

### GENERAL NOTES

- The purpose of this plat is to add 2.21262 acres from Parcel 82 to Lot 17 resulting in new Lot 17-R 3.82528 acres and also to add 4.61672 acres from Parcel 82 to Lot 18 resulting new Lot 18-R 7.04044 acres as shown herein and will not result in additional building sites or increase in density or intensity beyond the current land use shown.
- Area consisting of 2.21262 acres part of Parcel 82 to be added to Lot 17 to create Lot 17-R and the remaining area of Parcel 82 consisting of 4.61672 to be added to Lot 18 to create Lot 18-R.
- The subject property and adjacent properties are zoned RR (rural residential).
- This plat was prepared without the benefit of a title report which may reveal additional conveyances, easements, rights-of-way, building restriction lines not shown and is subject to covenants, restrictions, rights-of-way, easements and other conditions contained in deed and instruments forming the chain of title to the property shown hereon.
- The referenced information for adjacent properties shown on this plat has been compiled from the current Maryland assessment & taxation real property system of Charles County, and may not accurately represent the current land owners or deed references.
- Lines drawn to represent division lines between adjacent properties are taken from maps prepared by the Maryland department of planning property mapping division and have not been field verified.
- This property lies within the Tier 1 designation.

69-607

### OWNER'S CERTIFICATION

We, Pleas E. Dillard, Jr. & Rosemary L. Henley owner's of Parcel 82 and Adam A. Weschler, Sr. & Michelle Weschler, hereby adopt this Plan of Lot Line Adjustment, establish the minimum building restriction lines for the purposes shown hereon. There are no suits, action-at-law, leases, liens, mortgages or rights-of-way affecting this property hereon. All parties in interest thereto have hereto affixed their signatures indicating their assent to this Plat of Consolidation.

*Philip A. Wilk 5-4-18* *Pleas E. Dillard*  
WITNESS DATE AS TO BOTH  
WITNESS DATE ROSEMARY L. HENLEY  
(OWNER: PARCEL 82)  
*Philip A. Wilk 5-4-18* *Pleas E. Dillard*  
WITNESS DATE PLEAS E. DILLARD, JR.  
(OWNER: LOT 18)  
*Philip A. Wilk 5-4-18* *Rosemary L. Henley*  
WITNESS DATE ROSEMARY L. HENLEY  
(OWNER: LOT 18)  
*Adam A. Weschler* *5/4/18* *Philip A. Wilk (WITNESS)*  
WITNESS DATE ADAM A. WESCHLER, SR.  
(OWNER: LOT 17)  
*Michelle Weschler 5/4/18* *Philip A. Wilk (WITNESS)*  
WITNESS DATE MICHELLE WESCHLER  
(OWNER: LOT 17)

This plat has been reviewed and does not meet the definition of a subdivision, therefore COMAR 26.04.03. regulations do not apply.

*Philip A. Wilk* *5/28/18*  
DIRECTOR, CHARLES COUNTY ENVIRONMENTAL HEALTH DATE  
This plat has been reviewed and found to be in conformance with applicable County Ordinances, Plans & Policies.

*Philip A. Wilk* *5/28/18*  
DIRECTOR OF PLANNING DATE

### LEGEND:

N/F = CONCRETE MONUMENT FOUND  
IPF = IRON PIPE FOUND  
IRS = IRON ROD SET WITH CAP - CORP 49  
L.-F. = LIBER-FOLIO  
PB - P# = PLAT BOOK - PAGE #

N/F  
JUDITH LANHAM  
L.9324 F.496  
LOT 11 SEC 1  
KAREN KNOLLS  
PB.21 P.164  
ZONE RR

N/F  
CLYDE E. & TERESA J. MCCINTOCK  
L.434 F.225  
LOT 12 SEC 1  
KAREN KNOLLS  
PB.21 P.164  
ZONE RR

N/F  
BETTY L. ORRISON  
L.157 F.494  
ST. MARYS COUNTY

N/F  
SHERRY KAY WILLIAMS  
L.1198 F.85  
ST. MARYS COUNTY

N/F  
DEWEY H. & ERMA B. REDDEN  
L.1182 F.151  
LOT 20A SEC 3  
OAKLAND ACRES  
PB.59 P.145  
ZONE RR

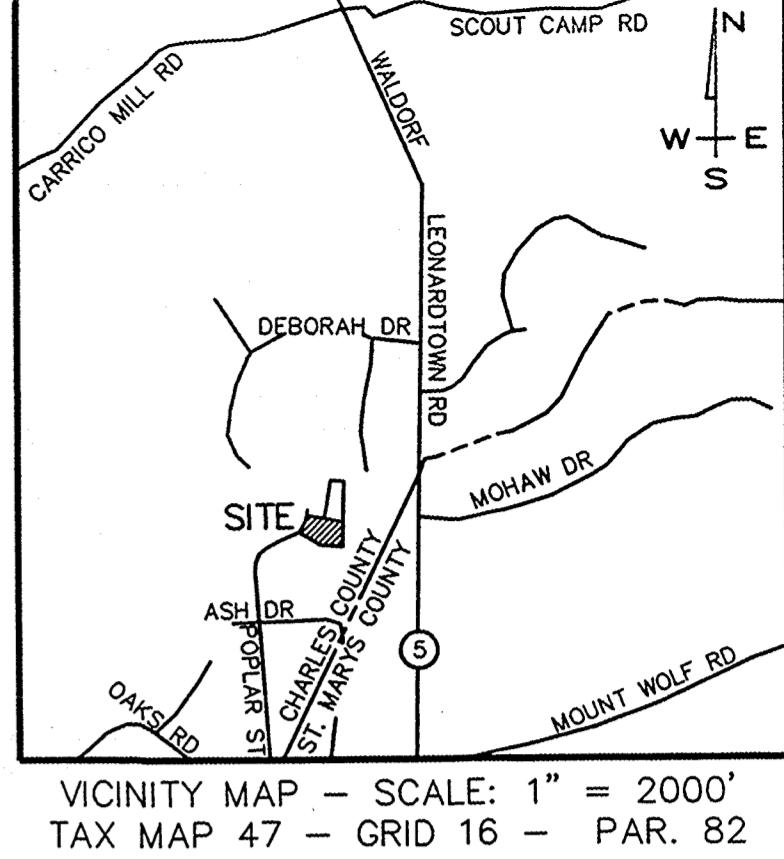
N/F  
JODY M. & NANCY L. LUCAS  
L.9239 F.262  
LOT 19A SEC 3  
OAKLAND ACRES  
PB.32 P.65  
ZONE RR

LOT 18-R  
7.04044 ACRES  
PART OF PARCEL 82  
PLEAS E. DILLARD, JR. &  
ROSEMARY L. HENLEY  
L.9820 F.7  
4.61672 ACRES  
ZONE RR  
2.42372 ACRES

LOT 17-R  
3.82528 ACRES  
PART OF PARCEL 82  
PLEAS E. DILLARD, JR. &  
ROSEMARY L. HENLEY  
L.9820 F.7  
2.21262 ACRES  
ZONE RR  
1.61266 ACRES

N/F  
PETER & MARY E. UNDERWOOD  
L.998 F.8  
LOT 16 SEC 3  
OAKLAND ACRES  
PB.24 P.134  
ZONE RR

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ENGINEERS - SURVEYORS - PLANNERS  
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VICINITY MAP - SCALE: 1" = 2000'  
TAX MAP 47 - GRID 16 - PAR. 82

### SURVEYOR'S CERTIFICATE

I hereby certify, to the best of my knowledge, information and belief, that the Lot Line Adjustment Plat shown hereon is correct; that Parcel 82 is part of the lands conveyed by Precola A. Saunders to Pleas E. Dillard and Rosemary L. Henley by deed dated May 2, 2017, and recorded among the Land Records of Charles County, Maryland, in Liber 9820, Folio 7, and that survey markers have been or will be set as shown thus -○-; and that the requirements of the Charles County Subdivision Regulations and the Annotated Code of Maryland have been complied with. This Plat of Consolidation was prepared without the benefit of a Title Report and is subject to any and all conveyances, easements and/or rights-of-way of record which may not be shown hereon.

*Philip A. Wilk* **PROF. LS**  
PHILIP A. WILK, PROF. LS  
MD REG. NO. 10797  
EXPIRATION DATE: MARCH 01, 2020

**LOT 17-R & LOT 18-R**  
**LOT LINE ADJUSTMENT**  
**LOT 17 & 18, PB.24 P.134**  
**& PARCEL 82, L.9820 F.7**

### OAKLAND ACRES

8th. ELECTION DISTRICT  
CHARLES COUNTY, MARYLAND

OWNERS PLEAS E. DILLARD, JR. & ROSEMARY L. HENLEY 7450 POPLAR STREET CHARLOTTE HALL MD 20622
ADAM A. & MICHELLE WESCHLER, SR. 7470 POPLAR STREET CHARLOTTE HALL MD 20622
DESIGN SHEET 1 OF 1
DRAFT LP DATE 03/18 C0698-1701
CHECKED PAW SCALE 1" = 100' C0698

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

202-7910

MSA S1242-6732

XNL17-0027