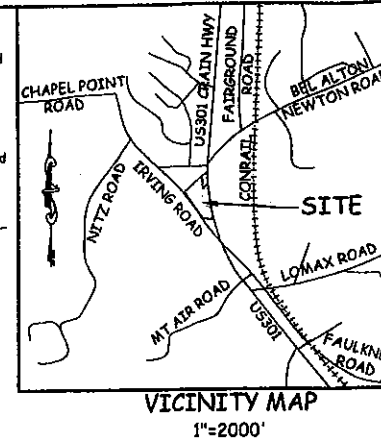


SURVEYOR'S CERTIFICATE
I hereby certify that this condominium is correct; that it is a condominium of all of the land conveyed to Wustner Properties, LLC, a Maryland limited liability company, from Potomac Park, LLC, a Maryland limited liability company, by deed dated November 16, 2007 and recorded among the Land Records of Charles County, Maryland in Liber 6506, Folio 671; that this plat, together with the applicable wording of the declaration, is a correct representation of the condominium described; and the identification and location of each unit and the common elements, as constructed, can be determined from them and the requirements of §11-105 of the Maryland Condominium Act (as to the making of this plat) of the Annotated Code of Maryland have been met. I further certify that I was in responsible charge as defined in COMAR Regulations for the State of Maryland in section 9.13.06.12.

Kevin S. Norris
Maryland Professional Land Surveyor
Reg. No. 21115



LEGEND
--- PROPERTY LINE
--- SWM EASEMENT
--- COMMON ACCESS EASEMENT
GCE GENERAL COMMON ELEMENT
LCE LIMITED COMMON ELEMENT FOR UNITS 1 & 2 SEPTIC SYSTEM

LINE	LENGTH	BEARING
L1	10.92	N82°26'38"E
L2	61.50	S37°04'48"E
L3	8.18	N82°35'12"E
L4	103.74	S41°35'00"E
L5	24.88	N83°37'29"E
L6	7.25	S36°28'31"E
L7	32.00	N84°30'00"E
L8	2.10	N39°57'25"W
L9	9.00	N50°02'32"E
L10	9.00	S39°57'12"E
L11	11.96	N40°48'01"E
L12	7.14	N49°11'59"W
L13	22.79	N40°48'01"E
L14	55.00	N80°18'03"E
L15	5.00	S09°47'07"E
L16	95.00	S80°12'03"W
L17	10.61	S40°46'01"W
L18	8.27	S49°11'59"E
L19	20.54	S40°45'01"W
L20	65.95	S34°50'00"W
L21	21.97	S41°35'00"E
L22	54.94	S42°12'08"E
L23	4.71	S40°48'01"E
L24	16.00	S00°19'20"W
L25	106.29	N89°20'40"W
L26	173.99	N82°26'38"E
L27	95.00	N81°02'26"E
L28	50.00	S09°57'34"E
L29	94.30	S31°02'26"W
L30	173.58	S57°25'58"W
L31	89.57	S10°07'04"W
L32	18.19	S04°58'01"W
L33	16.24	N80°11'58"E
L34	56.45	S09°48'02"E
L35	82.30	S80°11'59"W
L36	44.31	S09°48'02"E
L37	74.48	S60°11'58"W
L38	203.39	S25°26'58"W
L39	20.00	S42°33'43"W
L40	69.94	S07°26'17"E
L41	56.12	S38°07'04"W
L42	29.42	S04°58'01"W
L43	18.53	S40°11'58"W
L44	13.50	S09°48'02"E
L45	41.85	S60°11'58"W
L46	50.79	S07°48'02"E
L47	63.19	S40°11'58"W
L48	207.09	S21°26'58"W
L49	31.53	S38°28'00"E
L50	41.04	S53°40'24"W

LINE	LENGTH	BEARING
L51	206.60	S37°31'02"E
L52	16.46	S42°31'02"E
L53	44.39	N87°41'59"E
L54	44.23	N80°06'43"E
L55	20.00	N09°48'01"W
L56	48.22	S80°06'43"W
L57	41.33	S37°41'59"W
L58	0.94	N83°31'02"W
L59	297.13	N137°31'02"W
L60	92.74	N95°50'47"E
L61	43.10	N11°19'23"W
L62	33.61	N33°51'48"W
L63	103.21	S54°31'50"W
L64	42.94	N37°19'09"W
L65	94.11	S57°04'07"W
L66	114.72	S11°14'01"E
L67	15.83	N99°50'57"E
L68	50.00	N80°41'37"E
L69	25.00	S10°03'23"E
L70	50.00	S80°41'37"W
L71	25.00	N10°03'23"W

CURVE	LENGTH	RADIUS
C1	104.43	215.00
C2	80.60	175.00

RESIDUE B
5.8267 AC

US ROUTE 301 - CRAIN HIGHWAY
VARIABLE WIDTH ROW
SHA PLAT # 4811, #4616 & #22949

RESIDUE A
0.8571 AC

N/F
CHARLES COUNTY DIVE
RESCUE, INC.
L2878/F13
ZONED: CV W/HC OVERLAY
P 174

CONDOMINIUM PLAT
PHASE 1

**POTOMAC PARK
CONDOMINIUM**
TAX MAP 64, GRID 1, PARCEL 8

4TH ELECTION DISTRICT-CHARLES COUNTY, MARYLAND

DATE: JANUARY 2011 SCALE: 1"=50'

LORENZI, DODDS & GUNNILL, INC.
ENGINEERS-ARCHITECTS-SURVEYORS
3475 LEONARDTOWN ROAD, SUITE 100
WALDORF, MARYLAND 20606
PHONE: 301-843-6255

LDC Contract 089018

SHEET 1 OF

N/F
KATHY I.
PINGS
L2554/F113
ZONED: CV
W/HC OVERLAY
P 5

EXISTING
VERIZON
EASEMENT
L3378/F461

OWNER'S CERTIFICATE

Wustner Properties, L.L.C., owner of the property shown hereon and described in the Surveyor's Certificate, hereby adopts this plan of condominium consisting of one sheet, pursuant to the provisions and requirements of §11-101 in the Maryland Condominium Act as set forth in the Real Property Article of the Annotated Code of Maryland.

Witness
Robert J. Wustner
Managing Member,
Wustner Properties, L.L.C.

GENERAL NOTES

- 1) PHASE 1, WHICH CONSISTS OF ALL THE PROPERTY AND IMPROVEMENTS LOCATED WITHIN THE BOUNDARIES OF SUCH PHASE AS SHOWN HEREON, REPRESENTS THAT PORTION OF THE PROPERTY CURRENTLY BEING SUBJECT TO THE CONDOMINIUM REGIME FOR POTOMAC PARK CONDOMINIUM ("CONDOMINIUM") IN ACCORDANCE WITH TITLE 11, REAL PROPERTY ARTICLE, ANNOTATED CODE OF MARYLAND (2003 REPLACEMENT), AS AMENDED. THE AREA SHOWN ON THIS PLAT DESCRIBED AS "RESIDUE A" AND "RESIDUE B" ARE RESERVED FOR EXPANSION IN ACCORDANCE WITH THE DECLARATION AND MAY BE, BUT ARE NOT REQUIRED TO BE, SUBJECT TO AND INCLUDED WITHIN THE CONDOMINIUM IN ACCORDANCE WITH THE PROVISIONS OF SECTION 11-110 OF TITLE 11, REAL PROPERTY ARTICLE, ANNOTATED CODE OF MARYLAND (2003 REPLACEMENT), AS AMENDED.
- 2) THE DECLARANT RESERVES THE RIGHT TO ANNEX ANY PROPOSED PHASES OR ADDITIONAL PROPERTY IN A MANNER OTHER THAN AS SHOWN HEREON, INCLUDING BUT NOT LIMITED TO ALTERING THE NUMBER, BOUNDARIES, DESIGNATIONS AND SEQUENCE OF ADDITIONAL PHASES AND THE DECLARANT RESERVES THE RIGHT NOT TO ANNEX ANY ADDITIONAL PROPERTY WITHIN THE CONDOMINIUM REGIME.
- 3) THE IMPROVEMENTS WITHIN THE AREA DESIGNATED AS "RESIDUE A" AND "RESIDUE B" ARE NOT COMPLETE AND THE DECLARANT RESERVES THE RIGHT NOT TO COMPLETE SUCH IMPROVEMENTS.
- 4) THE DIMENSIONS AND AREAS OF THE UNITS SHOWN ON THIS CONDOMINIUM PLAT ARE BASED ON UNIT BOUNDARIES AS DESCRIBED IN THE DECLARATION AND REFLECT THE FIELD MEASURED DIMENSIONS OF THE UNITS AS CONSTRUCTED. AREAS ARE COMPUTED ACCORDINGLY AND DESIGNATED AS "AC" AND ARE SHOWN HEREON. ALL IMPROVEMENTS WITHIN THE BOUNDARIES OF ANY UNIT SHOWN HEREON SHALL BE PART OF THE UNIT.
- 5) THE UPPER BOUNDARY AND LOWER BOUNDARY OF EACH UNIT IS A HORIZONTAL OR INCLINED PLANE (OR PLANES) AS DESCRIBED IN THE DECLARATION AND AS SHOWN ON THIS CONDOMINIUM PLAT EXTENDED TO INTERSECT THE LATERAL OR PERIMETRICAL BOUNDARIES THEREOF.
- 6) THE LATERAL OR PERIMETRICAL BOUNDARY OF EACH UNIT IS A VERTICAL PLANE (OR PLANES) AS DESCRIBED IN THE DECLARATION AND AS SHOWN ON THIS CONDOMINIUM PLAT EXTENDED TO INTERSECT THE UPPER AND LOWER HORIZONTAL BOUNDARIES THEREOF AND TO INTERSECT THE OTHER LATERAL OR PERIMETRICAL BOUNDARIES OF THE UNIT.
- 7) THE ELEVATION OF THE UPPER BOUNDARY OF EACH UNIT IS 155.00' AND THE LOWER BOUNDARY OF EACH UNIT IS 90.00'. THE DATUM OF THESE ELEVATIONS IS MVD 88 AS ESTABLISHED BY GPS OBSERVATIONS.
- 8) THE WELL LOCATED ON UNIT 2 SHALL BE CONSIDERED A LIMITED COMMON ELEMENT FOR WATER SUPPLY FOR UNITS 1 AND 2.

POTOMAC PRESERVATION, INC.
L1137/F453
ZONED: RC W/HC OVERLAY

EX. PARCEL A - 10' WIDE ROAD
DEDICATION FOR PUBLIC USE
7.833 SF - 0.1798 AC (PB 55/203)

EX. 50' WIDE
COMMON ACCESS
EASEMENT (PB 55/203)

EX. PRIVATE STORMWATER
MANAGEMENT AND ACCESS
EASEMENT (L6633/F172)

IRVING ROAD (30' ROW)

EX. SEPTIC
EASEMENT

EX. PRIVATE STORMWATER
MANAGEMENT AND ACCESS
EASEMENT (PB 55/203)

EX. SWM
FACILITY

UNIT 1
0.8354 AC

EX. PARKING
GCE
EX. BUILDING

UNIT 2
0.8711 AC

EX. WELL