

GENERAL NOTES:

- THIS PROPERTY IS LOCATED IN THE EIGHTH ELECTION DISTRICT ON TAX MAP 51, GRID 17, PARCEL - 618.
- TOTAL AREA OF SITE (INCLUDING ALL PHASES) IS 207.9 ACRES. AREA OF THIS PHASE (PHASE 5) IS 8.0679 ACRES.
- THIS PROPERTY IS ZONED RL (RESIDENTIAL, LOW-DENSITY DISTRICT).
- BUILDING RESTRICTION LINES ARE AS FOLLOWS: 25' FRONT, 10' SIDE AND 20' REAR AS SPECIFIED IN THE CURRENT ST. MARY'S COUNTY ZONING ORDINANCE.
- CURRENT WATER AND SEWER CATEGORIES ARE W-3D AND S-3D RESPECTIVELY IN ACCORDANCE WITH THE CURRENT WATER AND SEWER COMPREHENSIVE MAPS OF ST. MARY'S COUNTY, MARYLAND.
- THIS PROJECT SHALL BE SERVED BY A PUBLIC WATER SYSTEM AND A PUBLIC SEWER SYSTEM. WATER CATEGORY W-3D; SEWER CATEGORY S-3D.
- THIS PLAN IS IN COMPLIANCE WITH THE ST. MARY'S COUNTY COMPREHENSIVE WATER AND SEWER PLAN.
- THERE SHALL BE A TEN (10) FOOT UTILITY EASEMENT ALONG ALL LOT LINES. THESE EASEMENTS ARE TO INCLUDE USE BY ST. MARY'S COUNTY METROPOLITAN COMMISSION, ITS SUCCESSORS AND ASSIGNS, FOR CONSTRUCTION, INSTALLATION, MAINTENANCE, REPAIR, INSPECTION AND OPERATION OF PUBLIC WATER AND SEWER FACILITIES.
- AREAS ESTABLISHED FOR RESOURCE PROTECTION ON THE SITE, IN ACCORDANCE WITH REQUIRED PROTECTION LEVELS, MUST REMAIN IN UNDISTURBED OPEN SPACE AND UNDEVELOPED.
- LOTS 13, 14 AND 15 ARE TO BE ACCESSED BY THE PRIVATE RIGHT-OF-WAY (WELCH WAY) SHOWN ON THIS PLAT. THESE LOTS ARE TO BE SERVED BY AN R-10 (R-19 IF URBAN) MULTIPLE DRIVEWAY ENTRANCE PER THE ST. MARY'S COUNTY ROAD ORDINANCE. THE DEVELOPER SHALL BE RESPONSIBLE FOR THE INSTALLATION / BONDING OF THE MULTIPLE DRIVEWAY ENTRANCE PRIOR TO THE RECORDING OF THIS PLAT.
- WELCH WAY IS A PRIVATE ROAD RIGHT-OF-WAY AND SHALL NOT BE MAINTAINED BY THE COUNTY NOR SHALL IT BE CONSIDERED FOR ACCEPTANCE INTO THE COUNTY HIGHWAYS MAINTENANCE SYSTEM UNTIL SUCH IS APPROVED BY THE APPROPRIATE COUNTY ROAD STANDARDS AT THE INDIVIDUAL LOT OWNERS' EXPENSE.
- A ROAD MAINTENANCE AGREEMENT MEETING THE REQUIREMENTS OF THE DEPARTMENT OF LAND USE AND GROWTH MANAGEMENT SHALL BE RECORDED.
- RESIDUE OUTPARCEL 5000-E SHOWN HEREON HAS NOT BEEN EVALUATED FOR COMPLIANCE WITH SECTION 40.10 OF THE ST. MARY'S COUNTY ZONING ORDINANCE (ADEQUATE FACILITIES) AND CANNOT BE USED AS LEGAL BUILDING SITES UNTIL RESIDUE OUTPARCEL 5000-E IS FURTHER SUBDIVIDED IN ACCORDANCE WITH THE ST. MARY'S COUNTY SUBDIVISION REGULATIONS AND ZONING ORDINANCE. PARCELS SHOWN HEREON ARE PLATTED TO MEET OPEN SPACE, RESOURCE PROTECTION OR DENSITY REQUIREMENTS OF THE ST. MARY'S COUNTY ZONING ORDINANCE.
- PREMISE ADDRESSES ARE SHOWN THUS: ○
- BEARINGS AND DISTANCES SHOWN HEREON ARE REFERENCED TO THE MARYLAND STATE GRID COORDINATE SYSTEM (NAD 83/91).
- THIS PROPERTY APPEARS IN ZONE "X" AS SHOWN ON FLOOD INSURANCE RATE MAP PANEL NO.24037C0327E DATED OCTOBER 19, 2004. NO USE SHALL BE MADE OF, NOR SHALL ANY IMPROVEMENT BE CONSTRUCTED IN THE FLOODPLAIN AND DRAINAGE EASEMENT WITHOUT SPECIFIC AUTHORIZATION FROM ST. MARY'S COUNTY DEPARTMENT OF LAND USE AND GROWTH MANAGEMENT.
- NON-TIDAL WETLANDS SHOWN HEREON WERE FIELD DELINEATED BY LORENZI, DODDS & GUNNILL INC. AND JURISDICTIONAL DETERMINATION ISSUED BY THE ARMY CORPS OF ENGINEERS. (J.D.#200461881).
- NO DEVELOPMENT IS PERMITTED IN THE WETLANDS WITHOUT APPROVAL FROM APPROPRIATE LOCAL, STATE AND FEDERAL AGENCIES.
- ROWAN KNIGHT DRIVE WILL BE DEDICATED FOR PUBLIC USE TO THE COMMISSIONERS OF ST. MARY'S COUNTY BY THE RECORDING OF THESE PLATS.
- PRIOR TO THE ISSUANCE OF A BUILDING PERMIT ON LOTS 1-18, STORMWATER MANAGEMENT AND OVERLOT GRADING SHALL BE PROVIDED IN ACCORDANCE WITH THE ST. MARY'S COUNTY STORMWATER MANAGEMENT, GRADING, EROSION AND SEDIMENT CONTROL ORDINANCE.
- ALL LOTS SHALL BE SERVED BY R-17 ENTRANCES PER THE ST. MARY'S COUNTY ROAD ORDINANCE. THE DEVELOPER SHALL BE RESPONSIBLE FOR THE INSTALLATION OF THE R-17 DRIVEWAY ENTRANCES.

NOTARY CERTIFICATE
STATE OR MARYLAND, COUNTY OF St. Mary's TO WIT:
I, HEREBY CERTIFY, THAT ON THIS 31 DAY OF October IN THE YEAR 2016, BEFORE ME, THE SUBSCRIBER, AT NOTARY PUBLIC FOR THE STATE AND COUNTY AFORESAID, PERSONALLY APPEARED Mark Cullison WHO ACKNOWLEDGED HERSELF/HIMSELF TO BE THE member FOR THE PROPERTY SHOWN AND REFERENCED WITHIN THE OWNERS DEDICATION, AND THAT SHE/HHE HAS SUCH BEING AUTHORIZED TO DO SO, EXECUTED THE OWNER'S DEDICATION FOR THE PURPOSES THEREIN CONTAINED.

AS WITNESS MY HAND AND NOTARIAL SEAL.

Kathryn A. Rose
NOTARY PUBLIC



MY COMMISSION EXPIRES: 2/20/19

NOTARY CERTIFICATE
STATE OR MARYLAND, COUNTY OF St. Mary's TO WIT:
I, HEREBY CERTIFY, THAT ON THIS 31 DAY OF October IN THE YEAR 2016, BEFORE ME, THE SUBSCRIBER AT NOTARY PUBLIC FOR THE STATE AND COUNTY AFORESAID, PERSONALLY APPEARED John Parlett WHO ACKNOWLEDGED HERSELF/HIMSELF TO BE THE Manager FOR THE PROPERTY SHOWN AND REFERENCED WITHIN THE OWNERS DEDICATION, AND THAT SHE/HHE HAS SUCH BEING AUTHORIZED TO DO SO, EXECUTED THE OWNER'S DEDICATION FOR THE PURPOSES THEREIN CONTAINED.

AS WITNESS MY HAND AND NOTARIAL SEAL.

Kathryn A. Rose
NOTARY PUBLIC

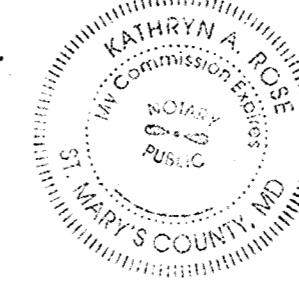


MY COMMISSION EXPIRES: 2/20/19

NOTARY CERTIFICATE
STATE OR MARYLAND, COUNTY OF St. Mary's TO WIT:
I, HEREBY CERTIFY, THAT ON THIS 31 DAY OF October IN THE YEAR 2016, BEFORE ME, THE SUBSCRIBER, AT NOTARY PUBLIC FOR THE STATE AND COUNTY AFORESAID, PERSONALLY APPEARED John Parlett WHO ACKNOWLEDGED HERSELF/HIMSELF TO BE THE Manager FOR THE PROPERTY SHOWN AND REFERENCED WITHIN THE OWNERS DEDICATION, AND THAT SHE/HHE HAS SUCH BEING AUTHORIZED TO DO SO, EXECUTED THE OWNER'S DEDICATION FOR THE PURPOSES THEREIN CONTAINED.

AS WITNESS MY HAND AND NOTARIAL SEAL.

Kathryn A. Rose
NOTARY PUBLIC



MY COMMISSION EXPIRES: 2/20/19

PEMBROOKE PHASE 5 8TH ELECTION DISTRICT ST. MARY'S COUNTY, MARYLAND

OWNER'S DEDICATION

THE PLATTING OF THE FOLLOWING DESCRIBED LAND - PEMBROOKE, PHASE 5, THE LAND OF WINDWARD LAND DEVELOPMENT, LLC ACQUIRED BY DEED FROM PEMBROOKE, LLC, RECORDED IN THE LAND RECORDS OF ST. MARY'S COUNTY, MARYLAND IN LIBER 4499 AT FOLIO 391 AND THE CONVEYANCE OF ROWAN KNIGHT DRIVE, WHICH INCLUDE THE RELATED RIGHTS-OF-WAY, SIDEWALKS AND ACCELERATION AND DECELERATION LINES, AND THE PLATTING OF METCOM EASEMENTS ON THE LAND BEING PART OF THE LAND OF PEMBROOKE, LLC ACQUIRED BY DEED RECORDED AMONG THE LAND RECORDS OF ST. MARY'S COUNTY, MARYLAND IN LIBER EWA 1112 AT FOLIO 172. AS SHOWN HEREON IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRE OF THE UNDERSIGNED OWNERS, PROPRIETORS, MORTGAGEES AND TRUSTEES, IF ANY.

WE, WINDWARD LAND DEVELOPMENT, LLC AND PEMBROOKE LLC, 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, MORTGAGE OR DEEDS OF TRUSTS AFFECTING THIS SUBDIVISION EXCEPT AS NOTED OR SHOWN HEREON. PURCHASE MONEY DEED OF TRUST DATED OCTOBER 6, 2016 AND RECORDED OCTOBER 11, 2016 AT LIBER 4499, FOLIO 400 FOR PEMBROOKE, LLC.

ALL PARTIES IN INTEREST, MORTGAGEES AND TRUSTEES, IF ANY, HAVE AFFIXED THEIR SIGNATURES INDICATING THEIR ASSENT TO THIS PLAN AND THE SUBORDINATION OF THEIR INTERESTS TO THIS SUBDIVISION.

WE, WINDWARD LAND DEVELOPMENT, LLC FURTHER ESTABLISH THE BUILDING RESTRICTION LINES AS REQUIRED BY THE ST. MARY'S COUNTY ZONING ORDINANCE AND DO HEREBY GRANT AND CONVEY UNTO THE COMMISSIONERS OF ST. MARY'S COUNTY, MARYLAND A BODY POLITIC AND CORPORATE, ITS SUCCESSORS AND ASSIGNS, IN FEE SIMPLE, THE LAND UPON WHICH ARE TO BE CONSTRUCTED THE PUBLIC ROADS, STREETS, SIDEWALKS AND WALKWAYS SHOWN HEREON, INCLUDING THE RIGHT-OF-WAY AND EASEMENTS ASSOCIATED THEREWITH, TOGETHER WITH AN EASEMENT FOR PUBLIC USE OVER SUCH ROADS, STREETS, SIDEWALKS AND WALKWAYS.

WE, WINDWARD LAND DEVELOPMENT, LLC AND PEMBROOKE, LLC 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 FOOT EASEMENT (ALONG ALL LOT LINES), AS WELL AS OTHERS THAT MAY BE SHOWN HEREIN FOR THE CONSTRUCTION, REPAIR, MAINTENANCE, INSPECTION, AND OPERATION OF PUBLIC WATER AND SEWER FACILITIES.

THE REQUIREMENTS OF THE REAL PROPERTY ARTICLE, SECTION 3-108 OF THE CODE OF MARYLAND AS FAR AS IT CONCERNS THE MAKING OF THE PLAN AND SETTING MARKERS REQUIRED THEREIN HAVE BEEN OR WILL BE COMPLIED WITH TO THE BEST OF OUR KNOWLEDGE, INFORMATION AND BELIEF.

Mark A. Cullison
MARK A. CULLISON, MEMBER OF
WINDWARD LAND DEVELOPMENT, LLC

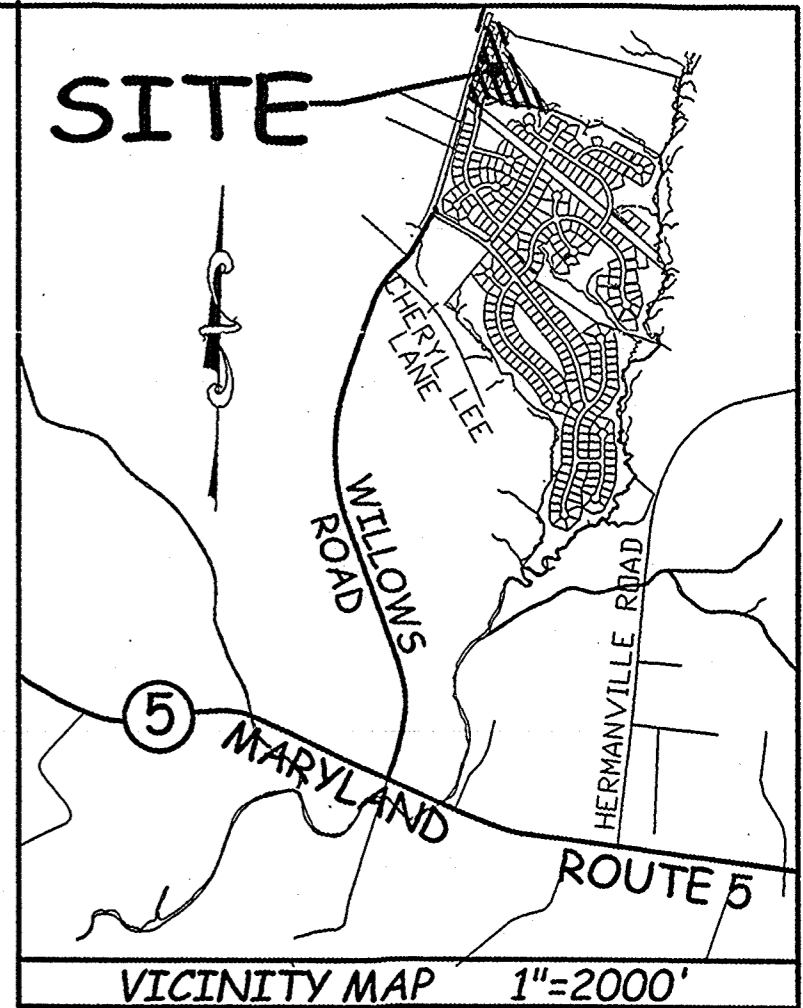
John Parlett
WITNESS

John Parlett, Jr.
JOHN PARLETT, JR., MANAGER OF
PEMBROOKE, LLC (AS OWNER)

John Parlett
WITNESS

John Parlett, Jr.
JOHN PARLETT, JR., MANAGER OF
PEMBROOKE, LLC (AS LIENHOLDER)

John Parlett
WITNESS



SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, THAT THE INFORMATION SHOWN HEREON IS CORRECT AND CONFORMS TO THE SPECIFICATIONS; THAT THIS IS A SUBDIVISION OF THE LAND ACQUIRED BY WINDWARD LAND DEVELOPMENT, LLC FROM PEMBROOKE, LLC BY DEED DATED OCTOBER 6, 2016 AND RECORDED AMONG THE LAND RECORDS OF ST. MARY'S COUNTY, MARYLAND ON OCTOBER 11, 2016 IN LIBER 4499 AT FOLIO 391 AND THAT THE METCOM EASEMENTS BEING PLATTED ARE ON PART OF THE LANDS ACQUIRED BY PEMBROOKE LLC FROM NORTHEAST POOL REO SUB LIMITED LIABILITY COMPANY BY DEED DATED NOVEMBER 27, 1996 AND RECORDED AMONG THE LAND RECORDS OF ST. MARY'S COUNTY, MARYLAND IN LIBER EWA 1112 AT FOLIO 172

THE REQUIREMENTS OF SECTION 3-108 OF THE CODE OF MARYLAND (REAL PROPERTY ARTICLE) AS FAR AS IT CONCERNS THE MAKING OF THE PLAN AND SETTING OF MARKERS REQUIRED THEREIN HAVE BEEN OR WILL BE MET AND THAT I WAS IN RESPONSIBLE CHARGE AS DEFINED IN COMAR REGULATIONS FOR THE STATE OF MARYLAND IN SECTION 9.13.0612.

10/30/16
DATE

Kevin S. Norris
KEVIN S. NORRIS
PROFESSIONAL LAND SURVEYOR
MARYLAND REG. NO. 21115
EXPIRATION DATE: JANUARY 18, 2018



LR - Plat Fee -
Subdivision 5.00
Subdivision Name: PEMBROOKE
Ref: 75/5 LUGM
Total: 5.00
02/01/2017 01:30
CC18-MB
#7718075 CC0704 - St
Mary's
County/CC07.04.01 -
Register 01

LEGEND

- BUILDING RESTRICTION LINES
- PROPOSED PROPERTY LINE
- EXISTING PROPERTY LINE
- FOREST CONSERVATION EASEMENT
- LIMIT OF NON-TIDAL WETLANDS
- 25' WETLANDS BUFFER
- INTERMITTENT STREAM
- PERENNIAL STREAM
- STREAM BUFFER
- PUBLIC WATER & SEWER EASEMENT
- FOREST CONSERVATION EASEMENT
- 10' METCOM EASEMENT

Prepared By:
LORENZI, DODDS & GUNNILL, INC.
Engineers~Surveyors~Planners
3475 Leonardtown Road, Suite 100
Waldorf, Maryland 20601

Owner:
WINDWARD LAND DEVELOPMENT, LLC
20294 Point Lookout Road
P.O. Box 52
Great Mills, Maryland 20634
C/O Mark Cullison

Owner/Trustee:
PEMBROOKE, LLC
30069 Business Center Drive
Charlotte Hall, Maryland 20622
C/O John Parlett

PUBLIC RIGHT-OF-WAYS	
STREET NAME	AREA
Rowan Knight Drive	0.9136 AC.
Total	0.9136 AC.

DEPT. OF PUBLIC WORKS & TRANSPORTATION

PWA DATED 10-21-16

REFERENCE NO. 06/16-01

PLAT APPROVAL DATE 12-23-2016

George A. Gibson
DIRECTOR

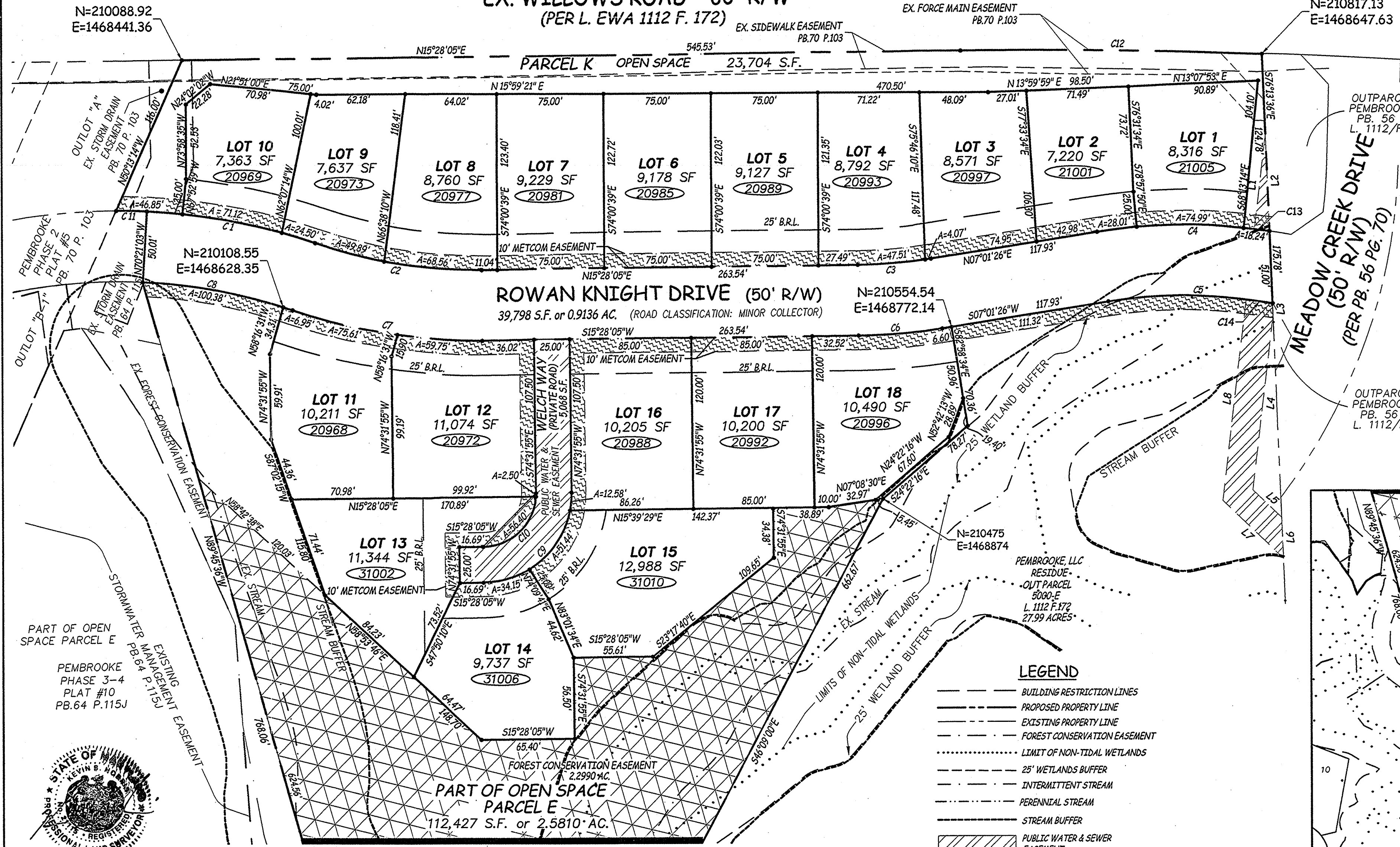
ST. MARY'S COUNTY METROPOLITAN COMM.	LAND USE AND GROWTH MANAGEMENT	ST. MARY'S COUNTY HEALTH DEPARTMENT
01-18-17 Approved <u>John Parlett</u> Director	2-1-2017 Approved <u>John Parlett</u> Director	11/24/2017 Approved <u>John Parlett</u> Health Director
<u>John Parlett</u> Chairman	<u>John Parlett</u> Chairman	<u>John Parlett</u> Director, Environmental Health

LUGM#07-120-013

PEMBROOKE PHASE 5-MAJOR SUBDIVISION 8th Election District ~ St. Mary's County, Maryland		SCALE NO SCALE
STANDARD SUBDIVISION PLAT # 1		1 of 2
DRAWN: December, 2015 CHECKED: KSN	CONTRACT REFERENCE 049039-5	
LORENZI, DODDS, AND GUNNILL ENGINEERS-PLANNERS-SURVEYORS 3475 LEONARDTOWN ROAD, SUITE 100 WALDORF, MD 20601 PH: 301-884-2414 or 301-646-2254		

Public Water & Sewer Easement Line Table		
Line #	Length	Direction
L1	66.76	S67° 12' 11"E
L2	67.76	N76° 13' 36"W
L3	8.76	S76° 13' 36"E
L4	123.23	S67° 12' 11"E
L5	27.93	N59° 59' 02"E
L6	28.90	S76° 13' 36"E
L7	58.72	S59° 59' 02"W
L8	142.34	N67° 12' 11"W

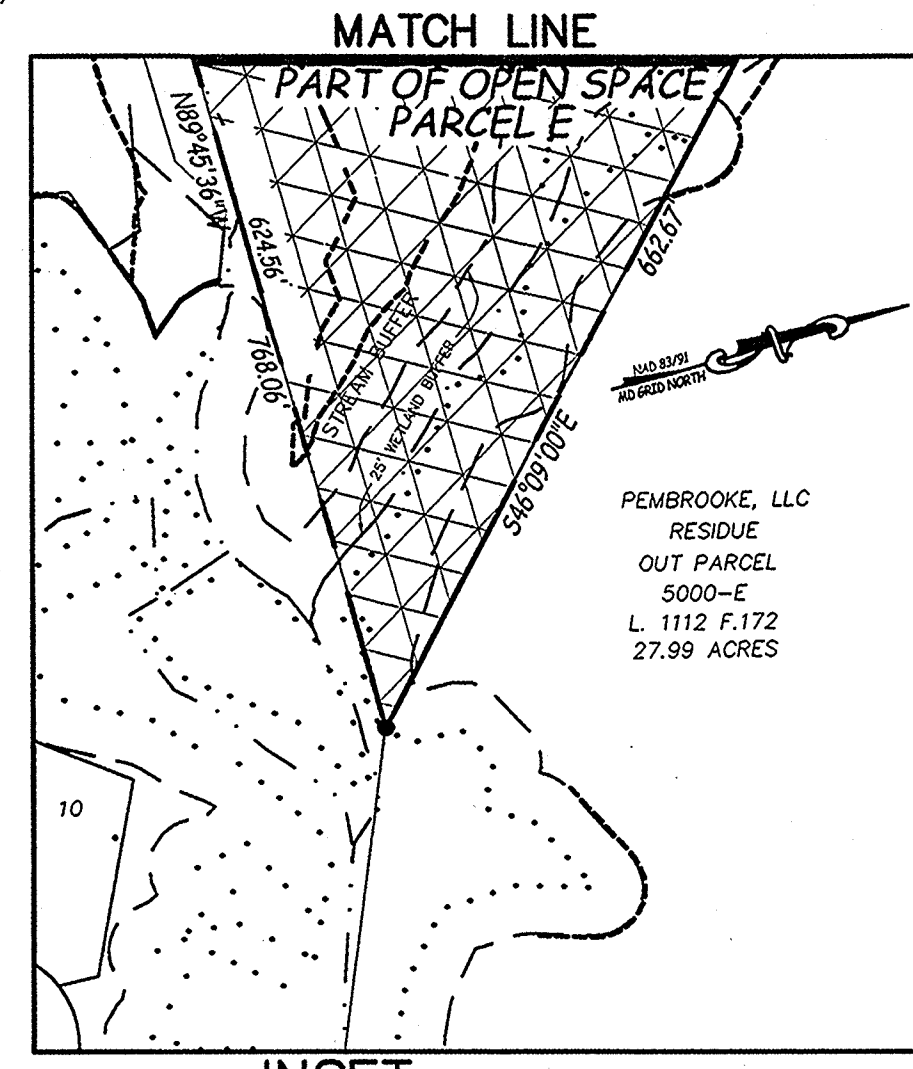
EX. WILLOWS ROAD ~ 60' R/W
(PER L. EWA 1112 F. 172)



DEVELOPMENT PARCEL "A"
ABBERLY FARMS LEXINGTON PARK
PHASE I LIMITED PARTNERSHIP
PB. 56 P. 70
L. 3141/F. 782

OUTPARCEL "B"
PEMBROOKE LLC
PB. 56 P. 70
L. 1112/F. 172

- LEGEND**
- BUILDING RESTRICTION LINES
 - PROPOSED PROPERTY LINE
 - EXISTING PROPERTY LINE
 - - - FOREST CONSERVATION EASEMENT
 - LIMIT OF NON-TIDAL WETLANDS
 - - - 25' WETLANDS BUFFER
 - - - INTERMITTENT STREAM
 - - - PERENNIAL STREAM
 - - - STREAM BUFFER
 - ▨ PUBLIC WATER & SEWER EASEMENT
 - ▩ FOREST CONSERVATION EASEMENT
 - ▧ 10' METCOM EASEMENT



Public Water & Sewer Easement Curve Table

Curve #	Length	Radius	Delta	Bearing	Tan	Chord
C13	10.63	400.00	001°31'21"	S23° 37' 50"W	5.31	10.63
C14	18.64	350.00	003°03'02"	N24° 24' 18"E	9.32	18.63

CURVE TABLE

NO.	RADIUS	DELTA	ARC	TANGENT	CHORD	BEARING
C1	430.00'	16°04'11"	120.60'	60.70'	120.21'	S26°49'20"W
C2	350.00'	19°23'21"	118.44'	59.79'	117.88'	N25°09'45"E
C3	350.00'	8°26'39"	51.58'	25.84'	51.54'	N11°14'46"E
C4	400.00'	17°22'04"	121.25'	61.09'	120.79'	S15°42'28"W
C5	350.00'	18°54'23"	115.49'	58.28'	114.97'	S16°28'38"W
C6	400.00'	8°26'39"	58.95'	29.53'	58.90'	N11°14'46"E
C7	400.00'	19°23'21"	135.36'	68.33'	134.72'	N25°09'45"E
C8	380.00'	16°10'59"	107.33'	54.02'	106.97'	S26°45'56"W
C9	62.50'	90°00'00"	98.17'	62.50'	88.39'	S29°31'55"E
C10	37.50'	90°00'00"	58.90'	37.50'	53.03'	N29°31'55"W
C11	430.00'	02°54'48"	21.87'	10.93'	21.86'	S17°19'51"W
C12	4850.28'	02°29'49"	211.36'	105.70'	211.35'	S16°43'02"W

REVISONS
2/2016, 7/2016 &
8/2016
PER CLIENT
9/2016
REVISE OWNER
10/2016
AGENCY REVISIONS

PEMBROOKE
PHASE 5-MAJOR SUBDIVISION
8th Election District ~ St. Mary's County, Maryland

STANDARD SUBDIVISION PLAT # 2

SCALE
1"=50'

2
of 2

LORENZI, DODDS, AND GUNNILL
ENGINEERS-PLANNERS-SURVEYORS
3475 LEONARDTOWN ROAD, SUITE 100
WALDORF, MD 20601
PH: 301-884-2414 or 301-645-2254

CONTRACT REFERENCE
049039-5

DRAWN: December 2015
CHECKED: KSN
DRAWN BY: KSN

DEPT. OF PUBLIC WORKS & TRANSPORTATION
PWA DATED 10-21-16
REFERENCE NO. 06116-01
PLAT APPROVAL DATE 12-23-2016

LAND USE AND GROWTH MANAGEMENT
2-1-2017
Approved: [Signature]
Director

ST. MARY'S COUNTY HEALTH DEPARTMENT
1/24/2017
Approved: [Signature]
Health Director

DIRECTOR: George A. Johnson

P219834

MSA 51242-10282-2

LIBER 75 FOLIO 5

ST. MARY'S COUNTY CIRCUIT COURT (Subdivision Plats, SM) Plat Book 75, pp. 5A-5B, MSA 51252_10282. Date available 2017/02/01. Printed 08/23/2022.