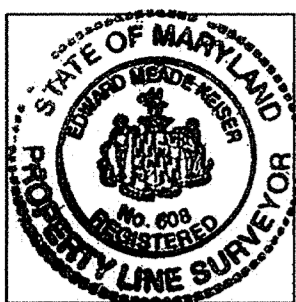


Maryland State Archives



2-16-11 DATE: E. Meade Keiser REGISTERED PROPERTY LINE SURVEYOR MARYLAND REGISTRATION NUMBER 608 3161 SOLOMON'S ISLAND ROAD, SUITE 1 EDGEWATER, MARYLAND 21037

OWNER'S DEDICATION

THE UNDERSIGNED, BEING ALL OWNER OF THE PROPERTY SHOWN AND DESCRIBED ON THIS RECORD PLAT, ADOPT THIS RECORD PLAT; ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES; AND DEDICATE ALL PUBLIC ROADS, WIDENING STRIPS, FLOODPLAINS, EASEMENTS, AND RIGHTS-OF-WAY TO PUBLIC USE, SUCH LANDS TO BE DEEDED TO ANNE ARUNDEL COUNTY, MARYLAND OR TO THE STATE, AS MAY BE APPROPRIATE, PRIOR TO OR CONTEMPORANEOUS WITH THE RECORDATION OF THIS PLAT.

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

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

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

2-18-11 DATE: BY: ROBERT J. JACOBY, DIVISION PRESIDENT WITNESS:

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.



2-16-11 DATE: E. Meade Keiser REGISTERED PROPERTY LINE SURVEYOR MARYLAND REGISTRATION NUMBER 608 3161 SOLOMON'S ISLAND ROAD EDGEWATER, MARYLAND 21037

PREVIOUSLY RECORDED PLAT NOTE

- THE PROPERTY SHOWN ON THESE RECORD PLATS WAS PREVIOUSLY RECORDED IN TWO (2) 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. ALL 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.

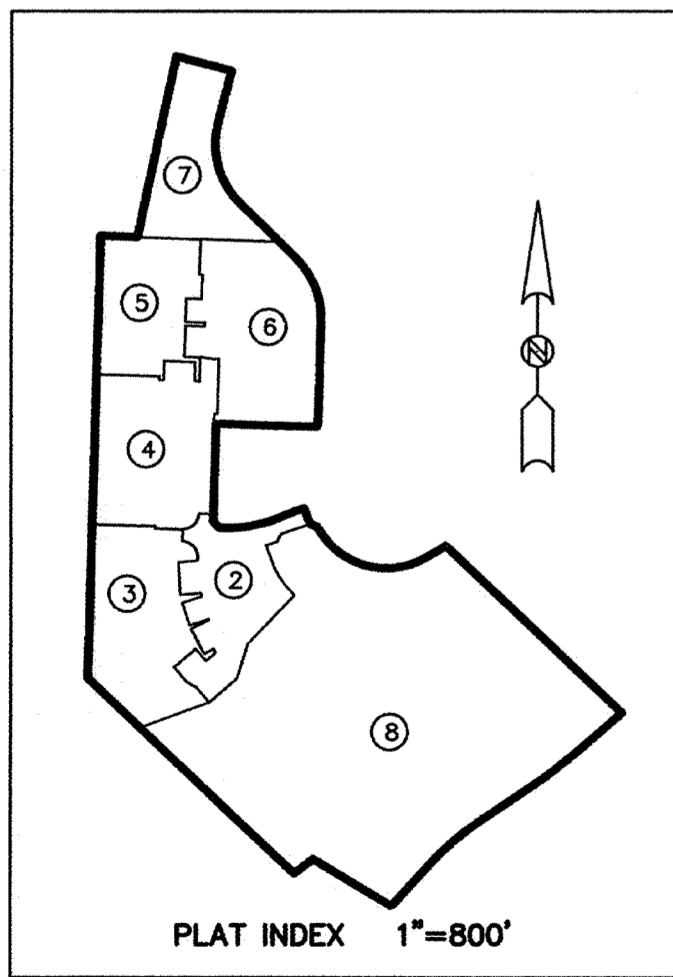
THE OVERALL BOUNDARY OF THE TANYARD SPRINGS SUBDIVISION IS BASED ON A FIELD SURVEY BY RONALD W. JOHNSON AND ASSOCIATES, INC. AND AS SHOWN ON PLATS 6 AND 7 OF THE TANYARD SPRINGS DEVELOPMENT RECORDED AMONG THE LAND RECORDS OF ANNE ARUNDEL COUNTY, MARYLAND IN PLAT BOOK 274 AT PAGES 31 AND 32 AS PLAT NUMBERS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

H) RIGHT TO DISCHARGE

U.S. HOME CORPORATION, D.B.A. LENNAR, FOR THEMSELVES, THEIR HEIRS, LEGAL REPRESENTATIVES, PERSONAL REPRESENTATIVES, SUCCESSORS AND ASSIGNS HEREBY GRANTS THE PERPETUAL RIGHT-TO-DISCHARGE THE FLOW OF WATER FROM SUCH NECESSARY DRAINAGE FACILITIES AND APPURTENANCES TO ADEQUATELY DRAIN THE NATURAL WATERSHED AND ADJACENT PROPERTIES INTO EXISTING WATERWAYS AND/OR NATURAL DRAINAGE COURSES AND/OR UPON THE EXISTING GROUND. SUCH DISCHARGE POINTS ARE INDICATED BY THE SYMBOLS - AND < RESPECTIVELY, AS SHOWN GRAPHICALLY ON THIS PLAT.

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

2-18-11 DATE: BY: ROBERT J. JACOBY, DIVISION PRESIDENT WITNESS:



PLAT INDEX 1"=800'

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

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

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

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

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

F) PRIVATE ROAD STATEMENT SITHEAN WAY, TIMBERCROSS LANE, HIDDEN OAK LANE, MACON DRIVE, GLENSIDE WAY, BRIARGROVE LANE AND A PORTION OF SKIPWITH DRIVE ARE PRIVATE ROADWAYS AND ARE INTENDED TO PROVIDE ACCESS AND PARKING FOR LOTS 1 THROUGH 260. TANYARD SPRINGS HOMEOWNERS ASSOCIATION, INC. IS RESPONSIBLE FOR MAINTENANCE OF THE DRIVEWAY PARKING AREAS, SIDEWALKS, STREET LIGHTS, SIGNS, STORM DRAINS AND RELATED APPURTENANCES WITHIN THE PRIVATE ROADWAYS. THESE FACILITIES ARE NOT ELIGIBLE FOR COUNTY MAINTENANCE OR ACCEPTANCE INTO THE COUNTY ROAD SYSTEM.

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

WAIVERS, MODIFICATIONS, SPECIAL EXCEPTIONS, VARIANCES AND REZONING

- 1. A REZONING FROM W-1 TO R-10 WAS GRANTED BY THE ADMINISTRATIVE HEARING OFFICER IN CASE NUMBER RZ425-94. 2. A SPECIAL EXCEPTION, CASE NUMBER 1992-233 WAS GRANTED BY THE ADMINISTRATIVE HEARING OFFICER TO ALLOW A SEWER PUMPING STATION ON PROPERTIES INCLUDED IN THE OVERALL TANYARD SPRINGS DEVELOPMENT (PARCEL 53). 3. A VARIANCE, CASE #BA-83-02V, WAS GRANTED BY THE ADMINISTRATIVE HEARING OFFICER TO EXTEND THE REQUIRED TIMING FOR THE CONSTRUCTION OF THE SEWER PUMPING STATION. 4. A WAIVER, WAIVER #F05-165(R), TO ALLOW FOR DISTURBANCE WITHIN THE FLOODPLAIN FOR REQUIRED INFRASTRUCTURE IMPROVEMENTS WAS GRANTED BY THE PLANNING AND ZONING OFFICER ON OCTOBER 24, 2005. 5. MODIFICATION NUMBER 9939 - PREVIOUSLY APPROVED MODIFICATIONS 9169 AND 9255 FOR SECTIONS A AND B 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 RESUBMITTAL 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. (SWM WAIVER FILED MAY 25, 2010) 2) THE APPLICANT CONDUCT THE FINAL POST SUBMITTAL COMMUNITY MEETING PURSUANT TO ARTICLE 17-3-204, (POST SUBMITTAL COMMUNITY MEETING HELD AUGUST 12, 2010) AND: 3) THE FINAL PLAN FOR THE BULK PARCEL (PHASE 2) SHALL BE SUBMITTED WITHIN ONE YEAR OF THE DATE OF THIS MODIFICATION APPROVAL. (FINAL SUBMITTAL DECEMBER, 2010) 10. SWM ADMINISTRATIVE WAIVER NUMBER W00008 WAS GRANTED BY THE PLANNING AND ZONING OFFICER ON NOVEMBER 23, 2010 PER COMAR 26.17.02.01 11. MODIFICATION NUMBER 11,581 TO CONSTRUCT SKIPWITH DRIVE TO A NON-STANDARD PUBLIC ROAD SECTION WAS GRANTED BY THE PLANNING AND ZONING OFFICER ON MARCH 2, 2011. 12. THE OFFICE OF PLANNING AND ZONING HAS THE RIGHT TO CHANGE THE STREET NAMES AND/OR ADDRESSES FOR HEALTH, SAFETY, AND GENERAL WELFARE OF THE PUBLIC.

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.

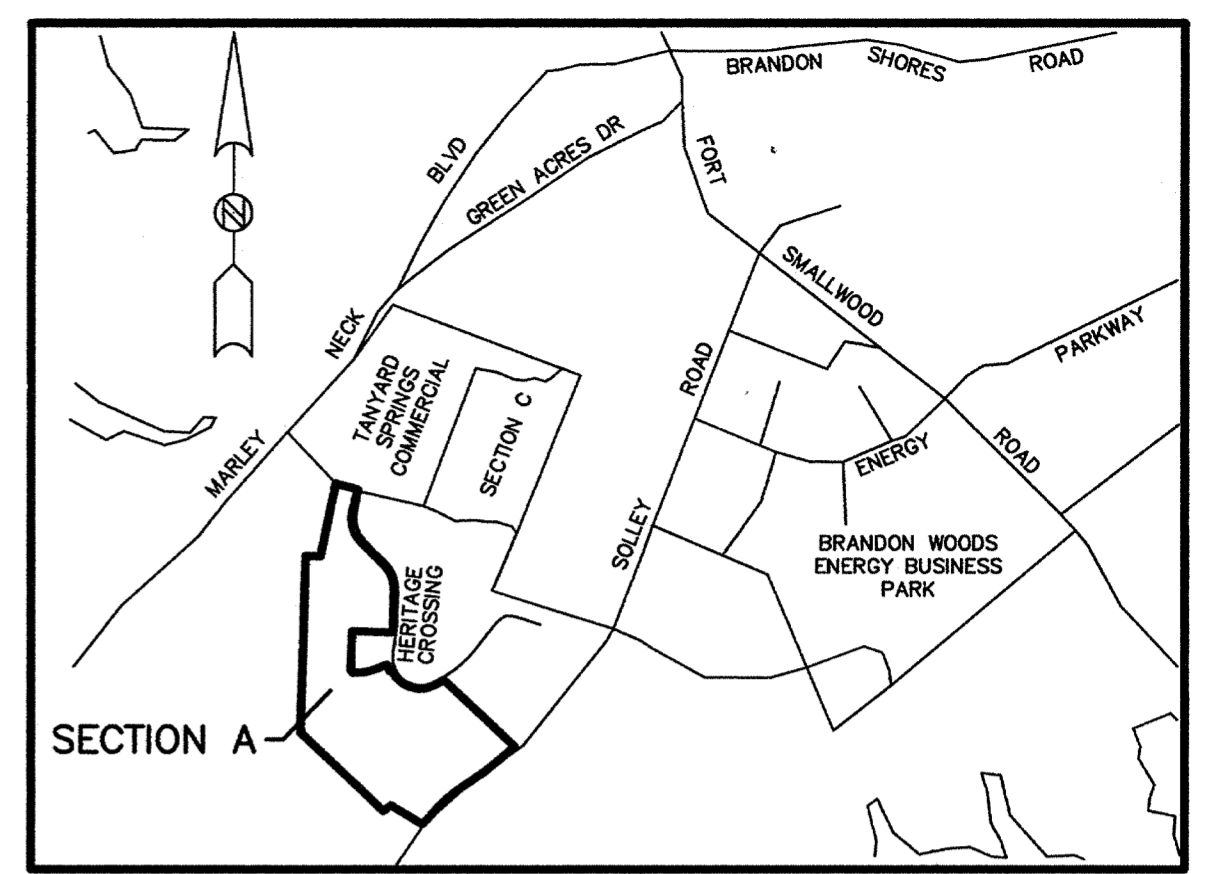
THE FOREST CONSERVATION EASEMENT SHOWN ON PREVIOUSLY RECORDED RECORD PLAT (PLAT BOOK 294, PAGE 31, PLAT NUMBER 15257) FOR TANYARD SPRINGS SECTION B BULK PARCEL FUTURE SECTION A = 8.5 ACRES.

CONSERVATION THRESHOLD DEFICIT FROM FOREST CONSERVATION PLAN APPROVED WITH TANYARD SPRINGS SECTION B = 1.79 ACRES

FOREST TO BE CLEARED WITH DEVELOPMENT OF SECTION A PARCEL 1 = 23.54 ACRES. FOREST BURDEN REQUIRED FOR DEVELOPMENT OF SECTION A PARCEL 1 IS 25 PERCENT X 23.54 ACRES (AREA TO BE CLEARED) = 5.89 ACRES.

TOTAL FOREST CONSERVATION EASEMENT REQUIRED IS 8.5 ACRES + 5.89 ACRES + 1.79 ACRES = 16.18 ACRES.

TOTAL FOREST CONSERVATION EASEMENT PROVIDED = 16.18 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 1 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 23496 AT FOLIO 88. 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. THE CURRENT COBINATION OF UNITS APPROVED/BUILT IS 943 TOWNHOUSE UNITS AND 51 SINGLE FAMILY UNITS. 10. SUBJECT TO THE TERMS AND CONDITIONS OF A DEED FROM U.S. HOME CORPORATION (D.B.A. LENNAR) TO ANNE ARUNDEL COUNTY MARYLAND CONVEYING THE 100 YEAR FLOODPLAIN AND PUBLIC ROAD R/W RECORDED IN THE LAND RECORDS OF ANNE ARUNDEL COUNTY, MARYLAND IN LIBER 23496 AT FOLIO 71. 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 23496 AT FOLIO 79. 12. SUBJECT TO THE TERMS AND CONDITIONS OF PUBLIC WORKS AGREEMENT NUMBER PWA 11-020 BETWEEN U.S. HOME CORPORATION (D.B.A. LENNAR) AND ANNE ARUNDEL COUNTY MARYLAND.

SITE ANALYSIS

Table with 2 columns: Description and Area/Units. Includes rows for Tract Area Zoned R-10 (77.29 ACRE), 100 Year Floodplain (0.70 ACRE), Bulk Parcel (38.41 ACRE), Net Tract Area (38.18 ACRE), Net Tract Density (38.18 AC/10 UNITS PER ACRE), Proposed Density (260 UNITS), Proposed Utilities (Public), Lot Area (10.43 ACRE), Public Road R/W (0.70 ACRE), Private Road R/W (5.81 ACRE), Open Space (14.95 ACRE), Recreation Area (6.29 ACRE), Parking Requirements (2.5 Spaces per Unit), Parking Required for 177 Two Car Garage Units (443 Spaces), Parking Provided for 177 Two Car Garage Units (708 Spaces), Parking Required for 83 Single Car Garage Units (208 Spaces), Parking Provided on Lot for 83 Single Car Garage Units (166 Spaces), Additional On-Street Parking Spaces Required for Single Car Garage Units (42 Spaces), Additional On-Street Parking Spaces Provided Within Parcel One (154 Spaces).

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

RECEIVED FOR RECORD CIRCUIT COURT, A.A. COUNTY 2011 MAY 20 A 11:31

APPROVED: (PUBLIC SYSTEMS) Larry R. Tom 5-5-11 DATE PLANNING AND ZONING OFFICER OF OFFICE OF PLANNING AND ZONING AND FOR THE HEALTH OFFICER, ANNE ARUNDEL COUNTY DEPARTMENT OF HEALTH REC. PLAT BOOK PAGE PLAT NO.

PLAT 1 OF 8 TANYARD SPRINGS SECTION A - PARCEL 1 A RESIDENTIAL SINGLE FAMILY ATTACHED CLUSTER DEVELOPMENT PREVIOUSLY RECORDED PLAT BOOK 301 PAGE 43 PLAT NUMBER 15619 SUBDIVISION NUMBER 1982-192 NAD 83 DATUM PROJECT NUMBER 2010-0086-00-NF TAX MAP 10 BLOCK 12 P/O PARCEL 45 SITE ZONED R-10 JULY, 2010 SCALE: AS SHOWN SITE ZIP CODE 21060 SITE ZONED R-10 THIRD ASSESSMENT DISTRICT ANNE ARUNDEL COUNTY, MARYLAND

187747 HSA SSM 1235 9670-1

ANNE ARUNDEL COUNTY CIRCUIT COURT (Subdivision Plats, AA) Plat 16099-16106; Plat Book 311, pp. 23-30, MSA_S1235_9670. Date available 2011/05/20. Printed 09/18/2019.

TAX MAP 10 BLOCK 11 PARCEL 44
SANCTUARY PROPERTIES, LLC
LIBER 19858 FOLIO 196
1925 ISAAC NEWTON SQUARE
SUITE 180
RESTON, VA 20190-5030
TAX ACCT NO. 3-000-90071485

N 546974.05
E 1435239.18

TAX MAP 10 BLOCK 11 PARCEL 44
SANCTUARY PROPERTIES, LLC
LIBER 19858 FOLIO 196
1925 ISAAC NEWTON SQUARE
SUITE 180
RESTON, VA 20190-5030
TAX ACCT NO. 3-000-90071485

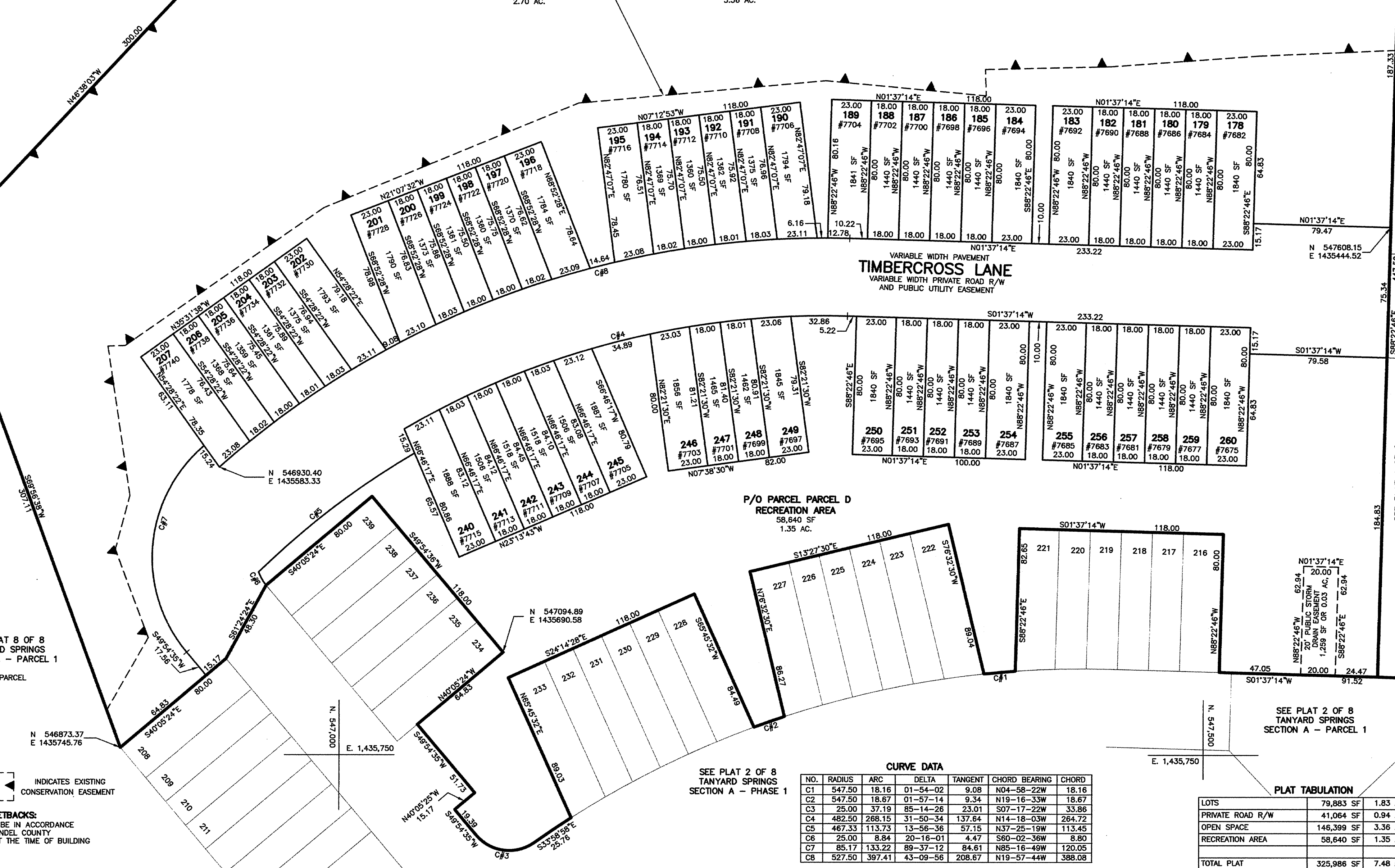


MARYLAND STATE PLANE SYSTEM
NAD 83-91 DATUM

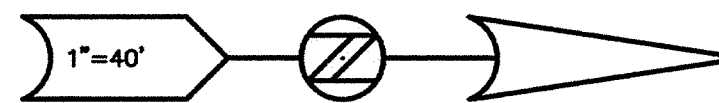
N 547613.45
E 1435257.27

EXISTING
FOREST CONSERVATION
EASEMENT
117,610 SF
2.70 AC.

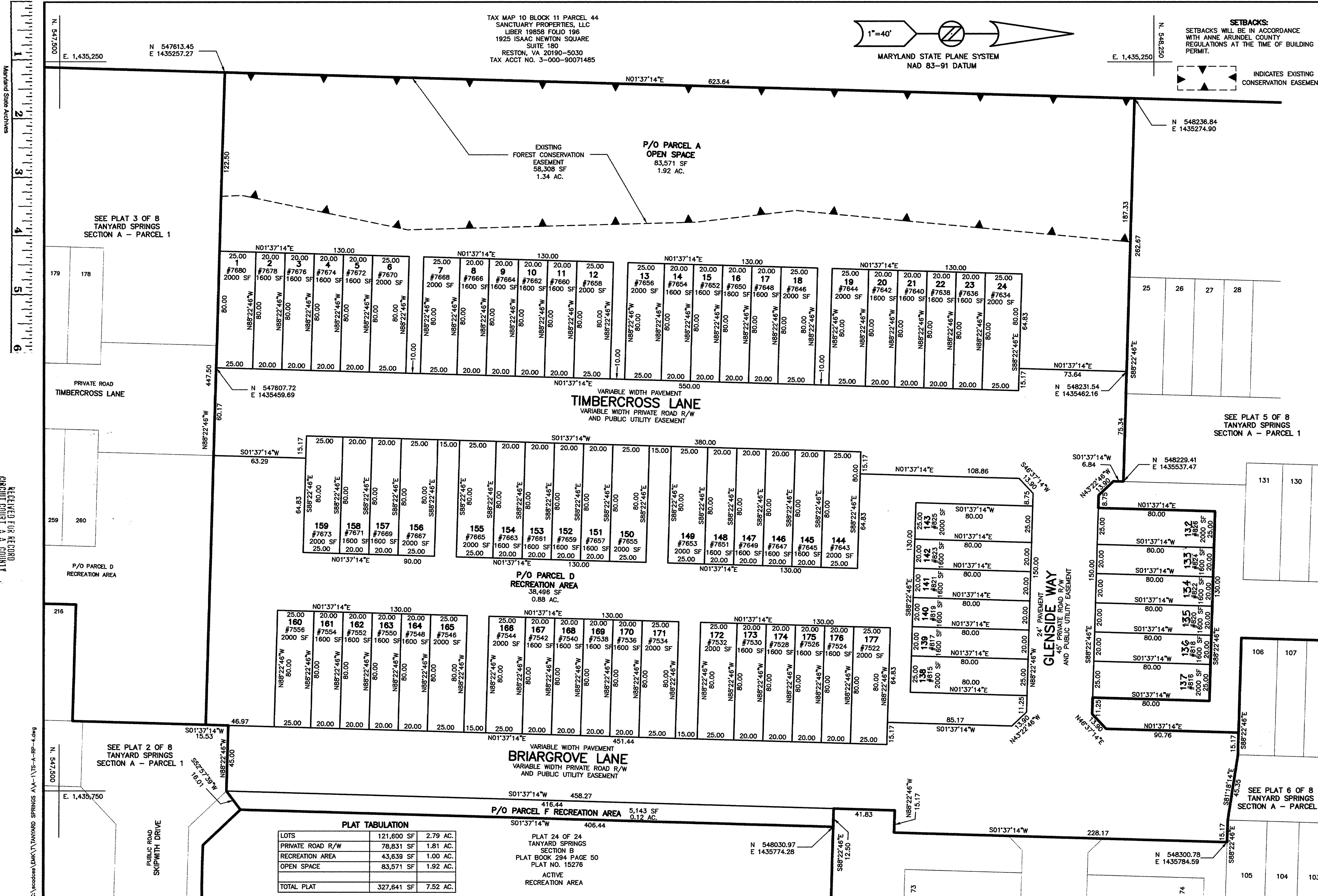
P/O PARCEL A
OPEN SPACE
146,399 SF
3.36 AC.



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

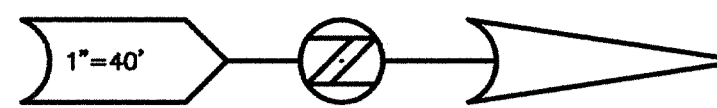


SETBACKS:
SETBACKS WILL BE IN ACCORDANCE
WITH ANNE ARUNDEL COUNTY
REGULATIONS AT THE TIME OF BUILDING
PERMIT.



INDICATES EXISTING CONSERVATION EASEMENT

TAX MAP 10 BLOCK 11 PARCEL 44
SANCTUARY PROPERTIES, LLC
LIBER 19858 FOLIO 196
1925 ISAAC NEWTON SQUARE
SUITE 180
RESTON, VA 20190-5030
TAX ACCT NO. 3-000-90071485



MARYLAND STATE PLANE SYSTEM
NAD 83-91 DATUM

E. 1,435,250

| PLAT TABULATION | | |
|------------------|------------|----------|
| LOTS | 70,560 SF | 1.62 AC. |
| PRIVATE ROAD R/W | 31,106 SF | 0.71 AC. |
| RECREATION AREA | 25,709 SF | 0.59 AC. |
| OPEN SPACE | 97,243 SF | 2.23 AC. |
| TOTAL PLAT | 224,618 SF | 5.16 AC. |

N 548236.84
E 1435274.90

N01°37'14"E 577.40

EXISTING FOREST CONSERVATION EASEMENT
76,749 SF
1.76 AC.

P/O PARCEL A
OPEN SPACE
97,243 SF
2.23 AC.

N 548814.01
E 1435291.23

TAX MAP 10 BLOCK 11 PARCEL 28
CSX REALTY DEVELOPMENT, LLC
LIBER 8293 FOLIO 475
C/O CSX TAX DEPT J910
500 WATER STREET
JACKSONVILLE, FL 32202-4422
TAX ACCT NO. 3-000-19368700

N 548808.89
E 1435444.67

SEE PLAT 7 OF 8
TANYARD SPRINGS
SECTION A - PARCEL 1

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

RECEIVED FOR RECORD
CIRCUIT COURT, A.A. COUNTY
2011 MAY 20 10:18 AM

SEE PLAT 4 OF 8
TANYARD SPRINGS
SECTION A - PARCEL 1

VARIABLE WIDTH PAVEMENT
TIMBERCROSS LANE
VARIABLE WIDTH PRIVATE ROAD R/W
AND PUBLIC UTILITY EASEMENT

RADIUS=87.67
ARC=137.71
DELTA=90°00'00"
TANGENT=87.67
C.B.=N46°37'14"E
CHORD=123.98

RADIUS=27.50
ARC=43.20
DELTA=90°00'00"
TANGENT=27.50
C.B.=N46°37'14"E
CHORD=38.89

VARIABLE WIDTH PAVEMENT
HIDDEN OAK LANE
VARIABLE WIDTH PRIVATE ROAD R/W
AND PUBLIC UTILITY EASEMENT

PARCEL C
RECREATION AREA
25,709 SF
0.59 AC.

SEE PLAT 6 OF 8
TANYARD SPRINGS
SECTION A - PARCEL 1

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

DATE 2-16-11

BY: ROBERT J. JACOBY, DIVISION PRESIDENT

WITNESS:

APPROVED:

Larry R. Tom
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.

(PUBLIC SYSTEMS)


55-11
DATE

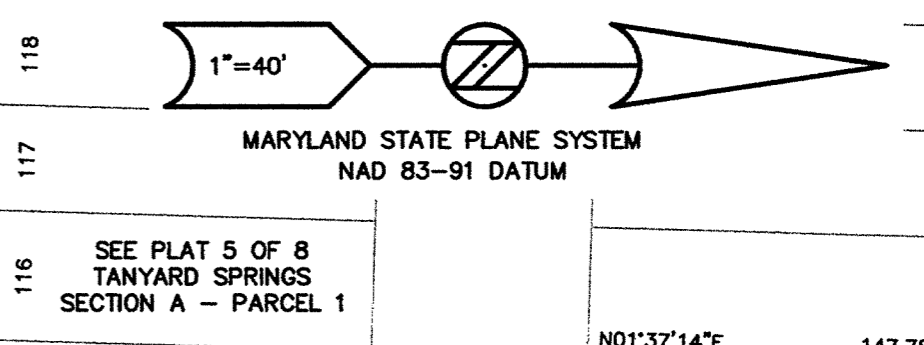
PLAT 5 OF 8
TANYARD SPRINGS
SECTION A - PARCEL 1

A RESIDENTIAL SINGLE FAMILY ATTACHED CLUSTER DEVELOPMENT
PREVIOUSLY RECORDED PLAT BOOK 301 PAGE 43 PLAT NUMBER 15619
SUBDIVISION NUMBER 1982-192 NAD 83 DATUM PROJECT NUMBER 2010-0086-00-NF
TAX MAP 10 BLOCK 12 P/O PARCEL 45
SCALE: 1"=40' SITE ZIP CODE 21080 SITE ZONED R-10 JULY, 2010
THIRD ASSESSMENT DISTRICT ANNE ARUNDEL COUNTY, MARYLAND

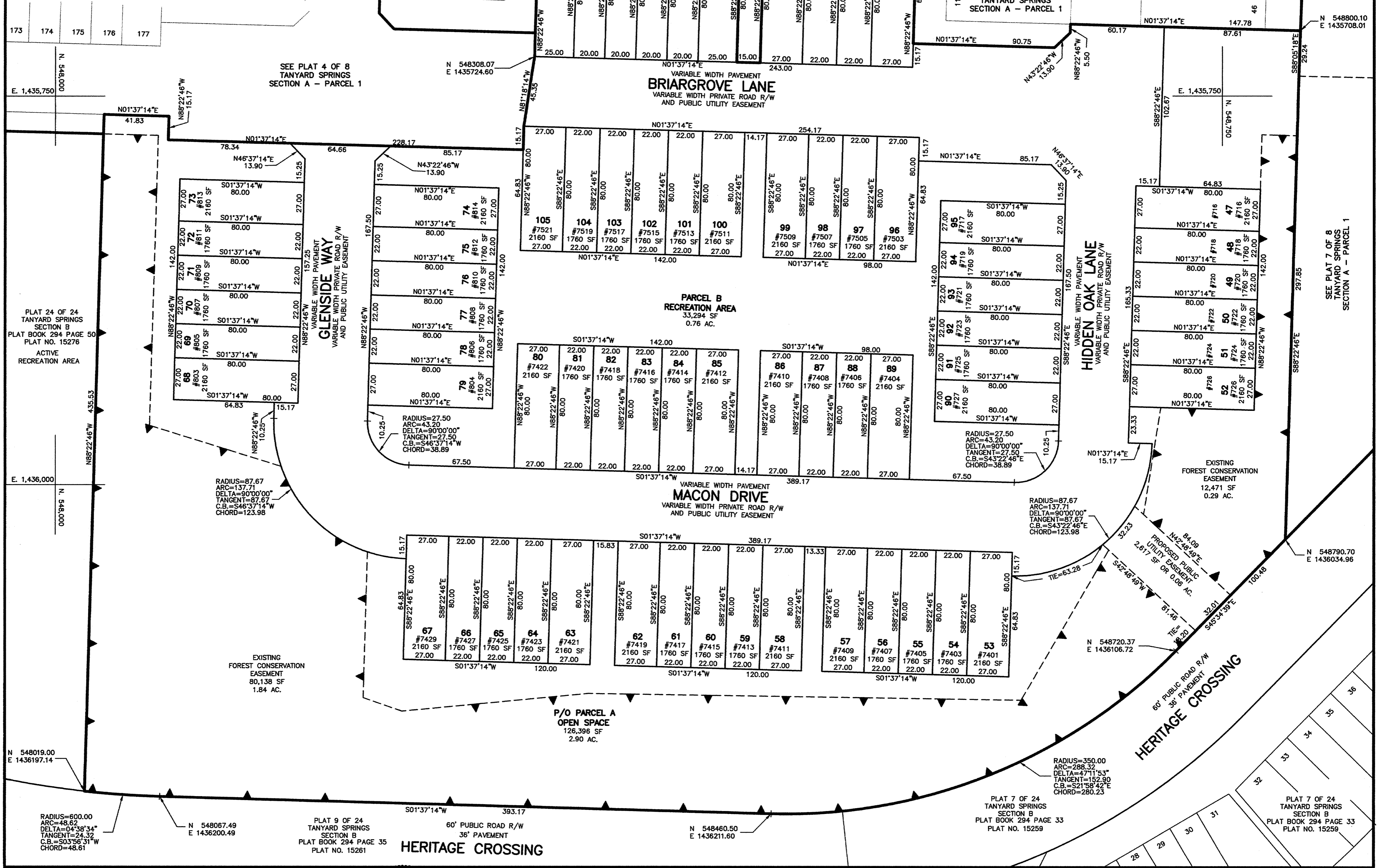
187751 HSA SSU 1235 9670-5

| PLAT TABULATION | | |
|------------------|------------|----------|
| LOTS | 130,880 SF | 3.00 AC. |
| PRIVATE ROAD R/W | 68,898 SF | 1.58 AC. |
| RECREATION AREA | 33,294 SF | 0.76 AC. |
| OPEN SPACE | 126,396 SF | 2.90 AC. |
| TOTAL PLAT | 359,467 SF | 8.25 AC. |

SETBACKS:
 SETBACKS WILL BE IN ACCORDANCE WITH ANNE ARUNDEL COUNTY REGULATIONS AT THE TIME OF BUILDING PERMIT.
 INDICATES EXISTING CONSERVATION EASEMENT



SEE PLAT 5 OF 8
 TANYARD SPRINGS
 SECTION A - PARCEL 1



SEE PLAT ONE FOR SURVEYORS CERTIFICATE, OWNERS' DEDICATION AND OTHER NOTATIONS.
J. A. CHISHOLM, P. E., L.L.C.
 LAND DEVELOPMENT CONSULTANTS
 ENGINEERING-PLANNING-SURVEYING
 3161 SOLOMON'S ISLAND ROAD SUITE 1
 EDGEWATER, MARYLAND 21037
 PHONE (410) 956-7020
 FAX (410) 956-7026
 jcpelc@hotmail.com

SURVEYOR'S CERTIFICATE
 AS TO ALL INTERIOR LOT LINES, RIGHTS OF WAY, EASEMENTS, AREAS, ETC.
 DATE 2-16-11
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 2-18-11
 BY: ROBERT J. JACOBY, DIVISION PRESIDENT
 WITNESS: *[Signature]*

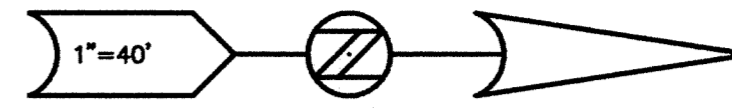
APPROVED: (PUBLIC SYSTEMS)
[Signature]
 LARRY R. TOM DATE 5-5-11
 PLANNING AND ZONING OFFICER OF OFFICE OF PLANNING AND ZONING AND FOR THE HEALTH OFFICER, ANNE ARUNDEL COUNTY DEPARTMENT OF HEALTH

PLAT 6 OF 8
TANYARD SPRINGS
 SECTION A - PARCEL 1
 A RESIDENTIAL SINGLE FAMILY ATTACHED CLUSTER DEVELOPMENT
 PREVIOUSLY RECORDED PLAT BOOK 301 PAGE 43 PLAT NUMBER 15619
 SUBDIVISION NUMBER 1982-192 NAD 83 DATUM PROJECT NUMBER 2010-0086-00-NF
 SCALE: 1"=40' SITE ZIP CODE 21060 SITE ZONED R-10 JULY, 2010
 THIRD ASSESSMENT DISTRICT ANNE ARUNDEL COUNTY, MARYLAND

2011 MAY 20 11:33 RECEIVED FROM RECORDS DEPARTMENT COURT, A.A. COUNTY
 2011 MAY 20 11:33
 ANNE ARUNDEL COUNTY CIRCUIT COURT (Subdivision Plats, AA) Plat 16099-16106; Plat Book 311, pp. 23-30, MSA_S1235_9670. Date available 2011/05/20. Printed 09/18/2019.

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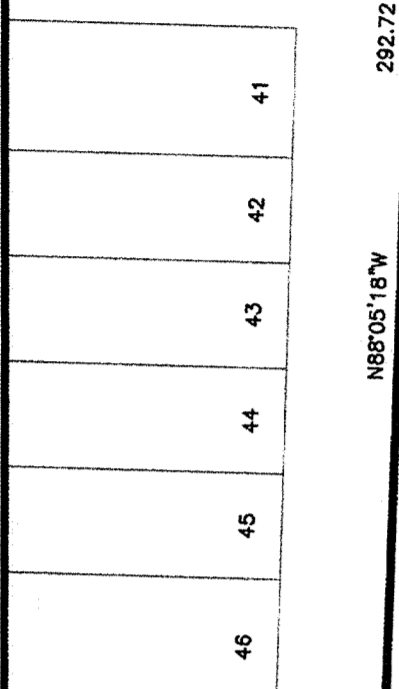
TAX MAP 10 BLOCK 11 PARCEL 28
 CSX REALTY DEVELOPMENT, LLC
 LIBER 8293 FOLIO 475
 C/O CSX TAX DEPT J910
 500 WATER STREET
 JACKSONVILLE, FL 32202-4422
 TAX ACCT NO. 3-000-19368700



MARYLAND STATE PLANE SYSTEM
 NAD 83-91 DATUM

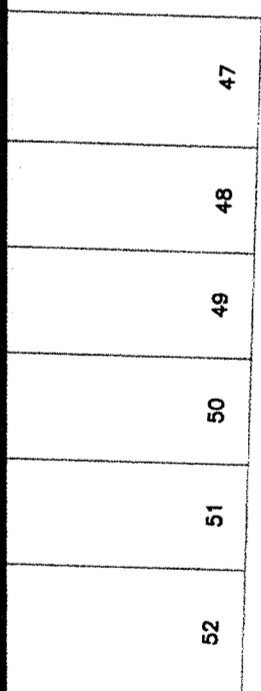
E. 1,435,500
 N. 549,500

SEE PLAT 5 OF 8
 TANYARD SPRINGS
 SECTION A - PARCEL 1



N 548799.13
 E 1435737.23

SEE PLAT 6 OF 8
 TANYARD SPRINGS
 SECTION A - PARCEL 1



N 548790.70
 E 1436034.96

PLAT 7 OF 24
 TANYARD SPRINGS
 SECTION B
 PLAT BOOK 294 PAGE 33
 PLAT NO. 15259

EXISTING
 FOREST CONSERVATION
 EASEMENT
 35,374 SF
 0.81 AC.

N 548948.42
 E 1435874.03

HERITAGE CROSSING
 60' PUBLIC ROAD R/W
 36' PAVEMENT

PLAT 6 OF 24
 TANYARD SPRINGS
 SECTION B
 PLAT BOOK 294 PAGE 32
 PLAT NO. 15258

PLAT 6 OF 24
 TANYARD SPRINGS
 SECTION B
 PLAT BOOK 294 PAGE 32
 PLAT NO. 15258

EXISTING PUBLIC
 SWM ESM'T
 LIBER 20559 FOLIO 357

P/O PARCEL A
 OPEN SPACE
 197,584 SF
 4.54 AC.

EXISTING
 FOREST CONSERVATION
 EASEMENT
 25,189 SF
 0.58 AC.

100 YEAR
 FLOODPLAIN
 30,351 SF
 0.70 AC.

EXISTING
 NON-TIDAL
 WETLANDS
 19,045 SF
 0.44 AC.

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

N 549504.02
 E 1435836.37

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

100 YEAR FLOODPLAIN
 PROPERTY OF ANNE ARUNDEL COUNTY, MD
 LIBER 20559 FOLIO 370

PLAT TABULATION

| | | |
|---------------------|------------|----------|
| 100 YEAR FLOODPLAIN | 30,351 SF | 0.70 AC. |
| OPEN SPACE | 197,584 SF | 4.54 AC. |
| TOTAL PLAT | 227,935 SF | 5.23 AC. |



INDICATES EXISTING
 CONSERVATION EASEMENT

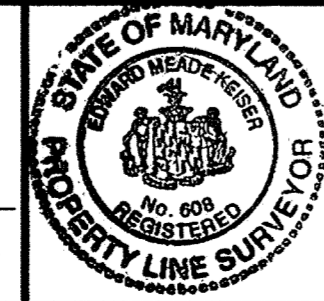
E. 1,436,000
 N. 549,500

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

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

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

2-16-11
 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 2-18-11
 BY: ROBERT J. JACOBY, DIVISION PRESIDENT
 WITNESS:

APPROVED: (PUBLIC SYSTEMS)

Larry R. Tom
 LARRY R. TOM DATE 5-5-11
 PLANNING AND ZONING OFFICER OF OFFICE OF PLANNING AND ZONING AND
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**PLAT 7 OF 8
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 SCALE: 1"=40' SITE ZIP CODE 21060 SITE ZONED R-10 JULY, 2010
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ANNE ARUNDEL COUNTY CIRCUIT COURT (Subdivision Plats, AA) Plat 16099-16106; Plat Book 311, pp. 23-30, MSA_S1235_9670. Date available 2011/05/20. Printed 05/18/2010.
 REFERRED FOR RECORD
 JUDICIAL CIRCUIT, A.A. COUNTY
 2011 MAY 20 A.M. 11:33
 Maryland State Archives
 Feb 16, 2011 - 9:02am C:\arcodes\EMK\TANYARD SPRINGS AA-1\TIS-A-RP-7.dwg

P181753

MJA SSN 1235 9670-7



LINE CHART
PUBLIC STORM DRAIN EASEMENT

| NO. | BEARING | DISTANCE |
|-----|------------------|----------|
| L1 | N50°09'50"E | 15.63 |
| L2 | N33°49'28"W | 50.40 |
| L3 | N25°01'43"W | 57.71 |
| L4 | N18°44'15"W | 66.28 |
| L5 | N71°24'19"E | 20.00 |
| L6 | S18°44'15"E | 65.13 |
| L7 | S25°01'43"E | 54.88 |
| L8 | S33°49'28"E | 66.67 |
| L9 | S50°09'50"W | 34.14 |
| C10 | R=400.00 A=20.01 | |
| | N38°24'11"W | 20.01 |

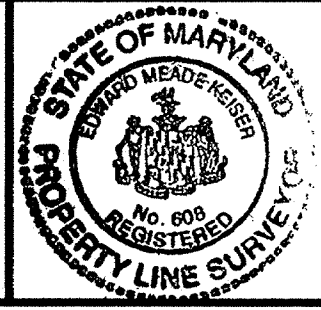
INDICATES EXISTING CONSERVATION EASEMENT

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

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PHONE (410) 956-7020
FAX (410) 956-7026
jchispell@hotmail.com

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

DATE: 2-16-11
EDWARD MEADE KEISER
REGISTERED PROPERTY LINE SURVEYOR
MD REGISTRATION NO. 608



OWNER'S DEDICATION
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DATE: 2-18-11
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PLAT 8 OF 8
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SECTION A - PARCEL 1

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