

BURGESS & NIPLE

LINE TABLE

LINE	BEARING	DISTANCE
L1	N 66°55'43" W	29.26'
L2	N 74°10'28" E	1.33'
L3	N 67°06'37" E	18.89'
L4	N 65°34'33" E	20.23'
L5	N 61°19'30" E	22.25'
L6	N 73°32'29" E	8.36'
L7	S 18°09'26" E	14.68'
L8	S 57°47'48" W	49.98'
L9	N 27°19'44" W	96.37'
L10	S 61°17'23" E	22.96'
L11	S 24°36'20" E	85.32'
L12	S 42°56'42" F	31.95'
L13	N 51°31'28" W	42.39'
L14	S 77°54'01" W	82.31'
L15	N 46°28'44" W	59.16'
L16	N 82°23'42" E	60.73'
L17	S 63°29'01" E	70.61'
L18	N 47°38'51" W	70.17'
L19	N 13°24'28" W	8.45'
L20	N 41°59'51" E	78.96'
L21	S 00°29'20" E	114.18'

LOTS 171 & 172

FOREST CONSERVATION CALCULATION

ARTICLE 26 SECTION 2-304.1

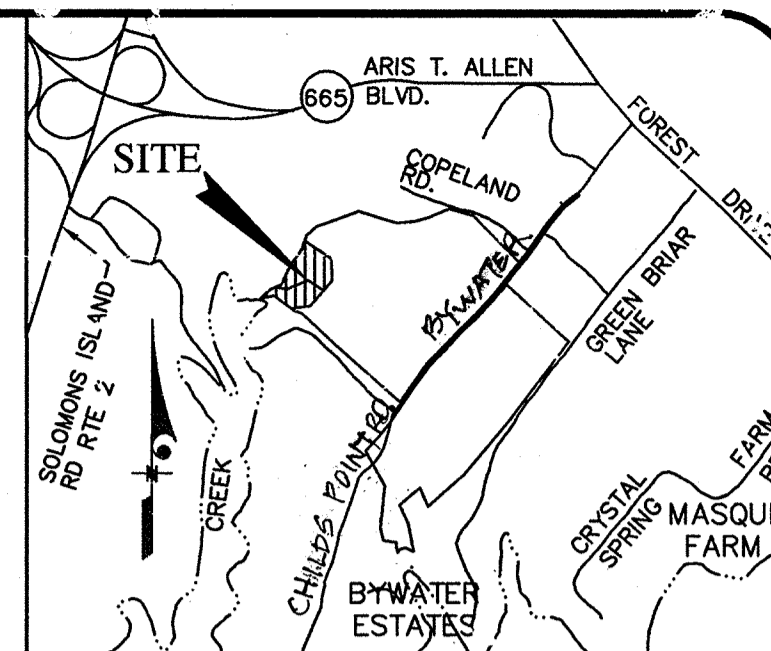
Site Area = 330,942 Sq. Ft. (LOTS 171 & 172)  
 Ex. Conservation Area = 254,786 Sq. Ft.  
 Conservation Area to be removed = 4,321 Sq. Ft.  
 Conservation Area to be added = 9,514 Sq. Ft.  
 New Conservation Area = 259,979 Sq. Ft.

OWNERS/DEVELOPER CERTIFICATION

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

*Diane Cox Basheer*  
 Diane Cox Basheer, President  
 Basheer/Edgemore-Kingsport, L.L.C.  
 Formerly known as Crab Cove, L.L.C.. Member

*Yahya M. Al-Hussain*  
 Yahya M. Al-Hussain, Vice President  
 Basheer/Edgemore-Kingsport, L.L.C.  
 Formerly known as Crab Cove, L.L.C.. Member



VICINITY MAP

SCALE: 1"=2,000'

GENERAL NOTES

- This Administrative Plat is an amendment to the previously recorded plat of the Kingsport Subdivision, a Planned Development recorded in the Land Records of Anne Arundel County, Maryland, Book 245, Pages 31-50, Plat Nos. 12808-12827 on April 19 2002.
- The Administrative Plat revises the Forest Conservation Area shown on Lots 171 & 172 on the recorded plat of Kingsport, a Planned Development in Book 245, Pages 47 & 48 Plat Nos. 12824 and 12825.
- Zoning: R1B  
 Front - 5' Min./14' max.  
 Rear - 15' Min.  
 Side - 7'  
 Height - 2 Stories
- No new or revised lot lines are proposed.
- Lotum based on City of Annapolis monument numbers 18409, N. 19,409.416 E. 17,790.196 and 18410, N. 18,507.985 E. 10,805.668 located along Forest Drive.

LEGEND

- Proposed 25-foot Buffer around the wetlands
- Area to be subtracted from Forest Conservation Property
- Area to be added to Forest Conservation Property
- Proposed Conservation Easement Area to be added to Forest Conservation Property
- Existing Conservation Area

SURVEYOR'S CERTIFICATE

I hereby certify that the plan shown hereon is correct, that it is a subdivision of parcel one and two, as conveyed to Crab Cove, LLC. by deed dated December 20, 1985 and recorded among the Land Records of Anne Arundel County, Maryland in Book 9564, Page 510; that it is a revision to Kingsport Plots 17 or 20 and 18 of 20 both recorded among the Land Records of Anne Arundel County, Maryland in Book 245 Page 47 and 48 as Plat Numbered 12824 and 12825 respectively.

*Diane Cox Basheer*  
 Gary Dedn Simpson  
 Property Line Survey  
 Reg. No. 514  
 5-21-07  
 Date

PLAT ONE OF ONE  
 ADMINISTRATIVE PLAT  
 KINGSFORT  
 LOTS 171 AND 172

CITY OF ANNAPOLIS  
 CITY TAX MAP: 9-6 BLOCK: 21 & 22 PARCEL: 250 & 251  
 SCALE: 1"=60' DATE: MAY, 2007  
 6TH ASSESSMENT DISTRICT ZIP CODE: 21401  
 ANNE ARUNDEL COUNTY, MARYLAND

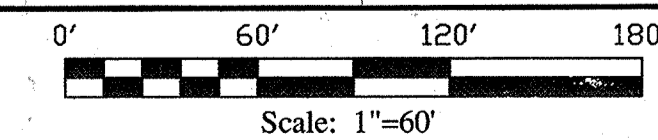
**BURGESS & NIPLE**  
 3204 TOWER OAKS BLVD SUITE 100  
 ROCKVILLE, MARYLAND 20852  
 PH. (301) 468-9400 FAX (301) 468-0669

OWNERS DEDICATION

We, Diane Cox Basheer (President) Yahya M. Al-Hussain (Vice President) the owner/s of the property shown and described on this record plat adopt this record, establish conservation easements, such lands being deeded to Anne Arundel County, Maryland, as may be appropriate, upon request.

*Diane Cox Basheer* 5/24/07  
 Diane Cox Basheer, President  
 Basheer/Edgemore-Kingsport, L.L.C.  
 Formerly known as Crab Cove, L.L.C.. Member

*Yahya M. Al-Hussain* 5/24/07  
 Yahya M. Al-Hussain, Vice President  
 Basheer/Edgemore-Kingsport, L.L.C.  
 Formerly known as Crab Cove, L.L.C.. Member



Recorded in Plat Book \_\_\_\_\_ Page \_\_\_\_\_ Plat No. \_\_\_\_\_

Approved:  
 Planning Commission of the City of Annapolis  
*Diane M. Dinger* 9/21/07  
 VICE CHAIR Date

Approved:  
 Department of Public Works City of Annapolis, Maryland  
*[Signature]* 11/22/07  
 Director of Public Works Date

Approved:  
 Department of Planning and Zoning City Annapolis, Maryland  
*[Signature]* 12/11/07  
 Director of Planning and Zoning Date

Approved:  
 Department of Neighborhood and Environmental Programs  
*[Signature]* 9-27-07  
 Director Date

Approved:  
 HEALTH DEPT. OF ANNE ARUNDEL COUNTY  
*[Signature]* 6/19/07  
 COUNTY HEALTH OFFICER DATE

PLOTTED: 5/23/2007 9:03:05 AM  
 RECEIVED: 5/23/2007 8:49:22 AM  
 8th b A 12  
 ANNE ARUNDEL COUNTY CIRCUIT COURT (Subdivision Plats, AA) Plat 14985; Plat Book 289, p. 9, MSA\_S1235\_9156. Date available 2007/12/12. Printed 06/08/2017.

Maryland State Archives  
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