

NOTICE TO TITLE EXAMINERS

1) This plot has been approved for logging only subject to a subdivision of the land into 1/2 acre lots, 1/4 acre lots, or 1/8 acre lots, and recorded among the public's records. The land is currently owned by A. C. Co. and is located among the public's records. The land is currently owned by A. C. Co. and is located among the public's records.

GENERAL NOTES

[illegible]

OWNERS' DEDICATION

[illegible]

Julien B Stevens
General Partner, Representative

1985 MAY -1 PM 4:17
E. ALBERTSON
CLERK

100 #41

COORDINATES

[illegible]

CURVE DATA

[illegible]

PLAT SUMMARY

Total Area included on this plat	35,154 Ac. ±
Total Area Road R/W	4,405 Ac. ±
Total Area 40' Common Use R/W	0,661 Ac. ±
Total Recreation Area	5,074 Ac. ±
Total Number Lots	66
Total Area Lots	24,214 Ac. ±
Average Lot Size	15,901 ft²

I hereby certify that the plan shown hereon is correct, that it is a subdivision of part of the lands conveyed by Maryland National Bank, a national banking association, Successor Trustee of the *Merial Trust* created under the *Last Will and Testament of Carroll Baskie Bowie Lee*, deceased: Maryland National Bank, a national banking association, Successor Trustee of the *Residuary Estate of Carroll Baskie Bowie Lee*, deceased: to Ogden Augustus and Caroline Baskie Bowie Lee, deceased: by deed dated August 25, 1933 and recorded among the Land Records of Anne Arundel County, in 3631 of folio 435.

Anthony L. DeGallo/Jo Prof. L.S. #3435 4-16-85 Date



PLAT TWO
SECTION TWO
"ANNAPOLIS COVE"
Second District
A.A. Co., Md.
February, 1984
Scale: As Shown
Sheet 1 of 2

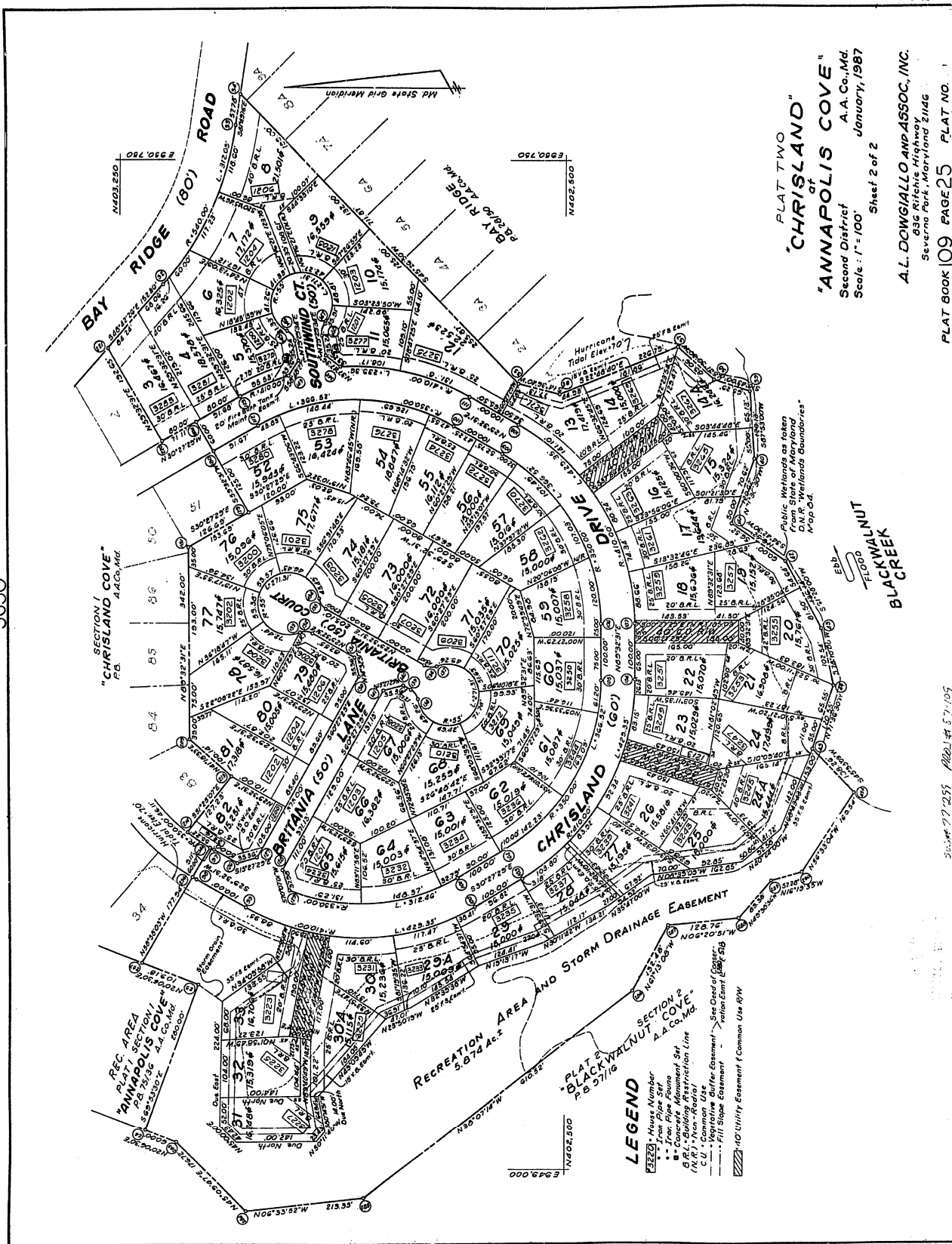
NOVASH & DOWGIALLO, P.A.
Professional Engineers and Land Surveyors
836 Ritchie Highway
Severna Park, Maryland 21146

PLAT BOOK 97 PAGE 32 PLAT NO.

1-308 - RECEIVED 11/26/05

17

100 #41



COASTAL FLOOD, PLAIN AND HIGH HAZARD:

LOTS 1, 2, AND 3 ARE AFFECTED BY A COASTAL FLOODPLAIN AREA AS ESTABLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) ON THE FLOOD INSURANCE RATE MAPS (MAP NO. 24008 0044 C). ELEVATIONS ARE 7 AND 8 FEET. THE FIRST FLOOD ELEVATIONS OF ALL STRUCTURES LOCATED WITHIN THESE AREAS OR LOTS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE PROVISIONS OF ARTICLE 21, TITLE 1 OF THE ANNE ARUNDEL COUNTY CODE.

CRITICAL AREA NOTE:

THIS SITE IS ENTIRELY WITHIN THE LDA DESIGNATION OF THE CRITICAL AREA.

STORMWATER MANAGEMENT NOTE:

STORMWATER MANAGEMENT TO BE PROVIDED IN ACCORDANCE WITH 63-04 PRIVATE ON-SITE MANAGEMENT SYSTEMS WILL BE REQUIRED FOR LOTS 1, 2, AND 3. THE DEVELOPER/PERMIT APPLICANT SHALL BE RESPONSIBLE FOR THE FINAL DESIGN AND THE EXECUTION OF A PRIVATE MAINTENANCE AGREEMENT PRIOR TO THE APPROVAL OF ANY GRADING OR BUILDING PERMITS. A GRADING PERMIT MAY BE REQUIRED FOR LOTS WITH PRIVATE INDIVIDUAL SYSTEMS AS DETERMINED BY THE OFFICE OF PLANNING AND ZONING/ SUBDIVISION APPLICATION CENTER.

PRIVATE ACCESS EASEMENT:

THE 40 FOOT WIDE PRIVATE COMMON ACCESS EASEMENT SHOWN HEREON IS INTENDED TO PROVIDE ACCESS FOR LOTS 2, 3, AND PARCELS 78, 77. THE OWNERS OF THESE LOTS ARE RESPONSIBLE FOR MAINTENANCE OF THE ACCESS EASEMENT AND ARE NOT ELIGIBLE TO RECEIVE COUNTY SERVICES PROVIDED TO LOT OWNERS ADJOINING COUNTY ROADS. LOT 1 SHALL SHARE IN THE MAINTENANCE OF THIS ACCESS EASEMENT, DUE TO THE LOCATION OF THE EASEMENT OVER A PORTION OF LOT 1. SEE PRIVATE MAINTENANCE AGREEMENT RECORDED IN LIBER 12422 FOLIO 132.

DEVELOPMENT PLAN:

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

STANDARD APRON STATEMENT:

A STANDARD PAVED DRIVEWAY APRON SHALL BE PROVIDED FOR EACH LOT AS PART OF THE BUILDING PERMIT REQUIREMENTS. THE CERTIFICATE OF OCCUPANCY SHALL NOT BE ISSUED UNTIL THE APRON HAS BEEN CONSTRUCTED TO THE SATISFACTION OF ANNE ARUNDEL COUNTY. THE APRON SHALL BE CONSTRUCTED IN ACCORDANCE WITH ANNE ARUNDEL COUNTY DEPARTMENT OF PUBLIC WORKS STANDARD DETAIL PLATE NO. 1-6.08 L-6A.

OFF-SITE DRAINAGE AND RECREATION FEE NOTE:

OFF-SITE STORM DRAINAGE AND RECREATION FEES OF \$250.00 WERE PAID ON 4/8/02 BY OR NO. 3126836.

ALLOWABLE IMPERVIOUS AREA:

MAXIMUM ALLOWABLE IMPERVIOUS AREA FOR LOTS 1, 2, AND 3, AND THE ACCESS DRIVEWAY SHALL BE LIMITED TO 15% OF THE TOTAL SITE AREA. THE SPECIFIC COVERAGE ALLOWANCES ARE DOCUMENTED IN THE FOLLOWING TABLE.

IMPERVIOUS AREA CHART	
TOTAL ALLOWABLE IMPERVIOUS COVERAGE-33,410 S.F. (1504156.988 S.F.)	EXISTING IMPERVIOUS AREA
LOT 1 *	5,877 S.F.
LOT 2 *	4,800 S.F.
LOT 3	4,071 S.F.
	4,800 S.F.
	7,933 S.F.
	12,875 S.F.
	12,875 S.F.

ALLOWABLE IMPERVIOUS AREA FOR THESE LOTS EXCLUDE ANTERIOR AREA FOR THE 12' ACCESS DRIVEWAY.

RECREATION NOTE:

FOREST CLEARING & REFORESTATION FOR LOTS 1, 2, AND 3 SHALL BE ADDRESSED AT BUILDING PERMIT AND/OR GRADING PERMIT PHASE ACCORDING TO ANNE ARUNDEL COUNTY CODE, ARTICLE 28, SECTION 1A-104 (G).



ALLOCATION AND PUBLIC IMPROVEMENT NOTE

"APPROVAL OF THIS PLAT DOES NOT GUARANTEE AN ALLOCATION OF SEWER CAPACITY. THE AVAILABILITY OF SEWER CAPACITY AS WELL AS ROAD, UTILITY OR STORM DRAINAGE REQUIREMENTS WILL BE ADDRESSED AND MUST BE MET, AS REQUIRED, PRIOR TO THE ISSUANCE OF A BUILDING PERMIT."

RESTRICTED ACCESS NOTE

LOT 2 SHALL NOT DERIVE ACCESS VIA MAJOR ROAD UNLESS EXISTING DRIVE IS IMPROVED TO ADEQUATE WIDTH.

DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS

"THE FOREST CONSERVATION AREAS SHOWN ON THIS PLAT ARE SUBJECT TO THE DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS FOR THOMAS PROPERTY SUBDIVISION DATED 11/03/02, AS RECORDED AMONG THE LAND RECORDS OF ANNE ARUNDEL COUNTY IN LIBER 11331 FOLIO 16."

FOR PRIVATE WATER & PUBLIC SEWER SYSTEMS

APPROVED: HEALTH DEPARTMENT, ANNE ARUNDEL COUNTY, MARYLAND

Robert J. Webb
COUNTY HEALTH OFFICER
ANNE ARUNDEL COUNTY, MARYLAND
DATE: 1/03/02

APPROVED: OFFICE OF PLANNING AND ZONING, ANNE ARUNDEL COUNTY, MARYLAND

Drum, Snell & Associates, LC
JANIS M. SNELL, PLANNING AND ZONING OFFICER
OFFICE OF PLANNING AND ZONING, ANNE ARUNDEL COUNTY, MARYLAND
DATE: 3-27-02

OWNERS' DEDICATION

JOEL T. THOMAS AND CAROLINE L. N. THOMAS, OWNERS OF PARCEL 78 AND RESERVE PARCEL B, HEREBY DEDICATE TO THE PUBLIC THE 20 FOOT WIDE PRIVATE COMMON ACCESS EASEMENT SHOWN HEREON, AND ALL PARTS THEREOF, TO BE USED FOR THE PURPOSES OF THE ANNE ARUNDEL COUNTY OR THE STATE HIGHWAY ADMINISTRATION, AS MAY BE APPROPRIATE, ON REQUEST. THERE ARE NO SUITS, ACTIONS AT LAW, LEASES, LIENS, MORTGAGES, TRUST, EASEMENTS AS SHOWN HEREON, AFFECTING THE PROPERTY INCLUDED IN THIS PLAN OF SUBDIVISION, EXCEPT AS SHOWN HEREON.

SEVERN SAVINGS BANK, FSB - LIENHOLDER

20 FOOT PUBLIC UTILITY EASEMENT

LIBER 9716 FOLIO 033

LIBER 10322 FOLIO 242

AND ALL PARTS THEREOF IN INTEREST THERE TO HAVE HERETOBY AFFIRMED THEIR SIGNATURE INDICATING THEIR ASSENT & WILINGNESS TO SIGN IN THIS PLAN OF SUBDIVISION.

JOEL T. THOMAS, OWNER
DATE: 12-20-01
WITNESS: D.C. L. 12-20-01

CAROLINE L. N. THOMAS, OWNER
DATE: 12-20-01
WITNESS: D.C. L. 12-20-01

ALAN J. HART, TRUSTEES FOR SEVERN SAVINGS BANK, FSB
DATE: 12-20-01
WITNESS: 12-20-01

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE PLAT SHOWN HEREON IS CORRECT, THAT IT REPRESENTS A SURVEY OF THE PROPERTY BY THE SURVEYOR OR PREPARED UNDER THE SURVEYOR'S DIRECT SUPERVISION AND THAT IT IS A SUBDIVISION OF ALL OF THE LANDS CONVEYED BY ALAN B. STEVENS, JR., PERSONAL REPRESENTATIVE OF THE ESTATE OF HELEN GROSS GANT, BY DEED DATED APRIL 12, 1988, AND ALL PARTS THEREOF, TO BE USED FOR THE PURPOSES OF THE ANNE ARUNDEL COUNTY OR THE STATE HIGHWAY ADMINISTRATION, AS MAY BE APPROPRIATE, ON REQUEST. THERE ARE NO SUITS, ACTIONS AT LAW, LEASES, LIENS, MORTGAGES, TRUST, EASEMENTS AS SHOWN HEREON, AFFECTING THE PROPERTY INCLUDED IN THIS PLAN OF SUBDIVISION, EXCEPT AS SHOWN HEREON.

THE REQUIREMENTS OF SECTION 3-10B, THE REAL PROPERTY ARTICLE, ANNOTATED CODE OF MARYLAND, 1988 REPLACEMENT VOLUME, (AS-SUPPLEMENTED) AS FAR AS THEY RELATE TO THE MAKING OF THIS PLAT AND THE SETTING OF MARKERS HAVE BEEN COMPLIED WITH.

STEVEN H. JUPITZ, JR., PROPERTY LINE SURVEYOR #499
DATE: 12-13-01

JOEL T. THOMAS, OWNER
DATE: 12-20-01

CAROLINE L. N. THOMAS, OWNER
DATE: 12-20-01

ALAN J. HART, TRUSTEES FOR SEVERN SAVINGS BANK, FSB
DATE: 12-20-01

OWNER CERTIFICATION

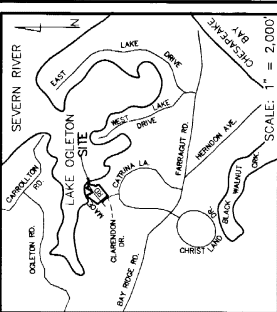
I HEREBY CERTIFY THAT BOTH PRES MARKED AND CONCRETE MONUMENTS MARKED WILL BE SET IN ACCORDANCE WITH THE SUBDIVISION REGULATIONS OF ANNE ARUNDEL COUNTY, MARYLAND.

JOEL T. THOMAS, OWNER
DATE: 12-20-01

CAROLINE L. N. THOMAS, OWNER
DATE: 12-20-01

ALAN J. HART, TRUSTEES FOR SEVERN SAVINGS BANK, FSB
DATE: 12-20-01

DRUM, SNELL & ASSOCIATES, LC
CIVIL ENGINEERS - LAND SURVEYORS
209 WEST STREET, SUITE 203
ANNAPOLIS, MARYLAND 21401
410-260-3122



VICINITY MAP

NOTE OF PURPOSE

THE PURPOSE OF THIS PLAT IS TO CREATE THREE BUILDABLE LOTS FROM AN EXISTING PARCEL 78 AND RESERVE PARCEL B.

GENERAL NOTES:

- HOUSE NUMBERS ARE DENOTED AS: []
- THE BEARINGS AND DISTANCES SHOWN HEREON ARE BASED ON THE ANNE ARUNDEL COUNTY GRID SYSTEM (NAD 83).
- THE BEARINGS AND DISTANCES SHOWN HEREON ARE BASED ON A BOUNDARY SURVEY PERFORMED BY DRUM, SNELL & ASSOCIATES, LC.
- THE PROPERTY LINE SHARED BY PARCEL 78 AND TAX MAP 57, BLOCK 9, P/O PARCEL 164, AS SHOWN ON THIS PLAT, WAS AGREED UPON BY THE PROPERTY OWNERS OF BOTH PARCELS, AS DESCRIBED IN AN AGREEMENT RECORDED AMONG THE LAND RECORDS OF ANNE ARUNDEL COUNTY IN LIBER 9716, FOLIO 022.

AREA TABULATIONS:

TOTAL SITE AREA: 156,088 S.F. (3.58 ACRES)
EX. PARCEL 78: 151,467 S.F. (3.48 AC.)
EX. PARCEL B: 4,601 S.F. (0.10 AC.)
PROP. LOT 1: 39,958 S.F. (0.92 AC.)
PROP. LOT 2: 63,609 S.F. (1.46 AC.)
PROP. LOT 3: 52,501 S.F. (1.20 AC.)

ZONING/SETBACK:

ZONING: R-2 (EXISTING & PROPOSED)
SETBACKS:
FRONT = 30 FEET
REAR = 25 FEET
SIDE = 7 FEET, 20 FEET COMBINED
20 FEET SIDE STREET
MINIMUM LOT SIZE: 20,000 S.F.

PLAT 1 OF 2

MINOR SUBDIVISION

THOMAS PROPERTY

SUBDIVISION NO. 2000-087 PROJECT NO. 78
TAX MAP NO. 57 BLOCK 3 PARCEL NO. 78
SCALE: AS SHOWN DATE: MARCH 2002

DISTRICT: 2ND ANNE ARUNDEL COUNTY, MD

RECORDED IN BOOK PAGE PLAT NO.

6955 MSA SSU 1235-8036-1

55.01



02 APR 12 PM 4:21



Notes:

Christland of Annapolis Cove

1000



THIS MAP IS NOT TO BE USED FOR NAVIGATION

Map data output from an Internet mapping site and is for reference only. None of the map may or may not be accurate, current, or otherwise reliable.

- Legend
- Foundation
- Parcels
- Parcel
- Planning
- Envir
- Zon

Name	Section	Plat	Date recorded	SDAT Sub #	# Lots	# CA lots	Total CA lots	
Ogleton	Sec 1	75/36	Oct 1979	578	47	28 + 3 pt	31	
Annapolis Cove (Ogleton)	Sec 1	82/30	Jul 1981	005	71	20 + 5 pt	25	
Annapolis Cove	Sec 2	91/49	Mar 1984		26			
Annapolis Cove	Sec 2	97/32	May 1985		66			
						66 + 16 + 6 pt = 82 + 6 pt	88	Plat to change the subdivision name and road names; included the lots in Annapolis Cove plat 91/49 & 97/32
Chrisland of Annapolis Cove		109/23	Jun 1987	166	92			
Thomas Property			Mar 2002	000				
Annapolis Cove Sec 1 + Sec 2 (Chrisland of AC) + Ogleton					210		144	
1984 decision approved 44; Lake Ogleton would have allowed 24; Community 213 lots								
1989 decision based on shoreline 50 slips; approved 50 slips								
Current based on shoreline (assuming LDA and RCA have not changed.... 50 slips or based on lots in CA (144 lots) 50 slips								