

AT THE REQUEST OF HIGHLAND ENGINEERING & SURVEYING, INC. THIS PLAT WAS FILED THE 31TH DAY OF OCTOBER, 2003, IN PLAT CASE DKM 3, FILE 189.



LEGEND table with symbols for TRACT BOUNDARY, RIGHT-OF-WAY, LOT BOUNDARY, EXISTING CULVERT, PROPOSED CULVERT, EXISTING CONTOUR, PROPOSED CONTOUR, PROPOSED GRINDER PUMP, PROPOSED WELL, UTILITY POLE, PROPOSED SERVICE VALVE ASSEMBLY, TERMINAL CLEANOUT, BLOW-OFF VALVE ASSEMBLY, PROPOSED PRESSURE SEWER, DITCH, PROPOSED DWELLING, PROPOSED DRIVE.

LOT 1-A - 1.570 ACRES  
LOT WIDTH • FRONTYARD SETBACKS: 310.17'

Table with columns: LINE, BEARING, DISTANCE. Rows L1 to L5.

LOT 1-B - 1.680 ACRES  
LOT WIDTH • FRONTYARD SETBACKS: 241.25'

Table with columns: LINE, BEARING, DISTANCE, CURVE, RADIUS, ARC LENGTH, CHORD BEARING, CHORD LENGTH. Rows L6 to L9 and C1.

LOT 1-C - 1.680 ACRES  
LOT WIDTH • FRONTYARD SETBACKS: 156.89'

Table with columns: LINE, BEARING, DISTANCE. Rows L10 to L13.

LOT 1-D - 1.680 ACRES  
LOT WIDTH • FRONTYARD SETBACKS: 198.63'

Table with columns: LINE, BEARING, DISTANCE. Rows L14 to L17.

LOT 1-E - 1.712 ACRES  
LOT WIDTH • FRONTYARD SETBACKS: 331.09'

Table with columns: LINE, BEARING, DISTANCE, CURVE, RADIUS, ARC LENGTH, CHORD BEARING, CHORD LENGTH. Rows L18 to L20 and C2 to C5.

LOT 1-F - 2.174 ACRES  
LOT WIDTH • FRONTYARD SETBACKS: 152.92'

Table with columns: LINE, BEARING, DISTANCE, CURVE, RADIUS, ARC LENGTH, CHORD BEARING, CHORD LENGTH. Rows L21 to L25 and C6 to C7.

LOT 1-G - 1.706 ACRES  
LOT WIDTH • FRONTYARD SETBACKS: 253.99'

Table with columns: LINE, BEARING, DISTANCE, CURVE, RADIUS, ARC LENGTH, CHORD BEARING, CHORD LENGTH. Rows L26 to L30 and C8 to C9.

LOT 1-H - 1.378 ACRES  
LOT WIDTH • FRONTYARD SETBACKS: 188.72'

Table with columns: LINE, BEARING, DISTANCE. Rows L31 to L36.

LOT 1-I - 1.272 ACRES  
LOT WIDTH • FRONTYARD SETBACKS: 254.98'

Table with columns: LINE, BEARING, DISTANCE, CURVE, RADIUS, ARC LENGTH, CHORD BEARING, CHORD LENGTH. Rows L37 to L43 and C10.

LOT 1-J - 1.270 ACRES  
LOT WIDTH • FRONTYARD SETBACKS: 206.43'

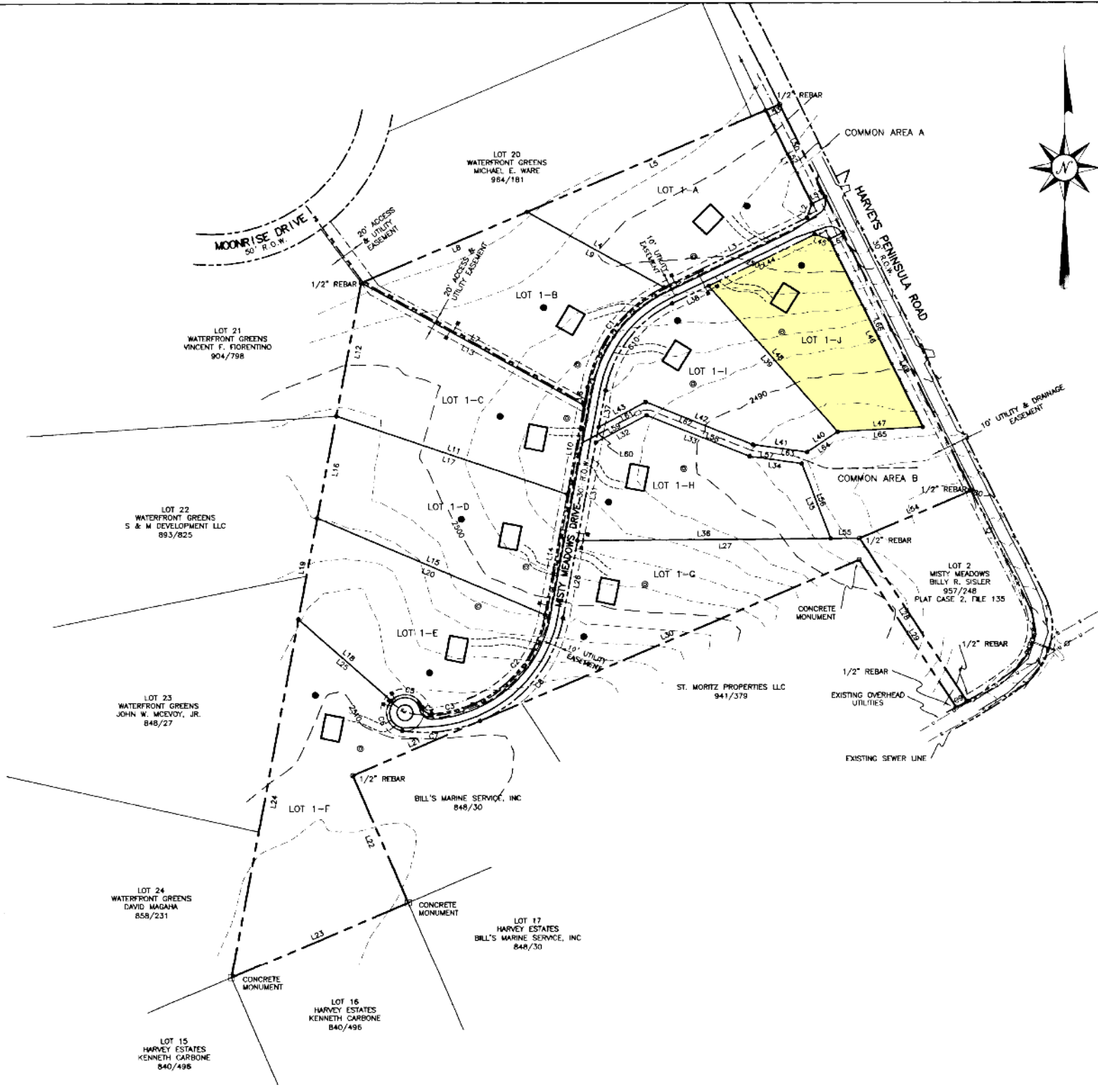
Table with columns: LINE, BEARING, DISTANCE. Rows L44 to L48.

COMMON AREA A - 0.098 ACRE

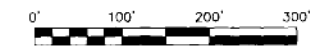
Table with columns: LINE, BEARING, DISTANCE. Rows L50 to L53.

COMMON AREA B - 1.185 ACRES

Table with columns: LINE, BEARING, DISTANCE. Rows L54 to L68.

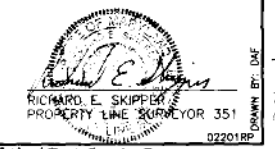


- Notes: 1. There are no existing or proposed wells or sewage disposal areas within 100 feet of the subdivision boundary unless otherwise shown. 2. It is the owner's responsibility to secure all pertinent permits related to wetlands, flood plains and waterway construction and obstruction from appropriate agencies. 3. No part of this property lies within any designated 100 year flood plain as shown on any Federal Emergency Management Agency Flood Plain Map. 4. Part of Tax Map 59, parcel 809. 5. Land Classification: LR - Lake Residential. 6. Minimum Lot Area Required: 1.00 acre square feet. 7. Total Acreage: 18.318 acres. Number of Lots: 10. 8. Land Owner/Developer: Umbel - Goodfellow LLC, 55 Driftwood Drive, Swanton, MD 21561. 9. There are no wetlands associated with this project. 10. Easements: A. All lots are subject to a five foot drainage and/or utility easement adjacent to each sideline. B. Rights to the ten foot utility easement, shown hereon, will be conveyed to the appropriate agencies prior to development. C. The proposed sewer line, shown hereon, will be covered by a standard easement agreement with the Garrett County Sanitary District, Inc. 11. The roadways are not intended for dedication to the Garrett County roads system. 12. Building setback requirements are: 40' front; 40' rear; 15' side. 13. All the lands of The Vistas of Waterfront Greens are lands of Umbel-Goodfellow, LLC (Iber 841, page 887). 14. MISTY MEADOWS AT WATERFRONT GREENS IS A RESUBDIVISION OF LOT 1 OF MISTY MEADOWS RECORDED IN PLAT CASE DKM 2, FILE 135.



PRELIMINARY, FINAL AND RECORD PLAT OF MISTY MEADOWS AT WATERFRONT GREENS ELECTION DISTRICT NO. 1, GARRETT COUNTY, MARYLAND SCALE: 1" = 100' DATE: AUGUST 2003 SURVEYOR'S CERTIFICATE

To all parties interested in the title to the property surveyed, I hereby certify that the property corners marked thus: ● have been found and that property corners marked thus: ⊙ are calculated points according to field survey in conjunction with the land records of said county and are correct to the best of my knowledge and belief, said locations are subject to change upon discovery of new and superior evidence, and that the accompanying plans and supporting documentation are true and accurate to the best of my knowledge.



APPROVAL/REVIEW BLOCK. APPROVED BY THE GARRETT COUNTY PLANNING COMMISSION. SURVEYOR'S CERTIFICATE. Charles C. Bender, Chairperson, 8/26/03.

GARRETT COUNTY HEALTH DEPARTMENT APPROVAL. LOTS 1-A THROUGH 1-J HAVE BEEN CHECKED FOR CONFORMANCE TO MARYLAND DEPARTMENT OF THE ENVIRONMENT SUBDIVISION REGULATIONS FOR INDIVIDUAL WATER SUPPLY AND COMMUNITY SEWAGE DISPOSAL SYSTEM FOR ONE SINGLE FAMILY DWELLING PER LOT. Stephen L. Sheppard, Garrett County Environmental Health Director, 8/26/03.

GARRETT COUNTY DEPARTMENT OF PUBLIC UTILITIES. THE PROPOSED LOTS SHOWN ON THIS PLAN ARE APPROVED FOR SERVICE BY THE DEEP CREEK LAKE SANITARY SEWERAGE SYSTEM. Jeff Gilbert, P.E., Department of Public Utilities Engineer, 8/26/2003.

OWNER'S STATEMENT. WE, THE OWNERS OF THE LAND INVOLVING THE ACCOMPANYING PLANS, STATE THAT WE ARE THE MAJORITY OWNERS OR ARE THE AUTHORIZED OFFICERS OF THE CORPORATION THAT ARE THE MAJORITY OWNERS OF THIS PROPERTY IN PEACEFUL POSSESSION OF IT, AND THAT THERE ARE NO SUITS PENDING AFFECTING THE TITLE OF SAME, AND THAT WE ACKNOWLEDGE AND ENDORSE THE ACCOMPANYING PLANS AND THAT WE WILL PROPOSE A RECORD PLAN FOR RECORDING (AS APPLICABLE), AFTER RECEIVING ALL REQUIRED MUNICIPAL APPROVALS. Michael P. Goodfellow, Partner, 8.26.03.

HIGHLAND ENGINEERING & SURVEYING, INC. Telephone 301-334-6185 309 South Second Street Oakland, Maryland 21550

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