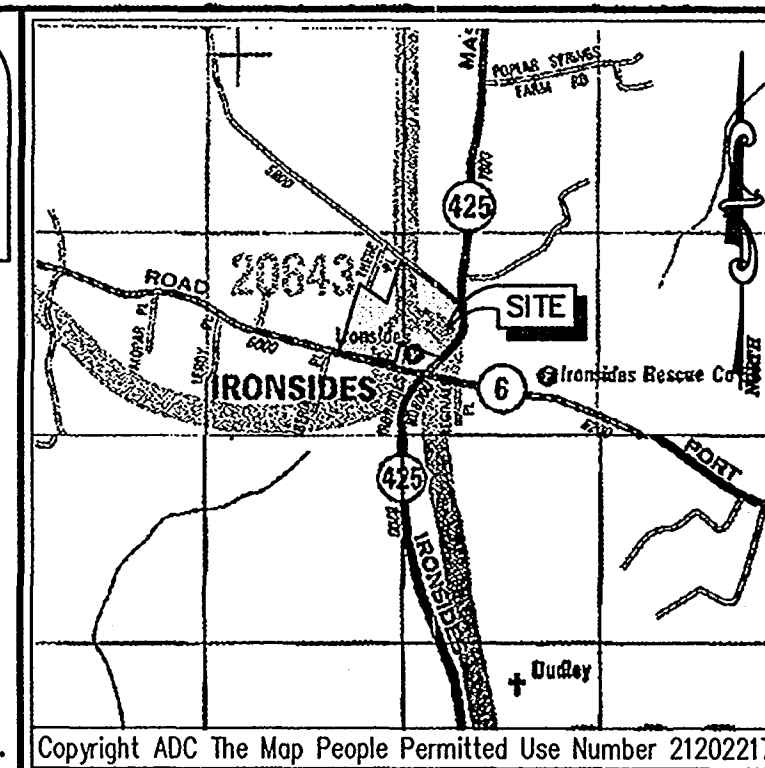


GENERAL NOTES

1. THE PURPOSE OF THIS PLAT IS TO ADJUST THE BOUNDARY BETWEEN LOTS 1 & 2 CREATED BY PLAT RECORDED L.56 F.353.
2. THE PROPERTY LINES SHOWN HEREON WERE DERIVED FROM A FIELD RUN BOUNDARY SURVEY EXCEPT WHERE NEW LOT LINES ARE TO BE ESTABLISHED AS INDICATED.
3. THIS PROPERTY IS ZONED AGRICULTURE CONSERVATION (AC) AND COMMERCIAL VILLAGE (CV) WITH LOW DENSITY RESIDENTIAL REQUIREMENTS.
4. THIS SURVEY HAS BEEN PERFORMED IN ACCORDANCE WITH COMAR 09.13.06.03 AND IS CLASSIFIED AS A RURAL SURVEY. A TITLE ABSTRACT WAS PROVIDED BY TRI-COUNTY ABSTRACT, INC. CASE# CHS#09415. EXISTING FEATURES WERE FIELD VERIFIED BY BOLTON & ASSOCIATES, LLC. THE LAST DATE OF FIELDWORK WAS PERFORMED ON MAY 9, 2005.
5. NO WELL OR SEPTIC ARE WITHIN 100 FT. OF THOSE SHOWN HEREON.
6. THIS PROPERTY IS SHOWN ON FEMA FLOOD INSURANCE RATE MAP 240089-0105B AND IS LOCATED IN ZONE C.
7. THIS PLAN OF SUBDIVISION IS SUBJECT TO A FOREST CONSERVATION EASEMENT AS RECORDED IN THE LAND RECORDS OF CHARLES COUNTY AND IS ALSO SUBJECT TO A FOREST CONSERVATION PLAN AS FILED IN F.C. FILE # 05-664 IN THE CHARLES COUNTY PLANNING OFFICE.
8. LOT(S) AS SHOWN HEREON ARE TO BE SERVED BY INDIVIDUAL SEPTIC DISPOSAL SYSTEMS, AND WELLS DRILLED TO AN APPROVED, CONFINED AQUIFER. THIS PLAT IS IN COMPLIANCE WITH THE CHARLES COUNTY COMPREHENSIVE WATER AND SEWER PLAN.
9. THIS HEALTH DEPARTMENT APPROVAL CERTIFIES THAT THE LOT(S) SHOWN HEREON ARE IN CONSONANCE WITH PERTINENT HEALTH DEPARTMENT LAWS AND REGULATIONS AS OF THE APPROVAL DATE; HOWEVER, THIS APPROVAL IS SUBJECT TO CHANGES IN SUCH LAWS AND REGULATIONS. CHANGES IN TOPOGRAPHY OR SITE DESIGNATION(S) MAY VOID THIS APPROVAL. THE DESIGNATED PERC AREA(S) ARE THE ONLY PERC AREA(S) APPROVED BY THE CHARLES COUNTY HEALTH DEPARTMENT FOR SEWAGE DISPOSAL PURPOSES. THE APPROVED LOT(S) INCLUDE APPROVED AREA(S) OF AT LEAST 10,000 S.F. FOR SEWAGE DISPOSAL PURPOSES AS REQUIRED BY CURRENT MARYLAND STATE HEALTH DEPARTMENT LAW. IMPROVEMENTS OF ANY OTHER NATURE, INCLUDING BUT NOT LIMITED TO THE INSTALLATION OF OTHER UTILITIES IN THESE AREAS, MAY RENDER THE LOT(S) UNDEVELOPABLE. TO DETERMINE THE EXACT AREA OF THE LOT(S) APPROVED FOR SEWAGE DISPOSAL PURPOSES, OR TO ESTABLISH A DIFFERENT AREA FOR SUCH PURPOSES, YOU MUST CONTACT THE CHARLES COUNTY HEALTH DEPARTMENT, OFFICE OF ENVIRONMENTAL HEALTH.
10. EXISTING HOUSE ON LOT 1 IS LISTED ON THE MARYLAND INVENTORY OF HISTORIC PROPERTIES THE JANIFER HOUSE CH-307.
11. THE BOUNDARY LINE ADJUSTMENT DOES NOT CREATE NEW LOTS.

CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD	BEARING
C1	90.05'	1,572.49'	31°16'52"	45.04'	90.04'	S03°32'43"E
C2	343.79'	460.00'	42°49'18"	180.37'	335.85'	S20°29'20"W
C3	161.21'	3,212.14'	2°52'32"	80.62'	161.19'	S44°18'07"W



VICINITY MAP SCALE: 1"=2,000'
TAX MAP: 41 BLOCK: 21 PARCEL: 19

OWNER'S CERTIFICATION

I, CELIA AGOSTINHO (FORMERLY CELIA M. CARROLL), OWNER OF THE PROPERTY SHOWN HEREON; HEREBY ADOPT THIS BOUNDARY LINE ADJUSTMENT PLAT, AND DEDICATE THE FUTURE WIDENING STRIPS SHOWN HEREON TO PUBLIC USE, AND ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES. THERE ARE NO SUITS, ACTIONS-AT-LAW, LEASES, LIENS, MORTGAGES OR RIGHT-OF-WAYS AFFECTING THE PROPERTY SHOWN, EXCEPT AS SHOWN HEREON AND AS REFERENCED BELOW.

WITNESS: *[Signature]* DATE: 9/20/07 BY: *[Signature]* CELIA AGOSTINHO

ABBREVIATIONS

IPF = IRON PIPE FOUND
IRF = IRON REBAR FOUND
RCF = REBAR WITH CAP FOUND

LEGEND

PROPERTY LINE
RIGHT OF WAY LINE
ROAD CENTERLINE
LOT LINE
ADJOINING PROPERTY LINES
SURVEY MARKER FOUND
SURVEY MARKER TO BE SET
ANGLE BREAK
ZONE BREAK
FOREST CONSERVATION LINE
FOREST CONSERVATION HATCH

FOREST CONSERVATION REGENERATION AREA 'D'

46,826 S.F.
1.07 AC.

SCALE
1 INCH = 100 FEET

CHARLES COUNTY PLANNING COMMISSION

DATE RECORDED: _____ BY: _____
LIBER: _____ FOLIO: _____

THIS PLAT HAS BEEN REVIEWED AND FOUND TO BE IN CONFORMANCE WITH APPLICABLE PROVISIONS OF COMAR 26.04.03.

DIRECTOR, CHARLES COUNTY ENVIRONMENTAL HEALTH
DATE: 9/20/07
DIRECTOR OF PLANNING, CHARLES CO. PLANNING COMMISSION
DATE: 9/20/07

SURVEYOR'S CERTIFICATE

I, HEREBY CERTIFY, TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, THAT THE BOUNDARY LINE ADJUSTMENT PLAT SHOWN HEREON IS CORRECT; THAT IT IS ALL OF THE LAND CONVEYED BY GLENN AND CELIA CARROLL TO CELIA AGOSTINHO BY DEED RECORDED ON JULY 11, 2003 AMONG THE LAND RECORDS OF CHARLES COUNTY, MARYLAND IN LIBER 3580 AT FOLIO 519. THIS PLAN IS SUBJECT TO ALL CONVEYANCES, EASEMENTS AND RIGHTS-OF-WAY OF RECORD. THE SURVEY MARKERS HAVE BEEN OR WILL BE SET AS INDICATED BY _____ AND THE REQUIREMENTS OF THE CHARLES COUNTY SUBDIVISION REGULATIONS AND THE ANNOTATED CODE OF MARYLAND HAVE BEEN COMPLIED WITH.

BOLTON & ASSOCIATES, L.L.C.

BY: *[Signature]*
R. GORE BOLTON,
PROFESSIONAL LAND SURVEYOR
MARYLAND NO. 21121

8-8-07
DATE

BOLTON & ASSOCIATES, LLC
CIVIL ENGINEERS
LAND PLANNERS
LAND SURVEYORS

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Internet: www.boltonandassociates.com • Email: info@boltonandassociates.com

BOUNDARY LINE ADJUSTMENT PLAT AGOSTINHO PROPERTY 3rd ELECTION DISTRICT CHARLES COUNTY, MARYLAND

XNL#07-0072

OWNER:
CELIA AGOSTINHO
23593 MITCHELL DRIVE
LEONARDTOWN, MD 20640
301-399-4989
DESIGN: ZAK SHEET 1 OF 2
DRAFT: CJL DATE: 6-12-07 C4121-0601
CHECKED: BWD SCALE: 1" = 100' C4121CC3

MSA Ssa 1242 5484-1

CHARLES COUNTY CIRCUIT COURT (Subdivision Plats, CH) Plat Book 57, pp. 261-283, MSA # 242-5484. Date available 3/10/71. Printed 04/15/2021.

FOREST CONSERVATION 'A'
EASEMENT LINE TABLE

LINE	BEARING	DISTANCE
5	N16°01'28"E	78.35'
6	N33°30'13"W	112.26'
7	N24°39'58"E	336.75'
8	S49°47'09"E	59.25'
9	S25°54'11"W	93.71'
10	S51°08'02"E	51.61'
11	S29°14'02"W	120.08'
12	S53°45'00"E	147.57'
13	N33°29'40"E	198.64'
14	S49°47'09"E	77.39'
15	S31°20'30"W	409.91'
16	N56°27'14"W	192.64'

FOREST CONSERVATION 'B'
EASEMENT LINE TABLE

LINE	BEARING	DISTANCE
17	N19°24'41"E	217.15'
18	S54°50'49"E	38.82'
19	S13°37'54"W	96.92'
20	S56°53'09"E	119.75'
21	N77°16'32"E	33.38'
22	N68°22'33"W	89.55'
23	N32°04'05"E	93.36'
24	S57°25'14"E	52.41'
25	N32°34'46"E	111.86'
26	N60°19'26"W	22.50'
27	N38°45'07"E	208.98'
28	N13°03'24"E	23.29'
29	N56°33'38"W	116.16'
30	S33°00'58"W	83.40'
31	N54°37'07"W	33.62'

FOREST CONSERVATION 'C'
EASEMENT LINE TABLE

LINE	BEARING	DISTANCE
32	N75°42'10"W	90.80'
33	N20°31'11"E	231.63'
34	N52°33'48"W	236.16'
35	N22°59'55"E	156.38'
36	N70°15'54"W	150.70'
37	N23°03'59"E	177.09'
4	S49°48'51"E	226.47'
3	S21°15'17"W	205.78'
2	S50°35'21"E	242.99'
1	S17°56'38"W	261.22'

FOREST CONSERVATION 'D'
EASEMENT LINE TABLE

LINE	BEARING	DISTANCE
43	N23°13'28"E	77.51'
38	N70°29'08"W	82.21'
39	N21°05'56"E	274.15'
40	N76°01'12"W	214.87'
41	S17°38'37"W	74.67'
42	N76°09'06"E	313.35'

FOREST CONSERVATION 'B' EASEMENT CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD	BEARING
C1	332.73'	468.14'	40°43'24"	173.74'	325.77'	S21°23'13"W
C2	161.21'	3212.14'	2°52'32"	80.62'	161.19'	S44°18'07"W

FOREST CONSERVATION EASEMENT AREA SUMMARY

FOREST CONSERVATION AREA 'A'	2.16 ACRES
FOREST CONSERVATION AREA 'B'	1.11 ACRES
FOREST CONSERVATION AREA 'C'	1.74 ACRES
FOREST CONSERVATION AREA 'D'	1.07 ACRES
TOTAL CONSERVATION AREA=	6.08 ACRES

MD ROUTE 425 CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD	BEARING
RC1	153.61'	3227.16'	2°43'37"	76.82'	153.59'	S44°13'07"W
RC2	361.13'	525.00'	39°24'42"	188.04'	354.05'	N18°51'27"E
RC3	358.74'	480.00'	42°49'18"	188.21'	350.45'	S20°29'20"W
RC4	71.39'	1586.73'	2°34'40"	35.70'	71.38'	S03°10'27"E
RC5	58.08'	1626.73'	2°02'45"	29.04'	58.08'	N02°54'11"W

PUBLIC USE
DEDICATION TABLE

LOT	SQUARE FEET	ACRES
A	5,524.46	0.127
B	11,787.26	0.271
TOTAL	17,311.72	0.398

LOT AREA SUMMARY

LOT 1	3.664 ACRES
LOT 2	3.621 ACRES
LOT 3	3.001 ACRES
LOT 4	5.667 ACRES
P/O PARCEL 19	0.280 ACRES
ROW DEDICATION	0.398 ACRES
TOTAL OF PARCEL 19	16.632 ACRES

CHARLES COUNTY PLANNING COMMISSION

DATE RECORDED: _____ BY: _____
LIBER: _____ FOLIO: _____

THIS PLAT HAS BEEN REVIEWED AND FOUND TO BE IN CONFORMANCE
WITH APPLICABLE PROVISIONS OF COMAR 26.04.03.

DIRECTOR, CHARLES COUNTY ENVIRONMENTAL HEALTH

THIS PLAT HAS BEEN REVIEWED AND FOUND TO BE IN CONFORMANCE
WITH ALL APPLICABLE CHARLES COUNTY ORDINANCES, PLANS, AND
POLICIES.

DIRECTOR OF PLANNING & GROWTH MANAGEMENT

DIRECTOR OF PLANNING, CHARLES CO. PLANNING COMMISSION

BOLTON
& ASSOCIATES, LLC

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CIVIL ENGINEERS
LAND PLANNERS
LAND SURVEYORS

FILED
OCT 02 2007

CIRCUIT COURT
FOR CHARLES CO., MD

BOUNDARY LINE ADJUSTMENT

PLAT

AGOSTINHO PROPERTY

3rd ELECTION DISTRICT

CHARLES COUNTY, MARYLAND

XNL#07-0072

OWNER:
CELIA AGOSTINHO
23593 MITCHELL DRIVE
LEONARDTOWN, MD 20640
301-399-4989

DESIGN: ZAK
DRAFT: CJL
CHECKED: PWY
SHEET 2 OF 2
DATE: 6-12-07
SCALE: 1" = 100'
C4121-0601
C4121(CC)



R. Gore Bolton, Professional Land Surveyor
State of Maryland No. 21121

MSA SSu 1242 5484-2
P1444-70