

DEDICATION BY OWNERS

THE ADMIRAL MANAGEMENT COMPANY, A MARYLAND CORPORATION, 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 AND WIDENING STRIPS TO PUBLIC USE, SUCH LANDS TO BE DEDED TO ANNE ARUNDEL COUNTY OR THE STATE HIGHWAY ADMINISTRATION, AS MAY BE APPROPRIATE UPON 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 DEED OF TRUST BY AND BETWEEN BURWOOD LIMITED PARTNERSHIP AND THE ADMIRAL MANAGEMENT COMPANY AND RICHARD J. OPPITZ, JR. AND RAYMOND E. SCHLISSLER, TRUSTEES FOR THE BENEFIT OF PROVIDENT BANK OF MARYLAND AND RECORDED AMONG THE LAND RECORDS OF ANNE ARUNDEL COUNTY, MARYLAND IN LIBER 7530 AT FOLIO 602 AND ALL PARTIES IN INTEREST HERETO HAVE HEREUNTO AFFIXED THEIR SIGNATURES, INDICATING THEIR ASSENT AND WILLINGNESS TO JOIN IN THIS PLAN OF SUBDIVISION.

[Signature] THE ADMIRAL MANAGEMENT COMPANY
LAWRENCE M. MACKS, VICE PRESIDENT
4750 OWINGS MILLS BLVD.
OWINGS MILLS MD. 21117
DATE: April 10, 2002

PROVIDENT BANK OF MARYLAND
DATE: 4/10/02
RICHARD J. OPPITZ, JR., TRUSTEE

[Signature] DATE: 4/10/02
RAYMOND E. SCHLISSLER, TRUSTEE

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; THAT IT IS A SUBDIVISION OF A PORTION OF PARCEL NO. 2 AS DESCRIBED IN A DEED DATED DECEMBER 2, 1958 BY AND BETWEEN COMMODORE HOLDING CORP., A BODY CORPORATE OF THE STATE OF MARYLAND AND THE FURNACE BRANCH LAND COMPANY, A BODY CORPORATE OF THE STATE OF MARYLAND AND RECORDED IN LIBER 1262 AT FOLIO 582, ALSO BEING A PORTION OF THE LAND DESCRIBED IN A CERTIFICATE OF ARTICLES OF MERGER DATED MAY 18, 1985 BY AND BETWEEN C & G CONSTRUCTION COMPANY, INC., THE FURNACE BRANCH LAND COMPANY AND THE ADMIRAL MANAGEMENT COMPANY, A MARYLAND CORPORATION AND RECORDED IN LIBER 3966 AT FOLIO 736; ALSO BEING ALL OF THE LAND SHOWN ON THE PLAT ENTITLED "RESUBDIVISION OF SECTION ONE, BURWOOD PLAZA", AND RECORDED IN PLAT BOOK 69, PAGE 15 AT PLAT 3640, ALSO BEING ALL OF THE LAND SHOWN ON A PLAT ENTITLED "SECTION ONE, BURWOOD PLAZA", AND RECORDED IN PLAT BOOK 53, PAGE 15 AT PLAT 2840; ALL AMONG THE LAND RECORDS OF ANNE ARUNDEL COUNTY, MARYLAND.

THE REQUIREMENTS OF SECTION 3-108, THE REAL PROPERTY ARTICLE OF THE 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.

[Signature] 4/05/02
PAUL J. QUIBLE
REGISTERED PROPERTY LINE SURVEYOR
MARYLAND LICENSE NUMBER 382

[Signature] THE ADMIRAL MANAGEMENT COMPANY
LAWRENCE M. MACKS, VICE PRESIDENT
4750 OWINGS MILLS BLVD.
OWINGS MILLS MD. 21117
DATE: April 10, 2002

OWNER/DEVELOPER CERTIFICATION

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

[Signature] THE ADMIRAL MANAGEMENT COMPANY
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LANDSCAPE/SCREENING NOTE

A DETAILED LANDSCAPE/SCREENING PLAN, BOND AND SCREENING AGREEMENT IN ACCORDANCE WITH THE SITE PLAN ON FILE AT THE OFFICE OF PLANNING AND ZONING, 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

THESE SUBDIVISION PLATS ARE SUBJECT TO THE REQUIREMENTS OF ARTICLE 27, TITLE 3 OF THE ANNE ARUNDEL COUNTY CODE AS IT RELATES TO THE ALLOCATION OF WATER AND WASTEWATER CAPACITY. FAILURE TO COMPLY WITH THE PROVISIONS OF THIS LAW MAY CAUSE THESE SUBDIVISION PLATS TO BECOME VOID OR CAUSE THE PROPERTIES SHOWN HEREON TO BE SUBJECT TO A LIEN FOR UNPAID CHARGES.

GENERAL NOTES

DISTURBANCE TO ANY WETLANDS OR THEIR BUFFERS SHOWN ON THESE PLATS IS NOT PERMITTED WITHOUT PRIOR APPROVAL BY THE OFFICE OF PLANNING AND ZONING OTHER THAN APPROVED WITH THESE PLATS AND PERMITTED BY ALL APPLICABLE STATE AND FEDERAL PERMITS.

DEVELOPMENT PLAN STATEMENT

PROCESSING AND APPROVAL OF A PLANNED COMMERCIAL COMPLEX OR FUTURE SUBDIVISION WILL REQUIRE A COMPLETE ENVIRONMENTAL REVIEW PRIOR TO ANY FURTHER DEVELOPMENT OF SECTION ONE-R OF THIS PLAT.

NOTE: FOR COORDINATES, CURVE TABLE AND NOTICE TO TITLE EXAMINERS SEE PLAT 2 OF 9.

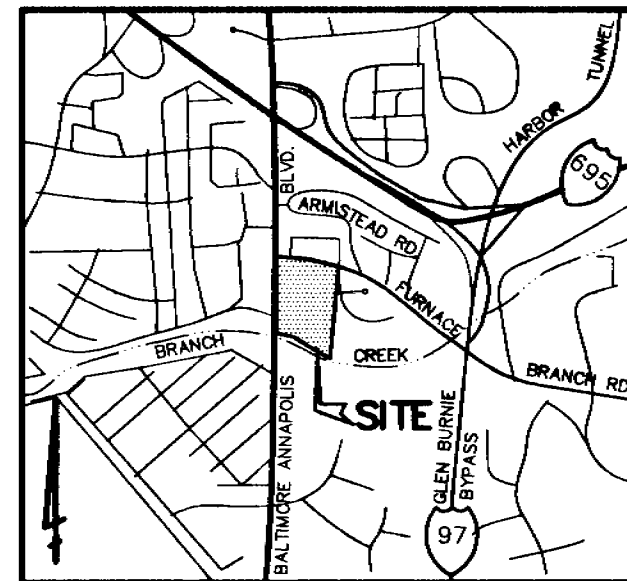
NOTE: DEVELOPMENT ON LOT D-R WILL REQUIRE A SEPARATE TRAFFIC IMPACT STUDY AT TIME OF DEVELOPMENT BUT MAY BE INCLUDED WITH THE TRAFFIC IMPACT STUDY SUBMITTED FOR THE ENTIRE PLANNED COMMERCIAL COMPLEX.

SITE CLEARING RESTRICTION

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.

LEGEND

- IRON PIPE SET
- MONUMENT SET
- HOUSE NUMBERS
- B.R.L.—BUILDING RESTRICTION LINE
- TRACT BOUNDARY
- LOT OR PARCEL BOUNDARIES
- EXIST. STREAMS



VICINITY MAP
SCALE: 1"= 2,000'

*PURPOSE NOTE

THE PURPOSE OF THIS PLAT IS TO PROPERLY PLAT THE "FUTURE SECTION" OF BURWOOD PLAZA, AS ORIGINALLY SHOWN ON THE PLAT ENTITLED "SECTION ONE, BURWOOD PLAZA" (PLAT BOOK 53 PAGE 15 AT PLAT 2840) RECORDED IN JANUARY, 1974. THIS PLAT COMBINES THE "FUTURE SECTION" WITH "SECTION ONE" TO CREATE SECTION ONE-R. SECTION ONE WAS ORIGINALLY CREATED WITH THE PLAT REFERENCED ABOVE AND SUBSEQUENTLY MODIFIED WITH A RESUBDIVISION PLAT RECORDED IN 1978 (PLAT BOOK 69, PAGE 15 AT PLAT 3640. IN ADDITION, THIS PLAT SHALL RELOCATE THE EXISTING PARCEL "D" OF BURWOOD PLAZA AND NOW REFERENCED AS PARCEL "D-R".

SITE TABULATION

TOTAL AREA OF SITE = PARCEL = 757,576 SF/ 17.3916 AC.
EXISTING/ PROPOSED ZONING = C3
PROPOSED USE = COMMERCIAL/RETAIL
NUMBER OF BUILDINGS = 3

THE TECH GROUP, INC.
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02 APR 22 AM 10:10

PUBLIC SYSTEM AVAILABLE
APPROVED:

[Signature] 4/7-02
DENIS D. CANAVAN, PLANNING AND ZONING OFFICER
FOR THE OFFICE OF PLANNING AND ZONING
AND FOR THE HEALTH OFFICER
ANNE ARUNDEL COUNTY DEPARTMENT OF HEALTH

RECORDED IN BOOK _____ PAGE _____ PLAT NO. _____

*ADMINISTRATIVE LOT LINE PLAT
PLAT 1 OF 2
RESUBDIVISION SECTION 1 AND PARCEL D
BURWOOD PLAZA REVISED
SUBDIVISION NO. 78-148 PROJECT NO. 02-058
PREVIOUSLY RECORDED IN P.B. 53 PG. 15 PL. 2840
PREVIOUSLY RECORDED IN P.B. 69 PG. 15 PL. 3640
TAX MAP 4, BLOCK 16, PAR. 1032 AND P/O PAR. 89
5TH ASSESSMENT DISTRICT
ANNE ARUNDEL COUNTY, MARYLAND 21144
SCALE: 1"=100' DATE: MARCH, 2002

69597

MSA 550 1235-8044-1

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CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD BRG	CHORD
C1	128.89'	668.80'	11°02'30"	128.89'	S80°57'37"E	128.69'
C2	328.76'	5679.65'	03°18'59"	328.76'	S79°41'01"W	328.71'
C3	20.30'	5679.65'	00°12'18"	20.30'	S81°38'48"W	20.30'

NO.	NORTH	EAST
1	558859.1452	1414556.7270
2	557757.7971	1414630.1073
3	557698.9267	1414306.7118
4	557733.2784	1414304.0536
5	557731.7355	1414284.1132
6	557695.9425	1414286.8826
7	557692.9934	1414266.7980
8	557699.3558	1414198.0618
9	557702.5876	1414013.1901
10	557702.2018	1413952.2242
11	557841.5717	1413952.0852
12	557848.8796	1413938.9415
13	557934.3795	1413938.9952
14	558086.0427	1413907.1525
15	558241.5827	1413907.1972
16	558241.5850	1413899.2472
17	558739.5245	1413899.2389
18	558729.0829	1414073.9271
19	558754.0921	1414074.0369
20	558748.1261	1414173.8477
21	558894.9950	1414174.4275
22	558879.3641	1414429.6393

AREA TABULATION

D-R	32,632 S.F.	0.7491 AC.
A	27,586 S.F.	0.6333 AC.
B	18,472 S.F.	0.4242 AC.
C	18,777 S.F.	0.4311 AC.
E	3,657 S.F.	0.0840 AC.
F	10,929 S.F.	0.2509 AC.
1-R	645,519 S.F.	14.8191 AC.
TOTAL	757,577 S.F.	17.3916 AC.

[Signature]
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 LAWRENCE M. MACIAS, VICE PRESIDENT
 4750 OWINGS MILLS BLVD.
 OWINGS MILLS MD. 21117
 DATE: April 10, 2002

[Signature]
 PROVIDENT BANK OF MARYLAND
 RICHARD J. O'NEAL, JR., TRUSTEE
 DATE: 4/10/02

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 RAYMOND E. SCHLISSLER, TRUSTEE
 DATE: 4/10/02

[Signature]
 PAUL J. QUIBLE
 REGISTERED PROPERTY LINE SURVEYOR
 MARYLAND LICENSE NUMBER 382
 DATE: 4/05/02

* THE AREA FOR PARCEL 'A' SHOWN IN P.B.69 PG.15 PLAT 3640 WAS INCORRECT.
 THE CORRECTED AREA IS REFLECTED ON THIS PLAT.

GRAPHIC SCALE



(IN FEET)
 1 inch = 100 ft.

PUBLIC SYSTEM AVAILABLE
 APPROVED:

[Signature] 4-17-02
 DENIS D. CANAVAN, PLANNING AND ZONING OFFICER
 FOR THE OFFICE OF PLANNING AND ZONING
 AND FOR THE HEALTH OFFICER
 ANNE ARUNDEL COUNTY DEPARTMENT OF HEALTH

RECORDED IN BOOK _____ PAGE _____ PLAT NO. _____

*ADMINISTRATIVE LOT LINE PLAT
 PLAT 2 OF 2
**RESUBDIVISION SECTION 1 AND PARCEL D
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