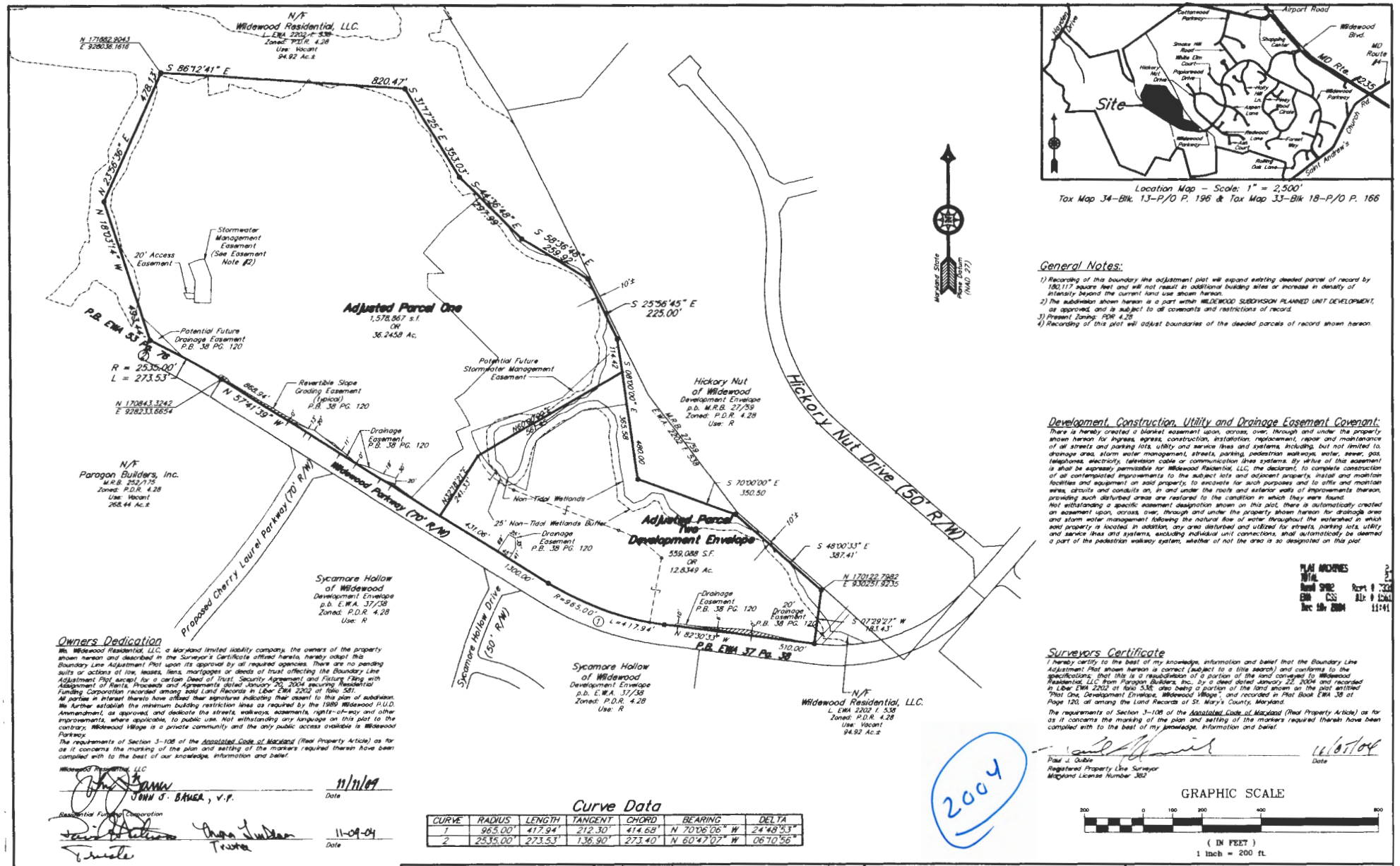


Location Map – Scale: 1" = 2,500'
Tax Map 34–Blk. 13–P/O P. 196 & Tax Map 33–Blk 18–P/O P. 166

General Notes:

1) Recording of this boundary line adjustment plat will expand existing deeded parcel of record by 180,117 square feet and will not result in additional building sites or increase in density of intensity beyond the current land use shown hereon.
2) The subdivision shown hereon is a part within WILDEWOOD SUBDIVISION PLANNED UNIT DEVELOPMENT, as approved, and is subject to all covenants and restrictions of record.
3) Present Zoning: P.D.R. 4.28
4) Recording of this plat will adjust boundaries of the deeded parcels of record shown hereon.

Development, Construction, Utility and Drainage Easement Covenant:

There is hereby created a blanket easement upon, across, over, through and under the property shown hereon for ingress, egress, construction, installation, replacement, repair and maintenance of all streets and parking lots, utility and service lines and systems, including, but not limited to, drainage area, storm water management, streets, parking, pedestrian walkways, water, sewer, gas, telephones, electricity, television cable or communication lines systems. By virtue of this easement is shall be expressly permissible for Wildewood Residential, LLC, the declarant, to complete construction of all contemplated improvements to the subject lots and adjacent property, install and maintain facilities and equipment on said property, to excavate for such purposes and to affix and maintain wires, circuits and conduits on, in and under the roofs and exterior walls of improvements thereon, providing such disturbed areas are restored to the condition in which they were found. Not withstanding a specific easement designation shown on this plat, there is automatically created an easement upon, across, over, through and under the property shown hereon for drainage area and storm water management following the natural flow of water throughout the watershed in which said property is located. In addition, any area disturbed and utilized for streets, parking lots, utility and service lines and systems, excluding individual unit connections, shall automatically be deemed a part of the pedestrian walkway system, whether of not the area is so designated on this plat.

PLAT WORKFILE
INITIAL
Record SHEET Recrd # 73326
ENTER CSS Alt # 12041
Dec 10th 2004 11:41

Owners Dedication

We, Wildewood Residential, LLC, a Maryland limited liability company, the owners of the property shown hereon and described in the Surveyor's Certificate affixed hereto, hereby adopt this Boundary Line Adjustment Plat upon its approval by all required agencies. There are no pending suits or actions at law, leases, liens, mortgages or deeds of trust affecting the Boundary Line Adjustment Plat, except for a certain Deed of Trust, Security Agreement, and Fixture Filing with Assignment of Rents, Proceeds and Agreements dated January 29, 2004 securing Residential Funding Corporation recorded among said Land Records in Liber EWA 2202 at folio 581. All parties in interest thereto have affixed their signatures indicating their assent to this plan of subdivision. We further establish the minimum building restriction lines as required by the 1989 Wildewood P.U.D. Ammendment, as approved, and dedicate the streets, walkways, easements, rights-of-way and other improvements, where applicable, to public use. Not withstanding any language on this plat to the contrary, Wildewood Village is a private community and the only public access available is Wildewood Parkway.

The requirements of Section 3-108 of the Annotated Code of Maryland (Real Property Article) as far as it concerns the marking of the plan and setting of the markers required therein have been complied with to the best of our knowledge, information and belief.

Wildewood Residential, LLC

JOHN J. BAUER, V.P. — 11/11/04
Date

Residential Funding Corporation

Trustee — Trustee — 11-09-04
Date

Surveyors Certificate

I hereby certify, to the best of my knowledge, information and belief that the Boundary Line Adjustment Plat shown hereon is correct (subject to a title search) and conforms to the specifications, that this is a resubdivision of a portion of the land conveyed to Wildewood Residential, LLC from Paragon Builders, Inc., by a deed dated January 22, 2004 and recorded in Liber EWA 2202 at folio 538, also being a portion of the land shown on the plat entitled "Plat One, Development Envelope, Wildewood Village", and recorded in Plat Book EWA 38 at Page 126, all among the 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 marking of the plan and setting of the markers required therein have been complied with to the best of my knowledge, information and belief.

Paul J. Dubie — 12/07/04
Date

Registered Property Line Surveyor
Maryland License Number 382

2004

Curve Data

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
1	965.00'	417.94'	212.30'	414.68'	N 70°06'06" W	24°48'53"
2	2535.00'	273.53'	136.90'	273.40'	N 60°47'07" W	06°10'56"

GRAPHIC SCALE
200 0 100 200 400 800
(IN FEET)
1 inch = 200 ft.

Land Use & Growth Management
12/10/04
Date
Director
P.C. Chairman
Case File Number: 04-141-045

No.	Date	Description	By
		REVISION	

DAYTECH ENGINEERING, LLC
ENGINEERS • PLANNERS • SURVEYORS
44438 Pecan Court – Suite 153
California, MD 20619
Phone: (301) 863-0333 FAX: (301) 863-7480

Boundary Line Adjustment Plat
Adjusted Parcel One
Wildewood Village &
Adjusted Parcel Two, Development Envelope
Orchid Park of Wildewood
P.U.D.
Third and Eighth Election District
St. Mary's County, Md.

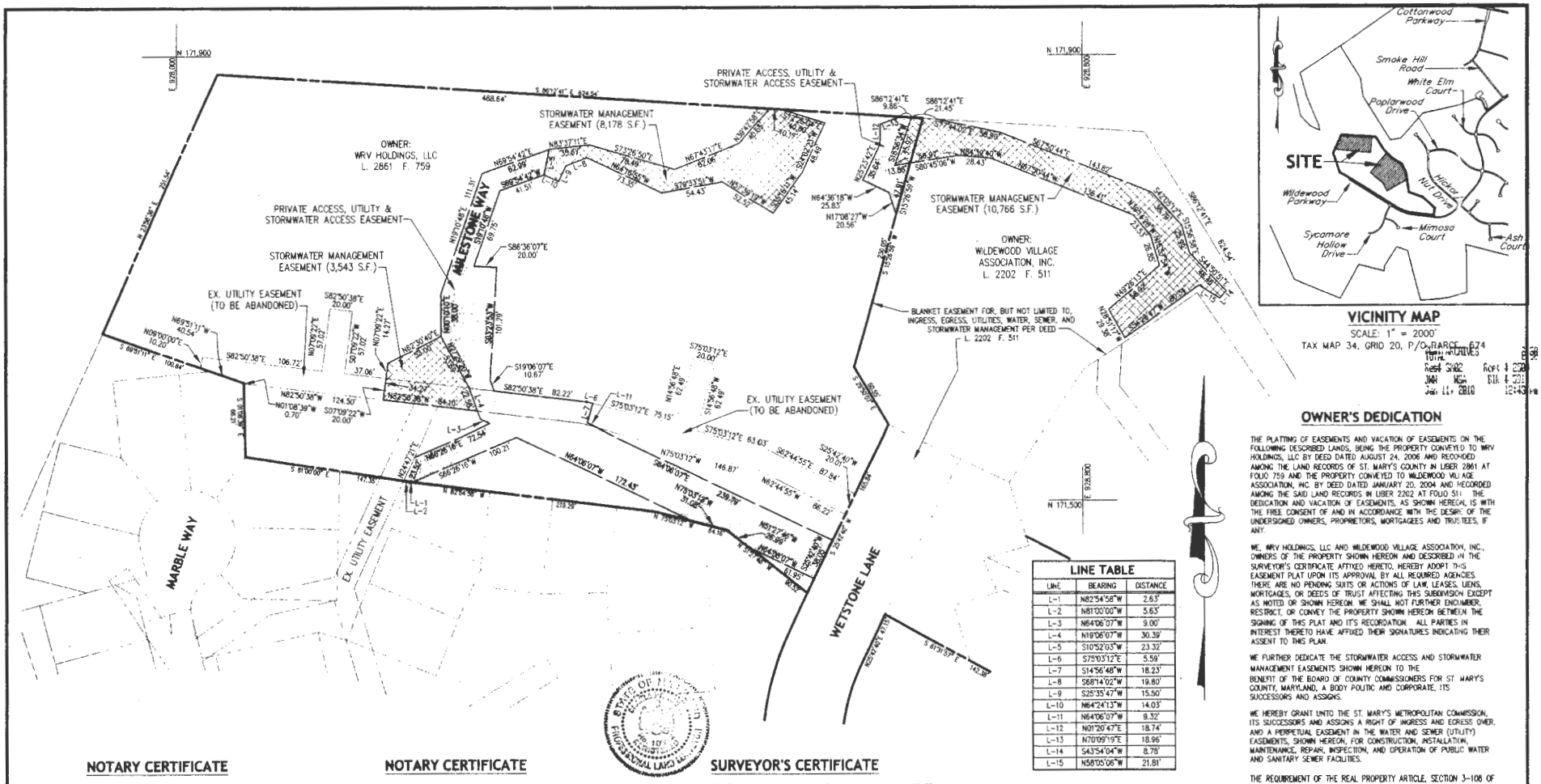
Contract # 75006	Drawing # rettblqp.dwg	Chkd by: LOD	Dwn. by: PJD
Date: 07/06/04	Scale: 1" = 200'	Page 1 of 1	

M:\PROJECTS\75006\pud\ret_village\rv record plats\rettblqp.dwg

Maryland State Archives

P10192
MSA 2514-1252-8196

58 46



VICINITY MAP

SCALE: 1" = 2000'
TAX MAP 34, GRID 20, P/O PARCEL 674

LINE	BEARING	DISTANCE
L-1	N82°54'58"W	2.63'
L-2	N81°00'00"W	5.63'
L-3	N64°06'07"W	9.00'
L-4	N19°06'07"W	30.39'
L-5	S10°52'03"W	23.32'
L-6	S75°03'12"E	5.59'
L-7	S14°56'48"W	18.23'
L-8	S68°14'02"W	19.80'
L-9	S25°35'47"W	15.50'
L-10	N64°24'13"W	14.03'
L-11	N64°06'07"W	9.32'
L-12	N01°20'47"E	18.74'
L-13	N70°09'19"E	18.96'
L-14	S43°54'04"W	8.78'
L-15	N58°05'06"W	21.81'

OWNER'S DEDICATION

THE PLATTING OF EASEMENTS AND VACATION OF EASEMENTS ON THE FOLLOWING DESCRIBED LANDS, BEING THE PROPERTY CONVEYED TO WRV HOLDINGS, LLC BY DEED DATED AUGUST 24, 2006 AND RECORDED AMONG THE LAND RECORDS OF ST. MARY'S COUNTY IN LIBER 2861 AT FOLIO 759 AND THE PROPERTY CONVEYED TO WILDEWOOD VILLAGE ASSOCIATION, INC. BY DEED DATED JANUARY 20, 2004 AND RECORDED AMONG THE SAID LAND RECORDS IN LIBER 2202 AT FOLIO 511. THE DEDICATION AND VACATION OF EASEMENTS, AS SHOWN HEREON, IS WITH THE FREE CONSENT OF AND IN ACCORDANCE WITH THE DESIRE OF THE UNDERSIGNED OWNERS, PROPRIETORS, MORTGAGEES AND TRUSTEES, IF ANY.

WE, WRV HOLDINGS, LLC AND WILDEWOOD VILLAGE ASSOCIATION, INC., OWNERS OF THE PROPERTY SHOWN HEREON AND DESCRIBED IN THE SURVEYOR'S CERTIFICATE AFFIXED HERETO, HEREBY ADOPT THIS EASEMENT PLAT UPON ITS APPROVAL BY ALL REQUIRED AGENCIES. THERE ARE NO PENDING SUITS OR ACTIONS OF LAW, LEASES, LIENS, MORTGAGES, OR DEEDS OF TRUST AFFECTING THIS SUBDIVISION EXCEPT AS NOTED OR SHOWN HEREON. WE SHALL NOT FURTHER ENCUMBER, RESTRICT, OR CONVEY THE PROPERTY SHOWN HEREON BETWEEN THE SIGNING OF THIS PLAT AND IT'S RECORDATION. ALL PARTIES IN INTEREST THERETO HAVE AFFIXED THEIR SIGNATURES INDICATING THEIR ASSENT TO THIS PLAN.

WE FURTHER DEDICATE THE STORMWATER ACCESS AND STORMWATER MANAGEMENT EASEMENTS SHOWN HEREON TO THE BENEFIT OF THE BOARD OF COUNTY COMMISSIONERS FOR ST. MARY'S COUNTY, MARYLAND, A BODY POLITIC AND CORPORATE, ITS SUCCESSORS AND ASSIGNS.

WE HEREBY GRANT UNTO THE ST. MARY'S METROPOLITAN COMMISSION, ITS SUCCESSORS AND ASSIGNS A RIGHT OF INGRESS AND EGRESS OVER, AND A PERPETUAL EASEMENT IN THE WATER AND SEWER (UTILITY) EASEMENTS, SHOWN HEREON, FOR CONSTRUCTION, INSTALLATION, MAINTENANCE, REPAIR, INSPECTION, AND OPERATION OF PUBLIC WATER AND SANITARY SEWER FACILITIES.

THE REQUIREMENT OF THE REAL PROPERTY ARTICLE, SECTION 3-108 OF THE ANNOTATED CODE OF MARYLAND, AS FAR AS IT CONCERNS THE MAKING OF THIS PLAT AND THE SETTING OF MARKERS REQUIRED THEREIN, HAVE BEEN COMPLIED WITH TO THE BEST OF OUR KNOWLEDGE, INFORMATION AND BELIEF.

WRV HOLDINGS, LLC

CYNTHIA GREB (MEMBER) DATE 11/3/09

WILDEWOOD VILLAGE ASSOC., INC.

CYNTHIA GREB, BOARD OF DIRECTORS DATE 11/3/09

NOTARY CERTIFICATE

STATE OF MARYLAND, COUNTY OF ST. MARY'S, TO WIT:
I HEREBY CERTIFY THAT ON THIS 3 DAY OF November IN THE YEAR 2009 BEFORE ME THE SUBSCRIBER, A NOTARY PUBLIC FOR THE STATE AND COUNTY AFORESAID, PERSONALLY APPEARED Cynthia Greb WHO ACKNOWLEDGED HERSELF TO BE THE OWNER FOR THE PROPERTY SHOWN AND REFERENCED WITHIN THE OWNER'S DEDICATION, AND THAT HE AS SUCH, BEING AUTHORIZED TO DO SO, EXECUTED THE OWNER'S DEDICATION FOR THE PURPOSE THEREIN CONTAINED.

AS WITNESS MY HAND AND NOTARY SEAL

NOTARY PUBLIC

MY COMMISSION EXPIRES 6/28/10

TAMMY A. BRUGGER
Notary Public
St. Mary's Co., MD
My Comm. Expires June 28, 2010

NOTARY CERTIFICATE

STATE OF MARYLAND, COUNTY OF ST. MARY'S, TO WIT:
I HEREBY CERTIFY THAT ON THIS 3 DAY OF November IN THE YEAR 2009 BEFORE ME THE SUBSCRIBER, A NOTARY PUBLIC FOR THE STATE AND COUNTY AFORESAID, PERSONALLY APPEARED Cynthia Greb WHO ACKNOWLEDGED HERSELF TO BE THE OWNER FOR THE PROPERTY SHOWN AND REFERENCED WITHIN THE OWNER'S DEDICATION, AND THAT HE AS SUCH, BEING AUTHORIZED TO DO SO, EXECUTED THE OWNER'S DEDICATION FOR THE PURPOSE THEREIN CONTAINED.

AS WITNESS MY HAND AND NOTARY SEAL

NOTARY PUBLIC

MY COMMISSION EXPIRES 6/28/10

TAMMY A. BRUGGER
Notary Public
St. Mary's Co., MD
My Comm. Expires June 28, 2010

SURVEYOR'S 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 IT IS A DEDICATION OF EASEMENTS AND VACATION OF EASEMENTS, AS SHOWN HEREON, IN, THROUGH, OVER AND ACROSS THE PROPERTY CONVEYED TO WRV HOLDINGS, LLC. FROM WILDEWOOD RESIDENTIAL, LLC BY DEED DATED AUGUST 24, 2006 AND RECORDED AMONG THE LAND RECORDS OF ST. MARY'S COUNTY IN LIBER 2861 AT FOLIO 759 AND THE PROPERTY CONVEYED TO WILDEWOOD VILLAGE ASSOCIATION, INC. BY DEED DATED JANUARY 20, 2004 AND RECORDED AMONG THE SAID LAND RECORDS IN LIBER 2202 AT FOLIO 511.

Charles F. Young 10/20/09

CHARLES F. YOUNG DATE

MARYLAND PROFESSIONAL LAND SURVEYOR #10932

STATE OF MARYLAND — CHARLES FREDERICK YOUNG — No. 10932 — PROFESSIONAL LAND SURVEYOR

HATCH LEGEND

PRIVATE ACCESS, UTILITY & STORMWATER ACCESS EASEMENT

EX. UTILITY EASEMENT (TO BE ABANDONED)

STORM WATER MANAGEMENT EASEMENT

LIBER 417 FOLIO 124

SEE SHEET 2 OF 2 FOR NOTES

CASE FILE No. 09--142-007

Metropolitan Commission	Department of Land Use & Growth Management
12-30-09 Date	1-8-2010 Date
Director	Director
	P.C. Chairman
	CASE FILE NO. 09-142-007

No.	Date	Description	By
		Revision	

THE TECH GROUP, INC.
ENGINEERS • PLANNERS • SURVEYORS
GEOTECHNICAL • ENVIRONMENTAL
MATERIALS CONSULTANTS • FACILITIES
1111 Benfield Blvd. – Suite 100
Millersville, MD 21108
Phone: (410) 987-3456 FAX: (410) 987-3457

EASEMENT PLAT

WILDEWOOD VILLAGE

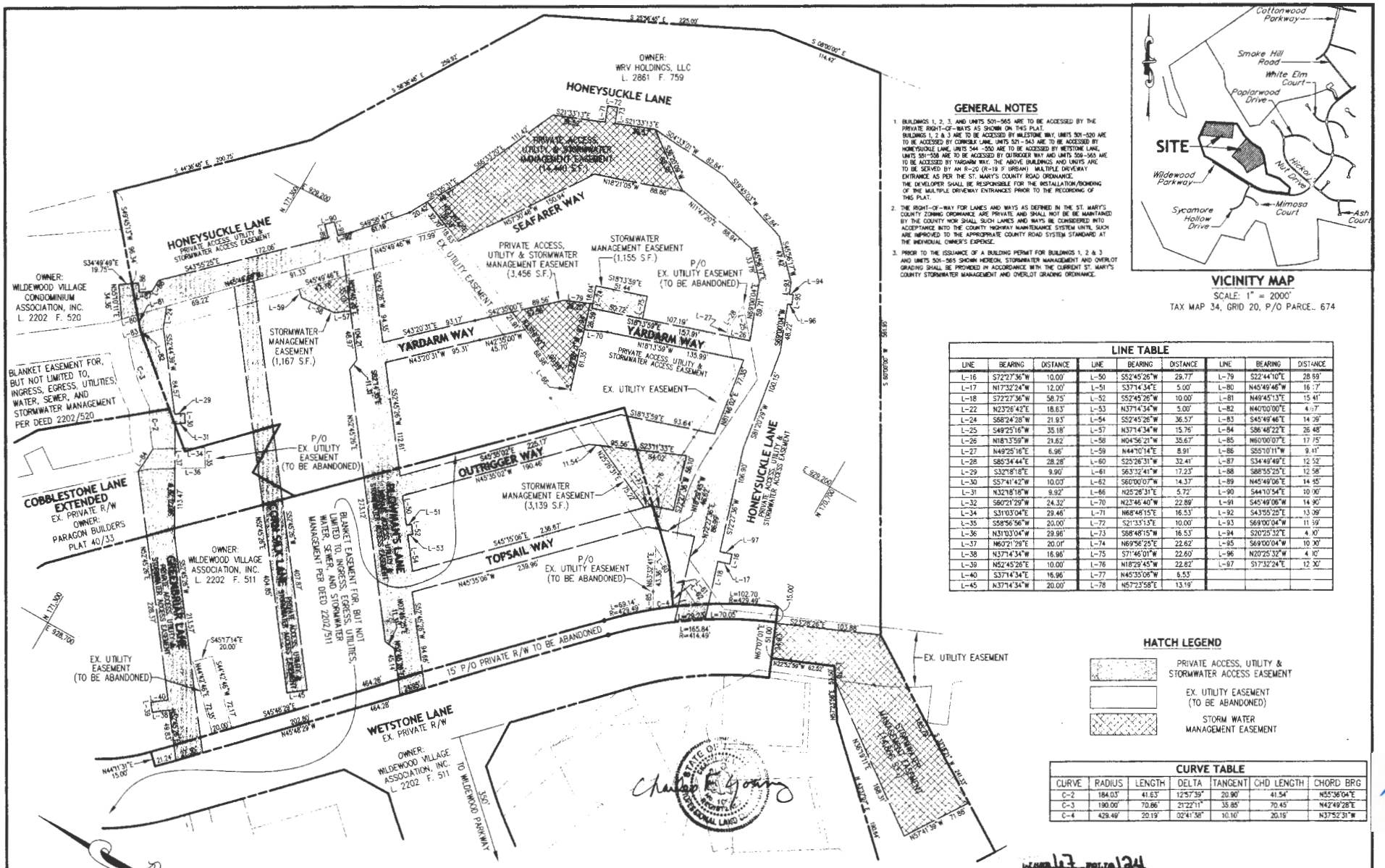
TAX MAP 34, GRID 20, P/O PARCEL 674

EIGHTH ELECTION DISTRICT
ST. MARY'S COUNTY, MARYLAND

PROJECT: 206042	DRAWING: UTILITY-ESMT-1	CHKD BY: CFY	DWN BY: DG
DATE: 10-08-09	SCALE: 1" = 60'	PAGE 1	OF 2

2010

M&A SSu 1252 9400-1
P171738



GENERAL NOTES

1. BUILDINGS 1, 2, 3, AND UNITS 501–565 ARE TO BE ACCESSED BY THE PRIVATE RIGHT-OF-WAYS AS SHOWN ON THIS PLAT. BUILDINGS 1, 2 & 3 ARE TO BE ACCESSED BY MILESTONE WAY, UNITS 501–520 ARE TO BE ACCESSED BY CORNSILK LANE, UNITS 521–543 ARE TO BE ACCESSED BY HONEYSUCKLE LANE, UNITS 544 –550 ARE TO BE ACCESSED BY WETSTONE LANE, UNITS 551–558 ARE TO BE ACCESSED BY OUTRIGGER WAY AND UNITS 559–565 ARE TO BE ACCESSED BY YARDARM WAY. THE ABOVE BUILDINGS AND UNITS ARE TO BE SERVED BY AN R-20 (R-19 IF URBAN) MULTIPLE DRIVEWAY ENTRANCE AS PER THE ST. MARY'S COUNTY ROAD ORDINANCE. THE DEVELOPER SHALL BE RESPONSIBLE FOR THE INSTALLATION/BONDING OF THE MULTIPLE DRIVEWAY ENTRANCES PRIOR TO THE RECORDING OF THIS PLAT.
2. THE RIGHT-OF-WAY FOR LANES AND WAYS AS DEFINED IN THE ST. MARY'S COUNTY ZONING ORDINANCE ARE PRIVATE AND SHALL NOT BE BE MAINTAINED BY THE COUNTY NOR SHALL SUCH LANES AND WAYS BE CONSIDERED INTO ACCEPTANCE INTO THE COUNTY HIGHWAY MAINTENANCE SYSTEM UNTIL SUCH ARE IMPROVED TO THE APPROPRIATE COUNTY ROAD SYSTEM STANDARD AT THE INDIVIDUAL OWNER'S EXPENSE.
3. PRIOR TO THE ISSUANCE OF A BUILDING PERMIT FOR BUILDINGS 1, 2 & 3 AND UNITS 501–565 SHOWN HEREON, STORMWATER MANAGEMENT AND OVERLOT GRADING SHALL BE PROVIDED IN ACCORDANCE WITH THE CURRENT ST. MARY'S COUNTY STORMWATER MANAGEMENT AND OVERLOT GRADING ORDINANCE.

VICINITY MAP

SCALE: 1" = 2000'
TAX MAP 34, GRID 20, P/O PARCEL 674

LINE TABLE

LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
L-16	S72°27'36"W	10.00'	L-50	S52°45'26"W	29.77'	L-79	S22°44'10"E	28.69'
L-17	N17°32'24"W	12.00'	L-51	S37°14'34"E	5.00'	L-80	N45°49'46"W	16.17'
L-18	S72°27'36"W	58.75'	L-52	S52°45'26"W	10.00'	L-81	N49°45'13"E	15.41'
L-22	N23°26'42"E	18.63'	L-53	N37°14'34"W	5.00'	L-82	N40°00'00"E	4.17'
L-24	S68°24'28"W	21.93'	L-54	S52°45'26"W	36.57'	L-83	S45°49'46"E	14.29'
L-25	S49°25'16"W	35.18'	L-57	N37°14'34"W	15.76'	L-84	S86°48'22"E	26.48'
L-26	N18°13'59"W	21.62'	L-58	N04°56'21"W	35.67'	L-85	N60°00'07"E	17.75'
L-27	N49°25'16"E	6.96'	L-59	N44°10'14"E	8.91'	L-86	S55°10'11"W	9.41'
L-28	S85°34'44"E	28.28'	L-60	S25°26'31"W	32.41'	L-87	S34°49'49"E	12.52'
L-29	S32°18'18"E	9.90'	L-61	S63°32'41"W	17.23'	L-88	S88°55'25"E	12.58'
L-30	S57°41'42"W	10.03'	L-62	S60°00'07"W	14.37'	L-89	N45°49'06"E	14.45'
L-31	N32°18'18"W	9.92'	L-66	N25°26'31"E	5.72'	L-90	S44°10'54"E	10.00'
L-32	S60°21'29"W	24.32'	L-70	N23°46'40"W	22.89'	L-91	S45°49'06"W	14.90'
L-34	S31°03'04"E	29.46'	L-71	N68°48'15"E	16.53'	L-92	S43°55'25"E	13.09'
L-35	S58°56'56"W	20.00'	L-72	S21°33'13"E	10.00'	L-93	S69°00'04"W	11.59'
L-36	N31°03'04"W	29.96'	L-73	S68°48'15"W	16.53'	L-94	S20°25'32"E	4.10'
L-37	N60°21'29"E	20.01'	L-74	N69°56'25"E	22.62'	L-95	S69°00'04"W	10.90'
L-38	N37°14'34"W	16.96'	L-75	S71°46'01"W	22.60'	L-96	N20°25'32"W	4.10'
L-39	N52°45'26"E	10.00'	L-76	N18°29'45"W	22.82'	L-97	S17°32'24"E	12.30'
L-40	S37°14'34"E	16.96'	L-77	N45°35'08"W	6.53'			
L-45	N37°14'34"W	20.00'	L-78	N57°23'58"E	13.19'			

HATCH LEGEND

- PRIVATE ACCESS, UTILITY & STORMWATER ACCESS EASEMENT
- EX. UTILITY EASEMENT (TO BE ABANDONED)
- STORM WATER MANAGEMENT EASEMENT

CURVE TABLE

CURVE	RADIUS	LENGTH	DELTA	TANGENT	CHD LENGTH	CHORD BRG
C-2	184.03'	41.63'	12°57'39"	20.90'	41.54'	N55°36'04"E
C-3	190.00'	70.86'	21°22'11"	35.85'	70.45'	N42°49'28"E
C-4	429.49'	20.19'	02°41'38"	10.10'	20.19'	N37°52'31"W

2010

Deed 17 Folio 124

CASE FILE No. 09-142-007

Department of Land Use & Growth Management

1-8-2010
Date

Director

P.C. Chairman
CASE FILE NO. 09-142-007

No.	Date	Description	By
		Revision	

THE TECH GROUP, INC.
ENGINEERS • PLANNERS • SURVEYORS
GEOTECHNICAL • ENVIRONMENTAL
MATERIALS CONSULTANTS • FACILITIES
1111 Benfield Blvd. – Suite 100
Millersville, MD 21108
Phone: (410) 987-3456 FAX: (410) 987-3457

EASEMENT PLAT
WILDEWOOD VILLAGE

TAX MAP 34, GRID 20, P/O PARCEL 674

EIGHTH ELECTION DISTRICT
ST. MARY'S COUNTY, MARYLAND

PROJECT: 206042	DRAWING: UTILITY-ESMT-1	CHKD BY: CFY	DWN BY: DG
DATE: 10-08-09	SCALE: 1" = 60'	PAGE 2	OF 2

HSA SSM 1252 9400-2
P171739

General Notes:

1. The subdivision shown hereon is part of Parcel 674 as shown on Tax Map 34 at Block 20.
2. This subdivision is also within and a part of the WILDEWOOD PLANNED UNIT DEVELOPMENT, as approved, and is subject to any and all covenants, conditions, and restrictions of record.
3. Building Restriction Lines (BRL's) are established by the 1989 Amendment to the Wildewood P.U.D.
4. Present Zoning is PRR 4.28 (Planned Development Residential – 4.28 units per acre density).
5. All lots are to be served by a public central water distribution and sanitary sewerage collection system constructed in accordance with the "St. Mary's County Standards and Specifications for Water and Sewer Construction" and in accordance with the public works agreement between the owner of the property shown hereon and the St. Mary's County Metropolitan Commission.
6. This subdivision is in compliance with the St. Mary's County Comprehensive Water and Sewerage Plan.
7. There shall be a utility easement ten (10) feet in width, minimum, as follows: ten (10) feet off of all interior lot lines and ten (10) feet off of all rights-of-way and perimeter lot lines. Said easements are to include, but are not limited to, use by the St. Mary's County Metropolitan Commission, its successors and assigns, for construction, installation, maintenance, repair, and operation of public water and sewer facilities, other public utilities, and drainage.
8. Present water category is W-1. Present sewer category is S-1.
9. The utility easement(s), as indicated, is (are) for the use of WRV Holdings , LLC, it heirs and assigns, to install and maintain below ground utilities and their appurtenances. Any areas disturbed during installation and/or maintenance shall be permanently stabilized. See the utility easement covenant below for further clarification.
10. PRIVATE STREETS AND WAYS: The unit owners of lots 539 through 543 shown hereon will have access to and from Wildewood Parkway, a public street, via Wildewood Village Lane, Wetstone Lane, Plowmans Lane, Honeysuckle Lane and Topsail Way which are private streets and ways created in accordance with the applicable Declarations of Covenants, Conditions, and Restrictions. Said private streets and ways and their maintenance shall be the responsibility of the owners through the Homeowners Association. Said private streets and ways are not part of the County Road System and and do not receive maintenance from the County. The location of Plowman's Lane, Honeysuckle Lane and Topsail Way is more definitively shown the Easement Plat for Wildewood Village as recorded in Plat Liber 67, Folio 124.
11. Plowman's Lane, Honeysuckle Lane and Topsail Way also serve as utility, drainage and pedestrian access easements. and do not receive maintenance from the County. The location of Plowman's Lane, Honeysuckle Lane and Topsail Way shown hereon are as reflected on sheet 2 of 2 of the Easement Plat for Wildewood Village, as recorded among the land records of St. Mary's County, Maryland in Plat Liber 67, Folio 124.
12. Premise addresses are shown as thus: (0377)

Owner and Association Easements and Cross Easements:

It is contemplated that the property shown and described hereon, in whole or in part, will be subject to certain homeowners associations including, but not limited to, a master association, condominium association and villa (single- family attached and detached units) association of which the owners of individual units shall be members of said master association and either the villa association or the condominium association. There is hereby created a non-exclusive blanket easement and non-exclusive cross-easements for the benefit of said associations, their members and guests to enter upon and cross the properties of the various associations, to utilize and have ingress and egress over the designated trsvelways to a public street (see notes 9 and 10) and pedestrian access walkways and to utilize facilities throughout Wildewood Retirement Village which are available for thier use.

Owner's Dedication:

We, Wildewood Residential, LLC and WRV Holdings, LLC, both Maryland Limited Liability Companies, the owners of the property shown hereon and described in the Surveyor's Certificate affixed hereto, hereby adopt this plan of subdivision upon its approval by all required agencies. There are no pending suits or actions at law, leases, liens, mortgages or deeds of trusts affecting this subdivision except as shown hereon. All parties in interest thereto have affixed their signatures indicating their assent to this plan of subdivision. We further establish the minimum building restriction lines as required by the 1989 Wildewood P.U.D. Amendment, as approved, and dedicate the streets, walkways, easements, rights-of-way and other improvements, where applicable, to public use. Not withstanding any language on this plat to the contrary, Wildewood Village is a private community and the only public access available is Wildewood Parkway. The requirements of Section 3-108 of the Annotated Code of Maryland (Real Property Article) as for as it concerns the marking of the plan and setting of the markers required therein have been or will be complied with to the best of our knowledge, information and belief.

WRV HOLDINGS, LLC

CYNTHIA GREY (MEMBER) — Date 11.29.10

COMMUNITY BANK — Date 11/29/10

Surveyor's 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 a subdivision of part of the lands conveyed unto, WRV Holdings, LLC by deed dated August 24,2006 from Wildewood Residential,LLC, a Maryland Corporation, as recorded among the Land Records of St. Mary's County, Maryland, in Liber EHA 2202 at Folio 511,

The requirements of Section 3-108 of the Annotated Code of Maryland (Real Property Article) as for as it concerns the marking of the plan and setting of the markers required therein have been or will be complied with to the best of my knowledge, information and belief.

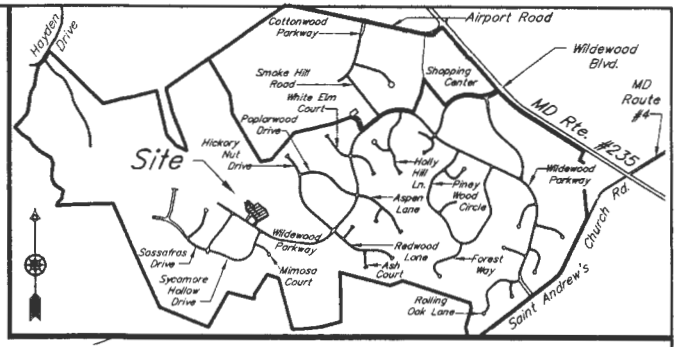
Jerry D. Nokleby
Registered Property Line Surveyor
Maryland Certificate No. 472 — Date 11-29-10

Development, Construction, Utility and Drainage Easement Covenant:

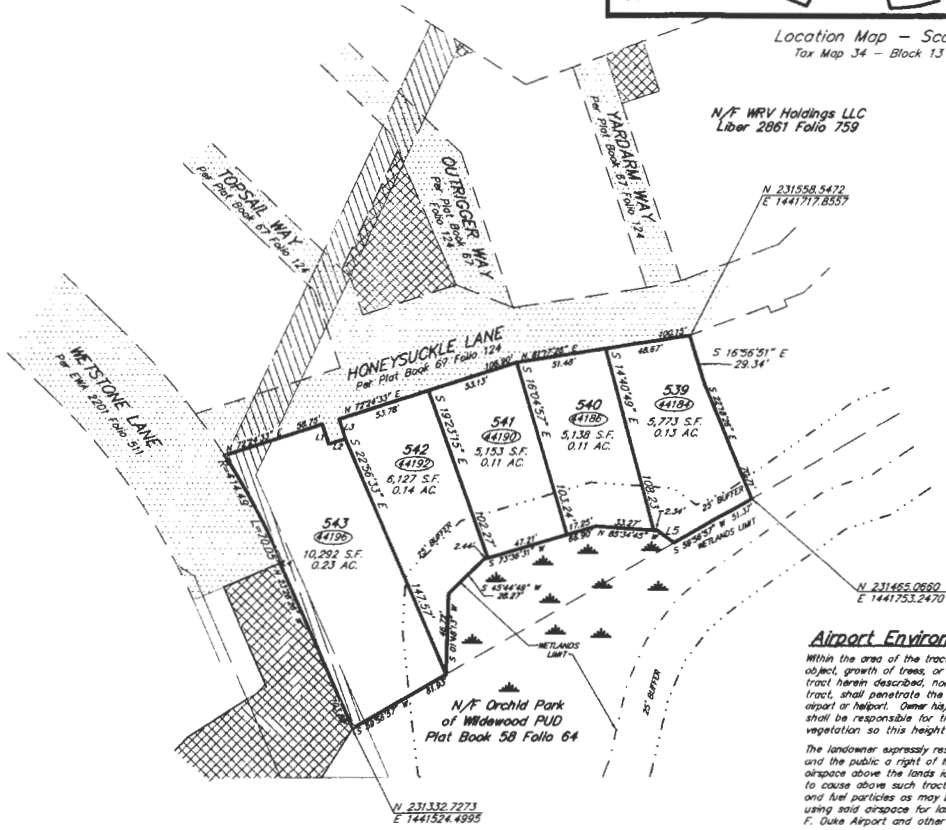
There is hereby created a blanket easement upon, across, over, though and under the property shown hereon for ingress, egress, construction, installation, replacement, repair and maintenance of all streets and parking lots, utility and service lines and systems, including, but not limited to, drainage areas, storm water management, streets, parking, pedestrian walkways, water, sewer, gas, telephones, electricity, television cables or communication lines systems. By virtue of this easement it shall be expressly permissable for Wildewood Residential, LLC & WRV Holdings, LLC, the declarant, or the providing utility or service company, with the approval of the declarant, to complete construction of all contemplated improvements to the subject property, install and maintain facilities and equipment on said property, to excavate for such purposes and to affix and maintain wires, circuits and conduits on, in and under the roofs and exterior walls of improvements thereon, providing such disturbed areas are restored to the condition in which they were found.

Not withstanding a specific easement designation shown on this plat, there is automatically created an easement upon, across, over, through and under the property shown hereon for drainage area and storm water management following the natural flow of water throughout the watershed in which said property is located. In addition, any area disturbed and utilized for streets, parking lots, utility and service lines and systems, excluding individual unit connections, shall automatically be deemed a part of the pedestrian walkway system, whether or not the area is so designated on this plat. Easements shown hereon are as reflected on sheet 2 of 2 of the Easment Plat for Wildewood Village, as recorded among the land records of St. Mary's County, Maryland in PlatBook Liber 67, Folio 124.

This blanket easement in no way replaces or affects the existance of the easements specifically granted to the St. Mary's County Metropoliton Commission pursuant to the St. Mary's County Zoning Ordinance, the St. Mary's County Metropolitan Commission Standard Specification and/or any applicable Public Works Agreement(s).



Location Map – Scale: 1" = 2,000'
Tax Map 34 – Block 13 – P/O Parcel 674



LEGEND

- Private access, utility & Stormwater Management access easement
- Existing utility easement
- Stormwater Management Easement
- 25' Wetlands Buffer
- Wetlands

Table of Courses

Line	Direction	Distance
L1	S 17°35'27" E	12.00'
L2	N 72°24'33" E	10.00'
L3	N 17°35'27" W	12.00'
L4	N 67°03'57" E	0.98'
L5	N 53°06'35" W	11.59'

Airport Environs Notes :

Within the area of the tract hereby created, no structure, erection, object, growth of trees, or vegetation within the boundaries of the tract herein described, nor any other objects placed within said tract, shall penetrate the AE Overlay subdistrict surfaces of an airport or heliport. Owner his/her/their/it's heirs, successors and assigns shall be responsible for the maintaining and pruning trees and vegetation so this height restriction is not exceeded.

The landowner expressly reserves for the use and benefit of itself and the public a right of flight for the passage of aircraft in the airspace above the lands identified herein, together with the right to cause above such tract all such noise, fumes, dust, vibration and fuel particles as may be inherent in the operation of aircraft using said airspace for landing and taking off from the Walter F. Duke Airport and other regulated public landing strips.

2011

Land Use and Growth Management Control Number: 10-110-031

Surveyors Seal	Metropoliton Commission	Health Department	Department of Land Use and Growth Management
STATE OF MARYLAND JERRY D. NOKLEBY No. 472 PROPERTY LINE SURVEYOR	12-15-2010 Date	12/29/10 Date	1-3-11 Date
	Director	Director	Director
		Sanitarian	P.C. Chairman

No.	Date	Description	By
1.	11/09/10	Per Public Works	FAB

REVISION

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

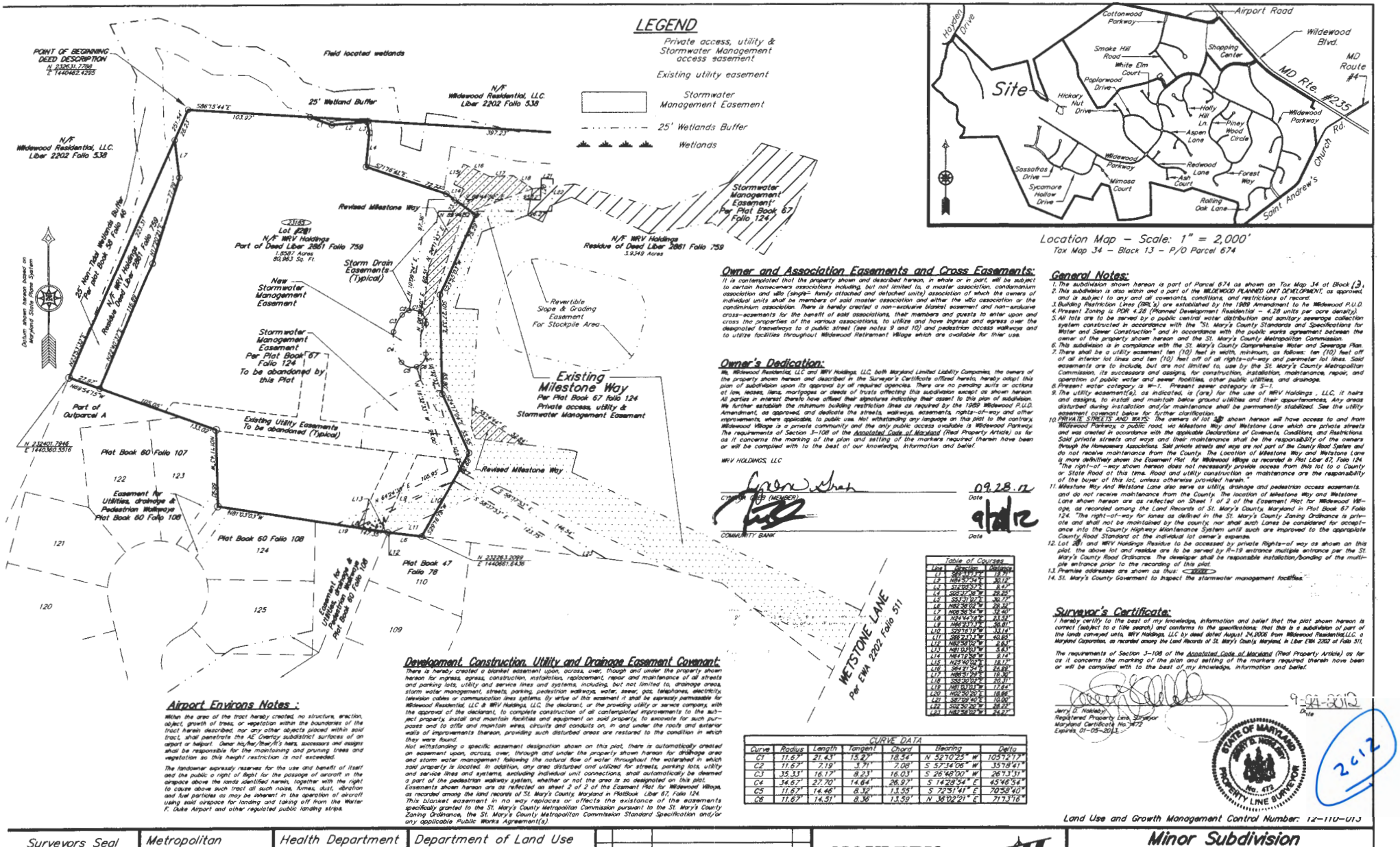
Plat Twenty Five
Lots 539 thru 543
Wildewood Village Subdivision

Eighth Election District
St. Mary's County, Maryland

Contract # 34-13-674	Drawing: 34674P25	Chkd by: JDN	Dwn. by: DEE
Date: 1/11/10	Scale: 1" = 50'	Page 1 of 1	

NLA SSU 1252 9575

P184890 — 68 — 122



Owner and Association Easements and Cross Easements:

It is contemplated that the property shown and described hereon, in whole or in part, will be subject to certain homeowners associations including, but not limited to, a master association, condominium association and villa (single- family attached and detached units) association of which the owners of individual units shall be members of said master association and either the villa association or the condominium association. There is hereby created a non-exclusive blanket easement and non-exclusive cross-easements for the benefit of said associations, their members and guests to enter upon and cross the properties of the various associations, to utilize and have ingress and egress over the designated treadways to a public street (see notes 9 and 10) and pedestrian access walkways and to utilize facilities throughout Wildewood Retirement Village which are available for thier use.

Owner's Dedication:

We, Wildewood Residential, LLC and MRV Holdings, LLC, both Maryland Limited Liability Companies, the owners of the property shown hereon and described in the Surveyor's Certificate affixed hereto, hereby adopt this plan of subdivision upon its approval by all required agencies. There are no pending suits or actions of law, leases, liens, mortgages or deeds of trusts affecting this subdivision except as shown hereon. All parties in interest thereto have affixed their signatures indicating their assent to this plan of subdivision. We further establish the minimum building restriction lines as required by the 1989 Wildewood P.U.D. Amendment, as approved, and dedicate the streets, walkways, easements, rights-of-way and other improvements, where applicable, to public use. Not withstanding any language on this plat to the contrary, Wildewood Village is a private community and the only public access available is Wildewood Parkway. The requirements of Section 3-108 of the Annotated Code of Maryland (Real Property Article) as far as it concerns the marking of the plan and setting of the markers required therein have been or will be complied with to the best of our knowledge, information and belief.

MRV HOLDINGS, LLC

CHARLES GRAY (MEMBER) — Date 09.28.12

COMMUNITY BANK — Date 9/28/12

General Notes:

1. The subdivision shown hereon is part of Parcel 674 as shown on Tax Map 34 at Block (3).
2. This subdivision is also within and a part of the WILDEWOOD PLANNED UNIT DEVELOPMENT, as approved, and is subject to any and all covenants, conditions, and restrictions of record.
3. Building Restriction Lines (BRL's) are established by the 1989 Amendment to he Wildewood P.U.D.
4. Present Zoning is POR 4.28 (Planned Development Residential – 4.28 units per acre density).
5. All lots are to be served by a public central water distribution and sanitary sewerage collection system constructed in accordance with the "St. Mary's County Standards and Specifications for Water and Sewer Construction" and in accordance with the public works agreement between the owner of the property shown hereon and the St. Mary's County Metropolitan Commission.
6. This subdivision is in compliance with the St. Mary's County Comprehensive Water and Sewerage Plan.
7. There shall be a utility easement ten (10) feet in width, minimum, as follows: ten (10) feet off of all interior lot lines and ten (10) feet off of all rights-of-way and perimeter lot lines. Said easements are to include, but are not limited to, use by the St. Mary's County Metropolitan Commission, its successors and assigns, for construction, installation, maintenance, repair, and operation of public water and sewer facilities, other public utilities, and drainage.
8. Present water category is W-1. Present sewer category is S-1.
9. The utility easement(s), as indicated, is (are) for the use of MRV Holdings , LLC, it heirs and assigns, to install and maintain below ground utilities and their appurtenances. Any areas disturbed during installation and/or maintenance shall be permanently stabilized. See the utility easement covenant below for further clarification.
10. PRIVATE STREETS AND WAYS: The owners of lot 281 shown hereon will have access to and from Wildewood Parkway, a public road, via Milestone Way and Wetstone Lane which are private streets and was created in accordance with the applicable Declarations of Covenants, Conditions, and Restrictions. Said private streets and ways and their maintenance shall be the responsibility of the owners through the Homeowners Associations. Said private streets and ways are not part of the County Road System and do not receive maintenance from the County. The Location of Milestone Way and Wetstone Lane is more definitively shown the Easement Plat for Wildewood Village as recorded in Plat Liber 67, Folio 124. The right-of –way shown hereon does not necessarily provide access from this lot to a County or State Road at this time. Road and utility construction or maintenance are the responsibility of the buyer of this lot, unless otherwise provided herein.
11. Milestone Way and Wetstone Lane also serve as utility, drainage and pedestrian access easements, and do not receive maintenance from the County. The location of Milestone Way and Wetstone Lane shown hereon are as reflected on Sheet 1 of 2 of the Easement Plat for Wildewood Village, as recorded among the Land Records of St. Mary's County, Maryland in Plat Book 67 Folio 124. "The right-of-way for lanes as defined in the St. Mary's County Zoning Ordinance is 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 appropiate County Road Standard at the individual lot owner's expense.
12. Lot 281 and MRV Holdings Residue to be accessed by private Rights-of way as shown on this plat, the above lot and residue are to be served by R-19 entrance multiple entrance per the St. Mary's County Road Ordinance. The developer shall be responsible installation/bonding of the multiple entrance prior to the recording of this plat.
13. Premise addresses are shown as thus: 00000
14. St. Mary's County Government to inspect the stormwater management facilities.

Surveyor's 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 a subdivision of part of the lands conveyed unto, MRV Holdings, LLC by deed dated August 24,2006 from Wildewood Residential,LLC, a Maryland Coporation, as recorded among the Land Records of St. Mary's County, Maryland, in Liber EWA 2202 at Folio 511.

The requirements of Section 3-108 of the Annotated Code of Maryland (Real Property Article) as far as it concerns the marking of the plan and setting of the markers required therein have been or will be complied with to the best of my knowledge, information and belief.

9-24-2012
Date

Jerry D. Nokleby
Registered Property Line Surveyor
Maryland Certificate No. 472
Expires 01-05-2013

STATE OF MARYLAND — JERRY D. NOKLEBY — No. 472 — PROPERTY LINE SURVEYOR

Airport Environs Notes :

Within the area of the tract hereby created, no structure, erection, object, growth of trees, or vegetation within the boundaries of the tract herein described, nor any other objects placed within said tract, shall penetrate the AE Overlay subdistrict surfaces of an airport or heliport. Owner his/he/ther/it's heirs, successors and assigns shall be responsible for the maintaining and pruning trees and vegetation so this height restriction is not exceeded.

The landowner expressly reserves for the use and benefit of itself and the public a right of flight for the passage of aircraft in the airspace above the lands identified herein, together with the right to cause above such tract all such noise, fumes, dust, vibration and fuel particles as may be inherent in the operation of aircraft using said airspace for landing and taking off from the Walter F. Duke Airport and other regulated public landing strips.

Development, Construction, Utility and Drainage Easement Covenant:

There is hereby created a blanket ezsement upon, across, over, though and under the property shown hereon for ingress, egress, construction, installation, replacement, repair and maintenance of all streets and parking lots, utility and service lines and systems, including, but not limited to, drainage areas, storm water management, streets, parking, pedestrian walkways, water, sewer, gas, telephones, electricity, television cables or communication lines systems. By virtue of this easement it shall be expressly permissable for Wildewood Residential, LLC & MRV Holdings, LLC, the declarant, or the providing utility or service company, with the approval of the declarant, to complete construction of all contemplated improvements to the subject property, install and maintain facilities and equipment on said property, to excavate for such purposes and to affix and maintain wires, circuits and conduits on, in and under the roofs and exterior walls of improvements thereon, providing such disturbed areas are restored to the condition in which they were found.

Not withstanding a specific easement designation shown on this plat, there is automatically created an easement upon, across, over, through and under the property shown hereon for drainage area and storm water management following the natural flow of water throughout the watershed in which said property is located. In addition, any area disturbed and utilized for streets, parking lots, utility and service lines and systems, excluding individual unit connections, shall automatically be deemed a part of the pedestrian walkway system, whether or not the area is so designated on this plat. Easements shown hereon are as reflected on sheet 2 of 2 of the Easment Plat for Wildewood Village, as recorded among the land records of St. Mary's County, Maryland in Plat Book 67 Folio 124. This blanket easement in no way replaces or affects the existance of the easements specifically granted to the St. Mary's County Metropolitan Commission pursuant to the St. Mary's County Zoning Ordinance, the St. Mary's County Metropolitan Commission Standard Specification and/or any applicable Public Works Agreement(s).

Table of Courses		
Line	Direction	Distance
L1	S85°31'31"W	19.91'
L2	N84°57'54"E	30.12'
L3	S18°09'57"E	8.47'
L4	S85°17'28"W	29.25'
L5	S83°31'07"E	30.77'
L6	N04°30'09"W	98.32'
L7	N05°55'54"W	18.60'
L8	N24°44'18"E	33.36'
L9	N86°43'13"E	36.81'
L10	S02°18'13"W	33.13'
L11	S86°21'37"W	40.95'
L12	N81°30'26"W	8.61'
L13	N81°13'51"W	5.61'
L14	N84°12'56"W	8.14'
L15	N23°40'08"E	18.17'
L16	S84°21'54"E	24.82'
L17	N88°51'59"E	18.30'
L18	N86°30'03"E	20.71'
L19	N81°03'03"W	17.64'
L20	N02°20'20"E	18.86'
L21	N01°03'40"E	10.00'
L22	S05°50'20"W	28.77'
L23	N82°58'12"W	24.27'

CURVE DATA						
Curve	Radius	Length	Tangent	Chord	Bearing	Delta
C1	11.67'	21.43'	13.92'	18.54'	N 52°10'25" W	105°12'17"
C2	11.67'	7.19'	3.71'	7.06'	S 57°34'06" W	35°18'41"
C3	35.33'	16.17'	8.23'	16.03'	S 26°48'00" W	26°13'31"
C4	34.67'	27.70'	14.64'	26.97'	S 14°28'54" E	45°46'54"
C5	11.67'	14.46'	8.32'	13.55'	S 72°51'41" E	70°58'40"
C6	11.67'	14.51'	8.36'	13.59'	N 36°02'21" E	71°13'16"

Land Use and Growth Management Control Number: 12-110-013

Surveyors Seal	Metropolitan Commission	Health Department	Department of Land Use and Growth Management
	10-10-2012 Date	10/3/2012 Date	10-11-12 Date
	Director	Director	Director
		Sanitarian	P.C. Chairman

No.	Date	Description	By
5.	08-12-12	Per Public works	FAB
4.	07-05-12	Per Public works	FAB
3.	06-04-12	Per Public works	FAB
2.	03-29-12	Per LUGM	FAB
1.	03-20-12	Per METCOM	FAB

REVISION

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

Minor Subdivision
Plat Twenty Six
Lot 281
Wildewood Village Subdivision

Eighth Election District
St. Mary's County, Maryland

Contract # 34-13-674	Drawing: 34874201	Chkd by: JDN	Dwn. by: FAB
Date: 3/14/11	Scale: 1" = 50'	Page 1 of 1	

2612

MSA SSH 1252 9755
LIBER 30 FOLIO 104

P19674

General Notes:

1. The B.L.A.P. shown hereon is part of Parcel 674 as shown on Tax Map 34, Blocks 13,14,20&21.
2. The SITE AREA = 16.35 Ac.±
3. This B.L.A.P. is also within and a part of the WILDEWOOD PLANNED UNIT DEVELOPMENT, as approved, and is subject to any and all covenants, conditions, and restrictions of record.
4. Building Restriction Lines (BRL's) are established by the 1989 Amendment to the Wildewood P.U.D.
5. Present Zoning is PDR 4.28 (Planned Development Residential – 4.28 units per acre density) AE – overlay.
6. All lots are to be served by a public central water distribution and sanitary sewerage collection system constructed in accordance with the "St. Mary's County Standards and Specifications for Water and Sewer Construction" and in accordance with the public works agreement between the owner of the property shown hereon and the St. Mary's County Metropolitan Commission.
7. This subdivision is in compliance with the St. Mary's County Comprehensive Water and Sewerage Plan.
8. There shall be a utility easement ten (10) feet in width, minimum, as follows: five (5) feet off of all interior lot lines and ten (10) feet off of all rights–of–way and perimeter lot lines. Said easements are to include, but are not limited to, use by the St. Mary's County Metropolitan Commission, its successors and assigns, for construction, installation, maintenance, repair, and operation of public water and sewer facilities, other public utilities, and drainage.
9. Present water category is W–1. Present sewer category is S–1.
10. The utility easement(s), as indicated, is (are) for the use of Wildewood Residential, LLC, & WRV Holdings, LLC its heirs and assigns, to install and maintain below ground utilities and their appurtenances. Any areas disturbed during installation and/or maintenance shall be permanently stabilized. See the utility easement covenant below for further clarification.
11. PRIVATE STREETS AND WAYS: All future unit owners in the Wildewood Village Subdivision will have access to and from Wildewood Parkway, a public street, via Wildewood Village Lane, Wolstone Lane, Greenbrier Lane, Carnsilt Lane, Plowmans Lane, Outrigger Way, Yardarm Way, Seafarer Way, Topsail Way and Honeysuckle Lane which are private streets and ways created in accordance with the applicable Declarations of Covenants, Conditions, and Restrictions. Said private streets and ways and their maintenance shall be the responsibility of the owners through the Homeowners Associations. Said private streets and ways are not part of the County Road System and do not receive maintenance from the County. The location of the above mentioned lanes and ways are as more definitively shown on the Easement Plat for Wildewood Village as recorded in Plat Liber 67, Folio 124.
12. Wildewood Village Lane, Wolstone Lane, Greenbrier Lane, Carnsilt Lane, Plowmans Lane, Outrigger Way, Yardarm Way, Seafarer Way, Topsail Way and Honeysuckle Lane also serve as utility, drainage and pedestrian access easements, and do not receive maintenance from the County. The location The location of the above mentioned lanes and ways are as more definitively shown on the Easement Easement Plat for Wildewood Village, as recorded in Plat Liber 67, Folio 124.
13. Recording of this Boundary Line Adjustment will adjust the ownership of the residual areas inside of the existing Wildewood Village Development Envelope by 2.55 acres, and will not result in additional building sites or increase density or intensity beyond the WILDEWOOD PLANNED UNIT DEVELOPMENT, as approved, or current land use shown hereon.

Development, Construction, Utility and Drainage Easement Covenant:

There is hereby created a blanket easement upon, across, over, through and under the property shown hereon for ingress, egress, construction, installation, replacement, repair and maintenance of all streets and parking lots, utility and service lines and systems, including, but not limited to, drainage areas, storm water management, streets, parking, pedestrian walkways, water, sewer, gas, telephones, electricity, television cables or communication lines systems. By virtue of this easement it shall be expressly permissable for Wildewood Residential, LLC & WRV Holdings, LLC, the declarant, or the providing utility or service company, with the approval of the declarant, to complete construction of all contemplated improvements to the subject property, install and maintain facilities and equipment on said property, to excavate for such purposes and to affix and maintain wires, circuits and conduits on, in and under the roofs and exterior walls of improvements thereon, providing such disturbed areas are restored to the condition in which they were found.

Not withstanding a specific easement designation shown on this plat, there is automatically created an easement upon, across, over, through and under the property shown hereon for drainage area and storm water management following the natural flow of water throughout the watershed in which said property is located. In addition, any area disturbed and utilized for streets, parking lots, utility and service lines and systems, excluding individual unit connections, shall automatically be deemed a part of the pedestrian walkway system, whether or not the area is so designated on this plat.

Easements shown hereon are as reflected on sheet 2 of 2 of the Easment Plat for Wildewood Village, as recorded among the land records of St. Mary's County, Maryland in Plat Liber 67, Folio 124.

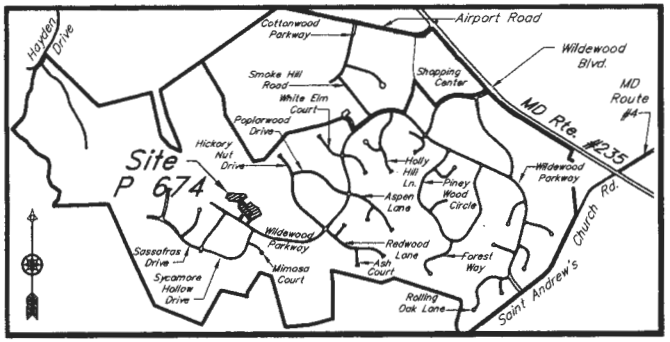
This blanket easement in no way replaces or affects the existance of the easements specifically granted to the St. Mary's County Metropolitan Commission pursuant to the St. Mary's County Zoning Ordinance, the St. Mary's County Metropolitan Commission Standard Specification and/or any applicable Public Works Agreement(s).

Airport Environs Note:

This boundary line adjustment lies within the Airport Environs (AE) Overlay and shall be in compliance with Chapter 43 of the St. Mary's County Zoning Ordinance.

Within the area of the tract hereby created, no structure, erection, object, growth of trees, or vegetation within the boundaries of the tract herein described, nor any other objects placed within said tract, shall penetrate the AE Overlay subdistrict surfaces of an airport or heliport. Owner his/her/their/it's heirs, successors and assigns shall be responsible for the maintaining and pruning trees and vegetation so this height restriction is not exceeded.

The landowner expressly reserves for the use and benefit of itself and the public a right of flight for the passage of aircraft in the airspace above the lands identified herein, together with the right to cause above such tract all such noises, fumes, dust, vibration and fuel particles as may be inherent in the operation of aircraft using said airspace for landing and taking off from the Walter F. Duke Airport and other regulated public landing strips.



Location Map – Scale: 1" = 2,000'

Tax Map 34 – Block 13 – P/O Parcel 674

Owner's Dedication:

We, WRV Holdings, LLC, and Wildewood Village Association, Inc. the owners of the property shown hereon and described in the Surveyor's Certificate affixed hereto, hereby adopt this Boundary Line Adjustment plan upon its approval by all required agencies. There are no pending suits or actions or actions at law, leases, liens, mortgages or deeds of trusts affecting this subdivision except as shown hereon. All parties in interest thereto have affixed their signatures indicating their assent to this plan of subdivision. We further establish the minimum building restriction lines as required by the 1989 Wildewood P.U.D. Amendment, as approved, and dedicate the streets, walkways, easements, rights–of–way and other improvements, where applicable, to public use. Not withstanding any language on this plat to the contrary Wildewood Village is a private community and the only public access available is Wildewood Parkway. The requirements of Section 3–108 of the Annotated Code of Maryland (Real Property Article) as for as it concerns the marking of the plan and setting of the markers required therein have been or will be complied with to the best of our knowledge, information and belief.

WRV HOLDINGS, LLC

CYNTHIA GREEN (MEMBER) — Date: 03.15.13

WILDEWOOD VILLAGE ASSOC., INC.

CYNTHIA GREEN, BOARD OF DIRECTORS — Date: 03.15.13

COMMUNITY BANK OF TRI–COUNTY

TRUSTEE: PATRICIA D. PIERCE, SENIOR VICE PRESIDENT — Date: 3/15/13

Surveyor's 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 a boundary line adjustment of all of the lands conveyed unto Wildewood Village Association, Inc., by deed dated 1/30/04 from Paragon Builders, Inc., a Maryland Corporation, as recorded among the Land Records of St. Mary's County, Maryland, in Liber EWA 2328 at Folio 511, and part of the lands conveyed unto WRV Holdings, LLC, by deed dated 8/24/06 from Wildewood Residential, LLC as recorded among the Land Records of St. Mary's County, Maryland, in Liber EWA 2861 at Folio 758.

The requirements of Section 3–108 of the Annotated Code of Maryland (Real Property Article) as for as it concerns the marking of the plan and setting of the markers required therein have been or will be complied with to the best of my knowledge, information and belief.

Jerry D. Nokleby — Date: 3-9-2013

Registered Property Line Surveyor
Maryland Certificate No. 472
Expiration Date: 01/05/2015

STATE OF MARYLAND — JERRY D. NOKLEBY — No. 472 — PROPERTY LINE SURVEYOR

2013

Land Use and Growth Management Control Number: 10–141–008

Metropolitan Commission	Department of Land Use and Growth Management
3/21/13 Date	3-28-13 Date
Director	Director
	P.C. Chairman

No.	Date	Description	By
3.	03/20/13	Per METCOM	FAB
2.	01/15/13	Revise Areas	FAB
1.	04/28/12	Revise Areas	FAB

REVISION

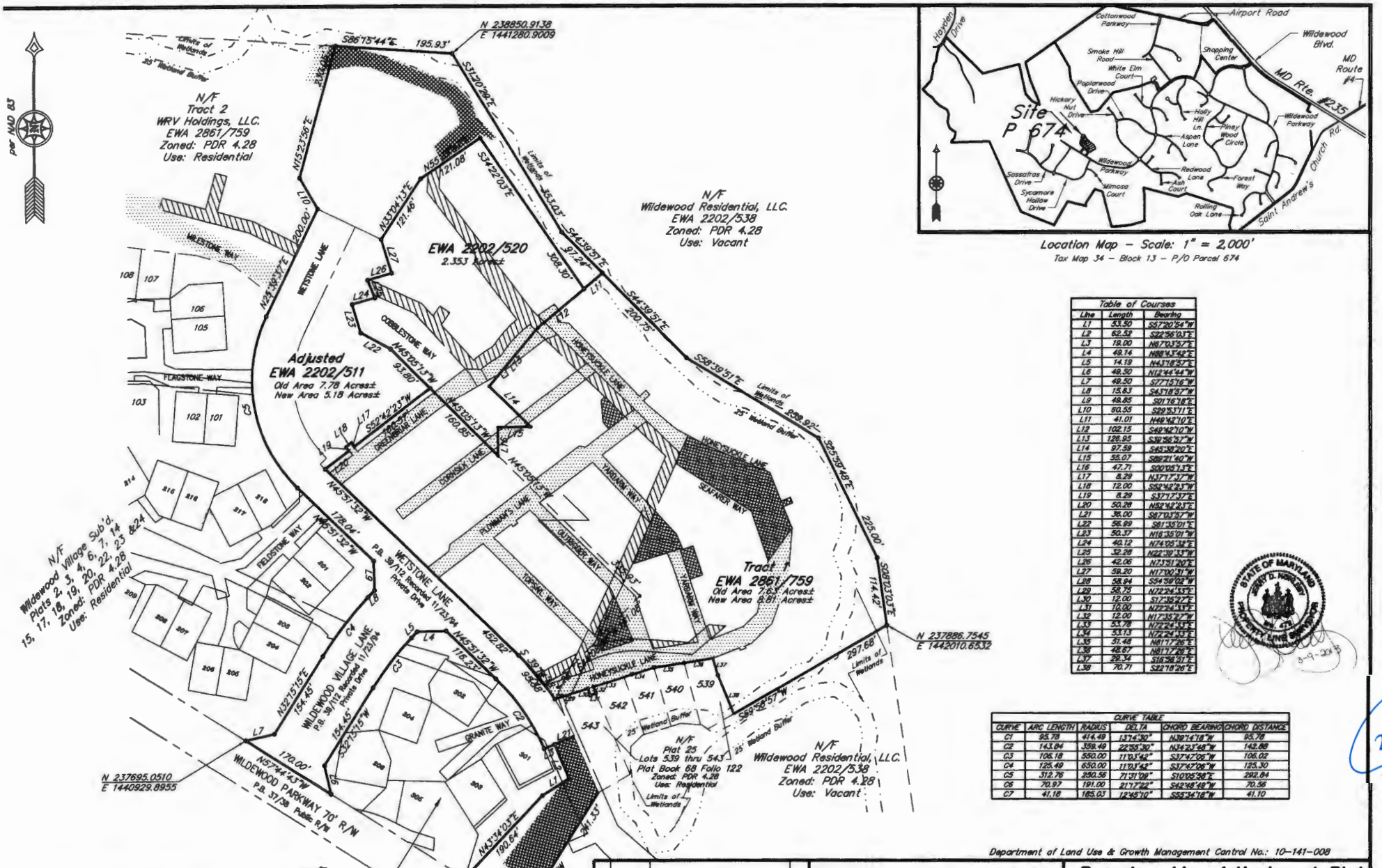
NOKLEBY SURVEYING
46925–B Shangri–La Drive, S.
Lexington Park, Maryland 20653
Phone: (301) 862–3135 • FAX: (301) 862–4360

Boundary Line Adjustment Plat
Wildewood Village Subdivision

TAX MAP 34, GRID'S 13, 14, 20 & 21
BEING PART OF PARCEL 674
Eighth Election District
St. Mary's County, Maryland

Contract #: 34–13–674	Drawing: 34B74BLAP	Chkd by: JDN	Dsn. by: DEE
Date: 2/15/10	Scale: 1" = 100'	Page 1 of 2	

P198117 MSA SSA 12529798 Liber 31 Folio 214



Location Map – Scale: 1" = 2,000'
Tax Map 34 – Block 13 – P/O Parcel 674

Table of Courses		
Line	Length	Bearing
L1	53.50	S57°20'54"W
L2	62.52	S22°56'03"E
L3	19.00	N67°03'57"E
L4	49.14	N88°43'42"E
L5	14.19	N43°18'57"E
L6	48.50	N12°44'44"W
L7	49.50	S77°15'16"W
L8	15.63	S43°18'57"W
L9	49.85	S01°16'18"E
L10	80.55	S29°53'11"E
L11	41.01	N49°42'10"E
L12	102.15	S49°42'10"W
L13	126.95	S39°56'57"W
L14	97.59	S45°38'20"E
L15	55.07	S89°21'40"W
L16	47.71	S00°05'13"E
L17	8.29	N37°17'37"W
L18	12.00	S52°42'23"W
L19	8.29	S37°17'37"E
L20	50.28	N52°42'23"E
L21	38.00	S87°03'57"W
L22	56.99	S81°35'01"E
L23	50.37	N16°35'01"W
L24	40.12	N74°55'38"E
L25	32.26	N22°39'33"W
L26	42.06	N73°51'20"E
L27	59.20	N17°00'37"W
L28	58.94	S54°59'02"W
L29	58.75	N72°24'33"E
L30	12.00	S17°35'27"E
L31	10.00	N72°24'33"E
L32	12.00	N17°35'27"W
L33	53.78	N72°24'33"E
L34	53.13	N72°24'33"E
L35	51.48	N81°17'26"E
L36	48.67	N81°17'26"E
L37	28.34	S16°36'57"E
L38	70.71	S22°18'26"E

CURVE TABLE					
CURVE	ARC LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE
C1	95.78	414.49	13°14'30"	N38°14'18"E	95.58
C2	143.04	359.49	22°55'30"	N34°23'48"W	142.08
C3	106.18	550.00	11°03'42"	S37°47'06"W	106.02
C4	125.49	650.00	11°03'42"	S37°47'06"W	125.30
C5	312.76	250.56	71°31'08"	S10°05'56"E	292.84
C6	70.97	191.00	21°17'22"	S62°48'48"W	70.56
C7	41.18	185.03	12°45'10"	S55°34'16"W	41.10

Department of Land Use & Growth Management Control No.: 10-141-008

No.	Date	Description	By
		REVISION	
3.	02/19/13	Per METCOM	FAB
2.	01/15/13	Revise Areas	FAB
1.	04/28/12	Revise Areas	FAB

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

Boundary Line Adjustment Plat
Wildewood Village Subdivision
TAX MAP 34, GRID'S 13, 14, 20 & 21
BEING PART OF PARCEL 674
Eighth Election District
St. Mary's County, Maryland

Contract #: 34-13-674	Drawing: 34674BLAP	Chkd by: JDN	Dwn. by: DEE
Date: 2/15/10	Scale: 1" = 100'	Page 2 of 3	

STATE OF MARYLAND
JERRY D. NOKLEBY
No. 476
PROPERTY LINE SURVEYOR
3-9-2013

2413

P198119 MSA SSU 1252 9782 LIBER 31 FOLIO 214

General Notes:

1. The subdivision shown hereon is part of Parcel 674 as shown on Tax Map 34 at Block 20, and is subject to any and all covenants, conditions, and restrictions of record.
2. This subdivision is also within and a part of the WILDEWOOD PLANNED UNIT DEVELOPMENT, as approved, and is subject to any and all covenants, conditions, and restrictions of record.
3. Building Restriction Lines (BRL's) are established by the 1989 Amendment to the Wildewood P.U.D.
4. Present Zoning is PDR 4.28 (Planned Development Residential – 4.28 units per acre density).
5. All lots are to be served by a public central water distribution and sanitary sewerage collection system constructed in accordance with the "St. Mary's County Standards and Specifications for Water and Sewer Construction" and in accordance with the public works agreement between the owner of the property shown hereon and the St. Mary's County Metropolitan Commission.
6. This subdivision is in compliance with the St. Mary's County Comprehensive Water and Sewerage Plan.
7. There shall be a utility easement ten (10) feet in width, minimum, as follows: ten (10) feet off of all interior lot lines and ten (10) feet off of all rights-of-way and perimeter lot lines. Said easements are to include, but are not limited to, use by the St. Mary's County Metropolitan Commission, its successors and assigns, for construction, installation, maintenance, repair, and operation of public water and sewer facilities, other public utilities, and drainage.
8. Present water category is W-1. Present sewer category is S-1.
9. The utility easement(s), as indicated, is (are) for the use of MRV Holdings , LLC, it heirs and assigns, to install and maintain below ground utilities and their appurtenances. Any areas disturbed during installation and/or maintenance shall be permanently stabilized. See the utility easement covenant below for further clarification.
10. PRIVATE STREETS AND WAYS: The unit owners of lots 537, 538, & 551 – 554 shown hereon will have access to and from Wildewood Parkway, a public street, via Wildewood Village Lane, Wetstone Lane, Plowmans Lane, Honeysuckle Lane and Yardarm Way which are private streets and ways created in accordance with the applicable Declarations of Covenants, Conditions, and Restrictions. Said private streets and ways and their maintenance shall be the responsibility of the owners through the Homeowners Associations. Said private streets and ways are not part of the County Road System and do not receive maintenance from the County. The location of Outrigger Way, Honeysuckle Lane and Topsail Way is more definitively shown the Easement Plat for Wildewood Village as recorded in Plat Liber 67, Folio 124. Lots 537 & 538 access is onto HONEYSUCKLE LANE, Lots 551,552,553, & 554 access is onto YARDARM WAY.
11. Outrigger Way, Honeysuckle Lane and Yardarm Way also serve as utility, drainage and pedestrian access easements and do not receive maintenance from the County. The location of Outrigger Way, Honeysuckle Lane and Yardarm Way shown hereon are as reflected on sheet 2 of 2 of the Easement Plat for Wildewood Village, as recorded among the land records of St. Mary's County, Maryland in Plat Liber 67, Folio 124.
12. Premise addresses are shown as thus: <22222>

Development, Construction, Utility and Drainage Easement Covenant:

There is hereby created a blanket easement upon, across, over, though and under the property shown hereon for ingress, egress, construction, installation, replacement, repair and maintenance of all streets, and parking lots, utility and service lines and systems, including, but not limited to, drainage areas, storm water management, streets, parking, pedestrian walkways, water, sewer, gas, telephones, electricity, television cables or communication lines systems. By virtue of this easement it shall be expressly permissable for Wildewood Residential, LLC & MRV Holdings, LLC, the declarant, or the prevailing utility or service company, with the approval of the declarant, to complete construction of all contemplated improvements to the subject property, install and maintain facilities and equipment on said property, to excavate for such purposes and to affix and maintain wires, circuits and conduits on, in and under the roofs and exterior walls of improvements thereon, providing such disturbed areas are restored to the condition in which they were found.

Not withstanding a specific easement designation shown on this plat, there is automatically created an easement upon, across, over, through and under the property shown hereon for drainage area and storm water management following the natural flow of water throughout the watershed in which said property is located. In addition, any area disturbed and utilized for streets, parking lots, utility and service lines and systems, excluding individual unit connections, shall automatically be deemed a part of the pedestrian walkway system, whether or not the area is so designated on this plat. Easements shown hereon are as reflected on sheet 2 of 2 of the Easement Plat for Wildewood Village, as recorded among the land records of St. Mary's County, Maryland in PlatBook Liber 67, Folio 124. This blanket easement in no way replaces or affects the existance of the easements specifically granted to the St. Mary's County Metropolitan Commission pursuant to the St. Mary's County Zoning Ordinance, the St. Mary's County Metropolitan Commission Standard Specification and/or any applicable Public Works Agreement(s).

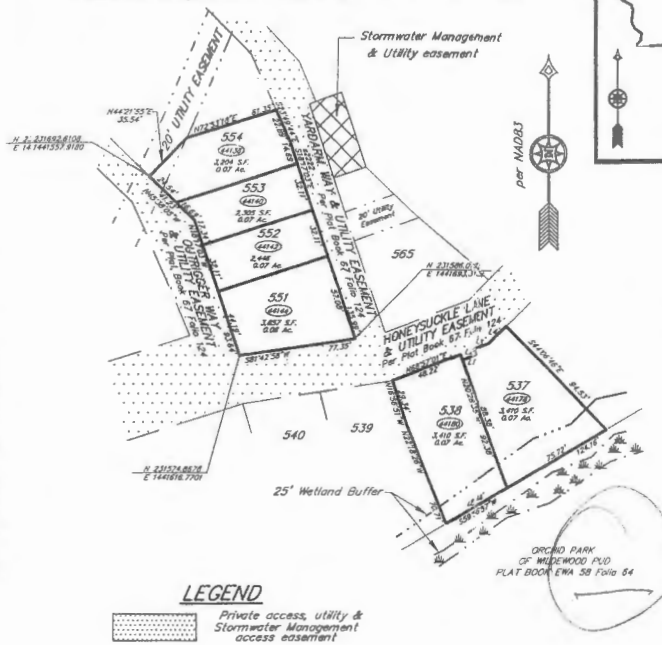
Airport Environs Notes :

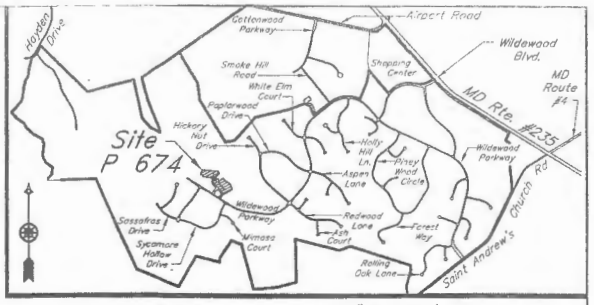
Within the area of the tract hereby created, no structure, erection, object, growth of trees, or vegetation within the boundaries of the tract herein described, nor any other objects placed within said tract, shall penetrate the AE Overlay subdistrict surfaces of an airport or heliport. Owner his/her/their/it's heirs, successors and assigns shall be responsible for the maintaining and pruning trees and vegetation so this height restriction is not exceeded.

The landowner expressly reserves for the use and benefit of itself and the public a right of flight for the passage of aircraft in the airspace above the lands identified herein, together with the right to cause above such tract all such noise, fumes, dust, vibration and fuel particles as may be inherent in the operation of aircraft using said airspace for landing and taking off from the Walter F. Duke Airport and other regulated public landing strips.

Owner and Association Easements and Cross Easements:

It is contemplated that the property shown and described hereon, in whole or in part, will be subject to certain homeowners associations including, but not limited to, a master association, condominium association and villa (single- family attached and detached units) association of which the owners of individual units shall be members of said master association and either the villa association or the condominium association. There is hereby created a non-exclusive blanket easement and non-exclusive cross-easements for the benefit of said associations, their members and guests to enter upon and cross the properties of the various associations, to utilize and have ingress and egress over the designated trsoveleays to a public street (see notes 9 and 10) and pedestrian access walkways and to utilize facilities throughout Wildewood Retirement Village which are available for their use.





Locotion Map – Scale: 1" = 2,000'
Tax Map 34 – Block 13 – P/O Parcel 674

LEGEND

- Private access, utility & Stormwater Management access easement
- Existing utility easement
- Stormwater Management & Utility Easement
- Non-Tidal Wetlands

Owner's Dedication:

We, Wildewood Residential, LLC and MRV Holdings, LLC, both Maryland Limited Liability Companies, the owners of the property shown hereon and described in the Surveyor's Certificate affixed hereto, hereby adopt this plan of subdivision upon its approval by all required agencies. There are no pending suits or actions at law, leases, liens, mortgages or deeds of trusts affecting this subdivision except as shown hereon. All parties in interest thereto have affixed their signatures indicating their assent to this plan of subdivision. We further establish the minimum building restriction lines as required by the 1989 Wildewood P.U.D. Amendment, as approved, and dedicate the streets, walkways, easements, rights-of-way and other improvements, where applicable, to public use. Not withstanding any language on this plat to the contrary, Wildewood Village is a private community and the only public access available is Wildewood Parkway. The requirements of Section 3-108 of the Annotated Code of Maryland (Real Property Article) as far as it concerns the marking of the plan and setting of the markers required therein have been or will be complied with to the best of our knowledge, information and belief.

MRV HOLDINGS, LLC

CYNTHIA GREB (MEMBER) — Date 06.13.14

COMMUNITY BANK — Date 6.13.14

Surveyor's 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 a subdivision of part of the lands conveyed unto, MRV Holdings, LLC by deed dated August 24,2006 from Wildewood Residential,LLC, a Maryland Corporation, as recorded among the Land Records of St. Mary's County, Maryland, in Liber ETA 2202 at Folio 511.

The requirements of Section 3-108 of the Annotated Code of Maryland (Real Property Article) as far as it concerns the marking of the plan and setting of the markers required therein have been or will be complied with to the best of my knowledge, information and belief.

Jerry D. Nokleby — Date 6-9-2014
Registered Property Line Surveyor
Maryland Certificate No. 472
License Expires 01-05-15

STATE OF MARYLAND — JERRY D. NOKLEBY — No. 472 — PROPERTY LINE SURVEYOR

68@1-72

2014

Department of Land Use & Growth Management Control No.: 13-110-037

Health Department	Metropolitan Commission	Department of Land Use and Growth Management
7/22/2014 Date	Date	7-29-2014 Date
Director	Director	Director
Sanitarian		P.C. Chairman

No.	Date	Description	By
J.	03/12/14	Revise per METCOM	FAB
I.	03/10/14	Revise per METCOM	FAB
2.	12/27/13	Revise Per LUGM (Addressing Tech.)	FAB
1.	12/20/13	Revise General Note 10 Per LUGM	FAB

REVISION

VARC, L.L.C.
D/B/A
NOKLEBY SURVEYING
46925-B Shangri-La Drive, S.
Lexington Park, Maryland 20653
Phone: (301) 862-3466 * FAX: (301) 862-4360

Plat Twenty Seven
Lots 537 & 538
Lots 551 thru 554
Wildewood Village Subdivision

Eighth Election District
St. Mary's County, Maryland

Contract #: 34-13-674	Drawing: 34674R9	Chkd by: JDM	Dwn. by: FAB
Date: 08/15/13	Scale: 1" = 50'	Page 1 of 1	

72/73 7/29/14

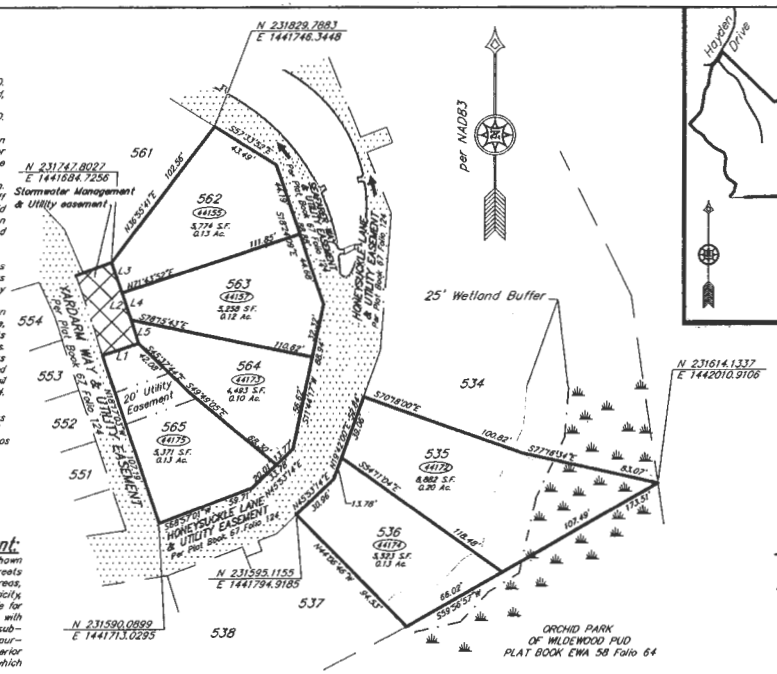
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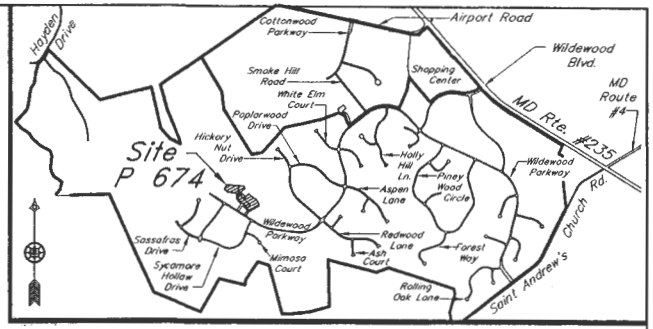
shown hereon is part of Parcel 674 as shown on Tax Map 34 at Block 20. also within and a part of the WILDEWOOD PLANNED UNIT DEVELOPMENT, as approved, any and all covenants, conditions, and restrictions of record.
n Lines (BRL's) are established by the 1989 Amendment to he Wildewood P.U.D. PDR 4.28 (Planned Development Residential – 4.28 units per acre density).
e served by a public central water distribution and sanitary sewerage collection ted in accordance with the "St. Mary's County Standards and Specifications for Construction" and in accordance with the public works agreement between the perty shown hereon and the St. Mary's County Metropolitan Commission.
in compliance with the St. Mary's County Comprehensive Water and Sewerage Plan.
utility easement ten (10) feet in width, minimum, as follows: ten (10) feet off lines and ten (10) feet off of all rights-of-way and perimeter lot lines. Said o include, but are not limited to, use by the St. Mary's County Metropolitan successors and assigns, for construction, installation, maintenance, repair, and lic water and sewer facilities, other public utilities, and drainage.
ategory is W-1. Present sewer category is S-1.
nent(s), as indicated, is (are) for the use of WRV Holdings , LLC. it heirs install and maintain below ground utilities and their appurtenances, Any areas installation and/or maintenance shall be permanently stabilized. See the utility nt below for further clarification.
'S AND WAYS: The unit owners of lots 535, 536, & 562 – 565 shown access to and from Wildewood Parkway, a public street, via Wildewood Village Lane, Plowmans Lane, Honeysuckle Lane and Yardarm Way which are private streets n accordance with the applicable Declarations of Covenants, Conditions, and Restrictions. ets and ways and their maintenance shall be the responsibility of the owners ners Associations. Said private streets and ways are not part of the County Road System and maintenance from the County. The location of Plowman's Lane, Honeysuckle Lane and Taxsail ely shown the Easement Plat for Wildewood Village as recorded in Plat Liber 67, Folio 124.
S access is onto YARDARM WAY 535 & 536 is onto HONEYSUCKLE LANE.
eysuckle Lane and Yardarm Way also serve as utility, drainage and pedestrian access ot receive maintenance from the County. The location of Plowman's Lane, Honeysuckle Lane and hereon are as reflected on sheet 2 of 2 of the Easment Plat for Wildewood Village, as he land records of St. Mary's County, Maryland in Plat Liber 67, Folio 124.
es are shown as thus: <ANNEX>

t, Construction, Utility and Drainage Easement Covenant:

created a blanket easement upon, across, over, though and under the property shown s, egress, construction, installation, replacement, repair and maintenance of all streets utility and service lines and systems, including, but not limited to, drainage areas, gement, streets, parking, pedestrian walkways, water, sewer, gas, telephones, electricity, communication lines systems. By virtue of this easement it shall be expressly permissable for ol, LLC & WRV Holdings, LLC, the declarant, or the providing utility or service company with he declarant, to complete construction of all contemplated improvements to the sub- tall and maintain localities and equipment on said property, to excavate for such pur- ix and maintain wires, circuits and conduits on, in and under the roofs and exterior ents thereon, providing such disturbed areas are restored to the condition in which

a specific easement designation shown on this plat, there is automatically created on, across, over, through and under the property shown hereon for drainage area management following the natural flow of water throughout the watershed in which located. In addition, any area disturbed and utilized for streets, parking lots, utility and systems, excluding individual unit connections, shall automatically be deemed destrian walkway system, whether or not the area is so designated on this plat.
hereon are as reflected on sheet 2 of 2 of the Easment Plat for Wildewood Village, the land records of St. Mary's County, Maryland in PlatBook Liber 67, Folio 124.
asement in no way replaces or affects the existance of the easements d to the St. Mary's County Metropolitan Commission pursuant to the St. Mary's County , the St. Mary's County Metropolitan Commission Standard Specification and/or Public Works Agreement(s).





Locotion Map – Scale: 1" = 2,000'
Tax Map 34 – Block 13 – P/O Parcel 674

Table of Courses		
Line	Direction	Distance
L1	N71°43'57"E	22.60'
L2	N18°17'03"W	51.44'
L3	S18°17'03"E	19.31'
L4	S18°17'03"E	17.35'
L5	S18°17'03"E	14.79'

Owner and Association Easements and Cross Easements:

It is contemplated that the property shown and described hereon, in whole or in part, will be subject to certain homeowners associations including, but not limited to, a master association, condominium association and villa (single- family attached and detached units) association of which the owners of individual units shall be members of said master association and either the villa association or the condominium association. There is hereby created a non-exclusive blanket easement and non-exclusive cross-easements for the benefit of said associations, their members and guests to enter upon and cross the properties of the various associations, to utilize and have ingress and egress over the designated traveleways to a public street (see notes 9 and 10) and pedestrian access walkways and to utilize facilities throughout Widewood Retirement Village which are available for thier use.

Owner's Dedication:

We, Wildewood Residential, LLC and WRV Holdings, LLC, both Maryland Limited Liability Companies, the owners of the property shown hereon and described in the Surveyor's Certificate affixed hereto, hereby adopt this plan of subdivision upon its approval by all required agencies. There are no pending suits or actions at law, leases, liens, mortgages or deeds of trusts affecting this subdivision except as shown hereon. All parties in interest thereto have affixed their signatures indicating their assent to this plan of subdivision. We further establish the minimum building restriction lines as required by the 1989 Wildewood P.U.D. Amendment, as approved, and dedicate the streets, walkways, easements, rights-of-way and other improvements, where applicable, to public use. Not withstanding any language on this plat to the contrary, Wildewood Village is a private community and tha only public access available is Wildewood Parkway. The requirements of Section 3-108 of the Annotated Code of Maryland (Real Property Article) as for as it concerns the marking of the plan and setting of the markers required therein have been or will be complied with to the best of our knowledge, information and belief.

WRV HOLDINGS, LLC

CYNTHIA GREB (MEMBER) — *Date* 06.13.14

COMMUNITY BANK — *Date* 6.18.14

Airport Environs Notes :

Within the area of the tract hereby created, no structure, erection, object, growth of trees, or vegetation within the boundaries of the tract herein described, nor any other objects placed within said tract, shall penetrate the AE Overlay subdistrict surfaces of an airport or heliport. Owner his/her/their/it's heirs, successors and assigns shall be responsible for the maintaining and pruning trees and vegetation so this height restriction is not exceeded.

The landowner expressly reserves for the use and benefit of itself and the public a right of flight for the passage of aircraft in the airspace above the lands identified herein, together with the right to cause above such tract all such noise, fumes, dust, vibration and fuel particles as may be inherent in the operation of aircraft using said airspace for landing and taking off from the Walter F. Duke Airport and other regulated public landing strips.

Surveyor's 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 a subdivision of part of the lands conveyed unto, WRV Holdings, LLC by deed dated August 24,2006 from Wildewood Residential, LLC, a Maryland Corporation, as recorded among the Land Records of St. Mary's County, Maryland, in Liber EWA 2202 at Folio 311.

The requirements of Section 3-108 of the Annotated Code of Maryland (Real Property Article) as for as it concerns the marking of the plan and setting of the markers required therein have been or will be complied with to the best of my knowledge, information and belief.

Jerry D. Nokleby
Registered Property Line Surveyor
Maryland Certificate No. 472
License Expires 01-05-15

Date 6-9-2014

STATE OF MARYLAND — JERRY D. NOKLEBY — No. 472 — PROPERTY LINE SURVEYOR

Department of Land Use & Growth Management Control No.: 13-110-038

Health Department	Metropoliton Commission	Department of Land Use and Growth Management
7/22/2014 Date	JULY 14, 2014 Date	7-29-2014 Date
Director	Director	Director
Sanitarian	P.C. Chairman	P.C. Chairman

No.	Date	Description	By
4.	3/12/14	Per METCOM	FAB
3.	3/10/14	Per METCOM	FAB
2.	3/8/14	Per Land Use & Growth Management	FAB
1.	12/19/13	Revised General Note 10 Per LUGM	FAB

REVISION

VARC, L.L.C.
D/B/A
NOKLEBY SURVEYING
46925-B Shangri-La Drive, S.
Lexington Park, Maryland 20653
Phone: (301) 862-3466 • FAX: (301) 862-4360

Plat Twenty Eight
Lots 535 & 536
Lots 562 thru 565
Wildewood Village Subdivision

Eighth Election District
St. Mary's County, Maryland

Contract #: 34-13-674	Drawing: 34674R10	Chkd by: JDN	Dwn. by: FAB
Date: 08/15/13	Scale: 1" = 50'	Page 1 of 1	

P.205831 MSA 81252-99776

LIBER 72 FOLIO 74

2014

e/2/01