

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
18mackmin 4/22/13

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.

R.H. Williams 4-17-13
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 CLUBHOUSE AREA:	PER COUNTY CODE
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 AC

OPEN 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: 4,108 SF / 0.09 AC
TOTAL OPEN SPACE: 5,795,137 SF / 133.03 AC

RECREATION 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 AC

WELL 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 & 19): 53,408 SF / 1.23 AC ±

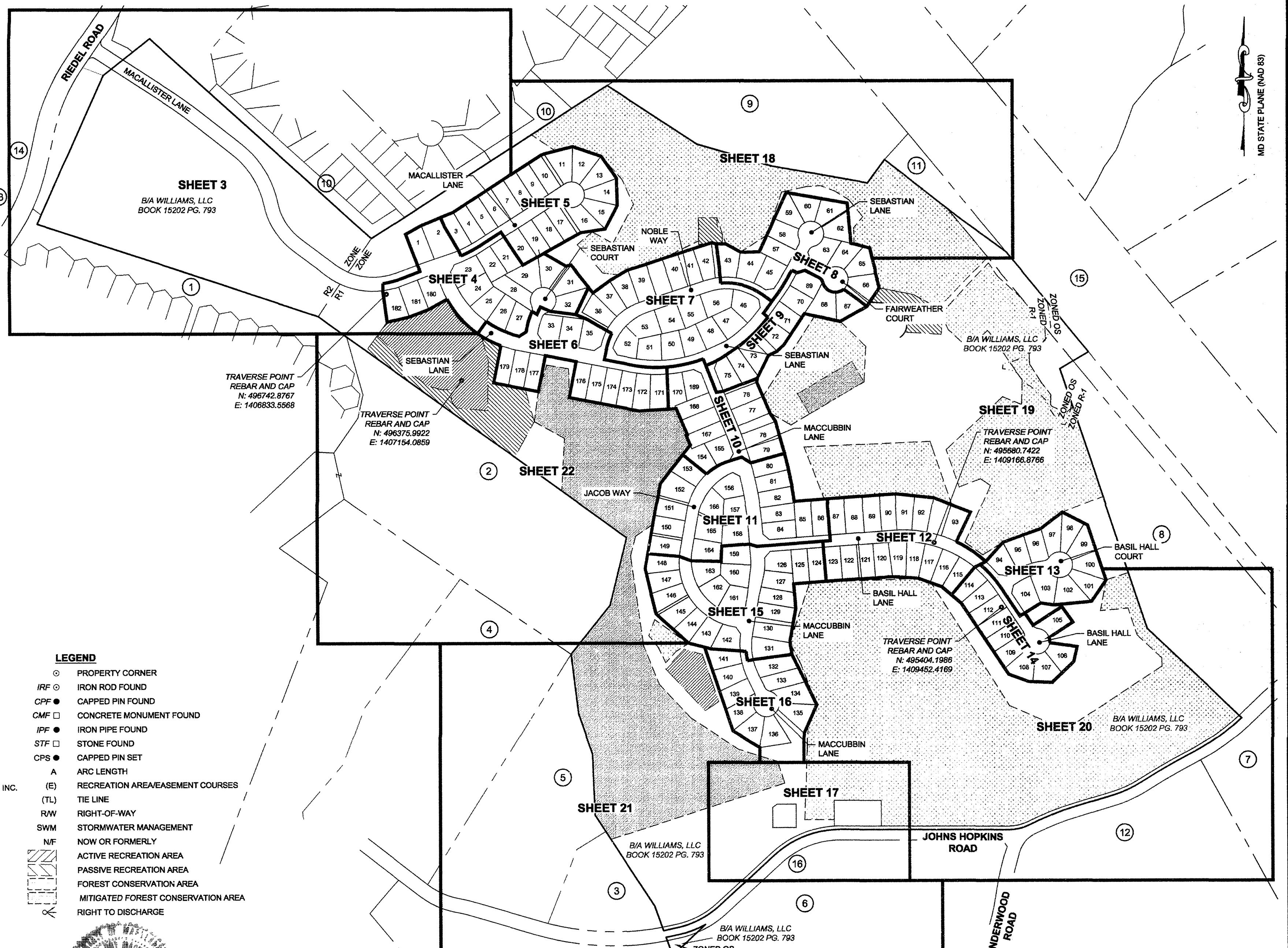
ALLOWABLE DENSITY

	R-1	R-2	OS
TOTAL: 170.35 AC±	19.95 AC±	1.62 AC±	
LESS STEEP SLOPES:	-25.63 AC±	-0.31 AC±	-0.00 AC±
SUBTOTAL:	144.72 AC±	19.64 AC±	1.62 AC±
LESS WETLANDS:	-1.37 AC±	-0.19 AC±	-0.00 AC±
SUBTOTAL:	143.35 AC±	19.45 AC±	1.62 AC±
LESS FLOODPLAIN:	-0.11 AC±	-0.02 AC±	-0.12 AC±
NET AREA:	143.24 AC±	19.45 AC±	0.50 AC±

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

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



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

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

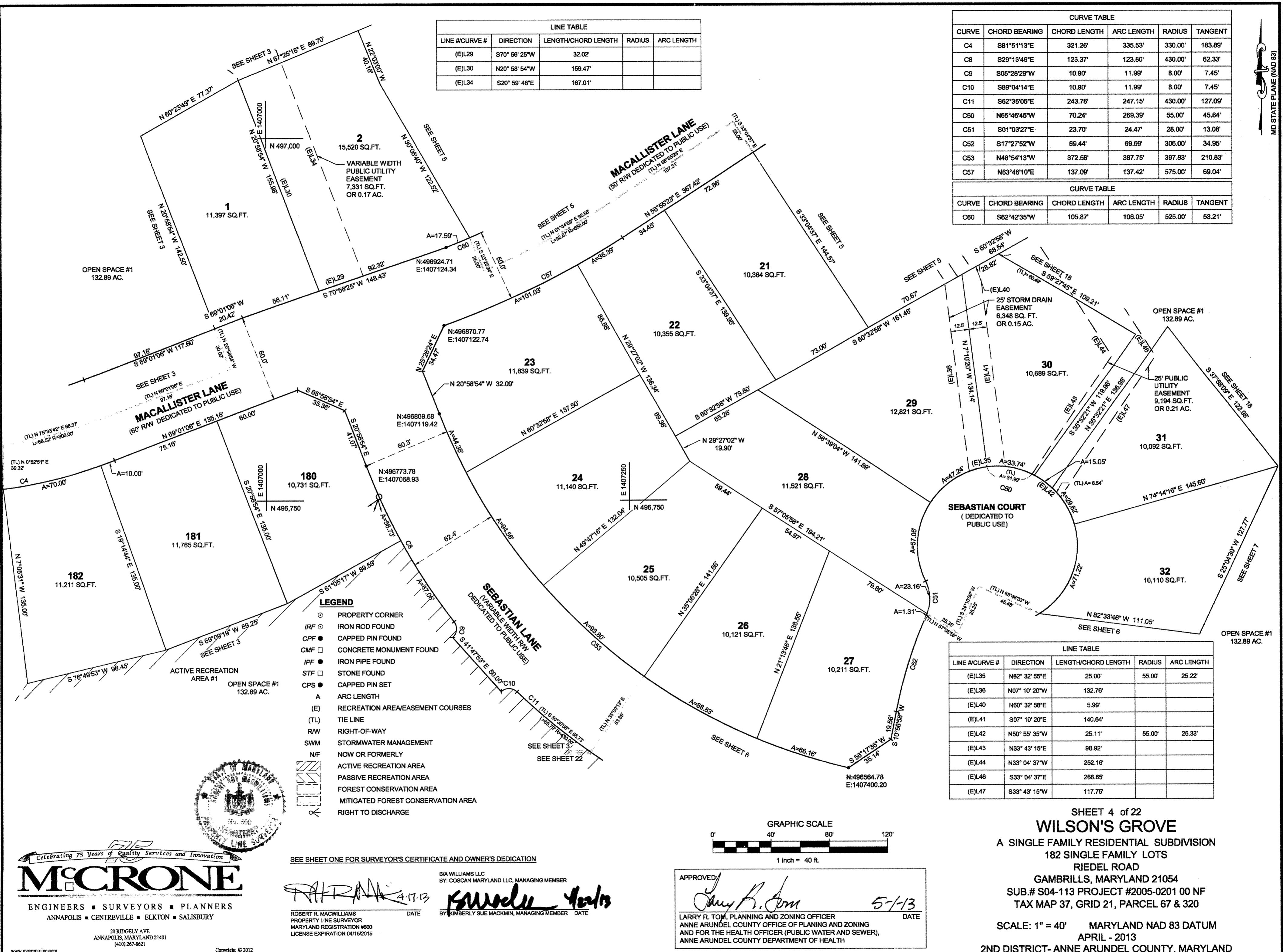
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PROPERTY LINE SURVEYOR
MARYLAND REGISTRATION #600
LICENSE EXPIRATION 04/15/2015

DATE BY: KIMBERLY SUE MACKMIN, MANAGING MEMBER DATE

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

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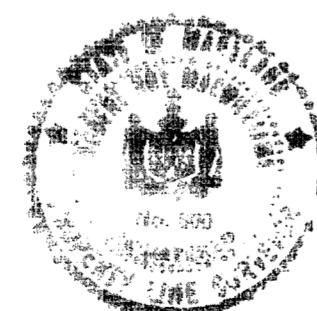
CURVE TABLE					
CURVE	CHORD BEARING	CHORD LENGTH	ARC LENGTH	RADIUS	TANGENT
C58	S86°07'45"E	33.67'	36.12'	28.00'	21.07'
C59	N03°52'45"E	87.90'	243.74'	55.00'	73.10'
C60	S62°42'35"W	105.87'	106.05'	525.00'	53.21'

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)



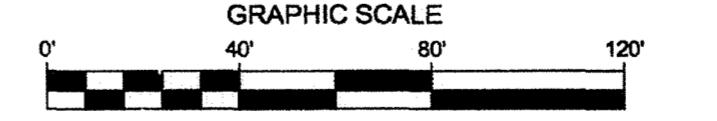
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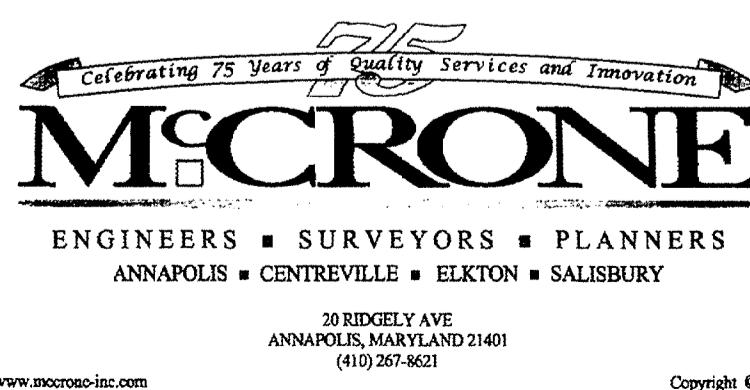
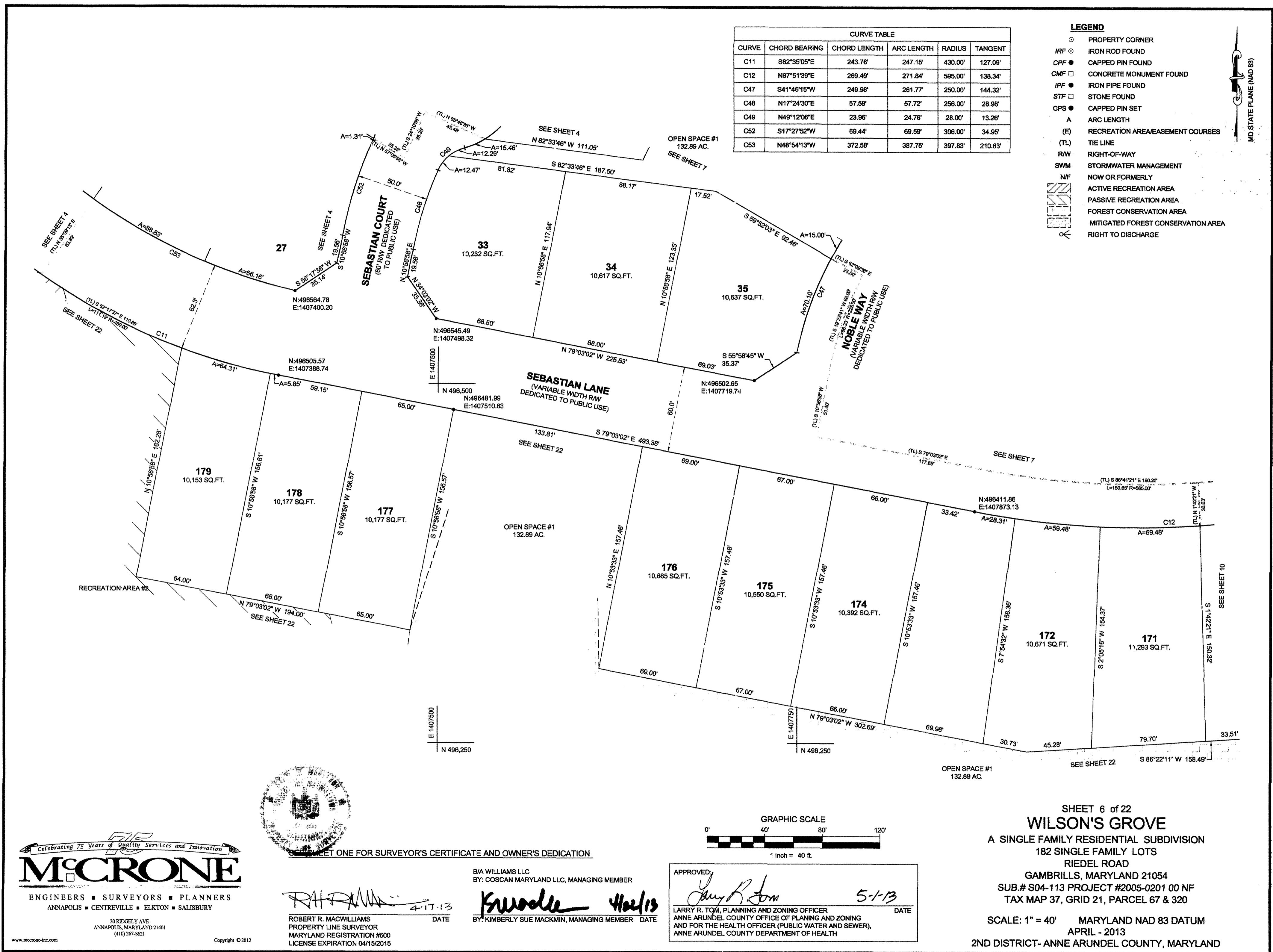
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DATE	1 inch = 40 ft.	



SHEET 5 of 22
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CIRCUIT COURT FOR AN COUNTY
12-12-59

ANNE ARUNDEL COUNTY CIRCUIT COURT (Subdivision Plats, AA) Plat Bbook 324, pp. 2-23, MSA_S1235_9859. Date available 08/05/2013. Limited 08/22/2021.



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

RH/RM 4-17-1

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

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


K. Mackmin
BY: KIMBERLY SUE MACKMIN, MANAGING MEMBER

1 inch = 40 ft.

SHEET 6 of 22
WILSON'S GROVE

WILSON CROVE
A SINGLE FAMILY RESIDENTIAL SUBDIVISION
182 SINGLE FAMILY LOTS

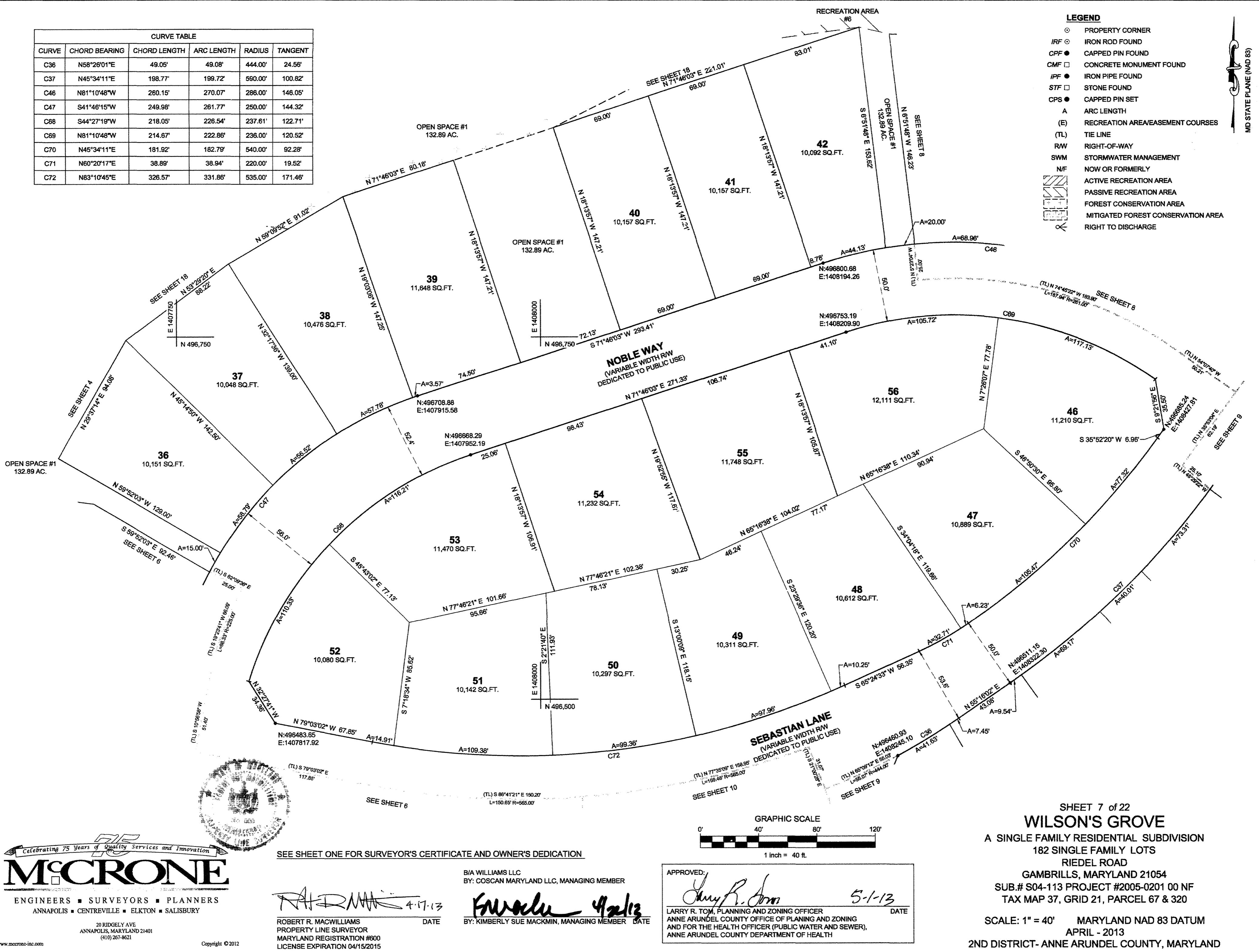
RIEDEL ROAD
GAMBRILLS, MARYLAND 21054
SUB.# S04-113 PROJECT #2005-0201 00 NF
TAX MAP 37, GRID 21, PARCEL 67 & 320

SCALE: 1" = 40' MARYLAND NAD 83 DATUM
APRIL - 2013

2ND DISTRICT- ANNE ARUNDEL COUNTY, MARYLAND

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
(TL)	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

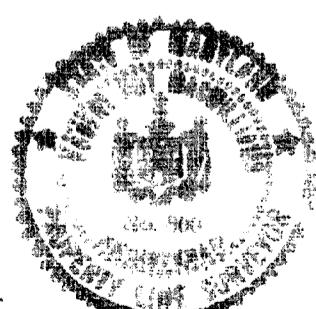
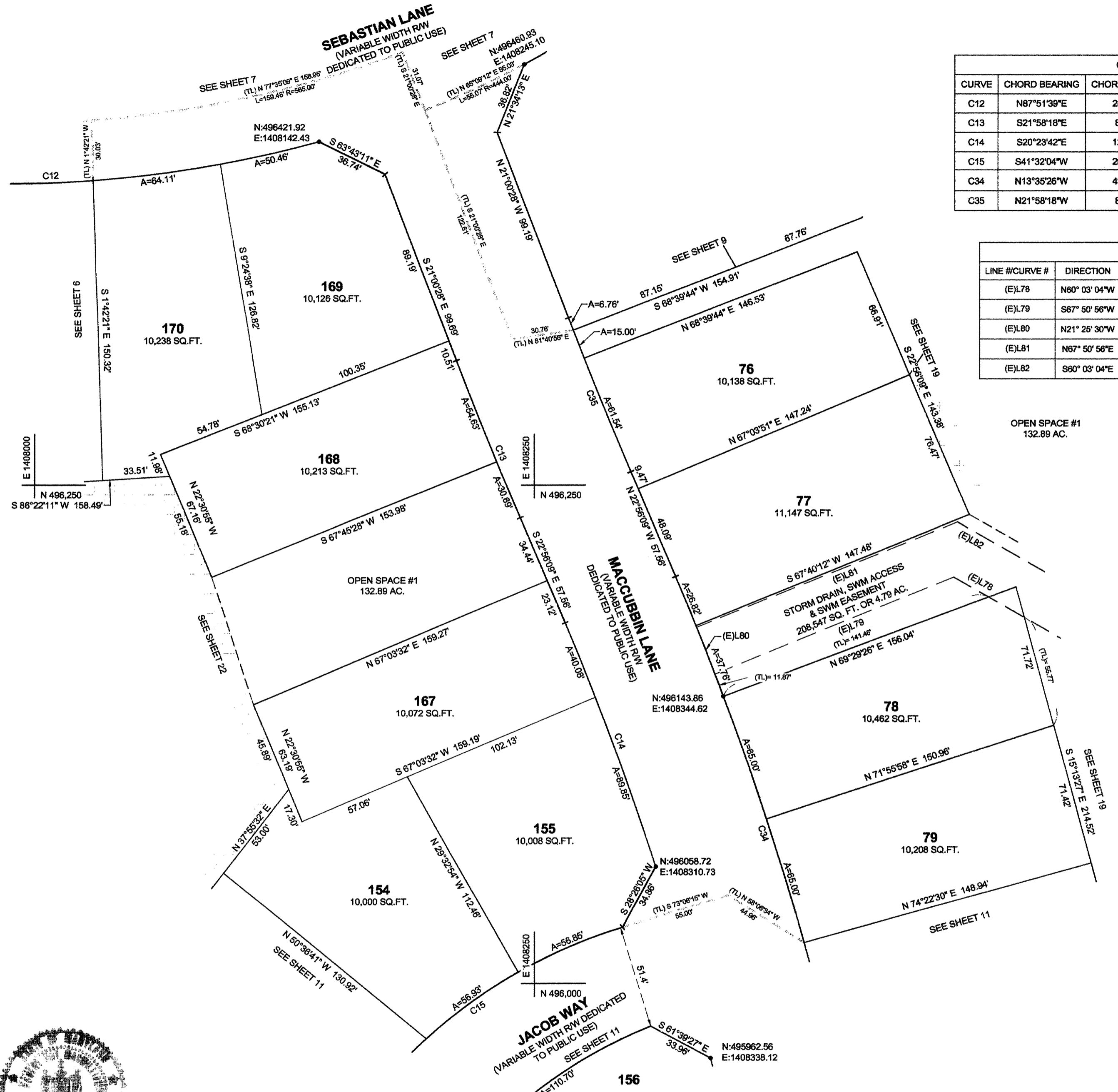


MD STATE PLANE (NAD 83)

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_9835. 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 "C", there is a decorative flourish. A horizontal banner is positioned above the "C" and "M", containing the text "Celebrating 75 Years of Quality Services and Innovation" in a smaller, elegant script font. Above the banner, a stylized "75" is integrated into the design.

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

www.mectronic-inc.com

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RT R. MACWILLIAMS
ERTY LINE SURVEYOR
LAND REGISTRATION #600
E EXPIRATION 04/15/2015

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

BY: KIMBERLY SUE MACKMIN, MANAGING MEMBER DATE

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 10 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

MAP 37, GRID 21, PARCEL 67 & 32

1" = 40' MARYLAND NAD 83 DA

APRIL - 2013

PLOTTED: Apr 17, 2013 - 2:45

C:\2011\C2110243_Enclave at Riedel_crp\CAD\SURVEY\Survey-Production\C2110243-RP.dwg.....Tab:RP-1

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. 0RECEIVED
MAY 6 2013

2013

A. A. COUNTY

MD

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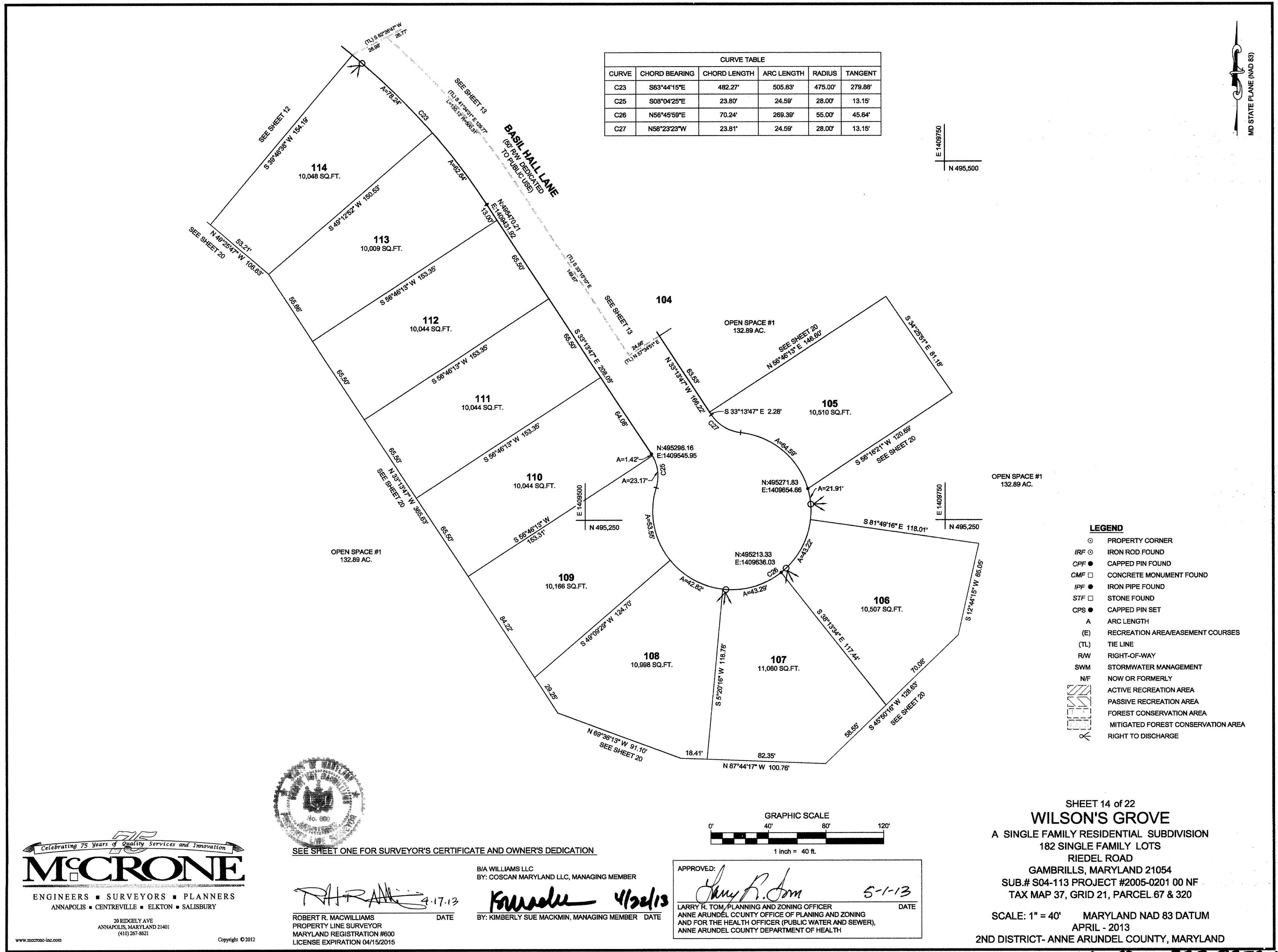
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CIRCUIT COURT FOR A. COUN-

RECEIVED FOR RECORD
CIRCUIT COURT FOR A. COUNTY

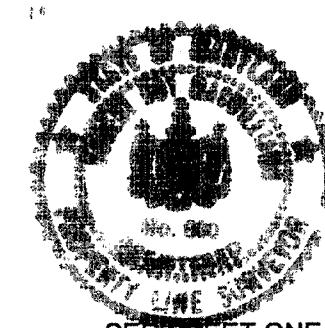
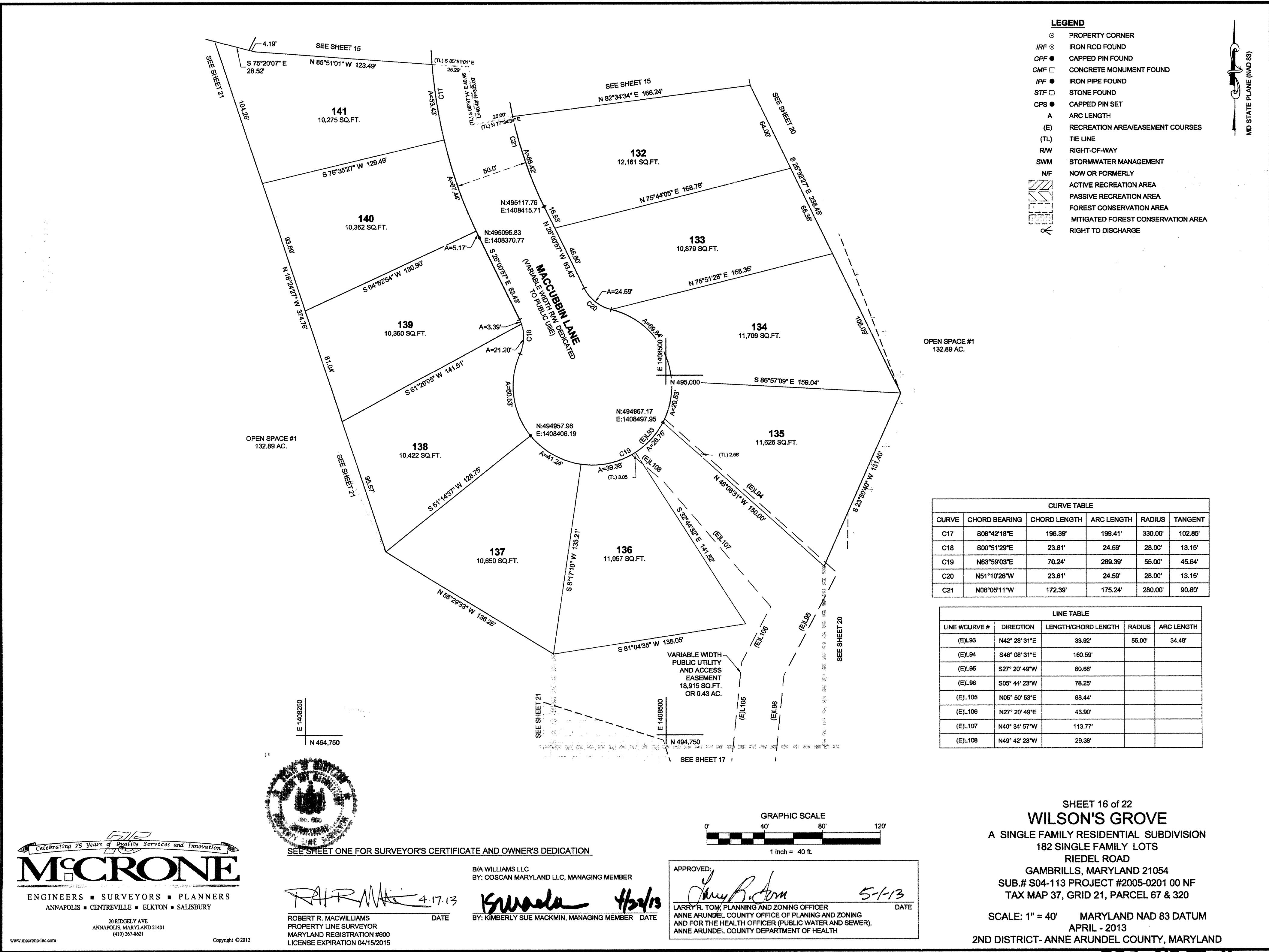
16728-16749; Plat Book 324, pp. 2-23, MSA-SI 235_9835. Date available 2013/05/06. Printed 08/27/2021.

Digitized by srujanika@gmail.com

16728-16749; Plat Book 324, pp. 2-23, MSA-SI 235_9835. Date available 2013/05/06. Printed 08/27/2021.



RECEIVED FOR RECORD
CIRCUIT COURT FOR ALA. COUNTY



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

The logo consists of a large, bold, black "MCCRONE" wordmark. Above it, a decorative banner curves across the top, containing the text "Celebrating 75 Years of Quality Services and Innovation". A stylized "75" is positioned above the banner, with a small graphic element resembling a gear or spiral to its right.

ENGINEERS ■ SURVEYORS ■ PLANNERS
ANNE ARUNDEL ■ BALTIMORE ■ MARYLAND ■ WASHINGTON D.C.

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ROBERT R. MACWILLIAMS
PROPERTY LINE SURVEYOR
MARYLAND REGISTRATION #6
LICENSE EXPIRATION 04/15/20

B/A WILLIAMS LLC

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 DA
ANNE ARUNDEL COUNTY OFFICE OF PLANING AND ZONING
AND FOR THE HEALTH OFFICER (PUBLIC WATER AND SEWER),
ANNE ARUNDEL COUNTY DEPARTMENT OF HEALTH

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 & 320

MD STATE PLANE (NAD 83)

PLOTTED: Apr 17 , 2013 - 2:47pm Q:_2011\C2110243_Enclave at Riedel_crp\CAD\SURVEY\Survey-Production\C2110243-RP.dwg.....Tab:RP-16

RECEIVED FOR RECORD
CIRCUIT COURT FOR A.A. CIRCUIT
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

LEGEND

- ◎ 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
-  DRAIN TO DISCHARGE

A circular registration mark featuring a stylized gear or cogwheel design in the center, with the text "No. 800" and "REGISTERED" around the perimeter.

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:

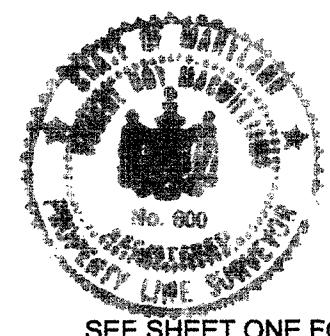
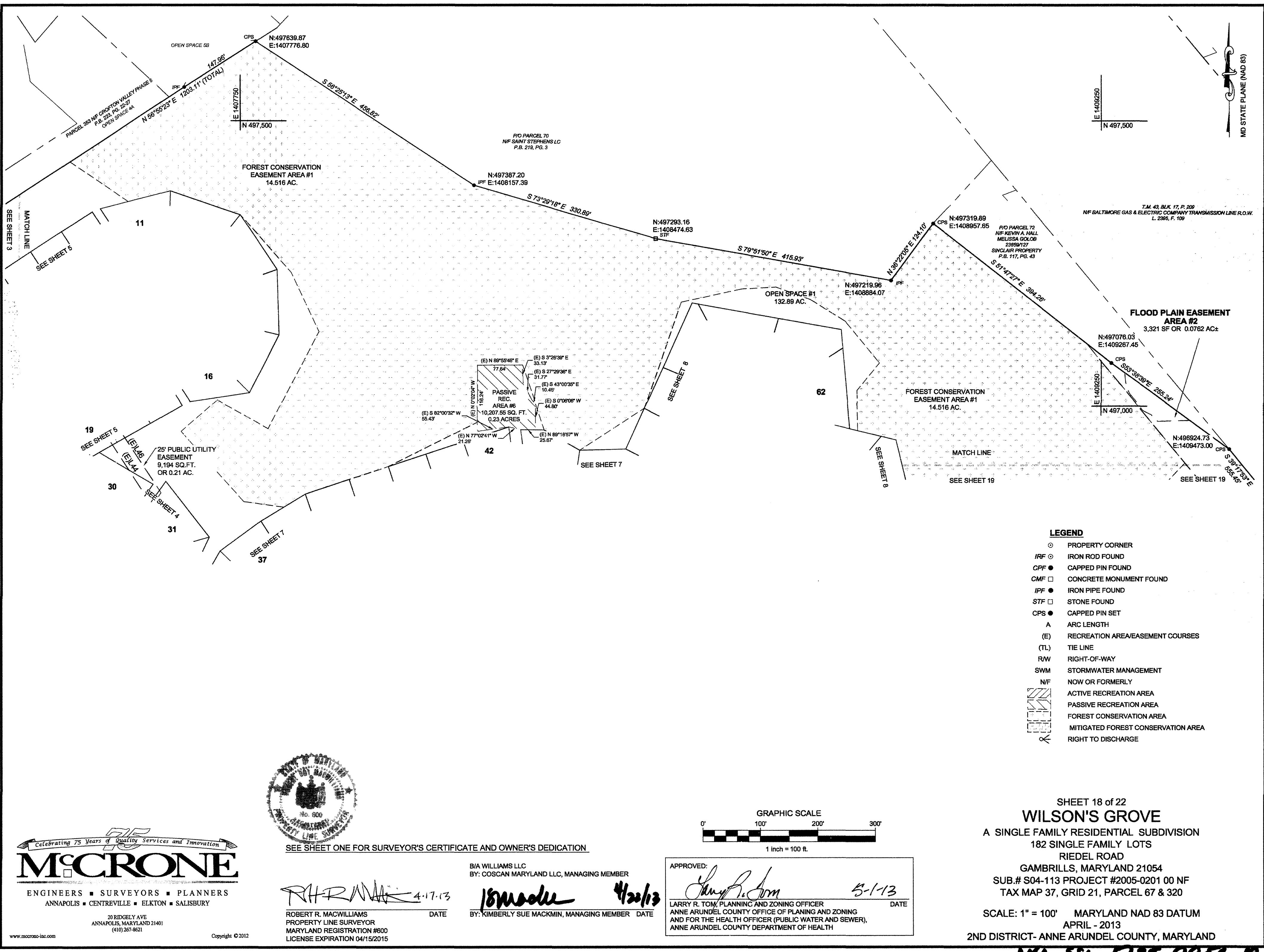
APPENDIX

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

PLOTTED: Apr 17, 2013 - 2:47pm O:\2011\C2110243_Enclave at Riedel.cpr\CAD\SURVEY\Survey-Production\C2110243-RP.dwg.....Tab:R

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

BY: KIMBERLY SUE MACKMIN, MANAGING MEMBER DATE

PROVED:
 5-1-13
HARRY R. TOM, PLANNING AND ZONING OFFICER DA
ARUNDEL COUNTY OFFICE OF PLANING AND ZONING
ND FOR THE HEALTH OFFICER (PUBLIC WATER AND SEWER),
ARUNDEL COUNTY DEPARTMENT OF HEALTH

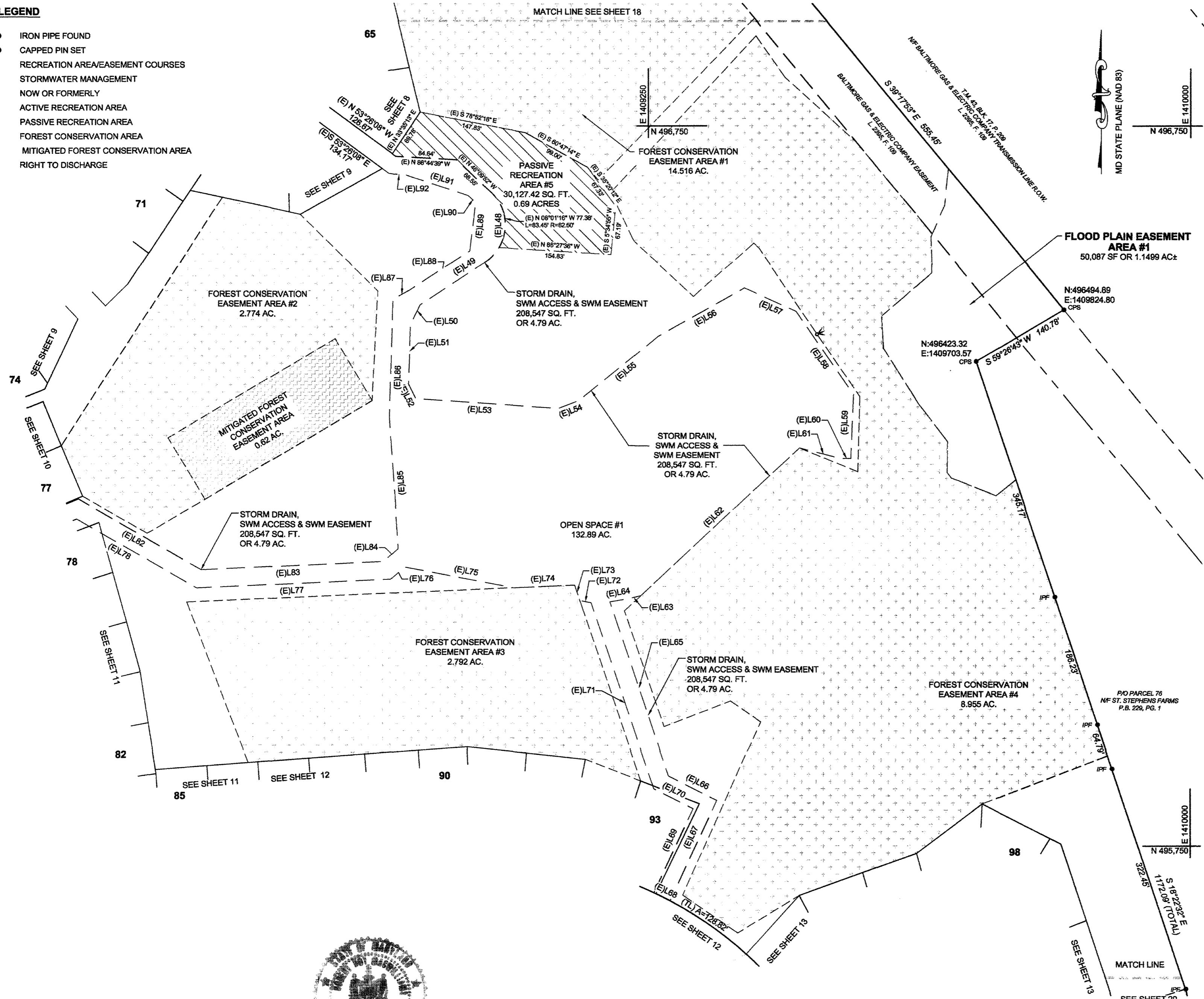
SHEET 18 of 22
SON'S GROVE
MILY RESIDENTIAL SUBDIVISION
SINGLE FAMILY LOTS
RIEDEL ROAD
RILLS, MARYLAND 21054
13 PROJECT #2005-0201 00 NF
7, GRID 21, PARCEL 67 & 320
0' MARYLAND NAD 83 DATUM
APRIL - 2013
INE ARUNDEL COUNTY, MARYLAN

RECEIVED FOR RECORD
CIRCUIT COURT FOR A.A. COUNTY
2013 MAY - 1 P - 66

ANNE ARUNDEL COUNTY CIRCUIT COURT (Subdivision Plats, AA) Plat Book 324, pp. 2-23, MSA_S1235_98859. Date available 05/06/2013. Printed 08/27/2021.

LEGEND

- | | |
|-------|------------------------------------|
| IPF ● | IRON PIPE FOUND |
| CPS ● | CAPPED PIN SET |
| (E) | RECREATION AREA/EASEMENT COURSES |
| SWM | STORMWATER MANAGEMENT |
| N/F | NOW OR FORMERLY |
| | ACTIVE RECREATION AREA |
| | PASSIVE RECREATION AREA |
| | FOREST CONSERVATION AREA |
| | MITIGATED FOREST CONSERVATION AREA |
| | RIGHT TO DISCHARGE |



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

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

Kimberly Sue Mackmin 4/20/13
BY: KIMBERLY SUE MACKMIN, MANAGING MEMBER DATE

APPROV

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

LINE TABLE				
LINE #/CURVE #	DIRECTION	LENGTH/CHORD LENGTH	RADIUS	ARC LENGTH
(E)L48	S05° 17' 46"W	97.92'	62.50'	112.50'
(E)L49	S56° 51' 42"W	105.69'		
(E)L50	S26° 23' 45"W	30.51'		
(E)L51	S01° 56' 20"W	82.22'		
(E)L52	S26° 19' 52"E	22.53'		
(E)L53	S86° 03' 48"E	197.05'		
(E)L54	N69° 38' 51"E	30.44'		
(E)L55	N50° 55' 24"E	142.44'		
(E)L56	N60° 54' 37"E	136.17'		
(E)L57	S65° 51' 42"E	78.11'		
(E)L58	S34° 30' 46"E	139.89'		
(E)L59	S02° 23' 37"W	88.86'		
(E)L60	S89° 10' 43"W	13.86'		
(E)L61	N75° 32' 32"W	59.11'		
(E)L62	S46° 50' 28"W	300.32'		
(E)L63	S75° 27' 53"W	19.59'		
(E)L64	S80° 17' 11"W	24.26'		
(E)L65	S18° 40' 23"E	254.39'		
(E)L66	S63° 01' 30"E	74.92'		
(E)L67	S24° 43' 49"W	154.18'		

LINE TABLE				
LINE #/CURVE #	DIRECTION	LENGTH/CHORD LENGTH	RADIUS	ARC LENGTH
(E)L68	N63° 23' 07"W	25.01'	525.00'	25.02'
(E)L69	N24° 43' 49"E	129.32'		
(E)L70	N63° 01' 30"W	61.08'		
(E)L71	N18° 40' 23"W	271.88'		
(E)L72	N79° 06' 26"W	15.54'		
(E)L73	N18° 38' 10"W	22.79'		
(E)L74	S87° 28' 10"W	85.44'		
(E)L75	N79° 06' 26"W	152.71'		
(E)L76	S48° 20' 14"W	25.81'		
(E)L77	S87° 25' 03"W	268.64'		
(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'		
(E)L83	N87° 25' 03"E	252.47'		
(E)L84	N48° 20' 14"E	27.04'		
(E)L85	N03° 47' 13"W	183.22'		
(E)L86	N01° 56' 20"E	163.75'		
(E)L87	N61° 34' 12"E	24.85'		

LINE TABLE				
LINE #/CURVE #	DIRECTION	LENGTH/CHORD LENGTH	RADIUS	ARC LENGTH
(E)L88	N56° 54' 17"E	99.42'		
(E)L89	N07° 04' 49"E	67.70'		
(E)L90	N46° 16' 10"W	13.97'		
(E)L91	N71° 24' 56"W	92.77'		
(E)L92	N86° 48' 43"W	21.95'		

SHEET 19 of 22

SHEET 15 OF 22
WILSON'S GROVE

WESCON GROVE
A SINGLE FAMILY RESIDENTIAL SUBDIVISION

ENTRAL MILY LOTS

**162 SINGLE FAMILY LOTS
RIEDEL ROAD**

GAMBRILLS, MARYLAND 21054

UB.# S04-113 PROJECT #2005-0201 00 NF

TAX MAP 37, GRID 21, PARCEL 67 & 320

SCALE: 1" = 100' MARYLAND NAD 83 DATUM

SEALE. 1 = 100 MARYLAND NAD 83 DATUM
APRIL - 2013

APRIL - 2013
2ND DISTRICT- ANNE ARUNDEL COUNTY, MARYLAND

MSA 55a 1235 9859-A

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 CREATION AREA
	PASSIVE CREATION AREA
	FOREST CONSERVATION AREA
	MITIGATED FOREST CONSERVATION AREA
	RIGHT TO DISCHARGE

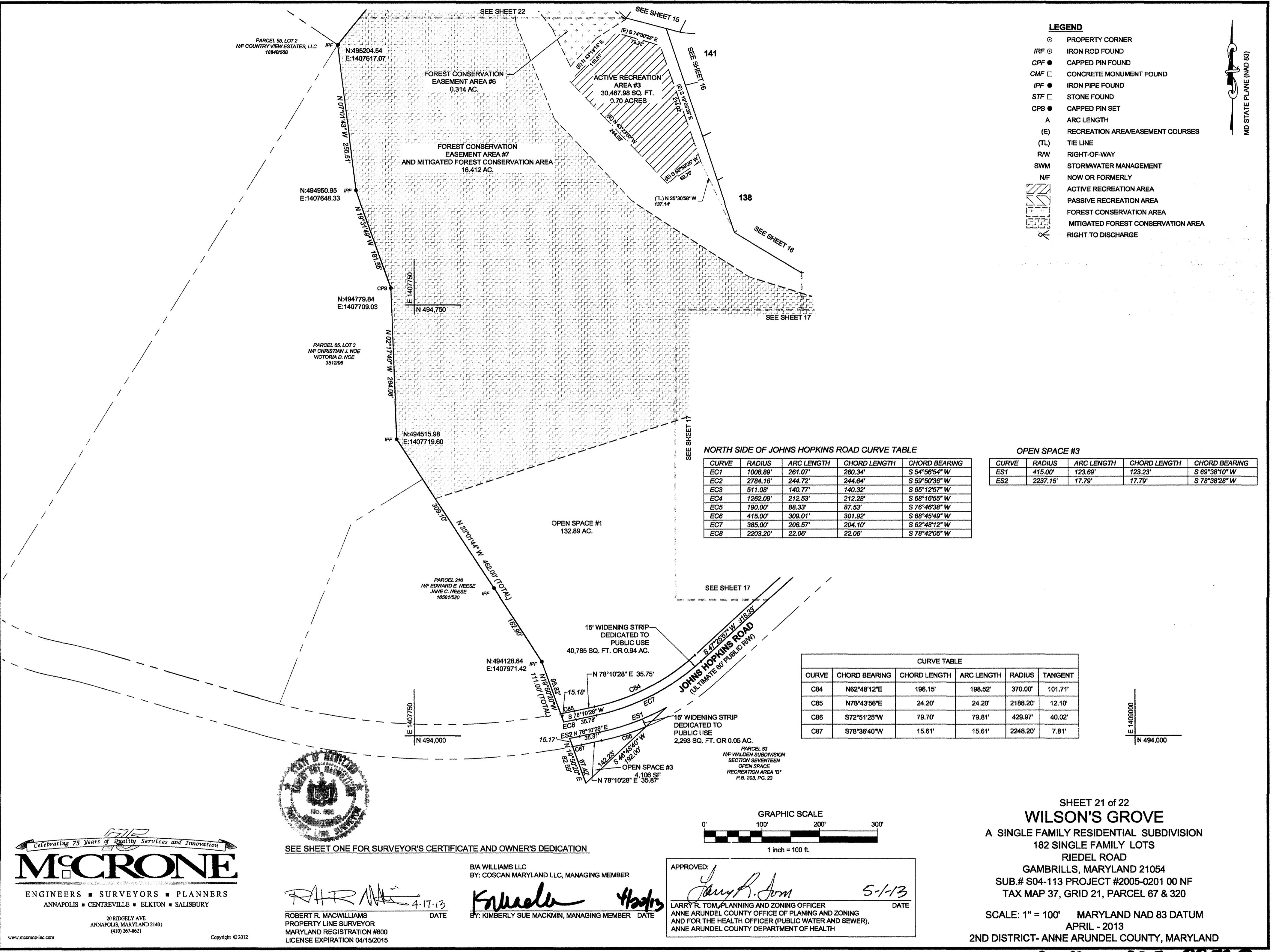
MD STATE PLANE (NAD 83)

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CIRCUIT COURT FOR A. C. MARYLAND
2013 MAY - 6 P 1:03

SEARCHED INDEXED SERIALIZED FILED

SARAH A. HARRIS, CLERK OF THE CIRCUIT COURT FOR ANNE ARUNDEL COUNTY, MARYLAND

Anne Arundel County Circuit Court (Subdivision Plats, AA) Plat 9, 6728-10745 Sub Book 324, pp. 2-23, MSA S1235, 9859, Date available 2013/05/01, printed 08/27/2021.



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

SEARCHED INDEXED SERIALIZED FILED
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MAY 6 2013

