

Welcome to the 2011 Dedication Document Process

Presented by Charles County
Planning and Growth Management
Codes, Permits, and Inspection Services Division -
Right of Way Staff



CHARLES COUNTY MARYLAND



Where Eagles Fly™

Points to keep in mind :

- ✓ Use forms as approved by the County Attorney
- ✓ Information provided within the documents must agree with the title report submitted
- ✓ Information provided within the documents must agree with the approved construction plans and As Builts
- ✓ Only complete packages will be accepted

Dedication Documents

- ✓ *Title Reports*
- ✓ *Dedication Agreement*
- ✓ *Water & Sewer Easement Agreement*
- ✓ *Public & Private Drainage Easement Agreement*
- ✓ *Road Deed*
- ✓ *Quit-Claim Deed*

Plats and Exhibits

An Important part of the Dedication process

- *Must match construction drawings/As Builts*
- *Label easements correctly (Public/Private)*
- *All easements are hatched or shaded*
- *Name all Roads*
- *Bearings and Distances (include easement and road size in square feet and acreage)*

Title Report

(Required for all properties conveying fee &/Or easements)

An Accurate Title Report Must Include:

- ✓ *Ownership (exact name of owner; proof of signature authority for LLC, Corporation, etc.)*
- ✓ *All mortgages or deeds of trust (list trustees required to sign)*
- ✓ *All encumbrances*
- ✓ *Be prepared by licensed Maryland Attorney*
- ✓ *All property information*
 - * *Election district*
 - * *Property Tax ID#*
 - * *Deed Liber/Folio#*
 - * *Tax Map #*
 - * *Parcel #*
 - * *Subdivision Name & Lot #*

- ✓ *Final Title Report Required*



Dedication Agreement

Some Helpful Reminders...

- ✓ *Reference date of the executed Development Agreement*
- ✓ *Include Subdivision and Project Name*
- ✓ *Include PGM number*
- ✓ *Be signed by same person that signed Development Agreement*

WATER AND SEWER EASEMENT AGREEMENT

(Required when a water &/or sewer line is outside of the County road ROW.)

- **Describe Easements**
- **Include name of subdivision**
- **Reference plat(s)**
- **Lienholders must join in conveyance**
- **Signed by owner of record**

3/8/2010



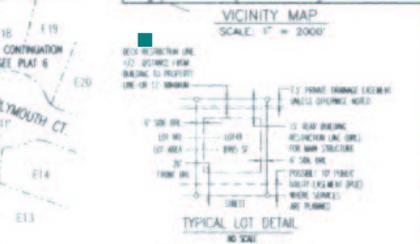
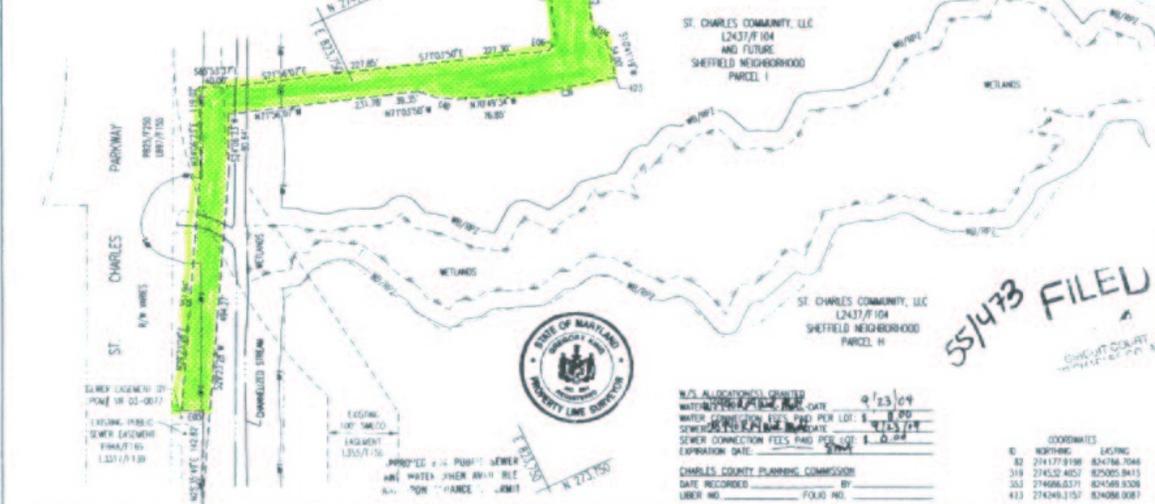
NOTES

1. THE APPROVAL OF THIS PLAN IS SUBJECT TO THE REVIEW AND CONFORMANCE OF AN INSTRUMENT BY AND BETWEEN INTERESTED LAND DEVELOPMENT COMPANIES, INC. AND THE COUNTY COMMISSIONERS OF CHARLES COUNTY, MARYLAND DATED JULY 27, 2000 AND RECORDED AMONG THE LAND RECORDS OF CHARLES COUNTY, MARYLAND IN LIBER 256, PAGE 66, AND THE TERMS OF FACT AND THE CONCLUSIONS OF LAW AND ORDER OF THE COUNTY COMMISSIONERS OF CHARLES COUNTY, MARYLAND IN ORDER NO. 2000-07-01, JULY 27, 2000 AND THE AMENDED ORDER, ORDER NO. 2000-07-01, AUGUST 10, 2000 AND JULY 27, 2000 AS RECORDED AMONG THE LAND RECORDS OF CHARLES COUNTY, MARYLAND IN LIBER 256, PAGE 66 AND LIBER 262, PAGE 20.
2. THE APPROVAL OF THIS PLAN IS BASED ON A REASONABLE EXPECTATION THAT THE BEST AND MOST BENEFICIAL USE OF THE LAND IS FOR THE DEVELOPMENT AND USE OF THE PROPERTY AS SHOWN ON THE PLANNED STREET AND SEWER FACILITIES ARE COMPLETE AND DEEMED TO BE NECESSARY TO SERVE THE PROPOSED DEVELOPMENT.
3. METEERS AND IRON METEER MARKERS HAVE BEEN SURVEYED AND IMPROVED FROM FIELD OBSERVATIONS BY METEER SURVEY ASSOCIATES, INC. AND A SURVEYSORIAL DETERMINATION AND REPORT IMPROVED AND BEING REQUESTED THROUGH THE JOINT SURVEYSORIAL PROCESS.
4. A ROADWAY AND DRIVE ZONING PER EXCEPT IS NOTED.
5. COORDINATES SHOWN ARE COORDINATES OF THE HARPARD BUREAU OF CONTROL SURVEYS AND MAPS SYSTEM. BEARING REFER TO GRID NORTH AND ARE BASED ON NAD 83 AND U.S. STANDARD (NAD 83).
6. THE 10 FOOT P.M. IS FOR THE BENEFIT OF THE PROGRESSORS FOR ELECTRICAL, TELEPHONE, TELEVISION AND GAS SERVICES.
7. NO IRON NAIL-BARS.
8. THE USE IS PART OF FARMING RELIEVE WITHIN THE ST. CHARLES PARK AND IS EXEMPT FROM THE REQUIREMENTS OF THE CHARLES COUNTY FOREST CONSERVATION ORDINANCE PER ARTICLE 8-10M.
9. PRELIMINARY SUBDIVISION PLAN 04-001-001A APPROVED ON JUNE 21, 2004.

CURVE TABLE						
NO.	DELTA	RADIUS	TANGENT	ARC	CHORD	CHORD BEARING
C26	282.38 06	55.00	---	271.31	68.75	N 25°55'40" W
C33	282.38 06	55.00	---	271.31	68.75	N 48°05'49" E
C35	281.19 18	111.43	380.86	350.48	544.89	N 21°10'14" W
C36	09.52 46	177.00	71.56	43.67	45.82	S 88°02'47" W
C37	66.45 34	151.00	100.81	178.27	168.90	S 57°56'27" W
C38	18.30 54	473.00	43.52	86.80	86.80	S 19°18'09" W
C39	06.29 07	927.00	68.77	137.28	137.15	N 75°04'07" W
C40	307.04 47	127.00	34.12	66.67	65.91	N 55°47'11" E
C41	10.28 03	527.00	48.27	96.28	96.74	N 19°19'35" E
C42	66.45 34	267.00	136.59	241.19	227.78	N 37°56'27" E
C43	05.38 35	323.00	15.92	37.81	37.80	N 88°29'53" E

EASEMENT LINE TABLE		
No.	Direction	Distance
E01	S 30°06'52" W	3.35
E02	S 1°18'08" E	50.79
E03	S 57°45'00" E	2.44
E04	S 37°35'17" E	70.30
E05	N 64°28'11" W	30.62
E06	N 62°10'41" E	18.72

ST. CHARLES COMMUNITY, LLC
L2437/1104
AND FUTURE
SHEFFIELD NEIGHBORHOOD
PARCEL I



OWNER'S DEDICATION

WE, ST. CHARLES COMMUNITY, LLC, A DELAWARE LIMITED LIABILITY COMPANY, OWNER OF THE PROPERTY SHOWN HEREON AND DESCRIBED IN THE SUPERVISOR'S CERTIFICATE, DO HEREBY ADOPT THIS PLAN OF SUBDIVISION, ESTABLISH THE BARRIERS BUILDING RESTRICTION LINES, DEDICATE THE STREETS TO PUBLIC USE AND ESTABLISH THE EASEMENTS FOR THE PURPOSES SHOWN THEREON.

THERE ARE NO SAITS, ACTIONS AT LAW, CLAIMS, LIENS, TRUSTS, MORTGAGES, EASEMENTS, OR RIGHTS-OF-WAY AFFECTING THE PROPERTY INCLUDED IN THIS SUBDIVISION EXCEPT AS SHOWN ON THE FOLLOWING:

1. AN INTERESTY DEED OF TRUST FROM ST. CHARLES COMMUNITY, LLC TO SCOTT C. WICKERSON AND JOHN A. SCALABRA AS TRUSTEES FOR THE BENEFIT OF THE COLUMBIA BANK DATED JANUARY 28, 2000 AND RECORDED AMONG THE LAND RECORDS OF CHARLES COUNTY, MARYLAND, IN LIBER 258, PAGE 001.
- ALL PARTIES IN INTEREST HERETO HAVE HERETO AFFIXED THEIR SIGNATURES INDICATING THEIR AGENT TO THIS PLAN OF SUBDIVISION.

ST. CHARLES COMMUNITY, LLC
[Signature] 12-1-04
 WITNESS DATE JOHN L. KELLY, MANAGER, COMMITTEE CHAIR
 TRUSTEES SIGNATURES INDICATING ASSENT TO THIS PLAN OF SUBDIVISION
[Signature] DATE SCOTT C. WICKERSON AS TRUSTEE FOR THE BENEFIT OF THE COLUMBIA BANK
[Signature] DATE JOHN A. SCALABRA AS TRUSTEE FOR THE BENEFIT OF THE COLUMBIA BANK

TABULATION

NUMBER OF LOTS	---	0
AREA OF LOTS	---	0.0000 ACRES = 0 SF
AREA OF ROADWAY	---	0.0000 ACRES = 0 SF
AREA OF OPEN SPACE	---	1.8630 ACRES = 72442 SF
AREA OF PLAT	---	1.8630 ACRES = 72442 SF

COORDINATES LISTING
 E 294177.9188 824764.7044
 N 294252.4057 820085.8415
 S 274686.8371 824588.8328
 E 274248.1157 824888.8281

APPROVED: *[Signature]* 3-5-05
 CHARLES COUNTY PLANNING COMMISSION DATE

APPROVED: *[Signature]* 2-18-05
 DESIGN, PLANNING AND GROWTH MANAGEMENT DATE

APPROVED: *[Signature]* 11-22-04
 CHARLES COUNTY HEALTH DEPARTMENT DATE

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE PLAN SHOWN HEREON IS CORRECT IN ACCORDANCE WITH THE ACCEPTABLE STANDARD OF CARE, THAT IT IS A SUBDIVISION OF A PORTION OF THE LAND COMPREHENSIVE TO ST. CHARLES COMMUNITY, LLC FROM ST. CHARLES ASSOCIATES, LP BY DEED DATED AUGUST 1, 1997 AND RECORDED AMONG THE LAND RECORDS OF CHARLES COUNTY, MARYLAND IN LIBER 2437 AT FOLIO 104 AND IRON PIPES MARKED THIS. NO MARK OR ARE INTENDED TO BE PLACED AS INDICATED TO THE APPROVED FINISHED GRADE AND THAT THE REQUIREMENTS OF THE CHARLES COUNTY SUBDIVISION REGULATIONS AND THE ANNOTATED CODE OF MARYLAND SECTION 3-108, AS FAR AS THE MARKING OF THIS PLAN AND THE SETTING OF MARKERS, HAVE BEEN COMPLIED WITH TO THE BEST OF MY KNOWLEDGE.

[Signature] 11/22/04
 SURVEYOR

WHITMAN, REQUARDT AND ASSOCIATES, LLP
 801 SOUTH CAROLINE STREET
 BALTIMORE, MARYLAND 21251
 410-235-3450 FAX 410-243-5716

OWNER
 ST. CHARLES COMMUNITY, LLC
 222 SMALLWOOD VILLAGE CENTER
 ST. CHARLES, MARYLAND 20602
 301-843-7333 FAX 301-870-8481

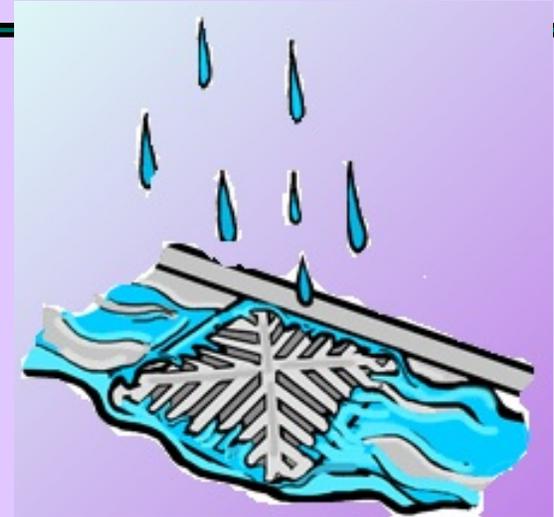
ST. CHARLES COMMUNITIES
 PLAT OF SUBDIVISION
 SHEFFIELD NEIGHBORHOOD,
 PARCELS E AND N
 LOTS E1-E44, LOTS N1-N26
 ELECTION DISTRICT NO. 6 CHARLES COUNTY, MARYLAND
 TAX MAP 24, GRIDS 3 AND 4, PARCEL 115
 SCALE: 1" = 100' PLAT 7 OF 8 NOVEMBER 22, 2004

P110452 MSB 534,242-4970-7

Public and Private Drainage Easements

(These documents permit inspection, operation and maintenance by the county.)

- *Describe Easements*
- *Include name of subdivision*
- *Reference plat(s)*
- *Lienholders must join in conveyance*
- *Signed by the owner of record*

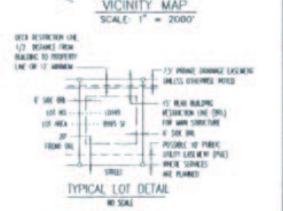
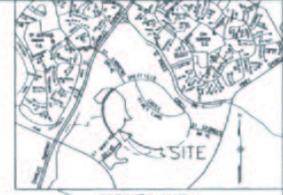


NOTES:

1. THE APPROVAL OF THIS PLAN IS SUBJECT TO THE TERMS AND CONDITIONS OF AN AGREEMENT BY AND BETWEEN THE ABOVE NAMED LAND DEVELOPMENT COMPANY, INC. AND THE COUNTY COMMISSIONERS OF CHARLES COUNTY, MARYLAND DATED JULY 13, 1993 AND RECORDED AMONG THE LAND RECORDS OF CHARLES COUNTY, MARYLAND IN DEED 204, 205 AND THE PROCEEDINGS OF FACT AND THE COMMISSIONERS OF LAND AND WATER OF THE COUNTY COMMISSIONERS OF CHARLES COUNTY, MARYLAND BY DEED BY DEED JULY 13, 1993 AND THE AGREEMENT DATED DECEMBER 13, 1994, REDEED 15, 1994 AND JULY 23, 2002 AS RECORDED AMONG THE LAND RECORDS OF CHARLES COUNTY, MARYLAND IN DEED 206, 208, 209, 210, 211 AND DEED 143, 144, 145.
2. THE APPROVAL OF THIS PLAN IS BASED ON A REASONABLE EXPECTATION THAT THE BUILDING AND SPACE SCHEDULES WHICH IS PLANNED FOR THE DEVELOPMENT WILL BE MAINTAINED AND NOT BE SUBJECT TO ANY CHANGES. PLANS MAY NOT BE ISSUED UNTIL THE PLANNED BUILDING AND SPACE SCHEDULES ARE COMPLETED AND RETURNED TO BE REVIEWED TO SHOW THE PROPOSED DEVELOPMENT.
3. WEIAGES AND NON WEIAGES AREAS HAVE BEEN SURVEYED AND MAPPED FROM FIELD OBSERVATIONS BY SURVEYOR SCOTT C. HENDERSON, INC. AND THE SURVEY IS A REPRESENTATION OF THE SURVEYOR'S BEST BELIEF AND NOT BEING CONSIDERED THROUGH THE JURY STATE/PLANNING PERIOD PROJECTS.
4. RESEARCH AND OTHER ZONING, PUBLIC UTILITY NOTES.
5. CONTOUR LINES AND ELEVATIONS OF THE WATERSHED AREA OF COLUMBIA BRANCH AND WAYS SPECIAL BEARING REFER TO CDS MAPS AND ARE SHOWN IN BLUE. THE CDS, CHANGES (S.A.), 1993.
6. THE 10' BUFFER ZONE IS FOR THE BENEFIT OF THE PROXIMITY FOR ELECTRICITY, TELEPHONE, TELEVISION AND GAS SERVICES.
7. 10' BUFFER ZONE DATA.
8. THIS SITE IS PART OF COLUMBIA BRANCH WITH THE 10' BUFFER ZONE AND IS EXEMPT FROM THE REQUIREMENTS OF THE CHARLES COUNTY FLOOD CONTROLATION ORDINANCE PER ARTICLE 8-10.
9. PRELIMINARY SUBDIVISION PLAN 004-0014 APPROVED ON JUNE 21, 2004.



NO.	DELTA	RADIUS	TANGENT	ARC	CHORD	CHORD BEARING
C08	01°47'15"	970.00	144.37	26.85	28.85	N54°18'56"
C10	1°25'22"	350.00	49.63	84.85	84.64	S47°45'05"
C11	6°01'25"	350.00	106.24	366.54	291.38	S14°07'18"
C12	51°18'04"	25.00	12.01	22.38	21.62	N68°07'48"
C13	26°28'08"	55.00	27.11	18.75	50.54	S05°47'18" W
C14	51°18'02"	25.00	12.01	22.39	21.65	N68°03'02" W



OWNER'S DECLARATION

WE, ST. CHARLES COMMUNITY, LLC, A DELAWARE LIMITED LIABILITY COMPANY, OWNER OF THE PROPERTY SHOWN HEREON AND DESCRIBED IN THE SURVEYOR'S CERTIFICATE, DO HEREBY ADOPT THIS PLAN OF SUBDIVISION ESTABLISHING THE MINIMUM BUILDING RESTRICTION LINES, DEDICATE THE STREETS TO PUBLIC USE AND ESTABLISH THE EASEMENTS FOR THE PROPOSED SUBDIVISION THEREON.

THERE ARE NO SLATS, ACTIONS AT LAW, LEASES, EASES, TRUSTS, MORTGAGES, EASEMENTS, OR RIGHTS-OF-WAY AFFECTING THE PROPERTY INCLUDED IN THIS SUBDIVISION EXCEPT AS SHOWN ON THE FOLLOWING:

1. AN INDEMNITY DEED OF TRUST FROM ST. CHARLES COMMUNITY, LLC TO SCOTT C. HENDERSON AND JOHN A. SCALAPPA AS TRUSTEES FOR THE BENEFIT OF THE COLUMBIA BRANCH DATED JANUARY 19, 2004 AND RECORDED AMONG THE LAND RECORDS OF CHARLES COUNTY, MARYLAND IN DEED 2036 AT FOLIO 001.

ALL PARTIES IN INTEREST HERETO HAVE HERETO APPROVED THEIR SIGNATURES INDICATING THEIR AGENT TO THIS PLAN OF SUBDIVISION.

ST. CHARLES COMMUNITY, LLC
 Phil M. Kelly, 22-09
 WITNESS DATE: EDWIN E. KELLY, MANAGEMENT COMMITTEE CHAIR

TRUSTEES SIGNATURES INDICATING ASSENT TO THIS PLAN OF SUBDIVISION:
 SCOTT C. HENDERSON AS TRUSTEE FOR THE BENEFIT OF THE COLUMBIA BRANCH
 JOHN A. SCALAPPA AS TRUSTEE FOR THE BENEFIT OF THE COLUMBIA BRANCH

TABULATION

NUMBER OF LOTS	9	80150 SF
AREA OF LOTS	1.8402 ACRES	80150 SF
AREA OF ROADWAY	0.3344 ACRES	14564 SF
AREA OF OPEN SPACE	0.4553 ACRES	19935 SF
AREA OF PLAT	2.6299 ACRES	114538 SF

FILED
 APR 28 2005
 CHARLES COUNTY
 LAND RECORDS DEPARTMENT

W/S ALLOCATIONS PRINTED
 WATER SERVICE PER LOT DATE: 9/1/04
 WATER CONNECTION FEE PER LOT: \$ 6,000
 SEWER SERVICE PER LOT DATE: 9/1/04
 SEWER CONNECTION FEE PER LOT: \$ 22,000
 EXPIRATION DATE: 5/31/07

CHARLES COUNTY PLANNING COMMISSION
 DATE RECORDED BY: [Signature]
 LIBER NO. FOLIO NO.

APPROVED: [Signature] 2-8-05
 CHARLES COUNTY PLANNING COMMISSION DATE

THIS PLAN HAS BEEN REVIEWED AND FOUND TO BE IN CONFORMANCE WITH ALL APPLICABLE COUNTY ZONING ORDINANCES AND PROCEEDINGS.

APPROVED: [Signature] 2-14-05
 CHARLES COUNTY PLANNING AND COUNTY MANAGEMENT DATE

THIS PLAN HAS BEEN REVIEWED.

APPROVED: [Signature] 11-11-2004
 CHARLES COUNTY HEALTH DEPARTMENT DATE

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE PLAN SHOWN HEREON IS CORRECT IN ACCORDANCE WITH THE ACCEPTABLE STANDARD OF CARE, THAT IT IS A SUBDIVISION OF A PORTION OF THE LANDS CONVEYED TO ST. CHARLES COMMUNITY, LLC FROM ST. CHARLES ASSOCIATES, LP BY DEED DATED AUGUST 1, 1997 AND RECORDED AMONG THE LAND RECORDS OF CHARLES COUNTY, MARYLAND IN DEED 2437 AT FOLIO 104 AND FROM PIPES WARRIOR TRUST TO NAME OR ARE INTENDED TO BE PLACED AS INDICATED TO THE APPROVED PROPOSED SPACE AND THAT THE REQUIREMENTS OF THE CHARLES COUNTY SUBDIVISION REGULATIONS AND THE ANNOTATED CODE OF MARYLAND SECTION 3-108, AS FAR AS THE MARKING OF THIS PLAN AND THE SETTING OF MARKERS, HAVE BEEN COMPLIED WITH TO THE BEST OF MY KNOWLEDGE.

DEEDY AND C. M. MANNING PROPERTY LINE SURVEYOR No. 881 [Signature] DATE

WHITMAN, REQUARD AND ASSOCIATES, LLP
 801 SOUTH CAROLINE STREET
 BALTIMORE, MARYLAND 21231
 410-235-3450 FAX 410-243-5716

O W N E R
 ST. CHARLES COMMUNITY, LLC
 222 SMALLWOOD VILLAGE CENTER
 ST. CHARLES, MARYLAND 20802
 301-843-7333 FAX 301-870-8481

ST. CHARLES COMMUNITIES
 PLAT OF SUBDIVISION
 SHEFFIELD NEIGHBORHOOD,
 PARCELS E AND N
 LOTS E1-E4, LOTS N1-N26
 ELECTION DISTRICT NO. 6 CHARLES COUNTY, MARYLAND
 TAX MAP 24, CROS 3 AND 4, PARCEL 115

SCALE: 1" = 50' PLAT 3 OF 8 NOVEMBER 22, 2004
 P 1104148 M36 35161342-4976-3

Road Deed

Eight Things To Remember

- ✓ *All public roads are conveyed in fee simple*
- ✓ *Must include the names of all roads*
- ✓ *Name subdivision & reference plats*
- ✓ *Reference current deed*
- ✓ *Signed by owner of record*
- ✓ *Separate Release provided from all lienholders*
- ✓ *Must be signed by the attorney or owner preparing the document*
- ✓ *When a road dedication is being conveyed you must:*

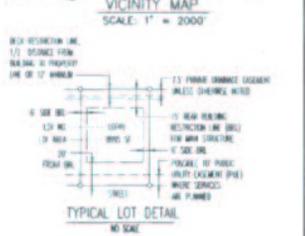
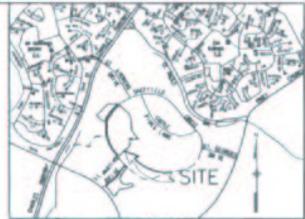
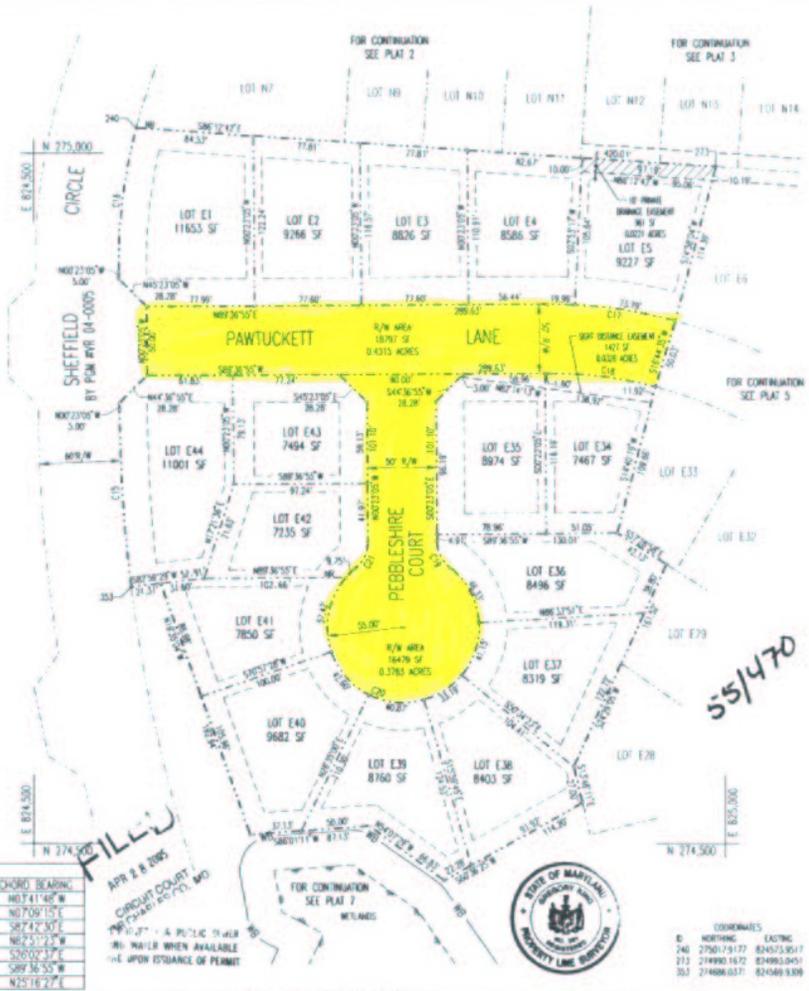
Describe the dedication parcel by name and include the acreage and square footage

PASS
WITH
CARE



NOTES:

- THE APPROVAL OF THIS PLAN IS SUBJECT TO THE TERMS AND CONDITIONS OF AN AGREEMENT OF AND BETWEEN INTERSTATE LAND DEVELOPMENT COMPANY, INC. AND THE COUNTY COMMISSIONERS OF CHARLES COUNTY, MARYLAND DATED JULY 12, 1977 AND RECORDED AMONG THE LAND RECORDS OF CHARLES COUNTY, MARYLAND IN LIBER 276, FOLIO 84, AND THE TERMS OF FACT AND THE CONCURRENCE OF LAW AND ORDER OF THE COUNTY COMMISSIONERS OF CHARLES COUNTY, MARYLAND IN RESOLUTION NO. 2000-07, JULY 12, 2000 AND THE AMENDED ORDERS DATED DECEMBER 13, 2000, JANUARY 12, 2004, AND JULY 27, 2004 AS RECORDED AMONG THE LAND RECORDS OF CHARLES COUNTY, MARYLAND IN LIBER 276, FOLIO 84, AND LIBER 1432, FOLIO 261.
- THE APPROVAL OF THIS PLAN IS BASED ON A REASONABLE EXPECTATION THAT THE WATER AND SEWER SERVICE WHICH IS PLANNED FOR THE DEVELOPMENT WILL BE AVAILABLE WHEN NEEDED FOR THE BUILDING PERMITS MAY NOT BE COINED UNTIL THE PLANNED WATER AND SEWER FACILITIES ARE COMPLETED AND DETERMINED TO BE ADEQUATE TO SERVE THE PROPOSED DEVELOPMENT.
- RETAINING AND NON-RETAINING WALLS HAVE BEEN SPECIFIED AND MAPPED FROM FIELD MEASUREMENTS BY RETAINING SCIENCE APPLICATIONS, INC. MAP 2004-3. A PROFESSIONAL DETERMINATION HAS BEEN MADE THAT THE WALLS WILL BE CONSTRUCTED THROUGH THE JOINT STATE/FEDERAL PERMIT PROCESS.
- REACHING AND BRIDGE DRAINAGE SHALL EXCEED AS NOTED.
- CONCREMENT SHALL BE EXTENDED TO THE WARPING BARRIERS OF EXISTING DRIVEWAYS AND DRIVE SYSTEMS, EXCEPT AS TO ONE DRIVEWAY AND AS NOTED ON L.L.C. AND C.C.S. SURVEY, CIVIL, 2004.
- THE 10-FOOT PAVEMENT FOR THE SIDEWALKS FOR ELECTRICITY, TELEPHONE, TELEVISION AND GAS SERVICE.
- NO SIGNAGE ALLOWED.
- THIS SITE IS PART OF EMBURY WILKIE WITHIN THE ST. CHARLES PARK AND IS EXEMPT FROM THE REQUIREMENTS OF THE CHARLES COUNTY FOREST CONSERVATION ORDINANCE PER ARTICLE 8-10.
- PRELIMINARY SUBDIVISION PLAN 1793 (P) 03-014 APPROVED ON JUNE 23, 2004.



ST. CHARLES COMMUNITY, LLC
12437/1104
SHEFFIELD NEIGHBORHOOD
PARCEL 1

WCS ALLOCATIONS SUMMARY

WATER CONNECTION FEES PAID PER LOT	9.43
SEWER CONNECTION FEES PAID PER LOT	1.00
SEWER CONNECTION FEES PAID PER LOT	1.00
SEWER CONNECTION FEES PAID PER LOT	1.00
SEWER CONNECTION FEES PAID PER LOT	1.00
SEWER CONNECTION FEES PAID PER LOT	1.00

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

CURVE TABLE

NO.	DELTA	RADIUS	TANGENT	ARC	CHORD	CHORD BEARING
C15	96°32'26"	1113.63	64.44	126.75	128.67	N07°41'48"W
C16	150°04'40"	397.44	52.60	104.58	104.29	N07°09'15"E
C17	192°21'00"	350.00	47.17	93.78	93.50	S87°42'30"E
C18	150°32'25"	300.00	39.65	78.84	78.61	N62°51'23"W
C19	311°19'04"	25.00	12.01	22.39	21.65	S26°02'37"E
C20	282°30'00"	53.00	---	121.31	68.75	S89°36'55"W
C21	311°19'04"	25.00	12.01	22.39	21.65	N25°18'27"E

FILL
APR 8 2005
COURT COUNTY
CIVIL PROC. 600

NO. 27 - A PUBLIC DRIVEWAY
NO. WATER WHEN AVAILABLE
THE UPON ISSUANCE OF PERMIT



COORDINATES
N 2748000.000
E 1748000.000
303 2748000.000 1748000.000

WE, ST. CHARLES COMMUNITY, LLC, A DELAWARE LIMITED LIABILITY COMPANY, OWNER OF THE PROPERTY SHOWN HEREON AND DESCRIBED IN THE SURVEYOR'S CERTIFICATE, DO HEREBY ACCEPT THIS PLAN OF SUBDIVISION/ESTABLISH THE BARRIERS BUILDING RESTRICTION LINES, DEDICATE THE STREETS TO PUBLIC USE AND ESTABLISH THE EASEMENTS FOR THE PURPOSES SHOWN THEREON.

1. AN INDEMNITY DEED OF TRUST FROM ST. CHARLES COMMUNITY, LLC TO SCOTT C. HICKSON AND JOHN A. SCALDARA AS TRUSTEES FOR THE BENEFIT OF THE COLUMBIA BANK DATED JANUARY 28, 2000 AND RECORDED AMONG THE LAND RECORDS OF CHARLES COUNTY, MARYLAND, IN LIBER 2938 AT FOLIO 801.

ALL PARTIES IN INTEREST THEREIN HAVE HERETO AFFIXED THEIR SIGNATURES INDICATING THEIR ASSENT TO THIS PLAN OF SUBDIVISION.

ST. CHARLES COMMUNITY, LLC
DATE: 12/10/04
EDWIN L. KELLY, MANAGEMENT COMMITTEE CHAIR
SCOTT C. HICKSON AS TRUSTEE FOR THE BENEFIT OF THE COLUMBIA BANK
JOHN A. SCALDARA AS TRUSTEE FOR THE BENEFIT OF THE COLUMBIA BANK

TABULATION

NUMBER OF LOTS	16
AREA OF LOTS	3.2424 ACRES = 141239 SF
AREA OF ROADWAY	0.8098 ACRES = 35276 SF
AREA OF OPEN SPACE	0.0000 ACRES = 0 SF
AREA OF PLAT	4.0522 ACRES = 176515 SF

XRS #04-0060

APPROVED: *Reginald A. Duly* 12-05
CHARLES COUNTY PLANNING COMMISSION DATE

APPROVED: *Ray E. Edmond* 2-14-05
DIRECTOR, PLANNING AND GROWTH MANAGEMENT DATE

APPROVED: *John P. Plo* 11-02-04
DIRECTOR, CHARLES COUNTY HEALTH DEPARTMENT DATE

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE PLAN SHOWN HEREON IS CORRECT IN ACCORDANCE WITH THE ACCEPTABLE STANDARD OF CARE, THAT IT IS A SUBDIVISION OF A PORTION OF THE LAND CONVEYED TO ST. CHARLES COMMUNITY, LLC FROM ST. CHARLES ASSOCIATES, LP BY DEED DATED AUGUST 1, 1997 AND RECORDED AMONG THE LAND RECORDS OF CHARLES COUNTY, MARYLAND IN LIBER 2437 AT FOLIO 104 AND IRON PIPES MARKED THIS. I HAVE OR AM INTENDING TO BE PLACED AS INDICATED TO THE APPROVED ENGINEER AND THAT THE REQUIREMENTS OF THE CHARLES COUNTY SUBDIVISION REGULATIONS AND THE ANNOTATED CODE OF MARYLAND SECTION 5-108.45 FOR THE MARKING OF THIS PLAN AND THE SETTING OF MARKERS, HAVE BEEN COMPLIED WITH TO THE BEST OF MY KNOWLEDGE.

Gregory H. King 11/22/04
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 261 DATE

WHITMAN, REQUARDT AND ASSOCIATES, LLP
801 SOUTH CAROLINE STREET
BALTIMORE, MARYLAND 21231
410-235-3450 FAX 410-243-5716

OWNER
ST. CHARLES COMMUNITY, LLC
222 SMALLWOOD VILLAGE CENTER
ST. CHARLES, MARYLAND 20662
301-843-7333 FAX 301-870-8481

ST. CHARLES COMMUNITIES
PLAT OF SUBDIVISION
SHEFFIELD NEIGHBORHOOD,
PARCELS E AND N
LOTS E1-E44, LOTS N1-N26
ELECTION DISTRICT NO. 6 CHARLES COUNTY, MARYLAND
TAX MAP 24, GRIDS 3 AND 4, PARCEL 115
SCALE: 1" = 50'
PLAT 4 OF 8 NOVEMBER 22, 2004

p 110449 195055x 1242-4976-4

Quit Claim Deed

◆ *Purpose: Grantor quit claims all interest in existing road that project/subdivision fronts.*

- * *Grantors Name*
- * *Street Name*
- * *Signature*



Thank You For
Coming!

*We hope this seminar has been informative and
will make the dedication process a little easier.*

GOOD LUCK!

