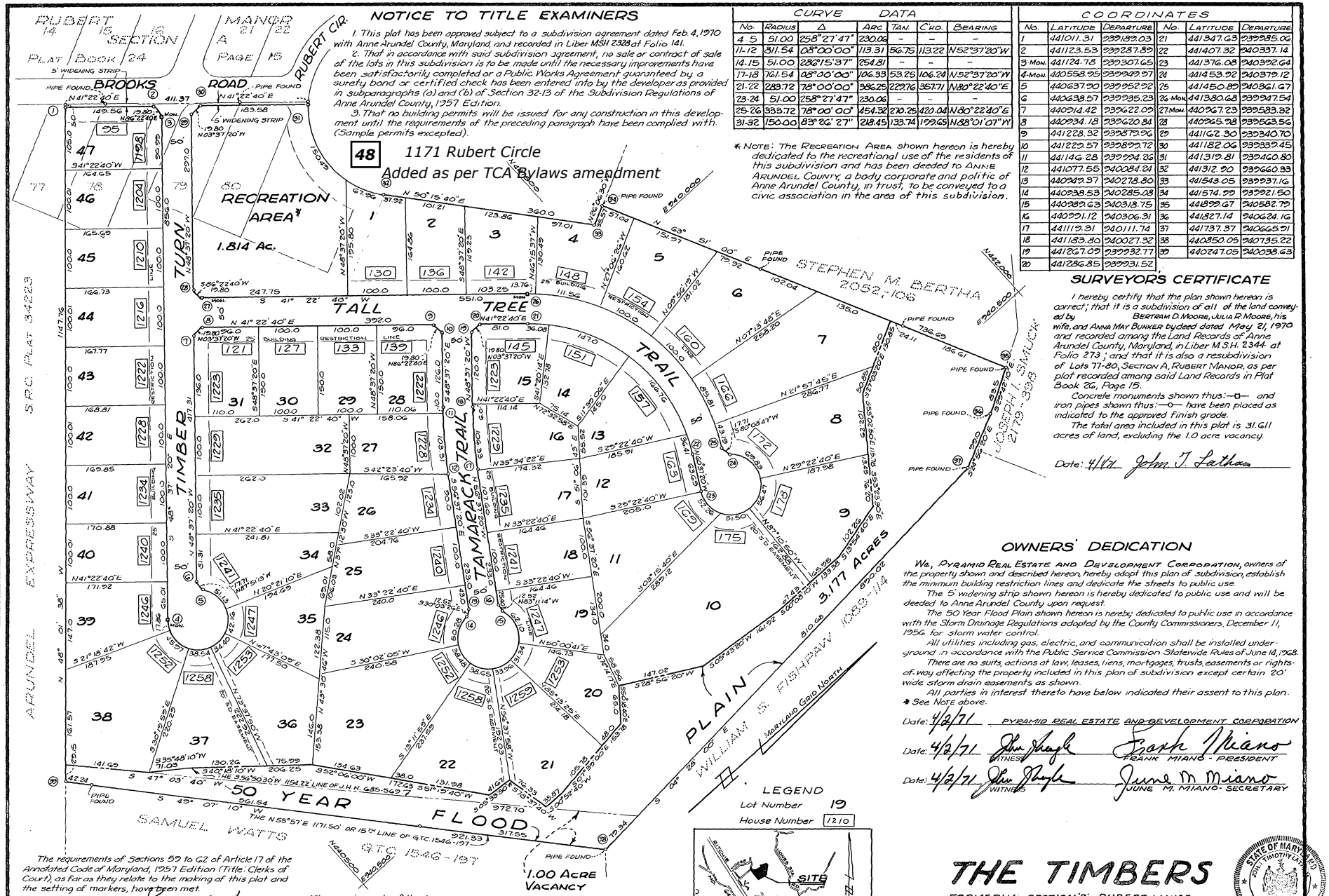

NOTICE TO TITLE EXAMINERS

1. This plat has been approved subject to a subdivision agreement dated Feb. 4, 1970 with Anne Arundel County, Maryland, and recorded in Liber MSH 2328 at Folio 141.
2. That in accordance with said subdivision agreement, no sale or contract of sale of the lots in this subdivision is to be made until the necessary improvements have been satisfactorily completed or a Public Works Agreement guaranteed by a surety bond or certified check has been entered into by the developer as provided in subparagraphs (a) and (b) of Section 32-13 of the Subdivision Regulations of Anne Arundel County, 1957 Edition.
3. That no building permits will be issued for any construction in this development until the requirements of the preceding paragraph have been complied with. (Sample permits excepted).

48 1171 Rubert Circle
Added as per TCA Bylaws amendment

CURVE DATA

No.	Radius	Δ	Arc	Tan.	C'ho.	Bearing
4-5	51.00	258°27'47"	230.06	-	-	-
11-12	811.54	08°00'00"	113.31	56.75	113.22	N52°37'20"W
14-15	51.00	282°15'37"	254.81	-	-	-
17-18	761.54	08°00'00"	106.33	53.26	106.24	N52°37'20"W
21-22	283.72	78°00'00"	386.25	229.76	357.71	N80°22'40"E
23-24	51.00	258°27'47"	230.06	-	-	-
25-26	333.72	78°00'00"	454.32	270.25	420.04	N80°22'40"E
31-32	150.00	83°26'27"	218.45	133.74	199.65	N88°01'07"W

COORDINATES

No.	Latitude	Departure	No.	Latitude	Departure
1	441011.31	939189.03	21	441347.63	939385.06
2	441123.53	939287.89	22	441407.32	940337.14
3 Mon.	441124.78	939307.65	23	441376.08	940392.64
4-Mon.	440558.95	939949.97	24	441453.92	940379.12
5	440637.90	939952.92	25	441450.89	940361.67
6	440638.57	939935.23	26 Mon.	441380.68	939947.54
7	440914.42	939622.09	27 Mon.	440967.23	939583.32
8	440934.18	939620.84	28	440945.98	939563.56
9	441228.32	939879.96	29	441162.30	939340.70
10	441229.57	939899.72	30	441182.06	939335.45
11	441146.28	939994.26	31	441319.81	939460.80
12	441077.55	940084.24	32	441312.90	939660.33
13	440949.37	940278.80	33	441543.05	939937.16
14	440938.53	940285.08	34	441574.99	939921.50
15	440989.63	940318.75	35	441899.67	940582.79
16	440991.12	940306.31	36	441827.14	940624.16
17	441119.31	940111.74	37	441737.37	940665.51
18	441183.80	940027.32	38	440850.05	940735.22
19	441267.09	939932.77	39	440247.05	940038.63
20	441286.85	939931.52			

* NOTE: The RECREATION AREA shown hereon is hereby dedicated to the recreational use of the residents of this subdivision and has been deeded to ANNE ARUNDEL COUNTY, a body corporate and politic of Anne Arundel County, in trust, to be conveyed to a civic association in the area of this subdivision.

SURVEYOR'S CERTIFICATE

I hereby certify that the plan shown hereon is correct; that it is a subdivision of all of the land conveyed by BERTRAM D. MOORE, JULIA R. MOORE, his wife, and ANNA MAY BUNKER by deed dated May 21, 1970 and recorded among the Land Records of Anne Arundel County, Maryland, in Liber M.S.H. 2344 at Folio 273; and that it is also a resubdivision of Lots 77-80, SECTION A, RUBERT MANOR, as per plat recorded among said Land Records in Plat Book 26, Page 15.

Concrete monuments shown thus: —□— and iron pipes shown thus: —○— have been placed as indicated to the approved finish grade.

The total area included in this plat is 31.611 acres of land, excluding the 1.0 acre vacancy.

Date: 4/1/71 John T. Latham

OWNERS' DEDICATION

WE, PYRAMID REAL ESTATE AND DEVELOPMENT CORPORATION, owners of the property shown and described hereon, hereby adopt this plan of subdivision, establish the minimum building restriction lines and dedicate the streets to public use.

The 5' widening strip shown hereon is hereby dedicated to public use and will be deeded to Anne Arundel County upon request.

The 50 Year Flood Plain shown hereon is hereby dedicated to public use in accordance with the Storm Drainage Regulations adopted by the County Commissioners, December 11, 1956 for storm water control.

All utilities including gas, electric, and communication shall be installed underground in accordance with the Public Service Commission Statewide Rules of June 14, 1968.

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 certain 20' wide storm drain easements as shown.

All parties in interest thereto have below indicated their assent to this plan.

* See NOTE above.

Date: 4/2/71 PYRAMID REAL ESTATE AND DEVELOPMENT CORPORATION

Date: 4/2/71 WITNESS — FRANK MIANO - PRESIDENT

Date: 4/2/71 WITNESS — JUNE M. MIANO - SECRETARY

The requirements of Sections 59 to 62 of Article 17 of the Annotated Code of Maryland, 1957 Edition (Title: Clerks of Court), as far as they relate to the making of this plat and the setting of markers, have been met.

Date: 4/2/71 Frank J. Miano
OWNER OF LAND SHOWN HEREON

Date: 4/1/71 John T. Latham
SURVEYOR'S CERTIFICATION

The requirements of the ANNE ARUNDEL COUNTY HEALTH DEPARTMENT have been met in preparing this plat.

4-2-71 J. Howard Beard
prev. app 1/29/70

APPROVED: 4-7-71 prev. app 2-18-70
DATE
Marion S. McCoy
PLANNING AND ZONING OFFICER
ANNE ARUNDEL COUNTY

THE TIMBERS

FORMERLY SECTION 'B' RUBERT MANOR
PLAT BOOK 40 PAGE 6

THIRD DISTRICT, ANNE ARUNDEL COUNTY, MARYLAND
SCALE: 1" = 100' APRIL 1, 1971
PREPARED BY
J. R. McCRONE, JR., INC.
REGISTERED PROFESSIONAL ENGINEERS AND LAND SURVEYORS
ANNAPOLIS, MARYLAND
RECORDED IN PLAT BOOK 42 PAGE 10

STATE OF MARYLAND — JOHN TIMOTHY LATHAM — NO. 2809 — REGISTERED LAND SURVEYOR

MARJORIE S. HOLT
CIRCUIT COURT CLERK
APR 5 1971

MSA SEU 1835 - 4910