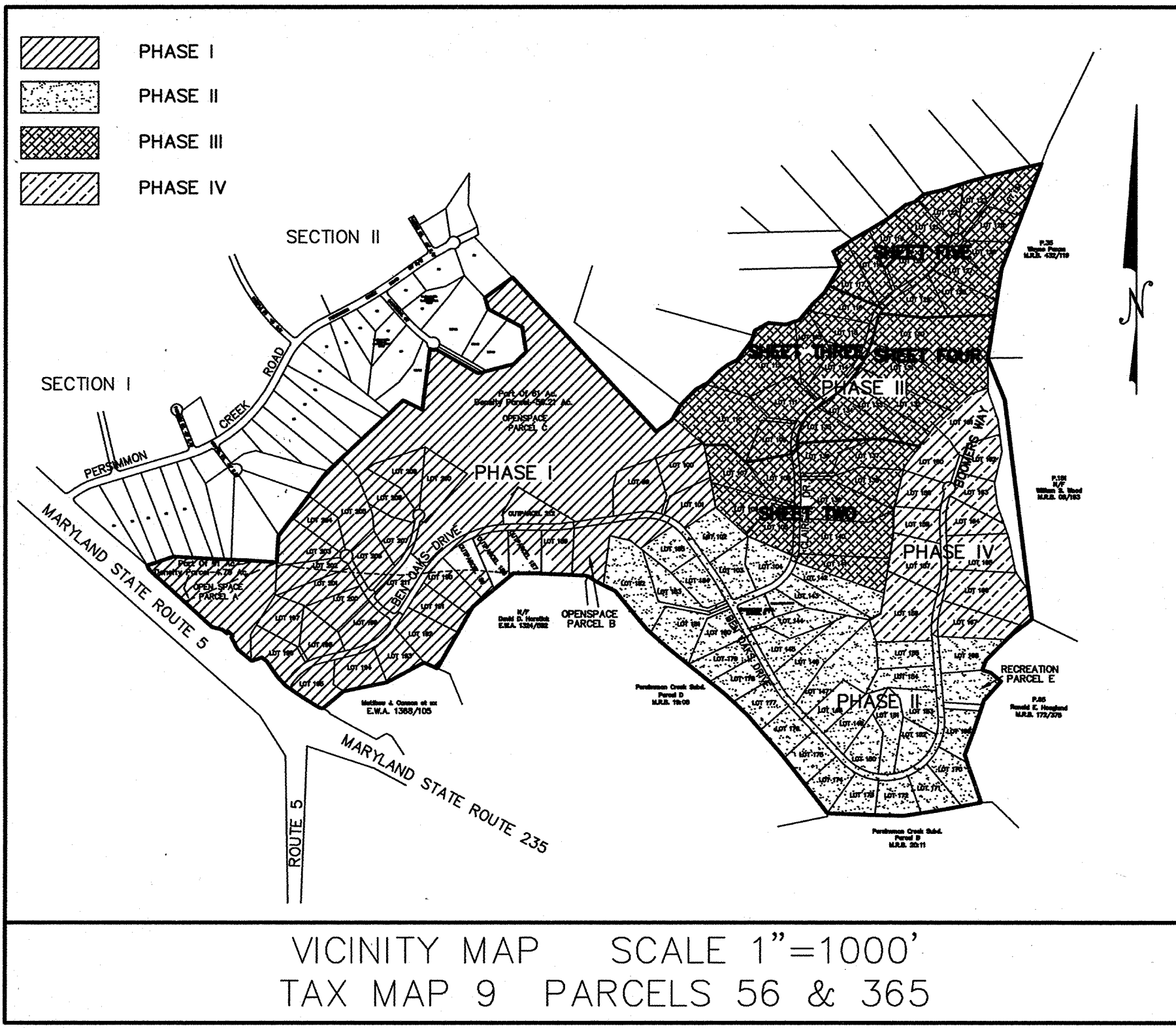


GENERAL NOTES

- 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 III = 37 LOTS
- TOTAL NUMBER OF OUTPARCELS-PHASE III = N/A
- TOTAL NUMBER OF RECREATION AREA PARCELS-PHASE III = N/A
- 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 105, 106, 107, 112, 113, 123, 124, 125, 137, 138 & 139 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.



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 E. 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.  
Merida 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 for 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 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.

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  
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
105	2,192 Ac.	18,300 Sqft	100%	38,700 Sqft	17%
106	2,554 Ac.	53,000 Sqft	100%	34,500 Sqft	34%
107	2,822 Ac.	44,000 Sqft	100%	50,000 Sqft	55%
108	2,145 Ac.	49,000 Sqft	100%	2,500 Sqft	0%
109	2,000 Ac.	29,300 Sqft	100%	12,300 Sqft	73%
110	6,157 Ac.	143,400 Sqft	100%	63,400 Sqft	76%
111	2,489 Ac.	47,000 Sqft	100%	29,000 Sqft	9%
112	5,976 Ac.	128,800 Sqft	100%	74,000 Sqft	61%
113	2,342 Ac.	39,000 Sqft	100%	25,000 Sqft	52%
114	2,002 Ac.	9,800 Sqft	100%	63,000 Sqft	5%
115	2,035 Ac.	22,800 Sqft	100%	44,000 Sqft	8%
116	2,033 Ac.	3,400 Sqft	100%	34,400 Sqft	28%
117	2,025 Ac.	23,000 Sqft	100%	41,800 Sqft	49%
118	2,105 Ac.	28,000 Sqft	100%	13,800 Sqft	88%
119	2,008 Ac.	37,000 Sqft	100%	5,300 Sqft	36%
120	2,038 Ac.	16,300 Sqft	17%	38,000 Sqft	39%
121	2,001 Ac.	16,600 Sqft	100%	24,000 Sqft	29%
122	2,000 Ac.	22,900 Sqft	100%	5,300 Sqft	0%
123	2,000 Ac.	11,300 Sqft	100%	9,400 Sqft	53%
124	2,286 Ac.	15,500 Sqft	100%	18,300 Sqft	100%
125	2,000 Ac.	23,000 Sqft	100%	27,000 Sqft	42%
126	2,003 Ac.	27,200 Sqft	100%	32,000 Sqft	53%
127	2,000 Ac.	39,300 Sqft	68%	23,200 Sqft	26%
128	2,585 Ac.	46,000 Sqft	84%	37,300 Sqft	47%
129	2,198 Ac.	32,400 Sqft	100%	38,600 Sqft	10%
130	9,080 Ac.	193,000 Sqft	100%	78,700 Sqft	83%
131	4,350 Ac.	72,700 Sqft	100%	84,300 Sqft	74%
132	3,320 Ac.	46,800 Sqft	100%	49,300 Sqft	70%
133	2,643 Ac.	49,000 Sqft	100%	6,000 Sqft	100%
134	2,157 Ac.	46,300 Sqft	100%	6,300 Sqft	78%
135	2,000 Ac.	45,600 Sqft	100%	4,300 Sqft	67%
136	2,022 Ac.	26,800 Sqft	100%	8,200 Sqft	32%
137	2,984 Ac.	72,000 Sqft	100%	10,500 Sqft	46%
138	2,707 Ac.	72,000 Sqft	100%	1,900 Sqft	16%
139	3,987 Ac.	102,000 Sqft	100%	36,300 Sqft	30%
140	4,929 Ac.	101,000 Sqft	100%	67,900 Sqft	48%
141	3,021 Ac.	18,100 Sqft	100%	86,900 Sqft	75%
TOTAL	(107.482 Ac.)	(40,670 Ac.)	(39,902 Ac.)	(28,223 Ac.)	(13,613 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>Dan J. Colson</u> DIRECTOR, ENVIRONMENTAL HEALTH	ST. MARY'S COUNTY METROPOLITAN COMMISSION APPROVAL DATE: <u>2/27/08</u> <u>for Christopher</u> DIRECTOR
ST. MARY'S COUNTY DEPARTMENT OF LAND USE & GROWTH MANAGEMENT APPROVAL DATE: <u>7/17/08</u> <u>Shirley J. Smith, For:</u> DIRECTOR	ST. MARY'S COUNTY DEPARTMENT OF PUBLIC WORKS & TRANSPORTATION APPROVAL DATE: <u>March 25, 2008</u> APPROVAL REFERENCE: <u>PWA-9/2/03 CP-07/04-004</u> <u>George N. Yuchem</u> DIRECTOR

DATE REVISION

STATE OF MARYLAND  
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  
Date 1-11-08

STANDARD SUBDIVISION PLAT  
SHEET 1 OF 5  
PHASE THREE  
**BEN OAKS**  
SITUATED IN MECHANICSVILLE, MD.  
FIFTH ELECTION DISTRICT, ST. MARY'S COUNTY, MARYLAND

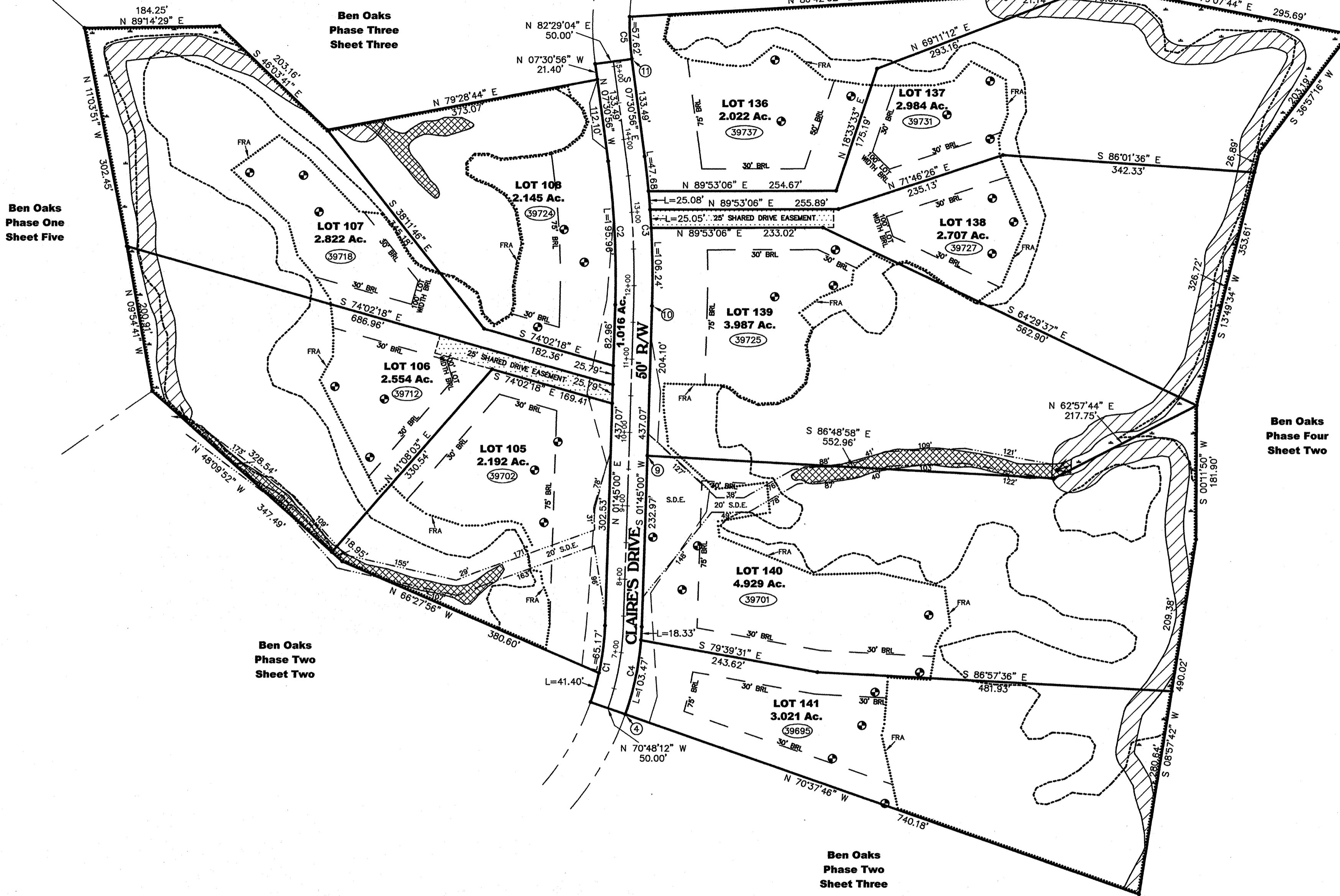
DATE 4/5/05  
SCALE NTS  
DRAWN BY G.P.  
DRAWING # SM0036PH3S1  
FILE # SM0036  
JOB # 00020

HSA SSu 1252 9104-1 P155258

No.	NORTH	EAST
4	10002.1829	14140.6157
9	10354.3525	14169.7854
10	10558.3565	14176.0183
11	10894.2669	14148.3067

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	350.00	106.58	53.70	106.16	N10°28'24"E	17°26'48"
C2	1211.73	195.96	98.19	195.74	N02°52'58"W	9°15'56"
C3	1261.73	204.04	102.24	203.82	N02°52'58"W	9°15'56"
C4	400.00	121.80	61.38	121.33	N10°28'24"E	17°26'48"
C5	350.00	57.62	28.88	57.56	S02°47'57"E	9°25'59"

LOT NUMBER	FRA AREA
LOT 105	0.752 Ac.
LOT 106	1.690 Ac.
LOT 107	1.914 Ac.
LOT 108	1.153 Ac.
LOT 136	0.792 Ac.
LOT 137	2.194 Ac.
LOT 138	1.872 Ac.
LOT 139	2.715 Ac.
LOT 140	3.400 Ac.
LOT 141	1.854 Ac.
FRA SHEET TWO	18.336 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 (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

LYBER **65** FOLIO **78**

LAND USE & GROWTH MANAGEMENT CONTROL NUMBER 04-120-048

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

APPROVAL DATE: March 25, 2008

APPROVAL REFERENCE: 20A-91208 CP-07/p4-004

DIRECTOR: [Signature]

DATE	REVISION



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

ENGINEERS & SURVEYORS

100 JIBSAIL DRIVE, SUITE 103  
PRINCE FREDERICK, MD. 20678  
410-257-2255 301-855-6554 FAX: 410-257-3782

STANDARD SUBDIVISION PLAT

SHEET 2 OF 5  
PHASE THREE

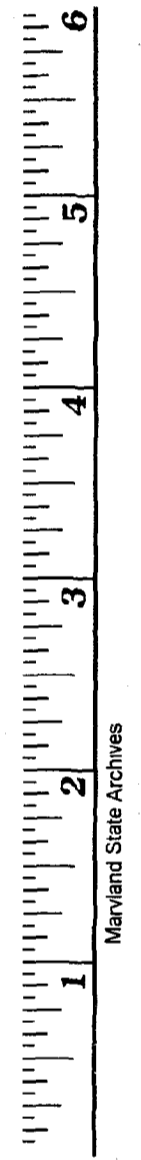
**BEN OAKS**

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

DATE	4/5/05
SCALE	1" = 100'
DRAWN BY	G.P.
DRAWING #	SM0036PH3S2
FILE #	SM0036
JOB #	00020

MSA SSu 1252 9104-2  
P155259

ST. MARY'S COUNTY CIRCUIT COURT (Subdivision Plats, SM) Plat Book 65, pp. 78A-78E, MSA SSu 1252 9104. Date available 2008/07/18. Printed 05/22/2017.

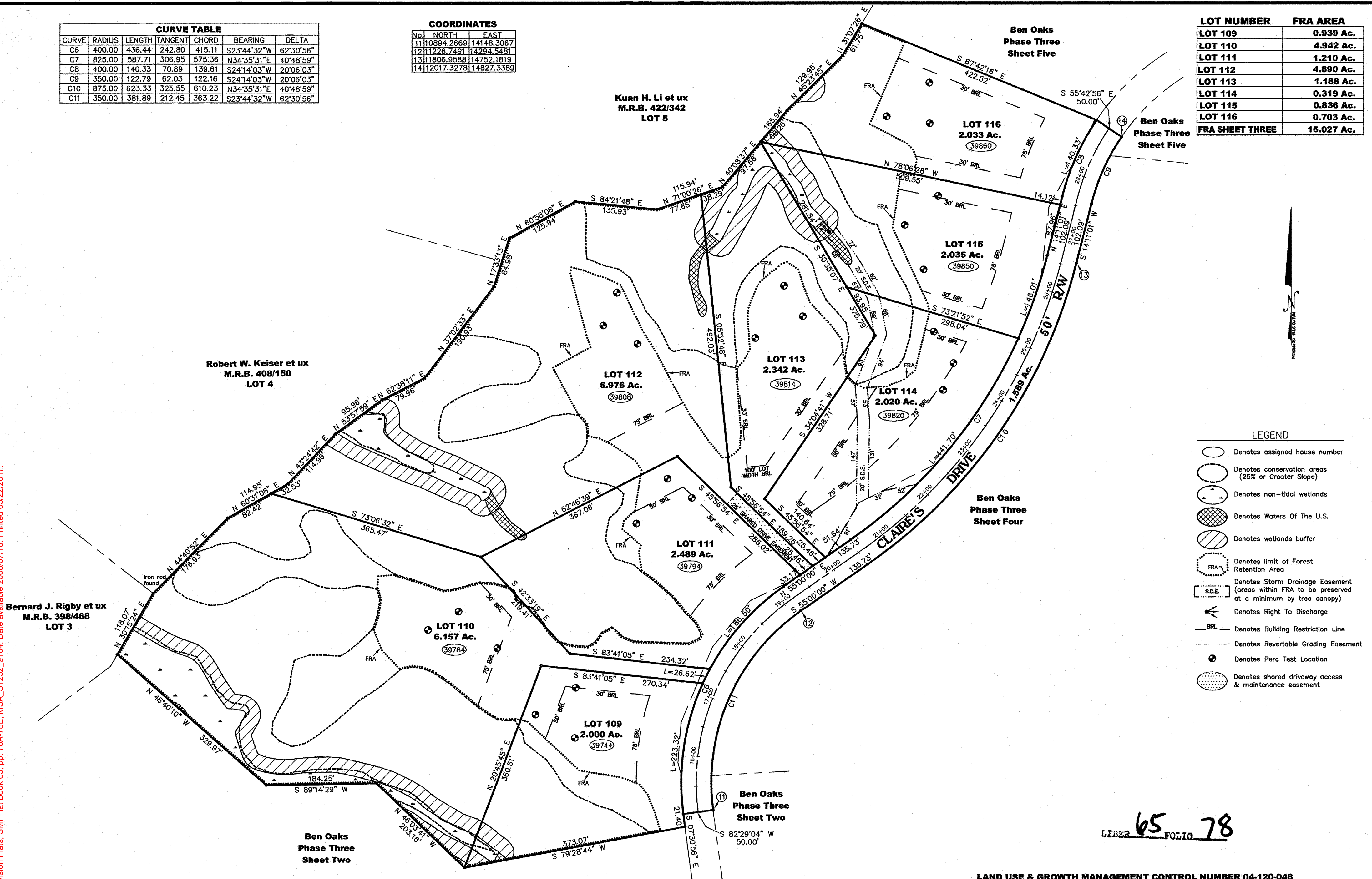


Maryland State Archives

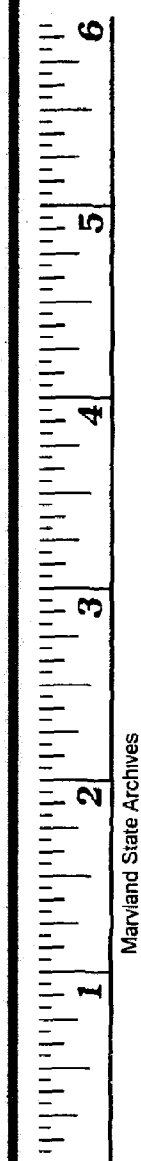
CURVE TABLE					
CURVE	RADIUS	LENGTH	TANGENT	CHORD	DELTA
C6	400.00	436.44	242.80	415.11	S23°44'32"W 62°30'56"
C7	825.00	587.71	306.95	575.36	N34°35'31"E 40°48'59"
C8	400.00	140.33	70.89	139.61	S24°14'03"W 20°06'03"
C9	350.00	122.79	62.03	122.16	S24°14'03"W 20°06'03"
C10	875.00	623.33	325.55	610.23	N34°35'31"E 40°48'59"
C11	350.00	381.89	212.45	363.22	S23°44'32"W 62°30'56"

COORDINATES		
No.	NORTH	EAST
11	10894.2669	14148.3067
12	11226.7491	14294.5481
13	11808.9588	14752.1819
14	12017.3278	14827.3389

LOT NUMBER	FRA AREA
LOT 109	0.939 Ac.
LOT 110	4.942 Ac.
LOT 111	1.210 Ac.
LOT 112	4.890 Ac.
LOT 113	1.188 Ac.
LOT 114	0.319 Ac.
LOT 115	0.836 Ac.
LOT 116	0.703 Ac.
FRA SHEET THREE	15.027 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 (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 Perc Test Location
  - Denotes shared driveway access & maintenance easement



LIBER 65 FOLIO 78

LAND USE & GROWTH MANAGEMENT CONTROL NUMBER 04-120-048

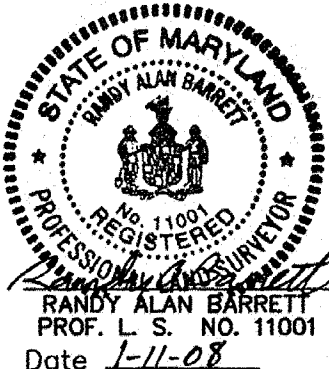
ST. MARY'S COUNTY  
DEPARTMENT OF PUBLIC WORKS  
& TRANSPORTATION

APPROVAL DATE: March 25, 2008

APPROVAL REFERENCE: PDA 9/203 CP 07/04-004

DIRECTOR: George A. Yuchen

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 3 OF 5  
PHASE THREE

**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 #: SM0036PH3S3  
FILE #: SM0036  
JOB #: 00020

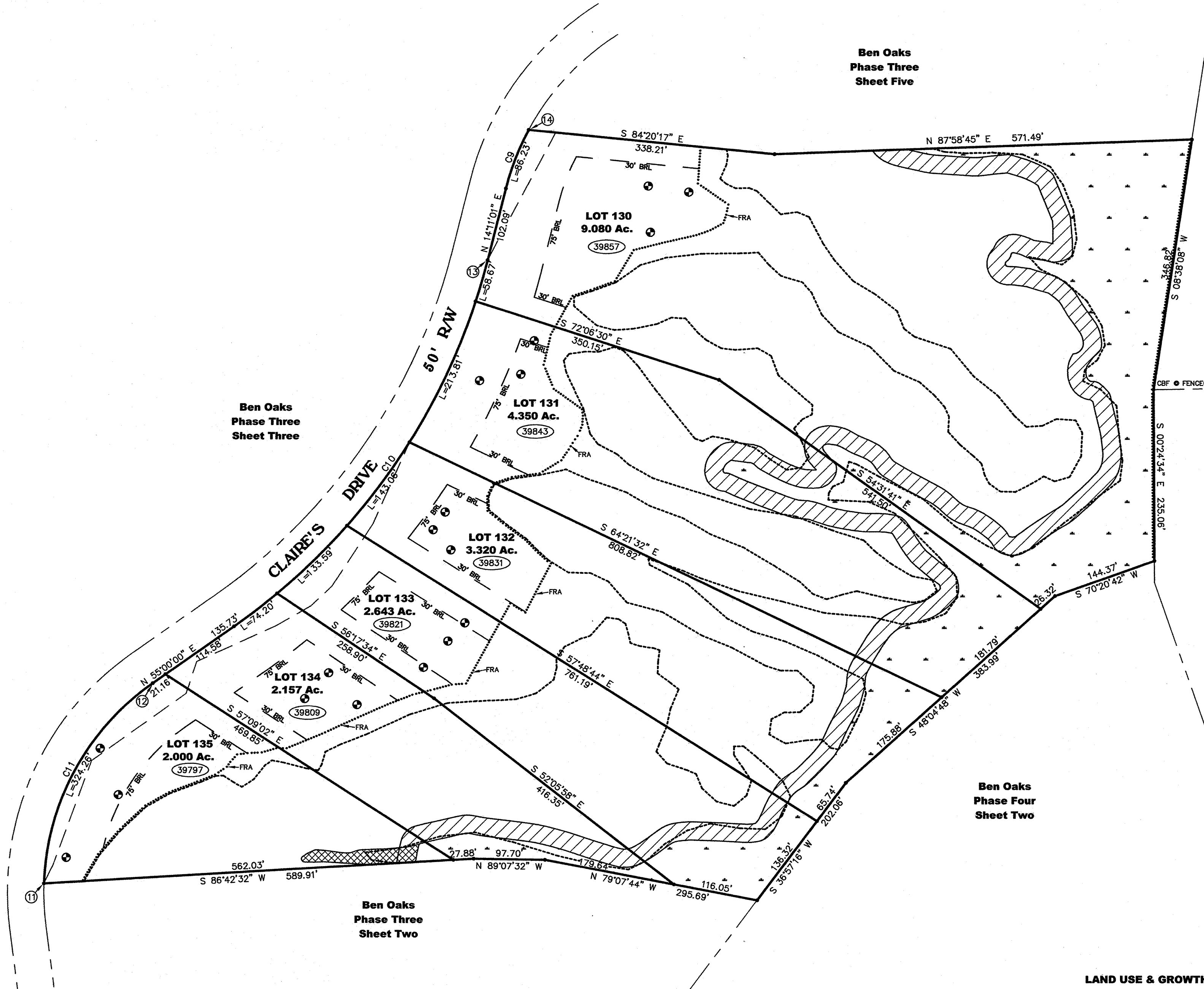
MSA Ssu 1252 9104-3  
P155260

ST. MARY'S COUNTY CIRCUIT COURT (Subdivision Plats, SMY Plat Book 65, pp. 48A-78E, MSA S 1252-9104, Date available 2/08/07/18, Printed 05/22/2017)

CURVE TABLE						
CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C9	350.00	86.23	43.33	86.01	S21°14'29"W	14°06'56"
C10	875.00	623.33	325.55	610.23	N34°35'31"E	40°48'59"
C11	350.00	324.26	174.82	312.79	S28°27'31"W	53°04'57"

COORDINATES		
No.	NORTH	EAST
11	10894.2669	14148.3067
12	11226.7491	14294.5481
13	11806.9588	14752.1819
14	12017.3278	14827.3389

LOT NUMBER	FRA AREA
LOT 130	7.923 Ac.
LOT 131	3.533 Ac.
LOT 132	2.546 Ac.
LOT 133	1.854 Ac.
LOT 134	1.296 Ac.
LOT 135	1.151 Ac.
FRA SHEET FOUR	18.303 Ac.



Wayne Panza  
M.R.B. 432/119

William S. Wood  
M.R.B. 08/193

- 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 Building Restriction Line
  - Denotes Revertable Grading Easement
  - Denotes Perc Test Location

65 78  
FOLIO

LAND USE & GROWTH MANAGEMENT CONTROL NUMBER 04-120-048

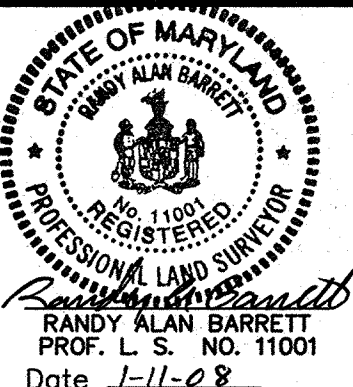
ST. MARY'S COUNTY  
DEPARTMENT OF PUBLIC WORKS  
& TRANSPORTATION

APPROVAL DATE: March 25, 2008

APPROVAL REFERENCE: PWA 9/2/03 CP-07/04-004

DIRECTOR: George A. Nickerson

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 5  
PHASE THREE  
**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 #: SM0036PH3S4  
FILE #: SM0036  
JOB #: 00020

MSA SSu 1252 9104 4  
A55261

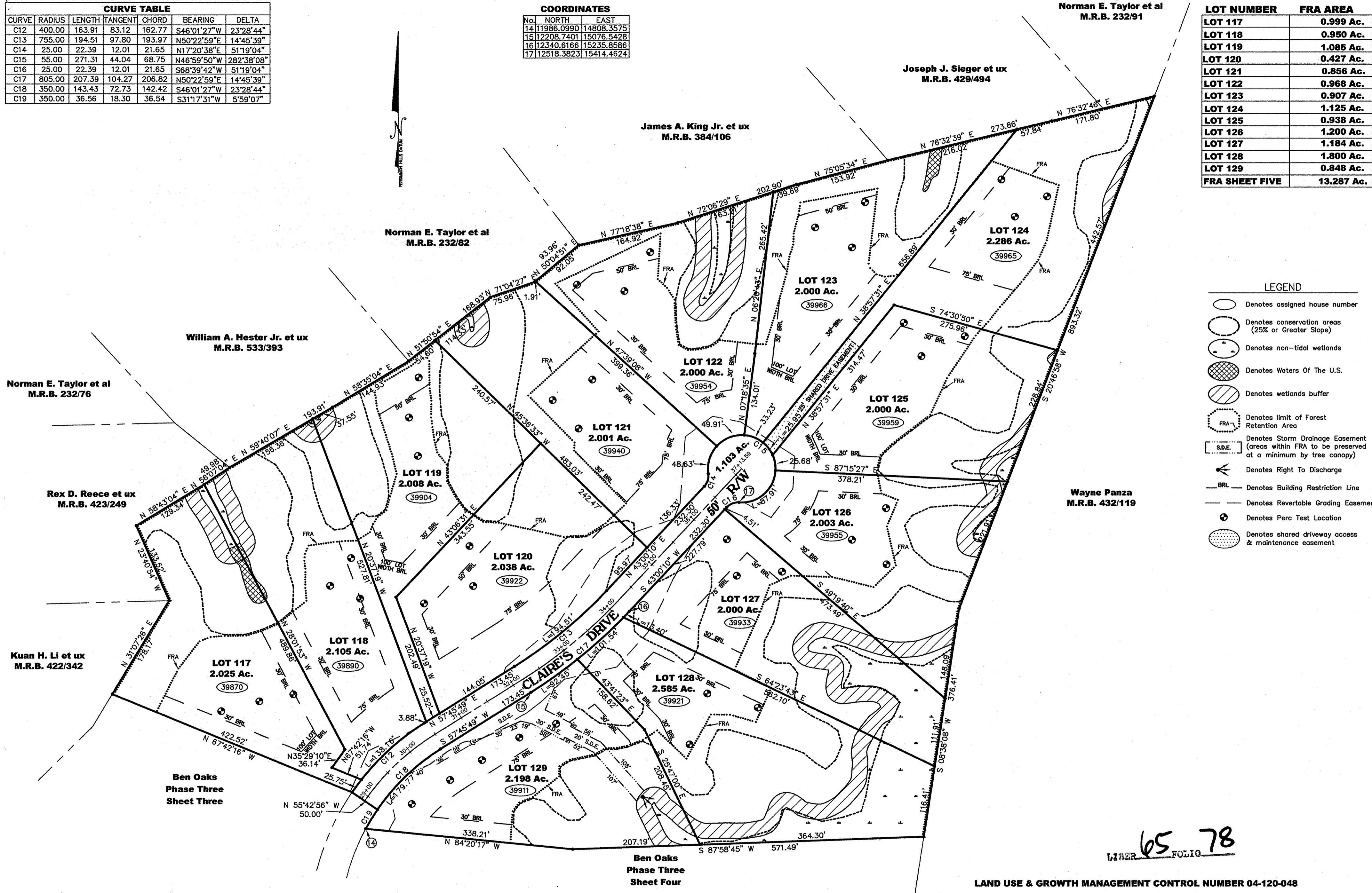
ST. MARY'S COUNTY CIRCUIT COURT (Subdivision Plats, Subj. Plat Book 65, pp. 78A-78E, MSA S 1252-9104, Date available 2/06/07/16, Printed 05/22/2017)

1 2 3 4 5 6  
Maryland State Archives

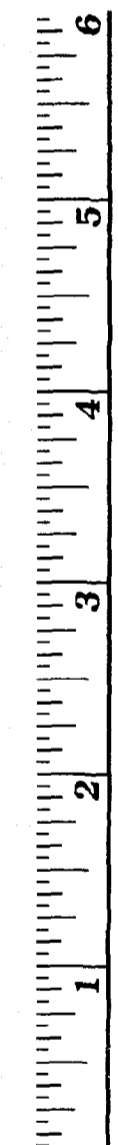
CURVE TABLE						
CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C12	400.00	163.91	83.12	162.77	S46°01'27"W	23°28'44"
C13	755.00	194.51	97.80	193.97	N50°22'59"E	14°45'39"
C14	25.00	22.39	12.01	21.65	N17°20'38"E	51°19'04"
C15	55.00	271.31	44.04	68.75	N46°59'50"W	282°38'08"
C16	25.00	22.39	12.01	21.65	S68°39'42"W	51°19'04"
C17	805.00	207.39	104.27	206.82	N50°22'59"E	14°45'39"
C18	350.00	143.43	72.73	142.42	S46°01'27"W	23°28'44"
C19	350.00	36.56	18.30	36.54	S31°17'31"W	5°59'07"

COORDINATES		
No.	NORTH	EAST
14	11986.0990	14808.3575
15	12208.7401	15076.5428
16	12340.6166	15235.8586
17	12518.3823	15414.4624

LOT NUMBER	FRA AREA
LOT 117	0.999 Ac.
LOT 118	0.950 Ac.
LOT 119	1.085 Ac.
LOT 120	0.427 Ac.
LOT 121	0.856 Ac.
LOT 122	0.968 Ac.
LOT 123	0.907 Ac.
LOT 124	1.125 Ac.
LOT 125	0.938 Ac.
LOT 126	1.200 Ac.
LOT 127	1.184 Ac.
LOT 128	1.800 Ac.
LOT 129	0.848 Ac.
FRA SHEET FIVE	13.287 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 (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 Perc Test Location
  - Denotes shared driveway access & maintenance easement



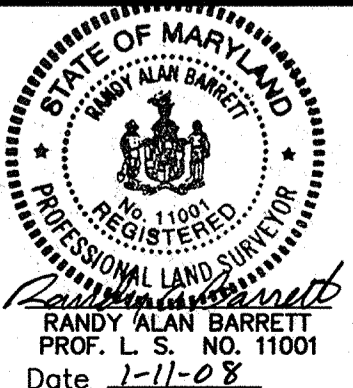
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DIRECTOR  
George J. Jackson

DATE	REVISION



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LIBER 65 78 FOLIO

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USA SSu 1252 9104-5  
P155262

ST. MARY'S COUNTY CIRCUIT COURT (Subdivision Plats, S.W. Plat Book 65, pp. 78-79 E., MS# S 282-9104, Date available 2/20/07/16, Plotted 06/22/07)