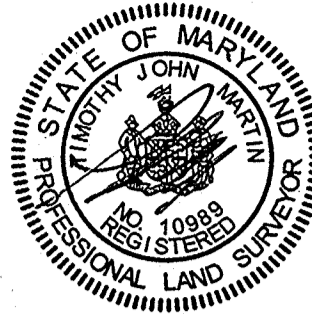


3-6-17
TIMOTHY J. MARTIN DATE
PROFESSIONAL LAND SURVEYOR #10989
EXPIRATION DATE: AUGUST 3, 2018
BAY ENGINEERING INC.
2661 RIVA ROAD, BUILDING 800
ANNAPOLIS, MD 21401
PHONE: 410-897-9290



OWNER'S DEDICATION

THE UNDERSIGNED, BEING ALL OWNERS OF THE PROPERTY SHOWN AND DESCRIBED ON THIS RECORD PLAT, ADOPTS THIS RECORD PLAT; AND DEDICATES ALL CITY OF ANNAPOLIS PUBLIC RIGHT-OF-WAY AND CITY OF ANNAPOLIS UTILITY EASEMENTS TO THE CITY OF ANNAPOLIS; SAID RIGHT-OF-WAY AND EASEMENTS TO BE DEEDED TO THE CITY OF ANNAPOLIS UPON REQUEST AND;

THE OWNERS FURTHER AGREE TO ESTABLISH, DEDICATE AND DEED TO THE CITY OF ANNAPOLIS AND UPON THE CITY'S REQUEST, ANY SUCH ADDITIONAL EASEMENTS, AS THE CITY OF ANNAPOLIS MAY REQUIRE TO INSURE THE CONTINUITY OF SANITARY SEWER AND WATER UTILITIES ACROSS, THROUGH THE RIGHT-OF-WAY AND FOREST CONSERVATION EASEMENT AREA.

TO THE BEST OF OUR KNOWLEDGE, INFORMATION, AND BELIEF, THE REQUIREMENTS OF THE REAL PROPERTY ARTICLE 3-108 OF THE STATE CODE, CONCERNING THE MAKING OF PLATS AND SETTING OF MARKERS, HAVE BEEN SATISFIED. THERE ARE NO SUITS, ACTIONS AT LAW, LEASES, LIENS, MORTGAGES, TRUSTS EASEMENTS, 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.

I (WE) ASSENT TO AND DO HEREBY JOIN IN THIS RECORD PLAT

BRIG, LLC
BY: LOALJO, LLC, MEMBER

ALAN J. HYATT, GENERAL MANAGER DATE 3/14/17
WITNESS [Signature] DATE 3/14/17

CITY OF ANNAPOLIS COMMON ACCESS AND UTILITY EASEMENT AREA DEDICATION

CITY OF ANNAPOLIS COMMON ACCESS AND UTILITY EASEMENT #1 & UTILITY EASEMENT #2 ARE TO BE DEDICATED TO THE CITY OF ANNAPOLIS FOR THE INSTALLATION OF FUTURE CITY OF ANNAPOLIS OWNED UTILITIES. UPON COMPLETION OF THESE UTILITIES AND THEIR ACCEPTANCE BY THE CITY OF ANNAPOLIS FOR OWNERSHIP AND MAINTENANCE, THESE EASEMENTS SHALL BE DEEDED TO THE CITY OF ANNAPOLIS WITH ALL PRIOR RIGHTS.

CITY OF ANNAPOLIS UTILITY NOTE

ALL FIRE HYDRANTS, WATER MAINS AND SANITARY SEWER MAINS, WITHIN THE DEDICATED UTILITY EASEMENTS AND ROAD DEDICATIONS SHALL MEET CITY OF ANNAPOLIS CONSTRUCTION STANDARDS AND SPECIFICATIONS AND BE CONSTRUCTED BY THE DEVELOPER. THERE SHALL BE A SEPARATE WATER HOUSE CONNECTION AND WATER METER FOR EACH LOT. THERE SHALL BE A SEPARATE SEWER HOUSE CONNECTION AND CLEANOUT FOR EACH LOT. EASEMENTS AND THE UTILITIES WITHIN THEM SHALL NOT BECOME CITY UTILITIES UNTIL SUCH A TIME AS THE UTILITIES ARE ACCEPTED BY THE CITY OF ANNAPOLIS AND THE EASEMENTS ARE CONVEYED TO THE CITY OF ANNAPOLIS. UTILITIES NOT ACCEPTED AND EASEMENTS NOT CONVEYED TO THE CITY OF ANNAPOLIS WITHIN FOUR (4) YEARS OF THE RECORDATION OF THIS PLAT SHALL REMAIN THE RESPONSIBILITY IN PERPETUITY UNLESS AN EXTENSION IS AGREED TO BY ALL PARTIES.

RIGHT TO DISCHARGE STATEMENT

WE, THE UNDERSIGNED, OUR HEIRS, LEGAL REPRESENTATIVES, PERSONAL REPRESENTATIVES, SUCCESSORS AND ASSIGNS HEREBY GRANT TO THE CITY OF ANNAPOLIS (PUBLIC) AND INDIVIDUAL LOT OWNERS THE PERPETUAL RIGHT TO DISCHARGE THE FLOW OF WATER FROM SUCH NECESSARY DRAINAGE FACILITIES AND APPURTENANCES TO ADEQUATELY DRAIN THE PUBLIC RIGHT-OF-WAYS NATURAL WATERSHED AND ADJACENT PROPERTIES INTO THE PROPOSED STORM DRAIN PIPES AND DRAINAGE SWALES, EXISTING WATERWAYS AND/OR NATURAL DRAINAGE COURSE AND/OR UPON EXISTING GROUND. SUCH DISCHARGE POINTS ARE INDICATED AS (PUBLIC) AND (PUBLIC), AS SHOWN GRAPHICALLY ON THESE PLATS.

BRIG, LLC
BY: LOALJO, LLC, MEMBER

ALAN J. HYATT, GENERAL MANAGER DATE 3/14/17
WITNESS [Signature] DATE 3-14-17

FOREST CONSERVATION PROPERTY (BAY VILLAGE, LOTS 1-4)

THE FOREST CONSERVATION PROPERTY ON THESE PLATS, SHOWN THUSLY ON THESE PLATS WITH THE TERMS OF THE CONSERVATION EASEMENT AGREEMENT BETWEEN THE CITY OF ANNAPOLIS AND THE OWNER, ITS SUCCESSORS AND ASSIGNS IS TO BE RECORDED AMONG THE LAND RECORDS OF ANNE ARUNDEL COUNTY, MARYLAND AFTER THE RECORDATION OF THIS PLAT. THERE SHALL BE NO CLEARING, TRIMMING, DUMPING, STORAGE, OR STRUCTURE WITHIN THE NEW FOREST CONSERVATION PROPERTY AREAS.

FOREST CONSERVATION EASEMENT TABULATION

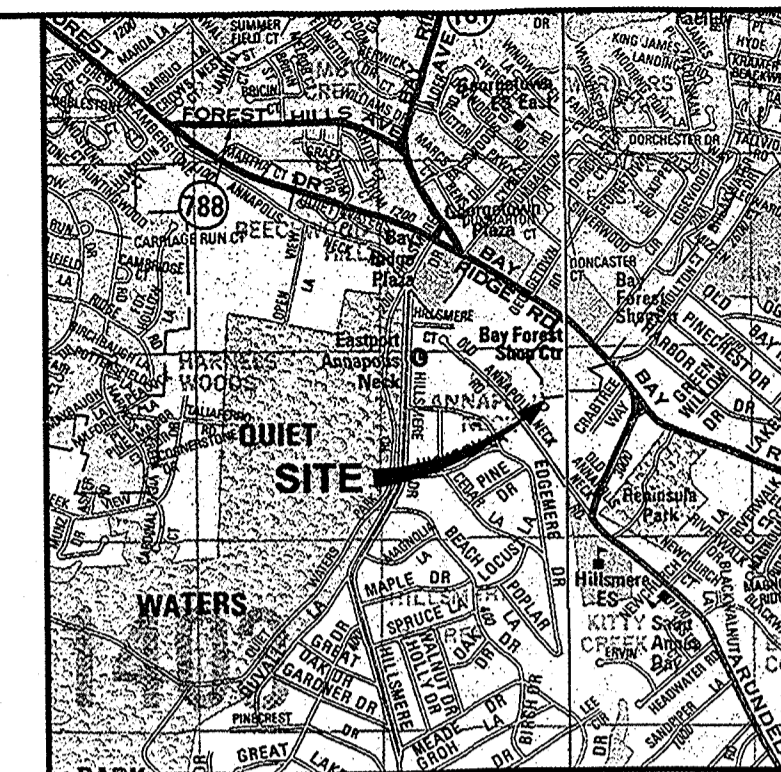
FOREST CONSERVATION EASEMENT #	AREA
FOREST CONSERVATION EASEMENT	130,917 SQ.FT. OR 3.0054 AC.

AREA TABULATION

DESCRIPTION	AREA
CITY OF ANNAPOLIS RIGHT-OF-WAY BAY VILLAGE DRIVE	27,294 SQ.FT. OR 0.6266 AC.
CITY OF ANNAPOLIS RIGHT-OF-WAY SOUTH EDGEWOOD ROAD	16,146 SQ.FT. OR 0.3707 AC.
LOT 1	39,188 SQ.FT. OR 0.8996 AC.
LOT 2	22,005 SQ.FT. OR 0.5052 AC.
LOT 3	68,316 SQ.FT. OR 1.5683 AC.
LOT 4	274,529 SQ.FT. OR 6.3023 AC.
TOTAL	447,478 SQ.FT. OR 10.2727 AC.

PREVIOUSLY RECORDED PLAT NOTE

THIS SITE WAS PREVIOUSLY RECORDED IN PLAT BOOK 307, PAGES 42 & 43, PLAT # 15918 & 15919, AND IS SUBJECT TO ALL PREVIOUS PLAT NOTES. UNLESS SAID NOTES HAVE BEEN SUPERCEDED BY A SUBSEQUENT PLAT INCLUDING THIS PLAT.



COPYRIGHT ADC THE MAP PEOPLE PERMITTED USE NO. 08301200
VICINITY MAP
1"= 2000'

GENERAL NOTES

- THE PURPOSE OF THIS AMENDED PLAT IS AS FOLLOWS:
A. CREATE FOREST CONSERVATION PROPERTY FOR THE ENTIRE BAY VILLAGE SUBDIVISION (LOTS 1-4).
- THE COORDINATES AND BEARINGS SHOWN HEREON ARE REFERRED TO THE CITY OF ANNAPOLIS GRID SYSTEM NORTH:
CITY OF ANNAPOLIS CONTROL MONUMENT #311
N=21148.12 E=13669.49 ELEV.=52.29
CITY OF ANNAPOLIS CONTROL MONUMENT #18351
N=18457.427 E=19923.466 ELEV.=52.78
- THE PROPERTY SHOWN HEREON IS ZONED PM2 (PROFESSIONAL MIXED OFFICE PARK DISTRICT) AND R1 (RESIDENTIAL DISTRICT).
- THE PROPERTY SHOWN HEREON LIES IN FLOOD ZONE X, (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) AS DELINEATED ON THE FIRM FLOOD INSURANCE MAP #24003C0253F DATED FEBRUARY 18, 2016 FOR THE CITY OF ANNAPOLIS AND DISTRIBUTED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.
- THE SITE IS NOT LOCATED WITHIN THE CHESAPEAKE BAY CRITICAL AREA.
- SOLID WASTE REMOVAL WILL BE PROVIDED BY A PRIVATE REFUSE HAULER LICENSED BY THE CITY OF ANNAPOLIS.
- ALL RETAINING WALLS WILL BE OWNED AND MAINTAINED BY BRIG, LLC, ITS SUCCESSORS OR ASSIGNS AND NOT THE CITY OF ANNAPOLIS.
- ANY RELOCATION OF EXISTING UTILITIES SHALL BE THE RESPONSIBILITY OF THE OWNER'S AND NOT THE CITY OF ANNAPOLIS.
- THERE SHALL BE NO LANDSCAPE OBSTRUCTIONS WITHIN 25 FEET OF ANY INTERSECTIONS.
- BUILDING CONSTRUCTION OR LANDSCAPE SHALL NOT ENCRUCH UPON ANY UTILITY EASEMENTS.
- ALL EXISTING STREET LIGHTS, FIRE HYDRANTS, WATER LINES, SEWER LINES, STORM DRAIN LINES, GAS LINES, METERS AND CLEANOUTS SHALL BE INSPECTED, EVALUATED AND REFURBISHED AS REQUIRED TO MEET CITY STANDARDS AND ALL APPLICABLE CODES. ALL SEWER AND STORM DRAIN LINES SHALL BE "CLEANED OUT" AS REQUIRED AND MADE OPERATIONAL. ALL COSTS FOR THIS WORK IS THE RESPONSIBILITY OF THE OWNER/DEVELOPER, NOT THE CITY OF ANNAPOLIS.
- ALL COSTS TO BRING WATER AND SEWER TO THE LOTS SHALL BE THE RESPONSIBILITY OF OTHERS, NOT THE CITY OF ANNAPOLIS.
- THERE SHALL BE NO SNOW REMOVAL OR OTHER MAINTENANCE BY THE CITY OF ANNAPOLIS FROM PARKING LANES OR NON CITY OF ANNAPOLIS OWNED FEE SIMPLE ROADWAY.
- ALL SIDEWALKS WITHIN THE ENTIRE SUBDIVISION AND ALONG ALL THE ROADWAYS SHALL BE THE RESPONSIBILITY OF THE LOT OWNERS, NOT THE CITY OF ANNAPOLIS, FOR REPAIR, REPLACEMENT, MAINTENANCE AND SNOW/ICE REMOVAL.
- ALL TREES AND LANDSCAPING NOT ON THE INDIVIDUAL LOTS SHALL BE THE RESPONSIBILITY OF THE LOT OWNER, NOT THE CITY OF ANNAPOLIS, FOR WATERING, CUTTING, PRUNING, REMOVAL, REPLACEMENT AND MAINTENANCE.
- THE DEVELOPMENT OF THIS PROPERTY SHALL BE IN ACCORDANCE WITH THE APPROVED SITE DESIGN PLAN REVIEW SDP2004-12-117/SDP 2009-018 AND THE VARIANCES APPROVED BY THE CITY OF ANNAPOLIS BOARD OF APPEALS ON JUNE 5, 2007 AND LOT 4 SPECIAL EXCEPTION SE 2016-001 AND VARIANCE TO FRONT ROAD SETBACK VAR 2016-017 APPROVED BY THE CITY OF ANNAPOLIS BOARD OF APPEALS ON JULY 5, 2016. COPIES OF WHICH ARE ON FILE WITH THE CITY OF ANNAPOLIS DEPARTMENT OF PLANNING AND ZONING. ALL PROPOSED WORK IS THE RESPONSIBILITY OF THE OWNER/DEVELOPER NOT THE CITY OF ANNAPOLIS.
- ALL HARDSCAPE FEATURES (BENCHES, TRASH CANS) AND STORMWATER MANAGEMENT FEATURES WITHIN THE CITY RIGHT OF WAY AND THE STORMWATER MANAGEMENT POND ON LOT 4 SHALL BE THE RESPONSIBILITY OF THE OWNERS NOT THE CITY OF ANNAPOLIS.

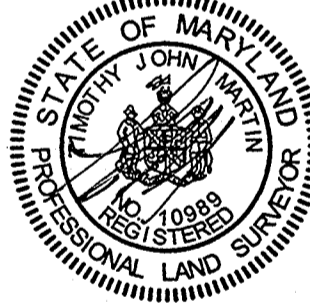
SURVEYOR'S CERTIFICATE

I CERTIFY THAT THIS RECORD PLAT 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:

BAY VILLAGE, L.L.C. AND PRESIDENTIAL BUILDERS, INC. TO BRIG, LLC BY DEED DATED SEPTEMBER 24, 2009 AND RECORDED AMONG THE LAND RECORDS OF ANNE ARUNDEL COUNTY, MARYLAND IN LIBER 21605, FOLIO 492.

THE REQUIREMENTS OF SECTION 3-108, OF THE REAL PROPERTY ARTICLE ANNOTATED CODE OF MARYLAND AS FAR AS THEY RELATE TO THE MAKING OF PLATS AND SETTING OF MARKERS HAVE BEEN SATISFIED.

3-6-17
TIMOTHY J. MARTIN DATE
MARYLAND PROFESSIONAL LAND SURVEYOR #10989
EXPIRATION DATE: AUGUST 3, 2018
BAY ENGINEERING INC.
2661 RIVA ROAD, BUILDING 800
ANNAPOLIS, MD 21401
PHONE: 410-897-9290



APPROVED:
DEPARTMENT OF PLANNING AND ZONING
CITY OF ANNAPOLIS

C. [Signature] 3/2/17
DIRECTOR OF PLANNING AND ZONING DATE

APPROVED:
DEPARTMENT OF PUBLIC WORKS
CITY OF ANNAPOLIS

[Signature] 3/30/17
DIRECTOR OF PUBLIC WORKS DATE

APPROVED:
HEALTH DEPARTMENT OF
ANNE ARUNDEL COUNTY, MARYLAND

K. [Signature] 3/10/2017
FOR COUNTY HEALTH OFFICER
(PUBLIC WATER & SEWER) DATE

Bay Engineering Inc.

Engineers, Planners and Surveyors
2661 Riva Road, Building 800
Annapolis, Maryland 21401
410.897.9290
410.897.9295 fax
email: info@bayengineering.com
www.bayengineering.com



RECORDED IN BOOK

PAGE

PLAT NO.

2200520

MSA 51235-10311-1

PLAT 1 OF 2
AMENDED RECORD PLAT OF BAY VILLAGE

TAX MAP 57A, GRID 14, PARCEL 160
MARCH, 2017 ZIP CODE: 21403
DATUM: CITY OF ANNAPOLIS GRID NORTH
SIXTH DISTRICT - A.A. CO. MARYLAND

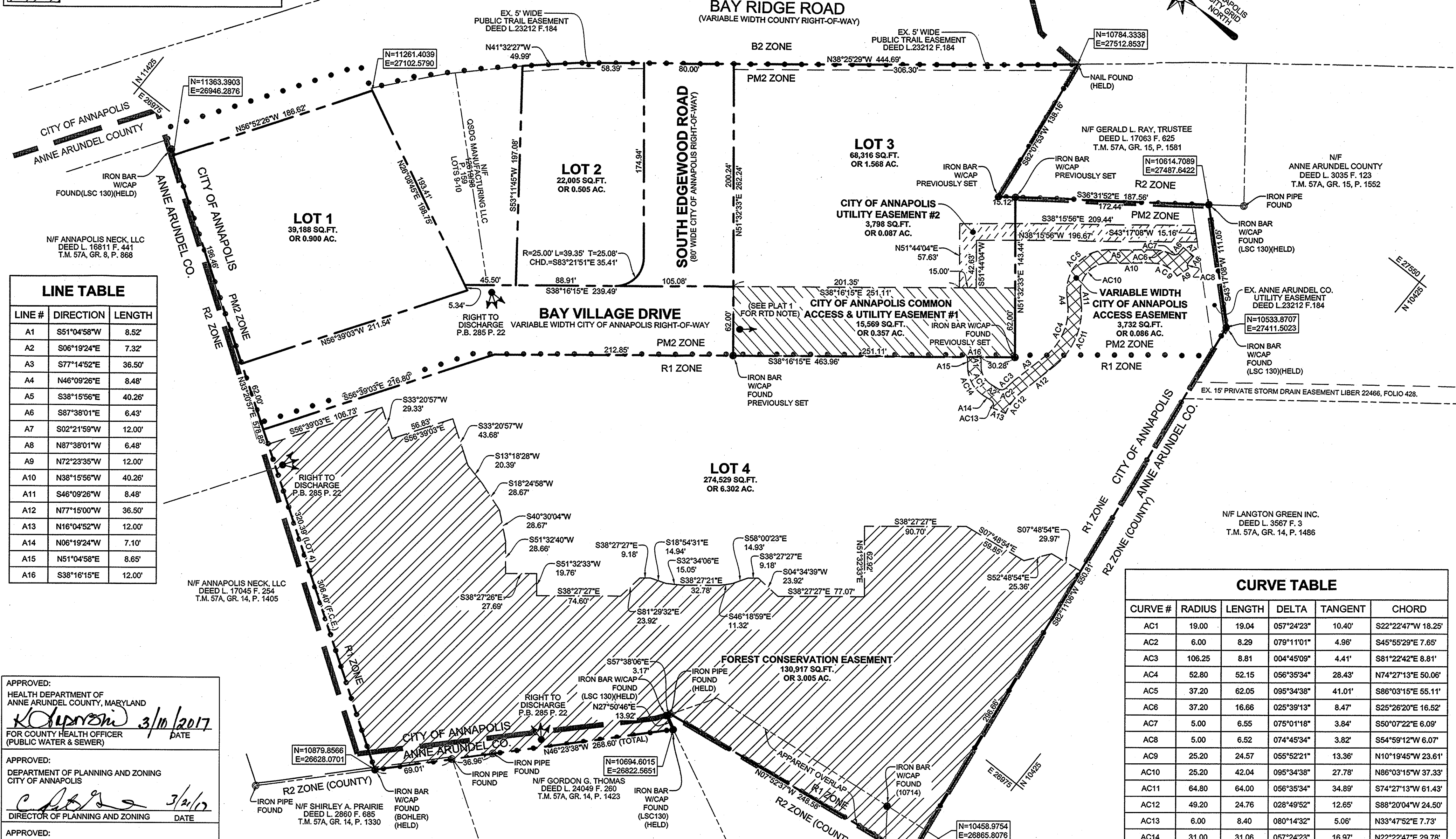
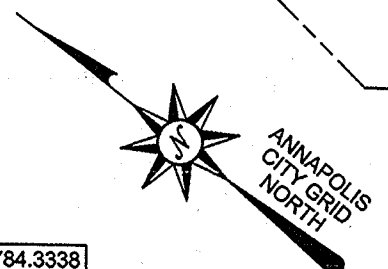
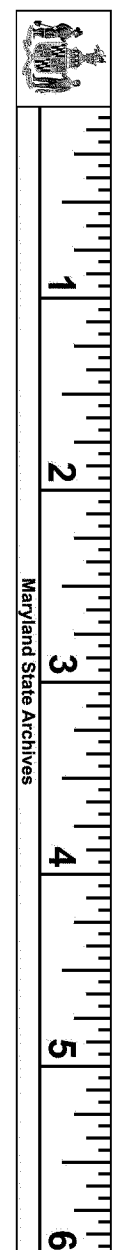
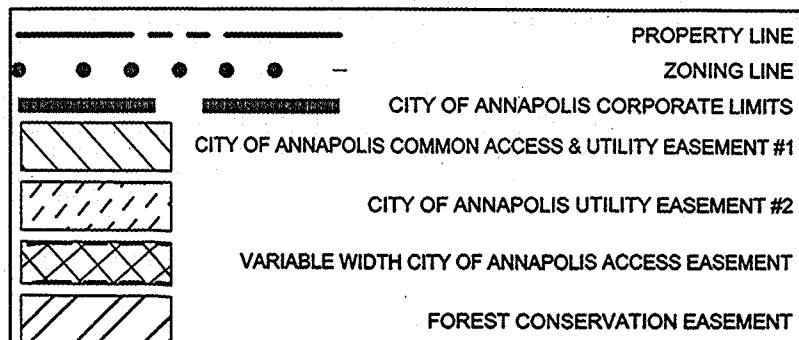
2017 MAR 24 P 1:51

RECEIVED FOR RECORD
CIRCUIT COURT A.A. COUNTY

PLAT DATE: 08/20/17 1:48 PM
FCIS-5208 Assistant Using Lot 4 Bay Village Survey/ Subdivision Plat 15-5208 Amended Plat.dwg

512/11/19

LEGEND



LINE TABLE

LINE #	DIRECTION	LENGTH
A1	S51°04'58"W	8.52'
A2	S06°19'24"E	7.32'
A3	S77°14'52"E	36.50'
A4	N46°09'26"E	8.48'
A5	S38°15'56"E	40.26'
A6	S87°38'01"E	6.43'
A7	S02°21'59"W	12.00'
A8	N87°38'01"W	6.48'
A9	N72°23'35"W	12.00'
A10	N38°15'56"W	40.26'
A11	S46°09'26"W	8.48'
A12	N77°15'00"W	36.50'
A13	N16°04'52"W	12.00'
A14	N06°19'24"W	7.10'
A15	N51°04'58"E	8.65'
A16	S38°16'15"E	12.00'

CURVE TABLE

CURVE #	RADIUS	LENGTH	DELTA	TANGENT	CHORD
AC1	19.00	19.04	057°24'23"	10.40'	S22°22'47"W 18.25'
AC2	6.00	8.29	079°11'01"	4.96'	S45°55'29"E 7.65'
AC3	106.25	8.81	004°45'09"	4.41'	S81°22'42"E 8.81'
AC4	52.80	52.15	056°35'34"	28.43'	N74°27'13"E 50.06'
AC5	37.20	62.05	095°34'38"	41.01'	S86°03'15"E 55.11'
AC6	37.20	16.66	025°39'13"	8.47'	S25°26'20"E 16.52'
AC7	5.00	6.55	075°01'18"	3.84'	S50°07'22"E 6.09'
AC8	5.00	6.52	074°45'34"	3.82'	S54°59'12"W 6.07'
AC9	25.20	24.57	055°52'21"	13.36'	N10°19'45"W 23.61'
AC10	25.20	42.04	095°34'38"	27.78'	N86°03'15"W 37.33'
AC11	64.80	64.00	056°35'34"	34.89'	S74°27'13"W 61.43'
AC12	49.20	24.76	028°49'52"	12.65'	S88°20'04"W 24.50'
AC13	6.00	8.40	080°14'32"	5.06'	N33°47'52"E 7.73'
AC14	31.00	31.06	057°24'23"	16.97'	N22°22'47"E 29.78'

APPROVED:
HEALTH DEPARTMENT OF ANNE ARUNDEL COUNTY, MARYLAND
[Signature] 3/10/2017
FOR COUNTY HEALTH OFFICER (PUBLIC WATER & SEWER) DATE

APPROVED:
DEPARTMENT OF PLANNING AND ZONING CITY OF ANNAPOLIS
[Signature] 3/10/17
DIRECTOR OF PLANNING AND ZONING DATE

APPROVED:
DEPARTMENT OF PUBLIC WORKS CITY OF ANNAPOLIS
[Signature] 3/10/17
DIRECTOR OF PUBLIC WORKS DATE

WE ASSENT TO THIS PLAN OF SUBDIVISION
BY: LOALJO, LLC, MEMBER
[Signature] 3/14/17
ALAN J. HYATT, GENERAL MANAGER DATE

SEE PLAT 1 OF 2 FOR SURVEYOR'S CERTIFICATE AND OWNER'S DEDICATION
[Signature] 3-6-17
TIMOTHY J. MARTIN DATE
MD PROF. LAND SURVEYOR #10989
EXPIRATION DATE: AUGUST 3, 2018



Bay Engineering Inc.
Engineers, Planners and Surveyors
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email: info@bayengineering.com
www.bayengineering.com

**PLAT 2 OF 2
AMENDED RECORD PLAT OF
BAY VILLAGE**

TAX MAP 57A, GRID 14, PARCEL 160
MARCH, 2017 ZIP CODE: 21403
DATUM: CITY OF ANNAPOLIS GRID NORTH
SIXTH DISTRICT - A.A. CO. MARYLAND
GRAPHIC SCALE 1"=60'



RECORDED IN BOOK PAGE PLAT NO.

220521

MSA S1235-10311-2

ANNE ARUNDEL COUNTY CIRCUIT COURT (Subdivision Plats, AA) Plat 18056-18057; Plat Book 350, pp. 30-31, MSA_S1235_10311, Date available 2017/03/24, Printed 07/31/2017.

PLOT DATE: 3/9/2017 1:49 PM
FILED: 3/15/2017 10:52 AM
RECEIVED FOR RECORD
CIRCUIT COURT, A.A. COUNTY
2017 MAR 24 P 1:51

S12111152