

GENERAL NOTES

- Subject property is located on Tax Map 41 at Block 4 as part of Parcel 27.
- The total area of this site is 228.62 Acres +/-.
- Subject property appears to lie within the RPD (Rural Preservation District) zoning district as shown on St. Mary's County Official Zoning Maps. Subject property also appears to lie within the AE (Airport Environs) overlay district.
- Building Restriction Lines (BRL's) shall be as shown hereon. The BRL's are mapped in accordance with the St. Mary's County Comprehensive Zoning Ordinance (CZO) 02-01, Chapter 32.3.2 and Schedule 32.1 for Zone RPD as follows: 25' Front, 15' Side, and 20' Rear applied from the more restrictive of the lots lines or from sensitive areas mapped per CZO 02-01 Chapter 71 (Resource Protection).
- These lots are to be served by individual septic systems and deep drilled wells. Deep Drilled Wells shall be drilled to an approved confined aquifer.
- This Health Department Approval certifies the above lots are in consonance with pertinent Health Department Laws and Regulations as of the approval date; however, this approval is subject to changes in such laws and regulations. Changes in topography or site designations may void this approval. The designated perc area is the only area approved by the St. Mary's County Health Department for sewage disposal purposes. The approved lots include a minimum area of 10,000 sq. ft. for sewage disposal purposes, as required by current Maryland State Health Law. Improvement of any nature including but not limited to the installation of other utility lines in this area may render the lot undevelopable. To determine the exact area of the lot approved for sewage disposal purposes, or to establish a different area for such purposes, you should contact the St. Mary's County Health Department, Office of Environmental Health.
- This subdivision is in compliance with the St. Mary's County Comprehensive Water and Sewerage Plan.
- There shall be a 10' Utility Easement along all lot lines. The easements are to include use by the St. Mary's County Metropolitan Commission, its successors and assigns, for construction, maintenance, repair, inspection and operation of public water and sewer facilities, should such facilities ever be installed.
- Unless otherwise shown, there are no restrictions of record affecting this subdivision, subject to a Title Search.
- Areas established for Resource Protection on this site, in accordance with required protection levels, must remain in undisturbed open space & undeveloped.
- The Outparcel shown hereon has not been evaluated for compliance with Chapter 70 of the St. Mary's County Zoning Ordinance (Adequate Facilities) and cannot be used as a legal building site until the Outparcel is further subdivided in accordance with the St. Mary's County Subdivision Regulations and Zoning Ordinance.
- Lot 3 has direct access to a County or State road.
- There are no existing non-conforming structures contained within subject lots in accordance with Chapter 52 of The St. Mary's County Zoning Ordinance.
- Current Water and Sewerage Plan Category Designation are as follows: Water = W-N.P.S. and Sewer = S-N.P.S.
- No plans currently exist for future subdivision.
- Lot 3 shall be served by the Existing 50' Right of Way per CBG 155 @ 444, as shown hereon. The above lots are to be served by an R-20 multiple driveway entrance as per the St. Mary's County Road Ordinance. The Developer shall be responsible for the installation/bonding of the multiple driveway entrance(s) prior to the recording of this plat.
- Premise Addresses for the Lots hereon are shown as thus: (XXXXX)
- This plat was prepared without the benefit of a Title Report, which could reveal additional conveyances, easements, covenants, rights-of-way and/or more stringent building restriction lines not shown hereon.
- Bearings and coordinates shown hereon are referenced to the Maryland State Plane Datum of 1983 (NAD 83). Contours and spot elevations are referenced to the National Geodetic Vertical Datum of 1929 (NGVD29). Both datums were established by a global positioning system survey performed by LSR, Inc., in May of 2010, referencing St. Mary's County Control Monuments.
- The Subject Property Shown Hereon appears to be located in Flood Hazard Zone "X" as delineated on Flood Insurance Rate Maps for St. Mary's County, Maryland, as distributed by the Federal Emergency Management Agency, Community Panel Number 24037C0187E, Effective Date October 19th, 2004.
- Non-Tidal Wetlands Information on site of subject subdivision was derived from the "National Wetlands Inventory" Maps distributed by the U.S. Department of the Interior, FWS Hollywood, MD, and Maryland DNR maps.
- Soils Information shown hereon was taken from the "Soil Survey of St. Mary's County, Maryland" as prepared by the U.S. Department of Agriculture, Soil Conservation Service, Sheet #22 thereof.
- Except for the Field Run Topography around subject Sewage Reserve Areas, topographic information shown hereon was taken from digital maps obtained from the St. Mary's County Government, as provided by the State of Maryland, using photogrammetric and laser imaging (LIDAR) methods.
- There appear to be no Critical Habitats, Cultural Features or Historic Sites located within subject property per MERLIN online maps.
- The approximate area of subject property which contains grades less than 15% is 41.75 acres, more or less. This comprises approximately 84% of subject property which is greater than the 30% minimum required by Section 4.4.h.1 of the St. Mary's County Stormwater Management, Grading, & Erosion & Sediment Control Ordinance.
- The lot(s) shown hereon contain(s) an area of at least 20,000 square feet not including rights-of-way (existing or proposed), 50 year flood plains, and grades of 25% or greater.
- Unless otherwise shown hereon, there are no wells or septic systems within 100' of the lot lines.
- The Applicant has chosen to forgo a stormwater management concept plan for Lot 3 as part of the record plat process. Subsequent building permit applications must provide concept, site development, and final design plans individually in order to provide environmental site design to the maximum extent practicable for said lot.
- An Engineered Sediment and Erosion Control Plan shall be a condition of every permit issued for grading, clearing or construction within areas of highly erodible soils, as delineated hereon. Stormwater Management approved by the Soil Conservation Service shall be required to manage all drainage discharge from areas of development on this site.
- Subject subdivision is exempt from the Forest Conservation requirements of the St. Mary's County Comprehensive Zoning Ordinance per Section 75.2.2.h. A "Declaration of Intent" which limits clearing of existing forest to less than 40,000 square feet shall be signed and filed at the Department of Land Use and Growth Management.
- Within the area of the tract hereby created, no structure, erection, object, growth of trees, or vegetation within the boundaries of the tract herein described, nor any objects placed within said tract, shall penetrate the AE Overlay Subdivision surfaces of an airport or heliport. Owner, his/her/their/its heirs, successors and assigns shall be responsible for maintaining and pruning trees and vegetation so this height restriction is not exceeded.
- The land-owner expressly reserves for the use and benefit of itself and the public a right of flight for the passage of aircraft in the airspace above the lands identified herein, together with the right to cause above such tract all such noise, fumes, dust, vibration, and fuel particles as may be inherent in the operation of aircraft using said airspace for landing and taking off from the Walter F. Duke Airport and other regulated public landing strips.

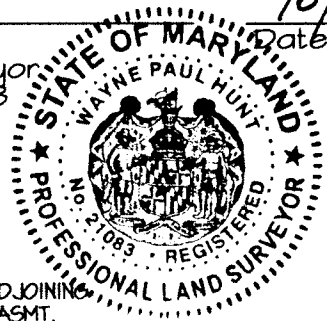
CURVE DATA

LINE	ARC	CHORD BEARING	RADIUS	DELTA	CHORD
C1	233.46'	S80°59'00"W	1672.00'	8°00'01"	233.27'
C2	349.61'	N89°41'32"W	1432.40'	13°59'04"	348.75'

SURVEYOR'S CERTIFICATE

I, the undersigned, a Licensed Surveyor in the State of Maryland, hereby certify, to the best of my knowledge, information and belief, that: this plat was prepared under my direct responsible charge; this plat and the survey work it reflects are in compliance with COMAR 09.13.06.12; the plat shown hereon is correct (subject to title search) and conforms to the specifications; this is a Minor Subdivision Plat of part of the lands conveyed unto Southstar Limited Partnership from Charles County Sand and Gravel Company, Inc. by deed dated December 23, 1992 as recorded among the Land Records for St. Mary's County, Maryland, in Liber 741 at Folio 44, said lands being more particularly described as Outparcel "A" as shown on a Plat of Subdivision entitled "Wheatley's Plains - Glebe Farm ~ Minor Subdivision ~ Lot 2" to be recorded among said Land Records at a later date. The requirements of Section 3-10B of the Annotated Code of Maryland (Real Property Article) as far as it concerns the making of the plan and setting of the markers required therein have been complied with to the best of my knowledge, information and belief.

Wayne Paul Hunt
 10/12/2010
 Wayne Paul Hunt
 Professional Land Surveyor
 MD. Registration # 21083



LEGEND

- PROPERTY LINE
- PROPERTY LINE ADJOINING ACCESS/UTILITY EASMT.
- PERC TEST
- NON-TIDAL WETLANDS
- WETLANDS BUFFER
- INTERMITTENT STREAM
- 50' STREAM BUFFER
- EXPANDED STREAM BUFFER
- HIGHLY ERODIBLE SOIL TYPES
- HYDRIC SOIL TYPES
- STEEP SLOPES (25% +)

DATUM INFORMATION

DATUM	NAD 83/07
DISTANCES	GROUND
REFERENCE STA.	LOT 1
GPS NORTHING	275649.7816
GPS EASTING	1432641.5026
GPS ELEVATION	122.32
CONVERGENCE	00°15'41.06"
SCALE FACTOR	1.000002553
ELEV. FACTOR	0.999999999

COURSE DATA

LINE	BEARING	DISTANCE
L1	S84°59'01"W	170.85'
L2	S68°17'04"W	45.24'
L3	S84°59'01"W	69.12'
L4	S76°59'00"W	258.76'
L5	S82°57'14"W	99.83'
L6	N06°39'57"E	83.13'
L7	N16°57'43"E	80.66'
L8	N26°56'43"E	63.87'
L9	N18°24'19"E	45.00'
L10	N14°29'25"E	300.00'
L11	N88°20'35"W	412.00'
L12	N32°40'04"E	286.17'
L13	N59°32'00"W	255.95'
L14	N33°53'16"W	43.66'
L15	S61°46'41"W	17.66'
L16	N28°47'39"W	18.91'
L17	N50°28'29"W	64.94'
L18	N87°54'15"W	95.87'
L19	S34°24'03"W	69.34'
L20	S76°56'01"W	35.13'
L21	N54°38'46"W	40.18'
L22	N14°05'50"E	147.51'
L23	N34°43'07"E	169.07'
L24	N15°15'12"W	203.32'
L25	N74°27'00"E	110.74'

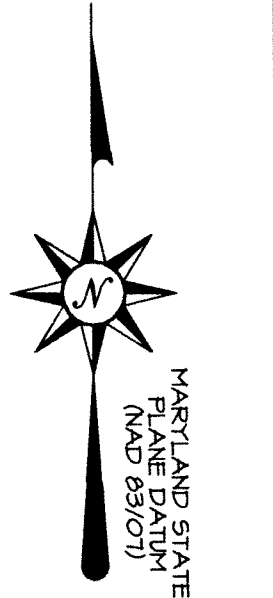
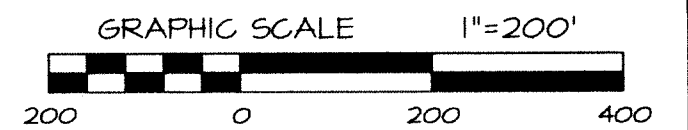
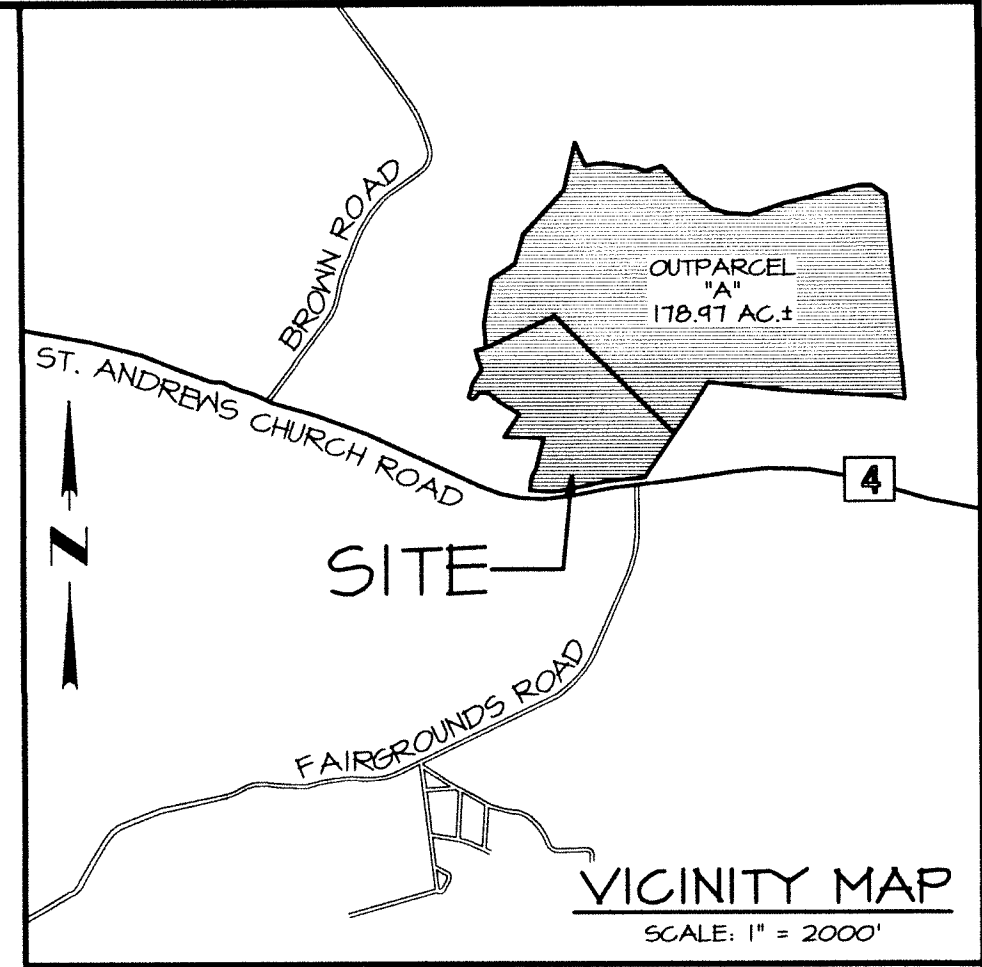
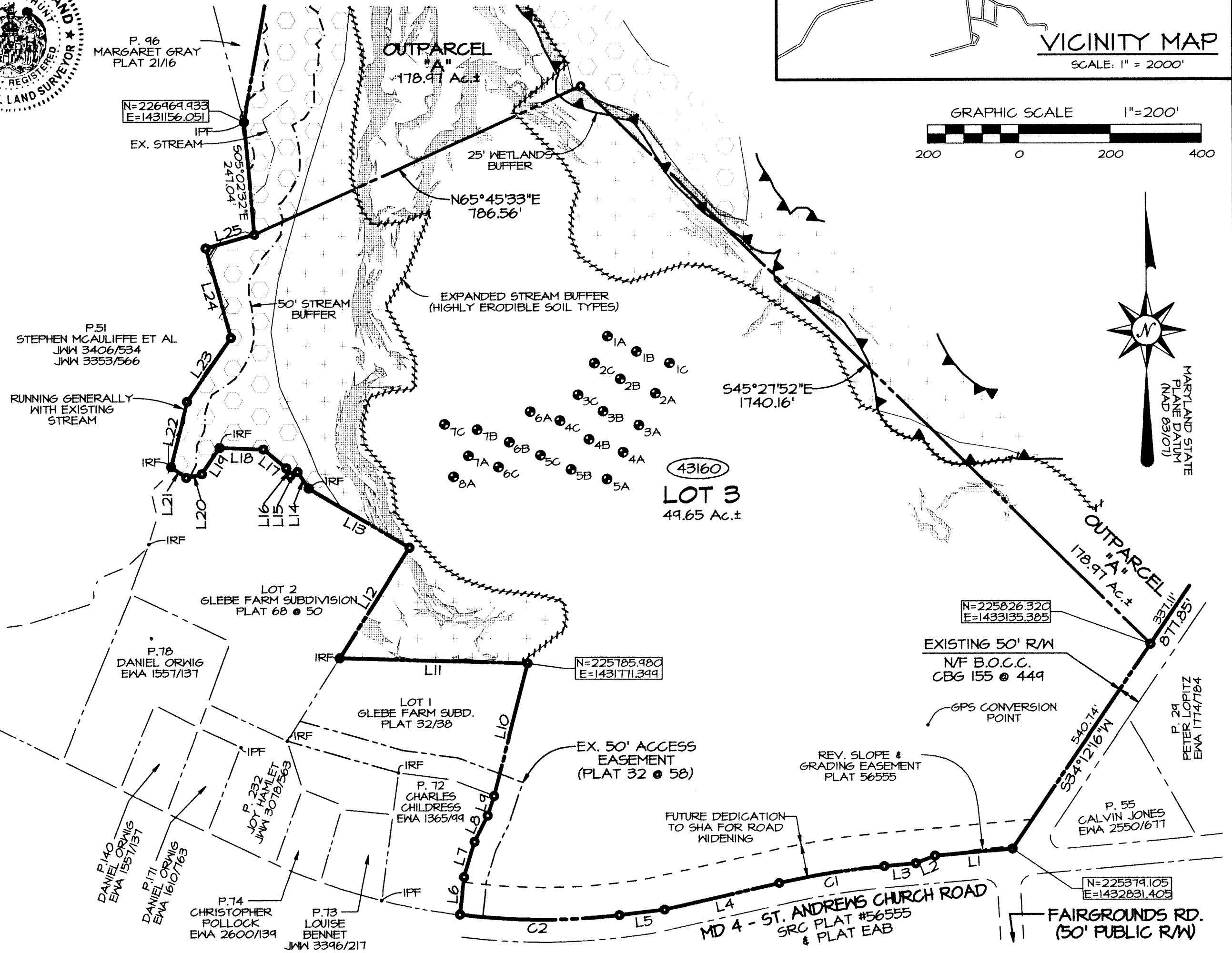
OWNER'S CERTIFICATE

We, Southstar Limited Partnership, the owners of the property shown hereon and described in the Surveyor's Certificate affixed hereto, hereby adopt this plat of subdivision upon its approval by all required agencies. There are no pending suits or actions at law, leases, liens, mortgages or deeds of trust affecting this subdivision except as noted or shown hereon. All parties in interest thereto have affixed their signatures indicating their assent to this plan.

We further establish the minimum building restriction lines as required by the St. Mary's County Zoning Ordinance and dedicate the streets, walkways, easements, rights-of-way, and other improvements, where applicable, to public use. The requirements of Section 3-10B of the Annotated Code of Maryland (Real Property Article) as far as it concerns the making of this plan and setting of the markers required therein have been complied with to the best of our knowledge, information and belief.

There shall be a 10' utility easement along all lot lines. These easements are to include use by the St. Mary's County Metropolitan Commission, its successors and assigns for construction, installation, maintenance, repair, inspection and operation of public water and sewer facilities, should such facilities ever be installed.

William F. Childs
 11/5/10
 Southstar Limited Partnership
 William F. Childs
 Date



ST. MARY'S COUNTY HEALTH DEPARTMENT APPROVAL

SANITARIAN _____ DATE _____
Wayne Paul Hunt 11/17/10
 ENVIRONMENTAL HEALTH DIRECTOR DATE

ST. MARY'S COUNTY DEPT. OF LAND USE & GROWTH MANAGEMENT (LUGM)

DIRECTOR _____ DATE _____
 11-19-10
 CHAIRMAN DATE

LSR
 LITTLE SILENCES REST, INC.
 41650 COURT HOUSE DRIVE - SUITE 101 - P.O. BOX 2340
 LEONARDTOWN, MD 20680
 PHONE: (301) 475-2236 - FAX: (301) 475-3720

DATE 06/01/10
 JOB# 0046-10
 FOLDER M41B4
 SCALE 1" = 200'
 DRAWN KB
 CHECKED WPH
 REVISIONS 08/12/10
 SHEET 1 OF 1

MINOR SUBDIVISION RECORD PLAT
"WHEATLEY'S PLAINS"
"GLEBE FARM" ~ LOT 3
 MAP 41 - PARCEL 27
 THIRD ELECTION DISTRICT
 ST. MARY'S COUNTY, MARYLAND
 FOR: SOUTH POINT CHURCH
 LUGM No.: 10 - 110 - 016