

FINAL PLAT GENERAL NOTES

1. THE PROPERTY SHOWN HEREON IS ZONED R16 (HIGH DENSITY RESIDENTIAL), AND CONTAINS A HIGHWAY NOISE OVERLAY DISTRICT, WHICH RUNS ACROSS THE PROPERTY FROM A LINE PARALLEL TO THE EDGE OF PAVEMENT (OR FACE OF CURB) OF MARYLAND ROUTE 26, TO A PARALLEL LINE 400' FROM THE EDGE OF PAVEMENT PER LMC 422 (a)(2). THIS PLAN IS REVIEWED UNDER THE 1986 ZONING ORDINANCE.
2. A 10' WIDE DRAINAGE AND UTILITY EASEMENT IS RESERVED ALONG ALL STREET RIGHT-OF-WAY LINES AND A 6' WIDE DRAINAGE AND UTILITY EASEMENT IS RESERVED ALONG ALL LOT LINES.
3. THIS FINAL PLAT HAS BEEN PREPARED IN ACCORDANCE WITH A POLICY OF TITLE INSURANCE PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY, POLICY NO. 104954506, EFFECTIVE DATE OF 11/22/06 AT 12:43 PM.
4. A PORTION OF THIS PROPERTY LIES WITHIN FLOOD ZONE 'B' PER A LETTER OF MAP REVISION BASED ON FILL (LOMR-F) FEMA CASE NO. 06-03-B908A APPROVED BY A FEMA LOMR-F ON OCTOBER 31, 2006. THE REMAINING PORTION OF THE PROPERTY LIES WITHIN FLOOD ZONE 'A' WITH A BASE ELEVATION OF 275.4. HOWEVER, CITY FLOOD PLAIN MAP #4 DATED SEPTEMBER 19, 2007 AMENDS THE FLOODPLAIN ELEVATION ON THIS PROPERTY TO ELEVATION 270.0.
5. BASED ON A FIELD REVIEW BY SANDHILL ENTERPRISES DATED 11/07/05, THE PROPERTY DOES NOT CONTAIN ANY WETLANDS.
6. THIS FINAL PLAT HAS BEEN PREPARED IN ACCORDANCE WITH PRELIMINARY SUBDIVISION PLAN #PC04-140PSU UNCONDITIONALLY APPROVED ON 08/14/07, PRELIMINARY FOREST CONSERVATION PLAN #05-665PFC UNCONDITIONALLY APPROVED ON 09/13/06, AND FINAL SITE PLAN #07-513FSP UNCONDITIONALLY APPROVED ON JULY 15, 2008 AND REVISED WITH UNCONDITIONAL APPROVAL ON AUGUST 5, 2009, FINAL FOREST CONSERVATION PLAN #PC08-254PF/FCP UNCONDITIONALLY APPROVED ON OCT. 14, 2008, AND FINAL FOREST CONSERVATION PLAN #08-422FCP UNCONDITIONALLY APPROVED ON OCTOBER 15, 2008, FOR DETAILS.
7. THE CURRENT WATER CLASSIFICATION IS W-4. WATER SERVICE WILL BE PROVIDED BY THE CITY OF FREDERICK. THE CURRENT SEWER CLASSIFICATION IS S-4.
8. PURSUANT TO A MEETING AND DETERMINATION WITH CITY STAFF ON 02/10/06, SEWER SERVICE WILL BE PROVIDED BY FREDERICK COUNTY THROUGH A COMBINATION OF 77 EDU'S ALLOCATED BY FREDERICK COUNTY AND THE REMAINING 101 NEEDED TAPS FROM THE CITY OF FREDERICK'S DISCRETIONARY SEWER TAP "POOL".
9. THE CITY OF FREDERICK HAS ALLOCATED A TOTAL OF 13,725 GALLONS PER DAY OF POTABLE WATER AND WASTEWATER TREATMENT CAPACITY TO SERVE ALL OR A PORTION OF THE LOTS SHOWN ON THIS PLAT IN ACCORDANCE WITH THE FOLLOWING WATER SERVICE CONTRACTS AND DATES BETWEEN THE OWNER AND THE CITY:

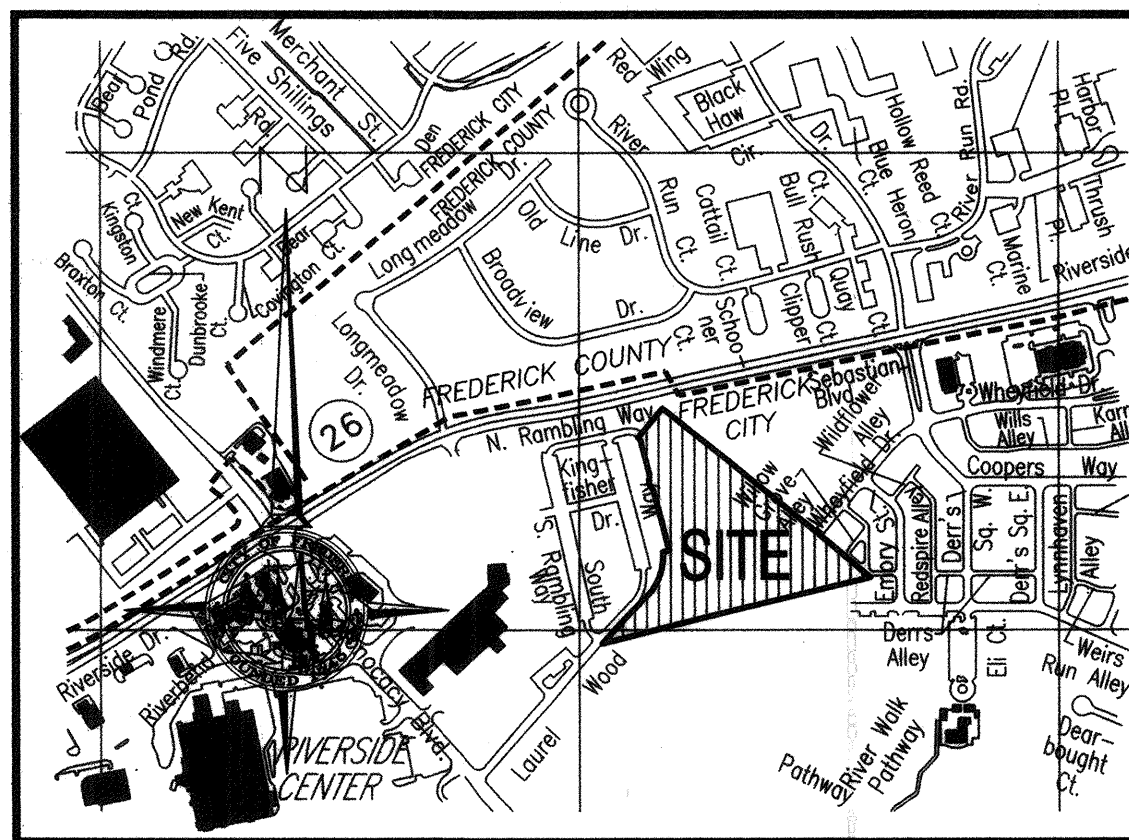
CONTRACT NO.	ALLOCATION	DATE
a. WSAC 03-39	1,125 gpd	06/11/03
b. WSAC 03-93	3,750 gpd	10/01/03
c. WSAC 04-25	4,750 gpd	05/19/04
d. WSAC 05-21	1,850 gpd	04/14/05
e. WSAC 05-68	2,250 gpd	03/20/06
f. WSAC 09-03	10,500 gpd	03/26/09

RECORDATION OF THIS FINAL PLAT DOES NOT CONSTITUTE A GUARANTEE OR ALLOCATION OF POTABLE WATER CAPACITY OR WASTEWATER TREATMENT CAPACITY TO SERVE THE DEVELOPMENT OF ALL THE LOTS SHOWN ON THIS PLAT, NOR DOES THE RECORDATION OF A LOT OR LOTS WITHOUT A WATER SERVICE CONTRACT ENTITLE THE OWNER TO A PREFERRED ALLOCATION STATUS AS PROVIDED IN SECTION 25-33.7.C.1 OF THE WATER ALLOCATION ORDINANCE. WATER ALLOCATION FOR THE LOTS UNDER THE AFOREMENTIONED WATER SERVICE CONTRACTS OR ANY SUBSEQUENT WATER ALLOCATIONS GRANTED BY THE CITY FOR THE REMAINING LOTS ON THIS PLAT, IF ANY, SHALL BE IN ACCORDANCE WITH AND SUBJECT TO THE PROVISIONS OF THE WATER ALLOCATION ORDINANCE NO. G-02-17, CODIFIED A 25-33 ET. SEQ. OF THE FREDERICK CITY CODE, AND THE ADMINISTRATIVE GUIDELINES MANUAL ADOPTED PURSUANT THERETO. IF A BUILDING PERMIT IS NOT ISSUED, A WATER AND SEWER TAP NOT PURCHASED, AND FOUNDATION CONSTRUCTION NOT COMMENCED ON A LOT WITHIN THE TIME PERIOD PROVIDED IN THE WATER SERVICE CONTRACT (AS IT MAY BE MODIFIED OR EXTENDED), THE POTABLE WATER SUPPLY CAPACITY ALLOCATION AND WASTEWATER TREATMENT CAPACITY FOR ANY LOT NOT IN COMPLIANCE WITH THE REQUIREMENTS LISTED HEREIN IS NO LONGER RESERVED, AND THE ABILITY TO PERMIT AND DEVELOP LOTS WILL BE DEPENDANT ON POTABLE WATER SUPPLY AND WASTEWATER TREATMENT CAPACITY AVAILABLE AT THE TIME OF BUILDING PERMIT APPLICATION. FEDERAL OR STATE ACTION, INCLUDING OPERATIONAL MORATORIA, MAY TEMPORARILY SUSPEND, DELAY OR OTHERWISE AFFECT AN ALLOCATION WHICH IS GRANTED.

10. AN EASEMENT FOR STORM WATER CONVEYANCE VIA A COMBINATION OF STORM DRAINAGE PIPES AND SWALES, AND PROVISIONS FOR STORMWATER QUANTITY MANAGEMENT VIA A PERMANENT POOL/WETLAND POND FOR STORMWATER DRAINAGE FROM PORTIONS OF MARYLAND ROUTE 26, THE MAIN FARM AND DEARBOUTH TO THE DEARBOUTH STORMWATER MANAGEMENT POND AND ACROSS THE MAIN FARM AND DEARBOUTH WAS GRANTED FROM AVEDEAR LIMITED PARTNERSHIP TO THE STATE HIGHWAY ADMINISTRATION AND NORTH FREDERICK LIMITED PARTNERSHIP BY DEED DATED AUGUST 28, 1995 RECORDED IN L. 2235, F. 1019. STORMWATER QUANTITY MANAGEMENT FOR THE MAIN FARM WAS WAIVED BY THE CITY ENGINEER ON 05/24/95. ACCESS TO THE EXISTING DEARBOUTH SWM POND #7 FROM THE EXISTING EASEMENT TRAVERSING THE PROPERTY WILL BE ABANDONED AND RELOCATED AND ALSO REPLACED WITH ACCESS VIA THE EXISTING DRAINAGE EASEMENT FROM NEW WHELFIELD DRIVE AS SHOWN HEREON.
11. THE APPLICANT WILL PAY \$8,000 AS THEIR PROPORTIONATE SHARE OF CONSTRUCTING A NEW TRAFFIC LIGHT AT MONOCACY BOULEVARD AND LAUREL WOOD WAY AT THE TIME OF THE FIRST BUILDING PERMIT APPLICATION TO THE CITY, AS BASED ON A TRAFFIC MITIGATION AGREEMENT DATED NOVEMBER 6, 2008 AND RECORDED IN DEED BOOK 7117 AT PAGE 426 ON NOVEMBER 14, 2008.
12. ON JULY 19, 2007, THE MAYOR AND BOARD OF ALDERMAN APPROVED THE DEFERRAL OF INSTALLATION OF A PORTION OF THE SIDEWALK ON LOT 1 CONTINGENT ON THE SIDEWALK BEING INSTALLED AT THE TIME OF DEVELOPMENT OF LOT 1 OR FIVE (5) YEARS FROM THE DATE OF FINAL PLAT FOR LOT 2, WHICHEVER OCCURS FIRST. SPECIFIC LANGUAGE AND CONDITIONS ARE OUTLINED IN THE DEFERRAL AGREEMENT DATED JULY 24, 2007 AND RECORDED ON AUGUST 7, 2007 IN DEED BOOK 6893 AT PAGE 0089.
13. THE APPLICANT WILL PROVIDE FOREST CONSERVATION THROUGH A COMBINATION OF ON-SITE AFFORESTATION AND OFF-SITE FOREST CONSERVATION; SEE FINAL FOREST CONSERVATION PLAN #PC08-254PF/FCP UNCONDITIONALLY APPROVED ON OCT. 14, 2008, AND FINAL FOREST CONSERVATION PLAN #08-422FCP UNCONDITIONALLY APPROVED ON OCTOBER 15, 2008, FOR DETAILS. SHORT-TERM MAINTENANCE AGREEMENT AND LONG-TERM PROTECTIVE AGREEMENTS ARE RECORDED IN L. 7523, F.373, 379, 382 AND 386.
14. CONDOMINIUM ASSOCIATION DOCUMENTS WILL BE APPROVED BY THE STATE OF MARYLAND AND RECORDED PRIOR TO THE SETTLEMENT OF INDIVIDUAL CONDOMINIUM UNITS AND REFERENCED ON THE CONDOMINIUM PLAT(S).
15. DEVELOPMENT OF THIS PROPERTY TO BE IN ACCORDANCE WITH A SITE PLAN ENFORCEMENT AGREEMENT DATED, AUGUST 27, 2008 AND RECORDED IN DEED BOOK 7105 AT PAGE 23 ON OCTOBER 24, 2008.

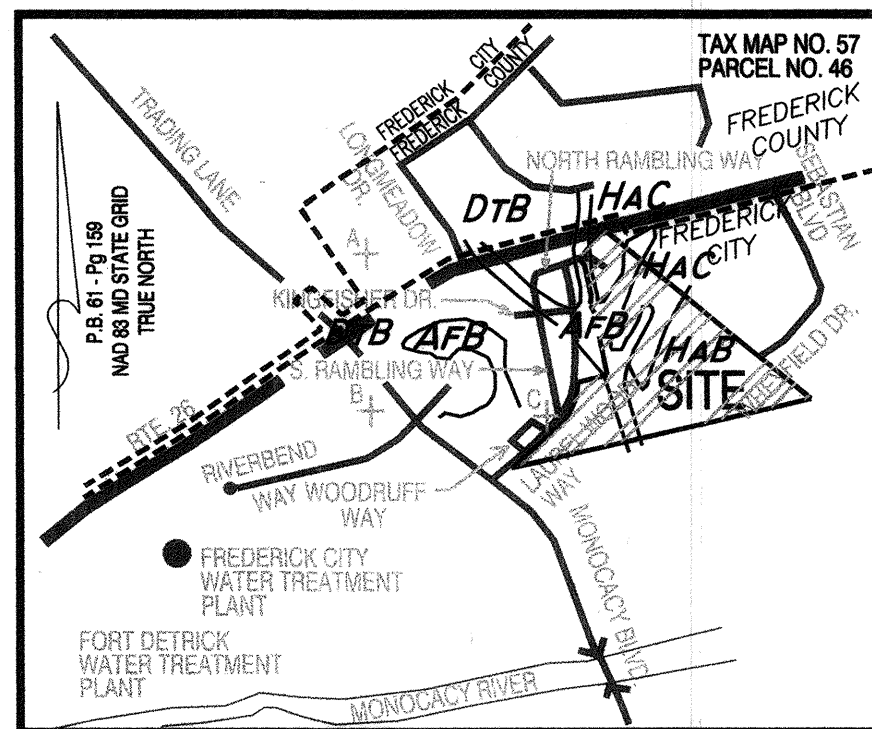
AREA SUMMARY

NUMBER OF LOTS:	2
AREA OF LOTS:	457,977 SF OR 10.5137 ACRES
AREA OF STREET DEDICATION:	25,099 SF OR 0.5762 ACRES
TOTAL AREA:	483,076 SF OR 11.0899 ACRES



VICINITY MAP

TAX MAP 57, PARCEL 46 SCALE: 1"=800'



SOILS MAP

SCALE: 1"=800'

APPROVED: FREDERICK COUNTY HEALTH DEPARTMENT PUBLIC WATER AND SEWER ARE IN CONFORMANCE WITH THE FREDERICK COUNTY MASTER WATER AND SEWER PLAN 12-9-2009 <i>G.R. Keller</i> DATE APPROVING AUTHORITY APPROVED: CITY OF FREDERICK PLANNING COMMISSION 12/11/09 DATE <i>Michael T. Wiley</i> CHAIRMAN OR SECRETARY	F.C.P.C. FILE NO. 12/14/09 DATE: 88 Plat Book: 53 Plat No.: NOTE: ALL APPROVALS ARE SUBJECT TO EXECUTIVE ORDER 1-02 AND THE WATER ALLOCATION ORDINANCE AND IN NO WAY IMPLY ALLOCATION OF WATER. THE OWNER/DEVELOPER PROCEEDS WITH ANY IMPROVEMENTS AT HIS/HER SOLE RISK.
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SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, INFORMATION, AND BELIEF, THAT THE PLAT SHOWN HEREON IS CORRECT; THAT IT IS A SUBDIVISION OF ALL OF THE LANDS CONVEYED BY THE CONVENTION OF THE PROTESTANT EPISCOPAL CHURCH OF THE DIOCESE OF MARYLAND TO MONOCACY PARK CONDOMINIUM, LLC (NOW KNOWN AS MONOCACY PARK LAND, LLC) BY DEED DATED NOVEMBER 15, 2006, AND RECORDED ON NOVEMBER 22, 2008 AMONG THE LAND RECORDS OF FREDERICK COUNTY, MARYLAND IN DEED BOOK 6327, PAGE 772; AND 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 CHAPTER 1016, ACTS OF 1945 AS ENACTED OR AMENDED SO FAR AS IT MAY CONCERN THE MAKING OF THIS SUBDIVISION PLAT AND THE SETTING OF THE MONUMENTS AND MARKERS HAVE BEEN COMPLIED WITH.

Michael T. Wiley
MICHAEL T. WILEY, PE, PROF. LS
MARYLAND PROFESSIONAL LAND SURVEYOR NO. 21084
FOR PIEDMONT DESIGN GROUP, LLC.
MARYLAND CORPORATE LAND SURVEYORS LICENSE NO. 21315

OWNER'S CERTIFICATION AND DEDICATION

WE MONOCACY PARK LAND, LLC (FORMERLY KNOWN AS MONOCACY PARK CONDOMINIUM, LLC), A MARYLAND LIMITED LIABILITY COMPANY, BY EDWARD E. WORMALD, GENERAL MANAGER, OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY ADOPT THIS PLAN OF SUBDIVISION, ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES, AND DEDICATE THE STREETS, ALLEYS, WALKS AND PARKS TO PUBLIC USE, HOWEVER, EXCEPTING FROM THIS DEDICATION ANY LANDS DESIGNATED "TWO FOOT RESERVATION", SUCH LANDS TO BE DEEMED TO BE DEDICATED AUTOMATICALLY AT SUCH TIMES AS STREET EXTENSIONS THERETO ARE DEDICATED IN ADJOINING PROPERTY.

THERE ARE NO SUITS OF ACTION, LEASES, LIENS, OR TRUSTS ON THE PROPERTY INCLUDED IN THIS PLAT OF SUBDIVISION, EXCEPT AN INDEMNITY DEED OF TRUST, SECURITY AGREEMENT, AND ASSIGNMENT OF CONTRACTS, LEASES AND RENTS WITH RAYMOND E. SCHISLER, CHRISTOPHER M. NEVIN, GEORGE E. DECKER, MARGARET C. DIAMOND, AND JANICE L. SMITH, TRUSTEES FOR THE BENEFIT OF PROVIDENT BANK, A MARYLAND BANKING CORPORATION DATED NOVEMBER 16, 2006 AND RECORDED AMONG THE LAND RECORDS OF FREDERICK COUNTY, MARYLAND IN DEED BOOK 6327, PAGE 777 ON NOVEMBER 22, 2006, AND ALL THE LIENORS AND OTHER PARTIES IN INTEREST THERETO HAVE BELOW INDICATED THEIR ASSENT TO THIS PLAN OF SUBDIVISION.

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 CHAPTER 1016, ACTS OF 1945 AS ENACTED OR AMENDED SO FAR AS IT MAY CONCERN THE MAKING OF THIS SUBDIVISION PLAT AND THE SETTING OF THE MONUMENTS AND MARKERS HAVE BEEN COMPLIED WITH.

PLANS FOR COMMUNITY WATER AND SEWER SYSTEMS FOR A POINT OF DISCHARGE HAVE BEEN APPROVED BY THE MARYLAND STATE DEPARTMENT OF THE ENVIRONMENT. THE 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.

MONOCACY PARK LAND, LLC

Edward E. Wormald 12/3/09
EDWARD E. WORMALD, GENERAL MANAGER DATE

Charles J. Symonds 12/3/09
WITNESS DATE

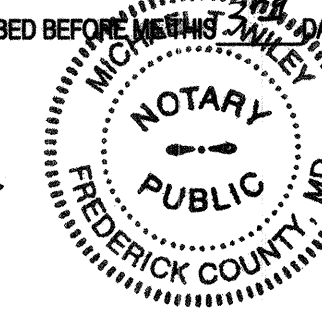
LIEN HOLDER'S CONSENT
M & T BANK, SUCCESSOR IN TRUST TO PROVIDENT BANK

Sheri L. Rowe 12-3-09
TRUSTEE SHERI L. ROWE DATE

THE OWNERS HAVE SWORN TO AND SUBSCRIBED BEFORE ME THIS DAY OF December, 2009.

Michael T. Wiley
NOTARY PUBLIC

MY COMMISSION EXPIRES: 10/28/2013



SHEET INDEX

NAME	PAGE
COVER SHEET	1 OF 5
OVERALL PLAN	2 OF 5
LOTS AND RIGHT-OF-WAY PLAN	3 OF 5
LOT 1 PLAN VIEW	4 OF 5
LOT 2 PLAN VIEW	5 OF 5

OWNER/DEVELOPER
MONOCACY PARK LAND, LLC.
5283 CORPORATE DRIVE
SUITE 300
FREDERICK, MARYLAND 21703
(301) 695-6614

DATE	REVISIONS
9/26/08	REV PER 5/19/08 CITY COMMENTS
12/12/08	REV PER 12/08/08 CITY COMMENTS
10/19/09	REV PER 12/17/08 CITY COMMENTS

COVER SHEET

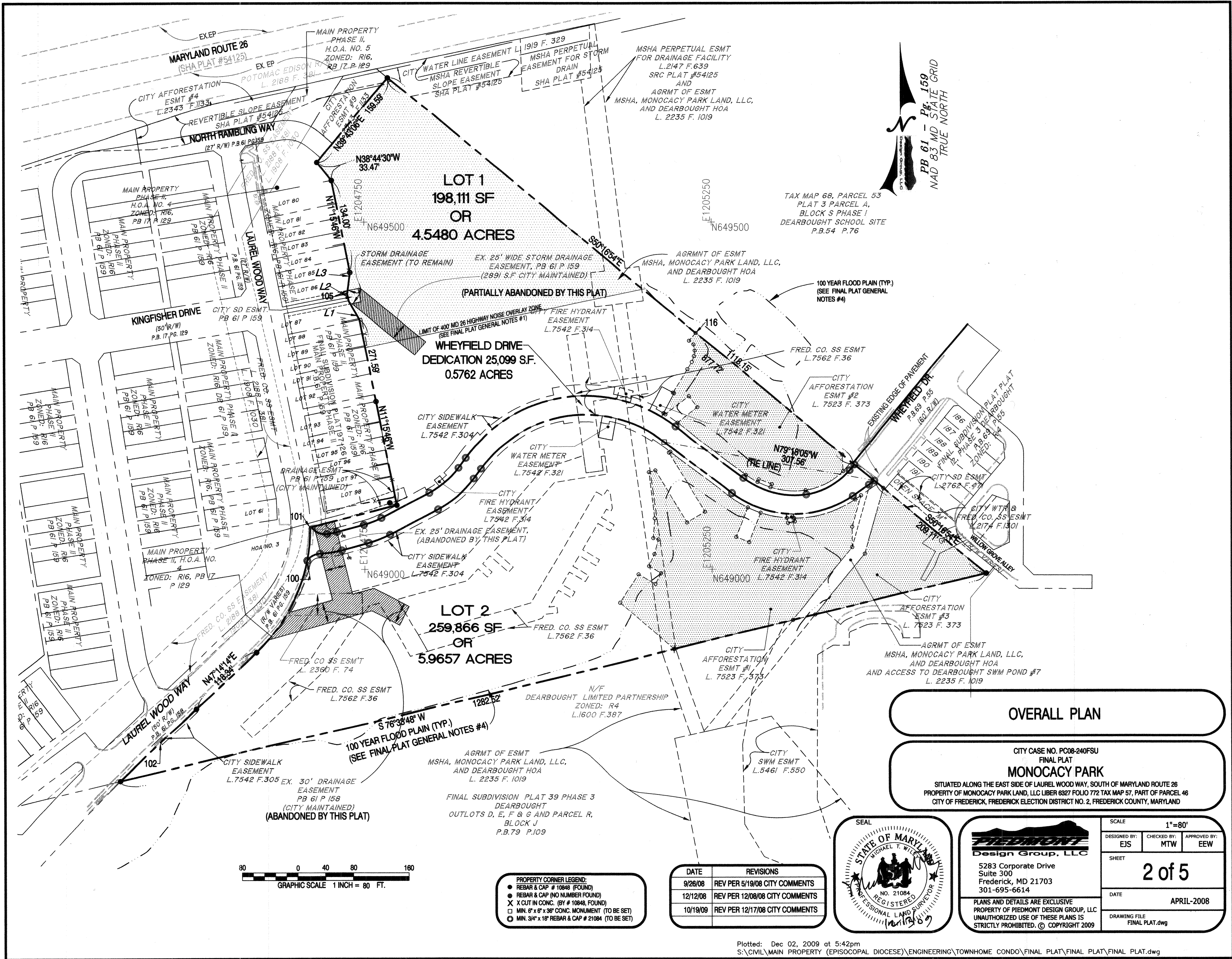
CITY CASE NO. PC08-240FSU
FINAL PLAT
MONOCACY PARK

SITUATED ALONG THE EAST SIDE OF LAUREL WOOD WAY, SOUTH OF MARYLAND ROUTE 26
PROPERTY OF MONOCACY PARK LAND, LLC LIBER 6327 FOLIO 772 TAX MAP 57, PART OF PARCEL 46
CITY OF FREDERICK, FREDERICK ELECTION DISTRICT NO. 2, FREDERICK COUNTY, MARYLAND



SCALE	AS-SHOWN
DESIGNED BY: EJS	CHECKED BY: MTW
APPROVED BY: EEW	
SHEET	1 of 5
DATE	APRIL-2008
DRAWING FILE	FINAL PLAT-18 X 24 COVER SHEET.dwg

12/14/09 P.B. 88 Pg. 53



OVERALL PLAN

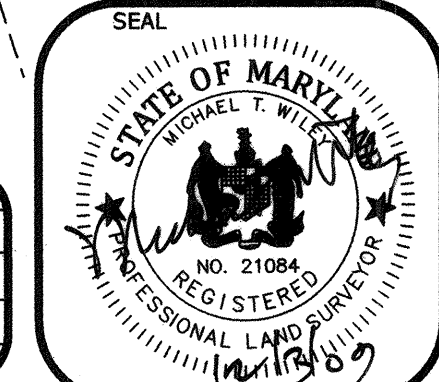
CITY CASE NO. PC08-240FSU
FINAL PLAT
MONOCACY PARK
SITUATED ALONG THE EAST SIDE OF LAUREL WOOD WAY, SOUTH OF MARYLAND ROUTE 26
PROPERTY OF MONOCACY PARK LAND, LLC LIBER 6327 FOLIO 772 TAX MAP 57, PART OF PARCEL 46
CITY OF FREDERICK, FREDERICK ELECTION DISTRICT NO. 2, FREDERICK COUNTY, MARYLAND



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

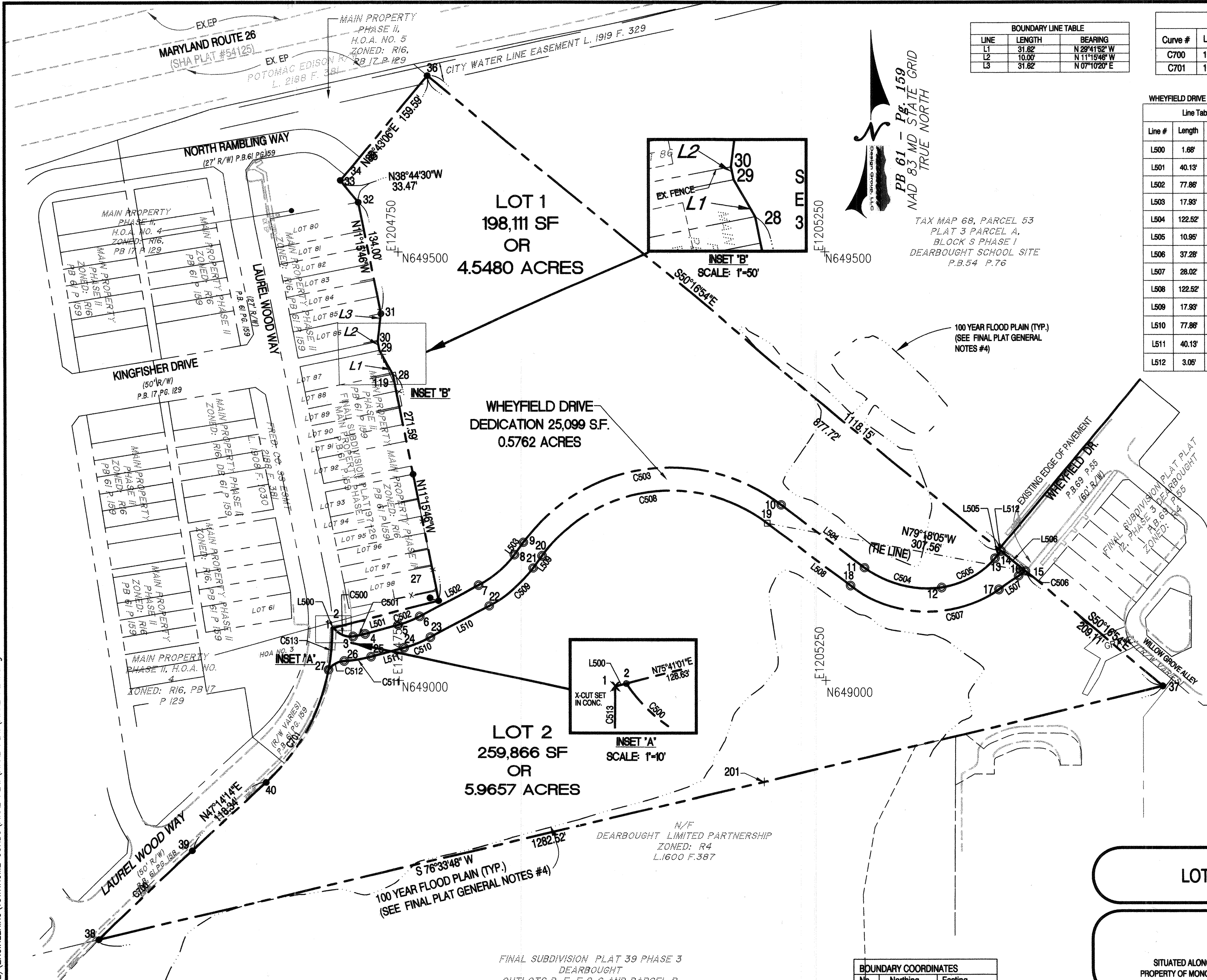
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UNAUTHORIZED USE OF THESE PLANS IS
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SCALE	1"=80'
DESIGNED BY:	EJS
CHECKED BY:	MTW
APPROVED BY:	EEW
SHEET	2 of 5
DATE	APRIL-2008
DRAWING FILE	FINAL PLAT.dwg



DATE	REVISIONS
9/26/08	REV PER 5/19/08 CITY COMMENTS
12/12/08	REV PER 12/08/08 CITY COMMENTS
10/19/09	REV PER 12/17/08 CITY COMMENTS

- PROPERTY CORNER LEGEND:
- REBAR & CAP # 10848 (FOUND)
 - REBAR & CAP (NO NUMBER FOUND)
 - X CUT IN CONC. (BY # 10848, FOUND)
 - MIN. 6" x 6" x 36" CONC. MONUMENT (TO BE SET)
 - MIN. 3/4" x 18" REBAR & CAP # 21084 (TO BE SET)



BOUNDARY LINE TABLE		
LINE	LENGTH	BEARING
L1	31.82	N 29° 41' 52" W
L2	10.00	N 11° 15' 46" W
L3	31.82	N 07° 10' 20" E

BOUNDARY CURVE TABLE						
Curve #	Length	Radius	Delta	Chord Length	Chord Bearing	Tangent
C700	152.51'	3673.53'	2° 22' 43"	152.50'	S 46° 03' 00" W	76.26'
C701	153.13'	242.57'	36° 10' 15"	150.80'	N 29° 09' 06" E	79.22'

WHEYFIELD DRIVE LINE TABLE		
Line #	Length	Direction
L500	1.68'	N 75° 41' 01" E
L501	40.13'	S 75° 06' 46" W
L502	77.86'	N 62° 21' 25" E
L503	17.93'	N 35° 56' 49" E
L504	122.52'	S 62° 40' 27" E
L505	10.95'	N 39° 33' 48" E
L506	37.28'	S 50° 16' 54" E
L507	28.02'	S 55° 41' 50" W
L508	122.52'	N 52° 40' 27" W
L509	17.93'	S 35° 56' 49" W
L510	77.86'	S 62° 21' 25" W
L511	40.13'	S 75° 06' 46" W
L512	3.05'	N 50° 16' 25" W

WHEYFIELD DRIVE CURVE TABLE						
Curve #	Length	Radius	Delta	Chord Length	Chord Bearing	Tangent
C500	26.13'	23.50'	63° 42' 29"	24.80'	S 66° 14' 15" E	
C501	14.41'	121.50'	6° 47' 44"	14.40'	N 78° 30' 38" E	
C502	27.05'	121.50'	12° 45' 21"	26.99'	N 68° 44' 05" E	
C503	340.50'	213.50'	91° 22' 44"	305.55'	S 81° 38' 11" W	
C504	95.90'	121.50'	45° 13' 21"	93.43'	S 75° 17' 08" E	
C505	73.13'	98.50'	42° 32' 24"	71.46'	N 60° 50' 00" E	
C506	9.92'	101.50'	5° 36' 08"	9.92'	N 52° 53' 46" E	
C507	185.65'	148.50'	71° 37' 43"	173.79'	S 88° 29' 19" E	
C508	297.44'	186.50'	91° 22' 44"	286.91'	S 81° 38' 11" W	
C509	68.45'	148.50'	26° 24' 36"	67.85'	N 49° 09' 07" E	
C510	33.06'	148.50'	12° 45' 21"	32.99'	N 68° 44' 05" E	
C511	32.05'	148.50'	12° 21' 57"	31.99'	N 81° 17' 45" E	
C512	21.62'	23.50'	52° 43' 06"	20.87'	S 61° 07' 10" W	
C513	48.01'	242.57'	11° 20' 28"	47.94'	N 5° 23' 45" E	

WHEYFIELD DRIVE R.O.W. COORDINATES		
No.	Northing	Easting
1	649060.7856	1204671.5926
2	649061.3965	1204673.9861
3	649060.7019	1204674.4702
4	649057.6167	1204688.0734
5	649060.6793	1204727.1085
6	649074.1758	1204842.9486
7	649110.2996	1204873.9767
8	649146.6061	1204884.9388
9	649161.1227	1204895.4651
10	649205.5661	1205197.7614
11	649131.2769	1205295.1889
12	649107.5460	1205385.5526
13	649142.3743	1205447.9556
14	649150.8197	1205454.9332
15	649126.9980	1205483.6079
16	649121.0134	1205475.6960
17	649105.2224	1205452.5496
18	649109.8065	1205278.8176
19	649184.0957	1205181.3900
20	649145.2727	1204917.3233
21	649130.7562	1204906.7969
22	649086.3815	1204855.4756
23	649050.2577	1204786.5037
24	649033.7620	1204729.2203
25	649030.5297	1204688.0226
26	649011.7412	1204666.8232

LOTS AND RIGHT-OF-WAY PLAN

CITY CASE NO. PC08-240FSU
FINAL PLAT

MONOCACY PARK

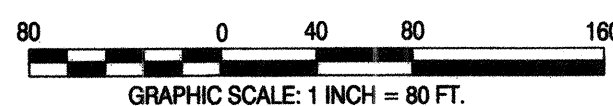
SITUATED ALONG THE EAST SIDE OF LAUREL WOOD WAY, SOUTH OF MARYLAND ROUTE 26
PROPERTY OF MONOCACY PARK LAND, LLC LIBER 6327 FOLIO 772 TAX MAP 57, PART OF PARCEL 46
CITY OF FREDERICK, FREDERICK ELECTION DISTRICT NO. 2, FREDERICK COUNTY, MARYLAND

BOUNDARY COORDINATES		
No.	Northing	Easting
27	649092.6000	1204796.2300
28	649358.9524	1204743.1840
29	649386.4192	1204727.5187
30	649396.2266	1204725.5656
31	649427.5992	1204729.5134
32	649559.0264	1204703.3454
33	649585.1243	1204682.3961
34	649591.7390	1204687.8913
35	649612.5152	1204705.1527
36	649707.8855	1204784.3808
37	648993.3682	1205644.4610
38	648695.3494	1204397.0507
39	648801.1933	1204506.8383
40	648881.5350	1204593.7218

DATE	REVISIONS
9/26/08	REV PER 5/19/08 CITY COMMENTS
12/12/08	REV PER 12/08/08 CITY COMMENTS
10/19/08	REV PER 12/17/08 CITY COMMENTS

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- REBAR & CAP # 10848 (FOUND)
 - REBAR & CAP (NO NUMBER FOUND)
 - ✕ X CUT IN CONC. (BY # 10848, FOUND)
 - MIN. 6" x 6" x 36" CONC. MONUMENT (TO BE SET)
 - MIN. 3/4" x 18" REBAR & CAP # 21084 (TO BE SET)

SETBACKS (AS SHOWN ON PLAT):
20' FRONT/STREET SIDE
10' SIDE YARD
30' REAR YARD



Piedmont Design Group, LLC
5283 Corporate Drive
Suite 300
Frederick, MD 21703
301-695-6614

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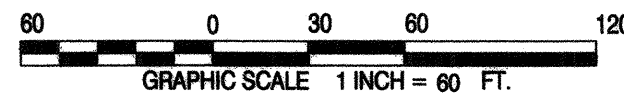
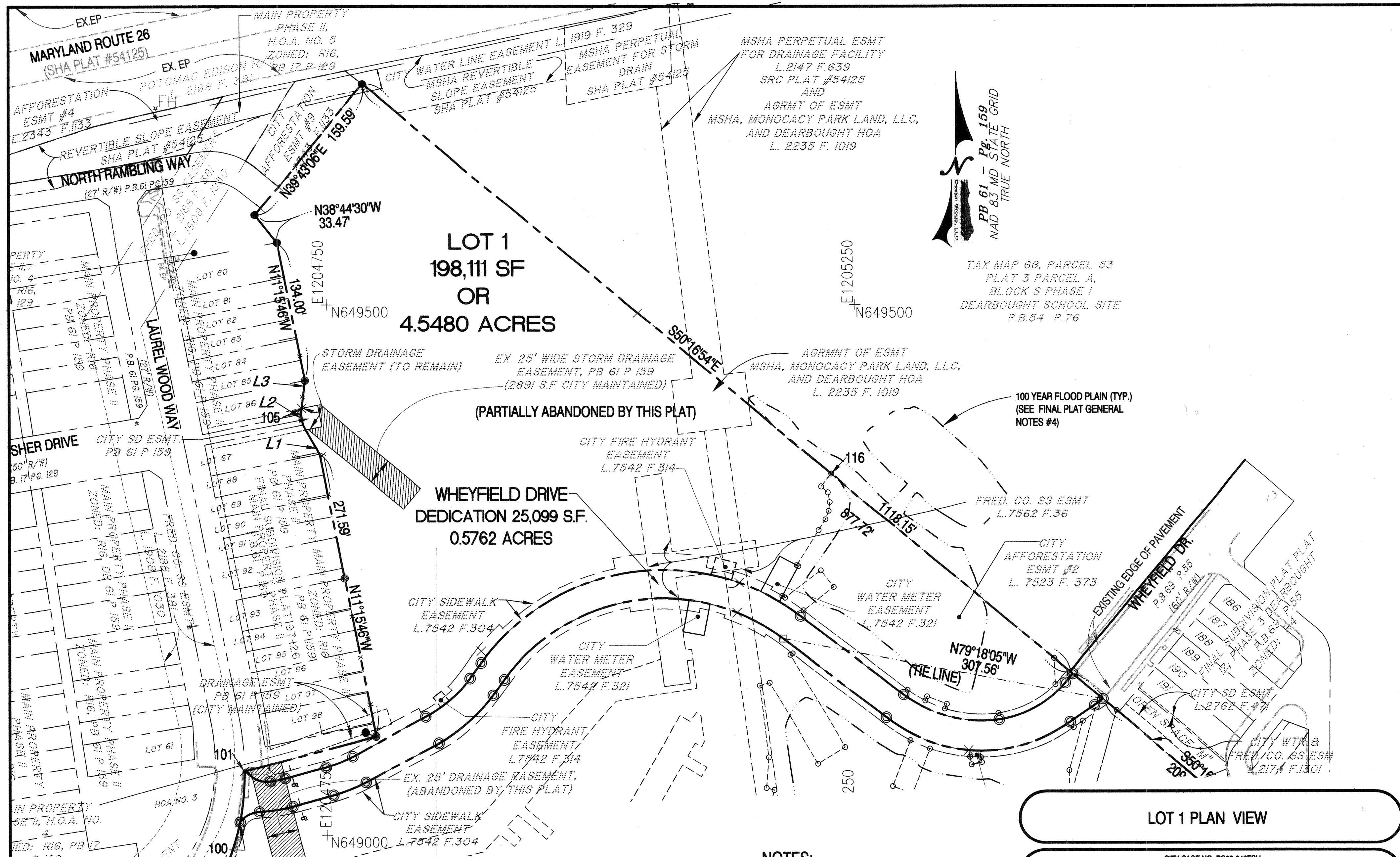
SCALE: 1"=80'

DESIGNED BY: EJS
CHECKED BY: MTW
APPROVED BY: EEW

SHEET: 3 of 5

DATE: APRIL-2008

DRAWING FILE: FINAL PLAT.dwg

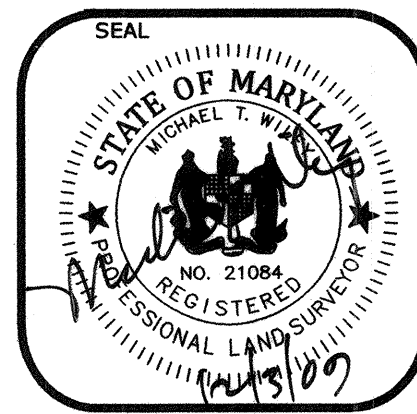


SETBACKS (AS SHOWN ON PLAT:
 20' FRONT/STREET SIDE
 10' SIDE YARD
 30' REAR YARD

- NOTES:**
- SEE SHEET 1 FOR FINAL PLAT GENERAL NOTES.
 - SEE SHEET 3 FOR OVERALL PLAT METES AND BOUNDARY COORDINATE DATA.

DATE	REVISIONS
9/26/08	REV PER 5/19/08 CITY COMMENTS
12/12/08	REV PER 12/08/08 CITY COMMENTS
10/19/09	REV PER 12/17/08 CITY COMMENTS

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 - MIN. 3/4" x 16" REBAR & CAP # 21084 (TO BE SET)



PIEDMONT
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SCALE	1"=60'
DESIGNED BY:	EJS
CHECKED BY:	MTW
APPROVED BY:	EEW
SHEET	4 of 5
DATE	APRIL-2008
DRAWING FILE	FINAL PLAT.dwg



20' FRONT/STREET SIDE
10' SIDE YARD
30' REAR YARD

1. SEE SHEET 1 FOR FINAL PLAT GENERAL NOTES.
2. SEE SHEET 3 FOR OVERALL PLAT METES AND BOUNDARY COORDINATE DATA.

PROPERTY CORNER LEGEND:

- REBAR & CAP # 10848 (FOUND)
- REBAR & CAP (NO NUMBER FOUND)
- X X CUT IN CONC. (BY # 10848, FOUND)
- MIN. 6" x 6" x 36" CONC. MONUMENT (TO BE SET)
- MIN. 3/4" x 18" REBAR & CAP # 21084 (TO BE SET)



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		APPROVED BY:	EEW
SHEET			
5 of 5			
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12/14/09 P.B. 88 Pg. 57