

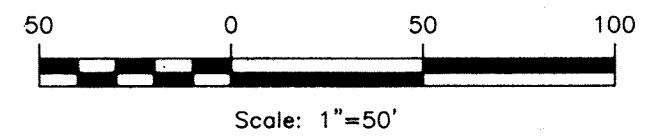
PLAT FEE-A 2.50
 RECORDING FEE 2.50
 TOTAL 5.00
 Recd M&E Rpt # 738
 DJM TLR Blk # 289
 Jun 29, 2012 01:52 PM

AREA TABULATION

Area of lots	169,878 S.F.	or	3.8999 Acres±
Area of dedication	17,182 S.F.	or	0.3945 Acres±
Total area of plot	187,060 S.F.	or	4.2943 Acres±
Total number of lots	3		

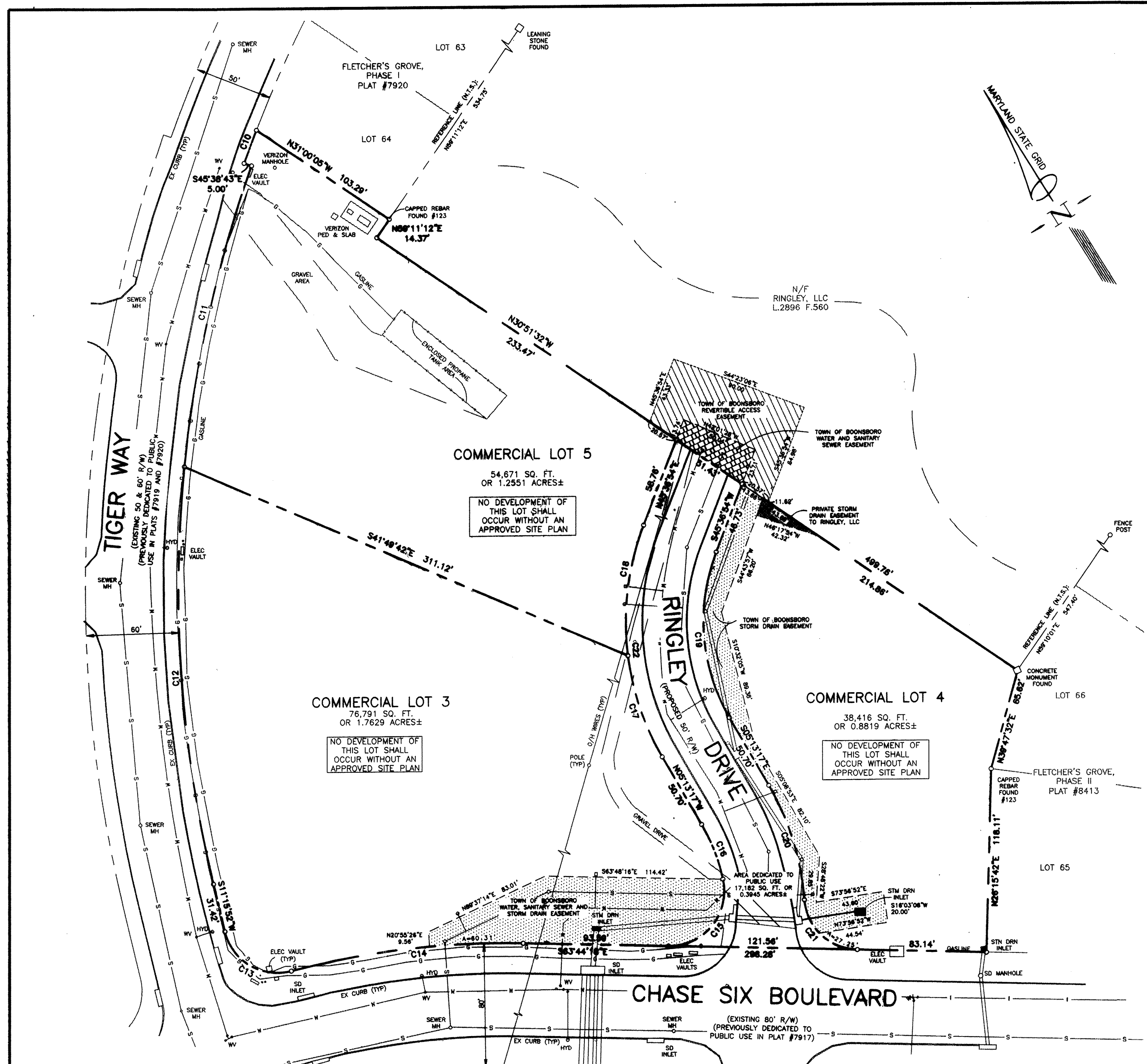
CURVE TABLE

CURVE	RADIUS	ARC	TANGENT	CHORD	CHORD BEARING	DELTA
C10	820.00'	22.74'	11.37'	22.73'	S45°08'57"W	01°35'19"
C11	815.00'	199.55'	100.28'	199.05'	S37°20'26"W	14°01'44"
C12	815.00'	271.14'	136.84'	269.89'	S20°47'43"W	19°03'42"
C13	35.00'	55.58'	35.61'	49.92'	S34°13'45"E	90°59'14"
C14	35.00'	150.65'	75.82'	150.16'	S71°43'50"E	15°58'05"
C15	35.00'	63.58'	44.86'	55.19'	N64°13'28"E	104°04'29"
C16	125.00'	38.00'	19.15'	37.86'	N03°29'16"E	17°25'07"
C17	175.00'	69.65'	35.29'	69.19'	N06°10'51"E	27°48'17"
C18	175.00'	85.62'	43.68'	84.77'	N31°35'57"E	28°01'54"
C19	125.00'	110.91'	59.40'	107.31'	S20°11'48"W	50°50'11"
C20	175.00'	77.91'	39.61'	77.26'	S07°31'55"W	25°30'24"
C21	35.00'	51.33'	31.53'	46.85'	S21°43'36"E	84°01'24"
C22	175.00'	155.27'	83.16'	150.23'	N20°11'48"E	50°50'11"



PLAT NO. 10108
 DATE JUN 29 2012
 WASHINGTON COUNTY

PAGE 1 OF 2
 SEE PAGE 2 FOR CERTIFICATIONS & SIGNATURES



CERTIFICATE OF APPROVAL
 OF COMMUNITY WATER SYSTEM & SEWAGE SYSTEM

I hereby certify that the use of the community water and/or community sewerage system for this subdivision is in conformance with the County Water and Sewerage Plan.

Carl E. Shiner
 DATE 6/29/12 COUNTY HEALTH OFFICER

CERTIFICATE OF APPROVAL
 TOWN OF BOONSBORO, PLANNING COMMISSION
 FINAL APPROVAL GRANTED:

Victoria M. ...
 DATE 6/29/12 CHAIRMAN, BOONSBORO PLANNING COMMISSION

NOTES:

- Current zoning: GC (General Commercial).
- A 10' wide drainage and utility easement is hereby reserved along all lot lines unless otherwise noted.
- Public water and sewer are available.
- There are no floodplains on-site per FEMA FIRM maps #240070-0170A & 240070-0160A, dated May 1, 1978.
- Water, sewer, drainage and access easements: No permanent structures, fences, trees or shrubs are permitted within any easements. A note is to be placed on any deed of conveyance.
- This plat was prepared without the benefit of a title report, and therefore may not necessarily indicate all encumbrances on this property.

SYMBOLS

- Capped rebar set (#21581) unless noted otherwise
- Concrete monument found, unless noted otherwise

REVISIONS:

MINIMUM BUILDING RESTRICTION LINES
 TO BE DETERMINED AT SITE PLAN STAGE (DEPENDENT ON USE)

B & R DESIGN GROUP
 CIVIL ENGINEERS ▾ PLANNERS ▾ SURVEYORS
 300 West Patrick Street Frederick, Maryland 21701
 Phone: 301-668-0505 • Fax: 301-668-0507

FLETCHER'S GROVE—PHASE II
COMMERCIAL LOTS 3, 4 & 5
 SITUATED ON CHASE SIX BOULEVARD AND TIGER WAY
 TOWN OF BOONSBORO
 BOONSBORO ELECTION DISTRICT #6
 WASHINGTON COUNTY, MARYLAND

SCALE: 1" = 50' OCTOBER, 2011 JOB No. 00-081

MSA 51295-8267 Data available 2017/06/27 Printed 05/07/2023
 08-10109, MSA 51295-8267 Data available 2017/06/27 Printed 05/07/2023
 WASHINGTON COUNTY CIRCUIT COURT (Subdivision Plats, WA) Plat 10108
 12/08/21 07:45

