

OFFICE OF PLANNING AND ZONING OF A.A.CO., MD.

APPROVED:

Florence Beck Kordle 7/25/78
 FLORENCE BECK KORDLE PLANNING & ZONING OFFICER DATE

A.A.CO. HEALTH DEPARTMENT

APPROVED:

J. Howard Beard 11-9-77
 J. HOWARD BEARD COUNTY HEALTH OFFICER DATE

NOTE

ALL PRINCIPLE STRUCTURES
 CONSTRUCTED UPON LOTS 73
 & 74 SHALL HAVE MIN. FLOOR
 ELEVATIONS OF 10.0'.

NOTE:

Lots 73 and 74 are
 subject to a 30' Min.
 Bldg. Rest. Line from the
 mean high water line of
 Main creek.

Recreation Dedication

The recreation require-
 ments of Anne Arundel
 Co. have been met by
 the conveyance of 5.041
 Ac. Recreation Area to
 Fairwood Assoc. Inc. by
 deed dated Sept. 1, 1976
 and recorded in Liber
 2894, folio 257.

COORDINATES

NO	NORTH	EAST	NO	NORTH	EAST
1	469534.28	945702.38	31	469424.53	946312.81
2	469532.07	945821.57	32	469442.39	946344.63
3	469520.46	945880.13	33	469460.56	946349.82
4	470434.61	947559.33	34	469768.09	946585.17
5	470414.47	947596.04	35	470085.23	947134.98
6	470262.90	947487.33	36	470101.80	947146.90
7	470213.69	947447.80	37	470044.15	947180.39
8	470021.28	947272.17	38	470042.00	947160.10
9	469959.60	947214.93	39	469724.86	946914.23
10	469851.18	947132.50	40	469446.82	946397.90
11	469768.58	947106.93	41	469428.65	946397.72
12	469649.01	947105.60	42	469396.59	946409.53
13	469529.90	947130.42	43	469241.52	946701.89
14	469010.70	947006.39	44	469072.89	946825.03
15	468507.60	946566.53	45	469068.07	946790.00
16	468717.63	946378.15	46	469008.30	946744.70
17	468749.61	946416.57	47	468811.71	946513.19
18	468789.20	946386.04	48	468855.93	946489.84
19	468793.86	946392.14	49	469038.50	946704.85
20	468952.53	946272.47	50	469098.27	946750.16
21	469199.05	945996.59	51	469133.30	946745.34
22	469170.69	945938.10	52	469193.71	946665.65
23	469320.74	945831.07	53	469338.82	946393.03
24	469345.41	945842.74	54	469322.88	946362.49
25	469391.14	945823.91	55	469237.21	946338.02
26	469487.51	945907.29	56	469217.01	946340.91
27	469523.96	945901.12	57	469235.32	946276.81
28	469551.58	945891.58	58	469250.95	946289.94
29	469596.62	945907.22	59	469356.62	946314.42
30	469466.23	946152.72	60	469366.47	946297.69
			61	469405.16	946131.60
			62	469444.42	945993.46
			63	469455.00	945951.72
			64	469450.30	945954.09
			65	469482.81	945904.26
			66	469496.42	945966.80

PLAT TWO
 SECTION THREE
 FAIRWOOD

LOCATION MAP

SCALE: 1" = 2000'

NOTE: Lots 59, 60, 68, 70, 74 shown on this plat
 are approved for recording only and no building
 permits for said lots shall be issued until such
 time as all requirements of A.A.Co. and the
 Maryland State Department of Health and
 Mental Hygiene pertaining to sewer, water, and
 solid waste disposal have been met.

Total Area on this Plat - 23.3179 Ac.
 Total Area Road R/W - 4.3990 Ac.
 Total Area Flood Plains - 2.9280 Ac.
 Total Area Lots - 21.9909 Ac.
 Total Number Lots - 40

NOTICE TO TITLE EXAMINERS:

1. THIS PLAT HAS BEEN APPROVED FOR RECORDING ONLY
 SUBJECT TO A SUBDIVISION AGREEMENT WITH ANNE
 ARUNDEL COUNTY, MD. DATED 7/25/78 AND RECORDED
 AMONG THE LAND RECORDS OF ANNE ARUNDEL COUNTY,
 MD. IN LIBER 3105 AT FOLIO 478.

2. NO SALE OR CONTRACT OF SALE OF LOTS SHOWN HERE-
 ON SHALL BE MADE UNTIL THE NECESSARY IMPROVEMENTS
 HAVE BEEN SATISFACTORILY GUARANTEED BY A SURETY
 BOND, CERTIFIED CHECK, CASH OR AN IRREVOCABLE
 LETTER OF CREDIT FROM A LOCAL BANK OR OTHER
 SUCH SECURITY AS AUTHORIZED BY LAW AND SUCH
 AGREEMENT HAS BEEN ENTERED INTO BY THE DEVELOP-
 ER WITH THE PUBLIC WORKS DEPARTMENT IN ACCOR-
 DANCE WITH SUBDIVISION REGULATIONS.

3. NO BUILDING PERMITS SHALL BE ISSUED FOR ANY
 CONSTRUCTION IN THIS DEVELOPMENT OTHER THAN
 SAMPLE PERMITS UNTIL THE REQUIREMENTS OF
 PARAGRAPH (2.) ABOVE HAVE BEEN COMPLIED WITH.

ALL UTILITIES INCLUDING GAS, ELECTRIC, AND
 COMMUNICATIONS SHALL BE INSTALLED UNDERGROUND
 IN ACCORDANCE WITH THE PUBLIC SERVICE COM-
 MISSION STATEWIDE RULES OF JUNE 14, 1968.

THE COORDINATES SHOWN HEREON ARE BASED
 ON THE MARYLAND STATE SYSTEM OF PLANE CO-
 ORDINATES AS ESTABLISHED FROM ANNE ARUNDEL
 COUNTY OFFICE OF PLANNING AND ZONING
 TRAVERSE STATIONS CONC. MON. I-J & R.R. SPIKE I-H-A.

THE REAR FIVE FEET OF EACH LOT IS RESERVED
 AS AN EASEMENT FOR UTILITIES.

OWNERS DEDICATION:

WE, ANNE ARUNDEL CONTRACTORS, INC., A CORPORATION
 OF THE STATE OF MARYLAND, BY LLOYD B. HURD, PRESIDENT
 OWNERS OF THE PROPERTY SHOWN AND DESCRIBED
 HEREON, HEREBY ADOPT THIS PLAN OF SUBDIVISION;
 ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES
 AND DEDICATE THE STREETS, ALLEYS, WALKS AND OTHER
 EASEMENTS, WIDENING STRIPS, AND FLOOD PLAINS
 TO PUBLIC USE, SUCH LANDS TO BE DEEDED TO ANNE
 ARUNDEL COUNTY UPON REQUEST.

THERE ARE NO SUITS, ACTIONS OF LAW, LEASES,
 LIENS, MORTGAGES, TRUSTS, EASEMENTS OR RIGHTS
 OF WAY AFFECTING THE PROPERTY INCLUDED IN
 THIS PLAN OF SUBDIVISION, EXCEPT AS SHOWN HEREON.
 THE REQUIREMENTS OF SUBSECTION 3-108(A) OF
 ARTICLE 21 OF THE ANNOTATED CODE OF MARYLAND
 1957 EDITION AS AMENDED 1973 TITLE, REAL PROP-
 erty AS FAR AS RELATED TO THE MAKING OF THIS
 PLAT AND SETTING OF MARKERS HAVE BEEN COMPLIED WITH.

BY: *Lloyd B. Hurd* 7-26-78
 PRESIDENT DATE

ATTEST: *Lloyd B. Hurd* 7-26-78
 SECRETARY DATE

SURVEYORS CERTIFICATE:

I HEREBY CERTIFY THAT THE PLAT SHOWN HEREON IS COR-
 RECT, THAT IT IS A SUBDIVISION OF PART OF THE LAND CON-
 VEYED BY WILLIAM C. PHELPS, JR., TO ANNE ARUNDEL CONTRACTORS, INC.,
 BY DEED DATED FEB. 23, 1968, AND RECORDED AMONG THE
 LAND RECORDS OF A.A.CO., MD. IN LIBER 1792 AT FOLIO 196.
 THE REQUIREMENTS OF SECTIONS 13-112 THROUGH
 13-112.2 OF THE A.A.CO. SUBDIVISION REGULATIONS
 HAVE BEEN COMPLIED WITH.

Anthony L. D'Onofrio 11-8-77
 ANTHONY L. D'ONOFRIO
 REG. PROF. L.S. NO. 9435

NO.	Δ	L	T	CHORD
27-28	03°46'05"	60.8	43.46	21.74
29-30	26°45'00"	60.8	280.52	42.87
33-34	43°53'51"	521.30	399.39	210.08
35-36	48°11'22"	25.00	21.03	11.18
36-37	27°22'46"	50.00	241.19	24.19
37-38	48°11'22"	25.00	21.03	11.18
39-40	43°53'51"	471.30	361.09	189.93
42-43	18°26'42"	1032.45	332.37	167.04
46-47	25°00'00"	701.61	306.15	155.54
47-48	09°47'40"	672.72	115.00	57.64
48-49	25°00'00"	651.67	284.32	144.46
52-53	18°16'26"	972.45	310.15	156.40
55-56	48°11'22"	25.00	21.03	11.18
56-57	27°22'46"	50.00	241.19	24.19
57-58	48°11'22"	25.00	21.03	11.18
61-62	18°26'42"	660.81	155.08	77.90
24-64	16°51'21"	415.86	139.99	70.51
25-65	16°51'21"	415.86	122.34	61.62

PLAT TWO
 SECTION THREE

FAIRWOOD

THIRD DISTRICT ANNE ARUNDEL CO. MD.
 SCALE: 1" = 100' NOVEMBER, 1977

NOVASH AND D'ONOFRIO, P.A.
 CONSULTING ENGINEERS
 GLEN BURNIE MARYLAND

MSA 354.1335-2004

J.O.#50