

MARYLAND STATE GRID MD 83/91

**COORDINATE TABLE**

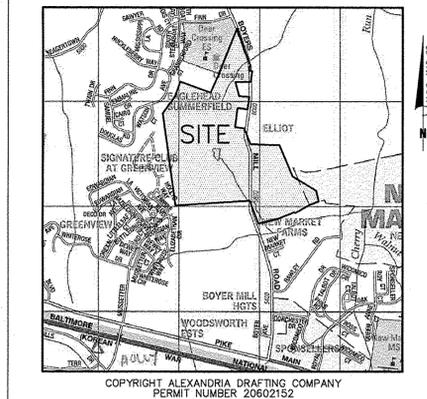
NO.	NORTHING	EASTING
211	628911.5240	1229227.7680
239	629590.0290	1231992.7530
240	629552.2205	1232054.3855
241	629260.3118	1232550.6425
242	629009.0813	1232611.3184
243	628920.5993	1232590.5356
244	628741.2767	1232063.6855
245	628752.8070	1232025.3820
246	628604.9260	1231663.3740
247	628497.8586	1231185.3313
254	629024.0741	1230983.5540

**LINE TABLE**

LINE	BEARING	DISTANCE
L10	S 58°52'28" E	73.14'
L11	N 73°12'47" W	39.92'

**AREA TABULATION**

CHARLYN, LLC  
TAX MAP 79, PARCEL 29  
7,445,106 S.F. OR 170.9161 AC ±



**VICINITY MAP**  
SCALE: 1"=200'

MATCHLINE SHEET 1

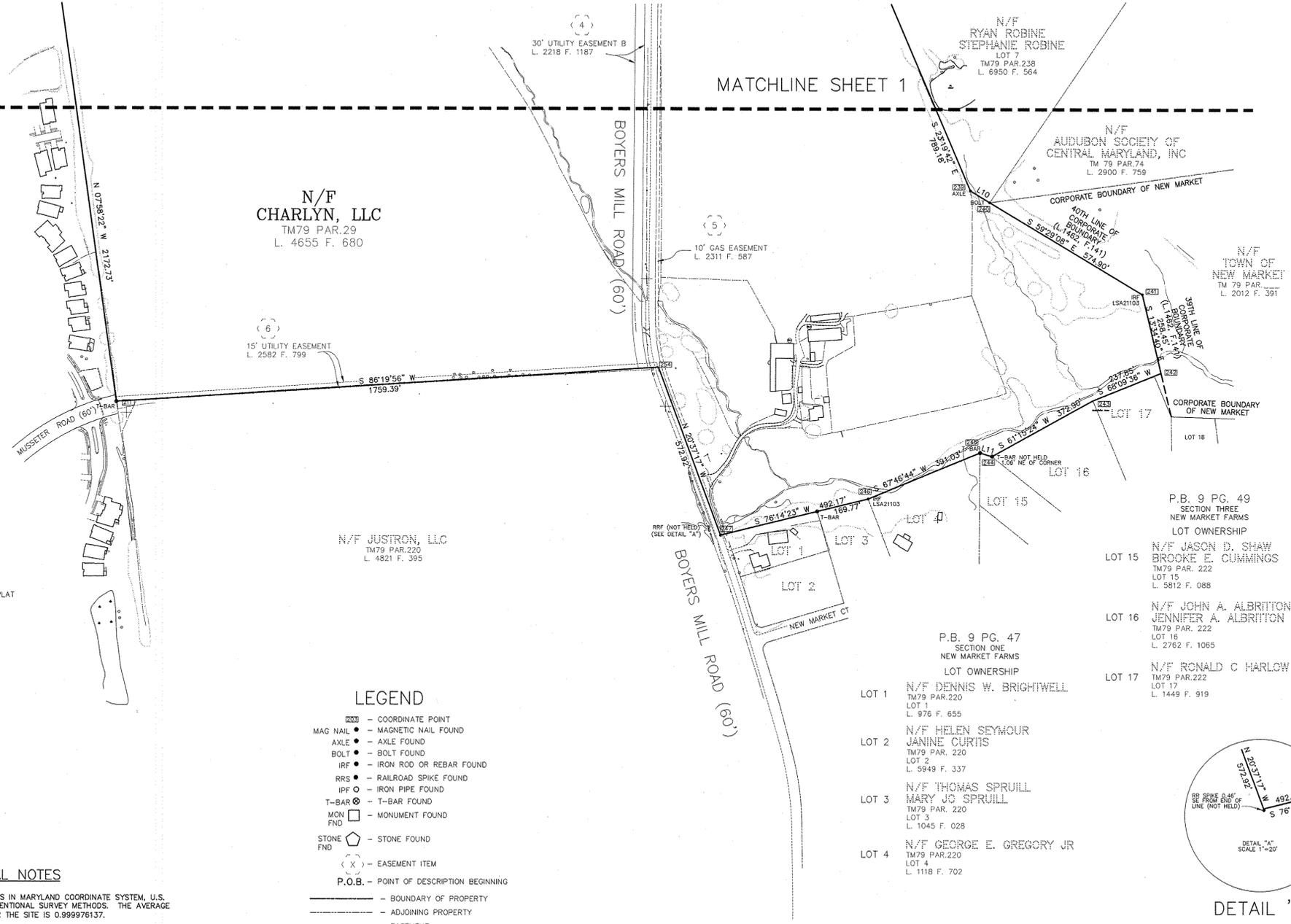
MATCHLINE SHEET 1

P.B. 80 PG. 54  
PRELIMINARY CONDOMINIUM STAGING PLAT  
PHASE 1 - STAGES 1 THRU 39  
SHEET 1 OF 2  
SIGNATURE CLUB AT  
GREENVIEW CONDOMINIUM

N/F  
**CHARLYN, LLC**  
TM79 PAR.29  
L. 4655 F. 680

N/F JUISTRON, LLC  
TM79 PAR.220  
L. 4821 F. 395

P.B. 80 PG. 54  
PRELIMINARY CONDOMINIUM STAGING PLAT  
PHASE 1 - STAGES 1 THRU 39  
SHEET 1 OF 2  
SIGNATURE CLUB AT  
GREENVIEW CONDOMINIUM



**EASEMENTS**

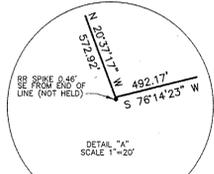
- EASEMENTS PERTAINING TO LANDS OF CHARLYN, LLC (TAX MAP 79, PARCEL 29, LIBER 4655, FOLIO 680) AND LISTED IN ABSTRACT OF TITLE #212-0121-VK PROVIDED BY SEVERN, O'CONNOR & KRESSLEIN, P.A.:
- RIGHT TO CONSTRUCT, OPERATE AND MAINTAIN LINES FOR ELECTRICAL CURRENT AND TELEPHONE GRANTED TO POTOMAC EDISON COMPANY BY DEED DATED JULY 5, 1940 AND RECORDED IN LIBER 425 AT FOLIO 121. EASEMENT MAY AFFECT THE SURVEYED PROPERTY BUT DOES NOT CONTAIN SUFFICIENT INFORMATION TO PLOT.
  - RIGHT TO CONSTRUCT, OPERATE AND MAINTAIN LINES (ONE POLE AND ANCHOR) FOR ELECTRICAL CURRENT AND TELEPHONE GRANTED TO POTOMAC EDISON COMPANY BY DEED DATED SEPTEMBER 25, 1941 AND RECORDED IN LIBER 431 AT FOLIO 006. EASEMENT MAY AFFECT THE SURVEYED PROPERTY BUT DOES NOT CONTAIN SUFFICIENT INFORMATION TO PLOT.
  - RIGHT-OF-WAY TO CONSTRUCT, OPERATE AND MAINTAIN LINES FOR ELECTRICAL CURRENT GRANTED TO POTOMAC EDISON COMPANY BY AGREEMENT DATED JUNE 2, 1971 AND RECORDED IN LIBER 852 AT FOLIO 632. EASEMENT MAY AFFECT THE SURVEYED PROPERTY BUT DOES NOT CONTAIN SUFFICIENT INFORMATION TO PLOT. POLES TO BE RELOCATED WHERE NECESSARY TO CONFORM TO FUTURE BUILDING OPERATIONS.
  - 30' EASEMENT FOR WATER MAIN AND/OR SANITARY SEWER LINE GRANTED TO THE BOARD OF COUNTY COMMISSIONERS OF FREDERICK COUNTY, MARYLAND BY DEED DATED JANUARY 5, 1995 AND RECORDED IN LIBER 2218 AT FOLIO 1187. EASEMENT AFFECTS THE SURVEYED PROPERTY AND IS SHOWN ON THE SURVEY.
  - 10' EASEMENT FOR GAS LINE GRANTED TO FREDERICK GAS COMPANY, DIVISION OF WASHINGTON GAS LIGHT COMPANY, BY DEED DATED MARCH 3, 1997 AND RECORDED IN LIBER 2311 AT FOLIO 587. EASEMENT AFFECTS THE SURVEYED PROPERTY AND IS SHOWN ON THE SURVEY.
  - 15' EASEMENT FOR WATER MAIN AND/OR SANITARY SEWER LINE GRANTED TO THE BOARD OF COUNTY COMMISSIONERS OF FREDERICK COUNTY, MARYLAND BY DEED DATED MAY 19, 1999 AND RECORDED IN LIBER 2582 AT FOLIO 799. EASEMENT AFFECTS THE SURVEYED PROPERTY AND IS SHOWN ON THE SURVEY.
  - COMMON DRIVEWAY EASEMENT SHOWN ON PLAT ENTITLED "COMBINED PRELIMINARY/FINAL PLAT - SECTION I LOT 1 - CHARLYN FARMS" DATED DECEMBER 4, 1992 AND RECORDED IN PLAT BOOK 51 AT PAGE 169. EASEMENT SHOWN AFFECTS THE SURVEYED PROPERTY AND IS SHOWN ON THE SURVEY.
  - COMMON DRIVEWAY SHOWN ON PLAT ENTITLED "COMBINED PRELIMINARY/FINAL PLAT - SECTION I LOT 2 - CHARLYN FARMS" DATED JUNE 18, 1997 AND RECORDED IN PLAT BOOK 62 AT PAGE 51. EASEMENT AFFECTS THE SURVEYED PROPERTY AND IS SHOWN ON THE SURVEY.

**LEGEND**

- 203 - COORDINATE POINT
- MAG NAIL - MAGNETIC NAIL FOUND
- AXLE - AXLE FOUND
- BOLT - BOLT FOUND
- IRF - IRON ROD OR REBAR FOUND
- RRS - RAILROAD SPIKE FOUND
- IPF - IRON PIPE FOUND
- T-BAR - T-BAR FOUND
- MON - MONUMENT FOUND
- FND - FOUND
- STONE - STONE FOUND
- FND - FOUND
- (X) - EASEMENT ITEM
- P.O.B. - POINT OF DESCRIPTION BEGINNING
- - BOUNDARY OF PROPERTY
- - - - - ADJOINING PROPERTY
- - - - - EASEMENT

**GENERAL NOTES**

- THE SURVEY DATUM FOR THIS PLAT IS IN MARYLAND COORDINATE SYSTEM, U.S. SURVEY FEET, BASED ON GPS AND CONVENTIONAL SURVEY METHODS. THE AVERAGE COMBINED SCALE/ELEVATION FACTOR FOR THE SITE IS 0.999976137.
- ADJACENT OWNER INFORMATION WAS RESEARCHED ON THE MARYLAND DEPARTMENT OF ASSESSMENT AND TAXATION WEBSITE ON JULY 28, 2012.
- THE TOPOGRAPHY SHOWN IS TAKEN FROM AN AERIAL SURVEY PERFORMED BY MCKENZIE SNYDER, INC., ON MARCH 16, 2012.
- ALL PROPERTY CORNER MONUMENTATION FOUND WAS HELD UNLESS OTHERWISE SHOWN HEREON.
- THE PROPERTY SHOWN HEREON IS IN ZONE X (UNSHADED), AN AREA DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN AS SHOWN ON FEMA FIRM MAP NUMBER 24021C0320D, EFFECTIVE DATE SEPTEMBER 19, 2007.



**DETAIL "A"**

**ANNEXATION BOUNDARY PLAT**

LANDS OF  
**CHARLYN, LLC**  
LIBER 4655, FOLIO 680  
TAX MAP 79, PARCEL 29

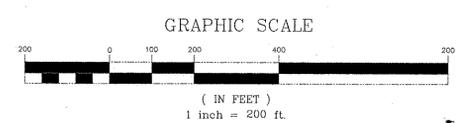
ELECTION DISTRICT NO. 9 FREDERICK COUNTY, MD  
SCALE: 1"=200' DATE: SEPTEMBER, 2012

REVISION

**SURVEYOR'S CERTIFICATE**

THE UNDERSIGNED, BEING A LICENSED SURVEYOR PERSONALLY PREPARED OR WAS IN RESPONSIBLE CHARGE OF THE PREPARATION AND THE SURVEY WORK REFLECTED ON THIS PLAT, IN COMPLIANCE WITH THE REQUIREMENTS SET FORTH IN "COMAR" TITLE 09, SUBTITLE 13, CHAPTER 08, REGULATION 12.

*Tristan Stewart*  
BY: TRISTAN STEWART  
PROFESSIONAL LAND SURVEYOR  
MARYLAND REGISTRATION NO. 21306  
EXPIRES ON 06/26/2016  
DATE: 09/22/15



**Bowman CONSULTING**  
Bowman Consulting Group, Ltd.  
2520 RIVA ROAD  
SUITE 200  
ANNAPOLIS, MARYLAND 21401  
www.bowmanconsulting.com  
Phone: (410) 224-7590 Fax: (410) 224-7592

DWG: P16752 Smith Case Feasibility/07-01-02 (SRT)/Survey/Type Boundary/07-01-ANNEX-SHT.dwg BY: KB CHK:  
BCG PROJECT NO: 6767-01-002 TASK:00001 COUNTY REF NO: SHEET 2 OF 2

6767-D-BP-001