

P1943T

MSA SSU 1255 Bags-1:

SURVEYOR'S CERTIFICATION

I hereby certify to the best of my professional knowledge and belief that the plat shown hereon is correct; that it is all the land conveyed by 8486, LLC, a Maryland limited liability company, unto Boonsboro West-8486, LLC, a Maryland limited liability company, by corrective deed dated June 20, 2011 and recorded in Liber 4107 Folio 179, being among the Land Records of Washington County, Maryland, 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 Town of Boonsboro Subdivision Ordinance, 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.

I hereby certify that I personally prepared, or was in responsible charge, over the preparation of this plat and the survey work reflected in it and it is in compliance with COMAR, Section 09.13.06.12 of the Minimum Standards of Practice as adopted by the Maryland Board of Professional Land Surveyors.

20 JUJE 2012



For B and R Design Group, Inc. Carl F. Thomas Property Line Surveyor MD Reg. #411 License Expires: 11/16/2012

OWNER'S CERTIFICATION AND DEDICATION

We, Boonsboro West-8486, LLC, a Maryland limited liability company, do hereby certify, for ourselves and our personal representatives, heirs, and assigns, that we are the legal and true owners of the property shown and described on this plat and that we hereby adopt the plan of subdivision shown hereon, hereby dedicated to public use all utility and drainage easement areas and all alley, street, and road rights—of—way designated on this plat, hereby agree to keep open all spaces and shall not impose any responsibility on the Mayor and Council of Boonsboro regarding the subjects of such dedications until legal title to the land underlying said easements, rights—of—way, open spaces and recreation areas, and with regard to said easements and rights-ofway, hereby agree to convey the same to said Board for the use of said Mayor and Council, without consideration, upon the legal acceptance of said easements and/or rights-of-way by said Mayor and Council.

This deed and agreement of dedication shall be binding upon our grantees, assigns, successors, heirs and personal representatives.

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 the following, or as shown hereon:

Deed of Trust & Security Agreement with Frederick County Bank recorded in Liber 4110 Folio 392, dated June 28, 2011.

We also certify that the community water and/or community sewerage system proposed for this subdivision will be available to all lots offered for sale. We also certify that plans for the community water supply and/or community sewerage system facilities, including any necessary point of discharge, have been approved by the Department of Health and Mental Hygiene.

And all parties heving an interest therein have hereunto affixed their signatures indicating their assent to this plan of subdivision.

We do hereby assent to this plan of subdivision.

Witness our hands and seals this __(9__ day of

for Boonsboro Wey-8486, LLC Montonqua Creek Farms INC, managing member Christopher T. Ganley, President

The owner has swprn and subscribed before me, in my presence, his day of ______, 2012. A notary public in and for the State

NOTARY

Carl F. Thomas, Notary Public My commission expires November 5, 2015

RINGLEY, LLC PROPERTY OWNER'S EASEMENT CERTIFICATION

We. Ringley, LLC, a Maryland limited liability company, do hereby grant to the Town of Boonsboro a revertible access easement and a water and sanitary sewer easement on, over and across a portion of land shown hereon being the same property conveyed by Denise Ann Ringley and James Boyce Ringley, wife and husband, unto Ringley, LLC a Maryland limited liability company, by a deed dated January 9, 2006 and recorded in Liber 2896 Folio 560, being among the Land Records of Washington County, Maryland

06-19-2012

for Ringley, LLC

Harp II LLC, managing member James A. Draper, managing member, Harp II LLC

The owner has sworn and subscribed before me, in my presence, this and for the State of Maryland. HOTARL Carl F. Thomas, Notary Public My commission expires November 5: 2015 Rest MAR2 DJM ILR Jun 29: 2012 Ropt Blk

The trustee has sworn and subscribed before me, in my presence, this day of Directory public in and for the State of Mar

REICH DATE JUN 2 9 2012

WASHINGTON COUNT

PAGE 2 OF 2

OWNER:

BOONSBORO WEST-8486, LLC C/O Draper & McGinley PA 365 West Patrick Street Frederick, Maryland 21701 301-293-6206

© B&RDG, 2011



CIVIL ENGINEERS ▼ PLANNERS ▼ SURVEYORS 300 West Patrick Street Frederick, Maryland 21701 Phone: 301-668-0505 • Fax: 301-668-0507

FINAL PLAT

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

RÉCORDED, P19431 9 PLAT BOOK PAGE 8263-2

(12/06/19 10:50)