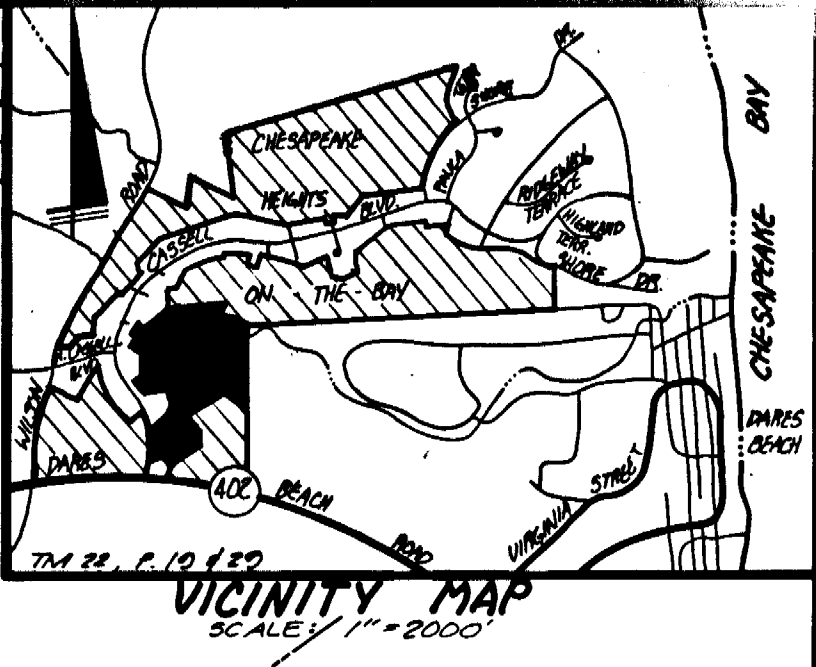


GENERAL NOTES

1. ALL UTILITIES, INCLUDING GAS, ELECTRIC AND COMMUNICATIONS, SHALL BE INSTALLED UNDERGROUND IN ACCORDANCE WITH THE PUBLIC SERVICE COMMISSIONS STATEWIDE RULES OF JUNE 14, 1969.
2. A PERPETUAL EASEMENT IS PROVIDED FOR THE OPENING, FUTURE OPENING AND/OR CONSTRUCTION AND MAINTENANCE OF THE AREAS ADJACENT TO THE RIGHT-OF-WAY LINES OF THE PUBLIC HIGHWAY SHOWN HEREON IN ACCORDANCE WITH THE MD-7 TYPICAL ROAD SECTION FOR THE CALVERT COUNTY ROAD DEPARTMENT AND DESIGN STANDARDS AS CURRENTLY AMENDED AND IN EFFECT AT THE TIME OF APPROVAL FOR RECORDATION OF THIS PLAT. THIS EASEMENT INCLUDES ALL ROADWAY STRUCTURES AND APPURTENANCES, EXCAVATION AND CONSTRUCTION OF DRIVEWAY ENTRANCES AND APPROACH ROADS, STREET INTERSECTIONS, GUTTERS, SWALES, PITCHES, RUMPS, SIGHT DISTANCE TRIANGLES AND ANY OTHER CONSTRUCTION APPLICABLE TO SAID OPENING, CONSTRUCTION AND MAINTENANCE, ALL AS SHOWN ON THIS PLAT OF SUBDIVISION.
3. METAL PILES AND/OR CONCRETE MONUMENTS MARKED "NO SURF" SHALL BE SET AT ALL CORNERS OUTSIDE OF CONSTRUCTION AREAS. CORNERS WITHIN CONSTRUCTION AREAS SHALL BE SET PRIOR TO RELEASE OF THE GRADING BOND AND CERTIFIED BY A REGISTERED LAND SURVEYOR TO THE PLANNING DIRECTOR PER ARTICLE 3.2 OF THE CALVERT COUNTY SUBDIVISION REGULATIONS BEFORE TRANSFER AND ISSUANCE OF BUILDING PERMITS PER ARTICLE 4.2 OF SAID REGULATIONS.
4. TOTAL PLANTED AREA 30,322.3 ACRES; TOTAL OPEN SPACE AREA 26,622.3 ACRES; TOTAL RECREATION AREA 3,700.0 ACRES.
5. CONSTRUCTION AREAS - EXISTING GROUND AT 25% OR GREATER SLOPES: THERE SHALL BE NO BUILDING CONSTRUCTION WITHIN THESE AREAS WITHOUT PRIOR WRITTEN APPROVAL FROM THE PLANNING COMMISSION AND REVIEW BY THE APPROPRIATE AGENCIES.
6. ZONING: RURAL.
7. FLOOD PLAIN AREA: USES RESTRICTED TO THOSE PERMITTED IN THE FLOOD PLAIN DISTRICT. NO RESIDENTIAL CONSTRUCTION WILL BE PERMITTED IN THIS AREA.
8. THE RECREATION AREAS, SHOWN HEREON AND ON PLAT 3, ARE DEDICATED AS OPEN SPACE FOR RECREATION AND CONSERVATION PURPOSES, AND FOR THE USE OF ALL LOT OWNERS WITHIN "CHESAPEAKE HEIGHTS ON-THE-BAY" SUBDIVISION.
9. THE ISSUANCE OF COUNTY PERMITS OR APPROVALS IS A LOCAL PROCESS AND DOES NOT IMPLY THE SUBDIVISION APPLICANT, HIS SUCCESSORS, HEIRS OR ASSIGNS HAS MET STATE AND FEDERAL REQUIREMENTS FOR WETLANDS UNDER COMPTON 10.05 OF, THE FEDERAL WATER POLLUTION CONTROL ACT, SECTION 401, OF THE RIVERS AND WATERS ACT, SECTION 10.
10. A MINIMUM BUFFER ZONE OF 50 FEET OF NATURAL UNDISTURBED VEGETATION SHALL BE MAINTAINED FROM THE EDGE OF THE WETLANDS LANDWARD.
11. THE OPEN SPACE CREATED BY THIS SUBDIVISION, SHOWN HEREON AND ON PLATS 4, 6, 7 OF "CHESAPEAKE HEIGHTS ON-THE-BAY", (i) ARE DESIGNED IN SUCH A FASHION AS TO RETAIN PRODUCTIVE USE OF THE BETTER FARMLAND/FORESTLAND OR TO PRESERVE A UNIQUE NATURAL OR CULTURAL FEATURE; (ii) MAY BE DEEDED TO A PROPERTY OWNERS' ASSOCIATION, SOLD OR OTHERWISE CONVEYED IN WHOLE OR IN PART; (iii) CAN NOT BE USED AS BUILDING SITES FOR RESIDENTIAL, COMMERCIAL OR INDUSTRIAL PURPOSES, STRUCTURES ACCESSORY TO ON-SITE FARMING, FORESTRY AND SUBDIVISION RECREATION PURPOSES ARE PERMITTED.
12. LEGEND:
 - BLUE LINE STREAM BUFFER
 - 100 YEAR FLOOD PLAIN LIMITS
 - NON-TIDAL WETLANDS
 - 50' BUFFER ZONE
 - CONSERVATION AREAS: 25% OR GREATER SLOPES
 - BLUE LINE STREAM
13. A MINIMUM OF 30 FEET UNDISTURBED VEGETATED BUFFER IS CREATED FROM THE EDGE OF "BLUE LINE STREAM" PLUS 4 FEET FOR EVERY 1% OF SLOPE, OR TO THE TOP OF THE SLOPE, WHICHEVER IS CLOSER.

COORDINATES		
LBL.	NORTHING	EASTING
156	10,041,0100	3,053,9096
367	10,342,1414	3,574,3450



SIGHT DISTANCE CERTIFICATION

I HEREBY CERTIFY TO THE BEST OF MY PROFESSIONAL KNOWLEDGE THAT A LOCATION ALONG THE ROAD FRONTAGE OF THE PROPOSED LOTS EXISTS AND HAS BEEN DELINEATED ON THE PLAT THAT WILL MEET OR EXCEED THE REQUIREMENTS OF THE CALVERT COUNTY ROAD SPECIFICATIONS PLATE RD-9 (SPEED LIMIT 30 M.P.H.; STOPPING SIGHT DISTANCE: 200 FEET).

Michael L. Rodewich
MICHAEL L. RODEWICH, P.E., REG. P.E. NO. 10695
1/9/92
DATE

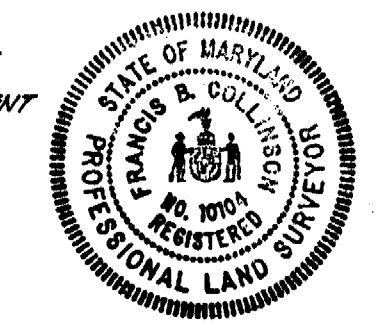
PLAT CLEVELY - PHASE II
CHESAPEAKE HEIGHTS
ON-THE-BAY

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE PLAN SHOWN HEREON IS CORRECT, THAT IT IS A SUBDIVISION OF PART OF THE LAND CONVEYED TO CHESAPEAKE HEIGHTS ON-THE-BAY, INC., A MARYLAND CORPORATION, FROM MURPHY B. WOLF, JR., RECEIVER OF AND FOR FIRST COLONY SAVINGS & LOAN ASSOCIATION, INC., BY DEED DATED NOVEMBER 2, 1947 AND RECORDED IN CUMULATIVE JUL 35 AT FOLIO 220 AMONG THE LAND RECORDS OF CALVERT COUNTY, MARYLAND (SECOND ELECTION DISTRICT).

PERMANENT MONUMENTS AND METAL PILES HAVE BEEN SET, EXCEPT AS NOTED (SEE NOTE 3), AS REQUIRED BY ARTICLE III, CALVERT COUNTY SUBDIVISION REGULATIONS AND SECTION 3-103, REAL PROPERTY VALUE OF THE ANNOTATED CODE OF MARYLAND, 1974 EDITION, AS CURRENTLY AMENDED.

Francis B. Collinson
FRANCIS B. COLLINSON, P.D. REG. P.D. NO. 1004
1/9/92
DATE



PLAT TEN
~PHASE II~

CHESAPEAKE HEIGHTS ON-THE-BAY

SECOND DISTRICT
CALVERT COUNTY, MARYLAND

SCALE: 1"=100' JANUARY, 1992

OWNER'S DEDICATION

THE UNDERSIGNED OWNER, AND ALL PARTIES HAVING PROPRIETARY INTEREST IN THIS PROPERTY, HEREBY ADAPT THIS PLAN OF SUBDIVISION, ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES AND DEDICATE THE STREETS, ALLEYS, WALKS AND OTHER AREAS AS SPECIFIED. THE STREETS, ALLEYS, OPEN SPACE AND PUBLIC SITES SHOWN HEREON, AND THE CENTRUM THEREOF IN DEEDS, ARE FOR THE PURPOSE OF DESCRIPTION ONLY AND RESOLUTIONS OF THE FINAL PLAT SHALL NOT BE DEEMED TO CONSTITUTE OR EFFECT AN ACCEPTANCE BY THE COUNTY COMMISSIONERS. ACCEPTANCE BY THE COUNTY MAY BE ACCOMPLISHED BY A SUBSEQUENT APPROPRIATE ACT. A UTILITY EASEMENT IS ESTABLISHED 10' IN WIDTH RUNNING ON ALL RIGHTS-OF-WAY FOR THE INSTALLATION AND MAINTENANCE OF PUBLIC UTILITIES.

Michael L. Rodewich
1/9/92
DATE

Phyllis H. Daniel
WITNESS

OPEN SPACE
1,159,667 sq. ft.
26,622.3 AC.

RECREATION AREA
161,172 sq. ft.
3,700.0 AC.

Received by Record
at 2:30 o'clock P.M. Same day
recorded in Liber A. B. E. No. 4
Folio 020 ONE OF THE PLAT
RECORDS OF CALVERT CO.
& EXAMINED PER
Andrew B. Evans, Clerk

HEALTH DEPARTMENT: 1-20-92
DATE
David L. Rogers
HEALTH OFFICER
J. J. Jamnik
SANITARIAN
DIRECTOR - ENVIRONMENTAL HEALTH

APPROVED FOR RECORDING BY THE PLANNING COMMISSION:
Frank A. Jamnik
FRANK A. JAMNIK, SECRETARY, PLANNING COMMISSION
2-20-92
DATE

OWNER/DEVELOPER:
CHESAPEAKE HEIGHTS ON-THE-BAY, INC.
56 MAX MIDDLEMAN
655 MADISON AVENUE
NEW YORK, NEW YORK 10021
(212) 759-6268

ADVANCED SURVEYS, INC.
3695 HALLINGFORD ROAD • SUITE 4
PRINCE FREDERICK, MARYLAND 20678
(301) 535-4681 (301) 555-1120