

OWNERS DEDICATION

WILLIAM F. CHESLEY, REAL ESTATE, INC. owners of the property shown and described hereon hereby adopt this plan of subdivision, establish the minimum building restriction lines.

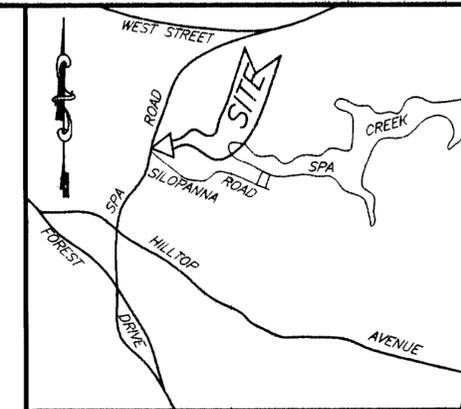
There are no suits, actions-at-law, leases, liens, mortgages, trusts, easements or right-of-way affecting the property included in this plan of subdivision, except the following: and all parties in interest thereto have hereunto affixed their signatures, indicating their assent and willingness to join in this plan of subdivision.

WITNESS [Signature] William F. Chesley, Real Estate, Inc. DATE 9-20-01

FOREST CONSERVATION EASEMENT NOTE:

THOUGH THE FOREST CONSERVATION EASEMENT WILL ENCR OACH OVER LOT 4R, THE PROPERTY OWNERS SHALL NOT DISTURB, CUT, PRUNE OR ALTER IN ANY WAY THE EXISTING TREES. ANY PROPOSED FENCING SHALL BE INSTALLED OUTSIDE OF THE EASEMENT.

CITY OF ANNAPOLIS R-3 ZONING TM 7 P 358



VICINITY MAP SCALE 1" = 2,000'

OWNER/DEVELOPER CERTIFICATION

I/We certify that iron pipes marked ● and concrete monuments marked ■ will be set in accordance with the Subdivision Regulations of City of Annapolis, Maryland. WITNESS

[Signature] William F. Chesley, Real Estate, Inc. DATE 9-20-01

SURVEYOR'S CERTIFICATE

I hereby certify that the plat shown hereon is correct, that it represents a survey of the property by the surveyor or prepared under the surveyors direct supervision; and that it is a subdivision of all of the lands conveyed by CECIL LEE HOUNSHELL, ET. AL to WILLIAM F. CHESLEY, REAL ESTATE, INC. by deed dated MAY 31, 2001 and recorded in the land records of Anne Arundel County, Maryland in liber 10453 folio 353.

[Signature] Edward A. Brown, MD. REG. PROFESSIONAL LAND SURVEYOR NO. 10714 DATE 9/20/01



[Signature] William F. Chesley, Real Estate, Inc. DATE 9-20-01

FOREST CONSERVATION EASEMENT:

THE AREA DESIGNATED HEREON AS THE FOREST CONSERVATION EASEMENT IS DEDICATED TO THE CITY OF ANNAPOLIS AND SHALL BE CONVEYED TO THE CITY UPON REQUEST VIA THE "DEED OF CONSERVATION EASEMENT AND AGREEMENT" WHICH SHALL BE EXECUTED AND RECORDED AMONG THE LAND RECORDS OF ANNE ARUNDEL COUNTY, MARYLAND SUBSEQUENT TO THE RECORDING OF THIS PLAT.

APPROVED: PUBLIC WATER AND SEWER HEALTH DEPARTMENT OF ANNE ARUNDEL COUNTY, MARYLAND

[Signature] Robert J. Weber, COUNTY HEALTH OFFICER DATE 9/24/01

APPROVED: DEPARTMENT OF PUBLIC WORKS CITY OF ANNAPOLIS, MARYLAND

[Signature] David L. Smith, DIRECTOR OF PUBLIC WORKS DATE 11/5/01

APPROVED: PLANNING COMMISSION CITY OF ANNAPOLIS

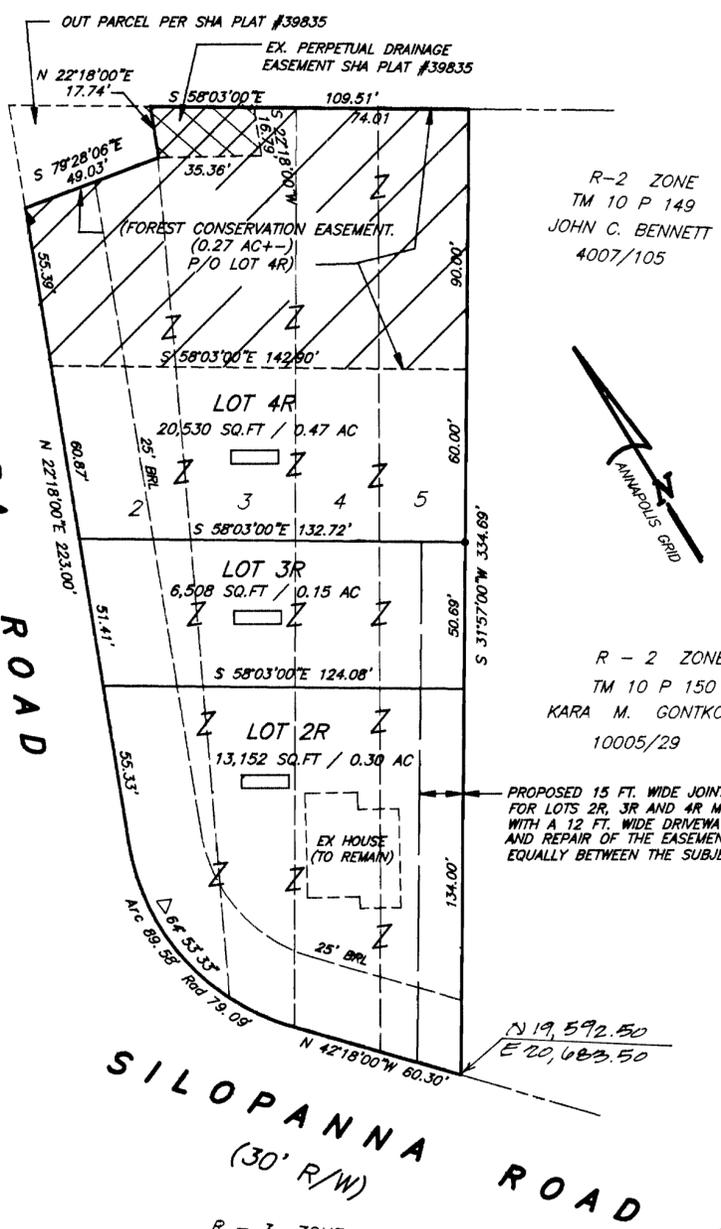
[Signature] Lisa K. Cornett, CHAIRMAN, PLANNING COMMISSION DATE 8/32/02

APPROVED: DEPARTMENT OF PLANNING AND ZONING CITY OF ANNAPOLIS, MARYLAND

[Signature] Director of Planning and Zoning DATE 11/6/01

ED BROWN & ASSOCIATES, INC. LAND SURVEYORS * LAND PLANNERS DEVELOPMENT CONSULTANTS

19 LORETTA AVENUE ANNAPOLIS, MARYLAND 21401 ANNA. 410-266-6199 BALT 410-841-0119



R-2 ZONE TM 10 P 149 JOHN C. BENNETT 4007/105

R - 2 ZONE TM 10 P 150 KARA M. GONTKOVIC 10005/29

R - 3 ZONE TM 10 P 119 LISA K. CORNETT 8382/42

GENERAL NOTES

- 1. TAX MAP 10Z, BLOCK 10, PARCEL 148
2. DENOTES HOUSE NUMBER.
3. THE PROPERTY SHOWN HEREON WAS ORIGINALLY PLATTED AS PART OF "TRUXTON HEIGHTS" RECORDED IN PLAT BOOK 10 PAGE 6
4. ANY RELOCATION OF EXISTING POWER POLES, ABOVE AND ANY UNDERGROUND WIRING AND UTILITIES, FIRE HYDRANTS, MANHOLES, INLETS, ETC. SHALL BE THE RESPONSIBILITY OF OTHERS, NOT THE CITY OF ANNAPOLIS. THERE ARE NO EXISTING OVERHEAD UTILITY LINES OVER LOTS 2R, 3R OR 4R.
5. GRID TICKS ARE BASED ON CITY QUAD SHEETS
6. ALL LOTS WILL BE SERVED BY PUBLIC WATER AND PUBLIC SEWER. ALL COSTS TO BRING WATER AND SEWER TO LOTS 3R AND 4R SHALL BE THE RESPONSIBILITY OF THE DEVELOPER, NOT THE CITY.
7. NOTE: DUE TO THIS SITE BEING IN THE "LDA" CRITICAL AREA, NO MORE THAN 15% OF THE TOTAL SITE MAY BE COVERED BY IMPERVIOUS SURFACES. EACH LOT HOWEVER, MAY HAVE 25% IMPERVIOUS AS LONG AS THE 15% IMPERVIOUS AGGREGATE TOTAL IS NOT EXCEEDED.
8. IMPERVIOUS COVERAGE ALLOWED: LOT 2R= 2,499 SQ. FT. LOT 3R= 1,829 SQ. FT. LOT 4R= 1,619 SQ. FT. TOTAL ALLOWED = 6,028 SQ. FT. TOTAL PROPOSED = 5,947 SQ. FT.
9. THE PROPERTY OWNER(S), NOT THE CITY, WILL BE RESPONSIBLE FOR ALL COSTS TO REMOVE ANY EXISTING ABANDONED OR TO BE ABANDONED FUEL OR OIL TANK(S) ABOVE AND BELOW GROUND.
10. THE PURPOSE OF THIS PLAT IS TO CONSOLIDATE FOUR (4) SMALLER LOTS INTO THREE (3) BUILDING LOTS.
11. CURRENT LOT OWNERS: WILLIAM F. CHESLEY REAL ESTATE, INC. 2200 DEFENSE HIGHWAY CROFTON, MD. 21114
12. THE FRONTAGE ALONG SILOPANNA ROAD MUST BE IMPROVED TO CITY STANDARDS AT THE DEVELOPERS EXPENSE WITH SIDEWALK AND CURB AND GUTTER. THIS WORK SHALL BE PERFORMED IN CONJUNCTION WITH THE BUILDING PERMITS FOR EITHER LOT 3R OR 4R.
13. NO DISTURBANCE OF THE SLOPES IN EXCESS OF 15% SHALL BE PERMITTED WITHOUT THE REVIEW / APPROVAL OF THE CITY OF ANNAPOLIS DEPARTMENT OF PLANNING AND ZONING.
14. A STORMWATER MANAGEMENT FACILITY IS REQUIRED FOR THE NEW LOTS 3R AND 4R. THE FINAL DESIGN FOR THIS DEVICE SHALL BE PROVIDED AT THE TIME OF PERMITS FOR THESE LOTS.

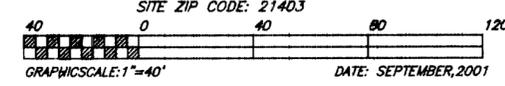
ZONING/SETBACKS

ZONING ISR-2 BUILDING SETBACKS FRONT: 25' MIN. (SPA ROAD AND SILOPANNA ROAD) REAR: 30' MIN SIDES: 6' MIN.

AREA TABULATION

LOT 2R = 13,152 SQ. FT. / 0.30 AC.+- LOT 3R = 6,058 SQ. FT. / 0.15 AC.+- LOT 4R = 20,530 SQ. FT. / 0.47 AC.+- TOTAL SITE = 40,189 SQ. FT. / 0.92 AC.+-

MINOR SUBDIVISION 3 SILOPANNA ROAD A RESUBDIVISION OF LOTS 2 THRU 5 TRUXTON HEIGHTS CITY OF ANNAPOLIS TAX MAP 10Z, BLOCK 10, PARCEL 148 SITE ZIP CODE: 21403



RECORDED IN BOOK _____, PAGE _____, PLAT NO. _____

MSA 55U 1235-7934

ANNE ARUNDEL COUNTY CIRCUIT COURT (Subdivision Plats, AA) Plat 12566; Plat Book 240, p. 39, MSA_51235_7934. Date available 2001/11/07. Printed 06/06/2017.