

**PREPARED BY**

ROBERT R. MACWILLIAMS  
PROPERTY LINE SURVEYOR  
MCCRONE INC.  
20 RIDGELY AVE. SUITE 201  
ANNAPOLIS, MARYLAND, 21401  
(410) 267-8621

**DEDICATION BY OWNERS**

THE UNDERSIGNED, BEING ALL OWNERS OF THE PROPERTY SHOWN AND DESCRIBED ON THIS RECORD PLAT, WITH THE EXCEPTION OF LIEN HOLDERS ADOPT THIS RECORD PLAT: ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES; AND DEDICATE ALL PUBLIC ROADS, WIDENING STRIPS, FLOOD PLAINS, EASEMENTS, AND RIGHTS OF WAY TO PUBLIC USE, SUCH LANDS BEING DEEDED TO ANNE ARUNDEL COUNTY, MARYLAND OR TO THE STATE, AS MAY BE APPROPRIATE, PRIOR TO OR CONTEMPORANEOUS WITH THE RECORDATION OF THIS PLAT.

THE OPEN SPACE SHOWN ON THIS RECORD PLAT IS SET ASIDE FOR THE USE OF THE RESIDENTS OF THE SUBDIVISION AND IS CONVEYED TO THE WILSON'S GROVE HOMEOWNERS ASSOCIATION, INC. BEFORE OR WITH THE RECORDATION OF THIS PLAT.

TO THE BEST OF OUR KNOWLEDGE, INFORMATION AND BELIEF, THE REQUIREMENTS OF SECTION 3-108 OF THE REAL PROPERTY ARTICLE OF THE STATE CODE, CONCERNING THE MAKING OF PLATS AND SETTING OF MARKERS, HAVE BEEN SATISFIED. THERE ARE NO SUITS, ACTIONS AT LAW, LEASES, LIENS, MORTGAGES, TRUSTS, EASEMENTS, OR RIGHTS-OF-WAY AFFECTING THE PROPERTY INCLUDED IN THIS RECORD PLAT OTHER THAN THE FOLLOWING:

EASEMENT GRANTED TO BALTIMORE GAS & ELECTRIC COMPANY RECORDED AMONG THE LAND RECORDS OF ANNE ARUNDEL COUNTY, MARYLAND IN LIBER 2385 PAGE 109. ALL OWNERS OF THE PROPERTY, WITH THE EXCEPTION OF LIEN HOLDERS HAVE AFFIXED THEIR SIGNATURES AND SEALS ON THIS RECORD PLAT.

WITNESS AND DATE:

OWNER AND DATE:

B/A WILLIAMS, LLC  
BY: COSCAN MARYLAND, LLC, MANAGING MEMBER

BY: KIMBERLY SUE MACKMIN, MANAGING MEMBER

**STANDARD RIGHT TO DISCHARGE**

WE, B/A WILLIAMS, LLC, OWNER, ITS HEIRS, LEGAL REPRESENTATIVES, PERSONAL REPRESENTATIVES, SUCCESSORS, AND ASSIGNS HEREBY GRANT THE PERPETUAL RIGHT-TO-DISCHARGE THE FLOW OF STORM WATER FROM SUCH NECESSARY DRAINAGE FACILITIES AND APPURTENANCES TO ADEQUATELY DRAIN THE NATURAL WATERSHED AND ADJACENT PROPERTIES INTO EXISTING WATERWAYS AND/OR NATURAL DRAINAGE COURSES AND/OR UPON THE EXISTING GROUND. SUCH DISCHARGE POINTS ARE INDICATED BY THE SYMBOL (PUBLIC) AS SHOWN GRAPHICALLY ON THIS PLAT.

**SURVEYOR'S CERTIFICATE**

I CERTIFY THAT THIS RECORD PLAT IS CORRECT; THAT IT IS A SUBDIVISION OF ALL OF THE LANDS CONVEYED BY MARILYN W. DOWELL, OTHO H. WILLIAMS, JR. AND FORREST F. BRAMBLE, JR., CO-PERSONAL REPRESENTATIVES OF THE ESTATE OF OTHO H. WILLIAMS, ESTATE NO. 50032 TO B/A WILLIAMS, LLC, BY DEED DATED JULY 29, 2004, AND RECORDED IN THE LAND RECORDS OF ANNE ARUNDEL COUNTY, MARYLAND IN LIBER 15202 FOLIO 793; AND THAT THE REQUIREMENTS OF SECTION 3-108, THE REAL PROPERTY ARTICLE, OF THE STATE CODE, CONCERNING THE MAKING OF PLATS AND SETTING OF MARKERS, HAVE BEEN SATISFIED.

ROBERT R. MACWILLIAMS  
PROPERTY LINE SURVEYOR  
MARYLAND REGISTRATION #600  
LICENSE EXPIRATION 4/15/2015



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**A. DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS**

THIS SUBDIVISION IS SUBJECT TO THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR THE WILSON'S GROVE HOMEOWNERS ASSOCIATION, INC. RECORDED AMONG THE LAND RECORDS OF ANNE ARUNDEL COUNTY, MARYLAND IN DEED BOOK 26095 PAGE 272.

**B. ALLOCATION NOTE**

THIS SUBDIVISION IS SUBJECT TO THE REQUIREMENTS OF ARTICLE 13, TITLE 5 OF THE ANNE ARUNDEL COUNTY CODE AS IT RELATES TO THE ALLOCATION OF WATER AND WASTEWATER CAPACITY. FAILURE TO COMPLY WITH THE PROVISIONS OF THIS LAW MAY CAUSE THE SUBDIVISION PLAT TO BECOME VOID IF THE PROPERTIES SHOWN HEREON TO BE SUBJECT TO A LIEN FOR UNPAID CHARGES.

**C. ELECTRIC AND TELEPHONE AGREEMENT NOTE**

THIS PLAT HAS BEEN APPROVED FOR RECORDING SUBJECT TO AN AGREEMENT WITH BALTIMORE GAS & ELECTRIC DATED 10-04-2012 AND RECORDED AMONG THE LAND RECORDS OF ANNE ARUNDEL COUNTY, MARYLAND IN DEED BOOK 25224 PAGE 235 AND WITH VERIZON DATED 10-12-2012 AND RECORDED AMONG THE LAND RECORDS OF ANNE ARUNDEL COUNTY, MARYLAND IN DEED BOOK 25237 PAGE 01 AND RIGHT OF WAY EASEMENT RECORDED IN DEED BOOK 25237 PAGE 02.

**D. LANDSCAPE NOTE**

LANDSCAPING IS TO BE DONE IN ACCORDANCE WITH THE APPROVED LANDSCAPE PLAN LOCATED IN THE FILES OF ANNE ARUNDEL COUNTY OFFICE OF PLANNING AND ZONING.

**E. STORMWATER MANAGEMENT NOTE**

THIS SITE HAS BEEN DESIGNED IN CONFORMANCE WITH ARTICLE 16, TITLE 3 OF THE ANNE ARUNDEL COUNTY CODE AND DEVELOPMENT OF THE SITE MUST BE EXECUTED IN ACCORDANCE WITH THE APPROVED FINAL DEVELOPMENT PLANS ON FILE WITH THE OFFICE OF PLANNING AND ZONING.

A WAIVER WAS GRANTED TO EXEMPT B/A WILLIAMS, LLC FROM COMPLIANCE WITH THE NEW STORMWATER MANAGEMENT REGULATIONS AND COUNTY COUNCIL BILLS 58-10, 59-10 AND 60-10, SUBJECT TO THE CONDITIONS OUTLINED IN AN ADMINISTRATIVE STORMWATER MANAGEMENT WAIVER # W00010 DATED APRIL 15, 2011.

**F. FOREST CONSERVATION NOTE**

AN ADDITIONAL 27,000 SQUARE FEET, OR 0.62 ACRES (SEE SHEET 19 "MITIGATED FOREST CONSERVATION AREA") HAS BEEN PLACED IN FOREST CONSERVATION IN LIEU OF PAYING A FEE OF 0.75 CENTS PER SQUARE FOOT OF AREA TO MITIGATE THE "RELEASED FOREST CONSERVATION EASEMENT AREA" AS SHOWN ON A PLAT ENTITLED "AMENDED PLAT, CROFTON VALLEY" TO BE RECORDED SIMULTANEOUSLY WITH THIS PLAT.

AN ADDITIONAL 714,920 SQUARE FEET, OR 16.4123 ACRES (SEE SHEET 21 & 22 "MITIGATED FOREST CONSERVATION AREA") HAS BEEN PLACED IN FOREST CONSERVATION TO MITIGATE REMOVAL OF SPECIMEN TREES. FOREST CONSERVATION AREA #7 AS SHOWN HEREON CONTAINS THE REQUISITE 16.4123 ACRES.

**FOREST CONSERVATION SUMMARY**

## WILSONS GROVE SUBDIVISION

1. FOREST CONSERVATION (RETENTION) PER FOREST CONSERVATION PLAN: 56.85 ACRES

2. FOREST CONSERVATION (RETENTION) PER FOREST CONSERVATION PLAN: 56.85 ACRES

## CROFTON VALLEY AMENDED PLAT

FOREST CONSERVATION MITIGATION FOR ABANDONED/"RELEASED FOREST CONSERVATION EASEMENT AREA" ON CROFTON VALLEY AMENDED PLAT.

3. FOREST CONSERVATION (RETENTION) REQUIRED: 0.62 ACRES  
4. FOREST CONSERVATION (RETENTION) PROVIDED: 0.62 ACRES

## SPECIMEN TREE REMOVAL MITIGATION

## CALCULATION:

TOTAL APPRAISED TREE VALUE = \$357,460 + \$0.50/SF = 714,920 SF OR 16.41 ACRES

5. FOREST CONSERVATION (RETENTION) REQUIRED: 16.41 ACRES

6. FOREST CONSERVATION (RETENTION) PROVIDED: 16.41 ACRES

## TOTAL FOREST CONSERVATION EASEMENT

CALCULATION:  
56.85 ACRES + 0.62 ACRES + 16.41 ACRES = 73.88 ACRES

7. TOTAL FOREST CONSERVATION (RETENTION) REQUIRED: 73.88 ACRES

8. TOTAL FOREST CONSERVATION (RETENTION) PROVIDED: 73.88 ACRES

**G. FLOODPLAIN EASEMENT NOTE**

THE "100 YEAR FLOODPLAIN EASEMENT", AS SHOWN HEREON (SHEETS 18 & 19) WAS DETERMINED BY SCALING THE GRAPHIC LINES AS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY PANEL NO. 24003C0145E, EFFECTIVE DATE OCTOBER 16, 2012.

**H. TEMPORARY CONSTRUCTION EASEMENT**

TEMPORARY CONSTRUCTION EASEMENTS ARE RESERVED ON ALL LOTS SHOWN HEREON BETWEEN THE RIGHT-OF-WAY LINE AND THE BUILDING RESTRICTION LINE FOR THE PROPOSED CONSTRUCTION OF THE ROADS AND OTHER IMPROVEMENTS REQUIRED UNDER A PUBLIC WORKS AGREEMENT. ONLY THAT WORK NECESSARY FOR THE EXECUTION OF THE APPROVED PLANS UNDER THESE AGREEMENTS SHALL BE PERFORMED WITHIN THE EASEMENTS, AND SAID EASEMENTS WILL CEASE TO EXIST UPON SATISFACTORY COMPLETION OF THESE IMPROVEMENTS AND RELEASE OF ANY MAINTENANCE SECURITY HELD BY ANNE ARUNDEL COUNTY, MARYLAND.

**I. SPECIAL EXCEPTION**

A SPECIAL EXCEPTION TO PERMIT A PLANNED UNIT DEVELOPMENT (PUD) WAS GRANTED BY THE ADMINISTRATIVE HEARING OFFICER ON OCTOBER 19, 2005, IN CASE NO. 2005-0324-S, SUBJECT TO THE FOLLOWING CONDITIONS:

1. WATER SUPPLY SHALL BE ADEQUATE TO SERVE THE PROPERTY WITH ONSITE WELLS. HOWEVER, IN THE EVENT THE MASTER WATER AND SEWER PLAN IS AMENDED TO ALLOW PUBLIC WATER SERVICE, THEN THE PROPERTY SHALL BE SERVED BY PUBLIC WATER.
2. THE APPLICANT SHALL COMPLY WITH THE DESIGN GUIDELINES SET FORTH IN ATTACHMENT A THEREIN, AND SHOWN HEREON UNDER "PUD DESIGN GUIDELINES".

**PUD DESIGN GUIDELINES**

MAXIMUM DENSITY:	182 SF/D
MINIMUM LOT SIZE:	10,000 SF
MINIMUM LOT WIDTH AT FRONT BRL:	60'
BUILDING LOT COVERAGE:	NOT MORE THAN 35% OF GROSS AREA
FRONT YARD SETBACK (MINIMUM):	25'
SIDE YARD SETBACK (MINIMUM):	7'
SIDEYARD FOR CORNER LOTS AT STREET INTERSECTIONS (MINIMUM):	13'
REAR YARD SETBACK (MINIMUM):	10'
SPACING BETWEEN STRUCTURES (MINIMUM):	14'
CONDITIONS FOR DEVIATIONS FROM STANDARDS:	AS APPROVED BY OPZ
PROPOSED NUMBER OF PARKING SPACES:	PER COUNTY CODE
CLUBHOUSE AREA:	
MAXIMUM HEIGHT LIMITATIONS:	
PRINCIPAL STRUCTURES:	45'
ACCESSORY STRUCTURES:	25'
GREEN (OPEN) AREA:	NOT LESS THAN 40% FOR TOTAL PUD AREA (192 ACRES)

1. THERE SHALL BE NO PUBLIC ACCESS FROM THE PROPERTY TO JOHNS HOPKINS ROAD.

**J. MODIFICATION NOTES**

MODIFICATION NO. 9050A  
FOR RELIEF FROM ARTICLE 17, SECTION 6-303(b)(5) THAT REQUIRES EACH SPECIMEN TREE TO BE LEFT IN AN UNDISTURBED CONDITION WAS CONDITIONALLY GRANTED ON DECEMBER 20, 2006;

FOR RELIEF FROM ARTICLE 17, SECTION 6-401 THAT PROHIBITS DISTURBANCE OF A NON-TIDAL WETLAND OR ITS REQUIRED 25-FOOT BUFFER WAS GRANTED ON DECEMBER 20, 2006;

FOR RELIEF FROM ARTICLE 17, SECTION 6-403 WHICH PROHIBITS DISTURBANCE OF STEEP SLOPES OR WITHIN 25 FEET OF THE TOP OF THE STEEP SLOPES WAS GRANTED ON DECEMBER 20, 2006;

MODIFICATION NO. 9050A  
FOR RELIEF FROM ARTICLE 17, SECTION 6-303(b)(5) AMENDING MODIFICATION NO. 9050 A, TO REMOVE ONE (1) ADDITIONAL SPECIMEN TREE WAS CONDITIONALLY GRANTED ON DECEMBER 5, 2012.

MODIFICATION NO. 9402  
FOR RELIEF FROM ARTICLE 17, SECTION 3-506(d)(5) THAT REQUIRES RECREATION AREA TO BE EQUALLY DISTRIBUTED INTO TWO AREAS IF THE SUBDIVISION CONTAINS AT LEAST 50 RESIDENTIAL LOTS WAS GRANTED ON MARCH 14, 2007.

MODIFICATION NO. 10108  
FOR RELIEF FROM ARTICLE 17, SECTION 3-301(a) THAT REQUIRES A DEVELOPER TO FILE AN APPLICATION FOR FINAL PLAN APPROVAL WITHIN ONE YEAR AFTER THE DATE OF APPROVAL OF A SKETCH PLAN WAS GRANTED ON OCTOBER 8, 2008.

MODIFICATION NO. 12744  
FOR RELIEF FROM ARTICLE 17, SECTION 2-103 THAT REQUIRES COMPLIANCE WITH THE DWP DESIGN MANUAL TO THE STANDARD CROWN SECTION FOR COUNTY ROADS WAS GRANTED ON APRIL 10, 2013.

**ZONING**

## EXISTING ZONING: R1, R2, OS

## PROPOSED ZONING: R1, R2, OS

**AREA TABULATIONS**

EXISTING SITE: 8,359,825 SF / 191.92 AC

LOTS: REQUIRED 1,820,000 SF PROVIDED 1,930,504 SF / 44.32 AC

RIGHT-OF-WAY: PUBLIC ON-SITE R/W: 581,353 SF / 13.35 AC  
DEDICATIONS ALONG JOHNS HOPKINS: 43,078 SF / 0.99 AC  
TOTAL RIGHT-OF-WAY: 624,431 SF / 14.34 ACOPEN SPACE (30% OF TOTAL GROSS SITE):  
OPEN SPACE #1: 5,788,784 SF / 132.89 AC  
OPEN SPACE #2: 2,267 SF / 0.05 AC  
OPEN SPACE #3: 4,106 SF / 0.09 AC  
TOTAL OPEN SPACE: 5,795,137 SF / 133.03 ACRECREATION AREA (1000 SF PER LOT X 182 LOTS):  
ACTIVE REC. AREA (75% OF 182,000 SF): 136,500 SF  
PASSIVE REC. AREA (25% OF 182,000 SF): 45,500 SF  
TOTAL RECREATION AREA: 182,000 SF  
160,131 SF / 3.68 AC  
128,117 SF / 2.94 AC  
288,248 SF / 6.62 ACWELL SITE PARCEL (SEE SHEET 17): 21,973 SF / 0.50 AC  
PUMP STATION PARCEL (SEE SHEET 17): 9,872 SF / 0.23 AC

EXISTING FLOODPLAIN (SEE SHEETS 18 &amp; 19): 53,408 SF / 1.23 AC ±

**ALLOWABLE DENSITY**TOTAL: 170.35 AC ±  
R-1: 19.95 AC ±  
R-2: -25.63 AC ±  
OS: -0.31 AC ±SUBTOTAL: 144.72 AC ±  
LESS WETLANDS: 19.64 AC ±  
SUBTOTAL: -1.37 AC ±143.35 AC ±  
LESS FLOODPLAIN: -0.11 AC ±NET AREA: 143.24 AC ±  
11.45 AC ±  
11.45 AC ±  
0.50 AC ±

NET DENSITY: (143.24 \* 43,560) / 40,000 + (11.45 \* 2.5): 184 LOTS

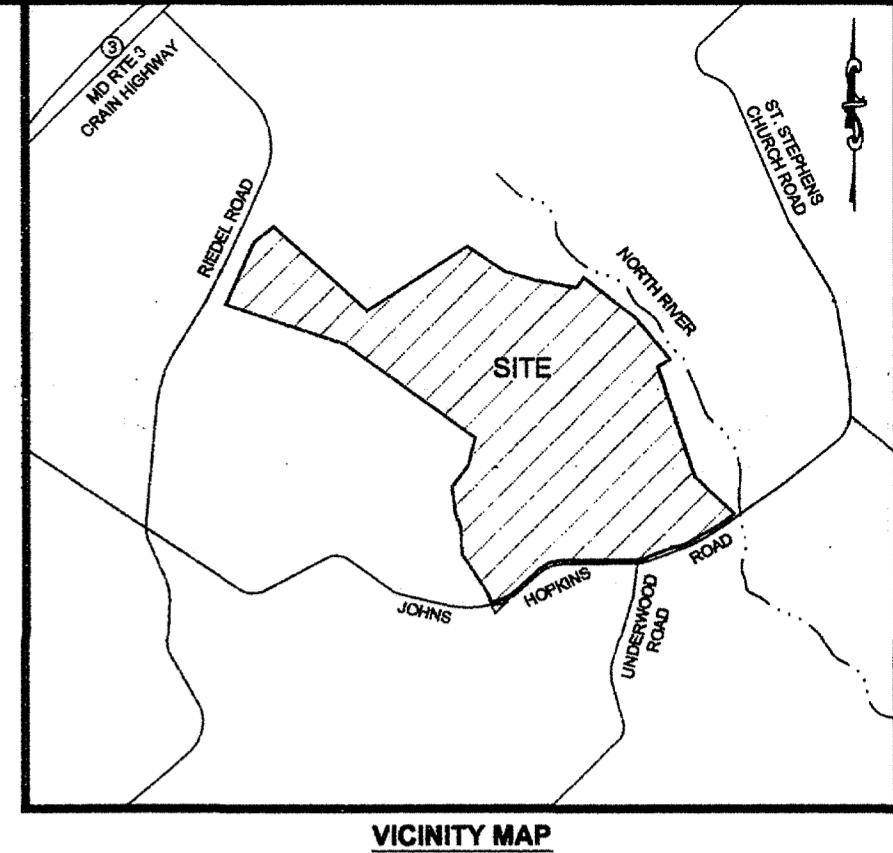
TOTAL NUMBER OF UNITS: 182 + 1 WELL SITE PARCEL + 1 PUMP STATION PARCEL

TOTAL NUMBER OF LOTS: 182

SITE AREA PER DWELLING UNIT: 1,820,000 SF

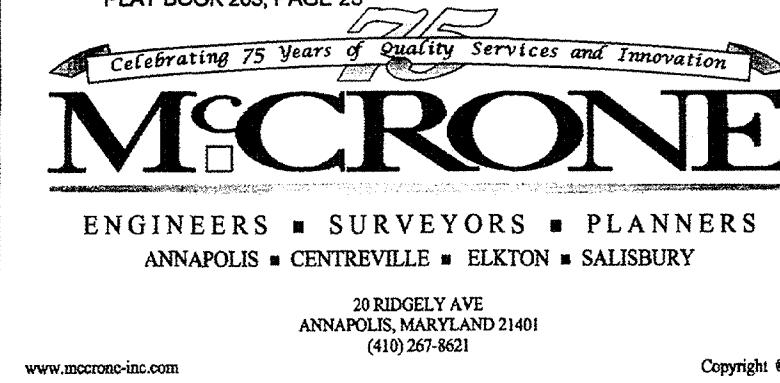
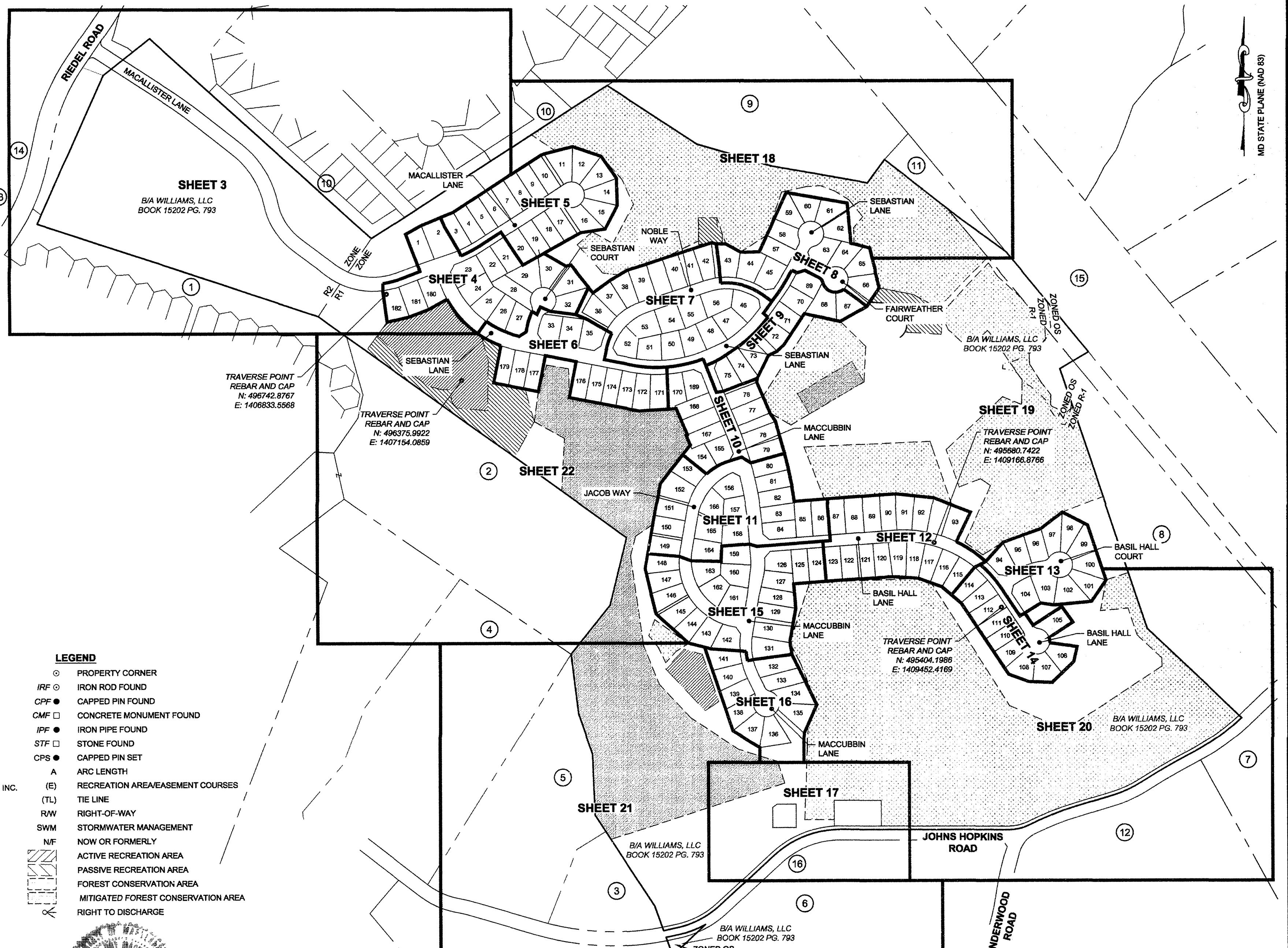
REQUIRED: 10,900 SF / 182: 10,607.16 SF AVERAGE PER D.U.

APPROVED:  
  
DATE: 5-1-13  
LARRY R. TOM, PLANNING AND ZONING OFFICER  
ANNE ARUNDEL COUNTY OFFICE OF PLANNING AND ZONING  
AND FOR THE HEALTH OFFICER (PUBLIC WATER AND SEWER),  
ANNE ARUNDEL COUNTY DEPARTMENT OF HEALTH



## ADJACENT PROPERTY OWNERS WITHIN 200'

- 1 TAX MAP 37, BLOCK 13, PARCEL 238  
N/F CROFTON VILLAGE SECTION 5 HOMEOWNERS ASSOC.  
7004 DARBY ROAD  
BETHESDA, MARYLAND 20817  
LIBER 5337, FOLIO 21  
PLAT BOOK 115, PAGE 25-26
- 2 TAX MAP 37, BLOCK 14, PARCEL 345  
N/F CROFTON VILLAGE POOL AND RECREATION ASSOC.  
2139 ESPREY COURT, SUITE 6  
CROFTON, MARYLAND 21114  
LIBER 8175, FOLIO 570  
PLAT BOOK 177, PAGE 137
- 3 TAX MAP 37, BLOCK 20, PARCEL 216  
N/F EDWARD E. AND JANE C. NEESE, ET AL.  
2120 JOHNS HOPKINS ROAD  
GAMBRILLS, MARYLAND 21054  
LIBER 16581, FOLIO 520
- 4 TAX MAP 37, BLOCK 20, PARCEL 65, LOT 2  
N/F COUNTRY VIEW ESTATES, LLC  
200 WESTGATE CIRCLE, SUITE 200  
ANNAPOLIS, MD 21401  
LIBER 18848, FOLIO 568  
PLAT BOOK 277, PAGE 27
- 5 TAX MAP 37, BLOCK 20, PARCEL 65, LOT 3  
N/F CHRISTIAN J. AND VICTORIA D. NOE  
2166 JOHNS HOPKINS ROAD  
GAMBRILLS, MARYLAND 21054  
LIBER 3512, PAGE 96  
PLAT BOOK 84, PAGE 42
- 6 TAX MAP 37, BLOCK 19, PARCEL 63  
N/F ANNE ARUNDEL COUNTY  
OFFICE OF REAL ESTATE MANAGEMENT  
2682 RIVA ROAD, 4TH FLOOR  
ANNAPOLIS, MARYLAND 21401  
PLAT BOOK 203, PAGE 23
- 7 TAX MAP 37, BLOCK 21, PARCEL 77  
N/F DIANA C. KIMM, TRUSTEE  
P.O. BOX 902  
SEVERN, MARYLAND 21144  
LIBER 10505, FOLIO 423
- 8 TAX MAP 37, BLOCK 15, PARCEL 76  
N/F ST. STEPHEN'S FARM ASSOCIATION, INC.  
710 SOUTH SHARP STREET  
BALTIMORE, MARYLAND 21230  
LIBER 14499, FOLIO 5  
PLAT BOOK 229, PAGE 1
- 9 TAX MAP 37, BLOCK 9, PARCEL 70  
N/F ST. STEPHEN'S LC  
6820 ELM STREET  
MCLEAN, VA 22101  
LIBER 9182, FOLIO 56  
PLAT BOOK 219, PAGE 3
- 10 TAX MAP 37, BLOCK 14, PARCEL 353  
N/F CROFTON VALLEY HOMEOWNERS ASSOC., INC.  
12051-B TECH ROAD, 800  
SILVER SPRING, MD 20904  
LIBER 11635, FOLIO 222  
PLAT BOOK 223, PAGE 27
- 11 TAX MAP 37, BLOCK 15, PARCEL 72, P/O LOT 7  
N/F KEVIN A. HALL AND MELISSA GOLOB  
1719 SINCLAIR ROAD  
CROWNsville, MARYLAND 21032  
LIBER 23859, FOLIO 127  
PLAT BOOK 117, PAGE 43
- 12 TAX MAP 43, BLOCK 3, PARCEL 7  
N/F DIANA C. KIMM, TRUSTEE  
P.O. BOX 902  
SEVERN, MARYLAND 21144  
LIBER 10505, FOLIO 423
- 13 TAX MAP 37, BLOCK 13, PARCEL 346  
N/F CROFTON VILLAGE SECTION 9 HOMEOWNERS ASSOC. INC.  
1022 SIMSBURY COURT  
CROFTON, MARYLAND 21114  
PLAT BOOK 180, PAGE 21
- 14 TAX MAP 37, BLOCK 13, PARCEL 356  
N/F CROFTON FARMS RECREATION ASSOC., INC.  
P.O. BOX 3637  
CROFTON, MARYLAND 21114  
LIBER 13722, FOLIO 606  
PLAT BOOK 230, PAGE 33  
PLAT BOOK 200, PAGE 23-30
- 15 TAX MAP 43, BLOCK 17, PARCEL 209  
N/F BALTIMORE GAS & ELECTRIC  
BALTIMORE, MARYLAND 21244  
LIBER 2395, FOLIO 109
- 16 TAX MAP 37, BLOCK 19, PARCEL 63  
N/F WALDEN COMMUNITY ASSOCIATION  
8911 60TH AVENUE  
BERWYNN HEIGHTS, MD 20743  
LIBER 8246, FOLIO 67  
PLAT BOOK 203, PAGE 23



SEE SHEET ONE FOR SURVEYOR'S CERTIFICATE AND OWNER'S DEDICATION

B/A WILLIAMS LLC  
BY: COSCAN MARYLAND LLC, MANAGING MEMBER

RH R. MacWilliams 4-17-13

ROBERT R. MACWILLIAMS DATE

Kimberly Sue Mackmin, MANAGING MEMBER DATE

ROBERT R. MACWILLIAMS PROPERTY LINE SURVEYOR  
MARYLAND REGISTRATION #600  
LICENSE EXPIRATION 04/15/2015

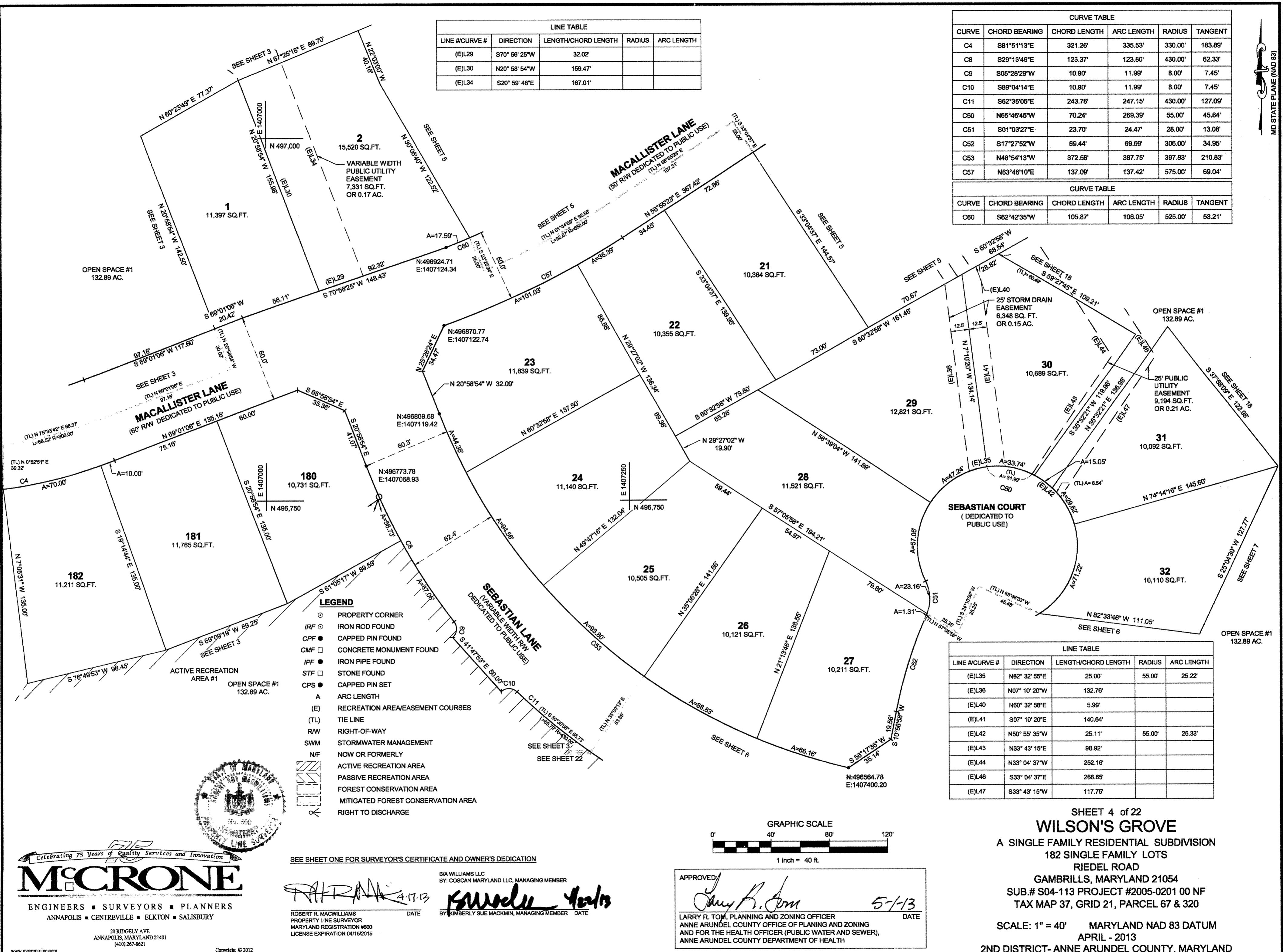
APPROVED: *Larry R. Tom* DATE: 5-1-13

LARRY R. TOM, PLANNING AND ZONING OFFICER  
ANNE ARUNDEL COUNTY OFFICE OF PLANNING AND ZONING  
AND FOR THE HEALTH OFFICER (PUBLIC WATER AND SEWER),  
ANNE ARUNDEL COUNTY DEPARTMENT OF HEALTH

KEY MAP  
SHEET 2 of 22  
**WILSON'S GROVE**  
A SINGLE FAMILY RESIDENTIAL SUBDIVISION  
182 SINGLE FAMILY LOTS  
RIEDEL ROAD  
GAMBRILLS, MARYLAND 21054  
SUB.# S04-113 PROJECT #2005-0201 00 NF  
TAX MAP 37, GRID 21, PARCEL 67 & 320  
SCALE: 1" = 300' MARYLAND NAD 83 DATUM  
APRIL - 2013  
2ND DISTRICT- ANNE ARUNDEL COUNTY, MARYLAND



RECEIVED FOR RECORD  
CIRCUIT COURT FOR A. A. COUNTY



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SEE SHEET ONE FOR SURVEYOR'S CERTIFICATE AND OWNER'S DEDICATION

 4-17-13  
ROBERT R. MACWILLIAMS DATE  
PROPERTY LINE SURVEYOR

  
BY: KIMBERLY SUE MACKMIN, MANAGING MEMBER

APPROVED:  DATE 5-1-13  
LARRY R. TOM, PLANNING AND ZONING OFFICER  
ANNE ARUNDEL COUNTY OFFICE OF PLANING AND ZONING  
AND FOR THE HEALTH OFFICER (PUBLIC WATER AND SEWER),  
ANNE ARUNDEL COUNTY DEPARTMENT OF HEALTH

**WILSON'S GROVE**  
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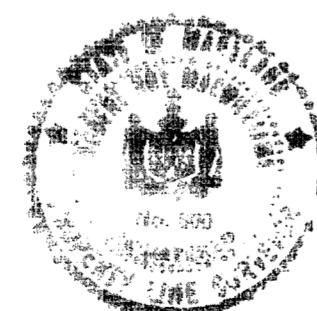
CURVE TABLE					
CURVE	CHORD BEARING	CHORD LENGTH	ARC LENGTH	RADIUS	TANGENT
C58	S86°07'45"E	33.67'	36.12'	28.00'	21.07'
C59	N03°52'45"E	87.90'	243.74'	55.00'	73.10'
C60	S62°42'35"W	105.87'	106.05'	525.00'	53.21'

LINE TABLE					
LINE #/CURVE #	DIRECTION	LENGTH/CHORD LENGTH	RADIUS	ARC LENGTH	
(E)L37	N33° 04' 33"W	146.38'			
(E)L38	N56° 55' 23"E	20.00'			
(E)L39	S33° 04' 33"E	149.73'			
(E)L40	N60° 32' 58"E	5.98'			
(E)L44	N33° 04' 37"W	252.16'			
(E)L45	N56° 55' 23"E	25.00'			
(E)L46	S33° 04' 37"E	268.65'			

**LEGEND**

- PROPERTY CORNER
- IRF ○ IRON ROD FOUND
- CPF ● CAPPED PIN FOUND
- CMF □ CONCRETE MONUMENT FOUND
- IPF ● IRON PIPE FOUND
- STF □ STONE FOUND
- CPS ● CAPPED PIN SET
- A ARC LENGTH
- (E) RECREATION AREA/EASEMENT COURSES
- (TL) TIE LINE
- R/W RIGHT-OF-WAY
- SWM STORMWATER MANAGEMENT
- N/F NOW OR FORMERLY
- ACTIVE RECREATION AREA
- PASSIVE RECREATION AREA
- FOREST CONSERVATION AREA
- MITIGATED FOREST CONSERVATION AREA
- RIGHT TO DISCHARGE

MD STATE PLANE (NAD 83)



SEE SHEET ONE FOR SURVEYOR'S CERTIFICATE AND OWNER'S DEDICATION

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*RH R. Williams* 4-17-13

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PROPERTY LINE SURVEYOR  
MARYLAND REGISTRATION #600  
LICENSE EXPIRATION 04/15/2015

DATE  
BY: KIMBERLY SUE MACKMIN, MANAGING MEMBER DATE  
*Kimberly Sue Mackmin* 4-17-13

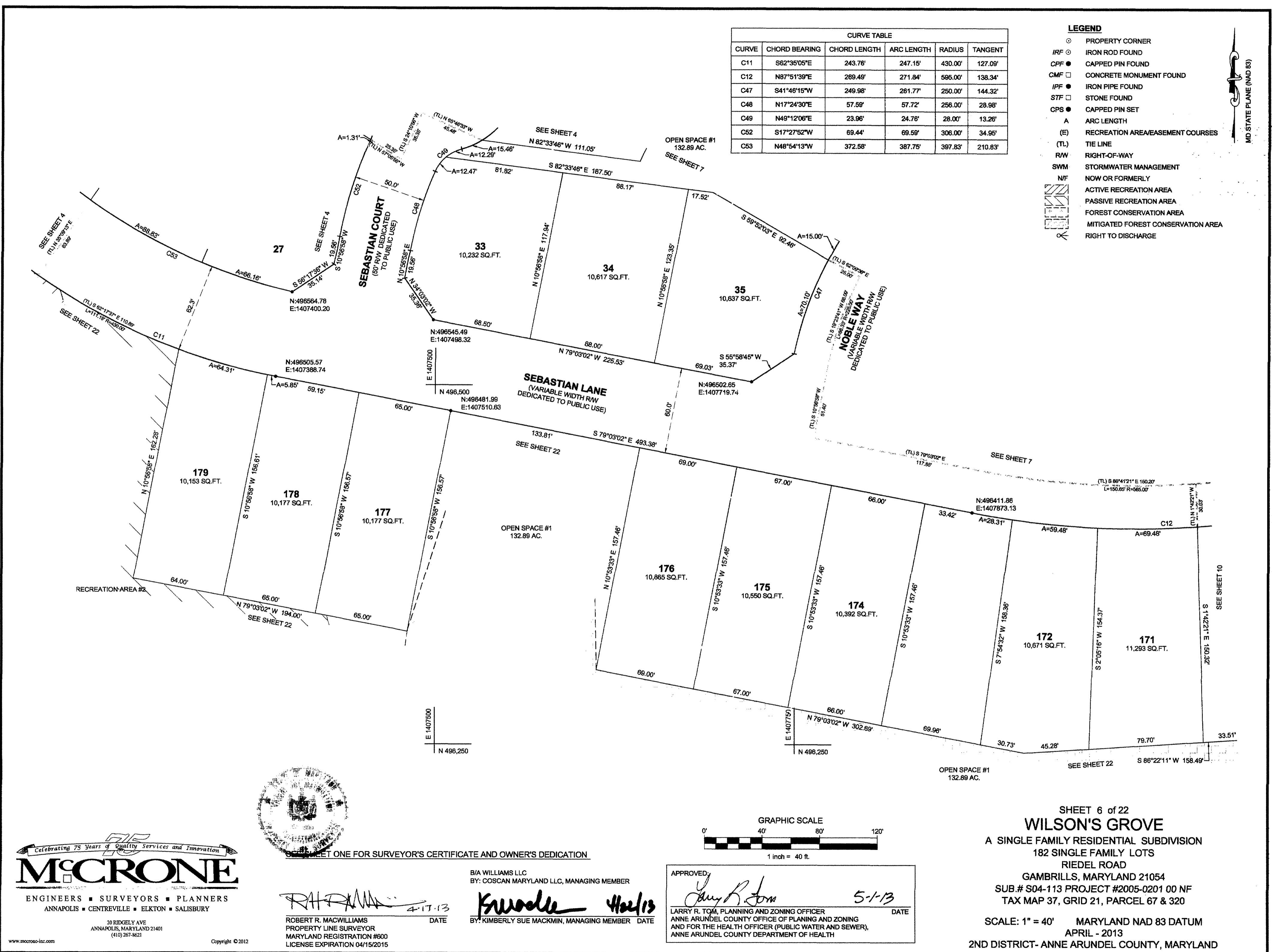
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<i>Larry R. Tom</i> 5-1-13	
LARRY R. TOM, PLANNING AND ZONING OFFICER ANNE ARUNDEL COUNTY OFFICE OF PLANNING AND ZONING AND FOR THE HEALTH OFFICER (PUBLIC WATER AND SEWER), ANNE ARUNDEL COUNTY DEPARTMENT OF HEALTH	
DATE	DATE

DATE

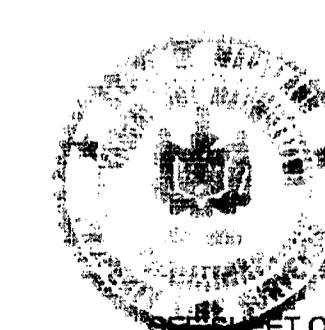
MD STATE PLANE (NAD 83)

LEGEND					
○	PROPERTY CORNER				
/RF ○	IRON ROD FOUND				
CPF ●	CAPPED PIN FOUND				
CMF □	CONCRETE MONUMENT FOUND				
IPF ●	IRON PIPE FOUND				
STF □	STONE FOUND				
CPS ●	CAPPED PIN SET				
A	ARC LENGTH				
(E)	RECREATION AREA/EASEMENT COURSES				
TIE LINE					
RW	RIGHT-OF-WAY				
SWM	STORMWATER MANAGEMENT				
N/F	NOW OR FORMERLY				
	ACTIVE RECREATION AREA				
	PASSIVE RECREATION AREA				
	FOREST CONSERVATION AREA				
	MITIGATED FOREST CONSERVATION AREA				
	RIGHT TO DISCHARGE				

CURVE TABLE					
CURVE	CHORD BEARING	CHORD LENGTH	ARC LENGTH	RADIUS	TANGENT
C11	S62°35'05"E	243.76'	247.15'	430.00'	127.09'
C12	N87°51'39"E	269.49'	271.84'	595.00'	138.34'
C47	S41°46'15"W	249.98'	261.77'	250.00'	144.32'
C48	N17°24'30"E	57.59'	57.72'	256.00'	28.98'
C49	N49°12'06"E	23.96'	24.76'	28.00'	13.26'
C52	S17°27'52"W	69.44'	69.59'	306.00'	34.95'
C53	N48°54'13"W	372.58'	387.75'	397.83'	210.83'



SHEET 6 of 22  
WILSON'S GROVE  
A SINGLE FAMILY RESIDENTIAL SUBDIVISION  
182 SINGLE FAMILY LOTS  
RIEDEL ROAD  
GAMBRILLS, MARYLAND 21054  
SUB.# S04-113 PROJECT #2005-0201 00 NF  
TAX MAP 37, GRID 21, PARCEL 67 & 320  
SCALE: 1" = 40' MARYLAND NAD 83 DATUM  
APRIL - 2013  
2ND DISTRICT- ANNE ARUNDEL COUNTY, MARYLAND



SEE SHEET ONE FOR SURVEYOR'S CERTIFICATE AND OWNER'S DEDICATION

B/A WILLIAMS LLC  
BY: COSCAN MARYLAND LLC, MANAGING MEMBER  
ROBERT R. MACWILLIAMS  
PROPERTY LINE SURVEYOR  
MARYLAND REGISTRATION #600  
LICENSE EXPIRATION 04/15/2015

R.R. MacWilliams 4-17-13

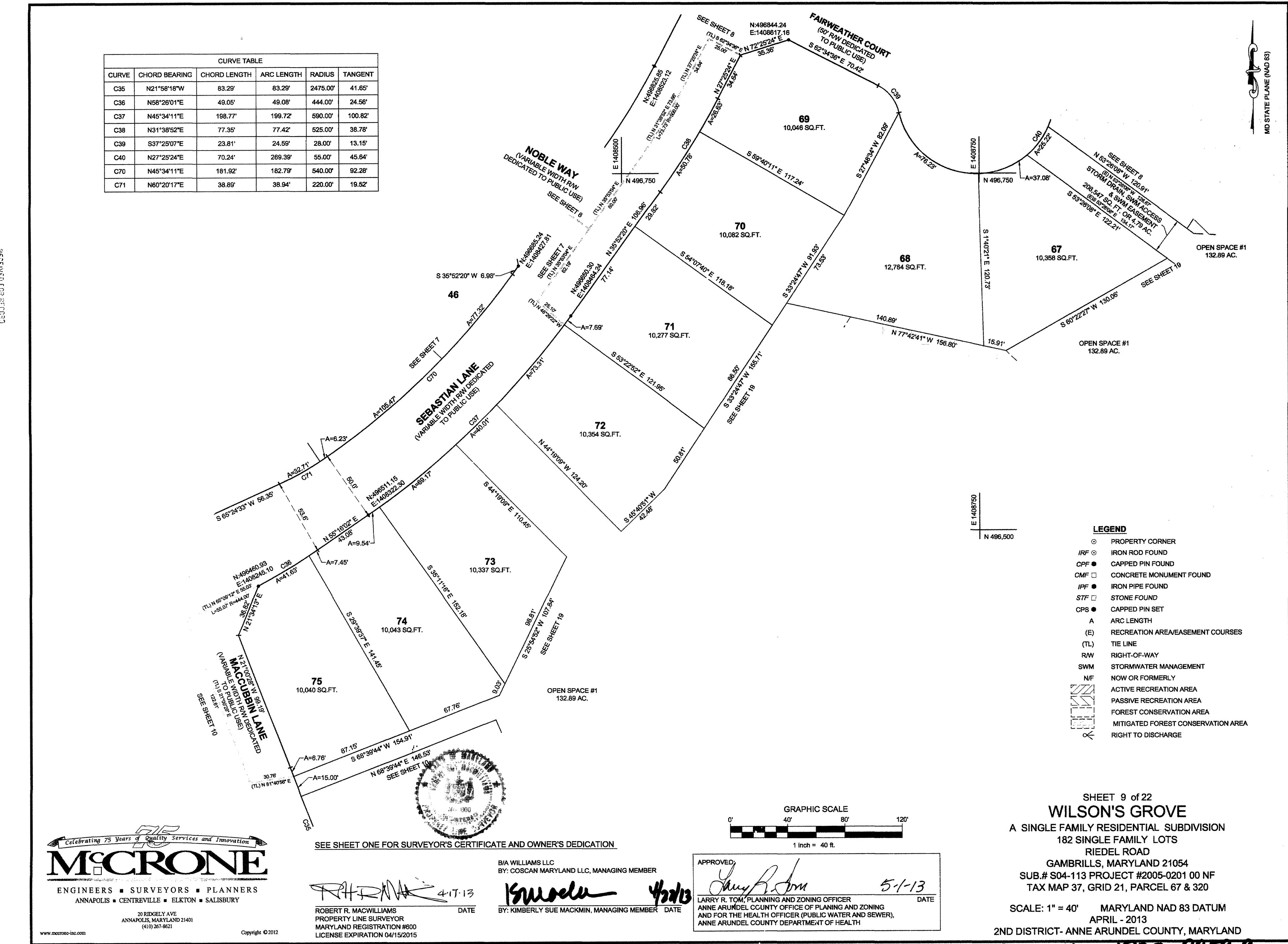
K.S. Mackmin 4-22-13

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APPROVED:  
Larry R. Tom, Planning and Zoning Officer  
Anne Arundel County Office of Planning and Zoning  
and for the Health Officer (Public Water and Sewer),  
Anne Arundel County Department of Health  
DATE: 5-1-13





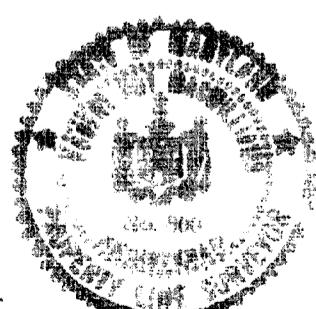
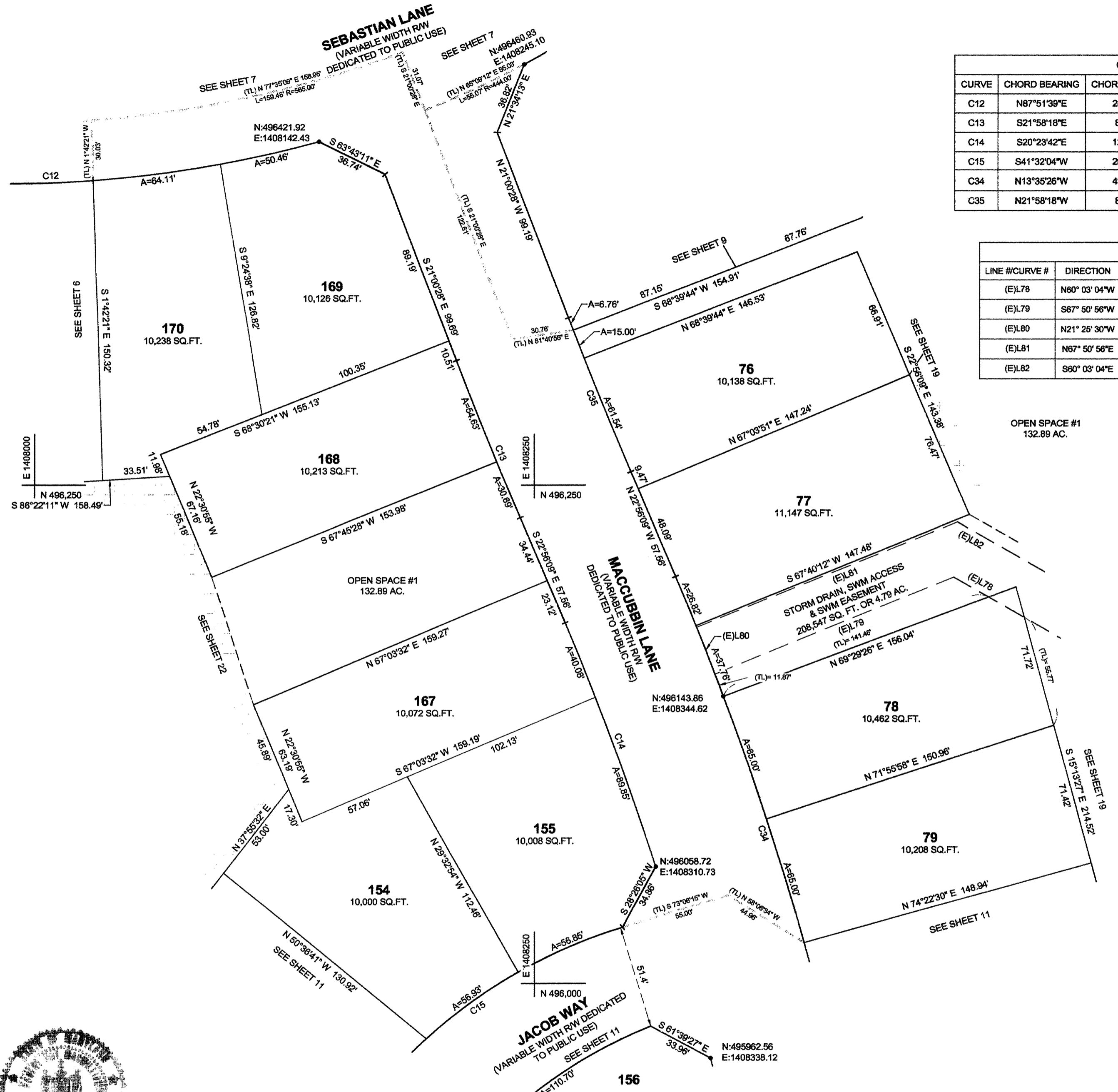


MD STATE PLANE (NAD 83)

A small, ornate metal clasp or fastener, likely made of brass or silver, featuring a decorative scroll design and a central circular element.

RECEIVED FOR RECORD  
CIRCUIT COURT FOR A. A. COUNTY  
D 12 59

ANNE ARUNDEL COUNTY CIRCUIT COURT (Subdivision Plats, AA) Plat 16728-16748, Plat Book 324, pp. 2-23, MSA\_S1235\_9855. Date available 2013/05/06 Printed 08/27/2021.



SEE SHEET ONE FOR SURVEYOR'S CERTIFICATE AND OWNER'S DEDICATION

The logo consists of a large, bold, black sans-serif font for the word "MCCRONE". Above the letter "M", there is a decorative flourish. A horizontal banner is positioned above the "C" and "C" of "CCRONE". The banner contains the text "Celebrating 75 Years of Quality Services and Innovation" in a smaller, elegant script font. Above the banner, there is a stylized graphic of the number "75" with a circular element in the center.

**ENGINEERS ■ SURVEYORS ■ PLANNERS**  
**ANNE ARUNDEL ■ MARYLAND ■ BOSTON ■ NEW YORK ■ PHILADELPHIA ■ WASHINGTON ■ BALTIMORE ■**

[www.mectronic-inc.com](http://www.mectronic-inc.com)

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**R. MACWILLIAMS  
PROPERTY LINE SURVEYOR  
LAND REGISTRATION #600  
LIC. EXPIRATION 04/15/2015**

B/A WILLIAMS LLC  
BY: COSCAN MARYLAND LLC, MANAGING MEMBER

BY: KIMBERLY SUE MACKMIN, MANAGING MEMBER DATE

APPROVED:  
  
5-1-13  
LARRY R. TOM, PLANNING AND ZONING OFFICER  
ANNE ARUNDEL COUNTY OFFICE OF PLANING AND ZONING  
AND FOR THE HEALTH OFFICER (PUBLIC WATER AND SEWER),  
ANNE ARUNDEL COUNTY DEPARTMENT OF HEALTH

SHEET 10 of 22

CURVE TABLE					
CURVE	CHORD BEARING	CHORD LENGTH	ARC LENGTH	RADIUS	TANGENT
C12	N87°51'39"E	269.49'	271.84'	595.00'	138.34'
C13	S21°58'18"E	85.31'	85.31'	2535.00'	42.66'
C14	S20°23'42"E	129.89'	129.93'	1465.00'	65.01'
C15	S41°32'04"W	269.26'	283.41'	257.00'	158.05'
C34	N13°35'26"W	495.28'	497.48'	1525.00'	250.97'
C35	N21°58'18"W	83.29'	83.29'	2475.00'	41.65'

LINE TABLE					
LINE #	CURVE #	DIRECTION	LENGTH/CHORD LENGTH	RADIUS	ARC LENGTH
(E)L78		N60° 03' 04"W	191.60'		
(E)L79		S67° 50' 56"W	128.72'		
(E)L80		N21° 25' 30"W	25.00'	1525.00'	25.00'
(E)L81		N67° 50' 56"E	140.62'		
(E)L82		S60° 03' 04"E	196.53'		

**OPEN SPACE #1  
132.89 AC.**

## **LEGEND**

- PROPERTY CORNER
  - RF ○ IRON ROD FOUND
  - PF ● CAPPED PIN FOUND
  - MF □ CONCRETE MONUMENT FOUND
  - PF ● IRON PIPE FOUND
  - TF □ STONE FOUND
  - PS ● CAPPED PIN SET
  - A ARC LENGTH
  - (E) RECREATION AREA/EASEMENT COURSES
  - (TL) TIE LINE
  - R/W RIGHT-OF-WAY
  - SWM STORMWATER MANAGEMENT
  - N/F NOW OR FORMERLY
  -  ACTIVE RECREATION AREA
  -  PASSIVE RECREATION AREA
  -  FOREST CONSERVATION AREA
  -  MITIGATED FOREST CONSERVATION AREA
  -  RIGHT-TO-DISCHARGE





CURVE TABLE					
CURVE	CHORD BEARING	CHORD LENGTH	ARC LENGTH	RADIUS	TANGENT
C28	N69°32'47"E	129.94'	131.18'	275.00'	66.86'
C29	S71°28'29"E	23.94'	24.74'	28.00'	13.24'
C30	N06°28'35"W	70.24'	269.39'	55.00'	45.64'
C31	S58°15'25"W	23.71'	24.48'	28.00'	13.09'
C32	S69°35'35"W	154.08'	155.56'	325.00'	79.30'
C33	N66°54'40"W	482.13'	500.92'	525.00'	271.37'

RECEIVED FOR RECORD  
CIRCUIT COURT FOR A. A. COUNTY  
2013 MAY - 6 P.M. 0

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FOR RECORD

CIRCUIT COURT

A. A. COUNTY

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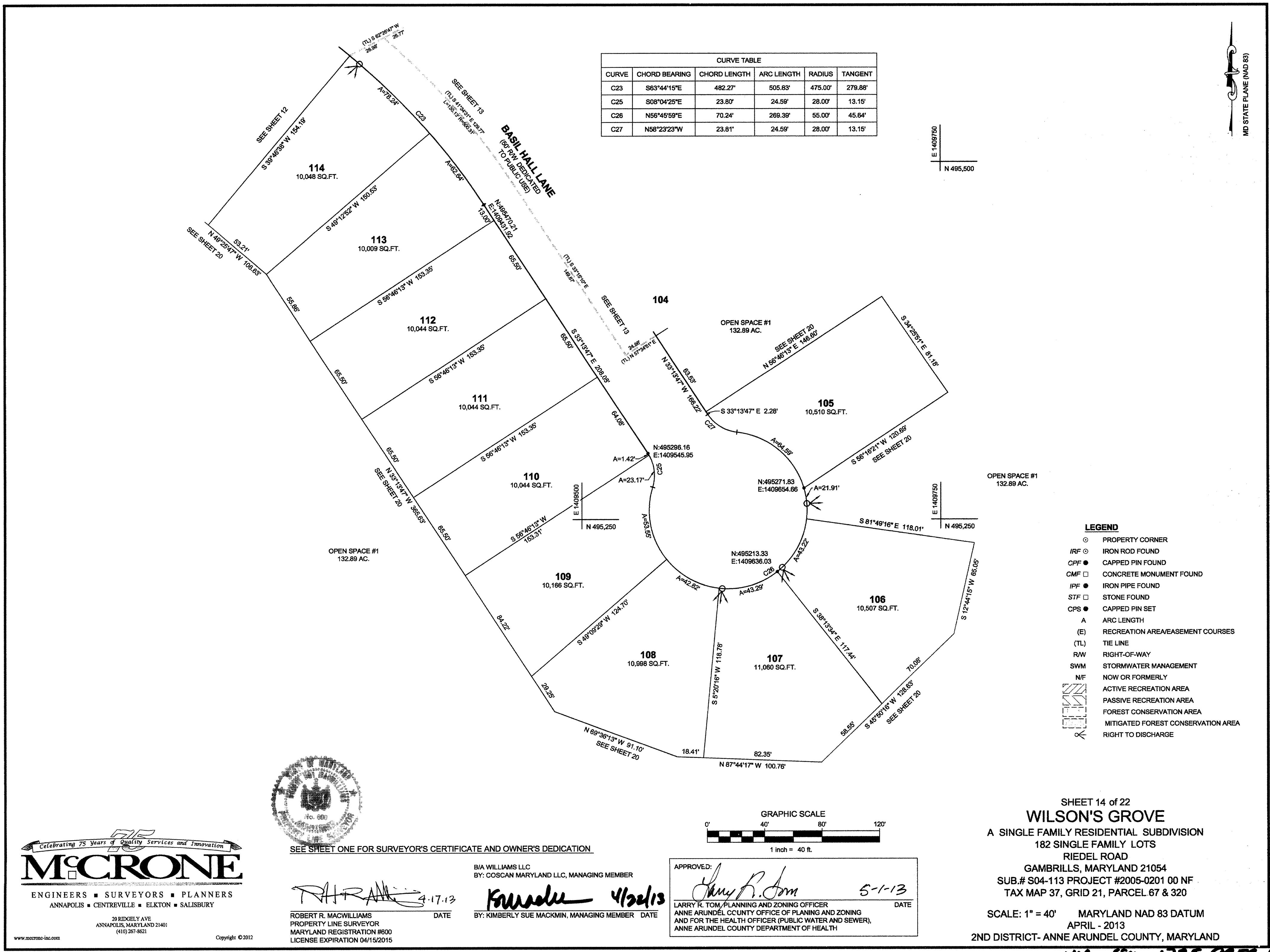
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CIRCUIT COURT FOR A.A. COUNTY

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CIRCUIT COURT FOR A. A. COUNTY

16728-16749, Plat Book 324, pp. 2-23, MSA-S11235\_9859. Date available 2013/05/06. Printed 08/27/2021.

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ANN ARUNDEL COUNTY CIRCUIT COU



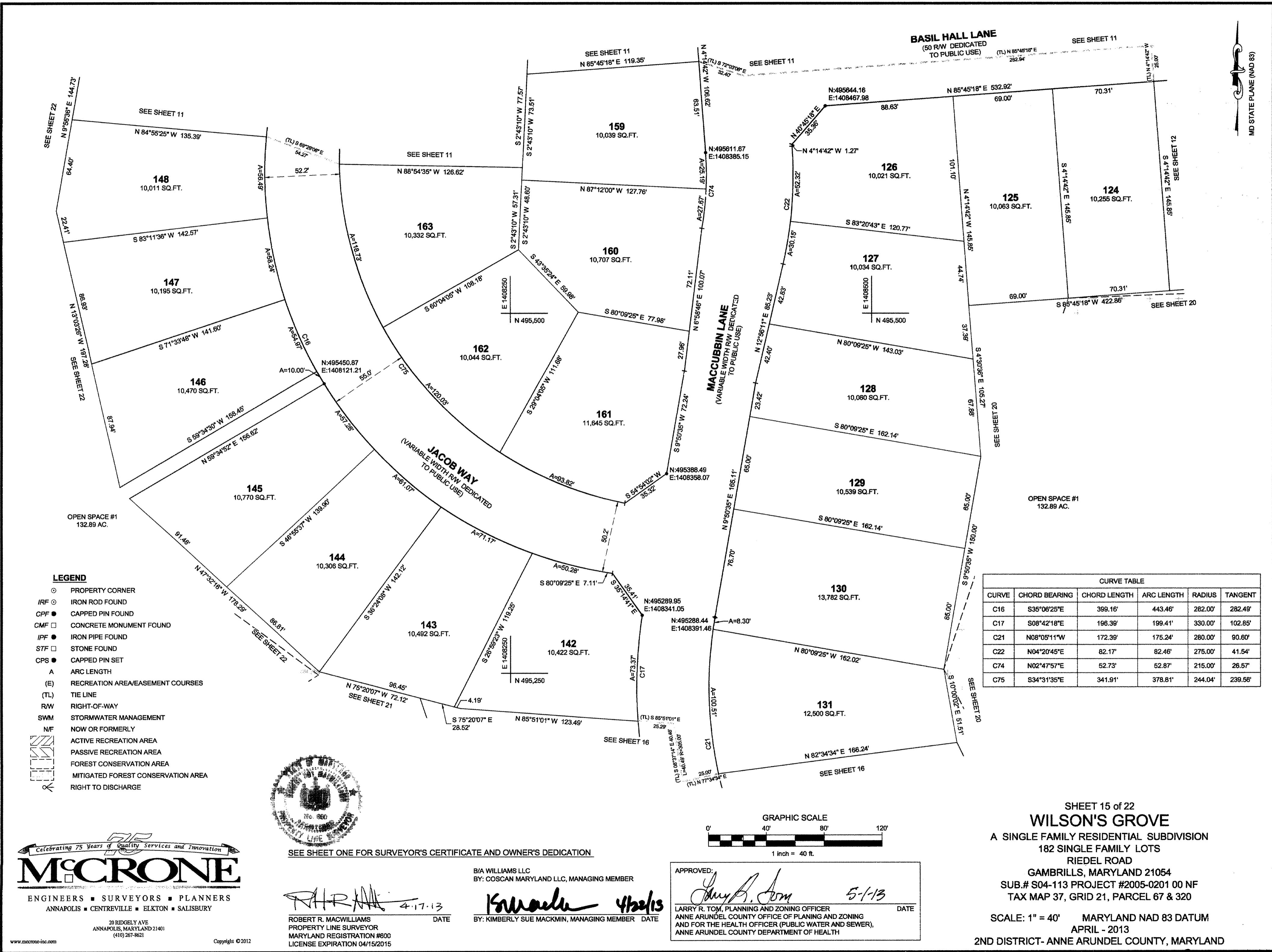
203 MDW-b P:1/01  
CHARGE COURT TIE LINE RECREATION COURTYARD

RECREATION COURTYARD

OPEN SPACE AREA

OPEN SPACE AREA

ANNE ARUNDEL COUNTY CIRCUIT COURT (Subdivision Plats, AA) Plat 96728-16742 Plat Book 324, pp. 2-23, MSA, S11235, Z989, Date available 2013/05/06, Printed 08/27/2021.



Celebrating 75 Years of Quality Services and Innovation

**McCRONE**

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ANNAPOLIS ■ CENTREVILLE ■ ELKTON ■ SALISBURY

20 RIDGELEY AVE  
ANNAPOLIS, MARYLAND 21401  
(410) 267-8621

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ROBERT R. MACWILLIAMS  
PROPERTY LINE SURVEYOR  
MARYLAND REGISTRATION #800  
LICENSE EXPIRATION 04/15/2015

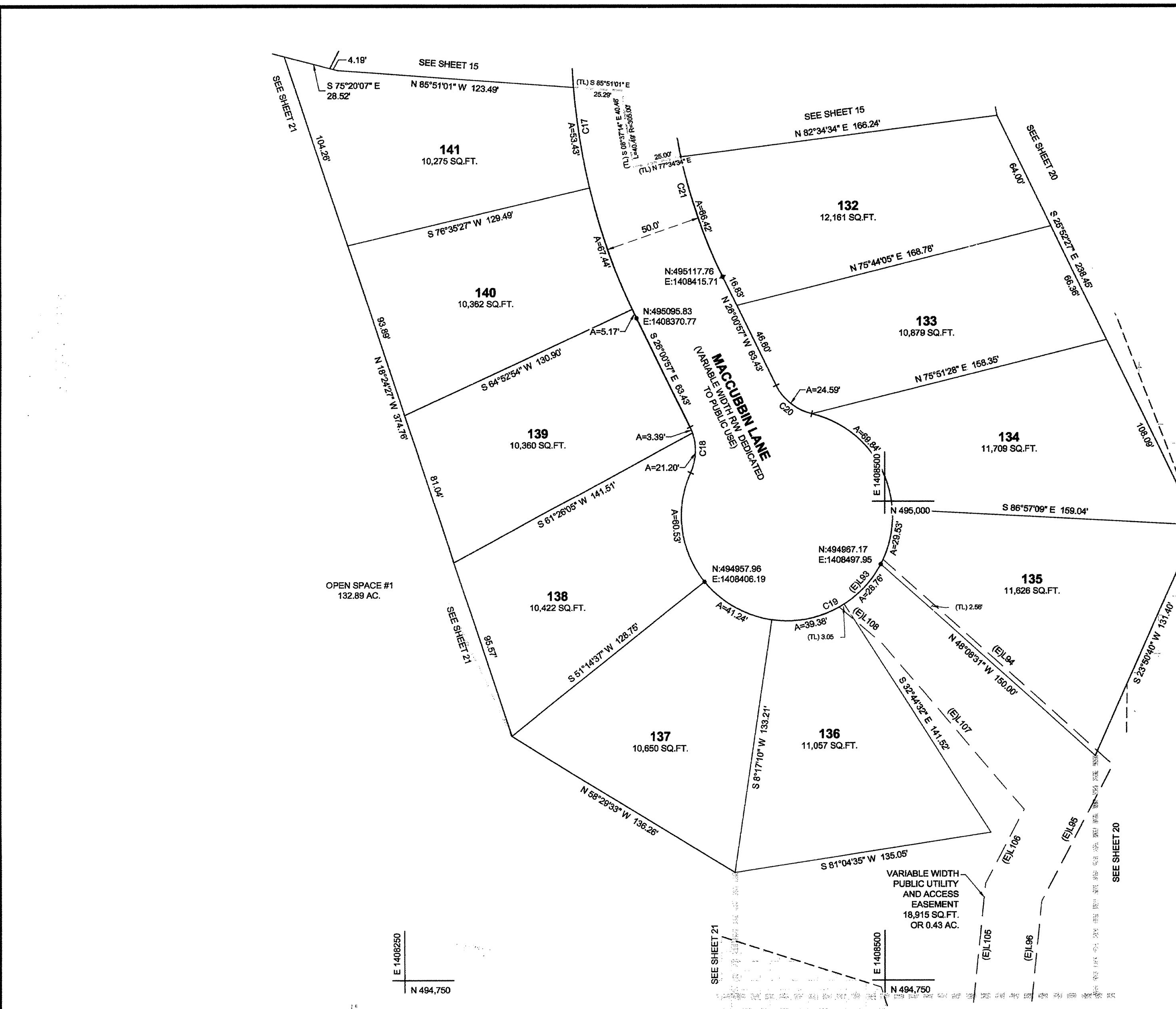
DATE  
BY: KIMBERLY SUE MACKMIN, MANAGING MEMBER DATE

APPROVED:  
Larry R. Tom, Planning and Zoning Officer  
Anne Arundel County Office of Planning and Zoning  
and for the Health Officer (Public Water and Sewer),  
Anne Arundel County Department of Health

DATE  
5/1/13

SHEET 15 of 22  
**WILSON'S GROVE**  
A SINGLE FAMILY RESIDENTIAL SUBDIVISION  
182 SINGLE FAMILY LOTS  
RIEDEL ROAD  
GAMBRILLS, MARYLAND 21054  
SUB.# S04-113 PROJECT #2005-0201 00 NF  
TAX MAP 37, GRID 21, PARCEL 67 & 320  
SCALE: 1" = 40' MARYLAND NAD 83 DATUM  
APRIL - 2013  
2ND DISTRICT- ANNE ARUNDEL COUNTY, MARYLAND

LEGEND	
○	PROPERTY CORNER
IRF ○	IRON ROD FOUND
CPF ●	CAPPED PIN FOUND
CMF □	CONCRETE MONUMENT FOUND
IPF ●	IRON PIPE FOUND
STF □	STONE FOUND
CPS ●	CAPPED PIN SET
A	ARC LENGTH
(E)	RECREATION AREA/EASEMENT COURSES
(TL)	TIE LINE
R/W	RIGHT-OF-WAY
SWM	STORMWATER MANAGEMENT
N/F	NOW OR FORMERLY
AR	ACTIVE RECREATION AREA
PA	PASSIVE RECREATION AREA
FC	FOREST CONSERVATION AREA
MFTA	MITIGATED FOREST CONSERVATION AREA
RD	RIGHT TO DISCHARGE



CURVE TABLE					
CURVE	CHORD BEARING	CHORD LENGTH	ARC LENGTH	RADIUS	TANGENT
C17	S08°42'18"E	196.39'	199.41'	330.00'	102.85'
C18	S00°51'29"E	23.81'	24.59'	28.00'	13.15'
C19	N63°59'03"E	70.24'	269.39'	55.00'	45.64'
C20	N51°10'26"W	23.81'	24.59'	28.00'	13.15'
C21	N08°05'11"W	172.39'	175.24'	280.00'	90.60'

LINE TABLE				
LINE #/CURVE #	DIRECTION	LENGTH/CHORD LENGTH	RADIUS	ARC LENGTH
(E)L93	N42° 28' 31"E	33.92'	55.00'	34.48'
(E)L94	S48° 08' 31"E	160.59'		
(E)L95	S27° 20' 49"W	80.66'		
(E)L96	S05° 44' 23"W	78.25'		
(E)L105	N05° 50' 53"E	88.44'		
(E)L106	N27° 20' 49"E	43.90'		
(E)L107	N40° 34' 57"W	113.77'		
(E)L108	N49° 42' 23"W	29.38'		

## SHEET 16 of 22 WILSON'S GROVE

A SINGLE FAMILY RESIDENTIAL SUBDIVISION

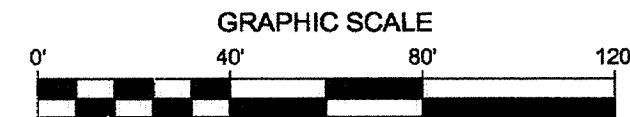
182 SINGLE FAMILY LOTS

RIEDEL ROAD

GAMBRILLS, MARYLAND 21054

SUB.# S04-113 PROJECT #2005-0201 00 NF  
TAX MAP 37, GRID 21, PARCEL 67 & 320SCALE: 1" = 40' MARYLAND NAD 83 DATUM  
APRIL - 2013

2ND DISTRICT- ANNE ARUNDEL COUNTY, MARYLAND



APPROVED:  
*Larry R. Tom* 5-1-13  
LARRY R. TOM, PLANNING AND ZONING OFFICER  
ANNE ARUNDEL COUNTY OFFICE OF PLANNING AND ZONING  
AND FOR THE HEALTH OFFICER (PUBLIC WATER AND SEWER),  
ANNE ARUNDEL COUNTY DEPARTMENT OF HEALTH

Celebrating 75 Years of Quality Services and Innovation  
**McCrone**  
ENGINEERS ■ SURVEYORS ■ PLANNERS  
ANNAPOLIS ■ CENTREVILLE ■ ELKTON ■ SALISBURY

20 RIDGELEY AVE  
ANNAPOLIS, MARYLAND 21401  
(410) 261-8621

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SEE SHEET ONE FOR SURVEYOR'S CERTIFICATE AND OWNER'S DEDICATION

ROBERT R. MACWILLIAMS DATE  
PROPERTY LINE SURVEYOR  
MARYLAND REGISTRATION #800  
LICENSE EXPIRATION 04/15/2015

BY: KIMBERLY SUE MACKMIN, MANAGING MEMBER DATE  
PLOTTED: Apr 17, 2013 - 2:47pm Q:\\_2011\2110243\_Enclave at Riedel\_crpt\CADISURVEY\Survey-Production\C2110243-RP.dwg.....Tab:RP-16

RECEIVED FOR RECORD  
CIRCUIT COURT FOR A.A. COUNTY  
2013 MAY -6 P 1:02

Printed 08/27/2021.

3, MSA-S1235

16728-16749; *Book 324*, pp. 2-21

Plat  
Division Plats, AA)

ARUNDEL COUNTY CIRCUIT COURT (SU)

The logo consists of the word "McCrone" in a bold, serif font. Above the letter "M", there is a decorative banner with the number "75" on it. The banner has a dark border and a light-colored interior. The word "McCrone" is positioned below the banner, with a thin horizontal line underneath.

**ENGINEERS ■ SURVEYORS ■ PLANNERS**  
**ANNAPOLIS ■ CENTREVILLE ■ ELKTON ■ SALISBURY**

20 RIDGELY AVE  
ANNAPOLIS, MARYLAND 21401

SEE SHEET ONE FOR SURVEYOR'S CERTIFICATE AND OWNER'S DEDICATION

B/A WILLIAMS LLC  
BY: COSCAN MARYLAND LLC, MANAGING MEMBER

ROBERT R. MACWILLIAMS  
PROPERTY LINE SURVEYOR  
MARYLAND REGISTRATION #600  
LICENSE EXPIRATION 04/15/2015

BY: KIMBERLY SUE MACKMIN, MANAGING MEMBER DATE:

APPENDIX

LARRY R. TOM, PLANNING AND ZONING OFFICER  
ANNE ARUNDEL COUNTY OFFICE OF PLANING AND ZONING  
AND FOR THE HEALTH OFFICER (PUBLIC WATER AND SEWER),  
ANNE ARUNDEL COUNTY DEPARTMENT OF HEALTH

SHEET 17 of 22  
**WILSON'S GROVE**  
A SINGLE FAMILY RESIDENTIAL SUBDIVISION  
182 SINGLE FAMILY LOTS  
RIEDEL ROAD  
GAMBRILLS, MARYLAND 21054  
SUB.# S04-113 PROJECT #2005-0201 00 NF  
TAX MAP 37, GRID 21, PARCEL 67 & 320

**SEE SHEET 21**

**SEE SHEET 16**

**SEE SHEET 20**

**MD STATE PLANE (NAD 83)**

**FOREST CONSERVATION EASEMENT AREA #7**  
16.412 AC.

**OPEN SPACE #1**  
132.69 AC.

**PUMP STATION PARCEL**  
9,872 SQ. FT. OR 0.23 AC.  
TO BE CONVEYED TO  
ANNE ARUNDEL COUNTY, MD

**WELL SITE PARCEL**  
21,973 SQ. FT. OR 0.50 AC.  
TO BE CONVEYED TO ANNE ARUNDEL COUNTY, MD

**JOHNS HOPKINS ROAD**  
(ULTIMATE 60' PUBLIC R/W)

**WALDEN**  
PB 203 PG. 16-25

**CURVE TABLE**

CURVE	CHORD BEARING	CHORD LENGTH	ARC LENGTH	RADIUS	TANGENT
C82	S88°25'43"W	25.01'	25.01'	430.00'	12.51'
C83	S67°05'50"W	289.40'	295.17'	430.00'	153.66'

**NORTH SIDE OF JOHNS HOPKINS ROAD CURVE TABLE**

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
EC1	1006.89'	261.07'	260.34'	S 54°56'54"W
EC2	2784.16'	244.72'	244.64'	S 59°50'36"W
EC3	511.08'	140.77'	140.32'	S 65°12'57"W
EC4	1262.09'	212.53'	212.28'	S 68°16'55"W
EC5	190.00'	88.33'	87.53'	S 76°46'38"W
EC6	415.00'	309.01'	301.92'	S 68°45'49"W
EC7	385.00'	206.57'	204.10'	S 62°48'12"W
EC8	2203.20'	22.06'	22.06'	S 78°42'05"W

**LEGEND**

- PROPERTY CORNER
- IRF ○ IRON ROD FOUND
- CPF ● CAPPED PIN FOUND
- CMF □ CONCRETE MONUMENT FOUND
- IPF ● IRON PIPE FOUND
- STF □ STONE FOUND
- CPS ● CAPPED PIN SET
- A ARC LENGTH
- (E) RECREATION AREA/EASEMENT COURSES
- (TL) TIE LINE
- R/W RIGHT-OF-WAY
- SWM STORMWATER MANAGEMENT
- N/F NOW OR FORMERLY
- / Active Recreation Area
- / Passive Recreation Area
- / Forest Conservation Area
- / Mitigated Forest Conservation Area
- RIGHT TO DISCHARGE

E 1408250 N 494,250

N 494,500 E 1408938.16 S 89°54'18" E 545.68'

N:494578.57 E:1408938.16 N 90°00'00" E 200.00'

N:494578.57 E:1408938.16 N 89°54'18" W 175.00'

N 89°54'18" W 720.68'

N 89°54'18" W 720.68'

N 0°0'00" E 110.40'

N:494462.21 E:1408576.13 N 89°54'18" W 720.68'

N:494462.21 E:1408576.13 N 89°54'18" W 720.68'

(E)L102 (E)L101 (E)L100 (E)L99 (E)L98 (E)L97 (E)L96 (E)L95 (E)L94 (E)L93 (E)L92 (E)L91 (E)L90 (E)L89 (E)L88 (E)L87 (E)L86 (E)L85 (E)L84 (E)L83 (E)L82 (E)L81 (E)L80 (E)L79 (E)L78 (E)L77 (E)L76 (E)L75 (E)L74 (E)L73 (E)L72 (E)L71 (E)L70 (E)L69 (E)L68 (E)L67 (E)L66 (E)L65 (E)L64 (E)L63 (E)L62 (E)L61 (E)L60 (E)L59 (E)L58 (E)L57 (E)L56 (E)L55 (E)L54 (E)L53 (E)L52 (E)L51 (E)L50 (E)L49 (E)L48 (E)L47 (E)L46 (E)L45 (E)L44 (E)L43 (E)L42 (E)L41 (E)L40 (E)L39 (E)L38 (E)L37 (E)L36 (E)L35 (E)L34 (E)L33 (E)L32 (E)L31 (E)L30 (E)L29 (E)L28 (E)L27 (E)L26 (E)L25 (E)L24 (E)L23 (E)L22 (E)L21 (E)L20 (E)L19 (E)L18 (E)L17 (E)L16 (E)L15 (E)L14 (E)L13 (E)L12 (E)L11 (E)L10 (E)L9 (E)L8 (E)L7 (E)L6 (E)L5 (E)L4 (E)L3 (E)L2 (E)L1 (E)L0

<u>LEGEND</u>	
◎	PROPERTY CORNER
/RF ◎	IRON ROD FOUND
CPF ●	CAPPED PIN FOUND
CMF □	CONCRETE MONUMENT FOUND
/PF ●	IRON PIPE FOUND
STF □	STONE FOUND
CPS ●	CAPPED PIN SET
A	ARC LENGTH
(E)	RECREATION AREA/EASEMENT COURSES
(TL)	TIE LINE
R/W	RIGHT-OF-WAY
SWM	STORMWATER MANAGEMENT
N/F	NOW OR FORMERLY
	ACTIVE RECREATION AREA
	PASSIVE RECREATION AREA
	FOREST CONSERVATION AREA
	MITIGATED FOREST CONSERVATION AREA
	RIGHT TO DISCHARGE

**TYPE 7**

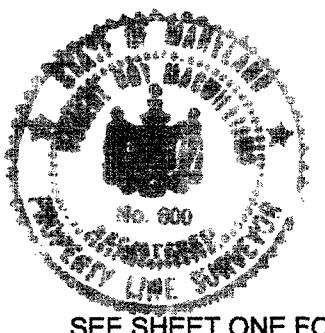
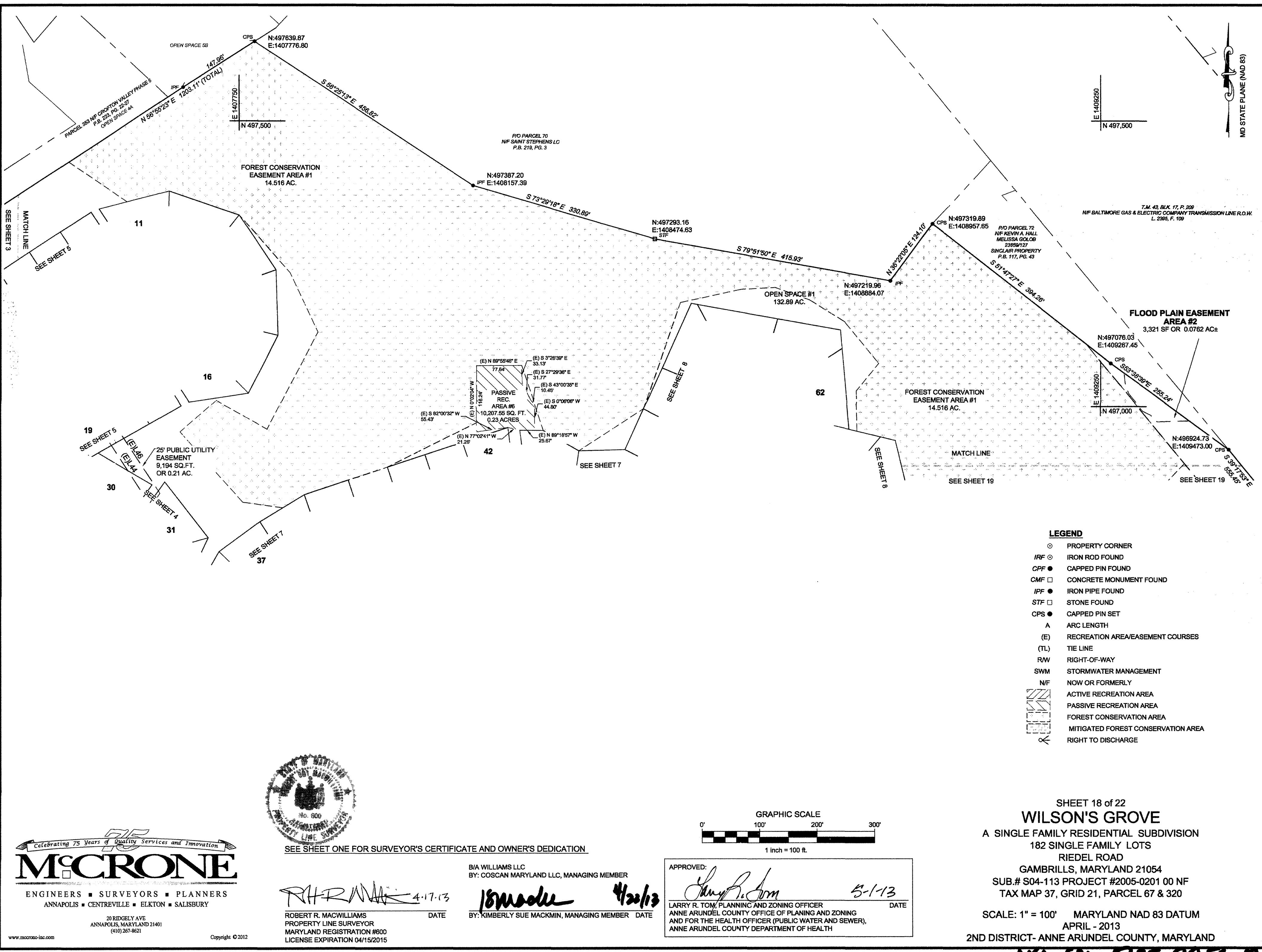
B/A WILLIAMS LLC  
BY: COSCAN MARYLAND LLC, MANAGING MEMBER

APPENDIX

LARRY R. TOM, PLANNING AND ZONING OFFICER  
ANNE ARUNDEL COUNTY OFFICE OF PLANING AND ZONING  
AND FOR THE HEALTH OFFICER (PUBLIC WATER AND SEWER),  
ANNE ARUNDEL COUNTY DEPARTMENT OF HEALTH

RECEIVED FOR RECORD  
CIRCUIT COURT FOR A. A. COUNTY

ARUNDEL COUNTY CIRCUIT COURT (Subdivision Plats, AA) Plate 16/28-16/49, Plat Book 324, pp. 2-23, MSA\_S1235\_9859. Date available 2013/05/06. Printed 08/27/2021.



SEE SHEET ONE FOR SURVEYOR'S CERTIFICATE AND OWNER'S DEDICATION

B/A WILLIAMS LLC  
BY: COSCAN MARYLAND LLC, MANAGING MEMBER

ROBERT R. MACWILLIAMS DATE  
PROPERTY LINE SURVEYOR  
MARYLAND REGISTRATION #600  
LICENSE EXPIRATION 04/15/2015

BY: KIMBERLY SUE MACKMIN, MANAGING MEMBER DATE

**GRAPHIC SCALE**

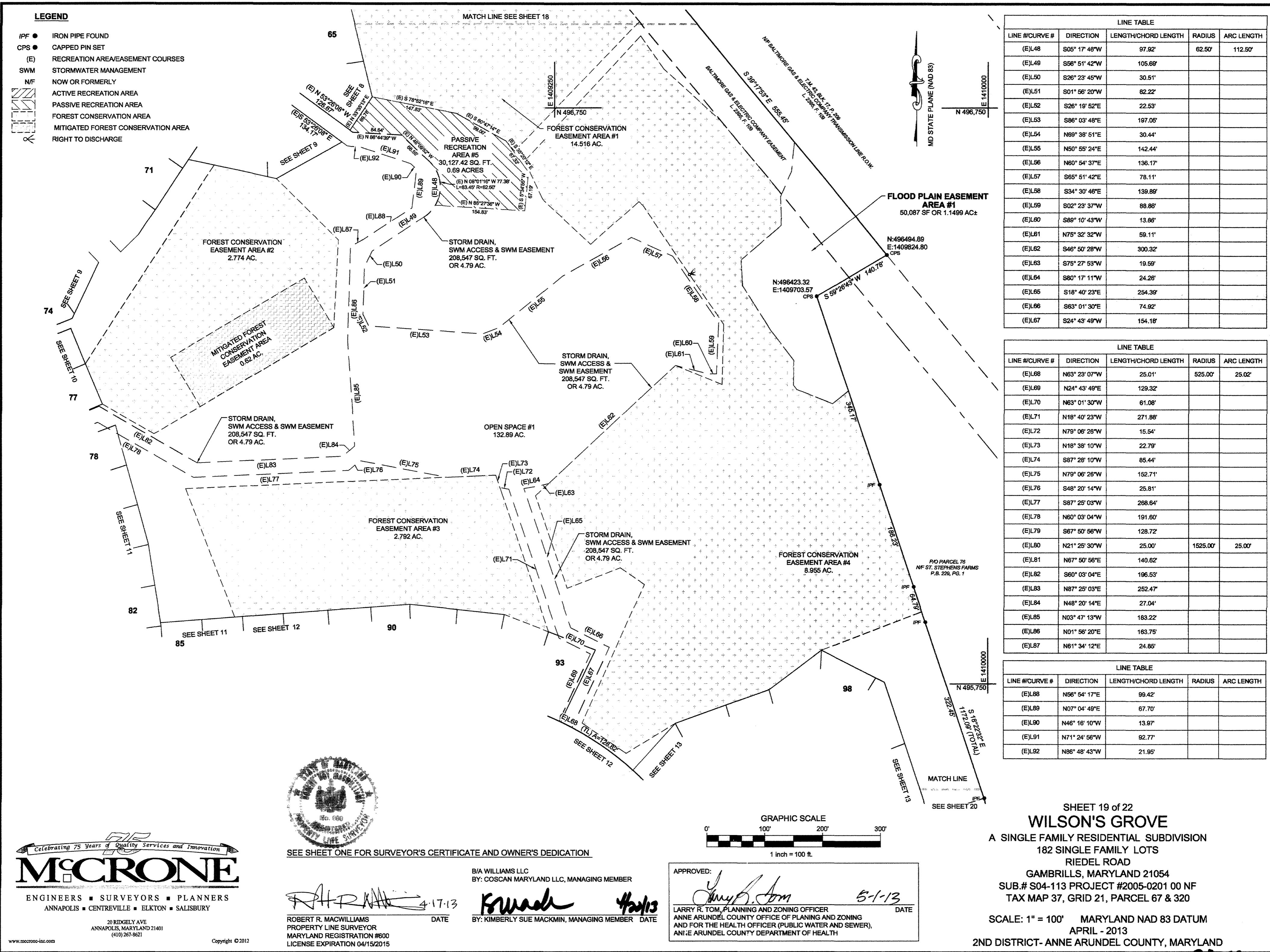
0'                  100'                  200'                  300'

1 inch = 100 ft.

APPROVED:  DATE 5-1-13

LARRY R. TOM, PLANNING AND ZONING OFFICER  
ANNE ARUNDEL COUNTY OFFICE OF PLANING AND ZONING  
AND FOR THE HEALTH OFFICER (PUBLIC WATER AND SEWER),  
ANNE ARUNDEL COUNTY DEPARTMENT OF HEALTH

SHEET 18 of 22  
**WILSON'S GROVE**  
E FAMILY RESIDENTIAL SUBDIVISION  
182 SINGLE FAMILY LOTS  
RIEDEL ROAD  
GAMBRILLS, MARYLAND 21054  
S04-113 PROJECT #2005-0201 00 NF  
MAP 37, GRID 21, PARCEL 67 & 320  
" = 100' MARYLAND NAD 83 DATUM  
APRIL - 2013  
CT- ANNE ARUNDEL COUNTY, MARYLAN

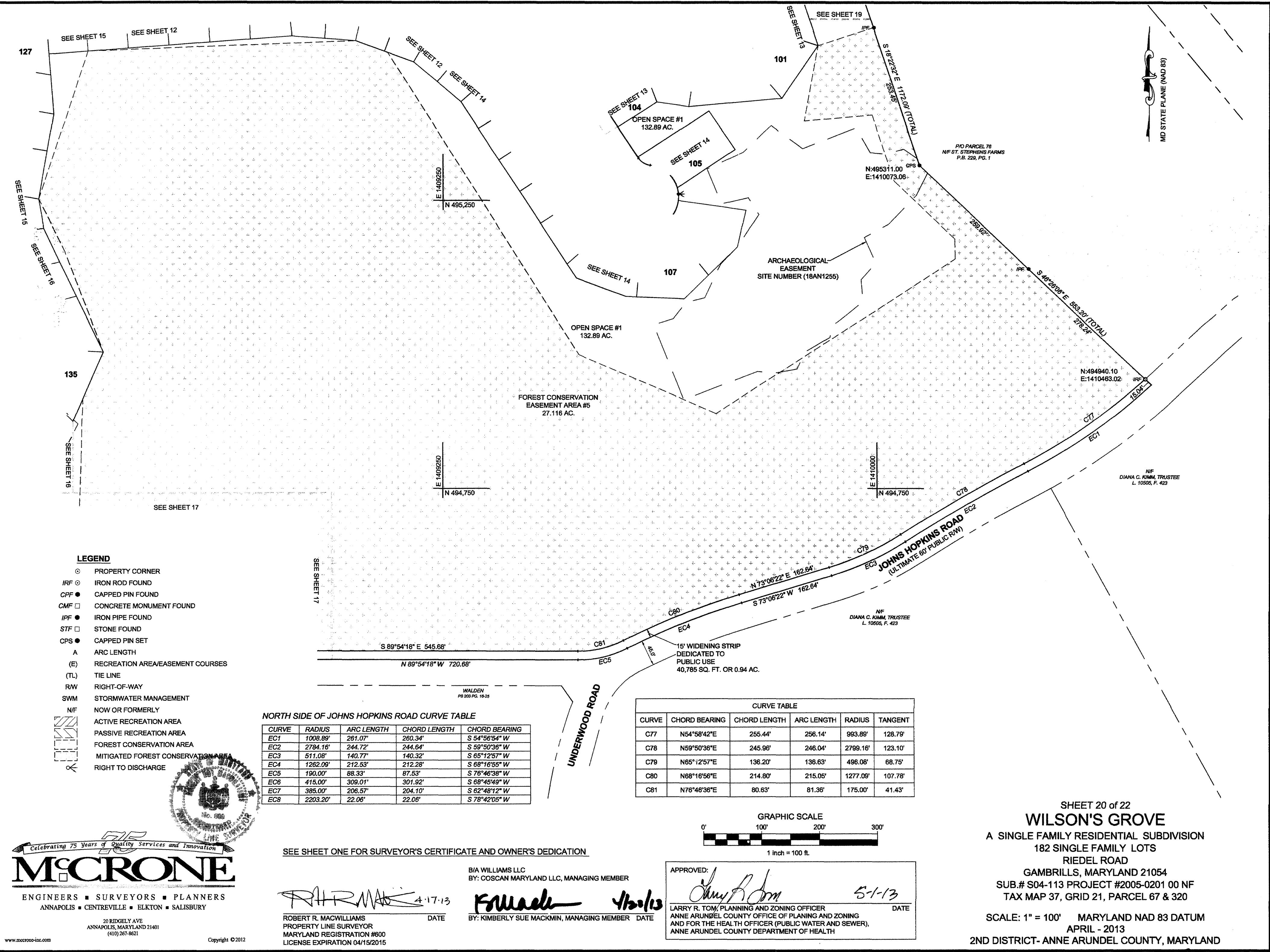


RECEIVED FOR RECORD  
CIRCUIT COURT FOR ANNE ARUNDEL COUNTY

2013 MAY - 6 P 1:03

SARACHA STATE SURVEYOR  
Anne Arundel County, Maryland

Plat Book 324 pp. 2-23, MSA S1235 985 Date available 2013/05/08 Printed 08/27/2021.



BOOK 324 PAGE 22 PLAT #16748

RECEIVED FOR RECORD  
CIRCUIT COURT FOR ALACHUA COUNTY  
2013 MAY - 6 P 1:03

ARUNDEL COUNTY CIRCUIT COURT (Subdivision Plats, AA) Plat 16/28-16749, Plat Book 344, pp. 2-23, MSA\_SI1235\_9859. Date available 08/05/2013. Printed 08/27/2021.

16728-16749, Plat Book 324, pp. 2-23, MSA\_S1D35\_98

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The seal of the Commonwealth of Massachusetts, featuring a central shield with a Native American figure holding a bow and arrow, surrounded by a circular border with the text "THE COMMONWEALTH OF MASSACHUSETTS" and "SIGILLUM REIPUBLICÆ MASSACHUSETTENSIS".

**SEE SHEET ONE FOR SURVEYOR'S CERTIFICATE AND OWNER'S DEDICATION**

B/A WILLIAMS LLC  
BY: COSCAN MARYLAND LLC, MANAGING MEMBER

ROBERT R. MACWILLIAMS  
PROPERTY LINE SURVEYOR  
MARYLAND REGISTRATION #600  
LICENSE EXPIRATION 04/15/2015

B/A WILLIAMS LLC  
BY: COSCAN MARYLAND LLC, MANAGING MEMBER

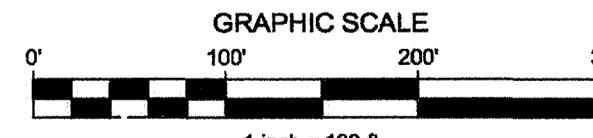
BY: KIMBERLY SUE MACKMIN, MANAGING MEMBER DA

APPROVED:  5-1-13  
LARRY R. TOM, PLANNING AND ZONING OFFICER  
ANNE ARUNDEL COUNTY OFFICE OF PLANING AND ZONING  
AND FOR THE HEALTH OFFICER (PUBLIC WATER AND SEWER),  
ANNE ARUNDEL COUNTY DEPARTMENT OF HEALTH

NORTH SIDE OF JOHNS HOPKINS ROAD CURVE TABLE				
CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
EC1	1008.89'	261.07'	260.34'	S 54°56'54" W
EC2	2784.16'	244.72'	244.64'	S 59°50'36" W
EC3	511.08'	140.77'	140.32'	S 65°12'57" W
EC4	1262.09'	212.53'	212.28'	S 68°16'55" W
EC5	190.00'	88.33'	87.53'	S 76°46'38" W
EC6	415.00'	309.01'	301.92'	S 68°45'49" W
EC7	385.00'	206.57'	204.10'	S 62°48'12" W
EC8	2203.20'	22.06'	22.06'	S 78°42'05" W

OPEN SPACE #3				
CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
ES1	415.00'	123.69'	123.23'	S 69°38'10" W
ES2	2237.15'	17.79'	17.79'	S 78°38'28" W

CURVE TABLE					
CURVE	CHORD BEARING	CHORD LENGTH	ARC LENGTH	RADIUS	TANGENT
C84	N62°48'12"E	196.15'	198.52'	370.00'	101.71'
C85	N78°43'56"E	24.20'	24.20'	2188.20'	12.10'
C86	S72°51'25"W	79.70'	79.81'	429.97'	40.02'
C87	S78°36'40"W	15.61'	15.61'	2248.20'	7.81'



E 1409000  
N 434.000

SHEET 21 of 22

**WISCONSIN GROVE**  
A SINGLE FAMILY RESIDENTIAL SUBDIVISION  
182 SINGLE FAMILY LOTS  
RIEDEL ROAD  
GAMBRILLS, MARYLAND 21054  
SUB.# S04-113 PROJECT #2005-0201 00 NF  
TAX MAP 37, GRID 21, PARCEL 67 & 320

PLOTTED: Apr 17, 2013 - 2:49pm Q:\2011\2011C2110243\_Enclave at Riedel .cm\CAD\SURVEY\Survey-Production\C2110243-RP.dwg Tab:R

MSA 554 1235 9859-21

ANNE ARUNDEL COUNTY CIRCUIT COURT (Subdivision Plats, AA) Plat 9 6728-16749 Plat Book 324 pp. 2-23 MSA S1235 9859 Date available 2013/05/06 Printed 08/27/2013

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