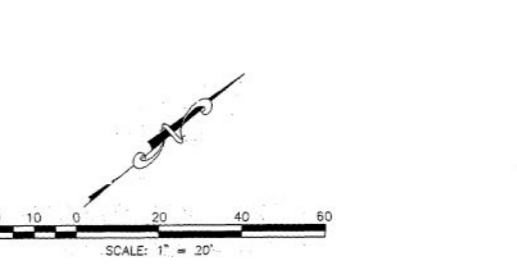


SITE DATA

- TAX MAP 43, PARCELS 191, 151, 422 AND 423
- DEED REFERENCE: SEE TABLE BELOW
- VERTICAL DATUM ASSUMED.
- EXISTING ZONING: SEE TABLE BELOW
- IMPERVIOUS AREA: 1.328 ACRES (PAVING AND SIDEWALKS, INCLUDING BUILDINGS)
- PROPOSED SITE PERCENT IMPERVIOUS COVER: 59% (PAVING, SIDEWALKS AND BUILDINGS)
- MARYLAND STATE WATERSHED DESIGNATION: ELK RIVER AREA, 02-13-08
- STREAM USE CLASSIFICATION FOR ELK RIVER AREA: USE I-P
- SITE IS LOCATED IN THE COASTAL PLAIN DRAINAGE REGION.

GENERAL NOTES

- THIS SURVEY WAS PREPARED WITHOUT BENEFIT OF A TITLE SEARCH AND AS SUCH IS SUBJECT TO ANY EASEMENTS, RIGHTS OF WAY OR OTHER ENCUMBRANCES A SUBSEQUENT TITLE SEARCH MAY REVEAL.
- FIELD SURVEY BY WILL WHITEMAN LAND SURVEYING (APRIL 2006)
- VERTICAL AND HORIZONTAL DATUM IS ASSUMED
- NUMBER OF LOTS: 19
- ACCUMULATIVE AREA OF LOTS: 1,050± AC
- OPEN SPACE AREA: 0.671± AC
- TOTAL ENCLOSED AREA: 2.13± ACRES
- SQUARE DENOTES LOT NUMBER
- ZONED: TND
- DEED REFERENCES: WLB/615/912, SRA/21/445, RRC/27/333, RRC/9/912
- TAX MAP 43 - PARCELS: 191, 151, 422, & 423.
- MIN LOT SIZING BASED ON CHESAPEAKE CITY ZONING REGULATIONS ARTICLE XII, SECTION 215, PAGE 258. (MIN 18' WIDTH, 110' DEPTH PER INDIVIDUAL LOT)



LEGEND

- PROPOSED SEWER LINE
- PROPOSED WATER LINE
- PROPOSED LOT LINE
- PROPOSED CL OF ROAD
- 50' INTERMITTENT STREAM BUFFER
- CHAIN ANNOTATION
- PROPOSED LOT NUMBER
- PROPOSED BUILDING LOCATION
- 10' BUFFERYARD
- PROPOSED PAVING
- UTILITY EASEMENT

PROFESSIONAL CERTIFICATION

I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed professional engineer under the laws of the State of Maryland, License No. 30154, State of Maryland, July 12th, 2008.

[Signature]
DATE: 6-4-08

PROPERTY LINE CURVE TABLE

CURVE #	RAD	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	60.00'	13.84'	S 58° 01' 36" E	14.43'
C2	60.00'	8.02'	S 68° 44' 34" E	8.00'
C3	60.00'	12.94'	N 17° 17' 20" E	12.91'
C4	20.00'	2.95'	N 50° 46' 58" W	2.94'
C5	20.00'	5.53'	N 62° 55' 58" W	5.52'
C6	20.00'	11.74'	N 87° 40' 59" W	11.57'
C7	20.00'	18.37'	N 76° 47' 59" W	17.73'

CURVE CHAIN TABLE

CURVE #	RAD	ARC LENGTH	CHORD BEARING	CHORD LENGTH
CC1	60.00'	87.92'	S 51° 42' 26" E	0.63'
CC2	60.00'	21.48'	N 23° 27' 54" E	60.03'
CC3	40.00'	25.94'	N 23° 27' 54" E	9.21'

ACREAGE DATA

LOT 1 -	0.055± ACS
LOT 2 -	0.05± ACS
LOT 3 -	0.055± ACS
LOT 4 -	0.055± ACS
LOT 5 -	0.055± ACS
LOT 6 -	0.054± ACS
LOT 7 -	0.055± ACS
LOT 8 -	0.055± ACS
LOT 9 -	0.056± ACS
LOT 10 -	0.055± ACS
LOT 11 -	0.055± ACS
LOT 12 -	0.055± ACS
LOT 13 -	0.055± ACS
LOT 14 -	0.055± ACS
LOT 15 -	0.054± ACS
LOT 16 -	0.066± ACS
LOT 17 -	0.063± ACS
LOT 18 -	0.054± ACS
LOT 19 -	0.050± ACS
OPEN SPACE	0.650 ACS
REMAINING LANDS	0.395 ACS
TOTAL	2.130 ACS

PROPERTY LINE TABLE

NO.	BEARING	LENGTH
L1	S 51° 42' 26" E	0.63'
L2	N 23° 27' 54" E	9.21'
L3	N 46° 33' 39" W	13.69'
L4	S 75° 29' 42" W	20.95'
L5	S 75° 29' 42" W	35.96'
L6	N 50° 29' 15" W	5.95'
L7	N 66° 32' 06" W	3.03'
L8	N 66° 32' 06" W	19.73'
L9	N 61° 51' 00" W	22.35'

LINE CHAIN TABLE

NO.	BEARING	LENGTH
LC1	N 39° 13' 18" E	16.00'
LC2	S 51° 42' 26" E	21.20'
LC3	N 23° 27' 54" E	60.03'
LC4	N 09° 24' 16" W	30.60'
LC5	N 46° 33' 39" W	28.01'
LC6	N 50° 29' 15" W	18.94'
LC7	N 39° 29' 35" E	9.03'

RJK ENGINEERING & ASSOCIATES
101 PENINSULA DRIVE NORTH EAST, MD 21901
TEL (443) 967-0024 FAX (443) 967-0032

FINAL MAJOR SUBDIVISION PLAT

FOR LANDS OF
BRIDGE POINT TOWN HOMES
LOCATED IN
SECOND ELECTION DISTRICT - CECIL COUNTY - MARYLAND

OWNER AND DEVELOPER
GERACIMOS LLC
333 WALNUT DRIVE
CHESAPEAKE CITY, MD 21915

RECEIVED
JUN 08 2008

PROJECT NO. 05021

DWG. NO. SHEET NO. 1 OF 1 REV 0

CECIL COUNTY CIRCUIT COURT (Subdivision Plats, CE) Plat Cabinet PC, Slot 1111, p. 47, MSA_S1241_3068. Date available 2008/12/12. Printed 07/31/2024.

MSA Ssu 1241 3068