



NOTE:
THE LOCATIONS OF ALL WETLANDS SHOWN HEREON WERE PROVIDED BY THE JURISDICTIONAL DETERMINATION PREPARED BY WHITMAN, REQUARDT & ASSOCIATES JD# 97-61469. (MIDDLE BUSINESS PARK) DATED 10-3-97

- GENERAL NOTES
- TOTAL PLAT AREA = 52.3304 Acres
 - TRACT C-4A IS NOT AN APPROVED BUILDING LOT UNTIL APPROVAL OF WATER AND SEWER ALLOCATIONS. BUILDING PERMITS MAY NOT BE ISSUED UNTIL THE WATER AND SEWER SERVICE HAS BEEN INSTALLED AND DEEMED ADEQUATE TO SERVE THE PROPOSED DEVELOPMENT.
 - THIS PLAT WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT WHICH MAY REVEAL ADDITIONAL CONVEYANCES, EASEMENTS, RIGHTS-OF-WAY OR BUILDING RESTRICTION LINES NOT SHOWN.
 - THIS PLAN OF SUBDIVISION IS EXEMPT FROM FOREST CONSERVATION PER SECTION III-4.N. OF THE CHARLES COUNTY FOREST CONSERVATION ORDINANCE.
 - 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 OFFICE.
 - ACCESS TO THE PROPERTY IS FROM GRAPHICS DRIVE OFF OF BILLINGSLEY ROAD.
 - ACCESS TO AND FROM THIS PARCEL SHALL BE IN ACCORDANCE WITH THE CHARLES COUNTY ROAD ORDINANCE.

NO.	RADIUS	DELTA	ARC	TANGENT	CHORD	BEARING
C1	1425.00'	05°27'34"	135.78'	67.94'	135.73'	S47°19'47"E
C2	1425.00'	00°23'25"	9.71'	4.86'	9.71'	S39°26'25"E
C3	1275.00'	18°40'21"	415.52'	209.62'	413.68'	S48°43'10"E
C4	1425.00'	26°06'00"	649.13'	330.30'	643.53'	S45°00'20"E
C5	1275.00'	11°18'27"	251.63'	126.22'	251.22'	S37°36'33"E
C6	2976.23'	01°07'49"	58.71'	29.36'	58.71'	S43°46'25"E
C7	30.00'	88°5'11.4"	46.52'	29.41'	42.00'	S00°02'08"W
C8	320.00'	37°54'05"	211.68'	109.88'	207.84'	S63°24'47"W
C9	330.00'	31°35'31"	181.96'	93.36'	179.66'	S66°28'42"W
C10	270.00'	64°03'56"	301.90'	168.93'	286.42'	S12°08'27"W
C11	330.00'	27°09'55"	156.46'	79.73'	155.00'	N06°16'59"W

THE PROPERTY THAT IS AFFECTED BY THIS PLAT OF SUBDIVISION IS DESIGNATED AS W-1 AND S-1 ON THE WATER AND SEWER PLAN MAPS. BASED ON THE ALLOCATION POLICY CONTAINED IN SECTION 6.3 OF THE CHARLES COUNTY SEWER AND WATER ORDINANCE, A BULK ALLOCATION FOR WATER AND SEWER IS SET ASIDE FOR COMMERCIAL AND INDUSTRIAL PROJECTS. THE SPECIFIC SEWER AND WATER ALLOCATION WILL BE ASSIGNED UPON THE APPROVAL OF THE DEVELOPMENT SERVICES PERMIT FOR ASSOCIATED DEVELOPMENT ON THESE LOTS.

APPROVED: This plat has been reviewed and found to be in conformance with all applicable county ordinances, plans and policies.

[Signature] 12/15/00
DIRECTOR, PLANNING & GROWTH MANAGEMENT

APPROVED: This plat has been reviewed and found to be in conformance with applicable provisions of COMAR 20.01.02.

[Signature] 12/14/00
CHARLES COUNTY HEALTH DEPARTMENT

APPROVED: *[Signature]* 12/18/00
CHARLES COUNTY PLANNING COMMISSION

WE, ST. CHARLES COMMUNITY, L.L.C., A DELAWARE LIMITED LIABILITY COMPANY, OWNER OF THE PROPERTY SHOWN HEREON AND DESCRIBED IN THE SURVEYOR'S CERTIFICATE, DO HEREBY ADOPT THIS PLAT OF SUBDIVISION, ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES, DEDICATE THE STREETS, WALKS, TRAILS, PARKS AND OPEN SPACES TO PUBLIC USE, AND ESTABLISH THE EASEMENTS FOR THE PURPOSES SHOWN HEREON.

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

- AN INDEMNITY DEED OF TRUST FROM ST. CHARLES COMMUNITY, LLC TO CHARLES R. MORAN AND THOMAS A. HAUSER AS TRUSTEES FOR THE BENEFIT OF BANC ONE CAPITAL PARTNERS IV, LTD. DATED AUGUST 1, 1997 AND RECORDED AMONG THE LAND RECORDS OF CHARLES COUNTY, MARYLAND, IN LIBER 2437 AT FOLIO 179.

ALL PARTIES IN INTEREST THERETO HAVE AFFIXED THEIR SIGNATURES INDICATING THEIR ASSENT TO THIS PLAT OF SUBDIVISION.

ST. CHARLES COMMUNITY, LLC

WITNESS DATE EDWIN L. KELLY, MANAGEMENT COMMITTEE CHAIR

TRUSTEE(S) SIGNATURES INDICATING ASSENT TO THIS PLAN OF SUBDIVISION

WITNESS DATE THOMAS A. HAUSER AS TRUSTEE FOR THE BENEFIT OF BANC ONE CAPITAL PARTNERS IV, LTD.

WITNESS DATE CHARLES R. MORAN AS TRUSTEE FOR THE BENEFIT OF BANC ONE CAPITAL PARTNERS IV, LTD.

- TRACT C-4A IS BEING CREATED FOR TRANSFER PURPOSES ONLY, AND WILL BE AN ADDITION TO THE EXISTING LANDS OF COPART LAND HOLDING, L.L.C. AS RECORDED IN LIBER 2543 FOLIO 243. THIS CONSOLIDATION CREATES ONE LOT AS DEFINED BY THE CHARLES COUNTY ZONING ORDINANCE.
- A DEED OF CONSOLIDATION FOR THE CONSOLIDATION OF TRACT C-4A AND PARCEL #327 (TRACT C-3) WILL BE RECORDED WITHIN 30 DAYS OF RECORDATION OF THIS FINAL PLAT.

53/95

OWNER:
ST. CHARLES COMMUNITY, LLC
222 SMALLWOOD VILLAGE CENTER
WALDORF, MD 20602-1840
C/O RICK BARNAS, VICE PRESIDENT

ENGINEER:
LORENZI, DODDS & GUNNILL, INC.
3475 LEONARDTOWN RD, SUITE 100
WALDORF, MD 20602
(301) 645-2254 OR 843-6255
C/O KEN CROUSE, P.E.

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE PLAT 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 THUS: ○ HAVE 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 3-10B. AS FAR AS THE MAKING OF THIS PLAT AND THE SETTING OF MARKERS, HAVE BEEN COMPLIED WITH TO THE BEST OF MY KNOWLEDGE.

12-12-00
DATE

[Signature]
JAMES C. LORENZI
MARYLAND PROPERTY LINE SURVEYOR
REGISTRATION NO. 10799

TAX MAP 24, GRID 1, PARCEL 118

TRACT C-4A AND RESIDUE OF PARCEL C
"SUBDIVISION OF TRACT C-4
MIDDLE BUSINESS PARK"

6TH ELECTION DISTRICT ~ CHARLES COUNTY, MARYLAND

RECORD PLAT
(PLAT OF CONSOLIDATION)

SCALE
1" = 200'

REVISIONS
1. 8/8/00 per COHD
2. 10/13/00 per PGM
3. 12/3/00 per CLIENT
4. 12/7/00 per PGM
5. 12/12/00 per CLIENT

DRAWN: GAY 8/8/00 CHECKED: JCL CONTRACT REFERENCE: 009064

LORENZI, DODDS, AND GUNNILL
ENGINEERS ARCHITECTS
PITTSBURGH, PA WALDORF, MD

1

MSA SSU 1242-3692 XRS 00131