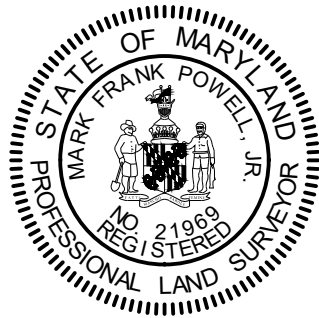


MARK FRANK POWELL, JR. _____ DATE
PROFESSIONAL LAND SURVEYOR #21969
EXPIRATION/RENEWAL DATE:
DECEMBER 17, 2025
ATWELL, LLC
2661 RIVA ROAD, BUILDING 800
ANNAPOLIS, MD 21401
PHONE: 410-897-9290



NOTICE TO TITLE EXAMINERS

THIS PLAT HAS BEEN APPROVED FOR RECORDING ONLY AND SHALL BECOME NULL AND VOID UNLESS A PUBLIC WORKS AGREEMENT HAS BEEN EXECUTED AND DELIVERED SIMULTANEOUSLY WITH THE APPROVAL OF THIS PLAT OR NO LATER THAN TWELVE MONTHS AFTER THIS PLAT HAS BEEN RECORDED.

DEDICATION BY OWNERS

THE UNDERSIGNED, BEING ALL OWNER(S) OF THE PROPERTY SHOWN AND DESCRIBED ON THIS RECORD PLAT, WITH THE EXCEPTION OF LIENHOLDERS, ADOPT(S) THIS RECORD PLAT; ESTABLISH(ES) THE MINIMUM BUILDING RESTRICTION LINES; AND DEDICATE(S) ALL PUBLIC ROADS, WIDENING STRIPS, FLOODPLAINS, EASEMENTS, AND RIGHTS-OF-WAY TO PUBLIC USE, SUCH LANDS BEING DEEDED TO ANNE ARUNDEL COUNTY, MARYLAND OR TO THE STATE, AS MAY BE APPROPRIATE, PRIOR TO OR CONTEMPORANEOUS WITH THE RECORDATION OF THIS PLAT.

TO THE BEST OF MY/OUR KNOWLEDGE, INFORMATION, AND BELIEF, THE REQUIREMENTS OF THE REAL PROPERTY ARTICLE, § 3-108, OF THE STATE CODE, CONCERNING THE MAKING OF PLATS AND SETTING OF MARKERS, HAVE BEEN SATISFIED. THERE ARE NO SUITS, ACTIONS AT LAW, LEASES, LIENS, MORTGAGES, TRUSTS, EASEMENTS, OR RIGHTS-OF-WAY AFFECTING THE PROPERTY INCLUDED IN THIS RECORD PLAT OTHER THAN THE FOLLOWING:

- 10' SEWER RIGHT-OF-WAY; L. 130 F. 116 & 117

ALL OWNERS OF THE PROPERTY, WITH THE EXCEPTION OF LIENHOLDERS, HAVE AFFIXED THEIR SIGNATURES AND SEALS ON THIS RECORD PLAT.

CITY OF ANNAPOLIS & ALDERMAN

WITNESS _____ DATE _____ DATE _____

I (WE) ASSENT TO AND DO HEREBY JOIN IN THIS RECORD PLAT.

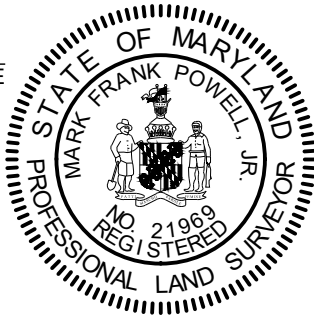
CITY OF ANNAPOLIS & ALDERMAN

WITNESS _____ DATE _____ DATE _____

SURVEYOR'S CERTIFICATE

I CERTIFY THAT THIS RECORD PLAT IS CORRECT; THAT IT IS A SUBDIVISION OF ALL OF THE LANDS CONVEYED BY MARY L. LEE, WIDOW OF WILLIAM D.K. LEE OF ANNE ARUNDEL COUNTY, MARYLAND, TO THE MAYOR, COUNSELOR AND ALDERMAN OF THE CITY OF ANNAPOLIS, BY DEED DATED OCTOBER 30TH, 1924 AND RECORDED AMONG THE LAND RECORDS OF ANNE ARUNDEL COUNTY, MARYLAND IN DEED LIBER WNW 102, FOLIO 178 AND THAT THE REQUIREMENTS OF THE REAL PROPERTY ARTICLE, § 3-108 OF THE STATE CODE, CONCERNING THE MAKING OF PLATS AND SETTING OF MARKERS, HAVE BEEN SATISFIED.

MARK FRANK POWELL, JR. _____ DATE
MARYLAND PROFESSIONAL LAND SURVEYOR #21969
EXPIRATION/RENEWAL DATE: DECEMBER 17, 2025
ATWELL, LLC
2661 RIVA ROAD, BUILDING 800
ANNAPOLIS, MD 21401
PHONE: 410-897-9290



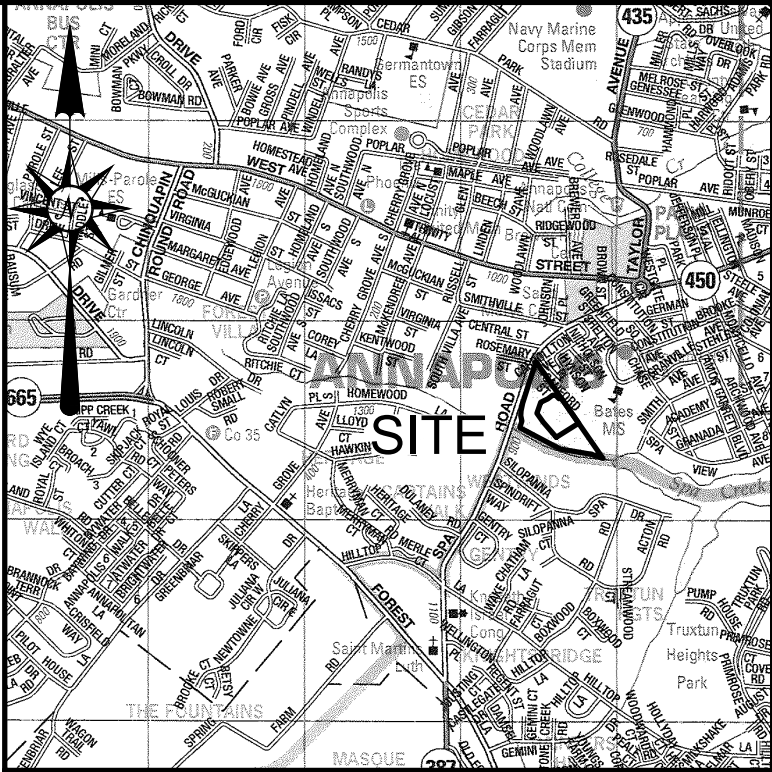
2661 RIVA ROAD, BUILDING 800
ANNAPOLIS, MARYLAND 21401
410.897.9290

RECORDED IN BOOK

PAGE

PLAT NO.

EXISTING CRITICAL AREA LOT COVERAGE SUMMARY					
LOT #	TOTAL LOT AREA	LDA IMPERVIOUS AREA TOTAL CRITICAL AREA	IDA IMPERVIOUS AREA TOTAL CRITICAL AREA	RCA IMPERVIOUS AREA TOTAL CRITICAL AREA	IMPERVIOUS AREA TOTAL CRITICAL AREA
LOT 1	113,045 SQ. FT., 2.595 AC.	4,359 SQ. FT. 15,647 SQ. FT. TOTAL	40,549 SQ. FT. 92,009 SQ. FT. TOTAL	0 SQ. FT. 3,552 SQ. FT. TOTAL	44,908 SQ. FT. (39.7%) 111,208 SQ. FT. TOTAL
LOT 2	248,529 SQ. FT., 5.705 AC.	10,588 SQ. FT. 184,605 SQ. FT. TOTAL	6,827 SQ. FT. 17,753 SQ. FT. TOTAL	0 SQ. FT. 37,252 SQ. FT. TOTAL	17,415 SQ. FT. (7.0%) 239,610 SQ. FT. TOTAL



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VICINITY MAP

1"= 2000'

GENERAL NOTES

- THE PURPOSE OF THIS SUBDIVISION PLAT IS AS FOLLOWS:
A. SUBDIVIDE PARCEL 859 INTO LOTS 1 AND 2.
B. CREATE TWO PUBLIC UTILITY EASEMENTS.
C. CREATE A 20' WIDE USE-IN-COMMON ACCESS EASEMENT
- THE COORDINATES AND BEARINGS SHOWN HEREON ARE BASED ON CITY OF ANNAPOLIS GRID NORTH UTILIZING CITY OF ANNAPOLIS CONTROL STATIONS:

STATION	NORTHING	EASTING	ELEVATION
18468	21710.692	24438.552	35.98
18469	21351.152	21351.152	40.78
- THE PROPERTY SHOWN HEREON LIES IN FLOOD ZONE X, FLOOD ZONE X 0.2% FLOOD CHANCE AND FLOOD ZONE A AND ZONE AE (EL.5), AS DELINEATED ON THE FIRM FLOOD INSURANCE MAP #24003C0232F DATED OFEBRUARY 18, 2015 FOR ANNE ARUNDEL COUNTY AND DISTRIBUTED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.
- STREET NAMES AND ADDRESSES NOTED ON THE PLAT REPRESENT OFFICIAL ADDRESS DATA AT THE TIME OF PLAT APPROVAL. THE PLANNING AND ZONING OFFICER MAY CHANGE STREET NAMES AND PROPERTY ADDRESSES TO ENSURE THE PUBLIC HEALTH, SAFETY AND WELFARE, WITHOUT THE NEED FOR AN AMENDED PLAT.
- THE BOUNDARY LINES, BEARINGS AND DISTANCES AS SHOWN HEREON FOR ALL ADJACENT PARCELS, RIGHTS-OF WAY, ETC. ARE TAKEN FROM DEED PLOTTING ONLY. THIS PLAT DOES NOT REPRESENT A FIELD RUN SURVEY OF ANY PARCEL EXCEPT TAX MAP 51F, GRID 21, PARCEL 859.

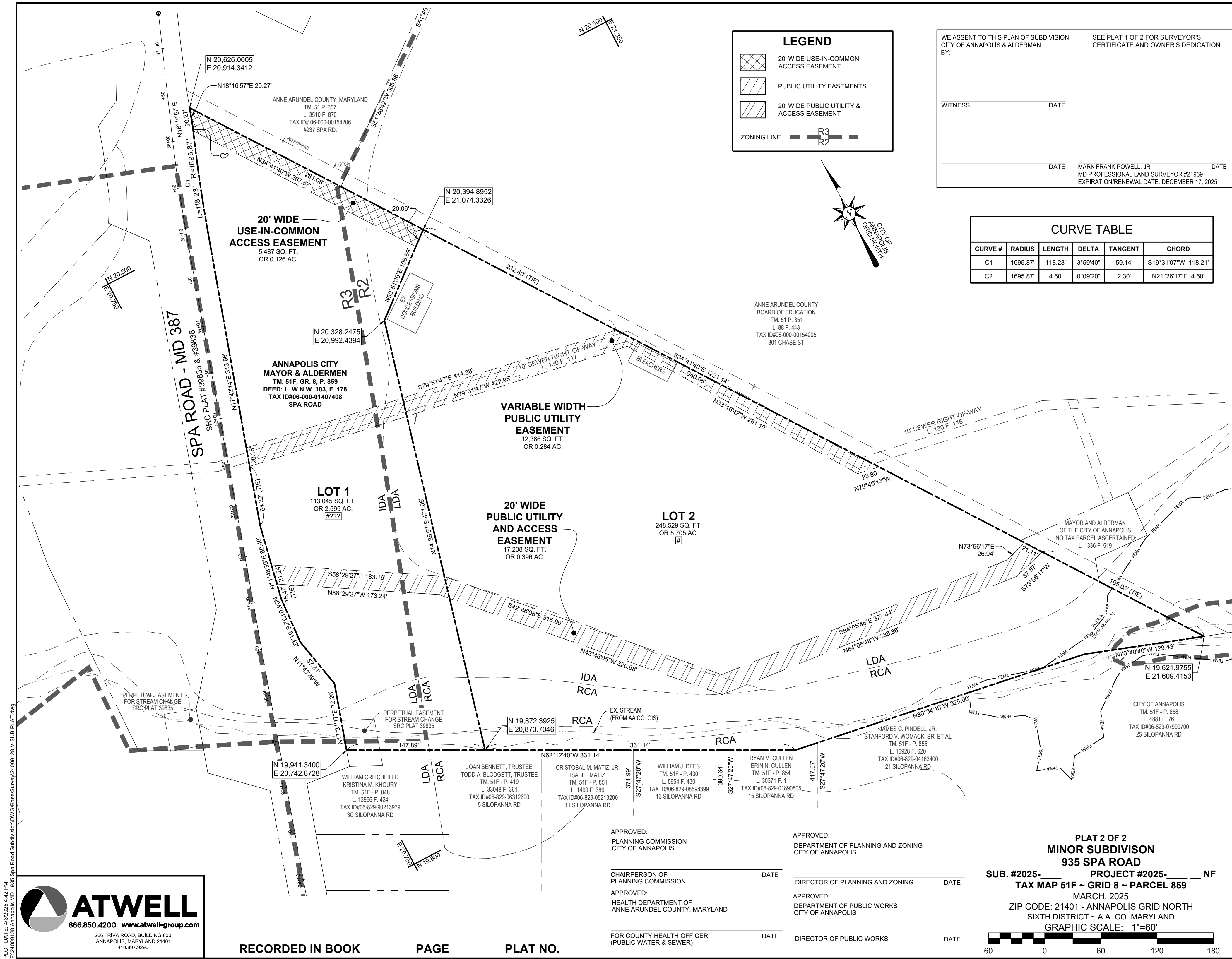
APPROVED: PLANNING COMMISSION CITY OF ANNAPOLIS	
CHAIRPERSON OF PLANNING COMMISSION	DATE
APPROVED: HEALTH DEPARTMENT OF ANNE ARUNDEL COUNTY, MARYLAND	
FOR COUNTY HEALTH OFFICER (PUBLIC WATER & SEWER)	DATE
APPROVED: DEPARTMENT OF PLANNING AND ZONING CITY OF ANNAPOLIS	
DIRECTOR OF PLANNING AND ZONING	DATE
APPROVED: DEPARTMENT OF PUBLIC WORKS CITY OF ANNAPOLIS	
DIRECTOR OF PUBLIC WORKS	DATE

PROJECT SUMMARY

ZONING DISTRICT R2 & R3 (RESIDENTIAL DISTRICT)
EXISTING SITE AREA
SITE AREA 361,575 SQ. FT., 8.300 AC.
LOT 1 113,045 SQ. FT., 2.595 AC.
LOT 2 248,529 SQ. FT., 5.705 AC.

PLAT 1 OF 2
MINOR SUBDIVISON
935 SPA ROAD

SUB. #2025-____ PROJECT #2025-____ NF
TAX MAP 51F ~ GRID 8 ~ PARCEL 859
MARCH, 2025
ZIP CODE: 21401 - ANNAPOLIS GRID NORTH
DRAWN BY: JLS
SIXTH DISTRICT ~ A.A. CO. MARYLAND



LEGEND

20' WIDE USE-IN-COMMON ACCESS EASEMENT

PUBLIC UTILITY EASEMENTS

20' WIDE PUBLIC UTILITY & ACCESS EASEMENT

ZONING LINE R3 R2

WE ASSENT TO THIS PLAN OF SUBDIVISION
CITY OF ANNAPOLIS & ALDERMAN
BY: _____

SEE PLAT 1 OF 2 FOR SURVEYOR'S
CERTIFICATE AND OWNER'S DEDICATION
BY: _____

WITNESS _____ DATE _____

DATE _____ MARK FRANK POWELL, JR.
MD PROFESSIONAL LAND SURVEYOR #21969
EXPIRATION/RENEWAL DATE: DECEMBER 17, 2025

CURVE TABLE					
CURVE #	RADIUS	LENGTH	DELTA	TANGENT	CHORD
C1	1695.87'	118.23'	3°59'40"	59.14'	S19°31'07"W 118.21'
C2	1695.87'	4.60'	0°09'20"	2.30'	N21°26'17"E 4.60'

PLOT DATE: 4/3/2025 4:42 PM
F:\24009128 Annapolis MD - 935 Spa Road Subdivision\DWG\Base\Survey\24009128 V-SUB PLAT.dwg

ATWELL
866.850.4200 www.atwell-group.com
2661 RIVA ROAD, BUILDING 800
ANNAPOLIS, MARYLAND 21401
410.897.9290

RECORDED IN BOOK

PAGE

PLAT NO.

APPROVED: PLANNING COMMISSION CITY OF ANNAPOLIS	APPROVED: DEPARTMENT OF PLANNING AND ZONING CITY OF ANNAPOLIS
CHAIRPERSON OF PLANNING COMMISSION	DIRECTOR OF PLANNING AND ZONING
DATE	DATE
APPROVED: HEALTH DEPARTMENT OF ANNE ARUNDEL COUNTY, MARYLAND	APPROVED: DEPARTMENT OF PUBLIC WORKS CITY OF ANNAPOLIS
FOR COUNTY HEALTH OFFICER (PUBLIC WATER & SEWER)	DIRECTOR OF PUBLIC WORKS
DATE	DATE

PLAT 2 OF 2
MINOR SUBDIVISION
935 SPA ROAD
SUB. #2025- PROJECT #2025- NF
TAX MAP 51F ~ GRID 8 ~ PARCEL 859
MARCH, 2025
ZIP CODE: 21401 ~ ANNAPOLIS GRID NORTH
SIXTH DISTRICT ~ A.A. CO. MARYLAND
GRAPHIC SCALE: 1"=60'
60 0 60 120 180