

NOTICE TO TITLE EXAMINERS

- 1. This plot has been approved for recording only and shall become null and void unless...
2. A sale or contract of sale of any lots shown hereon may not be made until necessary improvements have been...
3. A building permit other than a septic permit may not be issued for any construction in this development until the requirements of paragraph 2 above have been complied with.

OWNER'S DEDICATION

I, MELVIN J. WENGERT, FREDERICK WENGERT AND EDWARD WENGERT owners of this property shown and described hereon, hereby adopt this plan of subdivision; establish the minimum building restriction lines and dedicate the streets, easements, floodplain and widening strip to public use such lands to be deeded to Anne Arundel County or the State Highway Administration, as may be appropriate, upon request.

Witness: James J. Mink, James F. Mink, Contract Purchaser, CATTAL ASSOCIATES, INC.

SURVEYOR'S CERTIFICATE

I hereby certify that the plat shown hereon is correct, that it is a subdivision of part of the land conveyed by...

and recorded among the land records of Anne Arundel County, Maryland in Liber 2916 Folio 416. Concrete monuments shown and iron pipes shown shall be placed in accordance with Article 26 Section 3-304 of the Anne Arundel County Code.

JOHN L. BUTACHY Registered Land Surveyor # 8437 Date 12/3/90

In compliance with the Public Service Commission of Maryland order number 60316, dated June 20, 1973. Owner does hereby grant and convey unto the Chesapeake and Potomac Telephone Company of Maryland, a body corporate and hereinafter called Grantee, its associated and allied companies and their respective successors, assigns and licensees a R/W Easement to construct, operate, maintain, enlarge, replace and remove telecommunications, electric and gas systems, conduit, pipe, manholes, cables, wire and fixtures under and over the property as described as follows:

This plan has been approved for recording subject to agreements with the Baltimore Gas and Electric Company and the C & P Telephone Company of Maryland dated 7-15-71 and recorded among the land records of Anne Arundel County, Maryland in Liber 0556 at Folio 212-213 respectively.

The requirements of the Anne Arundel County Health Department have been met in preparing this plat.

County Health Officer: [Signature] Date: 9/2/91

Planning and Zoning Officer: [Signature] Date: 9/2/91

ANAREX, INC.

ENGINEERS SURVEYORS EXPEDITORS PLANNERS 303 NAJONES ROAD SUITE 114 MILLERSVILLE, MD 21108 (301) 987-8801

STORMWATER MANAGEMENT WAIVER #158-90 TO SECTION 3-204(A)(5) OF THE STORMWATER MANAGEMENT BILL 61-84 WAS GRANTED ON JUNE 14, 1991 BY THE DEPARTMENT OF PUBLIC WORKS. WAIVER WAS GRANTED BASED ON THE STORMDRAIN OUTFALL DISCHARGING INTO A DEDICATED FLOODPLAIN. A WATER QUALITY DEVICE IS REQUIRED FOR THIS SUBDIVISION.

RIGHT TO DISCHARGE

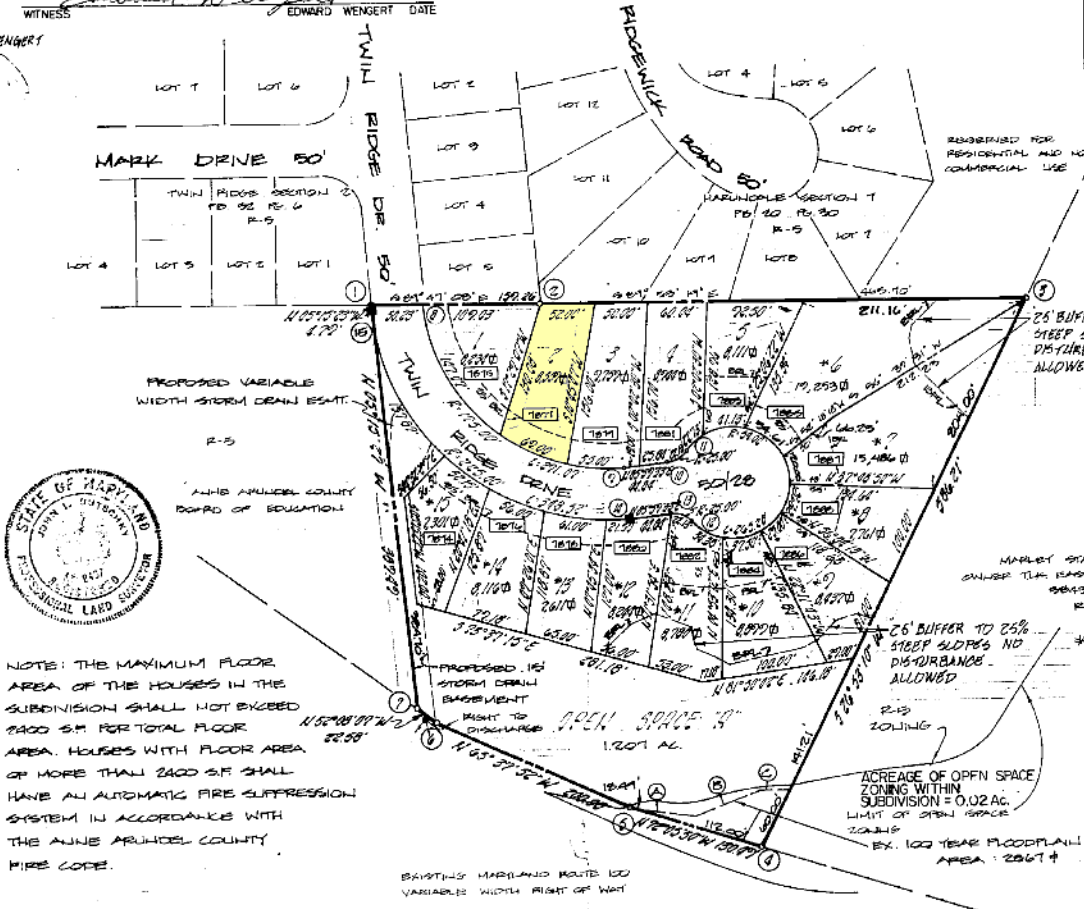
I hereby grant and convey to Anne Arundel County, Maryland the perpetual right to discharge the flow of storm water from such necessary drainage facilities and appurtenances to adequately drain the natural watershed and adjacent properties into existing waterways of natural drainage courses and/or upon existing ground. Such drainage points are indicated by the symbol as shown graphically on this plan.

PROPERTY OWNERS FOR OWNERS DEDICATION: Melvin J. Wengert, Frederick Wengert, Edward Wengert

OPEN SPACE DEDICATION

The open space land shown on this plat lies within an approved subdivision, subdivision or re-subdivision is not permitted. Development of the open space will be permitted only in accordance with land uses appropriate for open space and recreational development. The open space is hereby set aside for the recreational use of the residents of the subdivision; and shall in accordance with Article 26, Section 3-104(G) of the Anne Arundel County Code, be conveyed to WOODSIDE RIDGE Homeowners Association, Inc. immediately after recording of this plat among the land records of Anne Arundel County, Maryland. For Declaration of Covenants and Restrictions see Liber at Folio

Owner: Melvin J. Wengert, Frederick Wengert, Edward Wengert



NOTE: THE MAXIMUM FLOOR AREA OF THE HOUSES IN THE SUBDIVISION SHALL NOT EXCEED 2800 SF PER TOTAL FLOOR AREA. HOUSES WITH FLOOR AREA OF MORE THAN 2800 SF SHALL HAVE AN AUTOMATIC FIRE SUPPRESSION SYSTEM IN ACCORDANCE WITH THE ANNE ARUNDEL COUNTY FIRE CODE.

NOTE: This site is adjacent to Marley Station Mall.

GENERAL NOTES

- 1. NO LOTS SHALL RECEIVE DIRECT DRIVEWAY ACCESS TO MD RTE 100.
2. LOTS 4-15 SHALL BE SERVED WITH GRAVITY SEWER TO THE SEWERAGE.
3. (A) = 5'x21' 22' 33" E 45.42'
(B) = N 64° 24' 34" E 64.35'
(C) = S 51° 34' 00" E 24.34'

WAIVER #4034 TO ALLOW DEVELOPMENT IN 15% SLOPES ON LOTS 6 AND 7 WAS GRANTED ON JULY 5, 1991 BY THE OFFICE OF PLANNING AND ZONING.

WAIVER #4017 TO ALLOW PAYMENT OF A RECREATION FEE IN LIEU OF RECREATION AREA WAS GRANTED ON JULY 5, 1991 BY THE OFFICE OF PLANNING AND ZONING.

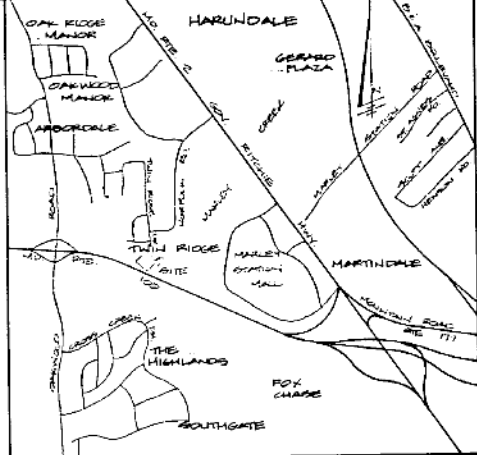
SITE CLEARING RESTRICTIONS

Clearing shall be consistent with and undertaken only for those areas delineated on the Final DEVELOPMENT PLAN on file in the Office of Planning and Zoning and shall generally follow the concept and intent of the plan.

OPEN SPACE STATEMENT

The land described herewith and being designated on this Record Plat as Open Space is for use in common for the residents of the Subdivision of WOODSIDE RIDGE and lies within a development approved herewith in compliance with the standards set forth in Article 26, Section 4-101 through 4-103 and Article 28, Section 2-601 through 2-613 of the Anne Arundel County Code.

- 1. The use of this land is limited to parks, conservation, recreation, and similar purposes for the residents of said subdivision.



PRIVATE STORMWATER MANAGEMENT FACILITY STATEMENT

THIS SUBDIVISION CONTAINS A PRIVATE INDIVIDUAL ATTENUATION DEVICE FOR LOTS 6-15 IN ACCORDANCE WITH ANNE ARUNDEL COUNTY STORMWATER MANAGEMENT BILL 61-84 AND THE COUNTY CODE, ARTICLE 21, TITLE 3, SUBTITLE 3-201, NO SALE OR CONTRACT OF SALE OF THE LOTS SHOWN HEREON (AS ADJUSTED) SHALL BE MADE UNTIL A PRIVATE STORMWATER MANAGEMENT AGREEMENT IS APPROVED AND EXECUTED BY ANNE ARUNDEL COUNTY THROUGH THE DEPARTMENT OF INSPECTIONS AND PERMITS. (A GRADING PERMIT MAY BE REQUIRED FOR PRIVATE INDIVIDUAL SYSTEMS AS DETERMINED BY THE DEPARTMENT OF INSPECTIONS AND PERMITS.)

Table with columns: COORDINATES, X, Y. Lists coordinates for lots 1 through 15.

CURVE TABLE with columns: NO, RADIUS, DELTA, ARC LENGTH, CHORD BEARING, DIST. Lists curve data for lots 1-15.

\* NOTE: ALL ROOF DRAINAGE FOR LOTS 6-15 SHALL BE REQUIRED TO BE DIRECTED TO THE FRONTS OF THE LOTS IN ORDER FOR THE RUNOFF TO ENTER THE STORMWATER MANAGEMENT WATER QUALITY DEVICE. THIS IS TO BE SHOWN ON THE GRADING PERMIT FOR THE HOUSES. IF THE DOWN-SLOPES ARE DESIGNED TO DRAIN TO THE REAR OF THE YARDS THEN WATER QUALITY ATTENUATION DEVICES AS SHOWN ON THESE PLANS WILL BE REQUIRED AT THE TIME OF A GRADING PERMIT.

15 SINGLE FAMILY LOTS WOODSIDE RIDGE PLAT ONE OF ONE DISTRICT ANNE ARUNDEL COUNTY, MD SCALE: 1"=100' NOVEMBER, 1990

RECORDED IN PLAT BOOK 40 PAGE 34 SUBDIVISION No. 40-101 PROJECT No. 40-126 TAX MAP 16 BLOCK 1 PARCEL 125 MSA 554 1235 - 303