

**Owner's Dedication**

Annapolis Ridge, LLC the owner of the property shown hereon, hereby adopt this plan of subdivision; establish the minimum building restriction lines and dedicate the streets, alleys, walkways and other easements, widening strips and floodplains to public use; such lands to be deeded to Anne Arundel County or the State Highway Administration, as may be appropriate on request. The recreation and open space shown hereon is hereby set aside for the recreational use of the residents of the subdivision; and shall in accordance with Article 26, Section 3-104(g) of the Anne Arundel County Code, be conveyed to ANAPOLIS RIDGE HOA, INC. immediately after recordation of plat.

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

Annapolis Ridge, LLC  
A Maryland Limited Liability Company  
By: Forten Holdings, Inc.  
A Delaware Corporation  
Sole Member and Manager  
By: Ramon Sobrino  
Executive Vice President

3-19-04

Date

Witness

This property is subject to an Indemnity Deed of Trust, Assignment and Security Agreement recorded among the Land Records in Liber Folio 11798 and between Annapolis Ridge, LLC and the trustees for the benefit of Acacia Federal Savings Bank, F.S.B.

Acacia Federal Savings Bank, F.S.B.  
By: Robert A. Jacobs (Trustee)

Witness

**Surveyor's Certificate**

I hereby certify that this plat shown hereon is correct, that it represents a survey of the property by the surveyor and that it is a subdivision of all of the lands conveyed by:

Walter H. Verdler, trustee of the "Anne Brice Dorsey Verdler Revocable Trust" to Annapolis Ridge, LLC by a deed dated January 5, 2004 and recorded in Liber 14272, Folio 135.

The requirements of Section 3-108, the Real Property Article, Annotated Code of Maryland, 1946 replacement volume, (as supplemented) and Article 26, Sec. 3-304 of the Anne Arundel County Code as far as they relate to the making of these plats and setting of markers have been complied with.



Timothy J. Martin  
Professional Land Surveyor #10989  
Bay Engineering Inc.

Date

Witness

Annapolis Ridge, LLC  
A Maryland Limited Liability Company  
By: Forten Holdings, Inc.  
A Delaware Corporation  
Sole Member and Manager  
By: Ramon Sobrino  
Executive Vice President

3-19-04

Date

Witness

**Owner/Developer Certification**

I certify that iron bars marked ● and concrete monuments marked ■ will be set in accordance with the Subdivision Regulations of Anne Arundel County, Maryland.

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Executive Vice President

3-19-04

Date

Witness

**Notice to Title Examiners**

- This plat has been approved for recording only and shall become null and void unless:
  - an inspection agreement or a public works agreement has been executed and recorded within 2 years after this plat is approved;
  - if required, a utility agreement has been executed and recorded within 2 years after this plat is approved; and
  - construction under each of these agreements has been continuous without interruption for more than one year at all times.
- A sale or contract of sale of any lots shown herein may not be made until necessary improvements have been:
  - a satisfactorily completed under an inspection agreement and the subdivider has provided the County with a waiver of the liens from all contractors and subcontractors; or
  - if required satisfactorily guaranteed by a public works agreement, supported by a surety bond, certified check, cash, or irrevocable letter or credit from a local bank or other security as authorized by law; and
  - if required, satisfactorily guaranteed by a utility agreement, supported by a surety bond, certified check, cash, or irrevocable letter of credit from a local bank or other security as authorized by law.
- A building permit other than a sample permit may not be issued for any construction in this development until the requirements of paragraph 2 above 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 a utilities agreement have been completed and basic improvements required under a public works agreement by Article 26, Section 3-314 of the Anne Arundel County Code have been completed.

**Standard Right to Discharge**

Annapolis Ridge, LLC for selves, legal representatives, personal representatives, successors and assigns hereby grant the perpetual right-to-discharge the flow of 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 symbols → and ↘ respectively as shown graphically on this plat.

Annapolis Ridge, LLC  
A Maryland Limited Liability Company  
By: Forten Holdings, Inc.  
A Delaware Corporation  
Sole Member and Manager

3-19-04

By: Ramon Sobrino  
Executive Vice President

Witness

**Electric and Telephone Agreement Note**

This plat has been approved for recording subject to an Agreement with:

Baltimore Gas & Electric dated March 2, 2004 and recorded among the Land Records of Anne Arundel County in Liber 14467, Folio 37.

Verizon dated August 22, 2003 and recorded among the Land Records of Anne Arundel County, Maryland in Liber 14227, Folio 73B.

**Allocation Note**

This subdivision plat is subject to the requirements of Article 27, Title 3 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 this subdivision plat to become void or cause the properties shown hereon to be subject to a lien for unpaid charges.

**Forest Conservation Note**

There shall be no clearing, trimming, dumping, storage, or structures within the Natural and Forest Conservation Area Easements as shown on this plat and as recorded within the Declaration of Covenants and Conditions recorded among the land records of Anne Arundel County, Maryland in Liber 14798 Folio 258. All Forest Clearing/Protection/Retention shall be completed in accordance with the approved Forest Conservation Plan on file with the Anne Arundel County Office of Planning and Zoning.

Forest Conservation Computation Summary	Acres
Gross Area	15.00
Floodplain	0
Net Tract Area	15.00
Existing Forest Area	10.76
Conservation Threshold	3.00
Forest to be Cleared	2.71
Forest to be Retained under easement	5.737
Afforestation Required	0.0
Required Reforestation	0.0

**Water Pressure Note**

Any house with a first floor elevation above 90 feet must have a private individual booster pump installed to meet the minimum water pressure demand as determined by Anne Arundel County.

**Stormwater Management Note**

Private and Public on-site stormwater management systems will be required for future development of Lots 1-20 in accordance with Article 21, Title 3 of the Anne Arundel County Code and are summarized below. The developer/permit applicant shall be responsible for the final stormwater management facility design and the execution of a private maintenance agreement prior to the approval of any grading or building permits. A grading permit may be required for lots with private individual systems as determined by the Office of Planning and Zoning Application Center.

For the proposed development shown hereon, the following SWM Notes and credits are proposed.

Facilities Required:  
Individual Dry Wells (Lot 11 - 1 drywell)  
(Lots 12-20 - 2 drywells/lot)

Wet Pond (Pond #1)  
Natural Contour Pond (Pond #2)

Credits:  
- Natural Area Conservation  
- Rooftop Disconnection

**Stormwater Management Summary Note:**

SWM Facility #1 (Western Swale) - Due to the existing eroded condition of the ravine, the proposal is to construct a wet pond (SWM Pond #1) which will be sized to provide water quality control (WQV) for the upstream drainage area, including the large offsite area that drains to the facility, as well as provide for qualitative and quantitative treatment for the on-site development. In addition, the developer is proposing improvements to the downstream eroded areas (i.e. steep pools, cross vanes, etc. as shown hereon) to improve the stream bed and protect it from future erosion. Drywells are proposed for the rear portions of the proposed lots/houses at 1 drywell/Lot11 and 2 drywells/Lot for Lots 12-17.

SWM Facility #2 (Eastern Swale) - The developer will utilize the road extension as the SWM Pond embankment to provide for the WQV, Rev, CpV, and on-site quality management for the 10- and 100-year storms. In addition, the developer is proposing improvements to the downstream eroded areas (i.e. steep pools, cross vanes, etc. as shown hereon) to improve the stream bed and protect it from future erosion. Drywells are proposed for the rear portions of the proposed Lots/houses at 2 drywells/Lot for Lots 18-20.

These features as described above and shown hereon will provide for the five (5) sizing criteria to meet the pollutant removal (WQV - 1"), maintain groundwater recharge (Rev), reduce channel erosion (CpV), prevent overbank flooding (Qp), and pass extreme floods (AQO).

**Development Plan Note**

Development of this subdivision shall be undertaken only in accordance with the approved final development plan on file in the Office of Planning and Zoning.

**Common Access Easement #1**

The 20 foot wide common access and utility easement shown hereon is intended to provide access and utilities to and from lots 18 & 19. The owners of these lots are responsible for maintenance of the access easement and utilities and are not eligible to receive County services provided to lot owners abutting County roads. See Declaration of Common Access Easement and Maintenance Agreement recorded in Liber 14709, Folio 012.

**Cluster Development Note**

The land designated on this plat as open space is intended for use in common by the resident of this subdivision and lies within a cluster development approved by Anne Arundel County in accordance with Article 26, Section 4-101 through 4-103 and Article 28, Sections 2-601 through 2-613 of the Anne Arundel County Code.

Subdivision or re-subdivision of the open space land designated on this plat is not permitted and use of the land is permitted only for parks, conservation, recreation, gardening, and similar purposes for the residents of this subdivision.

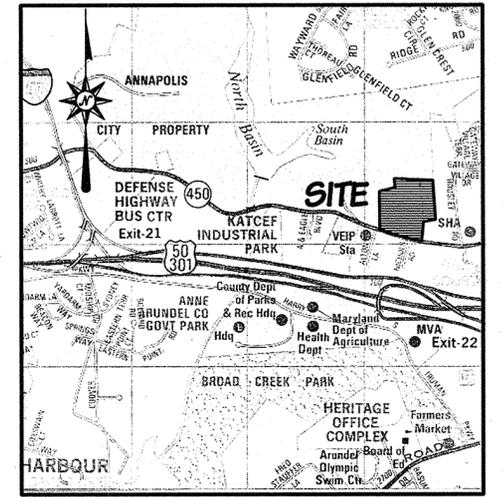
APPROVED: ANNE ARUNDEL COUNTY, MARYLAND  
OFFICE OF PLANNING AND ZONING  
Joseph S. Rutter  
PLANNING AND ZONING, AND ALSO FOR  
THE HEALTH OFFICER, DEPARTMENT OF HEALTH  
(PUBLIC SYSTEMS AVAILABLE)  
6/2/04

**Waivers:**

Waiver #875AA to allow disturbance to steep slopes and their buffers was granted by the Office of Planning and Zoning on June 2, 2004.

Waiver #876AA to disturb specimen trees; allow a sidewalk on one side of the proposed Annapolis Ridge Road; and to allow a public Road grade of 12% and less right-of-way and pavement width was granted by the Office of Planning and Zoning on June 2, 2004.

Waiver #880B to allow a cluster lot within 100 feet of property boundary with less lot area than required for the district in which it is located was granted by the Office of Planning and Zoning on June 2, 2004.



Vicinity Map  
1" = 2000'

**General Notes**

- The property is shown on Anne Arundel County topographic sheet S-23.
- The coordinates and bearings shown hereon are referred to the Maryland State Plane Coordinate System (NAD 83), as based on Anne Arundel County Public Works Control Points.
- The properties shown hereon are zoned R2. See Below for zoning setbacks.
- The properties shown hereon are located within the Flood Zone "C" (areas of minimal flooding) as shown on Flood Insurance Rate Map panel no. 240008003B C, effective date May 2, 1983 prepared by the Federal Emergency Management Agency.
- The property is not located within the Chesapeake Bay Critical Area.
- A Private Maintenance Agreement for the proposed culvert under Annapolis Ridge Road shall be included in the HOA document and/or a separate agreement shall be prepared and executed prior to the issuance of the Grading Permit.

**AREA TABULATION**

LOT	S.F.	ACRES
PLAT 3 OF 5	221,066	5.075
PLAT 4 OF 5	214,935	4.934
PLAT 5 OF 5	217,541	4.994
TOTAL SITE	653,542	15.004

**Recreation Area Note**

- Required - (1,000 s.f./new lot) = 20,000 s.f.
- Provided - 20,000 s.f. (within Open Space Area #3 - See Plat 5)
- Dry Ground Area Required - 15,000 s.f. or 75% of Total Recreation Area
- Dry Ground Area Provided - 15,000 s.f. (within Open Space Area #3 - See Plat 5)

**Yards and Setbacks**

- R2 - RESIDENTIAL DISTRICT
- Yards (Principle Structure)
  - Front - 25' minimum
  - Side - 7' minimum/20' combined
  - 20' Along Street or Right-of-Way
  - Rear - 25' minimum
- Yards (Accessory Structures)
  - Front - 50' minimum
  - Side/Rear - 10' minimum

\* The frontyard setback may be reduced by 5' from 25' to 20' to produce a variation in setback as shown hereon.

**Bay Engineering Inc.**  
Engineers, Planners and Surveyors  
122 Defense Highway, Suite 224  
Annapolis, Maryland 21401  
410.897.9290  
410.897.9295 fax  
email: info@bayengineering.com

JUN 21 PM 2

RECORDED IN BOOK PAGE PLAT NO.

OCTOBER 3, 2003  
Zip Code: 21401  
DRAWN BY: D. MILLER  
SECOND DISTRICT ~ A.A. Co. MARYLAND

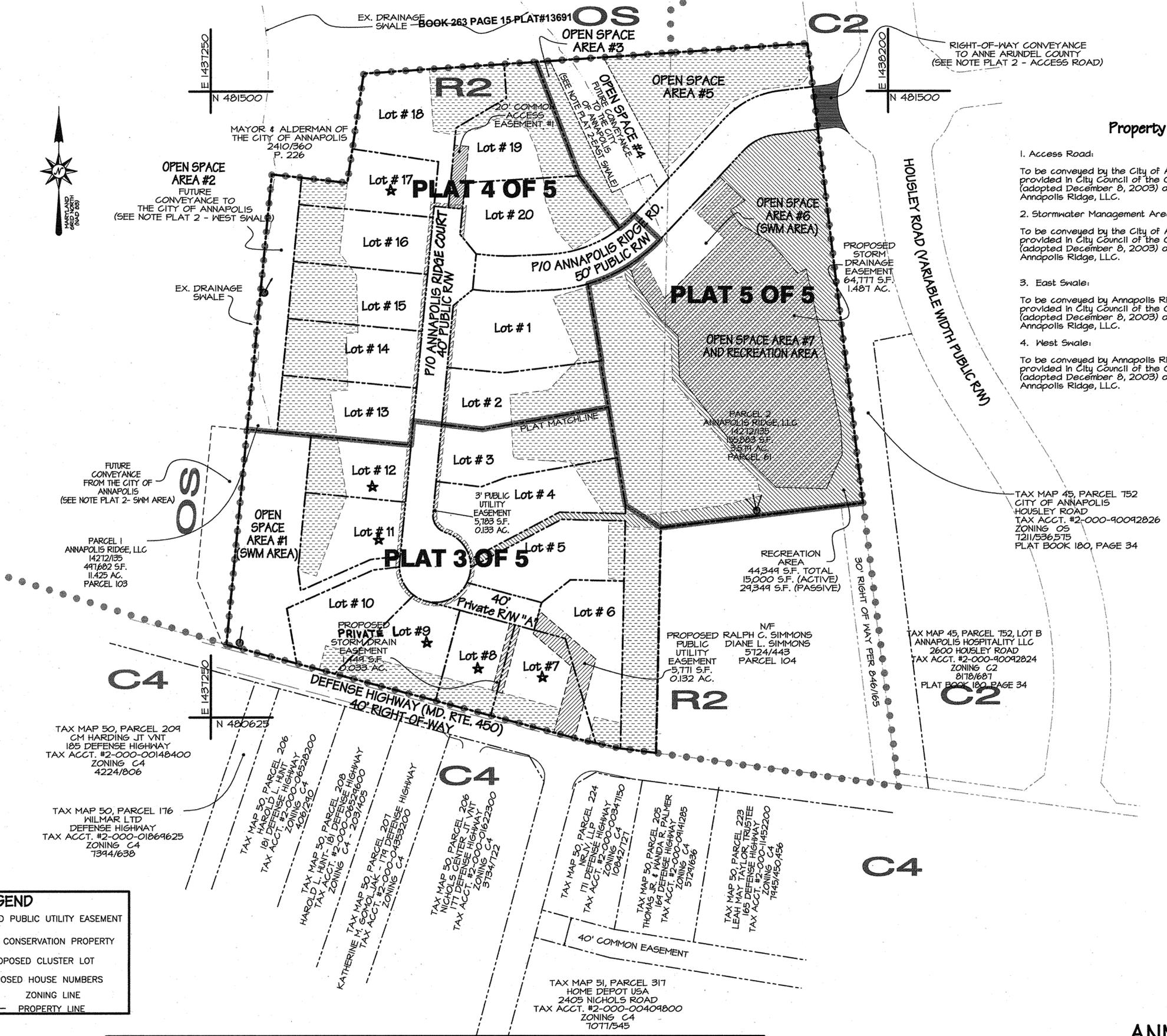
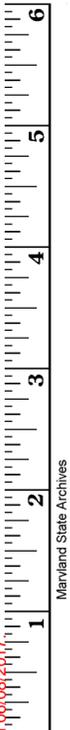
CADD FILE: F:\Porten Defense Hwy 01-156\Survey\hockley sub plat rev.prd  
Palumbo MSA 55U 1235 8582-1

Vertical

ANNE ARUNDEL COUNTY CIRCUIT COURT (Subdivision Plats, AA) Plat 13690-13694; Plat Book 263, pp. 14-18, MSA\_S1235\_8582. Date available 2004/06/21. Printed 06/08/2017.

ANNE ARUNDEL COUNTY CIRCUIT COURT (Subdivision Plats, AA) Plat 13690-13694; Plat Book 263, pp. 14-18, MSA\_S1235\_8582. Date available 2004/06/21. Printed 06/08/2017.

Maryland State Archives



Property Conveyance Note

- 1. Access Road: To be conveyed by the City of Annapolis, Maryland, to Annapolis Ridge, LLC as provided in City Council of the City of Annapolis, Ordinance No. O-33-03 Amended (adopted December 8, 2003) and by Agreement between City of Annapolis and Annapolis Ridge, LLC.
2. Stormwater Management Area: To be conveyed by the City of Annapolis, Maryland, to Annapolis Ridge, LLC as provided in City Council of the City of Annapolis, Ordinance No. O-33-03 Amended (adopted December 8, 2003) and by Agreement between City of Annapolis and Annapolis Ridge, LLC.
3. East Swale: To be conveyed by Annapolis Ridge, LLC to the City of Annapolis, Maryland, as provided in City Council of the City of Annapolis, Ordinance No. O-33-03 Amended (adopted December 8, 2003) and by Agreement between City of Annapolis and Annapolis Ridge, LLC.
4. West Swale: To be conveyed by Annapolis Ridge, LLC to the City of Annapolis, Maryland, as provided in City Council of the City of Annapolis, Ordinance No. O-33-03 Amended (adopted December 8, 2003) and by Agreement between City of Annapolis and Annapolis Ridge, LLC.

LEGEND
[Symbol] PROPOSED PUBLIC UTILITY EASEMENT
[Symbol] FOREST CONSERVATION PROPERTY
[Star] PROPOSED CLUSTER LOT
[Number] PROPOSED HOUSE NUMBERS
[Line] ZONING LINE
[Line] PROPERTY LINE

We assent to this plan of subdivision

Annapolis Ridge, LLC
A Maryland Limited Liability Company
By: Porten Holdings, Inc.
A Delaware Corporation
Sole Member and Manager
3-19-04

This property is subject to an Indemnity Deed of Trust, Assignment of Security Agreement recorded among the Land Records in Liber Folio 111 and between Annapolis Ridge, LLC and the trustees for the benefit of Acacia Federal Savings Bank, F.S.B.
By: Robert A. Jacobs (Trustee)

STATE OF MARYLAND
TIMOTHY JOHN MARTIN
PROF. LAND SURVEYOR
6/2/04

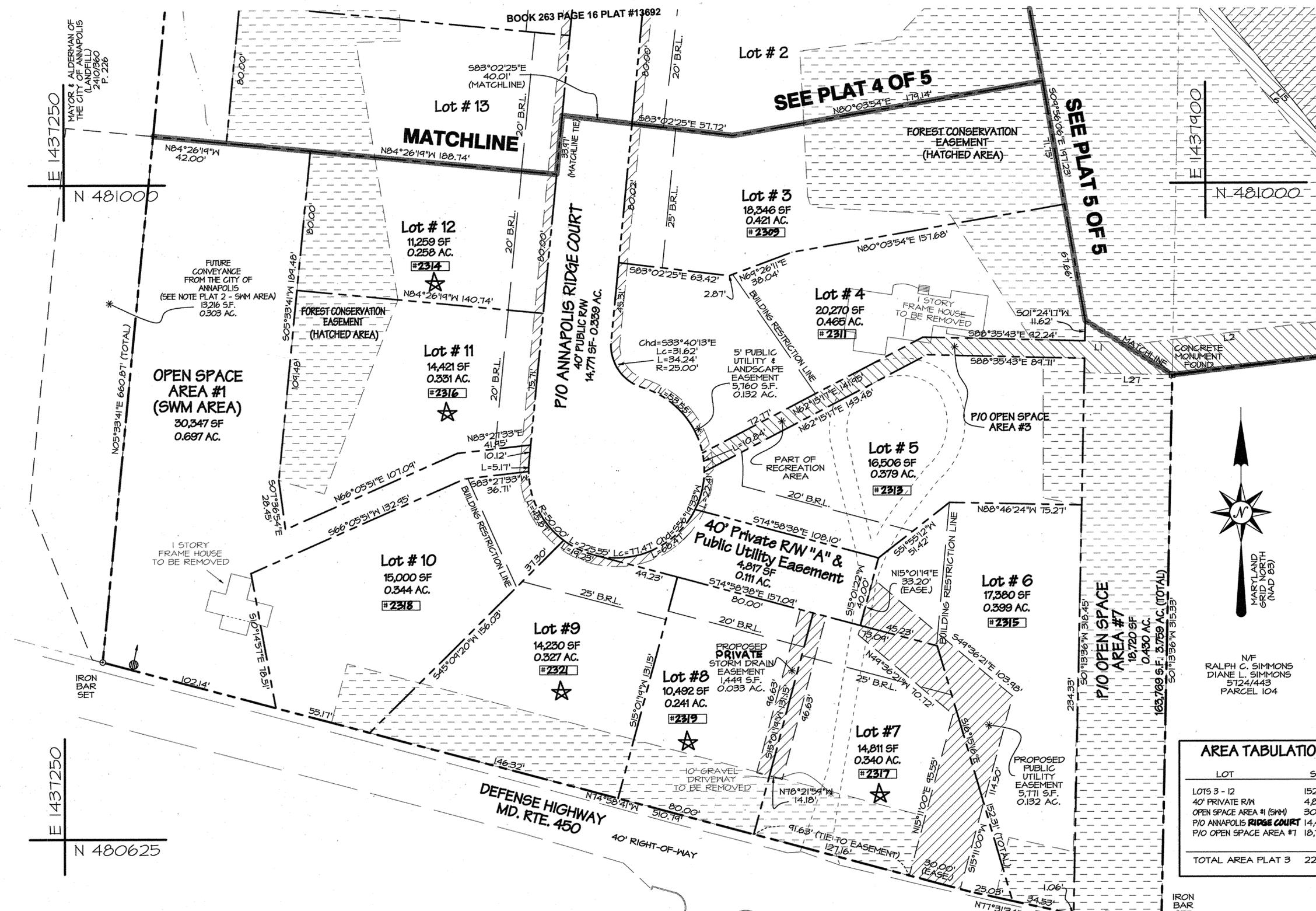
APPROVED: ANNE ARUNDEL COUNTY, MARYLAND
OFFICE OF PLANNING AND ZONING
JOSEPH RUTTER, OFFICER
PLANNING AND ZONING, AND ALSO FOR THE HEALTH OFFICER, DEPARTMENT OF HEALTH (PUBLIC SYSTEMS AVAILABLE)
6/2/04

Bay Engineering Inc.
Engineers, Planners and Surveyors
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Annapolis, Maryland 21401
410.897.9290
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Plat 2 of 5
ANNAPOLIS RIDGE
- A Single Family Cluster Subdivision -
174 DEFENSE HIGHWAY
SUB.# 02-021 PROJ.#03-111
Tax Map #44 - Block #24 - Parcels #103 & #61
1"=100'
OCTOBER 3, 2003
Zip Code: 21401
DRAWN BY: D. MILLER
SECOND DISTRICT ~ A.A. Co. MARYLAND

RECORDED IN BOOK PAGE PLAT NO.

ANNE ARUNDEL COUNTY CIRCUIT COURT (Subdivision Plats, AA) Plat 13690-13694; Plat Book 263, pp. 14-18, MSA\_S1235\_8582. Date available 2004/06/21. Printed 06/08/2017. Maryland State Archives



**AREA TABULATION PLAT 3 OF 5**

LOT	S.F.	ACRES
LOTS 3 - 12	152,713	3.505
40' PRIVATE R/W	4,817	0.111
OPEN SPACE AREA #1 (SWM)	30,347	0.697
P/O ANNAPOLIS RIDGE COURT	14,469	0.332
P/O OPEN SPACE AREA #1	18,120	0.430
<b>TOTAL AREA PLAT 3</b>	<b>221,066</b>	<b>5.075</b>

**LEGEND**

- PROPOSED PUBLIC UTILITY EASEMENT
- FOREST CONSERVATION PROPERTY
- PROPOSED CLUSTER LOT
- PROPOSED HOUSE NUMBERS
- ZONING LINE
- PROPERTY LINE

**Bay Engineering Inc.**  
 Engineers, Planners and Surveyors  
 122 Defense Highway, Suite 224  
 Annapolis, Maryland 21401  
 410.897.9290  
 410.897.9295 fax  
 email: info@bayengineering.com

We assent to this plan of subdivision

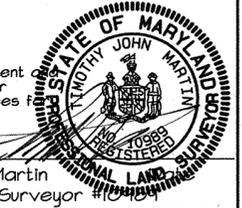
Annapolis Ridge, LLC  
 A Maryland Limited Liability Company  
 By: Forten Holdings, Inc.  
 A Delaware Corporation  
 Sole Member and Manager

By: Ramon Sobrino, Executive Vice President, Date: 3.19.04

This property is subject to an Indemnity Deed of Trust, Assignment Security Agreement recorded among the Land Records in Liber Folio [redacted] by and between Annapolis Ridge, LLC and the trustees for the benefit of Acacia Federal Savings Bank, F.S.B.

By: Robert A. Jacobs (Trustee)

Timothy J. Martin  
 Prof. Land Surveyor #10184



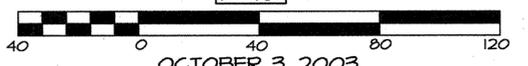
APPROVED: ANNE ARUNDEL COUNTY, MARYLAND  
 OFFICE OF PLANNING AND ZONING

By: Joseph Rutter, Officer, Date: 6/2/04

PLANNING AND ZONING, AND ALSO FOR THE HEALTH OFFICER, DEPARTMENT OF HEALTH (PUBLIC SYSTEMS AVAILABLE)

Plat 3 of 5  
**ANNAPOLIS RIDGE**  
 - A Single Family Cluster Subdivision -  
 174 DEFENSE HIGHWAY  
 SUB.# 02-021 PROJ.#03-111  
 Tax Map #44 - Block #24 - Parcels #103 & #61  
 1"=40'

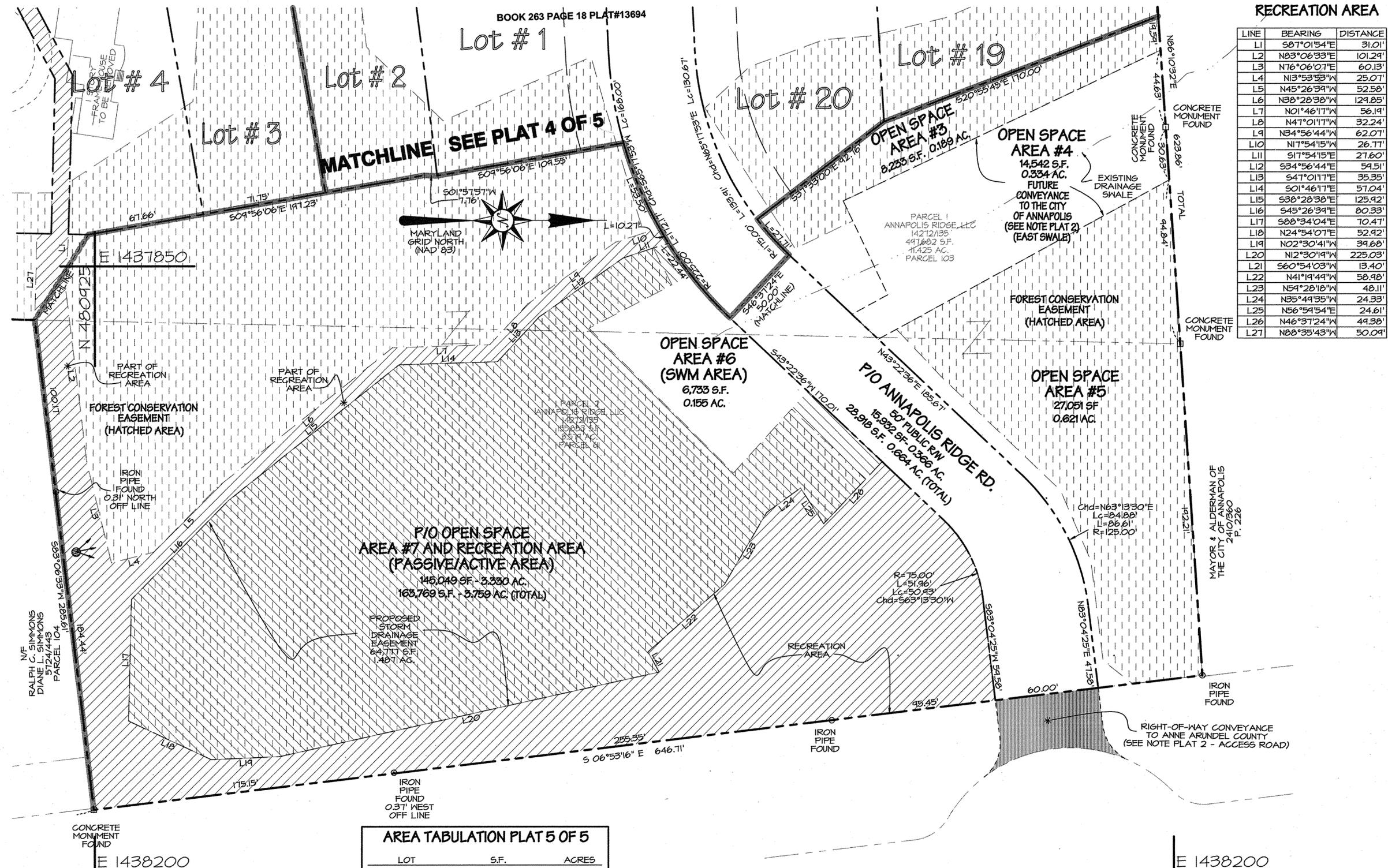
OCTOBER 3, 2003  
 Zip Code: 21401  
 DRAWN BY: D. MILLER  
 SECOND DISTRICT ~ A.A. Co. MARYLAND



RECORDED IN BOOK PAGE PLAT NO.



6  
5  
4  
3  
2  
1  
Maryland State Archives



**RECREATION AREA**

LINE	BEARING	DISTANCE
L1	S87°01'54"E	31.01'
L2	N83°06'33"E	101.24'
L3	N76°06'07"E	60.13'
L4	N13°53'53"W	25.07'
L5	N45°26'39"W	52.58'
L6	N88°28'38"W	129.85'
L7	N01°46'17"W	56.19'
L8	N47°01'17"W	32.24'
L9	N84°56'44"W	62.07'
L10	N17°54'15"W	26.77'
L11	S17°54'15"E	27.60'
L12	S34°56'44"E	59.51'
L13	S47°01'17"E	35.35'
L14	S01°46'17"E	57.04'
L15	S38°28'38"E	125.42'
L16	S45°26'39"E	80.33'
L17	S88°34'04"E	70.47'
L18	N24°54'07"E	52.92'
L19	N02°30'41"W	39.68'
L20	N12°30'19"W	225.03'
L21	S60°54'03"W	13.40'
L22	N41°19'49"W	58.98'
L23	N59°28'18"W	48.11'
L24	N35°49'35"W	24.33'
L25	N56°59'54"E	24.61'
L26	N46°37'24"W	49.38'
L27	N88°35'43"W	50.09'

**AREA TABULATION PLAT 5 OF 5**

LOT	S.F.	ACRES
0/5 AREA #3	8,233	0.189
0/5 AREA #4	14,542	0.334
0/5 AREA #5	27,051	0.621
0/5 AREA #6	6,733	0.155
0/5 AREA #7	145,049	3.330
P/O ANnapolis RIDGE RD	15,932	0.366
<b>TOTAL AREA PLAT 5</b>	<b>217,541</b>	<b>4.994</b>

**LEGEND**

- PROPOSED PUBLIC UTILITY EASEMENT
- FOREST CONSERVATION PROPERTY
- PROPOSED CLUSTER LOT
- #1234 PROPOSED HOUSE NUMBERS
- ZONING LINE
- PROPERTY LINE

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410.897.9290  
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email: info@bayengineering.com

We assent to this plan of subdivision

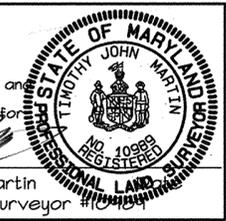
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By: *Ramon Sobrino* 3-19-04  
Executive Vice President

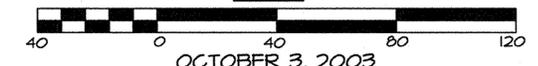
By: *Timothy J. Martin*  
Prof. Land Surveyor #100184

By: *Robert A. Jacobs* (Trustee)



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

*Joseph Rutter* 6/2/04  
DATE  
JOSEPH RUTTER, OFFICER  
PLANNING AND ZONING, AND ALSO FOR  
THE HEALTH OFFICER, DEPARTMENT OF HEALTH  
(PUBLIC SYSTEMS AVAILABLE)



OCTOBER 3, 2003  
Zip Code: 21401  
DRAWN BY: D. MILLER  
SECOND DISTRICT ~ A.A. Co. MARYLAND

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