EASEMENTS

EASEMENTS PERTAINING TO LANDS OF JUSTRON, LLC (TAX MAP 79, PARCEL 213, LIBER 4821, FOLIO 395) AND LISTED IN ABSTRACT OF TITLE #Z12-0122-VK PROVIDED BY SEVERN, O'CONNOR & KRESSLEIN, P.A.:

(1) 1. 16.5' WIDE EASEMENT AND RIGHT-OF-WAY TO CONSTRUCT, OPERATE, MAINTAIN REPLACE AND REMOVE COMMUNICATIONS SYSTEMS GRANTED TO AMERICAN TELEPHONE AND TELEGRAPHS COMPANY OF BALTIMORE CITY BY DEED DATED NOVEMBER 5, 1962 AND RECORDED IN LIBER 675 AT FOLIO 551. EASEMENT AFFECTS THE SURVEYED PROPERTY BUT DOES NOT CONTAIN SUFFICIENT INFORMATION TO ACCURATELY PLOT.

(2) 2. 30' EASEMENT FOR WATER MAIN AND/OR SANITARY SEWER LINE GRANTED TO THE BOARD OF COUNTY COMMISSIONERS OF FREDERICK COUNTY, MARYLAND BY DEED DATED SEPTEMBER 21, 1995 AND RECORDED IN LIBER 2218 AT FOLIO 1173. EASEMENT DOES AFFECT THE SURVEYED PROPERTY AND IS SHOWN ON THE SURVEY.

(3) 3. 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 957. EASEMENT DOES AFFECT THE SURVEYED PROPERTY AND IS SHOWN ON THE SURVEY.

(4) 4. 17.5' EASEMENT FOR WATER LINE GRANTED TO THE BOARD OF COUNTY COMMISSIONERS OF FREDERICK COUNTY, MARYLAND BY DEED DATED AUGUST 10, 2007 AND RECORDED IN LIBER 6698 AT FOLIO 233. EASEMENT DOES AFFECT THE SURVEYED PROPERTY AND IS SHOWN ON THE SURVEY.

N

MARYLAND STATE GRID AND NAD 83/91

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

LINE TABLE

LINE	BEARING	DISTANCE
L1	N 80°57'33" W	37.98'
L2	S 00°50'06" E	125.07'
L3	N 79°59'28" W	120.08'
L13	S 20°12'54" E	87.65'
L14	S 11°09'32" E	94.15'
L15	S 02°45'51" W	113.91'
L16	S 01°47'49" E	176.10'

N/F CHARLYN, LLC
TM 79 PAR. 29
L. 4655 F. 680

BOYERS MILL ROAD (60')

MUSSETER ROAD (60')

N 86°19'56" E
1759.39'

15' UTILITY EASEMENT
L. 2582 F. 957
(3)

17.5' WATERLINE EASEMENT
L. 6698 F. 233
(4)

S 20°37'17" E
572.92'

N/F RYAN ROBINE
STEPHANIE ROBINE
LOT 7
TM79 PAR.238
L. 6950 F. 564

N/F AUDUBON SOCIETY OF
CENTRAL MARYLAND, INC
TM 79 PAR.74
L. 2900 F. 759

CORPORATE BOUNDARY OF NEW MARKET

40TH LINE OF CORPORATE BOUNDARY
S 55°28'08" E 574.90'

N/F TOWN OF NEW MARKET
TM 79 PAR.___
L. 2012 F. 391

35TH LINE OF CORPORATE BOUNDARY
S 13°34'40" E
238.45'

S 37.85'
S 68°09'36" W

CORPORATE BOUNDARY OF NEW MARKET

LOT 17

LOT 18

LOT 16

S 67°46'44" W 391.03'

S 67°15'24" W 372.90'

T-BAR NOT HELD
1.06' NE OF CORNER

LOT 15

LOT 4

S 76°14'23" W 492.17'

LOT 1

LOT 3

LOT 2

NEW MARKET CT

S 75°59'01" E 476.76'

BOYERS MILL ROAD (60')

N 80°57'33" W 1522.09'

N/F JAMES A. BEATTY
TM79 PAR.220
LOT 7
L. 1453 F. 959

N/F BRUCE MUDD
CONSTANCE M. MUDD
TM79 PAR.220
LOT 8
L. 964 F. 107

N/F RONALD L. KAUFFMAN
KARLA R. KAUFFMAN
TM79 PAR.220
LOT 9
L. 1454 F. 213

N/F JASON KENNEDY
ALISON E. KENNEDY
TM79 PAR.220
LOT 10
L. 3242 F. 638

N/F WILLIAM A. MYERS
TM79 PAR.220
LOT 11
L. 7631 F. 457

RAWLEY ROAD

N/F
GARY W. WHITE
KAREN D. WHITE
TM79 PAR. 227
L. 946 F. 857

N/F
JUSTRON, LLC
TM79 PAR.213
L. 4821 F. 395

16.5' AT&T EASEMENT
L. 675 F. 551
(1)

30' UTILITY EASEMENT
L. 2218 F. 1173
(2)

N 0°23'12" W
1371.10'

N 04°23'02" E
521.62'

P.B. 85 PG. 87
ADDITION PLAT
SEJ, LLC – PARCEL ONE
ADDITION TO
SEJ, LLC – PARCEL TWO

N/F SEJ LLC
TM79 PAR. 55
L. 6282 F. 102

P.B. 10
PG. 14
SECTION ONE
WHITE'S WILDERNESS

N 80°04'36" W
257.50'

S 00°28'29" E
177.10'

P.O.B.

26.85'

S 00°28'29" E
208.88'

N 80°16'00" W 794.09'

N 80°24'34" W 657.84'

N 80°23'34" W 232.27'

S 00°28'29" E
413.65'

206.77'

N/F BRUCE W. PICKETT
TM79 PAR. 51
LOT 3
L. 1290 F. 296

N/F HAROLD R. WOLFE JR.
SHERRY L. WOLFE
TM79 PAR. 51
LOT 2
L. 1501 F. 392

N/F GEORGIOS GEROGIANNIS
OLGA GEROGIANNIS
TM79 PAR.51
L. 1316 F. 207

N/F GEORGIOS GEROGIANNIS
OLGA GEROGIANNIS
TM79 PAR.225
L. 1337 F. 035

N/F DAVID A. BOWMAN
SHERRIANNE G. BOWMAN
TM79 PAR. 184
L. 793 F. 334

N/F CONNIE A. BALDWIN
DAVID R. BALDWIN
TM79 PAR. 159
L. 7833 F. 084

N/F DOROTHY A. GRENIER
TM79 PAR. 50
L. 3033 F. 475

LOT 5

LOT 6

LOT 7

LOT 8

N/F WALTER N. FRY
HELEN E. FRY
TM79 PAR. 65
LOT 6
L. 630 F. 024

P.B. 31 PG. 118
COMBINED PRELIMINARY/FINAL PLAT AND ADDITION PLAT
SECTION ONE – LOTS 2, 3 & 4
WOODWORTH ESTATES

P.B. 9 PG. 132
SECTION ONE
WOODWORTH ESTATES

P.B. 3 PG. 176
REVISED SUBDIVISION PLAT
BOYERS MILL HEIGHTS

RRF (NOT HELD)
RRF (NOT HELD)
(SEE DETAIL "A")

R.F. GAUSS 9963

T-BAR

STONE FND

MON FND

MAG NAIL

IRF LSA21103

IPF

RRF

COORDINATE TABLE

NO.	NORTHING	EASTING
200	627394.0700	1231429.6090
201	627438.4450	1231175.9600
202	627261.3550	1231178.1560
203	626847.7240	1231181.5840
204	626853.6915	1231144.0794
205	626728.6380	1231145.9020
206	626749.5080	1231027.6480
207	626788.2720	1230798.6380
208	626897.8720	1230149.9960
209	627032.1230	1229367.3360
210	627552.2120	1229407.2070
211	628911.5240	1229227.7680
248	628486.0040	1231186.0292
249	628403.7530	1231216.3160
250	627950.2905	1231363.3159
251	627776.2261	1231411.3601
252	627683.8560	1231429.5808
253	627570.0786	1231424.0872
254	629024.0741	1230983.5540

AREA TABULATION

JUSTRON, LLC
TAX MAP 79, PARCEL 213

3,985,387 S.F OR 91.4919 AC ±

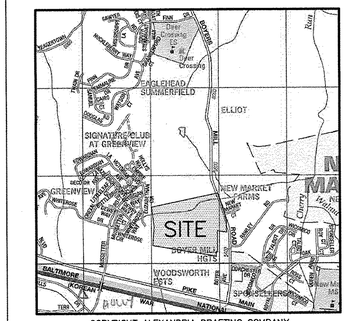
SURVEYOR'S CERTIFICATE

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 06, REGULATION 12.

04/22/15
DATE

BOWMAN CONSULTING GROUP
BY: TRISTAN STEWART
PROFESSIONAL LAND SURVEYOR
MARYLAND REGISTRATION NO. 21306
EXPIRES ON 06/26/2016

STATE OF MARYLAND
TRISTAN STEWART
No. 21306
PROFESSIONAL LAND SURVEYOR



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PERMIT NUMBER 20602152

VICINITY MAP
SCALE: 1"=2000'

GENERAL NOTES

1. 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.

2. ADJACENT OWNER INFORMATION WAS RESEARCHED ON THE MARYLAND DEPARTMENT OF ASSESSMENT AND TAXATION WEBSITE ON JULY 28, 2012.

3. THE TOPOGRAPHY SHOWN IS TAKEN FROM AN AERIAL SURVEY PERFORMED BY McKENZIE SNYDER, INC., ON MARCH 16, 2012.

4. ALL PROPERTY CORNER MONUMENTATION FOUND WAS HELD UNLESS OTHERWISE SHOWN HEREON.

5. 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 MAP NUMBER 24021C0320D, EFFECTIVE DATE SEPTEMBER 19, 2007.

P.B. 9 PG. 49
SECTION THREE
NEW MARKET FARMS

LOT OWNERSHIP

LOT 15 N/F JASON D. SHAW
BROOKE E. CUMMINGS
TM79 PAR. 222
LOT 15
L. 5812 F. 088

LOT 16 N/F JOHN A. ALBRITTON
JENNIFER A. ALBRITTON
TM79 PAR. 222
LOT 16
L. 2762 F. 1065

LOT 17 N/F RONALD C HARLOW
TM79 PAR.222
LOT 17
L. 1449 F. 919

P.B. 9 PG. 47
SECTION ONE
NEW MARKET FARMS

LOT OWNERSHIP

LOT 1 N/F DENNIS W. BRIGHTWELL
TM79 PAR.220
LOT 1
L. 976 F. 655

LOT 2 N/F HELEN SEYMOUR
JANINE CURTIS
TM79 PAR. 220
LOT 2
L. 5949 F. 337

LOT 3 N/F THOMAS SPRUILL
MARY JO SPRUILL
TM79 PAR. 220
LOT 3
L. 1045 F. 028

LOT 4 N/F GEORGE E. GREGORY JR
TM79 PAR.220
LOT 4
L. 1118 F. 702

LEGEND

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

DETAIL "A"
SCALE 1"=20'

RR SPIKE 0.48' SE FROM END OF LINE (NOT HELD)

RR SPIKE 0.58' SE FROM END OF LINE (NOT HELD)

S 76°14'23" W 492.17'

S 80°24'34" E 87.65'

DETAIL "A"

GRAPHIC SCALE

200 0 100 200 400 200

(IN FEET)
1 inch = 200 ft.

ANNEXATION BOUNDARY PLAT
LANDS OF
JUSTRON, LLC
LIBER 4821, FOLIO 395
TAX MAP 79, PARCEL 213
ELECTION DISTRICT NO. 9 FREDERICK COUNTY, MD
SCALE: 1'=200' DATE: AUGUST 2012

REVISION

Bowman CONSULTING
Bowman Consulting Group, Ltd.
2530 RIVA ROAD
SUITE 200
ANNAPOLIS, MARYLAND 21401
Phone: (410) 224-7590
Fax: (410) 224-7592
www.bowmanconsulting.com

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DWG:P:\6767 Smith Cline Feasibility\6767-01-002 (SUR)\Survey\Topo Boundary\6767-01-ANNEX-SHT.dwg | BY: KB | CHK:

BCG PROJECT NO: 6767-01-002 | TASK:00001 | COUNTY REF NO: | SHEET 1 OF 1

6767-D-BP-001