

SURVEYOR'S CERTIFICATE

I CERTIFY THAT THE PLAN SHOWN HEREON IS CORRECT; THAT IT IS A SUBDIVISION OF ALL OF THE LANDS CONVEYED BY:
 KING INVESTMENTS, L.L.C. TO RADIO DRIVE LLC BY DEED DATED AUGUST 18, 2006 AND RECORDED AMONG THE LAND RECORDS OF CALVERT COUNTY, MARYLAND IN LIBER 2828 AT FOLIO 328 (PARCELS 39, 74 & 208).
 PERMANENT MONUMENTS AND METAL RODS HAVE BEEN SET AS REQUIRED BY ARTICLE VII, CALVERT COUNTY SUBDIVISION REGULATIONS AND ARTICLE 21, 3-108, ANNOTATED CODE OF MARYLAND. THIS SURVEY IS CLASSIFIED AS A SUBURBAN SURVEY IN ACCORDANCE WITH THE STATE OF MARYLAND MINIMUM STANDARDS OF PRACTICE, TABLE 09.13.06.03A, CLASSIFICATIONS OF SURVEYS.

Mark F. Powell Jr. 4/19/2022
 MARK FRANK POWELL, JR. DATE
 MARYLAND PROFESSIONAL LAND SURVEYOR #21969
 EXPIRATION/RENEWAL DATE: DECEMBER 17, 2023
 BAY ENGINEERING INC.
 2661 RIVA ROAD, BUILDING 800
 ANNAPOLIS, MD 21401
 PHONE: 410-897-9290



HEALTH CERTIFICATE

THIS SUBDIVISION SATISFIES THE REQUIREMENTS OF MARYLAND DEPARTMENT OF THE ENVIRONMENT REGULATIONS 26.04.03 ALLOWING THE CONSTRUCTION OF PUBLIC WATER SYSTEMS AND PUBLIC SEWERAGE SYSTEMS FOR HOMES AND OTHER ESTABLISHMENTS, IN THE SUBDIVISION OF LAND SERVING SINGLE FAMILY DWELLINGS ONLY, AND IT IS IN CONFORMANCE WITH THE CURRENT COUNTY WATER AND SEWERAGE PLAN FOR WATER PLANNING CATEGORY W-1 AND SEWERAGE PLANNING CATEGORY S-1.

Mark C. ... 04/28/22
 DIRECTOR OF ENVIRONMENTAL HEALTH DATE
James ... 4/19/22
 HEALTH OFFICER DATE
Mark C. ... 4/19/22
 SANITARIAN DATE

OWNERS CERTIFICATION

WE, 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 COUNTY COMMISSIONERS. ACCEPTANCE BY THE COUNTY MAY BE ACCOMPLISHED BY A SUBSEQUENT APPROPRIATE ACT. A UTILITY EASEMENT IS ESTABLISHED 10 FEET IN WIDTH BINDING ON ALL RIGHTS-OF-WAY FOR THE INSTALLATION AND MAINTENANCE OF PUBLIC UTILITIES AND ANY REQUIRED AMENITIES.

RADIO DRIVE LLC
Brett Guy 4/19/22 *Eric J. Miller* 4-17-2022
 BRETT GUY DATE WITNESS DATE
 (VICE PRESIDENT)
 WE, THE PROPERTY OWNER AND ALL PARTIES HAVING INTEREST IN THIS COUNTY PROPERTY, HEREBY ADOPT THIS PLAN TO ESTABLISH THE TEMPORARY CONSTRUCTION AND ACCESS EASEMENTS AS SHOWN.
Brett Guy 4/19/22 *Eric J. Miller* 4-17-2022
 BRETT GUY DATE WITNESS DATE
 (VICE PRESIDENT)

SIGHT DISTANCE CERTIFICATION

I HEREBY CERTIFY THAT THE LOCATION OF THE SUBDIVISION STREET INTERSECTION(S) MEET OR EXCEED AASHTO SIGHT DISTANCE CRITERIA FOR THE POSTED SPEED OF THE ROAD (35 MPH).

Nelson Arcocho 4/19/22
 NELSON ARCOCHO DATE
 I HEREBY CERTIFY THAT THE ENTRANCE LOCATION EXIST ALONG THE LOT FRONT(S) THAT EXCEED THE CALVERT COUNTY SIGHT DISTANCE CRITERIA FOR THE POSTED SPEED OF THE ROAD (35 MPH).
Nelson Arcocho 4/19/22
 NELSON ARCOCHO DATE

This is to Certify that Taxes on the Property Described within have been paid to and including 2021 and 2022
Calvert County Treasurer

APPROVED FOR RECORDING BY THE PLANNING COMMISSION
 DATE 5/21/2022
Tamara Blake-Wallace
 TAMARA BLAKE-WALLACE, PLANNING COMMISSION SECRETARY/ADMINISTRATOR

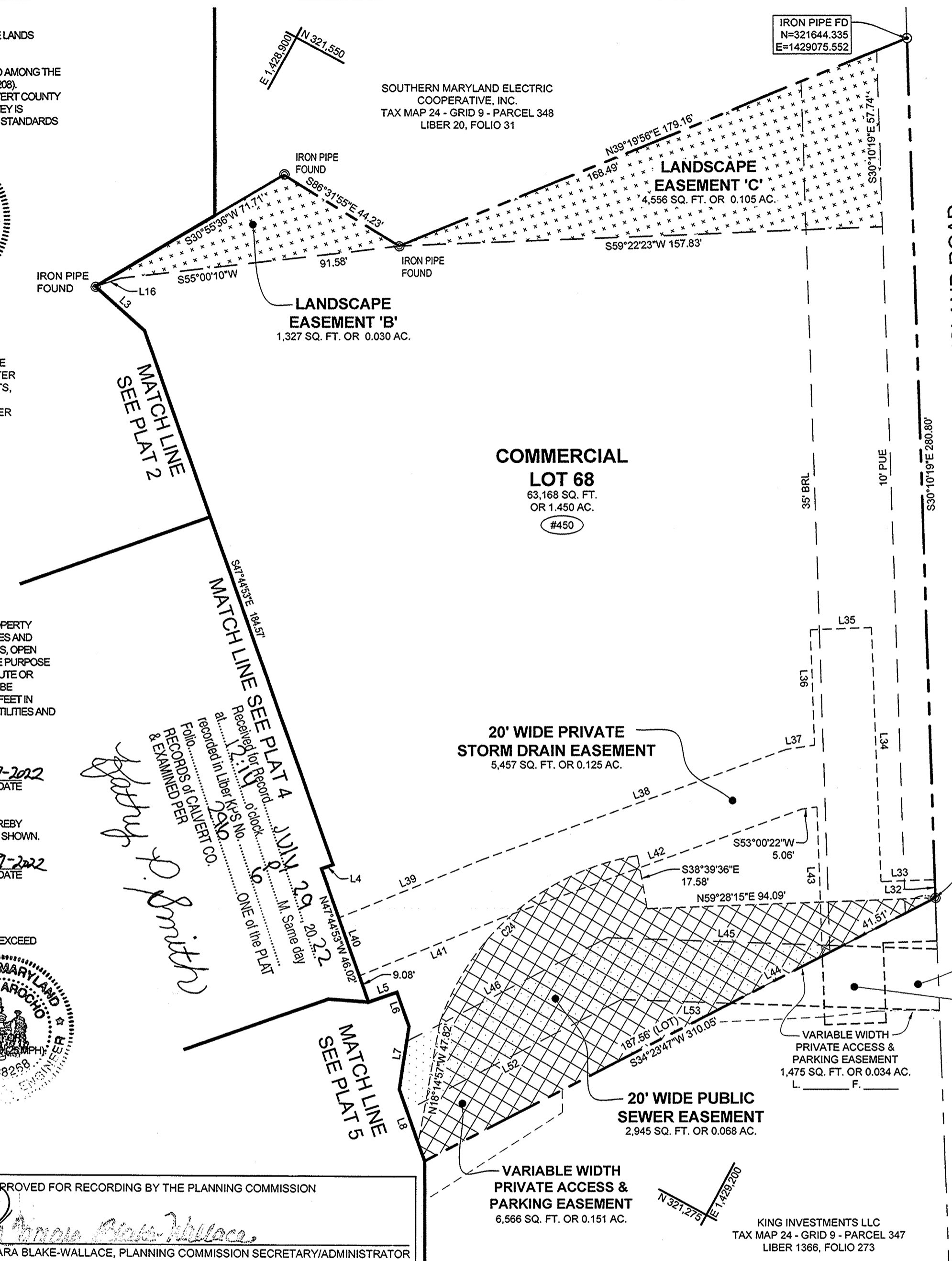
Bay Engineering Inc.
 Engineers, Planners and Surveyors
 2661 Riva Road, Building 800
 Annapolis, Maryland 21401
 410.897.9290
 410.897.9295 fax
 email: info@bayengineering.com
 www.bayengineering.com

LEGEND

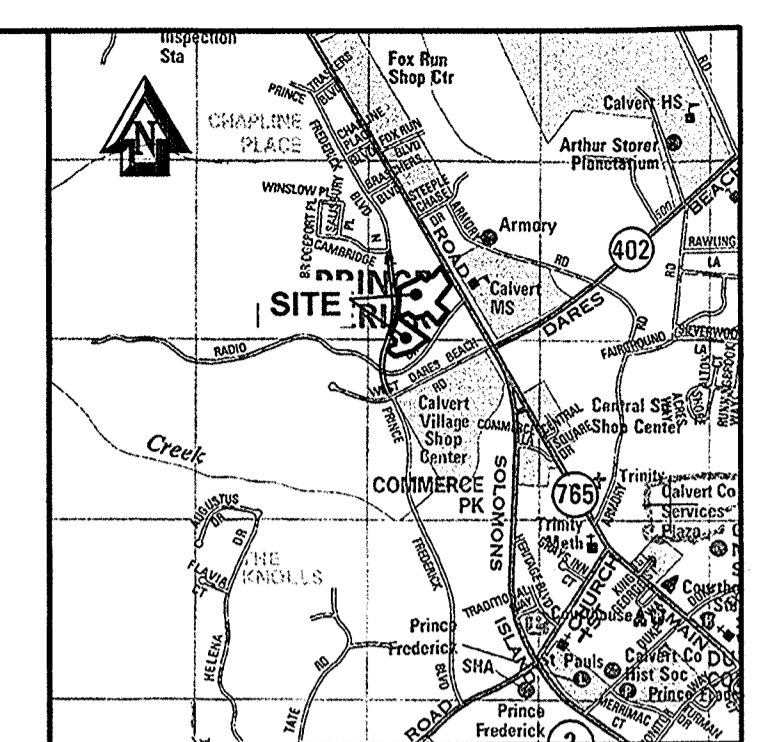
- 20' WIDE PRIVATE STORM DRAIN EASEMENT
- VARIABLE WIDTH PRIVATE ACCESS & PARKING EASEMENT
- 20' WIDE PUBLIC SEWER EASEMENT
- LANDSCAPE EASEMENT
- SIGN EASEMENT
- FOREST RETENTION AREAS
- PROPERTY LINE
- CENTER LINE

LINE TABLE

LINE #	DIRECTION	LENGTH	LINE #	DIRECTION	LENGTH	LINE #	DIRECTION	LENGTH
L3	S76°24'29"E	21.59'	L34	N30°25'29"W	82.84'	L43	S30°25'29"E	48.67'
L4	S42°15'07"W	4.00'	L35	S59°34'30"W	20.00'	L44	N34°23'47"E	40.93'
L5	N42°15'07"E	9.86'	L36	S30°25'29"E	37.61'	L45	S63°38'48"W	76.59'
L6	S47°44'53"E	11.89'	L37	S53°00'22"W	9.33'	L46	S34°23'30"W	87.24'
L7	S19°27'44"E	20.80'	L38	S41°46'19"W	105.87'	L52	S34°23'30"W	96.83'
L8	S47°44'53"E	24.86'	L39	S39°35'04"W	50.18'	L53	S63°38'48"W	35.66'
L16	S43°27'33"W	8.70'	L40	S47°44'53"E	20.02'			
L32	N30°10'24"W	5.88'	L41	N39°35'04"E	50.73'			
L33	S59°39'58"W	17.59'	L42	N41°46'19"E	103.53'			



MD 2/4 N SOLOMONS ISLAND ROAD
 VARIABLE WIDTH PUBLIC RIGHT-OF-WAY (S.R.C. PLAT 37595)



COPYRIGHT ADC THE MAP PEOPLE
 PERMITTED USE NO. 20400770
VICINITY MAP
 1"= 2000'
 TAX MAP 24
 PARCEL 39 - TAX ID #02-060175
 PARCEL 74 - TAX ID #02-060965
 PARCEL 208 - TAX ID #02-023555

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 Calvert County Treasurer

LANDSCAPE EASEMENT AREA TABULATION (THIS PLAT)

LANDSCAPE EASEMENT 'B'	1,327 SQ. FT. OR 0.030 AC.
LANDSCAPE EASEMENT 'C'	4,556 SQ. FT. OR 0.105 AC.
TOTAL	5,882 SQ. FT. OR 0.135 AC.

***AREA TABULATION (THIS PLAT)**

COMMERCIAL LOT 68	63,168 SQ. FT. OR 1.450 AC.
TOTAL	63,168 SQ. FT. OR 1.450 AC.

CURVE TABLE

CURVE #	RADIUS	LENGTH	DELTA	TANGENT	CHORD
C24	82.17'	88.62'	61°47'52"	49.17'	N21°36'11"E 84.39'

SPR-2020-308/SD-2020-0054
 PLAT NO. SDFP-138224
 PLAT 3 OF 7
MAJOR SUBDIVISION PLAT
"PATUXENT COMMONS"
 TAX MAP 24 ~ GRID 9 ~ PARCELS 39, 74 & 208
 APRIL, 2022
 ZIP CODE: 20678 - DATUM NAD83/2011
 SECOND DISTRICT ~ CALVERT COUNTY, MD
 GRAPHIC SCALE 1"=30'

CALVERT COUNTY CIRCUIT COURT (Subdivision Plats, CV) Plat Book KPS 6, p. 244-250, MSA_S1239_3856. Date available 2022/07/29. Printed 07/30/2024.

P250595

MSA S1239-3856-3