

LINE TABLE

LINE	BEARING	DISTANCE
L1	N 66°55'03" W	160.43'
L2	N 57°47'48" E	49.98'
L3	N 63°40'23" E	18.75'
L4	N 76°37'28" E	15.02'
L5	N 79°51'28" E	16.60'
L6	N 84°07'37" E	28.16'
L7	S 33°23'03" W	46.15'
L8	S 03°53'46" E	18.59'
L9	S 36°19'06" E	24.56'
L10	S 59°30'34" E	24.84'
L11	S 67°17'20" E	26.79'
L12	S 43°45'32" W	10.12'
L13	N 51°31'28" W	6.13'
L14	N 42°56'42" W	31.95'
L15	N 24°36'20" W	85.32'
L16	N 61°17'23" W	22.96'
L17	N 27°19'44" W	26.18'
L18	S 62°49'13" E	32.38'
L19	S 67°16'41" E	11.82'
L20	S 82°07'12" E	36.13'
L21	S 55°11'20" E	24.27'
L22	S 10°17'40" E	53.22'
L23	S 12°25'04" W	49.70'

*Steven W. Jones*  
 Steven W. Jones  
 Professional Land Surveyor  
 Maryland License No. 21072 Exp. 02/08/2015



DEDICATION BY OWNERS

The undersigned, being all the owners of the property shown and described on this record plat, do hereby adopt this record plat, establish conservation easements, such lands being deeded to the City of Annapolis upon request.

To the best of our knowledge, information, and belief, the requirements of Section 3-108 of the Real Property Article, Annotated Code of Maryland, as amended, as to the making of the plat and setting of markers, have been satisfied. There are no suits in equity, actions at law, leases, liens, mortgages, trusts, easements, except as shown, or rights-of-way affecting the property included in this record plat.

All owners of the property have affixed their signatures and seals on this record plat.

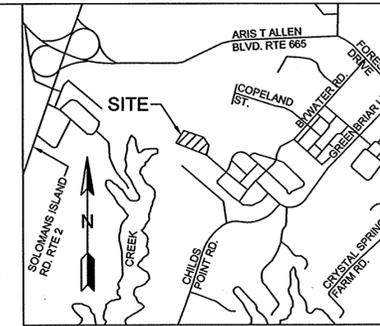
*Roy W. Green, trustee* 3-5-2014  
 By: Roy W. Green, Trustee Date  
 Under the Green Living Trust  
 Dated April 22, 2008

*Dorothy M. Green, trustee* 3-5-2014  
 By: Dorothy M. Green, Trustee Date  
 Under the Green Living Trust  
 Dated April 22, 2008

We assent to and do hereby join in this record plat.

*Roy W. Green, trustee* 3-5-2014  
 By: Roy W. Green, Trustee Date  
 Under the Green Living Trust  
 Dated April 22, 2008

*Dorothy M. Green, trustee* 3-5-2014  
 By: Dorothy M. Green, Trustee Date  
 Under the Green Living Trust  
 Dated April 22, 2008



VICINITY MAP  
 SCALE: 1" = 2,000'

GENERAL NOTES

- This Administrative Plat is an amendment to the previously recorded Administrative Plat entitled "Kingsport Lots 171 and 172" and recorded among the Land Records of Anne Arundel County, Maryland in Plat Book 289 on Page 09 as Plat No. 14985.
- This Administrative Plat revises the Forest Conservation Area for Lot 171 as shown on the aforesaid Administrative Plat.
- Zoning: R1B  
 Front -- 5' Min./14' Max.  
 Rear -- 15' Min.  
 Side -- 7'  
 Height -- 2.5 Stories
- No new or revised lot lines are proposed.
- No increase or decrease in total Conservation Area is proposed.
- Datum based on City of Annapolis monument numbers 18409, N. 19,409.416 E. 17,790.196 and 18410, N. 18,507.985 E. 18,805.668 located along Forest Drive.
- Lot 171 is served by public water and sewer.
- Except for the above stated revision to the Forest Conservation Area for Lot 171, all other Notes as shown on the previous Administrative Plat of the Kingsport Subdivision (Plat Book 289, Page 09, Plat No. 14985) are still applicable.

SURVEYOR'S CERTIFICATE

I hereby certify that this record plat is correct; that it is a subdivision of all of the lands conveyed by Basheer / Edgemoore-Kingsport, L.L.C., formerly known as Crab Cove, LLC, to Roy W. Green & Dorothy M. Green, trustees, under the Green Living Trust, dated April 22, 2008, by deed dated August 17, 2012 and recorded in the Land Records of Anne Arundel County, Maryland in Liber 25395 at Folio 246.

That it is a re-subdivision of Lot 171 as shown two Record Plats entitled "Plat 17 of 20, Kingsport" & "Plat 18 of 20, Kingsport", and both recorded in the aforesaid Land Records in Plat Book 245 on Pages 47 & 48 as Plat Nos. 12824 & 12825, respectively, as amended by an Administrative Plat entitled "Kingsport, Lots 171 and 172" and recorded in the aforesaid Land Records in Plat Book 289 on Page 9 as Plat No. 14985.

And that the requirements of Section 3-108 of the Real Property Article, Annotated Code of Maryland, as amended, as to the making of the plat and setting of markers, have been satisfied.

*Steven W. Jones*  
 Steven W. Jones  
 Professional Land Surveyor  
 Maryland License No. 21072 Exp. 02/08/2015

ADMINISTRATIVE PLAT  
 KINGSFORT  
 LOT 171

CITY OF ANNAPOLIS  
 CITY TAX MAP: 51E BLOCK: 13 PARCEL: 250  
 SCALE: 1" = 60' DATE: DECEMBER, 2013  
 6TH ASSESSMENT DISTRICT ZIP CODE: 21401  
 ANNE ARUNDEL COUNTY, MARYLAND

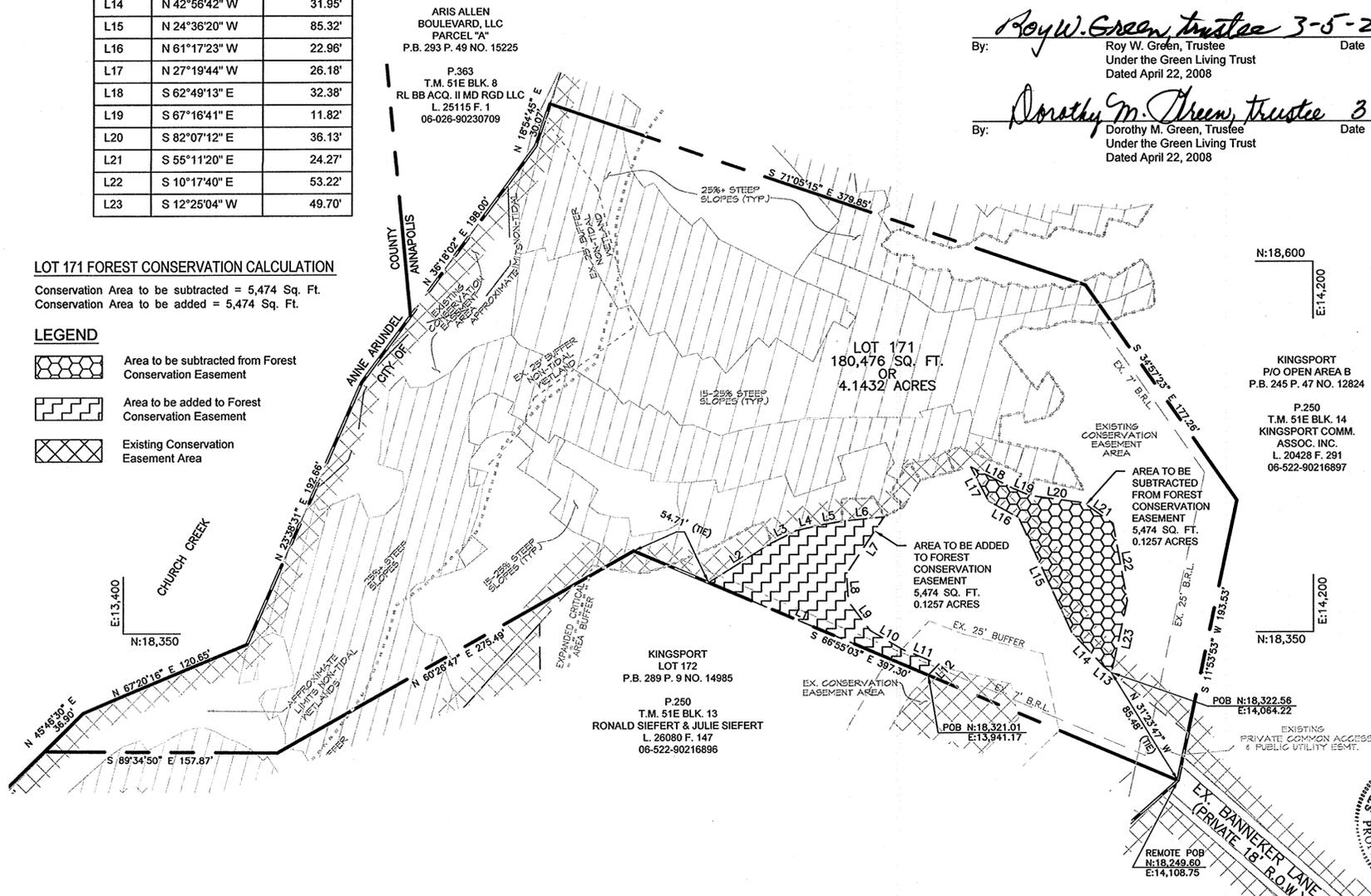
**CPJ** Charles P. Johnson & Associates, Inc.  
 Civil and Environmental Engineers • Planners • Landscape Architects • Surveyors  
 1751 Elton Rd., Ste. 300 Silver Spring, MD 20903 301-434-7000 Fax: 301-434-9394  
 www.cpja.com • Silver Spring, MD • Gaithersburg, MD • College Park, MD • Frederick, MD • Fairfax, VA

LOT 171 FOREST CONSERVATION CALCULATION

Conservation Area to be subtracted = 5,474 Sq. Ft.  
 Conservation Area to be added = 5,474 Sq. Ft.

LEGEND

- Area to be subtracted from Forest Conservation Easement
- Area to be added to Forest Conservation Easement
- Existing Conservation Easement Area

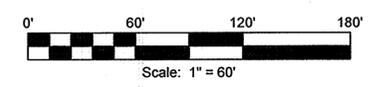


Approved: *[Signature]* 3/10/2014  
 Department of Planning & Zoning City of Annapolis, Maryland  
 Director of Planning and Zoning

Approved: *[Signature]* 3/10/14  
 Department of Public Works City of Annapolis, Maryland  
 Director of Public Works

Approved: *[Signature]* 3/10/14  
 Department of Neighborhood & Environmental Programs  
 Director

Approved: *[Signature]* 3/4/2014  
 Health Department of Anne Arundel County  
 County Health Officer



RECEIVED FOR RECORD  
 CIRCUIT COURT A.A. COUNTY  
 2014 MAR 14 P 1:23

ANNE ARUNDEL COUNTY CIRCUIT COURT (Subdivision Plats, AA) Plat # 16962; Plat Book 328, p. 36, MSA, S1235-9948. Date available 2014/03/14. Printed 06/08/2017.

P.203817

MSA S1235-9948

1/10/14