

N&E BALTIMORE 19 1289 HERCULENE 3-79 MC3099

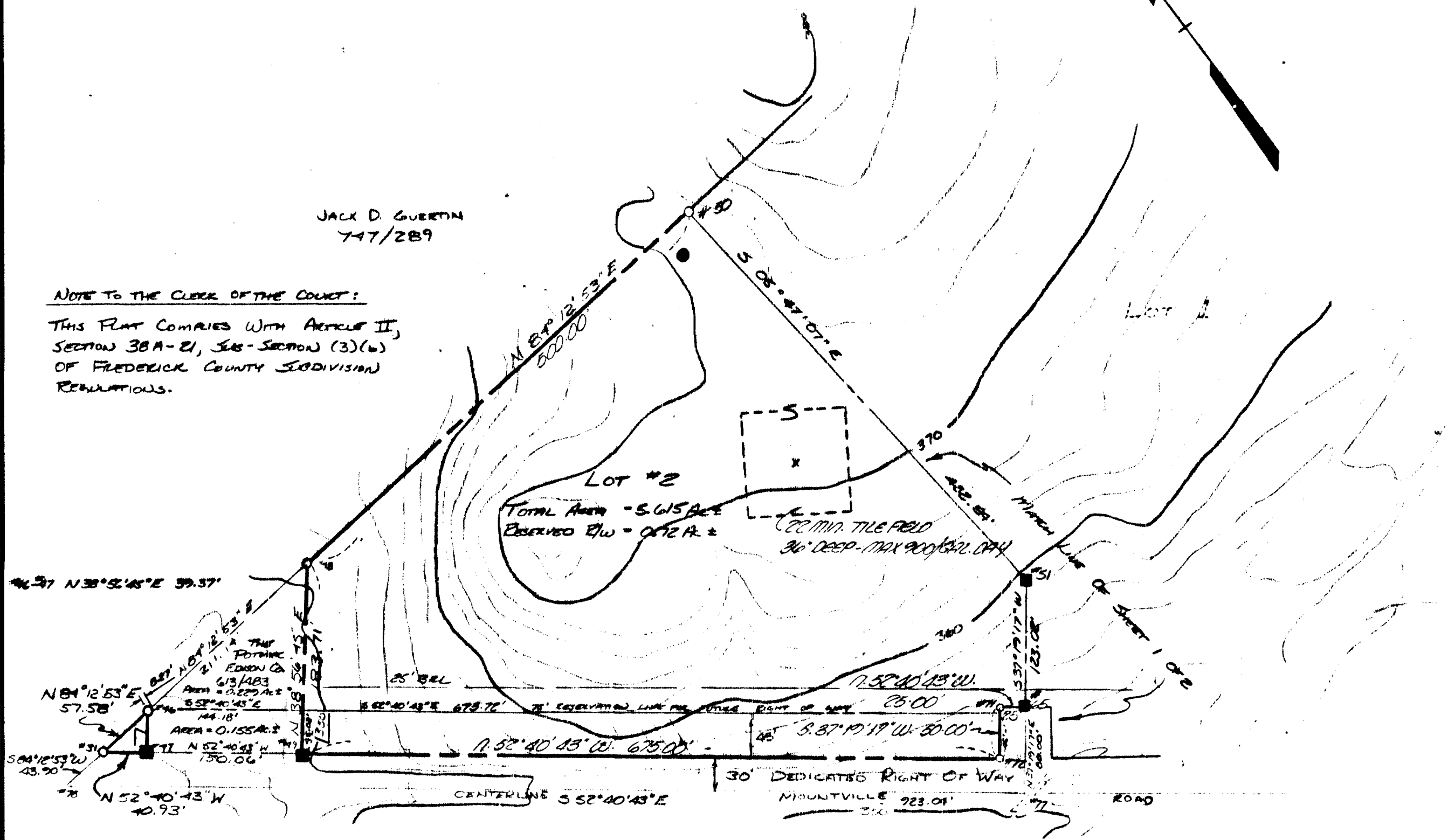
OUTLINE COORDINATES		
POINT	NORTHING	EASTING
31	6393.61	3232.65
46	6399.41	3289.94
17	6368.79	3265.20
18	6420.70	3500.01
50	6471.10	3977.46
51	5991.01	4046.10
65	5893.18	3971.58
49	6277.82	3584.53
71	5908.33	3951.64
72	5868.57	3921.32
77	5829.82	3923.01
78	6389.18	3188.97

CONC. MON.
CONC. MON.
CONC. MON.

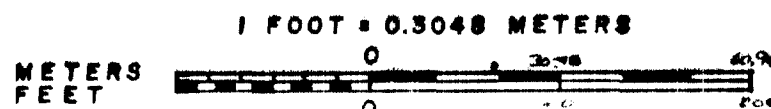
JACK D. GUERTIN
747/289

NOTE TO THE CLERK OF THE COURT:

THIS PLAT COMPLIES WITH ARTICLE II,
SECTION 38A-21, SUB-SECTION (3)(b)
OF FREDERICK COUNTY SUBDIVISION
REGULATIONS.

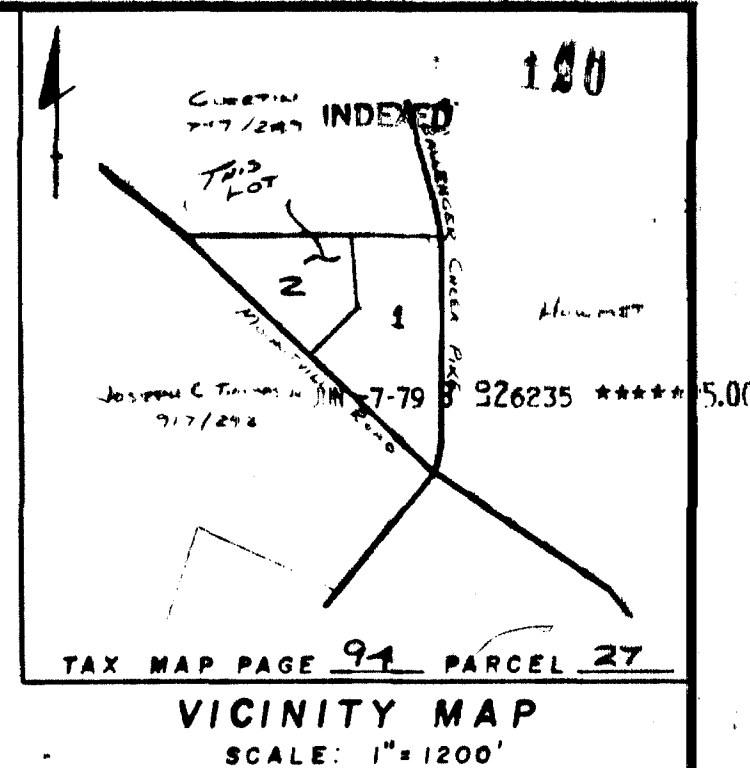


TOTAL AREA OF LOTS	5.615 ACRES
TOTAL DEDICATED AREA	0.653 ACRES
TOTAL AREA OTHER	0.384 ACRES
TOTAL AREA OF SUBDIVISION	6.652 ACRES
TOTAL NO. OF LOTS	1



NOTE: NO ACCESS IS ALLOWED EXCEPT AT
THE STREETS AS SHOWN.

GUARANTEES OF IMPROVEMENTS
APPROVED
DATE 5-29-79 RLS



OWNER'S CERTIFICATION AND
DEDICATION

We (I), JOSEPH C. THOMAS, JR. and DOROTHY B. THOMAS, owner(s) of the property shown and described hereon, hereby adopt this plan of sub-division, and in consideration of the approval of this Final Plat by the Planning Commission, establish the minimum building restriction lines; and dedicate the streets, walkways, and other easements, to public use, unless otherwise noted on this plat.

We (I) certify that there are no suits, actions of laws, leases, liens, mortgages, trusts, easements, or rights-of-way affecting the property included in this plan of subdivision, except as herein indicated: Mortgage Held By F&M Bank, and that the requirements of the Annotated Code of Maryland, Real Property Book, Title 3, Subtitle 1, Section 3-108, 1974 Edition, and as enacted or amended so far as it may concern the making of this plat and the setting of monuments and markers have been complied with.

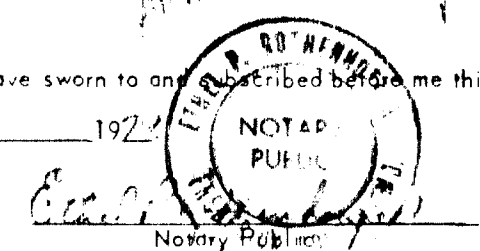
5-18-79
Date

JOSEPH C. THOMAS, JR. (OWNER)
Name And Title Of Signer

5-18-79

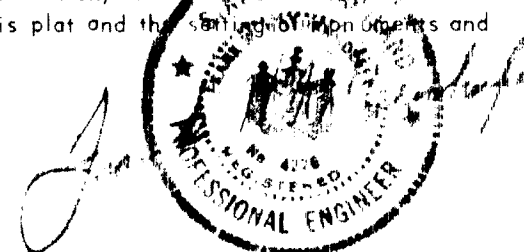
DOROTHY B. THOMAS (OWNER)

The owner(s) have sworn to and subscribed before me this 7th
day of May 1979



ENGINEERS CERTIFICATION

I hereby certify that the Final Plat shown hereon is correct; that it is a sub-division of A PART OF the lands conveyed, by deed dated JUNE 29, 1973, and recorded in the Land Records of FREDERICK COUNTY, in Liber 917, of Folio 292, and that the requirements of the Annotated Code of Maryland, Real Property Book, Title 3, Subtitle 1, Section 3-108, 1974 Edition, and as enacted or amended so far as it may concern the making of this plat and the setting of monuments and markers have been complied with.



ELECTION DISTRICT: BUCKEYSTOWN-1

APPROVED FREDERICK COUNTY PLANNING COMMISSION <u>Richard E. Greenfield</u> CHAIRMAN/SECRETARY DATE... <u>June 7, 1979</u>
APPROVED FREDERICK COUNTY DEPARTMENT OF HEALTH <u>Mark J. Schaefer, MD</u> APPROVING AUTHORITY DATE... <u>6/6/79</u>

- NOTES:
- The Frederick County Health Dept. reserves the right to require that water wells be drilled and a well completion certificate be submitted by the driller which notes a water yield suitable for domestic purposes, prior to Health Dept. approval of building and sewerage permits.
 - There must be gravity flow of sewerage to the entire septic area.
 - No buildings, wells or drives are allowed in the septic area.
 - A 6 ft. drainage and utility easement is reserved along all lot lines.
 - ZONED LI
 - * SIDE YARD IS EQUAL TO HEIGHT OF STRUCTURE
 - THIS LOT IS A LOT OF RECORD BECAUSE OF PUBLIC TAKING.

MINIMUM BUILDING RESTRICTION LINES FRONT 25' REAR 20' SIDE *
OWNERS OF MARYLAND FREDERICK COUNTY RECEIVED FOR RECORD JOSEPH C. THOMAS, JR. JUN 7 11 59 AM '79 LIBRARY 20 FOLIO 120 LAND 13 PHONE 301-874-2282 CHARLES D. APLER, CLERK

SHEET 2 OF 2
REVISIONS 4-25-79 1st Rev 6/14/79
SCALE: 1" = 100'

PRELIMINARY/FINAL SUBDIVISION PLAT OF BALLENGER INDUSTRIAL PARK SECTION I - LOT #2 SITUATE BALLENGER CREEK PINE & MOUNTVILLE ROAD FREDERICK COUNTY, MARYLAND	
ROTHENHOEFER ENGINEERS 102 WEST CHURCH STREET FREDERICK, MARYLAND 21701	DWG. NO. 781-108 GDW
DATE NOVEMBER 17, 1978	

M-1032 13 D13