

SUBDIVISION REGULATIONS

278 Attachment 2

Charles County

Appendix B
Model Certifications and Forms

The following are model documents for dedication, surveyor's certificate, agreement form, and bond form.

Appendix B(1):

Dedication for Individuals

We, _____, and (wife, husband, co-owners, etc.), Mortgagee(s), and _____, Trustee, hereby adopt this plan of subdivision; establish the minimum building restriction lines; and dedicate the streets, alleys, walks, trails, parks, and open space to public use.

There are not suits, action at law, leases, liens, mortgages, trusts, easements or rights-of-way affecting the property included in this subdivision except the following:

Five horizontal lines for listing exceptions.

and all parties in interest thereto have hereto affixed their signatures indicating their assent to this plan of subdivision.

Printed Name _____ Signature: _____

Printed Name _____ Signature: _____

Witnessed: _____ Date: _____

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Appendix B(2):

Dedication for Corporations

_____ (insert name of corporation), a _____
(name of state) corporation, by _____ (insert name), President,
_____ (insert name), Secretary, owners of the property, hereby adopt
this plan of subdivision; establish the minimum building restriction lines; and dedicate the
streets, alleys, walks, trails, parks, and open space to public use.

There are not suits, action at law, leases, liens, mortgages, trusts, easements or rights-of-way
affecting the property included in this subdivision except the following:

and all parties in interest thereto have hereto affixed their signatures indicating their assent to
this plan of subdivision, etc.

Date: _____

Attest: _____ (name of corporation)

(Corporate seal)

By: _____
(printed name), President

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Appendix B(3):

Surveyor's Certificate

I hereby certify that the plan shown hereon is correct; that it is a subdivision of (Part of/All of) the lands conveyed by _____ (insert name of former owner) to _____ (insert name of present owner) deed dated _____, and recorded in the Land Records of Charles County, in Liber ____ at Folio ____; and that stones, marked thus: _____ and iron pipe, marked thus: 0, having been placed as indicated to the approved finish grade; and that the requirements of the Charles County Subdivision Ordinance and Annotated Code of Maryland have been complied with.

Date: _____ Signature: _____
(printed name of surveyor)

Seal:

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Appendix B(4):

Developer's Agreement

This agreement, made this ____ day of _____, 20____, by and between _____ hereinafter referred to as DEVELOPER, and the County Commissioners of Charles County, Maryland, a body corporate, hereinafter referred to as the COUNTY.

WHEREAS, DEVELOPER has presented to the Charles County Planning Commission a final plat of a subdivision known as _____ in the _____ Election District of Charles County, Maryland, and

WHEREAS, the DEVELOPER has likewise presented to the Charles County Planning Commission plans and specifications for all required improvements in the subdivision as required by any applicable county law or ordinance or any other law, a copy of which said plans and specifications are on file in the County Engineer's Office, and

WHEREAS, as a condition precedent to the approval of said final plat, the DEVELOPER is required to agree to construct said improvements within two years of the date hereof.

NOW, THEREFORE, this Agreement witnesseth that for and in consideration of the sum of \$10, receipt of which is hereby acknowledged, the mutual covenants and promises herein contained, the approval of said final subdivision plat by the Charles County Planning Commission and other good and valuable considerations, the DEVELOPER hereby agrees to construct all required improvements as described in the attached plan and specifications, and in accordance with all applicable laws and regulations, within two years from date hereof.

Witness the hands and seals of the DEVELOPER:

WITNESS: _____ (SEAL)
_____ (SEAL)

STATE OF MARYLAND, CHARLES COUNTY, TO WIT:

I hereby certify that on the ____ day of _____, 20____, before me, the subscriber, a notary public of the state and county aforesaid, personally appeared _____, and made oath in due form of law that the foregoing Agreement is his act.

As witness, my hands and notarial seal.

Notary Public

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Appendix B(5):

Permanent Reference Monument and Markers Annotated Code of Maryland

The following excerpt is taken from the Annotated Code of Maryland (1957), as found in the Real Property Article, § 3-108, and is provided herein for information, only. Any revisions or amendment to the Code subsequent to the adoption of these regulations shall apply.

- “(8) The plat shall show the position by coordinates of not less than four markers set in convenience places within the subdivision in a manner so that the position of one marker is visible from the position of one other marker. From these markers, commonly known as ‘traverse points,’ every corner and line can be readily calculated and marked on the ground. These markers shall be made of hard durable stone or concrete and shall be planted at least three feet into the ground.
- (9) If the subdivision lies in an area where a recognized coordinate system already is established and traverse points of the system can be found and used, the coordinate values shall be marked in the same datum as those on the points found and identified by datum on the plat. In this case no markers are required, but the owner of land shall comply with all other requirements.
- (10) A certificate stating that the requirement of this subsection, as far as it concerns the making of the plat and setting of the markers, shall be put on the plat and signed by the owner of the land shown on the plat to the best of his knowledge and by the professional land surveyor or property line surveyor preparing it.”