

GENERAL NOTES

1. Easements for public right of way, emergency access, sanitary sewer, and water utilities, are to be deeded to the City of Annapolis.
2. This plat subject to Resolutions R-1-88 Amended, R-16-88, revised amendment R-35-87, R-2-89, R-36-90, R-33-91, R-33-92, and R-23-93 as adopted by the Mayor and Alderman of the City of Annapolis.
3. This property is recorded among the land records of Anne Arundel County, Maryland in Liber 4698, Folio 350, dated 9/23/88.
4. The courses and coordinates shown hereon are referred to the coordinate system as established by the City of Annapolis, 1984.
5. Private stormwater management facility inspection and maintenance agreement recorded in Book _____ Page _____
6. All streets to be privately operated and maintained.
7. All signage, street lighting and sidewalks shall meet City of Annapolis standards, but will be privately operated and maintained.
8. The stormwater management pond, including all structures within the pond area, delineated by the fence, shall be privately owned and maintained including grass cutting. The fence and gate shall also be privately owned and maintained. All storm drains and stormwater structures above and below ground on entire site shall be privately owned and maintained.
9. All fire hydrants, water mains and sewer mains within dedicated easements shall meet City of Annapolis construction standards and shall be deeded over for ownership and maintenance by the city after completion and acceptance.
10. Quiet Waters Court and adjacent curb and gutter shall remain privately owned and maintained.
11. The owner, its successors, and assigns, hereby grant to the City of Annapolis the right of access, at all times, to the stormwater management facility located on the site, with the right to trim, cut down and remove trees and/or shrubs adjacent to the stormwater management facility to provide operating clearances as required.
12. Zoning of the site is R3.
13. Copy of Homeowners Association Articles of Incorporation and By-laws shall be submitted to the Planning and Zoning Department for review and approval by the City Attorney and thereafter recorded along with this plat.
14. Areas shown thus  are owned in fee simple by the lot owners and are to remain non-disturbed areas, said areas also being subject to the Homeowners Association covenants and restrictions.
15. Concrete monuments shall be furnished and installed by the Developer at completion of project, but prior to release of surety at locations determined by the Department of Public Works.
16. All G3 townhouse units shall be fully sprinklered.
17. There shall be a separate water meter for each (G3) units.
18. All trees, landscaping, green areas and parking lot circle for the entire site including any planting along the roadways, sidewalks or landscape buffers shall be privately owned and maintained for watering, cutting, pruning, removal and replacement.
19. At time of construction, "Booster" pumps shall be installed in each of the townhouse dwellings units to provide adequate water pressure. Repair and/or replacement of the pumps shall be the responsibility of the unit owners.
20. BOOSTER PUMPS SHALL BE FURNISHED AND INSTALLED BY THE DEVELOPER.

OWNERS DEDICATION

The requirements of Title 3, Section 3-108(A)(C) of the Real Property Article of the Annotated Code of Maryland, as far as they relate to the making of this plat and the setting of markers have been met.

Owner:
Beechwood Hill Limited Partnership
[Signature] 2-5-94
By W. Dennis Gilligan Date
Agent

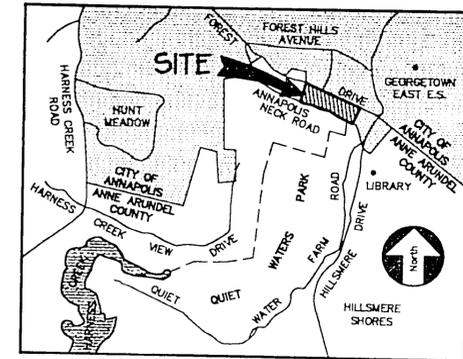
SURVEYOR'S CERTIFICATE

I hereby certify that the plat shown hereon is correct, that it is a subdivision of all of the property conveyed from Continental Investment Corp. to Beechwood Hill Limited Partnership by deed dated September 23, 1988 and as recorded among the land records of Anne Arundel County, Maryland in Liber 4698 at Page 350.

[Signature] 1-15-94
John R. Pickens Date
Professional Land Surveyor #10918

PLAT TABULATION

	SQUARE FEET	ACRES
Number of Sheets	5	
Number of Lots	63	
Lot Area (Plat 2)	49,901	1.145
Lot Area (Plat 3)	38,914	0.893
Total Lot Area	88,815	2.038
Right-of-Way (Plat 2)	28,595	0.656
Right-of-Way (Plat 3)	17,686	0.406
Total Right-of-Way	46,281	1.062
Stormwater Pond Area	12,555	0.288
Open Space (Plat 2)	65,541	1.504
Open Space (Plat 3)	56,966	1.307
Total Open Space	122,507	2.812
Total Site Area	270,158	6.202



VICINITY MAP

SCALE 1"=2000'

APPROVED:
HEALTH DEPARTMENT OF ANNE ARUNDEL COUNTY, MARYLAND
[Signature] 1/17/94
COUNTY HEALTH OFFICER DATE
(PUBLIC WATER & SEWER)

APPROVED:
DEPARTMENT OF PUBLIC WORKS
CITY OF ANNAPOLIS, MARYLAND
[Signature] 1-26-94
DIRECTOR OF PUBLIC WORKS DATE

APPROVED:
DEPARTMENT OF PLANNING AND ZONING
CITY OF ANNAPOLIS, MARYLAND
[Signature] 2/4/94
DIRECTOR OF PLANNING AND ZONING DATE

APPROVED:
PLANNING AND ZONING COMMISSION
CITY OF ANNAPOLIS, MARYLAND
[Signature] 2-17-94
CHAIRMAN, PLANNING AND ZONING COMMISSION DATE

APPROVED:
BY THE MAYOR AND ALDERMAN
CITY OF ANNAPOLIS, MARYLAND
[Signature] 1-10-94
CITY CLERK OF ANNAPOLIS DATE

PLAT 1 OF 5
SUBDIVISION PLAT
BEECHWOOD HILL
CITY OF ANNAPOLIS
TAX MAP 15-6 BLOCK 23 PARCEL 57
GRAPHIC SCALE

1 inch = 40 ft.
DRAWN BY: D. MILLER BEECHRP1.DWG NOVEMBER 1993
JOB #101273407

SIXTH DISTRICT A.A. Co. MARYLAND

MSA SSU 1235-6085-1

McCRONE

ENGINEERING • ENVIRONMENTAL SCIENCES
LAND PLANNING & SURVEYING • CONSTRUCTION SERVICES
20 RIDGELY AVENUE
ANNAPOLIS, MARYLAND 21401
(410) 287-8821

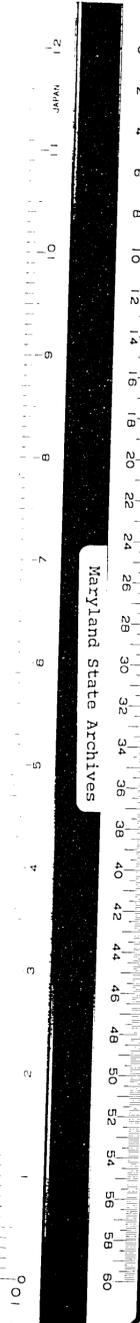
ANNAPOLIS-CENTREVILLE-EASTON-ELKTON-LEONARDTOWN-DESSA-PRINCE FREDERICK

1994 HRR - 7 PM 3:54

RECORDED IN BOOK

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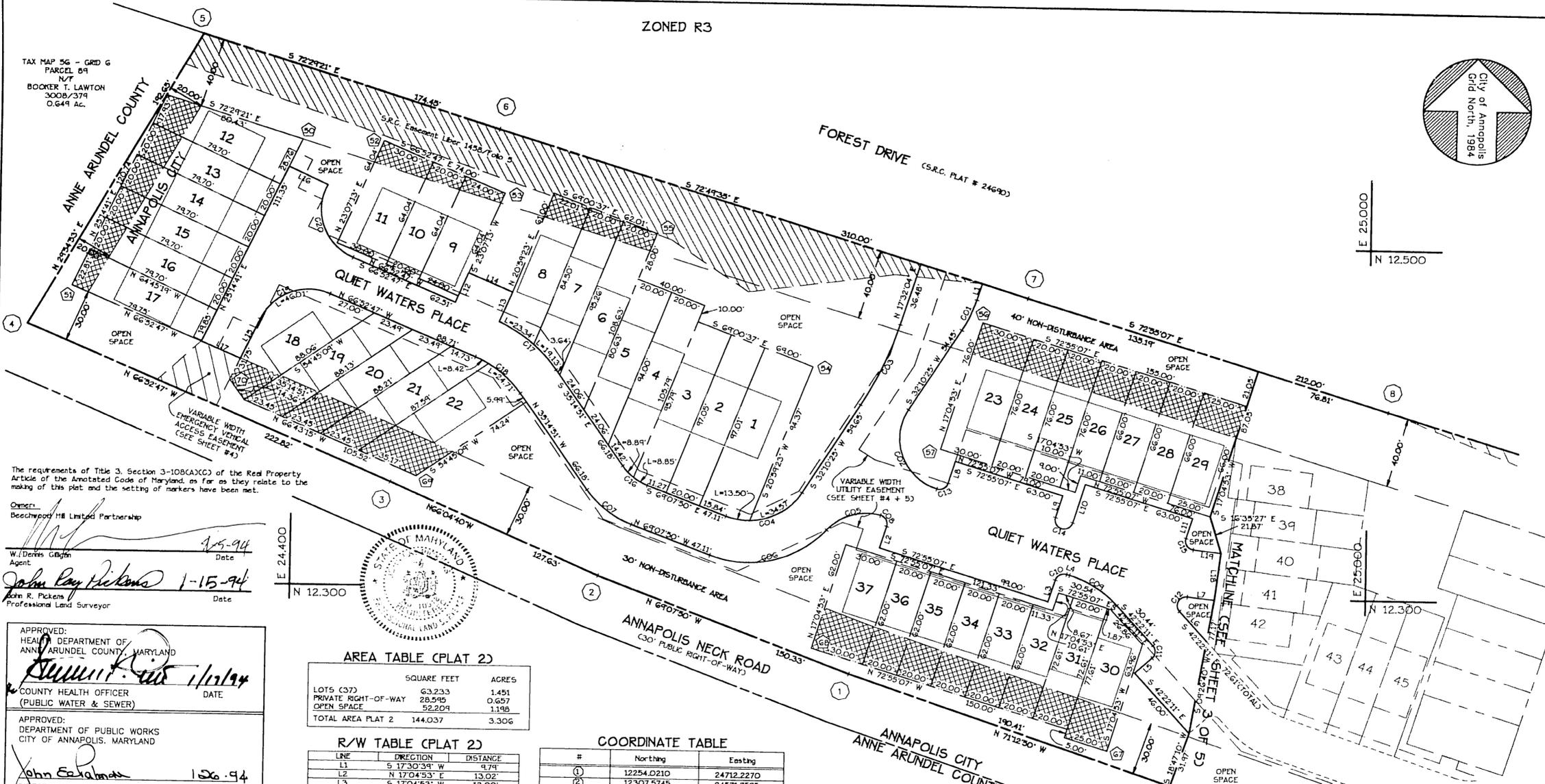
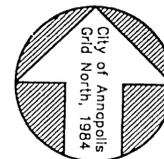
PLAT NO.



Maryland State Archives

ZONED R3

TAX MAP 56 - GRID G
PARCEL 59
N/T
BOOKER T. LAWTON
300B/37A
0.649 AC.



The requirements of Title 3, Section 3-108(A)(C) of the Real Property Article of the Annotated Code of Maryland, as far as they relate to the making of this plat and the setting of markers have been met.

Owner:
Beechwood Hill Limited Partnership
W. Dennis Gibson
Agent
John R. Pickens
Professional Land Surveyor
Date: 1-15-94

APPROVED:
HEALTH DEPARTMENT OF
ANNE ARUNDEL COUNTY, MARYLAND
County Health Officer
(PUBLIC WATER & SEWER)
Date: 1/16/94

APPROVED:
DEPARTMENT OF PUBLIC WORKS
CITY OF ANNAPOLIS, MARYLAND
Director of Public Works
Date: 1-26-94

APPROVED:
DEPARTMENT OF PLANNING AND ZONING
CITY OF ANNAPOLIS, MARYLAND
Director of Planning and Zoning
Date: 2/19/94

APPROVED:
PLANNING AND ZONING COMMISSION
CITY OF ANNAPOLIS, MARYLAND
Chairman, Planning and Zoning Commission
Date: 2-17-94

APPROVED:
BY THE MAYOR AND ALDERMAN
CITY OF ANNAPOLIS, MARYLAND
City Clerk of Annapolis
Date: 1-10-94

McCRONE
ENGINEERING & ENVIRONMENTAL SCIENCES
LAND PLANNING & SURVEYING & CONSTRUCTION SERVICES
20 RIDGELY AVENUE
ANNAPOLIS, MARYLAND 21401
(410) 267-8621

AREA TABLE (PLAT 2)

	SQUARE FEET	ACRES
LOTS (37)	63,233	1.451
PRIVATE RIGHT-OF-WAY	28,545	0.657
OPEN SPACE	52,209	1.198
TOTAL AREA PLAT 2	144,037	3.306

R/W TABLE (PLAT 2)

LINE	DIRECTION	DISTANCE
L1	S 17°30'39" W	4.74
L2	N 17°04'53" E	13.02
L3	S 17°04'53" W	13.00
L4	N 72°25'07" W	17.73
L5	N 47°37'49" E	13.00
L6	S 42°22'11" E	22.87
L7	N 83°06'21" W	15.12
L8	N 17°04'53" E	13.04
L9	S 17°04'53" W	13.00
L10	N 17°04'53" E	23.00
L11	S 17°04'53" W	12.02
L12	N 23°07'13" E	18.28
L13	S 23°07'13" W	18.37
L14	S 66°52'47" E	27.00
L15	S 25°44'11" W	28.23
L16	S 64°45'19" E	24.00
L17	N 66°52'47" W	24.02
L18	S 06°53'39" W	27.00
L19	S 83°06'21" E	15.49

COORDINATE TABLE

#	Northing	Easting
1	12254.0210	24712.2270
2	12307.5745	24571.7595
3	12359.3880	24455.0933
4	12446.8211	24250.1646
5	12561.3041	24346.2462
6	12561.3145	24512.6122
7	12469.7814	24808.7907
8	12407.5107	25011.4390
9	12385.3523	25085.2654
10	12309.2324	25324.8750
11	12252.6536	25467.9652
12	12017.1435	25313.2378
13	12053.8985	25272.6592
14	12085.7836	25219.9183
15	12105.3747	25172.5173
16	12136.0999	25058.9295

CURVE TABLE (PLAT 2)

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C01	75.00	19.19	4.65	19.14	N 24°50'32" E	14°39'46"
C02	30.00	55.03	39.17	47.63	S 20°22'53" E	105°06'13"
C03	200.00	91.10	25.64	50.96	N 24°51'15" E	14°38'21"
C04	35.00	48.07	28.70	44.38	N 71°31'17" E	78°41'53"
C05	30.00	32.80	18.26	31.14	S 73°25'32" W	62°38'41"
C06	90.00	70.75	40.33	66.94	S 76°31'04" W	68°42'19"
C07	54.00	31.94	16.45	31.47	N 52°11'20" W	33°53'12"
C08	5.00	8.06	5.21	7.21	N 24°05'07" W	82°20'00"
C09	60.00	31.94	16.34	31.61	N 57°38'45" W	30°32'59"
C10	5.00	7.85	5.00	7.07	S 62°04'53" W	90°00'00"
C11	5.00	7.85	5.00	7.07	N 02°37'49" E	90°00'00"
C12	5.00	12.15	13.47	7.07	S 27°15'44" W	139°15'50"
C13	5.00	7.85	5.00	7.07	N 62°04'27" E	89°59'08"
C14	5.00	15.71	17.44	10.00	S 72°55'07" E	180°00'00"
C15	5.00	8.74	5.98	7.67	S 33°00'44" E	100°11'14"
C16	30.00	17.74	9.14	17.44	S 92°11'20" E	33°53'13"
C17	84.00	42.47	21.70	42.02	S 49°43'46" E	28°57'54"
C18	60.00	33.13	17.00	32.71	N 51°03'49" W	31°38'04"
C19	30.00	46.01	28.91	41.63	S 69°10'57" W	87°32'32"
C20	30.00	46.01	32.41	44.03	S 19°42'59" E	94°24'53"

LOT AREAS (PLAT 2)

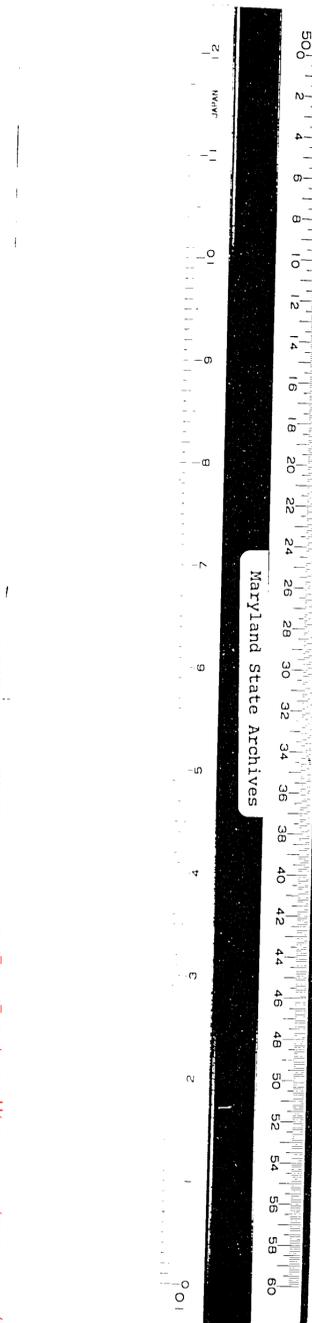
#	SQ. FEET	ACRES
Lot 1	2,801	0.064
Lot 2	1,940	0.044
Lot 3	1,937	0.044
Lot 4	2,022	0.046
Lot 5	1,746	0.040
Lot 6	2,038	0.046
Lot 7	1,786	0.041
Lot 8	1,758	0.041
Lot 9	1,536	0.035
Lot 10	1,280	0.029
Lot 11	1,321	0.030
Lot 12	1,860	0.042
Lot 13	1,254	0.028
Lot 14	1,594	0.036
Lot 15	1,594	0.036
Lot 16	1,594	0.036
Lot 17	1,691	0.039
Lot 18	2,340	0.053
Lot 19	1,761	0.040
Lot 20	1,763	0.040
Lot 21	1,763	0.040
Lot 22	2,453	0.056
Lot 23	2,280	0.052
Lot 24	1,520	0.035
Lot 25	1,520	0.035
Lot 26	1,410	0.032
Lot 27	1,320	0.030
Lot 28	1,320	0.030
Lot 29	1,690	0.037
Lot 30	1,782	0.040
Lot 31	1,492	0.033
Lot 32	1,332	0.030
Lot 33	1,240	0.028
Lot 34	1,240	0.028
Lot 35	1,240	0.028
Lot 36	1,240	0.028
Lot 37	1,860	0.042
Lot Area	63,233	1.451

BUILDING COORDINATES

#	Northing	Easting
50	12554.0187	24402.7955
51	12469.0112	24274.5983
52	12553.8136	24448.1426
53	12524.7524	24516.1991
54	12428.8121	24268.3896
55	12503.1346	24201.2342
56	12455.4741	24783.6706
57	12382.8266	24761.3471
58	12365.8363	25000.7907
59	12308.9472	24993.9374
60	12291.4396	25044.9918
61	12211.4609	25017.7786
62	12352.9761	25055.0644
63	12395.0079	25130.7428
64	12301.5642	25282.9541
65	12230.5320	25291.8657
66	12116.1644	25255.5330
67	12212.1497	24857.2467
68	12268.3320	24493.2341
69	12362.7524	24464.5590
70	12416.1841	24364.3381
71	12212.2048	25151.7332

PLAT 2 OF 5
SUBDIVISION PLAT
BEECHWOOD HILL
CITY OF ANNAPOLIS
TAX MAP 15-6 BLOCK 23 PARCEL 57
GRAPHIC SCALE

1 inch = 40 ft.
NOVEMBER 1993
DRAWN BY: D. MILLER BEECHRP2.DWG JOB #101273407
SIXTH DISTRICT A.A. Co. MARYLAND
MSA S5U 1235-6085-2



ANNE ARUNDEL COUNTY CIRCUIT COURT (Subdivision Plats, AA) Plat 8752-8756; Plat Book 164, pp. 28-32, MSA, S1235, 6085, Date available 1994/03/07. Printed 06/08/2017.

RECORDED IN BOOK PAGE PLAT NO.