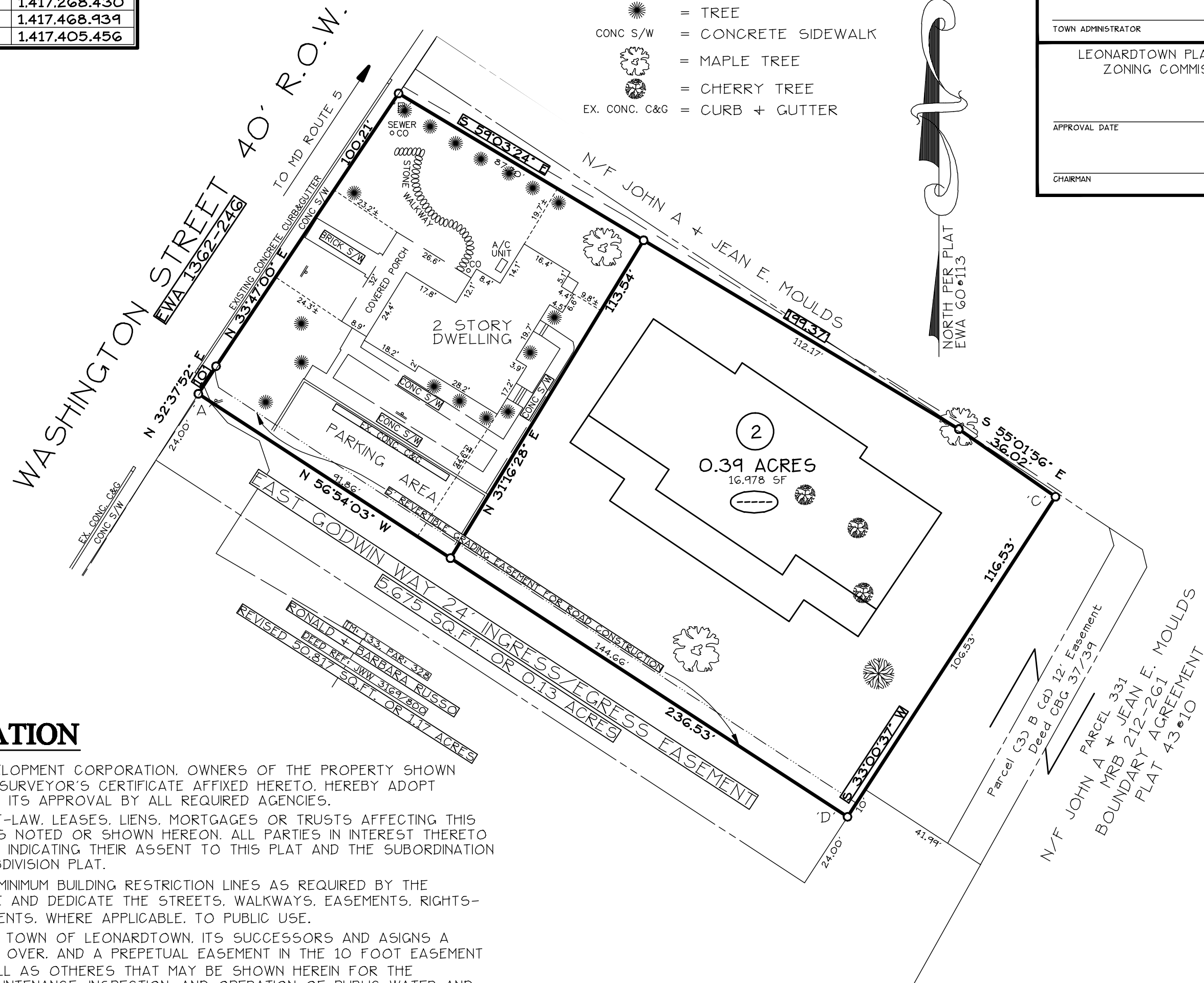


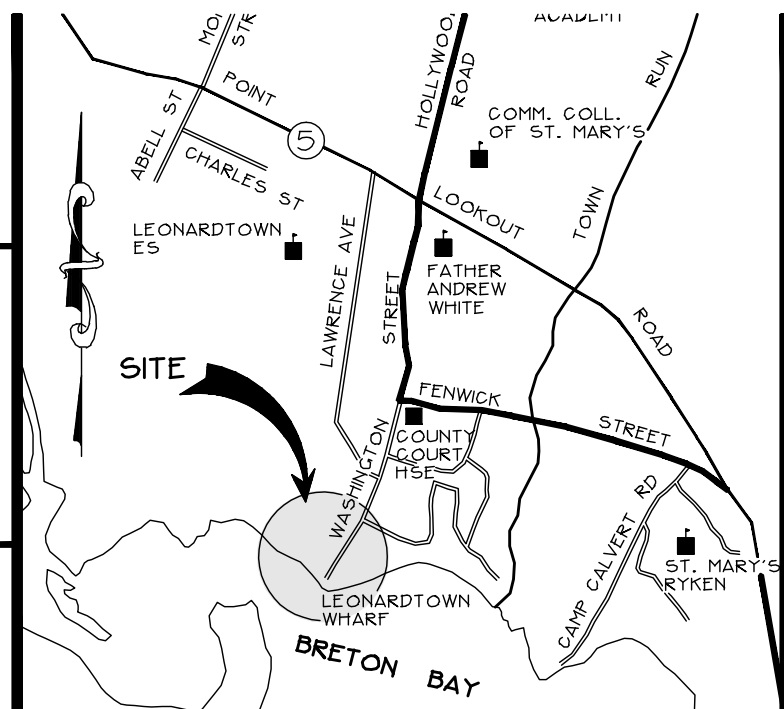
NAD 83 - COORDINATE LIST		
CORNER	NORTHING	EASTING
'A'	226.050.413	1417.207.316
'B'	226.142.123	1417.268.430
'C'	226.018.968	1417.468.939
'D'	225.921.251	1417.405.456

**LEGEND**

- = SEWER CLEAN CO
- = SIGN
- = TREE
- ▬ = CONCRETE SIDEWALK
- ⊙ = MAPLE TREE
- ⊙ = CHERRY TREE
- ▬ = EX. CONC. C&G = CURB + GUTTER



APPROVAL DATE	APPROVAL DATE
TOWN ADMINISTRATOR	OWNER
LEONARDTOWN PLANNING + ZONING COMMISSION	ST. MARY'S COUNTY HEALTH DEPARTMENT
APPROVAL DATE	SANTARIAN
CHAIRMAN	DATE
	DIRECTOR, ENVIRONMENTAL HEALTH
	DATE



VICINITY MAP SCALE: 1" = 2000  
TAX MAP: 133; BLOCK: 15; PARCELS: 330

**GENERAL NOTES**

- 1) The property shown is on Tax Map 133; Block 15; Parcel 330 and is located in Leonardtown, Maryland.
- 2) Total number of lots is two (2).
- 3) Total site acreage is 27,000 square feet or 0.62 acres.
- 4) The property shown is zoned: CM (Commercial/Marine). use: Commercial shopping center/associated retail.
- 5) Horizontal control based on NAD 83 St. Mary's County coordinate system.
- 6) The lots are to be served by public central water and sewerage facilities.
- 7) This subdivision is in compliance with the Leonardtown Code.
- 8) Premise addresses are shown thus: ○

**SURVEYOR'S NOTES:**

- 1) This plan was prepared without the benefit of a Title Report which may reveal additional conveyances, easements, rights-of-way or building restriction lines not shown.
- 2) The adjacent property information shown on this plat has been compiled from the 2010 Maryland Assessment and Taxation Real Property System of St. Mary's County and may not accurately represent the current land owners or deed references.
- 3) The D. H. Steffens Company assumes no responsibility for changes which may occur to this plat after the date of the signature by the licensed Surveyor.
- 4) Lines drawn to represent adjacent property division lines are approximate and have not been surveyed by the D. H. Steffens Company.

**OWNER'S DEDICATION**

WE, RAR ASSOCIATES DEVELOPMENT CORPORATION, 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 ACTIONS-AT-LAW, LEASES, LIENS, MORTGAGES OR TRUSTS AFFECTING THIS PLAT OF SUBDIVISION, EXCEPT AS NOTED OR SHOWN HEREON. ALL PARTIES IN INTEREST THERETO HAVE AFFIXED THEIR SIGNATURES INDICATING THEIR ASSENT TO THIS PLAT AND THE SUBORDINATION OF THEIR INTEREST TO THIS SUBDIVISION PLAT.

I FURTHER ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES AS REQUIRED BY THE COMPREHENSIVE ZONING ORDINANCE AND DEDICATE THE STREETS, WALKWAYS, EASEMENTS, RIGHTS-OF-WAYS AND OTHER IMPROVEMENTS, WHERE APPLICABLE, TO PUBLIC USE.

I HEREBY GRANT UNTO THE TOWN OF LEONARDTOWN, ITS SUCCESSORS AND ASSIGNS A RIGHT OF INGRESS AND EGRESS OVER, AND A PERPETUAL EASEMENT IN THE 10 FOOT EASEMENT (ALONG ALL LOT LINES), AS WELL AS OTHERS THAT MAY BE SHOWN HEREIN FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, INSPECTION, AND OPERATION OF PUBLIC WATER AND SEWER FACILITIES, SHOULD SUCH FACILITIES EVER BE INSTALLED.

THE REQUIREMENTS OF SECTION 3-108 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.

RONALD A. RUSSO, PRESIDENT \_\_\_\_\_ DATE \_\_\_\_\_  
 RAR ASSOCIATES DEVELOPMENT CORPORATION  
 (REPRESENTING RAR ASSOCIATES)

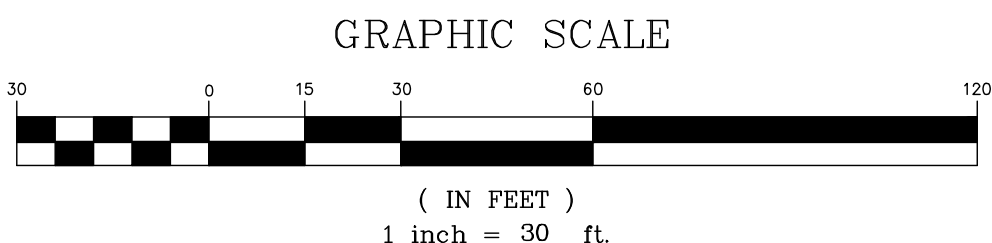
MORTGAGE OR TRUST HOLDER \_\_\_\_\_ DATE \_\_\_\_\_  
 AUTHORIZED REPRESENTATIVE

**SURVEYOR'S CERTIFICATE**

I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF THAT THE PLAT AS SHOWN HEREON CORRECT (SUBJECT TO OUR REVIEW OF A TITLE SEARCH) AND CONFORMS TO THE SPECIFICATIONS, THAT THIS A SUBDIVISION OF PART OF THE PROPERTY AS CONVEYED UNTO RAR ASSOCIATES DEVELOPMENT CORPORATION, A MARYLAND COMPANY, BY A DEED DATED MAY 10, 2004 FROM ST. MARY'S ICE AND FUEL, INC., AS RECORDED AMONG THE LAND RECORDS OF ST. MARY'S COUNTY, MARYLAND IN LIBER EWA 2277 AT FOLIO 698, ALSO BEING A PART OF THE PROPERTY AS CONVEYED UNTO RAR ASSOCIATES DEVELOPMENT CORPORATION, A MARYLAND COMPANY, BY DEED DATED MAY 4, 2005 FROM ST. MARY'S ICE AND FUEL, INC., AS RECORDED AMONG SAID LAND RECORDS IN LIBER 2524 AT FOLIO 566.

THE REQUIREMENTS OF SECTION 3-108 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 MY KNOWLEDGE, INFORMATION AND BELIEF.

HERBERT N. REDMOND JR. \_\_\_\_\_ DATE \_\_\_\_\_  
 REG. MD. LAND SURVEYOR, NO. 10,665



**MINOR SUBDIVISION  
 LAND OF  
 RAR ASSOCIATES DEVELOPMENT CORPORATION  
 TAX MAP: 133, PARCEL: 330  
 3RD ELECTION DISTRICT  
 ST. MARY'S COUNTY, MARYLAND**

PROPERTY LINES TAKEN FROM THE FOLLOWING PLATS:  
 BOUNDARY LINE ADJUSTMENT PLAT RECORDED AT PLAT JWW 68 • 71  
 BOUNDARY LINE ADJUSTMENT PLAT RECORDED AT PLAT EWA 43 • 10  
 LEONARDTOWN LANDING SUBDIVISION PLAT RECORDED AT PLAT EWA 60 • 113

**DH Steffens Co.**  
 ESTABLISHED 1923  
**ENGINEERS - SURVEYORS - PLANNERS**  
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Internet: www.dhsteffens.com Email: dhsteffensco@dhsteffens.com

REVISIONS:		CLIENT: RAR Associates Development Corp. P.O. BOX 39 North Beach, MD 20714-0039	
DESIGN	MAB	SHEET 1 OF 1	
DRAFT	MAB	DATE 12/10/10	JOB NO. S(133)15-1002
CHECKED		SCALE 1" = 30'	FILE SMO3(133)15-330