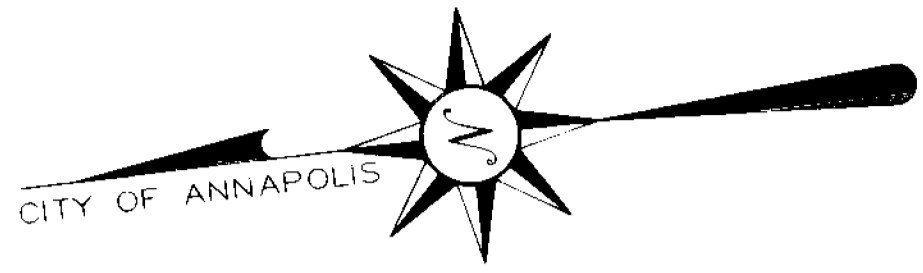
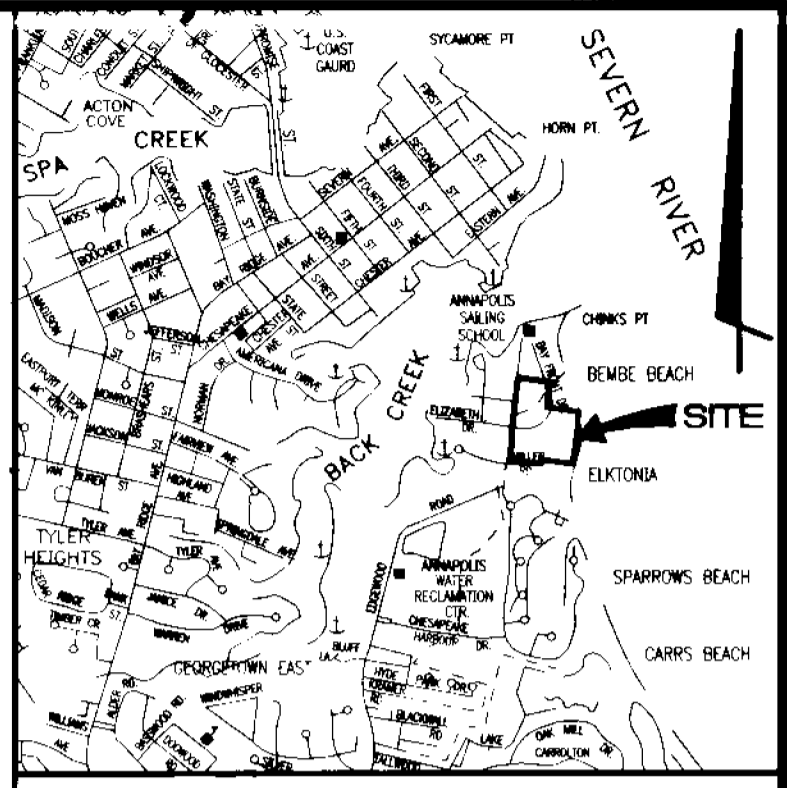


LINE	DIRECTION	DISTANCE
L1	S 16°32'14" W	26.75'
L2	S 08°42'46" W	30.99'
L3	S 06°07'08" W	29.21'
L4	S 00°43'16" W	38.09'
L5	S 10°06'28" E	33.75'
L6	S 06°58'16" W	51.11'
L7	S 05°40'11" W	47.48'
L8	S 00°26'40" E	26.33'
L9	S 23°05'58" W	18.34'
L10	S 08°25'36" W	27.61'
L11	S 08°37'19" W	30.48'
L12	S 02°11'30" W	34.59'
L13	S 12°38'44" W	80.22'
L14	S 05°33'32" W	69.94'
L15	S 00°56'02" W	65.29'
L16	S 07°40'06" W	9.06'
L17	S 81°24'42" E	34.60'



CHESAPEAKE BAY

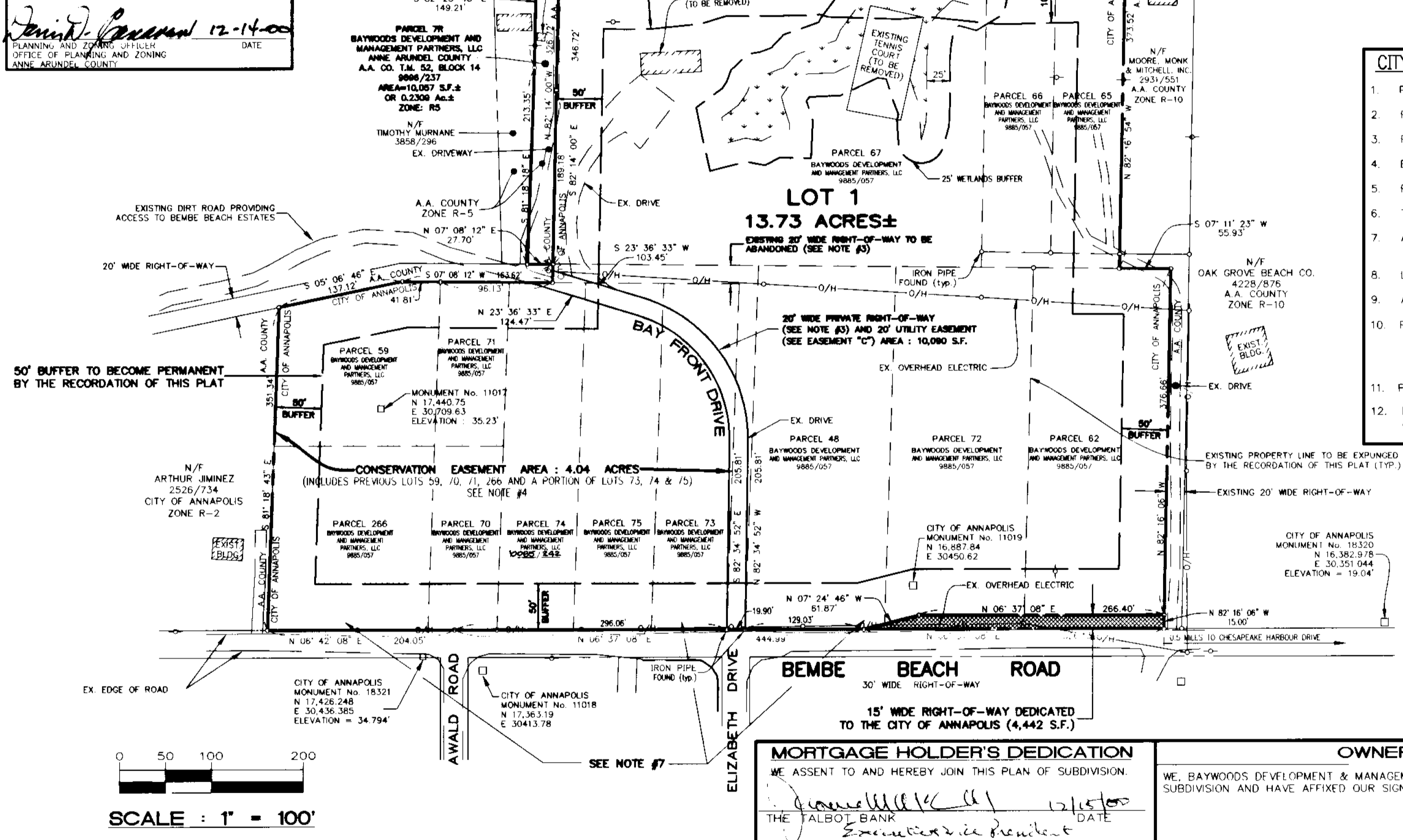
**ANNE ARUNDEL COUNTY APPROVAL:**  
 ANNE ARUNDEL COUNTY'S OFFICE OF PLANNING AND ZONING HAS REVIEWED THE PLAT WITH RESPECT TO THE LOT LINE ADJUSTMENT (SEE NOTE 1B) AND HEREBY CONSENTS TO THIS SUBDIVISION.  
*David L. Smith* 12-14-00  
 PLANNING AND ZONING OFFICER  
 OFFICE OF PLANNING AND ZONING  
 ANNE ARUNDEL COUNTY



**VICINITY MAP**  
 SCALE: 1" = 2000'

**CITY OF ANNAPOLIS DATA COLUMN FOR LOT 1**

1. PRESENT USE	VACANT
2. PROPOSED USE	RETIREMENT COMMUNITY
3. PRESENT ZONING	R2
4. EXISTING NO. OF LOTS	13
5. PROPOSED NO. OF LOTS	1
6. TOTAL SITE AREA	13.83 Ac.±
7. AREA DEDICATED TO THE CITY OF ANNAPOLIS	0.10 Ac.±
8. LOT 1 AREA	13.73 Ac.±
9. AREA OF CONSERVATION EASEMENT	4.04 AC.
10. PROPERTY TAX MAP NUMBERS	M-122, G-5, P-266,299,302 M-122, G-6, P-298,300 M-122, G-11, P-303-306 M-122, G-12, P-307-309
11. PROPERTY ADDRESS	7101 BAY FRONT DRIVE
12. BUILDING RESTRICTION LINES FOR LAND WITHIN CITY OF ANNAPOLIS SHALL BE AS APPROVED IN CITY OF ANNAPOLIS RESOLUTION NO. R-20-96.	



**SURVEYOR'S CERTIFICATION**  
 C.D. MEKINS & ASSOCIATES, INC., ENGINEERS AND SURVEYORS, PERFORMED A SURVEY OF THE EXISTING SHORELINE IMPROVEMENTS, UPDATED METES AND BOUNDS LABELS FOR REVISED EASEMENTS, AND PERFORMED BOUNDARY SURVEY OF PARCEL 7. ALL WORK IS BASED ON BM2OR'S OUTLINE SURVEY.  
  
 C. DOUGLAS MEKINS, MD. NO. 9153  
 PROFESSIONAL LAND SURVEYOR  
 P.O. BOX 2151, ANNAPOLIS, MD. 21404-2151  
 410-267-0744  
 DATE: 11-28-00

**MORTGAGE HOLDER'S DEDICATION**  
 WE ASSENT TO AND HEREBY JOIN THIS PLAN OF SUBDIVISION.  
*James M. Falbot*  
 THE FALBOT BANK  
 Zoning Administrator  
 DATE: 12/15/00

**OWNER'S CERTIFICATION**  
 WE, BAYWOODS DEVELOPMENT & MANAGEMENT PARTNERS, LLC, OWNER, ADOPT THIS PLAN OF SUBDIVISION AND HAVE AFFIXED OUR SIGNATURE INDICATING OUR ASSENT HERETO.  
*Earl Wade*  
 BAYWOODS DEVELOPMENT & MANAGEMENT PARTNERS, LLC  
 BY CRSA MANAGING MEMBER  
 EARL WADE  
 DATE: 12-11-00

**CITY AND HEALTH DEPARTMENT APPROVALS**

APPROVED:  
 HEALTH DEPARTMENT OF ANNE ARUNDEL COUNTY, MARYLAND.  
*Robert Wilson* 12/07/00  
 COUNTY HEALTH OFFICER DATE

APPROVED:  
 DEPARTMENT OF PUBLIC WORKS - CITY OF ANNAPOLIS  
*David L. Smith* 12-20-00  
 DIRECTOR OF PUBLIC WORKS DATE

APPROVED:  
 DEPARTMENT OF PLANNING AND ZONING - CITY OF ANNAPOLIS  
*David L. Smith* 21 Dec 00  
 DIRECTOR OF PLANNING AND ZONING DATE

APPROVED:  
 PLANNING COMMISSION - CITY OF ANNAPOLIS  
*David L. Smith* 12/20/00  
 CHAIRMAN, PLANNING COMMISSION DATE

**NOTES**

- THE PURPOSE OF THIS PLAN IS TO:
  - CONSOLIDATE THE EXISTING 13 LOTS INTO ONE (1) TRACT OF LAND FOR DEVELOPMENT.
  - ADJUST LOT LINE BETWEEN THE CONSOLIDATED LOTS AND PARCEL 7, LOCATED IN ANNE ARUNDEL COUNTY, FOR THE ENCROACHMENT OF THE HOUSE ON PARCEL 7 ONTO THE CONSOLIDATED LOTS.
  - INSTALLING A DECELERATION LANE FOR THE SITE IMPROVEMENTS.
  - ABANDON THE EXISTING R.O.W. OF BAY FRONT DRIVE THAT PASSES THROUGH THE SITE.
  - ESTABLISH A NEW R.O.W. LOCATION OF BAY FRONT DRIVE.
  - ESTABLISH NEW EASEMENTS ASSOCIATED WITH THE DEVELOPMENT OF THE SITE.
- LOT 1 LIES IN THE BOUNDARIES OF THE CITY OF ANNAPOLIS, AND THEREFORE IS SERVED BY PUBLIC SEWER AND WATER.  
**SEE SHEET 2 OF 2 FOR ADDITIONAL NOTES**

**OWNER OF RECORD**  
 BAYWOODS DEVELOPMENT AND MANAGEMENT PARTNERS, LLC  
 337 BRIGHTSEAT ROAD  
 SUITE 200  
 LANDOVER, MD 20785

**SURVEYOR**  
 BM2OR  
 738 S. GOVERNORS AVENUE  
 DOVER, DE 19904

**SURVEYOR**  
 C.D. MEKINS & ASSOC., INC.  
 P.O. BOX 2151  
 ANNAPOLIS, MD. 21404-2151  
 410-267-0744

PLAT BOOK \_\_\_\_\_ PAGE \_\_\_\_\_ PLAT No. \_\_\_\_\_

**SURVEYOR'S CERTIFICATION**  
 I, VAUGHN A. WIMBROW, HEREBY CERTIFY THAT I AM A PROPERTY LINE SURVEYOR OF MARYLAND, AND THAT THE SURVEY SHOWN AND DESCRIBED HEREON IS THE BEST TO THE ACCURACY REQUIRED BY ACCEPTED SURVEYING STANDARDS, AND THAT ANY AND/OR MARKERS, SHOWN AS EXISTING, ACTUALLY EXIST AND THAT THE POSITIONS ACCURATELY SHOWN.  
*Vaughn A. Wimbrow*  
 VAUGHN A. WIMBROW  
 245B  
 MD. No. \_\_\_\_\_  
 DATE: 12/20/00

NO.	DATE	ITEM

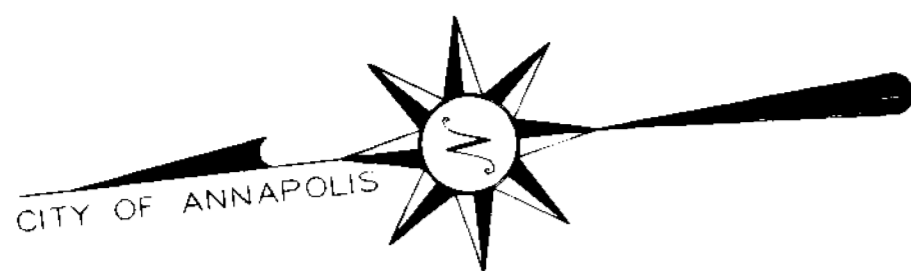
**BECKER MORGAN MOORE OLDS & RICHTER, INC.**  
 ARCHITECTURE, ENGINEERING AND PLANNING, INTERIOR DESIGN, SURVEYING  
 312 W. MAIN ST., SUITE 300, SALISBURY, MD. 21803  
 312 W. MAIN ST., SUITE 9100, DOVER, DELAWARE 19903  
 738 S. GOVERNORS AVENUE, DOVER, DELAWARE 19903  
 PHONE: 302.734.7950 FAX: 302.734.7965

**BAYWOODS OF ANNAPOLIS**  
 7101 BAY FRONT DRIVE  
 CITY OF ANNAPOLIS  
 ANNE ARUNDEL COUNTY, MARYLAND

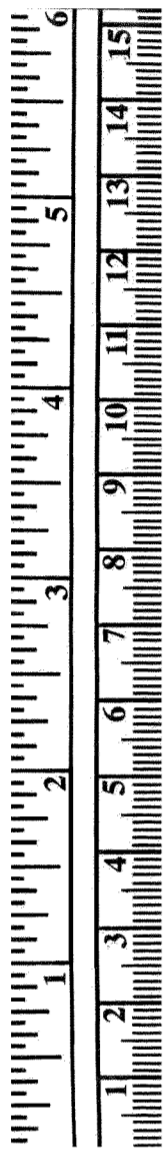
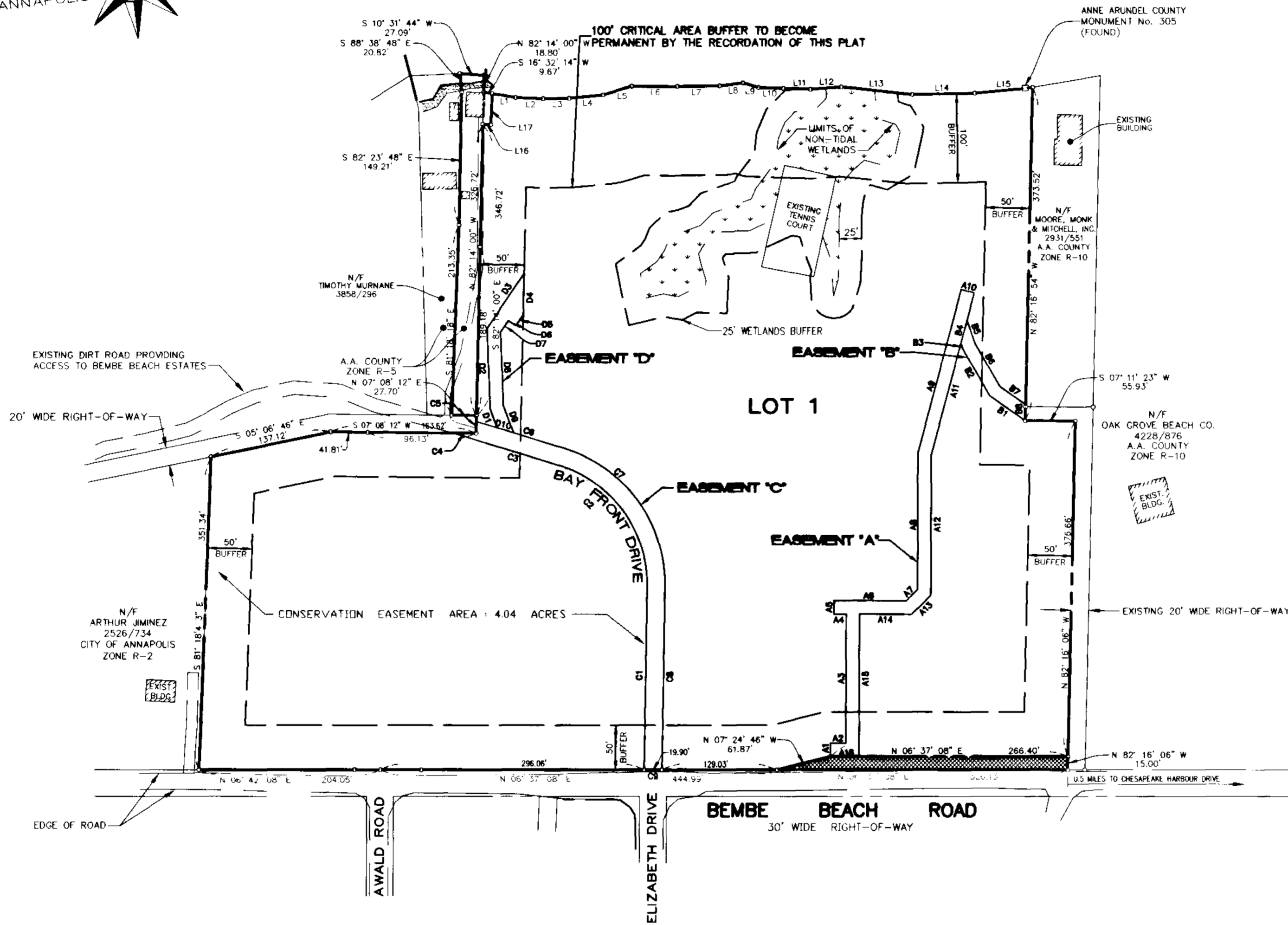
**CONSOLIDATION PLAT**

BM2OR: 99003.01	DRAWN BY: M.W.D.
SCALE: 1" = 100'	SHEET
DATE: 11-28-00	1 OF 2
CDM: 00-3810C	

MSA SSM 1235-7176-1



# CHESAPEAKE BAY



58-09-09 13:00:10

EASEMENT TO THE CITY OF ANNAPOLIS FOR ACCESS AND MAINTENANCE OF WATER METERS, FIRE HYDRANT AND WATER LINE FOR FIRE SERVICE.

NO.	BEARING	DISTANCE
A1	S 83° 22' 52" E	15.00'
A2	S 06° 37' 08" W	17.20'
A3	S 83° 22' 52" E	144.76'
A4	N 06° 37' 08" E	13.69'
A5	S 83° 22' 52" E	15.00'
A6	S 06° 37' 08" W	81.26'
A7	S 38° 15' 04" W	17.69'
A8	S 83° 22' 52" E	153.19'
A9	S 68° 40' 40" E	189.95'
A10	S 21° 19' 20" W	15.00'
A11	N 68° 40' 40" W	188.02'
A12	N 83° 22' 52" W	157.49'
A13	N 38° 15' 04" W	30.11'
A14	N 06° 37' 08" E	58.76'
A15	N 83° 22' 52" W	159.76'
A16	N 06° 37' 08" E	32.20'

AREA=9,444 S.F. ± 0.2168 Ac ±

EASEMENT TO THE CITY OF ANNAPOLIS FOR ACCESS AND MAINTENANCE OF WATER LINE AND PRIVATE RIGHT OF WAY TO OFF-SITE OWNERS FOR ACCESS

NO.	BEARING	DISTANCE
C1	S 82° 34' 52" E	205.85'
C2	SEE CURVE DATA	
C3	N 23° 36' 33" E	124.47'
C4	S 07° 08' 12" W	25.68'
C5	S 82° 14' 00" E	13.22'
C6	S 23° 36' 33" W	103.45'
C7	SEE CURVE DATA	
C8	N 82° 34' 52" W	205.57'
C9	N 06° 37' 08" E	20.00'

AREA=10,088 S.F. ± 0.2316 Ac ±

NO.	Δ	RADIUS	LENGTH	TANGENT	CHORD
C2	73° 48' 35"	140.35'	180.35'	105.13'	N 60° 30' 51" E 168.14'
C7	73° 48' 35"	160.00'	206.12'	120.15'	S 60° 30' 51" W 192.16'

EASEMENT TO THE CITY OF ANNAPOLIS FOR FIRE LANE ACCESS

NO.	BEARING	DISTANCE
B1	N 41° 20' 35" E	48.79'
B2	N 66° 32' 30" E	59.83'
B3	N 76° 52' 35" E	7.51'
B4	S 68° 40' 40" E	26.52'
B5	S 76° 52' 35" W	28.02'
B6	S 66° 32' 30" W	55.12'
B7	S 41° 20' 35" W	35.46'
B8	N 82° 16' 54" W	18.01'

AREA=1,760 S.F. ± 0.0404 Ac ±

EASEMENT TO THE CITY OF ANNAPOLIS FOR FIRE LANE ACCESS AND MAINTENANCE OF WATER LINE AND FIRE HYDRANT

NO.	BEARING	DISTANCE
D1	N 75° 57' 07" E	23.06'
D2	S 85° 38' 12" E	90.28'
D3	S 49° 25' 43" E	74.23'
D4	N 82° 14' 00" W	46.15'
D5	N 49° 25' 43" W	15.00'
D6	N 40° 34' 17" E	10.00'
D7	N 49° 25' 43" W	15.54'
D8	N 85° 38' 12" W	82.94'
D9	S 75° 57' 07" W	32.21'
D10	N 23° 36' 33" E	18.95'

AREA=2,843 S.F. ± 0.0653 Ac ±

NOTES (continued)

- THE EXISTING 20' WIDE RIGHT-OF-WAY IS TO BE ABANDONED, AND THE NEW 20' WIDE RIGHT-OF-WAY IS TO BE ESTABLISHED PURSUANT TO DEEDS OF ABANDONMENT AND EASEMENT RECORDED SIMULTANEOUSLY WITH THIS PLAT IN THE LAND RECORDS OF ANNE ARUNDEL COUNTY AT THE FOLLOWING BOOK AND PAGES (BOOK/PAGE):
 

10157 / 677	10157 / 785
10157 / 688	10157 / 796
10157 / 697	10158 / 001
10157 / 706	10158 / 012
10157 / 715	10158 / 022
10157 / 726	10158 / 039
10157 / 735	10158 / 049
10157 / 744	10158 / 060
10157 / 754	10158 / 071
10157 / 765	10158 / 081
10157 / 775	
- THE CONSERVATION EASEMENT AREA SHOWN ON THIS PLAT IS TO BE PROTECTED BY THE "DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS" AND ALSO BY A "DEED OF CONSERVATION EASEMENT AND AGREEMENT" TO THE CITY OF ANNAPOLIS RECORDED SIMULTANEOUSLY WITH THIS PLAT IN THE LAND RECORDS OF ANNE ARUNDEL COUNTY IN BOOK PAGE 100 AND BOOK 10158 PAGE 094 RESPECTIVELY.
- THE 15' WIDE RIGHT-OF-WAY DEDICATION SHOWN ON THE PLAT SHALL BE CONVEYED BY DEED TO THE CITY OF ANNAPOLIS AND RECORDED AMONG THE LAND RECORDS OF ANNE ARUNDEL COUNTY.
- A DEED(S) SHALL BE APPROVED BY THE CITY OF ANNAPOLIS AND RECORDED AMONG THE LAND RECORDS OF ANNE ARUNDEL COUNTY FOR EASEMENTS "A", "B", "C", AND "D" SHOWN ON PLAT 2 OF 2.
- AN EASEMENT IS TO BE GRANTED TO THE CITY OF ANNAPOLIS AND RECORDED IN A SEPARATE DEED FOR A SIDEWALK TO BE CONSTRUCTED BY THE DEVELOPER ALONG BEMBE BEACH ROAD. THE SIDEWALK'S LOCATION IS TO BE DETERMINED AT TIME OF CONSTRUCTION FOR LOT 1 AND IS TO MEANDER THROUGH THE TREES

Plat Book \_\_\_\_\_ Page \_\_\_\_\_ Plat No. \_\_\_\_\_

NO.	DATE	ITEM

REVISIONS

**BM<sup>2</sup>OR**

**BECKER MORGAN MOORE OLDS & RICHTER, INC.**

ARCHITECTURE    ENGINEERING    LAND PLANNING    INTERIOR DESIGN    SURVEYING

312 W. MAIN ST., SUITE 300    SALISBURY, MD. 21803  
 PHONE : 410.546.9100    FAX : 410.546.5924  
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 PHONE : 302.734.7950    FAX : 302.734.7965

**BAYWOODS OF ANNAPOLIS**

7101 BAY FRONT DRIVE  
 CITY OF ANNAPOLIS  
 ANNE ARUNDEL COUNTY, MARYLAND

**CONSOLIDATION PLAT**

BM <sup>2</sup> OR: 99003.01	DRAWN BY: M.W.D.
SCALE: 1"=100'	SHEET
DATE: 11-28-00	2 OF 2
CDM: 00-38100	

MS# 88U 1235-7776-2