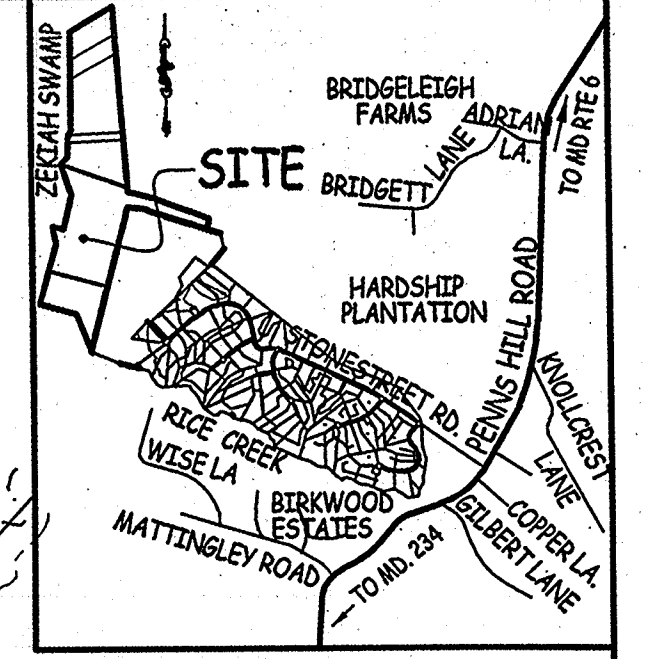


61/235

GENERAL NOTES

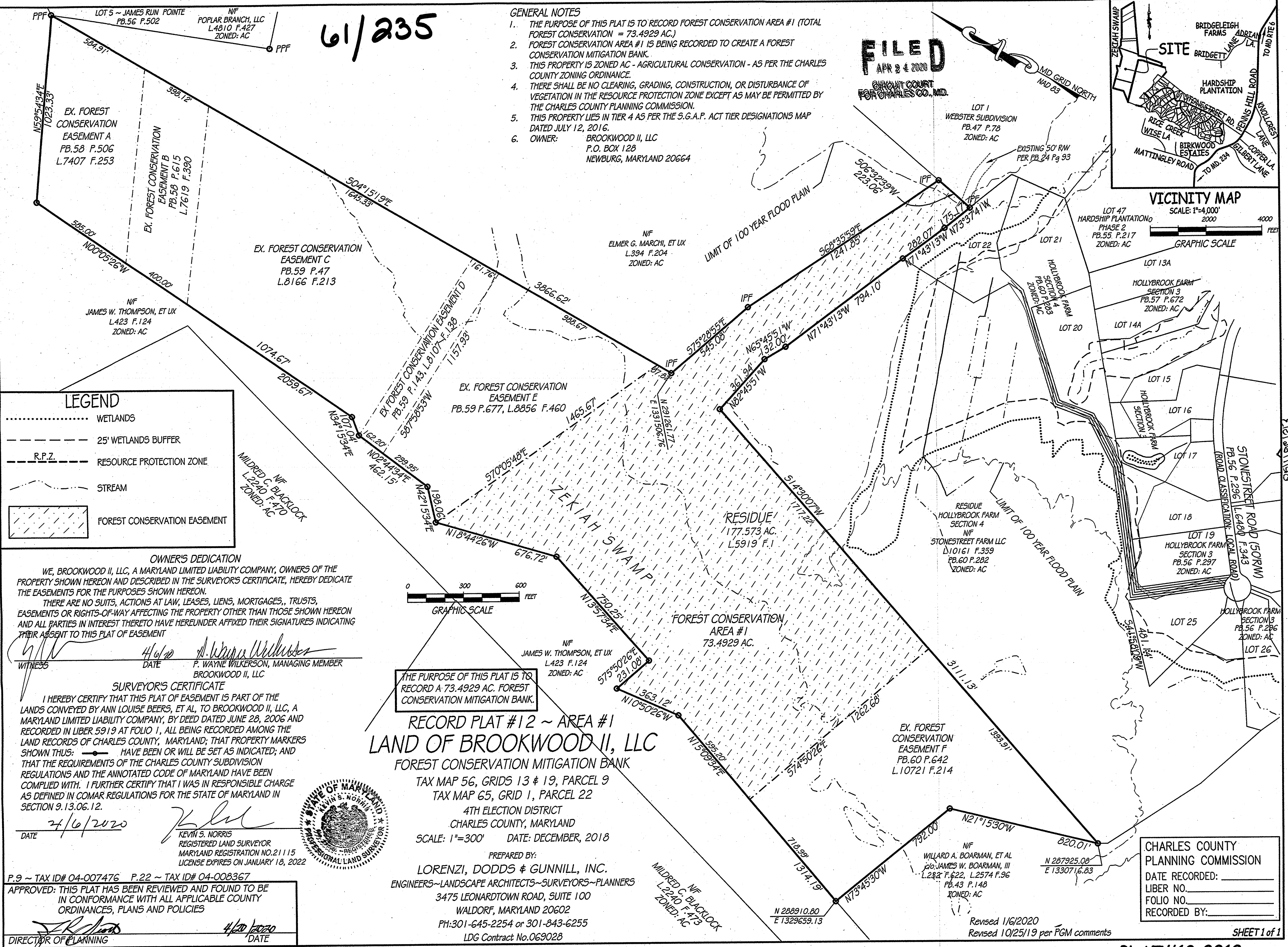
1. THE PURPOSE OF THIS PLAT IS TO RECORD FOREST CONSERVATION AREA #1 (TOTAL FOREST CONSERVATION = 73.4929 AC.)
2. FOREST CONSERVATION AREA #1 IS BEING RECORDED TO CREATE A FOREST CONSERVATION MITIGATION BANK.
3. THIS PROPERTY IS ZONED AC - AGRICULTURAL CONSERVATION - AS PER THE CHARLES COUNTY ZONING ORDINANCE.
4. THERE SHALL BE NO CLEARING, GRADING, CONSTRUCTION, OR DISTURBANCE OF VEGETATION IN THE RESOURCE PROTECTION ZONE EXCEPT AS MAY BE PERMITTED BY THE CHARLES COUNTY PLANNING COMMISSION.
5. THIS PROPERTY LIES IN TIER 4 AS PER THE S.G.A.P. ACT TIER DESIGNATIONS MAP DATED JULY 12, 2016.
6. OWNER: BROOKWOOD II, LLC
P.O. BOX 128
NEWBURG, MARYLAND 20664

FILED
APR 24 2020
CIRCUIT COURT
FOR CHARLES CO., MD.



VICINITY MAP

SCALE: 1"=4,000'
2000 4000 FEET
GRAPHIC SCALE



LEGEND

- WETLANDS
- 25' WETLANDS BUFFER
- R.P.Z. RESOURCE PROTECTION ZONE
- STREAM
- FOREST CONSERVATION EASEMENT

OWNER'S DEDICATION

WE, BROOKWOOD II, LLC, A MARYLAND LIMITED LIABILITY COMPANY, OWNERS OF THE PROPERTY SHOWN HEREON AND DESCRIBED IN THE SURVEYOR'S CERTIFICATE, HEREBY DEDICATE THE EASEMENTS FOR THE PURPOSES SHOWN HEREON.

THERE ARE NO SUITS, ACTIONS AT LAW, LEASES, LIENS, MORTGAGES, TRUSTS, EASEMENTS OR RIGHTS-OF-WAY AFFECTING THE PROPERTY OTHER THAN THOSE SHOWN HEREON AND ALL PARTIES IN INTEREST THERETO HAVE HEREUNDER AFFIXED THEIR SIGNATURES INDICATING THEIR ASSENT TO THIS PLAT OF EASEMENT

WITNESS: *[Signature]* DATE: 4/6/20
P. WAYNE WILKERSON, MANAGING MEMBER
BROOKWOOD II, LLC

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THIS PLAT OF EASEMENT IS PART OF THE LANDS CONVEYED BY ANN LOUISE BEERS, ET AL, TO BROOKWOOD II, LLC, A MARYLAND LIMITED LIABILITY COMPANY, BY DEED DATED JUNE 28, 2006 AND RECORDED IN LIBER 5919 AT FOLIO 1, ALL BEING RECORDED AMONG THE LAND RECORDS OF CHARLES COUNTY, MARYLAND; THAT PROPERTY MARKERS SHOWN THIS: *[Symbol]* HAVE BEEN OR WILL BE SET AS INDICATED; AND THAT THE REQUIREMENTS OF THE CHARLES COUNTY SUBDIVISION REGULATIONS AND THE ANNOTATED CODE OF MARYLAND HAVE BEEN COMPLIED WITH. I FURTHER CERTIFY THAT I WAS IN RESPONSIBLE CHARGE AS DEFINED IN COMAR REGULATIONS FOR THE STATE OF MARYLAND IN SECTION 9.13.06.12.

DATE: 4/6/2020
KEVIN S. NORRIS
REGISTERED LAND SURVEYOR
MARYLAND REGISTRATION NO. 21115
LICENSE EXPIRES ON JANUARY 18, 2022

THE PURPOSE OF THIS PLAT IS TO RECORD A 73.4929 AC. FOREST CONSERVATION MITIGATION BANK.

RECORD PLAT #12 ~ AREA #1
LAND OF BROOKWOOD II, LLC
FOREST CONSERVATION MITIGATION BANK
TAX MAP 56, GRIDS 13 & 19, PARCEL 9
TAX MAP 65, GRID 1, PARCEL 22
4TH ELECTION DISTRICT
CHARLES COUNTY, MARYLAND
SCALE: 1"=300' DATE: DECEMBER, 2018
PREPARED BY:
LORENZI, DODDS & GUNNILL, INC.
ENGINEERS~LANDSCAPE ARCHITECTS~SURVEYORS~PLANNERS
3475 LEONARDTOWN ROAD, SUITE 100
WALDORF, MARYLAND 20602
PH: 301-645-2254 or 301-843-6255
LDG Contract No. 069028

P.9 ~ TAX ID# 04-007476 P.22 ~ TAX ID# 04-008367
APPROVED: THIS PLAT HAS BEEN REVIEWED AND FOUND TO BE IN CONFORMANCE WITH ALL APPLICABLE COUNTY ORDINANCES, PLANS AND POLICIES
DIRECTOR OF PLANNING: *[Signature]* DATE: 4/6/2020

CHARLES COUNTY PLANNING COMMISSION
DATE RECORDED: _____
LIBER NO. _____
FOLIO NO. _____
RECORDED BY: _____

Revised 1/6/2020
Revised 10/25/19 per PGM comments

SHEET 1 of 1

P236584

PLAT#18-0010
MSA S1242-6888