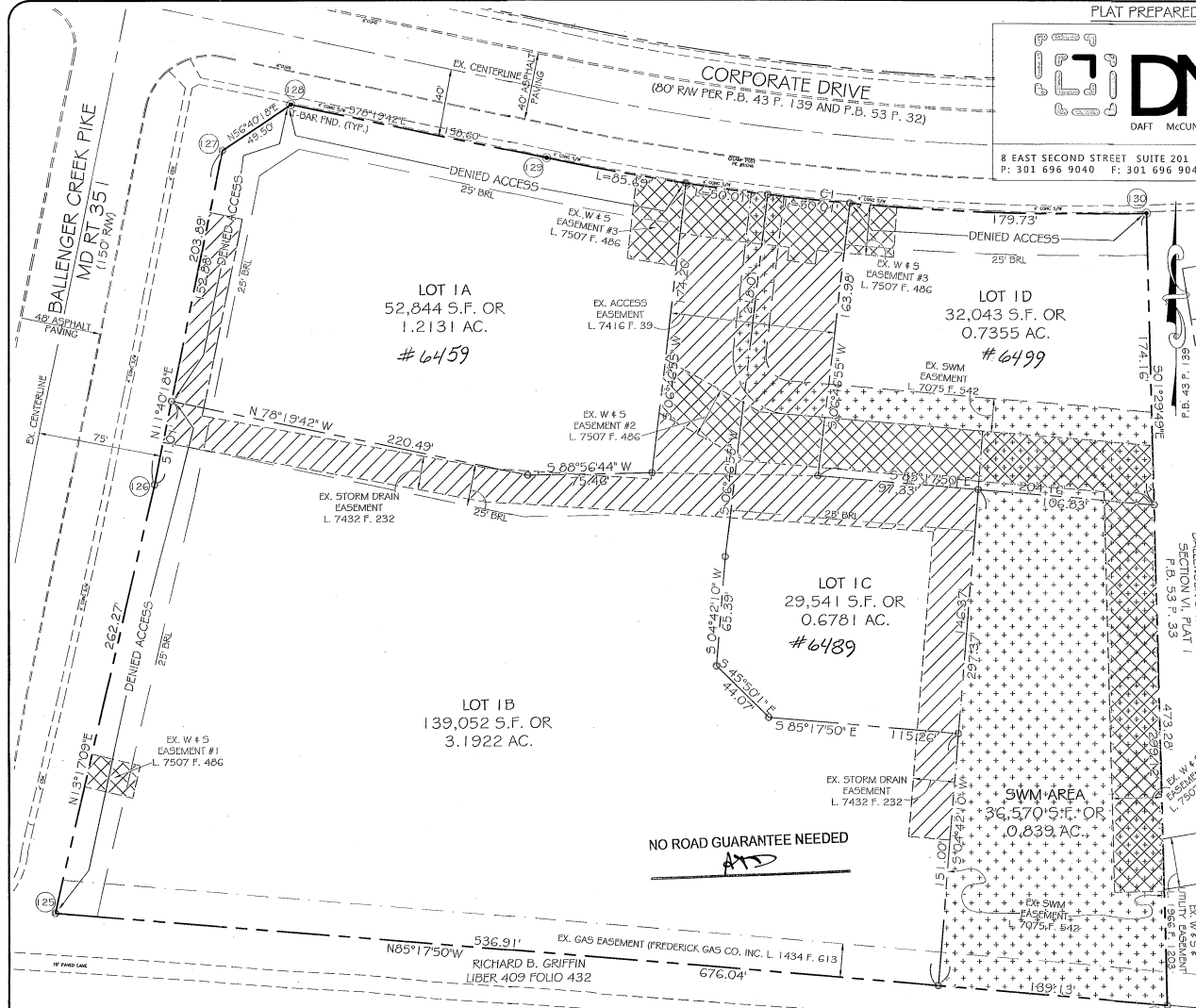
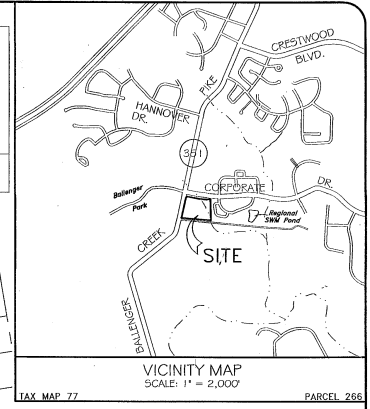


PLAT PREPARED BY:



8 EAST SECOND STREET SUITE 201 FREDERICK, MD 21701
P: 301 696 9040 F: 301 696 9041 WWW.DMW.COM



SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, INFORMATION AND BELIEF, THAT THE FINAL PLAT SHOWN HEREON IS CORRECT, THAT IT IS A SUBDIVISION OF PART OF THE LANDS CONVEYED BY LAWRENCE G. CARONE, TRUSTEE OF THE LAWRENCE G. CARONE TRUST; JAMES V. CARONE AND GWENDOLYN G. CARONE, CO-TRUSTEES OF THE JAMES V. CARONE AND GWENDOLYN G. CARONE TRUST; MARGUERITE E. CARONE, NOW KNOWN AS MARGUERITE E. ROBERTS, TRUSTEE OF THE MARGUERITE E. CARONE TRUST AND JOSEPH A. CARONE, TRUSTEE OF THE JOSEPH A. CARONE TRUST UNTO JAMES V. CARONE AND GWENDOLYN G. CARONE, CO-TRUSTEES OF THE CARONE FAMILY TRUST DATED JUNE 6, 1986 AND JOSEPH A. CARONE, TRUSTEE OF THE JOSEPH A. CARONE TRUST DATED DECEMBER 23, 1985 BY DEED RECORDED IN LIBER 4933 AT FOLIO 654 ON OCTOBER 28, 2004; ALSO KNOWN AS LOT 1, SECTION III AS SHOWN ON PLAT RECORDED IN PLAT BOOK 43 AT PAGE 139; ALL AMONG THE LAND RECORDS OF FREDERICK COUNTY, MARYLAND; AND THAT THE REQUIREMENTS OF THE ANNOTATED CODE OF MARYLAND, REAL PROPERTY BOOK, TITLE 3, SUBTITLE 1, SECTION 3-106, 1974 EDITION, AND THE REQUIREMENTS OF THE FREDERICK CITY CODE, 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.

Mark S. Crissman
MARK S. CRISSMAN
MD. REG. # 20,009
EXP. DATE 9-26-16
12-21-15
DATE

OWNER'S CERTIFICATION AND DEDICATION

WE, JAMES V. CARONE AND GWENDOLYN G. CARONE, CO-TRUSTEES OF THE CARONE FAMILY TRUST (DATED 6/6/86) AND JOSEPH A. CARONE, TRUSTEE OF THE JOSEPH A. CARONE TRUST (DATED 12/23/85) AS TENANTS IN COMMON BETWEEN THE TWO TRUSTS, 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 OF LAW, LEASES, LIENS, MORTGAGES, TRUSTS, EASEMENTS OR RIGHTS-OF-WAY AFFECTING THE PROPERTY INCLUDED IN THIS PLAN OF SUBDIVISION EXCEPT AS HEREON INDICATED AND THAT THE REQUIREMENTS OF FREDERICK CITY CODE, AND AS ENACTED OR AMENDED SO FAR AS IT MAY CONCERN THE MAKING OF THIS PLAT AND THAT THE SETTING OF MONUMENTS AND MARKERS HAVE BEEN COMPLIED WITH. PLANS FOR COMMUNITY WATER AND SEWER SYSTEMS AND FOR A POINT OF DISCHARGE HAVE BEEN APPROVED BY THE STATE OF MARYLAND DEPARTMENT OF THE ENVIRONMENT AND ALL LOTS WILL BE SERVED BY PUBLIC WATER AND SEWER. FACILITIES WILL BE AVAILABLE TO ALL LOTS OFFERED FOR SALE.

James V. Carone
JAMES V. CARONE (CO-TRUSTEE) 12/18/15
DATE
Gwendolyn G. Carone
GWENDOLYN G. CARONE (CO-TRUSTEE) 12/18/15
DATE
Joseph A. Carone
JOSEPH A. CARONE (TRUSTEE) 12/18/15
DATE

AREA SUMMARY

AREA OF LOT IA = 52,844 S.F. OR 1.2131 AC.
AREA OF LOT IB = 139,052 S.F. OR 3.1922 AC.
(PANHANDE AREA OF LOT IB = 8,624 S.F. OR 0.1965 AC.)
USEABLE AREA LOT IB = 130,366 S.F. OR 2.9937 AC.
AREA LOT IC = 29,054 S.F. OR 0.6781 AC.
(PANHANDE AREA LOT IC = 8,173 S.F. OR 0.1876 AC.)
USEABLE AREA LOT IC = 20,881 S.F. OR 0.4734 AC.
AREA LOT ID = 32,043 S.F. OR 0.7355 AC.
SWM AREA = 36,570 S.F. OR 0.8339 AC.
TOTAL AREA OF ROAD DEDICATION = 0 ACRES
TOTAL AREA OF PLAT = 290,049 S.F. OR 6.6596 2 AC.
TOTAL NUMBER OF LOTS = 4

COORDINATE TABLE (DATUM FROM FB 43 P 139)

PT.	NORTHING	EASTING
125	2,279.5729	4,891.0177
126	2,534.8234	4,951.2899
127	2,734.4976	4,992.5379
128	2,761.6947	5,033.8964
129	2,729.6094	5,189.2170
130	2,697.2650	5,552.4180
131	2,224.1465	5,564.7919

OWNERS
JAMES CARONE, ET. AL.
23152 SOWERSET CIRCLE
DANA POINT, CA 92629
PHONE: 949-481-0332



CURVE TABLE

CURVE	RADIUS	LENGTH	TANGENT	DELTA	CB	CHORD
C1	1590.00'	363.44'	183.93'	131°10'07"	S84°54'45"E	364.63'

APPROVED FREDERICK COUNTY PLANNING COMMISSION
R. A. + J. W. K. P. 1-7-16
SECRETARY OR CHAIRMAN DATE
APPROVED FREDERICK COUNTY HEALTH DEPARTMENT
FOR PUBLIC WATER AND SEWER, THE USE OF COMMUNITY WATER AND SEWER CONFORMS TO THE FREDERICK COUNTY MASTER PLAN.
Angie... 1-1-16
APPROVING AUTHORITY DATE

- NOTES**
- CURRENT WATER AND SEWER CLASSIFICATION: W-1; S-1
 - SITE IS CURRENTLY ZONED PUD (PLANNED UNIT DEVELOPMENT)
 - THIS PLAT WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT.
 - A 6 (5W) FOOT DRAINAGE AND UTILITY EASEMENT IS RESERVED ALONG ALL LOT LINES.
 - ALL LOTS WILL BE SERVED BY PUBLIC WATER AND SEWER.
 - SOILS TYPES: (SOILS SHEET 41 OF 64 - FRED. CO. 2000 EDITION)
D8B DUFFIELD-SYDER-SHET LOAM
A1B ADAMSTOWN-FUNKSTOWN COMPLEX
BASED UPON A SOILS SURVEY PREPARED BY SPECIALIZED ENGINEERING JULY 2006 - NO ANNUAL FLOODPLAIN SOILS ARE PRESENT ON THIS PARCEL.
 - THIS SITE CONTAINS NO WETLANDS OR 100 YEAR FLOODPLAIN.
 - THE PRELIMINARY PLAN FOR THIS PROJECT (COUNTY PROJECT NO. 4794) WAS APPROVED ON SEPTEMBER 26, 2009.
 - THE SIMPLIFIED DELINEATION AND COMBINED FOREST RESOURCE CONSERVATION PLAN (COUNTY PROJECT NO. 4796) WAS APPROVED ON SEPTEMBER 16, 2009.
 - TO THE HORIZONTAL BEARING DATUM FOR THE PLAT IS BASED UPON PLAT RECORDED IN PLAT BOOK 43 PAGE 139 (LOT 1, SECTION III, CARONE DIVISION).
 - THIS SITE IS CAPPED AT 179 A.M. AND 348 P.M. WEEKDAY PEAK HOUR TRIPS.

SYMBOLS
O DENOTES CORNER TO BE SET
● DENOTES T-BAR FOUND

MINIMUM BUILDING RESTRICTION LINES
FRONT: 25' (SHOWN)
SIDE: 0'
REAR: 25'
MAX. BLDG HEIGHT: 60'

FINAL PLAT
BALLENGER CROSSING (CARONE DIVISION)
LOTS IA, IB, IC AND ID, SECTION III

SITUATED AT THE SOUTHEAST INTERSECTION OF BALLENGER CREEK PIKE AND CORPORATE DRIVE
FREDERICK ELECTION DISTRICT NO. 2
FREDERICK COUNTY, MARYLAND

DMW # 07708
AP # 15793 DATE: December 8, 2015

SCALE: 1" = 50'

V:\07708\DWG\PLAT\FINAL-PLAT.DWG

DRS File