INDEXED 6

COORDINATES

STA	NORTH	EAST
57	64081.051	10916.048
58	63969.670	11280.012
64	63871.624	11283.660
116	62998.910	11971.189
117	63016.657	11651.044
118	63980.169	11857.725
119	63855.151	11373.918
120	64701.746	11382.443
201	62928.494	11411.950
203	63046.241	11378.481
217	62952.544	11495.786
218	63033.969	11491.956
238	62804.778	11921.947
239	62790.540	11544.665
159	63340.621	11390.404
160	63330.722	11382.259
163	63311.905	11333.646
164	63319.134	11383.141
289	62766.490	11900.888

COORDINATES ARE BASED ON THE DATUM USED IN FB 23 P95.

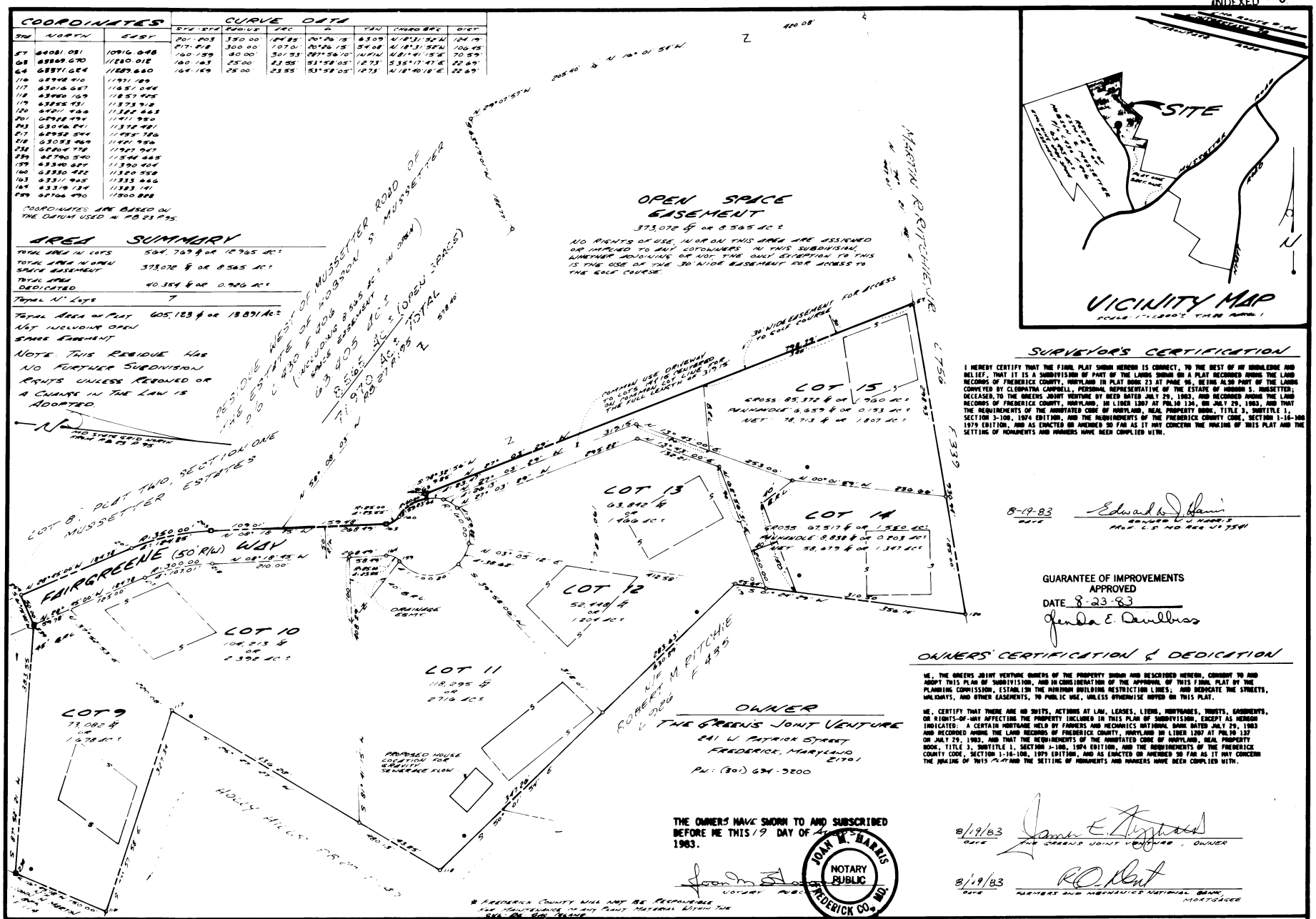
CURVE DATA

STA - STA	RADIUS	ARC	Δ	TAN	CHORD BRG	DIST
201-203	350.00'	184.85'	30°26'15"	63.09'	N 18°31'52" W	182.79'
217-218	300.00'	107.01'	20°26'15"	54.08'	N 18°31'52" W	106.45'
160-159	40.00'	30.53'	087°56'10"	16.91'	N 81°41'15" E	70.59'
160-163	25.00'	23.58'	53°58'05"	12.73'	S 35°17'17" E	22.69'
164-159	25.00'	23.55'	53°58'05"	12.73'	N 18°40'18" E	22.69'

AREA SUMMARY

TOTAL AREA IN LOTS	564,769 ± OR 12.965 AC±
TOTAL AREA IN OPEN SPACE EASEMENT	373,078 ± OR 8.565 AC±
TOTAL AREA DEDICATED	40,354 ± OR 0.926 AC±
TOTAL N° LOTS	7
TOTAL AREA OF PLAT NOT INCLUDING OPEN SPACE EASEMENT	605,123 ± OR 13.891 AC±

NOTE: THIS RESIDUE HAS NO FURTHER SUBDIVISION RIGHTS UNLESS REZONED OR A CHANGE IN THE LAW IS ADOPTED.



SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT, TO THE BEST OF MY KNOWLEDGE AND BELIEF, THAT IT IS A SUBDIVISION OF PART OF THE LANDS SHOWN ON A PLAT RECORDED AMONG THE LAND RECORDS OF FREDERICK COUNTY, MARYLAND IN PLAT BOOK 23 AT PAGE 96, BEING ALSO PART OF THE LANDS CONVEYED BY CLEOPATRA CAMPBELL, PERSONAL REPRESENTATIVE OF THE ESTATE OF HOBSON S. MUSSETTER; DECEASED, TO THE GREENS JOINT VENTURE BY DEED DATED JULY 29, 1983, AND RECORDED AMONG THE LAND RECORDS OF FREDERICK COUNTY, MARYLAND, IN LIBER 1287 AT FOLIO 134, ON JULY 29, 1983, 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 COUNTY CODE, SECTION 1-16-100 1979 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.

8-19-83
DATE

Edward W. Harris
EDWARD W. HARRIS
PROF. L.S. NO REG. NO 7541

GUARANTEE OF IMPROVEMENTS
APPROVED
DATE 8-23-83
Glenda E. Dewilbiss

OWNERS' CERTIFICATION & DEDICATION

WE, THE GREENS JOINT VENTURE OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON, CONSENT TO AND ADOPT THIS PLAN OF SUBDIVISION, 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, CERTIFY THAT 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 AS HEREON INDICATED: A CERTAIN MORTGAGE HELD BY FARMERS AND MECHANICS NATIONAL BANK DATED JULY 29, 1983 AND RECORDED AMONG THE LAND RECORDS OF FREDERICK COUNTY, MARYLAND IN LIBER 1287 AT FOLIO 137 ON JULY 29, 1983, 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 COUNTY CODE, SECTION 1-16-100, 1979 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.

OWNER
THE GREENS JOINT VENTURE
241 W. PATRICK STREET
FREDERICK, MARYLAND
21701
PH: (301) 694-3200

THE OWNERS HAVE SWORN TO AND SUBSCRIBED BEFORE ME THIS 19 DAY OF AUG. 1983.

JOAN W. HARRIS NOTARY PUBLIC FREDERICK CO., MD.

NOTARY PUBLIC

8/19/83
DATE
THE GREENS JOINT VENTURE, OWNER

8/19/83
DATE
FARMERS AND MECHANICS NATIONAL BANK, MORTGAGEE

* FREDERICK COUNTY WILL NOT BE RESPONSIBLE FOR MAINTENANCE OF ANY PLANT MATERIAL WITHIN THE SHADE EASEMENT.

APPROVED:
Frederick County Planning Commission
8/1/83 Richard L. Gaumnitz
DATE SECRETARY OR CHAIRMAN

APPROVED
Department of Health
8/30/83 Mark J. Schapiro
DATE APPROVING AUTHORITY

Notes:

1. The Frederick County Health Department 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 ample for domestic purposes, prior to Health Department approval of Buildings and Sewerage permits.
2. There must be gravity flow of sewerage from the house location to the entire septic area.
3. No buildings, easements, rights of way, wells or other permanent or physical objects, (man-made structures), are allowed in the septic area.
4. A 6 ft. drainage and utility easement is reserved along all lot lines

* A MODIFICATION WAS APPROVED BY THE FRED. CO. PLANNING COMMISSION (MARCH 9, 1983) TO ALLOW TWO MINIMUM LOTS.

* 6' MAINTENANCE EASEMENT WITHIN THE OPEN SPACE WILL BE MAINTAINED EQUALLY BY ALL LOT OWNERS EXCEPT FOR THOSE AS MAINTENANCE IS REQUIRED AS A CONDITION OF A VARIANCE.

SYMBOLS:
- ⊙ 1/2" BAR, UNLESS OTHERWISE NOTED
- ⊡ CONC. MON.
- ● PROP. WELL
- [ ] PROP. SEPTIC AREA
- ○ EXIST. WELL

MINIMUM BUILDING RESTRICTION LINES (BRL)

FRONT	40'
REAR	30'
SIDE	10'

DATE	REVISIONS
7-5-83	NAMES / OWN. ADDED
7-19-83	SEPTIC AREAS LOTS 9-11-15
8-18-83	ADDED EXIST WELL
8-19-83	PER PLANNING LIST 8-19-83

STATE OF MARYLAND
EDWARD W. J. HARRIS
REGISTERED PROFESSIONAL LAND SURVEYOR

FINAL PLAT
LOTS 9-15, PLAT TWO, SECTION ONE

THE GREENS

LOCATED ON MUSSETTER ROAD
1ST. MARKET ELECTION DISTRICT NO
FREDERICK COUNTY, MARYLAND

SCALE: 1" = 100' DATE: 1983

Harris, Smariga & Associates, Inc.
ENGINEERS SURVEYORS PLANNERS
100 NORTH MARKET STREET
FREDERICK, MARYLAND 21701
(301) 662-4488

Recorded Plat Book Page S-859 88-114 Job No 2638