

DEDICATION BY OWNERS

THE UNDERSIGNED, BEING ALL OWNERS OF THE PROPERTY SHOWN AND DESCRIBED ON THIS RECORD PLAT, ADOPT THIS RECORD PLAT, ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES; AND DEDICATE ALL THE PUBLIC ROADS, WIDENING STRIPS, FLOODPLAINS, EASEMENTS, AND RIGHTS-OF-WAY TO PUBLIC USE, SUCH LANDS BEING DEEDED TO ANNE ARUNDEL COUNTY, MARYLAND OR TO THE STATE, AS MAY BE APPROPRIATE, PRIOR TO OR CONTEMPORANEOUS WITH THE RECORDATION OF THIS PLAT.

TO THE BEST OF OUR KNOWLEDGE, INFORMATION, AND BELIEF, THE REQUIREMENTS OF SECTION 3-108 OF THE REAL PROPERTY ARTICLE 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, EXCEPT AS SHOWN HEREON:

DEED OF TRUST BY AND BETWEEN JENNIFER AND PATRICK F. SHANNAHAN, BORROWERS, AND NATIONAL CITY MORTGAGE, A DIVISION OF NATIONAL CITY BANK, LENDER, AND LAWYERS TITLE REALTY SERVICE, INC., A VIRGINIA CORPORATION, AS TRUSTEE, DATED JANUARY 3, 2007, AND RECORDED AMONG THE LAND RECORDS OF ANNE ARUNDEL COUNTY, MARYLAND, BEGINNING AT LIBER 18688, FOLIO 0465.

DEED OF TRUST BY AND BETWEEN JENNIFER AND PATRICK F. SHANNAHAN, BORROWERS, AND CITIBANK, LENDER, AND B. GEORGE BALLMAN AND THOMAS D. GIBBONS, AS TRUSTEES, DATED OCTOBER 9, 2007, AND RECORDED IN THE LAND RECORDS OF ANNE ARUNDEL COUNTY, MARYLAND, BEGINNING AT LIBER 19636, FOLIO 0304.

ALL OWNERS OF THE PROPERTY HAVE AFFIXED THEIR SIGNATURES AND SEALS ON THIS RECORD PLAT. WE ASSENT TO AND DO HEREBY JOIN IN THIS RECORD PLAT.

WITNESS: [Signatures] BY OWNERS: Patrick F. Shannahan 12/17/07, Jennifer Shannahan 12/17/07, Carrie Coopers, Timothy K. Cromer, Barbara Masley, Susan Hill, Kristin E. Care Vice President, Yolanda S. Movich, Assistant Vice President, Crystal Carter Rhodes 12/17/07, John M. Hargrove 12/17/07



RIGHT TO DISCHARGE STATEMENT

I, PATRICK F. SHANNAHAN AND JENNIFER SHANNAHAN, FOR OURSELVES, OUR HEIRS, LEGAL REPRESENTATIVES, PERSONAL REPRESENTATIVES, SUCCESSORS ASSIGNS, DO HEREBY GRANT THE PERPETUAL RIGHT TO DISCHARGE THE FLOW OF WATER FROM SUCH DRAINAGE FACILITIES AND APPURTENANCES TO ADEQUATELY DRAIN THE NATURAL WATERSHED AND ADJACENT PROPERTIES INTO EXISTING WATERWAYS AND/OR NATURAL DRAINAGE COURSES AND/OR UPON THE EXISTING GROUND, SUCH DRAINAGE POINTS ARE INDICATED BY THE SYMBOLS: ● OR ○ RESPECTIVELY, AS SHOWN, GRAPHICALLY ON THE PLAT.

[Signatures] DATE 12/17/07

STORMWATER MANAGEMENT NOTE (ARTICLE 21, TITLE 3)

STORMWATER MANAGEMENT FOR THIS PROJECT SHALL BE PROVIDED IN ACCORDANCE WITH ARTICLE 16, TITLE 3, SUBTITLE 2 OF THE ANNE ARUNDEL COUNTY ORDINANCE AND THE APPROVED STORMWATER MANAGEMENT PLANS ON FILE WITH THE OFFICE OF PLANNING AND ZONING.

WATER QUALITY VOLUME TREATMENT FOR THE ENTIRE SITE WILL BE MET BY STORMWATER CREDITS.

RECHARGE VOLUME FOR THE ENTIRE SITE WILL BE MET BY NON-STRUCTURAL METHODS MEETING THE CRITERIA FOR STORMWATER CREDITS OUTLINED IN THE 2000 MARYLAND STORMWATER DESIGN MANUAL.

CHANNEL PROTECTION VOLUME CONTROL FOR THE ENTIRE SITE WILL BE MET BY A DRY SWALE AND DRY WELLS WHICH WILL BE PROVIDED ON THE INDIVIDUAL HOUSE LOTS THAT COMPRISE THE SITE.

OVERBANK FLOOD PROTECTION VOLUME WILL BE PROVIDED IN A DRY SWALE ALONG THE PRIVATE ACCESS DRIVEWAY. THE OVERBANK FLOOD PROTECTION VOLUME FOR DRAINAGE AREA B WILL BE DISCHARGED UNCONTROLLED INTO AN EXISTING ADEQUATE CHANNEL AT THE BACK OF THE PROPERTY.

EXTREME FLOOD VOLUME IS SAFELY DISCHARGED VIA ADEQUATE EXISTING CHANNELS FOR DRAINAGE AREA A AND B.

PRIVATE STORMWATER MANAGEMENT NOTE

THIS SUBDIVISION CONTAINS PRIVATE STORMWATER MANAGEMENT FACILITIES FOR EACH LOT & THE PRIVATE ROADS. IN ACCORDANCE WITH THE REQUIREMENTS OF ARTICLE 16, TITLE 3, SUBTITLE 2 OF THE ANNE ARUNDEL COUNTY CODE, AN INSPECTION AND MAINTENANCE AGREEMENT SHALL BE EXECUTED WITH ANNE ARUNDEL COUNTY BEFORE A BUILDING OR GRADING PERMIT MAY BE ISSUED BY THE COUNTY FOR THIS SUBDIVISION.

DEVELOPMENT PLAN STATEMENT

DEVELOPMENT OF THIS SUBDIVISION SHALL BE UNDERTAKEN ONLY IN ACCORDANCE WITH THE APPROVED FINAL DEVELOPMENT PLAN ON FILE IN THE OFFICE OF PLANNING AND ZONING.

WETLANDS NOTE

THE NON-TIDAL WETLANDS ON THIS PLAT WERE DETERMINED USING THE ARMY CORPS OF ENGINEERS WETLAND DELINEATION MANUAL AND A FIELD VISIT, BY MCCARTHY AND ASSOCIATES, AND ARE BASED ON A COMPLETE FIELD STUDY. A JURISDICTIONAL DETERMINATION LETTER HAS BEEN ISSUED FOR THIS SITE. A TWENTY-FIVE-FOOT UNDISTURBED BUFFER TO NON-TIDAL WETLANDS IS REQUIRED NEAR THE POND TO THE SOUTH OF THE SITE AND A FIFTY-FOOT UNDISTURBED STREAM BUFFER IS PROVIDED ALONG THE STREAM BANK TO THE NORTH OF THE SITE.

ARCHEOLOGICAL NOTE

PRIOR TO ANY DEVELOPMENT NEAR THE EXISTING STREAM ALONG THE NORTHERN BOUNDARY OF LOT 6, OR THE FURTHER SUBDIVISION OF THE PARCEL, A PHASE ONE ARCHEOLOGICAL SURVEY AND APPROVAL BY THE COUNTY ARCHEOLOGIST AND THE OFFICE OF ENVIRONMENTAL AND CULTURAL RESOURCES (410-222-7441) WILL BE REQUIRED.

FOREST CONSERVATION NOTE

NO DISTURBANCE CLEARING, CUTTING, TRIMMING, STORAGE OR STRUCTURES WILL BE ALLOWED IN THE CONSERVATION PROPERTY AREAS EXCEPT IN ACCORDANCE WITH A PLAN PROVIDED BY THE OFFICE OF PLANNING AND ZONING.

FIRE SUPPRESSION NOTE

FIRE DEPARTMENT TO USE STORM WATER MANAGEMENT POND FOR FIRE SERVICES OF THE SUBJECT PROPERTY AND ADJOINING PROPERTIES, PER A FORMER AGREEMENT BETWEEN THE OWNER & FIRE DEPARTMENT.

DEEDING OF ROAD WIDENING STRIP

THE RIGHT-OF-WAY WIDENING STRIP INDICATED HEREON HAS BEEN DEEDED TO STATE HIGHWAY ADMINISTRATION OF MARYLAND AND RECORDED AMONG THE LAND RECORDS OF ANNE ARUNDEL COUNTY, MD. IN LIBER FOLIO

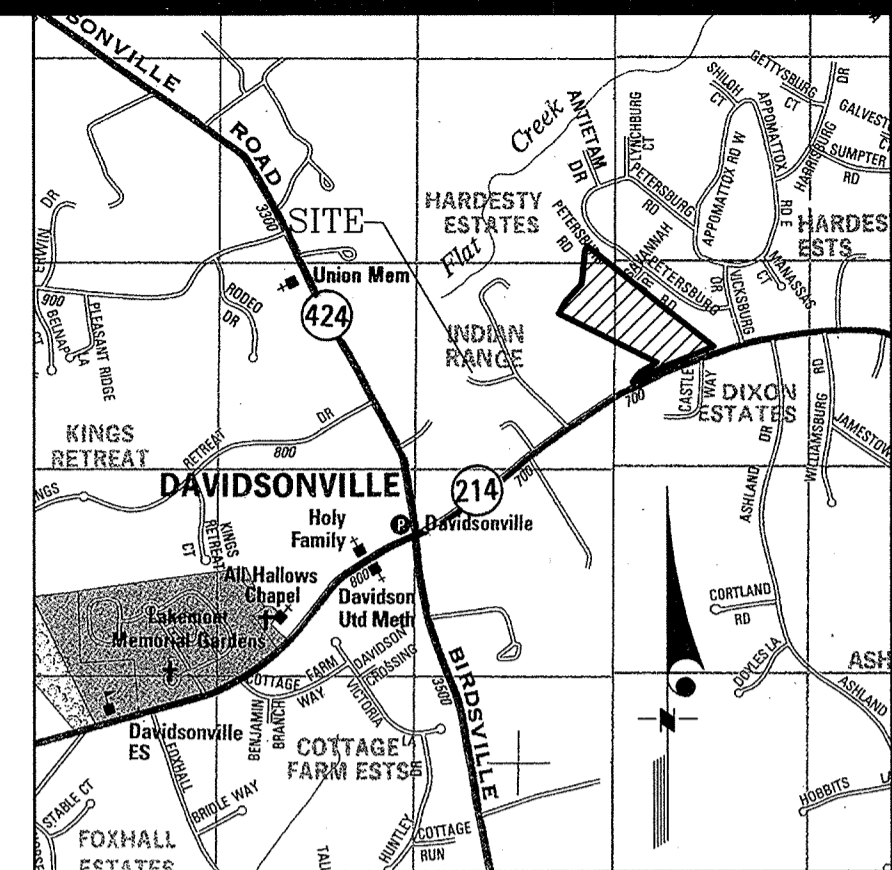
FOREST CONSERVATION/CLEARING

Table with columns: LOT NO., RELATIONSHIP, ALLOWABLE CLEARING (15,000 SQ. FT. MAX.)

SHEET INDEX

SHEET 1 TITLE SHEET / NOTES, SHEET 2 PLAN SHEET

LEGEND: DENOTES SOIL PERCOLATION TEST LOCATIONS PASSED, DENOTES SOIL PERCOLATION TEST LOCATIONS FAILED, 25% SLOPES, 10,000 S.F. SEPTIC RESERVE AREA, FOREST CONSERVATION PROPERTY, ACCESS EASEMENT, EXISTING STREAM



GENERAL NOTES

- 1. THE PURPOSE OF THIS PLAT IS TO CREATE FOUR (4) FAMILY CONVEYANCE LOTS AND ONE BONUS LOT.
2. DEVELOPMENT OF THIS SUBDIVISION SHALL BE UNDERTAKEN ONLY IN ACCORDANCE WITH THE APPROVED FINAL DEVELOPMENT PLAN ON FILE IN THE OFFICE OF PLANNING AND ZONING.
3. THE COORDINATES AND BEARINGS SHOWN HEREON ARE BASED ON THE MARYLAND STATE PLANE COORDINATE SYSTEM (NAD '83/91) AS ESTABLISHED FROM ANNE ARUNDEL COUNTY OFFICE OF PLANNING AND ZONING TRAVERSE STATION:
4. THE SITE SHOWN HEREON LIES WITHIN ZONE 'C' PER F.I.R.M. COMMUNITY PANEL NUMBERS 240008-00028-C AND 230008-0042-C, ANNE ARUNDEL COUNTY, MARYLAND (UNINCORPORATED AREAS) EFFECTIVE DATE: MAY 2, 1983.
5. EXISTING ZONING: RA (AGRICULTURAL RESIDENTIAL DISTRICT) 40,000 S.F. MINIMUM LOT SIZE
6. SETBACK REQUIREMENTS (RA): FRONT = 40', SIDE = 15'/40' COMBINED, REAR = 35'
7. ALL EXISTING OR PLANTED FOREST, WOODLANDS AND TREES WITHIN THIS SUBDIVISION AREA TO BE RETAINED.
8. OFF-SITE DRAINAGE FEES AND RECREATION FEES OF \$1,050 WERE PAID ON 10/13/06 (RECEIPT # 7877669).
9. THIS SITE IS NOT LOCATED WITHIN THE CRITICAL AREA.
10. ALL EXISTING STRUCTURES SHALL REMAIN UNLESS OTHERWISE NOTED.
11. [Symbol] DENOTES HOUSE NUMBERS.
12. THERE IS NO FURTHER SUBDIVISION POTENTIAL FOR THIS SITE.
13. THE PRINCIPAL STRUCTURE SHALL BE LOCATED ON THE LOT SO THAT THE EXISTING ACCESSORY STRUCTURES WILL BE LOCATED IN A SIDE OR REAR YARD UNLESS THE EX. ACCESSORY STRUCTURE IS A BARN WHICH IS ALLOWED IN RA ZONING.

SEPTIC AREA NOTE

THE 10,000 SQUARE FOOT SEPTIC AREAS SHALL REMAIN UNENCUMBERED BY BUILDINGS, EASEMENTS, RIGHTS-OF-WAY, AND OTHER PERMANENT OR PHYSICAL OBJECTS.

AREA TABULATION

Table with columns: TOTAL NO. OF FAMILY CONVEYANCE LOTS, TOTAL AREA OF LOT 1, TOTAL AREA OF LOT 2, TOTAL AREA OF LOT 3, TOTAL AREA OF LOT 4, TOTAL AREA OF LOT 5 (BONUS LOT), TOTAL AREA OF LOT 6, TOTAL AREA OF LOT 6 (INCLUDING THE 20' ACCESS EASEMENT AND FOREST CONSERVATION EASEMENT), TOTAL AREA OF WIDENING STRIPS, TOTAL AREA OF 50' PRIVATE R.O.W., TOTAL PLATTED AREA.

SURVEYOR'S CERTIFICATE

I CERTIFY THAT THIS RECORD PLAT IS CORRECT. THAT IT IS A SUBDIVISION OF ALL OF THE LANDS CONVEYED BY PATRICK F. SHANNAHAN TO PATRICK F. SHANNAHAN AND JENNIFER SHANNAHAN BY DEED DATED DECEMBER 11, 2006 RECORDED IN THE LAND RECORDS OF ANNE ARUNDEL COUNTY, MARYLAND IN LIBER 12596 FOLIO 784; AND THE REQUIREMENTS OF SECTION 3-108, THE REAL PROPERTY ARTICLE OF THE STATE CODE, CONCERNING THE MAKING OF PLATS AND THE SETTING OF MARKERS, HAVE BEEN SATISFIED.



FAMILY CONVEYANCE SUBDIVISION NOTES

- A. FUTURE FAMILY CONVEYANCE LOTS FOR RESIDUE PARCEL MAY NOT BE PERMITTED.
B. THE RESIDUE PARCEL MAY NOT BE FURTHER SUBDIVIDED.
C. LOTS HAVE BEEN CREATED FOR AND MUST BE CONVEYED INDIVIDUALLY TO EACH OF THE FOLLOWING FAMILY MEMBERS:
LOT 1: REGINA FLANIGAN SHANNAHAN LOT 3: PATRICK FLANIGAN SHANNAHAN, JR.
LOT 2: MADISON MCFEE SHANNAHAN LOT 4: MALLONY MCFEE SHANNAHAN
THE FAMILY MEMBERS MUST RETAIN THE LOTS FOR A PERIOD OF FIVE (5) YEARS.
D. A FAMILY CONVEYANCE SUBDIVISION AGREEMENT IS RECORDED AMONG THE LAND RECORDS OF ANNE ARUNDEL COUNTY, MARYLAND IN PLAT BOOK: 19561 PAGE: 0636, RECEIPT #93772.
E. IF ANNE ARUNDEL COUNTY DETERMINES THAT A RECIPIENT OF A FAMILY CONVEYANCE LOT SHOWN HEREON HAS RECEIVED A PRIOR CONVEYANCE LOT, ANNE ARUNDEL COUNTY WILL DECLARE THIS PLAT NULL AND VOID AND OF NO EFFECT. ANNE ARUNDEL COUNTY MAY TAKE WHATEVER ACTION IS DEEMED NECESSARY TO RESOLVE THE SITUATION.

STANDARD APRON STATEMENT

A STANDARD PAVED DRIVEWAY APRON SHALL BE PROVIDED FOR EACH LOT AS PART OF THE BUILDING PERMIT REQUIREMENTS. THE CERTIFICATE OF OCCUPANCY SHALL NOT BE ISSUED UNTIL THE APRON HAS BEEN CONSTRUCTED TO THE SATISFACTION OF ANNE ARUNDEL COUNTY. THE APRON SHALL BE CONSTRUCTED IN ACCORDANCE WITH ANNE ARUNDEL COUNTY DEPARTMENT OF PUBLIC WORKS STANDARD DETAIL J-6A.

PRIVATE RIGHT-OF-WAY & ACCESS EASEMENT

THE 50-FT. WIDE PRIVATE RIGHT-OF-WAY SHOWN HEREON IS INTENDED TO PROVIDE ACCESS TO AND FROM LOTS 1-4. THE OWNERS OF THOSE PARCELS ARE RESPONSIBLE FOR CONSTRUCTION AND MAINTENANCE OF THE ROAD AND ARE NOT ELIGIBLE TO RECEIVE COUNTY SERVICES PROVIDED TO LOT OWNERS ABUTTING COUNTY ROADS. SEE PRIVATE MAINTENANCE AGREEMENT RECORDED IN LIBER FOLIO

THE 20-FT. WIDE PRIVATE ACCESS EASEMENT SHOWN HEREON IS INTENDED TO PROVIDE ACCESS TO AND FROM LOT 5. THE OWNERS OF THAT PARCEL ARE RESPONSIBLE FOR CONSTRUCTION AND MAINTENANCE OF THE DRIVEWAY AND ARE NOT ELIGIBLE TO RECEIVE COUNTY SERVICES PROVIDED TO LOT OWNERS ABUTTING COUNTY ROADS. SEE PRIVATE MAINTENANCE AGREEMENT RECORDED IN LIBER FOLIO

Approved: Private Individual Well and Septic Systems Health Department of Anne Arundel County, Maryland. Health Officer [Signature] 12/17/07. Approved: Office of Planning and Zoning, Anne Arundel County, Maryland. Larry R. Tom, Planning and Zoning Officer 12-20-07

MICHAEL J. GATES 12-14-07 PROFESSIONAL LAND SURVEYOR MARYLAND NO. 21240. AS TO SURVEYOR'S CERTIFICATE: [Signatures] DATE 12-19-07

ENGINEERS - PLANNERS - SCIENTISTS - SURVEYORS GREENHORNE & O'MARA, INC. 200 HARRY S. TRUMAN PARKWAY - SUITE 200 ANNAPOLIS, MARYLAND 21401

M.S. #2005-033 \* FAMILY CONVEYANCE SUBDIVISION SHANNAHAN PROPERTY 630 W. CENTRAL AVENUE TAX MAP 54, BLOCK 18, PARCEL 57 FIRST (1ST) ASSESSMENT DISTRICT ANNE ARUNDEL COUNTY, MARYLAND 21035 PLAT 1 OF 2 MARYLAND NAD 83 DECEMBER, 2007

LINE	BEARING	DISTANCE
F1	N 29°28'55" E	149.90'
F2	N 43°28'55" E	238.10'
F3	N 05°52'55" E	345.50'
F4	N 26°24'55" E	58.90'
F5	S 51°30'05" E	552.66'
F6	S 38°29'55" W	66.40'
F7	N 51°30'05" W	146.16'
F8	S 38°29'55" W	109.86'
F9	S 02°30'57" W	200.73'
F10	S 26°32'55" W	117.04'
F11	N 63°27'05" W	134.40'
F12	S 26°32'55" W	202.67'
F13	N 63°27'05" W	263.50'

AREA=232,976.0 S.F. OR 5.3484 ACRES

LINE	BEARING	DISTANCE
H1	N 25°47'55" E	27.19'
H2	SEE CURVE	CHART
H3	N 67°49'54" E	397.78'
H4	SEE CURVE	CHART
H5	S 51°30'05" E	16.61'
H6	S 01°24'55" W	0.88'
H7	SEE CURVE	CHART
H8	S 67°49'54" W	397.78'
H9	SEE CURVE	CHART

AREA=13,600.7 SQ FT OR 0.3122 ACRES

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA
H2	2740.00'	397.31'	396.96'	N 63°40'39" E	08°18'29"
H4	2840.00'	97.14'	97.14'	N 68°48'42" E	01°57'35"
H7	2825.00'	104.93'	104.92'	S 68°53'45" W	02°07'41"
H9	2725.00'	417.75'	417.34'	S 63°26'23" W	08°47'01"

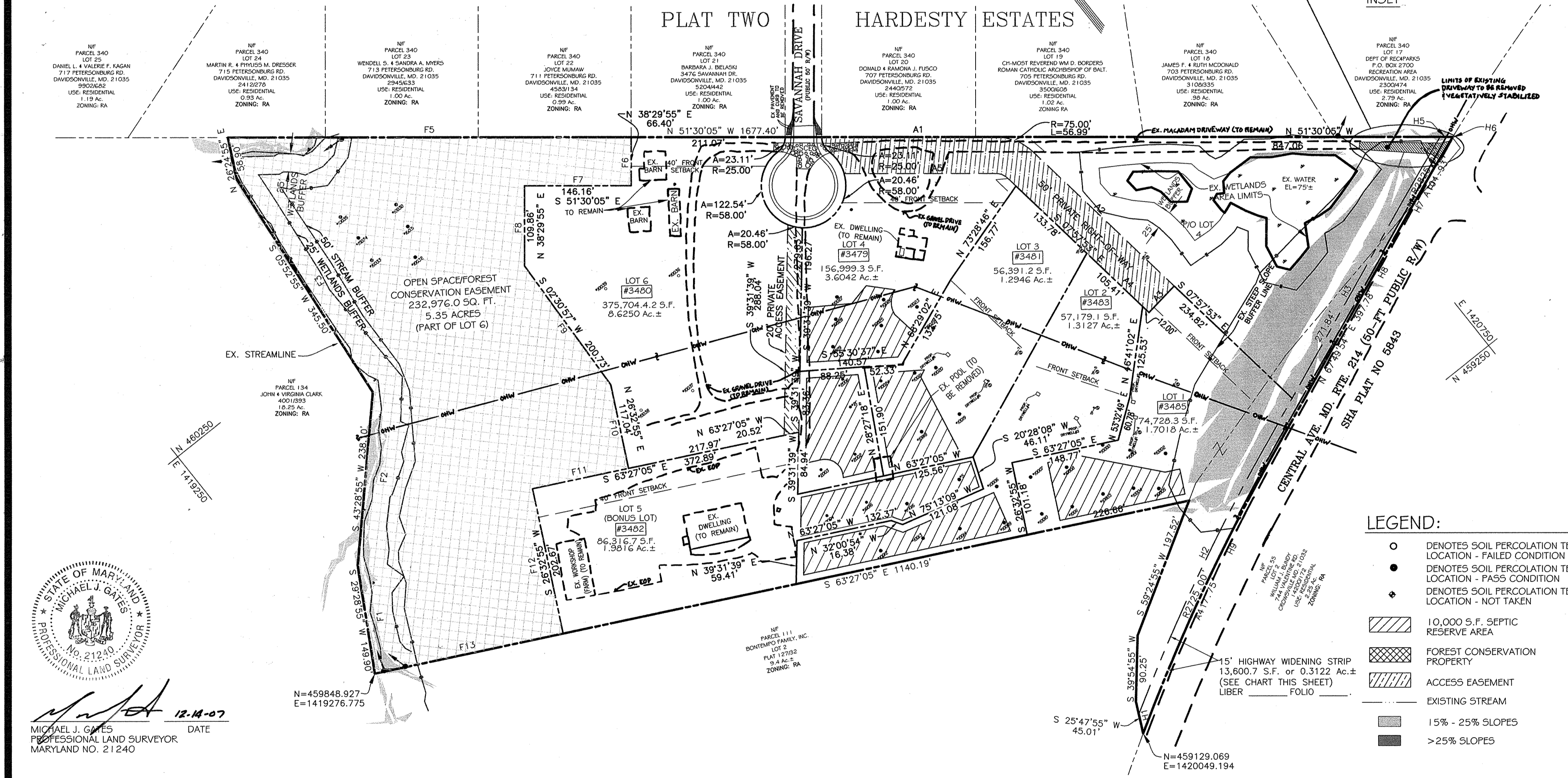
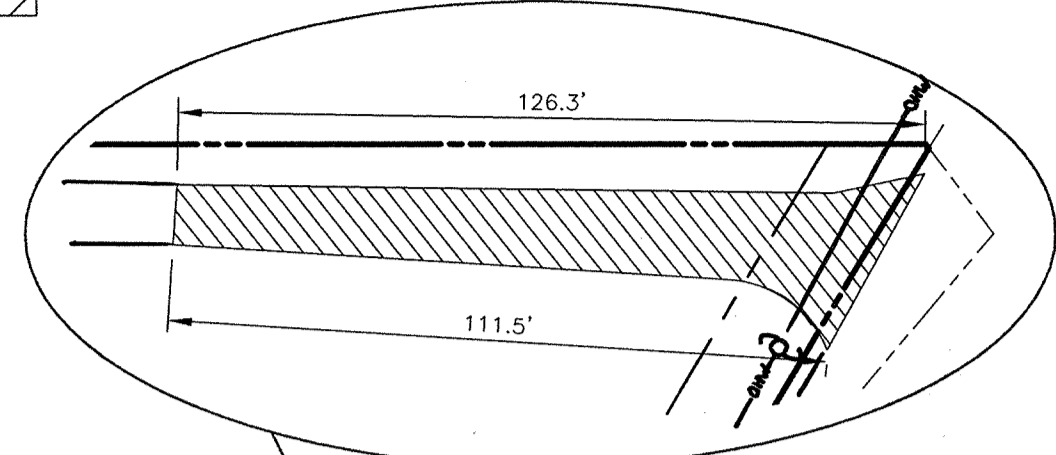
CURVE	RADIUS	ARC LENGTH	LENGTH	CHORD BEARING	DELTA ANGLE
CA1	25.00'	23.11'	22.29'	S 12°01'12" W	52°57'26"
CA2	58.00'	37.14'	36.51'	S 03°53'06" W	36°41'14"
CA3	25.00'	19.00'	18.54'	S 29°43'59" E	43°32'11"
CA4	75.00'	56.99'	55.63'	N 29°43'59" W	43°32'11"

LINE	BEARING	DISTANCE
A1	N 51°30'05" W	238.12'
A2	S 51°30'05" E	207.44'
A3	N 82°02'07" E	50.00'
A4	S 07°57'53" E	266.19'
A5	N 07°57'53" W	254.19'

AREA=26,373.3 S.F. or 0.6055 Ac.±

SEPTIC AREA NOTE

THE 10,000 SQUARE FOOT SEPTIC AREA SHALL REMAIN UNENCUMBERED BY BUILDINGS, EASEMENTS, RIGHTS-OF-WAY, AND OTHER PERMANENT OR PHYSICAL OBJECTS. 10,000 S.F. AREA ARE SHOWN THUS:



12-14-07  
MICHAEL J. GATES  
PROFESSIONAL LAND SURVEYOR  
MARYLAND NO. 21240

- LEGEND:
- DENOTES SOIL PERCOLATION TEST LOCATION - FAILED CONDITION
  - DENOTES SOIL PERCOLATION TEST LOCATION - PASS CONDITION
  - ◆ DENOTES SOIL PERCOLATION TEST LOCATION - NOT TAKEN
  - 10,000 S.F. SEPTIC RESERVE AREA
  - FOREST CONSERVATION PROPERTY
  - ACCESS EASEMENT
  - EXISTING STREAM
  - 15% - 25% SLOPES
  - >25% SLOPES

SEE PLAT 1 OF 2 FOR OWNERS DEDICATION SURVEYOR'S CERTIFICATE AND OTHER NOTATIONS

Approved: Private Individual Well and Septic Systems  
Health Department of Anne Arundel County, Maryland  
*[Signature]* 12/17/07  
Health Officer Date

Approved: Office of Planning and Zoning, Anne Arundel County, Maryland  
*[Signature]* 12-20-07  
Larry R. Toyn, Planning and Zoning Officer Date  
Anne Arundel County

12-14-07  
MICHAEL J. GATES  
PROFESSIONAL LAND SURVEYOR  
MARYLAND NO. 21240  
AS TO SURVEYOR'S CERTIFICATE:  
*[Signature]* 19 Dec 07  
AS TO SURVEYOR'S CERTIFICATE:  
*[Signature]* 12-19-07  
PATRICK F. SHANNAHAN Date (TRUSTEE) Date  
*[Signature]* 12/17/07  
JENNIFER SHANNAHAN Date (TRUSTEE) Date

ENGINEERS - PLANNERS - SCIENTISTS - SURVEYORS  
**GREENHORNE & O'MARA, INC.**  
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Annapolis, MD - Atlanta, GA - Baltimore, MD - Fairfax, VA - Fairmont, WV - Fort Lauderdale, FL  
Fredericksburg, VA - Germantown, MD - Laurel, MD - Jacksonville, FL - Mechanicsburg, PA  
Raleigh, NC - Richmond, VA - St. Petersburg, FL - West Palm Beach, FL

Sub. No. M5 2005-033  
\* FAMILY CONVEYANCE SUBDIVISION  
**SHANNAHAN PROPERTY**  
**630 W. CENTRAL AVENUE**  
TAX MAP 54, BLOCK 18, PARCEL 57  
FIRST (1ST) ASSESSMENT DISTRICT  
ANNE ARUNDEL COUNTY, MARYLAND 21035  
PLAT 2 OF 2  
SCALE: 1"=100' MARYLAND NAD 83 DECEMBER, 2007

ANNE ARUNDEL COUNTY CIRCUIT COURT RECEIVED FOR RECORDING 12-14-07

MSA Ssu 1235 9161-2-1075-P  
P146 473