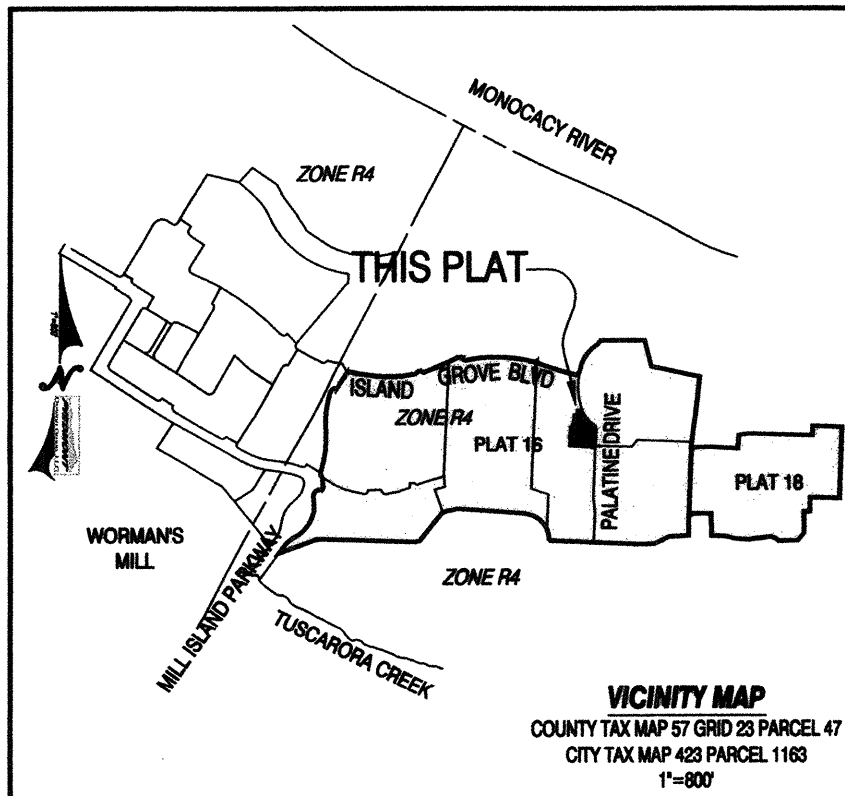




COORDINATE NOTE

COORDINATES SHOWN HEREON ARE BASED ON MARYLAND'S STATE PLANE DATUM NAD27, AND WERE ESTABLISHED BY GPS OBSERVATIONS AND CONVENTIONAL METHODS FROM CONTROL POINTS IN THE NGS DATABASE. THE BOUNDARY OUTLINE IS BASED ON ADJACENT PLATS AND PIPES FOUND IN THE WORMAN'S MILL AND TUSCARORA KNOX SUBDIVISIONS TO THE SOUTH, AND POINTS FOUND ALONG TRADING LANE.

BOUNDARY COORDINATES		
Number	North	East
2278	592677.1382	691674.0374
2285	592634.8398	691685.4410
2317	592578.5605	691729.2575
2319	592577.5042	691730.8278
2333	592556.9849	691740.2126
2334	592558.9166	691740.3061

PROPERTY OF
WORMALD DEVELOPMENT CO
L 1489 F. 504

OWNER'S CERTIFICATION AND DEDICATION

WE, WORMALD DEVELOPMENT COMPANY, OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY ADOPT THIS PLAN OF RE-SUBDIVISION, ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES, AND DEDICATE THE STREETS, ALLEYS, WALKS, AND PARKS TO PUBLIC USE. THE REQUIREMENTS OF CHAPTER 1016, ACTS OF 1945, AS FAR AS IT CONCERNS THE MAKING OF THIS RE-SUBDIVISION PLAT AND SETTING OF THE MONUMENTS, HAS BEEN COMPLIED WITH. THERE ARE NO SUITS OF ACTION, LEASES, LIENS, OR TRUSTS ON THE PROPERTY INCLUDED IN THIS PLAT OF RE-SUBDIVISION. PLANS FOR COMMUNITY WATER AND SEWER SYSTEMS AND FOR A POINT OF DISCHARGE HAVE BEEN APPROVED BY THE MARYLAND STATE DEPARTMENT OF THE ENVIRONMENT. LOTS ARE SERVED BY PUBLIC WATER AND SEWER SYSTEMS. WE FURTHER CERTIFY POSSESSION OF AN ABSTRACT OF TITLE OR A TITLE INSURANCE COMMITMENT AS OF THE DATE OF EXECUTION, AND THAT SUCH ABSTRACT/COMMITMENT ESTABLISHES THE OWNER EXECUTING THE PLAT AS THE RECORD OWNER OF THE PROPERTY, AND FURTHER THAT ALL EASEMENTS, RIGHTS OF WAYS OR OTHER MATTERS OF RECORD WHICH AFFECT THE PROPERTY SUBJECT TO THE PLAT ARE DEPICTED ON THE PLAT.

WORMALD DEVELOPMENT COMPANY

ROBERT K. WORMALD, JR., VICE PRESIDENT

WITNESS

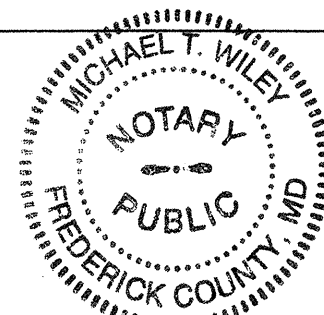
DATE

NOTARY PUBLIC

SUBSCRIBED TO AND SWORN BEFORE ME THIS

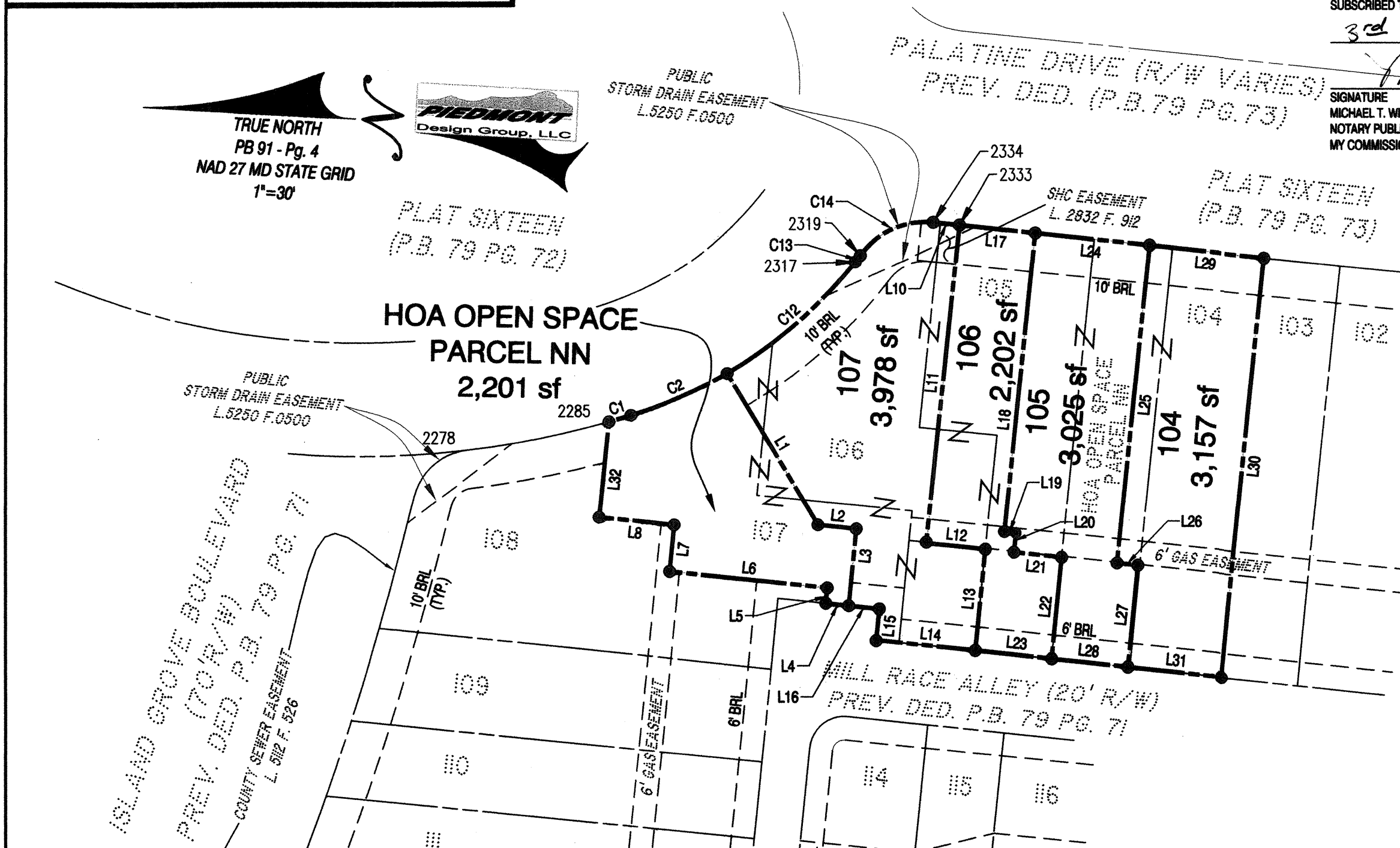
3rd DAY OF APRIL, 2013

SIGNATURE
MICHAEL T. WILEY
NOTARY PUBLIC, FREDERICK COUNTY, MD
MY COMMISSION EXPIRES: OCTOBER 28, 2013



GENERAL NOTES

- THE SUBJECT PROPERTY IS ZONED R-4.
- WORMAN'S MILL IS APPROVED FOR DEVELOPMENT AS A "PLANNED NEIGHBORHOOD DEVELOPMENT" AS PROVIDED FOR BY SECTION 16, FREDERICK CITY ZONING ORDINANCE. A PND MASTER PLAN PC11-488PND WAS UNCONDITIONALLY APPROVED BY THE FREDERICK CITY PLANNING COMMISSION ON JANUARY 9, 2012. ALL LOTS SHOWN ON THIS PLAT MUST BE DEVELOPED IN ACCORDANCE WITH THE APPROVED MASTER PLAN, MINIMUM LOT AREA AND MINIMUM YARD REQUIREMENT AS INDICATED BY THE MINIMUM BUILDING RESTRICTION LINES ESTABLISHED ON THE PLAN HAVE BEEN MODIFIED PURSUANT TO SECTION 16.10 (5) OF THE FREDERICK CITY ZONING ORDINANCE PERTAINING TO PLANNED NEIGHBORHOOD DEVELOPMENT.
- THE LOTS ON THIS PLAT ARE SUBJECT TO PRELIMINARY SUBDIVISION PLAN PC11-688PSU, APPROVED BY THE PLANNING COMMISSION ON 11/13/2012, AND UNCONDITIONALLY APPROVED BY STAFF ON 01/17/2013, AND FINAL SITE PLAN #99-26, APPROVED BY THE PLANNING COMMISSION ON 03/08/89, AND UNCONDITIONALLY APPROVED BY STAFF ON 02/15/00.
- OPEN SPACE AREAS WILL BE CONVEYED TO THE WORMAN'S MILL COMMUNITY CONSERVANCY FOR MAINTENANCE PER L 1526 F.446.
- ALL LOTS ARE SUBJECT TO RESTRICTIVE COVENANTS AND ARE PART OF A HOMEOWNERS ASSOCIATION, AS SET FORTH IN LIBER 1526 AT FOLIO 446 AS RECORDED AMONG THE LAND RECORDS OF FREDERICK COUNTY, MARYLAND.
- CITY OF FREDERICK WATER AND SEWERAGE NOTE: THE CITY OF FREDERICK HAS INSTITUTED A CAPACITY MANAGEMENT PROGRAM GOVERNING THE ALLOCATION OF POTABLE WATER AND SEWERAGE CAPACITY TO COMPLY WITH ANNOTATED CODE OF MARYLAND, ENVIRONMENT ARTICLE, § 9-512. THE ALLOCATION OF WATER AND SEWERAGE TREATMENT CAPACITY FOR THE DEVELOPMENT OF THE PROPERTY DEPICTED ON THIS PLAT/SITE PLAN WILL BE MADE IN ACCORDANCE WITH CHAPTER 25, ARTICLE IX OF THE CODE OF THE CITY OF FREDERICK, 1986 (AS AMENDED). FINAL ALLOCATION OF WATER AND SEWERAGE TREATMENT CAPACITY IS GENERALLY MADE AT THE TIME OF BUILDING PERMIT APPLICATION, SUBJECT TO THE AVAILABILITY OF SUCH CAPACITY AND THE PAYMENT OF ALL REQUIRED FEES. THE ABILITY TO PERMIT AND DEVELOP LOTS WILL BE DEPENDENT ON POTABLE WATER SUPPLY AND SEWERAGE TREATMENT CAPACITY AVAILABLE AT THE TIME OF BUILDING PERMIT APPLICATION. FEDERAL, STATE, OR CITY ACTION, INCLUDING OPERATIONAL MORATORIA, MAY TEMPORARILY SUSPEND, DELAY OR OTHERWISE AFFECT AN ALLOCATION. RECORDATION OF THIS PLAT OR APPROVAL OF THIS SITE PLAN IS IN CONFORMANCE WITH THE FREDERICK COUNTY TEN YEAR WATER AND SEWERAGE PLAN.
- THERE ARE NO WETLANDS WITHIN THE LIMITS OF THE PLAT.
- PER FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP COMMUNITY PANEL NUMBER 24021C0284D EFFECTIVE SEPTEMBER 19, 2007, ALL AREAS WITHIN THE LIMITS OF THIS PLAT ARE SHOWN AS UNSHADED ZONE X (I.E. - AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN). THERE ARE NO 100 YEAR FLOODPLAINS WITHIN THE LIMITS OF THIS PLAT.
- THIS PROJECT IS GRANDFATHERED AND EXEMPT FROM FOREST CONSERVATION REQUIREMENTS PER SECTION 1.7(M) OF THE PREVIOUS FOREST CONSERVATION ORDINANCE, BASED ON THE ORIGINAL APPROVAL DATE OF JULY 23, 1993 FOR THE PND MASTER PLAN FILE #89-61.
- THE STORMWATER QUALITY FACILITIES ARE TO BE MAINTAINED BY THE HOA.
- THE PURPOSE OF THIS CORRECTION PLAT IS TO RESUBDIVIDE AND PROVIDE LOT LINE ADJUSTMENTS TO THE PROPERTY LINES FOR LOTS 104 THROUGH 107 AND PARCEL NN IN ACCORDANCE WITH PRELIMINARY PLAN #PC11-688PSU.



CURVE TABLE						
Curve #	Length	Radius	Delta	Tangent	Chord Bearing	Chord Length
C1	6.01'	233.79'	001°28'19"	3.00'	S19°43'41"E	6.01'
C2	27.49'	119.00'	013°14'04"	13.80'	S27°04'52"E	27.43'
C12	44.84'	119.00'	021°35'28"	22.69'	S44°29'38"E	44.58'
C13	2.11'	85.79'	001°24'27"	1.05'	S55°18'56"E	2.11'
C14	21.72'	20.90'	059°33'58"	11.96'	S26°56'17"E	20.76'

NEW LOT #	AREA TRANSFERS FROM ORIGINAL LOT #'S (sf)					NEW LOT AREA (sf)
	104	NN	105	106	107	
104	2,640	517				3,157
105		1,739	1,286			3,025
106			1,742	460		2,202
107			270	3,089	619	3,978
NN				98	2,102	2,201
TOTALS	2,640	2,256	3,298	3,647	2,721	14,562

PLAT SUMMARY

NUMBER OF LOTS: 4
NUMBER OF PARCELS: 1
AREA OF LOTS: 12,382 SF OR 0.2838 AC.
AREA OF PARCELS: 2,201 SF OR 0.0505 AC.
TOTAL AREA: 14,582 SF OR 0.3343 AC.

LINE TABLE			LINE TABLE			LINE TABLE		
Line #	Length	Direction	Line #	Length	Direction	Line #	Length	Direction
L1	46.47'	S56°18'06"W	L18	79.00'	N87°13'51"W	L1	46.47'	S56°18'06"W
L2	10.04'	S02°46'09"W	L19	3.00'	S02°46'09"W	L2	10.04'	S02°46'09"W
L3	19.81'	N87°13'51"W	L20	5.00'	N87°13'51"W	L3	19.81'	N87°13'51"W
L4	5.97'	N02°46'09"E	L21	12.49'	S02°46'09"W	L4	5.97'	N02°46'09"E
L5	4.00'	S87°13'51"E	L22	26.00'	N87°13'51"W	L5	4.00'	S87°13'51"E
L6	41.43'	N02°46'08"E	L23	20.00'	N02°46'09"E	L6	41.43'	N02°46'08"E
L7	12.00'	S87°13'51"E	L24	30.00'	S02°46'09"W	L7	12.00'	S87°13'51"E
L8	19.59'	N02°46'09"E	L25	84.00'	N87°13'51"W	L8	19.59'	N02°46'09"E
L10	6.93'	S02°46'09"W	L26	5.49'	S02°46'09"W	L10	6.93'	S02°46'09"W
L11	84.00'	N87°13'51"W	L27	26.00'	N87°13'51"W	L11	84.00'	N87°13'51"W
L12	15.33'	S02°46'09"W	L28	20.00'	N02°46'09"E	L12	15.33'	S02°46'09"W
L13	26.00'	N87°13'51"W	L29	30.00'	S02°46'09"W	L13	26.00'	N87°13'51"W
L14	26.00'	N02°46'09"E	L30	110.00'	N87°13'51"W	L14	26.00'	N02°46'09"E
L15	8.00'	S87°13'51"E	L31	24.51'	N02°46'09"E	L15	8.00'	S87°13'51"E
L16	8.00'	N02°46'09"E	L32	25.23'	N87°13'51"W	L16	8.00'	N02°46'09"E
L17	19.84'	S02°46'09"W				L17	19.84'	S02°46'09"W

APPROVED:
FREDERICK COUNTY HEALTH DEPARTMENT

PUBLIC WATER AND SEWER ARE IN CONFORMANCE WITH THE FREDERICK COUNTY MASTER WATER AND SEWER PLAN

7/3/2013 *G.L. Keller*
DATE APPROVING AUTHORITY

APPROVED:
CITY OF FREDERICK PLANNING COMMISSION

7/9/13 *[Signature]*
DATE CHAIRMAN/SECRETARY

FOPC FILE NO: STF13-140FSU

DATE: 07/10/13

PLAT BOOK: 92

PAGE: 191

LOT ADDRESS

104 3016 Palatine Drive, Frederick, MD 21701
105 3020 Palatine Drive, Frederick, MD 21701
106 3022 Palatine Drive, Frederick, MD 21701
107 3024 Palatine Drive, Frederick, MD 21701

APPLICANT/OWNER/DEVELOPER:

WORMALD DEVELOPMENT COMPANY
5280 CORPORATE DRIVE,
SUITE 300 FREDERICK, MD 21703
PHONE: 301-695-6614

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, INFORMATION AND BELIEF, THAT THE PLAN SHOWN HEREON IS CORRECT; THAT IT IS A RE-SUBDIVISION OF PART OF THE LANDS ACQUIRED BY WORMALD DEVELOPMENT COMPANY FROM ROBERT K. WORMALD AND MYRA E. WORMALD BY DEED DATED MAY 24, 1988 AND RECORDED ON MAY 27, 1988 AMONG THE LAND RECORDS OF FREDERICK COUNTY, MARYLAND IN LIBER 1489 AT FOLIO 504; THAT THE REQUIREMENTS OF THE ANNOTATED CODE OF MARYLAND, REAL PROPERTY BOOK, TITLE 3, SUBTITLE 1, SECTION 3-108, 1974 EDITION, AND THE REQUIREMENTS OF THE FREDERICK CITY CODE, AS ENACTED OR AMENDED SO FAR AS IT MAY CONCERN THE MAKING OF THIS PLAT AND THE SETTING OF MONUMENTS AND MARKERS, AS INDICATED UNDER "SYMBOLS" ON THIS PLAN HAVE BEEN COMPLIED WITH.

Michael T. Wiley 07/03/13
MICHAEL T. WILEY, PE, PROF. LS
MD PROFESSIONAL LAND SURVEYOR NO. 21084; EXP. 02/03/15
FOR PIEDMONT DESIGN GROUP, LLC
MD CORP. LS NO. 21315; EXP. 09/07/14

SYMBOLS: ● MIN. 3/4" x 18" REBAR & CAP # 21084 (TO BE SET)	DATE 04/02/13	COMMENT REV PER 03/22/13 AGENCY COMMENTS
MINIMUM BUILDING RESTRICTION LINES	SEAL	
SEE GENERAL NOTES #2:	STATE OF MARYLAND MICHAEL T. WILEY NO. 21084 REGISTERED PROFESSIONAL LAND SURVEYOR	
FRONT: 10'		
REAR: 6' TO PUBLIC ALLEY; 10' W/O ALLEY		
SIDE: 6' TO PUBLIC ALLEY; 10' TO PUBLIC STREET		

CITY CASE STF13-140FSU
CORRECTION/RE-SUBDIVISION PLAT
of
LOTS 104, 105, 106, 107 AND
HOA OPEN SPACE PARCEL NN
AS PREVIOUSLY RECORDED IN P.B. 79 PG. 71 AND P.B. 91 PG. 4
SECTION 7C, PLAT SIXTEEN
MILL ISLAND AT WORMAN'S MILL

CITY TAX MAP 423 PARCEL 1163
CITY OF FREDERICK, FREDERICK ELECTION DISTRICT No. 2,
FREDERICK CITY ELECTION PRECINCT No. 10
FREDERICK COUNTY, MARYLAND

SCALE: 1" = 30'

FEBRUARY 2013



5283 Corporate Drive
Suite 300
Frederick, MD 21703
301-695-6614

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