

- interpretation of these terms shall be given to the benefit of the grantee.
- A sale or contract of sale of any lots shown herein may not be made until necessary improvements have been:
 - adequately completed under an inspection agreement and the subdivision has provided the County with a list of the lots from all contractors and subcontractors, or
 - satisfactorily guaranteed by a public works agreement, supported by a surety bond, certified check, cash or irrevocable letter of credit from a local bank or other such security authorized by law.
 - A building permit other than a simple permit may not be issued for any construction in this subdivision until the requirements of paragraph 2 above have been complied with. Certificates of use and occupancy may not be issued for any building or structure in this subdivision unless improvements required under a public works agreement by Article 26, Section 3-14 of the Anne Arundel County Code have been completed.
 - NO INDIVIDUAL LOTS MAY BE TRANSFERRED AND NO BUILDING PERMITS WILL BE APPROVED WITHOUT AN EXECUTED UTILITY AGREEMENT.

NOTE: ANY SHREDLINE CLEARING CAN BE DONE ONLY ACCORDING TO A BUFFER MANAGEMENT PLAN
NOTE: LOT #3 CAN ONLY BE FURTHER SUBDIVIDED IF ALL CRITICAL AREA REQUIREMENTS CAN BE MET

NOTE - CRITICAL AREA

THE ENTIRE PARCEL IS WITHIN THE CRITICAL AREA BOUNDARY AND IS SUBJECT TO RESTRICTIONS AND LIMITS OF DISTURBANCE

NOTE

MARKED PROPOSED ROAD TO EXISTING ROADS

NOTE

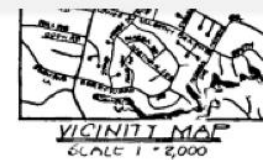
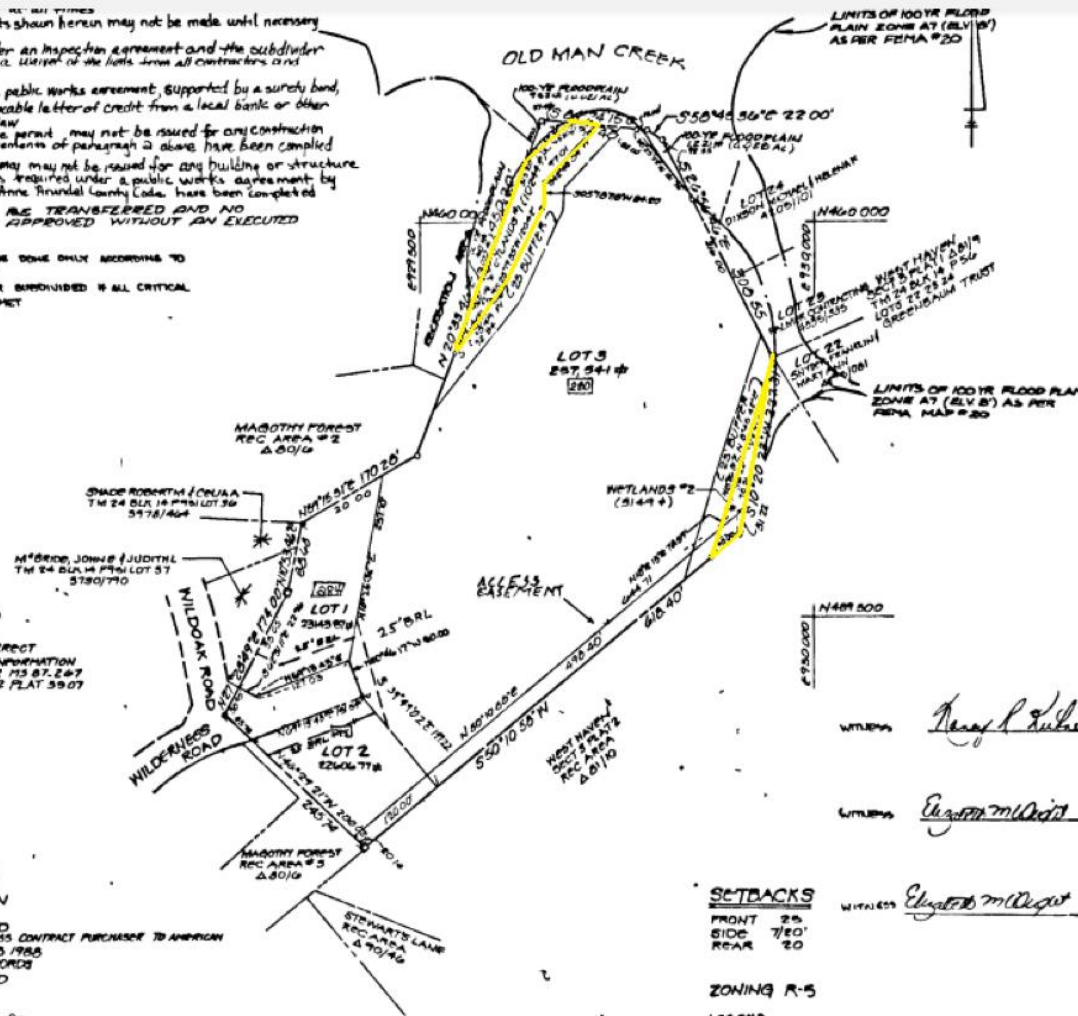
- 50% REC FEES WERE PAID ON 7/16/87.
- WAIVER # 2725 WAS GRANTED TO LOT SIZE ON 7/5/88
- PURPOSE OF THIS PLAT IS TO CORRECT THE CURRENT PROPERTY OWNER INFORMATION
- THIS PLAT TAKES PRECEDENCE OVER 753 BT, 2-87 RECORDED AT BOOK 112, PAGE 32 PLAT 5907



SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE PLAT SHOWN HEREON IS CORRECT AND THAT IT IS A SUBDIVISION OF THE LANDS CONVEYED BY ANTONY GRABOWSKI AND BARRY VOSS CONTRACT PURCHASER TO AMERICAN HOMES CORPORATION BY DEED DATED JUNE 15, 1985 AND RECORDED AMONG THE LAND RECORDS OF ANNE ARUNDEL COUNTY MARYLAND IN LIBER # 433 FOLIO 33

Kenneth D. Dixon 8-24-88
 KENNETH D. DIXON, JR. DATE
 FEE PROPERTY LINE SURVEYOR # 421



TAX MAP 24
 BLOCK 14
 PARCEL 509
 DEED REF 4155/596
 #933/033

OWNERS DEDICATION

WE AMERICAN HOMES CORPORATION OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY ADOPT AND APPROVE THIS PLAT OF SUBDIVISION ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES AND DEDICATE THE STREETS, ALLEYS, DRIVEWAY AND OTHER EASEMENTS WIDENING STRIPS AND FLOOD PLAIN TO PUBLIC USE. SUCH LANDS TO BE DEED TO ANNE ARUNDEL COUNTY OF THE STATE HIGHWAY ADMINISTRATION AS MAY BE APPRO. PRATE UPON REQUEST WAS ALSO HEREBY CERTIFY THAT THERE ARE NO SUITS, ACTIONS OF LAW, LEASES LIENS, MORTGAGES TRUST EASEMENTS OF RIGHT OR WAYS AFFECTING THE PROPERTY EXCEPT THE FOLLOWING DEED OF TRUST WITH SIGNET BANK/MARYLAND RECORDED IN LIBER 4633 FOLIO 37. INCLUDED IN THE PLAT OF SUBDIVISION AND ALL PARTIES IN INTEREST THERE TO HAVE HEREIN APPLIED THEIR SIGNATURES INDICATING THEIR ASSENT AND WILLINGNESS TO JOIN IN THIS PLAT OF SUBDIVISION

WITNESSE
Kenneth D. Dixon 8-12-88
 PRESIDENT CHRISTOPHER H HILL DATE
 OF AMERICAN HOMES CORPORATION
 6-47 REVOLV HWY
 ANNAPOLIS, MD 21401

WITNESSE
Robert DeGeorge 8-15-88
 SIGNET BANK/MARYLAND DATE
 TRUSTEE, GORDON DE GEORGE

WITNESSE
Thomas M. Scott III 8-15-88
 SIGNET BANK/MARYLAND DATE
 TRUSTEE, THOMAS M SCOTT III

SETBACKS

FRONT 25'
 SIDE 7'0"
 REAR 20'

ZONING R-5

LEGEND
 MONUMENT —●—
 IRON PIN —+—

AMENDED PLAT

GRABOWSKI PROPERTY
 MINOR SUBDIVISION
 PREVIOUSLY RECORDED IN
 BOOK 112, PAGE 32, PLAT 5907