

OWNERS' DEDICATION

The platting of the following described land owned by Quality Built Homes, Inc. by deed recorded in Liber E.W.A. 97 at Folio 209 and the conveyance of Oriole Drive, Wren Court, Blue Jay Court, Goldfinch Drive, Purple Martin Court and Buck Hewitt Road Widening as shown hereon is with the free consent and in accordance with the desire of the undersigned owners, proprietors, mortgages and trustees, if any.

We, Quality Built Homes, Inc., a Maryland Corporation, owners of the property shown hereon and described in the Surveyors 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 for a certain mortgage recorded in Liber EWA 974 @ Folio 213, but now released, and a certain Deed of Trust recorded in Liber EWA 1055 at Folio 382. All parties in interest, if any, have affixed their signatures indicating their assent to this plan and the subordination of their interests to this subdivision plat.

We further establish the minimum building restriction lines as required by the St. Mary's County Zoning Ordinance and do hereby grant and convey unto the Board of County Commissioners for 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 and all road dedication shown herein, together with an easement for public use over such roads, streets, sidewalks and walkways.

We 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 Real Property Article, Section 3-108 of the Annotated Code of Maryland as far as it concerns the making of the plan and setting markers required therein have been compiled with to the best of our knowledge, information and belief.

Quality Built Homes, Inc.
 Witness: [Signature] Date: 9/3/98
 Robert Dale Gertz, Pres.
 Witness: [Signature] Date: 9/3/98
 Rodney N. Gertz, Vice Pres.

We assent to this plan of subdivision:
 Witness: [Signature] Date: 9.4.98
 Marshall S. Gibson, Trustee
 Maryland Bank and Trust

NOTARY CERTIFICATION

State of Maryland, County of CALVERT, to wit:
 I, HEREBY, CERTIFY, that on this 3 day of SEPTEMBER, in the year 1998, before me, the subscriber, a Notary Public for the State and County aforesaid, personally appeared Robert D. Rodney A. Gertz who acknowledged herself/himself to be the owners for the property shown and referenced within the Owner's Dedication, and that she/he has such, being authorized to do so, executed the Owner's Dedication for the purposes therein contained.

As witness my hand and Notarial Seal. [Signature]
 My Commission expires: 7-16-2000

State of Maryland, County of St. Mary's, to wit:
 I, HEREBY, CERTIFY, that on this 4th day of Sept., in the year 1998, before me, the subscriber, a Notary Public for the State and County aforesaid, personally appeared Marshall Gibson, who acknowledged herself/himself to be the Trustee for the property shown and referenced within the Owner's Dedication, and that she/he has such, being authorized to do so, executed the Owner's Dedication for the purposes therein contained.

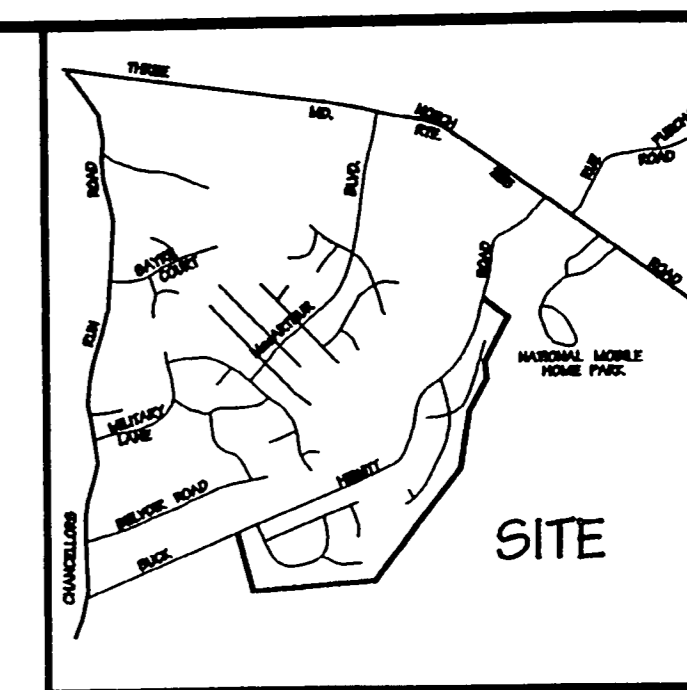
As witness my hand and Notarial Seal. [Signature]
 My Commission expires: 2/6/02

SURVEYOR'S CERTIFICATE

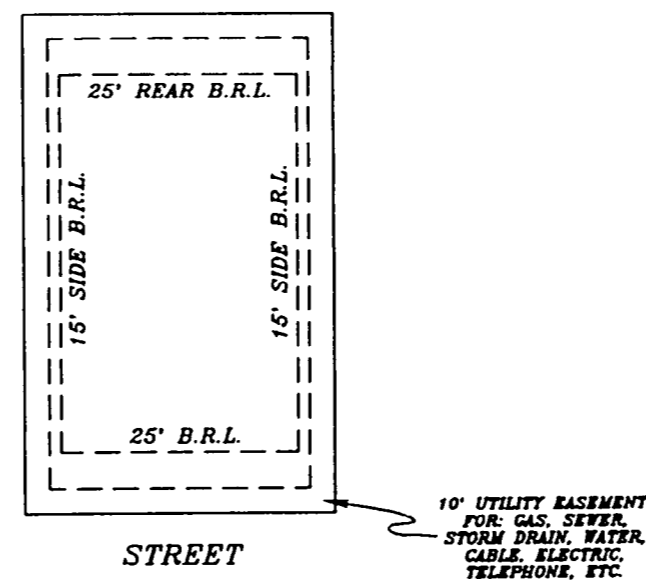
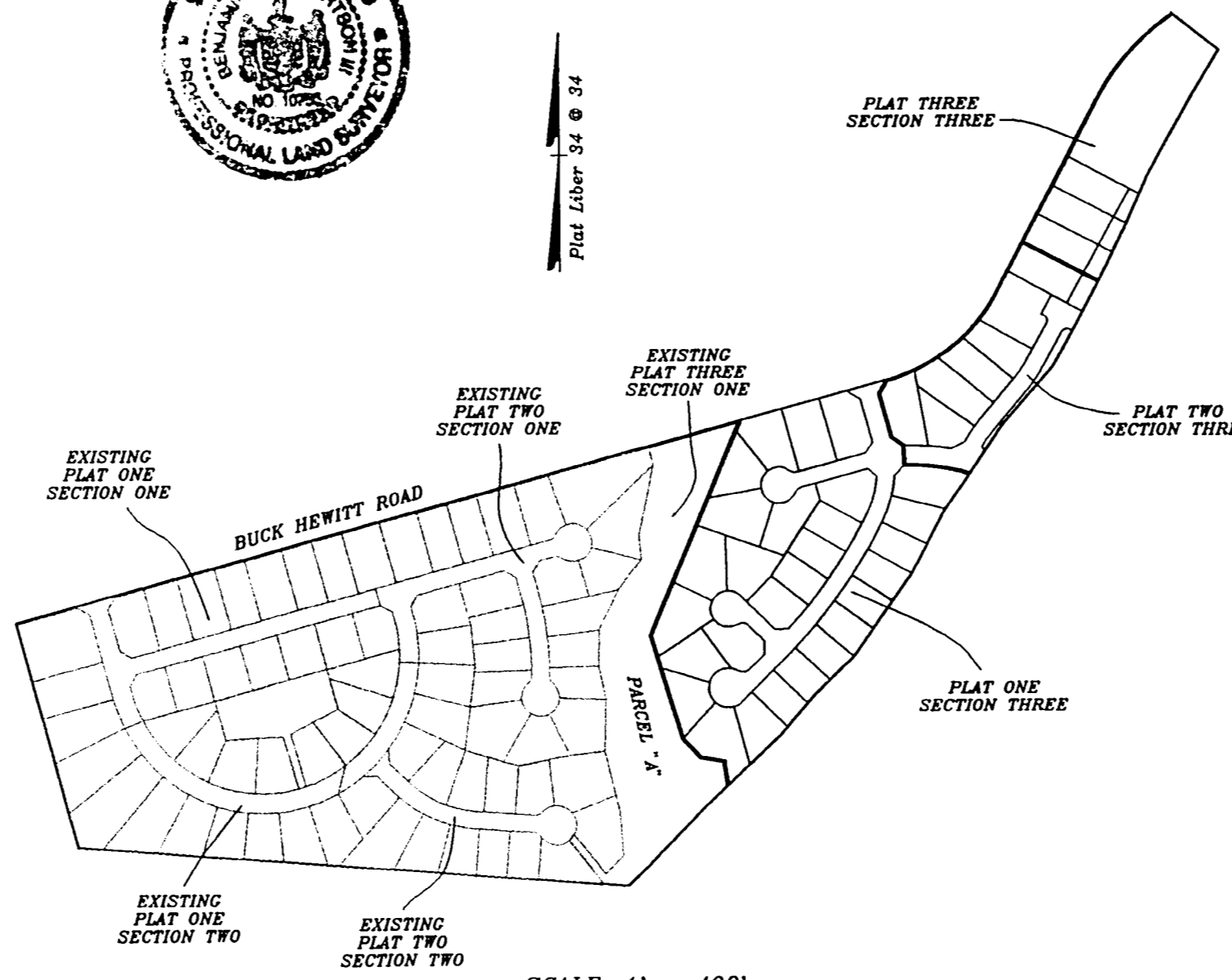
I hereby certify to the best of my knowledge, information & belief that the plan shown hereon is correct, (subject to a title search) and conforms to the specifications; that this is a subdivision of part of the land conveyed by Joseph A. Hewitt to Quality Built Homes, Inc. by deed dated June 2, 1995 and recorded among the Land Records of St. Mary's County, Maryland in Liber E.W.A. 974 at Folio 209 as set forth on a plat entitled "Plat of Survey for Alphonso J. Hewitt" recorded in Plat Book 34 at Plat No. 34.

That the total area included in Plat One is 10.3886 Acres, Plat Two is 3.4698 Acres, & Plat Three is 3.2606 Acres.
 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 our knowledge, information and belief.

Date: 9-14-98
[Signature]
 Benjamin P. Robertson III
 Registered Land Surveyor
 Maryland Registration No. 10765



- GENERAL NOTES**
- The property shown is on Tax Map 43, Blocks 7 & 8, Parcel 193.
 - Total Site Area included on plats = 17.1190 Ac.
 Plat One = 10.3886 Ac.
 Plat Two = 3.4698 Ac.
 Plat Three = 3.2606 Ac.
 - The property is zoned RL and lies within the Lexington Park Development District.
 - Building Restriction Lines:
 Front = 25'
 Side = 15'
 Rear = 25'
 A 75' bufferyard is required for lots along Buck Hewitt Road.
 - This subdivision is in compliance with the St. Mary's County Comprehensive Water and Sewerage Plan. The Subdivision will be served by public water and sewer.
 - Areas established for resource protection on the site, in accordance with required protection levels, must remain in undisturbed open space and undeveloped. Forest Conservation requirements per Section 44.00 of the Zoning Ordinance meet or supersede Resource Protection requirements of Section 49.00. Woodland Area for this subdivision is addressed in the Forest Conservation Plan (FCP) and the easements on this plan correspond to the FCP.
 - Water and Sewerage Plan Category (W-3D) (S-3D). There shall be a 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.
 - Premise addresses shown as [Circled]
 - The Forest Conservation Easements shown hereon have been established in accordance with the Forest Conservation Plan for this site. These areas shall remain undisturbed and clearing of woodland in these areas is not permitted.
 - All lots are subject to temporary slope & grading easements for the road construction of: Blue Jay Court, Wren Court, Oriole Drive, Goldfinch Drive, Purple Martin Court and Buck Hewitt Road.
 - Parcel "C" shown hereon is platted to meet open space, resource protection or density requirements of the St. Mary's County Zoning Ordinance.
 - Parcel "D" shown hereon is reserved for a future Rescue Squad.
 - Total No. of Lots in Section One, Section Two and Section Three = 109 Lots.
 Base density allowed without Transferable Development Rights = 100 Lots
 Total number of Transferable Development Rights Required = 9 TDR's
 - Lots 7, 8, 9 & 10 are to be accessed by the private right(s) -of- way as shown on this plat. The above lots 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 entrance(s) prior to the recording of this plat.
 - The 40' ingress/egress easement shown hereon does not necessarily provide access from this lot to a County or State road at this time. Road and utility construction and maintenance are the responsibility of the buyer of this lot, unless otherwise provided herein.
 - The 40' ingress/egress easement for lanes as defined in the St. Mary's County Zoning Ordinance are 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 appropriate County Road Standard at the individual lot owner's expense.
 - TDR Certificate recorded in Liber 1336 Folio 235



PLAT ARCHIVES	2.50
TOTAL	2.50
Res# 5883	Res# 36272
EWA LP	Res# 1539
Oct 21, 1998	02:16 PM

COVER SHEET
 SECTION THREE - PLAT ONE, PLAT TWO, & PLAT THREE
VICTORIA'S GRANT
 EIGHTH ELECTION DISTRICT
 ST. MARY'S COUNTY, MARYLAND
 MAY, 1998
 SCALE: AS SHOWN

RDA
 REAL ESTATE DEVELOPMENT TECHNOLOGY ASSOCIATES, INC.
 ENGINEERS LAND PLANNERS LAND SURVEYORS
 14603 MAIN STREET
 UPPER MARLBORO, MARYLAND 20772
 PHONE: (301) 627-3100

MSA SSU 1252 3007-1

OFFICE OF PLANNING & ZONING Date: <u>10/21/98</u> Director: <u>[Signature]</u> Chairman: <u>[Signature]</u>	ST. MARY'S COUNTY METROPOLITAN COMMISSION Director: <u>[Signature]</u> Date: <u>9/16/98</u>	DEPARTMENT OF ENVIRONMENTAL HEALTH Date: <u>10/7/98</u> Health Officer: <u>[Signature]</u> Director, Env. Hygiene: <u>[Signature]</u> Sanitarian: <u>[Signature]</u>	DEPARTMENT OF PUBLIC WORKS Date Approved: <u>10-2-98</u> Approved Reference: <u>CP-9799-002 PWB-7/30/98</u> Approved by: <u>[Signature]</u>
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Drawn By: MARTIN
 Checked By: CFP