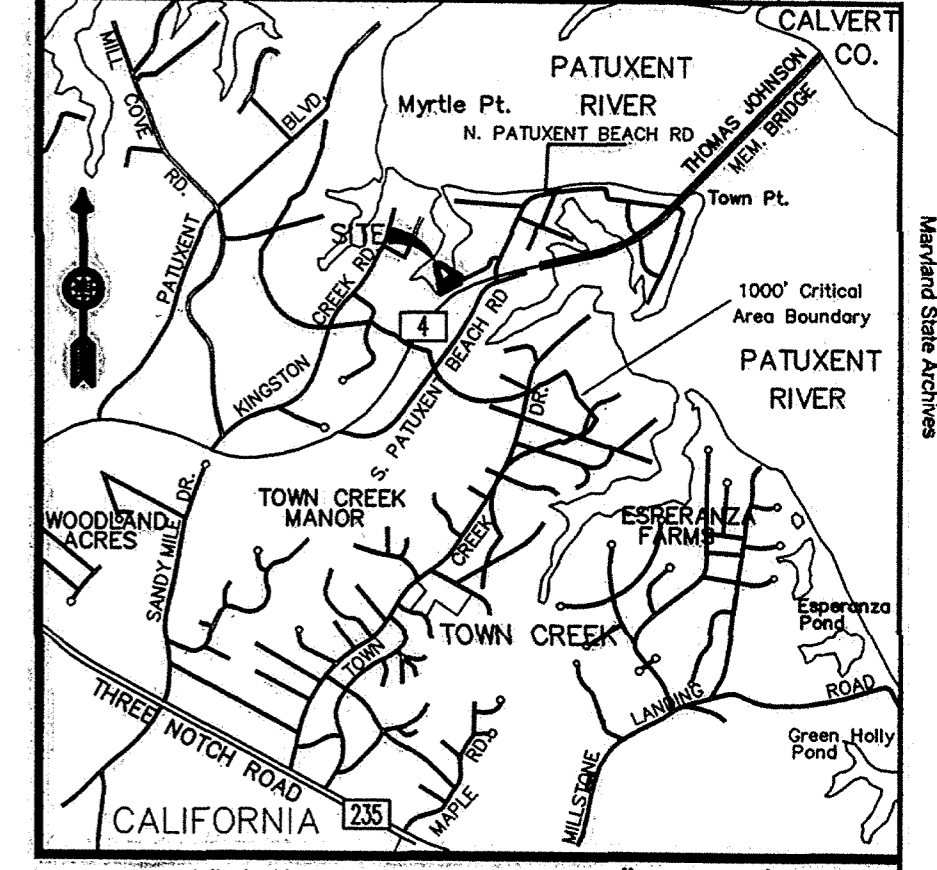


General Notes

1. This site is located on Tax Map 35, Grid 7, Parcel 25.
2. The SITE AREA = 3.797 Acres±.
3. Present zoning: RL/LDA overlay.
4. Adjoining properties are Zoned RL/LDA, unless otherwise shown herein.
5. Building Restriction Lines (B.R.L.'s) and Minimum Yard Requirements are established as per the St. Mary's County Zoning Ordinance as follows: 25' Front, additionally, 50 foot along MD. Route 4 10' Side and 20' Rear. B.R.L.'s may be superceded by limits of Resource protection areas (identified in accordance with Chapter 71.00 of the Zoning Ordinance) as shown and labeled on this subdivision plat.
6. There are no prior restrictions affecting this site, subject to title search.
7. "Recording of this Boundary Line Adjustment Plat will expand/reduce existing parcels of record by Adjusted Parcel 25 - Tract 1, by 0.141 Acres and Adjusted Parcel 25 - Tract 2 by 0.845 Acres and will not result in any additional building sites or increase in density or intensity beyond current land use.
8. This plat was prepared without the benefit of a Title Report which may reveal additional conveyances, easements, right-of-way or building restriction lines not shown.
9. Boundary as shown taken from deeds and plats of record and does not represent a boundary survey by this firm.
10. Subject to all covenants and restrictions, rights-of-way, easements and other conditions contained in Deeds and Instruments forming the chain of Title to the above described property.
11. Existing structures are Non-conforming in accordance with Chapter 52.4 of the St. Mary's County Zoning Ordinance.
12. Premise addresses are shown as thus: XXXXX
13. Subject Property does appear to be in the 100 year Flood Boundary as delineated on the Flood Hazard Boundary Maps for St. Mary's County, Maryland, and distributed by the Federal Emergency Management Agency, per F.I.R.M. Community Panel #24.037C0203E.
14. The Maryland Grid coordinates shown hereon are for the exclusive use of the St. Mary's County Department of Land Use and Growth Management and are to be used as an aid in placement of the property shown hereon on the St. Mary's County Tax Maps.

Critical Area Notes

1. Approximately 3.787 Acres of this site lie within Maryland's Critical Area. Any and all 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 Tidal or Non-tidal Wetlands or their associated buffers without approval from the 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. Locations of natural heritage areas, habitats of threatened or endangered species, and habitats of significant plants or wildlife are identified on this plat in accordance with Section 71.8 of the St. Mary's County Comprehensive Zoning Ordinance.
6. Existing impervious surface within 100' Critical Area Buffer: 727 Sq. Ft.
7. Existing area of impervious surface outside Expanded Buffer: 0.00 Sq. Ft.
8. Areas with slopes of 15 percent (15%) or greater: 0.00 Sq. Ft.
9. Existing trees or forested area: Adjusted Parcel 25 - Tract 1: 48,090 Sq. Ft. Adjusted Parcel 25 - Tract 2: 43,992 Sq. Ft.
10. Proposed areas of vegetation clearing: 0.00 Sq. Ft.
11. Proposed areas of soil disturbance: 0.00 Sq. Ft.
12. Proposed areas of impervious surface: 0.00 Sq. Ft.
13. Required areas of reforestation or afforestation is: 0.00 Sq. Ft.



Vicinity Map - Scale: 1"=4,000'

Owner's Certificate

I, Kathy Kennedy, Personal Representative of the Estate of Dorothy A. Jenkins, owner of the property shown hereon and as described in the Surveyors Certificate affixed hereto, hereby adopt this boundary line adjustment plan upon its approval by all required agencies. There are no pending suits or actions at law, leases, liens, mortgages or deeds of trust affecting this boundary line adjustment except as noted or shown hereon (see Mortgage Reference, if applicable). All parties in interest thereto have indicated their assent to this plan of boundary line adjustment. I further establish the minimum building restriction lines as required by the St. Mary's County Zoning Ordinance and dedicate the streets, walkways, easements, rights-of-way and other improvements, where applicable, to public use. I 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 water line, and/or sewer line easement (along all lot lines), as well as others that may be shown herein, for construction, installation, maintenance, repair, inspection, and operation of any public water and sewer facilities, should such facilities ever be installed. The requirements of Section 3-108 of the ANNOTATED CODE OF MARYLAND (Real Property Article) as far as it concerns the making of the plat and setting of the markers required therein have been or will be complied with to the best of our knowledge, information and belief.

Kathy Kennedy
Kathy Kennedy Date 11/5/10

Surveyor's Certificate

I hereby certify, to the best of my knowledge, information and belief, that the plat shown hereon is correct and conforms to the specifications; that this is a Boundary Line Adjustment Plat of part of the lands conveyed unto Lenwood L. and Dorothy A. Jenkins, his wife from Royal J. and Louise J. Byrum, his wife deed dated May 11, 1957 as recorded among the Land Records of St. Mary's County, Maryland in Liber CBG 69, Folio 29, and part of the lands conveyed unto Lenwood L. and Dorothy A. Jenkins, his wife from Felix James Gates and Elinor Mercena Gates, his wife by deed dated October 22, 1963 as recorded among the Land Records of St. Mary's County, Maryland in Liber CBG 110, Folio 207. The requirements of Section 3-108 of the ANNOTATED CODE OF MARYLAND (Real Property Article) as far as it concerns the making of the plat and setting of the markers required therein have been or will be complied with to the best of my knowledge, information and belief. This plat was prepared without the benefit of a title report which could reveal additional conveyances, easements, rights-of-way and building restriction lines not shown hereon.

Jerry D. Nokleby
Jerry D. Nokleby, Property Line Surveyor Maryland Certificate No. 472 Date 7-19-2010

LINE	LENGTH	BEARING
L1	31.33	S00°49'14"W
L2	36.74	S10°08'59"W
L3	27.11	S12°32'23"E
L4	26.33	S23°43'18"E
L5	22.61	S37°51'09"E
L6	19.20	S25°24'29"E
L7	18.71	S08°08'14"E
L8	29.16	S03°28'17"E
L9	27.87	S09°06'31"W
L10	80.26	S10°59'25"E
L11	32.36	S12°05'16"E
L12	37.13	S40°31'42"E
L13	15.48	S51°11'44"E
L14	53.24	S14°03'30"E
L15	15.89	S02°07'23"W
L16	31.62	S05°52'30"E
L17	19.14	S10°37'45"E
L18	24.24	S28°17'25"E
L19	25.82	N08°29'17"W
L20	35.34	N16°56'31"W
L21	13.13	N15°36'22"E
L22	18.24	N52°13'52"E
L23	21.72	N67°47'07"E
L24	17.79	N55°48'30"W
L25	58.12	N74°08'52"W
L26	62.89	N68°06'58"W
L27	74.46	S58°20'43"E
L28	39.08	S49°17'29"E
L29	37.33	S48°46'29"E
L30	23.14	N58°36'50"E
L31	8.51	N16°09'06"W

Legend
 Property Lines
 Building Restriction Lines
 Woodline
 Various Trees
 Various Bushes
 Soils Type for entire site: EwE2

CURVE	ARC LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE
C1	452.00	2619.48	09°53'12"	S57°30'19"W	451.44

Department of Land Use and Growth Management
8-6-10

Date: _____
Director: _____
P.C. Chairman: _____

No.	Date	Description	By
1.	7/8/2010	Revisions per LUGM	Ella
REVISION			

NOKLEBY SURVEYING INCORPORATED

46925-B Shangri-La Drive, S.
Lexington Park, Maryland 20653
Phone: (301) 862-3135 * FAX: (301) 862-4360

Boundary Line Adjustment Plat
Adjusted Parcel 25
TRACTS 1 and 2
Tax Map 35 - Grid 7
Patuxent Beach Road
Eighth Election District - St. Mary's County, Maryland

Contract #: 35-7-25 Drawing: 35025blap Ckd by: DEE Dwn. by: Ella
Date: 6/7/2010 Scale: 1" = 50' Page 1 of 1

MSA SSu 1252 9477
P180091