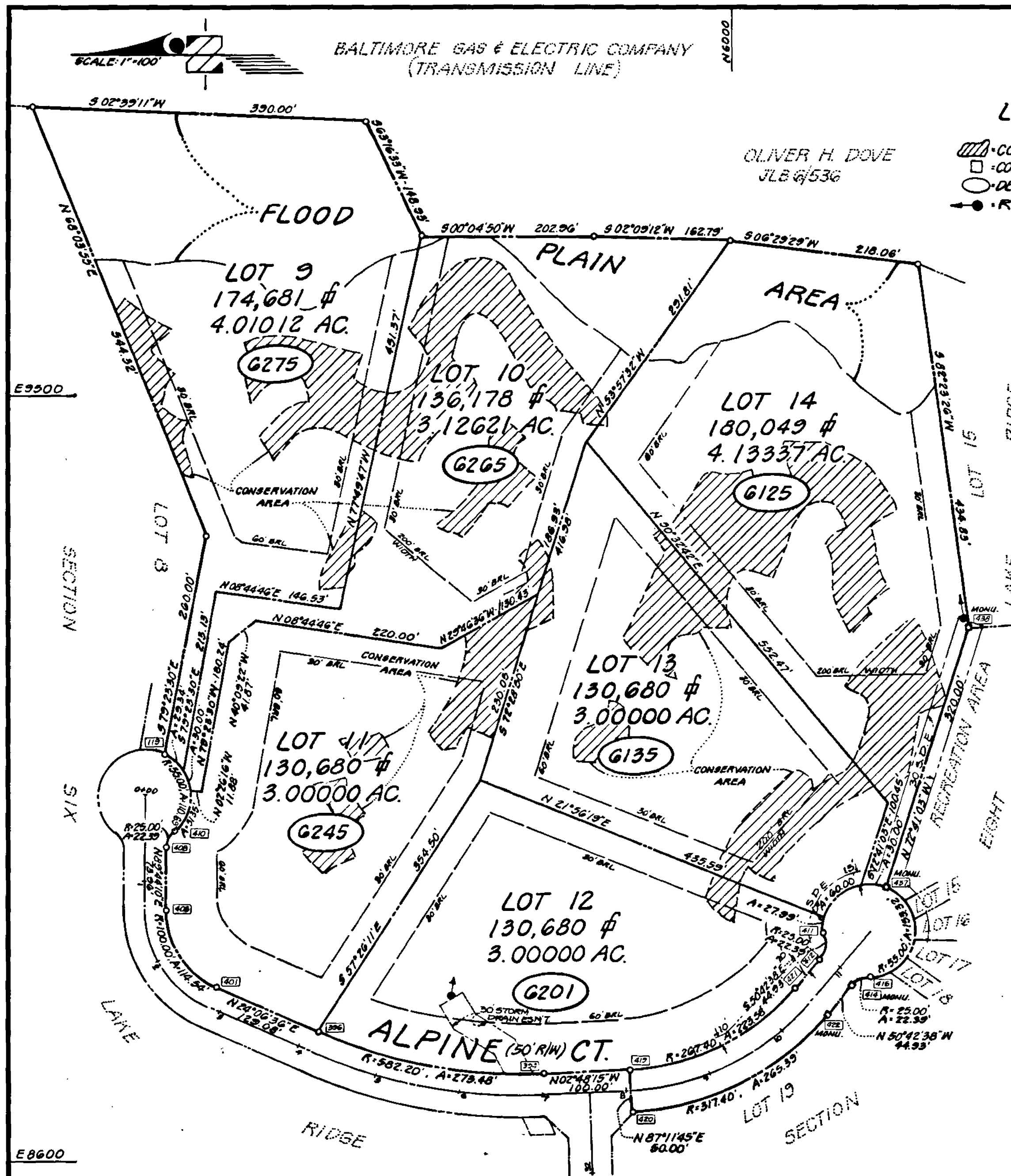
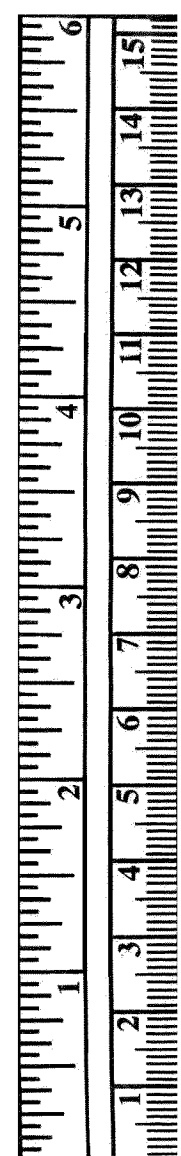




COORDINATES					
NO.	NORTH	EAST	NO.	NORTH	EAST
119	6666.1075	5078.5394	412	5838.8946	8837.4973
394	6221.1033	8700.0780	418	5860.1968	8805.8354
396	6487.4065	8750.1699	416	5840.5829	8815.0030
401	6605.2219	8802.8961	419	6121.2231	8704.9700
403	6664.3718	8893.7113	420	6118.7769	8655.0293
408	6664.7125	8907.6659	421	6027.3462	8802.7232
410	6655.4274	8987.2240	422	5888.6484	8771.0613
411	5893.7924	8858.5382	437	5820.3931	8921.3865
			438	5725.1490	9226.8837

CURVE DATA					
FROM-TO	RADIUS	DELTA	ARC	TAN	CHD
394-396	582.20	26°54'51"	273.48	139.31	270.97
401-403	100.00	65°37'33"	114.54	64.48	108.38
408-410	25.00	51°19'05"	22.39	12.01	21.65
410-411	55.00	115°18'21"	110.69	86.84	92.93
419-421	267.40	47°54'23"	223.98	118.79	217.13
412-411	25.00	51°19'05"	22.39	12.01	21.65
411-416	55.00	28°38'08"	271.31	141.01	257.73
437-416	53.00	159°43'21"	153.32	307.56	188.28
416-414	25.00	51°19'05"	22.39	12.01	21.65
422-420	317.40	47°54'23"	265.39	141.01	257.73

LEGEND

- CONSERVATION AREAS
- CONCRETE MONUMENT SET
- DESIGNATED HOUSE NO.
- RIGHT TO DISCHARGE

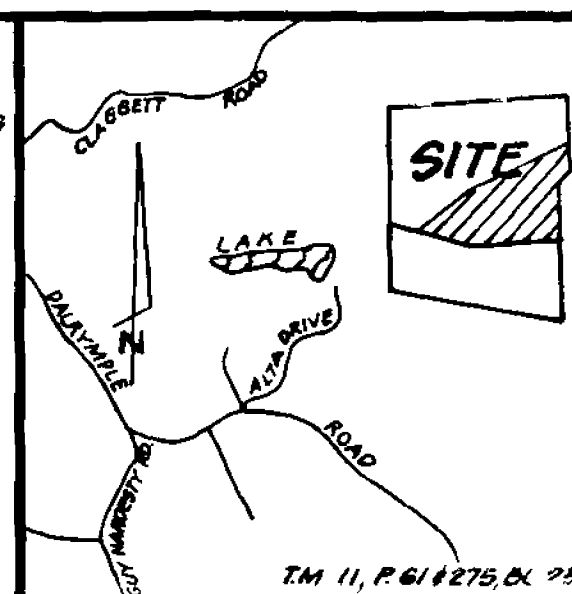
GENERAL NOTES

- A PERPETUAL EASEMENT IS PROVIDED FOR THE WIDENING, FUTURE WIDENING AND/OR CONSTRUCTION AND MAINTENANCE OF THE AREAS ADJACENT TO THE RIGHT-OF-WAY LINES OF THE PUBLIC ROADWAYS (INCLUDING SUBDIVISION STREETS) SHOWN HEREON IN ACCORDANCE WITH THE RD-5 AND RD-4 TYPICAL ROAD SECTIONS PER THE CALVERT COUNTY ROAD ORDINANCE AND SPECIFICATIONS AND DESIGN STANDARDS AS CURRENTLY AMENDED AND IN EFFECT AT THE TIME OF APPROVAL FOR RECORDATION OF THIS PLAT. THIS EASEMENT SHALL INCLUDE ALL STORM DRAINAGE STRUCTURES AND APPURTENANCES, EXCAVATION AND CONSTRUCTION OF DRIVEWAY ENTRANCES AND APPROACH ROADS, STREET INTERSECTIONS, GUTTERS, SWALES, DITCHES, BERM DITCHES, FLUMES AND ANY CONSTRUCTION APPLICABLE TO SAID WIDENING.
- METAL PIPES AND CONCRETE MONUMENTS MARKED "AD SUR AB" HAVE BEEN SET AT ALL CORNERS OUTSIDE CONSTRUCTION AREAS. CORNERS WITHIN CONSTRUCTION AREAS WILL BE SET PRIOR TO RELEASE OF THE GRADING BOND AND CERTIFIED BY A REGISTERED LAND SURVEYOR TO THE PLANNING DIRECTOR OF CALVERT COUNTY, MARYLAND IN ACCORDANCE WITH ARTICLE 82 OF THE CALVERT COUNTY SUBDIVISION REGULATIONS BEFORE TRANSFER AND ISSUANCE OF BUILDING PERMITS IN ACCORDANCE WITH ARTICLE 42 OF SAID REGULATIONS.
- THE RECREATION AREA SHOWN ON PLAT EIGHT OF "LAKE RIDGE" IS DEDICATED TO, AND FOR THE USE OF THE OWNERS OF ALL LOTS WITHIN THIS SUBDIVISION.
- A TEMPORARY EASEMENT IS PROVIDED FOR STORM DRAIN CONSTRUCTION AND GRADING OF AT LEAST A 2 TO 1 SLOPE FROM FINISHED GRADE OF THE PROPOSED DRIVEWAYS TO LOTS 9, 10 & 14. THE FOLLOWING LOTS ARE SUBJECT TO SAID EASEMENT: 8, 9, 10, 11, 13 & REG. AREA. AFTER THE DRIVE TO EACH LOT IS COMPLETED, SAID EASEMENT SHALL BE TERMINATED.
- STORM DRAIN EASEMENTS ARE PROVIDED FOR THE CONSTRUCTION AND MAINTENANCE OF DRAINAGE STRUCTURES.
- ACCESS TO ALL LOTS IS TO BE RESTRICTED TO THE PROPOSED SUBDIVISION STREETS.
- TOTAL PLATTED AREA: 20.83202 ACRES. LOT AREA: 20.26970 AC; STREET AREA: 0.56232 AC.
- STORMWATER MANAGEMENT MAINTAINED PER SECTION 8.4(e) CALVERT COUNTY STORMWATER MANAGEMENT ORDINANCE.
- CONSERVATION AREAS - EXISTING GROUND AT 25% OR GREATER SLOPES. THERE WILL BE NO CONSTRUCTION WITHIN THESE AREAS WITHOUT PRIOR WRITTEN APPROVAL FROM THE PLANNING COMMISSION AND REVIEW BY THE APPROPRIATE COUNTY AGENCIES.
- FLOOD PLAIN AREA: USES RESTRICTED TO THOSE PERMITTED IN THE FLOOD PLAIN DISTRICT. NO RESIDENTIAL CONSTRUCTION WILL BE PERMITTED IN THIS AREA.

HEALTH CERTIFICATE

THIS SUBDIVISION SATISFIES THE REQUIREMENTS OF STATE DEPARTMENT OF HEALTH AND MENTAL HYGIENE REGULATION 10.17.08 ALLOWING FOR INDIVIDUAL WATER SYSTEMS AND INDIVIDUAL SEWERAGE SYSTEMS IN THE SUBDIVISION OF LAND SERVING SINGLE FAMILY DWELLINGS ONLY, AND IT IS IN CONFORMANCE WITH THE CURRENT COUNTY WATER AND SEWERAGE PLAN FOR WATER PLANNING CATEGORY W7 AND SEWERAGE PLANNING CATEGORY S7.

DATE 11/10/85
CALVERT COUNTY HEALTH OFFICER



VICINITY MAP

SCALE: 1"=2000' E 2600



SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE PLAN SHOWN HEREON IS CORRECT, THAT IT IS A SUBDIVISION OF PART OF THE LAND CONVEYED BY CHRIS G. CONSTANTINE, AND WALES EDWIN BLAIR (FORMERLY WALES EDWIN BLOOD, JR.) TO EDWARD B. HOWLIN, JR., BY DEED DATED MARCH 22, 1985, AND RECORDED IN LIBER 885, FOLIO 520, CALVERT COUNTY, AND PART OF THE LAND CONVEYED BY WALES EDWIN BLAIR (FORMERLY WALES EDWIN BLOOD, JR.) AND CHRIS G. CONSTANTINE TO EDWARD B. HOWLIN, JR., BY DEED DATED MARCH 22, 1985, AND RECORDED IN LIBER 885, FOLIO 523, CALVERT COUNTY.

PERMANENT MONUMENTS AND METAL PIPES HAVE BEEN SET, EXCEPT AS NOTED (SEE NOTE 2) AS REQUIRED BY ARTICLE VIII, CALVERT COUNTY SUBDIVISION REGULATIONS AND SECTION 8-108, REAL PROPERTY VOLUME OF THE ANNOTATED CODE OF MARYLAND 1974 EDITION AS CURRENTLY AMENDED.

11/10/85
DATE FRANCIS B. COLLINSON, MD. #10104
REGISTERED LAND SURVEYOR

OWNERS' CERTIFICATE

THE UNDERSIGNED OWNERS AND ALL PARTIES HAVING PROPRIETARY INTEREST IN THIS PROPERTY HEREBY ADOPT THIS PLAN OF SUBDIVISION, ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES, AND DEDICATE THE STREETS, ALLEYS, WALKS, AND OTHER AREAS AS SPECIFIED. THE STREETS, ROADS, OPEN SPACES, AND PUBLIC SITES SHOWN HEREON, AND THE MENTION THEREOF IN DEEDS, ARE FOR THE PURPOSE OF DESCRIPTION ONLY, AND RECORDING OF THE FINAL PLAT SHALL NOT BE DEEMED TO CONSTITUTE OR EFFECT AN ACCEPTANCE BY THE COUNTY COMMISSIONERS. ACCEPTANCE BY THE COUNTY MAY BE ACCOMPLISHED BY A SUBSEQUENT APPROPRIATE ACT.

A UTILITY EASEMENT IS ESTABLISHED 10 (TEN FEET) IN WIDTH DURING ON ALL RIGHTS-OF-WAY FOR THE INSTALLATION AND MAINTENANCE OF PUBLIC UTILITIES. ALL UTILITIES INCLUDING GAS, ELECTRIC, AND COMMUNICATION SHALL BE INSTALLED UNDERGROUND IN ACCORDANCE WITH PUBLIC SERVICE COMMISSION ORDER NO. 60916. THE TELEPHONE COMPANY MAY REQUIRE A PRECONSTRUCTION REFUNDABLE DEPOSIT IN ACCORDANCE WITH PARAGRAPH 7 OF THAT ORDER.

11/12/85
DATE
WITNESS
EDWARD B. HOWLIN, JR.
ONE OF THE PLAT
RECEIVED AT THE CLERK'S OFFICE
OF THE CLERK OF THE COURT
FOR THE COUNTY OF CALVERT

SECTION SEVEN LAKE RIDGE

THIRD DISTRICT

CALVERT COUNTY, MARYLAND
OCTOBER 1985

SCALE: 1"=100'

ADVANCED SURVEYS, INC.
5443 SOUTHERN MARYLAND BOULEVARD
WAYSON'S CORNER, LOTHIAN, MARYLAND 20711
741-9530 257-2277