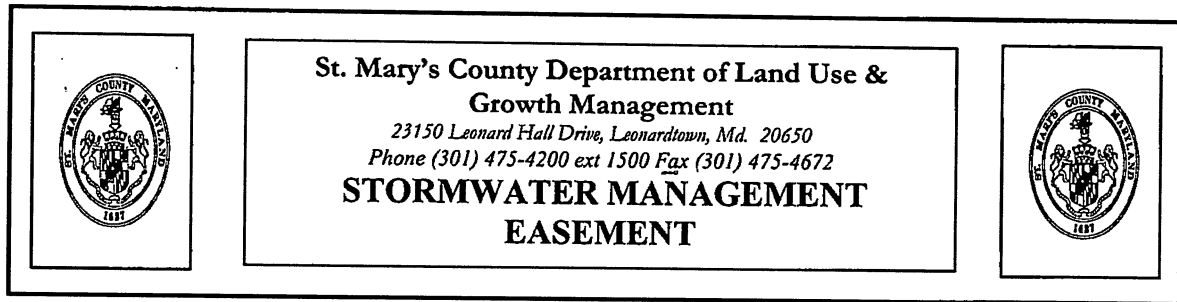




FILE NO: 25-0233

ELECTION DISTRICT: 8th

TAX MAP: 0052

GRID: 0020

PARCEL 0018

JOSEPH M GARCIA and SYDNI D GARCIA, the owners of the real property located in St. Mary's County, Maryland, described as **47835 WICKSHIRE DR** at Liber **5798** Folio **174** hereby set aside a total of **277477.2s.f.** of land as shown on the attached plan as a Stormwater Management Easement. This **6.37 acres** easement consists of the following areas:

Currently Wooded area 6.82 acres

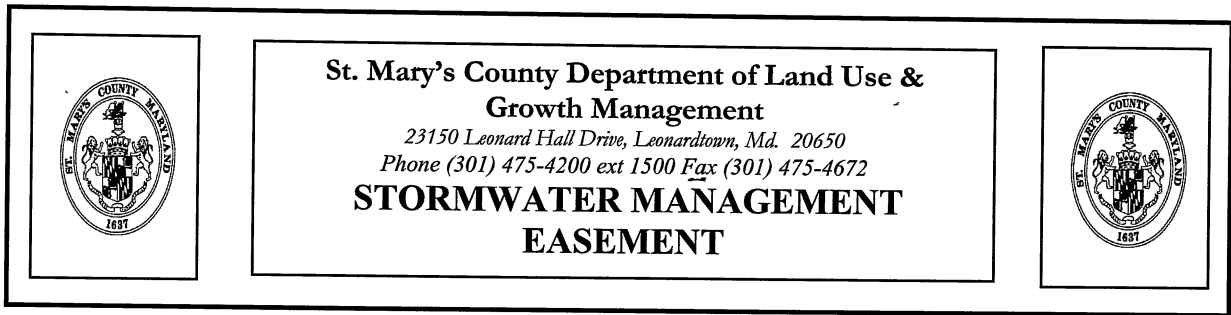
Usage of the easement area(s) shall be consistent with forest conservation regulation, policy and intent, including but not limited to passive recreation, and forest and wildlife management activities in accordance with Natural Resources Articles 5 and 8, Annotated Code of Maryland.

Dead or dying trees may be removed as needed.

No trash or other materials may be dumped or disposed of within the easement area.

This Stormwater Management Easement shall be binding on the undersigned Owners together with his/her personal representative, heirs and assigns, and shall run with and bind the above described property.

We declare that this easement (including any accompanying drawings, forms, and statements) has been examined by us, and the information contained herein to the best of our knowledge, information and belief, is true, correct and complete.



FILE NO: 25-0233

ELECTION DISTRICT: 8th

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JOSEPH M GARCIA and SYDNI D GARCIA, the owners of the real property located in St. Mary's County, Maryland, described as **47835 WICKSHIRE DR** at Liber **5798** Folio **174** hereby set aside a total of **277477.2s.f.** of land as shown on the attached plan as a Stormwater Management Easement. This **6.37 acres** easement consists of the following areas:

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OWNER'S SIGNATURE *Joseph M Garcia*

DATE 2/26/25

PRINTED NAME JOSEPH M GARCIA

OWNER'S SIGNATURE *Sydni Garcia*

DATE 2/26/25

PRINTED NAME SYDNI M GARCIA

WITNESS SIGNATURE *Connor Russell*

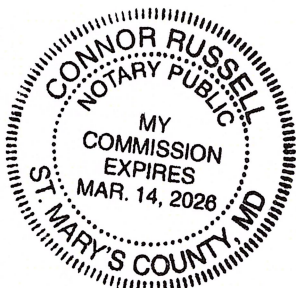
DATE 2/26/25

PRINTED NAME Connor Russell

STATE OF MARYLAND, St. Mary's County, to wit:

I HEREBY CERTIFY that on this 26 day of February 2025, before the undersigned, a Notary Public of the state and county aforesaid, personally appeared **JOSEPH M GARCIA and SYDNI D GARCIA** and acknowledged the foregoing Stormwater Management Easement to be their voluntary act and deed.

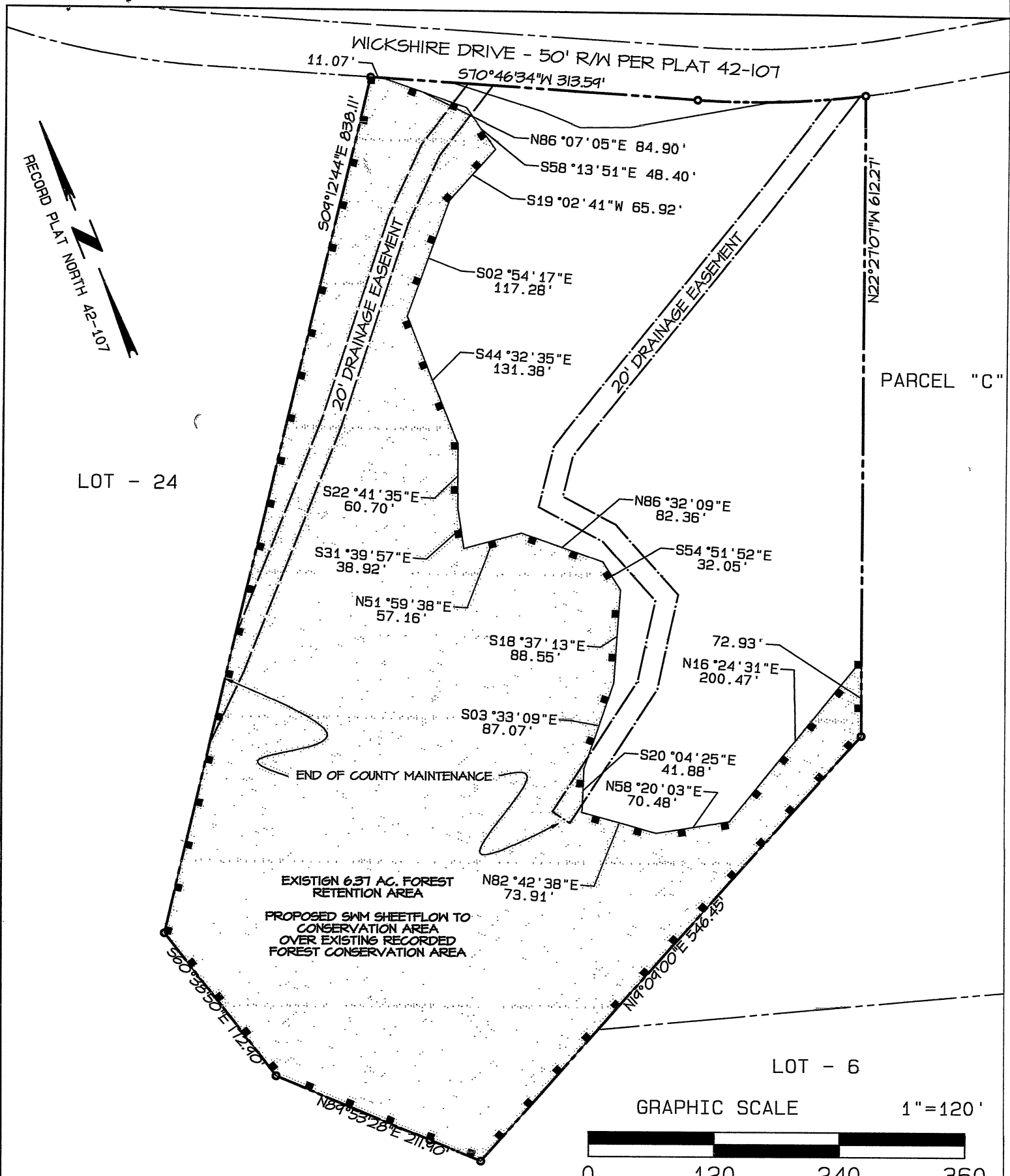
WITNESS my hand and notarial seal.



Connor Russell
Notary Public
My Commission Expires 2/26/25

DPZ AUTHORIZED SIGNATURE Zachary Schoonover DATE 2/26/2025

PRINTED NAME Zachary Schoonover



NOTES

1. TO THE BEST OF KNOWLEDGE, INFORMATION, AND BELIEF THAT THE PLAT SHOWN HEREON IS CORRECT AND CONFORMS TO THE SPECIFICATIONS; THAT THIS IS AN EASEMENT PLAT OF PART OF THAT LAND CONVEYED UNTO JOSEPH H. GARCIA ND SYDNI D. GARCIA, BY DEED DATED 25 MAY 2021, IN FEE SIMPLE, AS RECORDED IN THE LAND RECORDS OF ST. MARY'S COUNTY, MARYLAND IN LIBER 5798 3962 AT FOLIO 174.
2. THE REQUIREMENTS OF TITLE 09.13.09, DEPARTMENT OF LABOR, LICENSING, AND REGULATION; (MINIMUM STANDARDS OF PRACTICE) AS FAR AS IT CONCERNS THE MAKING OF THE PLAT AND SETTING OF THE MARKERS REQUIRED THEREIN HAVE BEEN COMPLIED WITH TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF.
3. THIS PLAN WAS PREPARED DIRECTLY BY SOMEONE UNDER MY DIRECT CHARGE OR MYSELF.

Barrett C. Vukmer

BARRETT C. VUKMER
REGISTERED PROFESSIONAL LAND SURVEYOR #21138
MANAGING MEMBER CHESAPEAKE TRAILS SURVEYING, LLC

3-1-2025
DATE

CHESAPEAKE TRAILS SURVEYING, LLC



COURT SQUARE BUILDING
22660 WASHINGTON STREET
P. O. BOX 957
LEONARDTOWN, MD 20650
301-475-5900 FAX 301-475-9535

DLUGM 25-0233

EASEMENT EXHIBIT

6.37 AC± STORMWATER CONSERVATION EASEMENT

LOT 23

WHITEHALL SUBDIVISION

EIGHTH ELECTION DISTRICT

SAINT MARY'S COUNTY, MD

FOR JOEY & SYDNI GARCIA

3-1-25	DATE
23-080	JOB #
M52 B20	FOLDER
1" = 120'	SCALE
VUKMER	DRAWN
VUKMER	CHECKED
	REVISED

DOCUMENT VALIDATION

LR - Easement
(No-Taxes) Recording
Fee 20.00
Name: GARCIA/LUGM
Ref: PU/VUKMER
LR - Easement
(No-Taxes) Surcharge 40.00
SubTotal: 60.00
Total: 60.00
03/05/2025 11:49
CC18-JuH
#18745999 CC0704 - St
Mary's
County/CC07.04.02 -
Register 02

Circuit Court for St. Mary's County
PO Box 676
41605 Courthouse Drive
Leonardtown, MD 20650
(301) 475-7844