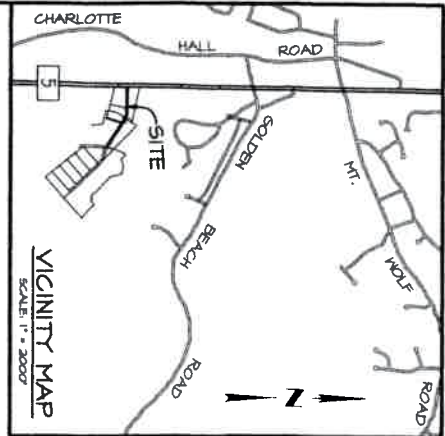


MSA SSU 1252 9421-2



OWNER'S DEDICATION

the Charlotte Hall Center. Richard T. Mueller, Elizabeth A. Mueller, Varum Properties, LLC, c/o Charlotte Hall Lumber Company, Inc., the owners of the property above heretofore described in the Surveyor's Certificate, authorized Mueller to adopt this Plat. Except Division upon its approval by all required signatories. There are no pending suits or actions at law, between, liens, mortgages or debts of trust affecting the Plat. Except Division except as noted or shown hereon. All parties in interest thereto have advised their signatures indicating their consent to the plan.

The plat is subject to the following easements, Easement, Buyer Easement, Reversible Slope and Grading Easements, Perpetual Diversion Easements, of conveyed or to be conveyed and subject to the Plat. Except Division.

The further heretofore grant unto the St. Mary's County Metropolitan Commission (MetCo), its successors and assigns, a right of Easement, of Plat. Except Division easement in the 10 foot easement (along all for lines), as well as others that may be shown hereon, for the construction, installation, maintenance, repair, inspection, and operation of local water and sewer facilities.

- (i) the undersigned, as the owner of the properties shown hereon, for themselves, their heirs, successors and assigns do hereby dedicate and grant the following easements:
 - (i) an easement for ingress and egress over and across those areas identified hereon as "Access Easement" as needed for ingress and egress between each of the undersigned's respective properties and Maryland State Route 5;
 - (ii) an easement for stormwater management discharge from the driveway Access Easement areas over and across the area shown as "Proposed 5.5M Easement";
 - (iii) easements for the drainage, grading, construction, and the maintenance of slopes necessary to construct and/or support the roads located in the Access Easement over, under and across those areas identified hereon as "Removable Slope and Grading Easement" and "Perennial Drainage Easement";
 - (iv) easements for the installation, repair, replacement and maintenance of all utilities, private and/or public, over, under and across that area identified hereon as "IC Public Utility Easement";

Each of the undersigned do hereby agree that they shall, upon the request of any of the undersigned, take such action as may be necessary to dedicate the aforesaid Access Easement (and/or portions thereof), to the St. Mary's County Board of County Commissioners.

The easements granted by this paragraph are intended to benefit, and as applicable, burden, the following owners, as the owners of the properties described hereinafter, their heirs, successors and assigns.

- (i) *Tru Parcels 17* by *Yorba Properties, LLC*, as the owner of that property described in deed recorded among the *Land Records of St. Henry County*, at *Deed EA 2005, Folio 602*; and
- (ii) *Tru Parcel 201* by *Elizabeth J. Mueller and Henry C. Mueller* as the owners of that property described in the following deeds recorded among the *above-referenced Land Records of St. Henry County*:
 - (a) *Tru Parcel 250* by *Charlotte Hall Center, Inc.* as the owner of that property described in the following deeds recorded among the *above-referenced Land Records*:
 - (i) *Deed EA 1994, Folio 491*; and
 - (ii) *Deed EA 2005, Folio 1175*; and
 - (b) *Tru Parcel 451* by *Charlotte Hall Lumber Co.* as the owner of that property described in that deed recorded among the *above-referenced Land Records* at *Deed EA 2004, Folio 152*; or
 - (c) *Tru Parcel 152*, as the owner of that property described in that deed recorded among the *above-referenced Land Records* at *Deed EA 2005, Folio 1175*; and

the *Tru Parcels* are *undivided* as the same may be subdivided now or in the future, including by way of illustration Lots 1 through 6 of the *Charlotte Hall Industrial Subdivision No. 2* of *Intercoastal Properties, LLC*.

Max Leslie Carpenter
3-10-16

NOTARY CERTIFICATE

I HEREBY CERTIFY that on this 10th day of February, 2010 before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Mary R. Carpenter, and acknowledged herself to be the Owner/Agent of the property shown hereon and referenced above, and that such being authorized to do so executed the Owners Declaration for the purposes contained therein as her voluntary act and deed.

WITNESS my hand and notarial seal

Notary Public
My Commission Expires
4-1-2011

My Commission Expires

NOTARY CERTIFICATE

For Parcel 254, Richard T. Mueller

Date 3/10/10

Elizabeth A. Mueller

Date 3/10/10

STATE OF MARYLAND, St. M.

appeared Richard T. Mueller, and acknowledged themselves to be the Owner of the property shown hereon and referenced above, and has such, being authorized to do so, executed the Owners Declaration for the purposes contained therein as their voluntary act and deed.

100

My Commission Expires 4-1-2011

My Commission Expires

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PAGE 1 OF 2

41650 CROFT HMOOSE DRIVE - SUITE 101 - P.O. BOX 2340
LEONARDTOWN, MD 20686
PHONE: (301) 476-2236 - FAX: (301) 476-9720

Related to Judge 3/8/10

14511 Oakliff Hall, Lumber Company, Inc. Date _____
 Rebecca Jarboe, Agent

I HEREBY CERTIFY that on the 8th day of March 2010, before me, the undersigned, a Notary Public of the state and county aforesaid, personally appeared Robert J. Jones, and acknowledged himself to be the Owner/Agent of the property shown hereon and referenced above, and has said being authorized to do so, executed the foregoing instrument.

Owners' Deduction for the purpose
as this voluntary act and deed.

4-1-2011

My Commission Expires --

Don A. Burroughs, President 3-8-10

NOTARY CERTIFICATE
STATE OF MARYLAND, St. M

INTEREST CERTIFICATES on this _____ day of January, 2010, before me, the undersigned, a Notary Public of the state and county aforesaid, personally appeared Benjamin J. Burrows, Jr., and acknowledged himself to be the Owner of the property shown hereon and referenced above, and that such, being authorized to do so, executed the foregoing instrument, and that he is the Owner of the same, and that the said Owners Declaration for the purposes contained therein is his voluntary act and deed.

Notary Public
 State of _____
 My Comm. Expires _____

WITNESS my hand and notarial seal.

Prinda Dulcine Taylor
Nancy Public Strip of Michigan
My Commission Expires

My Commission Expires _____

PLATE EXEMPT DIVISION
ACCESS & UTILITY, BUFFER SLOPE, GRADING,
DRAINAGE, SWM, & PUBLIC UTILITY EASEMENTS
SITUATED ON MARYLAND STATE
ROUTE 5, CHARLOTTE HALL, MARYLAND

BUFFER SLOP

FOR: CHARLOTTE HALL CENTER INC