

CHARLES COUNTY CIRCUIT COURT (Subdivision Plats, CH) Plat Book 55, p. 183, MSA_S1242_4839, Date available 2004/08/11. Printed 02/26/2025.

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THIS PLAT IS CORRECT
AND WAS PREPARED BASED ON DOCUMENTS OF RECORD

Larry L. Mann 8-12-04
LARRY L. MANN
PROPERTY LINE SURVEYOR
MD. REG. NO. 469



N/F
JOHN & MARY LENHART
PARCEL 354
L4059 F443

N/F
LENHART
DEVELOPMENT CORP
P/O PARCEL 483
L4345 F150

N/F
ROOSEVELT &
REBECCA J HARDY
PARCEL 482
L1224 F360
(10,368 SF)

N/F
ERNEST MAHONEY, ETAL
PARCEL 742
L1503 F114
(29,657 SF)

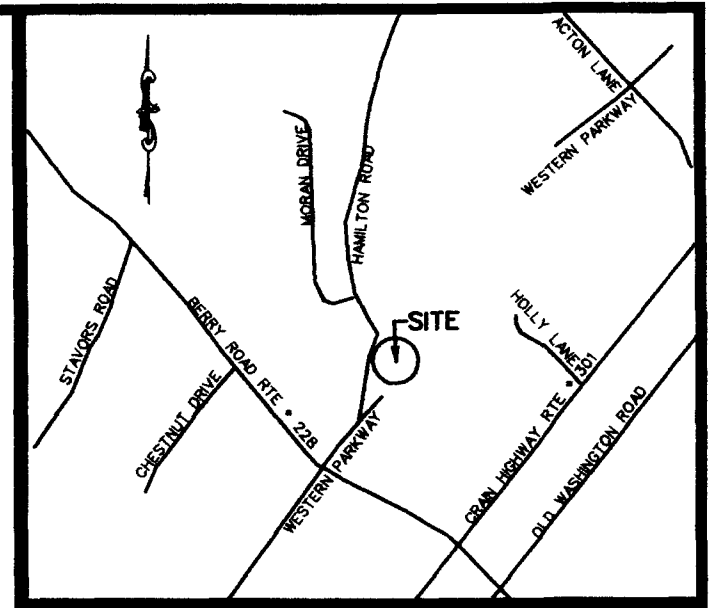
N/F
PATRICK D &
STEVEN L SHELOR, ETAL
L2305 F187
RESIDUAL PARCEL 2
60,727 SF
13941 ACS

N/F
PATRICK D &
STEVEN L SHELOR, ETAL
L2305 F187
RESIDUAL PARCEL 1
117147 SF
2 6893 ACS

WALDORF SHOPPING MALL, INC
PARCEL 43,517,518, & 797
L1226 F237, L1501 F410,
L1075 F470, L1075 F476,
L2157 F151 & L114 F149

WALDORF SHOPPING MALL, INC
PARCEL 43,517,518, & 797
L1226 F237, L1501 F410,
L1075 F470, L1075 F476,
L2157 F151 & L114 F149

VICINITY MAP
SCALE 1"=2000'



CURVE TABLE

RADIUS	ARC LENGTH	DELTA	TANGENT	CHORD BEARING	CHORD DISTANCE
1 1364 00'	244 02'	10°15'31"	122 33'	N42°08'16"E	243 69'
2 1240 00'	192 25'	08°52'59"	96 32'	S43°03'26"W	192 05'

NOTE:

THIS PLAT HAS BEEN PREPARED FOR
THE EXCLUSIVE USE OF THE CHARLES
COUNTY DEPARTMENT OF PLANNING
AND GROWTH MANAGEMENT FOR THE
ACQUISITION OF THE EASEMENTS OR
RIGHTS-OF-WAYS SHOWN HEREON AND
TO REVISE THE WIDTH OF WESTERN PARKWAY

AREA TABULATION

SHELOR PROPERTY
RIGHT OF WAY AREA=116,054 SF/2.6642 ACRES
RIGHT OF WAY AREA ZONED RH=16,018 SF/ 0 3677 ACRES
RIGHT OF WAY AREA ZONED BP=100,036 SF/2 2965 ACRES

SHELOR PROPERTY RESIDUAL PARCEL 2 (WEST) = 60,727 SF/1 3941 ACRES
WEST AREA ZONED RH=53,208 SF/1 2215 ACRES
WEST AREA ZONED BP=7,519 SF/ 0.1726 ACRES
10' PUBLIC DRAINAGE EASEMENT AREA= 2,191 SF/ 0 0503 ACRES
1,446 SF/ 0 0332 ACRES ZONED RH
745 SF/ 0 0171 ACRES ZONED BP
TEMP CONSTRUCTION ESMT = 7,736 SF/ 0 1776 ACRES
2,684 SF/0.0616 ACRES ZONED RH
5,052 SF/0 1160 ACRES ZONED BP
PUBLIC SWM AREA=11,712 SF/0 2689 ACRES
TEMPORARY CONSTRUCTION ESMT. "A"=4,903 SF/0 1125 ACRES

SHELOR PROPERTY RESIDUAL PARCEL 1 (EAST)=117,147 SF/2 6893 ACRES
EAST AREA ZONED BP= 117,147 SF/2 6893 ACRES
10' PUBLIC DRAINAGE EASEMENT AREA=7,503 SF/0 1722 ACRES(ZONED BP)
TEMP. CONSTRUCTION EASEMENT AREA=8,542 SF/0 1961 ACRES(ZONED BP)

55/183



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Rockville
Lanham
Frederick
Waldorf
Leonardtown
Chantilly

www.LSAAssociates.net

DRAFT. JCG DESIGN: JCG

APPROVED LLM DATE 7-16-04

WESTERN PARKWAY
AND
HAMILTON ROAD
RIGHT-OF-WAY PLAT (REVISED)

PATRICK D. & STEVEN L. SHELOR, ETAL
LIBER 2305 FOLIO 187
6TH ELECTION DISTRICT CHARLES COUNTY, MARYLAND

DATES OF SUBMISSION
REVISION 1 8-11-04
WIDTH OF WESTERN
PARKWAY

REVISION 2.

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

APPROVED *[Signature]* DATE 8/12/04 SCALE 1"=60'
CHIEF, DEVELOPMENT & CAPITAL SERVICES PROJECT NUMBER 0164-28-03
SHEET 1 OF 1

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