



6-16-11 DATE: E. 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 THESE RECORD PLATS, ADOPT THESE RECORD PLATS; ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES; AND DEDICATE ALL PUBLIC ROADS, WIDENING STRIPS, FLOODPLAINS, EASEMENTS, AND RIGHTS-OF-WAY TO PUBLIC USE, SUCH LANDS TO BE DEEDED TO ANNE ARUNDEL COUNTY, MARYLAND OR TO THE STATE, AS MAY BE APPROPRIATE, PRIOR TO OR CONTEMPORANEOUS WITH THE RECORDATION OF THIS PLAT.

THE OPEN SPACE AND RECREATION AREAS SHOWN ON THIS RECORD PLAT IS SET ASIDE FOR THE USE OF THE RESIDENTS OF THE SUBDIVISION AND IS CONVEYED TO THE TANYARD SPRINGS HOMEOWNERS ASSOCIATION, INC. BEFORE OR WITH THE RECORDATION OF THIS PLAT.

TO THE BEST OF OUR KNOWLEDGE, INFORMATION AND BELIEF, THE REQUIREMENTS OF ARTICLE 3-108 OF THE REAL PROPERTY ARTICLE OF THE STATE CODE, CONCERNING THE MAKING OF PLATS, AND SETTING OF MARKERS, HAVE BEEN SATISFIED. THERE ARE NO SUITS, ACTIONS AT LAW, LEASES, LIENS, MORTGAGES, TRUSTS, EASEMENTS, OR RIGHTS-OF-WAY AFFECTING THE PROPERTY INCLUDED IN THIS RECORD PLAT OTHER THAN THOSE SHOWN. ALL OWNERS OF THE PROPERTY HAVE AFFIXED THEIR SIGNATURES AND SEALS ON THESE RECORD PLATS.

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

6-17-11 DATE: BY: ROBERT J. JACOBY, DIVISION PRESIDENT WITNESS: [Signature]

SURVEYOR'S CERTIFICATE

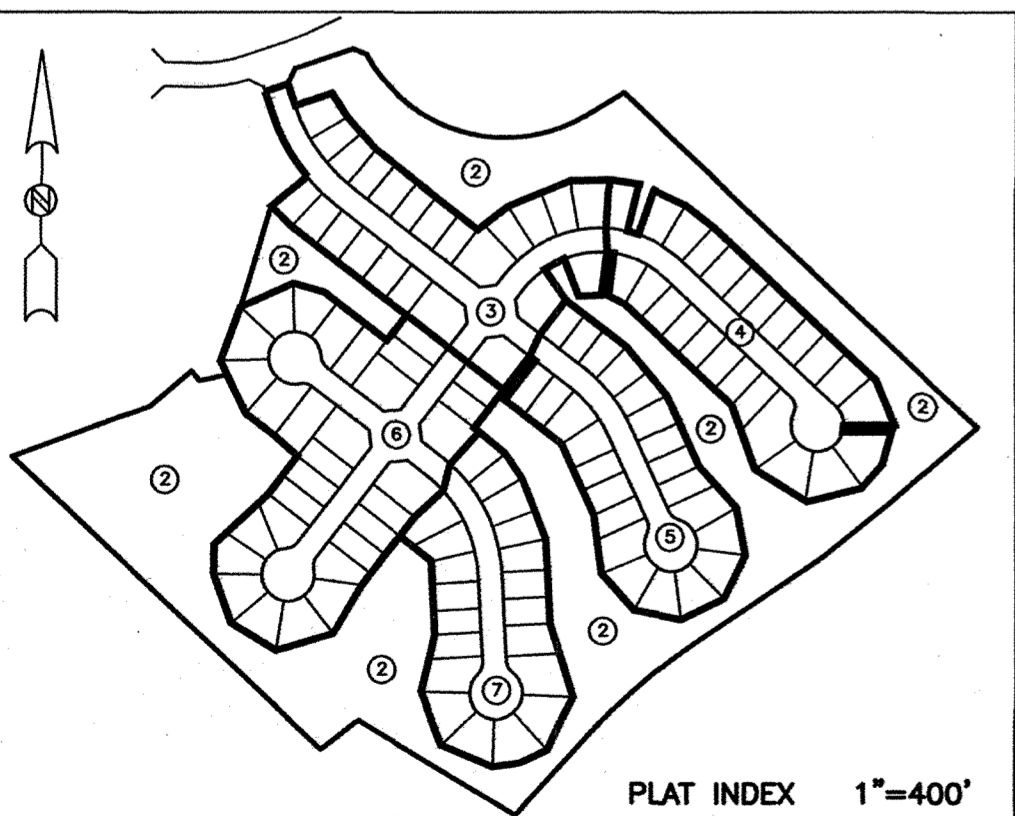
I HEREBY CERTIFY THAT THESE RECORD PLATS ARE CORRECT; THAT THEY ARE A SUBDIVISION OF A PART OF THE LANDS CONVEYED BY JANE PUMPHREY NES TO U.S. HOME CORPORATION, A DELAWARE CORPORATION, DOING BUSINESS AS LENNAR, BY A QUIT CLAIM DEED DATED DECEMBER 19, 2006, AND RECORDED IN THE LAND RECORDS OF ANNE ARUNDEL COUNTY, MARYLAND IN LIBER 18,609 AT FOLIO 711; AND THAT THE REQUIREMENTS OF THE REAL PROPERTY ARTICLE, 3-108, OF THE STATE CODE, CONCERNING THE MAKING OF PLATS AND SETTING OF MARKERS, HAVE BEEN SATISFIED.

6-16-11 DATE: E. Meade Keiser REGISTERED PROPERTY LINE SURVEYOR MARYLAND REGISTRATION NUMBER 608 53 OLD SOLOMON'S ISLAND ROAD, SUITE D ANNAPOLIS, MARYLAND 21401



PREVIOUSLY RECORDED PLAT NOTE

- THE PROPERTY SHOWN ON THESE RECORD PLATS WAS PREVIOUSLY RECORDED IN THREE (3) PLATS OF SUBDIVISION; 1. PART OF THE PROPERTY (BULK PARCEL, FUTURE SECTION A) AS SHOWN ON PLAT 5 OF 24, TANYARD SPRINGS, RESIDENTIAL SECTION B, RECORDED AMONG THE LAND RECORDS OF ANNE ARUNDEL COUNTY, MARYLAND IN PLAT BOOK 294 AT PAGE 31 AS PLAT NUMBER 15257. 2. PART OF THE PROPERTY (BULK PARCEL (R) FUTURE SECTION A) AS SHOWN ON PLAT TWO OF TEN, TANYARD SPRINGS, SECTION B, RECORDED AMONG THE LAND RECORDS OF ANNE ARUNDEL COUNTY, MARYLAND IN PLAT BOOK 301 AT PAGE 43 AS PLAT NUMBER 15619. 3. ALL OF BULK PARCEL ONE AS SHOWN ON PLAT EIGHT OF EIGHT, TANYARD SPRINGS, SECTION A, PARCEL 1, RECORDED AMONG THE LAND RECORDS OF ANNE ARUNDEL COUNTY, MARYLAND IN PLAT BOOK 311 AT PAGE 30 AS PLAT NUMBER 16106.



PLAT INDEX 1"=400'

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 jcpellic@hotmail.com

RECEIVED FOR RECORD ANNE ARUNDEL COUNTY COURT, A.A. COUNTY OCT 21 11:56

A) VERIZON NOTE

THESE PLATS HAVE BEEN APPROVED FOR RECORDING SUBJECT TO AN AGREEMENT WITH VERIZON MARYLAND INCORPORATED, DATED APRIL 17, 1991 AND RECORDED AMONG THE LAND RECORDS OF ANNE ARUNDEL COUNTY, MARYLAND IN LIBER 5363 AT FOLIO 547.

B) BGE NOTE

THESE PLATS HAVE BEEN APPROVED FOR RECORDING SUBJECT TO AN AGREEMENT WITH BALTIMORE GAS AND ELECTRIC COMPANY, DATED JUNE 3, 1991 AND RECORDED AMONG THE LAND RECORDS OF ANNE ARUNDEL COUNTY, MARYLAND IN LIBER 5363 AT FOLIO 548.

C) DEVELOPMENT PLAN STATEMENT

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

D) ALLOCATION NOTE

THESE SUBDIVISION PLATS ARE SUBJECT TO THE REQUIREMENTS OF ARTICLE 13, SECTION 5-403 OF THE ANNE ARUNDEL COUNTY CODE AS IT RELATES TO THE ALLOCATION OF WASTEWATER AND WATER CAPACITY. FAILURE TO COMPLY WITH THE PROVISIONS OF THIS LAW MAY CAUSE THESE SUBDIVISION PLATS TO BECOME VOID OR CAUSE THE PROPERTIES SHOWN HEREON TO BE SUBJECT TO A LIEN FOR UNPAID CHARGES.

E) RECREATION AREA/OPEN SPACE NOTE

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

F) STORMWATER MANAGEMENT STATEMENT

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

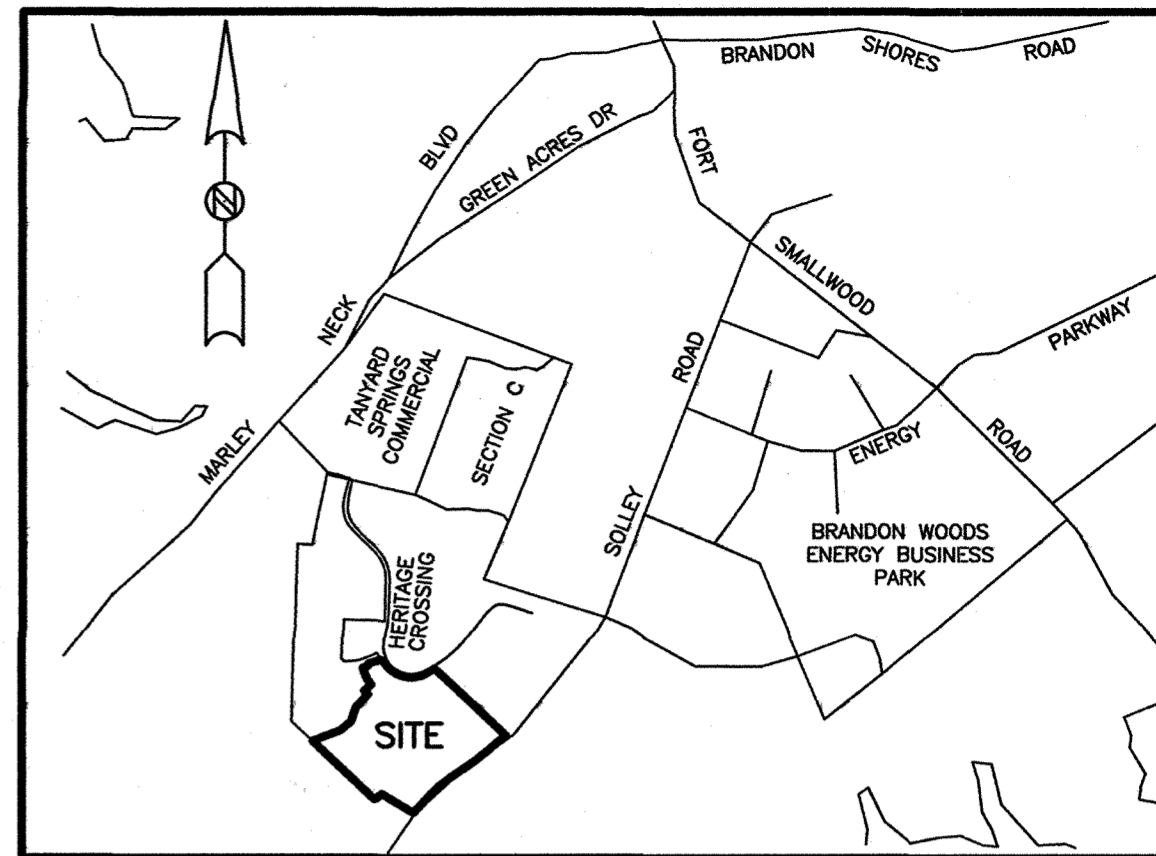
WAIVERS, MODIFICATIONS, SPECIAL EXCEPTIONS, VARIANCES AND REZONING

- 1. A REZONING FROM W-1 TO R-10 WAS GRANTED BY THE ADMINISTRATIVE HEARING OFFICER IN CASE NUMBER RZ425-94. 2. A SPECIAL EXCEPTION, CASE NUMBER 1992-233 WAS GRANTED BY THE ADMINISTRATIVE HEARING OFFICER TO ALLOW A SEWER PUMPING STATION ON PROPERTIES INCLUDED IN THE OVERALL TANYARD SPRINGS DEVELOPMENT (PARCEL 53). 3. A VARIANCE, CASE #BA-83-02V, WAS GRANTED BY THE ADMINISTRATIVE HEARING OFFICER TO EXTEND THE REQUIRED TIMING FOR THE CONSTRUCTION OF THE SEWER PUMPING STATION. 4. A WAIVER, WAIVER #F05-165(R), TO ALLOW FOR DISTURBANCE WITHIN THE FLOODPLAIN FOR REQUIRED INFRASTRUCTURE IMPROVEMENTS WAS GRANTED BY THE PLANNING AND ZONING OFFICER ON OCTOBER 24, 2005. 5. MODIFICATION NUMBER 9939 - PREVIOUSLY APPROVED MODIFICATIONS 9169 AND 9255 FOR SECTIONS A AND B RESPECTFULLY, TO ALLOW FOR A REDUCTION TO THE REQUIRED ACTIVE USE RECREATION AREA LAND AREA BY PROVIDING RECREATION AMENITIES IMPROVEMENTS WAS GRANTED BY THE PLANNING AND ZONING OFFICER ON JUNE 30, 2008 SUBJECT TO: A. THE TOTAL AMOUNT OF ACTIVE RECREATION AREA (ACTUAL) FOR SECTIONS B AND A COMBINED MUST TOTAL 7.94 ACRES, WHICH MAY INCLUDE A PORTION OF THE 8 FOOT WIDE TRAIL AREA AS CURRENTLY SHOWN IN THE PUBLIC ROAD RIGHT-OF-WAY. B. THE ACTIVE FACILITIES PROFFERED IN MODIFICATION 9169 FOR SECTION A, AND MODIFICATION 9255 FOR SECTION B, MUST BE PROVIDED IN TOTAL EXCEPT AS REVISED BY THIS MODIFICATION (DELETION OF THE PUTTING GREEN AND ADDITION OF A TOT LOT AND MULTI-PURPOSE COURT OR SAND VOLLEYBALL COURT, CONSOLIDATION OF THE POOL AND CLUBHOUSE WITHIN THE MAIN RECREATION AREA). C. THE DEVELOPER MUST BEGIN CONSTRUCTION OF THE POOL AND CLUBHOUSE WHEN 50% OF THE BUILDING PERMITS ARE ISSUED FOR CONSTRUCTION, AND NOTES MUST BE ADDED TO THE PLANS AND PLATS FOR SECTION B TO THIS EFFECT BEFORE APPROVAL. IN ADDITION, SECTION A WILL NOT BE APPROVED OR PLATS SIGNED BEFORE THE POOL AND CLUBHOUSE AREA HAVE BEEN CONSTRUCTED. 6. MODIFICATION #F07-0012, TO ALLOW FOR A ROAD CROSSING WITHIN THE 100 YEAR FLOODPLAIN WAS GRANTED BY THE PLANNING AND ZONING OFFICER ON JUNE 9, 2008. 7. MODIFICATION NUMBER 9770, TO ALLOW DISTURBANCE TO NON-TIDAL WETLANDS AND THEIR BUFFERS WAS GRANTED BY THE PLANNING AND ZONING OFFICER ON JUNE 9, 2008. 8. MODIFICATION NUMBER 9812, TO ALLOW AN EXTENSION OF TIME FOR RESUBMITAL WAS GRANTED BY THE PLANNING AND ZONING OFFICER ON DECEMBER 20, 2007. 9. MODIFICATION NUMBER 11,086 (SKETCH PROCESS) HAS BEEN GRANTED BY THE PLANNING AND ZONING OFFICE ON JUNE 23, 2010 TO PERMIT DIFFERENT UNIT MIX FROM PREVIOUSLY APPROVED SKETCH PROJECT NUMBER 2005-0133-01-NS. THE MODIFICATION IS SUBJECT TO THE FOLLOWING CONDITIONS. 1) THE FINAL PLAN SUBMISSIONS (PHASE I & II) SHALL BE SUBJECT TO THE NEW STORMWATER MANAGEMENT REGULATIONS/CRITERIA FOR ENVIRONMENTAL SITE DESIGN. 2) THE APPLICANT CONDUCT THE FINAL POST SUBMISSION COMMUNITY MEETING PURSUANT TO ARTICLE 17-3-204, AND: 3) THE FINAL PLAN FOR THE BULK PARCEL (PARCEL 2) SHALL BE SUBMITTED WITHIN ONE YEAR OF THE DATE OF THIS MODIFICATION APPROVAL. 10. SWM ADMINISTRATIVE WAIVER NUMBER W00008 WAS GRANTED BY THE PLANNING AND ZONING OFFICER ON NOVEMBER 23, 2010 PER COMAR 26.17.02.01

FOREST CONSERVATION NOTE

THE FOREST CONSERVATION THRESHOLD FOR TANYARD SPRINGS SECTIONS A AND B WAS RECORDED WITH DEVELOPMENT OF SECTION B AMONG THE LAND RECORDS OF ANNE ARUNDEL COUNTY, MARYLAND IN LIBER 20559 AT FOLIO 0295.

FOREST TO BE CLEARED WITH DEVELOPMENT OF SECTION A PARCEL 2 = 25.17 ACRES. FOREST BURDEN REQUIRED FOR DEVELOPMENT OF SECTION A PARCEL 2 IS 25 PERCENT X 25.17 ACRES (AREA TO BE CLEARED) = 6.29 ACRES. TOTAL FOREST CONSERVATION EASEMENT REQUIRED IS 6.29 ACRES. TOTAL FOREST CONSERVATION EASEMENT PROVIDED = 6.52 ACRES.



VICINITY MAP 1"=2000'

GENERAL NOTES

- 1. PER THE RECORDED TANYARD SPRINGS RESIDENTIAL SECTION "B" RECORD PLATS, THE COORDINATES AND BEARINGS SHOWN HEREON REFER TO THE MARYLAND COORDINATE SYSTEM NAD 83 DATUM AS DETERMINED BY RONALD W. JOHNSON AND ASSOCIATES. 2. NO WETLAND AREAS OR THEIR 25 FOOT UNDISTURBED BUFFERS SHALL BE DISTURBED FOR ANY DEVELOPMENT ACTIVITY, EXCEPT AS SHOWN ON THE APPROVED FINAL DEVELOPMENT PLAN ON FILE IN THE OFFICE OF PLANNING AND ZONING, AND AS APPROVED BY THE MARYLAND DEPARTMENT OF ENVIRONMENT AND ARMY CORP OF ENGINEERS. 3. NO TREES SHALL BE PLANTED WITHIN THE PUBLIC UTILITY EASEMENTS. 4. A LANDSCAPE PLAN FOR TANYARD SPRINGS SECTION A PARCEL 2 HAS BEEN APPROVED BY THE OFFICE OF PLANNING AND ZONING. 5. SUBJECT TO THE TERMS AND CONDITIONS OF A "DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS" RECORDED AMONG THE LAND RECORDS OF ANNE ARUNDEL COUNTY, MARYLAND IN LIBER 19221 AT FOLIO 034. 6. SUBJECT TO THE TERMS AND CONDITIONS OF A "CONFIRMATORY DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS" RECORDED AMONG THE LAND RECORDS OF ANNE ARUNDEL COUNTY, MARYLAND IN LIBER 19865 AT FOLIO 0669. 7. 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 23920 AT FOLIO 440. 8. SUBJECT TO THE TERMS AND CONDITIONS OF "ADEQUATE PUBLIC FACILITIES AGREEMENT FOR WATER, WASTEWATER AND ROADS" DATED NOVEMBER 13, 1998 AND RECORDED AMONG THE LAND RECORDS OF ANNE ARUNDEL COUNTY, MARYLAND IN LIBER 8811 AT FOLIO 596. 9. THE UPDATED TRAFFIC IMPACT STUDY FOR TANYARD SPRINGS DATED OCTOBER, 2005 WAS REVIEWED AND ACCEPTED FOR 1059 TOWNHOUSE UNITS AND 44 SINGLE FAMILY UNITS. AN UPDATED LETTER FROM TRAFFIC CONCEPTS, INC., DATED OCTOBER 29, 2010 WAS REVIEWED AND ACCEPTED TO UPDATE THE STUDY FOR THE APPROVED UNITS FOR SECTION B, C AND REVISE THE UNIT COUNT FOR SECTION A TO 260 TOWNHOUSE UNITS AND 120 SINGLE FAMILY DETACHED UNITS. THE COMMERCIAL FOR THE RETAIL HAS BEEN REDUCED FROM 170,000 GROSS SQUARE FEET TO 152,730 GROSS SQUARE FEET. AN AMENDED RECORD PLAT FOR THE COMMERCIAL PROPERTY WILL BE REQUIRED WITH APPROVAL OF 120 SINGLE FAMILY DETACHED UNITS FOR PARCEL 2. 10. THE OFFICE OF PLANNING AND ZONING HAS THE RIGHT TO CHANGE THE STREET NAME(S) AND/OR ADDRESS(ES) FOR THE HEALTH, SAFETY AND GENERAL WELFARE OF THE PUBLIC. 11. SUBJECT TO THE TERMS AND CONDITIONS OF A DEED OF EASEMENT AND AGREEMENT FROM U.S. HOME CORPORATION (D.B.A. LENNAR) TO ANNE ARUNDEL COUNTY MARYLAND RECORDED IN THE LAND RECORDS OF ANNE ARUNDEL COUNTY, MARYLAND IN LIBER 23920 AT FOLIO 458. 12. SUBJECT TO THE TERMS AND CONDITIONS OF PUBLIC WORKS AGREEMENT NUMBER PWA 11-053 BETWEEN U.S. HOME CORPORATION (D.B.A. LENNAR) AND ANNE ARUNDEL COUNTY MARYLAND.

SITE ANALYSIS

Table with 2 columns: Description and Value. Rows include Tract Area Zoned R-10 (38.41 ACRES), Net Tract Area (38.41 ACRES), Net Tract Density (384 UNITS), Proposed Density (120 UNITS), Proposed Utilities (PUBLIC), Lot Area (17.08 ACRES), Public Road R/W (5.06 ACRES), Open Space (16.28 ACRES).

SETBACKS

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

APPROVED: (PUBLIC SYSTEMS) [Signature] 9-21-11 DATE LARRY R. TOM 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.

PLAT ONE OF SEVEN TANYARD SPRINGS SECTION A - PARCEL 2 A RESIDENTIAL SINGLE FAMILY DETACHED CLUSTER DEVELOPMENT PREV. RECORDED PLAT BOOK 311, PAGE 30, PLAT NUMBER 16106 SUBDIVISION #1982-192 NAD 83 DATUM PROJECT #2010-0170-00-NF TAX MAP 10 BLOCK 12 P/O PARCEL 45 SCALE: AS SHOWN SITE ZIP CODE 21060 SITE ZONED R-10 NOV., 2010 THIRD ASSESSMENT DISTRICT ANNE ARUNDEL COUNTY, MARYLAND

190379 MSA SSU 1235 9710-1

CURVE DATA

NO.	RADIUS	ARC	DELTA	TANGENT	CHORD BEARING	CHORD
C1	330.00	533.94	92°42'14"	345.95	S74°48'47"E	477.57
C2	1169.06	282.99	13°52'09"	142.19	S49°07'41"W	282.30
C3	200.00	45.95	13°09'49"	23.08	N61°49'26"E	45.85
C4	200.00	15.00	04°17'54"	7.51	S83°21'39"E	15.00
C5	55.00	15.19	15°49'36"	7.64	S07°54'48"W	15.14
C6	250.00	23.98	05°29'48"	12.00	S73°32'22"E	23.97

PUBLIC STORM DRAIN ESMT #3 LINE DATA

L15	N13°42'43"E	110.50'
L16	N73°35'40"W	231.15'
L17	N79°35'43"E	11.30'
L18	N10°24'17"W	11.10'
L19	S73°35'40"E	261.38'
L20	S16°24'20"W	125.55'
C6	R=250.00'	23.98'

PUBLIC UTILITY ESMT #1 LINE DATA

L1	N45°00'00"W	85.58'
L2	S90°00'00"W	138.04'
C5	R=55.00'	15.19'
L3	N90°00'00"E	142.16'
L4	S45°00'00"E	92.88'
L5	S49°09'47"W	15.04'

PUBLIC STORM DRAIN ESMT #2 LINE DATA

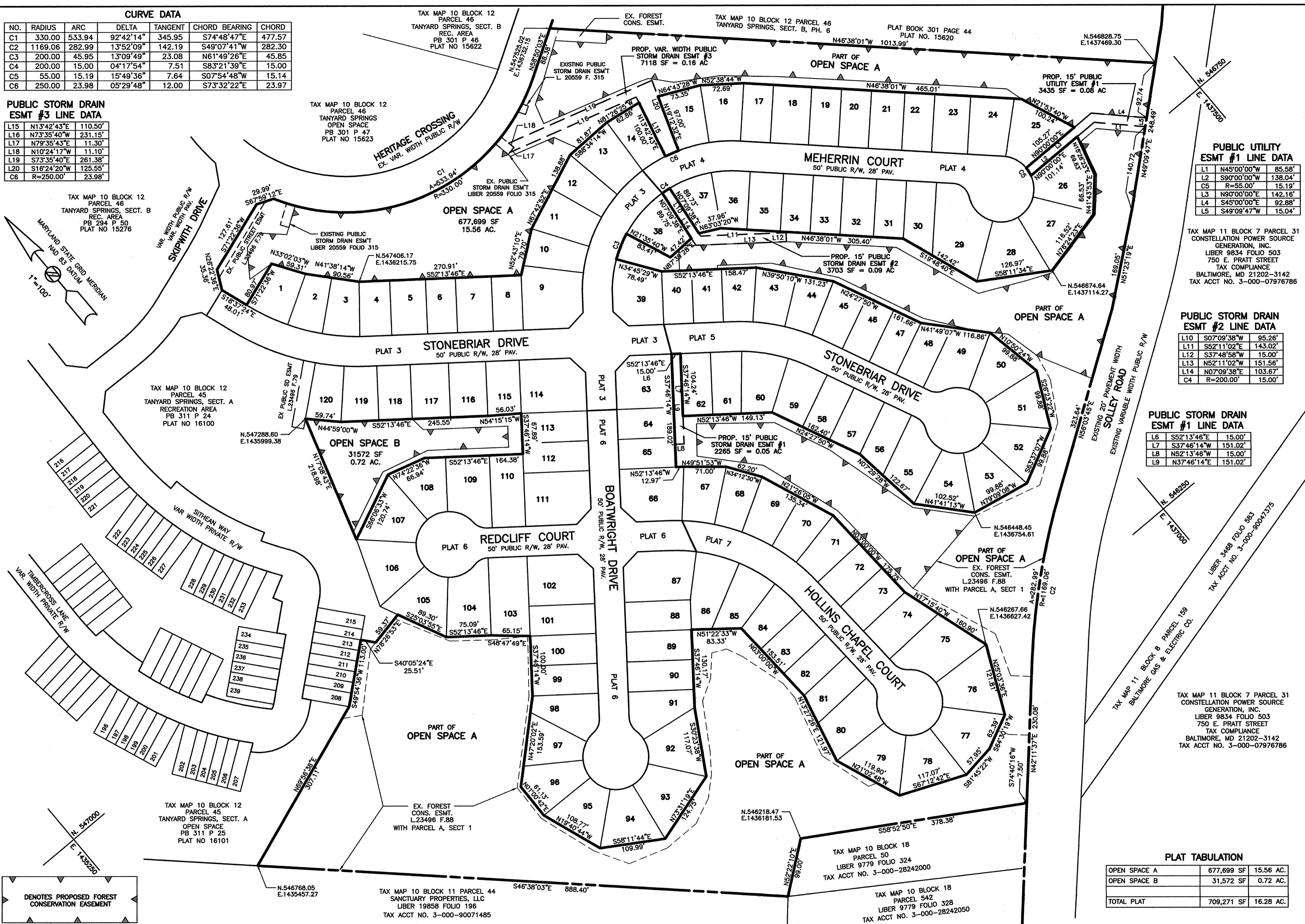
L10	S07°09'38"W	95.26'
L11	S52°11'02"E	143.02'
L12	S37°48'58"W	15.00'
L13	N52°11'02"W	151.56'
L14	N07°09'38"E	103.67'
C4	R=200.00'	15.00'

PUBLIC STORM DRAIN ESMT #1 LINE DATA

L6	S52°13'46"E	15.00'
L7	S37°46'14"W	151.02'
L8	N52°13'46"W	15.00'
L9	N37°46'14"E	151.02'

PLAT TABULATION

OPEN SPACE A	677,699 SF	15.56 AC.
OPEN SPACE B	31,572 SF	0.72 AC.
TOTAL PLAT	709,271 SF	16.28 AC.

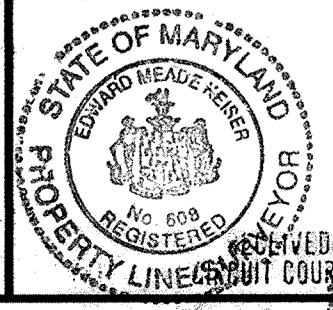


SEE PLAT ONE FOR SURVEYORS CERTIFICATE, OWNERS' DEDICATION AND OTHER NOTATIONS.

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

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

6-16-11
 DATE
E. Meade Keiser
 EDWARD MEADE KEISER
 REGISTERED PROPERTY LINE SURVEYOR
 MD REGISTRATION NO. 608



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

DATE 6-17-11
 BY: ROBERT J. JACOBY, DIVISION PRESIDENT

APPROVED: (PUBLIC SYSTEMS)

Larry R. Tom
 LARRY R. TOM
 DATE 9-21-11

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.
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PLAT TWO OF SEVEN
TANYARD SPRINGS
 SECTION A - PARCEL 2
 A RESIDENTIAL SINGLE FAMILY DETACHED CLUSTER DEVELOPMENT
 PREV. RECORDED PLAT BOOK 311, PAGE 30, PLAT NUMBER 16106

SUBDIVISION #1982-192 NAD 83 DATUM PROJECT #2010-0170-00-NF
 TAX MAP 10 BLOCK 12 P/O PARCEL 45
 PHONE (410) 956-7020
 SITE ZIP CODE 21060 SITE ZONED R-10 NOV., 2010
 THIRD ASSESSMENT DISTRICT ANNE ARUNDEL COUNTY, MARYLAND

ANNE ARUNDEL COUNTY CIRCUIT COURT (Subdivision Plats, AA) Plat 16209-16215; Plat Book 313, pp. 33-39, MSA_S1235_9710. Date available 2011/10/21. Printed 04/08/2020.

2011 OCT 21 AM 11:56

PA90380 MSA SSU 1235 9710-2

CURVE DATA

NO.	RADIUS	ARC	DELTA	TANGENT	CHORD BEARING	CHORD
C1	350.00	205.29	33°36'22"	105.69	S35°25'35"E	202.36
C2	250.00	242.76	55°38'14"	131.91	N65°35'20"E	233.34
C3	200.00	197.99	56°43'11"	107.96	S66°07'49"W	190.00
C4	400.00	234.62	33°36'22"	120.79	N35°25'35"W	231.27

TAX MAP 10 BLOCK 12
PARCEL 46
TANYARD SPRINGS
OPEN SPACE
PB 301 P 47
PLAT NO 15623

HERITAGE CROSSING
EX. VAR. WIDTH PUBLIC R/W

TANYARD SPRINGS
SECTION A - PARCEL 2
OPEN SPACE A
SEE PLAT TWO OF SEVEN

TANYARD SPRINGS
SECTION A - PARCEL 2
OPEN SPACE A
SEE PLAT TWO OF SEVEN

STONEBRIAR DRIVE
50' PUBLIC R/W, 28' PAV.

BOATWRIGHT DRIVE
50' PUBLIC R/W, 28' PAV.

STONEBRIAR DRIVE
50' PUBLIC R/W, 28' PAV.

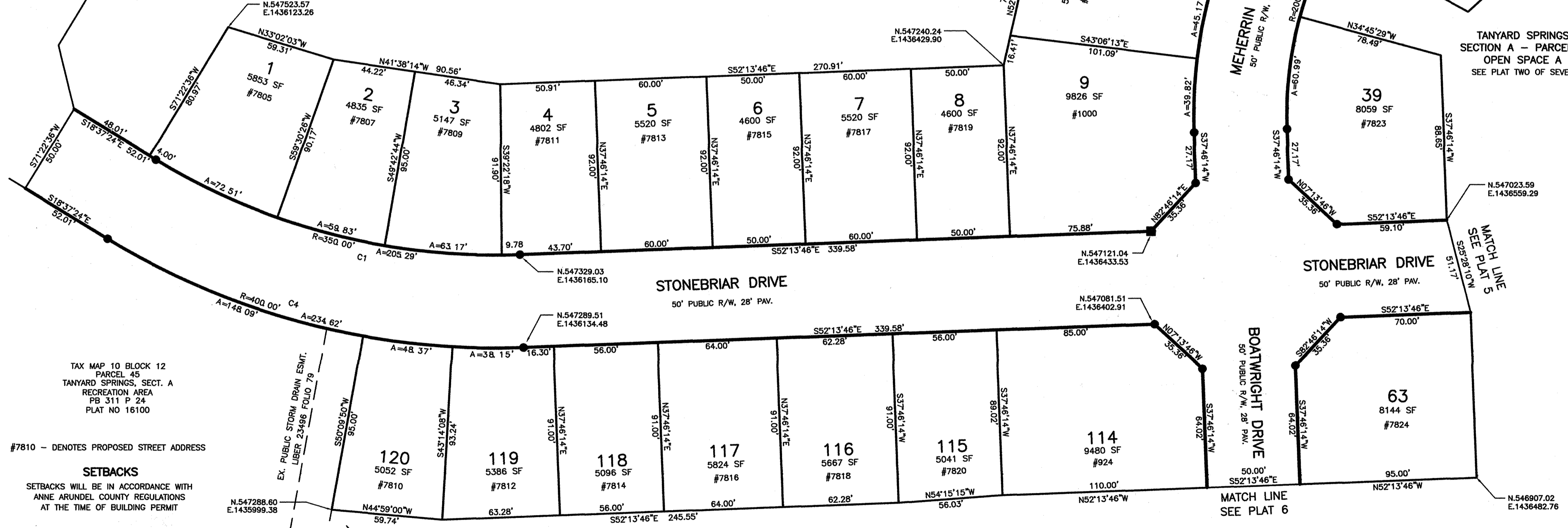
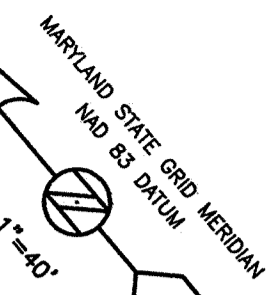
MATCH LINE
SEE PLAT 6

MATCH LINE
SEE PLAT 5

TANYARD SPRINGS
SECTION A - PARCEL 2
OPEN SPACE B
SEE PLAT TWO OF SEVEN

TAX MAP 10 BLOCK 12
PARCEL 46
TANYARD SPRINGS
OPEN SPACE
PB 284 P 50
PLAT NO 15276

SKIPWITH DRIVE
VAR. WIDTH PUBLIC R/W, VAR. WIDTH PAV.

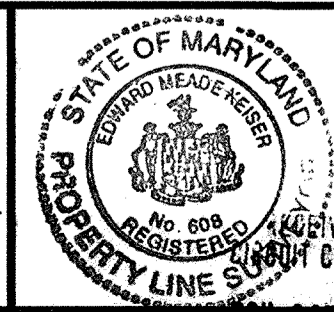


PLAT TABULATION

TOTAL LOT AREA	138,416 SF	3.18 AC.
TOTAL AREA PUBLIC R/W	58,133 SF	1.33 AC.
TOTAL PLAT	196,549 SF	4.51 AC.

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

SURVEYOR'S CERTIFICATE
AS TO ALL INTERIOR LOT LINES, RIGHTS OF WAY, EASEMENTS, AREAS, ETC.
DATE 6-17-11
E. Meade Keiser
EDWARD MEADE KEISER
REGISTERED PROPERTY LINE SURVEYOR
MD REGISTRATION NO. 608



OWNER'S DEDICATION
U.S. HOME CORPORATION (D.B.A. LENNAR)
DATE 6-17-11
Robert J. Jacoby
BY: ROBERT J. JACOBY, DIVISION PRESIDENT
WITNESS: *Edward Meade Keiser*

APPROVED: (PUBLIC SYSTEMS)
Larry R. Tom
LARRY R. TOM
DATE 9-21-11
PLANNING AND ZONING OFFICER OF OFFICE OF PLANNING AND ZONING AND FOR THE HEALTH OFFICER, ANNE ARUNDEL COUNTY DEPARTMENT OF HEALTH

PLAT THREE OF SEVEN
TANYARD SPRINGS
SECTION A - PARCEL 2
A RESIDENTIAL SINGLE FAMILY DETACHED CLUSTER DEVELOPMENT
PREV. RECORDED PLAT BOOK 311, PAGE 30, PLAT NUMBER 16106
SUBDIVISION #1982-192 NAD 83 DATUM PROJECT #2010-0170-00-NF
TAX MAP 10 BLOCK 12 P/O PARCEL 45
SCALE: 1"=40' SITE ZIP CODE 21060 SITE ZONED R-10 NOV., 2010
THIRD ASSESSMENT DISTRICT ANNE ARUNDEL COUNTY, MARYLAND

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2011 OCT 21 A 11:51

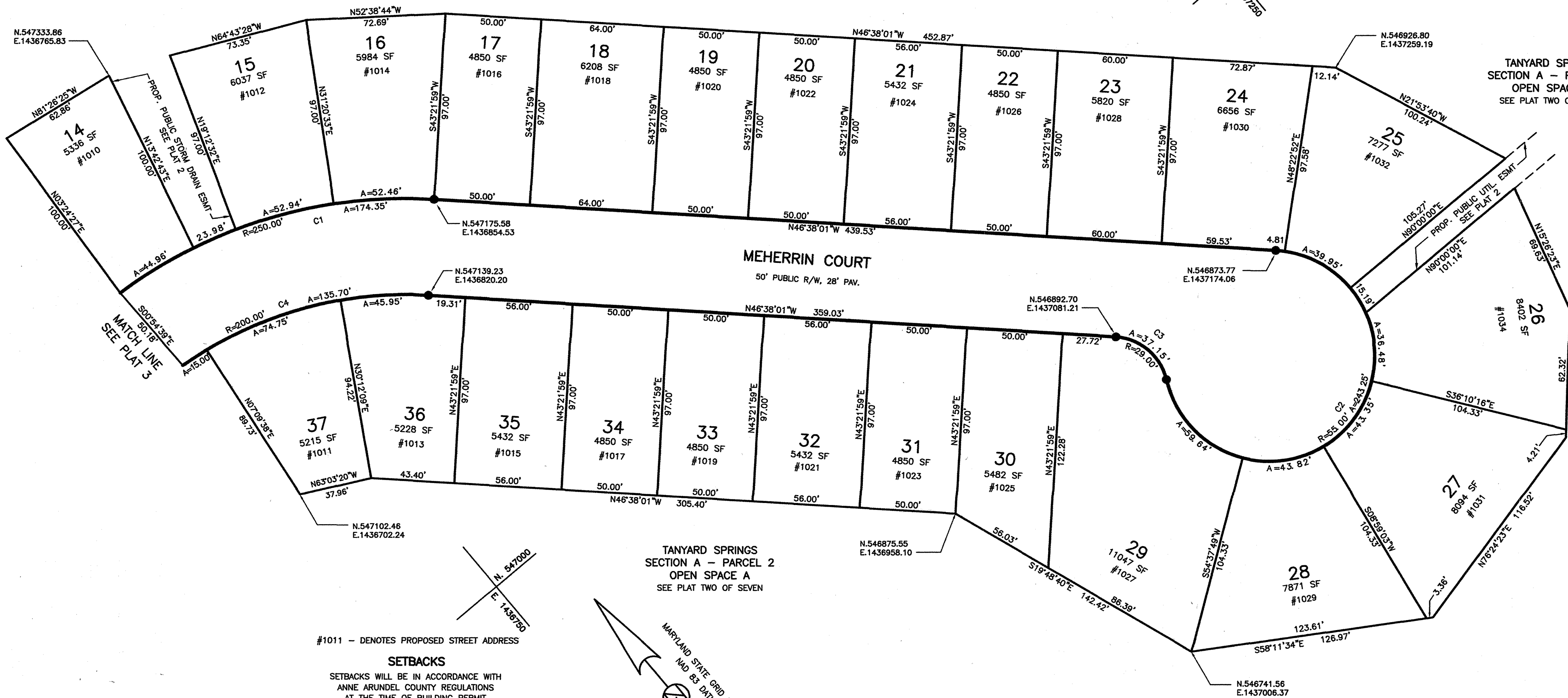
190381 MSA SSU 1235 9710-3

ANNE ARUNDEL COUNTY CIRCUIT COURT (Subdivision Plats, AA) Plat 16209-16215; Plat Book 313, pp. 33-39, MSA_S1235_9710. Date available 2011/10/21. Printed 04/08/2020.

TAX MAP 10 BLOCK 12 PARCEL 46
TANYARD SPRINGS, SECT. B, PH. 6
PLAT BOOK 301 PAGE 44
PLAT NO. 15620

TANYARD SPRINGS
SECTION A - PARCEL 2
OPEN SPACE A
SEE PLAT TWO OF SEVEN

TANYARD SPRINGS
SECTION A - PARCEL 2
OPEN SPACE A
SEE PLAT TWO OF SEVEN



#1011 - DENOTES PROPOSED STREET ADDRESS

SETBACKS

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

PLAT TABULATION

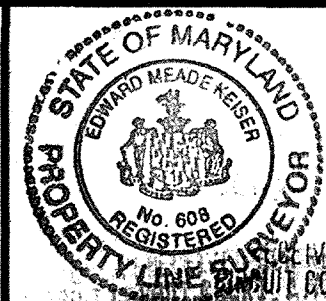
TOTAL LOT AREA	144,902 SF	3.33 AC.
TOTAL AREA PUBLIC R/W	37,247 SF	0.86 AC.
TOTAL PLAT	182,149 SF	4.18 AC.

CURVE DATA

NO.	RADIUS	ARC	DELTA	TANGENT	CHORD BEARING	CHORD
C1	250.00	174.35	39°57'32"	90.89	S66°36'47"E	170.84
C2	55.00	243.25	253°23'54"	-	S80°03'56"W	88.20
C3	29.00	37.15	73°23'54"	21.62	N09°56'04"W	34.66
C4	200.00	135.70	38°52'35"	70.58	S66°04'18"E	133.12

SEE PLAT ONE FOR SURVEYORS CERTIFICATE, OWNERS' DEDICATION AND OTHER NOTATIONS.
J. A. CHISHOLM, P. E., L.L.C.
LAND DEVELOPMENT CONSULTANTS
ENGINEERING-PLANNING-SURVEYING
53 OLD SOLOMON'S ISLAND ROAD, SUITE D
ANNAPOLIS, MARYLAND 21401
PHONE (410) 956-7020
FAX (410) 956-7026
jcapelle@hotmail.com

SURVEYOR'S CERTIFICATE
AS TO ALL INTERIOR LOT LINES, RIGHTS OF WAY, EASEMENTS, AREAS, ETC.
DATE 6-16-11
E. Meade Keiser
EDWARD MEADE KEISER
REGISTERED PROPERTY LINE SURVEYOR
MD REGISTRATION NO. 608



OWNER'S DEDICATION
U.S. HOME CORPORATION (D.B.A. LENNAR)
DATE 6-17-11
Robert J. Jacoby
BY: ROBERT J. JACOBY, DIVISION PRESIDENT

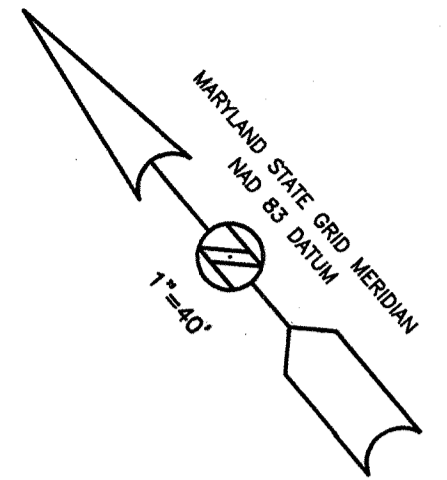
APPROVED: (PUBLIC SYSTEMS)
Larry R. Tom 9-21-11
LARRY R. TOM DATE
PLANNING AND ZONING OFFICER OF OFFICE OF PLANNING AND ZONING AND FOR THE HEALTH OFFICER, ANNE ARUNDEL COUNTY DEPARTMENT OF HEALTH

PLAT FOUR OF SEVEN
TANYARD SPRINGS
SECTION A - PARCEL 2
A RESIDENTIAL SINGLE FAMILY DETACHED CLUSTER DEVELOPMENT
PREV. RECORDED PLAT BOOK 311, PAGE 30, PLAT NUMBER 16106
SUBDIVISION #1982-192 NAD 83 DATUM PROJECT #2010-0170-00-NF
TAX MAP 10 BLOCK 12 P/O PARCEL 45
SCALE: 1"=40' SITE ZIP CODE 21060 SITE ZONED R-10 NOV., 2010
THIRD ASSESSMENT DISTRICT ANNE ARUNDEL COUNTY, MARYLAND

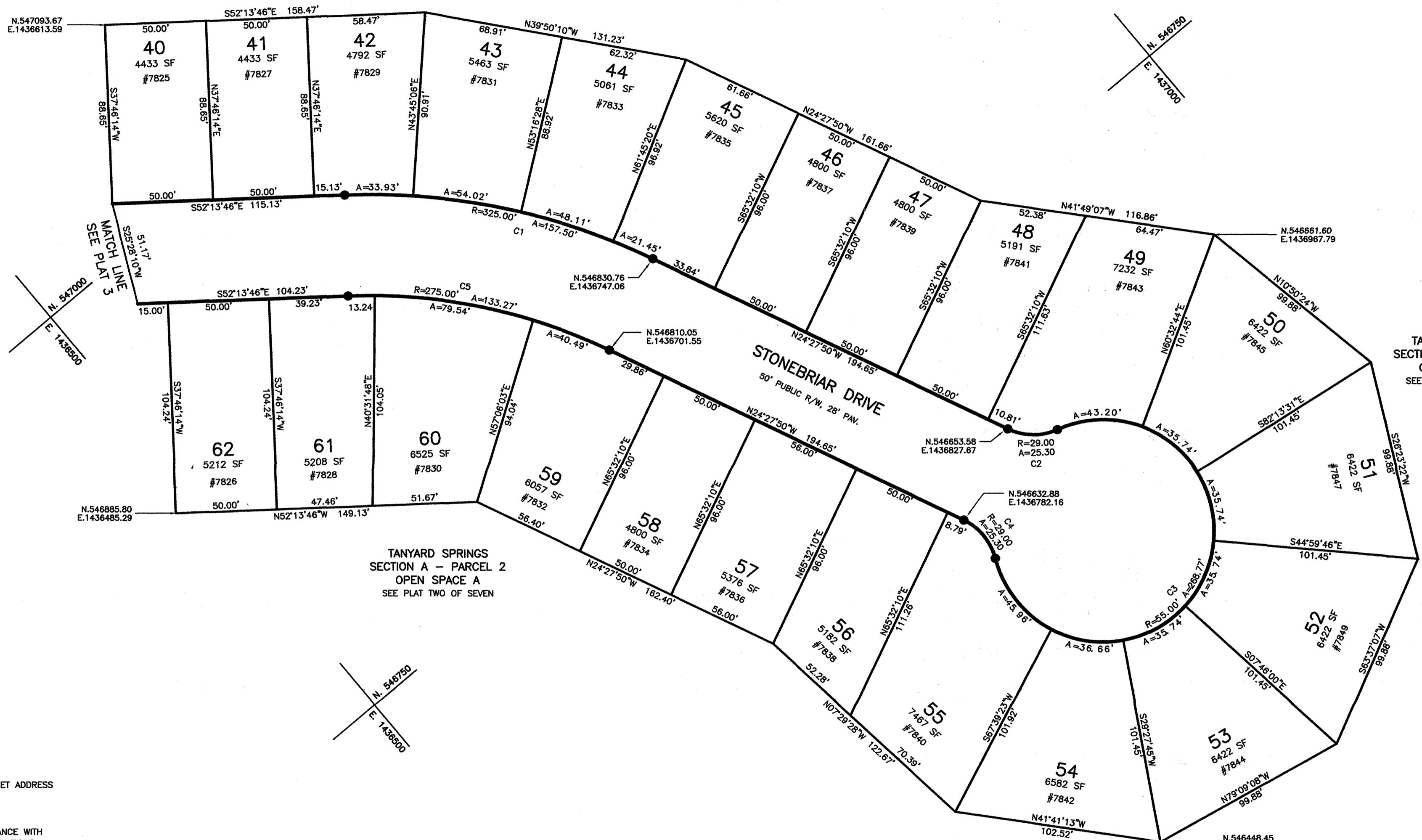
P190382 MSA SSU 1235 9710-4

CURVE DATA

NO.	RADIUS	ARC	DELTA	TANGENT	CHORD BEARING	CHORD
C1	325.00	157.50	27°45'57"	80.33	S38°20'48"E	155.96
C2	29.00	25.30	49°59'41"	13.52	S49°27'40"E	24.51
C3	55.00	268.77	279°59'23"	-	S65°32'10"W	70.71
C4	29.00	25.30	49°59'41"	13.52	N00°32'01"E	24.51
C5	275.00	133.27	27°45'57"	67.97	N38°20'48"W	131.97



TANYARD SPRINGS
SECTION A - PARCEL 2
OPEN SPACE A
SEE PLAT TWO OF SEVEN



TANYARD SPRINGS
SECTION A - PARCEL 2
OPEN SPACE A
SEE PLAT TWO OF SEVEN

TANYARD SPRINGS
SECTION A - PARCEL 2
OPEN SPACE A
SEE PLAT TWO OF SEVEN

#7826 - DENOTES PROPOSED STREET ADDRESS

SETBACKS

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

PLAT TABULATION

TOTAL LOT AREA	129,918 SF	2.98 AC.
TOTAL AREA PUBLIC R/W	32,618 SF	0.75 AC.
TOTAL PLAT	162,536 SF	3.73 AC.

SEE PLAT ONE FOR SURVEYORS CERTIFICATE, OWNERS' DEDICATION AND OTHER NOTATIONS.
J. A. CHISHOLM, P. E., L.L.C.
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ENGINEERING-PLANNING-SURVEYING
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ANNAPOLIS, MARYLAND 21401
PHONE (410) 956-7020
FAX (410) 956-7026
jcapelle@hotmail.com

SURVEYOR'S CERTIFICATE
AS TO ALL INTERIOR LOT LINES, RIGHTS OF WAY, EASEMENTS, AREAS, ETC.
DATE 6-17-11
E. Meade Keiser
EDWARD MEADE KEISER
REGISTERED PROPERTY LINE SURVEYOR
MD REGISTRATION NO. 608



OWNER'S DEDICATION
U.S. HOME CORPORATION (D.B.A. LENNAR)
DATE 6-17-11
Robert J. Jacoby
BY: ROBERT J. JACOBY, DIVISION PRESIDENT

APPROVED: (PUBLIC SYSTEMS)
Larry R. Tom
LARRY R. TOM
DATE 9-21-11
PLANNING AND ZONING OFFICER OF OFFICE OF PLANNING AND ZONING AND FOR THE HEALTH OFFICER, ANNE ARUNDEL COUNTY DEPARTMENT OF HEALTH

PLAT FIVE OF SEVEN
TANYARD SPRINGS
SECTION A - PARCEL 2
A RESIDENTIAL SINGLE FAMILY DETACHED CLUSTER DEVELOPMENT
PREV. RECORDED PLAT BOOK 311, PAGE 30, PLAT NUMBER 16106
SUBDIVISION #1982-192 NAD 83 DATUM PROJECT #2010-0170-00-NF
TAX MAP 10 BLOCK 12 P/O PARCEL 45
SCALE: 1"=40' SITE ZIP CODE 21060 SITE ZONED R-10 NOV., 2010
THIRD ASSESSMENT DISTRICT ANNE ARUNDEL COUNTY, MARYLAND

2011 OCT 21 A 11:51

MSA SSU 1235 9710-5

CURVE DATA

NO.	RADIUS	ARC	DELTA	TANGENT	CHORD BEARING	CHORD
C1	325.00	23.58	04°09'24"	11.79	S50°09'04"E	23.57
C2	275.00	45.70	09°31'19"	22.90	N47°28'07"W	45.65
C3	29.00	25.30	49°59'41"	13.52	S12°46'23"W	24.51
C4	55.00	268.77	279°59'23"	-	N52°13'46"W	70.71
C5	29.00	25.30	49°59'41"	13.52	N62°46'04"E	24.51
C6	29.00	25.30	49°59'41"	13.52	N77°13'37"W	24.51
C7	55.00	268.77	279°59'23"	-	N37°46'14"E	70.71
C8	29.00	25.30	49°59'41"	13.52	S27°13'55"E	24.51

PLAT TABULATION

TOTAL LOT AREA	204,115 SF	4.69 AC.
TOTAL AREA PUBLIC R/W	81,663 SF	1.42 AC.
TOTAL PLAT	265,778 SF	6.10 AC.

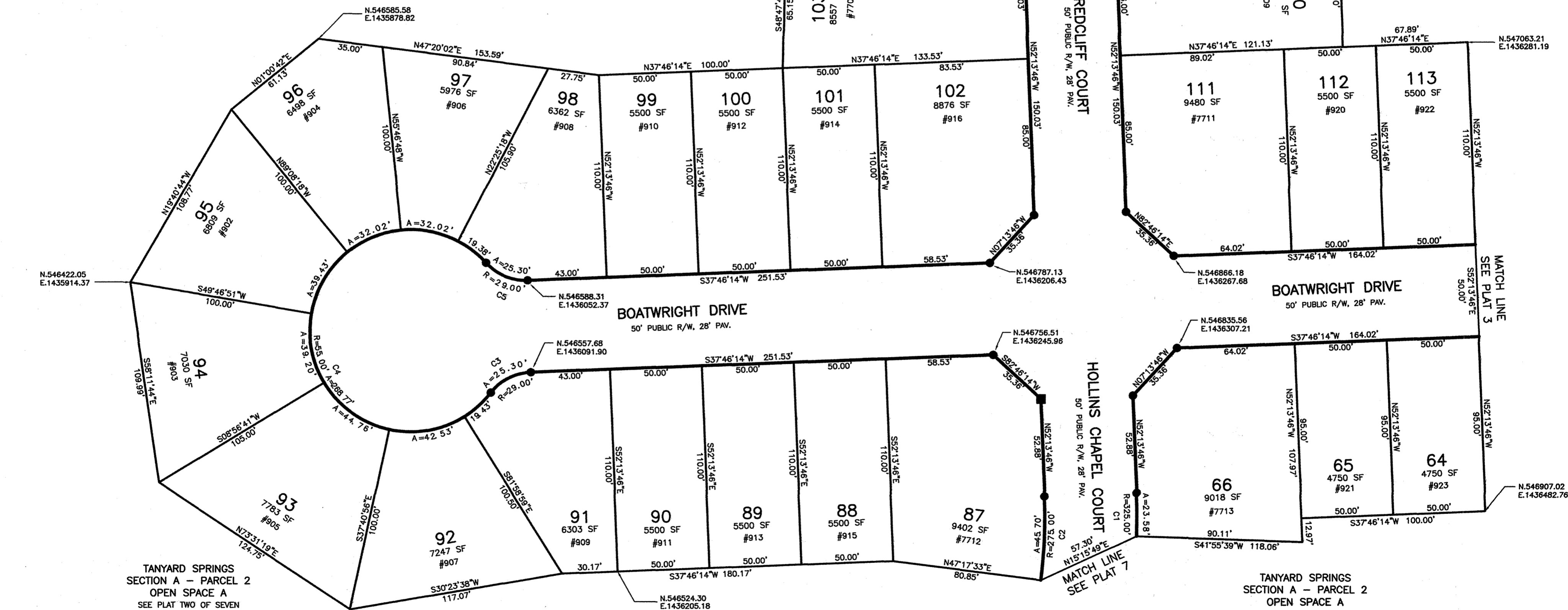
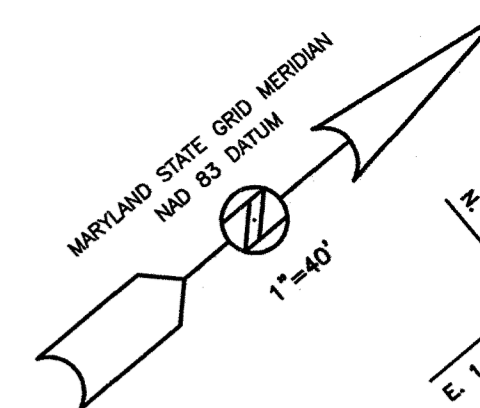
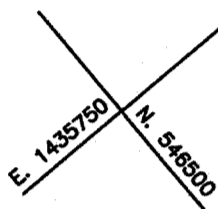
SETBACKS

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

#906 - DENOTES PROPOSED STREET ADDRESS

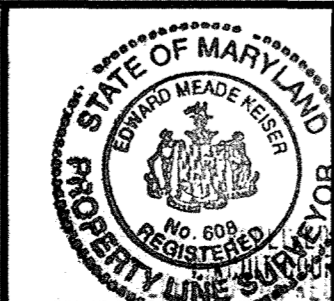
TANYARD SPRINGS SECTION A - PARCEL 2 OPEN SPACE A SEE PLAT TWO OF SEVEN

TANYARD SPRINGS SECTION A - PARCEL 2 OPEN SPACE B SEE PLAT TWO OF SEVEN



SEE PLAT ONE FOR SURVEYORS CERTIFICATE, OWNERS' DEDICATION AND OTHER NOTATIONS.
J. A. CHISHOLM, P. E., L.L.C.
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 FAX (410) 956-7026
 jacpelle@hotmail.com

SURVEYOR'S CERTIFICATE
 AS TO ALL INTERIOR LOT LINES, RIGHTS OF WAY, EASEMENTS, AREAS, ETC.
 6-16-11
 DATE
Edward Meade Keiser
 EDWARD MEADE KEISER
 REGISTERED PROPERTY LINE SURVEYOR
 MD REGISTRATION NO. 608



OWNER'S DEDICATION
 U.S. HOME CORPORATION (D.B.A. LENNAR)
 DATE 6-17-11
 BY: ROBERT J. JACOBY, DIVISION PRESIDENT
 WITNESS: *Robert J. Jacoby*

APPROVED: (PUBLIC SYSTEMS)
Larry R. Tom
 LARRY R. TOM
 DATE 9-21-11
 PLANNING AND ZONING OFFICER OF OFFICE OF PLANNING AND ZONING AND FOR THE HEALTH OFFICER, ANNE ARUNDEL COUNTY DEPARTMENT OF HEALTH

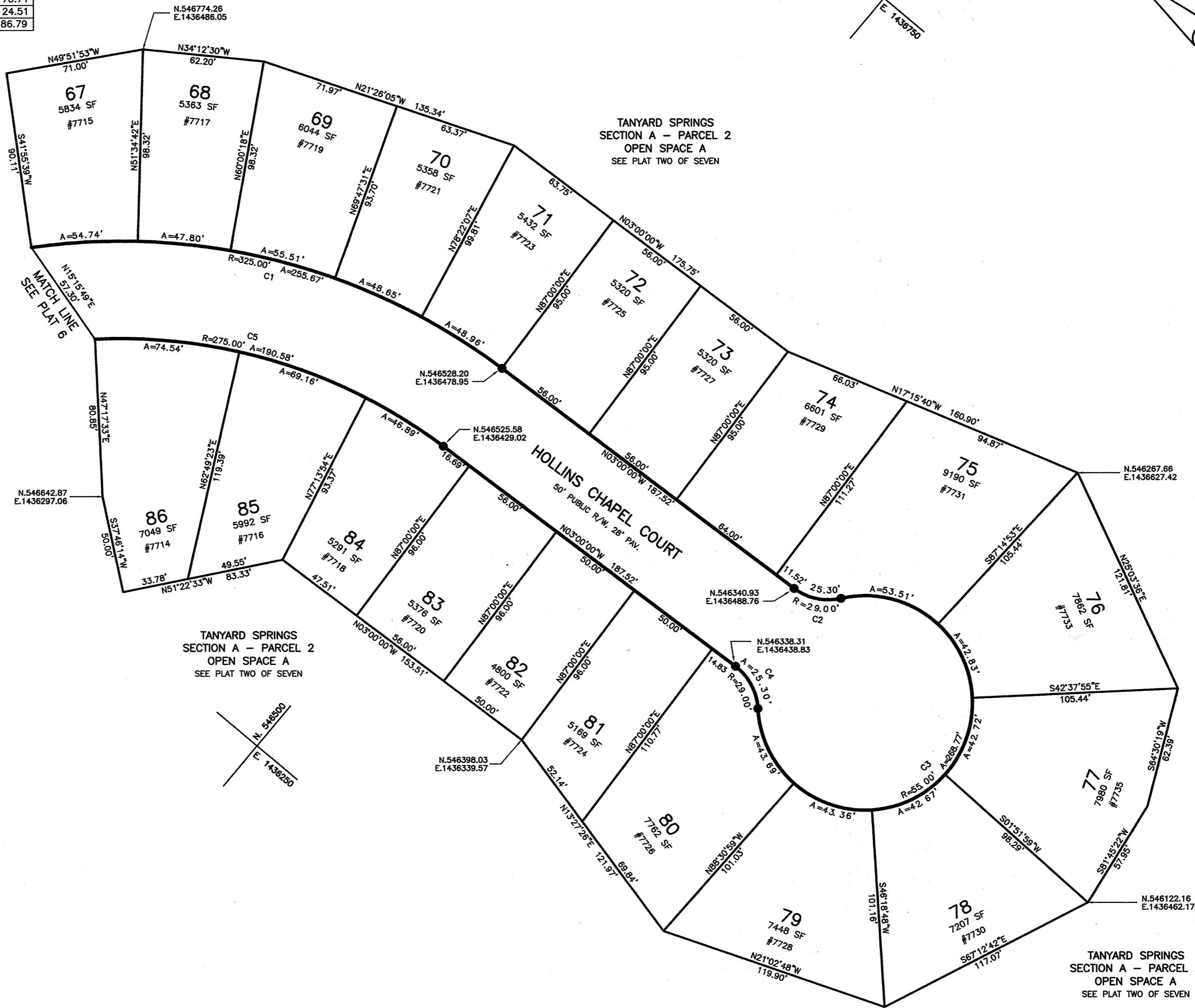
PLAT SIX OF SEVEN
TANYARD SPRINGS
 SECTION A - PARCEL 2
 A RESIDENTIAL SINGLE FAMILY DETACHED CLUSTER DEVELOPMENT
 PREV. RECORDED PLAT BOOK 311, PAGE 30, PLAT NUMBER 16106
 SUBDIVISION #1982-192 NAD 83 DATUM PROJECT #2010-0170-00-NF
 TAX MAP 10 BLOCK 12 P/O PARCEL 45
 SCALE: 1"=40' SITE ZIP CODE 21060 SITE ZONED R-10 NOV. 2010
 THIRD ASSESSMENT DISTRICT ANNE ARUNDEL COUNTY, MARYLAND

ANNE ARUNDEL COUNTY CIRCUIT COURT (Subdivision Plats, AA) Plat 16209-16215; Plat Book 313, pp. 33-39, MSA_S1235_9710. Date available 2011/10/21. Printed 04/08/2020.

PA0384 MSA Ssu 1235 9710-6

CURVE DATA

NO.	RADIUS	ARC	DELTA	TANGENT	CHORD BEARING	CHORD
C1	325.00	255.67	45°04'21"	134.86	S25°32'11"E	249.12
C2	29.00	25.30	49°59'41"	13.52	S27°59'51"E	24.51
C3	55.00	268.77	279°59'23"	-	S87°00'00"W	70.71
C4	29.00	25.30	49°59'41"	13.52	N21°59'51"E	24.51
C5	275.00	190.58	39°42'27"	99.30	N22°51'14"W	186.79



#7717 - DENOTES PROPOSED STREET ADDRESS

SETBACKS

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

PLAT TABULATION

TOTAL LOT AREA	126,399 SF	2.90 AC.
TOTAL AREA PUBLIC R/W	30,670 SF	0.70 AC.
TOTAL PLAT	157,069 SF	3.61 AC.

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

SURVEYOR'S CERTIFICATE
 AS TO ALL INTERIOR LOT LINES, RIGHTS OF WAY, EASEMENTS, AREAS, ETC.
 6-16-11
 DATE
E. Meade Keiser
 EDWARD MEADE KEISER
 REGISTERED PROPERTY LINE SURVEYOR
 MD REGISTRATION NO. 608



OWNER'S DEDICATION
 U.S. HOME CORPORATION (D.B.A. LENNAR)
 DATE 6-17-11
 BY: ROBERT J. JACOBY, DIVISION PRESIDENT

APPROVED: (PUBLIC SYSTEMS)
Larry R. Tom
 LARRY R. TOM
 DATE 9-21-11
 PLANNING AND ZONING OFFICER OF OFFICE OF PLANNING AND ZONING AND FOR THE HEALTH OFFICER, ANNE ARUNDEL COUNTY DEPARTMENT OF HEALTH

PLAT SEVEN OF SEVEN
TANYARD SPRINGS
 SECTION A - PARCEL 2
 A RESIDENTIAL SINGLE FAMILY DETACHED CLUSTER DEVELOPMENT
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 SUBDIVISION #1982-192 NAD 83 DATUM PROJECT #2010-0170-00-NF
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 THIRD ASSESSMENT DISTRICT ANNE ARUNDEL COUNTY, MARYLAND

PA10385 MSA SSU 1235 9710-7

ANNE ARUNDEL COUNTY CIRCUIT COURT (Subdivision Plats, AA) Plat 16209-16215; Plat Book 313, pp. 33-39, MSA_S1235_9710. Date available 2011/10/21. Printed 04/08/2020.