

PREPARED BY

ROBERT R. MACWILLIAMS
PROPERTY LINE SURVEYOR
MCCRONE INC.
20 RIDGELY AVE. SUITE 201
ANNAPOLIS, MARYLAND, 21401
(410) 267-8621

DEDICATION BY OWNERS

THE UNDERSIGNED, BEING ALL OWNERS OF THE PROPERTY SHOWN AND DESCRIBED ON THIS RECORD PLAT, WITH THE EXCEPTION OF LIEN HOLDERS ADOPT THIS RECORD PLAT; ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES; AND DEDICATE ALL PUBLIC ROADS, WIDENING STRIPS, FLOOD PLAINS, 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 SHOWN ON THIS RECORD PLAT IS SET ASIDE FOR THE USE OF THE RESIDENTS OF THE SUBDIVISION AND IS CONVEYED TO THE WILSON'S GROVE HOMEOWNERS ASSOCIATION, INC. 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 OTHER THAN THE FOLLOWING:
EASEMENT GRANTED TO BALTIMORE GAS AND ELECTRIC COMPANY RECORDED AMONG THE LAND RECORDS OF ANNE ARUNDEL COUNTY, MARYLAND IN LIBER 2395 PAGE 109. ALL OWNERS OF THE PROPERTY, WITH THE EXCEPTION OF LIEN HOLDERS HAVE AFFIXED THEIR SIGNATURES AND SEALS ON THIS RECORD PLAT.

WITNESS AND DATE:

OWNER AND DATE:

B/A WILLIAMS, LLC
BY: COSCAN MARYLAND, LLC, MANAGING MEMBER
 4/22/13

BY: KIMBERLY SUE MACKMIN, MANAGING MEMBER

STANDARD RIGHT TO DISCHARGE

WE, B/A WILLIAMS, LLC, OWNER, ITS HEIRS, LEGAL REPRESENTATIVES, PERSONAL REPRESENTATIVES, SUCCESSORS, AND ASSIGNS HEREBY GRANT THE PERPETUAL RIGHT-TO-DISCHARGE THE FLOW OF STORM 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 SYMBOL (PUBLIC) AS SHOWN GRAPHICALLY ON THIS PLAT.

SURVEYOR'S CERTIFICATE

I CERTIFY THAT THIS RECORD PLAT IS CORRECT; THAT IT IS A SUBDIVISION OF ALL OF THE LANDS CONVEYED BY MARILYN W. DOWELL, OTHO H. WILLIAMS, JR. AND FORREST F. BRAMBLE, JR., CO-PERSONAL REPRESENTATIVES OF THE ESTATE OF OTHO H. WILLIAMS, ESTATE NO. 50032 TO B/A WILLIAMS, LLC BY DEED DATED JULY 29, 2004, AND RECORDED IN THE LAND RECORDS OF ANNE ARUNDEL COUNTY, MARYLAND IN LIBER 15202 FOLIO 793; AND THAT THE REQUIREMENTS OF SECTION 3-108, THE REAL PROPERTY ARTICLE, OF THE STATE CODE, CONCERNING THE MAKING OF PLATS AND SETTING OF MARKERS, HAVE BEEN SATISFIED.

ROBERT R. MACWILLIAMS
PROPERTY LINE SURVEYOR
MARYLAND REGISTRATION #600
LICENSE EXPIRATION 4/15/2015

DATE

ROBERT R. MACWILLIAMS
PROPERTY LINE SURVEYOR
MCCRONE INC.
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(410) 267-8621



MCCRONE
ENGINEERS ■ SURVEYORS ■ PLANNERS
ANNAPOLIS ■ CENTREVILLE ■ ELKTON ■ SALISBURY

20 RIDGELY AVE.
ANNAPOLIS, MARYLAND 21401
(410) 267-8621

www.mccrone-inc.com

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A. DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS

THIS SUBDIVISION IS SUBJECT TO THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR THE WILSON'S GROVE HOMEOWNERS ASSOCIATION, INC. RECORDED AMONG THE LAND RECORDS OF ANNE ARUNDEL COUNTY, MARYLAND IN DEED BOOK 26095 PAGE 272

B. ALLOCATION NOTE

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

C. ELECTRIC AND TELEPHONE AGREEMENT NOTE

THIS PLAT HAS BEEN APPROVED FOR RECORDING SUBJECT TO AN AGREEMENT WITH BALTIMORE GAS & ELECTRIC DATED 10-04-2012 AND RECORDED AMONG THE LAND RECORDS OF ANNE ARUNDEL COUNTY, MARYLAND IN DEED BOOK 25224 PAGE 235 AND WITH VERIZON DATED 10-12-2012 AND RECORDED AMONG THE LAND RECORDS OF ANNE ARUNDEL COUNTY, MARYLAND IN DEED BOOK 25237 PAGE 01 AND RIGHT OF WAY EASEMENT RECORDED IN DEED BOOK 25237 PAGE 02.

D. LANDSCAPE NOTE

LANDSCAPING IS TO BE DONE IN ACCORDANCE WITH THE APPROVED LANDSCAPE PLAN LOCATED IN THE FILES OF ANNE ARUNDEL COUNTY OFFICE OF PLANNING AND ZONING.

E. STORMWATER MANAGEMENT NOTE

THIS SITE HAS BEEN DESIGNED IN CONFORMANCE WITH ARTICLE 16, TITLE 3 OF THE ANNE ARUNDEL COUNTY CODE AND DEVELOPMENT OF THE SITE MUST BE EXECUTED IN ACCORDANCE WITH THE APPROVED FINAL DEVELOPMENT PLANS ON FILE WITH THE OFFICE OF PLANNING AND ZONING.

A WAIVER WAS GRANTED TO EXEMPT B/A WILLIAMS, LLC FROM COMPLIANCE WITH THE NEW STORMWATER MANAGEMENT REGULATIONS AND COUNTY COUNCIL BILLS 58-10, 59-10 AND 60-10, SUBJECT TO THE CONDITIONS OUTLINED IN AN ADMINISTRATIVE STORMWATER MANAGEMENT WAIVER # W00010 DATED APRIL 15, 2011.

F. FOREST CONSERVATION NOTE

AN ADDITIONAL 27,000 SQUARE FEET, OR 0.62 ACRES (SEE SHEET 19 "MITIGATED FOREST CONSERVATION AREA") HAS BEEN PLACED IN FOREST CONSERVATION IN LIEU OF PAYING A FEE OF 0.75 CENTS PER SQUARE FOOT OF AREA TO MITIGATE THE "RELEASED FOREST CONSERVATION EASEMENT AREA" AS SHOWN ON A PLAT ENTITLED "AMENDED PLAT, CROFTON VALLEY" TO BE RECORDED SIMULTANEOUSLY WITH THIS PLAT.

AN ADDITIONAL 714,920 SQUARE FEET, OR 16.4123 ACRES (SEE SHEET 21 & 22 "MITIGATED FOREST CONSERVATION AREA") HAS BEEN PLACED IN FOREST CONSERVATION TO MITIGATE REMOVAL OF SPECIMEN TREES. FOREST CONSERVATION AREA #7 AS SHOWN HEREON CONTAINS THE REQUISITE 16.4123 ACRES.

FOREST CONSERVATION SUMMARY**WILSONS GROVE SUBDIVISION**

1. FOREST CONSERVATION (RETENTION) PER FOREST CONSERVATION PLAN: 56.85 ACRES
2. FOREST CONSERVATION (RETENTION) PER FOREST CONSERVATION PLAN: 56.85 ACRES

CROFTON VALLEY AMENDED PLAT

FOREST CONSERVATION MITIGATION FOR ABANDONED/ "RELEASED FOREST CONSERVATION EASEMENT AREA" ON CROFTON VALLEY AMENDED PLAT.

3. FOREST CONSERVATION (RETENTION) REQUIRED: 0.62 ACRES
4. FOREST CONSERVATION (RETENTION) PROVIDED: 0.62 ACRES

SPECIMEN TREE REMOVAL MITIGATION

CALCULATION:
TOTAL APPRAISED TREE VALUE = \$357,460 + \$0.50/SF = 714,920 SF OR 16.41 ACRES

5. FOREST CONSERVATION (RETENTION) REQUIRED: 16.41 ACRES
6. FOREST CONSERVATION (RETENTION) PROVIDED: 16.41 ACRES

TOTAL FOREST CONSERVATION EASEMENT

CALCULATION:
56.85 ACRES + 0.62 ACRES + 16.41 ACRES = 73.88 ACRES

7. TOTAL FOREST CONSERVATION (RETENTION) REQUIRED: 73.88 ACRES
8. TOTAL FOREST CONSERVATION (RETENTION) PROVIDED: 73.88 ACRES

G. FLOODPLAIN EASEMENT NOTE

THE "100 YEAR FLOODPLAIN EASEMENT", AS SHOWN HEREON (SHEETS 18 & 19) WAS DETERMINED BY SCALING THE GRAPHIC LINES AS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY PANEL NO. 24003C0145E, EFFECTIVE DATE OCTOBER 16, 2012.

H. TEMPORARY CONSTRUCTION EASEMENT

TEMPORARY CONSTRUCTION EASEMENTS ARE RESERVED ON ALL LOTS SHOWN HEREON BETWEEN THE RIGHT-OF-WAY LINE AND THE BUILDING RESTRICTION LINE FOR THE PROPOSED CONSTRUCTION OF THE ROADS AND OTHER IMPROVEMENTS REQUIRED UNDER A PUBLIC WORKS AGREEMENT. ONLY THAT WORK NECESSARY FOR THE EXECUTION OF THE APPROVED PLANS UNDER THESE AGREEMENTS SHALL BE PERFORMED WITHIN THE EASEMENTS, AND SAID EASEMENTS WILL CEASE TO EXIST UPON SATISFACTORY COMPLETION OF THESE IMPROVEMENTS AND RELEASE OF ANY MAINTENANCE SECURITY HELD BY ANNE ARUNDEL COUNTY, MARYLAND.

I. SPECIAL EXCEPTION

A SPECIAL EXCEPTION TO PERMIT A PLANNED UNIT DEVELOPMENT (PUD) WAS GRANTED BY THE ADMINISTRATIVE HEARING OFFICER ON OCTOBER 19, 2005, IN CASE NO. 2005-0324-S, SUBJECT TO THE FOLLOWING CONDITIONS:

1. WATER SUPPLY SHALL BE ADEQUATE TO SERVE THE PROPERTY WITH ONSITE WELLS. HOWEVER, IN THE EVENT THE MASTER WATER AND SEWER PLAN IS AMENDED TO ALLOW PUBLIC WATER SERVICE, THEN THE PROPERTY SHALL BE SERVED BY PUBLIC WATER.
2. THE APPLICANT SHALL COMPLY WITH THE DESIGN GUIDELINES SET FORTH IN ATTACHMENT A THEREIN, AND SHOWN HEREON UNDER "PUD DESIGN GUIDELINES".

PUD DESIGN GUIDELINES

MAXIMUM DENSITY:	182 SFD
MINIMUM LOT SIZE:	10,000 SF
MINIMUM LOT WIDTH AT FRONT BRL:	60'
BUILDING LOT COVERAGE:	NOT MORE THAN 35% OF GROSS AREA
FRONT YARD SETBACK (MINIMUM):	25'
SIDE YARD SETBACK (MINIMUM):	7'
SIDEYARD FOR CORNER LOTS AT STREET INTERSECTIONS (MINIMUM):	13'
REAR YARD SETBACK (MINIMUM):	10'
SPACING BETWEEN STRUCTURES (MINIMUM):	14'
CONDITIONS FOR DEVIATIONS FROM STANDARDS:	AS APPROVED BY OPZ
PROPOSED NUMBER OF PARKING SPACES	PER COUNTY CODE
CLUBHOUSE AREA:	
MAXIMUM HEIGHT LIMITATIONS:	
PRINCIPAL STRUCTURES:	45'
ACCESSORY STRUCTURES:	25'
GREEN (OPEN) AREA:	NOT LESS THAN 40% FOR TOTAL PUD AREA (192 ACRES)

1. THERE SHALL BE NO PUBLIC ACCESS FROM THE PROPERTY TO JOHNS HOPKINS ROAD.

J. MODIFICATION NOTES**MODIFICATION NO. 9050 A.**

FOR RELIEF FROM ARTICLE 17, SECTION 6-303(b)(5) THAT REQUIRES EACH SPECIMEN TREE TO BE LEFT IN AN UNDISTURBED CONDITION WAS CONDITIONALLY GRANTED ON DECEMBER 20, 2006;

FOR RELIEF FROM ARTICLE 17, SECTION 6-401 THAT PROHIBITS DISTURBANCE OF A NON-TIDAL WETLAND OR ITS REQUIRED 25-FOOT BUFFER WAS GRANTED ON DECEMBER 20, 2006;

FOR RELIEF FROM ARTICLE 17, SECTION 6-403 WHICH PROHIBITS DISTURBANCE OF STEEP SLOPES OR WITHIN 25 FEET OF THE TOP OF THE STEEP SLOPES WAS GRANTED ON DECEMBER 20, 2006.

MODIFICATION NO. 9050 AR.

FOR RELIEF FROM ARTICLE 17, SECTION 6-303(b)(5) AMENDING MODIFICATION NO. 9050 A. TO REMOVE ONE (1) ADDITIONAL SPECIMEN TREE WAS CONDITIONALLY GRANTED ON DECEMBER 5, 2012.

MODIFICATION NO. 9402.

FOR RELIEF FROM ARTICLE 17, SECTION 3-506(d)(5) THAT REQUIRES RECREATION AREA TO BE EQUALLY DISTRIBUTED INTO TWO AREAS IF THE SUBDIVISION CONTAINS AT LEAST 50 RESIDENTIAL LOTS WAS GRANTED ON MARCH 14, 2007.

MODIFICATION NO. 10108.

FOR RELIEF FROM ARTICLE 17, SECTION 3-301(a) THAT REQUIRES A DEVELOPER TO FILE AN APPLICATION FOR FINAL PLAN APPROVAL WITHIN ONE YEAR AFTER THE DATE OF APPROVAL OF A SKETCH PLAN WAS GRANTED ON OCTOBER 8, 2008.

MODIFICATION NO. 12744.

FOR RELIEF FROM ARTICLE 17, SECTION 2-103 THAT REQUIRES COMPLIANCE WITH THE DPW DESIGN MANUAL TO THE STANDARD CROWN SECTION FOR COUNTY ROADS WAS GRANTED ON APRIL 10, 2013.

ZONING

EXISTING ZONING: R1, R2, OS
PROPOSED ZONING: R1, R2, OS

AREA TABULATIONS

EXISTING SITE:		8,359,825 SF / 191.92 AC
LOTS:	REQUIRED 1,820,000 SF	PROVIDED 1,930,504 SF / 44.32 AC
RIGHT-OF-WAY:		
PUBLIC ON-SITE R/W:		581,353 SF / 13.35 AC
DEDICATIONS ALONG JOHNS HOPKINS:		43,078 SF / 0.99 AC
TOTAL RIGHT-OF-WAY:		624,431 SF / 14.34 AC
OPEN SPACE (30% OF TOTAL GROSS SITE)		
OPEN SPACE #1:		5,788,764 SF / 132.89 AC
OPEN SPACE #2:		2,267 SF / 0.05 AC
OPEN SPACE #3:		4,106 SF / 0.09 AC
TOTAL OPEN SPACE:	2,507,948 SF	5,795,137 SF / 133.03 AC
RECREATION AREA (1000 SF PER LOT X 182 LOTS)		
ACTIVE REC. AREA (75% OF 182,000 SF):	136,500 SF	160,131 SF / 3.68 AC
PASSIVE REC. AREA (25% OF 182,000 SF):	45,500 SF	128,117 SF / 2.94 AC
TOTAL RECREATION AREA:	182,000 SF	288,248 SF / 6.62 AC

WELL SITE PARCEL (SEE SHEET 17): 21,973 SF / 0.50 AC
PUMP STATION PARCEL (SEE SHEET 17): 9,872 SF / 0.23 AC

EXISTING FLOODPLAIN (SEE SHEETS 18 & 19): 53,408 SF / 1.23 AC ±

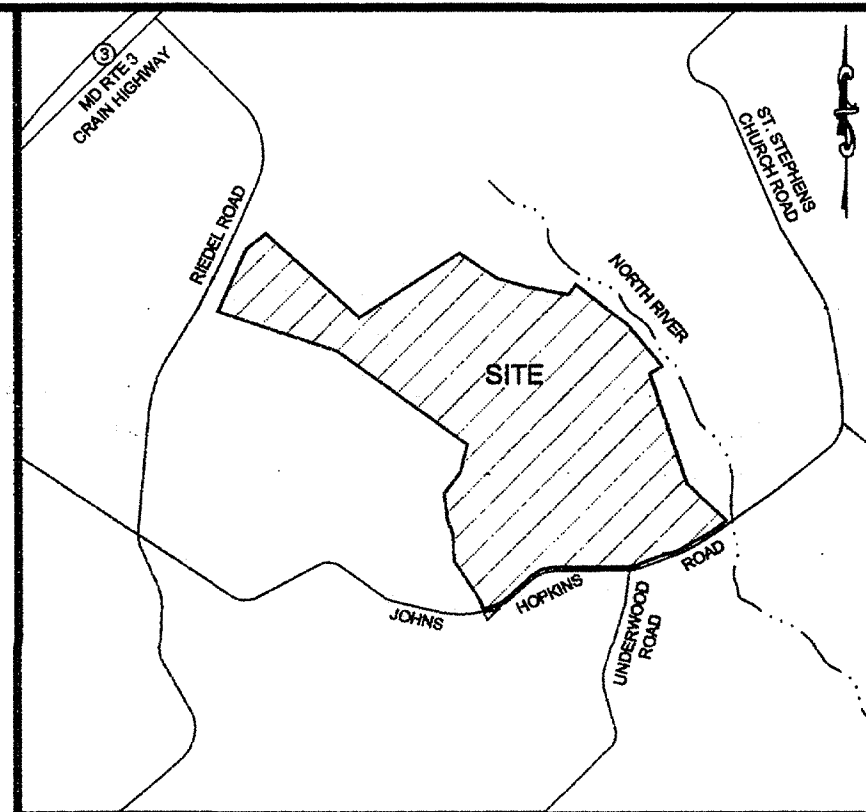
ALLOWABLE DENSITY

	R-1 19.95 AC± 19.95 AC± 144.72 AC± 1.37 AC± 143.35 AC± -0.11 AC± 143.24 AC±	R-2 1.62 AC± -0.31 AC± 19.64 AC± -8.19 AC± 11.45 AC± -0 AC± 11.45 AC±	OS -0.00 AC± 1.62 AC ± -0.00 AC± 1.62 AC± -1.12 AC± 0.50 AC±
TOTAL: 170.35 AC±			
LESS STEEP SLOPES:			
SUBTOTAL:			
LESS WETLANDS:			
SUBTOTAL:			
LESS FLOODPLAIN:			
NET AREA:			
NET DENSITY: (143.24 * 43,560) / 40,000 + (11.45 * 2.5):		184 LOTS	
TOTAL NUMBER OF UNITS:	182 + 1 WELL SITE PARCEL + 1 PUMP STATION PARCEL		
TOTAL NUMBER OF LOTS:	182		
SITE AREA PER DWELLING UNIT:			
REQUIRED: 10,900 SF * 182:	1,820,000 SF		
PROVIDED: 1,930,504 SF / 182:	10,607.16 SF AVERAGE PER D.U.		

APPROVED:

LARRY R. TOM, PLANNING AND ZONING OFFICER
ANNE ARUNDEL COUNTY OFFICE OF PLANNING AND ZONING
AND FOR THE HEALTH OFFICER (PUBLIC WATER AND SEWER),
ANNE ARUNDEL COUNTY DEPARTMENT OF HEALTH

DATE

**VICINITY MAP**

SCALE -- 1"=2000'

GENERAL NOTES

1. DEVELOPMENT OF THIS SUBDIVISION SHALL BE UNDERTAKEN ONLY IN ACCORDANCE WITH THE FINAL APPROVED PLAN ON FILE IN THE OFFICE OF PLANNING AND ZONING.
2. ALL UTILITIES INCLUDING GAS, ELECTRIC, AND COMMUNICATIONS SHALL BE INSTALLED UNDERGROUND IN ACCORDANCE WITH THE PUBLIC SERVICE COMMISSION STATEWIDE RULES OF JUNE 14, 1968.
3. COORDINATES SHOWN HEREON ARE MARYLAND STATE PLANE COORDINATES (NAD 83/91) AND DERIVED FROM GPS OBSERVATIONS BASED UPON NATIONAL GEODETIC SURVEY MONUMENTS:
J 136 - N: 513098.886 E: 141760.826 COMBINED FACTOR 0.99995512
W00 C - N:463563.246 E: 1377149.090 COMBINED FACTOR 0.99994816
4. THIS SITE IS NOT LOCATED WITHIN THE CHESAPEAKE BAY CRITICAL AREA.
5. 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.
6. AS USED HEREON, THE WORD CERTIFY SHALL MEAN AN EXPRESSION OF THE SURVEYOR'S PROFESSIONAL OPINION TO BE THE BEST OF HIS KNOWLEDGE, INFORMATION AND BELIEF, AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE BY THE SURVEYOR.
7. A DEED OF EASEMENT AND AGREEMENT FOR UTILITIES, STORM DRAIN, STORMWATER MANAGEMENT IS RECORDED IN BOOK 26095 PAGE 227.
8. A DEED OF EASEMENT AND AGREEMENT FOR FOREST CONSERVATION IS RECORDED IN BOOK 26095 PAGE 236.
9. A DEED OF EASEMENT AND AGREEMENT FOR FLOOD PLAIN EASEMENT AREAS IS RECORDED IN BOOK 26095 PAGE 218.
10. A DEED OF EASEMENT AND AGREEMENT ARCHAEOLOGICAL EASEMENT AREAS IS RECORDED IN BOOK 26095 PAGE 263.
11. A DEED FOR ROADS AND RIGHT OF WAY DEDICATION IS RECORDED IN BOOK 26095 PAGE 207.
12. A DEED FOR THE WELL SITE AND PUMP STATION IS RECORDED IN BOOK 26095 PAGE 207.
13. AMENDED PLAT FOR CROFTON VALLEY, OPEN SPACE 1CR AND 1DR RECORDED SIMULTANEOUSLY WITH THIS PLAT IN PLAT BOOK 323 & 324 PAGE 50 & 01.
14. JOHNS HOPKINS ROAD IS A SCENIC AND HISTORIC ROAD, AND SUBJECT TO THE PROVISIONS FOUND IN ARTICLE 17-6-504 OF THE ANNE ARUNDEL COUNTY CODE.

LEGEND

- PROPERTY CORNER
- IRF ○ IRON ROD FOUND
- CPF ● CAPPED PIN FOUND
- CMF □ CONCRETE MONUMENT FOUND
- IPF ● IRON PIPE FOUND
- STF □ STONE FOUND
- CPS ● CAPPED PIN SET
- A ARC LENGTH
- (E) RECREATION AREA/EASEMENT COURSES
- (TL) TIE LINE
- R/W RIGHT-OF-WAY
- SWM STORMWATER MANAGEMENT
- N/F NOW OR FORMERLY
- ACTIVE RECREATION AREA
- PASSIVE RECREATION AREA
- FOREST CONSERVATION AREA
- MITIGATED FOREST CONSERVATION AREA
- RIGHT TO DISCHARGE

SHEET 1 of 22

WILSON'S GROVE

A SINGLE FAMILY RESIDENTIAL SUBDIVISION

182 SINGLE FAMILY LOTS

RIEDEL ROAD

GAMBRILLS, MARYLAND 21054

SUB.# S04-113 PROJECT #2005-0201 00 NF

TAX MAP 37, GRID 21, PARCEL 67 & 320

SCALE: NONE MARYLAND NAD 83 DATUM

APRIL - 2013

2ND DISTRICT- ANNE ARUNDEL COUNTY, MARYLAND

199268 MSA SU 1235 9859-1

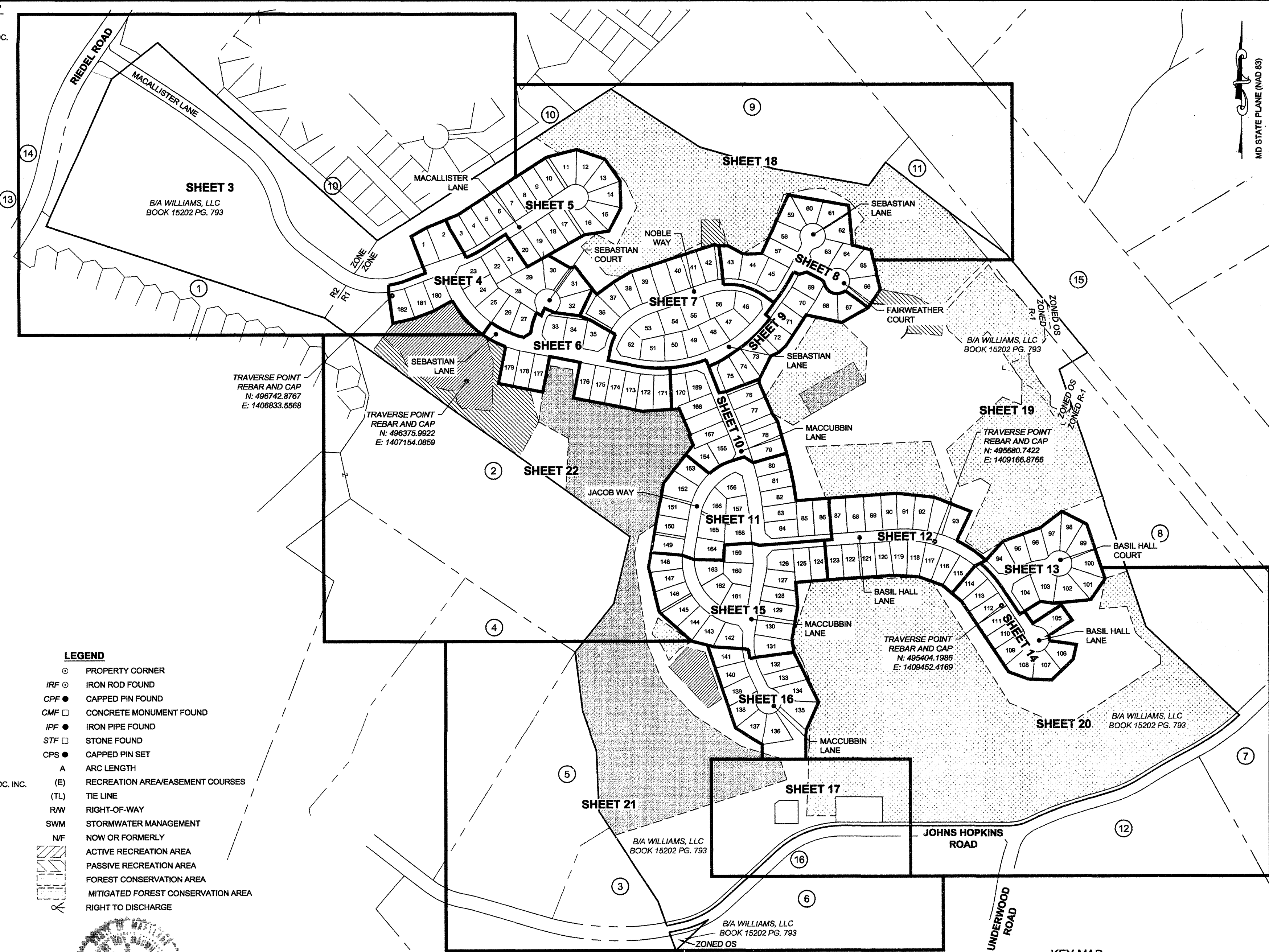
ANNE ARUNDEL COUNTY CIRCUIT COURT (Subdivision Plats, AA) Plat Book 314, pp. 12-23, MSA, S1235, 9859, Date available 2013/05/06, Printed 08/27/2021.

Maryland State Archives

RECEIVED FOR RECORD
CIRCUIT COURT FOR A.A. COUNTY
2013 MAY -6 P 12:56

ADJACENT PROPERTY OWNERS WITHIN 200'

- 1 TAX MAP 37, BLOCK 13, PARCEL 238
N/F CROFTON VILLAGE SECTION 5 HOMEOWNERS ASSOC.
7004 DARBY ROAD
BETHESDA, MARYLAND 20817
LIBER 5337, FOLIO 21
PLAT BOOK 115, PAGE 25-26
- 2 TAX MAP 37, BLOCK 14, PARCEL 345
N/F CROFTON VILLAGE POOL AND RECREATION ASSOC.
2139 ESPREY COURT, SUITE 6
CROFTON, MARYLAND 21114
LIBER 8175, FOLIO 570
PLAT BOOK 177, PAGE 137
- 3 TAX MAP 37, BLOCK 20, PARCEL 216
N/F EDWARD E. AND JANE C. NEESSE, ET AL.
2120 JOHNS HOPKINS ROAD
GAMBRILLS, MARYLAND 21054
LIBER 16581, FOLIO 520
- 4 TAX MAP 37, BLOCK 20, PARCEL 65, LOT 2
N/F COUNTRY VIEW ESTATES, LLC
200 WESTGATE CIRCLE, SUITE 200
ANNAPOLIS, MD 21401
LIBER 18848, FOLIO 568
PLAT BOOK 277, PAGE 27
- 5 TAX MAP 37, BLOCK 20, PARCEL 65, LOT 3
N/F CHRISTIAN J. AND VICTORIA D. NOE
2166 JOHNS HOPKINS ROAD
GAMBRILLS, MARYLAND 21054
LIBER 3512, PAGE 96
PLAT BOOK 84, PAGE 42
- 6 TAX MAP 37, BLOCK 19, PARCEL 63
N/F ANNE ARUNDEL COUNTY
OFFICE OF REAL ESTATE MANAGEMENT
2662 RIVA ROAD, 4TH FLOOR
ANNAPOLIS, MARYLAND 21401
PLAT BOOK 203, PAGE 23
- 7 TAX MAP 37, BLOCK 21, PARCEL 77
N/F DIANA C. KIMM, TRUSTEE
P.O. BOX 902
SEVERN, MARYLAND 21144
LIBER 10505, FOLIO 423
- 8 TAX MAP 37, BLOCK 15, PARCEL 76
N/F ST. STEPHEN'S FARM ASSOCIATION, INC.
710 SOUTH SHARP STREET
BALTIMORE, MARYLAND 21230
LIBER 14489, FOLIO 5
PLAT BOOK 229, PAGE 1
- 9 TAX MAP 37, BLOCK 9, PARCEL 70
N/F ST. STEPHEN'S LC
6820 ELM STREET
MCLEAN, VA 22101
LIBER 9182, FOLIO 56
PLAT BOOK 219, PAGE 3
- 10 TAX MAP 37, BLOCK 14, PARCEL 353
N/F CROFTON VALLEY HOMEOWNERS ASSOC., INC.
12051-B TECH ROAD, 800
SILVER SPRING, MD 20904
LIBER 11635, FOLIO 222
PLAT BOOK 223, PAGE 27
- 11 TAX MAP 37, BLOCK 15, PARCEL 72, P/O LOT 7
N/F KEVIN A. HALL AND MELISSA GOLOB
1719 SINCLAIR ROAD
CROWNSVILLE, MARYLAND 21032
LIBER 23859, FOLIO 127
PLAT BOOK 117, PAGE 43
- 12 TAX MAP 43, BLOCK 3, PARCEL 7
N/F DIANA C. KIMM, TRUSTEE
P.O. BOX 902
SEVERN, MARYLAND 21144
LIBER 10505, FOLIO 423
- 13 TAX MAP 37, BLOCK 13, PARCEL 346
N/F CROFTON VILLAGE SECTION 9 HOMEOWNERS ASSOC. INC.
1022 SIMSBURY COURT
CROFTON, MARYLAND 21114
PLAT BOOK 180, PAGE 21
- 14 TAX MAP 37, BLOCK 13, PARCEL 356
N/F CROFTON FARMS RECREATION ASSOC., INC.
P.O. BOX 3637
CROFTON, MARYLAND 21114
LIBER 13722, FOLIO 606
PLAT BOOK 230, PAGE 33
PLAT BOOK 208, PAGE 23-30
- 15 TAX MAP 43, BLOCK 17, PARCEL 209
N/F BALTIMORE GAS & ELECTRIC
BALTIMORE, MARYLAND 21244
LIBER 2395, FOLIO 109
- 16 TAX MAP 37, BLOCK 19, PARCEL 63
N/F WALDEN COMMUNITY ASSOCIATION
8911 60TH AVENUE
BERWYNN HEIGHTS, MD 20743
LIBER 8246, FOLIO 67
PLAT BOOK 203, PAGE 23



LEGEND

- PROPERTY CORNER
- IRF ○ IRON ROD FOUND
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- CMF □ CONCRETE MONUMENT FOUND
- IPF ● IRON PIPE FOUND
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- PASSIVE RECREATION AREA
- FOREST CONSERVATION AREA
- MITIGATED FOREST CONSERVATION AREA
- RIGHT TO DISCHARGE



SEE SHEET ONE FOR SURVEYOR'S CERTIFICATE AND OWNER'S DEDICATION

McCRONE
ENGINEERS ■ SURVEYORS ■ PLANNERS
ANNAPOLIS ■ CENTREVILLE ■ ELKTON ■ SALISBURY

20 RIDGELY AVE
ANNAPOLIS, MARYLAND 21401
(410) 267-8621

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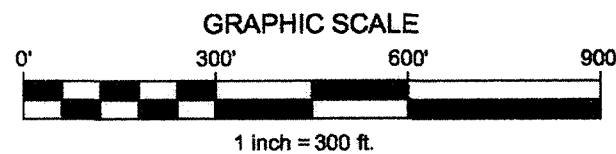
ROBERT R. MACWILLIAMS
PROPERTY LINE SURVEYOR
MARYLAND REGISTRATION #600
LICENSE EXPIRATION 04/15/2015
DATE 4-7-13

B/A WILLIAMS LLC
BY: COSCAN MARYLAND LLC, MANAGING MEMBER

Kimball
BY: KIMBERLY SUE MACKMIN, MANAGING MEMBER
DATE

APPROVED:

Larry R. Tom
LARRY R. TOM, PLANNING AND ZONING OFFICER
ANNE ARUNDEL COUNTY OFFICE OF PLANNING AND ZONING
AND FOR THE HEALTH OFFICER (PUBLIC WATER AND SEWER),
ANNE ARUNDEL COUNTY DEPARTMENT OF HEALTH
DATE 5-1-13



KEY MAP
SHEET 2 of 22
WILSON'S GROVE
A SINGLE FAMILY RESIDENTIAL SUBDIVISION
182 SINGLE FAMILY LOTS
RIEDEL ROAD
GAMBRILLS, MARYLAND 21054
SUB.# S04-113 PROJECT #2005-0201 00 NF
TAX MAP 37, GRID 21, PARCEL 67 & 320

SCALE: 1" = 300' MARYLAND NAD 83 DATUM
APRIL - 2013
2ND DISTRICT- ANNE ARUNDEL COUNTY, MARYLAND

1999269 MSA SSu 1235 9859-2



LINE TABLE				
LINE #/CURVE #	DIRECTION	LENGTH/CHORD LENGTH	RADIUS	ARC LENGTH
(E)L29	S70° 56' 25"W	32.02'		
(E)L30	N20° 58' 54"W	159.47'		
(E)L34	S20° 58' 48"E	167.01'		

CURVE TABLE					
CURVE	CHORD BEARING	CHORD LENGTH	ARC LENGTH	RADIUS	TANGENT
C4	S81°51'13"E	321.26'	335.53'	330.00'	183.89'
C8	S29°13'48"E	123.37'	123.80'	430.00'	62.33'
C9	S05°28'29"W	10.90'	11.99'	8.00'	7.45'
C10	S89°04'14"E	10.90'	11.99'	8.00'	7.45'
C11	S62°35'05"E	243.76'	247.15'	430.00'	127.09'
C50	N65°46'45"W	70.24'	269.39'	55.00'	45.64'
C51	S01°03'27"E	23.70'	24.47'	28.00'	13.08'
C52	S17°27'52"W	69.44'	69.59'	306.00'	34.95'
C53	N48°54'13"W	372.58'	387.75'	397.83'	210.83'
C57	N63°46'10"E	137.09'	137.42'	575.00'	69.04'

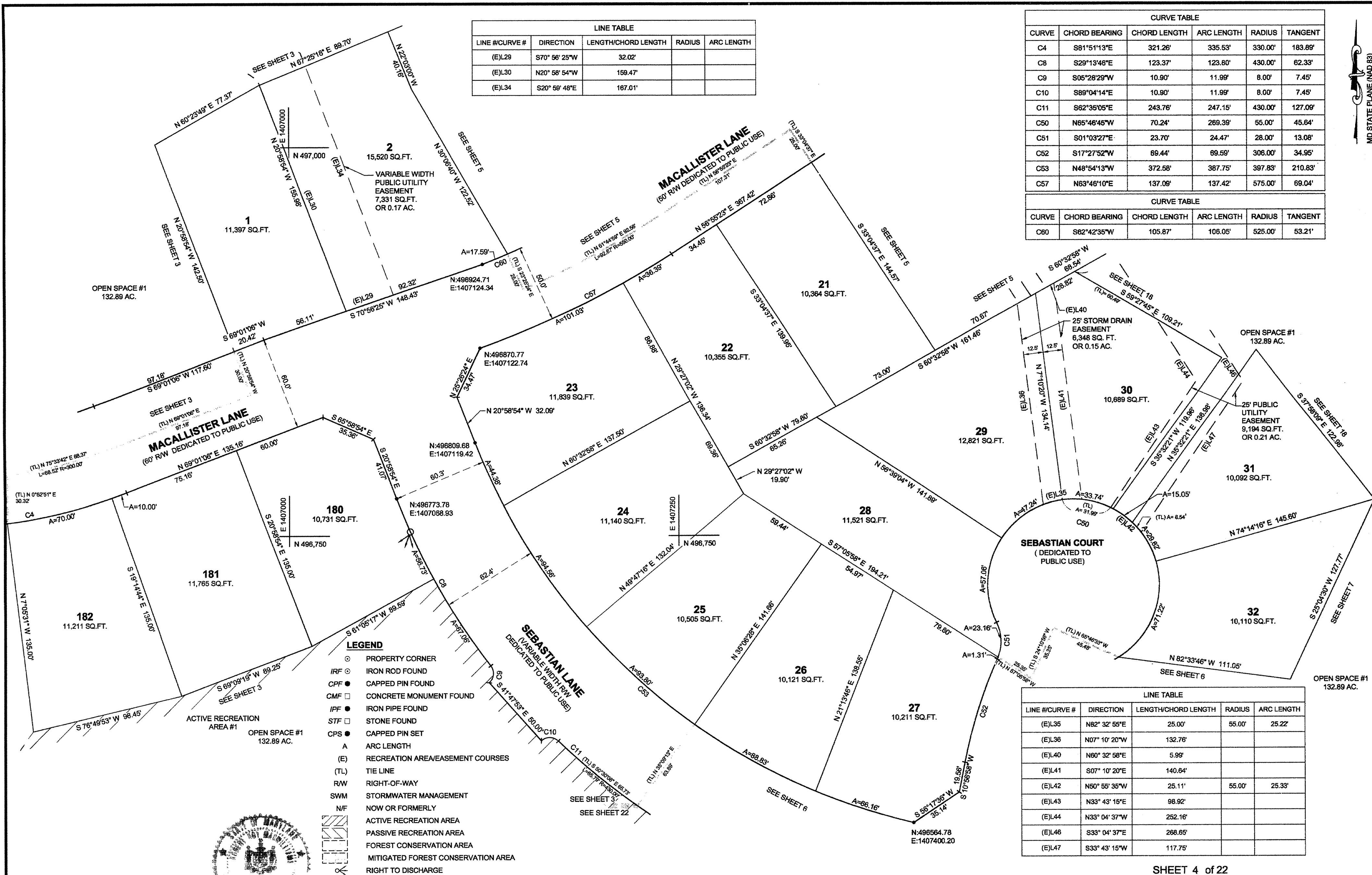
CURVE TABLE					
CURVE	CHORD BEARING	CHORD LENGTH	ARC LENGTH	RADIUS	TANGENT
C60	S62°42'35"W	105.87'	106.05'	525.00'	53.21'

MD STATE PLANE (NAD 83)

RECEIVED FOR RECORD
CIRCUIT COURT FOR A.A. COUNTY
2013 MAY -6 P 12:58

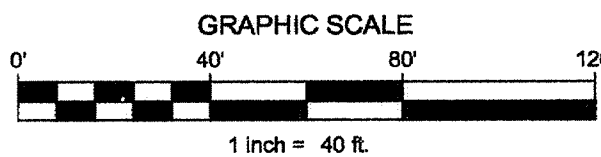
RECEIVED FOR RECORD
CIRCUIT COURT FOR A.A. COUNTY
2013 MAY -6 P 12:57

RECEIVED FOR RECORD
CIRCUIT COURT FOR A.A. COUNTY
2013 MAY -6 P 12:57



- LEGEND**
- PROPERTY CORNER
 - IRF ○ IRON ROD FOUND
 - CPF ● CAPPED PIN FOUND
 - CMF □ CONCRETE MONUMENT FOUND
 - IPF ● IRON PIPE FOUND
 - STF □ STONE FOUND
 - CPS ● CAPPED PIN SET
 - A ARC LENGTH
 - (E) RECREATION AREA/EASEMENT COURSES
 - (TL) TIE LINE
 - R/W RIGHT-OF-WAY
 - SWM STORMWATER MANAGEMENT
 - N/F NOW OR FORMERLY
 - ACTIVE RECREATION AREA
 - PASSIVE RECREATION AREA
 - FOREST CONSERVATION AREA
 - MITIGATED FOREST CONSERVATION AREA
 - RIGHT TO DISCHARGE

LINE TABLE				
LINE #/CURVE #	DIRECTION	LENGTH/CHORD LENGTH	RADIUS	ARC LENGTH
(E)L35	N82° 32' 55"E	25.00'	55.00'	25.22'
(E)L36	N07° 10' 20"W	132.76'		
(E)L40	N60° 32' 58"E	5.99'		
(E)L41	S07° 10' 20"E	140.64'		
(E)L42	N50° 55' 35"W	25.11'	55.00'	25.33'
(E)L43	N33° 43' 15"E	98.92'		
(E)L44	N33° 04' 37"W	252.16'		
(E)L46	S33° 04' 37"E	268.65'		
(E)L47	S33° 43' 15"W	117.75'		



SEE SHEET ONE FOR SURVEYOR'S CERTIFICATE AND OWNER'S DEDICATION

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ROBERT R. MACWILLIAMS
PROPERTY LINE SURVEYOR
MARYLAND REGISTRATION #600
LICENSE EXPIRATION 04/15/2015
DATE 4-17-13
B/A WILLIAMS LLC
BY: COSCAN MARYLAND LLC, MANAGING MEMBER
DATE
K. S. Williams
DATE

APPROVED:
LARRY R. TOM, PLANNING AND ZONING OFFICER
ANNE ARUNDEL COUNTY OFFICE OF PLANING AND ZONING
AND FOR THE HEALTH OFFICER (PUBLIC WATER AND SEWER),
ANNE ARUNDEL COUNTY DEPARTMENT OF HEALTH
DATE 5-1-13

SHEET 4 of 22
WILSON'S GROVE
A SINGLE FAMILY RESIDENTIAL SUBDIVISION
182 SINGLE FAMILY LOTS
RIEDEL ROAD
GAMBRILLS, MARYLAND 21054
SUB.# S04-113 PROJECT #2005-0201 00 NF
TAX MAP 37, GRID 21, PARCEL 67 & 320
SCALE: 1" = 40' MARYLAND NAD 83 DATUM
APRIL - 2013
2ND DISTRICT- ANNE ARUNDEL COUNTY, MARYLAND

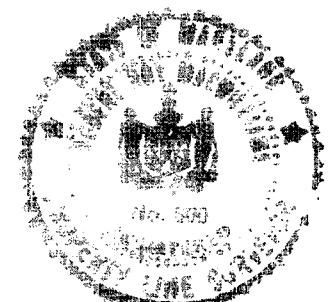
MSA SS 1235 9854-4
P199271

CURVE TABLE					
CURVE	CHORD BEARING	CHORD LENGTH	ARC LENGTH	RADIUS	TANGENT
C58	S86°07'16"E	33.67'	36.12'	28.00'	21.07'
C59	N03°52'45"E	87.90'	243.74'	55.00'	73.10'
C60	S62°42'35"W	105.87'	106.05'	525.00'	53.21'

LINE TABLE				
LINE #/CURVE #	DIRECTION	LENGTH/CHORD LENGTH	RADIUS	ARC LENGTH
(E)L37	N33° 04' 33"W	146.38'		
(E)L38	N56° 55' 23"E	20.00'		
(E)L39	S33° 04' 33"E	149.73'		
(E)L40	N60° 32' 58"E	5.98'		
(E)L44	N33° 04' 37"W	252.16'		
(E)L45	N56° 55' 23"E	25.00'		
(E)L46	S33° 04' 37"E	268.65'		

LEGEND

- PROPERTY CORNER
- IRF ○ IRON ROD FOUND
- CPF ● CAPPED PIN FOUND
- CMF □ CONCRETE MONUMENT FOUND
- IPF ● IRON PIPE FOUND
- STF □ STONE FOUND
- CPS ● CAPPED PIN SET
- A ARC LENGTH
- (E) RECREATION AREA/EASEMENT COURSES
- (TL) TIE LINE
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- ACTIVE RECREATION AREA
- PASSIVE RECREATION AREA
- FOREST CONSERVATION AREA
- MITIGATED FOREST CONSERVATION AREA
- RIGHT TO DISCHARGE



SEE SHEET ONE FOR SURVEYOR'S CERTIFICATE AND OWNER'S DEDICATION

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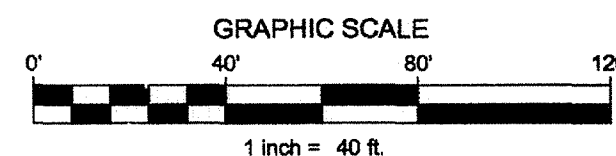
ROBERT R. MACWILLIAMS
 PROPERTY LINE SURVEYOR
 MARYLAND REGISTRATION #600
 LICENSE EXPIRATION 04/15/2015

DATE

B/A WILLIAMS LLC
 BY: COSCAN MARYLAND LLC, MANAGING MEMBER

BY: KIMBERLY SUE MACKMIN, MANAGING MEMBER DATE

APPROVED: *Larry R. Tom* 5-1-13
 LARRY R. TOM, PLANNING AND ZONING OFFICER
 ANNE ARUNDEL COUNTY OFFICE OF PLANNING AND ZONING
 AND FOR THE HEALTH OFFICER (PUBLIC WATER AND SEWER),
 ANNE ARUNDEL COUNTY DEPARTMENT OF HEALTH



SHEET 5 of 22
WILSON'S GROVE
 A SINGLE FAMILY RESIDENTIAL SUBDIVISION
 182 SINGLE FAMILY LOTS
 RIEDEL ROAD
 GAMBRILLS, MARYLAND 21054
 SUB.# S04-113 PROJECT #2005-0201 00 NF
 TAX MAP 37, GRID 21, PARCEL 67 & 320

SCALE: 1" = 40' MARYLAND NAD 83 DATUM
 APRIL - 2013
 2ND DISTRICT- ANNE ARUNDEL COUNTY, MARYLAND

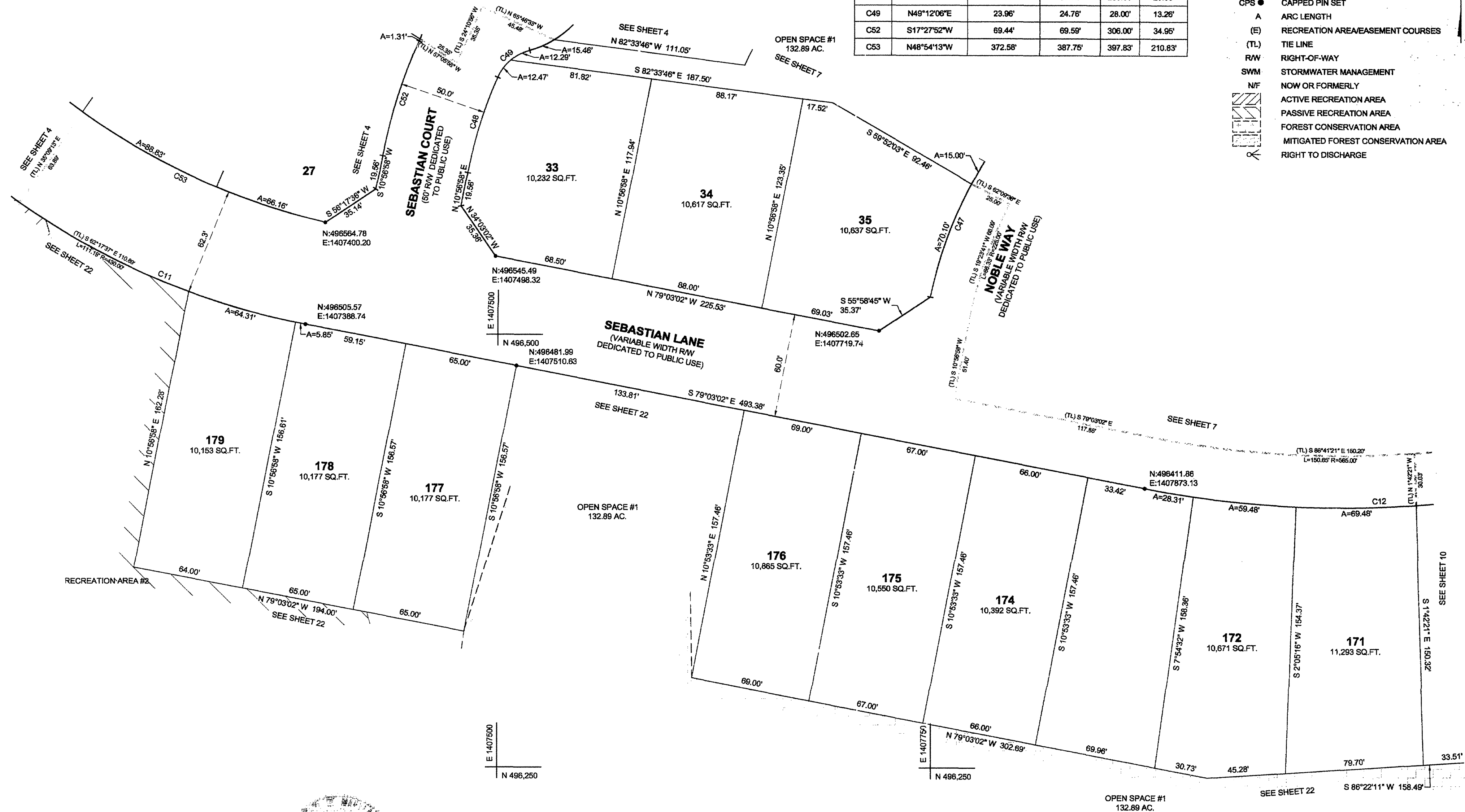
NSA SSU 1235 9859.5
 P199272

MD STATE PLANE (NAD 83)

CURVE TABLE				
CURVE	CHORD BEARING	CHORD LENGTH	ARC LENGTH	RADIUS
C11	S62°35'05"E	243.76'	247.15'	430.00'
C12	N87°51'39"E	269.49'	271.84'	595.00'
C47	S41°46'15"W	249.98'	261.77'	250.00'
C48	N17°24'30"E	57.59'	57.72'	256.00'
C49	N49°12'06"E	23.96'	24.76'	28.00'
C52	S17°27'52"W	69.44'	69.59'	306.00'
C53	N48°54'13"W	372.58'	387.75'	210.83'

- LEGEND**
- PROPERTY CORNER
 - IRF ○ IRON ROD FOUND
 - CPF ● CAPPED PIN FOUND
 - CMF □ CONCRETE MONUMENT FOUND
 - IPF ● IRON PIPE FOUND
 - STF □ STONE FOUND
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 - SWM STORMWATER MANAGEMENT
 - N/F NOW OR FORMERLY
 - ACTIVE RECREATION AREA
 - PASSIVE RECREATION AREA
 - FOREST CONSERVATION AREA
 - MITIGATED FOREST CONSERVATION AREA
 - RIGHT TO DISCHARGE

MD STATE PLANE (NAD 83)

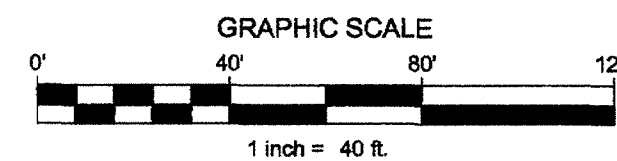


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DEED ONE FOR SURVEYOR'S CERTIFICATE AND OWNER'S DEDICATION

ROBERT R. MACWILLIAMS
 PROPERTY LINE SURVEYOR
 MARYLAND REGISTRATION #600
 LICENSE EXPIRATION 04/15/2015
 DATE 4-17-13

B/A WILLIAMS LLC
 BY: COSCAN MARYLAND LLC, MANAGING MEMBER
 DATE 4/17/13
 BY: KIMBERLY SUE MACKMIN, MANAGING MEMBER
 DATE 4/17/13



APPROVED:
 LARRY R. TOM, PLANNING AND ZONING OFFICER
 ANNE ARUNDEL COUNTY OFFICE OF PLANNING AND ZONING
 AND FOR THE HEALTH OFFICER (PUBLIC WATER AND SEWER),
 ANNE ARUNDEL COUNTY DEPARTMENT OF HEALTH
 DATE 5-1-13

SHEET 6 of 22
WILSON'S GROVE
 A SINGLE FAMILY RESIDENTIAL SUBDIVISION
 182 SINGLE FAMILY LOTS
 RIEDEL ROAD
 GAMBRILLS, MARYLAND 21054
 SUB.# S04-113 PROJECT #2005-0201 00 NF
 TAX MAP 37, GRID 21, PARCEL 67 & 320
 SCALE: 1" = 40' MARYLAND NAD 83 DATUM
 APRIL - 2013
 2ND DISTRICT- ANNE ARUNDEL COUNTY, MARYLAND

MSA SM 1235 9859-6

ANNE ARUNDEL COUNTY CIRCUIT COURT (Subdivision Plats, AA) Plat # 16733 Date available 2013/05/06 Printed 08/27/2021.

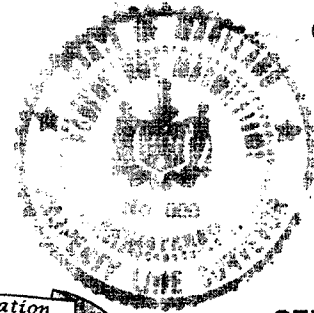
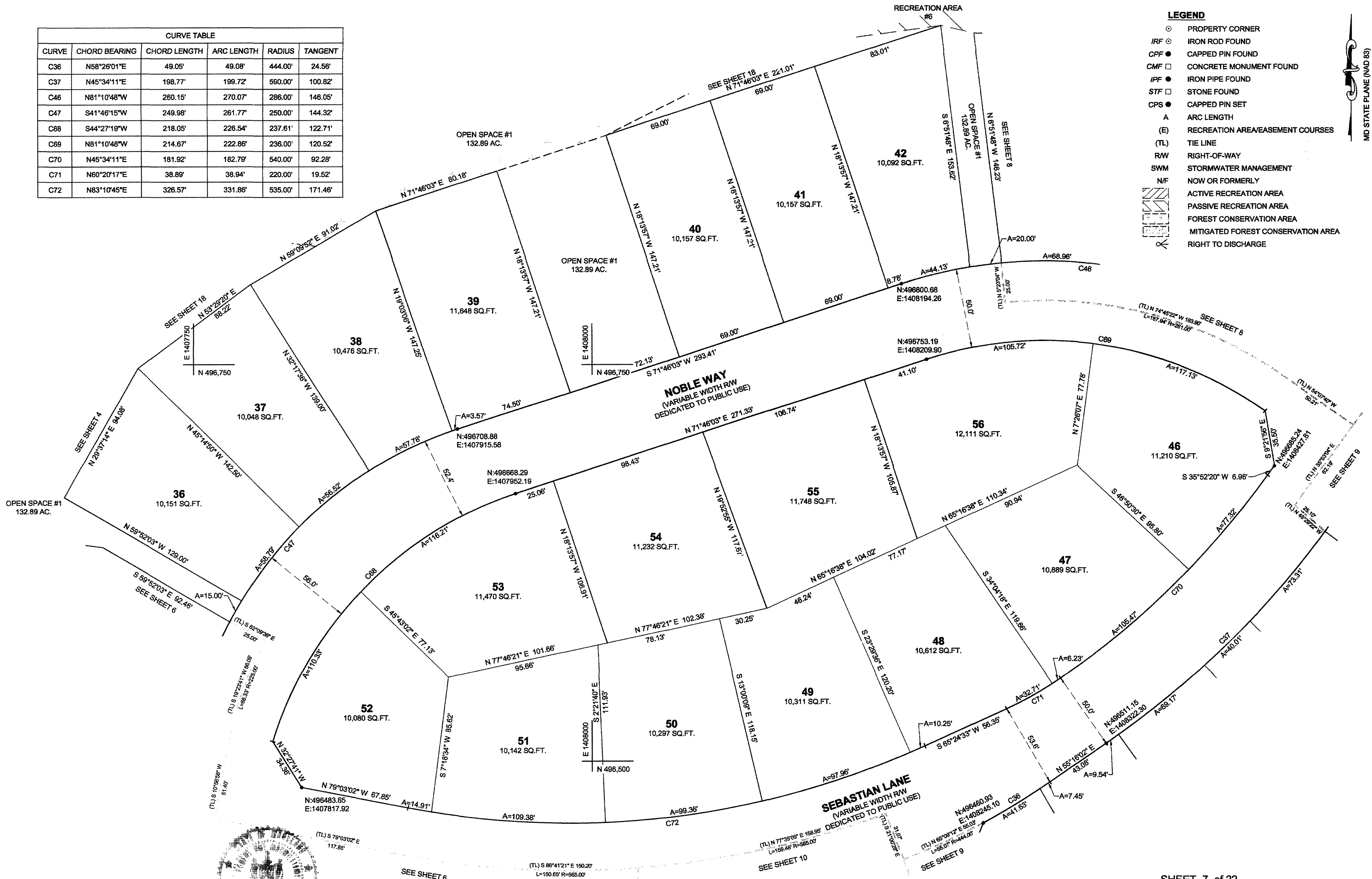
RECEIVED FOR RECORD
 CIRCUIT COURT FOR A.A. COUNTY
 2013 MAY - 6 P 12:59

CURVE TABLE					
CURVE	CHORD BEARING	CHORD LENGTH	ARC LENGTH	RADIUS	TANGENT
C36	N58°26'01"E	49.05'	49.08'	444.00'	24.56'
C37	N45°34'11"E	198.77'	199.72'	590.00'	100.82'
C46	N81°10'48"W	260.15'	270.07'	286.00'	146.05'
C47	S41°46'15"W	249.98'	261.77'	250.00'	144.32'
C68	S44°27'19"W	218.05'	226.54'	237.61'	122.71'
C69	N81°10'48"W	214.67'	222.86'	236.00'	120.52'
C70	N45°34'11"E	181.92'	182.79'	540.00'	92.28'
C71	N60°20'17"E	38.89'	38.94'	220.00'	19.52'
C72	N83°10'45"E	326.57'	331.86'	535.00'	171.46'

- LEGEND**
- PROPERTY CORNER
 - IRF ○ IRON ROD FOUND
 - CPF ● CAPPED PIN FOUND
 - CMF □ CONCRETE MONUMENT FOUND
 - IPF ● IRON PIPE FOUND
 - STF □ STONE FOUND
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 - PASSIVE RECREATION AREA
 - FOREST CONSERVATION AREA
 - MITIGATED FOREST CONSERVATION AREA
 - RIGHT TO DISCHARGE

M.D. STATE PLANE (NAD 83)

RECEIVED FOR RECORD
CIRCUIT COURT FOR A.A. COUNTY
2013 MAY - 6 P 12:59



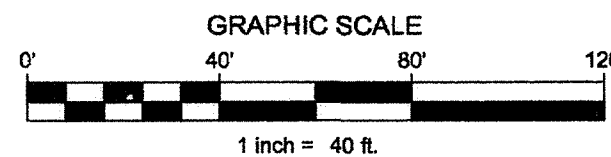
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SEE SHEET ONE FOR SURVEYOR'S CERTIFICATE AND OWNER'S DEDICATION

ROBERT R. MACWILLIAMS
PROPERTY LINE SURVEYOR
MARYLAND REGISTRATION #600
LICENSE EXPIRATION 04/15/2015
DATE 4-17-13

B/A WILLIAMS LLC
BY: COSCAN MARYLAND LLC, MANAGING MEMBER
DATE 4/21/13
KIMBERLY SUE MACKMIN, MANAGING MEMBER

APPROVED:
LARRY R. TOM, PLANNING AND ZONING OFFICER
ANNE ARUNDEL COUNTY OFFICE OF PLANNING AND ZONING
AND FOR THE HEALTH OFFICER (PUBLIC WATER AND SEWER),
ANNE ARUNDEL COUNTY DEPARTMENT OF HEALTH
DATE 5-1-13



SHEET 7 of 22
WILSON'S GROVE
A SINGLE FAMILY RESIDENTIAL SUBDIVISION
182 SINGLE FAMILY LOTS
RIEDEL ROAD
GAMBRILLS, MARYLAND 21054
SUB.# S04-113 PROJECT #2005-0201 00 NF
TAX MAP 37, GRID 21, PARCEL 67 & 320
SCALE: 1" = 40' MARYLAND NAD 83 DATUM
APRIL - 2013
2ND DISTRICT- ANNE ARUNDEL COUNTY, MARYLAND

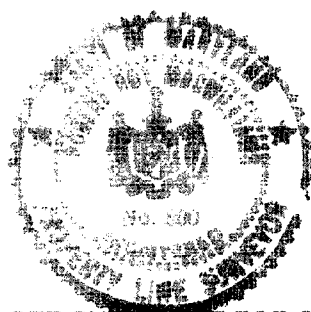
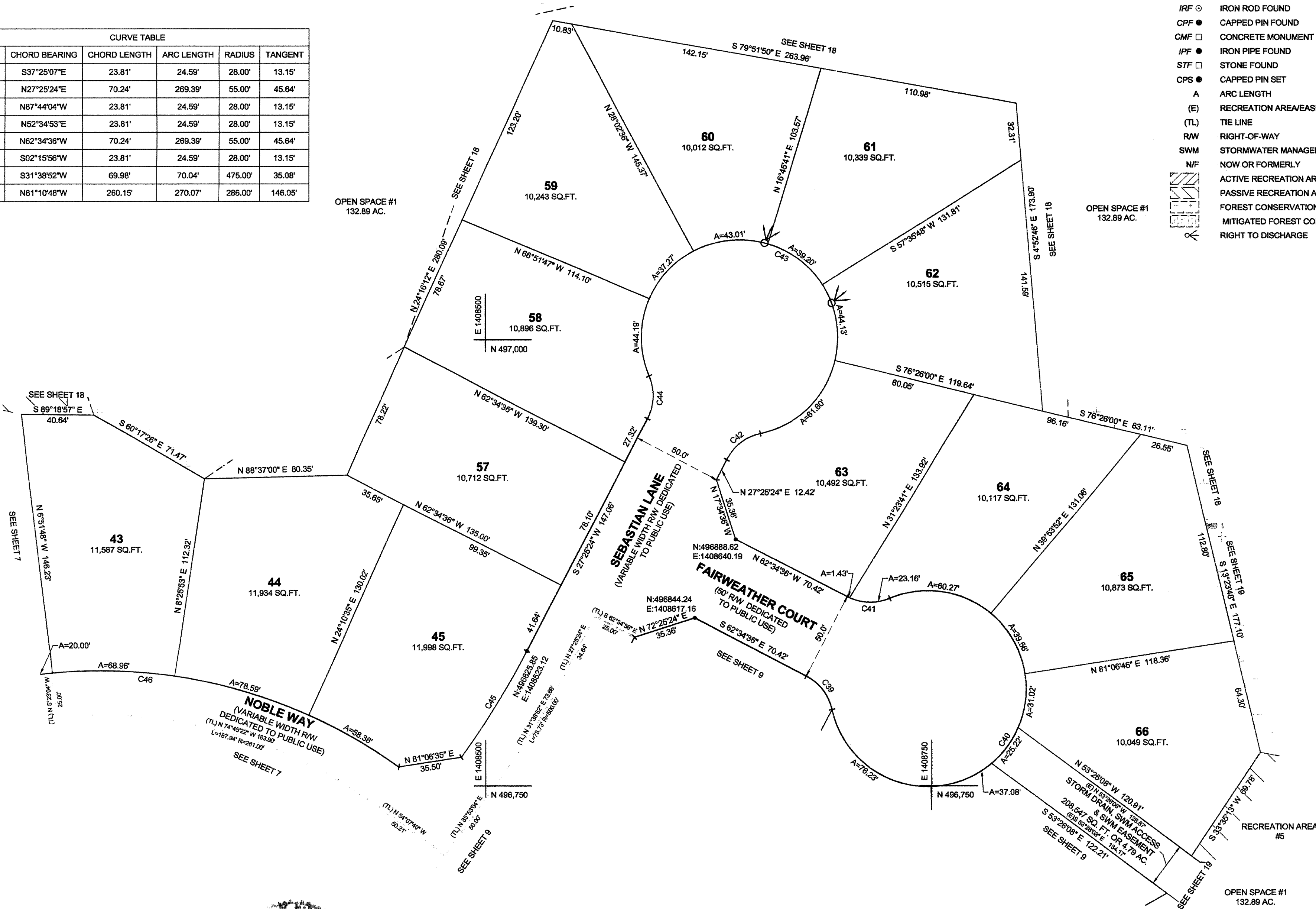
MSA SM 1235 9859-7
P199274

CURVE TABLE					
CURVE	CHORD BEARING	CHORD LENGTH	ARC LENGTH	RADIUS	TANGENT
C39	S37°25'07"E	23.81'	24.59'	28.00'	13.15'
C40	N27°25'24"E	70.24'	269.39'	55.00'	45.64'
C41	N87°44'04"W	23.81'	24.59'	28.00'	13.15'
C42	N52°34'53"E	23.81'	24.59'	28.00'	13.15'
C43	N62°34'36"W	70.24'	269.39'	55.00'	45.64'
C44	S02°15'56"W	23.81'	24.59'	28.00'	13.15'
C45	S31°38'52"W	69.98'	70.04'	475.00'	35.08'
C46	N81°10'48"W	260.15'	270.07'	286.00'	146.05'

LEGEND

- PROPERTY CORNER
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- CPF ● CAPPED PIN FOUND
- CMF □ CONCRETE MONUMENT FOUND
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- PASSIVE RECREATION AREA
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- MITIGATED FOREST CONSERVATION AREA
- RIGHT TO DISCHARGE

MD STATE PLANE (NAD 83)

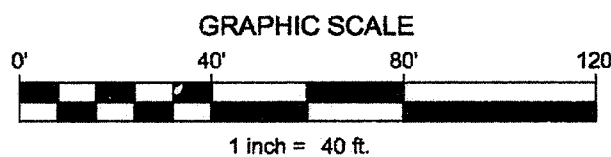


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ROBERT R. MACWILLIAMS
PROPERTY LINE SURVEYOR
MARYLAND REGISTRATION #800
LICENSE EXPIRATION 04/15/2015
DATE 4-17-13

B/A WILLIAMS LLC
BY: COSCAN MARYLAND LLC, MANAGING MEMBER
BY: KIMBERLY SUE MACKMIN, MANAGING MEMBER
DATE 4/16/13



APPROVED: [Signature]
LARRY R. TOM, PLANNING AND ZONING OFFICER
ANNE ARUNDEL COUNTY OFFICE OF PLANNING AND ZONING
AND FOR THE HEALTH OFFICER (PUBLIC WATER AND SEWER),
ANNE ARUNDEL COUNTY DEPARTMENT OF HEALTH
DATE 5-1-13

SHEET 8 of 22
WILSON'S GROVE
A SINGLE FAMILY RESIDENTIAL SUBDIVISION
182 SINGLE FAMILY LOTS
RIEDEL ROAD
GAMBRILLS, MARYLAND 21054
SUB.# S04-113 PROJECT #2005-0201 00 NF
TAX MAP 37, GRID 21, PARCEL 67 & 320
SCALE: 1" = 40' MARYLAND NAD 83 DATUM
APRIL - 2013
2ND DISTRICT- ANNE ARUNDEL COUNTY, MARYLAND

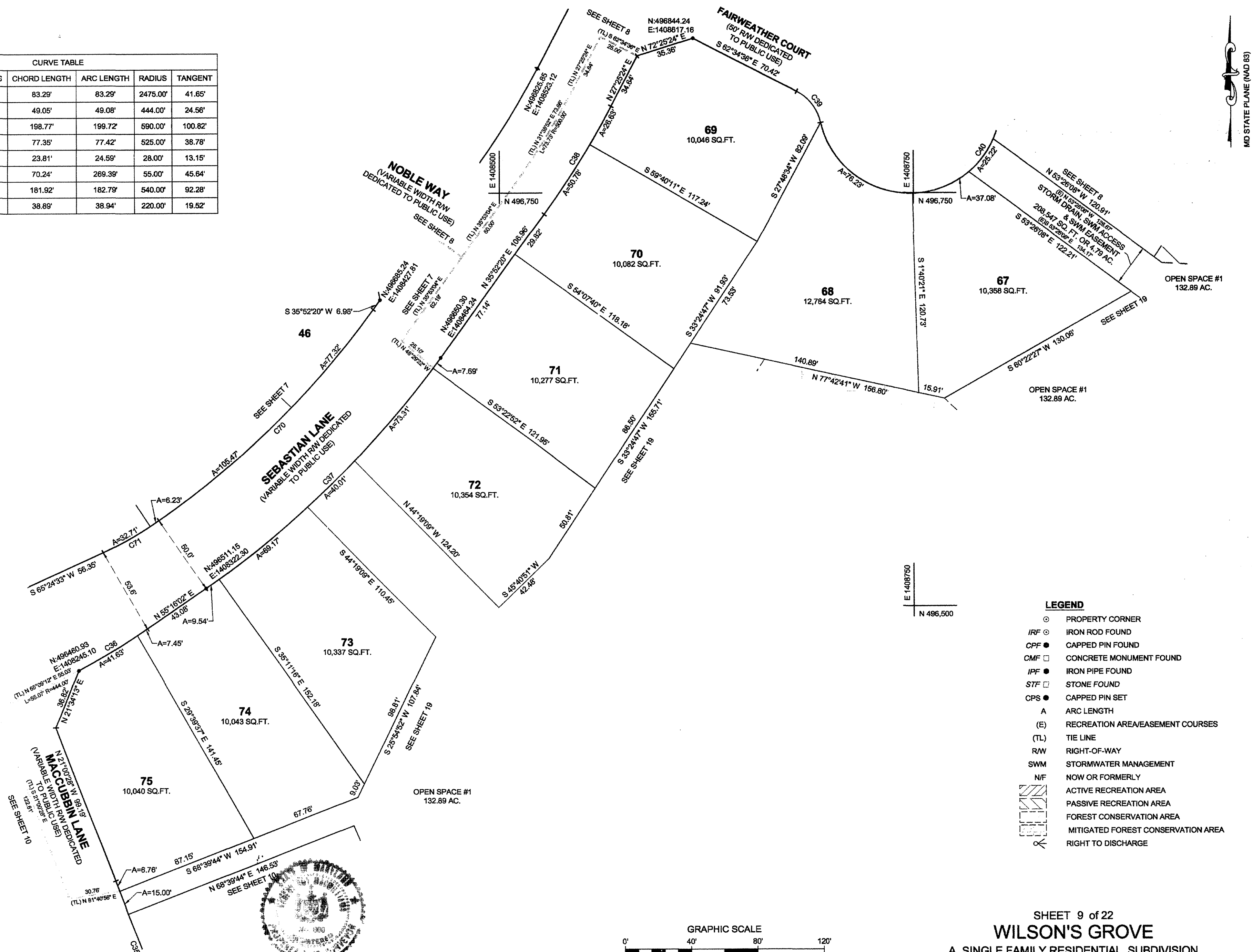
MSA SSu 1235 9859-8
P1992710

ANNE ARUNDEL COUNTY CIRCUIT COURT (Subdivision Plats, AA) Plat 324, pp. 1-23, MSA, S1135, 9859, Date available 2013/05/08, Printed 08/27/2021.



RECEIVED FOR RECORD
CIRCUIT COURT FOR A COUNTY
2013 MAY - 6 P 12:59

CURVE TABLE					
CURVE	CHORD BEARING	CHORD LENGTH	ARC LENGTH	RADIUS	TANGENT
C35	N21°58'18"W	83.29'	83.29'	2475.00'	41.65'
C36	N58°26'01"E	49.05'	49.08'	444.00'	24.56'
C37	N45°34'11"E	198.77'	199.72'	590.00'	100.82'
C38	N31°38'52"E	77.35'	77.42'	525.00'	38.78'
C39	S37°25'07"E	23.81'	24.59'	28.00'	13.15'
C40	N27°25'24"E	70.24'	269.39'	55.00'	45.64'
C70	N45°34'11"E	181.92'	182.79'	540.00'	92.28'
C71	N60°20'17"E	38.89'	38.94'	220.00'	19.52'



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ROBERT R. MACWILLIAMS
 PROPERTY LINE SURVEYOR
 MARYLAND REGISTRATION #800
 LICENSE EXPIRATION 04/15/2015

DATE

B/A WILLIAMS LLC
 BY: COSCAN MARYLAND LLC, MANAGING MEMBER

BY: KIMBERLY SUE MACKMIN, MANAGING MEMBER DATE

APPROVED:

LARRY R. TOM, PLANNING AND ZONING OFFICER
 ANNE ARUNDEL COUNTY OFFICE OF PLANNING AND ZONING
 AND FOR THE HEALTH OFFICER (PUBLIC WATER AND SEWER),
 ANNE ARUNDEL COUNTY DEPARTMENT OF HEALTH

DATE

SHEET 9 of 22
WILSON'S GROVE
 A SINGLE FAMILY RESIDENTIAL SUBDIVISION
 182 SINGLE FAMILY LOTS
 RIEDEL ROAD
 GAMBRILLS, MARYLAND 21054
 SUB.# S04-113 PROJECT #2005-0201 00 NF
 TAX MAP 37, GRID 21, PARCEL 67 & 320

SCALE: 1" = 40' MARYLAND NAD 83 DATUM
 APRIL - 2013
 2ND DISTRICT- ANNE ARUNDEL COUNTY, MARYLAND

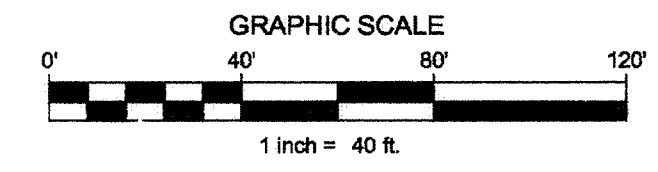
MD STATE PLANE (NAD 83)

CURVE TABLE				
CURVE	CHORD BEARING	CHORD LENGTH	ARC LENGTH	RADIUS
C12	N87°51'39"E	269.49'	271.84'	595.00'
C13	S21°58'18"E	85.31'	85.31'	2535.00'
C14	S20°23'42"E	129.89'	129.93'	1465.00'
C15	S41°32'04"W	269.26'	283.41'	257.00'
C34	N13°35'26"W	495.28'	497.48'	1525.00'
C35	N21°58'18"W	83.29'	83.29'	2475.00'

LINE TABLE				
LINE #/CURVE #	DIRECTION	LENGTH/CHORD LENGTH	RADIUS	ARC LENGTH
(E)L78	N60° 03' 04"W	191.60'		
(E)L79	S67° 50' 56"W	128.72'		
(E)L80	N21° 28' 30"W	25.00'	1525.00'	25.00'
(E)L81	N67° 50' 56"E	140.62'		
(E)L82	S60° 03' 04"E	196.53'		

OPEN SPACE #1
132.89 AC.

- LEGEND**
- PROPERTY CORNER
 - IRF ○ IRON ROD FOUND
 - CPF ● CAPPED PIN FOUND
 - CMF □ CONCRETE MONUMENT FOUND
 - IPF ● IRON PIPE FOUND
 - STF □ STONE FOUND
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 - (E) RECREATION AREA/EASEMENT COURSES
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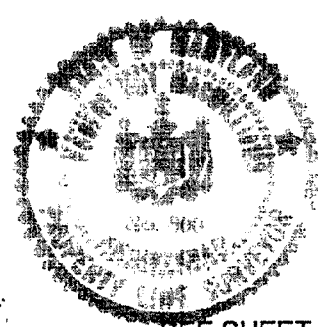
SHEET 10 of 22
WILSON'S GROVE
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RIEDEL ROAD
GAMBRILLS, MARYLAND 21054
SUB.# S04-113 PROJECT #2005-0201 00 NF
TAX MAP 37, GRID 21, PARCEL 67 & 320
SCALE: 1" = 40' MARYLAND NAD 83 DATUM
APRIL - 2013
2ND DISTRICT- ANNE ARUNDEL COUNTY, MARYLAND

APPROVED: *[Signature]* 5-1-13
LARRY R. TOM, PLANNING AND ZONING OFFICER
ANNE ARUNDEL COUNTY OFFICE OF PLANNING AND ZONING
AND FOR THE HEALTH OFFICER (PUBLIC WATER AND SEWER),
ANNE ARUNDEL COUNTY DEPARTMENT OF HEALTH

B/A WILLIAMS LLC
BY: COSCAN MARYLAND LLC, MANAGING MEMBER
[Signature] 4-17-13
BY: KIMBERLY SUE MACKMIN, MANAGING MEMBER DATE

ROBERT R. MACWILLIAMS
PROPERTY LINE SURVEYOR
MARYLAND REGISTRATION #800
LICENSE EXPIRATION 04/15/2015
DATE

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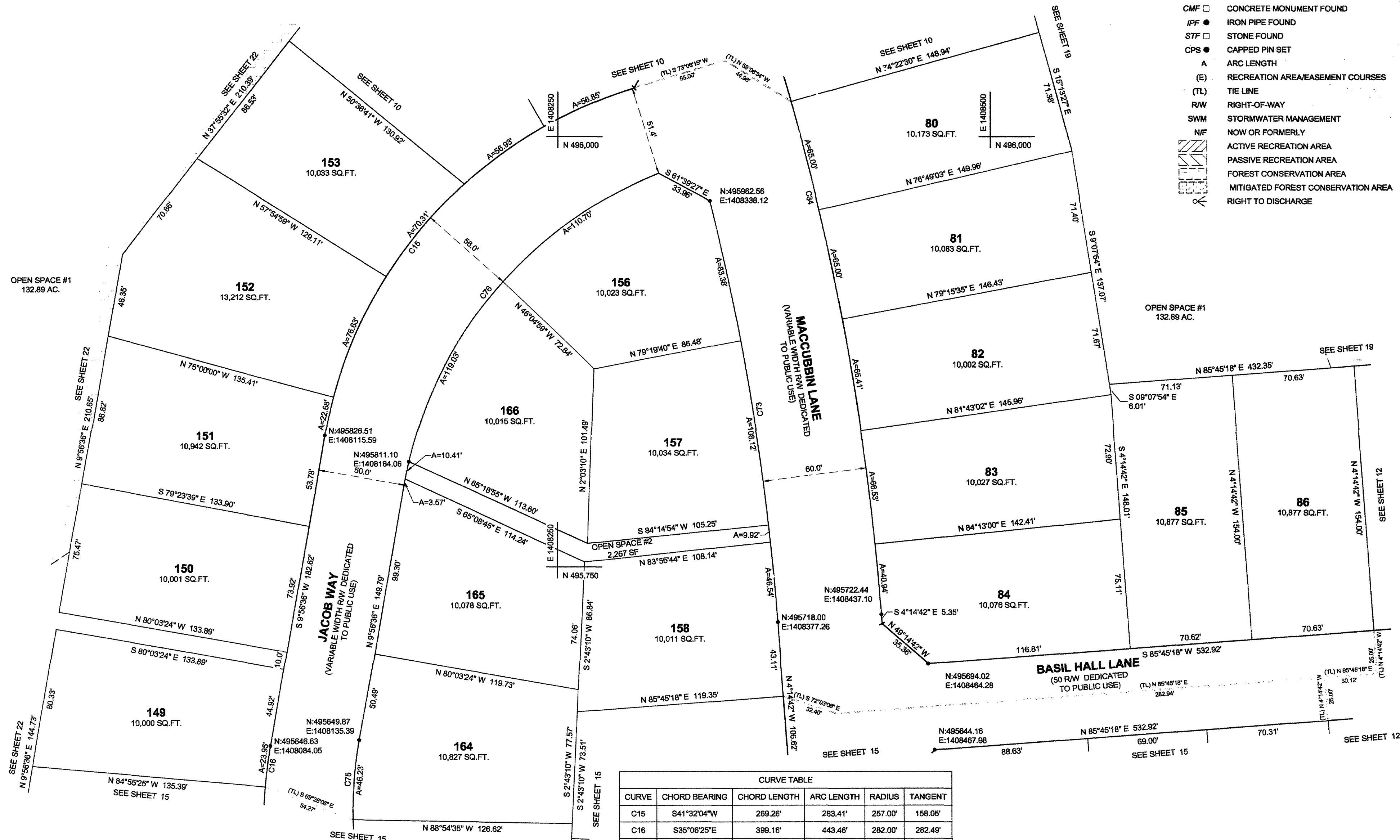


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ANNE ARUNDEL COUNTY CIRCUIT COURT (Subdivision Plats, AA) Plat Book 324, pp. 12-23, MSA S1235 9859, Date available 2013/05/06, Printed 08/27/2021.

- LEGEND**
- PROPERTY CORNER
 - IRF ○ IRON ROD FOUND
 - CPF ● CAPPED PIN FOUND
 - CMF □ CONCRETE MONUMENT FOUND
 - IPF ● IRON PIPE FOUND
 - STF □ STONE FOUND
 - CPS ● CAPPED PIN SET
 - A ARC LENGTH
 - (E) RECREATION AREA/EASEMENT COURSES
 - (TL) TIE LINE
 - R/W RIGHT-OF-WAY
 - SWM STORMWATER MANAGEMENT
 - N/F NOW OR FORMERLY
 - ACTIVE RECREATION AREA
 - PASSIVE RECREATION AREA
 - FOREST CONSERVATION AREA
 - MITIGATED FOREST CONSERVATION AREA
 - RIGHT TO DISCHARGE

MD STATE PLANE (NAD 83)



SEE SHEET ONE FOR SURVEYOR'S CERTIFICATE AND OWNER'S DEDICATION

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ROBERT R. MACWILLIAMS
 PROPERTY LINE SURVEYOR
 MARYLAND REGISTRATION #600
 LICENSE EXPIRATION 04/15/2015

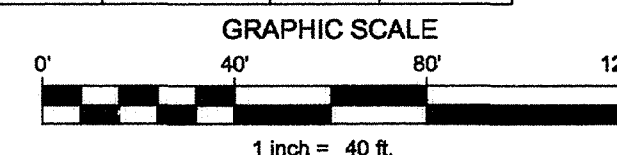
B/A WILLIAMS LLC
 BY: COSCAN MARYLAND LLC, MANAGING MEMBER

BY: KIMBERLY SUE MACKMIN, MANAGING MEMBER DATE

APPROVED:

LARRY R. TOM, PLANNING AND ZONING OFFICER
 ANNE ARUNDEL COUNTY OFFICE OF PLANNING AND ZONING
 AND FOR THE HEALTH OFFICER (PUBLIC WATER AND SEWER),
 ANNE ARUNDEL COUNTY DEPARTMENT OF HEALTH

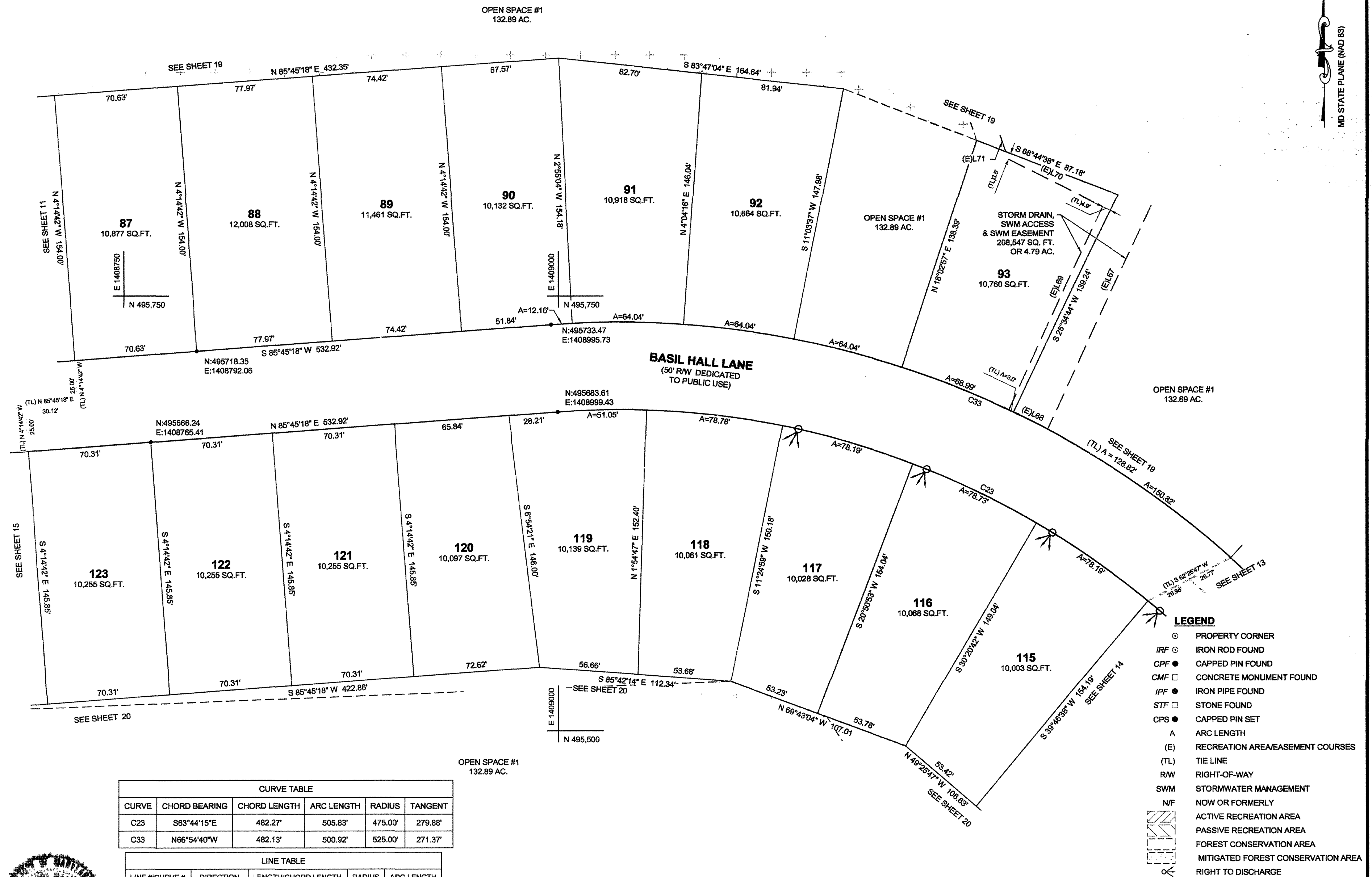
DATE



SHEET 11 of 22
WILSON'S GROVE
 A SINGLE FAMILY RESIDENTIAL SUBDIVISION
 182 SINGLE FAMILY LOTS
 RIEDEL ROAD
 GAMBRILLS, MARYLAND 21054
 SUB.# S04-113 PROJECT #2005-0201 00 NF
 TAX MAP 37, GRID 21, PARCEL 67 & 320

SCALE: 1" = 40' MARYLAND NAD 83 DATUM
 APRIL - 2013
 2ND DISTRICT- ANNE ARUNDEL COUNTY, MARYLAND

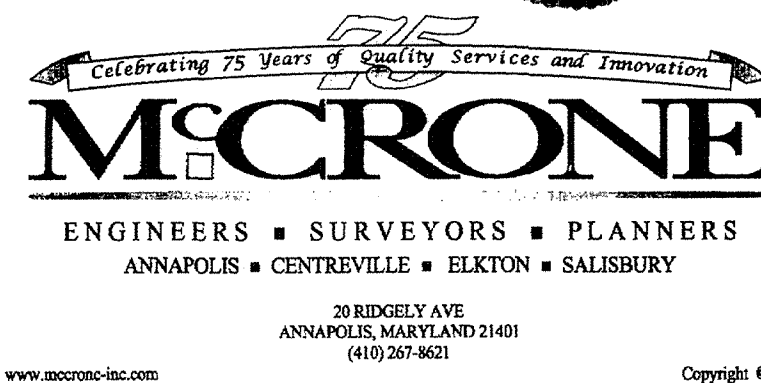
MSA SS4 1235 9854-11
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CURVE TABLE					
CURVE	CHORD BEARING	CHORD LENGTH	ARC LENGTH	RADIUS	TANGENT
C23	S63°44'15"E	482.27'	505.83'	475.00'	279.88'
C33	N66°54'40"W	482.13'	500.92'	525.00'	271.37'

LINE TABLE				
LINE #/CURVE #	DIRECTION	LENGTH/CHORD LENGTH	RADIUS	ARC LENGTH
(E)L67	S24° 43' 49"W	154.18'		
(E)L68	N63° 23' 07"W	25.01'	525.00'	25.02'
(E)L69	N24° 43' 49"E	129.32'		
(E)L70	N63° 01' 30"W	61.08'		
(E)L71	N18° 40' 23"W	271.88'		

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ROBERT R. MACWILLIAMS
PROPERTY LINE SURVEYOR
MARYLAND REGISTRATION #600
LICENSE EXPIRATION 04/15/2015

DATE 4-17-13

B/A WILLIAMS LLC
BY: COSCAN MARYLAND LLC, MANAGING MEMBER

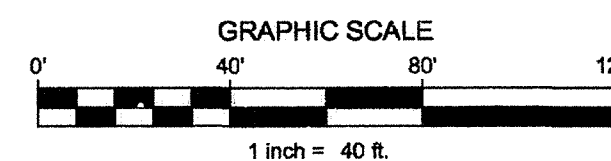
KIMBERLY SUE MACKMIN, MANAGING MEMBER

DATE 4/20/13

APPROVED:

LARRY R. TOM, PLANNING AND ZONING OFFICER
ANNE ARUNDEL COUNTY OFFICE OF PLANNING AND ZONING
AND FOR THE HEALTH OFFICER (PUBLIC WATER AND SEWER),
ANNE ARUNDEL COUNTY DEPARTMENT OF HEALTH

DATE 5-1-13

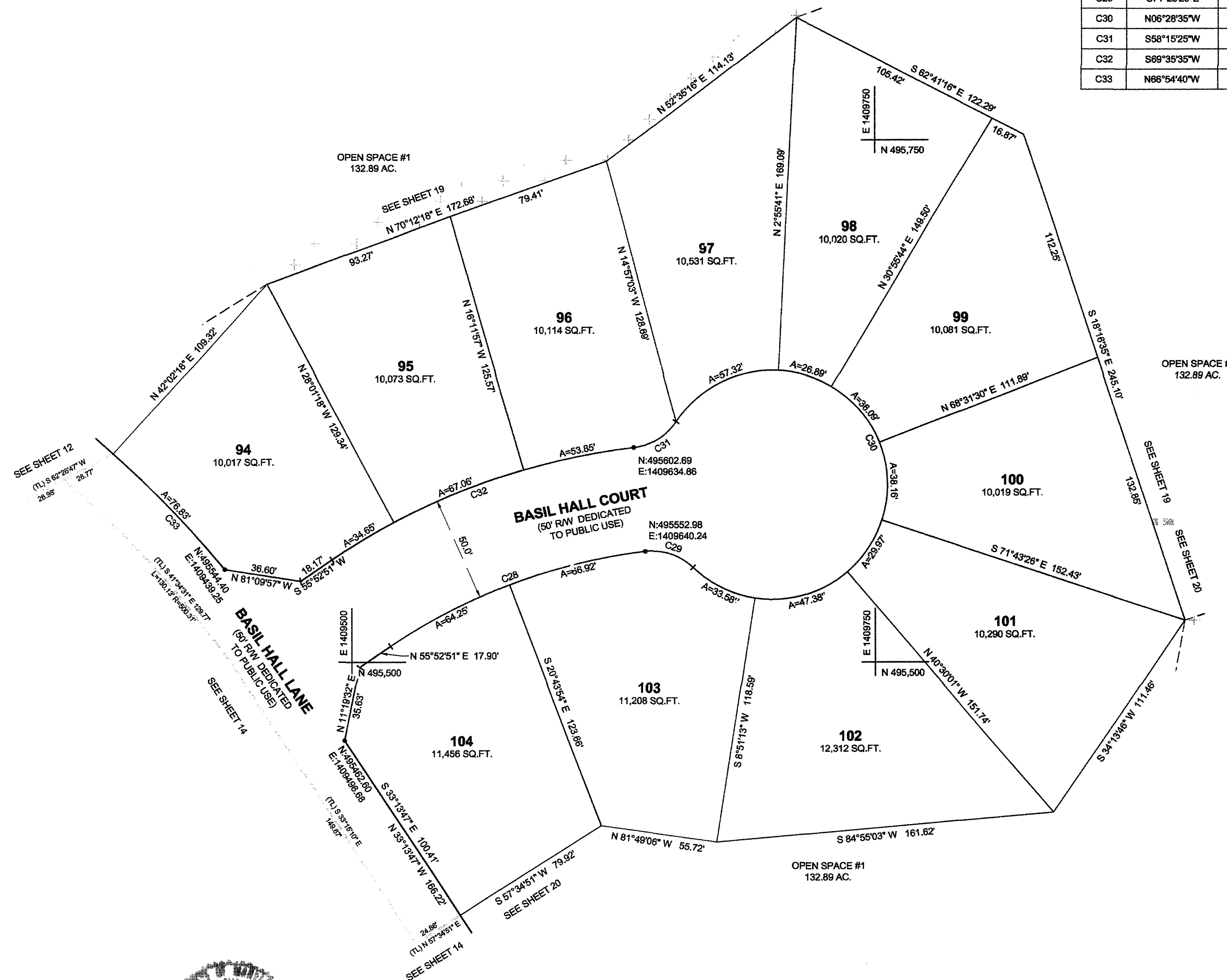


SHEET 12 of 22
WILSON'S GROVE
A SINGLE FAMILY RESIDENTIAL SUBDIVISION
182 SINGLE FAMILY LOTS
RIEDEL ROAD
GAMBRILLS, MARYLAND 21054
SUB.# S04-113 PROJECT #2005-0201 00 NF
TAX MAP 37, GRID 21, PARCEL 67 & 320

SCALE: 1" = 40' MARYLAND NAD 83 DATUM
APRIL - 2013
2ND DISTRICT- ANNE ARUNDEL COUNTY, MARYLAND

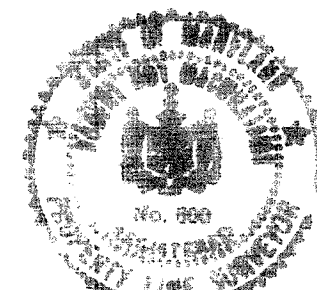
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CURVE TABLE					
CURVE	CHORD BEARING	CHORD LENGTH	ARC LENGTH	RADIUS	TANGENT
C28	N69°32'47"E	129.94'	131.18'	275.00'	66.86'
C29	S71°28'29"E	23.94'	24.74'	28.00'	13.24'
C30	N06°28'35"W	70.24'	269.39'	55.00'	45.64'
C31	S58°15'25"W	23.71'	24.48'	28.00'	13.09'
C32	S69°35'35"W	154.08'	155.56'	325.00'	79.30'
C33	N66°54'40"W	482.13'	500.92'	525.00'	271.37'



LEGEND

- PROPERTY CORNER
- IRF ○ IRON ROD FOUND
- CPF ● CAPPED PIN FOUND
- CMF □ CONCRETE MONUMENT FOUND
- IPF ○ IRON PIPE FOUND
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- N/F NOW OR FORMERLY
- ACTIVE RECREATION AREA
- PASSIVE RECREATION AREA
- FOREST CONSERVATION AREA
- MITIGATED FOREST CONSERVATION AREA
- RIGHT TO DISCHARGE



SEE SHEET ONE FOR SURVEYOR'S CERTIFICATE AND OWNER'S DEDICATION

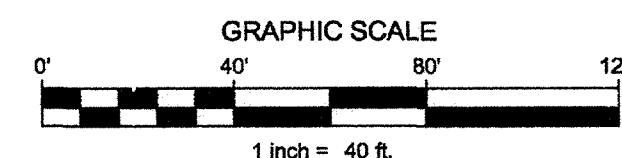
B/A WILLIAMS LLC
BY: COSCAN MARYLAND LLC, MANAGING MEMBER

BY: KIMBERLY SUE MACKMIN, MANAGING MEMBER DATE

APPROVED:

LARRY R. TOM, PLANNING AND ZONING OFFICER
ANNE ARUNDEL COUNTY OFFICE OF PLANNING AND ZONING
AND FOR THE HEALTH OFFICER (PUBLIC WATER AND SEWER),
ANNE ARUNDEL COUNTY DEPARTMENT OF HEALTH

DATE 5-1-13



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SHEET 13 of 22
WILSON'S GROVE
A SINGLE FAMILY RESIDENTIAL SUBDIVISION
182 SINGLE FAMILY LOTS
RIEDEL ROAD
GAMBRILLS, MARYLAND 21054
SUB.# S04-113 PROJECT #2005-0201 00 NF
TAX MAP 37, GRID 21, PARCEL 67 & 320

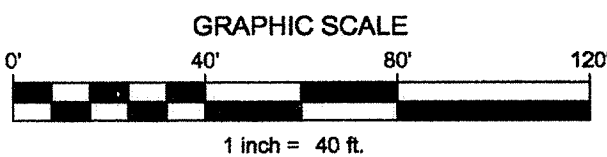
SCALE: 1" = 40' MARYLAND NAD 83 DATUM
APRIL - 2013
2ND DISTRICT- ANNE ARUNDEL COUNTY, MARYLAND

MD STATE PLANE (NAD 83)

CURVE TABLE					
CURVE	CHORD BEARING	CHORD LENGTH	ARC LENGTH	RADIUS	TANGENT
C23	S63°44'15"E	482.27'	505.83'	475.00'	279.88'
C25	S08°04'25"E	23.80'	24.59'	28.00'	13.15'
C26	N56°45'59"E	70.24'	269.39'	55.00'	45.64'
C27	N58°23'23"W	23.81'	24.59'	28.00'	13.15'

E 1409750
N 495,500

- LEGEND**
- PROPERTY CORNER
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 - PASSIVE RECREATION AREA
 - FOREST CONSERVATION AREA
 - MITIGATED FOREST CONSERVATION AREA
 - ✂ RIGHT TO DISCHARGE



SHEET 14 of 22
WILSON'S GROVE
A SINGLE FAMILY RESIDENTIAL SUBDIVISION
182 SINGLE FAMILY LOTS
RIEDEL ROAD
GAMBRILLS, MARYLAND 21054
SUB.# S04-113 PROJECT #2005-0201 00 NF
TAX MAP 37, GRID 21, PARCEL 67 & 320
SCALE: 1" = 40' MARYLAND NAD 83 DATUM
APRIL - 2013
2ND DISTRICT- ANNE ARUNDEL COUNTY, MARYLAND

APPROVED: *Larry R. Tom* 5-1-13
LARRY R. TOM, PLANNING AND ZONING OFFICER
ANNE ARUNDEL COUNTY OFFICE OF PLANNING AND ZONING
AND FOR THE HEALTH OFFICER (PUBLIC WATER AND SEWER),
ANNE ARUNDEL COUNTY DEPARTMENT OF HEALTH

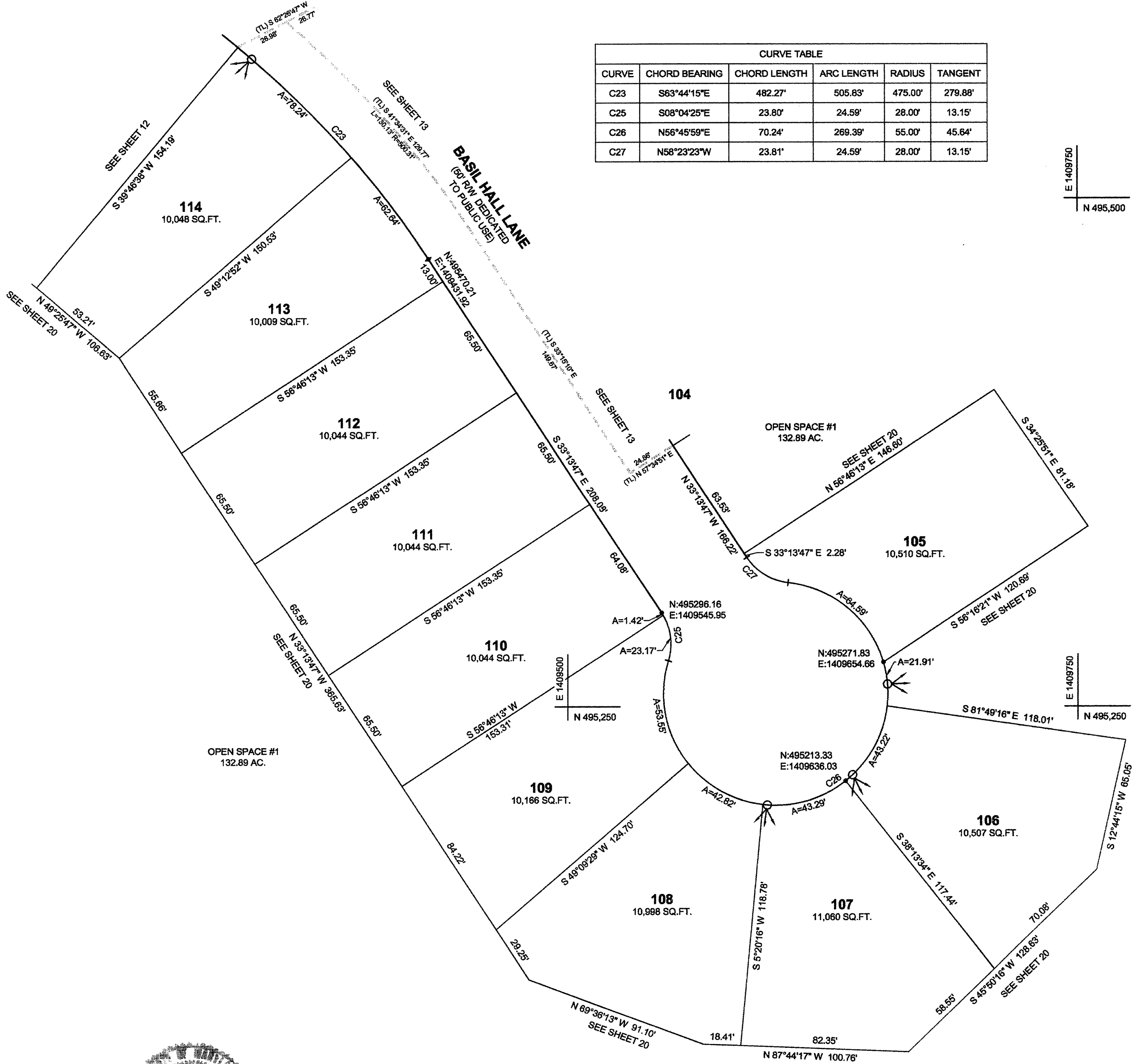
B/A WILLIAMS LLC
BY: COSCAN MARYLAND LLC, MANAGING MEMBER
Kimberly Sue Mackmin 4/22/13
BY: KIMBERLY SUE MACKMIN, MANAGING MEMBER DATE

Robert R. MacWilliams 4-17-13
ROBERT R. MACWILLIAMS
PROPERTY LINE SURVEYOR
MARYLAND REGISTRATION #600
LICENSE EXPIRATION 04/15/2015

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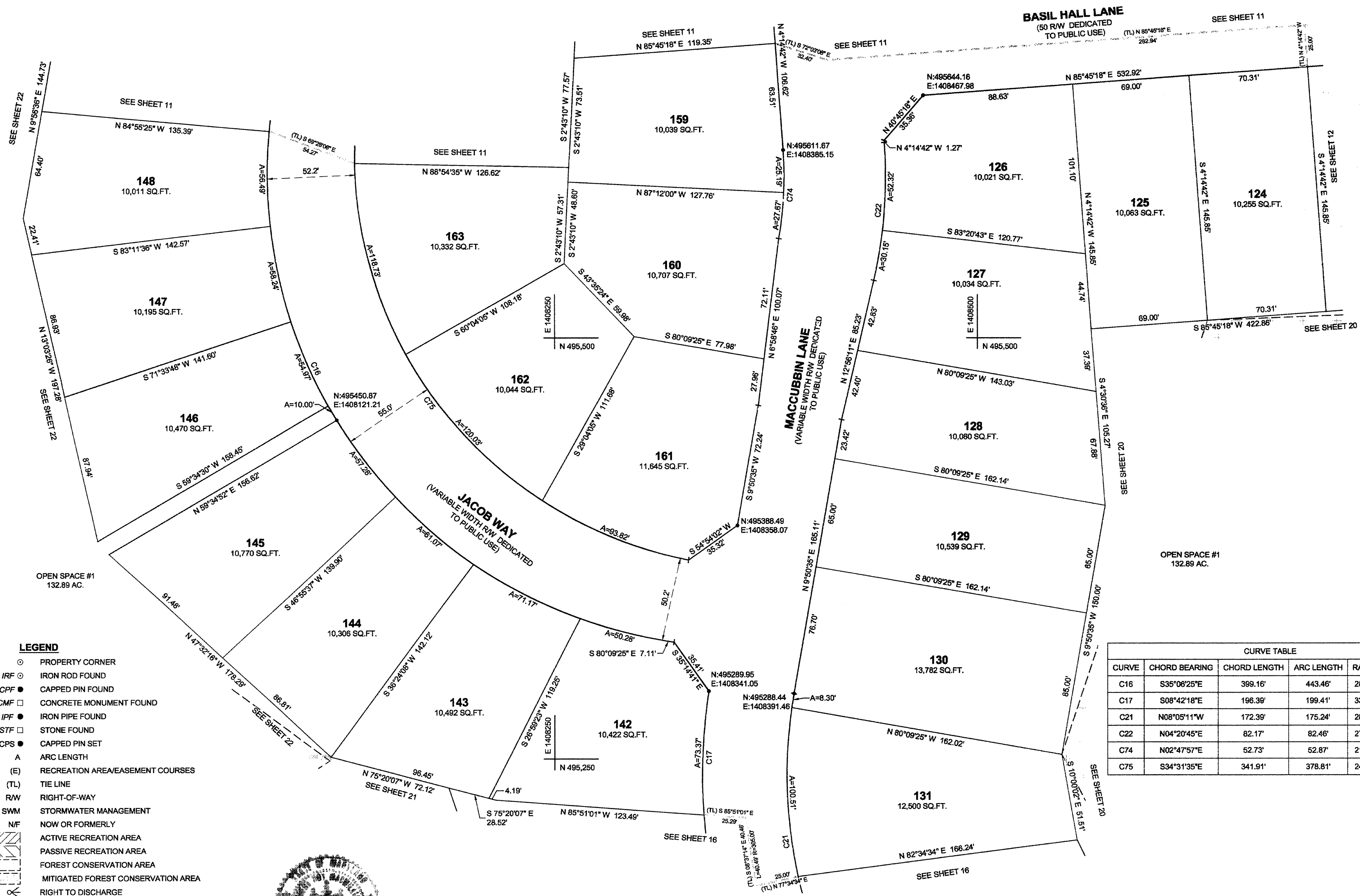


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2013 MAY - 6 P 1:01
ANNE ARUNDEL COUNTY CIRCUIT COURT (Subdivision Plats, AA) Plat 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RECEIVED FOR RECORD
CIRCUIT COURT FOR A COUNTY
2013 MAY -6 P 1:01



LEGEND

- PROPERTY CORNER
- IRF ○ IRON ROD FOUND
- CPF ● CAPPED PIN FOUND
- CMF □ CONCRETE MONUMENT FOUND
- IPF ● IRON PIPE FOUND
- STF □ STONE FOUND
- CPS ● CAPPED PIN SET
- A ARC LENGTH
- (E) RECREATION AREA/EASEMENT COURSES
- (TL) TIE LINE
- R/W RIGHT-OF-WAY
- SWM STORMWATER MANAGEMENT
- N/F NOW OR FORMERLY
- ACTIVE RECREATION AREA
- PASSIVE RECREATION AREA
- FOREST CONSERVATION AREA
- MITIGATED FOREST CONSERVATION AREA
- RIGHT TO DISCHARGE

CURVE TABLE					
CURVE	CHORD BEARING	CHORD LENGTH	ARC LENGTH	RADIUS	TANGENT
C16	S35°08'25"E	399.16'	443.46'	282.00'	282.49'
C17	S08°42'18"E	196.39'	199.41'	330.00'	102.85'
C21	N08°05'11"W	172.39'	175.24'	280.00'	90.60'
C22	N04°20'45"E	82.17'	82.46'	275.00'	41.54'
C74	N02°47'57"E	52.73'	52.87'	215.00'	26.57'
C75	S34°31'35"E	341.91'	378.81'	244.04'	239.58'

McCRONE
ENGINEERS ■ SURVEYORS ■ PLANNERS
ANNAPOLIS ■ CENTREVILLE ■ ELKTON ■ SALISBURY

20 RIDGELY AVE
ANNAPOLIS, MARYLAND 21401
(410) 267-8621

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ROBERT R. MACWILLIAMS
PROPERTY LINE SURVEYOR
MARYLAND REGISTRATION #600
LICENSE EXPIRATION 04/15/2015

B/A WILLIAMS LLC
BY: COSCAN MARYLAND LLC, MANAGING MEMBER

BY: KIMBERLY SUE MACKMIN, MANAGING MEMBER DATE

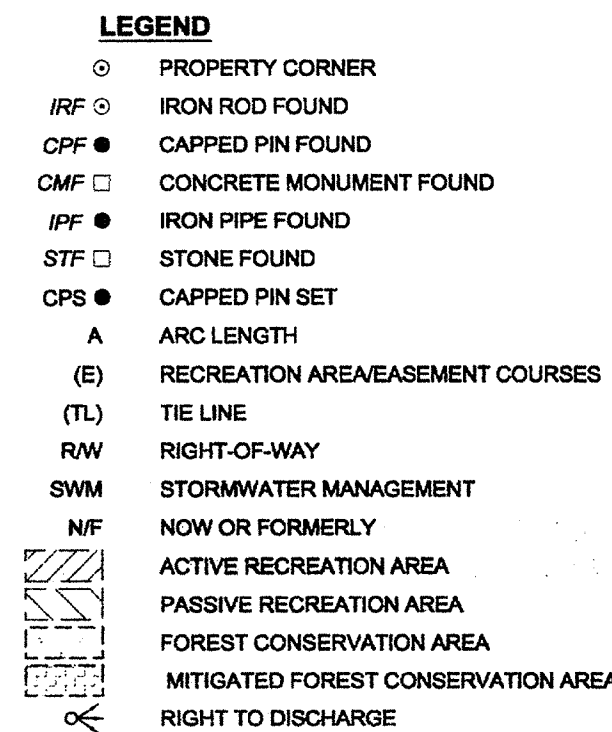
APPROVED:

LARRY R. TOM, PLANNING AND ZONING OFFICER
ANNE ARUNDEL COUNTY OFFICE OF PLANNING AND ZONING
AND FOR THE HEALTH OFFICER (PUBLIC WATER AND SEWER),
ANNE ARUNDEL COUNTY DEPARTMENT OF HEALTH

SHEET 15 of 22
WILSON'S GROVE
A SINGLE FAMILY RESIDENTIAL SUBDIVISION
182 SINGLE FAMILY LOTS
RIEDEL ROAD
GAMBRILLS, MARYLAND 21054
SUB.# S04-113 PROJECT #2005-0201 00 NF
TAX MAP 37, GRID 21, PARCEL 67 & 320

SCALE: 1" = 40' MARYLAND NAD 83 DATUM
APRIL - 2013
2ND DISTRICT- ANNE ARUNDEL COUNTY, MARYLAND

199282 MSA 84 1235 9859-16



CURVE TABLE					
CURVE	CHORD BEARING	CHORD LENGTH	ARC LENGTH	RADIUS	TANGEN
C17	S08°42'18"E	196.39'	199.41'	330.00'	102.85'
C18	S00°51'29"E	23.81'	24.59'	28.00'	13.15'
C19	N63°59'03"E	70.24'	269.39'	55.00'	45.64'
C20	N51°10'29"W	23.81'	24.59'	28.00'	13.15'
C21	N08°05'11"W	172.39'	175.24'	280.00'	90.60'

LINE TABLE				
LINE #\CURVE #	DIRECTION	LENGTH\CHORD LENGTH	RADIUS	ARC LENGTH
(E)L93	N42° 28' 31"E	33.92'	55.00'	34.48'
(E)L94	S48° 08' 31"E	160.59'		
(E)L95	S27° 20' 49"W	80.66'		
(E)L96	S05° 44' 23"W	78.25'		
(E)L105	N05° 50' 53"E	88.44'		
(E)L106	N27° 20' 49"E	43.90'		
(E)L107	N40° 34' 57"W	113.77'		
(E)L108	N49° 42' 23"W	29.38'		

SHEET 16 of 22
WILSON'S GROVE
 A SINGLE FAMILY RESIDENTIAL SUBDIVISION
 182 SINGLE FAMILY LOTS
 RIEDEL ROAD
 GAMBRILLS, MARYLAND 21054
 SUB.# S04-113 PROJECT #2005-0201 00 NF
 TAX MAP 37, GRID 21, PARCEL 67 & 320
 SCALE: 1" = 40' MARYLAND NAD 83 DATUM
 APRIL - 2013
 ND DISTRICT- ANNE ARUNDEL COUNTY, MARYLAND



SEE SHEET ONE FOR SURVEYOR'S CERTIFICATE AND OWNER'S DEDICATION

B/A WILLIAMS LLC
BY: COSCAN MARYLAND LLC, MANAGING MEMBER

ROBERT R. MACWILLIAMS
PROPERTY LINE SURVEYOR
MARYLAND REGISTRATION #600
LICENSE EXPIRATION 04/15/2015

BY: KIMBERLY SUE MACKMIN, MANAGING MEMBER DATE

APPROVED:

LARRY R. TOM, PLANNING AND ZONING OFFICER
ANNE ARUNDEL COUNTY OFFICE OF PLANING AND ZONING
AND FOR THE HEALTH OFFICER (PUBLIC WATER AND SEWER),
ANNE ARUNDEL COUNTY DEPARTMENT OF HEALTH

GRAPHIC SCALE

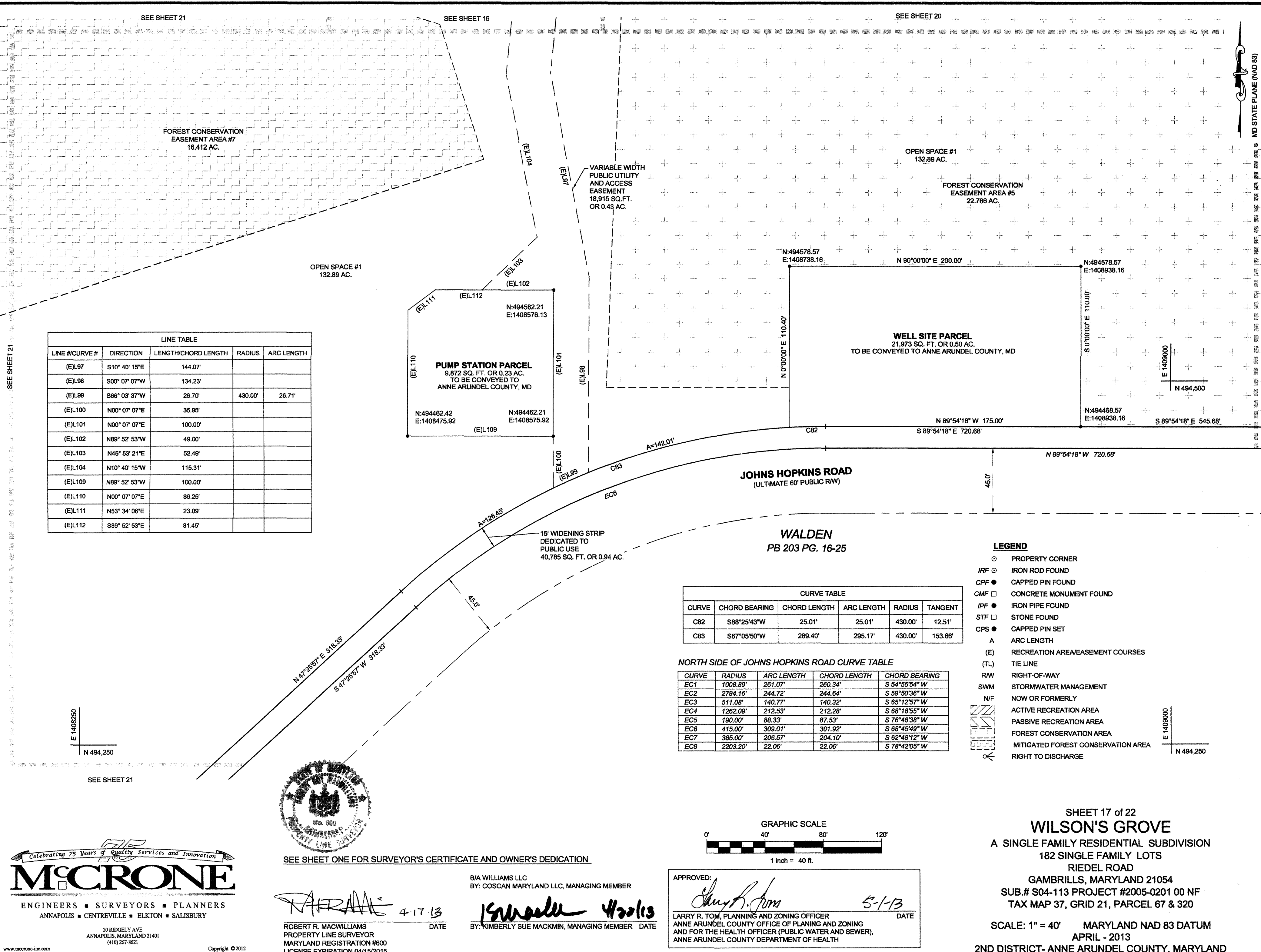
40' 80' 120'

1 inch = 40 ft.

MSA SSN 1235 9854-12
P999283

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2013 MAY - 6 P 1:02

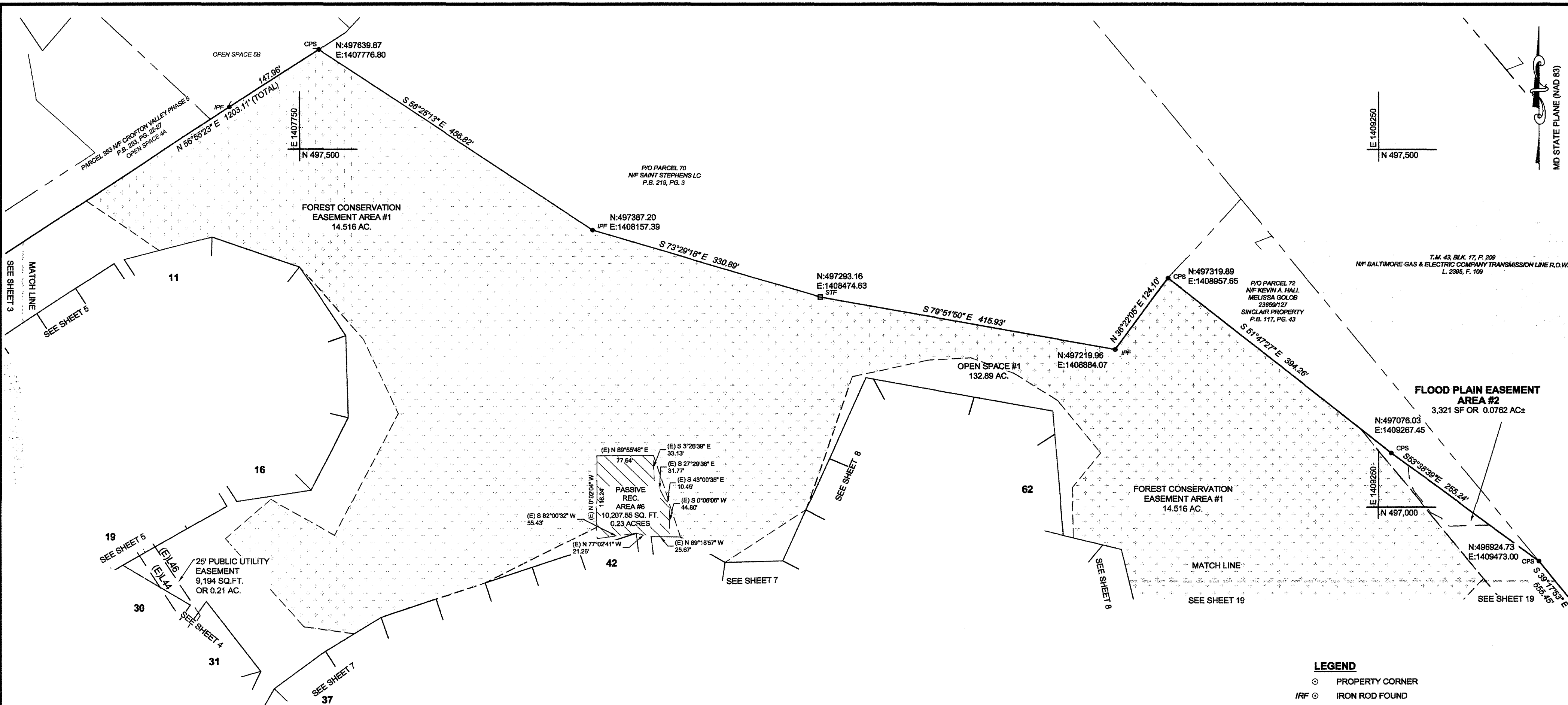
MD STATE PLANE (NAD 83)
SEE SHEET 20



SHEET 17 of 22
WILSON'S GROVE
A SINGLE FAMILY RESIDENTIAL SUBDIVISION
182 SINGLE FAMILY LOTS
RIEDEL ROAD
GAMBRILLS, MARYLAND 21054
SUB.# S04-113 PROJECT #2005-0201 00 NF
TAX MAP 37, GRID 21, PARCEL 67 & 320
SCALE: 1" = 40' MARYLAND NAD 83 DATUM
APRIL - 2013
2ND DISTRICT- ANNE ARUNDEL COUNTY, MARYLAND

199284 MSA SSU 1235 9839-17

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CIRCUIT COURT FOR A. COUNTY
2013 MAY -6 P 1:02



LEGEND

- PROPERTY CORNER
- IRF ○ IRON ROD FOUND
- CPF ● CAPPED PIN FOUND
- CMF □ CONCRETE MONUMENT FOUND
- IPF ● IRON PIPE FOUND
- STF □ STONE FOUND
- CPS ● CAPPED PIN SET
- A ARC LENGTH
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- ACTIVE RECREATION AREA
- PASSIVE RECREATION AREA
- FOREST CONSERVATION AREA
- MITIGATED FOREST CONSERVATION AREA
- RIGHT TO DISCHARGE



SEE SHEET ONE FOR SURVEYOR'S CERTIFICATE AND OWNER'S DEDICATION

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ROBERT R. MACWILLIAMS
PROPERTY LINE SURVEYOR
MARYLAND REGISTRATION #600
LICENSE EXPIRATION 04/15/2015

B/A WILLIAMS LLC
BY: COSCAN MARYLAND LLC, MANAGING MEMBER

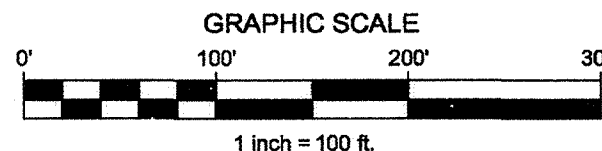
DATE 4-17-13
DATE 4/20/13

BY: KIMBERLY SUE MACKMIN, MANAGING MEMBER

APPROVED:

LARRY R. TOM, PLANNING AND ZONING OFFICER
ANNE ARUNDEL COUNTY OFFICE OF PLANING AND ZONING
AND FOR THE HEALTH OFFICER (PUBLIC WATER AND SEWER),
ANNE ARUNDEL COUNTY DEPARTMENT OF HEALTH

DATE 5-1-13



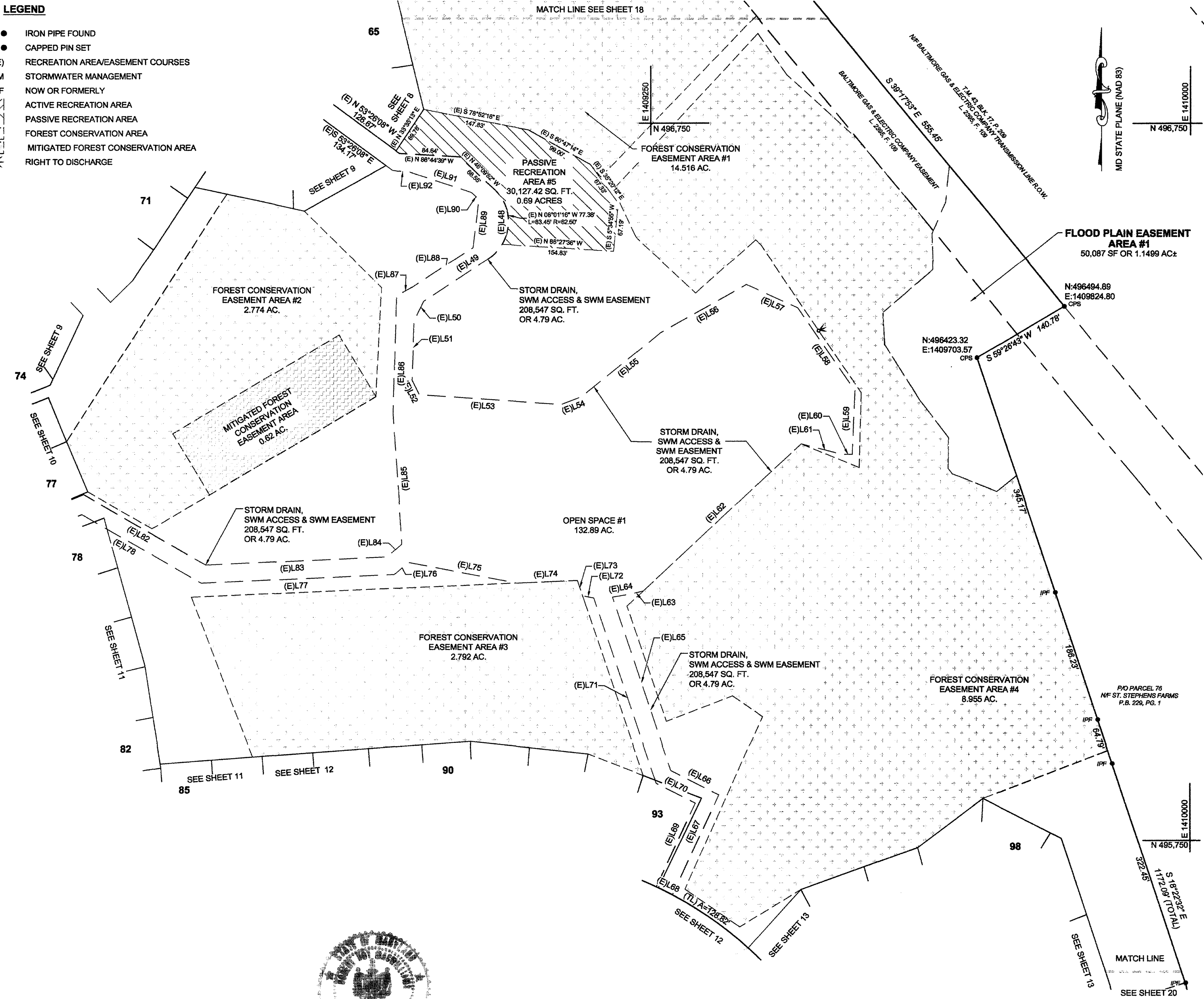
SHEET 18 of 22
WILSON'S GROVE
A SINGLE FAMILY RESIDENTIAL SUBDIVISION
182 SINGLE FAMILY LOTS
RIEDEL ROAD
GAMBRILLS, MARYLAND 21054
SUB.# S04-113 PROJECT #2005-0201 00 NF
TAX MAP 37, GRID 21, PARCEL 67 & 320
SCALE: 1" = 100' MARYLAND NAD 83 DATUM
APRIL - 2013
2ND DISTRICT- ANNE ARUNDEL COUNTY, MARYLAND

MSA SSu 1235 9839-18
P199285

ANNE ARUNDEL COUNTY CIRCUIT COURT (Subdivision Plats, AA) Plat Book 324, pp. 2-43, 16A, S1235, 9839, Date available 2013/05/06, Printed 08/27/2021.

LEGEND

- IPF ● IRON PIPE FOUND
- CPS ● CAPPED PIN SET
- (E) RECREATION AREA/EASEMENT COURSES
- SWM STORMWATER MANAGEMENT
- N/F NOW OR FORMERLY
- ACTIVE RECREATION AREA
- PASSIVE RECREATION AREA
- FOREST CONSERVATION AREA
- MITIGATED FOREST CONSERVATION AREA
- RIGHT TO DISCHARGE



LINE TABLE				
LINE #/CURVE #	DIRECTION	LENGTH/CHORD LENGTH	RADIUS	ARC LENGTH
(E)L48	S05° 17' 48"W	97.92'	62.50'	112.50'
(E)L49	S56° 51' 42"W	105.68'		
(E)L50	S26° 23' 45"W	30.51'		
(E)L51	S01° 56' 20"W	82.22'		
(E)L52	S26° 19' 52"E	22.53'		
(E)L53	S86° 03' 48"E	197.05'		
(E)L54	N69° 38' 51"E	30.44'		
(E)L55	N50° 55' 24"E	142.44'		
(E)L56	N60° 54' 37"E	136.17'		
(E)L57	S65° 51' 42"E	78.11'		
(E)L58	S34° 30' 46"E	139.89'		
(E)L59	S02° 23' 37"W	88.86'		
(E)L60	S89° 10' 43"W	13.86'		
(E)L61	N75° 32' 32"W	59.11'		
(E)L62	S46° 50' 28"W	300.32'		
(E)L63	S75° 27' 53"W	19.59'		
(E)L64	S80° 17' 11"W	24.26'		
(E)L65	S18° 40' 23"E	254.39'		
(E)L66	S63° 01' 30"E	74.92'		
(E)L67	S24° 43' 49"W	154.18'		

LINE TABLE				
LINE #/CURVE #	DIRECTION	LENGTH/CHORD LENGTH	RADIUS	ARC LENGTH
(E)L68	N63° 23' 07"W	25.01'	525.00'	25.02'
(E)L69	N24° 43' 49"E	129.32'		
(E)L70	N63° 01' 30"W	61.08'		
(E)L71	N18° 40' 23"W	271.88'		
(E)L72	N79° 06' 28"W	15.54'		
(E)L73	N18° 38' 10"W	22.79'		
(E)L74	S87° 28' 10"W	85.44'		
(E)L75	N79° 06' 28"W	152.71'		
(E)L76	S48° 20' 14"W	25.81'		
(E)L77	S87° 25' 03"W	268.64'		
(E)L78	N60° 03' 04"W	191.60'		
(E)L79	S67° 50' 58"W	128.72'		
(E)L80	N21° 25' 30"W	25.00'	1525.00'	25.00'
(E)L81	N67° 50' 58"E	140.62'		
(E)L82	S60° 03' 04"E	196.53'		
(E)L83	N87° 25' 03"E	252.47'		
(E)L84	N48° 20' 14"E	27.04'		
(E)L85	N03° 47' 13"W	183.22'		
(E)L86	N01° 56' 20"E	163.75'		
(E)L87	N61° 34' 12"E	24.85'		

LINE TABLE				
LINE #/CURVE #	DIRECTION	LENGTH/CHORD LENGTH	RADIUS	ARC LENGTH
(E)L88	N56° 54' 17"E	99.42'		
(E)L89	N07° 04' 49"E	67.70'		
(E)L90	N46° 16' 10"W	13.97'		
(E)L91	N71° 24' 56"W	92.77'		
(E)L92	N86° 48' 43"W	21.95'		

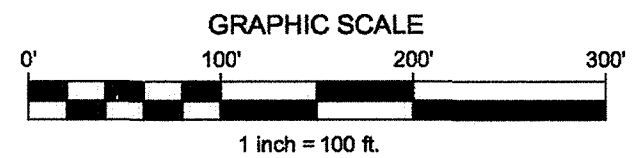
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SEE SHEET ONE FOR SURVEYOR'S CERTIFICATE AND OWNER'S DEDICATION

ROBERT R. MACWILLIAMS
PROPERTY LINE SURVEYOR
MARYLAND REGISTRATION #600
LICENSE EXPIRATION 04/15/2015
DATE 4-17-13

B/A WILLIAMS LLC
BY: COSCAN MARYLAND LLC, MANAGING MEMBER
KIMBERLY SUE MACKMIN, MANAGING MEMBER
DATE 4/21/13



APPROVED: [Signature]
LARRY R. TOM, PLANNING AND ZONING OFFICER
ANNE ARUNDEL COUNTY OFFICE OF PLANNING AND ZONING
AND FOR THE HEALTH OFFICER (PUBLIC WATER AND SEWER),
ANNE ARUNDEL COUNTY DEPARTMENT OF HEALTH
DATE 5-1-13

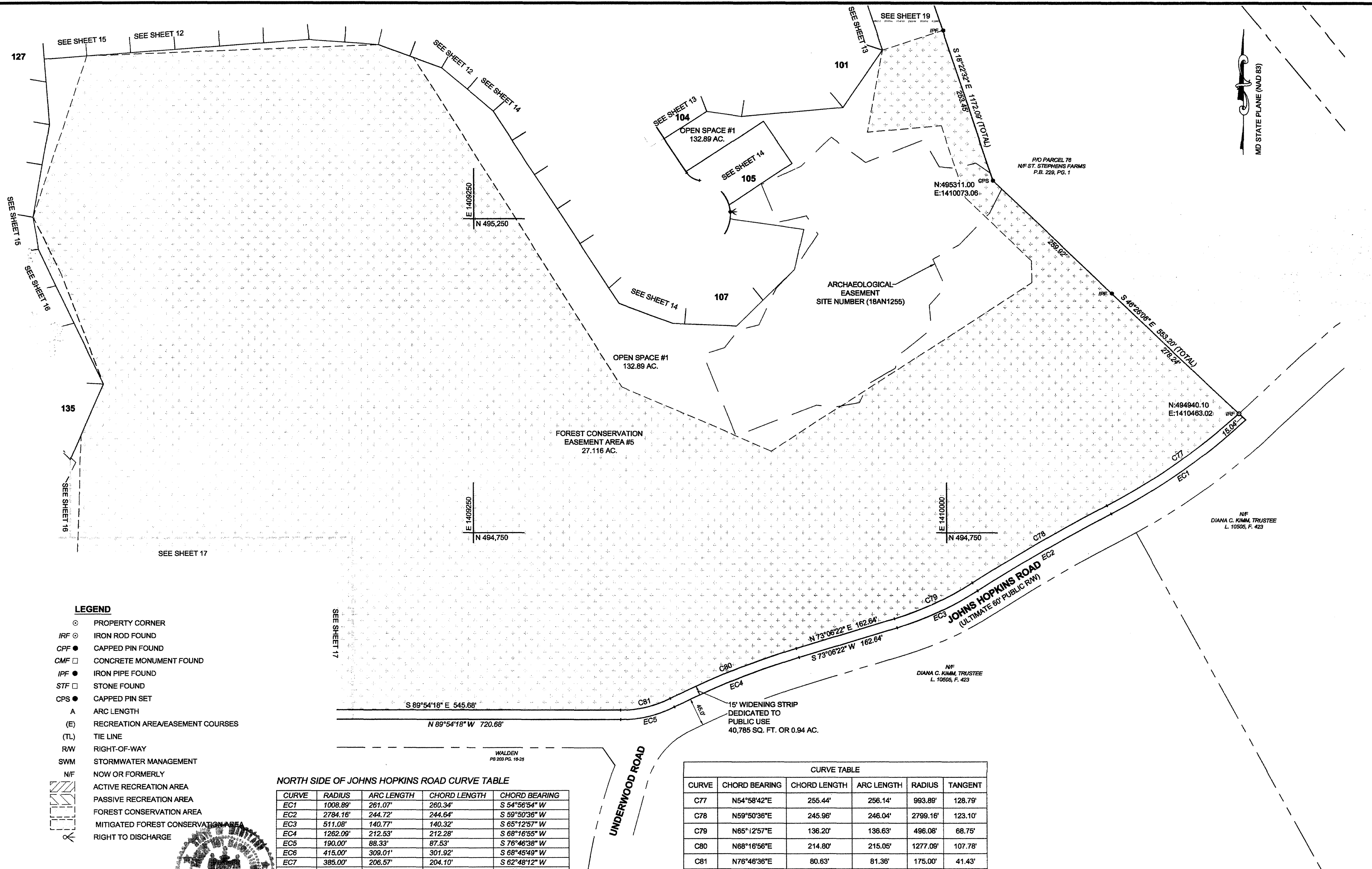
SHEET 19 of 22
WILSON'S GROVE
A SINGLE FAMILY RESIDENTIAL SUBDIVISION
182 SINGLE FAMILY LOTS
RIEDEL ROAD
GAMBRILLS, MARYLAND 21054
SUB.# S04-113 PROJECT #2005-0201 00 NF
TAX MAP 37, GRID 21, PARCEL 67 & 320
SCALE: 1" = 100' MARYLAND NAD 83 DATUM
APRIL - 2013
2ND DISTRICT- ANNE ARUNDEL COUNTY, MARYLAND

MSA SSu 1235 9859-A

P199230

ANNE ARUNDEL COUNTY CIRCUIT COURT (Subdivision Plats, AA) Plat # 16746, Date available 2013/05/06, Printed 08/27/2021.

RECEIVED FOR RECORD
CIRCUIT COURT FOR A.A. COUNTY
2013 MAY - 6 P 1:02



LEGEND

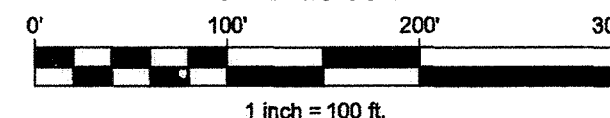
- PROPERTY CORNER
- IRF ○ IRON ROD FOUND
- CPF ● CAPPED PIN FOUND
- CMF □ CONCRETE MONUMENT FOUND
- IPF ● IRON PIPE FOUND
- STF □ STONE FOUND
- CPS ● CAPPED PIN SET
- A ARC LENGTH
- (E) RECREATION AREA/EASEMENT COURSES
- (TL) TIE LINE
- RW RIGHT-OF-WAY
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- MITIGATED FOREST CONSERVATION AREA
- RIGHT TO DISCHARGE

NORTH SIDE OF JOHNS HOPKINS ROAD CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
EC1	1008.89'	261.07'	260.34'	S 54°56'54" W
EC2	2784.16'	244.72'	244.64'	S 59°50'36" W
EC3	511.08'	140.77'	140.32'	S 65°12'57" W
EC4	1262.09'	212.53'	212.28'	S 68°16'55" W
EC5	190.00'	88.33'	87.53'	S 76°46'38" W
EC6	415.00'	309.01'	301.92'	S 68°45'49" W
EC7	385.00'	206.57'	204.10'	S 62°48'12" W
EC8	2203.20'	22.06'	22.06'	S 78°42'05" W

CURVE TABLE					
CURVE	CHORD BEARING	CHORD LENGTH	ARC LENGTH	RADIUS	TANGENT
C77	N54°58'42"E	255.44'	256.14'	993.89'	128.79'
C78	N59°50'36"E	245.96'	246.04'	2799.16'	123.10'
C79	N65°12'57"E	136.20'	136.63'	496.08'	68.75'
C80	N68°16'56"E	214.80'	215.05'	1277.09'	107.78'
C81	N76°46'36"E	80.83'	81.36'	175.00'	41.43'

GRAPHIC SCALE



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B/A WILLIAMS LLC
BY: COSCAN MARYLAND LLC, MANAGING MEMBER

ROBERT R. MACWILLIAMS
PROPERTY LINE SURVEYOR
MARYLAND REGISTRATION #600
LICENSE EXPIRATION 04/15/2015

DATE

BY: KIMBERLY SUE MACKMIN, MANAGING MEMBER DATE

APPROVED:

LARRY R. TOM, PLANNING AND ZONING OFFICER
ANNE ARUNDEL COUNTY OFFICE OF PLANNING AND ZONING
AND FOR THE HEALTH OFFICER (PUBLIC WATER AND SEWER),
ANNE ARUNDEL COUNTY DEPARTMENT OF HEALTH

DATE

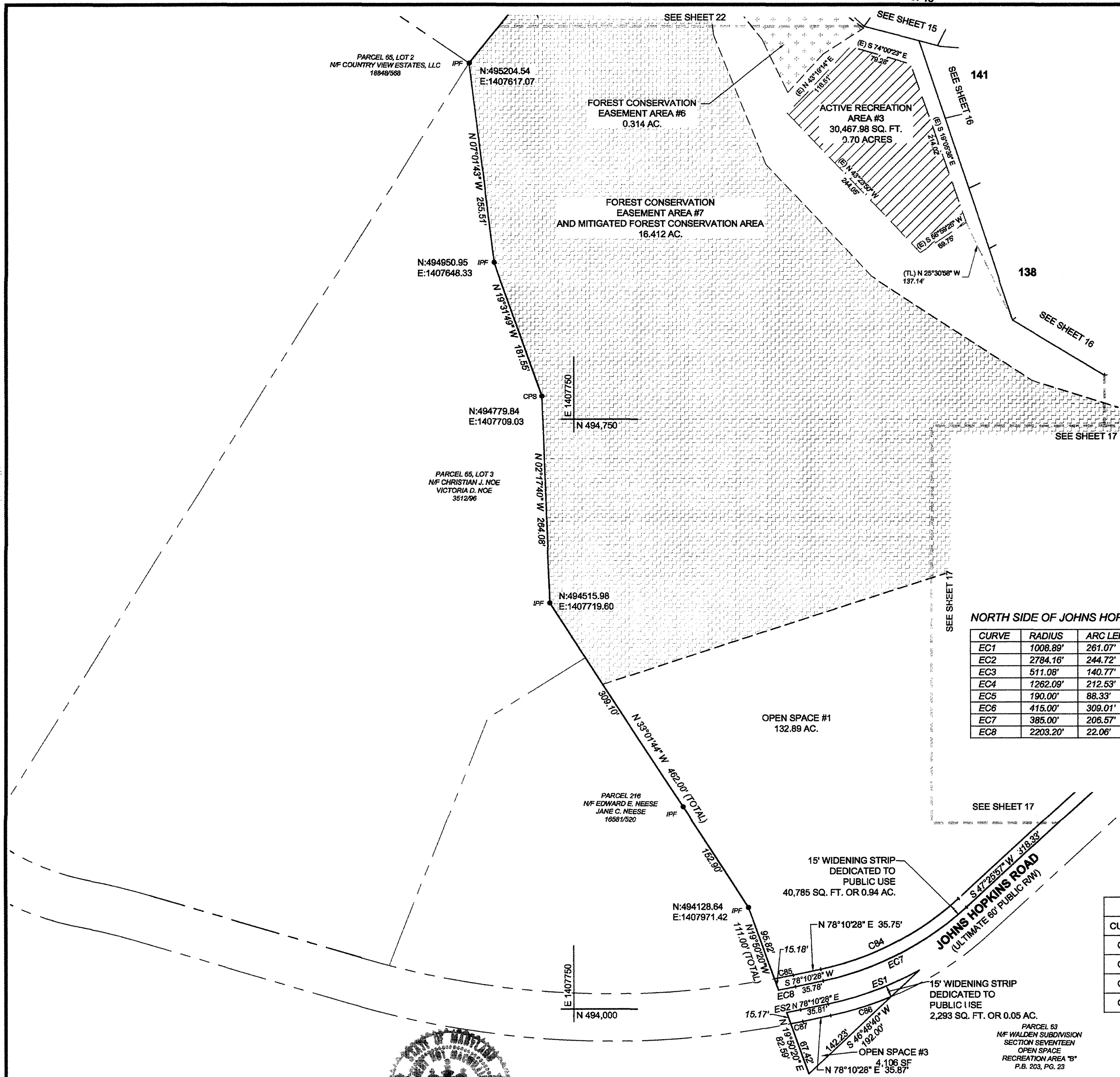
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 - SWM STORMWATER MANAGEMENT
 - N/F NOW OR FORMERLY
 - Active Recreation Area
 - Passive Recreation Area
 - Forest Conservation Area
 - Mitigated Forest Conservation Area
 - Right to Discharge



NORTH SIDE OF JOHNS HOPKINS ROAD CURVE TABLE

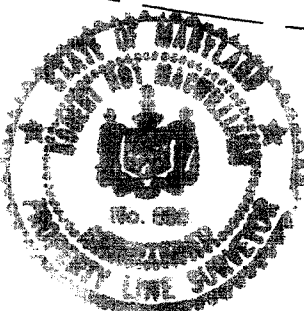
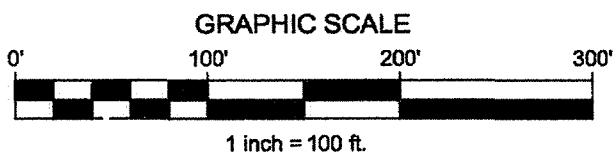
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OPEN SPACE #3

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
ES1	415.00'	123.69'	123.23'	S 69°38'10\" W
ES2	2237.15'	17.79'	17.79'	S 78°38'28\" W

CURVE TABLE

CURVE	CHORD BEARING	CHORD LENGTH	ARC LENGTH	RADIUS	TANGENT
C84	N62°48'12\" E	196.15'	198.52'	370.00'	101.71'
C85	N78°43'56\" E	24.20'	24.20'	2188.20'	12.10'
C86	S72°51'25\" W	79.70'	79.81'	429.97'	40.02'
C87	S78°36'40\" W	15.61'	15.61'	2248.20'	7.81'



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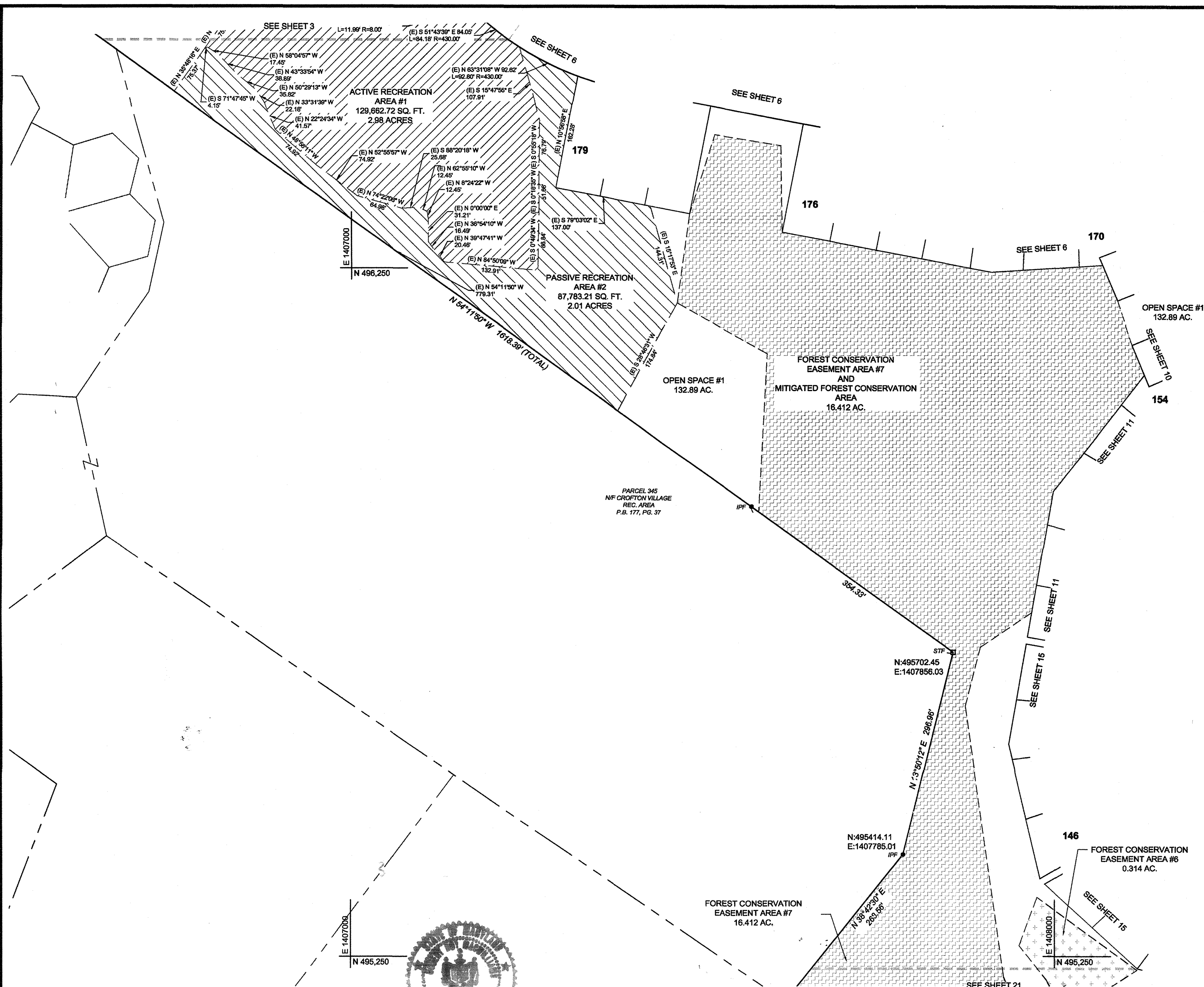
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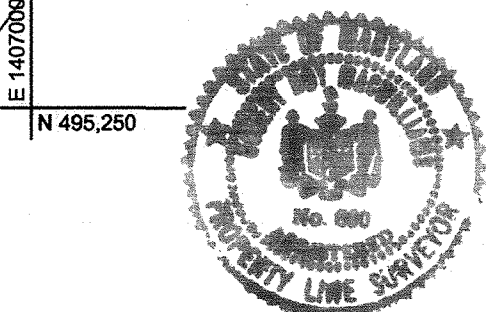
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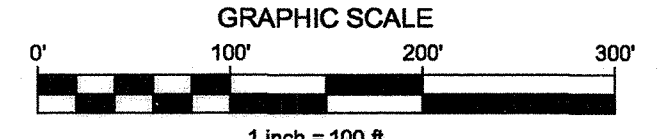


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ANNE ARUNDEL COUNTY DEPARTMENT OF HEALTH
DATE 5-1-13



ANNE ARUNDEL COUNTY CIRCUIT COURT (Subdivision Plats, AA) Plat # 16749, Book 324, pp. 2-23, MSA, S1235-9859, Date available 2013/05/06, Printed 08/27/2021.