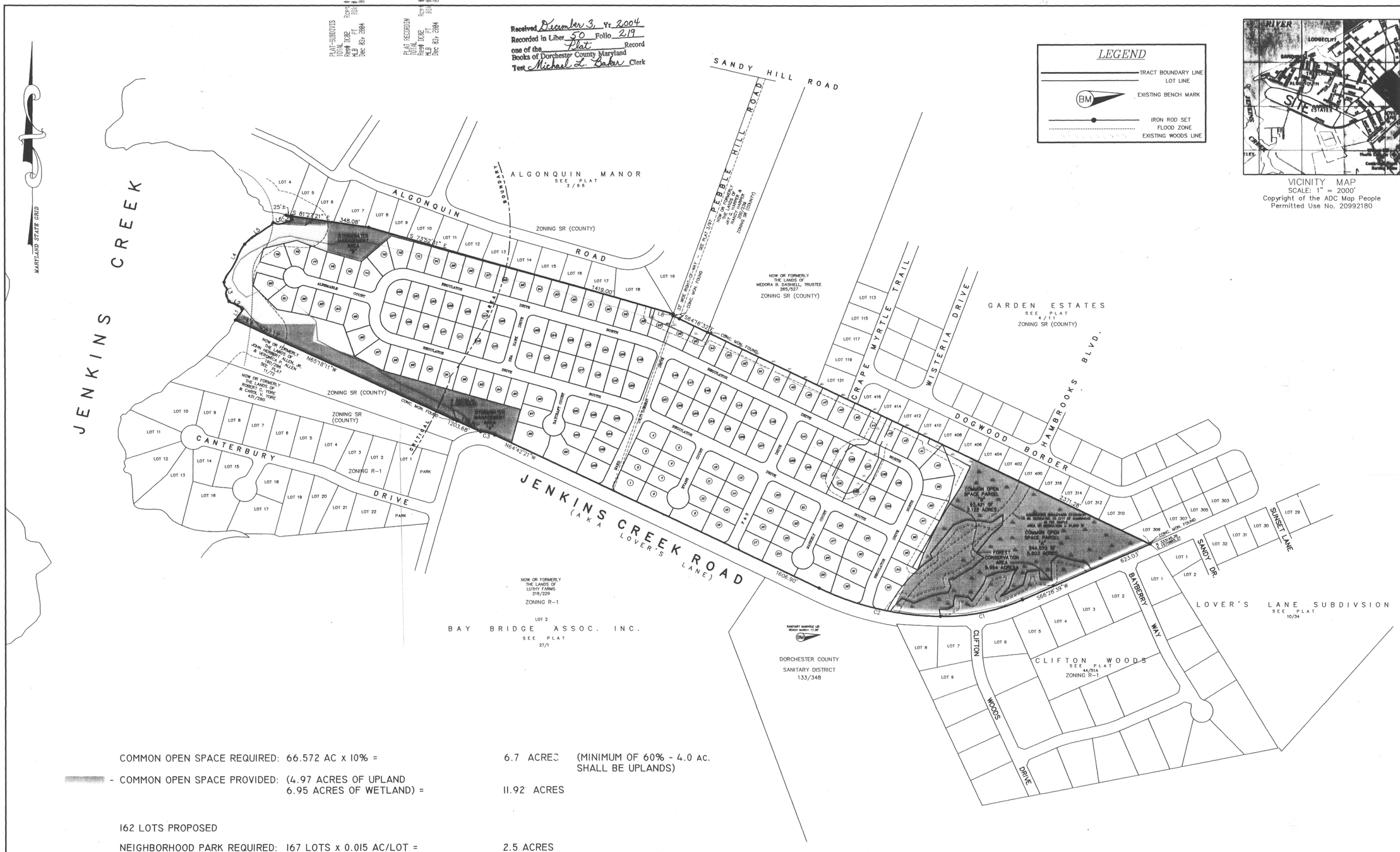
LIBER 0050 FOLIO 0219

Received December 3, Yr 2004
Recorded in Liber 50 Folio 219
one of the Plat Record
Books of Dorchester County Maryland
Test Michael L. Baker Clerk

PLAT SUBDIVIS
TOTAL 2.50
Rec# 10025 Rcpt# 81305
Rec# DC02 Pt 217
MLB Dec 03, 2004 03:41 Pm

PLAT RECORDING
TOTAL 2.50
Rec# 10025 Rcpt# 81305
Rec# DC02 Pt 217
MLB Dec 03, 2004 03:41 Pm



LEGEND

- TRACT BOUNDARY LINE
- LOT LINE
- BM EXISTING BENCH MARK
- IRON ROD SET
- FLOOD ZONE
- EXISTING WOODS LINE

VICINITY MAP
SCALE: 1" = 2000'
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COMMON OPEN SPACE REQUIRED: 66.572 AC x 10% = 6.7 ACRES (MINIMUM OF 60% - 4.0 AC. SHALL BE UPLANDS)

- COMMON OPEN SPACE PROVIDED: (4.97 ACRES OF UPLAND 6.95 ACRES OF WETLAND) = 11.92 ACRES

162 LOTS PROPOSED

NEIGHBORHOOD PARK REQUIRED: 167 LOTS x 0.015 AC/LOT = 2.5 ACRES

- NEIGHBORHOOD PARK PROVIDED: 2.5 ACRES

GRAPHIC SCALE
200 0 100 200 400 800
(IN FEET)
1 inch = 200 ft.

No.	BY	REVISION	APPROVED	DATE
3	BCW	FOR GROWTH ALLOCATION	JSC	10-19-04
2	BCW	PER USFWS/CAC/DPW COMMENTS	JSC	9-1-04
1	BCW	PER PLANNING & ZONING COMMENTS	JSC	6-14-04

SEAL OF MARYLAND LICENSED LAND SURVEYOR STATE OF MARYLAND SURVEYOR'S PROPERTY LINE
12-21-04 DATE

Lane Engineering, Inc.
Civil Engineers – Land Planning – Land Surveyors
E-mail: mail @ leinc.com
117 Bay St. Easton, MD 21601 (410) 822-8003 FAX (410) 822-2024
15 Washington St. Cambridge, MD 21613 (410) 221-0818 FAX (410) 476-9942
1148 West Hotter St. Centreville, MD 21617 (410) 758-2895 FAX (410) 758-4422

DATE OCT. 2003
SCALE 1" = 200'
JOB NO. 030124
DRAWN BY BCW
DWG. NAME 030124SFP2
APPROVED TDL

FINAL SUBDIVISION PLAT
OF
LONGBOAT ESTATES
IN THE SEVENTH ELECTION DISTRICT
DORCHESTER COUNTY, MARYLAND
TAX MAP 30 GRID 2 PARCEL 13

SHEET No. 1 OF 5
FILE No. B235

M5A CSU 2141 6820-1

P103046

Maryland State Archives