

NOTE: PARCEL 1 AS SHOWN HEREON WAS PREVIOUSLY NOTED AS PARCELS 1 AND 6 BROADVIEW ESTATES, SECTION 1, PLAT BOOK 63, PAGE 31 PLAT #3356.

CURVE DATA					LINE DATA		
ID	RADIUS	DELTA	ARC	CHORD	LOT	BEARING	DIST.
1	25.00'	90°00'00"	39.27'	35.36'	32	A N70°44'54"E	45.96'
2	430.00'	3°19'58"	25.00'	25.00'	32	B N89°45'55"E	50.00'
3	430.00'	1°13'08"	8.67'	86.33'	33	A N59°34'33"W	39.24'
4	430.00'	1°43'00"	11.70'	111.33'	34	A N07°00'03"E	1000'
5	25.00'	90°00'00"	39.27'	35.36'	35	A N07°00'03"E	1000'
6	430.04'	8°49'28"	21.53'	21.53'	31	A N29°07'47"W	55.00'
7	430.04'	17°57'10"	134.72'	134.13'	32	A N01°26'25"W	18.09'
8	430.04'	1°18'12"	10.00'	100.00'	32	B N39°31'35"E	38.76'
9	430.04'	2°45'10"	16.33'	163.31'	33	A N45°26'09"E	75.87'
10	430.04'	1°06'45"	9.48'	9.48'	34	A N25°07'47"W	13.25'
11	430.04'	9°23'31"	20.00'	79.91'	34	B N61°14'30"W	40.00'
12	430.04'	9°08'04"	17.81'	77.72'			
13	430.04'	2°04'49"	18.00'	18.00'			
14	430.04'	2°45'10"	185.29'	184.18'			
15	25.00'	75°02'49"	32.75'	30.45'			
16	385.81'	3°54'55"	24.25'	24.22'			
17	385.81'	9°9'14"	61.64'	61.57'			

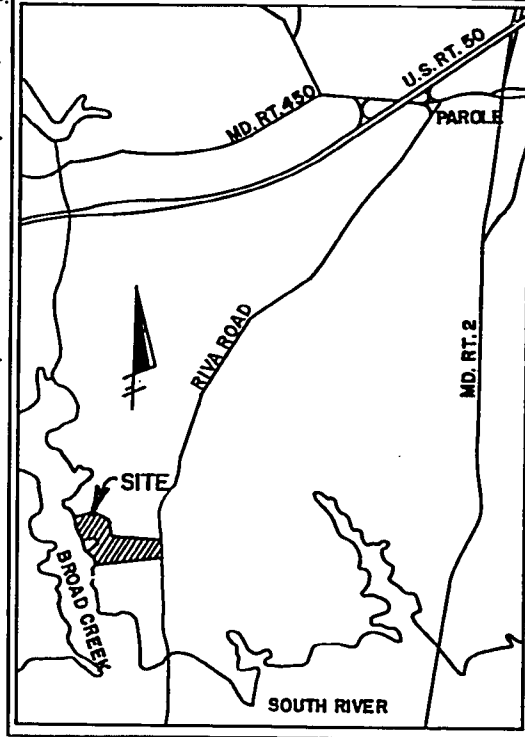
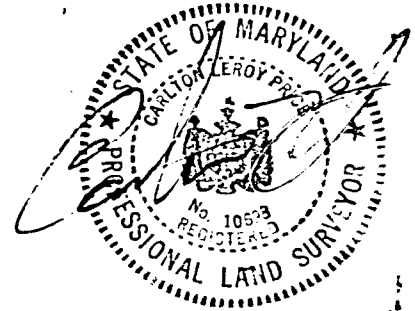
* DEED OF TRUST SECURING FIDELITY FEDERAL SAVINGS AND LOAN ASSOCIATION DATED 6/30/81 RECORDED 3420/628 AS TRUSTEES, WE HEREBY ASSENT TO THIS PLAN OF SUBDIVISION. FOR FIDELITY FEDERAL SAVINGS AND LOAN ASSOC.

Edmond A. Chrzanowski 9-10-81 DATE
Edmond A. Chrzanowski

Francis A. Korwek 9-10-81 DATE
Francis A. Korwek

WE, MORTGAGE HOLDER, ASSENT TO THIS PLAN OF SUBDIVISION. FIDELITY FEDERAL SAVINGS AND LOAN ASSOCIATION

Michael T. Storm 9/10/81 DATE
Michael T. Storm
SENIOR VICE-PRESIDENT



NOTICE TO TITLE EXAMINERS

- This plot has been approved subject to a subdivision agreement with Anne Arundel County, dated 10/20/81.
- That in accordance with said subdivision agreement, no sale or contract of sale of the units in this subdivision shall be made until the necessary improvements have been satisfactorily completed, or a public works agreement guaranteed by a surety bond, performance bond or certified check has been entered into by the developer with the Public Works Department in accordance with subdivision regulations.
- That no building permits shall be issued for any construction in this development other than model home permits, until the requirements of the preceding paragraph have been complied with.

SURVEYORS CERTIFICATE

I, HEREBY CERTIFY THAT THE PLAT SHOWN HEREON IS CORRECT, THAT IT IS A SUBDIVISION OF PART OF THE LAND CONVEYED BY HOWARD INTERNATIONAL INC. TO PEMA, INC. BY DEED DATED 6/30/81 AND RECORDED AMONG THE ANNE ARUNDEL CO. MD. LAND RECORDS IN LIBER 3420 PAGE 625. CONCRETE MONUMENTS SHOWN THUS AND IRON PIPES SHOWN THUS WILL BE PLACED IN ACCORDANCE WITH SECTION 13-116 A.A.C.O. CODE. THE TOTAL AREA INCLUDED IN THIS PLAT IS 12.87152 ACRES OF LAND.

9/8/81 DATE
CARLTON L. PRICE, LS-10698

OWNERS CERTIFICATE

WE, PEMA, INC. owners of the property shown and described herein, hereby adopt this plan of subdivision and establish the minimum building restriction lines and dedicate alleys, walkways, streets and easements to public use; such lands to be deeded to Anne Arundel County upon request. There are no suits, actions of law, leases, liens, mortgages, easements or rights of way affecting this property included on this plan of subdivision except the mortgage recorded herewith and of trust recorded herewith. ALL PARTIES IN INTEREST HERETO HAVE HERETO AFFIXED THEIR SIGNATURES, INDICATING THEIR ASSENT TO THIS PLAT OF SUBDIVISION.

Manuel L. Perry 9/8/81 DATE
By MANUEL L. PERRY, SECRETARY
PARCEL 6, DEED SECURING ANNE ARUNDEL CO. BY DEED RECORDED 3381/77

NOTE

- AREA SUBJECT TO HURRICANE TIDE FLOODING ELEVATION = 6.3 DWELLING CONSTRUCTION ON THESE LOTS SHALL HAVE A MINIMUM FIRST FLOOR ELEV. 8.5
- ALL WELLS SHALL BE A MINIMUM OF 50' FROM COUNTY SEWER MAINS.
- THE REQUIREMENTS OF SUBSECTION 3.105(A)(C) ARTICLE 21 OF THE ANNOTATED CODE OF MARYLAND, 1973 EDITION AS FAR AS THEY RELATE TO THE MAKING OF THIS PLAT AND SETTING OF THE MARKERS HAVE BEEN MET.
- RECREATION REQUIREMENTS IN ACCORDANCE WITH THE SUBDIVISION REGULATIONS HAVE BEEN MET AND ARE INCLUDED IN AREAS NOTED AS COMMON AREAS.
- LOTS 40 THROUGH 43 INCLUSIVE SHALL GAIN ACCESS ONTO THE 40' USE IN COMMON RIGHT-OF-WAY ONLY.

RECREATION DEDICATION

THE RECREATION AREA SHOWN HEREON IS HEREBY DEDICATED TO THE RECREATION USE OF THE RESIDENTS OF THIS SUBDIVISION AND HAS BEEN DEEDED TO ANNE ARUNDEL COUNTY PLANNING AND ZONING OFFICER IN TRUST FOR A FUTURE COMMUNITY ASSOCIATION OF THIS SUBDIVISION.

OPEN SPACE DEDICATION

The land described herewith and being designated on this Record Plat as Open Space is for use in common for the residents of the Subdivision of Broadview Estates and lies within a cluster development approved herewith in compliance with the standards set forth in Sections 13-307 through 13-307b and 13-125 through 13-125.2 of the Anne Arundel County Code. Subdivision or resubdivision of the open space land designated here on is not permitted and development of the land is permitted only in accordance with the land uses indicated herewith.

The use of this land is limited to parks, conservation, recreation gardening and similar purposes for the residents of said subdivision. The open space shown hereon is hereby dedicated for the use of the residents of lots of this subdivision and has been deeded to Anne Arundel County Planning and Zoning Office in trust for a future Community Association of this Subdivision.

Broadview Estates SECTION 2

AND RESUBDIVISION OF LOT 27, PARCEL 1, 2 AND 6 BROADVIEW ESTATES SEC. 1 AS RECORDED 5131/77 PLAT BOOK 63 PAGE 31, PLAT #3356

ANNE ARUNDEL COUNTY, MARYLAND
Scale: 1" = 100'

DEVELOPMENT FACILITATORS, INC.
650 RITCHIE HWY.
SEVERNA PARK, MARYLAND 21146

CLUSTER TABULATION
LOTS - CLUSTER (21,30,37-40,43,44,46) 2.523 AC.
NON CLUSTER (31,36,41,42,45,47-55) 7.286 AC.
TOTAL LOTS - 28 9.609 AC.

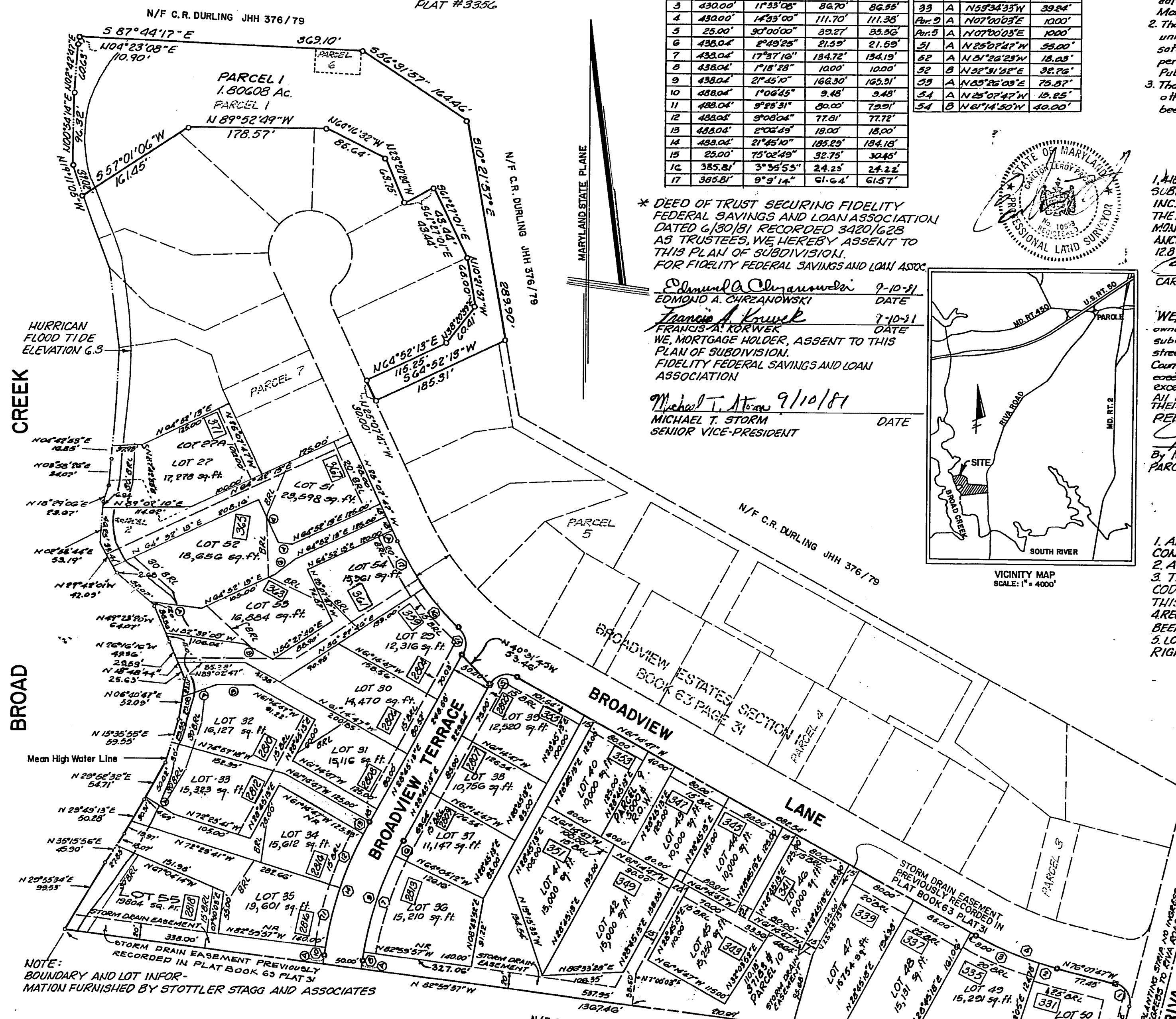
AREA TABULATION
28 LOTS 9.60925 AC.
PUBLIC ROADS 0.48761 AC.
COMMON AREA (OS, RECREATION & RWA) 2.77446 AC.
TOTAL AREA SECTION 2 12.87152 AC.

COMMON AREA TABULATION

SECTION 1 (AS RECORDED BOOK 63 PAGE 31)	SECTION 2 (RESUB. PAR. 1 & 2 SECTION 1)
PARCEL 1 1.76476 AC.	PARCEL 1 (RESUBDIVISION) 1.80608 AC.
2 0.18326 AC.	9 0.11478 AC.
3 0.11492 AC.	10 0.85360 AC.
4 0.11478 AC.	TOTAL 2.77446 AC.
5 0.53524 AC.	
6 0.11478 AC.	
7 2.82774 AC.	

TOTAL SECTION 1 AND 2 PROVIDED (RESUB. PAR. 1, PAR. 3, 4, 5, 7, 9 & 10) 3.65418 AC.
TOTAL SECTION 1 AND 2 REQUIRED 3.30075 AC.

NOTE: THE INGRESS & EGRESS AREAS SHOWN ON THIS PLAT FOR LOTS 40 TO 43, IS A PRIVATE COMMON USE R.O.W. AND IS DEDICATED TO PUBLIC USE AND WILL BE DEEDED TO THE COMMUNITY ASSOCIATION. IT SHALL NOT BE PETITIONABLE AND IS A MAINTENANCE RESPONSIBILITY OF THE ADJUTING PROPERTY OWNERS AND OR COMMUNITY ASSOCIATION.



NOTE: BOUNDARY AND LOT INFORMATION FURNISHED BY STOTTLER STAGG AND ASSOCIATES

VARIANCE TO LOT SIZE WAS GRANTED 6/16/81 CASE #V 72-81 APPROVED:

ANNE ARUNDEL COUNTY PLANNING & ZONING DEPARTMENT

Dorance Beck-Kirdle, PLANNING & ZONING OFFICER 10-20-81 DATE

ANNE ARUNDEL COUNTY HEALTH DEPARTMENT

Howard Beard 9/11/81 DATE
J. HOWARD BEARD, COUNTY HEALTH OFFICER (PUBLIC SEWER, PRIVATE WELLS)