

OWNER'S CERTIFICATION

WE, DAVID H. POSEY AND ASSOCIATES, INC., OWNERS OF THE PROPERTY SHOWN HEREON, HEREBY ADOPT THIS PLAN OF SUBDIVISION ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES AND ESTABLISH THE EASEMENTS FOR THE PURPOSES SHOWN HEREON. THERE ARE NO SUITS, ACTIONS-AT-LAW, JUDGMENTS, MORTGAGES OR RIGHTS-OF-WAY AFFECTING THE PROPERTY SHOWN HEREON EXCEPT:

INDICATED THEIR CONSENT.

WITNESS: *David H. Posey* DATE: 9/10/2001
DAVID H. POSEY AND ASSOCIATES, INC.
DAVID H. POSEY

WE HEREBY CONSENT TO THIS PLAN OF SUBDIVISION.

WITNESS	DATE	LENOHOLDER

LEGEND

CAP EASEMENT

SANITARY SEWER EASEMENT

EX. SANITARY SEWER EASEMENT

IPF = IRON PIPE FOUND

IRS = IRON ROD SET

PKS = PK NAIL SET

P.O.B = POINT OF BEGINNING

SOUTHERN MARYLAND CO. COMPANY, INC.
N/T
L 1186 P. 361
ZONE C
USE C

- ### GENERAL NOTES
1. FOREST CONSERVATION FOR PARCEL B WILL BE ADDRESSED FOR THIS PROJECT WITH THE CHARLES COUNTY FOREST CONSERVATION PROJECT. PHASES 5 THROUGH 7. FOREST CONSERVATION FOR PARCEL A WILL BE ADDRESSED WITH THE DEVELOPMENT OF PARCEL A.
 2. THE COUNTY WILL ALLOW PARCEL A TO PROCEED THROUGH SPECIAL EXCEPTION OR SITE PLAN PROCESS WITHOUT PREJUDICE REGARDING THE PARCEL SIZE OF PARCEL A FOR THE APPROVAL AND CONSTRUCTION OF A FAST FOOD RESTAURANT OR BANK WITH A DRIVE-THROUGH FACILITY, OR OTHER PROJECT WITH A DRIVE-THROUGH FACILITY.
 3. THE COUNTY SHALL ALLOW THE SET BACK AND BUFFER REQUIREMENTS TO BE MINIMIZED IN ORDER TO ALLOW FOR THE MAXIMUM USE OF ANY FUTURE PROJECT ON PARCEL A.
 4. INTERPARCEL CONNECTOR BETWEEN PARCEL A AND THE ADJOINING PROPERTIES SHALL BE PERMITTED.
 5. PRIVATE STORM WATER MANAGEMENT AND STORM WATER MANAGEMENT ACCESS EASEMENT AND WATERLINE EASEMENT AS SHOWN ON PD 51. P 16* TO BE ABANDONED BY THIS PLAN.

CCPGM# 91-037

CHARLES COUNTY
PLANNING AND GROWTH MANAGEMENT
P.O. BOX B, LA PLATA, MARYLAND 20646

APPROVED: *[Signature]* DATE: 9/10/01
P.C.M.: *[Signature]* SCALE: 1"=100'

CHIEF, DEVELOPMENT AND LAND SERVICES

DH Steffens Co.
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ESTABLISHED 1933
ENGINEERS • SURVEYORS • PLANNERS

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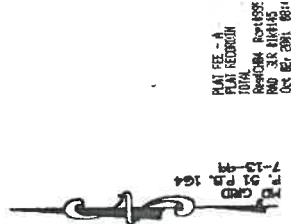
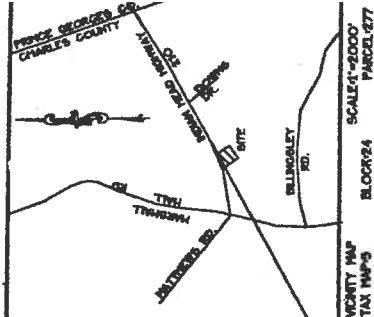
LINE	DIRECTION	DISTANCE
1	S42°45'32"E	20.52'
2	S61°32'32"W	20.53'

9/10/01

D.H. STEFFENS, AGENT
PROFESSIONAL LAND SURVEYOR
MARYLAND NO. 2046

IF THE SURVEYOR'S SEAL IS NOT REPRODUCED, THE PLAN IS A COPY OF THE ORIGINAL. THE ORIGINAL SHOULD BE KEPT IN THE OFFICE OF THE SURVEYOR. THIS DOCUMENT SHALL NOT APPLY TO ANY COPIES.

MS. JUDY MICHAEL PROPERTY ACQUISITION OFFICER DEPT. OF PLANNING & GROWTH MGMT. CHARLES CO. GOVERNMENT BLDG. LA PLATA, MD 20646-2130	DATE: 9-3-01	SHEET: 1 OF 1	NO. 1
BY: <i>[Signature]</i>	DATE: 9-3-01	SHEET: 1 OF 1	NO. 1



PARCEL A AND B LAND OF DAVID H. POSEY AND ASSOCIATES, INC. 7TH ELECTION DISTRICT CHARLES COUNTY, MARYLAND

SURVEYOR'S CERTIFICATE
I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE AND BELIEF THAT THE PLAN OF SUBDIVISION SHOWN HEREON IS CORRECT, THAT IT IS PART OF THE LAND CONVEYED BY MARYLAND BANK AND TRUST COMPANY, A MARYLAND BANKING CORPORATION TO DAVID H. POSEY & ASSOCIATES, INC. BY DEED DATED DECEMBER 24, 1997 AND RECORDED IN LIBER 2497 FOLIO 71 AMONG THE LAND RECORDS OF CHARLES COUNTY, MARYLAND. THIS PLAN IS SUBJECT TO ALL EXISTING CONVEYANCES, EASEMENTS AND RIGHTS OF WAY OF RECORD.

THAT SURVEY MARKERS HAVE BEEN OR WILL BE SET AS SHOWN THUS, AND THAT THE REQUIREMENTS OF THE CHARLES COUNTY SUBDIVISION REGULATIONS AND THE ANNOTATED CODE OF MARYLAND HAVE BEEN COMPLIED WITH.

