

ST. MARY'S COUNTY  
HEALTH DEPARTMENT

APPROVAL DATE: 9/25/98  
DIRECTOR: Environmental Health

ST. MARY'S COUNTY  
PLANNING + ZONING COMMISSION

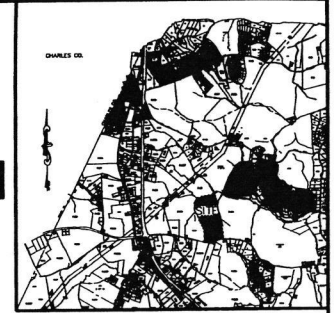
APPROVED: 10/2/98  
DIRECTOR: Jon R. Edmunds

CHAIRMAN

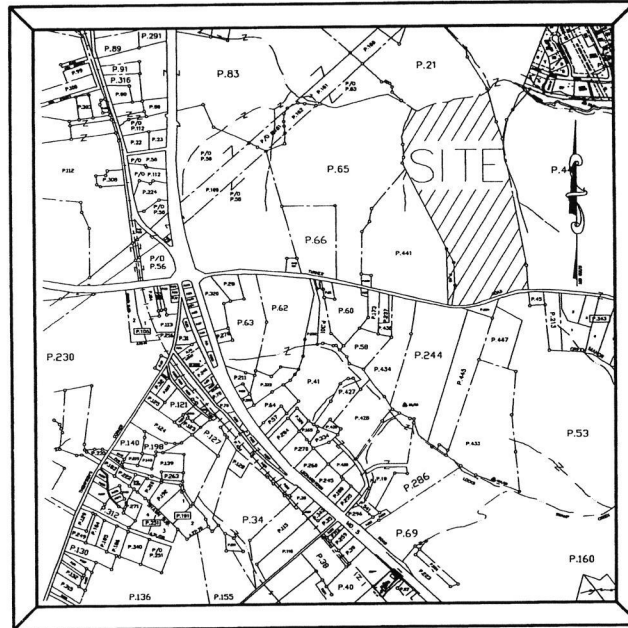
# STANDARD SUBDIVISION PLAT RESUBDIVISION OF LOTS 1 AND 2

# HORSE RANGE FARMSTEAD SUBDIVISION

5th ELECTION DISTRICT  
ST. MARY'S COUNTY, MARYLAND



VICINITY MAP SCALE: 1" = 1 MILE  
TAX MAP: 04, BLOCK: 17, PARCELS: 043 + 49



LOCATION MAP SCALE: 1" = 1200'

### OWNER'S DEDICATION

THE PLATING OF THE FOLLOWING DESCRIBED LAND - THE PROPERTY AS CONVEYED INTO AUSTIN JOSEPH SLATER, JR. AND ELEANOR F. SLATER, HIS WIFE, BY A DEED DATED AUGUST 16, 1990, FROM SECURITY TRUST COMPANY, N.A., PERSONAL REPRESENTATIVE OF THE ESTATE OF HENRY J. FOWLER, SR. AS RECORDED AMONG THE LAND RECORDS OF ST. MARY'S COUNTY, MARYLAND, IN LIBER M.R.B. 552 AT FOLIO 422, AND THE FUTURE CONVEYANCE (AS REQUIRED) OF A 5' DEDICATION ALONG MD. ROUTE 6 FOR THE INSTALLATION, MAINTENANCE AND USE OF ANY FUTURE ROAD IMPROVEMENTS - AS SHOWN HEREON IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS, PROPRIETORS, MORTGAGEES AND TRUSTEES, IF ANY.

WE, AUSTIN JOSEPH SLATER, JR. AND ELEANOR F. SLATER, HIS WIFE, OWNERS OF THE PROPERTY SHOWN HEREON AND DESCRIBED IN THE SURVEYOR'S CERTIFICATE AFFIXED HERETO, HEREBY ADOPT THIS PLAT OF SUBDIVISION UPON ITS APPROVAL BY ALL REQUIRED AGENCIES.

THERE ARE NO ACTIONS-AT-LAW, LEASES, LIENS, MORTGAGES OR TRUSTS AFFECTING THIS PLAT OF SUBDIVISION, EXCEPT AS NOTED OR SHOWN HEREON. ALL PARTIES IN INTEREST HERETO HAVE AFFIXED THEIR SIGNATURES INDICATING THEIR ASSENT TO THIS PLAT AND THE SUBORDINATION OF THEIR INTEREST TO THIS SUBDIVISION PLAT.

WE HEREBY GRANT INTO THE ST. MARY'S COUNTY METROPOLITAN COMMISSION, ITS SUCCESSORS AND ASSIGNS, A RIGHT OF INGRESS AND EGRESS OVER, AND A PERPETUAL EASEMENT IN THE 30 FOOT EASEMENT (CALONG ALL LOT LINES), AS WELL AS OTHERS THAT MAY BE SHOWN HEREON FOR CONSTRUCTION, INSTALLATION, MAINTENANCE, REPAIR, INSPECTION AND OPERATION OF ANY FUTURE PUBLIC WATER AND SEWER FACILITIES, SHOULD SUCH EVER BE INSTALLED.

WE FURTHER ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES AS REQUIRED BY THE ZONING ORDINANCE OF ST. MARY'S COUNTY, AND DEDICATE THE STREETS, WALKWAYS, EASEMENTS, RIGHTS-OF-WAY AND OTHER IMPROVEMENTS, WHERE APPLICABLE, TO PUBLIC USE.

THE REQUIREMENTS OF SECTION 3-10B OF THE ANNOTATED CODE OF MARYLAND (REAL PROPERTY ARTICLE) AS FAR AS IT CONCERNS THE MARKING OF THIS PLAN AND SETTING OF THE MARKERS REQUIRED THEREIN HAVE BEEN COMPLIED WITH TO THE BEST OF OUR KNOWLEDGE, INFORMATION AND BELIEF.

Austin Joseph Slater, Jr. 9-10-98  
AUSTIN JOSEPH SLATER, JR. DATE

Eleanor F. Slater 9-10-98  
ELEANOR F. SLATER DATE

### SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF THAT THE PLAT SHOWN HEREON IS CORRECT (SUBJECT TO OUR REVIEW OF A TITLE SEARCH) AND CONFORMS TO THE SPECIFICATIONS, THAT THIS IS A SUBDIVISION OF ALL OF THE PROPERTY CONVEYED INTO AUSTIN JOSEPH SLATER, JR. AND ELEANOR F. SLATER, HIS WIFE, BY A DEED DATED AUGUST 16, 1990, FROM SECURITY TRUST COMPANY, N.A., PERSONAL REPRESENTATIVE OF THE ESTATE OF HENRY J. FOWLER, SR. AS RECORDED AMONG THE LAND RECORDS OF ST. MARY'S COUNTY, MARYLAND, IN LIBER M.R.B. 552 AT FOLIO 422.

THE REQUIREMENTS OF SECTION 3-10B OF THE ANNOTATED CODE OF MARYLAND (REAL PROPERTY ARTICLE) AS FAR AS IT CONCERNS THE MAKING OF THIS PLAN AND SETTING OF THE MARKERS REQUIRED THEREIN HAVE BEEN COMPLIED WITH TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF.

Herbert N. Edmunds 10/14/1998  
HERBERT N. EDMUNDS, JR. DATE  
REG. MD. LAND SURVEYOR, NO. 10,665

### GENERAL NOTES

- 1) THIS PLAN CONSISTS OF 94.38 ACRE + 1.74 ACRE PARCELS OF LAND.
- 2) THE SAID PARCEL OF LAND IS ZONED CRPD.
- 3) BUILDING RESTRICTION LINES ARE ESTABLISHED AS PER THE ST. MARY'S COUNTY ZONING ORDINANCE AND ARE AS FOLLOWS: FRONT: 75', SIDE: 30', REAR: 50'.
- 4) LOT(S) SHOWN HEREON ARE TO BE SERVED BY INDIVIDUAL SEPTIC DISPOSAL SYSTEMS AND WELLS DRILLED TO AN APPROVED, CONFINED AQUIFER.
- 5) THIS HEALTH DEPARTMENT APPROVAL CERTIFIES THAT THE LOT(S) 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. THE DESIGNATED PERC AREAS ARE THE ONLY PERC AREAS APPROVED BY THE ST. MARY'S COUNTY HEALTH DEPARTMENT FOR SEWAGE DISPOSAL PURPOSES. THE APPROVED LOT(S) INCLUDE APPROVED AREAS OF AT LEAST 30,000 SQ. FT. FOR SEWAGE DISPOSAL PURPOSES AS REQUIRED BY MARYLAND STATE HEALTH DEPARTMENT LAWS. IMPROVEMENTS OF ANY OTHER NATURE, INCLUDING, BUT NOT LIMITED TO, THE INSTALLATION OF OTHER UTILITIES IN THESE AREAS, MAY RENDER THE LOT(S) UNDEVELOPABLE. TO DETERMINE THE EXACT AREA OF THE LOT(S) APPROVED FOR SEWAGE DISPOSAL PURPOSES, OR TO ESTABLISH A DEFERRED AREA FOR SUCH PURPOSES, YOU MUST CONTACT THE ST. MARY'S COUNTY HEALTH DEPARTMENT, OFFICE OF ENVIRONMENTAL HEALTH.
- 6) THIS SUBDIVISION IS IN COMPLIANCE WITH THE ST. MARY'S COUNTY COMPREHENSIVE WATER AND SEWER PLAN.
- 7) THERE SHALL BE A 10 FOOT UTILITY EASEMENT ALONG ALL LOT LINES. THESE EASEMENTS ARE TO INCLUDE USE BY THE ST. MARY'S COUNTY METROPOLITAN COMMISSION, ITS SUCCESSORS AND ASSIGNS, FOR CONSTRUCTION, INSTALLATION, MAINTENANCE, REPAIR, INSPECTION AND OPERATION OF ANY FUTURE PUBLIC WATER AND SEWER FACILITIES, SHOULD SUCH FACILITIES EVER BE INSTALLED.
- 8) AREAS ESTABLISHED FOR RESOURCE PROTECTION ON THE SITE IN ACCORDANCE WITH REQUIRED PROTECTION LEVELS, MUST REMAIN IN UNDISTURBED OPEN SPACE AND UNDEVELOPED.
- 9) CAUTION: THE 40' AND 50' PRIVATE RIGHTS-OF-WAY SHOWN HEREON DOES NOT NECESSARILY PROVIDE ACCESS FROM THESE LOTS TO A COUNTY OR STATE ROAD AT THIS THE ROAD AND UTILITY CONSTRUCTION AND MAINTENANCE IS THE RESPONSIBILITY OF THE BUYERS OF THESE LOTS, UNLESS OTHERWISE PROVIDED HEREIN.
- 10) WATER AND SEWER CATEGORIES ARE DESIGNATED AS FOLLOWS: W- NPS, S- NPS.
- 11) THERE ARE NO PLANS TO FURTHER DEVELOP THIS PROPERTY AT THIS TIME.
- 12) LOTS 500-1, 500-2A, 500-2B + 500-2C SHALL BE ACCESSED FROM THE 50' PRIVATE RIGHT-OF-WAY AS SHOWN HEREON.
- 13) THE 40' AND 50' RIGHTS-OF-WAY SHOWN HEREON, AS DEFINED IN THE ST. MARY'S COUNTY ZONING ORDINANCE, ARE PRIVATE AND SHALL NOT BE MAINTAINED BY THE COUNTY, NOR SHALL THEY BE CONSIDERED FOR ACCEPTANCE INTO THE COUNTY ROAD MAINTENANCE SYSTEM UNTIL THEY ARE APPROVED TO THE APPROPRIATE COUNTY ROAD STANDARD AT THE INDIVIDUAL LOT OWNER'S EXPENSE.
- 14) THE LOT(S) SHOWN HEREON CONTAIN AT LEAST A MINIMUM OF 20,000 SQ. FT. AREA WHICH DOES NOT INCLUDE RIGHTS-OF-WAY EXISTING OR PROPOSED, 50 YEAR FLOOD PLANS OR 25% GRADES OR GREATER.
- 15) THERE ARE NO EXISTING WELLS, SEPTIC SYSTEMS OR APPROVED SEWAGE EASEMENTS WITHIN 100 FEET OF THE PROPOSED WELLS AND SEPTIC SYSTEMS EXCEPT AS SHOWN HEREON.
- 16) PRESECE ADDRESSES ARE SHOWN AS THUS: ○
- 17) HORSE RANGE SUBDIVISION IS EXEMPT FROM STORMWATER MANAGEMENT PER SECTION 40.3.2E OF THE ST. MARY'S COUNTY ZONING ORDINANCE.
- 18) APPROXIMATELY 48.15 ACRES OF THIS SITE ARE PRESERVED WITHIN THE FOREST CONSERVATION EASEMENT.

PLAT BOOKS  
TOTAL  
NO. 980  
NO. 981  
NO. 982  
NO. 983  
NO. 984  
NO. 985  
NO. 986  
NO. 987  
NO. 988  
NO. 989  
NO. 990  
NO. 991  
NO. 992  
NO. 993  
NO. 994  
NO. 995  
NO. 996  
NO. 997  
NO. 998  
NO. 999  
NO. 1000

LIBER 46 FOLIO 97



**DH Steffens Co.**

ESTABLISHED 1923  
ENGINEERS • SURVEYORS • PLANNERS

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La Plata, Maryland 20646  
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22335 Exploration Drive, Suite 1020  
Lexington Park, Maryland 20655  
Telephone: 800-2226 (St. Mary's)  
1-800-331-1588 (Outside St. Mary's)



REVISOR  
L REVISED PER P&Z COMMENTS  
6/2/98 RWS

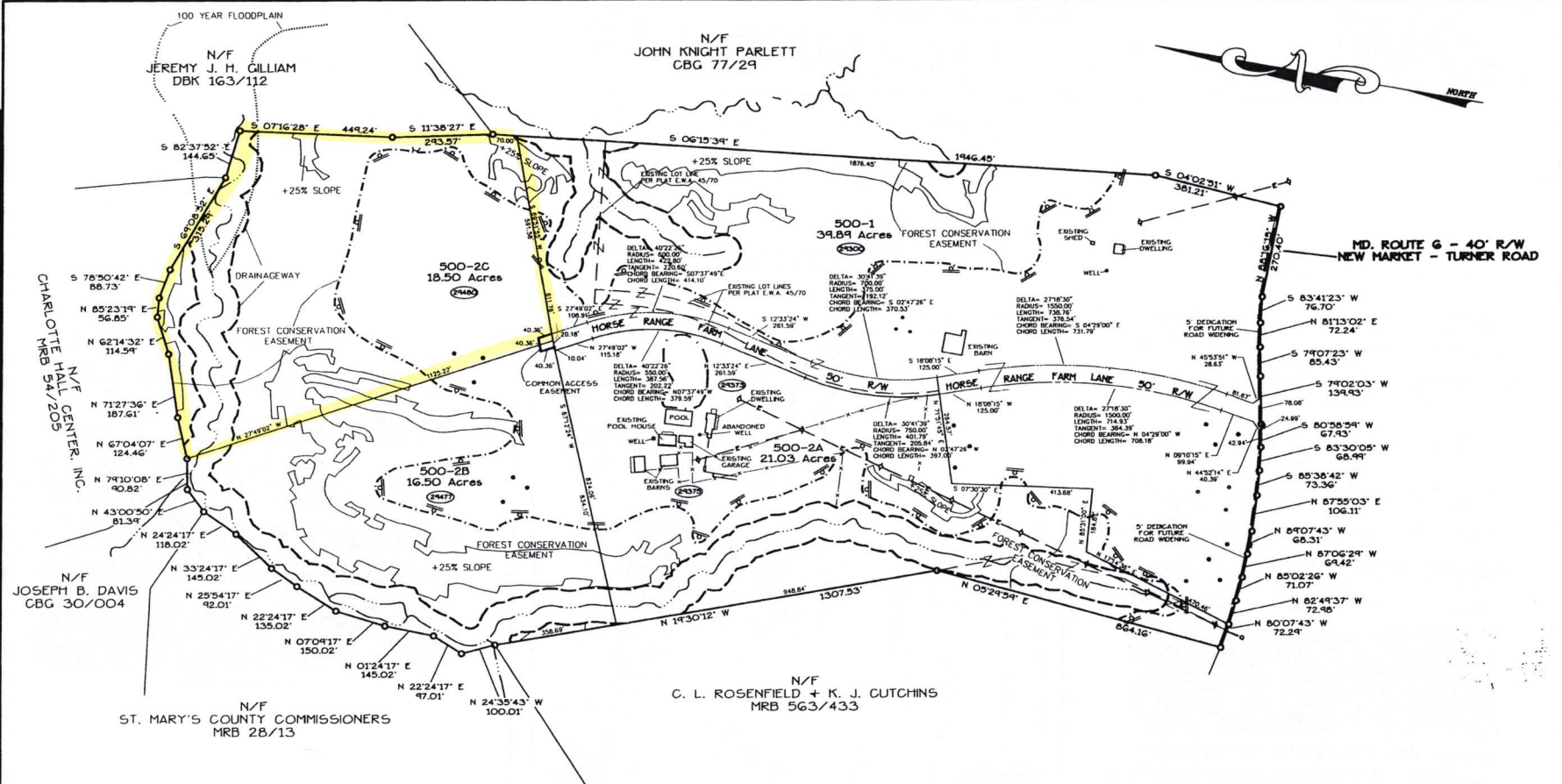
DRAWN BY: MR. & MRS. A. JOSEPH SLATER  
38110 NEW MARKET TURNER ROAD  
MECHANICVILLE, MD 20654  
DEED: M.R.B. 552/422  
PHONE: 301-684-8334

CHECKED BY: MAD/WRB  
DATE: 6/2/98  
SCALE: AS SHOWN  
SHEET: 1 OF 2  
DATE: 6/2/98  
NO: 5 0417 9801  
SCALE: AS SHOWN  
NO: 5105-0417-043

M3A 524 1250-3193-1

OPZ #98-0042

MARYLAND STATE ARCHIVES



RESOURCE PROTECTION LANDS - TABLE '1'

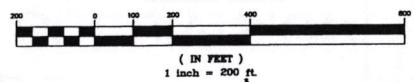
Lot #	Lot Area	'A'		'B'		'C'		Developable Area
		(100% PRESERVED)	ZONE	(50% PRESERVED)	ZONE	(50% PRESERVED)	ZONE	
500-1	30.89 ac.	4.56 ac.	0.704 ac.	3.52 ac.	0.704 ac.	22.81 ac.	11.405 ac.	14.221 ac.
500-2A	21.03 ac.	4.69 ac.	0.902 ac.	4.51 ac.	0.902 ac.	11.83 ac.	5.915 ac.	9.523 ac.
500-2B	16.50 ac.	6.67 ac.	0.506 ac.	2.53 ac.	0.506 ac.	7.30 ac.	3.650 ac.	5.674 ac.
500-2C	18.50 ac.	3.89 ac.	0.350 ac.	1.75 ac.	0.350 ac.	12.86 ac.	6.430 ac.	7.830 ac.
Totals	86.92 ac.	19.81 ac.	2.462 ac.	12.31 ac.	2.462 ac.	54.80 ac.	27.40 ac.	37.248 ac.

**RESOURCE PROTECTION STANDARDS**

THE FOLLOWING RESOURCE PROTECTION LAND HAS BEEN ESTABLISHED IN ACCORDANCE WITH SECTION 4-00 OF THE ST. MARY'S COUNTY ZONING ORDINANCE (DATED AUG. 1, 1990)

- THE AREAS DESIGNATED AS 'A' OF TABLE '1', WHICH INCLUDE: FLOOD PLAINS, TIDE AND NON-TIDE WETLANDS, DRAINAGEWAYS AND SLOPES GREATER THAN 25 PERCENT (25%) IN BED FORMING SUBJECTS. USE THEREIN PERSON AND SHALL REMAIN UNDEVELOPED, WITH THE EXCEPTION OF THOSE ACTIVITIES ALLOWED UNDER SECTION 4-00.
- THE AREAS DESIGNATED AS AREA 'B' INCLUDE AREAS WITH SLOPES FROM 10% TO 25% (25 PERCENT) (25%) OF THESE AREAS ARE DESIGNATED A PROTECTION AREA AND SHALL REMAIN UNDEVELOPED.
- THE AGRICULTURAL AND WOODLAND AREA OF EACH LOT IS IDENTIFIED AS AREA 'C' OF TABLE '1' AND SHALL BE SUBJECT TO A PROTECTION AREA OF 50 PERCENT (50%) AND SHALL REMAIN UNDEVELOPED.

STANDARD SUBDIVISION PLAT  
RESUBDIVISION OF LOTS 1 AND 2  
**HORSE RANGE FARMSTEAD SUBDIVISION**  
5th ELECTION DISTRICT  
ST. MARY'S COUNTY, MARYLAND  
GRAPHIC SCALE



46-97

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Telephone: 862-2228 (St. Mary's Co.)  
1-800-331-1688 (Outside St. Mary's)



OWNER		MR. + MRS. A. JOSEPH SLATER 38110 NEW MARKET TURNER ROAD MECHANICSVILLE, MD 20659 DEED: M.R.B. 552/422 PHONE: 301-884-8334	
DATE	6/10/98	SHEET	2 OF 2
DRAWN BY	WRB	SCALE	1" = 200'
CHECKED		PROJECT	SH05-0417-043