OWNER'S CERTIFICATE

WE, ST. MARY'S ASSISTED LIVING FACILITY, LLC AND VALLI INVESTMENTS, LLC OWNERS OF THE PROPERTIES SHOWN HEREON AND DESCRIBED IN THE SURVEYOR'S CERTIFICATE AFFIXED HERETO, HEREBY ADOPT THIS BOUNDARY LINE ADJUSTMENT UPON ITS APPROVAL BY ALL REQUIRED AGENCIES. THERE ARE NO PENDING SUITS OR ACTIONS OF LAW, LEASES, LIENS, MORTGAGES, OR DEEDS OF TRUST AFFECTING THIS BOUNDARY LINE ADJUSTMENT EXCEPT AS NOTED OR SHOWN HEREON (SEE MORTGAGE REFERENCE, IF APPLICABLE). ALL PARTIES IN INTEREST THERETO HAVE INDICATED THEIR ASSENT TO THIS BOUNDARY LINE ADJUSTMENT. WE FURTHER ESTABLISH THE MINIMUM BUILDER RESTRICTION LINES AS REQUIRED BY THE TOWN OF LEONARDTOWN AND DEDICATE THE STREETS, WALKWAYS, EASEMENTS, RIGHT-OF-WAYS, AND OTHER IMPROVEMENTS, WHERE APPLICABLE, TO PUBLIC USE.

WE HERBY GRANT UNTO THE TOWN OF LEONARDTOWN, ITS SUCCESSORS AND ASSIGNS, A RIGHT OF INGRESS AND EGRESS OVER, AND A PERPETUAL EASEMENT IN, THE 10 FOOT WATER LINE, AND/OR SEWER LINE EASEMENT (AMONG ALL LOT LINES), AS WELL AS OTHERS THAT MAY BE SHOWN HEREIN, FOR CONSTRUCTION, INSTALLATION, MAINTENANCE, REPAIR, INSPECTION, AND OPERATION OF ANY PUBLIC WATER AND SEWER FACILITIES, SHOULD SUCH FACILITIES EVER BE INSTALLED. THE REQUIREMENTS OF SECTION 3-108 OF THE ANNOTATED CODE OF MARYLAND (REAL PROPERTY ARTICLE) AS FAR AS IT CONCERNS THE MAKING OF THE PLAT AND SETTING OF MARKERS REQUIRED HAVE BEEN OR WILL BE COMPLIED WITH TO THE BEST OF OUR KNOWLEDGE, INFORMATION AND BELIEF.

ST. MARY'S ASSISTED LIVING FACILITY, LLC — DATE

VALLI INVESTMENTS, LLC — DATE

GENERAL NOTES

1. THIS SITE IS LOCATED ON TAX MAP 41, GRID 1, PARCELS 02 & 57.
2. THE TOTAL SITE AREA = 22.63 AC.±
   ADJUSTED PARCEL 2 SITE AREA = 20.4825 AC.±
   ADJUSTED PARCEL 57 SITE AREA = 2.147 AC.±
3. PRESENT ZONING: C-O & I/O (RCA OVERLAY)
4. BUILDING RESTRICTION LINES SHALL BE AS SHOWN HEREON. THE BUILDING RESTRICTION LINES ARE MAPPED IN ACCORDANCE WITH THE CURRENT CODE OF THE TOWN OF LEONARDTOWN, MARYLAND, CHAPTER 155-31 FOR ZONE C-O AS FOLLOWS: 0' FRONT, 0' SIDE, AND 20' REAR AND CHAPTER 155-46 FOR ZONE I/O AS FOLLOWS: 70' FRONT, 20' SIDE, AND 20' REAR APPLIED FROM THE MORE RESTRICTIVE OF THE LOT LINES.
5. RECORDING OF THIS BOUNDARY LINE ADJUSTMENT PLAT WILL NOT EXPAND OR REDUCE EXISTING DEEDED PARCEL(S) OF RECORD AND WILL NOT RESULT IN ADDITIONAL BUILDING SITES OR INCREASE IN DENSITY OR INTENSITY BEYOND THE CURRENT LAND USE SHOWN HEREON.
6. PREMISE ADDRESSES ARE SHOWN AS THUS: (XXXXX)

CRITICAL AREA NOTES

1. NO DEVELOPMENT IS PERMITTED IN WETLANDS WITHOUT APPROVAL FROM THE APPROPRIATE LOCAL, STATE, AND FEDERAL AGENCIES. THIS SITE HAS NOT BEEN FIELD EVALUATED FOR TIDAL OR NON-TIDAL WETLANDS.
2. LOCATIONS OF NATURAL HERITAGE AREAS, HABITATS OF THREATENED OR ENDANGERED SPECIES, AND HABITATS OF SIGNIFICANT PLANTS OR WILDLIFE ARE IDENTIFIED ON THIS PLAT IN ACCORDANCE WITH CHAPTER 60 OF THE CODE OF THE TOWN OF LEONARDTOWN.

ADJUSTED PARCEL 2:

3. AREA OF SLOPES 15% OR GREATER IS 176,506 SQ. FT.
4. EXISTING TREES OR FORESTED AREA IS 298,795 SQ. FT.
5. AREA OF EXISTING LOT COVERAGE IS 14,283 SQ. FT.

ADJUSTED PARCEL 57:

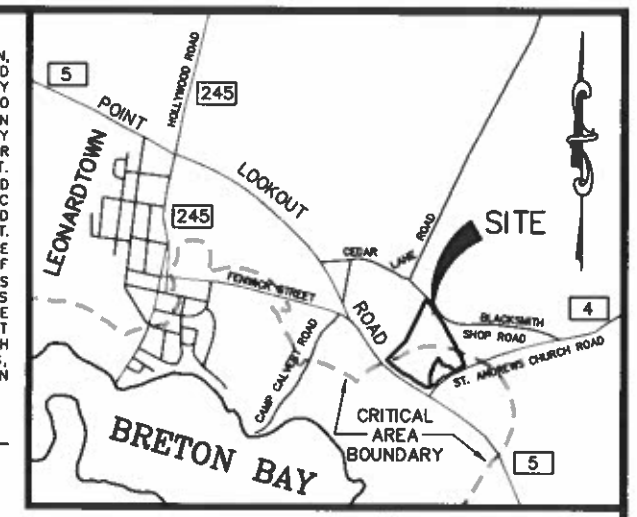
3. AREA OF SLOPES 15% OR GREATER IS 3,995 SQ. FT.
4. EXISTING TREES OR FORESTED AREA IS 38,047 SQ. FT.
5. AREA OF EXISTING LOT COVERAGE IS 14,194 SQ. FT.

SURVEYOR'S CERTIFICATE

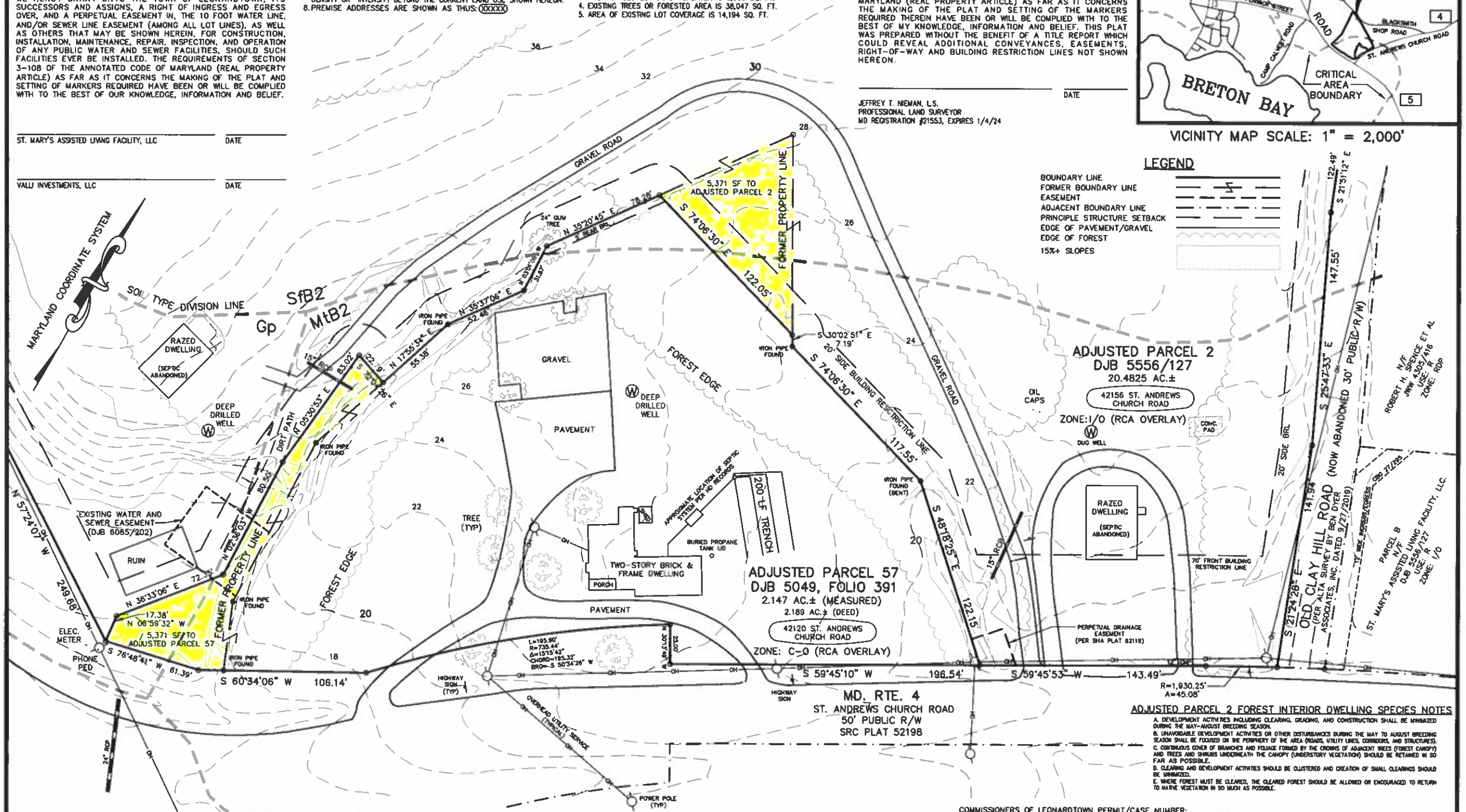
I HEREBY CERTIFY, TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF, THAT THE PLAT SHOWN HEREON IS CORRECT AND CONFORMS TO THE SPECIFICATIONS; THAT THIS IS A BOUNDARY LINE AJUSTMENT PLAT OF PART OF THE LANDS CONVEYED UNTO ST. MARY'S ASSISTED LIVING FACILITY, LLC FROM STEPHEN RICHARD BENNETT, LOUISE BLANCHE BENNETT, ROBERT HENREY BENNETT, AND RUTH DELMA BERTRAND BY DEED DATED NOVEMBER 12, 2020 AS RECORDED AMONG THE LAND RECORDS OF ST. MARY'S COUNTY, MARYLAND, IN LIBER DJB 5556, FOLIO 127, AND ALL OF THE LANDS CONVEYED UNTO VALLI INVESTMENTS, LLC FROM COMMUNITY BANK OF THE CHESAPEAKE BY DEED DATED MARCH 28, 2019 AS RECORDED AMONG THE LAND RECORDS OF ST. MARY'S COUNTY, MARYLAND, IN LIBER DJB 5049, FOLIO 391, THE REQUIREMENTS OF SECTION 3-108 OF THE ANNOTATED CODE OF MARYLAND (REAL PROPERTY ARTICLE) AS FAR AS IT CONCERNS THE MAKING OF THE PLAT AND SETTING OF THE MARKERS REQUIRED THEREIN HAVE BEEN OR WILL BE COMPLIED WITH TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF. THIS PLAT WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT WHICH COULD REVEAL ADDITIONAL CONVEYANCES, EASEMENTS, RIGHT-OF-WAY AND BUILDING RESTRICTION LINES NOT SHOWN HEREON.

DATE

JEFFREY T. NIEMAN, L.S.
PROFESSIONAL LAND SURVEYOR
MD REGISTRATION #21553, EXPIRES 1/4/24



VICINITY MAP SCALE: 1" = 2,000'



ADJUSTED PARCEL 2 FOREST INTERIOR DWELLING SPECIES NOTES

A. DEVELOPMENT ACTIVITIES INCLUDING CLEARING, GRADING, AND CONSTRUCTION SHALL BE MINIMIZED DURING THE MAY-AUGUST BREEDING SEASON.
B. UNAVOIDABLE DEVELOPMENT ACTIVITIES OR OTHER DISTURBANCES DURING THE MAY TO AUGUST BREEDING SEASON SHALL BE FOCUSED ON THE PERIPHERY OF THE AREA (ROADS, UTILITY LINES, CORRIDORS, AND STRUCTURES).
C. CONTINUOUS COVER OF BRANCHES AND FOLIAGE FORMED BY THE CROWNS OF ADJACENT TREES (FOREST CANOPY) AND TREES AND SHRUBS UNDERNEATH THE CANOPY (UNDERSTORY VEGETATION) SHOULD BE RETAINED IN SO FAR AS POSSIBLE.
D. CLEARING AND DEVELOPMENT ACTIVITIES SHOULD BE CLUSTERED AND CREATION OF SMALL CLEARINGS SHOULD BE MINIMIZED.
E. WHERE FOREST MUST BE CLEARED, THE CLEARED FOREST SHOULD BE ALLOWED OR ENCOURAGED TO RETURN TO NATIVE VEGETATION IN SO MUCH AS POSSIBLE.

COMMISSIONERS OF LEONARDTOWN PERMIT/CASE NUMBER:

NO.	DATE	DESCRIPTION	BY

REVISION

HEALTH DEPARTMENT
DATE
DIRECTOR

TOWN OF LEONARDTOWN
CHAIRMAN PLANNING AND ZONING — DATE
TOWN ADMINISTRATOR — DATE

LINEAR SURVEYS INC.
PROFESSIONAL LAND SURVEYORS
42120 ST. ANDREWS CHURCH ROAD
LEONARDTOWN, MARYLAND 20650
PHONE: (301)475-9000

BOUNDARY LINE ADJUSMENT PLAT
ADJUSTED PARCELS 2 & 57
PER LIBER 5556, FOLIO 127
& LIBER 5049, FOLIO 391
THIRD ELECTION DISTRICT
ST. MARY'S COUNTY, MARYLAND

DRAWING NO: 41057RP		DRAWN/CHECKED BY: ZJA/JTN
DATE: 9/1/23	SCALE: 1" = 40'	SHEET 1 OF 1