

NOTICE TO TITLE EXAMINERS

- This plat has been approved for recording only and will become Null and Void unless:
 - An inspection agreement or public works agreement has been executed and recorded within 2 years after this plat is approved.
 - If required, an utilities agreement has been executed and recorded within 2 years after this plat is approved and construction under each of these agreements has been continuous without interruption for more than 1 (one) year at all times.
- A sale or contract of sale of any lots shown hereon shall not be made until necessary improvements have been made.
 - Satisfactorily completed under an inspection agreement and the Subdivider has provided the county with a waiver of the liens from all contractors and sub-contractors; 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 other security as authorized by law; and
- 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 other security as authorized by law.
- A building permits other than sample permits may not be issued for any construction in this development until the requirements of paragraph 2 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 an 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. (Code 1967 § 13-1122) (State Code Reference: 5-108 of the Real Property Article; 9-215 of the Health Environmental Article).

GENERAL NOTES

- This plat has been approved for recording subject to an agreement with Baltimore Gas and Electric Company, dated 9-6-88 and recorded among the Land Records of Anne Arundel County in Liber 4683 Folio 580.
- This plat has been approved for recording subject to an agreement with Chesapeake and Potomac Telephone Company dated 9-6-88 and recorded among the Land Records of Anne Arundel County in Liber 4683 Folio 579.
- The coordinates shown hereon are based on the Maryland State System of Plane Coordinates as established from the Anne Arundel County Office of Planning and Zoning Traverse Stations.
- "Covenants and Restrictions" pertaining to the Subdivision are recorded among the Land Records of Anne Arundel County, Maryland in Liber 4991 Folio 598.
- A Temporary Grading Easement is reserved on all lots shown hereon between the R/W and B.R.L. 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.
- 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 this plan.
- An Agreement Dated 1/25/89 Between M.P.S. Crofton Associates a Maryland General Partnership and Anne Arundel County Recorded among the Land Records of Anne Arundel County on 2/10/89 in Liber 4789 at Folio 574 states that prior to a Public Works Agreement Being Executed on the Crofton Station Subdivision the Developer of the Crofton Station Subdivision must submit a Check Payable to M.P.S. Crofton Associates for his share of the cost of the improvements to Md. Route 424 Required By The Robert Morris Traffic Study, Dated July, 1987.

APPROVED: FOR PUBLIC SYSTEMS
HEALTH DEPARTMENT OF
ANNE ARUNDEL COUNTY, MARYLAND

M. C. White 4/5/90
COUNTY HEALTH OFFICER DATE

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

One. K. White 10/18/90
PLANNING AND ZONING OFFICER DATE

OWNER'S DEDICATION

We, Mayfair Associates General Partnership, owners of the property shown and described hereon, hereby adopt this plan of subdivision, establish minimum building restriction lines, and dedicate the streets, alleys, walkways, and other easements, widening strips and floodplains to public use, such lands to be deeded to Anne Arundel County or the State Highway Administration, as may be appropriate upon request.

The Recreation and/or Open Space shown hereon is hereby set aside for the recreational use of the residents of this subdivision and shall, in accordance with Article 26, 53-104 (G) of the Anne Arundel County Code, be conveyed to Mayfair Village, Sec II, Homeowner's Association immediately after recording of this plat.

All utilities, including Gas, Electric, and Communications shall be installed underground in accordance with the Public Service Commission's Statewide Rules of August 4, 1971.

The requirements of Section 3-108 (b)(c) & (d) Real Property Article, Annotated Code of Maryland have been met as to the making of this plat and the setting of the markers.

There are no suits, actions at law, leases, liens, mortgages, trusts, easements, or rights of way affecting this property included in this plan of subdivision, except the following: A Deed of Trust to Perpetual Savings Bank, recorded in L. 454 at Folio 574.

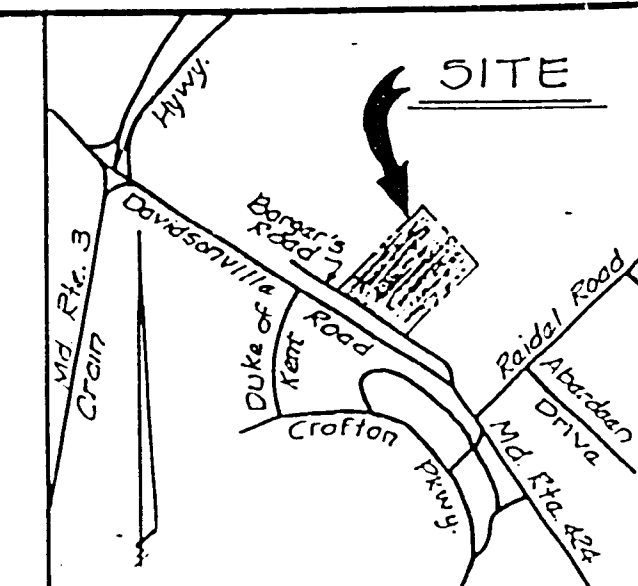
All parties in interest have hereunto affixed their signatures indicating their assent and willingness to join in this plan of subdivision.

MAYFAIR ASSOCIATES GENERAL PARTNERSHIP
NVL ASSOCIATES INC., GENERAL PARTNER

David D. Flanagan 4/10/90 *Karen E. McJunkin* 4/10/90
David D. Flanagan, Vice President Date Witness Date
PERPETUAL SAVINGS BANK
Hope P. Quinn 3/16/90
Hope P. Quinn, Trustee (Solo Acting) Date Witness Date

THE PURPOSE OF THIS PLAT

The purpose of this plat is to change the plat name from Mayfair Village - Section II as recorded in R.B. 118 at page 9, to CROFTON CHASE - SECTION II



VICINITY MAP
SCALE: 1" = 2000'

AREA TABULATION

LOT AREA ---- 503,064 sq. ft. or 11.5488 AC.
ROAD R/W ---- 149,490 sq. ft. or 3.4318 AC.
S.W.M. Pond ---- 82,902 sq. ft. or 1.9031 AC.
RECREATION AREA 74,774 sq. ft. or 1.7166 AC.

TOTAL AREA -- 810,230 sq. ft. or 18.6003 AC.

59 SINGLE FAMILY LOTS

BUILDING RESTRICTION LINES

FRONT ----- 25' (MAY BE REDUCED TO 20' TO PROVIDE VARIETY OF OFFSETS)
SIDE ----- 7' MIN., TOTAL: 20'
REAR ----- 20'
CORNER ----- 20'
ZONING ----- R-5

SURVEYOR'S CERTIFICATE

I hereby certify that all the plat shown hereon is correct and that it is a subdivision of all the lands conveyed to Mayfair Assoc. Gen. Ptnshp and N.V. Land Assoc. Inc. by Smart Ltd. in a deed dated Feb. 10, 1988 and recorded in Liber 4546 Folio 664 among the Land Records of Anne Arundel County, Maryland. Concrete monuments are shown thus: ■, and iron pipes are shown thus: □, and will be placed in accordance with Article 26, Section 3-304 of the Anne Arundel County Code. The total area included in this plat of subdivision is 18.6003 acres. The area dedicated to public use for streets is 148,613 square feet or 3.4117 acres of land.

Louis A. Pence
Louis A. Pence
Professional Land Surveyor
Md. Reg. No. 10840

2-1-90
Date

Project Number 90-050

SUBDIVISION NUMBER 86-328
CROFTON CHASE - SECTION II
PLAT 1 OF 2

TAX MAP 42 BLOCK 6 PARCEL 4B
2ND DISTRICT

ANNE ARUNDEL COUNTY, MD.

SCALE: AS SHOWN FEBRUARY 1990

ENGINEERS • ARCHITECTS • PLANNERS • SCIENTISTS • SURVEYORS • PHOTOGRAMMETRISTS



GREENHORNE & O'MARA, INC.

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(301) 266-0066

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BOOK 135

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