

PRIVATE ACCESS EASEMENT

THE VARIABLE WIDTH PRIVATE COMMON ACCESS EASEMENT SHOWN HEREON IS INTENDED TO PROVIDE ACCESS TO AND FROM LOTS 1 AND 2, LOT 37 SECTION 1 OF "ARUNDEL GARDENS" SHALL HAVE TEMP ACCESS VIA THIS EASEMENT AT SUCH TIME AS ALTERNATE ACCESS TO SAID LOT 37 IS OBTAINED OR PROVIDED FOR THIS TEMP EASEMENT SHALL BECOME NULL AND VOID THE PRIVATE ACCESS EASEMENT IS RECORDED IN LIBER 8040, FOLIO 435.

COMMON PARKING AND ACCESS

COMMON PARKING AND ACCESS TO THE USES ON EACH LOT IN THIS SUBDIVISION AS SHOWN ON THIS/THOSE PLAT(S) HAS BEEN PROVIDED THROUGH INTERNAL DRIVEWAY(S) OR ACCESS EASEMENTS. ANY CHANGE IN USE OR CHANGE IN THE LOCATION OF ACCESS FOR ANY LOT SHALL BE UNDERTAKEN ONLY IN ACCORDANCE WITH THE APPLICABLE PARKING REQUIREMENTS FOUND IN THE ANNE ARUNDEL COUNTY CODE.

LANDSCAPE/SCREENING NOTE

A DETAILED LANDSCAPE/SCREENING PLAN, BOND AND SCREENING AGREEMENT, IN ACCORDANCE WITH THE APPROVED CONCEPT PLAN ON FILE AT THE DEPARTMENT OF PLANNING AND CODE ENFORCEMENT, SHALL BE SUBMITTED PRIOR TO ISSUANCE OF A GRADING AND/OR BUILDING PERMIT. THE PLAN SHALL BE IN ACCORDANCE WITH ALL REQUIREMENTS OF ARTICLE 28, TITLE 9 OF THE ANNE ARUNDEL COUNTY CODE AND THE LANDSCAPE MANUAL.

ALLOCATION NOTE and PUBLIC IMPROVEMENT

APPROVAL OF THIS PLAT DOES NOT GUARANTEE AN ALLOCATION OF SEWER OR WATER CAPACITY. THE AVAILABILITY OF WATER OR SEWER CAPACITY AS WELL AS ROAD, UTILITY OR STORM DRAINAGE REQUIREMENTS WILL BE ADDRESSED AND MUST BE MET, AS REQUIRED, PRIOR TO THE ISSUANCE OF A BUILDING PERMIT.

JOINT USE ACCESS EASEMENT AGREEMENT FOR COMMERCIAL/INDUSTRIAL PROJECTS

EASEMENT SHOWN HEREON IS A PRIVATE ACCESS EASEMENT WITH USE IN COMMON AND IS DEDICATED FOR INGRESS AND EGRESS FOR THE OWNERS OF THE PROPERTY ABUTTING THEREON (LOTS 1 AND 2). IT SHALL NOT BE ACCEPTABLE FOR PETITION AND IS A MAINTENANCE RESPONSIBILITY OF THE OWNERS OF THE ABUTTING PROPERTY (LOTS 1 AND 2) AND SHALL BE DEEDED TO ANNE ARUNDEL COUNTY UPON REQUEST. THIS SUBDIVISION IS SUBJECT TO THE DECLARATION ESTABLISHING JOINT USE PARKING AND ACCESS RIGHTS FOR LOTS 1 AND 2 DATED AND RECORDED AMONG THE LAND RECORDS OF ANNE ARUNDEL COUNTY, MARYLAND IN LIBER 8040, FOLIO 435.

LEGEND

- REBAR W/ CAP SET
BOUNDARY
BUILDING RESTRICTION LINE
PROPOSED EASEMENT
RIGHT TO DISCHARGE (PRIVATE)

I, BERNARD JEFFERS, MY HEIRS, LEGAL REPRESENTATIVES, PERSONAL REPRESENTATIVES, SUCCESSORS AND ASSIGNS HEREBY GRANT THE PERPETUAL RIGHT-TO-DISCHARGE THE FLOW OF WATER FROM SUCH NECESSARY 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 DISCHARGE POINTS ARE INDICATED BY THE SYMBOL AS SHOWN GRAPHICALLY ON THIS PLAT.

WITNESS: *Bernard Jeffers*
OWNER, BROOKLYN CYCLE WORLD, INC.

APPROVED:

Richard J. Wilcox 5/10/99
INTERIM DIRECTOR OF PUBLIC SYSTEMS
DEPARTMENT OF PLANNING & CODE ENFORCEMENT &
FOR THE HEALTH OFFICER, ANNE ARUNDEL COUNTY DEPARTMENT OF HEALTH



**Barakos-Landino
Design Group**

ENGINEERS, PLANNERS /
SURVEYORS / LANDSCAPE ARCHITECTS

849 INTERNATIONAL DR.
LINTHICUM, MD 21090
(410) 859-9100 RECEIVED FOR RECORD
(410) 859-9958



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 A PART OF THE LANDS CONVEYED BY BERNARD L. MAZLUSH BY DEED DATED AUGUST 12, 1997 TO BROOKLYN CYCLE WORLD, INC. RECORDED IN THE LAND RECORDS OF ANNE ARUNDEL COUNTY, MARYLAND IN LIBER 8040, FOLIO 435.

THE REQUIREMENTS OF SECTION 3-108, THE REAL PROPERTY ARTICLE, ANNOTATED CODE OF MARYLAND, 1988 REPLACEMENT VOLUME, (AS SUPPLEMENTED) AS FAR AS THEY RELATE TO THE MAKING OF THIS PLAT AND THE SETTING OF MARKERS HAVE BEEN COMPLIED WITH.

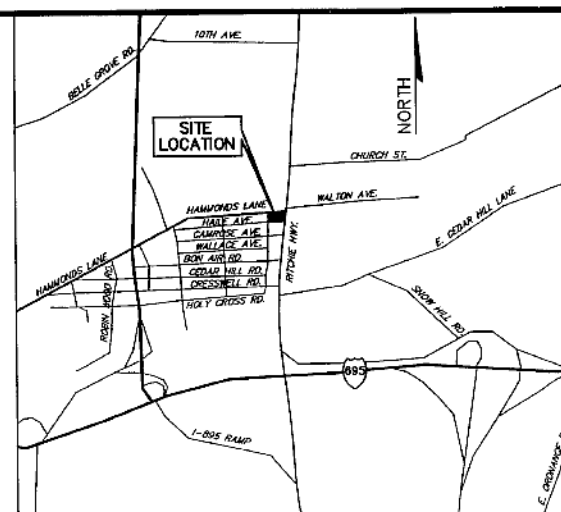
Michael Lee Ray
MICHAEL LEE RAY (PROF. L.S. NO. 11041)

4-11-99
DATE

OWNER/DEVELOPER CERTIFICATION

I/WE CERTIFY THAT IRON PIPES MARKED O AND CONCRETE MONUMENTS MARKED X WILL BE SET IN ACCORDANCE WITH THE SUBDIVISION REGULATIONS OF ANNE ARUNDEL COUNTY, MARYLAND.

Bernard Jeffers
OWNER, BROOKLYN CYCLE WORLD, INC. DATE



VICINITY MAP
SCALE: 1" = 2000'

ZONING SETBACKS C-4

FRONT 20'
SIDE NONE
REAR 25'
MINIMUM LOT SIZE 10,000 S.F.

PURPOSE NOTE

THE PURPOSE OF THIS PLAT IS TO CONSOLIDATE LOTS 1-12, SECTION "V" ARUNDEL GARDENS, RECORDED AS PLAT 15/5 AND LOTS 1-10, SECTION "A" ARUNDEL GARDENS, RECORDED AS PLAT 14/35 INTO TWO LOTS AND TO ESTABLISH A RIGHT TO DISCHARGE ONTO LOT 1 FROM LOT 2. TO ESTABLISH A PRIVATE LANDSCAPE EASEMENT FOR LOT 27, SECTION "I" ARUNDEL GARDENS, RECORDED AS PLAT 15/5.

AREA TABULATION

LOT 1 29,399 S.F. OR 0.6749 AC±
LOT 2 49,733 S.F. OR 1.1417 AC±
TOTAL 79,133 S.F. OR 1.8166 AC±

OWNER'S DEDICATION

BROOKLYN CYCLE WORLD, INC., OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY ADOPTS THIS PLAN OF SUBDIVISION; ESTABLISHES THE MINIMUM BUILDING RESTRICTION LINES AND DEDICATES THE STREETS, ALLEYS, WALKWAYS AND OTHER EASEMENTS, WIDENING STRIPS AND FLOODPLAINS, TO PUBLIC USE; SUCH LANDS TO BE DEEDED TO ANNE ARUNDEL COUNTY OR THE STATE HIGHWAY ADMINISTRATION, AS MAY BE APPROPRIATE, ON REQUEST.

THERE ARE NO SUITS, ACTION AT LAW, LEASES, LIENS, MORTGAGES, TRUSTS, EASEMENTS, OR RIGHTS-OF-WAY AFFECTING THE PROPERTY INCLUDED IN THIS PLAN OF SUBDIVISION, EXCEPT THE FOLLOWING: MORTGAGE TO 1st NATIONAL BANK OF MARYLAND RECORDED IN LIBER 6829, FOLIO 366 AND DEED OF TRUST RECORDED IN LIBER 8040, FOLIO 468.

AND ALL PARTIES IN INTEREST THERETO HAVE HEREBY AFFIRMED THEIR SIGNATURES, INDICATING THEIR ASSENT AND WILINGNESS TO JOIN IN THIS PLAN OF SUBDIVISION.

WITNESS: *Bernard Jeffers*
OWNER, BROOKLYN CYCLE WORLD, INC.

I/WE ASSENT TO AND DO HEREBY JOIN IN THIS PLAN OF SUBDIVISION.

John B. Wood, Jr.
WITNESS: *Bernard L. Mazlush*
BERNARD L. MAZLUSH, MORTGAGEE

ADMINISTRATIVE PLAT
LOT 1 AND LOT 2
ARUNDEL GARDENS

SUBD. # 99-029
SECTION 1: PLAT 15/5
LOTS 1-12, SECTION "V", PLAT 15/5
LOTS 1-10, SECTION "A", PLAT 14/35
ANNE ARUNDEL COUNTY, MD ELECTION DISTRICT NO. 5
SCALE: 1" = 50'
TAX MAP 4
P/O PARCEL 40
MARCH, 1999
SHEET 1 OF 1

MSA 55U 1235-7360

99 JUN 16 AM 8:59