

NOTICE TO TITLE EXAMINERS

- THIS PLAN 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 TWO YEARS AFTER THIS PLAN IS APPROVED.
 - IF REQUIRED, A UTILITY AGREEMENT HAS BEEN EXECUTED AND RECORDED WITHIN TWO YEARS AFTER THIS PLAN IS APPROVED, AND CONSTRUCTION UNDER EACH OF THESE AGREEMENTS HAS BEEN CONTINUOUS WITHOUT INTERRUPTION FOR MORE THAN ONE YEAR AT ALL TIMES.
- A SALE OR CONTRACT OF SALE OF ANY LOTS SHOWN HEREON 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 SUBCONTRACTORS ON A 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 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 AT ARTICLE 24, SECTION 3-101 OF THE ANNE ARUNDEL COUNTY CODE HAVE BEEN COMPLETED (CODE 1987, SECTION 13-112.2).
- THIS PLAN HAS BEEN APPROVED SUBJECT TO AN AGREEMENT WITH THE BALTIMORE CITY ECONOMIC DEVELOPMENT COMPANY DATED 11-28-88 AND RECORDED AMONG THE LAND RECORDS OF ANNE ARUNDEL COUNTY, MARYLAND IN LIBER 4777 AT FOLIO 361.
- THIS PLAN HAS BEEN APPROVED SUBJECT TO AN AGREEMENT WITH THE CHESAPEAKE TELEPHONE COMPANY DATED 11-28-88 AND RECORDED AMONG THE LAND RECORDS OF ANNE ARUNDEL COUNTY, MARYLAND IN LIBER 4777 AT FOLIO 360.

DEDICATION BY OWNERS

WE, REIR, INC. OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY ADOPY THIS PLAN OF SUBDIVISION, ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES, AND DEDICATE THE STRIPS, ALLEYS, BACKLAYS AND OTHER EASEMENTS, EASEMENT STRIPS AND FLOODPLAIN TO PUBLIC USE. SUCH LANDS TO BE DEDICATED TO ANNE ARUNDEL COUNTY OR THE STATE HIGHWAY ADMINISTRATION AS MAY BE APPROPRIATE, UPON REQUEST. THE DEDICATION AREA FOR THIS PLAN WAS PREVIOUSLY DEDICATED AND SET ASIDE FOR THE RECREATIONAL USE OF THE RESIDENTS OF THE SUBDIVISION AND SHALL IN ACCORDANCE WITH ARTICLE 26, SECTION 3-104 (C) OF THE ANNE ARUNDEL COUNTY CODE BE CONVEYED TO THE SANDRIDGE HOME OWNERS ASSOCIATION, INC. IMMEDIATELY AFTER RECORDATION OF THESE PLATS. 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, AND ALL PARTIES IN INTEREST HERETO HAVE HEREBY AFFIRMED THEIR SIGNATURES INDICATING THEIR ASSENT AND WILLINGNESS TO JOIN IN THIS PLAN OF SUBDIVISION.

REIR, INC.
 BY [Signature] 7-11-89
 ERIC PRITT PRES. DATE

NATURE OF REVISION
 PROVIDE CUL-DE-SAC IN LIEU OF CONNECTOR ROAD ON INKEEPER DRIVE, REVISIONS TO LOTS 52-58 DUE TO ADDITION OF CUL-DE-SAC.

ANNE ARUNDEL COUNTY OFFICE OF PLANNING & ZONING
 BY [Signature] 9/1/89
 THOMAS L. OSBORNE PLANNING & ZONING OFFICER DATE

ANNE ARUNDEL COUNTY HEALTH DEPARTMENT
 BY [Signature] 9/1/89
 COUNTY HEALTH OFFICER DATE
 PROVINCES WATER SYSTEM
 PUBLIC SEWER

SURVEYORS CERTIFICATE

I HEREBY CERTIFY THAT THE PLAT SHOWN HEREON IS CORRECT, THAT IT IS A SUBDIVISION OF PART OF THE LANDS OWNED BY REIR, INC., A MARYLAND CORPORATION, BY ACED DATED RECORDS AND RECORDED AMONG THE LAND RECORDS OF ANNE ARUNDEL CO. MD IN LIBER 4798 AT FOLIO 023.

I FURTHER CERTIFY THAT IRON PIPES MARKED T&S 6 AND CONCRETE MARKINGS MARKED T&S 8 WILL BE SET IN ACCORDANCE WITH THE SUBDIVISION REGULATIONS OF ANNE ARUNDEL COUNTY MD.

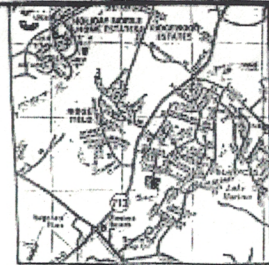
[Signature] 8-30-89
 ANTHONY L. DOWGIALLLO (REG. PROF. L.S. #9430) DATE

THE REQUIREMENTS OF ARTICLE 21 SUBSECTION 3 (B)(4) 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.

[Signature] 7-11-89
 REIR, INC. DATE
[Signature] 8-30-89
 A.L. DOWGIALLLO (REG. PROF. LAND SURVEYOR #3655) DATE

GENERAL NOTES

- A TEMPORARY CONSTRUCTION EASEMENT IS RESERVED ON ALL LOTS SHOWN ON THE PLAT HEREON BETWEEN THE RIGHT-OF-WAY LINE AND THE BUILDING RESTRICTION LINE FOR THE PURPOSE OF CONSTRUCTION OF ROADS SHOWN HEREON ONLY THAT WORK NECESSARY FOR THE EXECUTION OF THE APPROVED ROAD CONSTRUCTION PLANS SHALL BE PERFORMED WITHIN THIS EASEMENT. SAID EASEMENT WILL CEASE TO EXIST UPON COMPLETION OF THESE ROADS AND THE RELEASE OF ANY MAINTENANCE ROAD HELD BY ANNE ARUNDEL COUNTY, MD.
- THIS SURVEY AND THE BOUNDARY (PARAMETER) COORDINATES AS SHOWN ON THIS PLAT WERE BASED ON TRANSVERSE STATIONS 227 AND 207-42 OF THE ANNE ARUNDEL COUNTY GRID SYSTEM AS SHOWN BY PERMANENT SURVEYORS.
- AT THE TIME PUBLIC WATER MAINS THIS PROPERTY, THE PROPOSED WATER DISTRIBUTION SYSTEM SHALL BE CONNECTED TO THE A.A. COUNTY SYSTEM AND DISCONNECTED FROM THE PRIVATE SYSTEM, AT NO COST TO THE COUNTY OR THE SIMPLE PROPERTY OWNERS.
- SEE PLAT OF SANDRIDGE, RECORDED PLAT 2006, 115 REG. 10 FOR OTHER PLAT NOTES, RECREATION AREA, ETC.
- PLAT CORRECTED TO OBLIQUE CONNECTION OF MARYLAND DRIVE AND PROVINCES



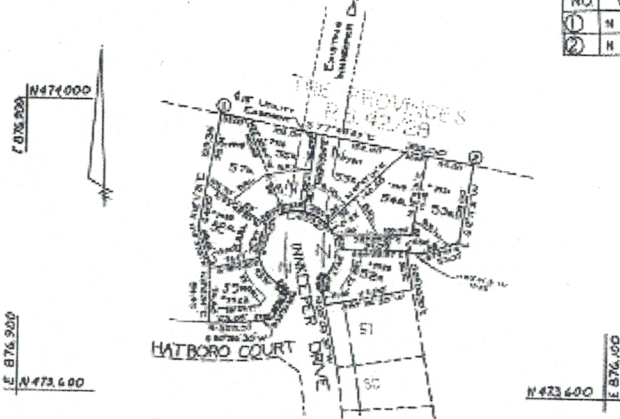
VICINITY MAP
 SCALE: 1" = 200'

R-5 ZONING SETBACKS

- FRONT YARD - 35' MINIMUM SETBACK**
 MINIMUM FRONT SETBACK MAY BE REDUCED TO 20' ON EVERY OTHER LOT TO PROVIDE A VARIATION OF SETBACKS WITH ADJOINING LOTS, PROVIDED THAT THE VARIATION IS INDICATED ON THE RECORDED PLAT.
- SIDE YARD - 7' MINIMUM SETBACK WITH TOTAL SETBACK OF 20'**
 CORNER LOT SHALL HAVE A SIDE BUILDING LINE OF AT LEAST 20' FROM AND PARALLEL TO THE SIDE STREET RIGHT OF WAY LINE.
- REAR YARD - 20' MINIMUM SETBACK**
 THE SIDE OF REAR BUILDING LINE OF EACH LOT SHALL BE AT LEAST 20' FROM ANY ADJOINING MAJOR ARTERIAL ROADWAY.

NO.	COORDINATE	DATA
1	N 473977 169	E 875583.192
2	N 473902 831	E 875087 253

LOT NO.	SQ. FT.	Ac.
25A	70338	0.16
25B	50362	0.12
24A	8975	0.20
25C	87288	0.20
26A	71337	0.17
27A	86728	0.20
26B	70000	0.16
26C	72178	0.17



BOYD & DOWGIALLLO
 403 Headquarters Drive
 Millersville, MD 21108
 987-2500

LEGEND
 * 7917 Denotes House Number
 54 A Denotes Lot Number

A SINGLE FAMILY RESIDENTIAL SUBDIVISION
 TAX MAP 14 BLOCKS 12 & 14 PARCELS 172
 ZONED R-5
 ADMINISTRATIVE LOT LINE CHANGE
SANDRIDGE
 2071 54A-59A
 FOURTH DISTRICT 44 (COUNTY) MARYLAND
 JULY, 1989 SCALE: 1" = 100'
 SUBDIVISION NO: 75 1990 PROJECT NO: 89-176