

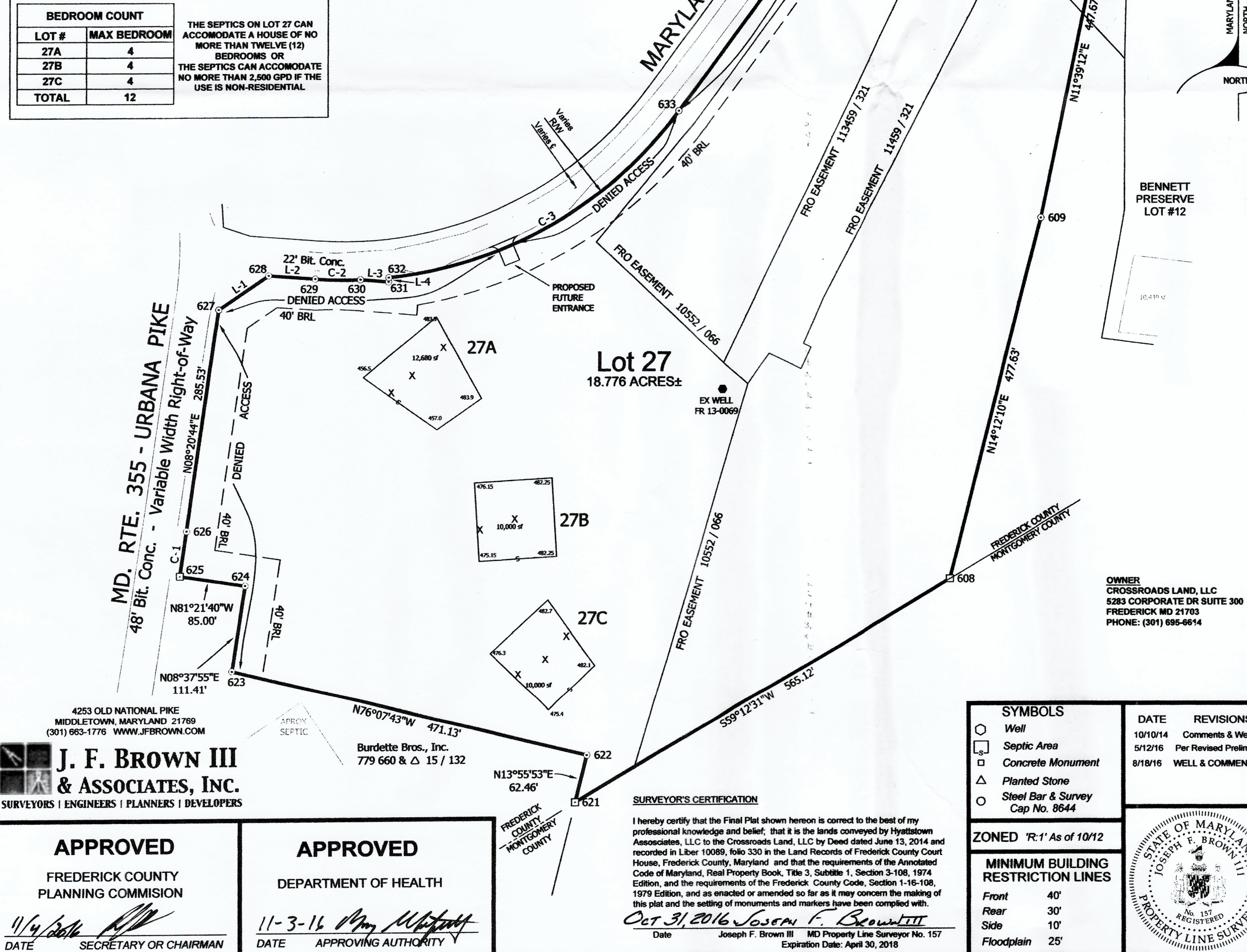
- Notes:
1. No buildings, easements, right-of-ways, wells or other permanent or physical objects (man-made structures) are allowed in the septic area.
 2. A six (6) foot drainage and utility easement is reserved along all lot lines.
 3. The approval of this subdivision does not guarantee an adequate or potable water well supply for these lots.
 4. No wells or septic systems within 100 feet of this subdivision, or as shown.
 5. There are no wetlands or floodplains or their buffers unless shown.
 6. All waterbody buffers shall be maintained in a natural vegetative state. No buildings, structures, or impervious surfaces, and no activities requiring clearing or grading over 5,000 sq ft will be permitted in accordance with 1-19-9.400 of the Frederick County Zoning Ordinance.
 7. This plat was prepared without the benefit of a title abstract.
 8. These Perpetual Forest Easements are established in accordance with the Frederick County Forest Resource Ordinance (FRO) for the creation and maintenance of natural forested areas to be maintained in their natural condition, as specifically set forth in the terms of the recorded FRO easement.
 9. See: Plat of Lot created by Public Taking Tract 1 & Tract 2, Section 1 Crossroads Farm recorded in Frederick County Court House Plat boo 89 pages 52 & 53.
 10. Plats will not be recorded until full through connections are shown for Regina Drive.
 11. Preliminary Plan & APFO were approved by Frederick County Planning Commission on November 13, 2013.
 12. Revised Preliminary Plan, AP 15582, was approved by Frederick County Planning Commission on May 12, 2016.
 13. Lot 27 is a single Lot and any further subdivision requires approval by Frederick County per applicable codes and regulations.
 14. There may be a historic hand dug well present onsite. If and when the well is found, it needs to be abandoned by a licensed well driller under the supervision of the Frederick County Health Department.

| BEDROOM COUNT | | THE SEPTICS ON LOT 27 CAN ACCOMMODATE A HOUSE OF NO MORE THAN TWELVE (12) BEDROOMS OR THE SEPTICS CAN ACCOMMODATE NO MORE THAN 2,500 GPD IF THE USE IS NON-RESIDENTIAL |
|---------------|-------------|--|
| LOT # | MAX BEDROOM | |
| 27A | 4 | |
| 27B | 4 | |
| 27C | 4 | |
| TOTAL | 12 | |

| SIGHT DISTANCE @ PROPOSED ENTRANCE LOT 27 | | | | | | |
|---|---------|----------|----------|-----------|-------------------|-------------------|
| | EX LEFT | REQ LEFT | EX RIGHT | REQ RIGHT | 85th PER. SPEED L | 85th PER. SPEED R |
| SSD | 372' | 247' | 475' | 424' | <35 MPH | 50 MPH |

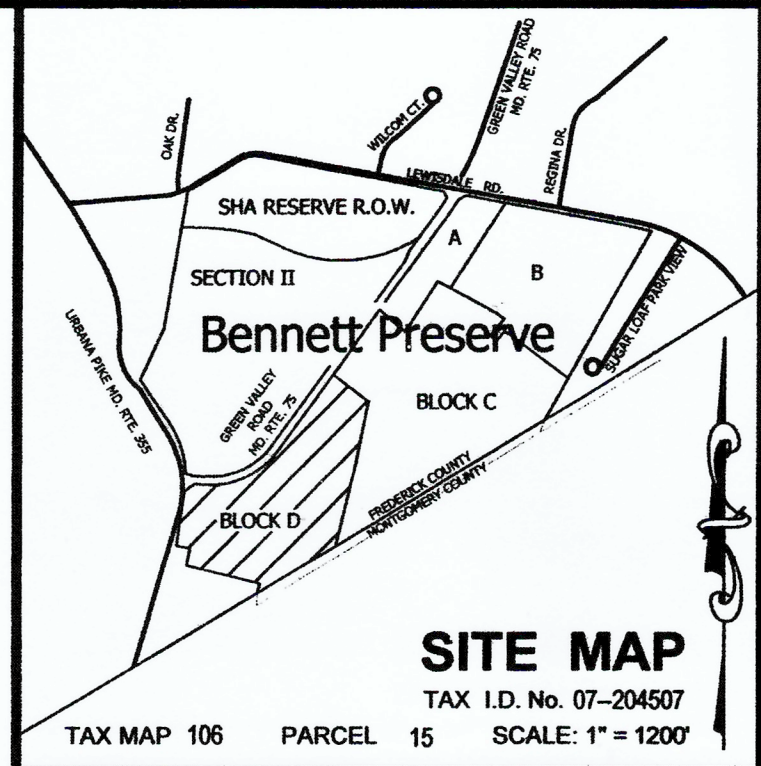
| CURVE TABLE | | | | | | |
|-------------|-----------|---------|---------|-----------|-------------|---------|
| CURVE | RADIUS | ARC | TAN | DELTA | CHD. BRG. | DIST. |
| C-1 | 11492.16' | 58.39' | 29.20' | 0°17'28" | S08°29'28"W | 58.39' |
| C-2 | 370.43' | 58.42' | 29.27' | 9°02'08" | S88°42'30"E | 58.36' |
| C-3 | 530.88' | 443.34' | 235.52' | 47°50'54" | N60°15'50"E | 430.57' |

| LINE TABLE | | |
|------------|-------------|-------|
| LINE | BEARING | DIST |
| L-1 | S55°55'18"W | 77.88 |
| L-2 | N85°33'31"W | 60.00 |
| L-3 | N85°13'49"W | 36.17 |
| L-4 | S04°59'15"W | 5.48 |



| COORDINATES | |
|-------------|--------------------------|
| No. | Coordinates |
| 608 | 590761.6698 1224716.6029 |
| 609 | 591224.6980 1224833.7920 |
| 610 | 591663.1365 1224924.2156 |
| 611 | 591824.8033 1224704.4527 |
| 621 | 590472.3755 1224231.1413 |
| 622 | 590533.0026 1224246.1804 |
| 623 | 590645.9536 1223788.7904 |
| 624 | 590756.1013 1223805.5115 |
| 625 | 590768.8689 1223721.4769 |
| 626 | 590826.6187 1223730.0984 |
| 627 | 591109.1424 1223771.5440 |
| 628 | 591152.7822 1223836.0524 |
| 629 | 591148.1359 1223895.8727 |
| 630 | 591146.8204 1223954.2148 |
| 631 | 591143.8126 1223990.2619 |
| 632 | 591149.2705 1223990.7382 |
| 633 | 591362.8379 1224364.6120 |

Coordinates are in Maryland State Grid (NAD83). Topography is Frederick County GIS.



OWNERS' CERTIFICATION AND DEDICATION

Crossroads Land, LLC, owner of the property shown and described hereon, consent to and adopt this plan and in consideration of approval of this 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 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 County Code, Section 1-16-106, 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; and that there are no suits, actions of law, leases, liens, mortgages, trusts, easements, or right-of-way affecting the property included in this plan of subdivision.

By: Edward E. Wonnald Date: 10-24-16
Crossroads Land, LLC
Edward E. Wonnald, General Manager

We hereby consent to the subdivision of subdivision: Sandy Spring Bank
By: Steve A. Wonnald Date: 10-25-16
Steve A. Wonnald, Trustee

We hereby consent to the subdivision of subdivision: Hyattstown Association, LLC
By: Michael D. Rubin Date: 10-25-16
Michael D. Rubin, General Manager

STATE OF MARYLAND, COUNTY OF FREDERICK, TO WIT:

I HEREBY CERTIFY that on this 24 day of October, 2016, before me, the Subscriber, a Notary Public in and for the State of Maryland, and County of Frederick, personally appeared Edward E. Wonnald, General Manager of Crossroads Land, LLC, and he did acknowledge the foregoing instrument to be the act and deed of Crossroads Land, LLC, and that he is duly authorized to make this acknowledgement on its behalf.

WITNESS my hand and Notarial Seal.

Mary J. Dargatzis
Notary Public
My Commission Expires: 5-26-20

STATE OF Maryland COUNTY OF Frederick

On this 25 day of October, 2016, before me, the undersigned, personally appeared STEVEN A. WONNOLD, and he did acknowledge that he is Trustee of Lender Sandy Spring Bank, and that he, as such officer, being authorized so to do, executing the foregoing instrument for the purposes therein contained, by signing the name of the corporation on its behalf.

In witness whereof, I hereunto set my hand and official seal.

David Marie Chavis
Notary Public
My Commission Expires: 8-13-2020

STATE OF MARYLAND COUNTY OF CHARLOTTE

On this 27 day of October, 2016, before me, the undersigned, personally appeared Michael D. Rubin, General Manager of Hyattstown Association, LLC, and that he, as such officer, being authorized so to do, executing the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself as such officer.

In witness whereof, I hereunto set my hand and official seal.

Syma Chavis
Notary Public
My Commission Expires: 1-20-20

STATE OF South Carolina COUNTY OF Cherokee

LOT AREA 18.776 ACRES±
ROAD R/W FOR DEDICATION 0.000 "
TOTAL AREA 18.776 "

TOTAL NUMBER OF LOTS 1

File #: 51131
A/P #: 16525
Date: 11/4/2016
PB: 97 PG: 169

4253 OLD NATIONAL PIKE
MIDDLETOWN, MARYLAND 21769
(301) 863-1776 WWW.JFBROWN.COM

J. F. BROWN III
& ASSOCIATES, INC.
SURVEYORS | ENGINEERS | PLANNERS | DEVELOPERS

APPROVED
FREDERICK COUNTY
PLANNING COMMISSION

11/4/2016
DATE SECRETARY OR CHAIRMAN

APPROVED
DEPARTMENT OF HEALTH

11-3-16
DATE APPROVING AUTHORITY

SURVEYOR'S CERTIFICATION

I hereby certify that the Final Plat shown hereon is correct to the best of my professional knowledge and belief; that it is the lands conveyed by Hyattstown Association, LLC to the Crossroads Land, LLC by Deed dated June 13, 2014 and recorded in Liber 10089, folio 330 in the Land Records of Frederick County Court House, 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 County Code, Section 1-16-106, 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.

Oct 31, 2016 Joseph F. Brown III
Date Joseph F. Brown III MD Property Line Surveyor No. 157
Expiration Date: April 30, 2018

SYMBOLS
Well
Septic Area
Concrete Monument
Planted Stone
Steel Bar & Survey
Cap No. 8644

ZONED 'R-1' As of 10/12

MINIMUM BUILDING RESTRICTION LINES

Front 40'
Rear 30'
Side 10'
Floodplain 25'

DATE REVISIONS
10/10/14 Comments & Wells
5/12/16 Per Revised Preliminary
8/18/16 WELL & COMMENTS



Formerly Crossroads Farm
FINAL PLAT
SECTION I
BLOCK 'D' LOT 27

Bennett Preserve

SITUATED ON MARYLAND ROUTE 75 - GREEN VALLEY ROAD
BETWEEN LEWISDALE ROAD & MARYLAND ROUTE 355
URBANA ELECTION DISTRICT NO. 7
FREDERICK COUNTY, MARYLAND

SCALE: 1" = 100'

MAY 17, 2016