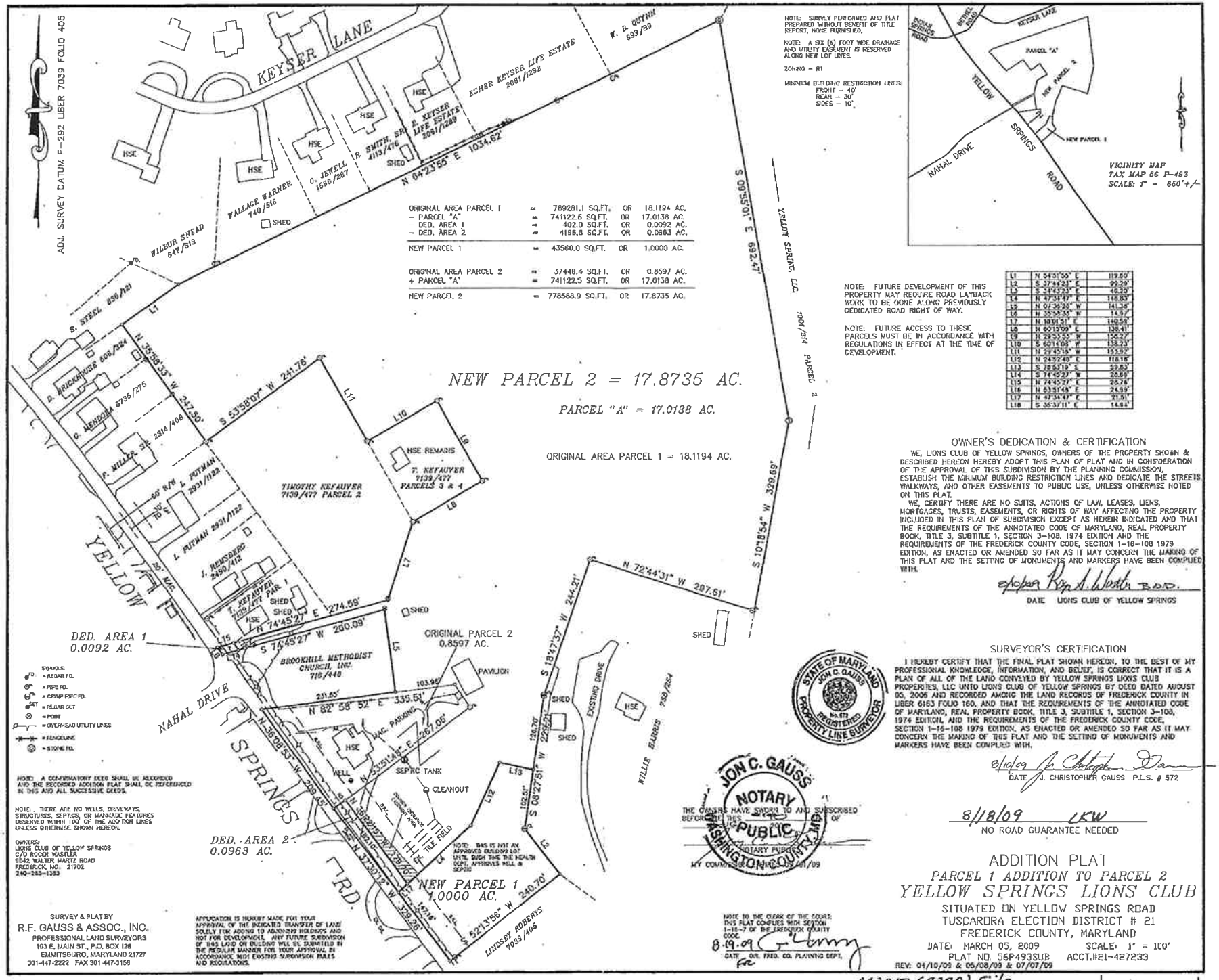

	ORIGINAL AREA PARCEL 1	=	789281.1 SQ.FT.	OR	18.1194 AC.
-	PARCEL "A"	=	741122.6 SQ.FT.	OR	17.0138 AC.
-	DED. AREA 1	=	402.0 SQ.FT.	OR	0.0092 AC.
-	DED. AREA 2	=	4196.8 SQ.FT.	OR	0.0963 AC.
	NEW PARCEL 1	=	43560.0 SQ.FT.	OR	1.0000 AC.
	ORIGINAL AREA PARCEL 2	=	37448.4 SQ.FT.	OR	0.8597 AC.
+	PARCEL "A"	=	741122.5 SQ.FT.	OR	17.0138 AC.
	NEW PARCEL 2	=	778568.9 SQ.FT.	OR	17.8735 AC.

NOTE: FUTURE DEVELOPMENT OF THIS PROPERTY MAY REQUIRE ROAD LAYBACK WORK TO BE DONE ALONG PREVIOUSLY DEDICATED ROAD RIGHT OF WAY.

NOTE: FUTURE ACCESS TO THESE PARCELS MUST BE IN ACCORDANCE WITH REGULATIONS IN EFFECT AT THE TIME OF DEVELOPMENT.

L1	N 54°01'55" E	119.60'
L2	S 37°44'21" E	99.29'
L3	S 31°45'23" E	45.20'
L4	N 47°34'47" E	148.83'
L5	N 07°36'26" W	141.36'
L6	N 35°58'33" W	14.97'
L7	N 18°01'51" E	140.58'
L8	N 60°15'09" E	138.41'
L9	N 28°33'55" W	155.27'
L10	S 60°14'05" W	138.73'
L11	N 29°45'15" W	153.92'
L12	N 24°52'48" E	118.18'
L13	S 78°57'19" E	59.83'
L14	S 74°45'27" W	28.68'
L15	N 74°45'27" E	28.74'
L16	N 63°31'48" E	24.59'
L17	N 47°34'47" E	21.51'
L18	S 35°37'11" E	14.94'

OWNER'S DEDICATION & CERTIFICATION

WE, LIONS CLUB OF YELLOW SPRINGS, OWNERS OF THE PROPERTY SHOWN & DESCRIBED HEREON HEREBY ADOPT THIS PLAN OF PLAT AND IN CONSIDERATION OF THE APPROVAL OF THIS SUBDIVISION BY THE PLANNING COMMISSION, ESTABLISH THE MINIMUM BURDING RESTRICTION LINES AND DEDICATE THE STREETS, WALKWAYS, AND OTHER EASEMENTS TO PUBLIC USE, UNLESS OTHERWISE NOTED ON THIS PLAT.

WE, CERTIFY 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 HEREIN INDICATED 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 FREDERICK COUNTY CODE, SECTION 1-16-108 1979 EDITION, 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.

e/o/a Ryp A. Wertz B.O.D.

DATE LIONS CLUB OF YELLOW SPRINGS

SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON, TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, INFORMATION, AND BELIEF, IS CORRECT THAT IT IS A PLAN OF ALL OF THE LAND CONVEYED BY YELLOW SPRINGS LIONS CLUB PROPERTIES, LLC UNTO LIONS CLUB OF YELLOW SPRINGS BY DEED DATED AUGUST 05, 2006 AND RECORDED AMONG THE LAND RECORDS OF FREDERICK COUNTY IN LIBER 6163 FOLIO 160, 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 FREDERICK COUNTY CODE, SECTION 1-16-108 1979 EDITION, 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.

8/10/09 J. Christopher Gauss

DATE J. CHRISTOPHER GAUSS P.L.S. # 572

STATE OF MARYLAND JON C. GAUSS No. 572 REGISTERED PROPERTY LINE SURVEYOR

JON C. GAUSS NOTARY PUBLIC WASHINGTON COUNTY, MD. MY COMMISSION EXPIRES 2/1/09

THE OWNERS HAVE SWORN TO AND SUBSCRIBED BEFORE ME THIS 10TH DAY OF AUGUST 2009

NOTARY PUBLIC

8/18/09 LKW

NO ROAD GUARANTEE NEEDED

NOTE TO THE CLERK OF THE COURT: THIS PLAT COMPLIES WITH SECTION 1-16-7 OF THE FREDERICK COUNTY CODE.

8-19-09

DATE CO. FRED. CO. PLANNING DEPT.

NOTE: A CONFIRMATORY DEED SHALL BE RECORDED AND THE RECORDED ADDITION PLAT SHALL BE REFERENCED IN THIS AND ALL SUCCESSIVE DEEDS.

NOTE: THERE ARE NO WELLS, DRIVEWAYS, STRUCTURES, SEPTICS, OR MANMADE FEATURES OBSERVED WITHIN 100' OF THE ADDITION LINES UNLESS OTHERWISE SHOWN HEREON.

NOTE: THIS IS NOT AN APPROVED BUILDING LOT UNTIL SUCH TIME THE HEALTH DEPT. APPROVES WELL & SEPTIC

OWNERS:
LIONS CLUB OF YELLOW SPRINGS
C/O ROGER WASHLER
9842 WALTER MARTZ ROAD
FREDERICK, MD. 21702
240-285-1383

SURVEY & PLAT BY
R.F. GAUSS & ASSOC., INC.
PROFESSIONAL LAND SURVEYORS
103 E. MAIN ST., P.O. BOX 128
EMMITSBURG, MARYLAND 21727
301-447-2222 FAX 301-447-3156

APPLICATION IS HEREBY MADE FOR YOUR APPROVAL OF THE INDICATED TRANSFER OF LAND SOLELY FOR ADDING TO ADJOINING HOLDINGS AND NOT FOR DEVELOPMENT. ANY FUTURE SUBDIVISION OF THIS LAND OR BUILDING WILL BE SUBMITTED IN THE REGULAR MANNER FOR YOUR APPROVAL IN ACCORDANCE WITH EXISTING SUBDIVISION RULES AND REGULATIONS.

ADDITION PLAT
PARCEL 1 ADDITION TO PARCEL 2
YELLOW SPRINGS LIONS CLUB

SITUATED ON YELLOW SPRINGS ROAD
TUSCARORA ELECTION DISTRICT # 21
FREDERICK COUNTY, MARYLAND

DATE: MARCH 05, 2009 SCALE: 1" = 100'
PLAT NO. 56P493SUB ACCT.#21-427233
REV: 04/10/09 & 05/08/09 & 07/07/09

M3017 (9328) File

8/20/09 87/195