OWNER'S DEDICATION

WE DO HEREBY CERTIFY, FOR OURSELVES AND OUR PERSONAL REPRESENTATIVES, HEIRS AND ASSIGNS, THAT WE ARE THE LEGAL AND TRUE OWNERS OF THE PROPERTY SHOWN AND DESCRIBED ON THIS PLAT AND THAT WE HEREBY ADOPT THE PLAN OF SUBDIVISION SHOWN HEREON, HEREBY DEDICATE TO PUBLIC USE ALL UTILITY AND DRAINAGE EASEMENT AREAS AND ALL ALLEY, STREET, AND ROAD RIGHTS-OF-WAY DESIGNATED ON THIS PLAT, HEREBY AGREE TO KEEP OPEN ALL SPACES AND RECREATION AREAS SHOWN HEREON AND HEREBY AGREE THAT SAID DEDICATIONS SHALL NOT IMPOSE ANY RESPONSIBILITY ON THE BOARD OF COUNTY COMMISSIONERS OF WASHINGTON COUNTY REGARDING THE SUBJECTS OF SUCH DEDICATIONS UNTIL LEGAL ACCEPTANCE THEREOF BY SAID BOARD, AND WE HEREBY RESERVE THE FEE SIMPLE TITLE TO THE LAND UNDERLYING SAID EASEMENTS, RIGHTS-OF-WAY, OPEN SPACES AND RECREATION AREAS, AND WITH REGARD TO SAID EASEMENTS AND RIGHTS-OF-WAY, HEREBY AGREE TO CONVEY THE SAME TO SAID BOARD, FOR THE USE OF SAID WASHINGTON COUNTY, WITHOUT CONSIDERATION, UPON THE LEGAL ACCEPTANCE OF SAID EASEMENTS AND/OR RIGHTS-OF-WAY BY SAID BOARD.

THIS DEED AND AGREEMENT OF DEDICATION SHALL BE BINDING UPON OUR GRANTEES, ASSIGNS, SUCCESSORS, HEIRS AND PERSONAL REPRESENTATIVES.

THERE ARE NO SUITS, ACTIONS AT LAW, LEASES, LIENS, MORTGAGES, TRUSTS, EASEMENTS OR RIGHTS-OF-WAY AFFECTING THE PROPERTY INCLUDED IN THIS PLAN OF SUBDIVISION EXCEPT THE FOLLOWING:

WE ALSO CERTIFY THAT THE COMMUNITY WATER AND/OR COMMUNITY SEWERAGE SYSTEM PROPOSED FOR THIS SUBDIVISION WILL BE AVAILABLE TO ALL LOTS OFFERED FOR SALE. WE ALSO CERTIFY THAT PLANS FOR THE COMMUNITY WATER SUPPLY AND/OR COMMUNITY SEWERAGE SYSTEM FACILITIES, INCLUDING ANY NECESSARY POINT OF DISCHARGE HAVE BEEN APPROVED BY THE DEPARTMENT OF HEALTH AND MENTAL HYGIENE.

AND ALL PARTIES HAVING AN INTEREST THEREIN HAVE HEREUNTO AFFIXED THEIR SIGNATURES INDICATING THEIR ASSENT TO THIS PLAN OF SUBDIVISION.

WE DO HEREBY ASSENT TO THIS PLAN OF SUBDIVISION.

WITNESS OUR HANDS AND SEALS THIS 18 DAY OF January, 2006

WITNESS: [signature] VALLEY WORLD, INC.

LEGEND

- EXISTING DRAINAGE EASEMENT
- UTILITY EASEMENT
- EXISTING UTILITY EASEMENT (TO BE RELOCATED)
- EXIST. ACCESS EASEMENT
- RELOCATED WATERLINE EASEMENT
- SHARED ACCESS EASEMENT
- SHARED PARKING EASEMENT
- EXIST. ACCESS EASEMENT (TO BE ABANDONED)

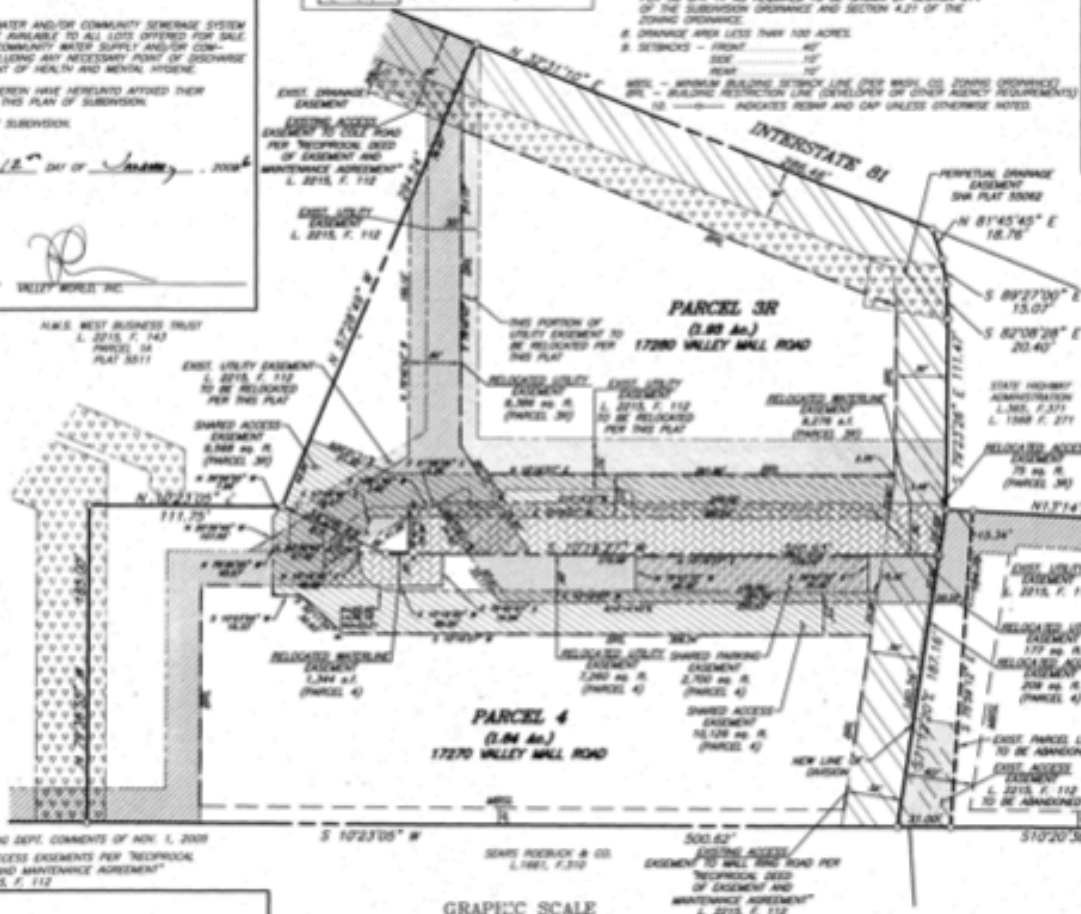
NOTES:

1. BEARINGS AND DISTANCES ARE IN AGREEMENT WITH A RECENT SURVEY BY FOX & ASSOCIATES, INC.
2. ZONING – "M-1" – HIGHWAY INTERCHANGE
3. A TEN (10) FOOT EASEMENT FOR UTILITIES AND DRAINAGE TO BE DEDICATED ALONG THE INTERIOR OF ALL FRONT LOT LINES.
4. A EIGHT (8) FOOT EASEMENT FOR ALL UTILITIES AND DRAINAGE TO BE DEDICATED ALONG THE INTERIOR OF ALL SIDE AND REAR LOT LINES EXCEPT THE SIDE LINES WHERE A COMMON PARTY WALL EXISTS.
5. PARCEL TO BE SERVED BY PUBLIC WATER PROVIDED BY CITY OF HAGERSTOWN WATER & SEWER DEPT. AND PUBLIC SEWER PROVIDED BY WASH. CO. DEPT OF WATER QUALITY.
6. ADDRESS NUMBERS SHOWN ARE BASED ON THE ENTRANCE LOCATIONS SHOWN ON "PRELIMINARY PLAT/SITE PLAN, SPRING HILL SUITES & COURTYARD BY MARRIOTT". ENTRANCES ARE CONSTRUCTED AT A DIFFERENT LOCATION, THE ADDRESS FOR THAT LOT IS VOID, AND THE OWNER/DEVELOPER OF THE LOT MUST REAPPLY TO THE WASHINGTON COUNTY PLANNING COMMISSION FOR A NEW ADDRESS ASSIGNMENT.
7. THERE ARE NO FLOODPLAINS, STEEP SLOPES, STREAMS AND RELATED BUFFERS, OR HABITAT OF THREATENED OR ENDANGERED SPECIES IDENTIFIED BY THE U.S. FISH AND WILDLIFE SERVICE PER 32 CFR 17 AS REQUIRED TO BE SHOWN BY SECTION 314 OF THE SUBDIVISION ORDINANCE AND SECTION 4.21 OF THE ZONING ORDINANCE.
8. DRAINAGE AREA LESS THAN 100 ACRES.
9. SETBACKS – FRONT ..... 40'
   SIDE ..... 10'
   REAR ..... 10'

MBSL – MINIMUM BUILDING SETBACK LINE (PER WASH. CO. ZONING ORDINANCE)
BRL – BUILDING RESTRICTION LINE (DEVELOPER OR OTHER AGENCY REQUIREMENTS)
10. ——— INDICATES REBAR AND CAP UNLESS OTHERWISE NOTED.

VICINITY MAP

SCALE: 1" = 2000'
TAX MAP 48 GRID 18 PARCEL 595



NOTES (CONT'D):

11. "PRELIMINARY PLAT/SITE PLAN FOR SPRINGHILL SUITES & COURTYARD BY MARRIOTT" (PSP-05-004) WAS APPROVED BY THE WASH. CO. PLANNING COMMISSION FOR DEVELOPMENT OF PARCEL 3R & 1-A. A SITE PLAN SHALL BE SUBMITTED TO AND APPROVED BY THE PLANNING COMMISSION PRIOR TO ANY DEVELOPMENT OF LOT 5.
12. WASHINGTON COUNTY PLANNING COMMISSION (V-01-009) VARIANCE FROM SECTION 405.11.B TO CREATE COMMERCIAL LOT WITHOUT PUBLIC ROAD FRONTAGE APPROVED MAY 7, 01
13. A DEED OF EASEMENT TO GRANT UNTO VALLEY WORLD, INC. A PERMANENT, NON-EXCLUSIVE RIGHT-OF-WAY OR EASEMENT OVER THE MALL RING ROAD, FROM CROWN AMERICAN ACQUISITION ASSOCIATES L.L.P. AND PAULMARD PROPERTIES CO., INC. TO VALLEY WORLD, INC. DATED APRIL 17, 2000 HAS BEEN RECORDED AMONG THE LAND RECORDS OF WASHINGTON COUNTY, MARYLAND IN LIBER 1567 FOLIO 648
14. WASHINGTON COUNTY BOARD OF ZONING APPEALS AP 2001-063 VARIANCE TO UTILIZE AN EXISTING FREESTANDING SIGN FOR A DUAL PURPOSE OUTDOOR ADVERTISING SIGN, APPROVED 6/18/01
15. REQUIREMENTS OF THE WASH. CO. FOREST CONSERVATION ORDINANCE HAVE BEEN SATISFIED BY PAYMENT-IN-LIEU.
16. PARCELS 3R & 4 ARE A RESUBDIVISION OF LOT 3 AS SHOWN ON PLAT 2727.

REVISIONS

NOV. 11, 2005 — REVISED PER PLANNING DEPT. COMMENTS OF NOV. 1, 2005
JAN. 16, 2006 — REVISED UTILITY & ACCESS EASEMENTS PER "RECIPROCAL DEED OF EASEMENT AND MAINTENANCE AGREEMENT" RECORDED AT L. 2215, F. 112

CERTIFICATE OF APPROVAL

FINAL APPROVAL GRANTED WASHINGTON COUNTY PLANNING COMMISSION

DATE 2/16/06 BY: [signature] EXECUTIVE DIRECTOR

SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY THAT THE PLAN SHOWN HEREON IS CORRECT, THAT SUBDIVISION OF PART OF THE LANDS CONVEYED TO VALLEY WORLD, RECORDED AT LIBER 354 FOLIO 637 AMONG THE LAND RECORDS OF COUNTY, MARYLAND

1-12-06 [signature] MARYLAND R.L.S. No. 10812 R.P.L.S.

CERTIFICATE OF APPROVAL OF COMMUNITY WATER AND/OR SEWERAGE SYSTEM

I HEREBY CERTIFY THAT THE USE OF THE COMMUNITY WATER AND/OR COMMUNITY SEWERAGE SYSTEM FOR THIS SUBDIVISION IS IN CONFORMANCE WITH THE COUNTY WATER AND SEWERAGE [signature]

2/3/06 COUNTY HEALTH OFFICER

GRAPHIC SCALE

(IN FEET)
1 inch = 50 ft.

PLAT NO. 8591
DATE FEB 17 2006
WASHINGTON COUNTY

FINAL PLAT

PARCELS 3R & 4, AND LOT 5 LANDS OF
VALLEY WORLD, INC.

WASHINGTON COUNTY, MARYLAND

S-05-148

OWNER/DEVELOPER

VALLEY WORLD, INC.(or their assigns)
P.O. BOX 278
MONROVIA, MARYLAND 21770
PHONE: (301) 695-0600

DRAWN BY: M.B.J.	DATE: JUNE, 2005	FOX & ASSOCIATES, INC. ENGINEERS • SURVEYORS • PLANNERS 301 MT. AETNA ROAD HAGERSTOWN, MARYLAND 21740 PHONE: (301)733-8503 FAX: (301)733-1653 — 80 WORMAN'S MILL CT. STE. "B" FREDERICK, MARYLAND 21701 PHONE: (301)695-0800 FAX: (301)293-8009	DISTRICT 20
CHECKED BY: R.E.T.	DATE: JUNE, 2005		TAX MAP No. 48
SCALE: 1"=50'			DWG. No. C - 2588

P120005 MSA SSU 1255 7319

WASHINGTON COUNTY CIRCUIT COURT (Subdivision Plats, WA) Plat 8597, MSA_S1255_7319. Date available 2006/02/07. Printed 05/17/2019.