

Comments
7/16/07 KS

Comments
8/6/07 KS

SM 354-07
SUB

Coburn
07-110-072

51829-6780

Martin O'Malley
Governor



Anthony G. Brown
Lt. Governor

Margaret G. McHale
Chair

Ren Serey
Executive Director

STATE OF MARYLAND
CRITICAL AREA COMMISSION
CHESAPEAKE AND ATLANTIC COASTAL BAYS

1804 West Street, Suite 100, Annapolis, Maryland 21401
(410) 260-3460 Fax: (410) 974-5338
www.dnr.state.md.us/criticalarea/

August 6, 2007

Ms. Jeanine Harrington
St. Mary's County Government
Department of Land Use and Growth Management
P O Box 653
Leonardtown, Maryland 20650

Re: Part of Cobrum Minor Subdivision
MD Route 240 & Cobrum Wharf Road

Dear Ms. Harrington:

This letter is in response to the packet of materials supplied by your office regarding the subdivision history of the Cobrum Subdivision. In particular, there were questions raised as to whether the applicant could use the family conveyance provisions for a parcel in the RCA.

Natural Resources Article §8-1808.2 states bonafide intrafamily transfers may be made from parcels of land that were of record on March 1, 1986. While the applicant's claim that he may have created three lots under the intra-family transfer provision based from the original 55-acre parent parcel is true, the applicant changed the date of the parcel of record to 1994 by subdividing the estate. In addition to the estate subdivision, it appears multiple boundary line adjustments between existing lots and the parcels created through the estate subdivision occurred in the intervening years.

In order to take advantage of the intra-family transfer provisions of the Natural Resources Article and the St. Mary's County Zoning Code, the applicant would need to reestablish the original 55-acre parent parcel. This would involve undoing the boundary line adjustments and the estate subdivision. Once the original parcel is created, the 55-acre parent parcel may be subdivided under intra-family transfer into the three desired lots.

Thank you again for the opportunity to provide comments. If you have any questions, please contact me at 410-260-3475.

Sincerely,

A handwritten signature in cursive script that reads "Kate Schmidt".

Kate Schmidt
Natural Resource Planner

SM 354-07

Cc: Mr. David Berry
Ms. Sue Veith

Martin O'Malley
Governor

Anthony G. Brown
Lt. Governor



Margaret G. McHale
Chair

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Executive Director

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July 16, 2007

Ms. Jeanine Harrington
St. Mary's County Government
Department of Land Use and Growth Management
P O Box 653
Leonardtown, Maryland 20650

Re: Part of Cobrum Minor Subdivision
MD Route 240 & Cobrum Wharf Road

Dear Ms. Harrington:

This letter is an addition to a previous response provided to you July 16, 2007 regarding the above referenced subdivision. Upon further research of the subdivision history of the parcels in question I have serious concerns. The applicant is proposing to create the boundary line adjustment and conversion of Farmstead 2 into a buildable lot through the intrafamily transfer provisions of the County's Critical Area Program. In those provisions, only lots or parcels created prior to March 1, 1986 were eligible for subdivision of this type.

Based on my review of the original Critical Area maps, the parent parcel for the Cobrum Subdivision was 55 acres in size. Under the RCA density requirements, this parcel was limited to 2 dwelling units or lots. Through intrafamily transfer a parcel that is at least 12 acres but less than 60 acres may be subdivided into three lots. From the information I have gathered, it appears that the Cobrum subdivision currently has three buildable lots. A fourth lot is shown on a August 5, 2003 plat adjacent to Parcel 234 but is not designated as buildable. This lot may be what is now Parcel 233. Additionally, there were two Farmstead Lots intended for agricultural use.

The current proposal appears to convert Farmstead Lot 2 into a buildable lot and adjust the boundary lines of Parcel 233 which is also shown as buildable. These two lots would exceed the density allowed under both the RCA density limitations and the intrafamily transfer provisions. Therefore, the proposed subdivision appears to be inconsistent with the density provisions of the Critical Area Criteria and the County's Land Use Ordinance.

In order to determine exactly which lots are legally divided and whether or not growth allocation is required for the current proposal it is strongly recommended that Commission staff meet with County staff to analyze the subdivision history of the property.

Thank you again for the opportunity to provide comments. If you have any questions, please contact me at 410-260-3475.

Sincerely,

A handwritten signature in cursive script that reads "Kate Schmidt". The signature is written in black ink and is positioned below the word "Sincerely,".

Kate Schmidt
Natural Resource Planner

SM 354-07

Martin O'Malley
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July 16, 2007

Ms. Jeanine Harrington
St. Mary's County Government
Department of Land Use and Growth Management
P O Box 653
Leonardtown, Maryland 20650

Re: Part of Cobrum Minor Subdivision
MD Route 240 & Cobrum Wharf Road

Dear Ms. Harrington:

Thank you for submitting the above referenced site plan for review and comment. The applicant is proposing a 2-lot minor subdivision and boundary line adjustment for Parcel 233 and 297 on Tax Map 39 under the intrafamily transfer provisions of the St. Mary's Comprehensive Zoning Ordinance. The subject property totals 19.197 acres in size, of which 12.666 is within the Resource Conservation Area. The subdivision would adjust Parcel 233 to be 1.956 acres in size and entirely within the RCA and create Farmstead 2 to be 17.241 acres in size, of which 10.71 acres is in the RCA.

Based on the information provided I have the following comments:

1. It appears the Buffers shown need to be adjusted in a number of areas. The 100-foot Buffer applies to the edge of tidal waters, tidal wetlands and tributary streams. The Buffer shown for the tributary stream should be increased to 100-feet.
2. The 100-foot Buffer is also expanded in the presence of steep slopes, highly erodible soils, or hydric soils.

Thank you for the opportunity to provide comments. If you have any questions, please contact me at 410-260-3475.

Sincerely,

A handwritten signature in cursive script that reads "Kate Schmidt".

Kate Schmidt
Natural Resource Planner

SM 272-04

St. Mary's County Government
DEPARTMENT OF LAND USE
AND GROWTH MANAGEMENT

Denis D. Canavan, Director
Phillip J. Shire, Deputy Director



Board of County Commissioners
Francis Jack Russell, President
Kenneth R. Dement, Commissioner
Lawrence D. Jarboe, Commissioner
Thomas A. Mattingly, Sr., Commissioner
Daniel H. Raley, Commissioner

MEMORANDUM:

TO: The Applicant
FROM: Plans Review/Dept. of Land Use and Growth Management
SUBJ: TEC Items on Agenda

DATE: July 20, 2007

Pursuant to the provisions of the St. Mary's County Development Ordinances, the following comments are offered for consideration in review of:

Reviewed in accordance with Zoning Ordinance #02-01

Case File Number: MINOR SUBDIVISION #07-11000072
Name of Project: COBRUM SUBDIVISION AND BLAP

This submission was circulated for review on June 14, 2007.

Additions and corrections required or recommended by this Department are as follows:

A. Required by the St. Mary's County Zoning Ordinance (Citations to Ordinance provided):

1. Section 41.6.4 – In accordance with the Family Conveyance provisions for a parcel in the RCA overlay zone, this project appears to be un-approvable.
 - a. The parent parcel was a 55 acre piece of land with a history dating back to the mid 1950s.
 - b. On August 26, 1994, the parent parcel was divided by deed (liber 921, folio 082) into a 32.9 acre farmstead and the 21.7 acre agricultural parcel which is the subject of this plan. This deed division changed the parcel of record date to August 26, 1994.
 - c. At the time of the deed division, Farmstead Lot 1 had 2 principal structures in the Critical Area representing 40 acres of Critical Area density
 - d. In 2004, plat liber 56, folio 107 created lot 1 from Farmstead lot 1. Records indicate this subdivision was not a family conveyance subdivision and therefore required 20 acres of Critical Area density. Farmstead 500-1 contained a principal structure obligating another 20 acres of Critical Area density.
 - e. Since Critical Area density is calculated against the parent parcel, all available Critical Area density has been used.
2. Section 66.4 –The Addressing Technician comments – All required addresses will be assigned upon Final configuration approval.
3. Section 71.4.2 – All stream buffers in the Critical Area must be 100 feet adjusted for erodible and hydric soils.
4. Section 71.5.2.b – Non-tidal wetlands appear to extend landward to the convergence of the two streams. Please verify and redraw wetlands area and associated buffers.
5. Sections 71.6, 76.3 – Resource Protection and Floodplain Regulations:

- a. Subdivisions and site plans shall demonstrate compliance with the criteria of Section 71.6 to assure no development occurs in the regulated floodplains on newly created lots.
 - b. All regulated floodplains, or portions of regulated floodplains that pass through a lot or a project site shall have a floodplain easement. The floodplain easements shall be shown on the record plat and shall be designated as a "floodplain and storm drainage easement."
 - c. The following note shall be clearly shown: "No use shall be made nor shall any improvements be constructed in the floodplain and drainage easement without specific authorization from the St. Mary's County Department of Land Use and Growth Management."
 - d. The record plat shall be required to have the metes and bounds of the easements and boundary tie information.
6. Section 71.8.4. This Parcel appears to meet the criteria of potential Forest Interior Dwelling Species habitat. Please provide information from a qualified professional that FIDS are not present or assume that they are and include the following notes:
- a. Development activities including clearing, grading, and construction shall be minimized during the May – August breeding season.
 - b. 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).
 - c. 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.
 - d. Clearing and development activities should be clustered and creation of small clearings should be minimized.
 - e. Where forest must be cleared, the cleared forest should be allowed or encouraged to return to native vegetation in so much as possible.

B. Required by Regulations, Ordinances or Policies administered by this Office (Citations to Ordinances or Regulations provided):

1. Subdivision Ordinance #02-02 – The following information is required on the plan in accordance with the Minor Subdivision checklist:
 - a. Please add the LUGM Control Number above the Title Block on each sheet.
 - b. Please add a Legend of symbols used on this plan.
 - c. DAT records, plats, and deeds indicate the acreage of the property is different from that shown in General Note 2. Please verify acreage and correct as necessary.
 - d. Please delete General Notes 26, 28, and 29 as they are not required.
 - e. Critical Area Note 9 – Please delete the words "and Cultural Features."
 - f. Please delete Critical Area Note 10 as it is not a required Critical Area Note.
 - g. Please combine Critical Area Notes 14 and 15 as worded in the Minor Subdivision Checklist.
2. Section 30.5.4.b - For all minor subdivisions, obtaining all agency approvals shall constitute preliminary approval, which shall be valid for a period not to exceed 2 years. Unless the final plat is submitted within the required time period, these comments and/or approvals shall be void.
3. Section 30.9.1.d –If plans and plats are prepared and submitted in a digital format, the County shall also require submission of a digital file of the site plan or plat that is registered to NAD83 horizontal datum. All digital plat submissions shall be submitted prior to recordation of the Final Plat in accordance with this section and the requirements of the Maryland Real Property Article.
4. Section 30.11.5.d – Please provide a Road Maintenance Agreement signed by the property owners.

5. Section 30.13.1.c – Please show distance between driveways.

C. Additional Staff Comments/Recommendations:

1. Staff has no problem with the Boundary Line Adjustment portion of this plan, except for the comments above as they apply to adjusted parcel 233.
2. Staff's conclusion, as to unavailability of density in the Critical Area, is based on information provided and other available documentation. If the applicant can provide information to the satisfaction of the state Critical Area Commission and this department that additional density does in fact exist, staff is willing to reconsider this plan.
3. Development outside the Critical Area remains a viable option.

D. The next step in the review process for this project is:

Please address all above comments, provide the requested documentation, and submit 1 plan for re-review. If applicant wishes to proceed as discussed in paragraph C.3 above, submit a revised plan addressing all comments above. Staff will treat the plan as a continuation of this project.

Signed: _____


David L. Berry, Planner I

CC: Robert Donaldson
118 Tollgate Way
Falls Church, Md. 22046

Robert Trautman

1. You can check the status of your project and read future staff comments by going to the County website at www.co.saint-marys.md.us. Go to "EGOV" and click on "Plan Review Comments." Follow the directions for entering your Project Number. Your Project Number can be found in the "Case File Number" section above.

ST. MARY'S COUNTY GOVERNMENT
DEPARTMENT OF LAND USE
AND GROWTH MANAGEMENT



BOARD OF COUNTY COMMISSIONERS
Francis Jack Russell, President
Kenneth R. Dement, Commissioner
Lawrence D. Jarboe, Commissioner
Thomas A. Mattingly, Sr., Commissioner
Daniel H. Raley, Commissioner

Denis D. Canavan, Director

Phillip J. Shire, Deputy Director

MEMORANDUM:

TO: The Applicant
FROM: GIS Review/Dept. of Land Use and Growth Management
SUBJ: TEC Items on July 2007 Agenda

DATE: 7/13/07

Pursuant to the provisions of the St. Mary's County Development Ordinances, the following comments are offered for consideration in review of:

Reviewed in accordance with Zoning Ordinance # 02-01

Case File Number: 07-11000072
Name of Project: COBRUM SUBDIVISION AND BLAP

This submission was circulated for review on 6/8/07.

Additions and corrections required or recommended by this Department are as follows:

- A. **Required by the St. Mary's County Zoning Ordinance (Citations to Ordinance provided):** "If plans and plats are prepared and submitted in a digital format, the County shall also require submission of a digital file of the site plan or plat that is registered to NAD83 horizontal and NGVD 88 vertical datum. All digital plat submissions shall be submitted prior to recordation of the Final Plat in accordance with this section and the requirements of the Maryland Real Property Article."
- B. **Recommendations of this Department subject to acceptance by approving body:** IF PLAN WAS DONE DIGITALLY, PLEASE PROVIDE DIGITAL COPY OF PLAN REFERENCED TO MDSP COORDINATE SYSTEM IN .dwg, .dxf, or .dgn FORMAT. ONLY LAYER(S) NEEDED WITH DIGITAL COPY WOULD BE PROPERTY BOUNDARY LINES AND/OR EXISTING PLANIMETRICS IF APPLICABLE. OR PROVIDE AT LEAST 3 NORTHING AND EASTING CONTROL POINTS REGISTERED TO MDSP COORDINATES (NAD83 horiz. & NGVD88 vertical datum.)

Signed:


Calvin Strozier, GIS CAD

GENERAL NOTES

- 1. The property is shown on Tax Map 39, Blocks 3 & 9, Parcel 228, 233, 234 & 297
2. Total site area 47.095 Acres.
3. The property shown is zoned RPD (RCA overlay, part).
4. Building Restriction Lines shall be Front 25', Side 15', and Rear 20'. BRL's are mapped in accordance with the St. Mary's County Comprehensive Zoning Ordinance 02-02 Chapter 32.3.2 and Schedule 32.1 which shall be applied from the more restrictive of the lot lines or from sensitive areas mapped in accordance with Chapter 71.
5. These lots shall be served by individual wells and septic systems.
6. Deep wells shall be drilled to an approved confined aquifer.
7. This Health Department approval certifies that the above lots are in consonance with pertinent Health Department 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 lots include an area of at least 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 which may render the lots 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 contact the St. Mary's County Health Department, Office of Environmental Health.
8. Improvements of any nature, including, but not limited to the installation of other "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.
9. This subdivision is in compliance with the St. Mary's County Comprehensive Water and Sewer Plan.
10. 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.
11. No prior restrictions exist.
12. Areas established for resource protection on the site, in accordance with required protection levels, must remain in undisturbed open space and undeveloped.
13. The existing 12 & 20 foot Private Right-Of-Way for lanes as defined in the St. Mary's County 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 Standard at the individual lot owners expense.
14. CAUTION: "The existing 12 & 20 foot Private Right-Of-Way shown hereon does not necessarily provide vehicular access from this lot to a 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".
15. Farmstead 5000-1A is served by Cobrums Wharf Road. Parcel 57, Adjusted Parcel 228, Adjusted Parcel 234, Adjusted Parcel 233, and Lot 1 are served by the 20 foot Private Right-of-way shown hereon.
16. The above farmstead and lots shall be accessed by the existing 20 foot Private Right-Of-Way as shown on this plat. The above lots are to be served by an R-20 multiple driveway entrance as per the St. Mary's County Road Ordinance.
17. 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.
18. There are soils with structural limitations (Soil Survey of St. Mary's County).
19. There are no critical habitats (Forest Conservation Manual).
20. There are no historic sites present on these lots.
21. There are no cultural features on this site (USGS map).
22. Topographic information (St. Mary's County Department of Public Works).
23. Disturbance of slopes 25% (15% in critical area) is prohibited.
24. Non-tidal wetlands exist on this property (National Wetlands Inventory Map).
25. Floodplains exist on this property (FIRM map 24037C0161E).
26. Premise address is shown thus [circle].
27. No further subdivision shall be allowed.
28. Water and sewerage plan designation at this time is NPS.
29. 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.
30. Prior to the issuance of Building Permits for Lot 1 and Adjusted Parcel 233 shown hereon, stormwater management and overlot grading shall be provided in accordance with the Stormwater Management, Grading, Erosion and Sediment Control Ordinance.
31. Recording this plat will reduce an existing parcel of record (Parcel 297) by 0.956 acres and increase an existing parcel of record (Parcel 233) by 0.956 acres as shown on this plat and this adjustment will not result in additional building sites or increase in density or intensity beyond current land use as shown.
32. These lots are exempt from the Forest Conservation Regulations in accordance with Section 75.2.2j of the St. Mary's County Comprehensive Zoning Ordinance.
33. No use shall be made nor shall any improvements be constructed in the floodplain and drainage easement without specific authorization from the St. Mary's County Department of Land Use and Growth Management. The floodplain shall be all land contiguous to tidal water (Zone AE) and below the established Base Flood Elevation of 5.00 feet.

OWNER'S CERTIFICATE

We, the undersigned owners of the properties hereon and described in the Surveyor's Certificate affixed hereto, hereby adopt this Minor Subdivision and Boundary Line Adjustment Plat of Survey upon its approval by all required agencies. There are no suits or actions at law, leases, liens, mortgages or deeds of trusts affecting this Minor Subdivision and Boundary Line Adjustment Plat of Survey 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 my knowledge, information and belief. We hereby grant unto the St. Mary's County Metropolitan Commission, its successors and assigns, a right of ingress 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 ever be installed.

Date Robert E. Donaldson
Date William D. McCarthy
Date Donna R. McCarthy
Date Michael B. Scott

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:
a. Development activities including clearing, grading, and construction shall be minimized during the May - August breeding season.
b. 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).
c. 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.
d. Clearing and development activities should be clustered and creation of 'small clearings' should be minimized.
e. Where forest must be cleared, the cleared forest should be allowed or encouraged to return to native vegetation in so much as possible.

STORMWATER MANAGEMENT NOTES

- 1. Prior to issuance of a building permit for Lot 1 and Adjusted Parcel 233 shown hereon, grading and stormwater management for the private driveway and/or private road shall be provided in accordance with the Stormwater Management, Grading, Erosion and Sediment Control Ordinance. The above SWM is to be approved through the St. Mary's County Department of Public Works prior to issuance of any building permits for this lots.
2. There shall be an easement along all side and rear lot lines of 10 feet and additionally any area along the road frontage of each lot a minimum of 15 feet for the use of the Owner/Developer, its successors and assigns. The above easements are to be used for slope, grading, stormwater management, sediment and erosion control for the private road. The above easements are designated for the future grading and stormwater management design of the private drive and further are the responsibility of the Owner/Developer of Farmstead 2 & Adjusted Parcel 233.
3. Rights-of-Ways and easements of adequate size and dimension are provided for the purpose of constructing the street, utility, drainage and stormwater management facilities needed to serve the development.

CRITICAL AREA NOTES (Water Front Lots)

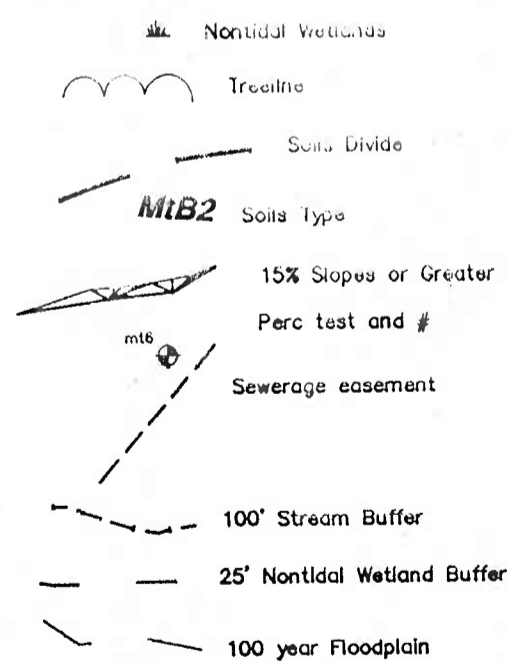
- 1. Approximately 33,306 acres of this site lie within Maryland's Critical Area. Any and all development activities proposed within this area are subject to Critical Area regulations and will not be permitted until all appropriate local, state and federal agencies have conducted a thorough environmental review and have approved the development plan.
2. The Critical Area Buffer must remain in natural vegetation and may not be disturbed except as provided under Chapter 71, Section 8 (Habitat Protection Standards) of the St. Mary's County Comprehensive Zoning Ordinance (02-01, as Amended).
3. No development is permitted in wetlands without approval from appropriate local State and Federal agencies. This site has not been field evaluated for tidal or non-tidal wetlands.
4. All existing forest shown hereon shall remain undisturbed except as permitted under the provisions of Chapter 72 (Forest and Woodland Resources in the Critical Area) of the St. Mary's County Comprehensive Zoning Ordinance. Any and all afforested or reforested areas created under the provisions of the St. Mary's County Critical Area Ordinance and designated on this plat shall be preserved from future disturbance.
5. This Subdivision has been prepared in accordance with deeds and plats of record and the recording thereof does not assure title to any portion or portions of said property which may lie beyond the natural mean high water mark or tidal wetlands. In accordance with the state Critical Area laws of density rights, and furthermore, a 100 foot buffer as shown shall be maintained from said mean high water or adjacent tidal wetlands since the riparian rights to the same are subject to the regulatory powers of the State and Federal Governments.
6. Existing impervious surfaces within the 100' Critical Area Buffer 3,014sf
7. Slopes greater than 15% 5,050 sf
8. Existing trees/tree line 10,57 ac
9. Existing impervious surfaces 51,824 sf
10. Areas of vegetative clearing 0 trees
11. Proposed soil disturbance 0 sf
12. Proposed impervious surface 0 sf
13. Required reforestation or afforestation 0 trees

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 Minor Subdivision and a Boundary Line Adjustment Plat of Survey of all of the property conveyed unto Robert Donaldson, from William S. Donaldson, Jr. and Mary Ellen Donaldson, his wife, by deed dated April 20, 1974 and all of the property conveyed unto Robert E. Donaldson, from William S. Donaldson, III and Robert E. Donaldson, by deed dated August 26, 1994 and recorded respectively among the Land Records of St. Mary's County, Maryland in Liber DBK 209 at Folio 128 and EWA 921 at Folio 80, and is a Boundary Line Adjustment Plat for all of that property conveyed unto William D. McCarthy, Sr. and Donna R. McCarthy, his wife, from Chapel Point Development Corporation Inc. by deed dated June 26, 2007 and recorded in Liber JWW 3036 at Folio 499, among the aforesaid land records, and all of that property conveyed unto Robert E. Donaldson from William S. Donaldson, III, by deed dated August 26, 1994 and recorded in Liber EWA 921 at Folio 86, among the aforesaid land records, and, all of that property conveyed unto Michael B. Scott from Cobrum LLC, by deed dated June 30, 2006 and recorded in Liber EWA 2814 at Folio 111 among the aforesaid land records of St. Mary's County, Maryland.

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.

LEGEND



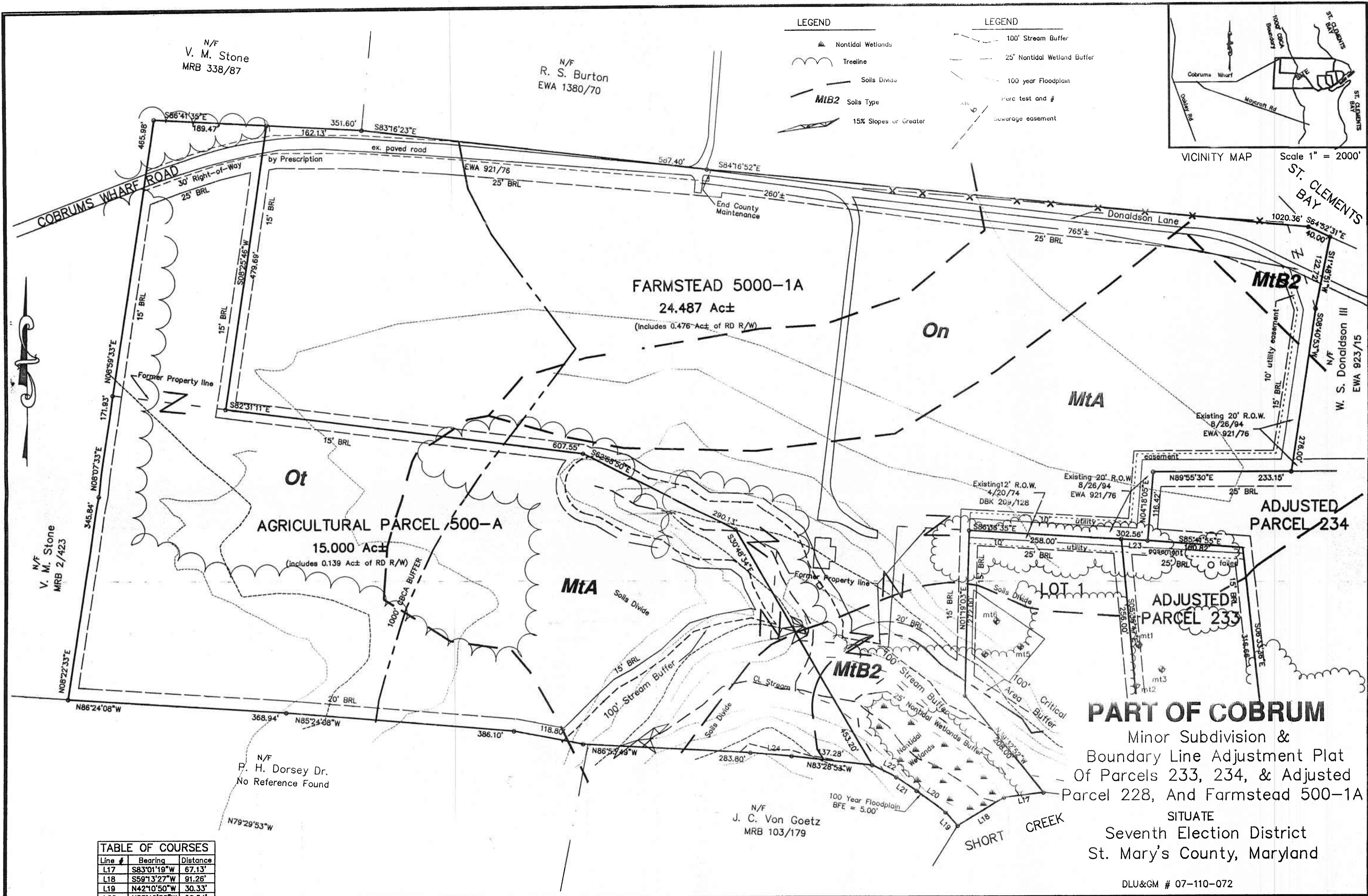
Date Robert E. Trautman Professional Land Surveyor # 10586

PART OF COBRUM
Minor Subdivision &
Boundary Line Adjustment Plat
Of Parcels 233, 234, & Adjusted
Parcel 228, And Farmstead 500-1A
SITUATE
Seventh Election District
St. Mary's County, Maryland

JAN 14 2008

DLU&GM # 07-110-072

Table with columns: DEPARTMENT OF LAND USE AND GROWTH MANAGEMENT, ST. MARY'S COUNTY HEALTH DEPARTMENT, Date, REVISIONS, Seal, Scale: As Shown, Date: 12-14-07, ROBERT E. TRAUTMAN Professional Land Surveyor, 45248 Abell Drive, California, Maryland 20619, (301) 862-1457, Drawn By: SDS, Job No. 203-018, Checked By: RET, Sheet No: 1 of 3

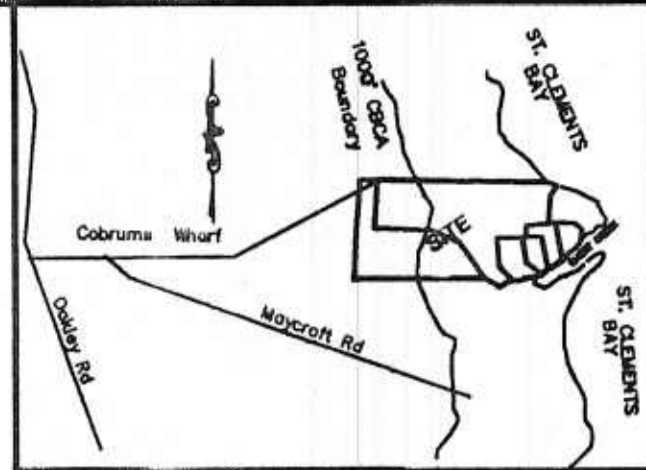


LEGEND

- Nontidal Wetlands
- Treeline
- Soils Divide
- MtB2 Soils Type
- 15% Slopes or Greater

LEGEND

- 100' Stream Buffer
- 25' Nontidal Wetland Buffer
- 100 year Floodplain
- Marc test and #
- Easement



VICINITY MAP Scale 1" = 2000'

TABLE OF COURSES

Line #	Bearing	Distance
L17	S83°01'19"W	67.13'
L18	S59°13'27"W	91.26'
L19	N42°10'50"W	30.33'
L20	N53°46'58"W	60.54'
L21	N56°36'42"W	41.40'
L22	N64°05'43"W	45.30'
L23	S86°36'35"E	44.56'
L24	N84°52'27"W	69.96'

DEPARTMENT OF LAND USE AND GROWTH MANAGEMENT	ST. MARY'S COUNTY HEALTH DEPARTMENT	Date	REVISIONS	Seal
DIRECTOR	SANITARIAN	DATE		
P.C. CHAIRMAN	ENVIRONMENTAL HEALTH DIRECTOR	DATE		

Scale: 1' = 100' Date: 12-14-07

ROBERT E. TRAUTMAN
 Professional Land Surveyor
 45248 Abell Drive
 California, Maryland 20619
 (301) 862-1457

Drawn By: SDS Checked By: RET

Job No. 203-018 Sheet No: 2 of 3

PART OF COBRUM

Minor Subdivision &
 Boundary Line Adjustment Plat
 Of Parcels 233, 234, & Adjusted
 Parcel 228, And Farmstead 500-1A
 SITUATE
 Seventh Election District
 St. Mary's County, Maryland

DLU&GM # 07-110-072

FARMSTEAD 5000-1A

Existing 20' R.O.W.
8/26/94
EWA 921/76

Existing 12' R.O.W.
4/20/74
DBK 209/128

Existing 20' R.O.W.
8/26/94
EWA 921/76

N/F
W. S. Donaldson III
EWA 923/15

ADJUSTED
PARCEL 234
2.001 Ac±

ADJUSTED
PARCEL 228
1.479 Ac±

LOT 1
2.721 Ac±

ADJUSTED
PARCEL 233
1.518 Ac±

TABLE OF COURSES

Line #	Bearing	Distance
L1	N89°55'30"E	3.00'
L2	S23°23'46"W	36.28'
L3	S02°19'29"E	6.87'
L4	S63°11'44"W	68.68'
L5	S55°47'02"W	20.14'
L6	S41°59'07"W	43.66'
L7	S54°14'08"W	40.59'
L8	N54°14'08"E	3.46'
L9	S73°37'31"W	37.50'
L10	S73°37'31"W	3.00'
L11	S54°27'05"W	79.00'
L12	S54°26'49"W	10.76'
L13	S83°37'01"W	47.66'
L14	S83°25'00"W	84.90'
L15	S76°33'21"W	111.54'
L16	N83°41'22"W	56.64'
L23	S86°36'35"E	44.56'

LEGEND

- Nontidal Wetlands
- Treeline
- Soils Divide
- MtB2 Soils Type
- 15% Slopes or Greater Perc test and #
- Sewerage easement
- 100' Stream Buffer
- 25' Nontidal Wetland Buffer
- 100 year Floodplain

PART OF COBRUM
Minor Subdivision &
Boundary Line Adjustment Plat
Of Parcels 233, 234, & Adjusted
Parcel 228, And Farmstead 500-1A
SITUATE
Seventh Election District
St. Mary's County, Maryland

DLU&GM # 07-110-072

DEPARTMENT OF LAND USE AND GROWTH MANAGEMENT		ST. MARY'S COUNTY HEALTH DEPARTMENT		Date	REVISIONS	Seal	Scale: 1' = 50'	Date: 12-14-07
DIRECTOR	DATE	SANITARIAN	DATE				ROBERT E. TRAUTMAN Professional Land Surveyor 45248 Abell Drive California, Maryland 20619 (301) 862-1457	
P.C. CHAIRMAN	DATE	ENVIRONMENTAL HEALTH DIRECTOR	DATE					