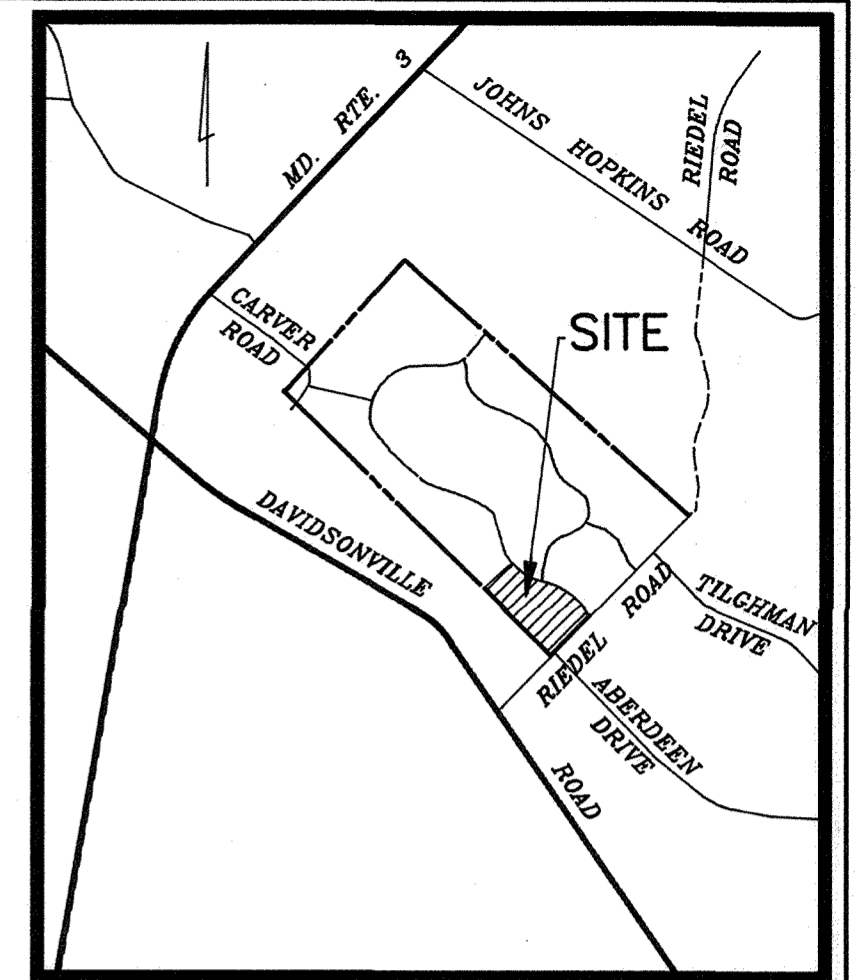


COORDINATES

Table with columns: NO., NORTH, EAST, NO., NORTH, EAST. Contains coordinate data for lots 601 through 626.

AREA TABULATION

TOTAL AREA OF SUBDIVISION ----- 7,121,578 S.F. OR 163.4889 AC.
TOTAL AREA OF SECTION SIX ----- 604,237 S.F. OR 13.8714 AC.
NUMBER OF UNITS ----- 60
TYPE OF UNITS ----- SINGLE FAMILY DETACHED
LOT AREA ----- 530,174 S.F. OR 12.1711 AC.
FLOOD PLAIN AREA ----- 0
RECREATION AREA REQUIRED: (1,000 S.F. PER LOT) --- 60,000 S.F. OR 1.3774 AC.
RECREATION AREA PROVIDED: ----- 0
EXCESS RECREATION AREA FROM SECTION 3 --- 147,790 S.F. OR 3.3928 AC.
* DEFICIT OF RECREATION AREA THIS SECTION --- 60,000 S.F. OR 1.3774 AC.
EXCESS FOR FUTURE SECTIONS --- 87,790 S.F. OR 2.0154 AC.
TOTAL AREA OF STREETS ----- 71,135 S.F. OR 1.6330 AC.
EXISTING ZONING ----- R-5
PROPOSED ZONING ----- R-5
PRIVATE USE IN COMMON ACCESS RIGHT OF WAY --- 2,928 S.F. OR 0.0672 AC.
* RECREATION AREA TO BE PROVIDED FROM SECTIONS ONE AND THREE.



VICINITY MAP

SCALE: 1" = 2,000'

CURVE TABLE

Table with columns: CURVE, RADIUS, LENGTH, TANGENT, CHORD, BEARING, DELTA. Lists curve data for curves C1 through C18.

SITE CLEARING RESTRICTIONS

CLEARING SHALL BE CONSISTENT WITH AND UNDERTAKEN ONLY FOR THOSE AREAS DELINEATED ON THE FINAL DEVELOPMENT PLAN ON FILE IN THE OFFICE OF PLANNING AND ZONING AND SHALL GENERALLY FOLLOW THE CONCEPT AND INTENT OF THE PLAN.
1. TWO OFF STREET PARKING SPACES IN ADDITION TO ANY GARAGE OR CARPORT PARKING SHALL BE PROVIDED FOR EACH LOT.

PRIVATE ROAD STATEMENT

THE USE IN COMMON RIGHT-OF-WAYS ARE PRIVATE ROADWAYS AND ARE INTENDED TO PROVIDE ACCESS TO AND FROM LOTS 1-4. THE OWNERS OF THESE LOTS ARE RESPONSIBLE FOR MAINTENANCE OF THE ROADWAYS AND ARE NOT ELIGIBLE TO RECEIVE COUNTY SERVICES PROVIDED TO LOT OWNERS ADJACENT COUNTY ROADS. FURTHER SUB-DIVISION OR ACCEPTANCE INTO THE COUNTY ROAD SYSTEM MAY BE ACCOMPLISHED ONLY IF THE PRIVATE ROADWAYS ARE IMPROVED TO ROAD STANDARDS AT THE LOT OWNERS EXPENSE.

SETBACKS:

FRONT: 25'
CORNER SIDE: 20'
SIDE YARD: 7/13 TOTAL 20'
REAR YARD: 20'

LEGEND:

- IRON PIPE SET
MONUMENT SET
HOUSE NUMBERS
B.R.L.- BUILDING RESTRICTION LINE
CURVE NO.
COORD. NO.

NOTE: A TEMPORARY GRADING EASEMENT IS RESERVED ON ALL LOTS SHOWN HEREON BETWEEN THE RIGHT-OF-WAY LINES AND THE BUILDING RESTRICTION LINES FOR THE PURPOSE OF ROAD CONSTRUCTION. SAID EASEMENT WILL TERMINATE UPON COMPLETION OF THESE ROADS AND THE RELEASE OF ANY MAINTENANCE BOND BY ANNE ARUNDEL COUNTY, MARYLAND.

PUBLIC SYSTEMS AVAILABLE

APPROVED: HEALTH DEPARTMENT OF ANNE ARUNDEL COUNTY, MARYLAND
COUNTY HEALTH OFFICER
DATE

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

NOTICE TO TITLE EXAMINERS

- 1. THIS PLAT HAS BEEN APPROVED FOR RECORDING ONLY AND SHALL BECOME NULL AND VOID UNLESS:
I. AN INSPECTION AGREEMENT OR A PUBLIC WORKS AGREEMENT HAS BEEN EXECUTED AND RECORDED WITHIN 2 YEARS AFTER THIS PLAT IS APPROVED;
II. IF REQUIRED, A UTILITY AGREEMENT HAS BEEN EXECUTED AND RECORDED WITHIN 2 YEARS AFTER THIS PLAT IS APPROVED; AND
III. CONSTRUCTION UNDER EACH OF THESE AGREEMENTS HAS BEEN CONTINUOUS WITHOUT INTERRUPTION FOR MORE THAN 1 YEAR AT ALL TIMES.
2. A SALE OR CONTRACT OF SALE OF ANY LOTS SHOWN HEREIN MAY NOT BE MADE UNTIL NECESSARY IMPROVEMENTS HAVE BEEN:
I. A. SATISFACTORILY COMPLETED UNDER AN INSPECTION AGREEMENT AND THE SUBDIVIDER HAS PROVIDED THE COUNTY WITH A WAIVER OF THE LIENS FROM ALL CONTRACTORS AND SUBCONTRACTORS; OR
B. SATISFACTORILY GUARANTEED BY A PUBLIC WORKS AGREEMENT, SUPPORTED BY A SURETY BOND, CERTIFIED CHECK, CASH OR IRREVOCABLE LETTER OF CREDIT FROM A LOCAL BANK OR OTHER SECURITY AS AUTHORIZED BY LAW AND
II. IF REQUIRED, SATISFACTORILY GUARANTEED BY A UTILITY AGREEMENT, SUPPORTED BY A SURETY BOND, CERTIFIED CHECK, CASH OR IRREVOCABLE LETTER OF CREDIT FROM A LOCAL BANK OR SUCH OTHER SECURITY AUTHORIZED BY LAW.
3. A BUILDING PERMIT OTHER THAN A SAMPLE PERMIT MAY NOT BE ISSUED FOR ANY CONSTRUCTION IN THIS DEVELOPMENT UNTIL THE REQUIREMENTS OF PARAGRAPH 2 ABOVE HAVE BEEN COMPLIED WITH. CERTIFICATES OF USE AND OCCUPANCY MAY NOT BE ISSUED FOR ANY BUILDING OR STRUCTURE IN THE SUBDIVISION UNLESS IMPROVEMENTS REQUIRED UNDER A UTILITIES AGREEMENT HAVE BEEN COMPLETED AND BASIC IMPROVEMENTS REQUIRED UNDER A PUBLIC WORKS AGREEMENT BY ARTICLE 25, SECTION 3-101 OF THE ANNE ARUNDEL COUNTY CODE HAVE BEEN COMPLETED.
4. THIS PLAT HAS BEEN APPROVED FOR RECORDING SUBJECT TO AN AGREEMENT BETWEEN THE OWNERS AND BALTIMORE GAS AND ELECTRIC COMPANY DATED NOV. 10, 1988 AND RECORDED IN LIBER 4731 FOLIO 519, AND AN AGREEMENT BETWEEN THE OWNERS AND THE C&P TELEPHONE COMPANY DATED NOV. 10, 1988 AND RECORDED IN LIBER 4731 FOLIO 520.
5. OFF-SITE IMPROVEMENTS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE APPROVED TRAFFIC IMPACT STUDY ON FILE AT THE ANNE ARUNDEL COUNTY DEPARTMENT OF PUBLIC WORKS, DATED SEPT. 19, 1988 AND SHALL BE CONSIDERED BASIC IMPROVEMENTS AS STATED IN THE ANNE ARUNDEL COUNTY CODE, ARTICLE 25, SECTION 3-101; AND ARE SUBJECT TO AN AGREEMENT RECORDED IN THE LAND RECORDS OF ANNE ARUNDEL COUNTY IN LIBER 4789 FOLIO 574.
6. THIS PLAT HAS BEEN APPROVED FOR RECORDING SUBJECT TO A SCHOOL AGREEMENT WITH ANNE ARUNDEL COUNTY FOR CONTRIBUTION TOWARDS CONSTRUCTION OF SCHOOL FACILITIES RECORDED IN THE LAND RECORDS OF ANNE ARUNDEL COUNTY IN LIBER 4830 FOLIO 840, DATED APRIL 26, 1989.

OWNERS DEDICATION

CROFTON PROPERTY LIMITED PARTNERSHIP, A MARYLAND LIMITED PARTNERSHIP, OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON, ADOPTS THIS PLAT OF SUBDIVISION; ESTABLISHES THE MINIMUM BUILDING RESTRICTION LINES; AND DEDICATES THE STREETS, WIDENING STRIP AND OTHER EASEMENTS, TO PUBLIC USE; SUCH LANDS TO BE DEEDED TO ANNE ARUNDEL COUNTY UPON REQUEST.
THE RECREATION AND OPEN SPACE AREA SHOWN HEREON IS HEREBY SET ASIDE FOR THE RECREATIONAL USE OF THE RESIDENTS OF THE SUBDIVISION AND SHALL, IN ACCORDANCE WITH ARTICLE 26, PARAGRAPH 3-104 (g) OF THE ANNE ARUNDEL COUNTY CODE, BE CONVEYED TO THE RIEDEL ESTATES HOMEOWNERS ASSOCIATION, INC. IMMEDIATELY AFTER RECORDATION OF THIS PLAT.
THERE ARE NO SUITS, ACTIONS OF LAW, LEASES, LIENS, MORTGAGES, TRUSTS, EASEMENTS, OR RIGHTS-OF-WAY AFFECTING THE PROPERTY INCLUDED IN THIS PLAT OF SUBDIVISION, AND ALL PARTIES IN INTEREST THERETO HAVE HERETO AFFIXED THEIR SIGNATURES, INDICATING THEIR ASSENT AND WILLINGNESS TO JOIN IN THIS PLAT OF SUBDIVISION.

Witness signatures and dates: 6/22/89, FRANCIS W. DOVE GENERAL PARTNER CROFTON PROPERTY LIMITED PARTNERSHIP

OPEN SPACE - RECREATION DEDICATION

THE LAND DESCRIBED HERewith AND BEING DESIGNATED ON THIS RECORD PLAT AS OPEN SPACE IS FOR USE IN COMMON FOR THE RESIDENTS OF RIEDEL ESTATES AT CROFTON DEVELOPMENT WITH THE STANDARDS SET FORTH IN ARTICLE 26, SECTION 4-103(e)(2) OF THE ANNE ARUNDEL CODE.

SUBDIVISION OF THE OPEN SPACE LAND DESIGNATED HEREON IS NOT PERMITTED; DEVELOPMENT OF THE LAND IS PERMITTED ONLY IN ACCORDANCE WITH USES SUCH AS PARKS, CONSERVATION, RECREATION, GARDENING, OR SIMILAR PURPOSES FOR THE BENEFIT OF THE RESIDENTS OF SAID DEVELOPMENT. OPEN SPACE COVENANTS ARE RECORDED IN THE LAND RECORDS OF ANNE ARUNDEL COUNTY IN LIBER 4779 FOLIO 618.

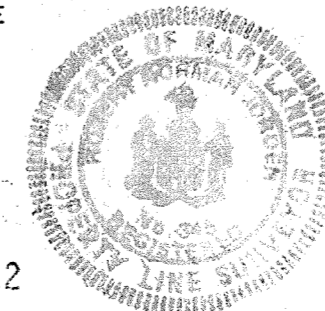
OWNERSHIP AND MAINTENANCE OF THE OPEN SPACE LAND SHALL BE THE RESPONSIBILITY OF THE RIEDEL ESTATES HOME OWNERS ASSOCIATION, INC., A MARYLAND CORPORATION. RESUBDIVISION OF SAID LANDS FOR NON-OPEN SPACE OR RECREATIONAL USE SHALL BE PERMITTED ONLY UPON APPROVAL OF THE PLANNING AND ZONING OFFICER AND RELATED GOVERNMENT AGENCIES.

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE PLAT SHOWN HEREON IS CORRECT, THAT IT IS A SUBDIVISION OF PART OF THE LANDS CONVEYED BY CHARLOTTE ADKINS, RAY CHAPMAN AND EDNA CHAPMAN TO CROFTON PROPERTY LIMITED PARTNERSHIP DEED DATED OCTOBER 7, 1988, AND RECORDED AMONG THE ANNE ARUNDEL COUNTY, MARYLAND LAND RECORDS IN LIBER 4711 FOLIO 505.
I FURTHER CERTIFY THAT IRON PIPES MARKED THIS -o- AND CONCRETE MONUMENTS MARKED THIS -[]- WILL BE SET IN ACCORDANCE WITH THE REGULATIONS OF ANNE ARUNDEL COUNTY, MARYLAND.

Robert Norman Jordan 6-30-89
ROBERT NORMAN JORDEN DATE
REGISTERED PROPERTY LINE SURVEYOR - MD. REG. NO. 345

* Changes made per Order of Court February 27, 1991 in Case # 3115897
Mary McCreary Rose, Clerk
89 OCT 19 PM 4: 22



* CHAPMAN FARM AT CROFTON PLAT 1 OF 4
* RIEDEL ESTATES AT CROFTON SECTION SIX

RESUBDIVISION OF PART OF RESERVED PARCEL 'H' RECORDED AS PLAT 6078 BOOK 116 PAGE 4
2nd ELECTION DISTRICT, ANNE ARUNDEL COUNTY, MARYLAND
TAX MAP: 36, BLOCK: 24, PARCEL: 173

SCALE: 1"=2,000' DATE: MARCH 21, 1989

LANDTECH CORPORATION a land planning and engineering corp.
2661 RIVA RD., SUITE 620, RIVA OFFICE PARK ANNAPOLIS, MARYLAND 21401
phone: (301) 266-3033

SUBD. # 86-223 PROJ. # 88-130

ANNE ARUNDEL COUNTY CIRCUIT COURT (Subdivision Plats, AA) Plat # 6448-6451; Part Book 123, Pgs. 24-27; MS# 61285, 3986; data available 1989/10/19; last updated 04/19/2024.

LEGEND:

- IRON PIPE SET
- MONUMENT SET
- 1234 HOUSE NUMBERS
- - - B.R.L. - BUILDING RESTRICTION LINE

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

Owens K. White 9/29/89
PLANNING AND ZONING OFFICER DATE

APPROVED:
HEALTH DEPARTMENT OF
ANNE ARUNDEL COUNTY, MARYLAND

[Signature] 9/1/89
COUNTY HEALTH OFFICER DATE

PUBLIC SYSTEMS AVAILABLE

NOTE: SEE PLAT 1 OF 4 FOR OWNERS DEDICATION AND SURVEYOR'S CERTIFICATE.

WE AGREE TO AND HEREBY JOIN IN THIS PLAN OF SUBDIVISION

[Signature] 9/23/89 *Francis W. Dove*
WITNESS DATE
FRANCIS W. DOVE
GENERAL PARTNER
CROFTON PROPERTY
LIMITED PARTNERSHIP

* Changes made per Order of Court February 27, 1991 in Case # 3115897 Mary McSwain Ross, Clerk

* CHAPMAN FARM AT CROFTON

PLAT 3 OF 4

* ~~RIEDEL ESTATES AT CROFTON~~

SECTION SIX

RESUBDIVISION OF PART OF RESERVED PARCEL "H"

RECORDED AS PLAT 6078 BOOK 116 PAGE 4

2nd ELECTION DISTRICT, ANNE ARUNDEL COUNTY, MARYLAND

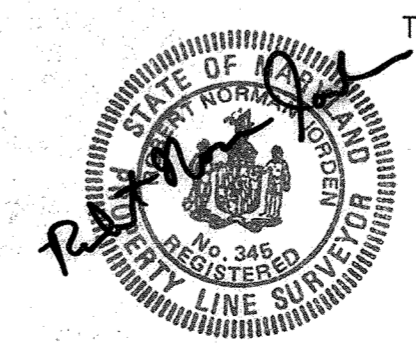
TAX MAP: 36 BLOCK: 24 PARCEL: 173

SCALE: 1" = 40' DATE: MARCH 21, 1989

LANDTECH CORPORATION

a land planning and engineering corp.
2661 RIVA RD., SUITE 620, RIVA 400 OFFICE PARK
ANNAPOLIS, MARYLAND 21401

phone: (301) 266-3033



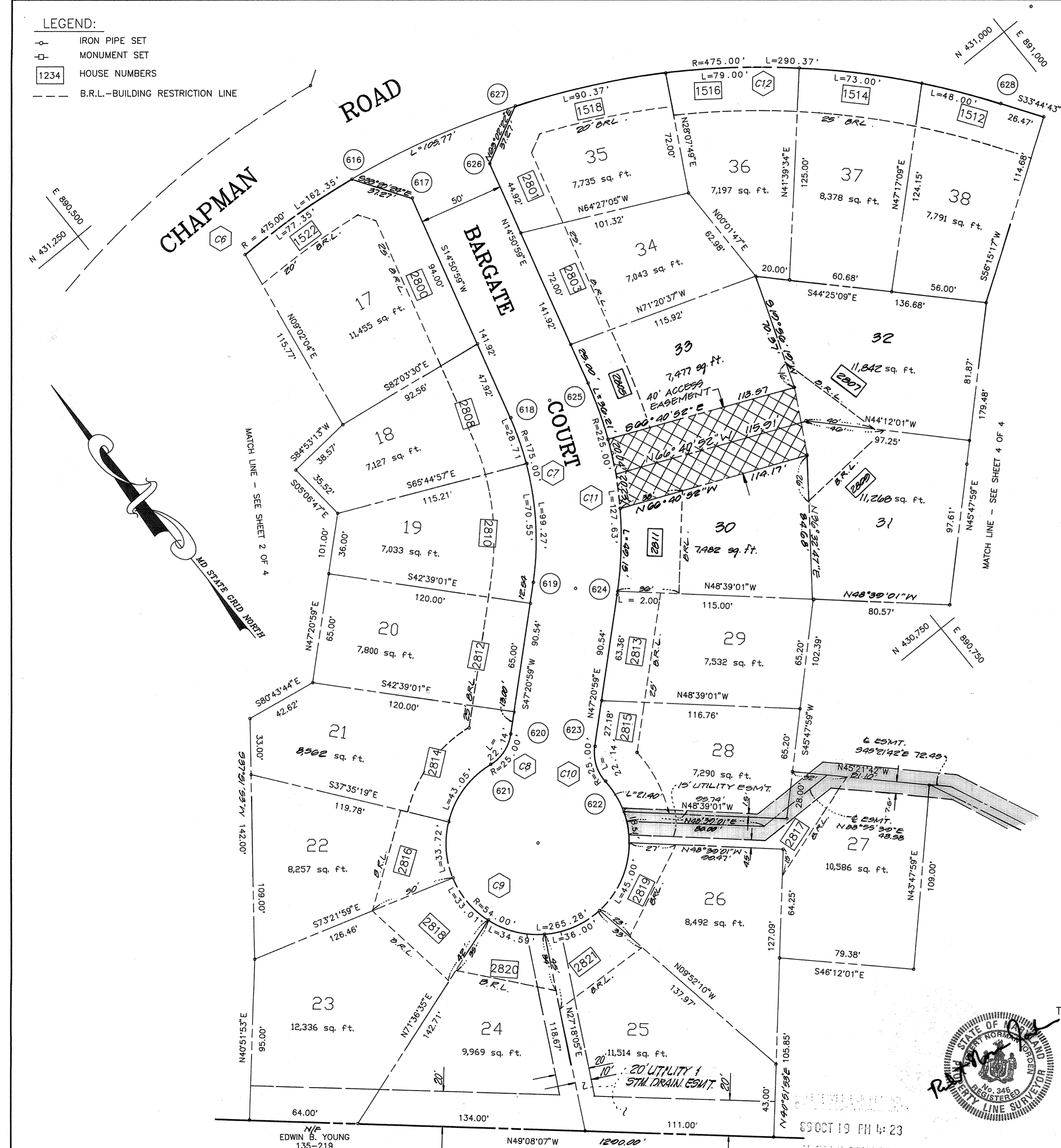
EDWIN B. YOUNG 135-219
N49°08'07"W 1200.00'

ROBERT J. [Signature] CLERK

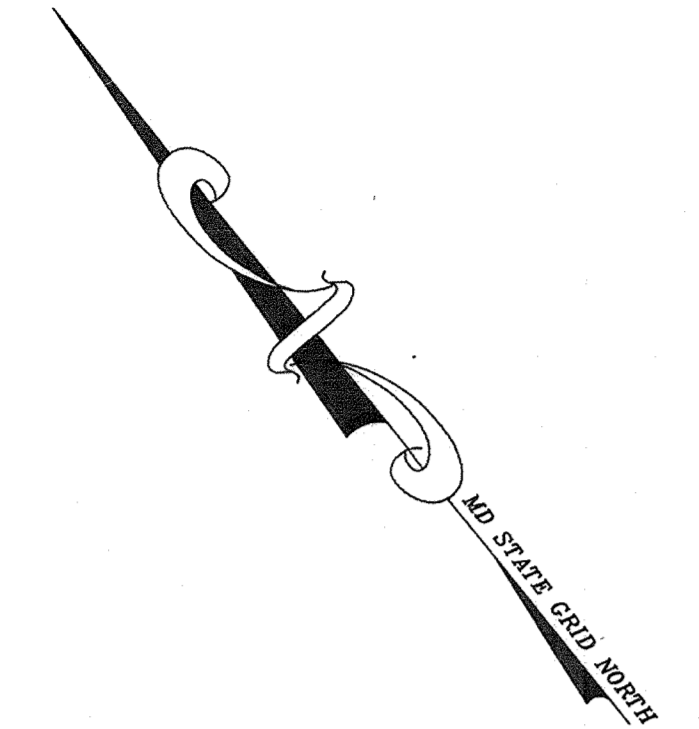
SUBD. # 86-223

PROJ. # 88-130

ANNE ARUNDEL COUNTY CIRCUIT COURT (Subdivision Plats, AA) Plat 123-3, Book 123, Page 26, dated 04/19/2024.



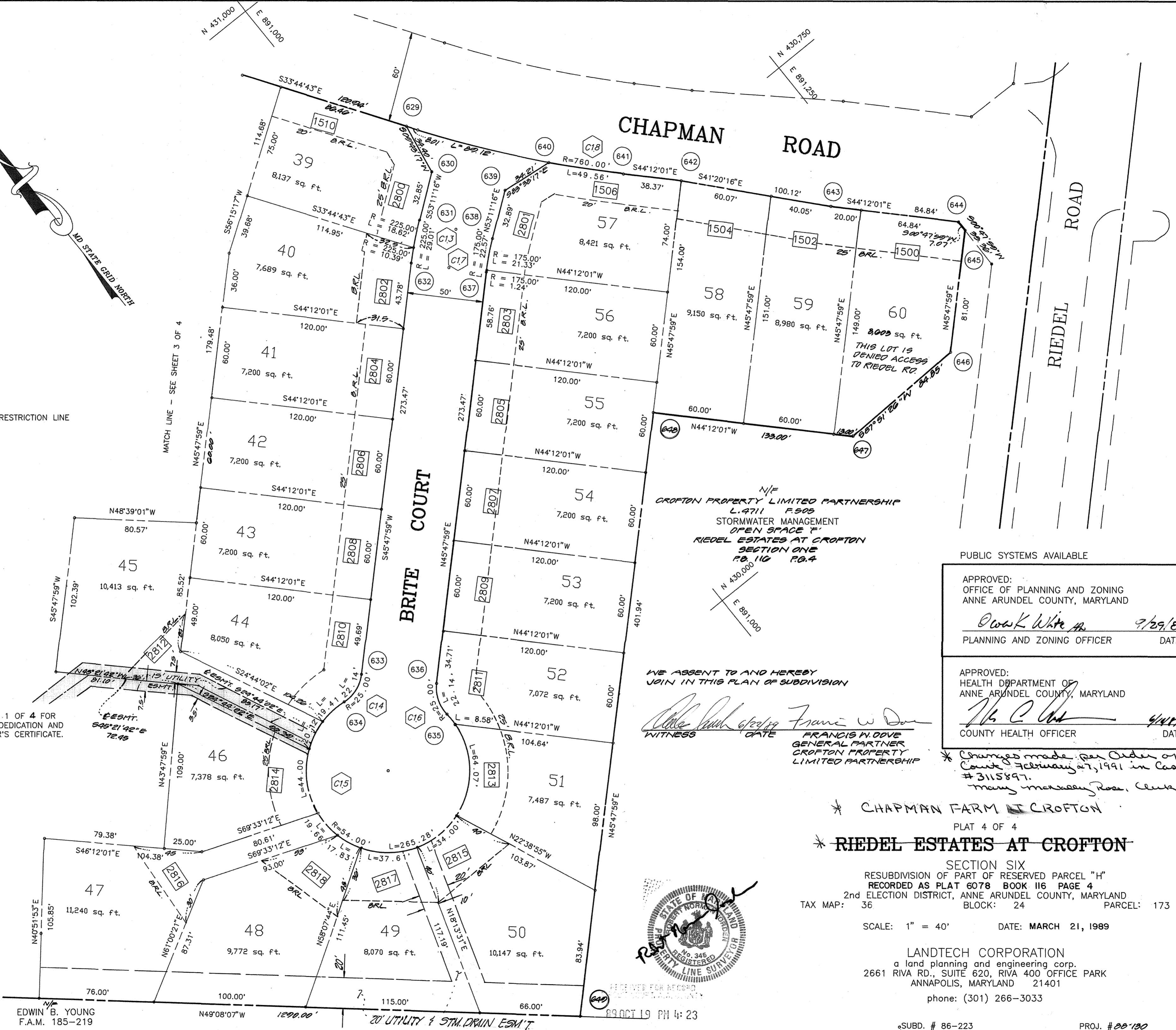
ANNE ARUNDEL COUNTY CIRCUIT COURT (Subdivision Plats, AA) Plat # 6448-6451; Plat Book 123, 7, 24-27, MS# 51215, 3981 Date available 1989/10/19, Printed 04/19/2024.



LEGEND:

- ⊕ IRON PIPE SET
- MONUMENT SET
- 1234 HOUSE NUMBERS
- - - B.R.L. - BUILDING RESTRICTION LINE

NOTE: SEE PLAT 1 OF 4 FOR OWNERS DEDICATION AND SURVEYOR'S CERTIFICATE.



N/F
 CROFTON PROPERTY LIMITED PARTNERSHIP
 L.4711 F.908
 STORMWATER MANAGEMENT
 OPEN SPACE 'F'
 RIEDEL ESTATES AT CROFTON
 SECTION ONE
 PG. 116 PG. 4

WE ASSENT TO AND HEREBY
 JOIN IN THIS PLAN OF SUBDIVISION

Francis W. Dove
 FRANCIS W. DOVE
 GENERAL PARTNER
 CROFTON PROPERTY
 LIMITED PARTNERSHIP
 WITNESS DATE

PUBLIC SYSTEMS AVAILABLE

APPROVED:
 OFFICE OF PLANNING AND ZONING
 ANNE ARUNDEL COUNTY, MARYLAND
Debra White 9/29/89
 PLANNING AND ZONING OFFICER DATE

APPROVED:
 HEALTH DEPARTMENT OF
 ANNE ARUNDEL COUNTY, MARYLAND
Francis W. Dove 4/19/89
 COUNTY HEALTH OFFICER DATE

* Changes made per Order of Court February 27, 1991 in Case # 3115897.
 Mary Mackessy Ross, Clerk

* CHAPMAN FARM AT CROFTON
 PLAT 4 OF 4
 * RIEDEL ESTATES AT CROFTON

SECTION SIX
 RESUBDIVISION OF PART OF RESERVED PARCEL "H"
 RECORDED AS PLAT 6078 BOOK 116 PAGE 4
 2nd ELECTION DISTRICT, ANNE ARUNDEL COUNTY, MARYLAND
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 ANNAPOLIS, MARYLAND 21401
 phone: (301) 266-3033



RECEIVED FOR RECORD
 29 OCT 19 1989 PM 4:23
 HELEN SCHAFER
 CLERK

EDWIN B. YOUNG
 F.A.M. 185-219

Subd. # 86-223 PROJ. # 00-100