

General Notes

1. This site is located on Tax Map 43 at Grid 22 as Parcel 112
2. This site contains 2.324 acres.
3. Present zoning: DMX
4. All adjoining properties shown hereon are zoned DMX, commercial use unless otherwise shown.
5. Building Restriction Lines (BRL's) are established per the St. Mary's County Zoning Ordinance as follows: Front: 10', Side: 10', Rear: 20'.
6. Water supply shall be from the existing public water line running along South Essex Drive and currently serves the existing building as shown on this plan, future tie in to be determined during site plan development stage of each lot.
7. Sewage disposal to be tied to the existing public sewer line that crosses this property and currently serves the existing building as shown on this plan.
8. This plan is in compliance with the St. Mary's County Comprehensive water and sewer plan.
9. There shall be a 10' utility easement along all lot lines. The easements are to include use by the St. Mary's County Metropolitan Commission, its successors and assigns, for construction, maintenance, repair, inspection, and operation of public water and sewer facilities
10. Present sewer category is S - 1.
11. Present water category is W - 1.
12. There are no existing wells or sewage easements within 100' of the existing public water or water or sewerline unless otherwise shown.
13. This property currently gains access from the existing entrances on Md. Route 246 a.k.a. Great Mills Road and South Essex Drive a County owned right of way.
14. Stormwater management and overlot grading shall be provided in accordance with Ordinance No. 01-17 during the standard site plan development stage of each lot and prior to issuance of a building permit.
15. Proposed tree and shrub planting to meet all criteria to be determined, exact location and requirements to be shown on the proposed site development plans.
16. Environmental features i.e. streams, wetlands or floodplains were determined not to be present on this site per the National Wetland Inventory Maps and FEMA's floodplain maps and confirmed during the field run portion of this survey.
17. Premise address shown thus: (XXXX)

Owner's Dedication

I, Philip H. Dorsey, III; managing member of the Vail Rugby, LLC, 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 noted or shown hereon. All parties in interest thereto have affixed their signatures indicating their assent to this plan.

I hereby grant unto the St. Mary's County Metropolitan Commission, its successors and assigns, a right of ingress and egress over, and a perpetual easement in the 10' easement (along all lot lines), as well as others that may be shown herein, for construction, repair, maintenance, inspection, and operation of public water and sewer facilities, should such facilities ever be installed.

I further establish the minimum building restriction lines as required by the St. Mary's County Zoning Ordinance and dedicate the streets, walkways, easements, rights-of-way and other improvements, where applicable, to public use.

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.

Philip H. Dorsey III
Philip H. Dorsey III, Representative
Vail Rugby, LLC

6-28-02
Date

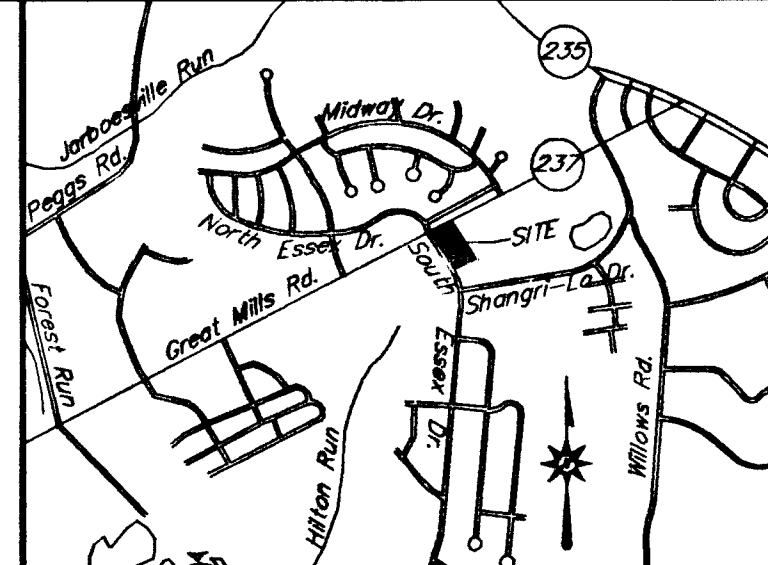
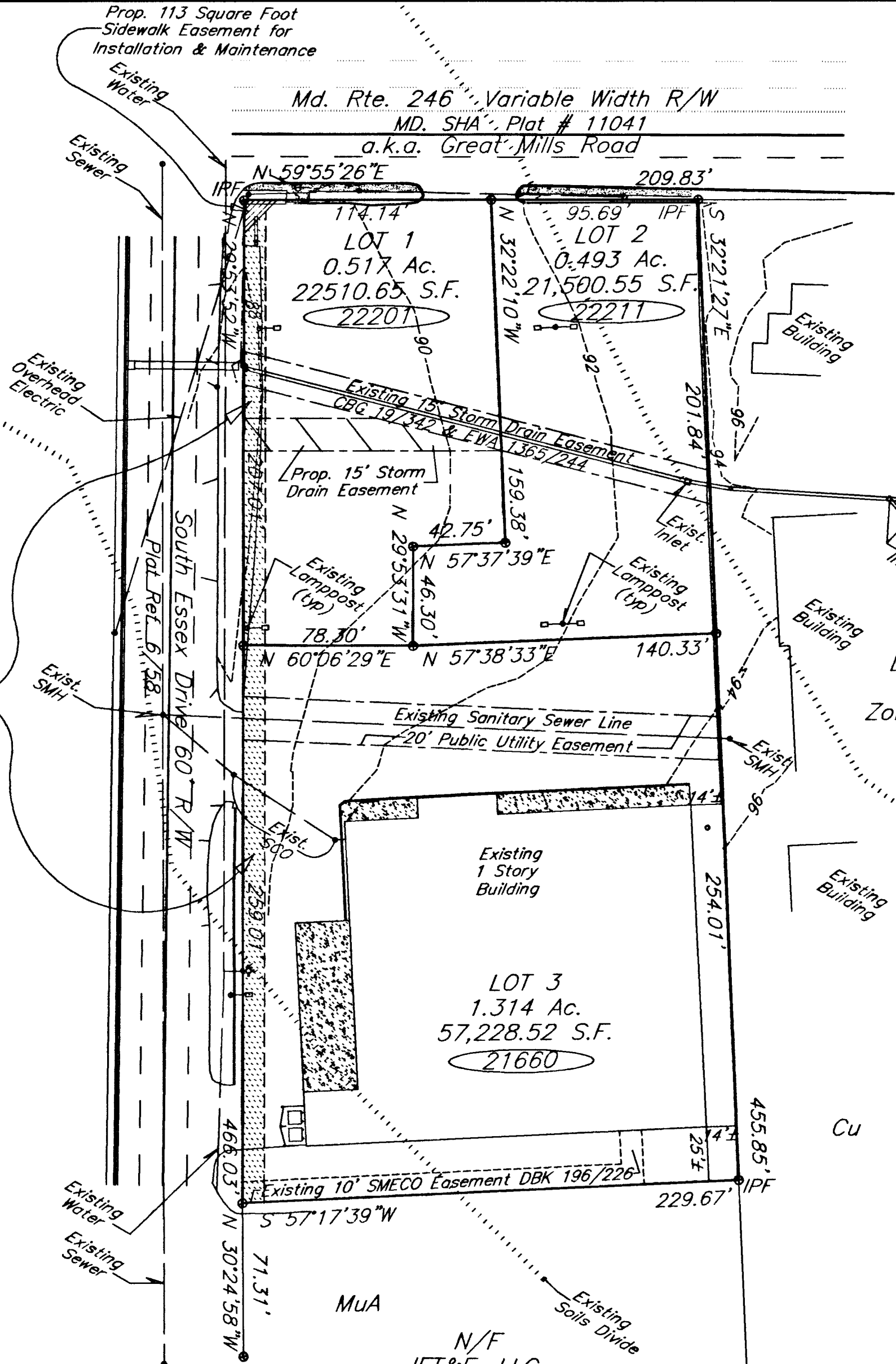
William T. Atkinson
Dan Kubican, Representative
The First National Bank of St. Mary's

6-28-02
Date

DEVELOPMENT, CONSTRUCTION, INGRESS, EGRESS.

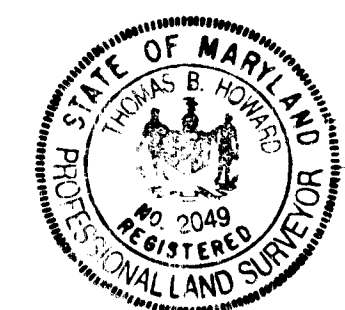
UTILITY AND DRAINAGE EASEMENT COVENANT:

There is hereby created a blanket easement upon, across, over, through, and under the property shown hereon for ingress and egress to and from Maryland Route# 246 and South Essex Drive which are part of the Vail Rugby Commercial Subdivision, and for construction, installation, replacement, repair and maintenance of all streets, parking lots, utility and service lines and systems including, but not limited to, drainage areas, stormwater management, streets, parking, pedestrian walkways, water, sewer, gas, telephones, electricity, television cables and communication line systems. By virtue of this easement, it shall be expressly permissible for Vail Rugby, LLC its successors and assigns, or the providing utility service, including but not limited to S.M.E.C.O. or the St. Mary's County Metropolitan Commission, with approval of Vail Rugby, LLC, to complete construction of all contemplated improvements to the subject property, and/or to all other adjacent or nearby properties being developed by Vail Rugby, LLC its successors and assigns, to 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 reasonably restored to the condition in which they were found. Said blanket easement shall run with the land and shall be binding upon and inure to the benefit of all current and subsequent owners of all or any portion of said property.



Vicinity Map Scale 1"= 2000'

St. Mary's County Planning & Zoning
Date: <u>7/19/02</u>
<u>Philip H. Dorsey III</u> Director
Chairman
St. Mary's County Health Department
Date: <u>07-10-02</u>
<u>John Ral</u> Director, Environmental Health
St. Mary's County Metropolitan Commission
Date: <u>7/2/02</u>
<u>Thomas B. Howard</u> Director



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 plan of subdivision of all of the property conveyed unto Vail Rugby, LLC, by deed dated 10/04/01 from Safeway Inc., a Delaware Corporation, as recorded among the Land Records of St. Mary's County, Maryland in Liber EWA 1706 folio 404.

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

Thomas B. Howard
Thomas B. Howard
Registered Land Surveyor
Maryland Certificate No. 2049

Date 7/1/02
LIBER 54 FOLIO 62

S M S SOUTHERN MARYLAND SURVEYS, INC LAND SURVEYORS - LAND PLANNERS - CIVIL ENGINEERS P.O. Box 993 - Lexington Park, Maryland 20653 Phone (301) 862-3146 Fax (301) 863-7330	6/4/02 Per TEC 6/28/02 Per OPZ/DPW	Minor Subdivision Plan Vail Rugby Commercial Subdivision - Lots 1 - 3 Eighth Election District St. Mary's County, Maryland ISUB File # 02-100-025	DATE <u>3/15/02</u> DRAWN BY <u>DE</u> CHECKED BY <u>TBH</u> PROJECT NO. <u>VRCS</u> DWG. NAME <u>SM3311</u> SCALE <u>1"=50'</u> SHEET <u>1</u> of <u>1</u>
	REVISIONS		

MSA 55U 1252-7713