

OWNER'S DEDICATION

WE, W.S.&J. CENTER, LLC OWNER OF THE PROPERTY SHOWN HEREON, HEREBY ADOPT THIS PLAN OF SUBDIVISION, ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES AND DEDICATE THE STREETS, ALLEYS, WALKWAYS AND OTHER EASEMENTS, WIDENING STRIPS AND FLOOD PLAINS TO PUBLIC USE...

Signature of Robert F. Simi, Operating Member of W.S.&J. Center, LLC. Date: 9/29/06. Witness: Robert A. Jacobs - Trustee, Acacia Federal Savings Bank.

MORTGAGE OR LIENHOLDER

I/WE HEREBY ASSENT TO THIS PLAN OF SUBDIVISION - (SEE DEED OF TRUST RECORDED AT L 17344 F 169)

Signature of Robert A. Jacobs - Trustee, Acacia Federal Savings Bank. Date: 9-29-06. Witness: Louis C. Kiessling III - Trustee, Acacia Federal Savings Bank.

Signature of Louis C. Kiessling III - Trustee, Acacia Federal Savings Bank. Date: 9-29-06. Witness: Robert F. Simi, Operating Member of W.S.&J. Center, LLC.

OWNER/DEVELOPER CERTIFICATION

I HEREBY CERTIFY THAT IRON PINS MARKED THIS AND CONCRETE MONUMENTS MARKED THIS WILL BE SET IN ACCORDANCE WITH SUBDIVISION REGULATIONS OF ANNE ARUNDEL COUNTY, MARYLAND.

Signature of Robert F. Simi, Operating Member of W.S.&J. Center, LLC. Date: 9/29/06. Witness: Robert F. Simi, Operating Member of W.S.&J. Center, LLC.



SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY THAT, TO THE BEST OF MY KNOWLEDGE AND BELIEF, THE PLAT SHOWN HEREON IS CORRECT AND COMPLETE AND THAT IT REPRESENTS A SURVEY OF THE PROPERTY BY THE SURVEYOR OR WAS PREPARED UNDER THE THE SURVEYORS DIRECT SUPERVISION AND THAT IT IS A SUBDIVISION OF ALL OF THE LANDS CONVEYED BY ALVIN M. WALKER, ROBERT F. SIMI AND HARRY F. JONES, JR. TO W.S.&J. CENTER, LLC BY DEED DATED FEBRUARY 11, 1999 AND RECORDED AMONG THE LAND RECORDS OF ANNE ARUNDEL COUNTY, MARYLAND IN LIBER 9083 FOLIO 483.

THE REQUIREMENTS OF SECTION 3-108, THE REAL PROPERTY ARTICLE, ANNOTATED CODE OF MARYLAND, 1996 REPLACEMENT VOLUME, (AS SUPPLEMENTED) AND ARTICLE 26, SECTION 3-104 OF THE ANNE ARUNDEL COUNTY CODE AS FAR AS THEY RELATE TO THE MAKING OF THIS PLAT AND THE SETTING OF MARKERS HAVE BEEN COMPLIED WITH.

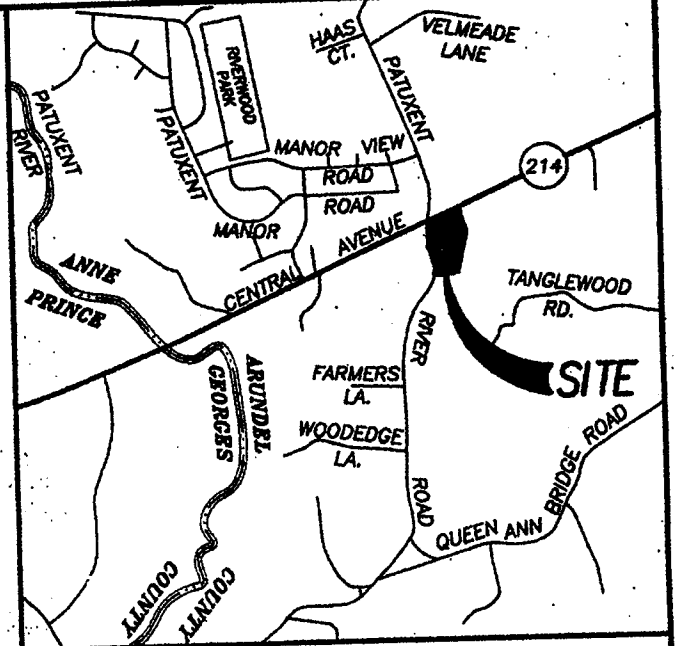
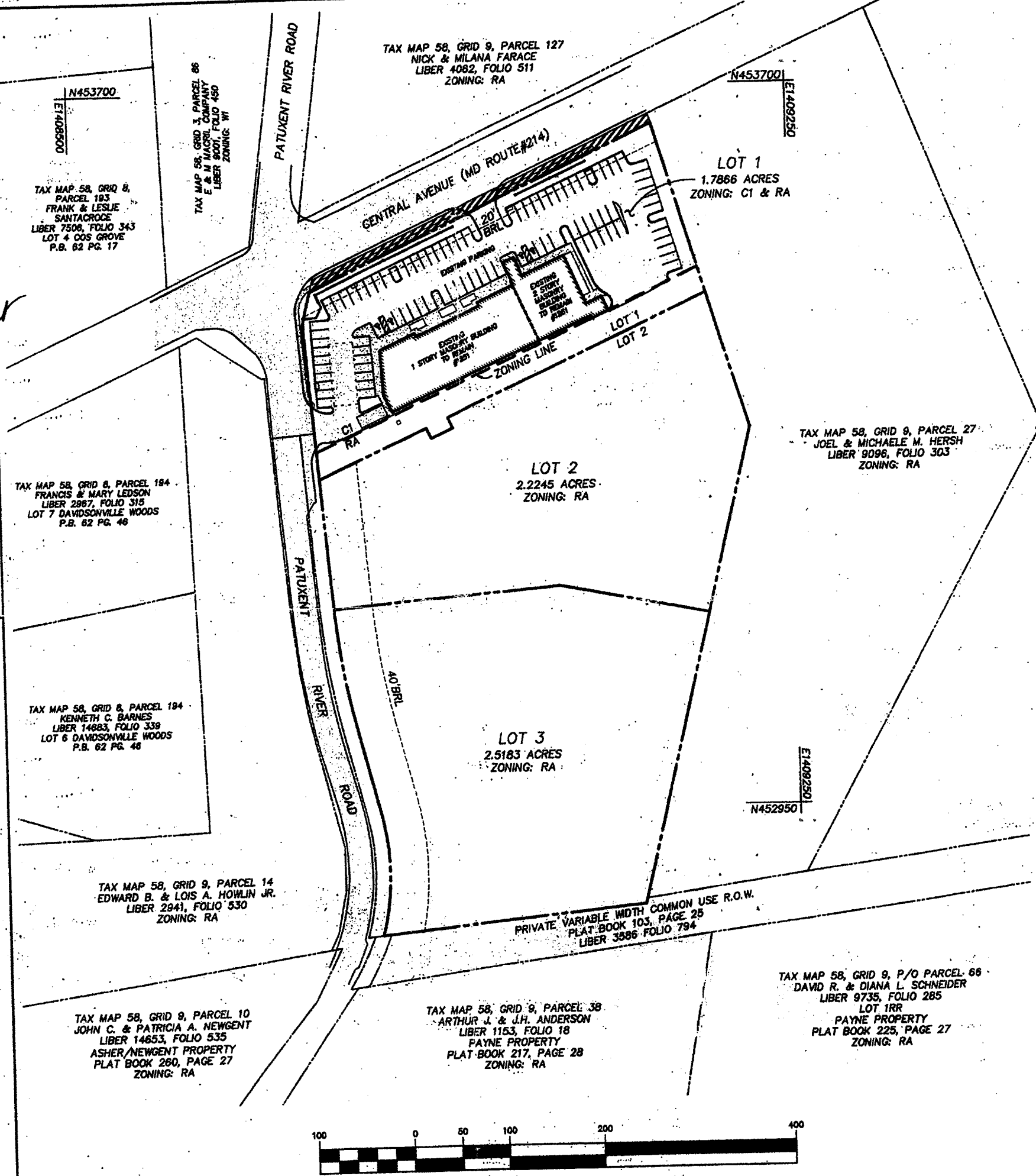
Signature of Timothy A. Summerall, Professional Land Surveyor. Date: 09-29-2006.

C1 ZONING REQUIREMENTS

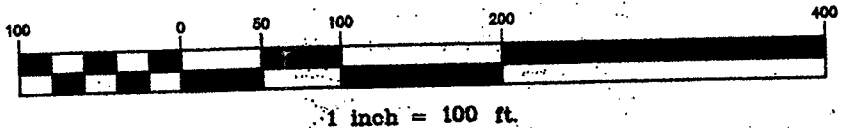
MAXIMUM IMPERVIOUS COVERAGE - 75%
MINIMUM LOT DEPTH - 100 FEET
FRONT YARD SETBACK - 20 FEET FROM & PARALLEL WITH CENTRAL AVENUE (ROUTE 214)
SIDE YARD SETBACK - 10 FEET WHEREVER THE YARD ABUTS A RESIDENTIAL DISTRICT
REAR YARD SETBACK - 20 FEET WHEREVER THE YARD ABUTS A RESIDENTIAL DISTRICT
REAR SERVICE AREA - 15 FEET WIDE RIGHT OF WAY OF AT LEAST 500 S.F.
MAXIMUM BUILDING HEIGHT - 60 FEET, ALL YARD SETBACKS SHALL INCREASE 1 FOOT FOR EACH FOOT OF HEIGHT IN EXCESS OF 45 FEET.

RA ZONING REQUIREMENTS

MAXIMUM IMPERVIOUS COVERAGE - 25%
MINIMUM LOT SIZE - 40,000 S.F.
MINIMUM LOT WIDTH @ BRL - 150 FEET
FRONT YARD SETBACK - 40 FEET
SIDE YARD SETBACK - 15 FEET MINIMUM, 40 FEET COMBINED
REAR YARD SETBACK - 35 FEET
MAXIMUM BUILDING HEIGHT - 45 FEET



\* PURPOSE NOTE: THE PURPOSE OF THIS PLAT IS TO SUBDIVIDE PARCEL 68 INTO THREE LOTS...
STORMWATER MANAGEMENT NOTE: STORMWATER MANAGEMENT FOR THIS DEVELOPMENT HAS BEEN ADDRESSED...
FOREST CONSERVATION NOTE: THERE SHALL BE NO CUTTING, CLEARING, GRADING, DUMPING, STORAGE OR STRUCTURES WITHIN THE FOREST CONSERVATION PROPERTY EASEMENT...
GENERAL NOTES: 1) COORDINATES AND DIRECTIONS SHOWN HEREON ARE BASED ON THE MARYLAND COORDINATE SYSTEM... 2) THE 10,000 SQUARE FEET SEPTIC RECOVERY AREAS SHALL REMAIN UNENCUMBERED... 3) THE LOTS SHOWN HEREON ARE NOT WITHIN THE CHESAPEAKE BAY CRITICAL AREA... 4) THE LOTS SHOWN HEREON ARE LOCATED WITHIN "ZONE C", AREA OF MINIMAL FLOODING...



Vertical text on the left margin: 10/12/16

Summerall Land Surveying, Inc. 1912-D LINCOLN DRIVE ANNAPOLIS, MARYLAND 21401. Includes contact info and logo.

WAIVER NOTES: FOR INDIVIDUAL WELLS AND SEPTIC SYSTEMS THE REQUIREMENTS OF THE ANNE ARUNDEL COUNTY HEALTH DEPARTMENT HAVE BEEN MET.

APPROVED: Lois D. Villenaine, Acting Planning & Zoning Officer. Date: 12/27/06.

PLAT BOOK, PAGE, PLAT NO., FILE NO. C-90-RP1

DAVIDSONVILLE STATION. CENTRAL AVENUE @ PATUXENT RIVER ROAD. TAX MAP 58, GRID 9, PARCEL 68. 1ST DIST., ANNE ARUNDEL CO., DAVIDSONVILLE, MARYLAND 21035. AUGUST, 2006.

Handwritten notes at bottom right: P137835 USA CMA 2081 4819-1