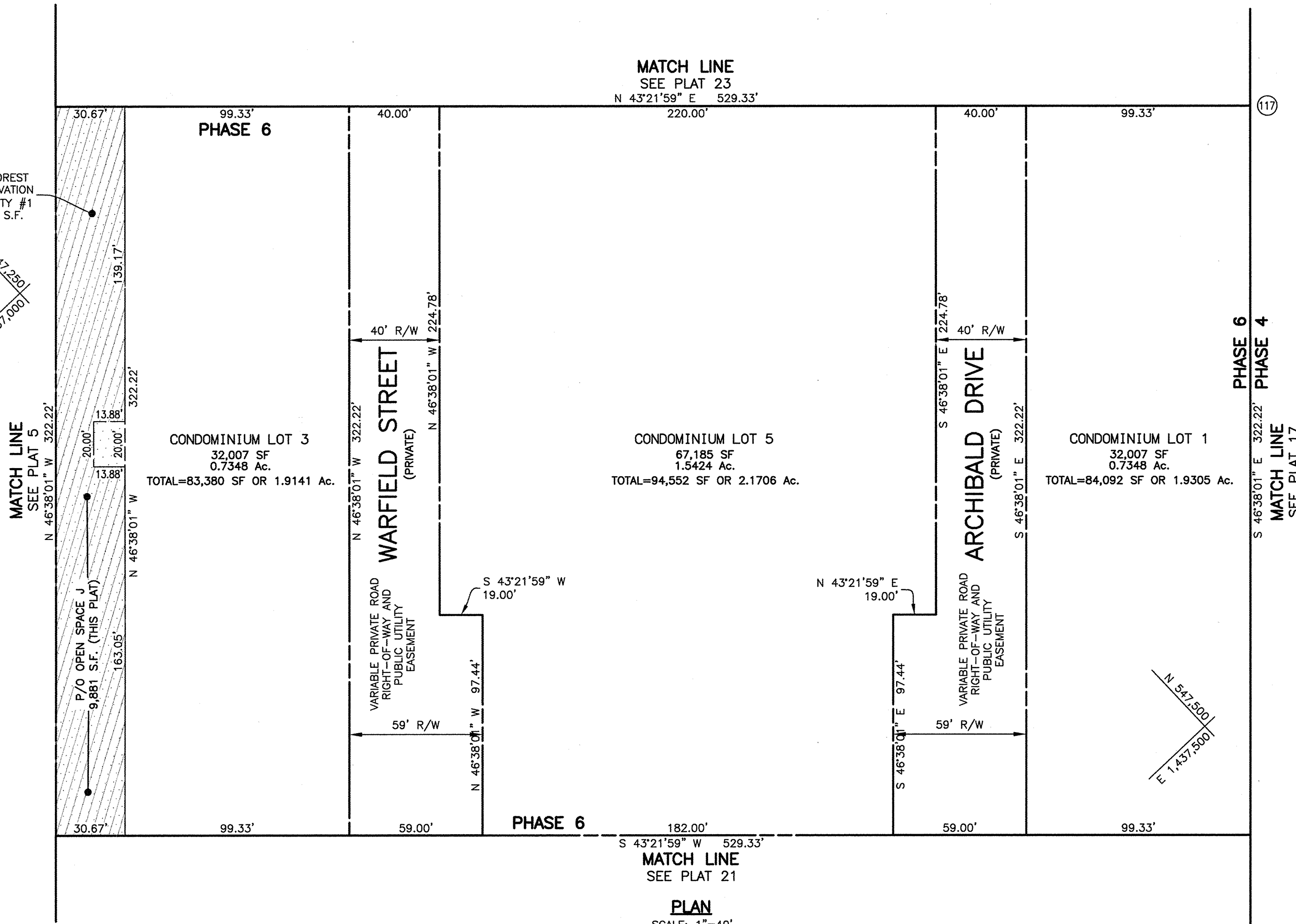
LEGEND

-  INDICATES OPEN SPACE AREAS
-  FOREST CONSERVATION AREA

COORDINATE TABLE		
Point	Northing	Easting
117	547702.9713	1437314.6324



E 1,437,000
N 547,500



AREA TABULATION THIS PLAT

TOTAL PLAT AREA:	170,561 S.F. OR 3.9155 Ac.
NUMBER OF LOTS:	3
TOTAL AREA OF LOTS:	131,199 S.F. OR 3.0119 Ac.
OPEN SPACE: (INCLUDES FOREST CONSERVATION PROPERTY AREAS, PUBLIC UTILITY EASEMENT AREAS)	9,881 S.F. OR 0.2268 Ac.
PRIVATE ROAD RIGHT-OF-WAY:	29,480 S.F. OR 0.6768 Ac.
FOREST CONSERVATION PROPERTY	9,604 S.F. OR 0.2205 Ac.

PLAT 22 OF 24
TANYARD SPRINGS
RESIDENTIAL SECTION 'B'

A SINGLE FAMILY FEE SIMPLE DETACHED CLUSTER, SINGLE FAMILY FEE SIMPLE ATTACHED TOWNHOUSE, AND MULTI-FAMILY CONDOMINIUM DEVELOPMENT
A RESUBDIVISION OF THE PROPERTY PREVIOUSLY RECORDED IN P.B. 274, PAGES 31 & 32 PLAT NO. 14251 & 14258 SUBDIVISION #S1982-192, PROJECT #2007-0027 TAX MAP 10, BLKS. 12 & 18, PARCELS 42, 43, 46 & 368
SCALE: AS SHOWN DATE: JUNE, 2008
3RD. DISTRICT ANNE ARUNDEL COUNTY, MARYLAND
SUBDIVISION ZIF 2008-021000

D.S. THALER & ASSOC., INC.
CIVIL ENGINEERS SURVEYORS
LANDSCAPE ARCHITECTS LAND PLANNERS
7115 Ambassador Road
P.O. Box 47428
Baltimore, Maryland 21244-7428
(410)944-ENGR, (410)944-3647, FAX (410)944-3684

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WITNESS: _____ OWNER: US HOME CORPORATION dba LENNAR, BY
Robert J. Jacoby DATE: 8-1-08
ROBERT J. JACOBY
DIVISION PRESIDENT

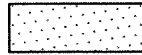
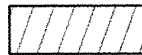
PUBLIC SYSTEMS AVAILABLE
APPROVED:
Larry R. Tom 12-8-08
LARRY R. TOM, PLANNING AND ZONING OFFICER, DATE
OFFICE OF PLANNING AND ZONING, AND FOR THE HEALTH OFFICER,
ANNE ARUNDEL COUNTY DEPARTMENT OF HEALTH.

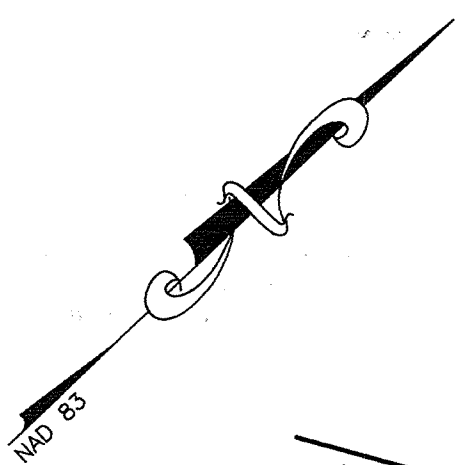
NAD 83 DATUM
PER PLAT OF
TANYARD SPRINGS
PLAT BOOK 274, PAGE 26

RECEIVED FOR RECORD
CIRCUIT COURT FOR A.A. COUNTY
2008 DEC 12 P 1:12

15949B MSA ssu 1235 929-22

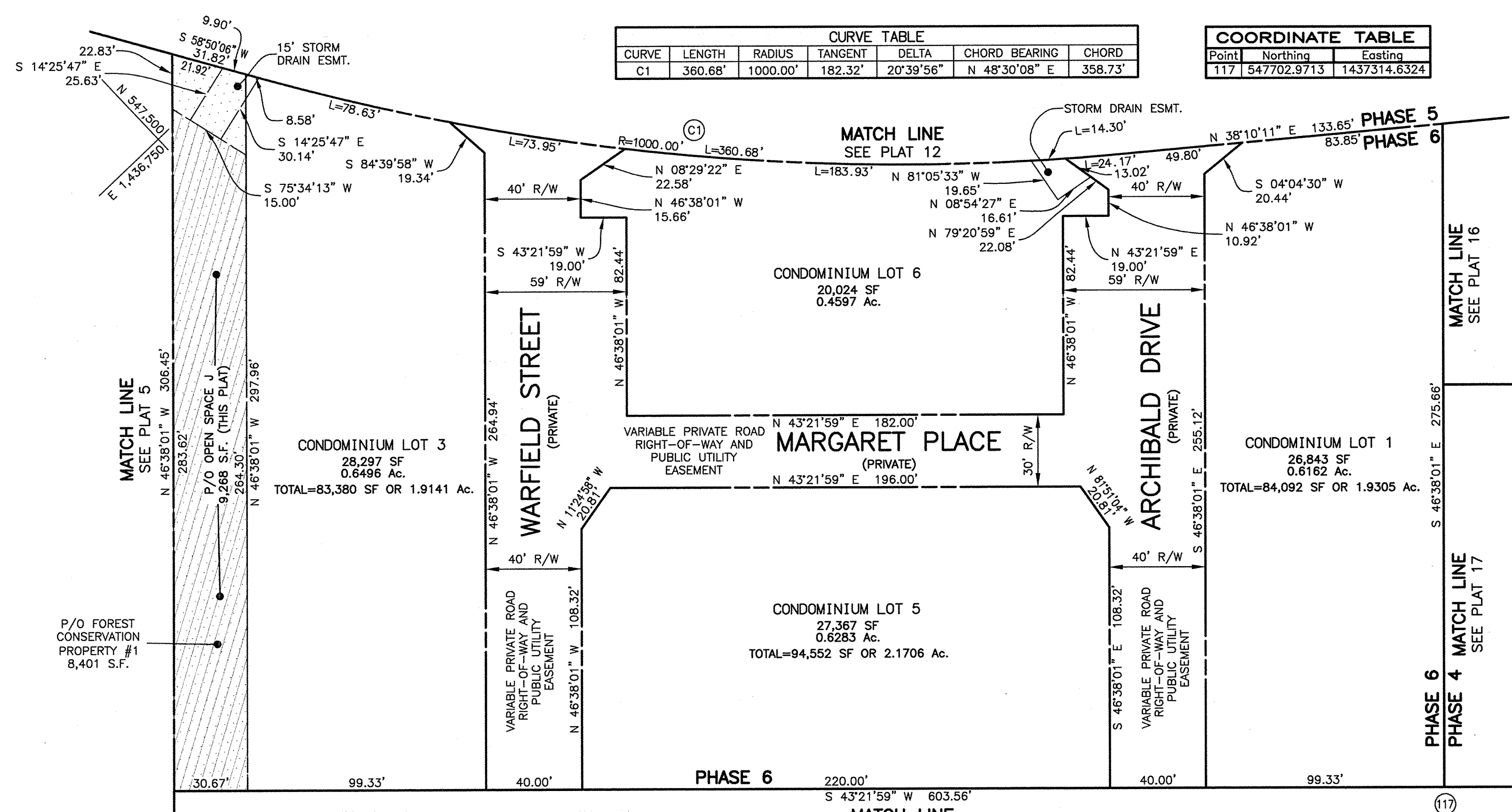
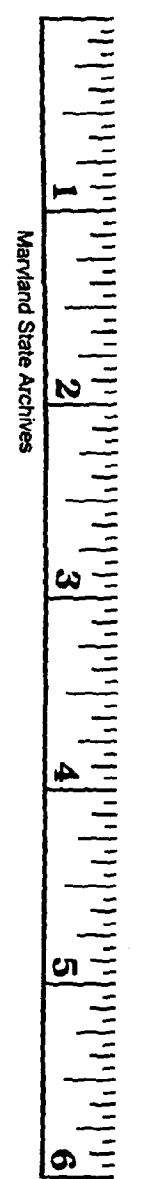
LEGEND

-  INDICATES OPEN SPACE AREAS
-  FOREST CONSERVATION AREA



CURVE TABLE						
CURVE	LENGTH	RADIUS	TANGENT	DELTA	CHORD BEARING	CHORD
C1	360.68'	1000.00'	182.32'	20°39'56"	N 48°30'08" E	358.73'

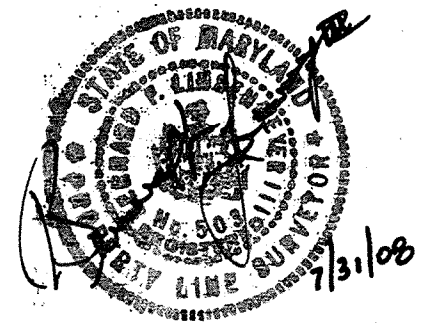
COORDINATE TABLE		
Point	Northing	Eastng
117	547702.9713	1437314.6324



PLAN
SCALE: 1"=40'

AREA TABULATION THIS PLAT

TOTAL PLAT AREA:	143,628 S.F. OR 3.2973 Ac.
NUMBER OF LOTS:	4
TOTAL AREA OF LOTS:	102,531 S.F. OR 2.3538 Ac.
OPEN SPACE: (INCLUDES FOREST CONSERVATION PROPERTY AREAS, PUBLIC UTILITY EASEMENT AREAS)	9,268 S.F. OR 0.2128 Ac.
PRIVATE ROAD RIGHT-OF-WAY:	31,830 S.F. OR 0.7307 Ac.
FOREST CONSERVATION PROPERTY	8,401 S.F. OR 0.1929 Ac.



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(410)944-ENGR, (410)944-3647, FAX (410)944-3684

WE ASSENT TO AND DO HEREBY JOIN IN THIS RECORD PLAT, FOR COMPLETE OWNERS DEDICATION, SURVEYORS CERTIFICATE, AND OTHER NOTES, SEE PLAT 1 OF 24.

WITNESS: _____ OWNER: US HOME CORPORATION dba LENNAR, BY
Robert J. Jacoby DATE: 8/01/08
ROBERT J. JACOBY DATE: 8-1-08
DIVISION PRESIDENT

PUBLIC SYSTEMS AVAILABLE
APPROVED: *Larry R. Tom* 12-8-08
LARRY R. TOM, PLANNING AND ZONING OFFICER, DATE
OFFICE OF PLANNING AND ZONING, AND FOR THE HEALTH OFFICER,
ANNE ARUNDEL COUNTY DEPARTMENT OF HEALTH.

PLAT 23 OF 24
TANYARD SPRINGS
RESIDENTIAL SECTION 'B'
A SINGLE FAMILY FEE SIMPLE DETACHED CLUSTER, SINGLE FAMILY FEE SIMPLE ATTACHED TOWNHOUSE, AND MULTI-FAMILY CONDOMINIUM DEVELOPMENT
A RESUBDIVISION OF THE PROPERTY PREVIOUSLY RECORDED IN P.B. 274, PAGES 31 & 32 PLAT NO. 14257 & 14258 SUBDIVISION #S1982-192, PROJECT #2007-0027 TAX MAP 10, BLKS. 12 & 18, PARCELS 42, 45, 46 & 368
SCALE: AS SHOWN DATE: JUNE, 2008
3RD. DISTRICT, ANNE ARUNDEL COUNTY, MARYLAND
SUBDIVISION ZIP CODE #21060

RECEIVED FOR RECORD
CIRCUIT COURT FOR A. COUNTY
2008 DEC 12 P 1:12

NAD 83 DATUM
PER PLAT OF
TANYARD SPRINGS
PLAT BOOK 274, PAGE 26
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P154494 MSA SSN 1235 9291-23

CURVE TABLE						
CURVE	LENGTH	RADIUS	TANGENT	DELTA	CHORD BEARING	CHORD
C1	201.39'	570.00'	101.76'	20°14'38"	N 81°29'55" E	200.35'
C2	111.62'	330.00'	56.35'	19°22'50"	S 01°10'20" W	111.09'
C3	48.16'	600.00'	24.09'	4°35'57"	N 08°33'46" E	48.15'
C4	91.33'	270.00'	46.10'	19°22'50"	N 01°10'20" E	90.89'

COORDINATE TABLE		
Point	Northing	Easting
118	548030.9674	1435774.2827



LEGEND	
	INDICATES OPEN SPACE AREAS
	FOREST CONSERVATION AREA
	IRON PIN SET
	MONUMENT SET



AREA TABULATION THIS PLAT

TOTAL PLAT AREA:	172,551 S.F. OR 3.9612 Ac.
TOTAL RECREATION AREA:	159,218 S.F. OR 3.6551 Ac.
TOTAL THIS PLAT:	159,218 S.F. OR 3.6551 Ac.
PUBLIC ROAD RIGHT-OF-WAY:	13,333 S.F. OR 0.3061 Ac.



D.S. THALER & ASSOC., INC.
 CIVIL ENGINEERS SURVEYOR'S
 LANDSCAPE ARCHITECTS LAND PLANNERS
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 Baltimore, Maryland 21244-7428
 (410)944-ENGR, (410)944-3647, FAX (410)944-3684

WE ASSENT TO AND DO HEREBY JOIN IN THIS RECORD PLAT.
 FOR COMPLETE OWNERS DEDICATION, SURVEYORS CERTIFICATE,
 AND OTHER NOTES, SEE PLAT 1 OF 24.

WITNESS: *David A. ...*
 OWNER: US HOME CORPORATION dba LENNAR, BY
 DATE: 8/1/08
 ROBERT J. JAGGIBY
 DIVISION PRESIDENT

PUBLIC SYSTEMS AVAILABLE
 APPROVED:

Larry R. Tom 12-8-08
 LARRY R. TOM, PLANNING AND ZONING OFFICER, DATE
 OFFICE OF PLANNING AND ZONING, AND FOR THE HEALTH OFFICER,
 ANNE ARUNDEL COUNTY DEPARTMENT OF HEALTH.

NAD 83 DATUM
 PER PLAT OF
 TANYARD SPRINGS
 PLAT BOOK 274, PAGE 26

PLAT 24 OF 24
TANYARD SPRINGS
 RESIDENTIAL SECTION 'B'
 A SINGLE FAMILY FEE SIMPLE DETACHED
 CLUSTER, SINGLE FAMILY FEE SIMPLE
 ATTACHED TOWNHOUSE, AND MULTI-FAMILY
 CONDOMINIUM DEVELOPMENT
 A RESUBDIVISION OF THE PROPERTY PREVIOUSLY
 RECORDED IN P.B. 274, PAGES 31 & 32 PLAT NO. 14251 &
 14258 SUBDIVISION #51982-192, PROJECT #2007-0027
 TAX MAP 10, BLKS. 12 & 18, PARCELS 42, 45, 46 & 368
 SCALE: AS SHOWN DATE: JUNE, 2008
 3RD. DISTRICT, ANNE ARUNDEL COUNTY, MARYLAND
 SUBDIVISION ZIP CODE #21060

RECEIVED FOR RECORD
 CIRCUIT COURT FOR A. COUNTY
 2008 DEC 12 P 1:12

P159495

MSA SSU 1235 9291-24