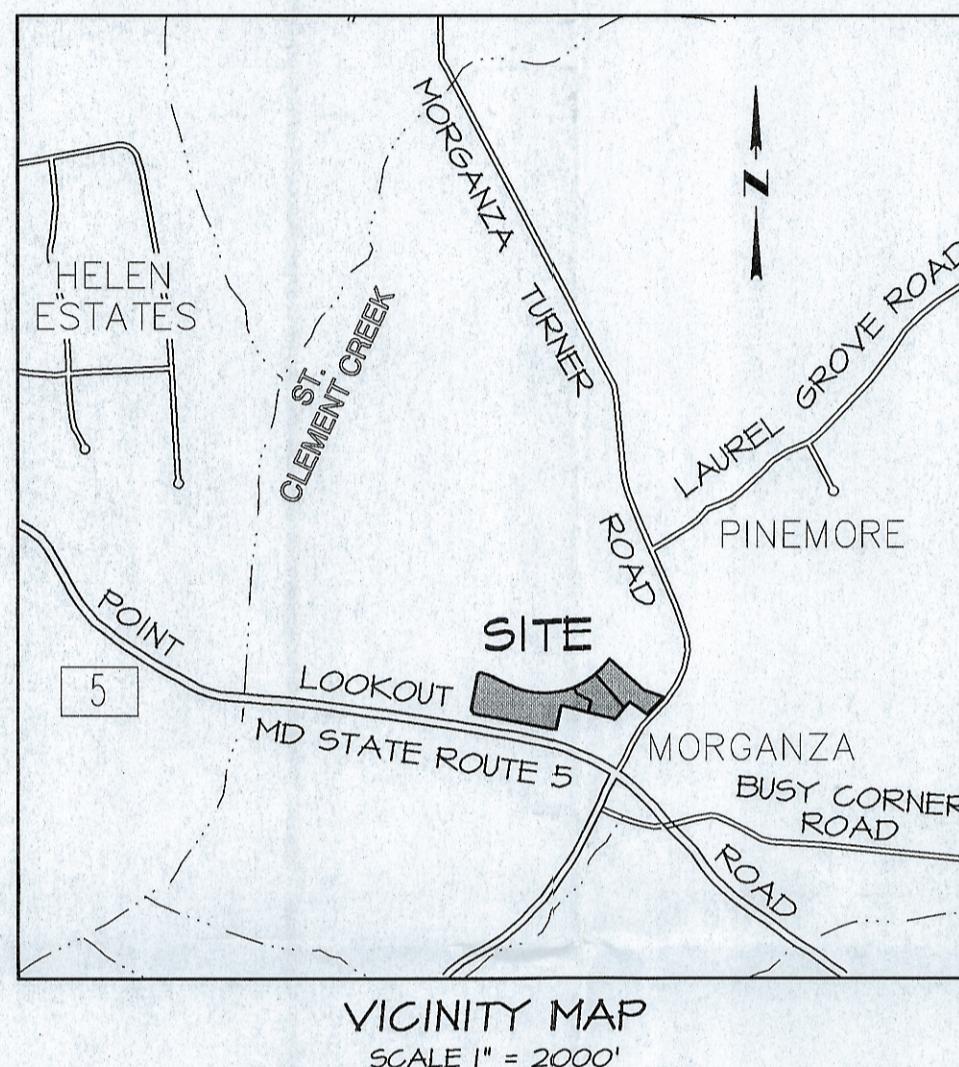


## GENERAL NOTES

# **MINOR SUBDIVISION PLAT**

## **"GRANDVIEW HAVEN"**

**PHASE TWO  
RESUBDIVISION OF FARMSTEAD LOT 12,  
LOTS 500-12A, 500-12B AND 500-12C**



## DEVELOPMENT RIGHTS

TOTAL TRACT AREA 15.174 AC.±  
AVAILABLE AREA FOR DENSITY 15.174 AC. / 5 AC. =  
AVAILABLE DENSITY 3 DEVELOPMENT UNITS (D.U.)  
REQUIRED DEVELOPMENT UNITS;  
LOT 15A- 1 D.U. (EX. HOUSE)  
LOT 15B- 2 D.U.  
LOT 15C- 2 D.U.  
  
TOTAL = 5 D.U.  
AVAILABLE 3 D.U. (NEED 2 T.D.R.'S)

## G.P.S. META DATA COORDINATE TABLE

POINT	NORTHING	EASTING	ELEVATION	DESCRIPTION	CONVERGENCE	SCALE FACTOR	COMBINED FACTOR
'900'	259258.0081	1399285.8508	131.78	IRS+CAP #21146	0 11 25.33620	0.999987323	0.999986313
'100'	258906.9631	1398050.2033	120.85	IRON ROD FOUND	0 11 15.58817	0.999987466	0.999986978

GPS OBSERVATIONS WERE TAKEN ON 04-25-17 AND ARE BASED ON CORS STATION "LOYM" NAD 83 (NA2011) EPOCH 2010.0000 WITH A CURRENT POSITION OF: N 38°18'38.11889 W 76°37'57.97379, 6.099 METERS ELLIPSOIDE ELEVATION DISTANCES SHOWN HEREON ARE GROUND

RECEIVED

III-83-2010

St. Mary's County  
Land Use & Growth Management

GRAPHIC SCALE 1"=2000'

LUGM#

17 110 005

**ATTACHMENT**

T 3

DAT

ST. MARY'S COUNTY  
OFFICE OF  
ENVIRONMENTAL HEALTH

ST. MARY'S COUNTY  
DEPARTMENT OF  
LAND USE & GROWTH  
MANAGEMENT

# CHESAPEAKE TRAILS SURVEYING, LLC

**GARRETT SURVEYING, LLC**

**GS**

**COURT SQUARE BUILDING**  
**22660 WASHINGTON STREET**  
**P. O. BOX 957**  
**LEONARDTOWN, MD 20650**  
**301-475-5900 FAX 301-475-9535**

ATTACHMENT  
PRELIMINARY  
MINOR SUBDIVISION PLAT  
"GRANDVIEW HAVEN"  
PLAT SHEET ONE

PHASE TWO  
RESUBDIVISION OF FARMSTEAD LOT 12  
LOTS 500-12A, 500-12B AND 500-12C  
FOURTH ELECTION DISTRICT  
ST. MARY'S COUNTY, MARYLAND  
FOR: ANTHONY GREENWELL

DATE  
03/23/17  
JOB #  
16-011  
FOLDER  
M18,B11,P13  
SCALE  
AS SHOWN  
DRAWN  
D.FOGEL  
CHECKED  
B.VUKMER  
REVISED  
  
**DRAFT**  
SHEET  
1 OF 2

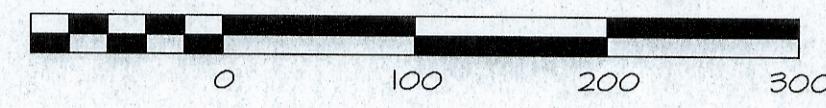
## COORDINATE TABLE

POINT	NORTHING	EASTING
'A'	259472.5191	1399458.7725
'B'	259082.4302	1400018.0394
'C'	258965.5174	1399612.2690
'D'	258922.0540	1399235.0703

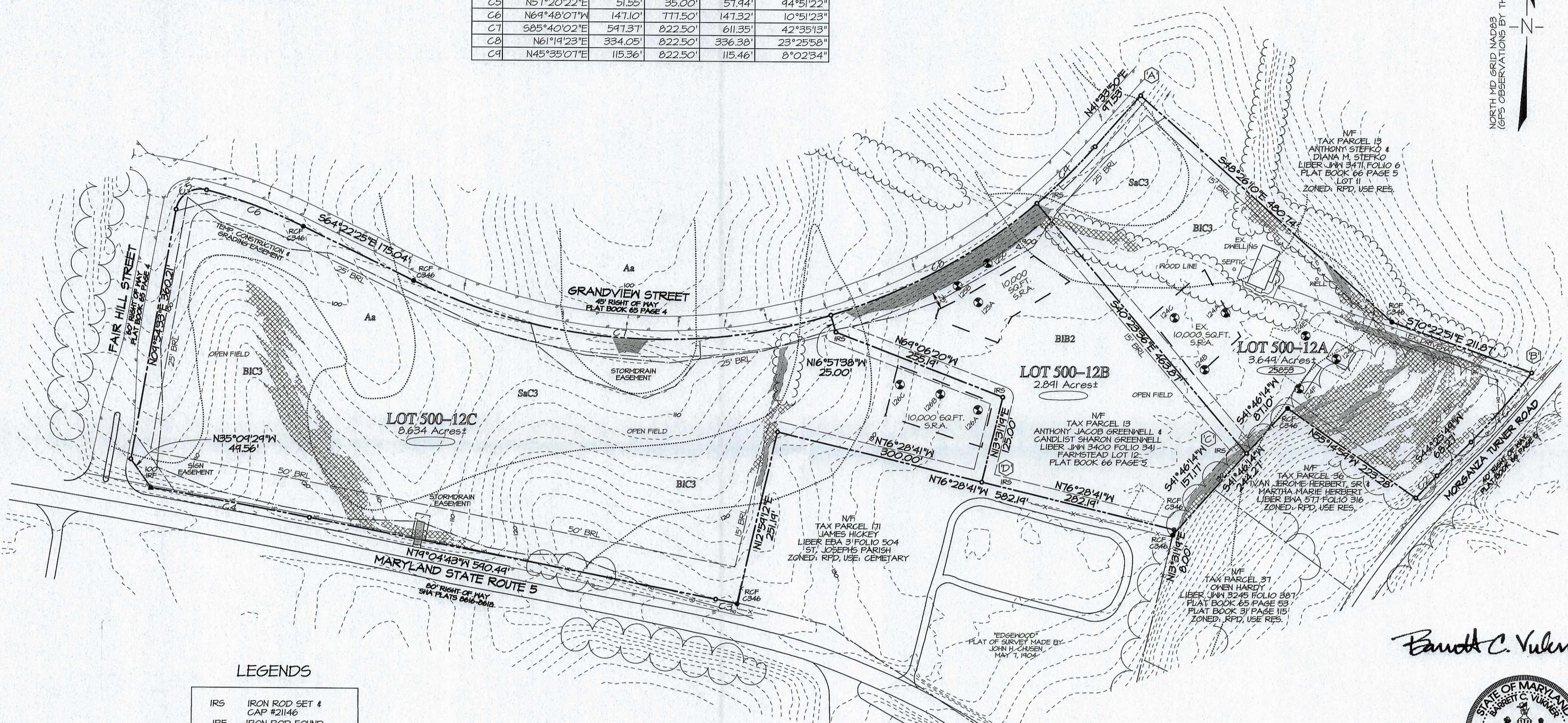
## CURVE TABLE

LINE	CHORD BEARING	CHORD	RADIUS	ARC	DELTA
C1	S41°13'49" W	130.62'	1170.00'	130.69'	6°24'00"
C2	N43°19'51" E	44.32'	1154.96'	44.32'	2°11'56"
C3	N78°19'26" W	31.21'	1185.92'	31.21'	1°30'28"
C4	N79°39'07" W	230.12'	11498.95'	230.12'	1°08'48"
C5	N57°20'22" E	51.55'	35.00'	57.94'	94°51'22"
C6	N69°48'07" W	147.10'	777.50'	147.32'	10°51'23"
C7	S85°40'02" E	597.37'	822.50'	611.35'	42°35'13"
C8	N61°19'23" E	334.05'	822.50'	336.38'	23°25'58"
C9	N45°35'07" E	115.36'	822.50'	115.46'	8°02'34"

GRAPHIC SCALE 1"=100'



NORTH MD GRID NAD83  
(GPS OBSERVATIONS BY THIS FIRM 04-25-17)

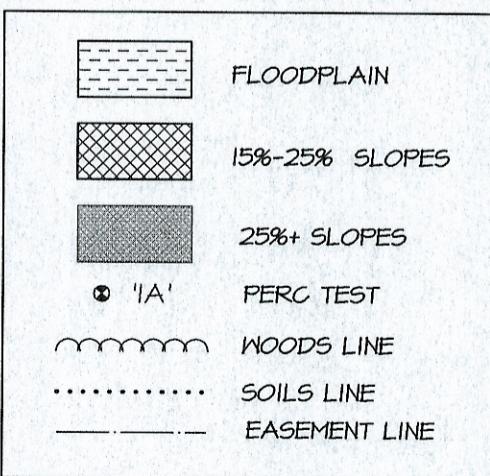


Barrett C. Vukem



## LEGENDS

IRS	IRON ROD SET & CAP #21146
IRF	IRON ROD FOUND
PPF	PINCHED PIPE FOUND
RCF	REBAR & CAP FOUND
IPF	IRON PIPE FOUND
●	MONUMENTATION FOUND
Q	POWER POLE



ST. MARY'S COUNTY  
DEPARTMENT OF  
LAND USE & GROWTH  
MANAGEMENT

DATE \_\_\_\_\_  
DIRECTOR \_\_\_\_\_  
CHAIRMAN \_\_\_\_\_



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