

### DEDICATION BY OWNERS

J. Kraus & Assoc., Inc., John I. Kraus, and Randa L. Kraus, 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, walkways and other easements, widening strips and floodplains to public use; such lands to be added to Anne Arundel County or the State Highway Administration, as may be appropriate, on request.

There are no suits, actions at law, leases, liens, mortgages, trusts, easements, or rights-of-way affecting the property included in this plan of subdivision, except the following: a mortgage on Lots 20 & 21 held by Columbia Bank, recorded in Liber 7013 of folio 535; and a mortgage on Lots 24-27, held by Glen Burnie Mutual, recorded in Liber 1222 of folio 541; and all parties in interest thereof have hereto affixed their signatures, indicating their assent and willingness to join in this plan of subdivision.

By: [Signature] 11/15/95 For: J. Kraus & Assoc., Inc. Date  
 Owner, lots 20 & 21

By: [Signature] 11/15/95 For: Columbia Bank Date

By: [Signature] 11/15/95 For: Glen Burnie Mutual Date  
 Owner, lots 24-27

By: [Signature] 11/15/95 For: Jeffrey Morris Date  
 Contract Purchaser, lots 20 & 21

By: [Signature] 12/20/95 For: John I. Kraus Date  
 Owner, lots 24-27

### SURVEYOR'S CERTIFICATE

I hereby certify that the plat shown hereon is correct; that it represents a survey of the property by the surveyor or prepared under the surveyor's direct supervision; and that it is a subdivision of all of the lands conveyed by Wilbur L. Holmes and Emma F. Holmes to J. Kraus & Assoc., Inc. by deed dated May 12, 1995 and recorded among the land records of Anne Arundel County, Maryland in Liber 7013 of folio 531; and part of the lands conveyed by Wilbur L. Holmes and Emma F. Holmes to John Kraus and Randa Kraus by deed dated Oct. 15, 1948 and recorded among the land records of Anne Arundel County, Maryland in Liber 7222 of folio 537.

The requirements of Section 3-109, the Real Property Article, Annotated Code of Maryland, 1998 replacement volume, (as supplemented) as far as they relate to the making of this plat and the setting of markers have been complied with.

BOYD & DOWGIALLO, P.A., REG. # 171

By: [Signature] 11-7-95 Date  
 Prof. L.S.#9435



By: [Signature] 12/20/95 Date  
 For: J. Kraus & Assoc., Inc. Date  
 Owner, lots 20 & 21

By: [Signature] 12/20/95 Date  
 Owner, lots 24-27

By: [Signature] 11/15/95 Date  
 Owner, lots 24-27

By: [Signature] 11/15/95 Date  
 Contract Purchaser, lots 20 & 21

### NON-CONFORMING NOTE

The existing house on Lots 24 & 25 is non-conforming as to the sideyard setback requirements based upon the age of the existing structure.

### ALLOCATION & PUBLIC IMPROVEMENT NOTE

Approval of this plat does not guarantee an allocation of sewer or water capacity. The availability of sewer and water capacity as well as road, utility, or storm drainage requirements will be addressed and must be met, as required, prior to issuance of a building permit.

### FOREST CONSERVATION NOTE

This site is subject to County Tree Bill 71-94 and the Forest Conservation Act at the grading and/or building permit stage.

**BOYD & DOWGIALLO, P.A.**

405 Headquarters Drive  
 Suites 7 & 8  
 Millersville, MD 21108  
 (410) 987-2500

### OWNER/DEVELOPER CERTIFICATION

We certify that iron pipes marked thus ● and concrete monuments marked thus ■ will be set in accordance with the subdivision regulations of Anne Arundel County, Maryland.

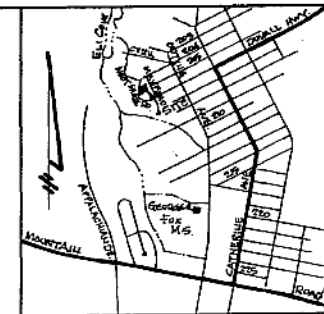
By: [Signature]  
 J. Kraus & Assoc., Inc.  
 Owner, lots 20 & 21

By: [Signature]  
 Jeffrey Morris  
 Contract Purchaser, lots 20 & 21

APPROVED:  
 Public Sewer  
 Public Water  
[Signature] 9/20/95 Date  
 Health Officer  
 Anne Arundel County, Maryland  
[Signature] 12-21-95 Date  
 Dir. P.A.C.E.  
 Anne Arundel County, Maryland

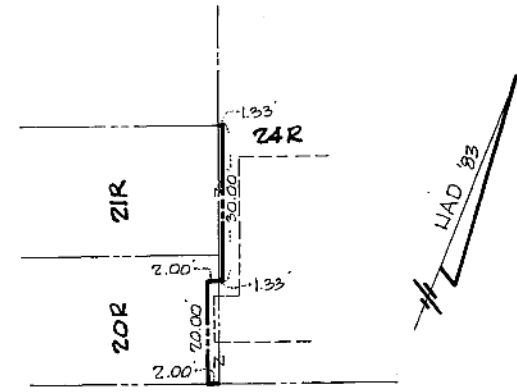
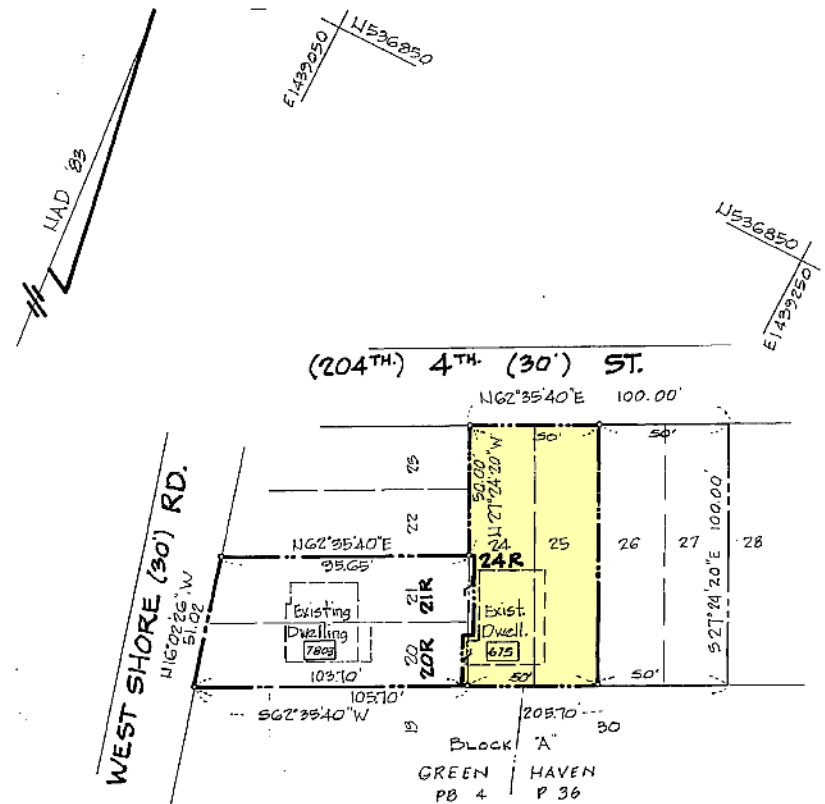
### GENERAL NOTES

- The purpose of this plat is to revise the property line between Lots 20, 21 and Lot 24 as shown hereon.
- The property shown hereon is a part of a previously recorded plat entitled "Green Haven, Hahn Subdivision," recorded among the land records of Anne Arundel County, Maryland in Plat Book 4, at Page 36.
- The grid ticks shown hereon were scaled from Anne Arundel County 40 Scale Operating Maps and should be used for orientation purposes only.
- The existing improvements shown hereon were taken from a location survey dated 6/27/95 performed by Terrain, Inc.
- This site lies entirely within the LDA designation of the Critical Area and will be subject to all Critical Area requirements in effect at the time of any grading or building permits.



VICINITY MAP

SCALE: 1" = 2000'



INSET SHOWING PROPOSED EQUAL AREA PROPERTY SWAP OF 40 SQ FT  
 SCALE: 1" = 20'

### SETBACKS (R-5)

- Front.....25' Minimum
- Side.....7' Minimum
- Combined Side.....20' Minimum
- Rear.....20' Minimum
- Max. Building Height.....35' or 2.5 Stories

### PLAT SUMMARY

Total Plat Area	10,034 sq ft = 0.23 Ac. ±
Total Area of Ex. Lots 20 & 21	5,034 sq ft = 0.12 Ac. ±
Total Area of Ex. Lots 24 & 25	5,000 sq ft = 0.11 Ac. ±
Total Area of Proposed Lots 20 & 21	5,034 sq ft = 0.12 Ac. ±
Total Area of Proposed Lots 24 & 25	5,000 sq ft = 0.11 Ac. ±

MS 1995-160  
 \* ADMINISTRATIVE PLAT  
 HAHN SUBDIVISION OF  
**GREEN HAVEN**

TAX MAP 17 BLOCK 7 P/O PARCEL 475  
 SCALE 1"=40' SEPT., 1995  
 3rd DISTRICT A.A. CO. MD. 21122  
 PLAT BOOK PAGE PLAT #

MSA 5541235-7017

J.O.G782

1995 DEC 27 AM 8:50

ANNE ARUNDEL COUNTY CIRCUIT COURT (Subdivision Plats, AA) Plat 9721; Plat Book 183, p. 46, MSA 5541235-7017. Date available 1995/12/27. Printed 11/21/2024.



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