

SCHOOL ALLOCATION(S) GRANTED
PRELIMINARY PLAN # N/A
No. OF LOTS 1 (BULK)
IMPACT FEE DEPOSIT PAID PER LOT: \$ N/A
DATE: <i>Zak 4/8/08</i>

**OWNER'S DEDICATION**

We, Mae C. Wade & May S. Swann, owners of the property shown hereon, hereby adopt this plat of subdivision; establish the minimum building restriction lines. There are no suits, actions-at-law, leases, liens, mortgages or rights-of-way affecting the property shown hereon, except as shown or noted hereon, and all parties in interest thereto have below indicated their assent.

*Paul H. [Signature]* 3/20/08 *Mae C. Wade*  
 Witness Date Mae C. Wade  
*May E. Swann* 3/20/08 *May E. Swann*  
 Witness Date May E. Swann

**SURVEYOR'S CERTIFICATE**

I hereby certify, to the best of my knowledge, information and belief, that the plat of subdivision shown hereon is correct; that it is a subdivision of all of the lands conveyed by Mae C. Wade to Mae C. Wade & May E. Swann, by deed dated January 31 1994, and recorded among the Land Records of Charles County, Maryland, in Liber 1914 at Folio 419; that survey markers have been or will be set as shown thus -•-; and that the requirements of the Charles County Subdivision Regulations and the Annotated Code of Maryland have been complied with. This plat of subdivision was prepared without the benefit of a Title Report and is subject to any and all conveyances, easements and/or rights-of-way of record which may not be shown hereon.

*Herbert N. Reardon, Jr.* Mar. 20, 2008  
 Herbert N. Reardon Jr. Date  
 Professional Land Surveyor  
 MD Reg. # 10665

**FILED**  
 APR 15 2008  
 FOR CHARLES COUNTY

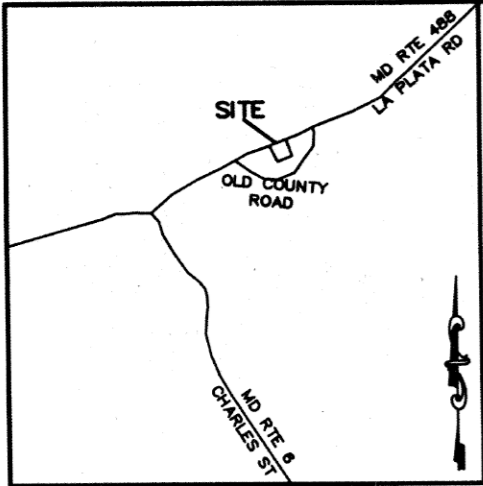
PLAT OF SUBDIVISION  
 LOT 2-A  
**SWANN SUBDIVISION**

8th ELECTION DISTRICT  
 CHARLES COUNTY, MARYLAND

**LEGEND**

PERCOLATION TEST

COMMON ACCESS EASEMENT



VICINITY MAP - SCALE: 1" = 2000'  
 TAX MAP 34 - GRID 13 - PAR. 39

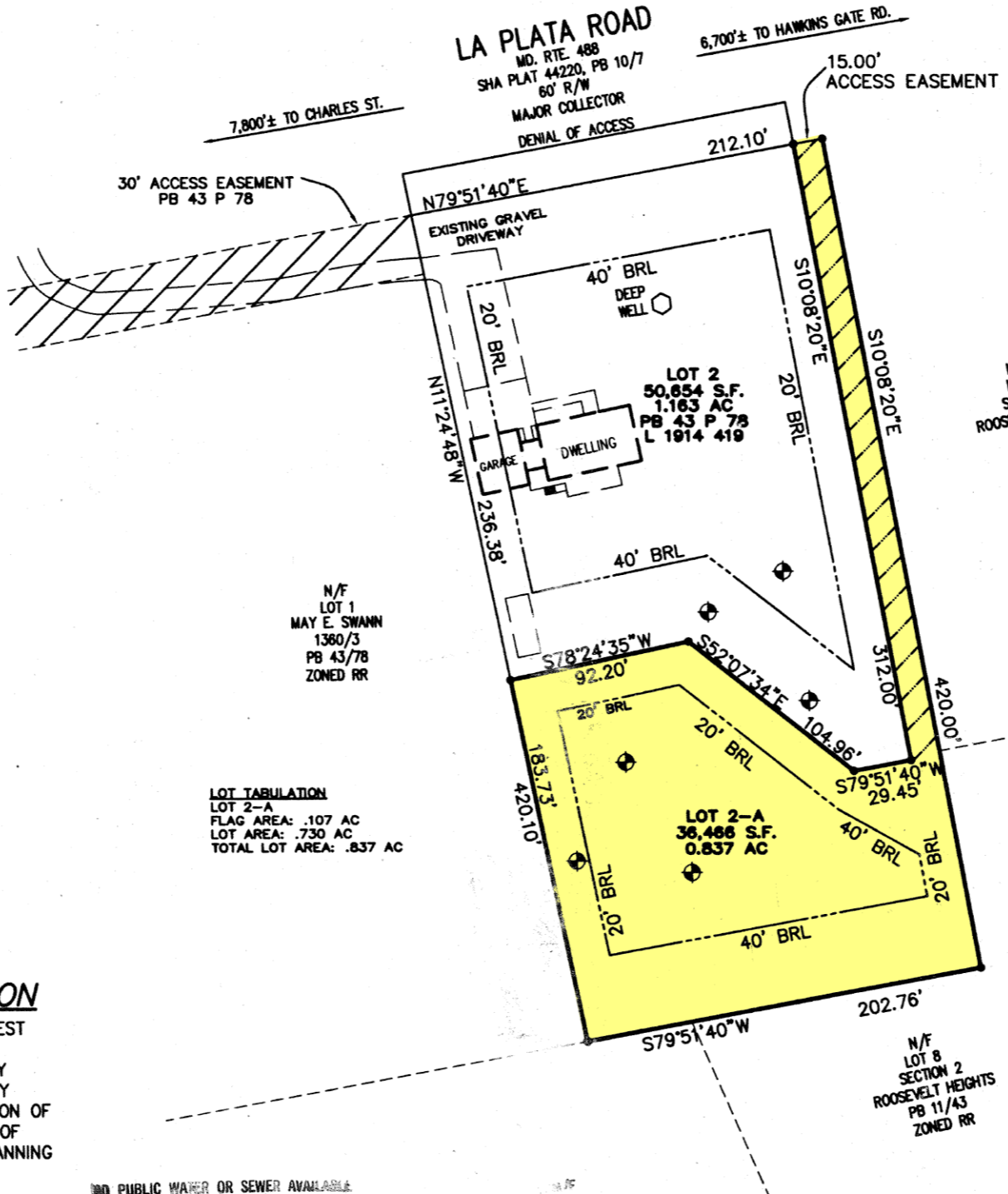
**GENERAL NOTES**

1. Lot 2-A is to be served by an individual septic disposal system and a well drilled to an approved, confined aquifer. This plat is in compliance with the Charles County Comprehensive Water and Sewer Plan.
2. This Health Department approval certifies that the lot shown hereon is in consonance with pertinent laws and regulations as of the approval date; however, this approval is subject to change in such laws and regulations. Change in topography or site designation may void this approval. The designated area is the only perc area approved by the the Charles County Health Department for sewage disposal purposes. The approved lot includes an approved area of at least 10,000 square feet for sewage disposal purposes as required by current Maryland State Health Department Law. Improvements of any other nature including, but not limited to, the installation of other utilities in this area may render this lot undevelopable. To determine the exact area of the lot approved for sewage disposal purposes, or to establish a different area for such purposes, you must contact the Charles County Health Department, Office of Environmental Health.
3. There are no wells or septic systems within 100 feet of those shown hereon.
4. The subject property and all adjacent properties are zoned RR.
5. Lot 2-A is exempt from Forest Conservation through Intra-Family Transfer exemption.

**INTRA-FAMILY TRANSFER EXEMPTION**

THIS PLAN OF SUBDIVISION HAS THE EXEMPTION FROM THE FOREST CONSERVATION ORDINANCE ACCORDING TO ARTICLE 3, SECTION 4, PARAGRAPH K, INTRA-FAMILY TRANSFER EXEMPTION. THE PROPERTY SHOWN ON THIS PLAT IS FOR TRANSFER BETWEEN IMMEDIATE FAMILY MEMBERS. IF THIS SUBDIVISION DOES NOT REMAIN IN THE POSSESSION OF THE GRANTEE FOR A PERIOD OF FIVE (5) YEARS AFTER THE DATE OF RECORDATION, THE OWNER MUST NOTIFY THE CHARLES COUNTY PLANNING DIVISION AND MAY LOSE EXEMPTION FROM THE CHARLES COUNTY FOREST CONSERVATION ORDINANCE.

<i>Mae C. Wade</i>	SISTER
DATE MAE C. WADE	RELATIONSHIP
GRANTOR (LOT 2-A)	
<i>May E. Swann</i>	MOTHER
DATE MAY E. SWANN	RELATIONSHIP
GRANTOR (LOT 2-A)	
<i>Francis G. Swann</i>	SON / BROTHER
DATE FRANCIS G. SWANN	RELATIONSHIP
GRANTEE (LOT 2-A)	



**LOT TABULATION**

LOT 2-A
FLAG AREA: .107 AC
LOT AREA: .730 AC
TOTAL LOT AREA: .837 AC

NO PUBLIC WATER OR SEWER AVAILABLE

This plat has been reviewed and found to be in conformance with applicable provisions of COMAR 26.04.03.

*Mae Wade* 4/20/08  
 DIRECTOR, CHARLES COUNTY ENVIRONMENTAL HEALTH DATE

This plat has been reviewed and found to be in conformance with applicable County Ordinances, Plans & Policies.

*Francis G. Swann* 4/10/08  
 DIRECTOR, PLANNING AND GROWTH MANAGEMENT DATE  
 ACTING DIRECTOR OF PLANNING DATE

REVISIONS:

LOT 9 SECTION 2 ROOSEVELT HEIGHTS PB 11/43 ZONED RR

**DH Steffens Co.**  
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 ENGINEERS - SURVEYORS - PLANNERS  
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MAE C WADE & MAY E SWANN	
10885 LA PLATA RD	
LA PLATA MD 20646-3231	
SHEET 1 OF 1	
REC	DATE 02/08 C3015-0701
RDS	SCALE 1" = 50' 3015