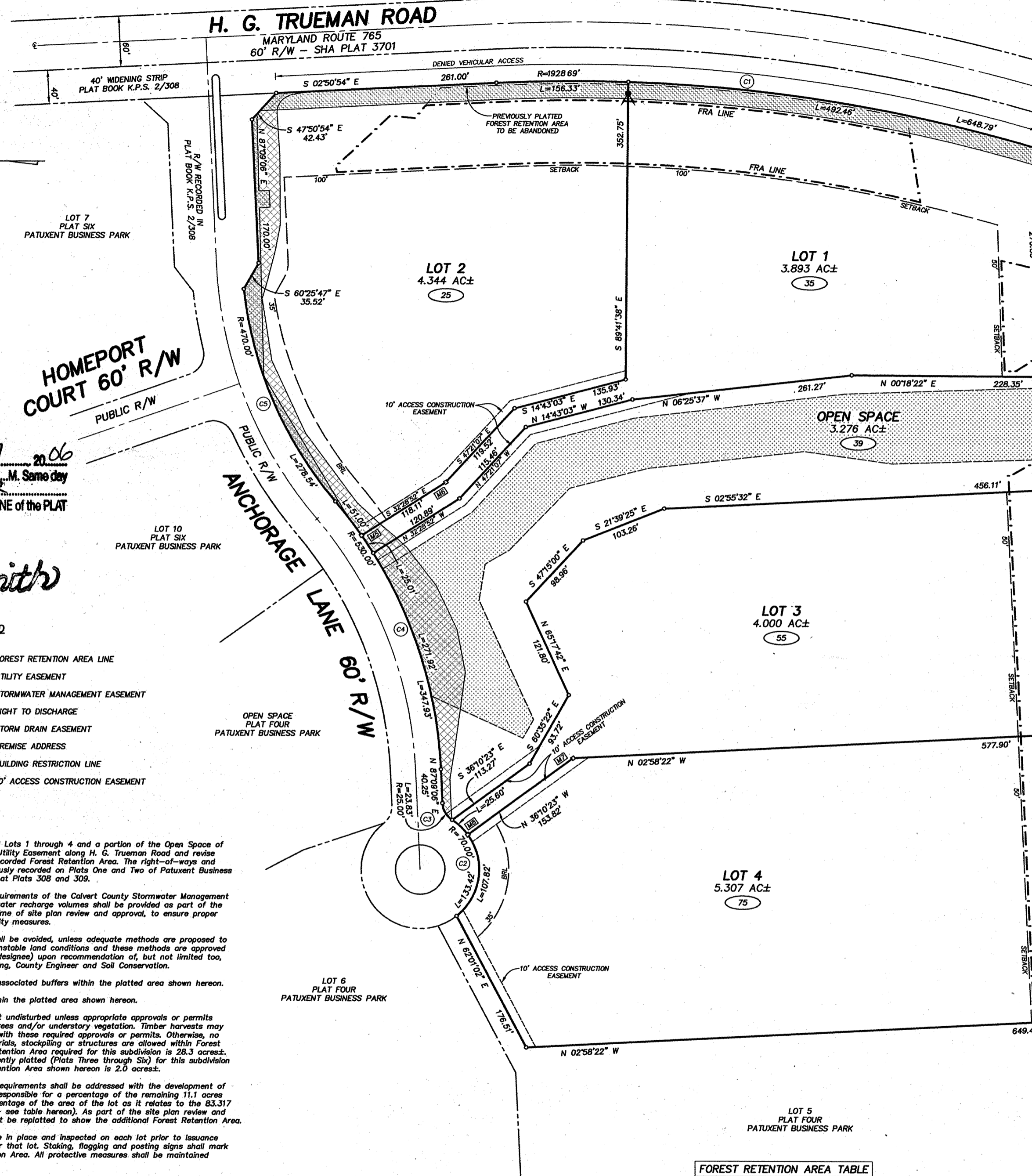
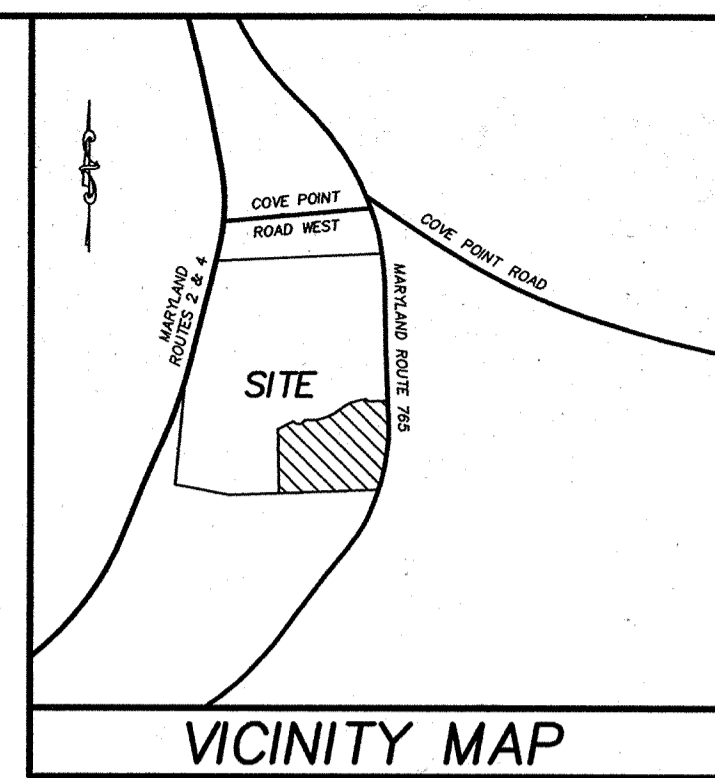


Maryland State Archives

5/16/2006 10:01:32 AM

CURVE	LENGTH	RADIUS	DELTA	TANGENT	BEARING	CHORD
C1	648.79'	1928.69'	19°16'25"	327.49'	S 06°47'19" W	645.74'
C2	133.42'	70.00'	109°12'08"	98.50'	N 87°07'46" E	114.12'
C3	23.83'	25.00'	94°37'24"	12.91'	N 59°50'24" E	22.94'
C4	347.93'	530.00'	37°38'46"	180.49'	N 68°20'43" E	341.71'
C5	278.54'	470.00'	33°57'18"	143.49'	N 66°50'59" E	274.48'

COORDINATES	
NO.	EAST
M5	10968.4824
M6	10788.8481
M7	10617.2583
M8	10741.4225



Received for Record
 at 10:00 o'clock
 recorded in Liber K.P.S. No. 2/308
 Folio 499
 & EXAMINED
 ONE of the PLAT RECORDS of CALVERT CO.

Eathy P. Smith

LEGEND

- FOREST RETENTION AREA LINE
- UTILITY EASEMENT
- STORMWATER MANAGEMENT EASEMENT
- RIGHT TO DISCHARGE
- STORM DRAIN EASEMENT
- PREMISE ADDRESS
- BUILDING RESTRICTION LINE
- 10' ACCESS CONSTRUCTION EASEMENT

NOTES

- 1) The purpose of this plat is to record Lots 1 through 4 and a portion of the Open Space of Patuxent Business Park, record the Utility Easement along H. G. Trueman Road and revise the configuration of the previously recorded Forest Retention Area. The right-of-ways and easements shown hereon were previously recorded on Plats One and Two of Patuxent Business Park recorded in Plat Book K.P.S. 2 at Plots 308 and 309.
- 2) This subdivision is subject to the requirements of the Calvert County Stormwater Management Ordinance. Water quality and groundwater recharge volumes shall be provided as part of the individual site developments at the time of site plan review and approval, to ensure proper capture and sizing of the water quality measures.
- 3) Disturbance to steep slope areas shall be avoided, unless adequate methods are proposed to solve the problems created by the unstable land conditions and these methods are approved by the Planning Commission (or its designee) upon recommendation of, but not limited to, the Department of Planning and Zoning, County Engineer and Soil Conservation.
- 4) There are no non-tidal wetlands or associated buffers within the platted area shown hereon.
- 5) There is no 100 Year Flood Plain within the platted area shown hereon.
- 6) Forest Retention Areas are to be left undisturbed unless appropriate approvals or permits have been obtained for removal of trees and/or understory vegetation. Timber harvests may occur within Forest Retention Areas with these required approvals or permits. Otherwise, no equipment, machinery, vehicles, materials, stockpiling or structures are allowed within Forest Retention Areas. The total Forest Retention Area required for this subdivision is 28.3 acres. The total Forest Retention Area currently platted (Plats Three through Six) for this subdivision is 17.2 acres. The total Forest Retention Area shown hereon is 2.0 acres.
- 7) The remaining forest retention area requirements shall be addressed with the development of each individual lot. Each lot will be responsible for a percentage of the remaining 11.1 acres of forest retention equal to the percentage of the area of the lot as it relates to the 83.317 acre residue (excluding open space - see table hereon). As part of the site plan review and approval process, the final plats must be replotted to show the additional Forest Retention Area.
- 8) Forest protection measures are to be in place and inspected on each lot prior to issuance of any building or grading permits for that lot. Staking, flagging and posting signs shall mark the boundaries of the Forest Retention Area. All protective measures shall be maintained throughout the project.
- 9) All lots within this subdivision are restricted to interior street access.
- 10) The developer/contractor shall notify the Historic District Commission in the event that any archaeological remains are discovered during the grading or excavating of the property.
- 11) This plat was prepared without benefit of a title report.
- 12) Development of the lots shown hereon shall require site plan review and approval by the Planning Commission or its designee, prior to issuance of building permits. Site development shall comply with all applicable provisions of the Calvert County Zoning Ordinance.
- 13) Site development shall comply with the recorded Amendment to the Lusby Development Agreement dated January 7, 2005 and recorded in the Calvert County Land Records on January 12, 2005 in Liber K.P.S. 2380 at Folio 39.
- 14) All driveways shall be a minimum of 150 feet from intersections. The locations of entrances for individual lots shall be subject to the approval of the Department of Public Works.
- 15) Side and rear building restriction lines shall be per Section 6-1.01 of the Calvert County Zoning Ordinance.
- 16) Total area shown hereon is 20.820 acres.
 Total lot area shown hereon is 17.544 acres.
 Total open space area shown hereon is 3.276 acres.

SURVEYOR'S CERTIFICATION
 I HEREBY CERTIFY THAT THE PLAN SHOWN HEREON IS CORRECT; THAT IT IS THE SUBDIVISION OF PART OF THE LAND CONVEYED BY GORDON R. HIPPLE BY GEORGE R. SPARLING, HIS ATTORNEY-IN-FACT, TO THE MARYLAND ECONOMIC DEVELOPMENT CORPORATION BY DEED DATED DECEMBER 20, 2000 AND RECORDED AMONG THE LAND RECORDS OF CALVERT COUNTY, MARYLAND IN LIBER K.P.S. 1330 AT FOLIO 355.

PERMANENT MONUMENTS AND METAL PIPES HAVE BEEN SET AS REQUIRED BY ARTICLE VIII, CALVERT COUNTY SUBDIVISION REGULATIONS AND ARTICLE 21, 3-108, ANNOTATED CODE OF MARYLAND.

DATE: 5-16-06
 REGISTERED SURVEYOR: *Ernest S. Hill* PLS #533

SIGHT DISTANCE CERTIFICATION
 I HEREBY CERTIFY THAT A LOCATION EXISTS ALONG THE FRONTAGE OF THE LOTS SHOWN HEREON THAT MEETS OR EXCEEDS THE AASHTO SIGHT DISTANCE CRITERIA FOR THE POSTED SPEED LIMIT.

DATE: 5-16-06
 REGISTERED SURVEYOR: *Ernest S. Hill* PLS #533

OWNER'S CERTIFICATION
 WE, 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 TEN FEET IN WIDTH, BINDING ON ALL RIGHT-OF-WAYS FOR THE INSTALLATION AND MAINTENANCE OF PUBLIC UTILITIES. ALL UTILITIES INCLUDING GAS, ELECTRIC AND COMMUNICATION SHALL BE INSTALLED UNDERGROUND IN ACCORDANCE WITH THE PUBLIC SERVICE COMMISSION ORDER NO. 80316. THE TELEPHONE COMPANY MAY REQUIRE A PRE-CONSTRUCTION REFUNDABLE DEPOSIT IN ACCORDANCE WITH PARAGRAPH 7 OF THAT ORDER.

OPEN SPACE CREATED BY THIS SUBDIVISION SHALL NOT BE USED AS BUILDING SITES FOR RESIDENTIAL USE, COMMERCIAL OR INDUSTRIAL DEVELOPMENT.

WE HEREBY CERTIFY THAT TO THE BEST OF OUR KNOWLEDGE, THE REQUIREMENTS OF SECTION 3-108, REAL PROPERTY ARTICLE OF THE ANNOTATED CODE OF MARYLAND, 1974 EDITION, AS CURRENTLY AMENDED, AS FAR AS THEY RELATE TO THE MAKING OF THIS PLAT AND THE SETTING OF MARKERS, HAVE BEEN MET.

DATE: 5-16-06
 WITNESS: *Ernest S. Hill*
 OWNER: ROBERT BRENNAN, EXECUTIVE DIRECTOR, MARYLAND ECONOMIC DEVELOPMENT CORPORATION

This is to Certify that the Taxes on Property Description within have been paid to and including no assessment self Calvert County Treasurer

PLAT THREE
 LOTS 1 THROUGH 4 AND OPEN SPACE
PATUXENT BUSINESS PARK
 LOCATED IN LUSBY
 FIRST DISTRICT, CALVERT COUNTY, MARYLAND
 PLANNING AND ZONING CASE NO. SD 03-28

LOT	FRA REQUIRED
1	30,831 SF±
2	34,402 SF±
3	31,678 SF±
4	42,029 SF±

HEALTH OFFICER'S CERTIFICATION

THIS SUBDIVISION SATISFIES THE REQUIREMENTS OF THE MARYLAND DEPARTMENT OF THE ENVIRONMENT REGULATION 26.04.03 ALLOWING FOR COMMUNITY WATER SYSTEMS AND COMMUNITY SEWERAGE SYSTEMS IN THE SUBDIVISION OF LAND SERVING COMMERCIAL USES ONLY, AND IT IS IN CONFORMANCE WITH THE CURRENT COUNTY WATER AND SEWERAGE PLAN FOR WATER PLANNING CATEGORY W1 AND SEWERAGE PLANNING CATEGORY S1.

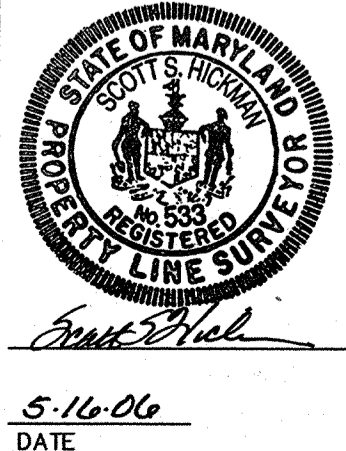
THIS HEALTH DEPARTMENT APPROVAL CERTIFIES THAT THE LOTS SHOWN HEREON ARE IN CONFORMANCE WITH PERTINENT HEALTH DEPARTMENT LAWS AND REGULATIONS AS OF THE APPROVAL DATE, HOWEVER, THIS APPROVAL IS SUBJECT TO CHANGES IN SUCH LAWS AND REGULATIONS. CHANGES IN TOPOGRAPHY OR SITE DESIGNATIONS MAY VOID THIS APPROVAL.

APPROVED FOR RECORDING FOR THE PLANNING COMMISSION

DATE: JUN 0 6 2006

Gregory A. Bowen
 GREGORY A. BOWEN, SECRETARY

HEALTH DEPARTMENT
 5/17/06
Paul S. McEaden
 HEALTH OFFICER
 DIRECTOR OF ENVIRONMENTAL HEALTH
 SANITARIAN



COA

COLLINSON, OLIFF & ASSOCIATES, INC.

Surveyors • Engineers
 Land Planners

110 MAIN STREET
 PRINCE FREDERICK, MARYLAND 20678

410-535-3101 • 301-855-1599 • FAX 410-535-3103

DATE	SCALE
MAY 2006	1" = 100'
JOB NO.	DRAWN BY
1-6263	SH
FLDR REF.	APPROVED
PATUXENT BUS. PARK	JSO
DATE	REVISION
05/02/06	UTILITY ESMT/FRA

PL25085 MSA Ssu 1239 2672