

Surveyor's and Engineer's Certificate

We hereby certify that to the best of our professional information, knowledge and belief the plat is correct...

Michael A. Dulce 14 NOV 86 REGISTERED PROPERTY LINE SURVEYOR LICENSE NO. 313

STEVEN G. ZAHN REGISTERED PROFESSIONAL ENGINEER LICENSE NO. 10810

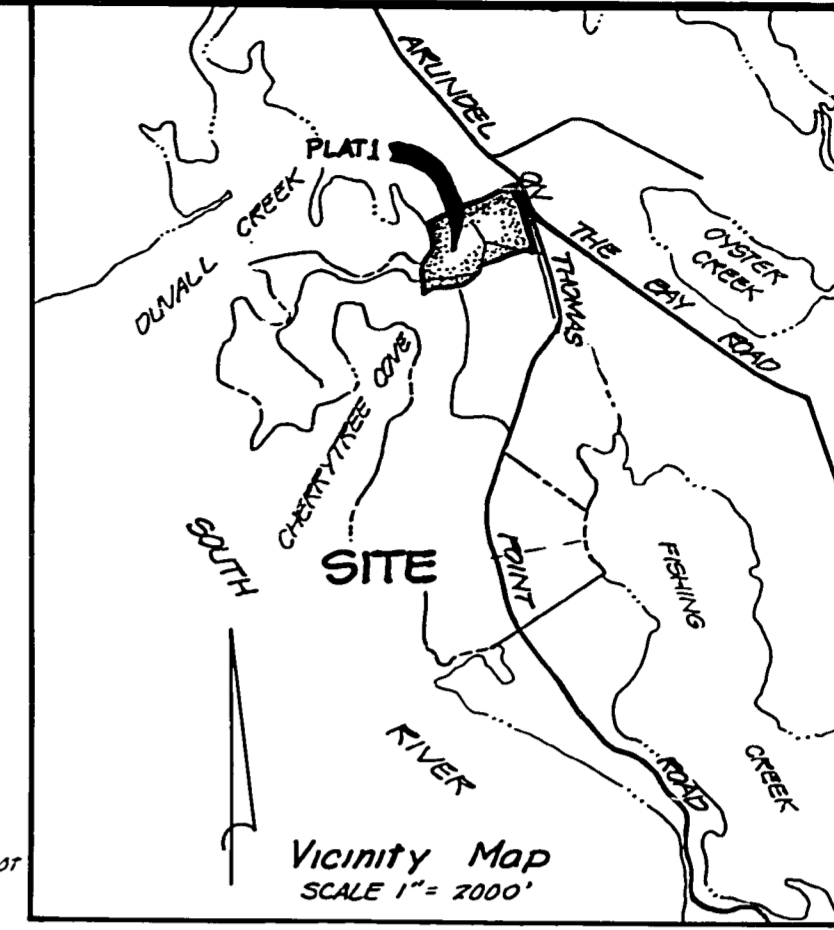
A temporary construction easement is reserved on all lots shown hereon between the right of way line and the building restriction line for the proposed construction of the roads shown hereon...

In compliance with the Public Service Commission of Maryland Order #85316 dated June 20, 1973 do hereby grant and convey unto the Chesapeake and Potomac Telephone Company of Maryland, a body corporate, hereafter called grantee...

NOTE

Notice to Title Examiners

- 1. This plat has been approved for recording only and shall become null and void unless:
1. An inspection agreement or a public works agreement has been executed and recorded within 2 years after this plat is approved;
ii. If required, a utility agreement has been executed and recorded within 2 years after this plat is approved;
iii. Construction under each of these agreements has been continuous without interruption for more than 1 year at all times.



Owner's Dedication

We, Fishing Creek Farm Associates, Inc., owners of the property shown and described herein, hereby dedicate this plan of subdivision, establish the building restriction lines and dedicate the streets, alleys, walkways, other easements, floodplains, and widening strips to public use...

Table with columns: NO., RADIUS, DELTA, ARC, TANGENT, CHORD, CH., BEARING. Contains 14 rows of survey data.

NOTE: BUILDING PERMITS SHALL NOT BE ISSUED UNTIL A LANDSCAPE BOND HAS BEEN EXECUTED FOR THE IMPLEMENTATION OF AN APPROVED REPLANTING PLAN.

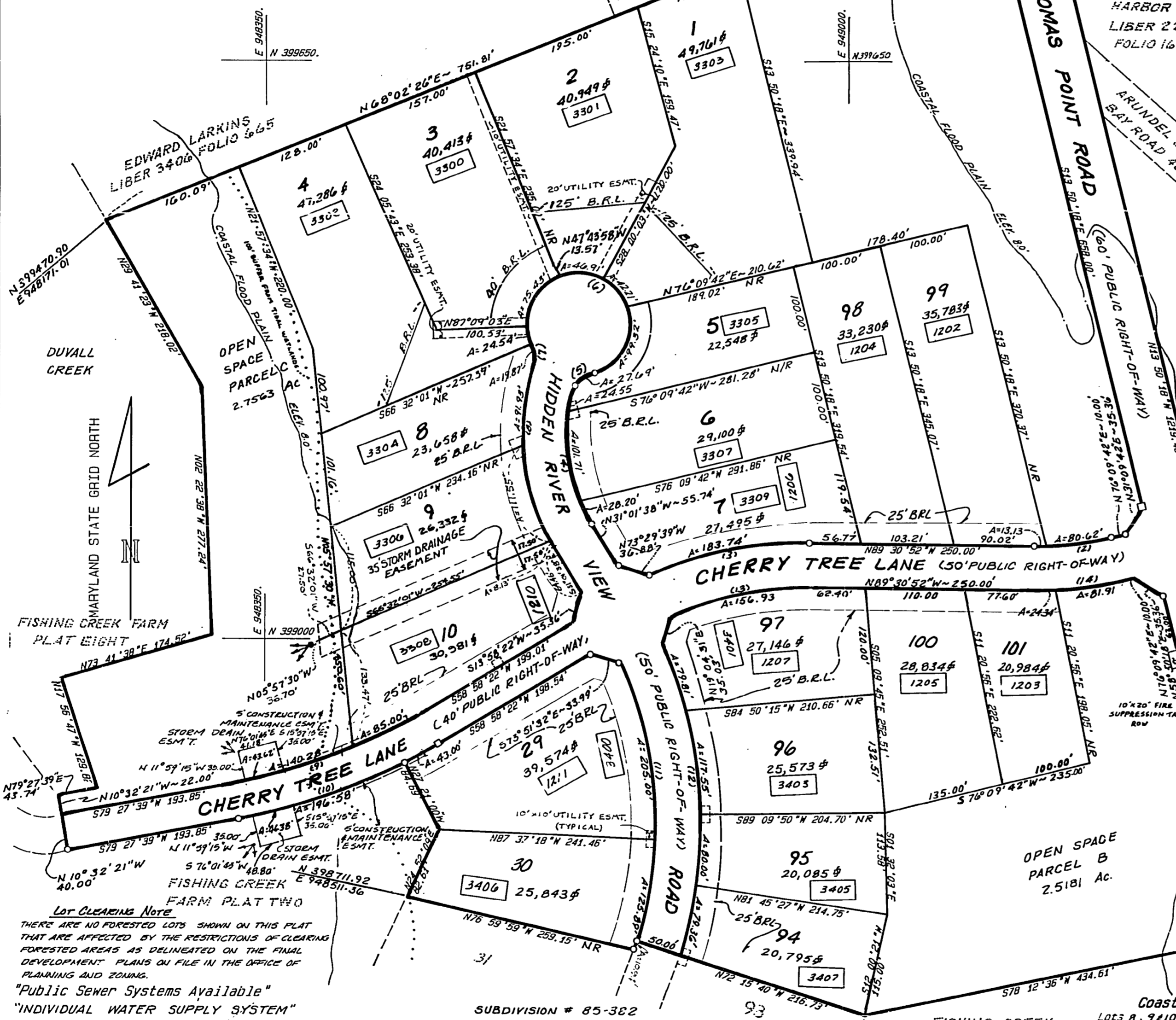
OYSTER HARBOR LEGEND

- 1 - LOT NUMBER
[ ] - HOUSE ADDRESS
- Area Tabulation
Lots (20) 616,371 \$ or 14,1429 AC.
Right-of-Way 175,267 \$ or 4,0236 AC.
Open Space Parcel A 204,998 \$ or 4,7061 AC.
Open Space Parcel B 109,670 \$ or 2,5181 AC.
Open Space Parcel C 123,066 \$ or 2,7563 AC.
Total Plat 1,220,392 \$ or 28,1541 AC.
4 CONVENTIONAL S.F. LOTS (178,403 \$)
16 CLUSTER S.F. LOTS (437,062 \$)
TAX MAP 57 PARCELS 117,121 & 132
TAX MAP 61 PARCEL 121

RIGHT TO DISCHARGE CLUSTER NOTES
THE LAND DESCRIBED HEREWITH AND BEING DESIGNATED ON THIS RECORDED PLAT AS OPEN SPACE IS FOR USE IN COMMON FOR THE RESIDENTS OF THE SUBDIVISION OF FISHING CREEK FARM AND LIES WITHIN A CLUSTER 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 ANNE ARUNDEL COUNTY CODE.

FISHING CREEK FARM Plat One of Nine A CLUSTER SUBDIVISION

2nd Tax District
Anne Arundel County, Maryland
Scale: 1" = 100' Date: May, 1986
Dewberry & Davis
Engineers - Architects - Surveyors - Planners
2594 Riva Road Annapolis, Maryland

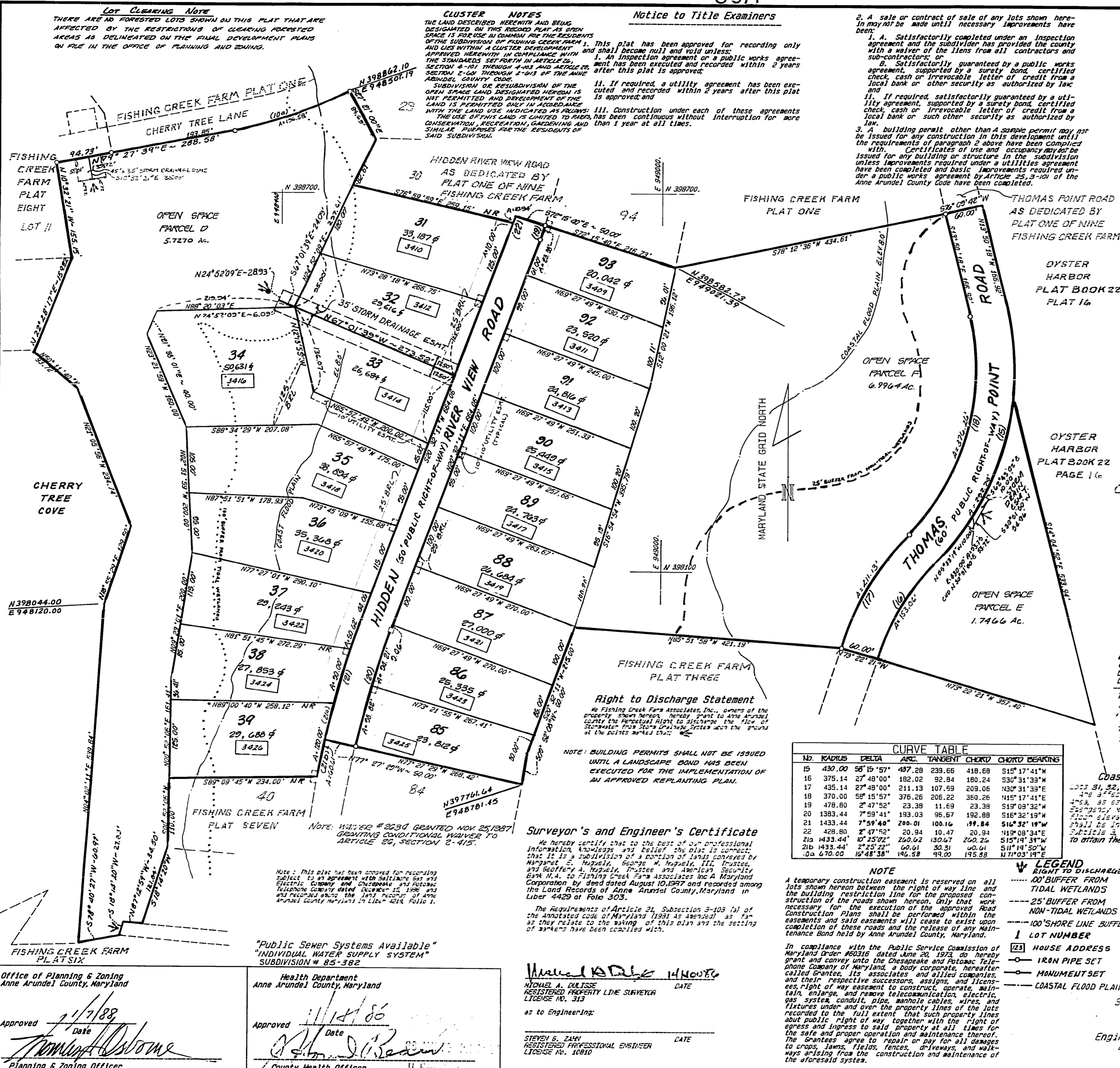


Office of Planning & Zoning
Anne Arundel County, Maryland
Approved: [Signature] 1/7/88
Planning & Zoning Officer

Health Department
Anne Arundel County, Maryland
Approved: \_\_\_\_\_
County Health Officer

Right to Discharge Statement
We, Fishing Creek Farm Associates, Inc., owners of the property shown hereon, hereby grant to Anne Arundel County the Perpetual Right to discharge the flow of Stormwater from Storm Drainage Systems upon the ground at the points marked thus: [Symbol]

ANNE ARUNDEL COUNTY CIRCUIT COURT (Plat Book) Plat 5670-5675; Plat Book 109, pp. 45-50, MSA\_C2081\_3890. Date available 1988/01/13. Printed 07/31/2020.

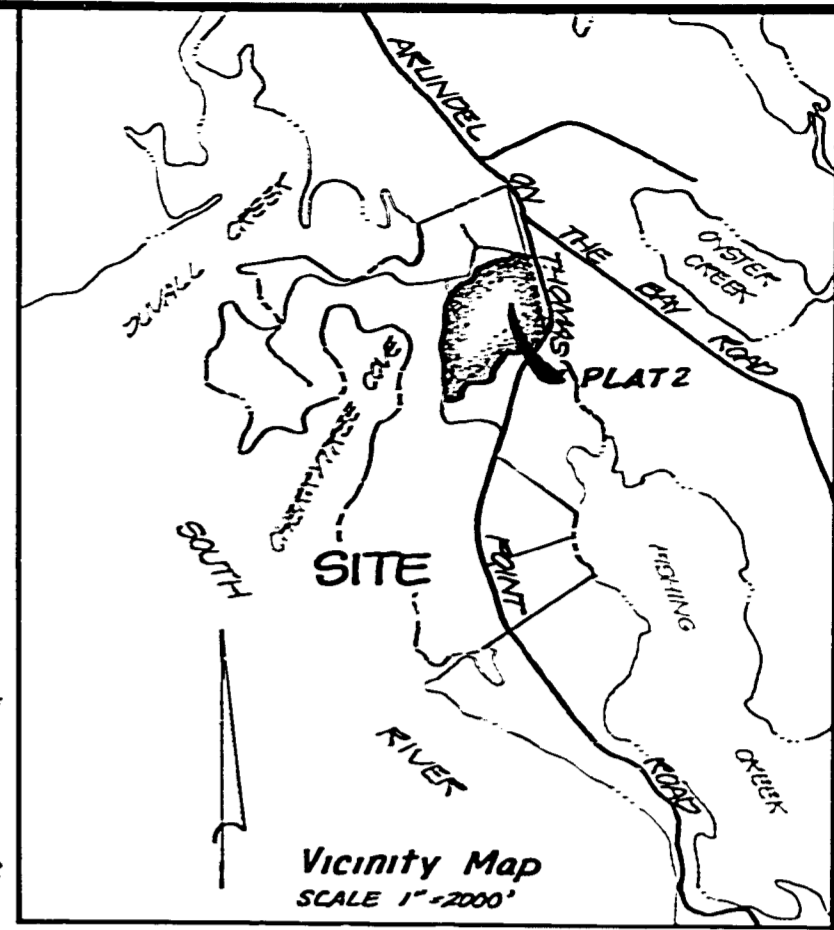


**LOT CLEARING NOTE**  
THERE ARE NO FORESTED LOTS SHOWN ON THIS PLAT THAT ARE AFFECTED BY THE RESTRICTIONS OF CLEARING FORESTED AREAS AS DELINEATED ON THE FINAL DEVELOPMENT PLANS ON FILE IN THE OFFICE OF PLANNING AND ZONING.

**CLUSTER NOTES**  
THE LAND DESCRIBED HEREWITH AND BEING DESIGNATED ON THIS RECORDED PLAT AS OPEN SPACE IS FOR USE BY THE RESIDENTS OF THE SUBDIVISION OF FISHING CREEK FARM 1. This plat has been approved for recording only and does not constitute a deed or conveyance of any interest in the land described herein. The standards set forth in Article 21, Section 4-101 through 4-103 and Article 21, Section 2-60 through 2-63 of the ANNE ARUNDEL COUNTY CODE shall apply to the use of the land described herein. If required, a utility agreement has been executed and recorded within 2 years after this plat is approved; and 11. If required, a utility agreement has been executed and recorded within 2 years after this plat is approved; and 111. Construction under each of these agreements shall be completed within 1 year of all times.

**Notice to Title Examiners**

2. A sale or contract of sale of any lots shown here-in may not be made until necessary improvements have been:  
1. Satisfactorily completed under an inspection agreement and the subdivider has provided the county with a waiver of the liens from all contractors and subcontractors; or  
2. 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 security as authorized by law; and  
3. If required, satisfactorily guaranteed by a utility agreement, supported by a surety bond, certified check, cash or irrevocable letter of credit from a local bank or other security as authorized by law.  
3. A building permit other than a simple permit may not be issued for any construction in this development 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 the subdivision unless improvements required under a utilities agreement have been completed and basic improvements required under a public works agreement by Article 25, 3-10 of the Anne Arundel County Code have been completed.



**Owner's Dedication**

The Fishing Creek Farm Associates, Inc., owners of the property shown and described hereon, hereby dedicates the subdivision, establish the minimum building restriction lines and dedicate the streets, alleys, walkways, easements, floodplains, and wetlands shown on this plat to the public use of the State of Maryland. There are no such actions of law, leases, mortgages, trusts, easements or rights of way affecting the property included in this plan of subdivision, except for a certain Easement of Easement by and between Fishing Creek Farm Associates, Inc. and Mark Vogel to Second National Bank dated August 10, 1987 and a Deed of Trust, Mortgage and Subordination Agreement by and between the parties above both recorded among the Land Records of Anne Arundel County, Maryland in Liber 4429 of Folio 340 and in Liber 4429 of Folio 364 respectively; all parties in interest thereto have heretofore affixed their signatures indicating their assent and willingness to join in this plan of subdivision.

*Paul Warner*  
We join in and consent to this plan of subdivision.  
*Michael A. Dulisse*  
*Michael A. Dulisse*

**Area Tabulation**

18 LOTS	522,585 sq ft	11.89 AC.
Right-of-Way	20,353 sq ft	0.47 AC.
Open Space D	242,408 sq ft	5.52 AC.
Open Space Parcel E	76,083 sq ft	1.74 AC.
Open Space Parcel F	304,765 sq ft	6.99 AC.
<b>Total</b>	<b>1,243,254 sq ft</b>	<b>28.51 AC.</b>
1 CONVENTIONAL S-F LOT (50,400 sq ft)		
17 CLUSTER S-F LOTS (471,394 sq ft)		
TAX MAP 57 PARCELS 117, 121 & 132		
TAX MAP 61 PARCEL 121		

**Coastal Floodplain and High Hazard Statement**  
Lots 31, 32, 33, 34, 35, 36, 37, 38, 39 are affected by the Coastal Floodplain and High Hazard Areas as established by the Coastal Floodplain and High Hazard Areas Management Act, P.L. 86-363, Section 503. Flood elevations of 100, 500, and 1000 years return periods shall be in accordance with the provisions of Article 2-60, Subtitle 3, "Coastal Floodplain Management", specifically, fill may not be used to attain the required first floor elevations.

**Right to Discharge Statement**  
The Fishing Creek Farm Associates, Inc., owners of the property shown hereon, hereby grant to Anne Arundel County the Perpetual Right to discharge the flow of stormwater from the streets and the ground at the points marked thereon.  
**NOTE: BUILDING PERMITS SHALL NOT BE ISSUED UNTIL A LANDSCAPE BAND HAS BEEN EXECUTED FOR THE IMPLEMENTATION OF AN APPROVED REPLANTING PLAN.**

**Surveyor's and Engineer's Certificate**  
I, the undersigned, being duly sworn, depose and say that the information, knowledge and belief of the plat is correct; that it is a subdivision of a portion of land conveyed by Margaret E. Hughes, George M. Hughes, Jr., Trustee, and Geoffrey A. Hughes, Trustee and American Security Bank N.A. to Fishing Creek Farm Associates Inc. a Maryland Corporation by deed dated August 10, 1987 and recorded among the Land Records of Anne Arundel County, Maryland in Liber 4429 of Folio 303.  
The requirements of Article 21, Subsection 3-103 (a) of the Annotated Code of Maryland (1987 As Amended) as far as they relate to the making of this plat and the setting of markers have been complied with.

**CURVE TABLE**

NO.	RADIUS	DELTA	ANG.	TANGENT	CHORD	CHORD BEARING
15	430.00	58°15'57"	487.28	239.66	418.68	S15°17'41"W
16	375.14	27°48'00"	192.02	92.94	180.24	S30°31'33"W
17	435.14	27°48'00"	211.13	107.59	209.06	N30°31'33"E
18	370.00	58°15'57"	376.28	206.22	350.26	N15°17'41"E
19	478.80	2°47'52"	23.39	11.69	23.39	S17°08'32"W
20	1383.44	7°59'41"	193.03	95.67	192.88	S16°32'19"W
21	1433.44	7°59'40"	200.01	100.16	197.84	N16°32'19"W
22	428.80	2°47'52"	20.94	10.47	20.94	N16°08'34"E
21a	1433.44	10°25'02"	260.62	130.62	260.26	S15°19'31"W
21a	1433.44	2°25'02"	60.61	30.31	60.61	S11°14'50"W
21a	670.00	16°48'38"	196.59	98.00	195.89	N11°03'19"E

**NOTE**  
A temporary construction easement is reserved on all lots shown hereon between the right of way line and the building restriction line for the proposed construction of the roads shown hereon, only that work necessary for the execution of the approved Road Construction Plans shall be performed within the easements and said easements will cease to exist upon completion of these roads and the release of any Maintenance Bond held by Anne Arundel County, Maryland.

In compliance with the Public Service Commission of Maryland Order #00316, dated June 20, 1972, do hereby grant and convey unto the Chesapeake and Potomac Telephone Company of Maryland, a body corporate, hereafter called Grantco, its associates and allied companies and their respective successors, assigns and licensees, right of way easement to construct, operate, maintain, enlarge, and remove telecommunication, electric, gas, cable, pipe, antenna cables, wires and fixtures under and over the property lines of the lots recorded to the full extent that such property lines about public right of way together with the right of ingress and egress to said property at all times for the safe and proper operation and maintenance thereof. The Grantees agree to repair or pay for all damages to crops, farms, fields, fences, driveways, and walkways arising from the construction and maintenance of the aforesaid systems.

Office of Planning & Zoning  
Anne Arundel County, Maryland  
Approved: *Thomas A. DeLone* Date: 11/7/88  
Planning & Zoning Officer

Health Department  
Anne Arundel County, Maryland  
Approved: *John J. Beaman* Date: 11/14/88  
County Health Officer

*Michael A. Dulisse* 14 Nov 88  
MICHAEL A. DULISSE  
REGISTERED PROPERTY LINE SURVEYOR  
LICENSE NO. 313  
as to Engineering:  
*Steven S. Zahn*  
REGISTERED PROFESSIONAL ENGINEER  
LICENSE NO. 10810

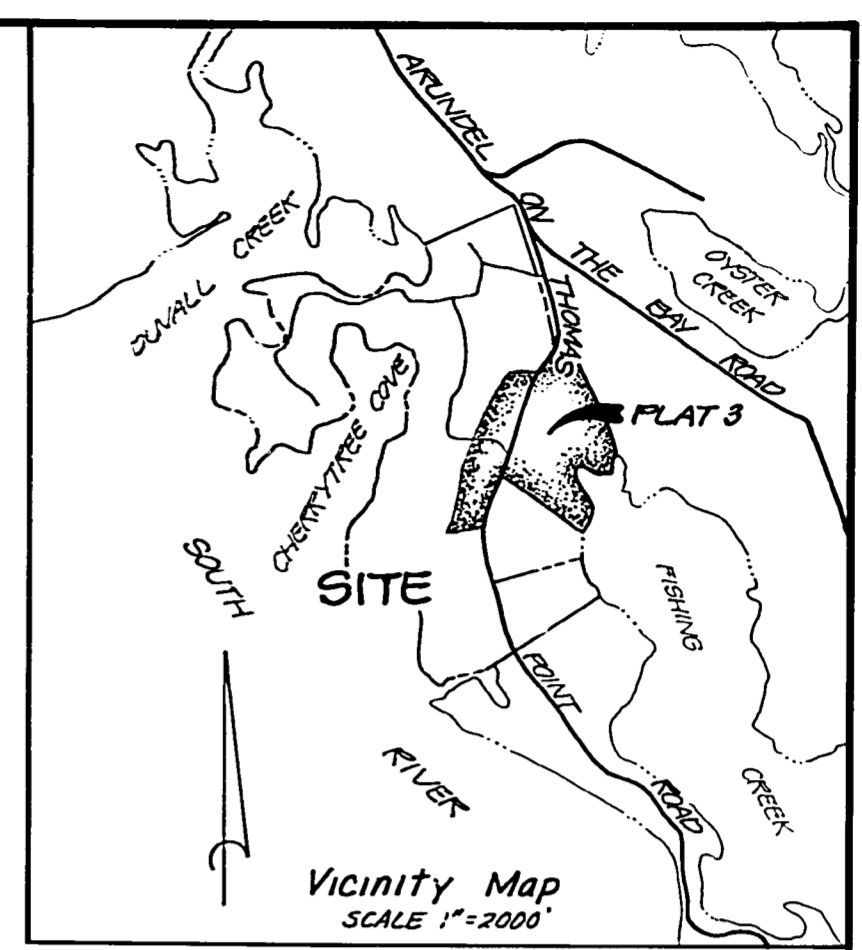
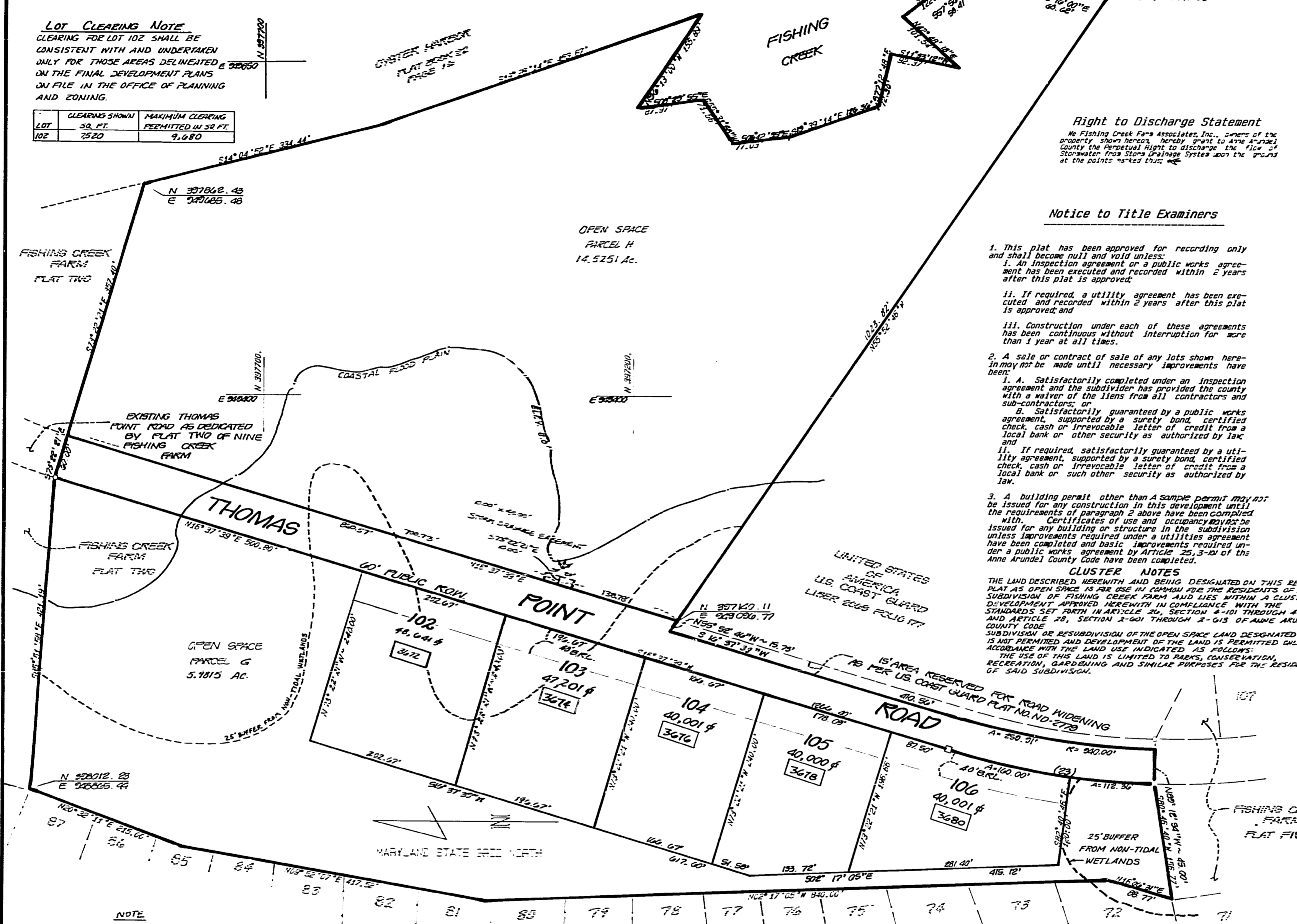
**FISHING CREEK FARM**  
Plat Two of Nine  
A CLUSTER SUBDIVISION  
2nd Tax District  
Anne Arundel County, Maryland  
Scale: 1" = 100' Date: May, 1986  
**Dewberry & Davis**  
Engineers - Architects - Surveyors - Planners  
2594 Riva Road Annapolis, Maryland

ANNE ARUNDEL COUNTY CIRCUIT COURT (Plat Book) Plat 5670-5675; Plat Book 109, pp. 45-50, MSA\_C2081\_3890. Date available 1988/01/13. Printed 07/31/2020.

CURVE TABLE						
NO.	RADIUS	DELTA	ARC	TANGENT	CHORD	CH. BEARINGS
23	985.00	15 50'33"	272.36	137.05	271.49	S08 42'22"W

**LOT CLEARING NOTE**  
 CLEARING FOR LOT 102 SHALL BE CONSISTENT WITH AND UNDERTAKEN ONLY FOR THOSE AREAS DELINEATED ON THE FINAL DEVELOPMENT PLANS ON FILE IN THE OFFICE OF PLANNING AND ZONING.

LOT	CLEARING SHOWN	MAXIMUM CLEARING PERMITTED IN 32 FT.
102	59 FT.	9,680



**Right to Discharge Statement**  
 We Fishing Creek Farm Associates, Inc., owners of the property shown herein, hereby grant to Anne Arundel County the Perpetual Right of Easement, the Use of Stormwater from Storm Drainage Systems and the Right at the points marked thus:

**Notice to Title Examiners**

- This plat has been approved for recording only and shall become null and void unless:
  - An inspection agreement or a public works agreement has been executed and recorded within 2 years after this plat is approved;
  - If required, a utility agreement has been executed and recorded within 2 years after this plat is approved; and
  - Construction under each of these agreements has been continuous without interruption for more than 1 year at all times.
- A sale or contract of sale of any lots shown herein may not be made until necessary improvements have been:
  - Satisfactorily completed under an inspection agreement and the subdivider has provided the county with a waiver of the liens from all contractors and sub-contractors; 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 security as authorized by law; and
  - If required, satisfactorily guaranteed by a utility agreement, supported by a surety bond, certified check, cash or irrevocable letter of credit from a local bank or such other security as authorized by law.
- A building permit other than a simple permit may not be issued for any construction in this development until:
  - Certificates of use and occupancy have been issued for any building or structure in the subdivision unless improvements required under a utilities agreement have been completed and basic improvements required under a public works agreement by Article 26, 3-20 of the Anne Arundel County Code have been completed.

**CLUSTER NOTES**

THE LAND DESCRIBED HERewith AND BEING DESIGNATED ON THIS RECORDED PLAT AS OPEN SPACE IS FOR USE IN COMMON BY THE RESIDENTS OF THE SUBDIVISION. DIVISION OF OPEN SPACE AND LOTS WITHIN A CLUSTER DEVELOPMENT APPROVED HERewith IN COMPLIANCE WITH THE STANDARDS SET FORTH IN ARTICLE 26, SECTION 3-10 THROUGH 3-103 AND SECTION 28, SECTION 3-101 THROUGH 3-104 OF ANNE ARUNDEL COUNTY CODE. SUBDIVISION OR RESUBDIVISION OF THE OPEN SPACE LAND DESIGNATED HEREIN IS NOT PERMITTED AND DEVELOPMENT OF THE LAND IS PERMITTED ONLY IN ACCORDANCE WITH THE LAND USE INDICATED AS FOLLOWS: THE USE OF THIS LAND IS LIMITED TO PARKS, CONSERVATION, RECREATION, GARDENING AND SIMILAR PURPOSES FOR THE RESIDENTS OF SAID SUBDIVISION.

**Owner's Dedication**

We, Fishing Creek Farm Associates, Inc., owners of the property shown and described herein, hereby accept this plan of subdivision, establish the shown building restriction lines and dedicate the streets, alleys, walkways, other easements, floodplains, and widening of public streets, to be used by Anne Arundel County or the State Highway Administration, as may be appropriate, on request.

There are no suits, actions of law, leases, mortgages, trusts, easements or rights of way affecting the property included in this plan of subdivision, except for a certain Deed of Trust by and between Fishing Creek Farm Associates, Inc. and Mark Vogel to Second National Federal Savings Bank dated August 10, 1987 and a Deed of Trust Modification and Subordination Agreement by and between the parties aforesaid recorded among the Land Records of Anne Arundel County, Maryland in Liber 4429 at Folio 340 and in Liber 4429 at Folio 364 respectively; all parties in interest thereto have herewith affixed signatures, indicating their assent and willingness to join in this plan of subdivision.

*Mark Vogel*, President  
*Second National Federal Savings Bank*  
*Deberry & Davis*, Engineers - Architects - Surveyors - Planners

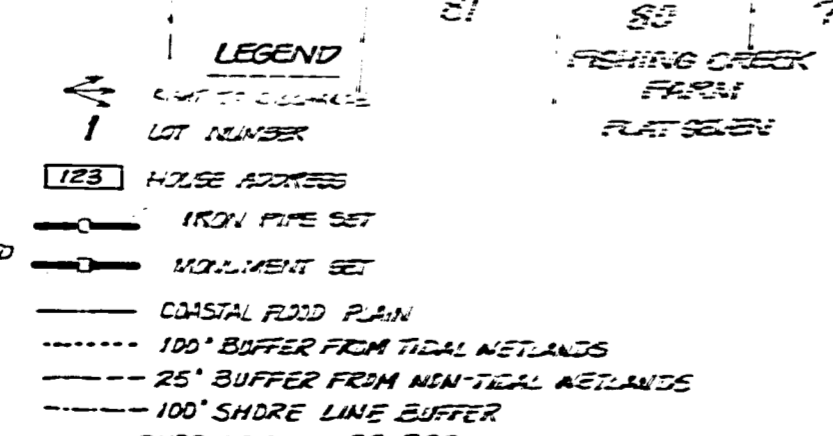
**Area Tabulation**

5 LOTS	215,844 sq ft or 4.9551 Ac.
Right-of-Way	81,857 sq ft or 1.8787 Ac.
Open Space Parcel G	200,535 sq ft or 4.5915 Ac.
Open Space Parcel H	636,716 sq ft or 14.5891 Ac.
<b>Total Plat 3</b>	<b>1,104,948 sq ft or 27.3405 Ac.</b>
5 CONVENTIONAL SE LOTS (215,844 sq ft)	TAX MAP 57 PARCELS 117, 121 & 132
	TAX MAP 61 PARCEL 121

**NOTE:** This plat has been approved for recording subject to an agreement with Baltimore Gas and Electric Company and Chesapeake and Potomac Telephone Company dated December 15, 1986 and recorded among the Land Records of Anne Arundel County, Maryland in Liber 4219 at Folio 1.

**NOTE:** THE LOTS SHOWN HEREON ARE NOT AFFECTED BY THE COASTAL FLOOD PLAIN AND ARE NOT WITHIN A HIGH HAZARD AREA.

"Public Sewer Systems Available"  
 "INDIVIDUAL WATER SUPPLY SYSTEM"



**Surveyor's and Engineer's Certificate**

We hereby certify that on the basis of our professional information, knowledge and belief, the plat is correct, that it is a subdivision of a portion of land conveyed by...

*Michael A. Collins*, Surveyor  
*Steven S. Zahn*, Engineer

A temporary construction easement is reserved on all lots shown hereon between the right of way line and the building restriction line for the proposed construction of the roads shown hereon. Only that work necessary for the execution of the approved Road Construction Plans shall be done within the easement and said easements will cease to exist upon completion of these roads and the release of any Maintenance Bond held by Anne Arundel County, Maryland.

In compliance with the Public Service Commission of Maryland Order #00316 dated June 20, 1973, we hereby grant and convey unto the Chesapeake and Potomac Telephone Company of Maryland, a body corporate, hereafter called Grantee, its associates and allied companies, and their respective successors, assigns, and licensees, right of way easement to construct, operate, maintain, enlarge, and remove telecommunication, electric, gas, water, conduit, pipe, manhole, cables, lines, and fixtures under and over the property lines of the lots recorded to the full extent that such property lines about public right of way together with the right of egress and ingress to said property at all times for the safe and proper operation and maintenance thereof. The grantees agree to repair or pay for all damage to crops, lawns, fields, fences, driveways, and walkways arising from the construction and maintenance of the aforesaid system.

Office of Planning & Zoning  
 Anne Arundel County, Maryland  
 Approved: *Thomas A. Johnson*, Planning & Zoning Officer, Date: 1/7/88

Health Department  
 Anne Arundel County, Maryland  
 Approved: *John J. ...*, County Health Officer, Date: 1/7/88

**FISHING CREEK FARM  
 Plat Three of Nine**

A CLUSTER SUBDIVISION  
 2nd Tax District  
 Anne Arundel County, Maryland  
 Scale: 1" = 100' Date: May, 1986

**Dewberry & Davis**  
 Engineers - Architects - Surveyors - Planners  
 2594 Riva Road Annapolis, Maryland

ANNE ARUNDEL COUNTY CIRCUIT COURT (Plat Book) Plat 5670-5675; Plat Book 109, pp. 45-50, MSA\_C2081\_3890. Date available 1988/01/13. Printed 07/31/2020.

CURVE TABLE					
NO.	RADIUS	DELTA	ARC TANGENT	CHORD	CH. BEARING
24	925.00	09°58'57"	161.16	80.78	160.96 S04°12'23"E
25	225.00	84°15'06"	370.13	242.35	329.78 S52°04'18"E
26	25.00	52°57'26"	23.11	12.45	22.24 S31°25'29"E
27	53.00	285°54'53"	289.43	43.77	64.88 S85°03'15"W
28	25.00	52°57'26"	23.11	12.45	22.24 N21°31'58"E
29	175.00	84°15'06"	387.87	188.49	256.50 N52°04'18"W
30	925.00	24°21'44"	383.31	199.67	390.36 S21°22'43"E
31	985.00	24°21'44"	418.82	212.63	415.69 N21°22'43"W
32	985.00	09°58'57"	171.61	85.02	171.40 N04°12'23"W
32a	240.00	00°07'39"	7.94	3.78	7.96 N01°00'55"E

**LOT CLEARING NOTE**  
 CLEARING FOR LOTS 107 THROUGH 120 SHALL BE CONSISTENT WITH AND UNDERTAKEN ONLY FOR THOSE AREAS DELINEATED ON THE FINAL DEVELOPMENT PLANS ON FILE IN THE OFFICE OF PLANNING AND ZONING.

LOT NO.	CLEARING SHOWN IN SQ. FT.	MAXIMUM CLEARING PERMITTED IN SQ. FT.
107	0,500	0,600
108	2,200	2,480
109	4,000	5,170
110	7,520	8,910
111	8,000	9,900
112	8,000	10,230
113	6,800	4,460
114	6,240	7,370
115	5,520	6,490
116	6,400	6,600
117	6,000	6,600
118	5,440	6,160
119	4,160	6,820
120	4,960	6,820

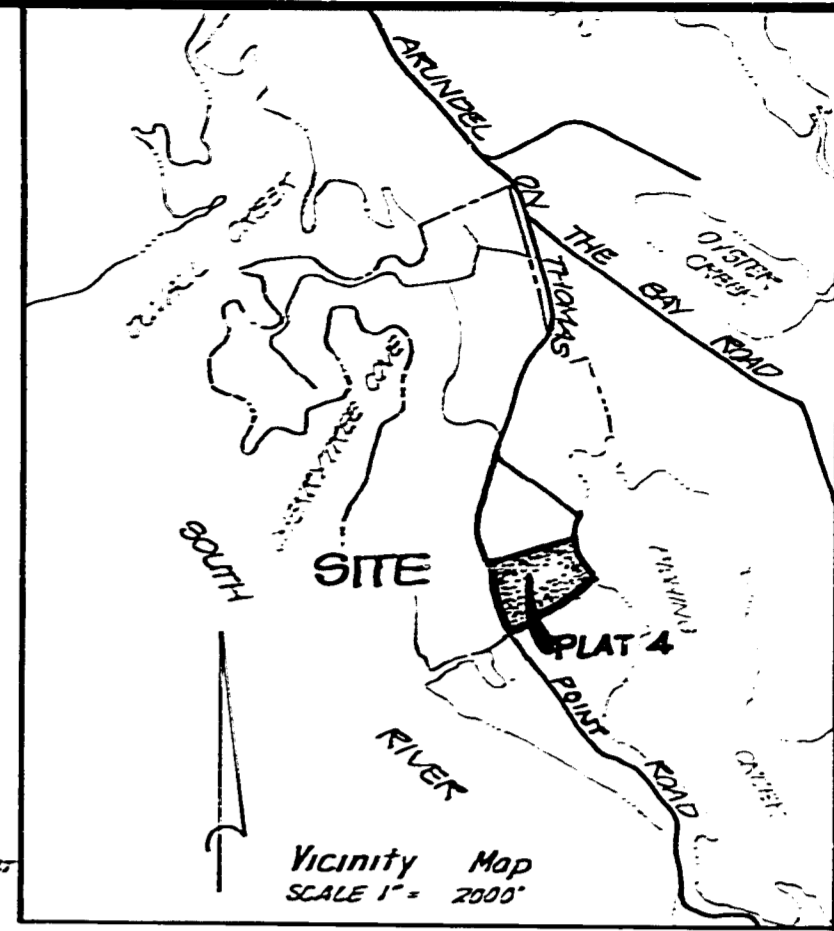
**LEGEND**  
 1 LOT NUMBER  
 [ ] HOUSE ADDRESS  
 — IRON PIPE SET  
 — MONUMENT SET  
 — COASTAL FLOOD PLAIN  
 - - - 100' BUFFER FROM TIDAL WETLANDS  
 - - - 25' BUFFER FROM NON-TIDAL WETLANDS  
 - - - 100' SHORE LINE BUFFER  
 — RIGHT TO DISCHARGE U.S.A.  
 — COAST GUARD  
 LIBER 2069 FOLIO 177

**CLUSTER NOTES**  
 THE LAND DESCRIBED HEREWITH AND BEING DESIGNATED ON THIS RECORDED PLAT AS OPEN SPACE IS FOR USE IN COMMON FOR THE RESIDENTS OF THE SUBDIVISION OF FISHING CREEK FARM AND CANNOT BE USED FOR ANY OTHER PURPOSES HEREWITH IN COMPLIANCE WITH THE STANDARDS SET FORTH IN ARTICLE 28, SECTION 2-601 THROUGH 2-615 OF ANNE ARUNDEL COUNTY CODE.  
 SUBDIVISION OR RESUBDIVISION OF THE OPEN SPACE CANNOT BE PERMITTED AND DEVELOPMENT OF THE LAND IS PERMITTED ONLY IN ACCORDANCE WITH THE LAND USE INDICATED AS FOLLOWS:  
 THE USE OF THIS LAND IS LIMITED TO PARKS, CONSERVATION, RECREATION, GARDENING AND SIMILAR PURPOSES FOR THE RESIDENTS OF SAID SUBDIVISION.  
 THIS PLAT HAS BEEN APPROVED FOR RECORDING SUBJECT TO AN AGREEMENT WITH BALTIMORE GAS AND ELECTRIC COMPANY AND CHESAPEAKE AND POTOMAC TELEPHONE COMPANY DATED DECEMBER 15, 1986 AND RECORDED AMONG THE LAND RECORDS OF ANNE ARUNDEL COUNTY MARYLAND IN LIBER 4218 FOLIO 1.

**Right to Discharge Statement**  
 We, Fishing Creek Farm Associates, Inc., owners of the property shown herein, hereby grant to Anne Arundel County the Perpetual Right to discharge the flow of Stormwater from Storm Drainage System upon the ground at the points marked "X".

**Notice to Title Examiners**

- This plat has been approved for recording only and shall become null and void unless:
  - An inspection agreement of a public works agreement has been executed and recorded within 2 years after this plat is approved.
  - If required, a utility agreement has been executed and recorded within 2 years after this plat is approved.
  - Construction under each of these agreements has been continuous without interruption for more than 1 year at all times.
- No sale or contract of sale of any lots shown herein shall be made until necessary improvements have been:
  - Satisfactorily completed under an inspection agreement and the subdivisor has provided the county with a waiver of the liens from all contractors and subcontractors.
  - 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 security as authorized by law; and
  - If required, satisfactorily guaranteed by a utility agreement, supported by a surety bond, certified check, cash or irrevocable letter of credit from a local bank or other security as authorized by law.
- 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. Certificates of use and occupancy may not be issued for any building or structure in the subdivision unless improvements required under a utility agreement have been completed and certain improvements required under a public works agreement by Article 28, 3-101 of the ANNE ARUNDEL COUNTY CODE have been completed.



**Owner's Dedication**

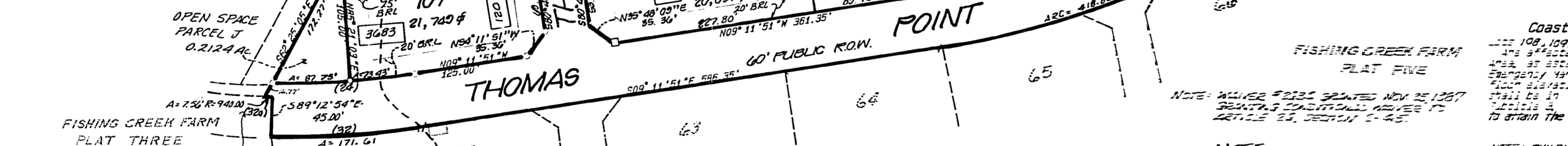
We, Fishing Creek Farm Associates, Inc., owners of the property shown and described herein, hereby accept this plan of subdivision, including the various building restriction lines, and dedicate the various streets, drainage easements, floodplains, and wetlands shown on this plat to be dedicated to Anne Arundel County for the use of the public as a public road, drainage easement, floodplain, or wetland.  
 There are no sales, action of law, leases, mortgages, trusts, easements or rights of ways affecting the property included in this plan of subdivision, except for a certain Deed of Trust by and between Fishing Creek Farm Associates, Inc. and Mark Vogel to Second National Federal Savings Bank dated August 10, 1987 and a Deed of Trust Modification and Subordination Agreement by and between the parties above both recorded among the Land Records of Anne Arundel County, Maryland in Liber 4429 at Folio 340 and in Liber 4429 at Folio 429 respectively; all parties in interest hereto have heretofore affixed their signatures and their assent and willingness to join in this plan of subdivision.

We join in and consent to this plan of subdivision.  
 [Signatures of Michael A. Dulisse and Steven G. Zany]

**Area Tabulation**

RESERVE PARCEL A	160,878 sq. ft. or 3.6932 Ac.
14 LOTS	320,656 sq. ft. or 7.3642 Ac.
Right-of-Way	127,031 sq. ft. or 2.9162 Ac.
Open Space Parcel I	260,340 sq. ft. or 5.9766 Ac.
Open Space Parcel J	2,853 sq. ft. or 0.2128 Ac.
<b>Total</b>	<b>871,758 sq. ft. or 20.1597 Ac.</b>
<b>14 CONVENTIONAL S.F. LOTS (320,656 sq. ft.)</b>	

**Coastal Floodplain and High Hazard Statement**  
 Lots 108, 109, 110 & 111 are affected by the Coastal Floodplain and/or Coastal High Hazard Area, as established by the Flood Insurance Rate Maps by the Federal Emergency Management Agency (FEMA). Elevation is 5.0 feet. First floor elevations of all structures within floodplains on lots shall be in accordance with the provisions of Article 28, Section 2-601 of the ANNE ARUNDEL COUNTY CODE. Specifically, fill may not be used to attain the required first floor elevation.  
 NOTE: BUILDING PERMITS SHALL NOT BE ISSUED UNTIL A LANDSCAPE BOND HAS BEEN EXECUTED FOR THE IMPLEMENTATION OF AN APPROVED REPLANTING PLAN.



**Surveyor's and Engineer's Certificate**  
 We hereby certify that to the best of our professional information, knowledge and belief, the plat is correct; that it is a subdivision of a portion of lands conveyed by Margaret E. Huguley, George N. Huguley, III, Trustee, and Geoffrey A. Huguley, Trustee and American Security Bank N.A. to Fishing Creek Farm Associates Inc (Maryland Corporation by dead date August 10, 1987 and recorded among the Land Records of Anne Arundel County, Maryland in Liber 4429 at Folio 303.  
 The Requirements of Article 21, Subsection 3-103 (a) of the Annotated Code of Maryland (1991 as amended) as far as they relate to the asking of this plat and the setting of markers have been complied with.

as to Surveying:  
 [Signature] MICHAEL A. DULISSE  
 REGISTERED PROPERTY LINE SURVEYOR  
 LICENSE NO. 313  
 as to Engineering:  
 [Signature] STEVEN G. ZANY  
 REGISTERED PROFESSIONAL ENGINEER  
 LICENSE NO. 10810

"Public Sewer Systems Available"  
 "INDIVIDUAL WATER SUPPLY SYSTEM"

Office of Planning & Zoning  
 Anne Arundel County, Maryland  
 Approved: [Signature] Date: 1/2/88  
 Planning & Zoning Officer

Health Department  
 Anne Arundel County, Maryland  
 Approved: [Signature] Date: 1/2/88  
 County Health Officer

**FISHING CREEK FARM**  
**Plat Four of Nine**  
 A CLUSTER SUBDIVISION  
 2nd Tax District  
 Anne Arundel County, Maryland  
 Scale: 1" = 100' Date: May, 1986  
**Dewberry & Davis**  
 Engineers - Architects - Surveyors - Planners  
 2594 Riva Road Annapolis, Maryland

ANNE ARUNDEL COUNTY CIRCUIT COURT (Plat Book) Plat 5670-5675; Plat Book 109, pp. 45-50, MSA\_C2081\_3890. Date available 1988/01/13. Printed 07/31/2020.

Notice to Title Examiners

1. This plat has been approved for recording only and shall become null and void unless:
i. An inspection agreement or a public works agreement has been executed and recorded within 2 years after this plat is approved.

ii. If required, a utility agreement has been executed and recorded within 2 years after this plat is approved; and

iii. Construction under each of these agreements has been continuous without interruption for more than 1 year at all times.

2. A sale or contract of sale of any lots shown herein may not be made until necessary improvements have been:

A. Satisfactorily completed under an inspection agreement and the subdivider has provided the county with a waiver of the liens from all contractors and sub-contractors;

B. 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 security as authorized by law; and

ii. If required, satisfactorily guaranteed by a utility agreement, supported by a surety bond, certified check, cash or irrevocable letter of credit from a local bank or such other security as authorized by law.

3. A building permit other than a sample permit may not be issued for any construction in this development 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 the subdivision unless improvements required under a utilities agreement have been completed and basic improvements required under a public works agreement by Article 25, 3-101 of the Anne Arundel County Code have been completed.

CURVE TABLE with columns: NO., RADIUS, DELTA, ARC, TANGENT, CHORD, CH. BEARING. Contains 20 rows of curve data.

Right to Discharge Statement

We, Fishing Creek Farm Associates, Inc., owners of the property shown hereon, hereby grant to Anne Arundel County the Perpetual Right to Discharge the flow of Stormwater from Storm Drainage Systems upon the ground at the points marked hereon.

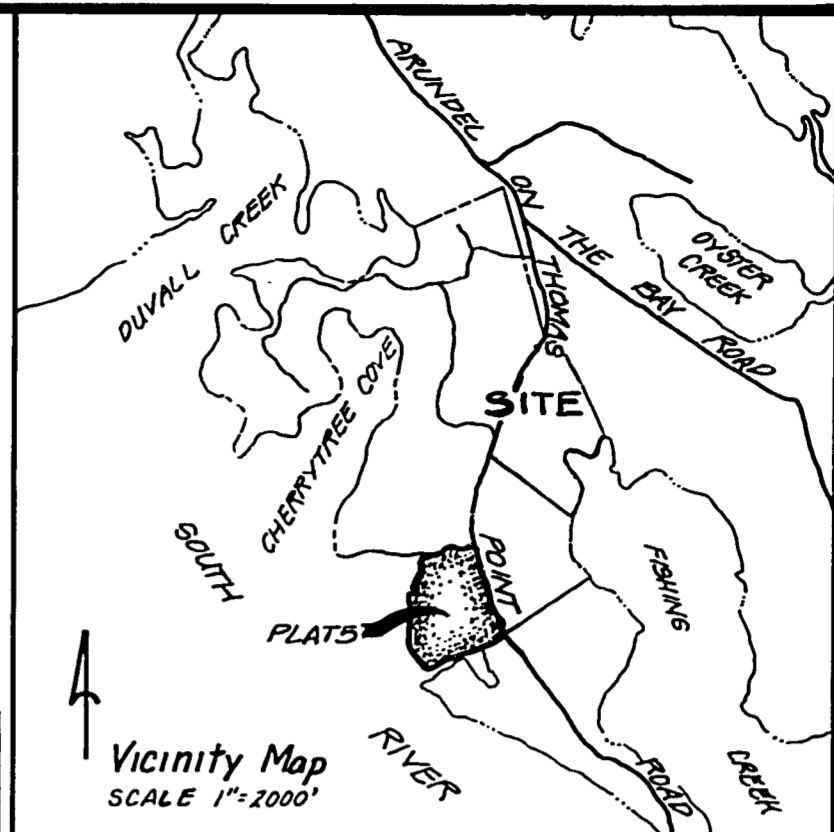
Note: This plat has been approved for recording subject to an agreement with Baltimore Gas and Electric Company and Chesapeake and Potomac Telephone Company dated December 1, 1986 and recorded among the 1986 records of Anne Arundel County, Maryland in Liber 4214, Folio 1.

CLUSTER NOTES
THE LAND DESCRIBED HEREWITH AND BEING DESIGNATED ON THIS REEDED PLAT AS OPEN SPACE IS FOR USE IN COMMON FOR THE RESIDENTS OF THE SUBDIVISION...

LOT CLEARING NOTE

CLEARING OF LOTS 53 THROUGH 70 SHALL BE CONSISTENT WITH AND UNDERTAKEN ONLY FOR THOSE AREAS DELINEATED ON THE FINAL DEVELOPMENT PLANS ON FILE IN THE OFFICE OF PLANNING AND ZONING.

Table with columns: LOT NO., CLEARING SHOWN IN SQ. FT., MAXIMUM CLEARING PERMITTED IN SQ. FT. Lists lots 60 through 70.



Owner's Dedication

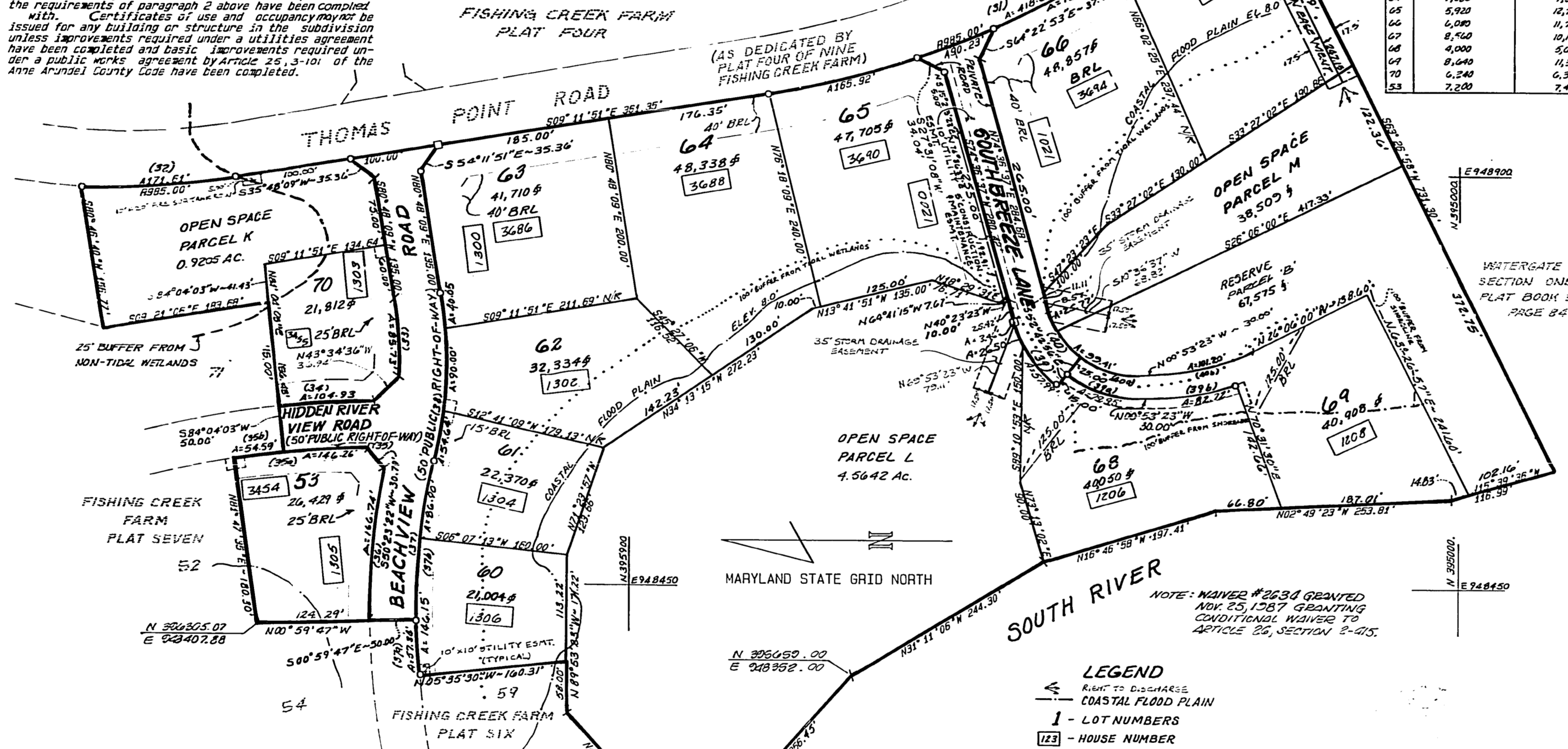
We, Fishing Creek Farm Associates, Inc., owners of the property shown and described hereon, hereby accept this plan of subdivision and dedicate the public use of the streets, alleys, walkways, other easements, floodplains, and riparian rights to the public use of the State of Maryland...

Witness signatures and dates for the Owner's Dedication section.

AREA TABULATION table showing PUBLIC E-O-W, PRIVATE E-O-W, RESERVE PARCEL B, OPEN SPACE PARCELS, etc.

7 CONVENTIONAL S.F. LOTS (311,020 sq ft)
5 CLUSTER S.F. LOTS (123,948 sq ft)
TAX MAP 57 PARCELS 117, 121 & 132
TAX MAP 64 PARCEL 121

Private Road Statement
SOUTHERLY LANE IS A PRIVATE ROADWAY AND IS INTENDED TO PROVIDE ACCESS TO AND FROM LOTS 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70...



Coastal Floodplain and High Hazard Statement
Lots 53, 60, 61, 62, 64, 65, 66, 67, 68, 69 are affected by the Coastal Floodplain and/or Coastal High Hazard Area...

NOTE: BUILDING PERMITS SHALL NOT BE ISSUED UNTIL A LANDSCAPE BOND HAS BEEN EXECUTED FOR THE IMPLEMENTATION OF AN APPROVED REPLANING PLAN.

"Public Sewer Systems Available"
INDIVIDUAL WATER SUPPLY SYSTEM"

Office of Planning & Zoning
Anne Arundel County, Maryland
Approved: [Signature] 11/7/88
Planning & Zoning Officer

Health Department
Anne Arundel County, Maryland
Approved: [Signature] 11/15/88
County Health Officer

Surveyor's and Engineer's Certificate

We hereby certify that to the best of our professional information, knowledge, and belief, the data is correct that it is a subdivision of a portion of lands conveyed by Margaret E. Huggins, George W. Huggins, III, Trustee, and Geoffrey A. Huggins, Trustee and American Security Bank N.A. to Fishing Creek Farm Associates Inc. A Maryland Corporation by deed dated August 10, 1987 and recorded among the Land Records of Anne Arundel Maryland in Liber 4429 at Folio 303.

The requirements of Article 21, Subsection 3-103 (a) of the Annotated Code of Maryland (1981 As Amended) as far as they relate to the making of this plat and the setting of markers have been complied with.

Signature of Michael A. Dulisse, Registered Professional Land Surveyor, License No. 313.

Signature of Steven G. Zahn, Registered Professional Engineer, License No. 10810.

- LEGEND
Right to Discharge
COASTAL FLOOD PLAIN
1 - LOT NUMBERS
123 - HOUSE NUMBER
--- IRON PIPE SET
--- CONCRETE MAN. SET
--- 100' BUFFER FROM TIDAL WETLANDS
--- 25' BUFFER FROM NON-TIDAL WETLANDS
--- 100' SHORE LINE BUFFER

NOTE:
A temporary construction easement is reserved on all lots shown hereon between the right of way line and the building restriction line for the proposed construction of the roads shown hereon...

In compliance with the Public Service Commission of Maryland Order #60316 dated June 20, 1973, do hereby grant and convey unto the Chesapeake and Potomac Telephone Company of Maryland, a body corporate, hereafter called grantee, its associates and allied companies, and their respective successors, assigns, and licensees, right of way easement to construct, operate, maintain, enlarge, and remove telecommunication, electric, gas system conduit, pipe, manhole cables, wires, and fixtures under and over the property lines of the lots recorded to the full extent that such property lines about public right of way together with the right of egress and ingress to said property at all times for the safe and proper operation and maintenance thereof. The grantee agrees to repair or pay for all damages to crops, lawns, fields, fences, driveways, and walkways arising from the construction and maintenance of the aforesaid system.

ANNE ARUNDEL COUNTY CIRCUIT COURT (Plat Book) Plat 5670-5675; Plat Book 109, pp. 45-50, MSA\_C2081\_3890. Date available 1988/01/13. Printed 07/31/2020.

Surveyor's and Engineer's Certificate

We hereby certify that to the best of our professional information, knowledge and belief the plat is correct, that it is a subdivision of a portion of land conveyed by Margaret E. Rugeley, George W. Rugeley, III, Trustee, and Geoffrey A. Rugeley, Trustee and American Security Bank N.A., as Fishing Creek Farm Associates, Inc. A Maryland Corporation by deed dated August 10, 1987 and recorded among the Land Records of Anne Arundel County, Maryland in Liber 4429 at Folio 323.

The requirements of Article 21, Subsection 3-109 (a) of the Annotated Code of Maryland (1981 as amended) as far as they relate to the making of this plan and the setting of markers have been complied with.

As to Surveying: MICHAEL A. DULISSE REGISTERED PROPERTY LINE SURVEYOR LICENSE NO. 313 DATE 11/21/87

As to Engineering: STEVEN E. ZAHN REGISTERED PROFESSIONAL ENGINEER LICENSE NO. 10910 DATE 11/18/86

NOTE:

A temporary construction easement is reserved on all lots shown hereon between the right of way line and the building restriction line for the proposed construction of the roads shown hereon. Only that work necessary for the execution of the approved Road Construction Plans shall be performed within the easements and said easements will cease to exist upon completion of these roads and the release of any Maintenance Bond held by Anne Arundel County, Maryland.

In compliance with the Public Service Commission of Maryland Order #60316 dated June 20, 1973, do hereby grant and convey unto the Chesapeake and Potomac Telephone Company of Maryland, a body corporate, hereafter called Grantee, its associates and allied companies, and their respective successors, assigns, and licensees, right of way easement to construct, operate, maintain, enlarge, and remove telecommunication, electric, gas system, conduit, pipe, manhole cables, wires, and fixtures under and over the property lines of the lots recorded to the full extent that such property lines about public right of way together with the right of egress and ingress to said property at all times for the safe and proper operation and maintenance thereof. The Grantee agrees to repair or pay for all damages to crops, lawns, fields, fences, driveways, and walkways arising from the construction and maintenance of the aforesaid system.

This plat has been approved for recording subject to an agreement with Baltimore Gas and Electric Company, over The Chesapeake and Potomac Telephone Company, dated December 15, 1986 and recorded among the land records of Anne Arundel County, Maryland in Liber 4218, Folio 1.

CURVE TABLE with columns: Q, RADIUS, DELTA, ARC, TANGENT, CHORD, CH. BEARING. Rows 43-47.

LEGEND with symbols for LOT NUMBER, HOUSE ADDRESS, IRON PIPE SET, MONUMENT SET, COASTAL FLOOD PLAIN, 100' BUFFER FROM TIDAL WETLANDS, 25' BUFFER FROM NON-TIDAL WETLANDS, 100' SHORE LINE BUFFER, EIGHT TO DISCHARGE.

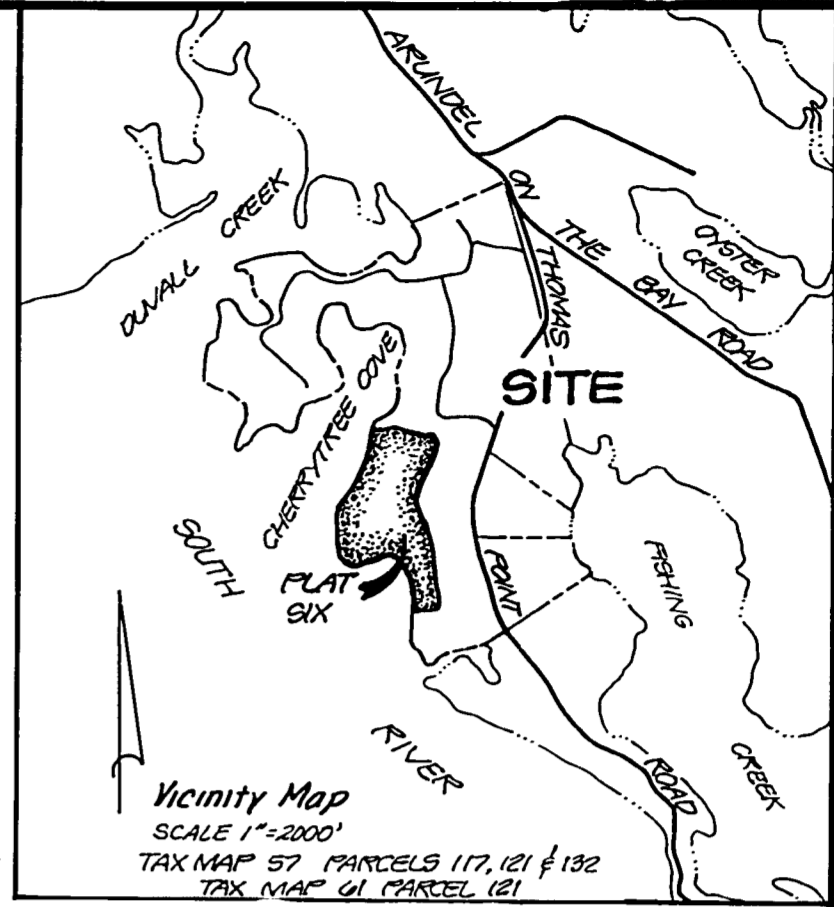
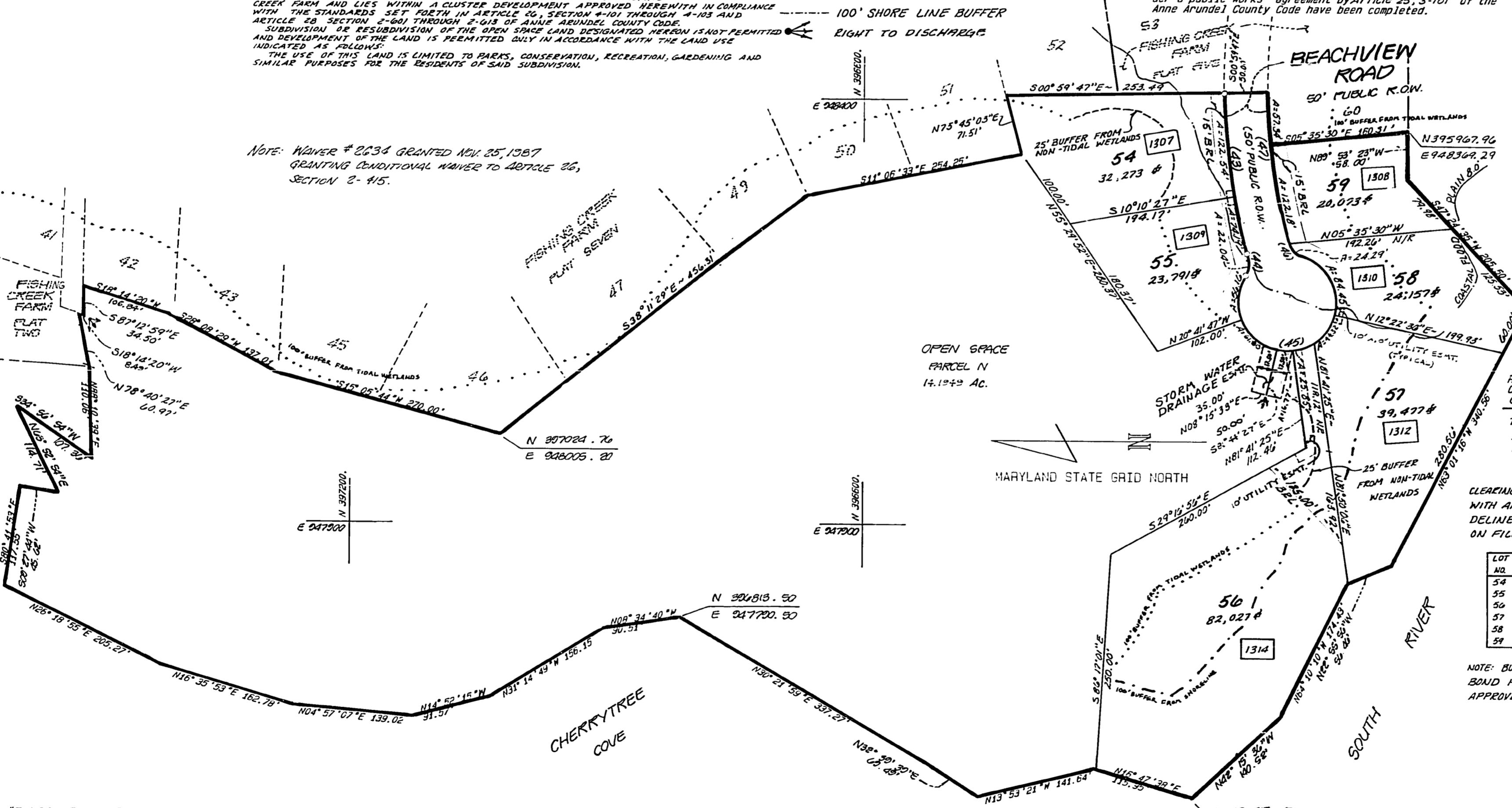
CLUSTER NOTES

THE LAND DESCRIBED HERewith AND BEING DESIGNATED IN THIS RECORD PLAT AS OPEN SPACE IS FOR USE IN COMMON FOR THE RESIDENTS OF THE SUBDIVISION OF FISHING CREEK FARM AND LIES WITHIN A CLUSTER DEVELOPMENT APPROVED HERewith IN COMPLIANCE WITH THE STANDARDS SET FORTH IN ARTICLE 20, SECTION 4-101 THROUGH 4-103 AND ARTICLE 29 SECTION 2-601 THROUGH 2-614 OF ANNE ARUNDEL COUNTY CODE.

SUBDIVISION OR RESUBDIVISION OF THE OPEN SPACE LAND DESIGNATED HEREON IS NOT PERMITTED AND DEVELOPMENT OF THE LAND IS PERMITTED ONLY IN ACCORDANCE WITH THE LAND USE INDICATED AS FOLLOWS:

THE USE OF THIS LAND IS LIMITED TO PARKS, CONSERVATION, RECREATION, GARDENING AND SIMILAR PURPOSES FOR THE RESIDENTS OF SAID SUBDIVISION.

NOTE: WAIVER # 2634 GRANTED NOV 25, 1987 GRANTING CONVENTIONAL WAIVER TO LOT 26, SECTION 2-415.



OWNER'S DEDICATION. We, Fishing Creek Farm Associates, Inc., owners of the property shown and described herein, hereby dedicate this plan of subdivision...

Witness signatures and dates for the dedication, including Mark Vogel and others.

AREA TABULATION table with columns: Right-of-Way, Open Space Parcel N, GLOTS, TOTAL PLAT SIX, 5 CLUSTER S.F. LOTS, 1 CONVENTIONAL S.F. LOT.

LOT CLEARING NOTE. CLEARING OF LOTS 54 THROUGH 59 SHALL BE CONSISTENT WITH AND UNDERTAKEN ONLY FOR THOSE AREAS DELINEATED ON THE FINAL DEVELOPMENT PLAN ON FILE IN THE PLANNING AND ZONING.

Table with columns: LOT NO., CLEARING SHOWN IN SQ. FT., MAXIMUM CLEARING PERMITTED IN SQ. FT. Rows 54-59.

NOTE: BUILDING PERMITS SHALL NOT BE ISSUED UNTIL A LANDSCAPE BOND HAS BEEN EXECUTED FOR THE IMPLEMENTATION OF AN APPROVED REPLANTING PLAN.

FISHING CREEK FARM Plat Six of Nine A CLUSTER SUBDIVISION 2nd Tax District Anne Arundel County, Maryland Scale: 1" = 100' Date: May, 1986 Dewberry & Davis Engineers - Architects - Surveyors - Planners 2594 Riva Road Annapolis, Maryland

Approval signatures and dates for Planning & Zoning Officer (Thomas Ashburne) and County Health Officer (Howard Bral).

Coastal Floodplain and High Hazard Statement. Lots 54, 55, 56, 57 & 58 are affected by the Coastal Floodplain and/or Coastal High Hazard Area...

Right to Discharge Statement. We, Fishing Creek Farm Associates, Inc., owners of the property shown herein, hereby grant to the Anne Arundel County the right to discharge the flow of stormwater from storm drainage system...

ANNE ARUNDEL COUNTY CIRCUIT COURT (Plat Book) Plat 5675-5675; Plat Book 109, pp. 45-50, MSA\_C2081\_3890. Date available 1988/01/13. Printed 07/31/2020.

Notice to Title Examiners

LOT CLEARING NOTE

CLEARING OF LOTS #1 THROUGH #52 SHALL BE CONSISTENT WITH AND UNDERTAKEN ONLY FOR THOSE AREAS DELINEATED ON THE FINAL DEVELOPMENT PLANS ON FILE IN THE OFFICE OF PLANNING AND ZONING

Table with columns: LOT NO., CLEARING SHOWN IN SQ. FT., MAXIMUM CLEARING PERMITTED IN SQ. FT.

CURVE TABLE with columns: NO., RADIUS, DELTA, ARC, TANGENT, CHORD, CH. BEARING

1. This plat has been approved for recording only and shall become null and void unless: i. An inspection agreement or a public works agreement has been executed and recorded within 2 years after this plat is approved;

ii. If required, a utility agreement has been executed and recorded within 2 years after this plat is approved; and iii. Construction under each of these agreements has been continuous without interruption for more than 1 year at all times.

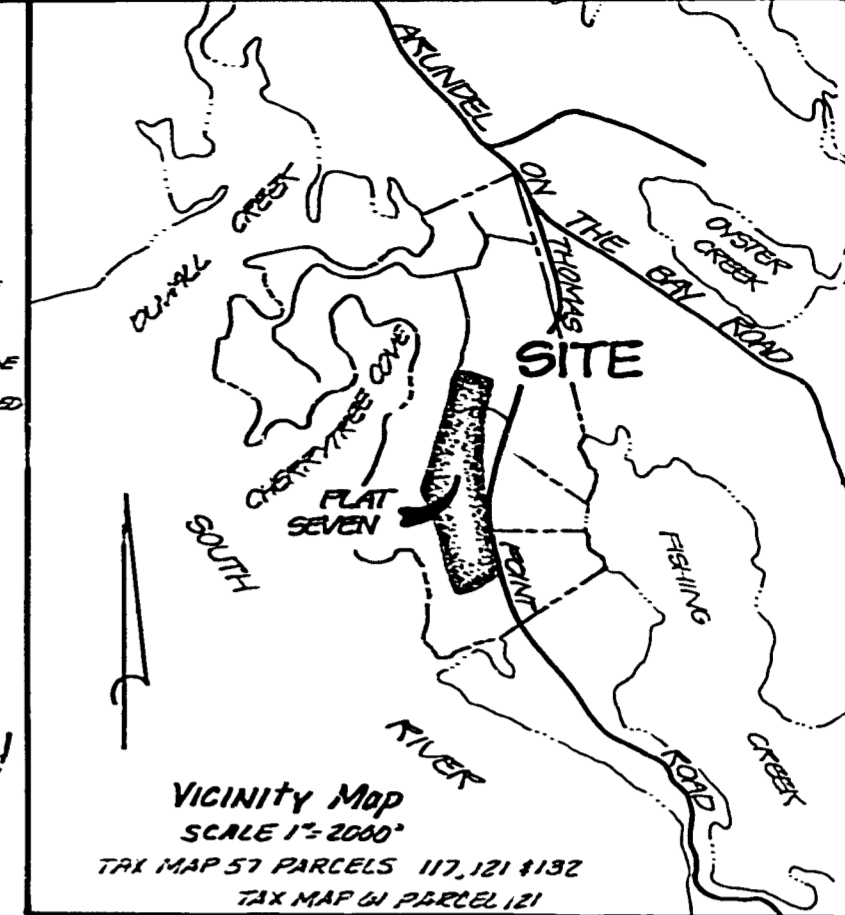
2. A sale or contract of sale of any lots shown hereon may not be made until necessary improvements have been:

i. A. Satisfactorily completed under an inspection agreement and the subdivider has provided the county with a waiver of the liens from all contractors and sub-contractors; or B. 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 security as authorized by law; and

ii. If required, satisfactorily guaranteed by a utility agreement, supported by a surety bond, certified check, cash or irrevocable letter of credit from a local bank or such other security as authorized by law.

3. A building permit other than a simple permit may not be issued for any construction in this development until the requirements of paragraph 2 above have been complied with. Certificates of use and occupancy may be issued for any building or structure in the subdivision unless improvements required under a utilities agreement have been completed and basic improvements required under a public works agreement by Article 25, §101 of the Anne Arundel County Code have been completed.

CLUSTER NOTES: 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 FISHING CREEK FARM AND LIES WITHIN A CLUSTER DEVELOPMENT APPROVED HERewith IN COMPLIANCE WITH THE STANDARDS SET FORTH IN ARTICLE 26, SECTIONS 2-601 THROUGH 2-613 AND ARTICLE 28, SECTION 2-601 THROUGH 2-613 OF THE ANNE ARUNDEL COUNTY CODE SUBDIVISION OR RESUBDIVISION OF THE OPEN SPACE LAND DESIGNATED HEREON IS LIMITED TO DEVELOPMENT OF THE LAND AS PERMITTED ONLY IN ACCORDANCE WITH THE LAND USE INDICATED AS FOLLOWS: THE USE OF THIS LAND IS LIMITED TO PARKS, CONSERVATION, RECREATION, GARDENING AND SIMILAR PURPOSES FOR RESIDENTS OF SAID SUBDIVISION.



Vicinity Map SCALE 1" = 2000'

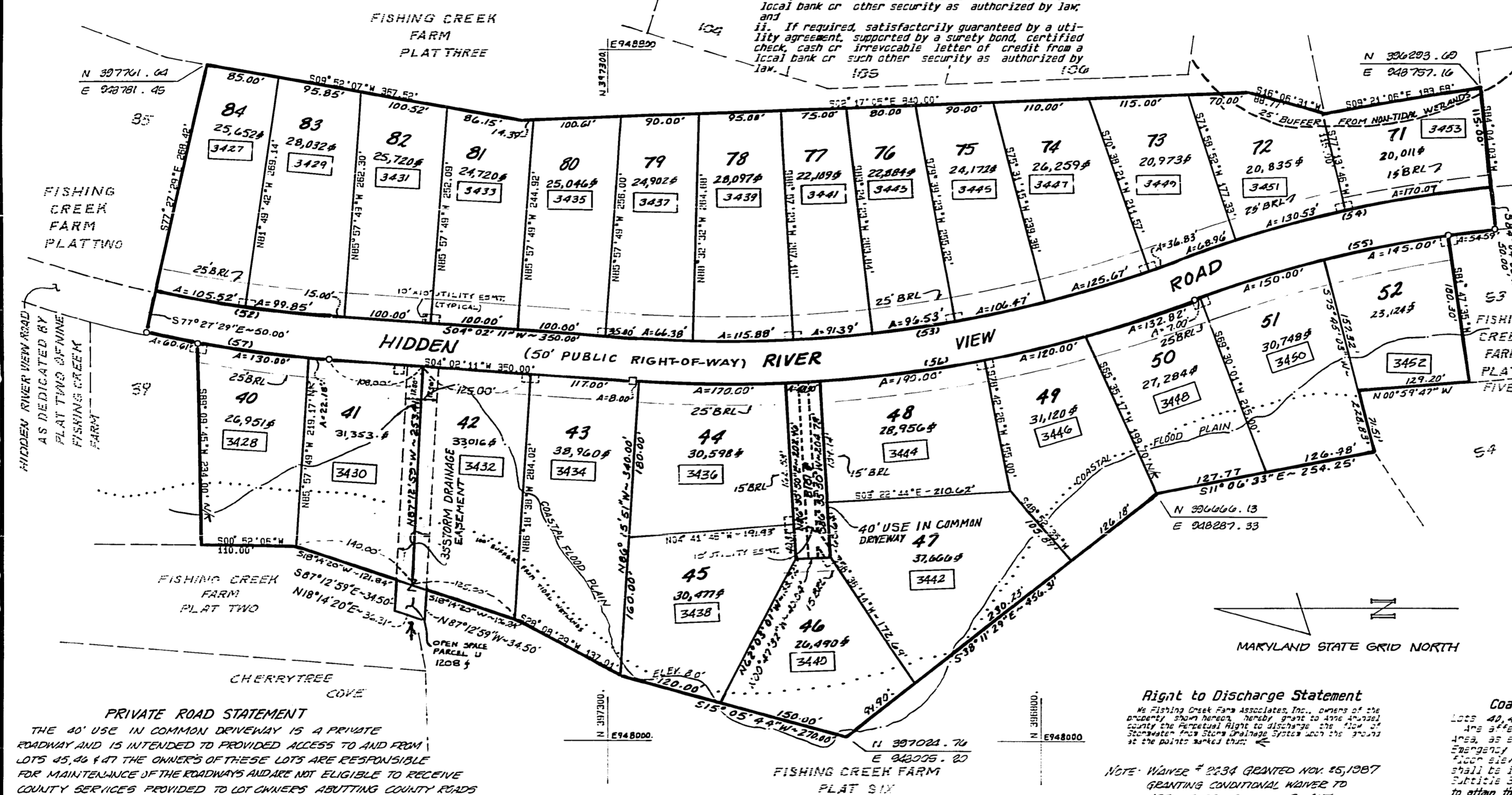
Owner's Dedication

We, Fishing Creek Farm Associates, Inc., owners of the property shown and described herein, hereby dedicate this plan of subdivision including the building easements, easements, dedications and planning easements shown hereon to the public for use as a public road in accordance with the provisions of Article 26, Section 2-601 of the State Highway Administration Code as may be amended, on or after the date of recording of this plat.

There are no encumbrances of Law, Leases, Mortgages, trusts, easements or rights of way affecting the property included in this plan of subdivision, except for a certain Deed of Trust by and between Fishing Creek Farm Associates, Inc., and Mark Vogel to Second National Federal Savings Bank dated August 10, 1987 and a Deed of Trust Modification and Subordination Agreement by and between the parties above, both recorded among the Land Records of Anne Arundel County, Maryland in Liber 4429 of folio 340 and in Liber 4429 of folio 364, respectively; all parties in interest thereto have herewith affixed their signature indicating their assent and willingness to join in this plan of subdivision.

We join in and consent to this plan of subdivision on behalf of the undersigned:

Area Tabulation table with columns: OPEN SPACE PARCELS, PRIVATE RIGHT-OF-WAY, Right-of-Way (RAW), Total PLAT 7, 27 CLUSTER S.F. LOTS



PRIVATE ROAD STATEMENT: THE 40' USE IN COMMON DRIVEWAY IS A PRIVATE ROADWAY AND IS INTENDED TO PROVIDE ACCESS TO AND FROM LOTS 45, 46 & 47 AT THE OWNER'S OF THESE LOTS ARE RESPONSIBLE FOR MAINTENANCE OF THE ROADWAYS AND ARE NOT ELIGIBLE TO RECEIVE COUNTY SERVICES PROVIDED TO LOT OWNERS ABUTTING COUNTY ROADS FURTHER SUBDIVISION OR ACCEPTANCE INTO THE COUNTY ROAD SYSTEM MAY BE ACCOMPLISHED ONLY IF THE PRIVATE ROADWAYS ARE IMPROVED TO ROAD STANDARDS AT THE LOT OWNERS EXPENSE.

- LEGEND: RIGHT TO DISCHARGE, LOT NUMBER, HOUSE ADDRESS, IRON PIPE SET, MONUMENT SET, COASTAL FLOOD PLAIN, 100' BUFFER FROM TIDAL WETLANDS, 25' BUFFER FROM NON-TIDAL WETLANDS, 100' SHORE LINE BUFFER

Surveyor's and Engineer's Certificate: We hereby certify that to the best of our professional judgment the above described plat is a correct and true representation of the actual field conditions as shown by our field notes and as shown on the plat hereon.

Right to Discharge Statement: We, Fishing Creek Farm Associates, Inc., owners of the property shown and described herein, hereby grant to the public the right to discharge the flood plain and high hazard area shown hereon.

Coastal Floodplain and High Hazard Statement: Lots 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52 are affected by the coastal floodplain and/or Coastal High Hazard Area, as established on the flood insurance rate maps by the Federal Emergency Management Agency (FEMA). Elevation is 8.0 feet. Flood elevations of all structures built within such areas or lots shall be in accordance with the provisions of Article 26 of the Code, Article 28, Section 2-601 of the Code, specifically, fill may not be used to attain the required first floor elevations.

"Public Sewer Systems Available" "INDIVIDUAL WATER SUPPLY SYSTEM"

Office of Planning & Zoning, Anne Arundel County, Maryland. Approved: Thomas Adorose, Planning & Zoning Officer.

Health Department, Anne Arundel County, Maryland. Approved: [Signature], County Health Officer.

Surveyor and Engineer: MICHAEL A. DULISSE, REGISTERED PROFESSIONAL SURVEYOR, LICENSE NO. 313. STEVEN S. ZARN, REGISTERED PROFESSIONAL ENGINEER, LICENSE NO. 10810.

NOTE: A temporary construction easement is reserved on all lots shown hereon between the right of way line and the building restriction line for the proposed construction of the roads shown hereon. Only that work necessary for the execution of the approved Road Construction Plans shall be performed within the easements and said easements will cease to exist upon completion of these roads and the release of any Maintenance Bond held by Anne Arundel County, Maryland.

FISHING CREEK FARM Plat Seven of Nine A CLUSTER SUBDIVISION 2nd Tax District 47th Anne Arundel County, Maryland Scale: 1" = 100' Date: May, 1996 Dewberry & Davis Engineers - Architects - Surveyors - Planners 2594 Riva Road Annapolis, Maryland

ANNE ARUNDEL COUNTY CIRCUIT COURT (Plat Book) Plat 5676-5678; Plat Book 110, pp. 1-3, MSA\_C2081\_3891. Date available 1988/01/13. Printed 07/31/2020.

**CURVE TABLE**

NO.	RADIUS	DELTA	ARC	TANGENT	CHORD	CH. BEARING
58	370.00	32°11'15"	207.86	106.75	205.14	N84°26'44"W
59	180.00	33°41'15"	124.68	64.96	122.20	N86°11'44"W
60	220.00	45°33'53"	174.96	92.40	170.38	N85°15'25"W
61	180.00	50°00'00"	282.74	180.00	254.56	S72°31'32"W
62	222.59	34°33'49"	122.60	62.90	121.65	S43°48'26"W
63	182.55	31°38'49"	100.56	51.59	99.30	N43°48'26"E
64	220.00	32°00'00"	145.58	220.00	141.13	N72°51'32"E
65	180.00	45°33'53"	174.96	92.40	170.38	S85°15'25"E
66	220.00	32°11'15"	124.68	64.96	122.20	S86°11'44"E
67	330.00	52°11'15"	185.39	95.24	182.98	S84°26'44"E

**CLUSTER NOTES**  
 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 FISHING CREEK FARM AND LIES WITHIN A CLUSTER DEVELOPMENT APPROVED HEREIN 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. SUBDIVISION OF RESUBDIVISION OF THE OPEN SPACE LAND DESIGNATED HEREON IS NOT PERMITTED AND DEVELOPMENT OF THE LAND IS PERMITTED ONLY IN ACCORDANCE WITH THE LAND USE INDICATED AS FOLLOWS: THE USE OF THIS LAND IS LIMITED TO TREES, CONSERVATION, RECREATION, GARDENING AND SIMILAR PURPOSES FOR THE RESIDENTS OF SAID SUBDIVISION.

**Notice to Title Examiners**

- This plat has been approved for recording only and shall become null and void unless:
  - An inspection agreement or a public works agreement has been executed and recorded within 2 years after this plat is approved;
  - If required, a utility agreement has been executed and recorded within 2 years after this plat is approved;
  - Construction under each of these agreements has been continuous without interruption for more than 1 year at all times.
- A sale or contract of sale of any lots shown hereon may not be made until necessary improvements have been:
  - Satisfactorily completed under an inspection agreement and the subdivider has provided the county with a waiver of the liens from all contractors and sub-contractors; 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 security as authorized by law; and
  - If required, satisfactorily guaranteed by a utility agreement, supported by a surety bond, certified check, cash or irrevocable letter of credit from a local bank or such other security as authorized by law.
- A building permit other than a sample permit may be issued for any construction in this development 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 the subdivision unless improvements required under a utilities agreement have been completed and basic improvements required under a public works agreement by Article 25, 3-101 of the Anne Arundel County Code have been completed.

**LOT CLEARING NOTE**

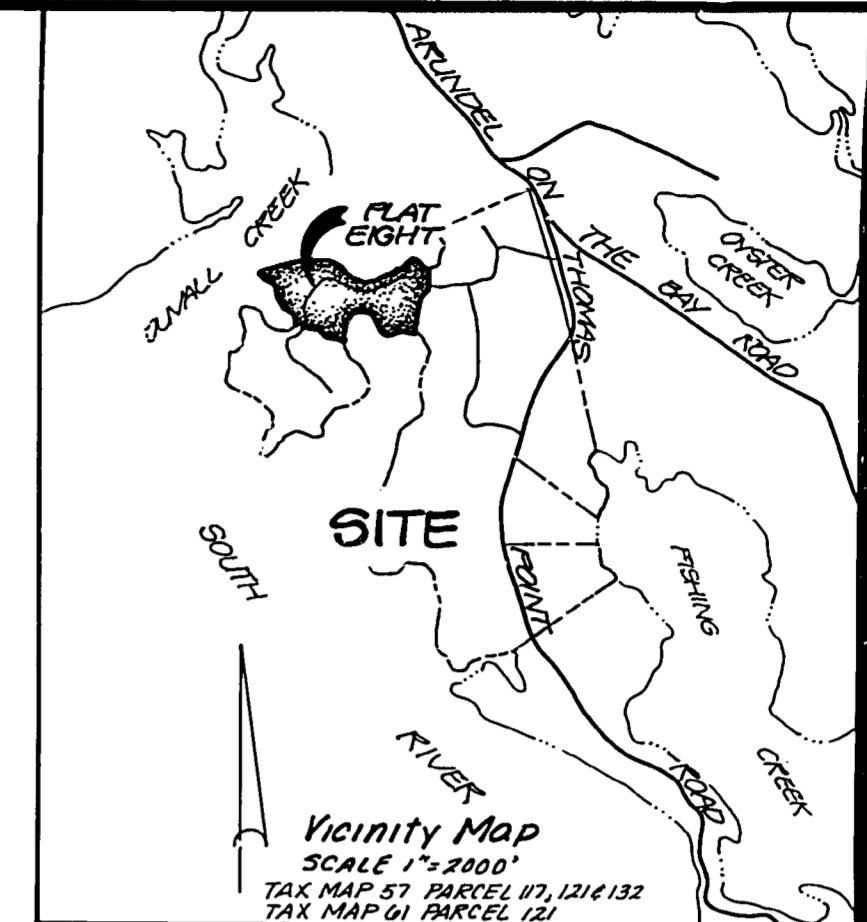
CLEARING OF LOTS 15 THROUGH 20 SHALL BE CONSISTENT WITH AND UNDERTAKEN ONLY FOR THOSE AREAS DELINEATED ON THE FINAL DEVELOPMENT PLANS ON FILE IN THE OFFICE OF PLANNING AND ZONING.

LOT	CLEARING SHOWN IN SQ. FT.	MAXIMUM CLEARING PERMITTED IN SQ. FT.
15	4,480	5,920
16	5,120	6,270
17	4,560	5,170
18	4,560	4,620
19	4,560	5,280
20	4,560	7,048

**RECREATIONAL AREA TABULATION**

EXISTING IMPERVIOUS AREA 11,047.8  
 PERCENTAGE OF IMPERVIOUS AREA 10.2  
 (WITH THE EXCEPTION OF WATER DEPENDENT FACILITIES, THE AREAS OF NEW IMPERVIOUS STRUCTURES ADDED TO THIS AREA WILL NOT EXCEED THAT WHICH WAS REMOVED)

NOTE: Waiver # 2634 GRANTED Nov. 25, 1987 GRANTING CONDITIONAL WAIVER TO ARTICLE 26, SECTION 2-613.



**Owner's Dedication**

We, Fishing Creek Farm Associates, Inc., owners of the property shown and described hereon, hereby grant to the residents of the subdivision and shall, in accordance with Article 26-3-104(b) of Anne Arundel County Code, be conveyed to Fishing Creek Farm Homeowners Association, Inc., immediately after recording of this plat, the following easements or rights of ways affecting the property including in the plan of subdivision, except a certain Deed of Trust by and between Fishing Creek Farm Associates, Inc. and Mark Vogel, 10 Second National Federal Savings Bank dated August 10, 1987 and a Deed of Trust Modification and Subordination Agreement by and between the parties above both recorded among the Land Records of Anne Arundel County, Maryland in Liber 4429 at Folio 364 respectively, all parties in interest thereto have hereunto affixed their signatures indicating their assent and willingness to join in this plan of subdivision.

We join in and consent to this plan of subdivision for Second National Federal Savings Bank.  
 [Signatures and dates of witnesses and trustees]

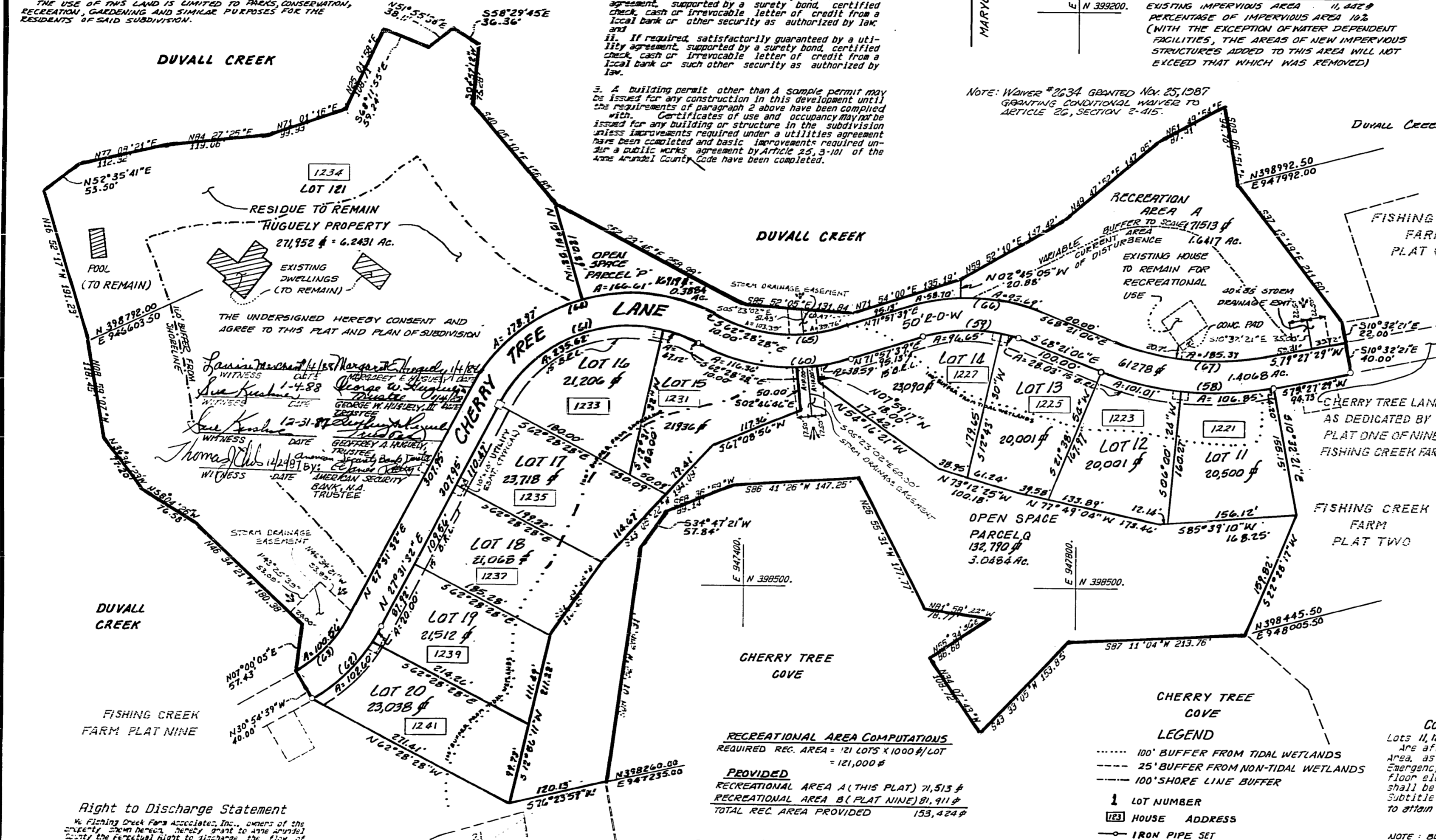
**AREA TABULATION**

HUGUELY LOT 121	271,952 #	6.2432 Ac.
RECREATION AREA A	71,513 #	1.6417 Ac.
10 LOTS	216,071 #	4.9403 Ac.
Right-of-Way	61,278 #	1.4008 Ac.
Open Space Parcel P	16,919 #	0.3884 Ac.
Open Space Parcel a	132,770 #	3.0484 Ac.
<b>Total PLAT EIGHT</b>	<b>770,523 #</b>	<b>17.6888 Ac.</b>
1 CONVENTIONAL S.F. LOT 271,952 #		6.2432 Ac.
10 CLUSTER S.F. LOTS 216,071 #		4.9403 Ac.

**Coastal Floodplain and High Hazard Statement**

Lots 11, 12, 13, 14, 15, 16, 17, 18, 19, 20 are affected by the Coastal Floodplain and/or Coastal High Hazard area, as established on the Flood Insurance Rate Maps by the Federal Emergency Management Agency (F.E.M.A.). Elevation is 8.0 feet. First floor elevations of all structures built within such area or lots shall be in accordance with the provisions of Title 3 of the code, Subtitle 3, "Floodplain Management", specifically, fill may not be used to attain the required first floor elevations.

NOTE: BUILDING PERMITS SHALL NOT BE ISSUED UNTIL A LANDSCAPE BOND HAS BEEN EXECUTED FOR THE IMPLEMENTATION OF AN APPROVED RE-PLANTING PLAN.



**Right to Discharge Statement**  
 We, Fishing Creek Farm Associates, Inc., owners of the property shown hereon, hereby grant to the residents of the subdivision the right to discharge the flow of stormwater from the drainage ditches into the ground at the points so indicated.

**RECREATIONAL AREA COMPUTATIONS**

REQUIRED REC. AREA = 10 LOTS x 1000 #/LOT = 10,000 #

PROVIDED  
 RECREATIONAL AREA A (THIS PLAT) 71,513 #  
 RECREATIONAL AREA B (PLAT NINE) 11,048 #  
 TOTAL REC. AREA PROVIDED 153,424 #

**Surveyor's and Engineer's Certificate**

We hereby certify that to the best of our professional information, knowledge and belief the plat is correct, that it is a subdivision of a portion of lands conveyed by Margaret S. Hugely, George M. Hugely, II, Trustee, and Geoffrey A. Hugely, Trustee and American Security Bank N.A. to Fishing Creek Farm Associates Inc. A Maryland Corporation by deed dated August 10, 1987 and recorded among the Land Records of Anne Arundel County, Maryland in Liber 4429 at Folio 303.

as Surveying: *Michael A. Dulisse*  
 MICHAEL A. DULISSE  
 REGISTERED PROPERTY LINE SURVEYOR  
 LICENSE NO. 313  
 DATE: 11/18/88

as to Engineering: *Steven G. Zahn*  
 STEVEN G. ZAHN  
 REGISTERED PROFESSIONAL ENGINEER  
 LICENSE NO. 10810  
 DATE: 11/18/88

"Public Sewer Systems Available"  
 "INDIVIDUAL WATER SUPPLY SYSTEM"

Office of Planning and Zoning  
 Anne Arundel County, Maryland

Approved: *Thomas Brown* Date: 11/18/88  
 Planning & Zoning Officer

Health Department  
 Anne Arundel County, Maryland

Approved: *Ann Bean* Date: 11/18/88  
 County Health Officer

**FISHING CREEK FARM Plat Eight of Nine**

A CLUSTER SUBDIVISION  
 2nd Tax District  
 Anne Arundel County, Maryland  
 Scale: 1" = 100' Date: May, 1986  
 Dewberry & Davis  
 Engineers - Architects - Surveyors - Planners  
 2594 Riva Road Annapolis, Maryland

ANNE ARUNDEL COUNTY CIRCUIT COURT (Plat Book) Plat 5676-5678; Plat Book 110, pp. 1-3, MSA\_C2081\_3891. Date available 1988/01/13. Printed 07/31/2020.



**CHERRY TREE LANE AS DEDICATED BY PLAT EIGHT OF NINE FISHING CREEK FARM**

**LOT CLEARING NOTE**  
CLEARING OF LOTS 24 THROUGH 27 SHALL BE CONSISTENT WITH AND UNDERTAKEN ONLY FOR THOSE AREAS DELINEATED ON THE FINAL DEVELOPMENT PLANS ON FILE IN THE OFFICE OF PLANNING AND ZONING.

LOT NO.	RADIUS	DELTA	ARC	TANGENT	CHORD	DL BEARING
68	180.00	99°26'25"	312.40	212.40	274.64	S09°22'25"W
69	180.00	34°47'02"	109.28	56.39	107.61	S07°44'35"E
70	241.74	38°32'23"	162.60	84.91	159.56	S05°51'55"E
71	25.00	54°45'56"	23.90	12.95	23.00	S03°58'41"E
72	53.00	289°31'52"	267.82	37.44	61.15	S03°24'17"W
73	25.00	54°45'56"	23.90	12.95	23.00	N03°24'43"W
74	201.74	38°32'23"	133.70	70.53	133.15	N05°51'55"W
75	223.00	34°47'02"	133.56	69.91	131.52	N07°44'35"W
76	223.00	99°26'25"	381.82	259.60	352.67	N09°22'25"W

**LOT CLEARING NOTE**  
CLEARING OF LOTS 24 THROUGH 27 SHALL BE CONSISTENT WITH AND UNDERTAKEN ONLY FOR THOSE AREAS DELINEATED ON THE FINAL DEVELOPMENT PLANS ON FILE IN THE OFFICE OF PLANNING AND ZONING.

LOT NO.	CLEARING SHOWN IN SQ. FT.	MAXIMUM CLEARING PERMITTED IN SQ. FT.
24	4,800	5,500
25	4,800	5,400
26	4,800	5,200
27	5,600	6,000

**CLUSTER NOTES**  
THE SAID DESCRIBED INTERESTS ARE BEING DESIGNATED ON THIS DEED AS OPEN SPACE AND ARE TO REMAIN OPEN SPACE AND ARE TO BE USED AS SUCH FOR THE BENEFIT OF THE SUBDIVISION OF FISHING CREEK FARM AND LIES WITHIN A CLUSTER DEVELOPMENT APPROVED HEREWITH IN COMPLIANCE WITH THE STANDARDS SET FORTH IN ARTICLE 21, SECTION 4-103 THROUGH 4-107 AND ARTICLE 22, SECTION 2-301 THROUGH 2-303 OF THE ANNE ARUNDEL COUNTY CODE. NO CONSTRUCTION OR IMPROVEMENTS OF THE OPEN SPACE LAND DESIGNATED HEREON IS NOT PERMITTED AND DEVELOPMENT OF THE LAND IS PERMITTED ONLY IN ACCORDANCE WITH THE LAND USE INDICATED AS THE USE OF THIS LAND IS LIMITED TO PARKS, RECREATION, RECREATION, GOLFING AND SIMILAR PURPOSES FOR THE BENEFIT OF THE SUBDIVISION.

**NOTE:** NUMBER 2 DEED GRANTED NOV. 25, 1957 GRANTING CONDITIONAL INTEREST TO ARTICLE 21, SECTION 2-45

**Right to Discharge Statement**  
The plan has been approved for recording subject to an agreement with Baltimore Gas and Electric Company and The Chesapeake and Potomac Telephone Company dated December 15, 1986 and recorded among the land records of Anne Arundel County, Maryland in Liber 4425 of Folio 303.

**NOTE:** BUILDING PERMITS SHALL NOT BE ISSUED UNTIL A LANDSCAPE BOND HAS BEEN EXECUTED FOR THE IMPLEMENTATION OF AND APPROVED REPLANTING PLAN.

**RECREATIONAL AREA 'B' COMPUTATIONS**  
TOTAL REC. AREA REQUIRED = 121 LOTS X 1000 #/LOT = 121,000 #  
AREA OF REC. AREA 'A' = 71,513 #  
REC. AREA 'B' REQ'D = 49,487 #  
PROVIDED = 81,911 #  
TOTAL REC. AREA PROVIDED = 153,424 #  
"Public Sewer Systems Available"  
"INDIVIDUAL WATER SUPPLY SYSTEM"

**LEGEND**  
▲ RIGHT TO DISCHARGE  
----- 100' BUFFER FROM TIDAL WETLANDS  
----- 25' BUFFER FROM NON-TIDAL WETLANDS  
----- 100' SHORE LINE BUFFER  
1 LOT NUMBER  
[ ] HOUSE ADDRESS  
○ IRON PIPE SET  
□ MONUMENT SET  
--- COASTAL FLOOD PLAIN

**RECREATIONAL AREA 'B' COMPUTATIONS**  
TOTAL REC. AREA REQUIRED = 121 LOTS X 1000 #/LOT = 121,000 #  
AREA OF REC. AREA 'A' = 71,513 #  
REC. AREA 'B' REQ'D = 49,487 #  
PROVIDED = 81,911 #  
TOTAL REC. AREA PROVIDED = 153,424 #  
"Public Sewer Systems Available"  
"INDIVIDUAL WATER SUPPLY SYSTEM"

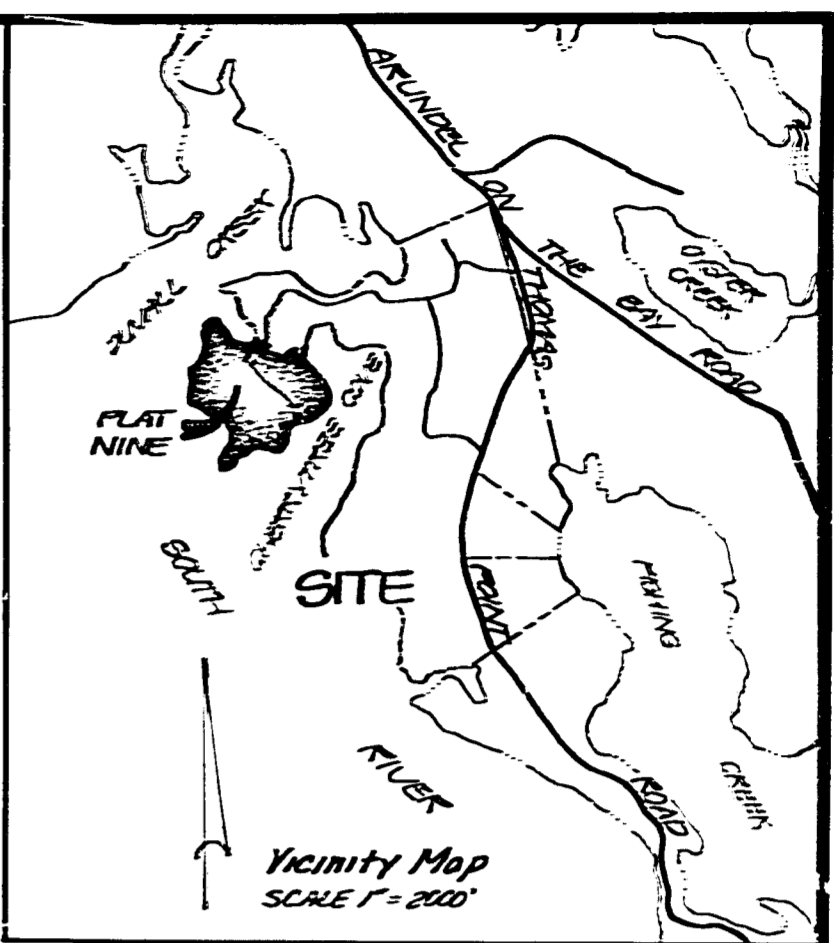
**Surveyor's and Engineer's Certificate**  
We hereby certify that to the best of our professional information, knowledge and belief the plat is correct; that it is a subdivision of a portion of lands owned by Margaree E. Huguely, George W. Huguely, III, Trustee, and Geoffrey A. Huguely, Trustee and American Security Bank N.A. to Fishing Creek Farm Associates Inc. A Maryland Corporation by deed dated August 10, 1987 and recorded among the Land Records of Anne Arundel County, Maryland in Liber 4425 of Folio 303.  
The requirements of Article 21, Subsection 3-109 (a) of the Annotated Code of Maryland (1989 as Amended) as far as they relate to the asking of this plan and the setting of markers have been complied with.

as Surveyor: **Michael A. Dulisse** 12/10/88  
MICHAEL A. DULISSE  
REGISTERED PROPERTY LINE SURVEYOR  
LICENSE NO. 313

as Engineering: **Steven G. Zahn** 12/10/88  
STEVEN G. ZAHN  
REGISTERED PROFESSIONAL ENGINEER  
LICENSE NO. 10810

**Office of Planning & Zoning**  
Anne Arundel County, Maryland  
Approved: **Thomas J. Adams** 1/7/88  
Date: 1/7/88  
Planning & Zoning Officer

**Health Department**  
Anne Arundel County, Maryland  
Approved: **Michael P. ...**  
Date: 1/7/88  
County Health Officer



**Owner's Dedication**

THE FISHING CREEK FARM ASSOCIATES, INC. HEREBY DEDICATES TO THE PUBLIC THE OPEN SPACE AREAS SHOWN ON THIS PLAT AS OPEN SPACE AND ARE TO REMAIN OPEN SPACE AND ARE TO BE USED AS SUCH FOR THE BENEFIT OF THE SUBDIVISION OF FISHING CREEK FARM AND LIES WITHIN A CLUSTER DEVELOPMENT APPROVED HEREWITH IN COMPLIANCE WITH THE STANDARDS SET FORTH IN ARTICLE 21, SECTION 4-103 THROUGH 4-107 AND ARTICLE 22, SECTION 2-301 THROUGH 2-303 OF THE ANNE ARUNDEL COUNTY CODE. NO CONSTRUCTION OR IMPROVEMENTS OF THE OPEN SPACE LAND DESIGNATED HEREON IS NOT PERMITTED AND DEVELOPMENT OF THE LAND IS PERMITTED ONLY IN ACCORDANCE WITH THE LAND USE INDICATED AS THE USE OF THIS LAND IS LIMITED TO PARKS, RECREATION, RECREATION, GOLFING AND SIMILAR PURPOSES FOR THE BENEFIT OF THE SUBDIVISION.

There are no subs, actions of law, leases, mortgages, trusts, easements or rights-of-way affecting the property included in this plat of subdivision, except for a certain Deed of Trust by and between Fishing Creek Associates, Inc. and Bank of America National Federal Savings Bank dated August 10, 1987 and a Deed of Trust Mortgage and Subordination Agreed to and between the parties aforesaid recorded among the Land Records of Anne Arundel County Maryland in Liber 4425 of Folio 303 and Liber 4425 of Folio 304 respectively, all parties in interest thereto have hereto offered their signature including their assent and willingness to join in this plat of subdivision.

**Michael A. Dulisse** 12/10/88  
**Steven G. Zahn** 12/10/88

We join in and consent to this plat of subdivision for Anne Arundel County, Maryland.

**Thomas J. Adams** 1/7/88  
**Michael P. ...** 1/7/88

**AREA TABULATION**

AREA	TOTAL AREA	PERCENTAGE
RIGHT-OF-WAY & LOTS	44, 074 #	1.282 %
RESERVED PARCEL C	10, 373 #	3.265 %
RESERVED PARCEL D	22, 353 #	6.582 %
RESERVED PARCEL E	29, 360 #	8.674 %
Open Space Parcel 5	539, 166 #	16.5775 %
Open Space Parcel 7	126, 494 #	3.9097 %
RECREATIONAL AREA 'B'	81, 911 #	25.004 %
Total Site Area	884, 781 #	27.0293 %

**G. CLUSTER S.P.**  
TAX MAP 57 PARCELS 117, 121 & 121  
TAX MAP 64 PARCELS 121  
Coastal Floodplain and High Hazard Statement  
-15 24, 22, 23, 24, 25, 26, 27, 28

**FISHING CREEK FARM**  
**Plat Nine of Nine**  
A CLUSTER SUBDIVISION  
2nd Tax District  
Anne Arundel County, Maryland  
Scale: 1" = 100' Date: May, 1986  
**Dewberry & Davis**  
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