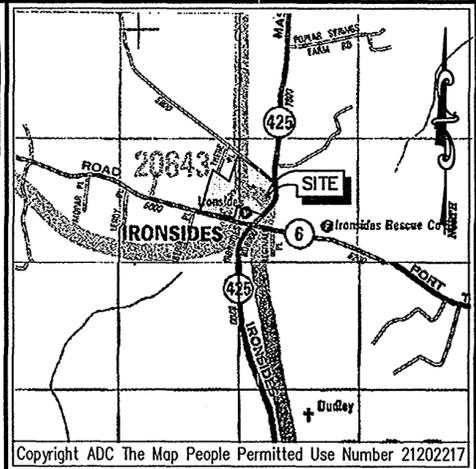


**GENERAL NOTES**

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



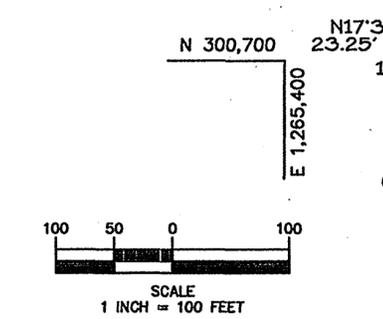
VICINITY MAP SCALE: 1"=2,000'  
 TAX MAP: 41 BLOCK: 21 PARCEL: 19

**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 REGENERATION AREA 'D'**  
 46,826 S.F.  
 1.07 AC.



**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]* DATE: 8-8-07  
 R. GORE BOLTON, PROFESSIONAL LAND SURVEYOR MARYLAND NO. 21121

**BOLTON & ASSOCIATES, LLC**  
 CIVIL ENGINEERS  
 LAND PLANNERS  
 LAND SURVEYORS  
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 (301) 392-0787 • Fax: (301) 392-8019 • 107 Centennial Street • P.O. Box 2470 • La Plata, MD 20646  
 Internet: www.boltonandassociates.com • Email: info@boltonandassociates.com

**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' C4121CC

**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

9/20/07  
DATE

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

DATE

DIRECTOR OF PLANNING, CHARLES CO. PLANNING COMMISSION

DATE

**BOLTON & ASSOCIATES, LLC**  
CIVIL ENGINEERS  
LAND PLANNERS  
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**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	SHEET	2 OF 2
DRAFT	CJL	DATE	6-12-07
C4121-0601			
CHECKED	PW/D	SCALE	1" = 100'
			C4121(CC)

*[Signature]* 8-7-07  
R. Gore Bolton, Professional Land Surveyor  
State of Maryland No. 21121

MSA SSu 1a4a 5484-2  
P1444-70

CHARLES COUNTY CIRCUIT COURT (Subdivision Plats, CH) Plat Book 57, pp. 261-283, MSA 1242-5484. Date available 3/10/77, 10/02. Printed 04/15/07. Maryland State Archives