

TAX MAP PAGE 76 PARCEL 97

VICINITY MAP

SCALE: 1"=1200'±

- SANITARY CLEAN OUT
- SANITARY MANHOLE
- WATER METER

EXISTING SEPTIC SYSTEM
HAS 1500 GPD MAXIMUM
CAPACITY.

CURVE NO.	DELTA	RADIUS	ARC	TAN	CHORD	BEARING
1	43°29'45"	50.00'	37.96	19.95	37.05'	N 25°49'48" E
2	82°01'48"	50.00'	71.59	43.49	65.63'	N 36°55'59" W
3	63°48'57"	50.00'	55.69	31.13	52.86'	S 70°08'39" W
4	135°16'06"	50.00'	118.04	121.51	92.48'	S 29°23'52" E
5	07°37'00"	50.00'	6.65	3.33	6.64'	N 79°04'35" E

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 designated purposes, prior to Health Department approval of building and sewerage permits.

No buildings, basements, rights-of-way, wells or other permanent or physical objects (man-made structures) are allowed in the septic area.

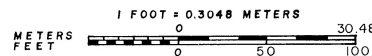
A 6 ft. drainage and utility easement is reserved along all lot lines.

GENERAL COMMON ELEMENTS = GCE
LIMITED COMMON ELEMENTS = LCE

TOTAL AREA OF UNITS	4,204 AC±
TOTAL DEDICATED AREA	NONE
TOTAL AREA COMMON ELEMENTS	2,672 AC±
TOTAL AREA OF SUBDIVISION	4,876 AC±
TOTAL NO. OF UNITS	NINE

The lower boundary of each condominium unit in the Condominium is a horizontal plane (planes), the elevation of which coincides with the elevation of the upper surface of the unfinished subfloor thereof (to include any concrete "skin-out" or "leveling coat", quarry tile, carpets, carpet pads and other finished flooring materials within the condominium unit and to exclude the concrete subfloor, rebar, footings and other components of the subfloor, extended to intersect the lateral or perimeter boundaries thereof. The upper boundary of each condominium unit in the Condominium is a series of horizontal and/or inclined planes (planes), the elevation of which coincides with the exposed exterior surface of the finished roofing material (to include, as the circumstances may require, roof trusses, roof joists, finished roofing materials and all other components of the roof), extended to intersect the lateral or perimeter boundaries thereof. The lateral or perimeter boundaries of each condominium unit in the Condominium are vertical planes coinciding with the outside exposed surfaces of such exterior brick walls thereof (to include all windows, doors, window casings, shutters, trim work and other material which are permanently affixed to such outside walls) extended to intersect the upper and lower boundaries thereof and to intersect the other lateral or perimeter boundaries of the condominium unit.

In the event any condominium unit shall be constructed with windows which protrude beyond the confines of the lateral or perimeter boundaries of such unit (such windows commonly known as "bay windows") or with fireplace structures or similar appurtenances which protrude beyond the confines of the lateral or perimeter boundaries of the unit, then the lateral or perimeter boundaries of that condominium unit shall be deemed to extend to include the area contained within such protrusions or appurtenances, and such area shall be considered as a part of that condominium unit and not as a part of the common elements.



NOTARIAL CERTIFICATION

We, C. Edward Knox and Barbara P. Hillner, Trustees under Deed of Trust recorded in Liber 1306 Folio 497 and Liber 1304 Folio 589, secured by the referenced property and Martin S. Lopera, Vice President of Frederick County National Bank, Mortgagee under a mortgage recorded in Liber 1400 Folio 303 secured by the referenced property, hereby consent to the Amendment to a Condominium Regime as evidenced by our signature hereto.

NOTARY CERTIFICATION

The owner(s) have sworn to and subscribed before me this 31st day of JANUARY 1991

Gretchen P. Rothenhoefer
Notary Public

ELECTION DISTRICT: BALLENGER # 23

AMENDED CONDOMINIUM PLAT

JEFFERSON PIKE WAREHOUSE PARK CONDOMINIUM

ON MD. RT. 180 (JEFFERSON PIKE)
AS PREVIOUSLY RECORDED IN PLAT BOOK 37 PAGE 18
FREDERICK COUNTY, MARYLAND

ROTHENHOEFER ENGINEERS INC.

102 WEST CHURCH STREET
FREDERICK, MARYLAND 21701

DWG NO.
870-805

DATE	10-17-91
BY	BK 47 Pg 162
SCALE	1"=50'
301-662-0202	
DATE: JANUARY 15, 1991	PAS

APPROVED FREDERICK COUNTY PLANNING COMMISSION
Walter J. Fox
(CHAIRMAN)

DATE: 17 Oct 91

APPROVED FREDERICK COUNTY DEPARTMENT OF HEALTH
James E. Bowersox, M.D.
(APPROVING AGENCY)

DATE: 10-17-91

NOTES:

Utilities are plotted from field evidence wherever possible, and from prepared Site Plans.

Boundaries of Limited Common Elements between Units 5903 and 5905 and Units 5902 and 5904 have been changed from their original location pursuant to Article XII of Declaration.

Limited Common Elements surrounding Unit 5902 have been redesignated upon expansion of Unit 5902/5904.

The area of Limited Common Elements adjacent to each Unit are hereby reserved to the exclusive use of such Unit as provided in Article IV of Declaration.

- SITE PLAN NO. SP-84-28.

- ZONING IS GC GENERAL COMMERCIAL AS OF DEC. 1990

- THIS PLAT AMENDS THE PLAT PREVIOUSLY RECORDED IN PLAT BOOK 37 PAGE 18.

MINIMUM BUILDING RESTRICTION LINES
FRONT: 25'
REAR: 25'
SIDE: 25'
HEIGHT OF BUILDING: 10'

OWNER: YARNELL P. WASTLER

P.O. BOX 615

FREDERICK, MD. 21701

(301) 663-0511

SYMBOLS:
● PROPOSED WELL
● SEPTIC AREA
■ MONUMENT
○ STEEL BAR & CAP

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