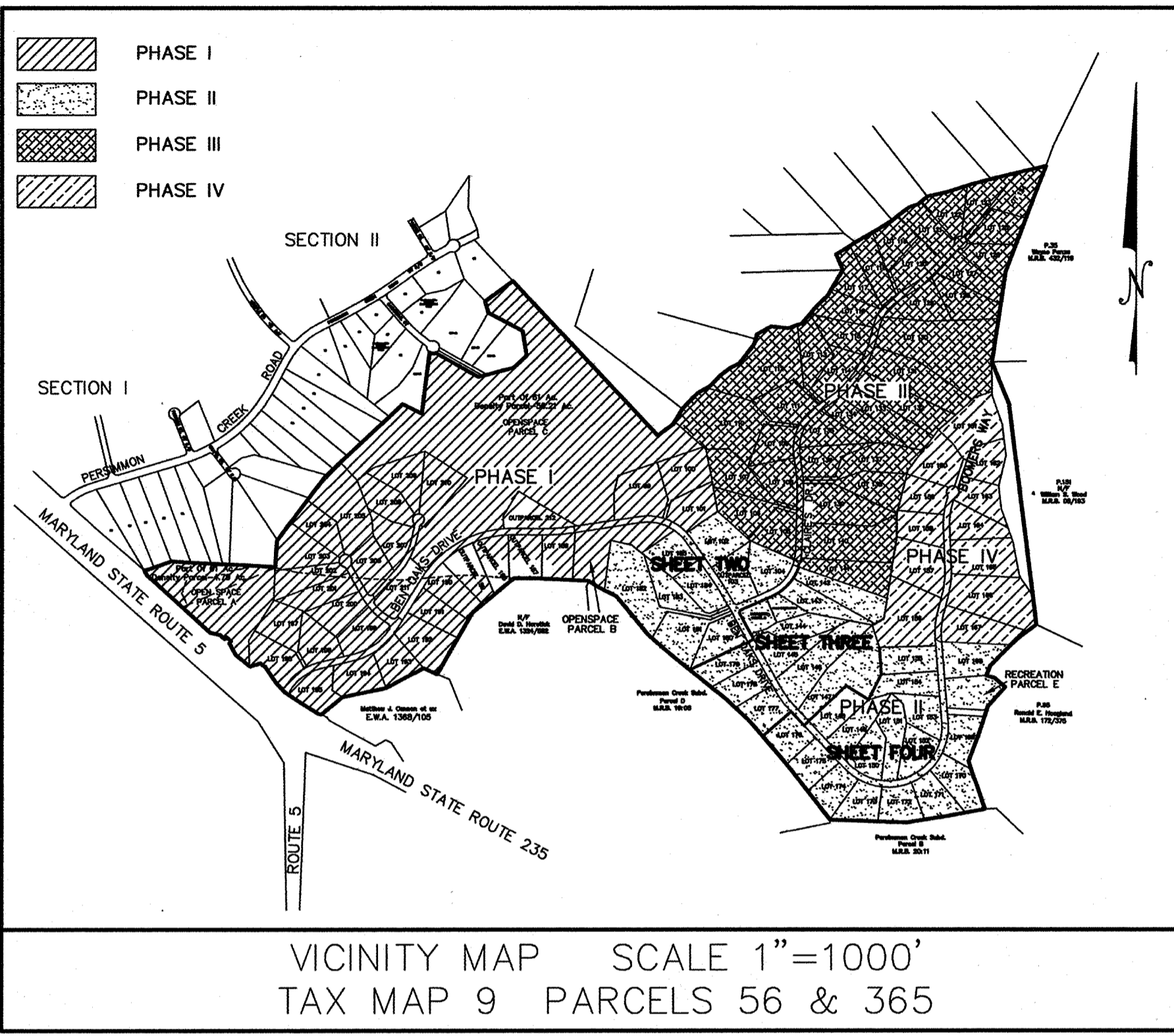


GENERAL NOTES

- TAX MAP 9, PARCEL 56 & TAX MAP 9, PARCEL 365.
- THE PROPERTY SHOWN HEREON AS BEN OAKS A.K.A. SECTION III OF PERSIMMON HILLS.
- THE INTENT IN BEN OAKS IS TO CREATE 114 NEW SINGLE FAMILY RESIDENTIAL LOTS AT ONE UNIT/THREE ACRE DENSITY FROM THE COMBINATION OF: 1) REMAINING UNENCUMBERED ACREAGE. 342.6 - 61.14 = 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 RW 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 (RW) (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: 228.48 Ac. FOREST RETENTION AREA PROVIDED: 230.90 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 II = 34 LOTS
- TOTAL NUMBER OF OUTPARCELS-PHASE II = 2 OUTPARCELS
- TOTAL NUMBER OF RECREATION AREA PARCELS-PHASE II = 2 PARCELS



VICINITY MAP SCALE 1"=1000'  
TAX MAP 9 PARCELS 56 & 365

NOTARY CERTIFICATE

State of Maryland, County of Calvert, to wit:  
I, HEREBY CERTIFY, that on this 14th day of January in the year 2008, before me, the subscriber, a Notary Public for the State and County aforesaid, personally appeared Marvin Oursler who acknowledged herself/himself to be the Owners Representative 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.  
Brenda Simon  
Notary Public  
My Commission expires: 6/1/10

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 Persimmon Hills III, LLC by deed dated November 30, 2005 from J. D. Murray and Bay Mills Development Company, Inc. as recorded in the land records of St. Marys County, Maryland in Liber E.W.A. 2675 at Folio 16. 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.

1-11-08 Date Randy A. Barrett

OWNERS CERTIFICATE

The platting or dedication of the following described land, being part of the land conveyed by J. D. Murray and Bay Mills Development Company, Inc. unto Persimmon Hills III, LLC by deed dated November 30, 2005 as recorded among the Land Records of St. Mary's County Maryland in Liber E.W.A. 2675 at Folio 16, and the conveyance of Ben Oaks Drive and Claire's Drive as shown hereon is with free consent and in accordance with the desire of the undersigned owners, proprietors, mortgagees, and trustees, if any.

We, PERSIMMON HILLS III, LLC, 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 of trusts 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.

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.

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 & Claire's Drive 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.

Marvin E. Oursler 1/14/08 Date  
Marvin E. Oursler  
President, Marrick Properties, Inc.  
Marrick Properties Inc., General Manager of Persimmon Hills III, LLC  
Thomas K. George 1/14/08 Date  
Thomas K. George, Trustee  
Senior Vice President  
First Horizon Home Loans  
A Division Of First Tennessee Bank National Association

RESOURCE PROTECTION TABLE

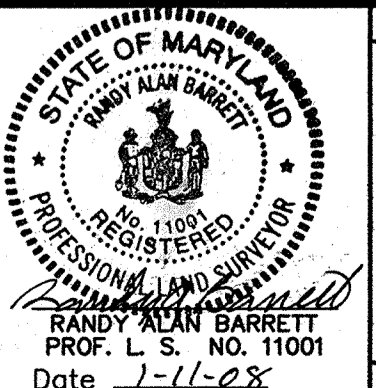
LOT #	LOT AREA (Sq. Ft.)	"A"		"B"	
		TOTAL	% PRESERVED	TOTAL	% PRESERVED
102	2,578 Ac.	36,056 Sqft	100%	45,477 Sqft	9%
103	2,166 Ac.	7,400 Sqft	100%	22,900 Sqft	20%
104	2,237 Ac.	12,900 Sqft	100%	10,800 Sqft	35%
142	2,862 Ac.	6,300 Sqft	100%	58,900 Sqft	69%
143	2,126 Ac.	44,200 Sqft	100%	20,800 Sqft	50%
REC. D	1,178 Ac.	N/A	N/A	4,345 Sqft	0%
W.S. OUTLOT	0,828 Ac.	N/A	N/A	10,541 Sqft	0%
144	2,000 Ac.	29,400 Sqft	100%	19,400 Sqft	37%
145	2,211 Ac.	14,600 Sqft	100%	20,200 Sqft	4%
146	4,007 Ac.	95,200 Sqft	85%	36,000 Sqft	36%
147	4,632 Ac.	103,700 Sqft	88%	27,000 Sqft	27%
148	2,000 Ac.	11,800 Sqft	92%	37,300 Sqft	31%
149	2,224 Ac.	22,900 Sqft	66%	11,600 Sqft	76%
150	2,000 Ac.	12,200 Sqft	100%	11,000 Sqft	0%
151	2,347 Ac.	40,300 Sqft	68%	49,600 Sqft	0%
152	2,000 Ac.	N/A	N/A	47,000 Sqft	0%
153	2,000 Ac.	30,500 Sqft	58%	32,800 Sqft	11%
154	2,000 Ac.	46,500 Sqft	89%	13,900 Sqft	39%
155	2,130 Ac.	34,300 Sqft	100%	39,400 Sqft	24%
168	2,599 Ac.	58,588 Sqft	100%	20,727 Sqft	43%
REC. E	2,342 Ac.	500 Sqft	0%	26,534 Sqft	0%
169	2,000 Ac.	N/A	N/A	21,724 Sqft	26%
170	2,350 Ac.	N/A	N/A	27,740 Sqft	56%
171	2,026 Ac.	N/A	N/A	8,800 Sqft	42%
172	2,000 Ac.	N/A	N/A	17,491 Sqft	13%
173	2,000 Ac.	N/A	N/A	18,819 Sqft	25%
174	2,000 Ac.	N/A	N/A	14,611 Sqft	0%
175	2,000 Ac.	N/A	N/A	20,281 Sqft	0%
176	2,000 Ac.	1,162 Sqft	0%	25,908 Sqft	58%
177	2,003 Ac.	400 Sqft	100%	32,138 Sqft	28%
178	2,000 Ac.	17,907 Sqft	100%	61,364 Sqft	40%
179	2,000 Ac.	10,439 Sqft	100%	51,172 Sqft	71%
180	2,136 Ac.	17,390 Sqft	100%	38,580 Sqft	37%
181	2,673 Ac.	69,211 Sqft	100%	17,750 Sqft	69%
182	4,902 Ac.	130,869 Sqft	100%	35,257 Sqft	70%
183	2,003 Ac.	33,178 Sqft	76%	600 Sqft	90%
184	2,046 Ac.	17,104 Sqft	17%	17,197 Sqft	12%
185	2,010 Ac.	47,364 Sqft	78%	18,000 Sqft	19%
TOTAL	(84.816 Ac.)	852,368 Sqft	840,814 Sqft (21.863 Ac.)	993,656 Sqft (22.811 Ac.)	313,489 Sqft (7.197 Ac.)

RESOURCE PROTECTION STANDARDS

- The areas designated as "A" include Drainageways and slopes greater than 25%.
- The areas designated as "B" include areas with slopes from 15 to 25%.
- Woodland Preservation Ratios are not shown as they are superseded by the implementation of the Conservation Plan.

G.A.P.#SM1989G010(02)	
ST. MARY'S COUNTY HEALTH DEPARTMENT APPROVAL DATE: <u>7/1/08</u> <u>Douglas Colvano</u> DIRECTOR, ENVIRONMENTAL HEALTH	ST. MARY'S COUNTY METROPOLITAN COMMISSION APPROVAL DATE: <u>2/27/08</u> <u>Dr. Christine Frederick</u> DIRECTOR
ST. MARY'S COUNTY DEPARTMENT OF LAND USE & GROWTH MANAGEMENT APPROVAL DATE: <u>7/17/08</u> <u>Phillip J. Davis, Jr.</u> DIRECTOR	ST. MARY'S COUNTY DEPARTMENT OF PUBLIC WORKS & TRANSPORTATION APPROVAL DATE: <u>March 25, 2008</u> <u>George A. Neuman</u> DIRECTOR

DATE	REVISION



**R. A. BARRETT & ASSOCIATES, INC.**  
ENGINEERS & SURVEYORS  
100 JIBSAIL DRIVE, SUITE 103  
PRINCE FREDERICK, MD. 20678  
410-257-2255 301-855-5554 FAX: 410-257-3782

STANDARD SUBDIVISION PLAT  
SHEET 1 OF 4  
PHASE TWO  
**BEN OAKS**  
SITUATED IN MECHANICSVILLE, MD.  
FIFTH ELECTION DISTRICT, ST. MARY'S COUNTY, MARYLAND

DATE	4/5/05
SCALE	NTS
DRAWN BY	G.P.
DRAWING #	SM0036PH251
FILE #	SM0036
JOB #	00020

MSA SSu 1252 9105-1  
P155263

**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 (areas within FRA to be preserved at a minimum by tree canopy)
- Denotes Right To Discharge
- Denotes Building Restriction Line
- Denotes Revertable Grading Easement
- Denotes 100 Year Water Surface Elevation Easement
- Denotes Perc Test Location
- Denotes Revertible Stockpile Easement
- Denotes Revertible T-Turnaround Easement
- Denotes Sight Distance Easement (Encroachments within this area are prohibited)

**COORDINATES**

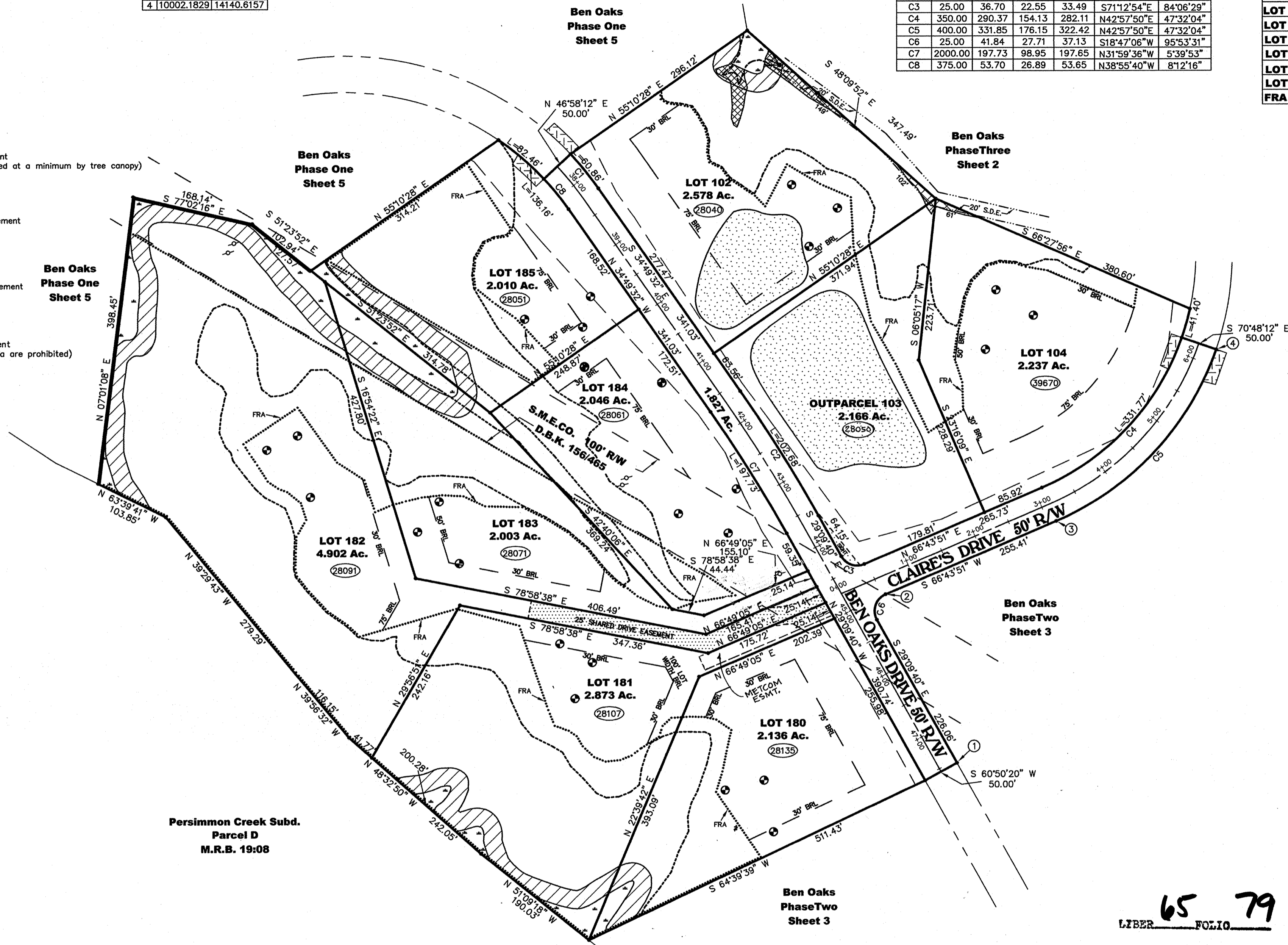
No.	NORTH	EAST
1	9432.7883	13784.4338
2	9665.3422	13686.2387
3	9766.2432	13920.8771
4	10002.1829	14140.6157

**CURVE TABLE**

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	425.00	60.86	30.48	60.81	N38°55'40"W	8°12'16"
C2	2050.00	202.68	101.42	202.59	N31°59'36"W	5°39'53"
C3	25.00	36.70	22.55	33.49	S71°12'54"E	84°06'29"
C4	350.00	290.37	154.13	282.11	N42°57'50"E	47°32'04"
C5	400.00	331.85	176.15	322.42	N42°57'50"E	47°32'04"
C6	25.00	41.84	27.71	37.13	S18°47'06"W	95°53'31"
C7	2000.00	197.73	98.95	197.65	N31°59'36"W	5°39'53"
C8	375.00	53.70	26.89	53.65	N38°55'40"W	8°12'16"

**LOT NUMBER FRA AREA**

LOT 102	1.031 Ac.
OUTPARCEL 103	0.407 Ac.
LOT 104	0.545 Ac.
LOT 180	0.727 Ac.
LOT 181	2.005 Ac.
LOT 182	3.141 Ac.
LOT 183	0.736 Ac.
LOT 184	0.231 Ac.
LOT 185	0.925 Ac.
FRA SHEET TWO	9.748 Ac.



Persimmon Creek Subd.  
Parcel D  
M.R.B. 19:08

LIBER **65** FOLIO **79**

LAND USE & GROWTH MANAGEMENT CONTROL NUMBER 04-120-046

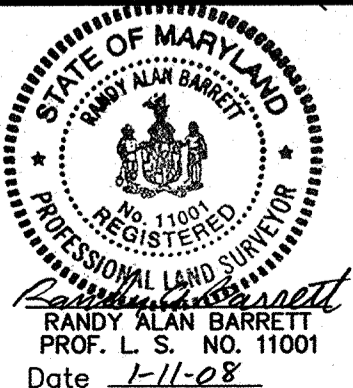
ST. MARY'S COUNTY  
DEPARTMENT OF PUBLIC WORKS  
& TRANSPORTATION

APPROVAL DATE: March 25, 2008

APPROVAL REFERENCE: PWA-9/12/03 CP-07/04-004

DIRECTOR: George A. Yuchan

DATE	REVISION



**R. A. BARRETT**  
& ASSOCIATES, INC.

ENGINEERS & SURVEYORS

100 JIBSAIL DRIVE, SUITE 103  
PRINCE FREDERICK, MD, 20678  
410-257-2255 301-855-5554 FAX: 410-257-3782

STANDARD SUBDIVISION PLAT

SHEET 2 OF 4  
PHASE TWO

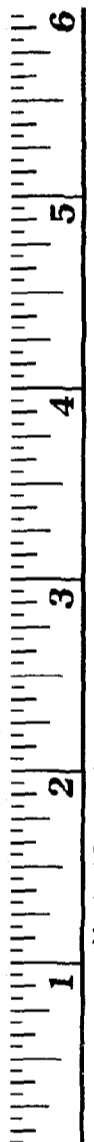
**BEN OAKS**

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

DATE	4/5/05
SCALE	1" = 100'
DRAWN BY	G.P.
DRAWING #	SM0036PH2S2
FILE #	SM0036
JOB #	00020

MSA SSN 1252 9105-2  
P155264

ST. MARY'S COUNTY CIRCUIT COURT Subdivision Plats, Stry Plat Book 65, pp. 494-79D, MSA S 1252-9105, Date available 2/06/07/18, Printed 05/22/2017



Maryland State Archives

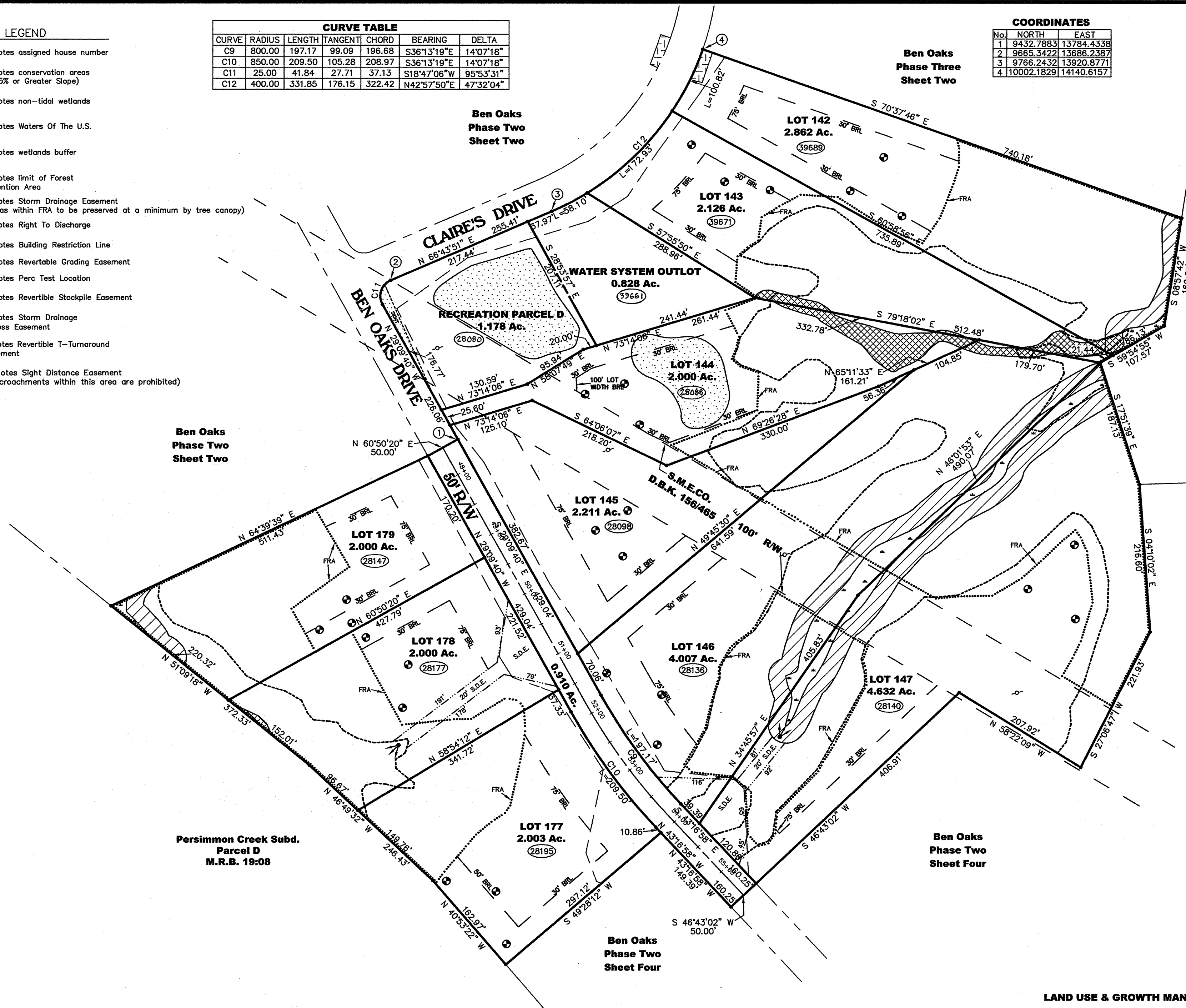
**LEGEND**

- 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 (areas within FRA to be preserved at a minimum by tree canopy)
- Denotes Right To Discharge
- Denotes Building Restriction Line
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- Denotes Revertible Stockpile Easement
- Denotes Storm Drainage Access Easement
- Denotes Revertible T-Turnaround Easement
- Denotes Sight Distance Easement (Encroachments within this area are prohibited)

CURVE TABLE						
CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C9	800.00	197.17	99.09	196.68	S36°13'19"E	14°07'18"
C10	850.00	209.50	105.28	208.97	S36°13'19"E	14°07'18"
C11	25.00	41.84	27.71	37.13	S18°47'06"W	95°53'31"
C12	400.00	331.85	176.15	322.42	N42°57'50"E	47°32'04"

COORDINATES		
No.	NORTH	EAST
1	9432.7883	13784.4338
2	9665.3422	13686.2387
3	9766.2432	13920.8771
4	10002.1829	14140.6157

LOT NUMBER	FRA AREA
LOT 142	1.604 Ac.
LOT 143	1.254 Ac.
LOT 144	0.900 Ac.
LOT 145	0.368 Ac.
LOT 146	2.302 Ac.
LOT 147	2.480 Ac.
LOT 177	0.635 Ac.
LOT 178	0.999 Ac.
LOT 179	1.087 Ac.
FRA SHEET THREE	11.629 Ac.



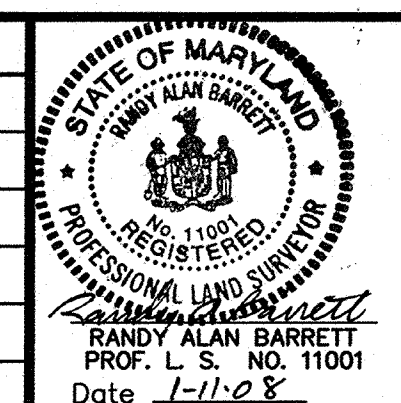
LIBER 65 FOLIO 79

LAND USE & GROWTH MANAGEMENT CONTROL NUMBER 04-120-046

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

APPROVAL DATE: March 25, 2008  
APPROVAL REFERENCE: PWD-9/2/03 CP-07/04-004  
DIRECTOR: George A. Gresham

DATE	REVISION

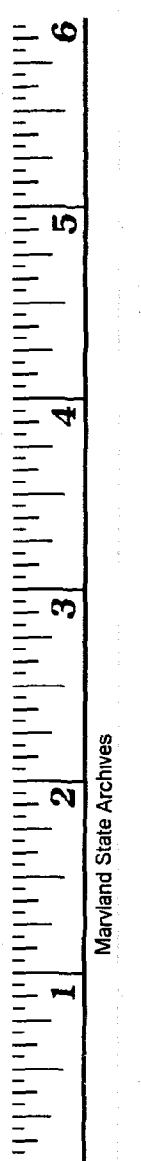


**R. A. BARRETT**  
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STANDARD SUBDIVISION PLAT  
SHEET 3 OF 4  
PHASE TWO  
**BEN OAKS**  
SITUATED IN MECHANICSVILLE, MD.  
FIFTH ELECTION DISTRICT, ST. MARY'S COUNTY, MARYLAND

DATE	4/5/05
SCALE	1" = 100'
DRAWN BY	G.P.
DRAWING #	SM0036PH2S3
FILE #	SM0036
JOB #	00020

M&A S&W 1252 9105-3  
P155265

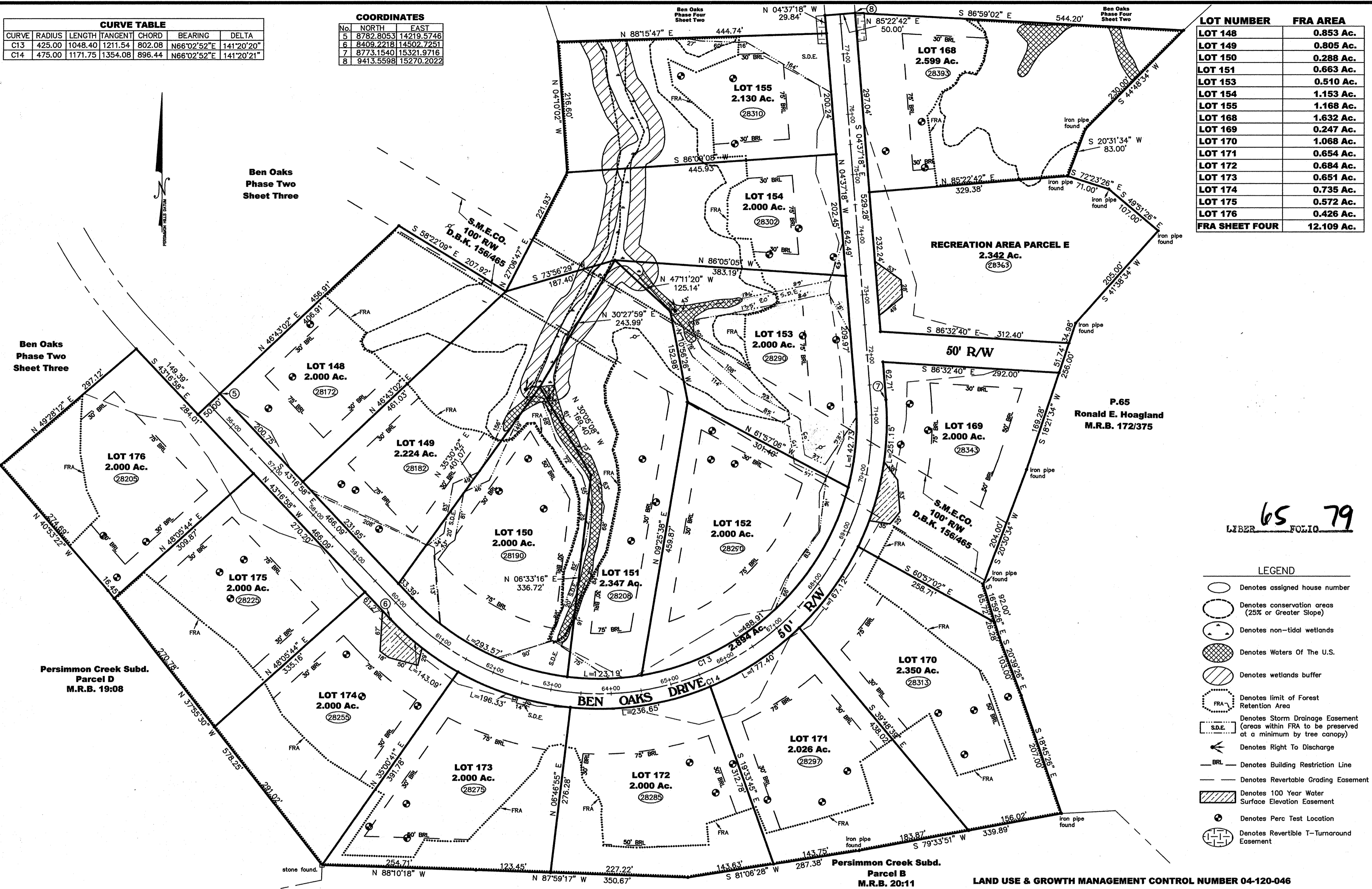


ST. MARY'S COUNTY CIRCUIT COURT (Subdivision Plats, S&W Plat Book 65, pp. 79A-79D, M&A S 1252-9105, Date available 2008/07/18, Printed 05/22/2017)

CURVE TABLE						
CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C13	425.00	1048.40	1211.54	802.08	N66°02'52"E	141°20'20"
C14	475.00	1171.75	1354.08	896.44	N66°02'52"E	141°20'21"

COORDINATES		
No.	NORTH	EAST
5	8782.8053	14219.5746
6	8409.2218	14502.7251
7	8773.1540	15321.9716
8	9413.5598	15270.2022

LOT NUMBER	FRA AREA
LOT 148	0.853 Ac.
LOT 149	0.805 Ac.
LOT 150	0.288 Ac.
LOT 151	0.663 Ac.
LOT 153	0.510 Ac.
LOT 154	1.153 Ac.
LOT 155	1.168 Ac.
LOT 168	1.632 Ac.
LOT 169	0.247 Ac.
LOT 170	1.068 Ac.
LOT 171	0.654 Ac.
LOT 172	0.684 Ac.
LOT 173	0.651 Ac.
LOT 174	0.735 Ac.
LOT 175	0.572 Ac.
LOT 176	0.426 Ac.
FRA SHEET FOUR	12.109 Ac.



LIBER 65 79 FOLIO

- 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
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  - Denotes Perc Test Location
  - Denotes Revertible T-Turnaround Easement

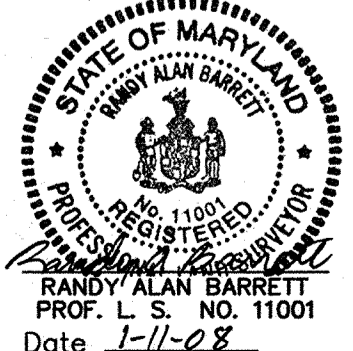
ST. MARY'S COUNTY  
DEPARTMENT OF PUBLIC WORKS  
& TRANSPORTATION

APPROVAL DATE: March 25, 2008

APPROVAL REFERENCE: PWA-9/12/03 CP-07/04-004

DIRECTOR: George A. Guehen

DATE	REVISION



**R. A. BARRETT & ASSOCIATES, INC.**  
ENGINEERS & SURVEYORS  
100 JIBSAIL DRIVE, SUITE 103  
PRINCE FREDERICK, MD. 20678  
410-257-2255 301-855-5554 FAX: 410-257-3782

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

DATE: 4/5/05  
SCALE: 1" = 100'  
DRAWN BY: G.P.  
DRAWING #: SM0036PH2S4  
FILE #: SM0036  
JOB #: 00020

M&A SSu 1252 9105-4  
P155266

ST. MARY'S COUNTY CIRCUIT COURT (Subdivision Plats, SMY Plat Book 65, pp. 79A-79D, MSA\_S1252\_9105, Date available 2/08/07/18, Printed 05/22/2017)

Maryland State Archives