


NOTICE TO TITLE EXAMINERS

- ALL THE FOLLOWING NOTES HERETO SHALL BE DEEMED TO APPLY TO AND BE INCORPORATED INTO "PLAT ONE, PLAT TWO, PLAT THREE AND PLAT FOUR, CROFTON CHASE BY THIS REFERENCE. SPECIFIC NOTES AS THEY MAY APPLY WILL BE FOUND IN THE "ADDENDUM TO NOTICE TO TITLE EXAMINERS" AND SET FORTH ON THE AFORESAID PLATS, RESPECTIVELY.
- THIS PLAT HAS BEEN APPROVED FOR RECORDING ONLY AND SHALL BECOME NULL AND VOID UNLESS:
 - AN INSPECTION AGREEMENT OR A PUBLIC WORKS AGREEMENT HAS BEEN EXECUTED AND RECORDED WITHIN TWO YEARS AFTER THIS PLAT IS APPROVED.
 - IF REQUIRED, A UTILITY AGREEMENT HAS BEEN EXECUTED AND RECORDED WITHIN TWO YEARS AFTER THIS PLAT IS APPROVED; AND
 - CONSTRUCTION UNDER EACH OF THESE AGREEMENTS HAS BEEN CONTINUOUS WITHOUT INTERRUPTION FOR MORE THAN ONE YEAR AT ALL TIMES.
- A SALE OR CONTRACT OF SALE OF ANY LOTS SHOWN HEREIN MAY NOT BE MADE UNTIL NECESSARY IMPROVEMENTS HAVE BEEN:
 - 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
 - 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 SUCH OTHER SECURITY AUTHORIZED BY LAW.
- A BUILDING PERMIT OTHER THAN A SAMPLE PERMIT MAY NOT BE ISSUED FOR ANY CONSTRUCTION IN THIS DEVELOPMENT UNTIL THE REQUIREMENTS OF PARAGRAPH 3 ABOVE HAVE BEEN COMPLIED WITH. CERTIFICATES OF USE AND OCCUPANCY MAY NOT BE ISSUED FOR ANY BUILDING OR STRUCTURE IN THE SUBDIVISION UNLESS THE IMPROVEMENTS REQUIRED UNDER A UTILITIES AGREEMENT HAVE BEEN COMPLETED AND BASIC IMPROVEMENTS REQUIRED UNDER A PUBLIC WORKS AGREEMENT BY ARTICLE 25, § 3-101 OF THE ANNE ARUNDEL COUNTY CODE HAVE BEEN COMPLETED.
- THIS PLAT HAS BEEN APPROVED FOR RECORDING SUBJECT TO AGREEMENTS WITH BALTIMORE GAS AND ELECTRIC AND C & P TELEPHONE DATED JULY 17, 1987 AND JULY 17, 1987, RESPECTIVELY, AND RECORDED AMONG THE LAND RECORDS OF ANNE ARUNDEL COUNTY, MARYLAND IN LIBER 4410 AT FOLIO 228 AND LIBER 4410 AT FOLIO 229, RESPECTIVELY.
- B.R.L. = BUILDING RESTRICTION LINE
- ADDRESSES ARE PREFIXED BY THIS SYMBOL: 
- SITE ZONED R - 5
- THE DEVELOPER WILL CAUSE TO BE SET, AT THE APPROVED FINISHED GRADE IRON PIPES DESIGNATED THUS -O-O-, AND MONUMENTS DESIGNATED THUS - -
- "THIS PLAT IS SUBJECT TO THE DECLARATION OF COVENANTS, RESTRICTIONS, CHARGES, AND LIENS RECORDED IN THE LAND RECORDS OF ANNE ARUNDEL COUNTY, MARYLAND
"THIS PLAT IS SUBJECT TO THE DECLARATION OF COVENANTS, RESTRICTIONS, CHARGES AND LIENS INTENDED TO BE RECORDED IN THE AFORESAID LAND RECORDS AT THE SAME TIME THE PLAT FOR CROFTON CHASE IS RECORDED.
- THE APPROVED "FINAL" PLAN ILLUSTRATES VEGETATIVE SCREENING ALONG REIDEL ROAD AND AN OPAQUE 6' HIGH FENCE ALONG THE SOUTH BOUNDARY LINE OF CROFTON CHASE THESE IMPROVEMENTS MUST BE SECURED BY A LANDSCAPE BOND PRIOR TO ISSUANCE OF ANY BUILDING PERMITS.

SITE ANALYSIS

MINIMUM LOT SIZE:	7000 SQ.-FT.
TOTAL TRACT AREA:	15.87 ACRES
RECREATION AREA REQUIRED: (50 X 1000)	50000 SQ. FT.
RECREATION AREA PROVIDED: (PARCELS A,B,D & E + 50 % OF PARCEL "C" (STORM WATER MANAGEMENT FACILITY))	59,946 SQ.FT.
TOTAL AREA OF LOTS:	10.01 ACRES
PLAT TWO	
RECREATION AREA: (PARCEL A)	0.0590 ACRES
RECREATION AREA: (PARCEL B)	0.3089 ACRES
RECREATION AREA: (PARCEL C SWM FACILITY)	0.6519 ACRES
AREA OF STREET DEDICATION:	1.6708 ACRES
AREA OF LOTS:	2.5270 ACRES
TOTAL AREA OF PLAT TWO:	5.2176 ACRES
PLAT THREE	
RECREATION AREA: (PARCEL D)	0.4750 ACRES
AREA OF STREET DEDICATION:	1.5179 ACRES
AREA OF LOTS:	4.3423 ACRES
TOTAL AREA OF PLAT THREE:	6.3352 ACRES
PLAT FOUR	
RECREATION AREA: (PARCEL E)	0.2074 ACRES
AREA OF STREET DEDICATION:	0.9689 ACRES
AREA OF LOTS:	3.1372 ACRES
TOTAL AREA OF PLAT FOUR:	4.3135 ACRES

SETBACKS

FRONT:	25' (MAY BE REDUCED TO 20' TO PROVIDE VARIETY OF OFFSETS) 60' FRONTAGE MINIMUM.
REIDEL ROAD:	35'
SIDE:	7' MINIMUM 20' COMBINED
REAR:	20'
CORNER LOT:	20' SIDE

PURPOSE NOTE

THE PURPOSE OF THIS PLAT IS TO ACCOMMODATE A REDUCTION OF THE TOTAL NUMBER OF UNITS PREVIOUSLY APPROVED AND RECORDED AND TO REVISE THE CONFIGURATION OF PORTABELLO COURT, THE RECREATION AREA OF PARCEL "E", THE UTILITY EASEMENTS AND STORM DRAIN EASEMENTS. ALSO TO CHANGE THE NAME OF THE SUBDIVISION.

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE PLAN SHOWN HEREON IS CORRECT; THAT IT IS A SUBDIVISION OF PART OF THE LAND ACQUIRED BY MAYFAIR ASSOCIATES, A VIRGINIA GENERAL PARTNERSHIP, FROM MAYFAIR ASSOCIATES, A VIRGINIA GENERAL PARTNERSHIP, BY DEED DATED FEBRUARY 8, 1988 AND RECORDED AMONG THE LAND RECORDS OF ANNE ARUNDEL COUNTY, MARYLAND IN LIBER 4546 AT FOLIO 870, AND PART OF THE LAND AS SHOWN ON A PLAT OF SUBDIVISION, KNOWN AS CROFTON CHASE, RECORDED AMONG THE AFORESAID LAND RECORDS IN P.B.117 F.8 P.No.6132, P.B.117 F.9 P.No.6133, P.B.117 F.10 P.No.6134, P.B.117 F.11 P.No.6135 AND P.B.117 F.12 P.No.6136. THE TOTAL AREA INCLUDED IN THIS PLAT OF SUBDIVISION IS 15.87 ACRES OF LAND.

DATE: 10/06/89



PETER P. KONTGIAS
REGISTERED LAND SURVEYOR
MD. REG. No. 10319

OWNER'S DEDICATION

WE MAYFAIR ASSOCIATES, A VIRGINIA GENERAL PARTNERSHIP, BY N.V.L., ASSOC. INC., GENERAL PARTNER, DAVID D. FLANAGAN, V.P., OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY ADOPT THIS PLAN OF SUBDIVISION; ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES AND DEDICATE THE STREETS, ALLEYS, WALKWAYS AND OTHER EASEMENTS, WIDENING STRIPS AND FLOOD PLAINS TO PUBLIC USE; SUCH LANDS TO BE DEEDED TO ANNE ARUNDEL COUNTY OR THE STATE HIGHWAY ADMINISTRATION, AS MAY BE APPROPRIATE, ON REQUEST. THE RECREATION AREA AND OPEN SPACE SHOWN HEREON IS HEREBY SET ASIDE FOR THE RECREATIONAL USE OF THE RESIDENTS OF THE SUBDIVISION, AND SHALL, IN ACCORDANCE WITH ARTICLE 26 § 3-104 (G) OF THE ANNE ARUNDEL COUNTY CODE, BE CONVEYED TO THE CROFTON CHASE HOMEOWNERS ASSOCIATION, INC. IMMEDIATELY AFTER RECORDATION OF THIS PLAT.

THERE ARE NO SUITS, ACTION AT LAW, LEASES, LIENS, MORTGAGES, TRUSTS, EASEMENTS, OR RIGHT OF WAY AFFECTING THE PROPERTY INCLUDED IN THIS PLAN OF SUBDIVISION. EXCEPT A CERTAIN DEED OF TRUST DATED FEBRUARY 10, 1988 AND RECORDED IN LIBER 4546 AT FOLIO 874.

DATE: 8-16-89

MAYFAIR ASSOCIATES
N.V.L. ASSOC. INC., GENERAL PARTNER

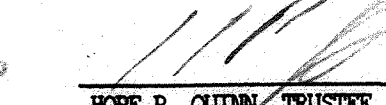
ATTEST: 

DAVID D. FLANAGAN, V.P.

WE ASSENT TO AND DO HEREBY JOIN IN THIS PLAN OF SUBDIVISION.

DATE: 8-16-89

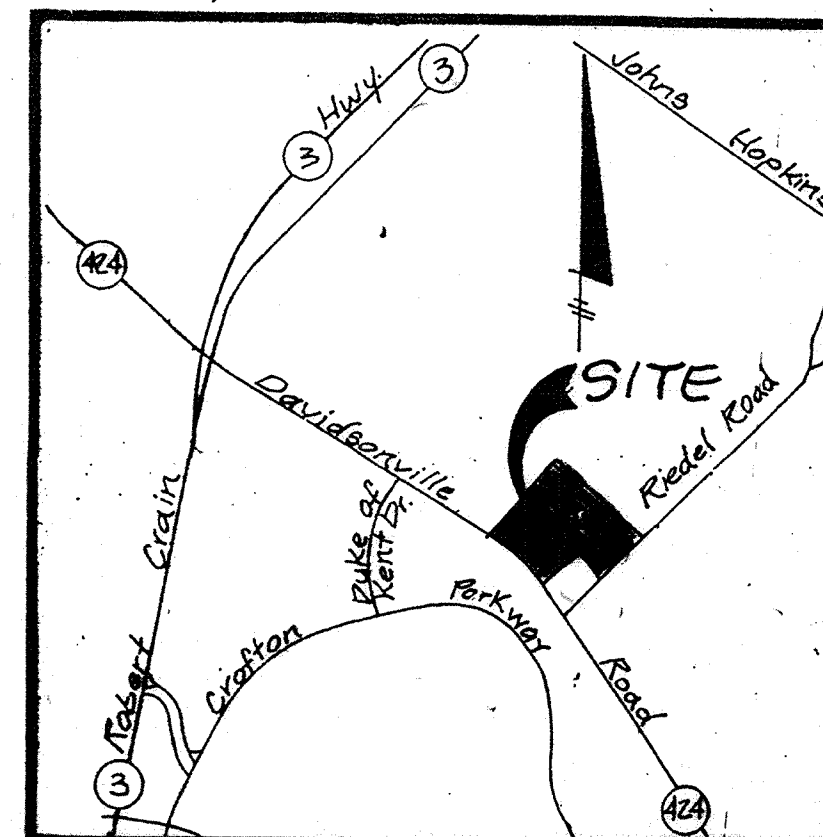
PERPETUAL SAVINGS BANK, F.S.B.

ATTEST: 

HOPE P. QUINN, TRUSTEE (Sole Active)

REVISED
PLAT ONE
CROFTON CHASE

A PREVIOUSLY RECORDED IN P.B.117 F.8 P.No.6132
SECOND ASSESSMENT DISTRICT
ANNE ARUNDEL COUNTY, MARYLAND
SCALE: NONE
TAX MAP 12:40 BLOCK 6:1 PARCEL 73:4

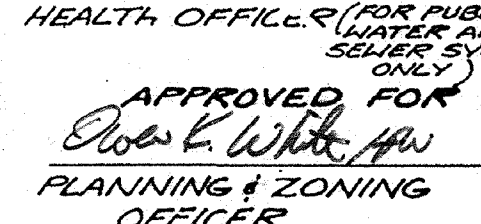


VICINITY MAP scale: 1"=2000'

ANNE ARUNDEL COUNTY, MARYLAND

THE REQUIREMENTS OF THE HEALTH DEPARTMENT OF ANNE ARUNDEL COUNTY HAVE BEEN MET IN PREPARING THIS PLAT.

 8/27/89
HEALTH OFFICER (FOR PUBLIC WATER AND SEWER SYSTEMS ONLY)

APPROVED FOR RECORDING
 12/14/89
PLANNING & ZONING OFFICER DATE

RECORDING DATE 12/14/89
PLAT BOOK 125
FOLIO 9
PLAT NUMBER 6533

SUBDIVISION # 86-280
PROJECT # 87-085/89-285


CHESAPEAKE OFFICE
MONTGOMERY/KONTGIAS ENTERPRISES
Engineers • Planners • Surveyors

ONE TOWN CENTER
4201 NORTHVIEW DRIVE • SUITE 301 • BOWIE, MARYLAND 20716
WashMetro Area 301/262-1113

SHEET
1 OF 4
D.M.I. D.F.
87C-187-320

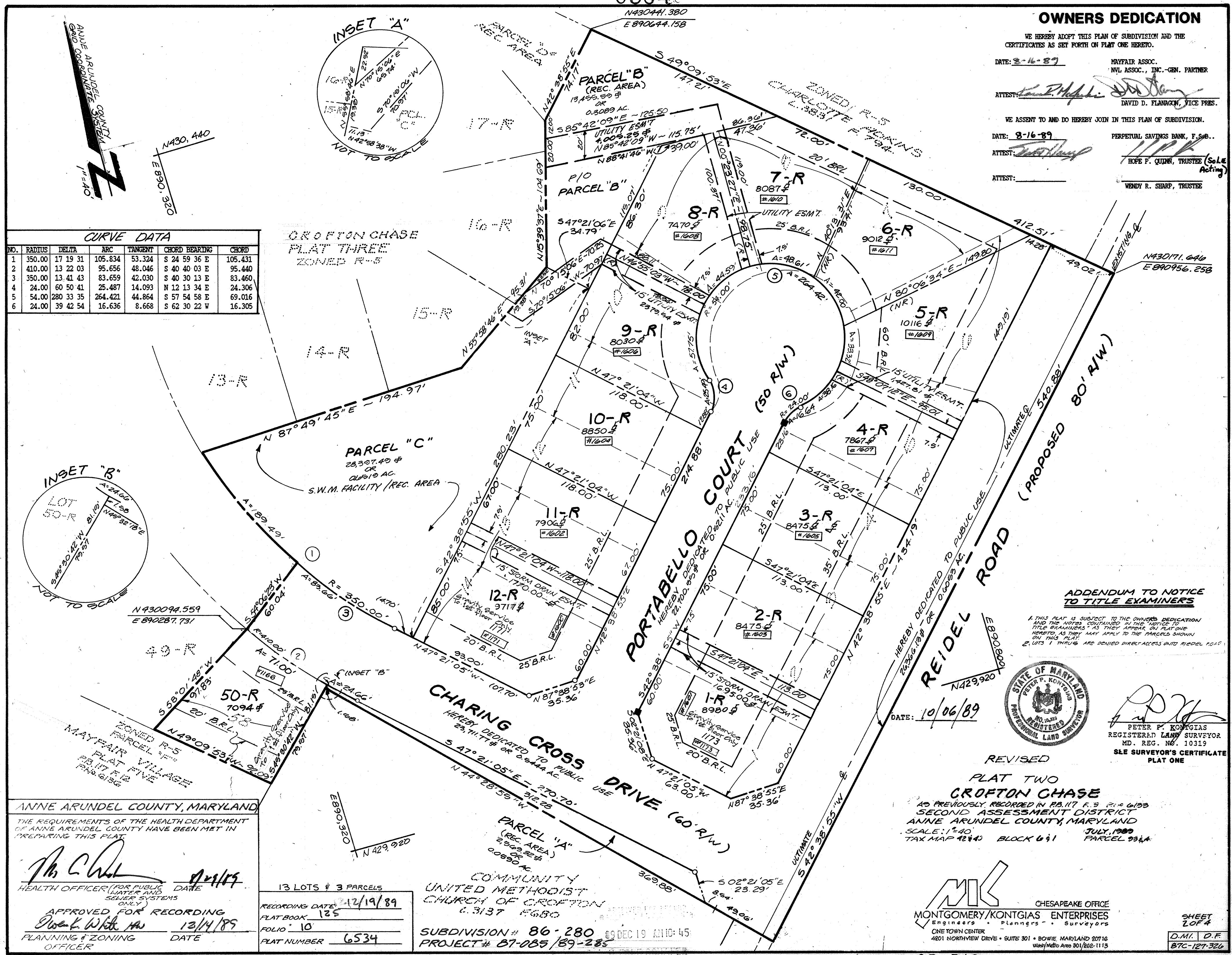
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H. L. SCHAFER
CLERK

B125 P9

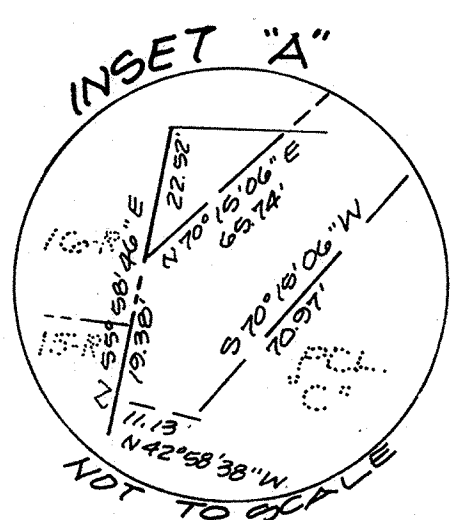
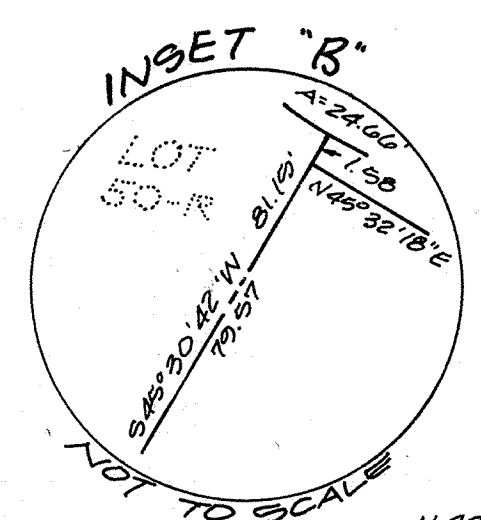
MSA 884 125-5877-1

ANNE ARUNDEL COUNTY CIRCUIT COURT (Subdivision Plats, AA) Plat 6533-6536; Plat B-8-125, pp. 9-12; USA, S1235-1777 Date available 1989/12/19 2:12:18 PM 12/19/89



CURVE DATA

NO.	RADIUS	DELTA	ARC	TANGENT	CHORD BEARING	CHORD
1	350.00	17 19 31	105.834	53.324	S 24 59 36 E	105.431
2	410.00	13 22 03	95.656	48.046	S 40 40 03 E	95.440
3	350.00	13 41 43	83.659	42.030	S 40 30 13 E	83.460
4	24.00	60 50 41	25.487	14.093	N 12 13 34 E	24.306
5	54.00	280 33 35	264.421	44.864	S 57 54 58 E	69.016
6	24.00	39 42 54	16.636	8.668	S 62 30 22 W	16.305



ANNE ARUNDEL COUNTY, MARYLAND

THE REQUIREMENTS OF THE HEALTH DEPARTMENT OF ANNE ARUNDEL COUNTY HAVE BEEN MET IN PREPARING THIS PLAT.

[Signature] 12/19/89
HEALTH OFFICER (FOR PUBLIC WATER AND SEWER SYSTEMS ONLY)

APPROVED FOR RECORDING
[Signature] 12/14/89
PLANNING & ZONING OFFICER

13 LOTS & 3 PARCELS

RECORDING DATE 12/19/89
FLATBOOK 125
FOLIO 10
PLAT NUMBER 6534

COMMUNITY UNITED METHODIST CHURCH OF CROFTON
C.3137 F680

SUBDIVISION # 86-280
PROJECT # 87-085/89-285

90 DEC 19 11:10:45

OWNERS DEDICATION

WE HEREBY ADOPT THIS PLAN OF SUBDIVISION AND THE CERTIFICATES AS SET FORTH ON PLAT ONE HERETO.

DATE: 8-16-89 MAYFAIR ASSOC.
NVL ASSOC., INC. - GEN. PARTNER

ATTEST: *[Signature]* DAVID D. FLANAGAN, VICE PRES.

WE ASSENT TO AND DO HEREBY JOIN IN THIS PLAN OF SUBDIVISION.

DATE: 8-16-89 PERPETUAL SAVINGS BANK, F.S.B..

ATTEST: *[Signature]* HOPE P. QUINN, TRUSTEE (Sole Acting)

ATTEST: *[Signature]* WENDY R. SHARP, TRUSTEE

ADDENDUM TO NOTICE TO TITLE EXAMINERS

1. THIS PLAT IS SUBJECT TO THE OWNERS DEDICATION AND THE NOTES CONTAINED IN THE NOTICE TO TITLE EXAMINERS AS THEY APPEAR ON PLAT ONE HERETO, AS THEY MAY APPLY TO THE PARCELS SHOWN ON THIS PLAT.

2. LOTS 1 THRU 6 ARE DENIED DIRECT ACCESS ONTO REIDEL ROAD.

DATE: 10/06/89

REVISOR

PLAT TWO
CROFTON CHASE

AS PREVIOUSLY RECORDED IN P.B. 117 F.3 P. 6103
SECOND ASSESSMENT DISTRICT
ANNE ARUNDEL COUNTY, MARYLAND
SCALE: 1"=40'
TAX MAP 42-41 BLOCK 6-1 JULY, 1989 PARCEL 93-4A

[Signature]
PETER P. KONTGIAS
REGISTERED LAND SURVEYOR
MD. REG. NO. 10319
SLE SURVEYOR'S CERTIFICATE PLAT ONE

MIL


CHESAPEAKE OFFICE
MONTGOMERY/KONTGIAS ENTERPRISES
Engineers • Planners • Surveyors

ONE TOWN CENTER
4201 NORTHVIEW DRIVE • SUITE 301 • BOWIE, MARYLAND 20716
Wash/Metro Area 301/282-1113

SHEET 2 OF 4
D.M.I. D.F.
87C-127-326


ANNE ARUNDEL COUNTY, MARYLAND

THE REQUIREMENTS OF THE HEALTH DEPARTMENT
OF ANNE ARUNDEL COUNTY HAVE BEEN MET IN
PREPARING THIS PLAN.

 8/22/19

HEALTH OFFICER (FOR PUBLIC DATE
WATER AND
SEWER SYSTEMS
ONLY)

APPROVED FOR RECORDING

 12/14/89

PLANNING & ZONING OFFICER DATE

WE HEREBY ADOPT THIS PLAN OF SUBDIVISION AND THE
CERTIFICATES AS SET FORTH ON PLAT ONE HERETO.

ATTEST: [Signature]
DAVID D. FLANAGON, VICE PRES

WE ASSENT TO AND DO HEREBY JOIN IN THIS PLAN OF SUBDIVISION.

DATE: 8/16/89 PERPETUAL SAVINGS BANK, P.S.B..

ATTEST: [Signature] ROSE D. CUNYAN, TRUSTEE (S/LF)

ATTEST: _____

WENDY R. SHARP, TRUSTEE

1. THIS PLAT IS SUBJECT TO THE OWNER'S DEDICATION AND THE NOTES CONTAINED IN THE "NOTICE TO TITLE EXAMINERS" AS THEY APPEAR ON PLAT ONE HERETO, AS THEY MAY APPLY TO THE PARCELS SHOWN ON THIS PLAT.

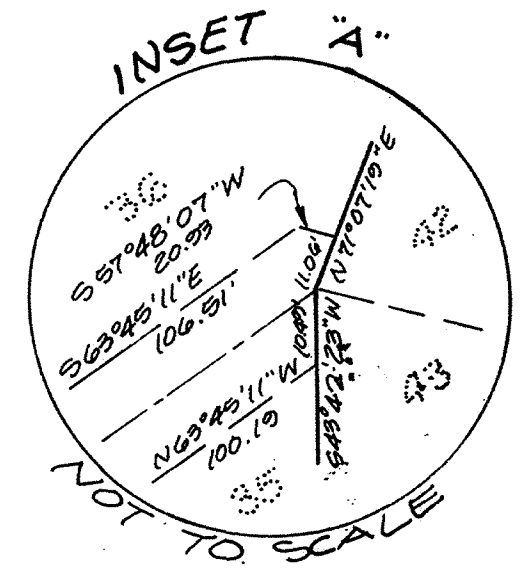
ANNE ARUNDEL COUNTY, MARYLAND
THE REQUIREMENTS OF THE HEALTH DEPARTMENT
OF ANNE ARUNDEL COUNTY HAVE BEEN MET IN
PREPARING THIS PLAN

W. C. [Signature] 8/29/19
HEALTH OFFICER (FOR PUBLIC WATER AND SEWER SYSTEMS) DATE

APPROVED, ^{ONLY} FOR RECORDING
Owa K White MW 12/14/89
PLANNING & ZONING DATE
OFFICER



CURVE DATA						
NO.	RADIUS	DELTA	ARC	TANGENT	CHORD BEARING	CHORD
1	410.00	16 40 11	119.286	60.068	N 40 49 46 W	118.866
2	350.00	23 04 55	141.000	71.469	S 37 37 26 E	140.048
3	24.00	75 08 40	31.476	18.464	S 03 15 47 W	29.268
4	54.00	255.08 34	240.466	70.193	N 86 44 09 W	85.600



CROFTON CHASE
PLAT THREE
ZONED
R-5

OWNERS DEDICATION

WE HEREBY ADOPT THIS PLAN OF SUBDIVISION AND THE CERTIFICATES AS SET FORTH ON PLAT ONE HERETO.

DATE: 8/16/89

MAYFAIR ASSOC.
NVL ASSOC., INC. - GEN. PARTNER

ATTEST: *[Signature]*

DAVID D. FLANNAGAN, VICE PRES.

WE ASSENT TO AND DO HEREBY JOIN IN THIS PLAN OF SUBDIVISION.

DATE: 8/16/89

PERPETUAL SAVINGS BANK, F.S.B.

ATTEST: *[Signature]*

HOPE P. QUINN, TRUSTEE (Solo Acting)

ATTEST: _____

WENDY R. SHARP, TRUSTEE

ADDENDUM TO NOTICE TO TITLE EXAMINERS

THIS PLAT IS SUBJECT TO THE OWNER'S DEDICATION AND THE NOTES CONTAINED IN THE NOTICE TO TITLE EXAMINERS AS THEY APPEAR ON PLAT ONE HERETO, AS THEY MAY APPLY TO THE PARCELS SHOWN ON THIS PLAT.

REVISED PLAT FOUR CROFTON CHASE

A PREVIOUSLY RECORDED IN PL 117 F.11 P.6135
SECOND ASSESSMENT DISTRICT
ANNE ARUNDEL COUNTY, MARYLAND
JULY, 1989
TAX MAP 42-43 BLOCK 6-1 PARCEL 43-4



CHESAPEAKE OFFICE
MONTGOMERY/KONTGIAS ENTERPRISES
Engineers Planners Surveyors
ONE TOWN CENTER
4201 NORTHVIEW DRIVE SUITE 301 BOWIE, MARYLAND 20716
Vesth Metro Area 301-262-1115

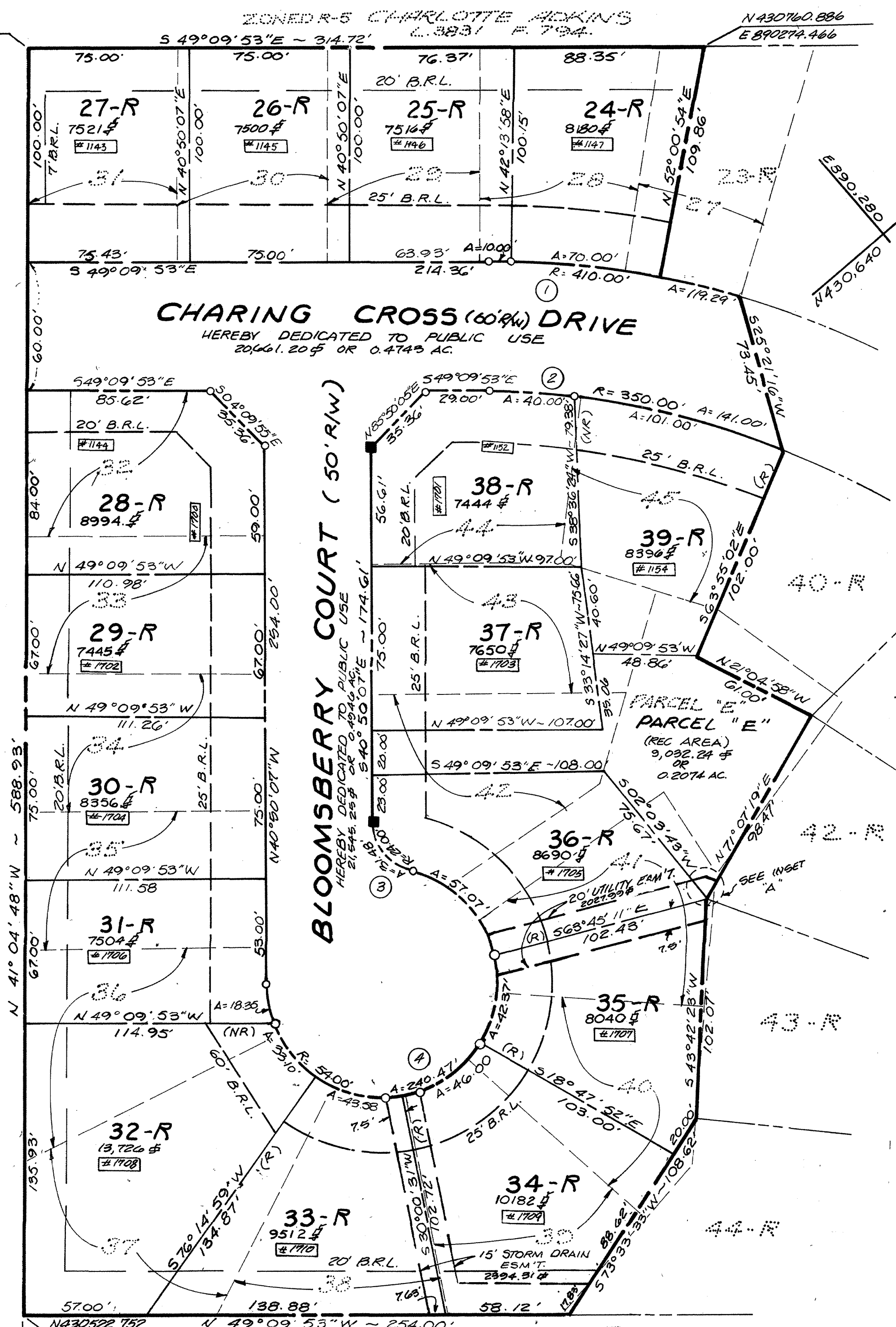
SHEET
A OF 4
D.M.I. P.E.
87C-187-326

N430966.683
E890036.347

SCALE: 1"=40'
ANNE ARUNDEL COUNTY
COORDINATE GRID SYSTEM

N430.960
E889.920

ZONED R-5
MAYFAIR ASSOCIATES
L.6546 F.870



ANNE ARUNDEL COUNTY, MARYLAND

THE REQUIREMENTS OF THE HEALTH DEPARTMENT OF ANNE ARUNDEL COUNTY HAVE BEEN MET IN PREPARING THIS PLAT.

[Signature] 12/1/89
HEALTH OFFICER (FOR PUBLIC DATE WATER AND SEWER SYSTEMS ONLY)
APPROVED FOR RECORDING
[Signature] 12/14/89
PLANNING & ZONING OFFICER

16 LOTS & 1 PARCEL
RECORDING DATE 12/19/89
FLAT BOOK 125
FOLIO 12
PLAT NUMBER 6536

MAYFAIR VILLAGE
PLAT FIVE
F.B. 117 F.11 P.6135
ZONED R-5
SUBDIVISION # 86-280
PROJECT # 87-085/89-285

DATE: 10/06/89



[Signature]
PETER E. KONTGIAS
REGISTERED LAND SURVEYOR
MD. REG. NO. 10319
SEE SURVEYOR'S CERTIFICATE
PLAT ONE