NOTICE TO TITLE EXAMINERS

...............

1. This plat has been approved for recording only and will become Hull and Yold unless:

a.) An inspection agreement or public works agreement has been executed and recorded within 2 years after this plat is approved.

b) If required, an utilities agreement has been executed and recorded within 2 wars after this plat is approved and construction under each of these agreements has been continuous without interruption for more than I (one) year at all times.

2. A sale or contract of sale of any lots shown hereon shall not be made until necessary improvements have been made.

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 sub-contractors; or

b) Satisfactorily guaranteed by a public works agreement supported by a surety bond, cartified check, cash, or irrevocable latter of cradit from a local bank, or other security as authorized by

II. If required, satisfactorily guaranteed by a utility agreement, supported by a surety bond, cartified check, cash or irravocable letter of credit from a local bank or other security as authorized by law.

3. : A building parmits other than sample parmits 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 Arundal 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

1. This plat has been approved for recording subject to an agreement with Baltimore Gas and Electric Company, dated 9.6.60 and recorded among the Land Records of Anne Arundal County in Liber 4683 Folio 500

2. This plat has been approved for recording subject to an agreement with Chasapeake and Potomac Talaphone Company dated 9.6.88 and recorded among the Land Records of Anna Arundal County in Liber 4663 Folio 579.

3. The coordinates shown hereon are based on the Maryland State System of Plane Coordinates as established from the Anne Arundal County Office of Planning and Zoning Traverse Stations.

4. "Covenants and Restrictions" partaining to the Subdivision are recorded among the Land Records of Anne Arundal County, Maryland in Liber 4991 Folio 598

5. A Temporary Grading Essement is reserved on all lots shown hareon 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. 6. 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.

7. An Agraement Dated 1/15/69 Between M.P. J. Crofton ASSOCIAtes a Maryland General Partnership and Anne Arundel County Recorded among the Land Records of Anna Arundal County on 2/10/89 in Liber 4789 At Folio 574 States that prior to a Public Works Agreement Being Exacuted on the Crofton Station Subdivision the Developer of the crofton station bubdivision must submit a Check Payable to M.P. b. Crofton Abbociated for his share of the cost of the improvements to Md. Route 424 Required By The Robert Morris Traffic Study Dated July, 19001.

OWNERS DEDICATION

We, Maylair Associates General Partnership, owners of the property shown and described hereon, hereby adopt this plan of subdivision, astablish minimum building restriction lines, and dedicate the streets, alleys, walkways, and other assements, widening strips and floodplains to public use, such lands to be deaded to Anne Arundal 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 Arundal County Coda, be convayed to May fair Village, gec II, Homeowner's Association immediately after recordation of this plat.

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

The requirements of Section 3-108 (b)(c) & (a) Real Proparty Article, Annoted 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, assuments, or rights of way affecting this proparty included in this plan of subdivision, except the following: A Deed of trust to Perpetual Savings Bank, recorded in 1.454 at Folio 074

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

David D. Flanogon, Vice President Date PERPETUAL SAVINGS BANK 3/16/90 Hope P. Quinn; Trustec (Sole Actine) Dole

VICINITY MAP SCALE: 1" = 2000'

DREA TABLILATION

LOT AREA ___ 503.0644 OF 11.5488 AC. ROAD R/W ____ 149,4904 OK 3.4318 AC. 82,9024 OR 1.9031 AC. S.W.M. Pond RECREATION DREA 74,7744 OF 1.7166 AC.

TOTAL AREA __810.230 \$ 02 18.6003AC.

59 DINCILE FAMILY LOTO

BUILDING RESTRICTION LINES

FRONT _____ 75'(MAY BE REDUCED to 20' TO SIDE _____ 7' MIN. 1 TOTAL: 20' REAR ____ 20' CORNER _____ 20' ZONING____ R-5

THE PURPOSE OF THIS PLAT The purpose of this plat is to change the plat name from Mayfair Villiage Section II as recorded in P.B. 118 at page 9, to CROFTON CHASE SECTION II

CERTIFICATE SURVEYOR'S

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. Plushp and N.V. Land Assoc. Inc. by Smart Ltd. in a deed dated Feb. 10, 1988 and recorded in Liber 1516 Folio 864 among the Land Records of Anne Arundel County, Maryland. Concrete monuments are shown thus: 1 , and iron pipes are shown thus: a; and will be placed in accordance with Article 26, Saction 3-304 of the Anne Arundal County Code. The total area included in this plat of subdivision 13 18:003 acres. The area dedicated to public use for streets is 148,613 square feet or 3.4117 acras of land.

Louis A. Pance ... Professional Land Surveyor

Md. Rag. No. 10840 :

A.647.P

1991 JALUA MI S: 66

GREENHORNE & O'MARA, INC.

2666 RIVA ROAD, SUITE 100, ANNAPOLIS, MARYLAND 21401

(301) 266-0066

Project Number 90-050

SUBDIVISION NUMBER 66-328

CROFTON CHASE SECTION I PLAT 1 OF 2

BLOCK G PARCEL 48 TAX MAP 42 2ND DISTRICT ANNE ARUNDEL COUNTY, MD. SCALE: AS SHOWN FEBRUARY 1990

52-1 W8G 201 1932

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HEALTH DEPARTMENT OF

APPROVED: FOR PUBLIC SYSTEMS ANNE ARUNDEL COUNTY, MARYLAND

2/5/10 DATÉ COUNTY HEALTH OFFICER

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

Sac. K. White ish PLANNING AND ZONING OFFICER 10/18/90

ENGINEERS • ARCHITECTS • PLANNERS • SCIENTISTS • SURVEYORS • PHOTOGRAMMETRISTS

ATLANTA, GA · BECKLEY, WV · CULPEPER, VA · DENVER, CO · EXPORT, PA · FAIRFAX, VA · GREENBELT, MD GREENSBORO, NC . MONROE, MI . RALEIGH, NC . ROCKVILLE, MD . TAMPA, FL . WILLISTON PARK, NY

. 7047 TAX MAP 36, BLK. 24, PARCEL 173 BUILDING RESTRICTION LINES CHARLOTTE ADKINS 3031/794 ZONED: RS SIDE T'MIN, 20'TOTAL REAR ______20' Nd31342.547 E 889 601 442 SIDE CORNER _____ZO' N 431 474 654 E889 451 783 549° 09' 53'E 5 48° 34' 34' E 200.00' RECREATION AREA "A" 39, 188 sq. ft or 0.8996 AC. THE PURPOSE OF THIS PLAT The purpose of this plat is to change the plat name from Mayfair Villiage - Section II as recorded in P.B. 118 of page 9, 图 431374.41 889365.50 TO CROFTON CHASE SECTION II NOTES: 1.) FOR OWNER'S DEDICATION, GURVEYOR'S CERTIFICATE AND NOTICE TO TITLE EXAMINERS, SEE PLAT 1 OF 2. 2) ALL STORM DRAINS, OUTFALLS & STORMWATER MANAGEMENT FACILITIES TOBE MAINTAINED BY ANNE ARUNDEL COUNTY 3) THIS SUBDIVISION IS NOT AFFECTED BY THE COASTAL FLOODRAIN AND/OR COASTAL HIGH HAZARD AREA 4) EXISTING BARGERS ROAD TO BE ABANDONED IN THE FUTURE. LOTS 11, 12 & 13 MAY NOT GAIN ACCESS FROM BARGERS ROAD. SEE PLAT | of 2 FOR OWNER'S DEDICATION 15' UTILITY All parties in interest have hereunto offixed their signatures indicating their assent and willingness to join in this plan of subdivision. MAYFAIR ASSOCIATES GENERAL PARTNERSHIP N.V.L. ASSOCIATES INC., GENERAL PARTNER David D. Flanagan, Tice President Date PERPETUAL SAVINGS BANK Hope P. Quinn; Trustee (Sole Acting) CURVE DATA BEARING CHORD TANGENT NO PADIUS PELTA ARC N430201.10Z 550 33'26'E 79.64 <u>(1) 470.00'</u> 9.43 10" EASEMENT FOR 1230.00' 6015'08" 134.22' B52° 17' 27'E 134.16 STORMWATER 27.39' 315°25'16" W 25.00' 51019'04" 12.01' MANAGEMENT PONO 55.00 282°38'08" 271.31 N48 55'12"W 82,902 # OF 1.9031 AC. 25.00' 51019'04" N66º 44'20'E DAVIDGONVILLE ROAD MD. RTE 424

(50'R/W)

TO DEFENSE HIGHWAY

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MD. RTE 450 N74.34'44"W 21.65' 25.00' 51'19'04" N 41°04'48 E 68.75 55.00 282°38'08° 523°15'40"E 25.00 510 19'04 ROAD 510 19:04" N74° 34'44"W 21.65' 25.00' 55.00' 1880 38'08" N 41° 04' 48"E SEE PLAT 1 OF 2 FOR SURVEYORS CERTIFICATE 2500' 51.19.04 923° 15'40"E 1170.00' 6' 15' 08" N52º17'27"W 127.61' 127.68 63.90 87,91', N50° 93'26"W 89.80' 45.06' 530.00' 9° 43' 10" Louis A. Pence Prof. Land Surveyor #1717 - INDICATES HOUSE NUMBERS 1991 Juli 14 mil 5: 46 Md. Reg. No. 10840 APPROVED: FOR PUBLIC SYSTEMS HEALTH DEPARTMENT OF ANNE ARUNDEL COUNTY, MARYLAND Project Number 90-050 2/5/20 SUBDIVISION NUMBER ENGINEERS • ARCHITECTS • PLANNERS • SCIENTISTS • SURVEYORS • PHOTOGRAMMETRISTS **COUNTY HEALTH OFFICER** DATE GREENHORNE & O'MARA, INC. CROFTON CHASE-SECTION II APPROVED: PLAT 2 OF 2 2666 RIVA ROAD, SUITE 100, ANNAPOLIS, MARYLAND 21401 OFFICE OF PLANNING AND ZONING TAX MAP 42 BLOCK G. PARCEL 4'B (301) 266-0066 ANNE ARUNDEL COUNTY, MARYLAND 2ND DISTRICT ANNE ARUNDEL COUNTY , MD. ATLANTA, GA · BECKLEY, WV · CULPEPER, VA · DENVER, CO · EXPORT, PA · FAIRFAX, VA · GREENBELT, MD GREENSBORG, NC . MONROE, MI . RALEIGH, NC . ROCKVILLE, MD . TAMPA, FL . WILLISTON PARK, NY SCALE: 1"=100' PLANNING AND ZONING OFFICER FEBRUARY 1990

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