

CURVE DATA						
NO.	RADIUS	Δ	ARC	TAN	CHORD	BEARING
19-1049	8.00	90°00'00"	12.57	8.00	11.21	N41°36'00"W
186-185	405.00	23°36'00"	166.82	84.61	165.64	S15°12'00"W
1033-1056	32.50	89°45'43"	50.91	32.36	45.87	S71°41'26"E
1055-1083	8.00	90°37'08"	12.65	8.09	11.37	S71°41'26"E
1060-1061	37.50	63°24'00"	41.49	23.16	39.41	S28°18'00"E
1067-1075	12.50	93°16'39"	20.35	13.24	18.18	N73°26'54"E
1068-1069	17.50	63°24'00"	19.36	10.81	18.39	S28°18'00"E
1070-1071	37.50	26°36'00"	17.41	8.86	17.25	S73°18'00"E
1073-1074	485.00	23°36'00"	192.77	101.32	198.36	S15°12'00"W
1077-1123	60.00	24°52'36"	26.05	13.23	25.85	S72°26'15"E
1981-1983	513.00	23°36'00"	211.30	107.17	209.81	N15°12'00"E

NOTE: COORDINATES ARE ASSUMED

COORDINATES					
NO.	LATITUDE	DEPARTURE	NO.	LATITUDE	DEPARTURE
19	4095.80	4978.56	1069	3979.64	5001.37
185	4207.78	5085.39	1070	3954.60	5044.74
186	4367.63	5128.82	1071	3949.64	5061.26
1049	4104.26	4971.05	1073	4237.46	5007.01
1053	4471.32	5058.20	1074	4428.88	5059.02
1055	4467.45	5047.40	1075	4467.48	5093.47
1056	4485.73	5101.74	1077	3931.99	5043.90
1060	3962.32	4991.37	1123	3924.19	5068.54
1061	3997.02	4972.69	1981	4051.65	4995.97
1067	4462.30	5076.05	1983	4096.31	4998.62
1068	3995.83	4992.65			

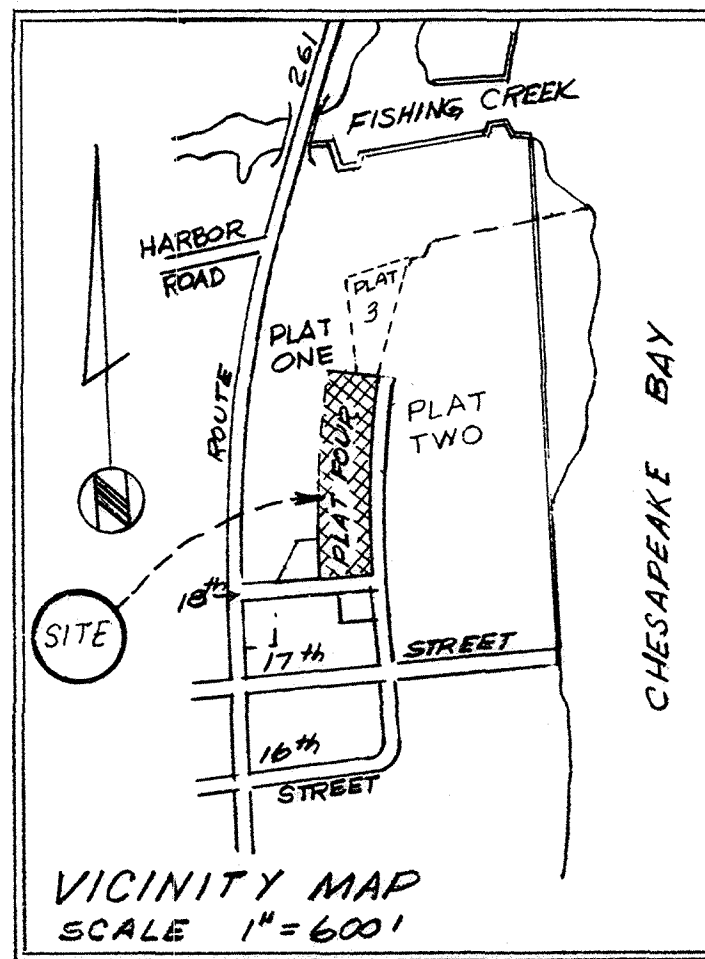
CERTIFICATE BY THE HEALTH OFFICER

THIS SUBDIVISION SATISFIES THE REQUIREMENTS OF THE MARYLAND STATE DEPARTMENT OF HEALTH AND MENTAL HYGIENE REGULATION 10-03-28 ALLOWING FOR COMMUNITY WATER SUPPLY AND COMMUNITY SEWAGE DISPOSAL IN THE SUBDIVISION OF LAND SERVING SINGLE FAMILY DWELLINGS ONLY AND IS IN CONFORMANCE WITH THE CURRENT CALVERT COUNTY COMPREHENSIVE WATER AND SEWERAGE PLAN FOR WATER PLANNING CATEGORIES W-1 & W-3 AND SEWERAGE PLANNING CATEGORY S-1

1/14/85
DATE
David L. Rogan
COUNTY HEALTH OFFICER

TOWN OF CHESAPEAKE BEACH
APPROVED
1/23/85
DATE
Town Engineer

PLANNING AND ZONING COMMISSION
TOWN OF CHESAPEAKE BEACH
APPROVED FOR RECORDING
BY: Wesley S. Shumelt 1/24/85
CHAIRMAN DATE



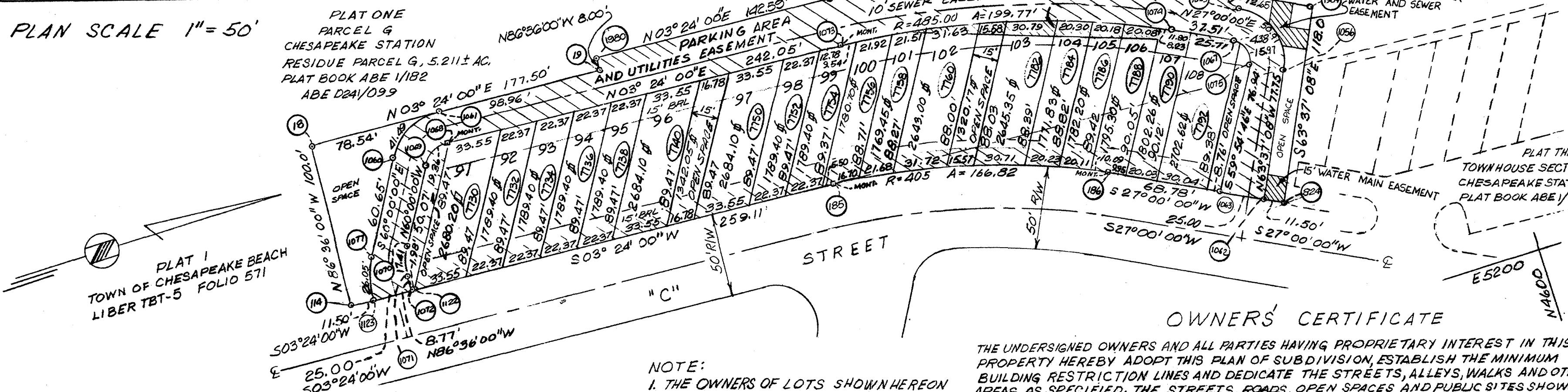
SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE PLAN SHOWN HEREON IS CORRECT; THAT IT IS A SUBDIVISION OF A PART OF THE CONVEYANCE FROM CHESAPEAKE BEACH PARK, INC. TO CHESAPEAKE BEACH ASSOCIATES JOINT VENTURE BY D.E.D DATED DEC. 19, 1978 AND RECORDED IN LIBER ABE 241 AT FOLIO 99 AND THAT IT IS A SUBDIVISION OF THE OPEN SPACE AS SHOWN ON A PLAT ENTITLED "PLAT 3, TOWNHOUSE SECTIONS 1 & 2 CHESAPEAKE STATION" RECORDED AMONG THE PLAT RECORDS OF CALVERT COUNTY, MARYLAND, IN PLAT BOOK A.B.E. 1 AT PAGE 184, AND PERMANENT MONUMENTS AND METAL PIPES HAVE BEEN SET AS REQUIRED BY SECTION 3-108, REAL PROPERTY ARTICLE OF THE ANNOTATED CODE OF MARYLAND, 1974 EDITION.

THE TOTAL AREA INCLUDED IN THIS PLAT IS 1.4745 ACRES ± OF LAND. THE OPEN SPACE DEDICATION IS 0.1523 ACRES ±

Harry E. Sturdevant 1/10/85
DATE
HARRY E. STURDEVANT
REGISTERED LAND SURVEYOR
MARYLAND CERTIFICATE #3883

PLAN SCALE 1" = 50'



PLAT ONE
PARCEL G
CHESAPEAKE STATION
RESIDUE PARCEL G, 5.211 ± AC.
PLAT BOOK ABE 1/182
ABE D241/099

PLAT TWO
SINGLE FAMILY SECTION
CHESAPEAKE STATION
PLAT BOOK ABE 1/183

NOTE:
1. THE OWNERS OF LOTS SHOWN HEREON HAVE THE RIGHT TO USE THE OPEN SPACE CONTAINING 5.4315 AC. ± AS SHOWN ON PLAT TWO, CHESAPEAKE STATION, RECORDED AMONG THE PLAT RECORDS OF CALVERT COUNTY, MD. IN PLAT BOOK ABE 1 AT PLAT 183 AND THE OPEN SPACE CONTAINING 0.8173 AC. ± AS SHOWN ON PLAT THREE, CHESAPEAKE STATION, RECORDED AMONG SAID PLAT RECORDS IN PLAT BOOK ABE 1 AT PLAT 184.

- 2. UTILITIES EASEMENT WIDTH AS INDICATED.
- 3. ZONING: MCR WITH RPC SUPERIMPOSED

OWNERS' CERTIFICATE

THE UNDERSIGNED OWNERS AND ALL PARTIES HAVING PROPRIETARY INTEREST IN THIS PROPERTY HEREBY ADOPT THIS PLAN OF SUBDIVISION, ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES AND DEDICATE THE STREETS, ALLEYS, WALKS AND OTHER AREAS AS SPECIFIED. THE STREETS, ROADS, OPEN SPACES AND PUBLIC SITES SHOWN HEREON AND THE MENTION THEREOF IN DEEDS ARE FOR THE PURPOSE OF DESCRIPTION ONLY AND RECORDING OF THE FINAL PLAT SHALL NOT BE DEEMED TO CONSTITUTE OR EFFECT AN ACCEPTANCE BY THE TOWN COUNCIL OF CHESAPEAKE BEACH. ACCEPTANCE MAY BE ACCOMPLISHED BY A SUBSEQUENT APPROPRIATE ACT. A UTILITY EASEMENT IS ESTABLISHED 10 (TEN) FEET IN WIDTH BINDING ON THE "C" STREET RIGHT-OF-WAY FOR THE INSTALLATION AND MAINTENANCE OF PUBLIC UTILITIES. ALL UTILITIES INCLUDING GAS, ELECTRIC AND COMMUNICATION SHALL BE INSTALLED UNDERGROUND IN ACCORDANCE WITH THE PUBLIC SERVICE COMMISSION ORDER NO. 60816. THE TELEPHONE COMPANY MAY REQUIRE A PRE-CONSTRUCTION REFUNDABLE DEPOSIT IN ACCORDANCE WITH PARAGRAPH 7 OF THAT ORDER. WE HEREBY CERTIFY THAT, TO THE BEST OF OUR KNOWLEDGE, THE REQUIREMENTS OF SECTION 3-108, REAL PROPERTY ARTICLE OF THE ANNOTATED CODE OF MARYLAND, 1974 EDITION, AS CURRENTLY AMENDED, AS FAR AS THEY RELATE TO THE MAKING OF THIS PLAT AND THE SETTING OF MARKERS, HAVE BEEN MET.

1/4/85
DATE
CHESAPEAKE BEACH PARK ASSOCIATES, JOINT VENTURE
BY: Robert E. Ford J. Dennis Murray
BOX 48-A OWINGS MARYLAND 20836

Doris M. Rogan 1/4/85
WITNESS DATE

Recorded for Record 1/30/85
at 9:30 o'clock AM Same Day
in Liber A. B. E. No. 2
Page 2 ONE OF THE PLAT
RECORDS OF CALVERT CO.
& EXAMINED PER
Audrey B. Evans Clerk

MCRONE

ENGINEERS • PLANNERS • SURVEYORS
ANNAPOLIS, MARYLAND

SCALE	AS SHOWN
DATE	10/29/84
JOB NO.	903/CP525
DRAWN BY	MAGEBUCH
FOLDER REF.	CHESAPEAKE STATION
APPROVED	
DATE	8-15-85
REVISION	ADD WATER & SEWER EASEMENT

PLAT FOUR
TOWN HOUSE SECTION THREE
CHESAPEAKE STATION
TOWN OF CHESAPEAKE BEACH
3RD. DISTRICT CALVERT COUNTY,
MARYLAND

SHEET NO.
FILE NO. F-2-72