

| COORDINATES | | | | | | CURVE DATA | | | | | | CHORD | CHORD |
|-------------|--------------|--------------|-----|--------------|--------------|------------|--------|---------|------------|---------|---------|---------|--------------|
| NO. | NORTH | EAST | NO. | NORTH | EAST | NUMBER | RADIUS | ARC | DELTA | TAN. | DIST. | DIST. | BEARING |
| 1 | 412, 076 .00 | 920, 632 .00 | 21 | 411, 859 .00 | 920, 729 .00 | 34 - 49 | 175.00 | 109.96' | 36°00'00" | 56.86' | 108.16' | 108.16' | S 10°59'57"E |
| 2 | 412, 060 .62 | 920, 647 .76 | 22 | 411, 908 .00 | 920, 717 .00 | 49 - 77 | 295.00 | 237.15' | 46°03'37" | 125.40' | 230.82' | 230.82' | S 05°58'08"E |
| 3 | 412, 026 .52 | 920, 684 .33 | 23 | 411, 933 .00 | 920, 702 .00 | 77 - 75 | 25.00 | 19.43' | 44°32'06" | 10.24' | 18.95' | 18.95' | S 05°12'23"E |
| 4 | 411, 997 .27 | 920, 922 .54 | 24 | 411, 963 .00 | 920, 689 .00 | 75 - 74 | 53.00 | 258.70' | 279°39'47" | — | 68.37' | 68.37' | N 67°38'33"W |
| 5 | 412, 195 .78 | 920, 946 .92 | 25 | 411, 983 .00 | 920, 636 .00 | 74 - 76 | 25.00 | 25.11' | 57°32'52" | 13.73' | 24.07' | 24.07' | N 43°24'55"E |
| 6 | 412, 058 .83 | 922, 062 .14 | 26 | 412, 014 .00 | 920, 612 .00 | 76 - 50 | 245.00 | 186.61' | 43°38'26" | 98.09' | 182.13' | 182.13' | N 07°10'44"W |
| 7 | 412, 053 .92 | 922, 102 .13 | 27 | 412, 033 .00 | 920, 628 .00 | 50 - 36 | 225.00 | 141.37' | 36°00'00" | 73.11' | 139.06' | 139.06' | N 10°59'57"W |
| 8 | 412, 015 .09 | 922, 092 .54 | 31 | 412, 024 .44 | 921, 895 .16 | | | | | | | | |
| 9 | 412, 029 .00 | 921, 799 .00 | 32 | 412, 078 .52 | 921, 901 .80 | | | | | | | | |
| 10 | 411, 979 .00 | 921, 602 .00 | 34 | 412, 178 .21 | 921, 089 .98 | | | | | | | | |
| 11 | 411, 666 .00 | 921, 152 .00 | 35 | 412, 181 .26 | 921, 065 .17 | | | | | | | | |
| 12 | 411, 488 .00 | 921, 064 .00 | 36 | 412, 184 .31 | 921, 040 .36 | | | | | | | | |
| 13 | 411, 421 .00 | 920, 834 .00 | 49 | 412, 072 .04 | 921, 110 .62 | | | | | | | | |
| 14 | 411, 380 .00 | 920, 572 .00 | 50 | 412, 047 .80 | 921, 066 .89 | | | | | | | | |
| 15 | 411, 504 .00 | 920, 641 .00 | 74 | 411, 849 .62 | 921, 073 .11 | | | | | | | | |
| 16 | 411, 585 .00 | 920, 682 .00 | 75 | 411, 823 .61 | 921, 136 .34 | | | | | | | | |
| 17 | 411, 639 .00 | 920, 701 .00 | 76 | 411, 867 .10 | 921, 089 .65 | | | | | | | | |
| 18 | 411, 692 .00 | 920, 713 .00 | 77 | 411, 842 .48 | 921, 134 .62 | | | | | | | | |
| 19 | 411, 756 .00 | 920, 726 .00 | 81 | 412, 225 .38 | 920, 705 .89 | | | | | | | | |
| 20 | 411, 806 .00 | 920, 733 .00 | 82 | 412, 017 .02 | 922, 051 .81 | | | | | | | | |

AREA TABULATION

| | |
|-------------------------|----------------------------------|
| TOTAL AREA | 10.938 Ac. |
| ROADS (PUBLIC R.O.W.) | 0.640 Ac. |
| ACCESS (PRIVATE R.O.W.) | 0.285 Ac. |
| TOTAL LOT AREA | 10.013 Ac. |
| NUMBER OF LOTS | 11 |
| ZONING | R-2 |
| SETBACKS | FRONT 30'; SIDE 7' 20'; REAR 25' |

PRIVATE NON-COUNTY ROAD STATEMENT

THE PRIVATE COMMON-USE R.O.W. SHOWN HEREON IS FOR INGRESS AND EGRESS FOR THE OWNERS OF PROPERTY ABUTTING THEREON. IT SHALL NOT BE ACCEPTABLE FOR PETITION AND IS A MAINTENANCE RESPONSIBILITY OF THE OWNERS OF ABUTTING PROPERTY, AND SHALL BE IMPROVED TO ANNE ARUNDEL COUNTY PUBLIC ROAD STANDARDS WITH ANY FURTHER SUBDIVISION APPROVAL OF THE PROPERTIES ABUTTING THEREON.

COASTAL FLOOD PLAIN AND HIGH HAZARD STATEMENT

LOTS 8, 9, 10, 11, AND OUTPARCEL #1 ARE AFFECTED BY THE COASTAL FLOODPLAIN AND/OR COASTAL HIGH HAZARD AREA, AS ESTABLISHED ON THE FLOOD INSURANCE RATE MAPS BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (F.E.M.A.). ELEVATION IS 6.3 FEET. FIRST FLOOR ELEVATIONS OF ALL STRUCTURES BUILT WITHIN SUCH AREAS OR LOTS SHALL BE IN ACCORDANCE WITH THE PROVISIONS OF TITLE 3 OF THIS CODE, SUBTITLE 3, "FLOODPLAIN MANAGEMENT".

THE LOTS DESIGNATED HEREIN ARE SUBJECT TO COVENANTS & RESTRICTIONS RECORDED SIMULTANEOUSLY HERewith CONCERNING CLEARING & GRADING OF LOTS, REMOVAL OF TREES, AND SETBACKS TO SLOPE; & NO BUILDING PERMIT SHALL BE ISSUED UNLESS IN ACCORDANCE WITH THE COVENANTS AND RESTRICTIONS CONTAINED HEREIN.

NOTE:

THIS PLAT HAS BEEN APPROVED FOR RECORDING, SUBJECT TO AN AGREEMENT WITH BALTIMORE GAS AND ELECTRIC COMPANY DATED MARCH 18, 1985 AND RECORDED AMONG THE LAND RECORDS OF ANNE ARUNDEL COUNTY IN LIBER 3863 FOLIO 494.

WAIVER NO. 1471, WAIVER OF PRELIMINARY PROCESS, GRANTED AS PER LETTER OF AUG. 26, 1983.

LETTER OF 7/7/82 WAIVED EXTENSION OF PUBLIC SEWER.

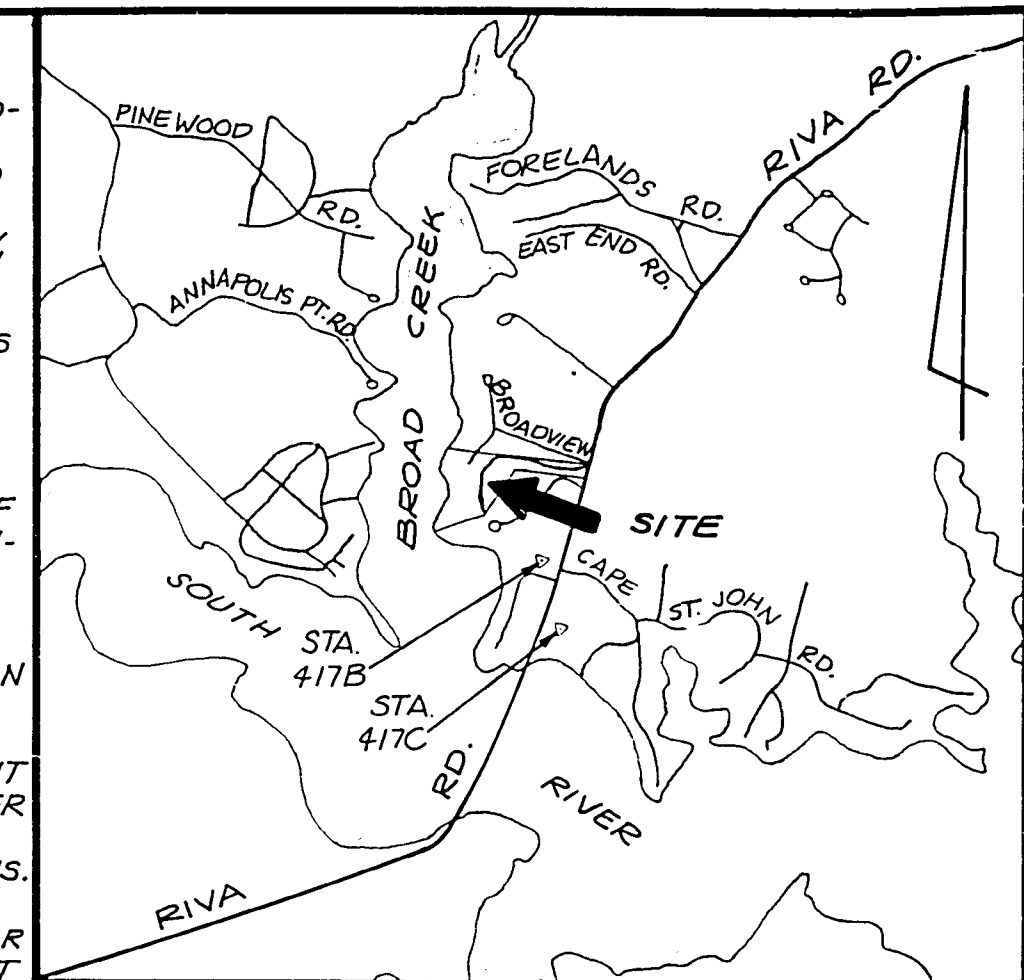
WAIVER NO. 1687, PAYMENT OF \$100.00 PER LOT IN LIEU OF RECREATION AREA, GRANTED PER LETTER OF JULY 17, 1984. RECREATION FEE PAID 3/20/85, CP 220404.

APPROVED:
OFFICE OF PLANNING AND ZONING OF
ANNE ARUNDEL COUNTY, MARYLAND
Glenn Beck Kinsdale 3/20/85
PLANNING AND ZONING OFFICER DATE

APPROVED FOR PUBLIC WATER, PRIVATE SEPTIC
HEALTH DEPARTMENT
ANNE ARUNDEL COUNTY, MARYLAND
A. Howard Board 3/12/85
COUNTY HEALTH OFFICER DATE

NOTICE TO TITLE EXAMINERS

- THIS PLAT HAS BEEN APPROVED FOR RECORDING ONLY, SUBJECT TO A SUBDIVISION AGREEMENT WITH ANNE ARUNDEL COUNTY, MD. DATED MARCH 20, 1985 AND RECORDED AMONG THE LAND RECORDS OF ANNE ARUNDEL COUNTY, MD. IN LIBER 3864 AT FOLIO 484.
- NO SALE OR CONTRACT OF SALE OF SAID LOTS SHOWN HEREON SHALL BE MADE UNTIL THE NECESSARY IMPROVEMENTS HAVE BEEN SATISFACTORILY COMPLETED UNDER AN INSPECTION AGREEMENT & THE SUBDIVIDER HAS PROVIDED THE COUNTY WITH A WAIVER OF LIENS FROM ALL CONTRACTORS & SUB-CONTRACTORS OR SUCH IMPROVEMENTS HAVE BEEN SATISFACTORILY GUARANTEED BY A PUBLIC WORKS AGREEMENT, SUPPORTED BY A SURETY BOND, CERTIFIED CHECK, CASH, OR AN IRREVOCABLE LETTER OF CREDIT FROM A LOCAL BANK OR OTHER SUCH SECURITY AS AUTHORIZED BY LAW & THAT SUCH AGREEMENT HAS BEEN ENTERED INTO BY THE DEVELOPER WITH THE PUBLIC WORKS DEPARTMENT IN ACCORDANCE WITH SUBDIVISION REGULATIONS.
- NO BUILDING PERMITS SHALL BE ISSUED FOR ANY CONSTRUCTION IN THIS DEVELOPMENT OTHER THAN SAMPLE PERMITS UNTIL THE REQUIREMENTS OF PARAGRAPH 2 ABOVE HAVE BEEN COMPLIED WITH.
- ALL UTILITIES INCLUDING GAS, ELECTRIC, & COMMUNICATIONS SHALL BE INSTALLED UNDERGROUND IN ACCORDANCE WITH THE PUBLIC SERVICE COMMISSION STATEWIDE RULES OF JUNE 14, 1968.
- THE COORDINATES SHOWN HEREON ARE BASED ON THE MARYLAND STATE SYSTEM OF PLANE COORDINATES AS ESTABLISHED FROM ANNE ARUNDEL COUNTY PLANNING & ZONING TRAVERSE STATIONS: STA. 417-B & STA. 417-C.



VICINITY MAP
SCALE: 1" = 2000'

OWNER'S DEDICATION

WE, BROADVIEW III DEVELOPMENT CORPORATION, INC., A CORPORATION IN THE STATE OF MARYLAND, BY TOM MITCHELL, PRESIDENT, OWNER OF THE PROPERTY SHOWN HEREON & DESCRIBED HEREON, HEREBY ADOPT THIS PLAN OF SUBDIVISION; ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES, AND DEDICATE THE STREETS, ALLEYS, WALKS, & OTHER EASEMENTS, WIDENING STRIPS, AND FLOOD PLAINS TO PUBLIC USE, SUCH LAND(S) TO BE DEEDED TO ANNE ARUNDEL COUNTY UPON REQUEST.

THERE ARE NO SUITS, ACTIONS OF LAW, LEASES, LIENS, MORTGAGES, TRUSTS, EASEMENTS, OR RIGHTS OF WAY AFFECTING THE PROPERTY INCLUDED IN THIS PLAN OF SUBDIVISION, EXCEPT A MORTGAGE WITH ADMIRAL BUILDERS SAVINGS & LOAN ASSOCIATION, DATED APRIL 16, 1984 AS RECORDED AMONG THE LAND RECORDS OF ANNE ARUNDEL COUNTY IN LIBER 3719 AT FOLIO 355. ALL PARTIES IN INTEREST THERETO HAVE HEREUNTO AFFIXED THEIR SIGNATURES INDICATING THEIR ASSENT TO THIS PLAT OF SUBDIVISION.

THE REQUIREMENTS OF SUBSECTION 3-108(A) OF ARTICLE 21 OF THE ANNOTATED CODE OF MARYLAND 1957 EDITION AS AMENDED 1973 TITLE; REAL PROPERTY AS FAR AS RELATED TO THE MAKING OF THIS PLAT AND SETTING OF MARKERS HAVE BEEN COMPLIED WITH.

Thomas C. Mitchell
THOMAS C. MITCHELL, PRESIDENT
BROADVIEW III DEVELOPMENT CORPORATION, INC.
Lewis E. Marich
LEWIS E. MARICH, VICE PRESIDENT

ADMIRAL BUILDERS SAVINGS AND LOAN ASSOC.

I HEREBY ASSENT TO THIS PLAN OF SUBDIVISION AND REVISION OF ACCESS TO OUTPARCEL #1:
Frances L. Brattain
FRANCES L. BRATTAIN, OWNER
OUTPARCEL #1

TEMPORARY CONSTRUCTION EASEMENT

A TEMPORARY CONSTRUCTION EASEMENT IS RESERVED ON ALL LOTS SHOWN HEREON BETWEEN THE RIGHT-OF-WAY LINE AND THE BUILDING RESTRICTION LINE FOR THE PURPOSE OF CONSTRUCTION OF THE ROADS SHOWN HEREON. ONLY THAT WORK NECESSARY FOR THE EXECUTION OF THE APPROVED ROAD CONSTRUCTION PLANS SHALL BE PERFORMED WITHIN THIS EASEMENT. SAID EASEMENT WILL CEASE TO EXIST UPON COMPLETION OF THESE ROADS & THE RELEASE OF ANY MAINTENANCE BOND HELD BY ANNE ARUNDEL COUNTY, MD.

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE PLAT SHOWN HEREON IS CORRECT, THAT IT IS A SUBDIVISION OF THE LANDS CONVEYED BY PAUL AND NELLIE BRATTAIN TO BROADVIEW III DEVELOPMENT CORPORATION, INC. BY DEED DATED APRIL 16, 1984 & RECORDED AMONG THE LAND RECORDS OF ANNE ARUNDEL COUNTY, MARYLAND IN LIBER 3719 AT FOLIO 351. THE REQUIREMENTS OF SECTIONS 13-112 THROUGH 13-112.2 OF THE ANNE ARUNDEL COUNTY SUBDIVISION REGULATIONS HAVE BEEN COMPLIED WITH.

Clarence H. Miller 3/19/85
CLARENCE H. MILLER DATE
REG. PROF. LAND SURVEYOR NO. 4011

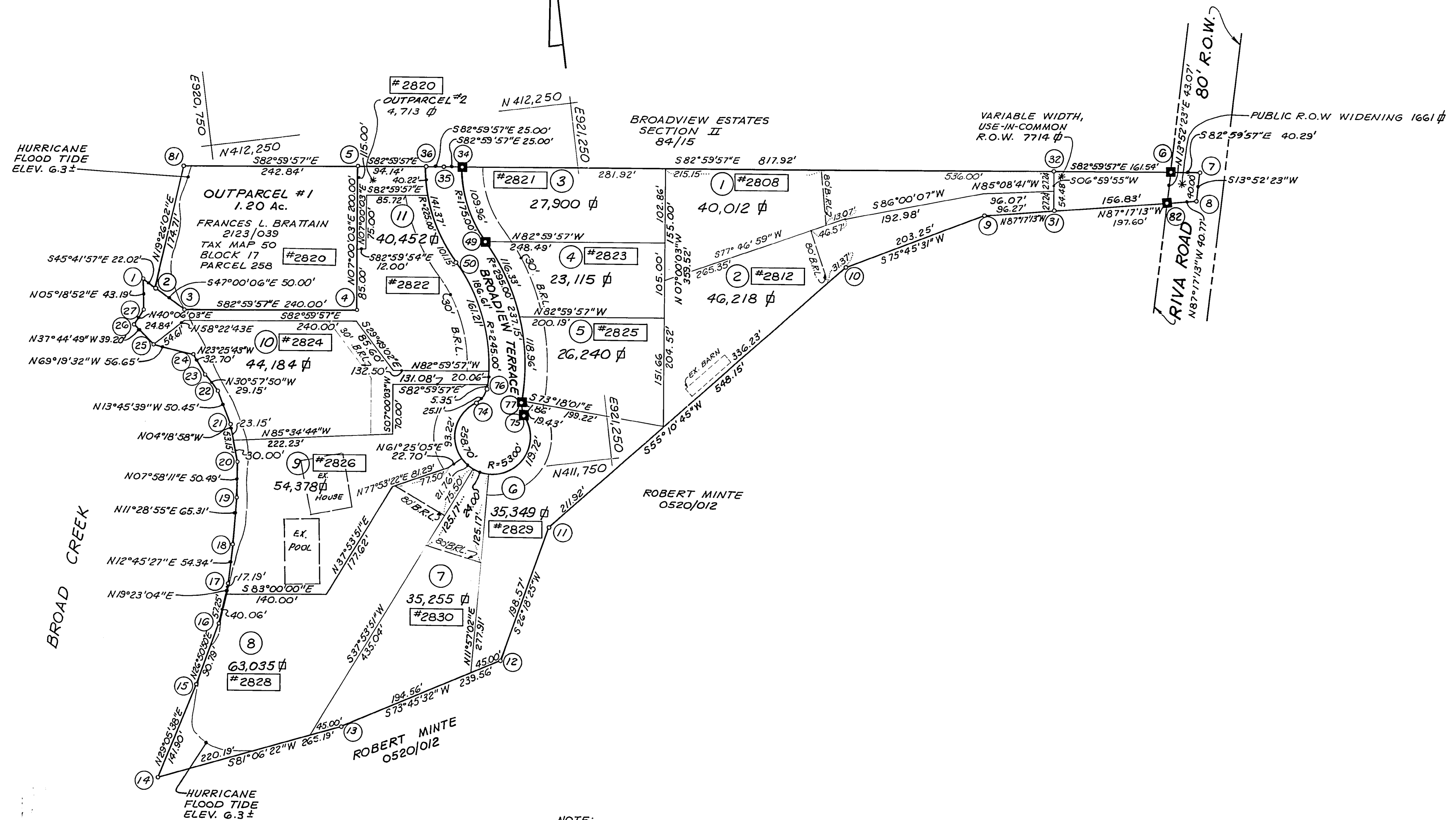
BROADVIEW ESTATES SOUTH
SECOND DISTRICT ANNE ARUNDEL CO., MARYLAND
PLAT 1 OF 2

DECEMBER 2 11:14 AM
FEBRUARY 1985
FILED

PROJECT NO. 84-179
SUBDIVISION NO. 83-198

DEVELOPMENT FACILITATORS, INCORPORATED
650 GOVERNOR RITCHIE HIGHWAY
SEVERNA PARK, MARYLAND 21146

- LEGEND**
- MONUMENT
 - IRON PIN
 - #2824 HOUSE NUMBER
 - ② POINT NUMBER (SEE COORDINATE TABLE, PLAT 1 OF 2)
 - ⑩ LOT NUMBER
 - 80' B.R.L. MINIMUM WIDTH AT BUILDING LINE



NOTE:
FOR TITLE, OWNERSHIP, CERTIFICATION,
AND DEDICATION, SEE PLAT 1 OF 2.

Thomas C. Mitchell 3/2/85
THOMAS C. MITCHELL, PRESIDENT
BROADVIEW III DEVELOPMENT CORPORATION, INC.

Kevin E. Muech 3/4/85
KEVIN E. MUECH, SR. VICE PRESIDENT

Frances L. Brattain 3/13/85
FRANCES L. BRATTAIN, OWNER
OUTPARCEL #1

BROADVIEW ESTATES SOUTH
SECOND DISTRICT ANNE ARUNDEL CO., MARYLAND
PLAT 2 OF 2

SCALE: 1"=100'

DEVELOPMENT FACILITATORS, INCORPORATED
650 GOVERNOR RITCHIE HIGHWAY
SEVERNA PARK, MARYLAND 21146

APPROVED:
OFFICE OF PLANNING AND ZONING OF
ANNE ARUNDEL COUNTY, MARYLAND
Dorence Beck Kuddle 3/20/85
PLANNING AND ZONING OFFICER DATE

APPROVED: FOR PUBLIC WATER, PRIVATE SEPTIC
HEALTH DEPARTMENT
ANNE ARUNDEL COUNTY, MARYLAND
John and Wanda 3/17/85
COUNTY HEALTH OFFICER DATE

BOOK 97 FOLIOT 11