

General Notes

1. This site is located on Tax Map 41 at Grid 7 as Parcel 58 & 288.
2. This site contains 3.30 Acres.
3. Present zoning: Lot 1 RL/RCA (overlay), Parcel 288 Commercial/RCA (overlay).
4. All adjoining properties shown hereon are zoned RL/RCA (overlay) residential use unless otherwise shown.
5. Building Restriction Lines (BRL's) are established per the St. Mary's County Zoning Ordinance as follows: Front: 25' Side: 15', Rear: 20'. BRL's may be superceded by limits of Resource Protection Areas (identified in accordance with Section 49.00 of the Zoning Ordinance) as shown and labeled on this subdivision plat.
6. Water supply shall be from a deep drilled well to an approved confined aquifer.
7. Sewage flow to be to a central sewer system.
8. This subdivision is in compliance with the St. Mary's County Comprehensive Water and Sewer Plan.
9. There shall be a 10 foot easement along each lot line for public utilities and drainage.
10. Upon receipt of a record plat (final submission) addresses shall be assigned by Planning and Zoning and shall be required to be placed on the recording mylar plat package.
11. Premise addresses are shown as thus: XXXXXX
12. There are no additional plans proposed by the landowner at this time.
13. Hydric soil types do not appear to be present per the Soil Survey for St. Mary's County as distributed by the U.S. Department of Agriculture, Soil Conservation Service.
14. There are no existing wells or sewage easements within 100' of the proposed well or sewage easement unless otherwise shown.
15. Subject property does not appear to be in the Flood Hazard Zone as delineated on Flood Hazard Boundary Maps for St. Mary's County, Maryland and distributed by the Federal Emergency Management Area per F.I.R.M. Community Panel #240064 00388.

"Minimum Ownership Statement": These lots contain at least a 20,000 square foot area which does not include right-of-way, easements or proposed 10 year flood plains and 200 years or greater. The 20,000 SF area includes the combined area of sewage easement plus building site.

Note

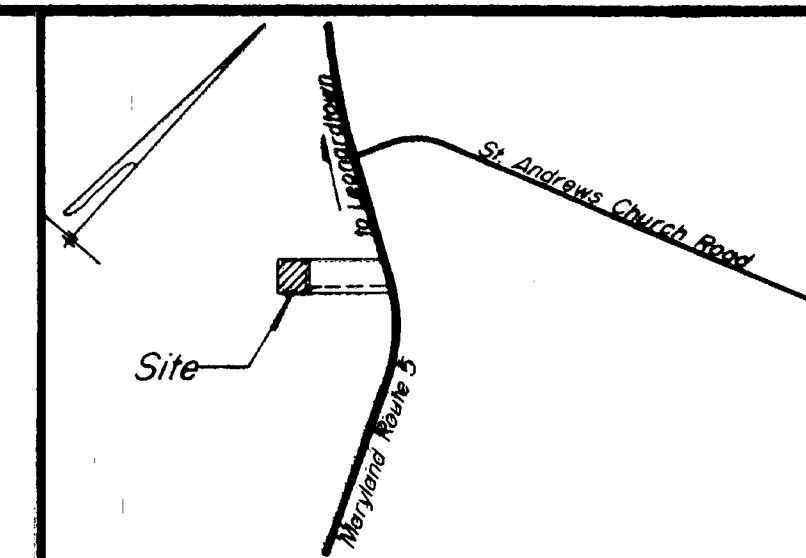
The purpose of this Confirmatory Plat is to reduce the existing 40' Ingress/Egress Easement per Plat Book M.R.B. 27 at Folio 1111 to a 20' Ingress/Egress Easement.

LOT 1 and N/F John A. Nucci property per E.W.A. 941/0030 are to be accessed by the private right-of-way as shown on this plat.

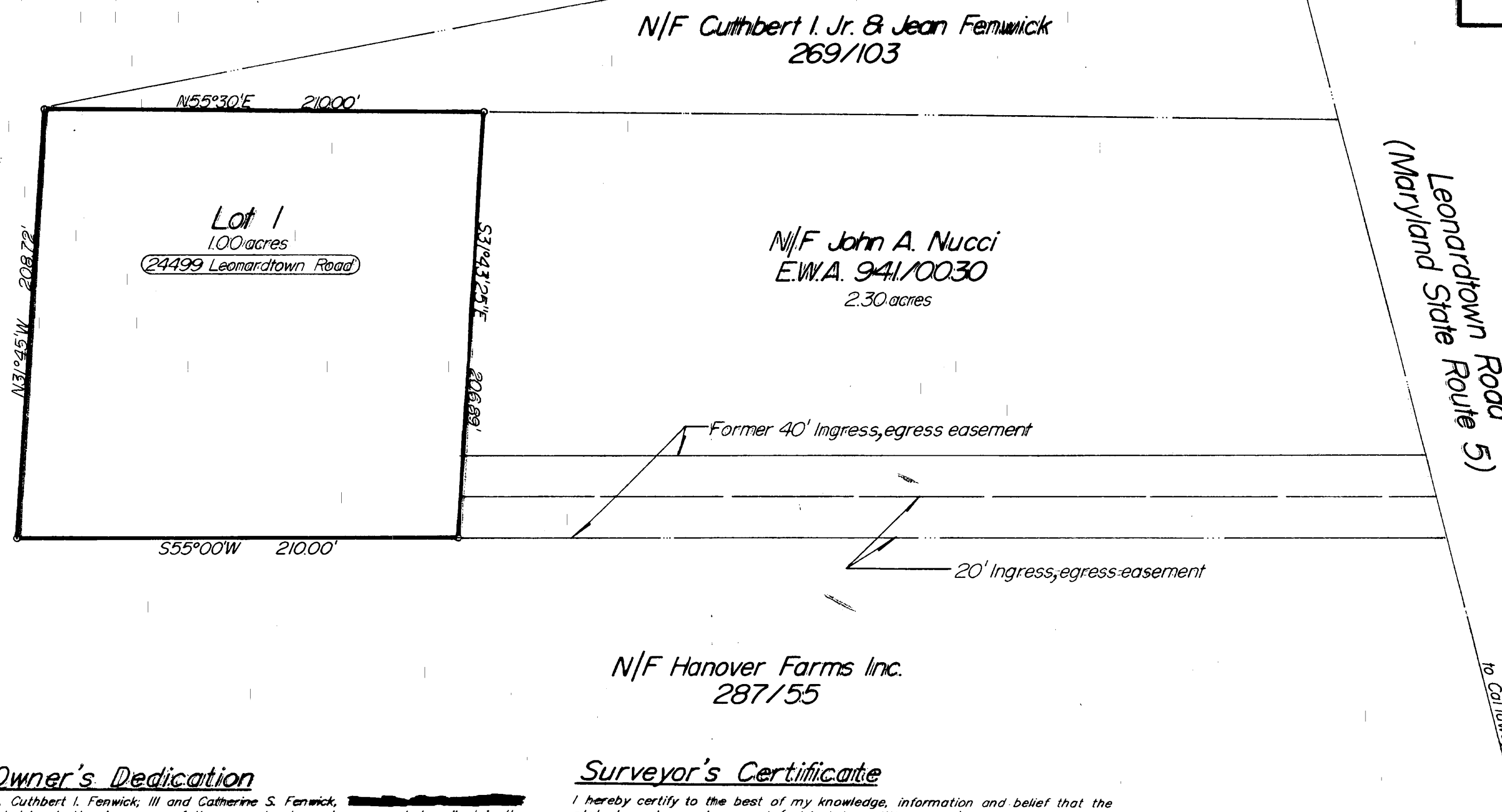
"The right-of-way shown hereon does not necessarily provide access from this lot to a County or State road at this time. Road and utility construction and maintenance are the responsibility of the buyer of this lot, unless otherwise provided herein."

This plat does not represent a boundary survey by this Firm.

This plat was prepared without the benefit of a title report which may reveal additional conveyances, easements, rights-of-way or building restriction lines not shown.



Location Map-Scale 1"=1200'



Owner's Dedication

We, Cuthbert I. Fenwick, III and Catherine S. Fenwick, and John A. Nucci, owners of the property shown hereon and described in the Surveyor's Certificate affixed hereto, hereby adopt this plan of subdivision upon its approval by all required agencies.

There are no pending suits or actions at law, leases, liens, mortgages or deeds of trusts affecting this subdivision except as noted or shown hereon. All parties in interest hereto 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 3-108 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 our knowledge, information and belief.

Cuthbert I. Fenwick, III
Cuthbert I. Fenwick, III

1-14-95
Date

Catherine S. Fenwick
Catherine S. Fenwick

1-14-95
Date

John A. Nucci
John A. Nucci

1/10/95
Date

Surveyor's Certificate

I hereby certify to the best of my knowledge, information and belief that the plat shown hereon is correct (subject to a title search) and conforms to the specifications; that this is a subdivision of all of the property conveyed unto Cuthbert I. Fenwick, III and Catherine S. Fenwick by deed dated 06/03/91 from Cuthbert I. Fenwick, III as Recorded among the Land Records of St. Mary's County, Maryland in Liber E.W.A. 600 at Folio 0332 and John A. Nucci from The Jean E. Fenwick Trust, by William T. Wise, trustee by deed dated 12/01/94 as recorded among the above said Land Records in Liber E.W.A. 941 at Folio 0030.

The requirements of Section 3-108 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 our knowledge, information and belief.

Larry O. Day
Larry O. Day
Registered Land Surveyor
Maryland Certificate No. 9008

1-13-95
Date

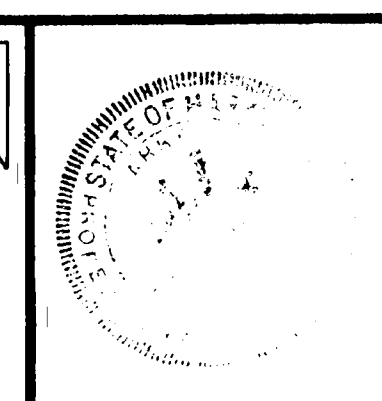
Confirmatory Plat
Lot 1
Fenwick's Minor Subdivision
Third
Election District
St. Marys County Md.
LARRY O. DAY
Registered

Professional Land Surveyor
100 Exploration - Suite 1005
Lexington Park, Maryland 20653
Phone (301) 863-0333

Health Department	
Date	2/2/95
Health Officer	Thomas O'Connell
Dir. Env. Hyg.	
Sanitarian	

Metropolitan Commission	
Date	1-24-95
for Director	John W. Smith
Planning and Zoning	
Date	2/22/95
Director	John R. Gulliver
P.C. Chairman	

LARRY O. DAY
Surveying & Land Planning



Scale 1"=50'

Contract No. 86-041

Date 3-30-87

Revised 12-12-94

MSA SSU 1252-2379

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