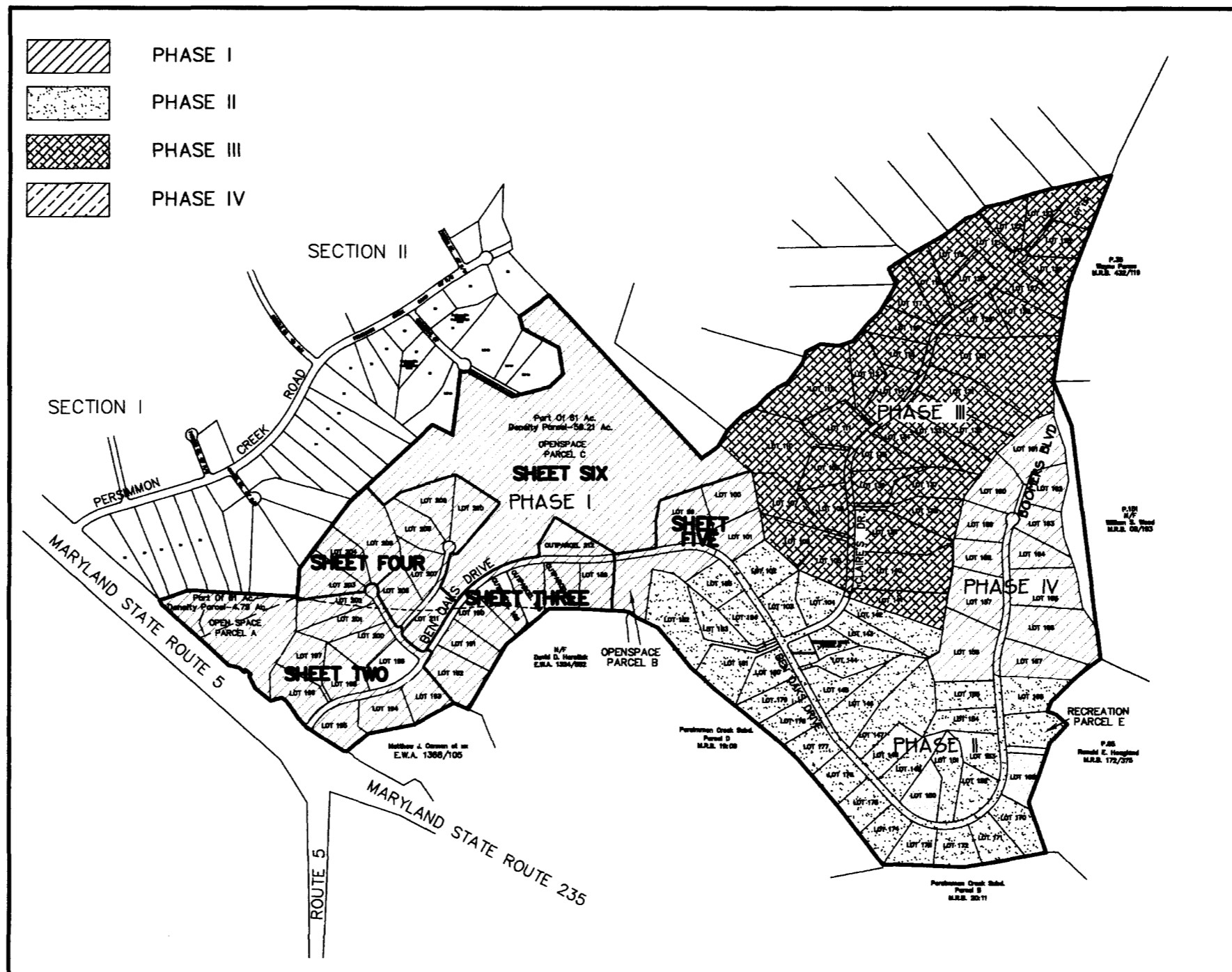


GENERAL NOTES

- TAX MAP 9, BLOCK/GRID 15, P/O PARCEL 56 & TAX MAP 13 GRID 3, P/O PARCEL 9.
- THE PROPERTY SHOWN HEREON AS BENOAKS A.K.A. SECTION III OF PERSIMMON HILLS IS OWNED BY J. D. MURRAY WHO HAS BEEN THE DEVELOPER OF THE FIRST TWO SECTIONS OF PERSIMMON HILLS. THIS SECTION IS INTENDED TO BE A SUBDIVISION OF THE REMAINDER OF: 1) THAT LAND CONVEYED TO J. D. MURRAY FROM C.G. FOX LUMBER COMPANY, INC. BY DEED DATED DECEMBER 15, 1989 AND RECORDED AT MRB 512/340. 2) THAT LAND CONVEYED TO J. D. MURRAY FROM DAVID HORSTICK BY DEED DATED MAY 16, 2000 AND RECORDED AT EWA 1516/230. SAID LAND IS PHASE TWO & THREE OF VALLEY WOOD ESTATES.
- THE INTENT IN BENOAKS IS TO CREATE 114 NEW SINGLE FAMILY RESIDENTIAL LOTS AT ONE UNIT/THREE ACRE DENSITY FROM THE COMBINATION OF: 1) REMAINING UNENCLUMBERED ACREAGE: 342.6 ± ± 51.14 ± ± 281.46 ± ± 3 = 93.82 (93 LOTS) 2) RELOCATE LOTS 1-5 (5 LOTS) OF SECTION I PERSIMMON HILLS. 3) RE-PLAT SECTIONS TWO & THREE OF VALLEY WOOD ESTATES (18 LOTS) VALLEY WOOD ESTATES CONTAINS 42.9 ACRES WITHIN SECTIONS TWO & THREE, AN ADDITIONAL 10.7 ACRES OF LAND WAS USED IN THE DENSITY ANALYSIS FROM THE LAND RESTRICTED BY THE DENSITY RESTRICTION RECORDED AT E.W.A. 1510/359. THE TOTAL NUMBER OF PERMITTED LOTS IS 93 + 5 + 18 = 116 PERMITTED LOTS. THE TOTAL NUMBER OF PERMITTED LOTS PROPOSED = 114
- SITE AREA = THE TOTAL AREA OF THE REMAINDER, OR OUTPARCEL "A" = 342.6 ACRES±±. OF THIS APPROXIMATELY 61 ACRES HAS BEEN ENCUMBERED IN MEETING THE DENSITY REQUIREMENTS OF SECTIONS I & II OF PERSIMMON HILLS. THE 61 ACRES ARE AS SHOWN ON THE VICINITY MAP AND ON THE SUBDIVISION PLATS.
- ZONING CATEGORY = RURAL PRESERVATION DISTRICT (RPD)
- THE PROPERTY IS LOCATED IN THE FIFTH ELECTION DISTRICT
- SETBACKS = FRONT = 75', SIDE = 30', REAR = 50', 150' "B" BUFFERYARD ADJACENT TO MD. ROUTE 5 & 235.
- THE WATER SUPPLY SHALL BE FROM A CENTRAL RW WATER SYSTEM.
- SEWER PROVISION NOTE = "THIS HEALTH DEPARTMENT APPROVAL CERTIFIES THAT THE ABOVE LOTS ARE IN CONSONANCE WITH PERTINENT HEALTH DEPARTMENT LAWS AND REGULATIONS AS OF THE APPROVAL DATE; HOWEVER, THIS APPROVAL IS SUBJECT TO CHANGE IN SUCH LAWS AND REGULATIONS. CHANGES IN TOPOGRAPHY OR SITE DESIGNATIONS MAY VOID THIS APPROVAL. THE DESIGNATED PERC AREA IS THE ONLY PERC AREA APPROVED BY THE ST. MARY'S COUNTY HEALTH DEPARTMENT FOR SEWAGE DISPOSAL PURPOSES. THE APPROVED LOTS INCLUDE AN APPROVED AREA OF 10,000 SQUARE FEET FOR SEWAGE DISPOSAL PURPOSES AS REQUIRED BY CURRENT MARYLAND STATE HEALTH DEPARTMENT LAW. IMPROVEMENTS 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."
- WATER & SEWAGE PLAN COMPLIANCE NOTE : THIS SUBDIVISION SHALL BE IN COMPLIANCE WITH THE ST. MARY'S COUNTY COMPREHENSIVE WATER AND SEWERAGE PLAN UPON THE ADOPTION OF THE W-3 CATEGORY CHANGE.
- UTILITY EASEMENT NOTE : THERE SHALL BE A TEN (10) FOOT 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.
- RESOURCE PROTECTION NOTE : AREAS ESTABLISHED FOR RESOURCE PROTECTIONS ON THE SITE, IN ACCORDANCE WITH REQUIRED PROTECTION LEVELS, MUST REMAIN IN UNDISTURBED OPEN SPACE AND UNDEVELOPED.
- PARCEL NOTE : ANY PARCELS SHOWN HEREON (OPEN SPACE PARCEL A, PARCEL B, PARCEL C ETC.) ARE BEING PLATTED OR RE-PLATTED TO MEET OPEN SPACE, RESOURCE PROTECTION OR DENSITY REQUIREMENTS OF THE ST. MARY'S COUNTY ZONING ORDINANCE.
- PRIVATE ROAD MAINTENANCE NOTE : THE PRIVATE RIGHT OF WAY FOR "LANES" AS DESCRIBED IN THE ST. MARY'S COUNTY ZONING ORDINANCE ARE PRIVATE AND SHALL NOT BE MAINTAINED BY THE COUNTY, NOR SHALL THE "LANES" BE CONSIDERED FOR ACCEPTANCE INTO THE COUNTY ROAD SYSTEM UNTIL SUCH SHALL BE IMPROVED TO THE APPROPRIATE COUNTY ROAD SYSTEM STANDARD AT THE INDIVIDUAL OWNERS EXPENSE.
- WATER AND SEWERAGE PLAN CATEGORY (W-3) (S-NPS)
- THE OUTPARCELS SHOWN HEREON HAVE NOT BEEN EVALUATED FOR COMPLIANCE WITH SECTION 40.10 OF THE ST. MARY'S COUNTY ZONING ORDINANCE (ADEQUATE FACILITIES) AND CANNOT BE USED AS LEGAL BUILDING SITES UNTIL THE OUTPARCELS ARE FURTHER SUBDIVIDED IN ACCORDANCE WITH THE ST. MARY'S COUNTY SUBDIVISION REGULATIONS AND ZONING ORDINANCE.
- ALL LOTS SHOWN HEREON SHALL BE SERVED BY COUNTY MAINTAINED PUBLIC RIGHTS-OF-WAYS.
- A WETLAND CROSSING PERMIT HAS BEEN APPLIED FOR IN CONNECTION WITH THE ROAD CROSSING AREA AS SHOWN AT APPROXIMATE STATIONS 29+50 TO 31+50 OF BENOAKS DRIVE. A WAIVER REQUEST REGARDING FILL SIDE SLOPES AND K-FACTORS FOR THE VERTICAL DESIGN HAS BEEN APPROVED BY THE ST. MARY'S COUNTY DEPARTMENT OF PUBLIC WORKS. STEEPER SIDE SLOPES AND THE VERTICAL DESIGN WAIVER SHALL BE USED TO REDUCE THE DISTURBANCE TO NON-TIDAL WETLANDS.
- A FOREST STAND DELINEATION HAS BEEN PREPARED BY MCCARTHY & ASSOCIATES & APPROVED BY ST. MARY'S COUNTY PLANNING & ZONING.
- ALL ADJACENT PROPERTIES ARE LOCATED WITHIN THE RPD ZONE.
- FOREST RETENTION AREA REQUIRED: 228.24 Ac. FOREST RETENTION AREA PROVIDED: 229.80 Ac. FOREST CONSERVATION AREA TABLES ARE SHOWN ON EACH SHEET OF THE STANDARD SUBDIVISION PLANS. RESOURCE PROTECTION STANDARDS PER SECTION 49.00 ARE SUPERCEDED BY FOREST CONSERVATION REQUIREMENTS PER SECTION 44.00. SPECIAL ATTENTION MUST BE PAID TO THE PRESERVATION OF STEEP SLOPES. ALL "A" RESOURCES MUST BE CLEARLY MARKED AND LABELED ON FINAL PLANS.
- TOTAL NUMBER OF LOTS-PHASE I = 26 LOTS
- TOTAL NUMBER OF OUTPARCELS-PHASE I = 4 OUTPARCELS
- BEN OAKS SUBDIVISION IS EXEMPT FROM STORMWATER MANAGEMENT PER SECTION 40.3.1.e. OF THE ST. MARY'S COUNTY ZONING ORDINANCE. (ALL LOTS 2.0 ACRES OR GREATER)
- ALL AREAS OF THIS PROPOSED SUBDIVISION KNOWN AS BEN OAKS ARE FREE AND CLEAR OF ANY LEINS, MORTGAGES, DEEDS OF TRUST, ETC.
- BEN OAKS SHALL BE SERVED BY A COMMUNITY WATER SYSTEM.
- THERE ARE NO 100-YEAR FLOODPLAIN AREAS WITHIN THE LIMITS OF BEN OAKS SUBDIVISION PER FEMA MAP NO. 240064 0025B.
- THE REVERTIBLE GRADING EASEMENT (R.G.E.) AND REVERTIBLE STOCKPILE EASEMENT (R.S.E.) AS SHOWN HEREON IS A TEMPORARY EASEMENT AND SHALL EXTINGUISH UPON COMPLETION OF CONSTRUCTION OF THE PUBLIC STREETS. THESE EASEMENTS SHOWN HEREON ARE APPROXIMATE. EXACT LIMITS ARE AS SHOWN ON THE ROAD CONSTRUCTION PLANS ON FILE AT THE DEPT. OF PUBLIC WORKS & TRANSPORTATION.
- LOTS 99, 100, 101, 196, 197, 198, 199 ARE TO BE ACCESSED BY THE PRIVATE RIGHTS OF WAY AS SHOWN ON THESE PLATS. 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 ENTRANCES PRIOR TO THE RECORDING OF THIS PLAT.



VICINITY MAP SCALE 1"=1000'  
TAX MAP 9 P/O PARCEL 56 & 9

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 Tax Map 9, Part of Parcel 56, the property conveyed unto J. D. Murray by deed dated December 15, 1989 from C.G. Fox Lumber Company, Inc. as recorded in the land records of St. Marys County, Maryland in Liber M.R.B. 512 at Folio 340, and all of the property conveyed unto Bay Mills Development Company, Inc. by deed dated March 17, 2000 from David Horstick as recorded in the land records of St. Mary's County, Maryland in Liber E.W.A. 1516 at Folio 230.

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.

11-17-03  
Date  
Randy A. Barrett  
Randy A. Barrett

OWNERS CERTIFICATE

The platting or dedication of the following described land, being part of the land conveyed by C.G. Fox Lumber Company unto J.D. Murray by deed dated December 15, 1989 as recorded among the Land Records of St. Mary's County, Maryland in Liber M.R.B. 512 at Folio 340, and being all of the land conveyed by David Horstick unto Bay Mills Development Company, Inc. by deed dated March 17, 2000 as recorded among the Land Records of St. Mary's County Maryland in Liber E.W.A. 1516 at Folio 230, and the conveyance of Ben Oaks Drive, Yanak Court & Tomrose Court as shown hereon is with free consent and in accordance with the desire of the undersigned owners, proprietors, mortgagees, and trustees, if any.

I/We, J.D. Murray, the 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, mortgage or deeds affecting this subdivision except as noted or shown hereon. All parties in interest, mortgagees, and trustees, if any, have affixed their signatures indicating their assent to this plan and the subordination of their interests to this subdivision plat.

I/We further establish the building restriction lines as required by the St. Mary's County Zoning Ordinance and do hereby grant and convey unto the Board of County Commissioners for St. Mary's County, Maryland, a body politic and corporate, its successors and assigns, in fee simple, the land upon which are to be constructed the public roads, streets, sidewalks, and walkways shown hereon, including the right-of-way and easements associated therewith, together with an easement for public use over such roads, streets, sidewalks, and walkways.

I/We hereby grant unto the St. Mary's County Metropolitan Commission, 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, repair, maintenance, inspection and operation of public water and sewer facilities.

Ben Oaks Drive, Yanak Court, Tomrose Court will be dedicated for public use to the Board of County Commissioners for St. Marys County via the recording of this plat.

The requirements of Real Property Article, Section 3-108 of the Annotated Code of Maryland 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.

J.D. Murray  
President, Bay Mills Development Company, Inc.  
11/17/03  
Date

NOTARY CERTIFICATE

State of Maryland, County of CAVORT, to wit:  
I, HEREBY CERTIFY, that on this 17 day of November in the year 2003, before me, the subscriber, a Notary Public for the State and County aforesaid, personally appeared J.D. Murray who acknowledged herself/himself to be the OWNER for the property shown and referenced within the Owner's Dedication, and that she/he has such, being authorized to do so, executed the Owner's Dedication, and that she/he has such, being authorized to do so, executed the Owner's Dedication for the purpose therein contained.

As Witness my hand and Notarial Seal.

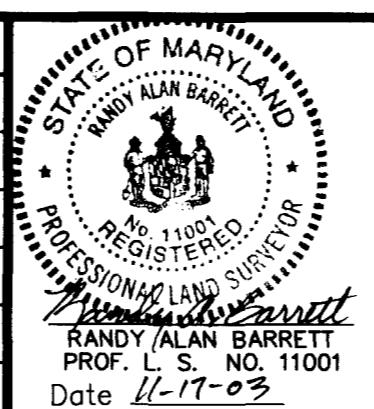
Notary Public  
My Commission expires: Jan. 7, 2006

LIBER 59 FOLIO 64

PLANNING AND ZONING CASE NO. SSUB #00-120-028

ST. MARY'S COUNTY HEALTH DEPARTMENT APPROVAL DATE <u>01-09-04</u> <u>Vicki Hammond</u> For Dist. <u>Daryl Calvano</u> DIRECTOR, ENVIRONMENTAL HEALTH	ST. MARY'S COUNTY METROPOLITAN COMMISSION APPROVAL DATE <u>12/31/03</u> <u>Thomas Daniel</u> DIRECTOR
ST. MARY'S COUNTY DEPARTMENT OF PLANNING & ZONING APPROVAL DATE <u>5/5/05</u> <u>Phyllis J. Davis, for:</u> <u>Sherry Arceneille</u> CHAIRMAN	ST. MARY'S COUNTY DEPARTMENT OF PUBLIC WORKS & TRANSPORTATION APPROVAL DATE <u>5-17-05</u> APPROVAL REFERENCE <u>CP-03/06-001 PWA-3/22/05</u> <u>George A. Jackson</u> DIRECTOR

DATE	REVISION



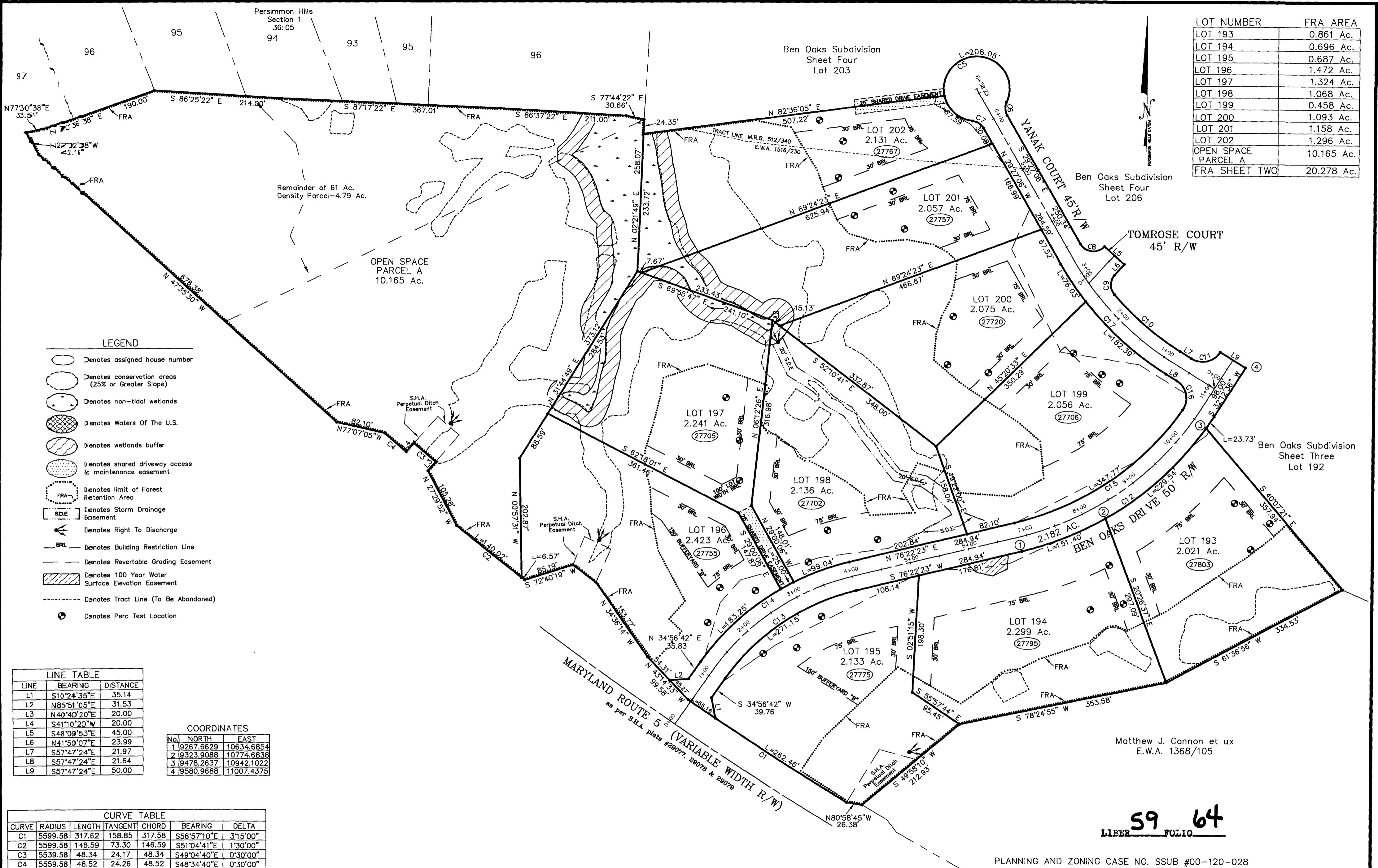
**R. A. BARRETT & ASSOCIATES, INC.**  
ENGINEERS & SURVEYORS  
DUNKIRK MARKETPLACE PROFESSIONAL CENTER  
3140 WEST WARD ROAD, SUITE 208, DUNKIRK, MD. 20754  
410-257-2255 301-855-5554 FAX: 410-257-3782

STANDARD SUBDIVISION PLAT  
SHEET 1 OF 6  
PHASE ONE  
**BEN OAKS**  
SITUATED IN MECHANICSVILLE, MD.  
FIFTH ELECTION DISTRICT, ST. MARY'S COUNTY, MARYLAND

DATE	6/6/03
SCALE	NTS
DRAWN BY	D.J.W./G.P.
DRAWING #	SM0036S1
FILE #	SM0036
JOB #	00020

P110862 MDSU 1252-8337-1

LOT NUMBER	FRA AREA
LOT 193	0.861 Ac.
LOT 194	0.696 Ac.
LOT 195	0.687 Ac.
LOT 196	1.472 Ac.
LOT 197	1.324 Ac.
LOT 198	1.068 Ac.
LOT 199	0.458 Ac.
LOT 200	1.093 Ac.
LOT 201	1.158 Ac.
LOT 202	1.296 Ac.
OPEN SPACE PARCEL A	10.165 Ac.
FRA SHEET TWO	20.278 Ac.



**LEGEND**

- Denotes assigned house number
- Denotes conservation areas (25% or Greater Slope)
- Denotes non-tidal wetlands
- Denotes Waters Of The U.S.
- Denotes wetlands buffer
- Denotes shared driveway access & maintenance easement
- Denotes limit of Forest Retention Area
- Denotes Storm Drainage Easement
- Denotes Right To Discharge
- Denotes Building Restriction Line
- Denotes Revertable Grading Easement
- Denotes 100 Year Water Surface Elevation Easement
- Denotes Tract Line (To Be Abandoned)
- Denotes Perc Test Location

LINE	BEARING	DISTANCE
L1	S10°24'35"E	35.14
L2	N85°51'05"E	31.53
L3	N40°40'20"E	20.00
L4	S41°10'20"W	20.00
L5	S48°09'53"E	45.00
L6	N41°50'07"E	23.99
L7	S57°47'24"E	21.97
L8	S57°47'24"E	21.64
L9	S57°47'24"E	50.00

No.	NORTH	EAST
1	9267.6629	10634.6854
2	9323.9088	10774.6838
3	9478.2637	10942.1022
4	9580.9688	11007.4375

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	5599.58	317.62	158.85	317.58	S56°57'10"E	3°15'00"
C2	5599.58	146.59	73.30	146.59	S51°04'41"E	1°30'00"
C3	5539.58	48.34	24.17	48.34	S49°04'40"E	0°30'00"
C4	5559.58	48.52	24.26	48.52	S48°34'40"E	0°30'00"
C5	55.00	275.65	40.58	65.31	S60°32'54"W	287°09'10"
C6	25.00	23.38	12.62	22.53	S02°39'49"E	53°34'35"
C7	25.00	23.38	12.62	22.53	N56°14'24"W	53°34'36"
C8	25.00	47.43	34.86	40.63	S83°48'30"E	108°42'46"
C9	25.00	35.74	21.70	32.77	S00°52'47"W	81°54'40"
C10	477.50	147.63	74.41	147.04	S48°55'58"E	17°42'52"
C11	35.00	54.98	35.00	49.50	N77°12'36"E	90°00'00"
C12	525.00	404.67	212.98	394.72	N54°17'29"E	44°09'47"
C13	375.00	271.15	141.81	265.28	S55°39'33"W	41°25'41"
C14	425.00	307.30	160.71	300.65	S55°39'33"W	41°25'41"
C15	475.00	347.77	182.10	340.06	N55°23'54"E	41°56'58"
C16	35.00	56.33	36.38	50.44	N11°41'00"W	92°12'49"
C17	522.50	258.43	131.91	255.80	S43°37'15"E	28°20'18"

Matthew J. Cannon et ux  
E.W.A. 1368/105

**59 64**  
LIBER FOLIO

PLANNING AND ZONING CASE NO. SSB #00-120-028

ST. MARY'S COUNTY  
DEPARTMENT OF PUBLIC WORKS  
& TRANSPORTATION

APPROVAL DATE: 5-17-05  
APPROVAL REFERENCE: CP-9306-001 PWA 3/24/05  
George A. Suckow

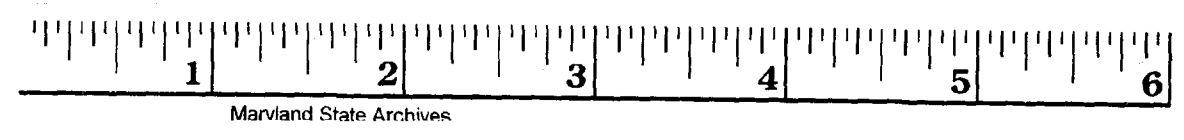
DATE	REVISION

STATE OF MARYLAND  
Randy Alan Barrett  
REGISTERED PROFESSIONAL SURVEYOR  
Randy Alan Barrett  
PROF. L. S. NO. 11001  
Date 10-21-03

**R. A. BARRETT**  
& ASSOCIATES, INC.  
ENGINEERS & SURVEYORS  
DUNKIRK MARKETPLACE PROFESSIONAL CENTER  
3140 WEST WARD ROAD, SUITE 208, DUNKIRK, MD. 20754  
410-257-2255 301-855-5554 FAX: 410-257-3782

STANDARD SUBDIVISION PLAT  
SHEET 2 OF 6  
PHASE ONE  
**BEN OAKS**  
SITUATED IN MECHANICSVILLE, MD.  
FIFTH ELECTION DISTRICT, ST. MARY'S COUNTY, MARYLAND

DATE
5/22/03
SCALE
1" = 100'
DRAWN BY
D.J.W./G.P.
DRAWING #
SM0036S2
FILE #
SM0036
JOB #
00020



P119803 MSP SSB 1252-8337-2

ST. MARY'S COUNTY CIRCUIT COURT (Subdivision Plats, SM) Plat Book 59, pp. 64A-64F, MSA\_S1252\_8337. Date available 2005/08/08. Printed 05/22/2017.

LEGEND

- Denotes assigned house number
- Denotes conservation areas (25% or Greater Slope)
- Denotes non-tidal wetlands
- Denotes Waters Of The U.S.
- Denotes wetlands buffer
- Denotes shared driveway access & maintenance easement
- Denotes limit of Forest Retention Area
- Denotes Storm Drainage Easement
- Denotes Right To Discharge
- Denotes Building Restriction Line
- Denotes Revertable Grading Easement
- Denotes Tract Line (To Be Abandoned)
- Denotes Perc Test Location

LOT NUMBER	FRA AREA
LOT 186	0.777 Ac.
OUTPARCEL 187	1.091 Ac.
OUTPARCEL 188	0.671 Ac.
OUTPARCEL 189	1.001 Ac.
LOT 190	1.353 Ac.
LOT 191	1.100 Ac.
LOT 192	1.993 Ac.
OUTPARCEL 212	0.975 Ac.
FRA SHEET THREE	8.961 Ac.

Maryland State Archives

Sheet 4  
Ben Oaks Subdivision  
Lot 211

Sheet 2  
Ben Oaks Subdivision  
Lot 193

Sheet 6  
Ben Oaks Subdivision  
Open Space Parcel C

Sheet 6  
Ben Oaks Subdivision  
Open Space Parcel C

Sheet 5  
Ben Oaks Subdivision  
Open Space Parcel B

N/F  
David D. Horstick  
E.W.A. 1324/582

Matthew J. Cannon et ux  
E.W.A. 1368/105

COORDINATES

No.	NORTH	EAST
5	9839.8037	11170.4973
6	10039.7819	11321.9926
7	10197.5824	11559.0760
8	10259.2448	11842.4821

LINE	BEARING	DISTANCE
L10	S57°47'24"E	50.00
L11	N81°22'46"E	29.95
L12	S08°37'14"E	50.00
L13	S81°22'46"W	29.95

LIBER **59** FOLIO **64**

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C18	825.00	834.80	457.08	799.64	N61°11'54"E	57°58'36"
C19	1300.00	199.83	100.11	199.63	N85°46'59"E	8°48'26"
C20	1350.00	207.52	103.96	207.31	S85°46'59"W	8°48'26"
C21	775.00	784.21	429.38	751.18	S61°11'54"W	57°58'36"
C22	525.00	23.73	11.87	23.73	S33°30'17"W	2°35'22"

PLANNING AND ZONING CASE NO. SSB #00-120-028

ST. MARY'S COUNTY  
DEPARTMENT OF PUBLIC WORKS  
& TRANSPORTATION

APPROVAL DATE: 5-17-05  
APPROVAL REFERENCE: CP-03/06-001 PWA-3/22/05

*George A. Suckow*

DATE	REVISION

STATE OF MARYLAND  
Randy Alan Barrett  
REGISTERED PROFESSIONAL LAND SURVEYOR  
No. 11001  
Randy Alan Barrett  
Prof. L.S. No. 11001  
Date 10-21-03

**R. A. BARRETT & ASSOCIATES, INC.**  
ENGINEERS & SURVEYORS  
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STANDARD SUBDIVISION PLAT  
SHEET 3 OF 6  
PHASE ONE  
**BEN OAKS**  
SITUATED IN MECHANICSVILLE, MD.  
FIFTH ELECTION DISTRICT, ST. MARY'S COUNTY, MARYLAND

DATE: 5/23/03  
SCALE: 1" = 100'  
DRAWN BY: D.J.W./G.P.  
DRAWING #: SM0036S3  
FILE #: SM0036  
JOB #: 00020

110824 MSPSSW1252-8337-3

LOT NUMBER	FRA AREA
LOT 203	1.798 Ac.
LOT 204	1.376 Ac.
LOT 205	3.695 Ac.
LOT 206	0.805 Ac.
LOT 207	1.206 Ac.
LOT 208	1.444 Ac.
LOT 209	1.625 Ac.
LOT 210	1.969 Ac.
LOT 211	0.000 Ac.
FRA SHEET FOUR	13.918 Ac.

Sheet 6  
Ben Oaks Subdivision  
Open Space Parcel C

Sheet 2  
Ben Oaks Subdivision  
Lot 202

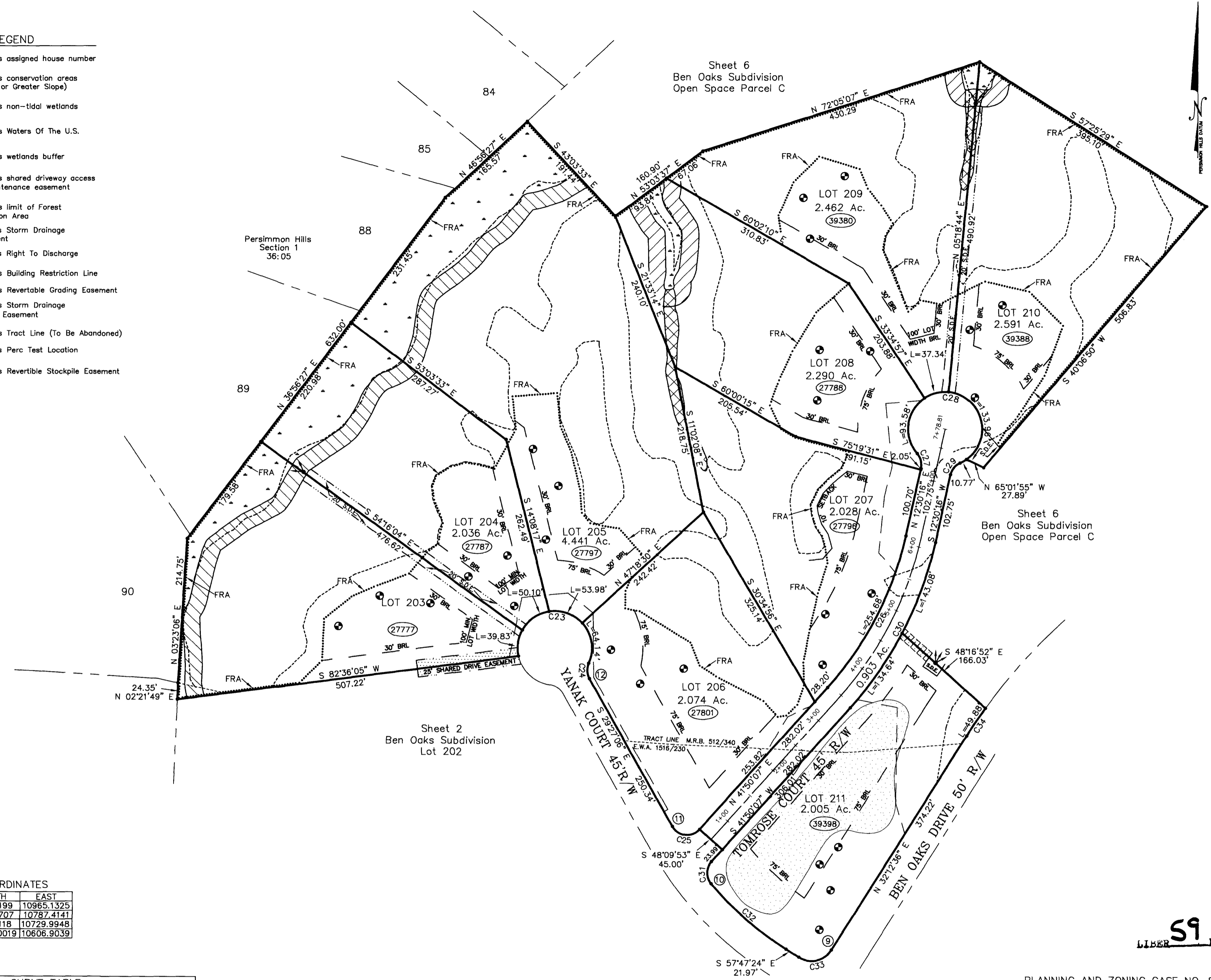
PLANNING AND ZONING CASE NO. SSB #00-120-028

LIBER **59** FOLIO **64**

LEGEND

- Denotes assigned house number
- Denotes conservation areas (25% or Greater Slope)
- Denotes non-tidal wetlands
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- Denotes wetlands buffer
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- Denotes limit of Forest Retention Area
- Denotes Storm Drainage Easement
- Denotes Right To Discharge
- Denotes Building Restriction Line
- Denotes Revertable Grading Easement
- Denotes Storm Drainage Access Easement
- Denotes Tract Line (To Be Abandoned)
- Denotes Perc Test Location
- Denotes Revertible Stockpile Easement

Maryland State Archives



COORDINATES

No.	NORTH	EAST
9	9607.6199	10965.1325
10	9704.9707	10787.4141
11	9790.0118	10729.9948
12	10008.0019	10606.9039

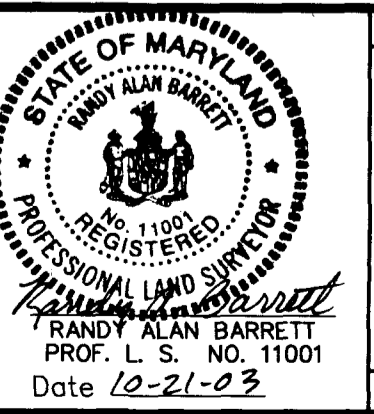
CURVE TABLE

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C23	55.00	208.05	165.63	104.39	N84°14'42"W	216°44'20"
C24	25.00	23.38	12.62	22.53	S02°39'49"E	53°34'35"
C25	25.00	47.43	34.86	40.63	S83°48'30"E	108°42'46"
C26	497.50	254.68	130.20	251.91	N27°10'12"E	29°19'51"
C27	25.00	23.38	12.62	22.53	N14°17'01"W	53°34'35"
C28	55.00	275.65	40.58	65.31	N77°29'44"W	287°09'10"
C29	25.00	23.38	12.62	22.53	S39°17'34"W	53°34'35"
C30	542.50	277.72	141.97	274.69	N27°10'12"E	29°19'51"
C31	25.00	35.74	21.70	32.77	S00°52'47"W	81°54'40"
C32	477.50	147.63	74.41	147.04	S48°55'58"E	17°42'52"
C33	35.00	54.98	35.00	49.50	N77°12'36"E	90°00'00"
C34	825.00	49.88	24.95	49.87	S33°56'31"W	327°51"

ST. MARY'S COUNTY  
DEPARTMENT OF PUBLIC WORKS  
& TRANSPORTATION

APPROVAL DATE: 5-17-05  
APPROVAL REFERENCE: CP-1306-004 PPA, 3/22/05  
DIRECTOR: George A. Zickow

DATE	REVISION



**R. A. BARRETT**  
& ASSOCIATES, INC.  
ENGINEERS & SURVEYORS  
DUNKIRK MARKETPLACE PROFESSIONAL CENTER  
3140 WEST WARD ROAD, SUITE 208, DUNKIRK, MD. 20754  
410-257-2255 301-855-5554 FAX: 410-257-3782

STANDARD SUBDIVISION PLAT  
SHEET 4 OF 6  
PHASE ONE  
**BEN OAKS**  
SITUATED IN MECHANICSVILLE, MD.  
FIFTH ELECTION DISTRICT, ST. MARY'S COUNTY, MARYLAND

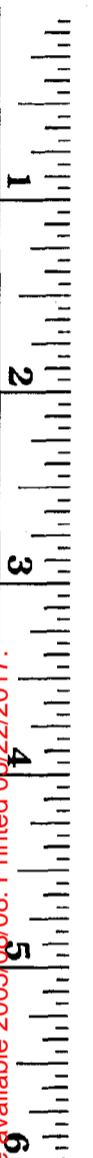
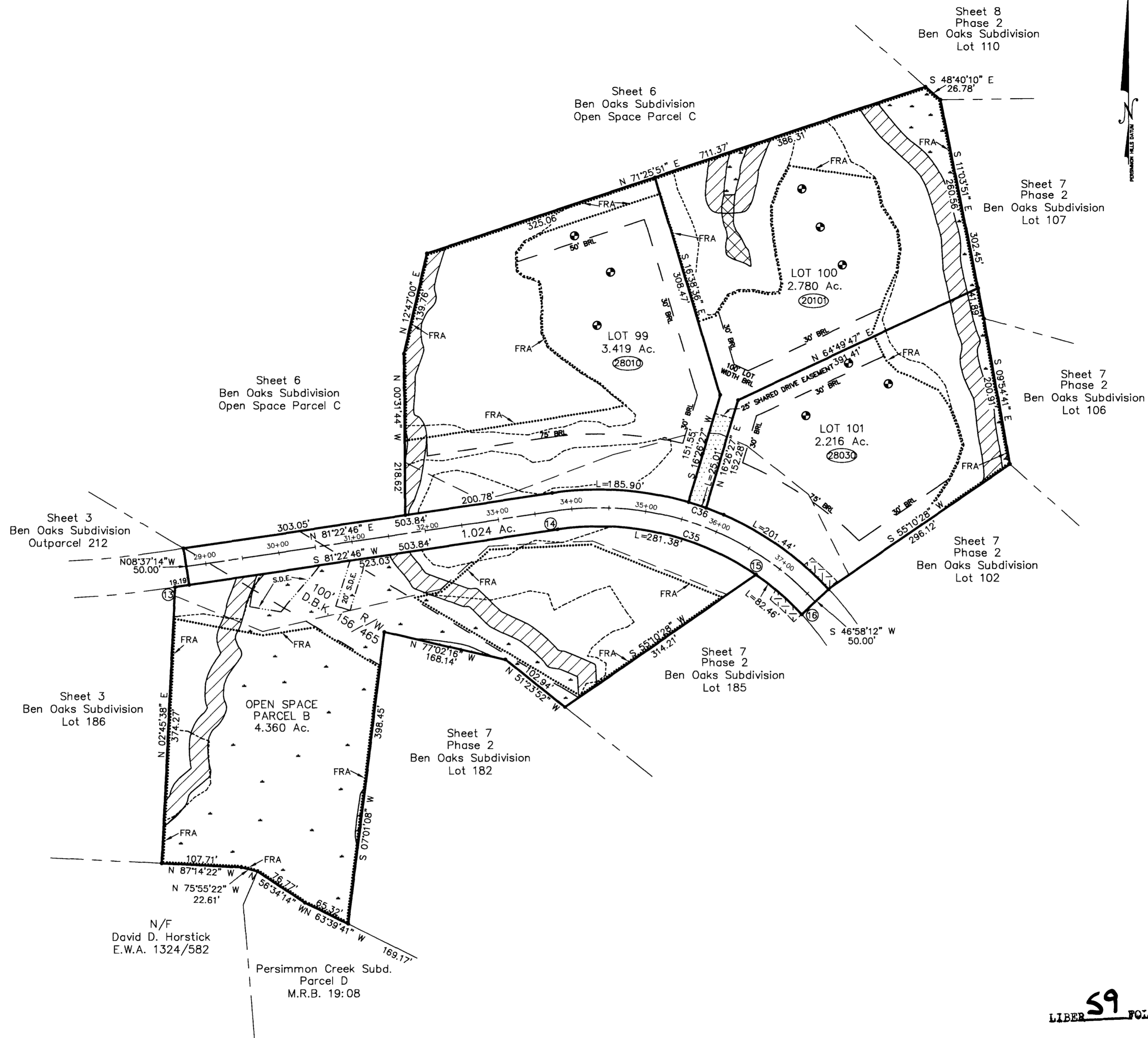
DATE
5/23/03
SCALE 1" = 100'
DRAWN BY D.J.W./G.P.
DRAWING # SM0036S4
FILE # SM0036
JOB # 00020

P110865 MSA SSM 1252-8337-4

LOT NUMBER	FRA AREA
OPEN SPACE PARCEL B	3.161 Ac.
LOT 99	1.261 Ac.
LOT 100	1.563 Ac.
LOT 101	0.552 Ac.
FRA SHEET FIVE	6.537 Ac.

LEGEND

- Denotes assigned house number
- Denotes conservation areas (25% or Greater Slope)
- Denotes non-tidal wetlands
- Denotes Waters Of The U.S.
- Denotes wetlands buffer
- Denotes shared driveway access & maintenance easement
- Denotes limit of Forest Retention Area
- Denotes Building Restriction Line
- Denotes Revertable Grading Easement
- Denotes Perc Test Location
- Denotes Revertible T-Turnaround Easement



LIBER **59** FOLIO **64**

PLANNING AND ZONING CASE NO. SSUB #00-120-028

COORDINATES	
No.	EAST
13	12369.7410
14	12886.8596
15	13154.7760
16	13217.1925

CURVE TABLE						
CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C35	375.00	363.84	197.68	349.74	N70°49'31"W	55°35'26"
C36	425.00	412.35	224.03	396.37	N70°49'31"W	55°35'26"

ST. MARY'S COUNTY  
DEPARTMENT OF PUBLIC WORKS  
& TRANSPORTATION

APPROVAL DATE: 5-17-05  
APPROVAL REFERENCE: CP-0306-001 PWA-3/22/05  
George A. Erickson

DATE	REVISION

STATE OF MARYLAND  
RANBY ALAN BARRETT  
REGISTERED PROFESSIONAL LAND SURVEYOR  
No. 11001  
Randy Alan Barrett  
Prof. L. S. No. 11001  
Date 10-21-03

**R. A. BARRETT & ASSOCIATES, INC.**  
ENGINEERS & SURVEYORS  
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410-257-2255 301-855-5554 FAX: 410-257-3782

STANDARD SUBDIVISION PLAT  
SHEET 5 OF 6  
PHASE ONE  
**BEN OAKS**  
SITUATED IN MECHANICSVILLE, MD.  
FIFTH ELECTION DISTRICT, ST. MARY'S COUNTY, MARYLAND

DATE
6/6/03
SCALE 1" = 100'
DRAWN BY D.J.W./G.P.
DRAWING # SM0036S5
FILE # SM0036
JOB # 00020

P110860 MSA SSU 1252-8337-5

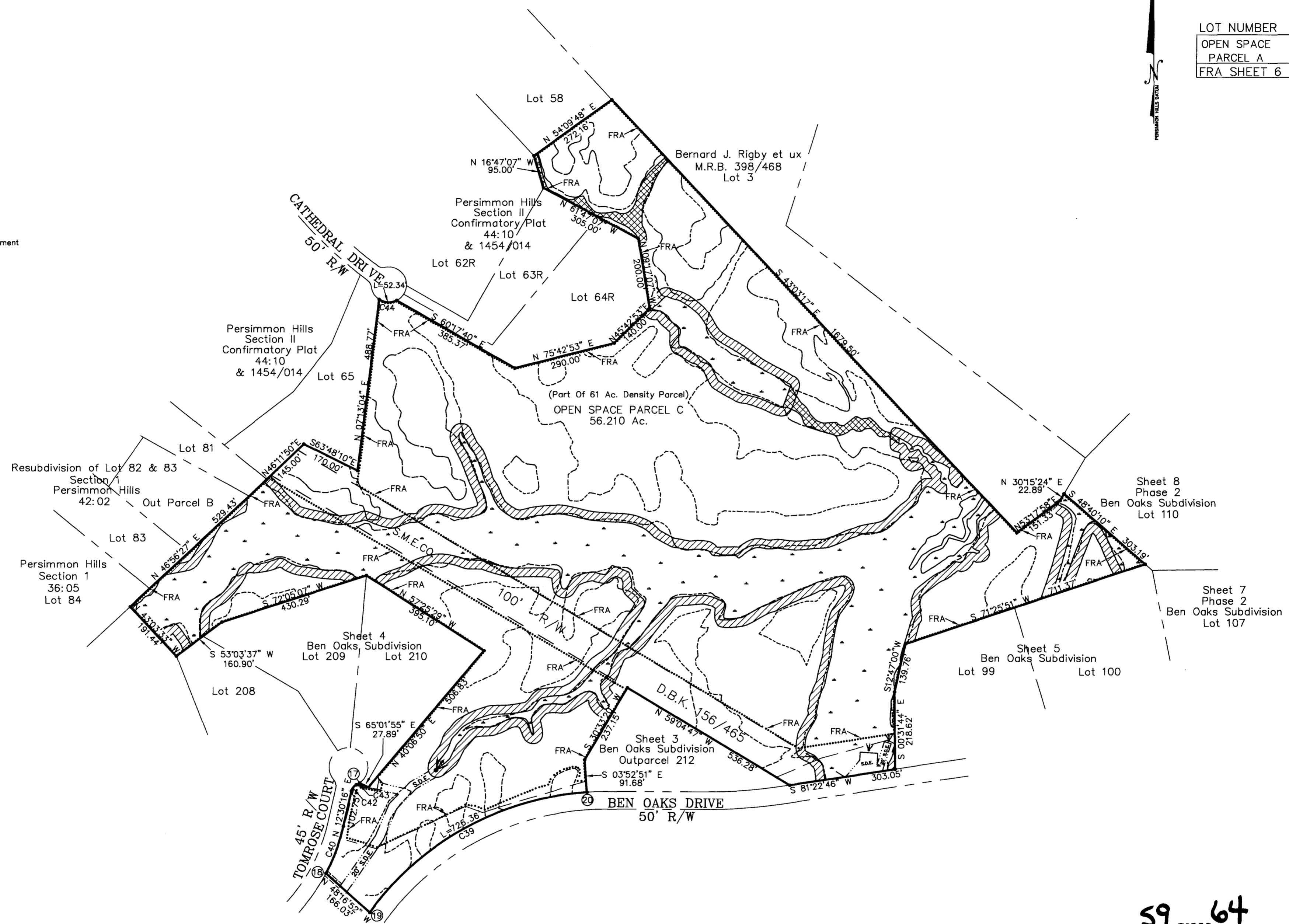
ST. MARY'S COUNTY CIRCUIT COURT (Subdivision Plats, SM) Plat Book 59, pp. 64A-64F, MSA\_S1252\_8337. Data generated by: 2006/06/06 09:06:00. Printed: 06/06/2007.

LOT NUMBER	FRA AREA
OPEN SPACE PARCEL A	49.871 Ac.
FRA SHEET 6	49.871 Ac.



**LEGEND**

- Denotes assigned house number
- Denotes conservation areas (25% or Greater Slope)
- Denotes non-tidal wetlands
- Denotes Waters Of The U.S.
- Denotes wetlands buffer
- Denotes limit of Forest Retention Area
- Denotes Storm Drainage Easement
- Denotes Right To Discharge
- Denotes Revertable Grading Easement
- Denotes Storm Drainage Access Easement



Maryland State Archives  
 1  
 2  
 3  
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 6

**COORDINATES**

No.	NORTH	EAST
17	10333.1697	11163.3286
18	10076.1124	11068.5233
19	9965.6251	11192.4487
20	10307.6152	11806.7986

**CURVE TABLE**

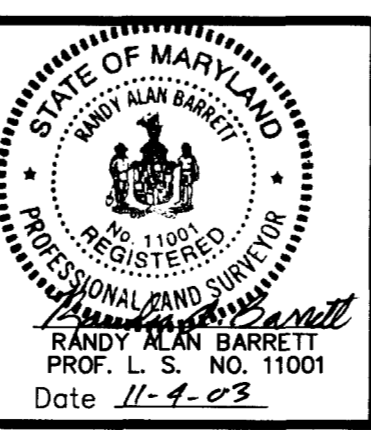
CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C39	825.00	726.36	388.61	703.12	S60°53'48"W	50°26'42"
C40	542.50	143.08	71.96	142.66	N20°03'36"E	15°06'40"
C42	25.00	23.38	12.62	22.53	S39°17'34"W	53°34'35"
C43	55.00	10.77	5.40	10.75	N60°28'22"E	11°13'00"
C44	50.00	52.34	28.85	49.98	S86°59'36"E	59°58'38"

ST. MARY'S COUNTY  
DEPARTMENT OF PUBLIC WORKS  
& TRANSPORTATION

APPROVAL DATE: 5-17-05  
APPROVAL REFERENCE: CP-03/06-001 Part A 3/22/05

*George A. Erickson*

DATE	REVISION



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STANDARD SUBDIVISION PLAT

SHEET 6 OF 6  
PHASE ONE  
**BEN OAKS**

SITUATED IN MECHANICSVILLE, MD.  
FIFTH ELECTION DISTRICT, ST. MARY'S COUNTY, MARYLAND

DATE	5/23/03
SCALE	1" = 200'
DRAWN BY	D.J.W./G.P.
DRAWING #	SM003656
FILE #	SM0036
JOB #	00020

LIBER **59 64** FOLIO

PLANNING AND ZONING CASE NO. SSUB #00-120-028

p110967 MSA SSU 1252-8337-6