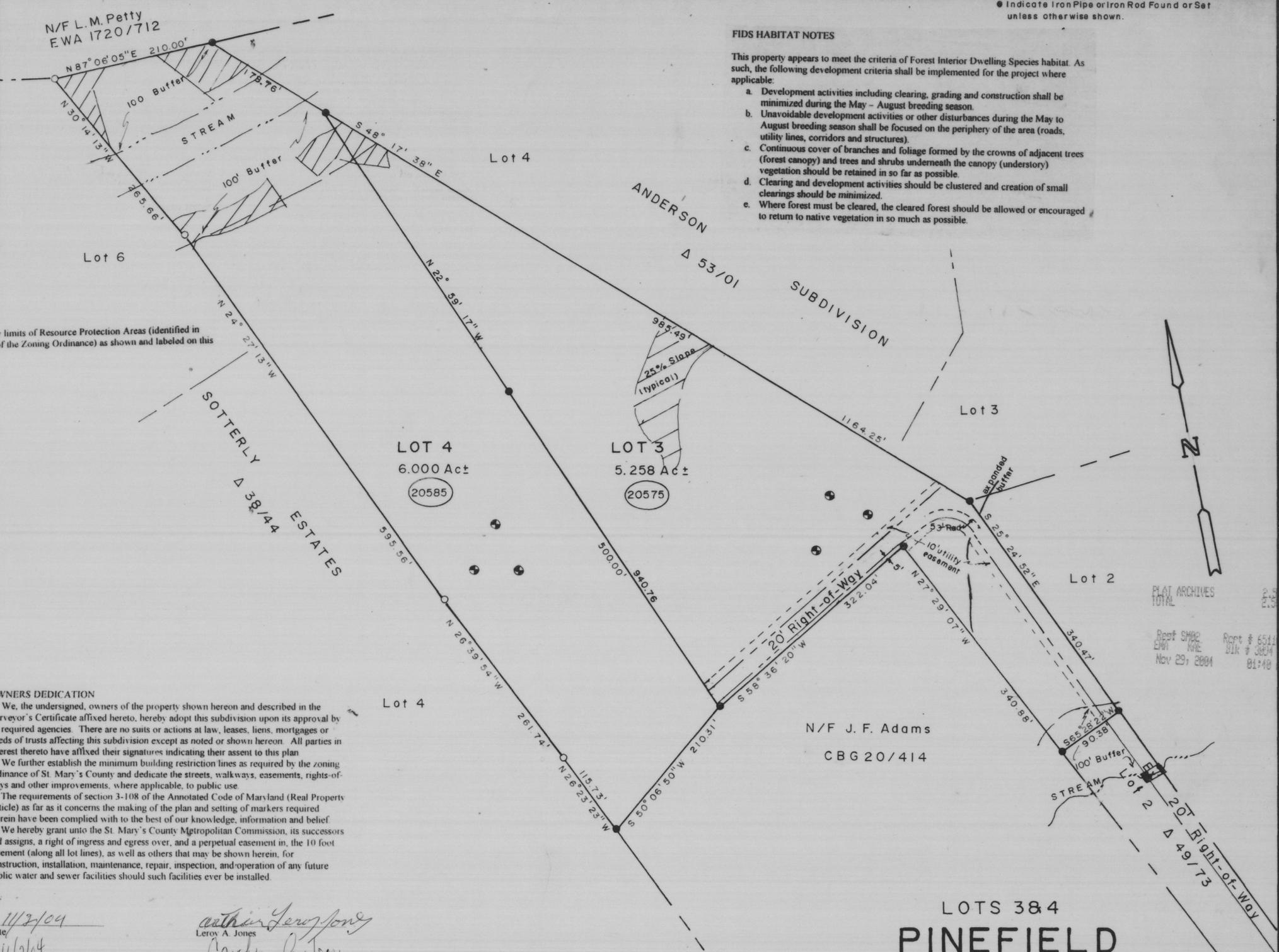


DEPT. OF LAND USE & GROWTH MANAGEMENT
 Date 11/24/04
 Director [Signature]
 P.C. Chairman _____

HEALTH DEPARTMENT
 Date 11-03-04
 Health Officer [Signature]
 Dir. Env. Hyg. For Dir. David Calvano
 Sanitarian _____

VICINITY MAP
 Scale: 1" = 2000'

- GENERAL NOTES**
- The property shown on Tax Map 21 Block 19, Parcel 312.
 - Total site area 11.258 Acres
 - The property shown is zoned RPD.
 - Building Restriction Lines shall be Front 25', Side 15', and Rear 20'. ---BRL's may be superceded by limits of Resource Protection Areas (identified in accordance with Chapter 71 of the Zoning Ordinance) as shown and labeled on this subdivision plat.
 - These lots are served by individual wells and septic systems.
 - Deep wells shall be drilled to an approved confined aquifer.
 - 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 changes in such laws and regulations. Changes in topography or site designation may void this approval. The designated perc. area is the only area approved by the St. Mary's County Health Department for sewerage disposal purposes. The approved lot includes an area of 10,000 square feet for sewerage disposal purposes as required by current Maryland State Health Department laws. 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 sewerage disposal purposes or to establish a different area for such purposes, you should contract the St. Mary's County Health Department, Office of Environmental Health.
 - "Minimum Ownership Statement" - These lots contain an area of at least 20,000 square feet which does not include any rights-of-ways, 50 year flood plains or grades of 25% or greater.
 - This subdivision is in compliance with the St. Mary's County Comprehensive Water and Sewer Plan.
 - There shall be a 10 foot utility easement along each lot line. These easements are to include use by the St. Mary's County Metropolitan Commission, its successors and assigns, for construction, installation, maintenance, repair, inspection and operation of any future public water and sewer facilities, should such facilities ever be installed.
 - Areas established for resource protection on the site, in accordance with required protection levels, must remain in undisturbed open space and undeveloped.
 - Lots 3 & 4 shown hereon will be transferred to immediate family members as defined in Section 6, Part A of County Commissioners Ordinance #2000-18 as amended, and represents the 1st and 2nd of the maximum aggregate of three (3) lots entitled to an impact fee exemption in accordance with Section 5, Part H of said Ordinance.
 - The 50 foot and 20 foot Private Rights-of-Ways for lanes as defined in the St. Mary's County Comprehensive Zoning Ordinance are private and shall not be maintained by the County, nor shall such lanes be considered for acceptance into the County Highway Maintenance System until such are improved to the appropriate County Road Standards at the individual lot owners expense.
 - CAUTION: "The 50 foot and 20 foot Private Rights-of-Ways shown hereon do not necessarily provide vehicular access from these lots to county or state road at this time. Road and utility construction and maintenance are the responsibility of the buyer of this lot unless otherwise provided herein (see vicinity map).
 - There are currently 8 lots served by the 50 foot and 20 foot Private Rights-of-Ways. Lots 1, 2, 3 & 4 Anderson Subdivision and Lots 1, 2, 3 & 4 Pinefield Subdivision.
 - These lots are served by an existing R-20 multiple driveway entrance as per the St. Mary's County Road Ordinance.
 - This plat was prepared without benefit of Title Report which may show additional conveyances, easements, covenants, rights-of-ways or more stringent building restriction lines not shown hereon.
 - There are some soils with structural limitations, but no critical habitats or historic sites present.
 - There are no floodplains existing on this property.
 - There are non-tidal wetlands existing on this property.
 - Prior to the issuance of a Building Permit for Lots 3 & 4 shown hereon, stormwater management and overlot grading shall be provided in accordance with the Stormwater Management, Grading, Erosion and Sediment Control Ordinance Chapter 7 of CZO.
 - These intra-family lots 3 & 4 are exempt from the Forest Conservation Regulations in accordance with Section 75.2 h of the St. Mary's County Comprehensive Zoning Ordinance.
 - Total number of lots is 2.
 - Premises address is shown thus
 - Proposed land use - Residential
 - Lot size: Max 6.00 ac. - Min 5.258 ac. - Average 5.629 ac.
 - No further subdivision shall be allowed.
 - Water and sewerage plan designation at this time is: NPS.
 - Other than those wells and septic systems shown hereon there are no other wells and septic systems apparent within 100 feet of the proposed wells and/or sewerage easements.
 - This subdivision is approved in accordance with the family conveyance provision of the St. Mary's County Subdivision Ordinance as amended on May 25, 2004. All parties have affirmed to the obligations, terms and restrictions under this section, as detailed in the Family Conveyance Agreement to be recorded concurrently with this plat. The grantee is prohibited from transferring the conveyed lot to a third party for at least five (5) years from the date of final approval of the family conveyance, except in the case of sever hardship, as determined by the Director of Land Use and Growth Management.
 - No prior restrictions exist.



FIDS HABITAT NOTES

This property appears to meet the criteria of Forest Interior Dwelling Species habitat. As such, the following development criteria shall be implemented for the project where applicable:

- Development activities including clearing, grading and construction shall be minimized during the May - August breeding season.
- Unavoidable development activities or other disturbances during the May to August breeding season shall be focused on the periphery of the area (roads, utility lines, corridors and structures).
- Continuous cover of branches and foliage formed by the crowns of adjacent trees (forest canopy) and trees and shrubs underneath the canopy (understory) vegetation should be retained in so far as possible.
- Clearing and development activities should be clustered and creation of small clearings should be minimized.
- Where forest must be cleared, the cleared forest should be allowed or encouraged to return to native vegetation in so much as possible.

OWNERS DEDICATION

We, the undersigned, owners of the property shown hereon and described in the Surveyor's Certificate affixed hereto, hereby adopt this subdivision upon its approval by all required agencies. There are no suits or actions at law, leases, mortgages or deeds of trusts affecting this subdivision except as noted or shown hereon. All parties in interest thereto have affixed their signatures indicating their assent to this plan.

We further establish the minimum building restriction lines as required by the zoning ordinance of St. Mary's County and dedicate the streets, walkways, easements, rights-of-ways and other improvements, where applicable, to public use.

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 markers required therein have been complied with to the best of our knowledge, information and belief.

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 construction, installation, maintenance, repair, inspection, and operation of any future public water and sewer facilities should such facilities ever be installed.

Date 11/2/04 [Signature]
 Leroy A. Jones
 Date 11/2/04 [Signature]
 Carolyn A. Jones
 Carolyn A. Jones

Date _____ Mortgagee _____

SURVEYORS 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 all of the remaining property conveyed unto Leroy A. Jones and Carolyn A. Jones, his wife, from Michael B. Banks, by deed dated July 22, 1994 as recorded among the Land Records of St. Mary's County, Maryland in Liber EWA 916 at Folio 708.

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 markers required therein have been complied with to the best of my knowledge, information and belief.

Date 10/27/04 [Signature]
 Robert E. Trautman
 Professional Land Surveyor # 10586

LOTS 3&4
PINEFIELD
 MINOR SUBDIVISION
 SITUATE
 Sixth Election District
 St. Mary's County, Maryland

Date	REVISIONS	Seal	Scale: 1" = 100'	Date: 5-12-04
			ROBERT E. TRAUTMAN Professional Land Surveyor 45248 Abell Drive California, Maryland 20619 (301) 862-1457	Control No. 04-110-049 Drawn by R.E.T. Job No: 93-022 Sheet No: 1 of 1

11/02/2004
[Signature]
 MARY M. LANGLEY
 NOTARY PUBLIC STATE OF MARYLAND
 My Commission Expires August 1, 2005



Maryland State Archives