

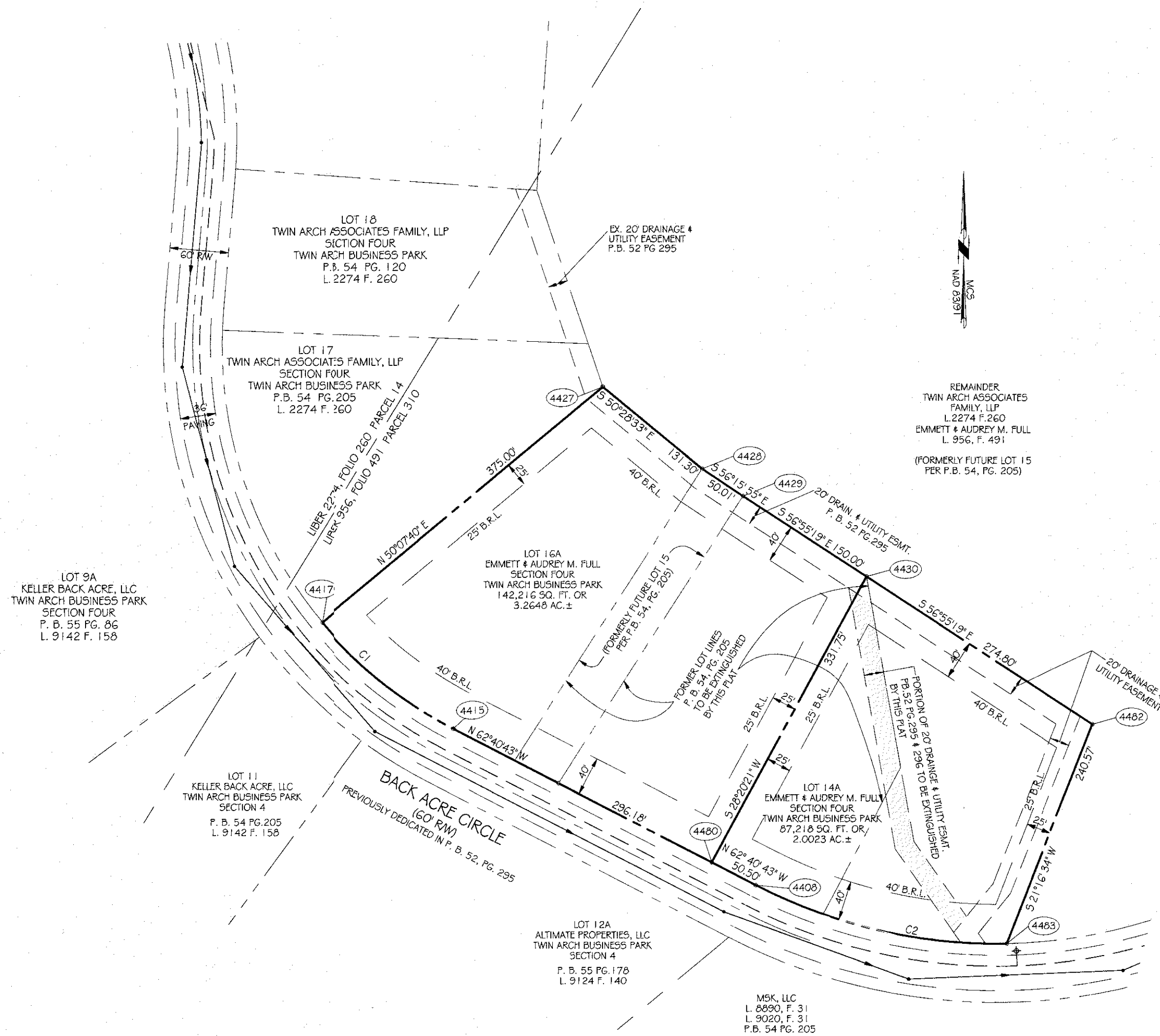
Point#	Coordinates	Easting
4408	617949.0803	1274055.4176
4415	618108.2026	1273747.4048
4417	618217.0455	1273611.6661
4427	618457.4498	1273899.4701
4428	618373.8897	1274000.7494
4429	618346.1172	1274042.3381
4430	618264.2500	1274168.0273
4480	617972.2599	1274010.5488
4482	618114.2694	1274398.2898
4483	617890.1002	1274310.9975

CURVE	RADIUS	ARC LENGTH	CURVE DATA	DELTA ANGLE	CHORD BEARING	CHORD LENGTH	TANGENT
C1	440.00	175.14	22° 48' 24"	N 51° 16' 31" W	173.99'	88.75'	
C2	530.00	265.05	28° 39' 12"	N 77° 00' 19" W	262.30'	135.36'	

THE BASIS OF BEARINGS FOR THIS PLAT IS THE MARYLAND COORDINATE SYSTEM (NAD 83/1991) AS PROJECTED BY CARROLL COUNTY (NGS) SURVEY CONTROL STATIONS:

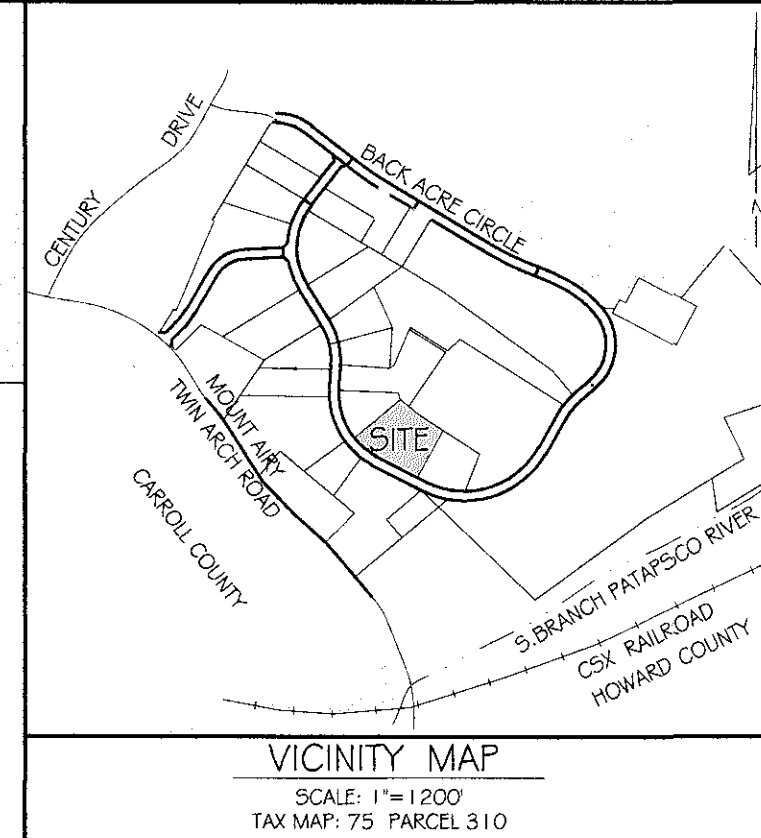
WATKINS AZIMUTH: N 619,688.6309
E 1,270,738.5300

ATKINS: N 624,366.4446
E 1,279,730.7260



OWNER
EMMETT FULL
5750 WOODVILLE ROAD
MOUNT AIRY, MD 21771
(301) 788-3063

DEVELOPER
PRIORITY INSTALL, LLC
8340-C BEECHCRAFT AVENUE
GAITHERSBURG, MD 20879
(301) 987-2046



VICINITY MAP
SCALE: 1"=1200'
TAX MAP: 75 PARCEL 310

OWNER'S CERTIFICATION AND DEDICATION

We, Emmett Full and Audrey M. Full (deceased), owners of the property shown hereon, consent to and adopt this plan of subdivision, and in consideration of the approval of the Final 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 there are no suits, actions at laws, leases, liens, mortgages, trusts, easements, or rights-of-way affecting the property included in this plan of subdivision, except as hereon indicated; a certain Deed of Trust held by Sandy Spring Bank, dated June 18, 2003 and recorded among the Land Records of Carroll County, Maryland in Liber 3511 at Folio 679 and that the requirements of the Annotated Code of Maryland, Real Property Code Book, Title 3, Subtitle 1, Section 3-108, 1981 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.

Plans for community water and sewerage systems and for a point of discharge have been approved by the Maryland Department of the Environment, and all lots will be served by public water and sewer.

By: Emmett Full, Owner _____ Date _____
The Estate of Audrey M. Full, Owner _____ Date _____
By: Emmett Full, Personal Representative _____
Sandy Spring Bank, Trustee _____ Date _____

SURVEYOR'S CERTIFICATION

I hereby certify that the Amended Final Plat shown hereon is correct; that it is a subdivision of part of the lands conveyed by Emmett Full and Audrey M. Full unto Emmett Full and Audrey M. Full (deceased) by deed dated June 20, 1986 and recorded among the Land Records of Carroll County, Maryland in Liber 956 at Folio 491, and that the requirements of the Annotated Code of Maryland, Real Property Code Book, Title 3, Subtitle 1, Section 3-108, 1981 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.

I hereby certify that these documents were prepared by me or under my responsible charge, and that I am a duly licensed Professional Land Surveyor under the laws of the state of Maryland, license no. 21512, expiration date August 4, 2021, in compliance with the requirements set forth in COMAR 09.03.06.12.

Jeffery W. Elkins MAY 13, 2020
Jeffery W. Elkins, Prof. Land Surveyor, Maryland License No. 21512 _____ Date _____

THE OWNERS HAVE SWORN TO AND SUBSCRIBED BEFORE

ME THIS _____ DAY OF _____ 2020.

NOTARY PUBLIC

(PRINTED NAME OF NOTARY)

MY COMMISSION EXPIRES _____

DEVELOPMENT DATA:

1. NUMBER OF BUILDING SITES: 2
2. TOTAL AREA OF LOTS: 229,435 s.f. or 5.2671 AC±
3. ACREAGE & LENGTH OF NEW STREETS: 0
4. TOTAL AREA OF PLAT: 229,435 s.f. or 5.2671 AC±

THE PURPOSE OF THIS AMENDED PLAT IS TO EXTINGUISH FORMER LOT LINES OF LOTS 14, 16, AND FORMER FUTURE LOT 15, AS SHOWN ON PLAT BOOK 54, PAGE 205, AND CREATE NEW LOT LINES FOR LOTS 14A AND 16A; ALSO, TO EXTINGUISH A PORTION OF THE 20-FOOT WIDE DRAINAGE AND UTILITY EASEMENT AS SHOWN ON PLAT BOOK 52, PG. 295 AND 296, AND CREATE A NEW 20-FOOT WIDE DRAINAGE AND UTILITY EASEMENT OVER LOT 14A AS SHOWN HEREON.

APPROVED:
MOUNT AIRY PLANNING COMMISSION

DATE _____ CHAIRPERSON _____

APPROVED:
CARROLL COUNTY HEALTH DEPARTMENT

DATE _____ APPROVING AUTHORITY _____

COMMUNITY WATER AND/OR SEWERAGE SYSTEMS ARE IN CONFORMANCE WITH THE CARROLL COUNTY 2014 MASTER PLAN FOR WATER AND SEWER.

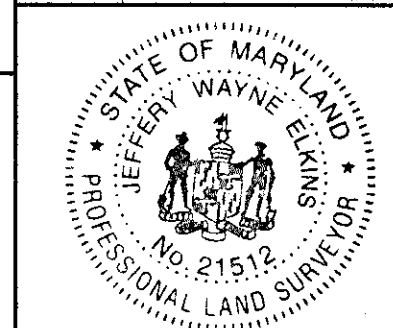
- NOTES:**
1. THE PROPERTY SHOWN HEREON IS OWNED BY EMMETT FULL AND AUDREY M. FULL (DECEASED) BY DEED DATED JUNE 20, 1986 AND RECORDED AMONG THE LAND RECORDS OF CARROLL COUNTY IN LIBER 956 AT FOLIO 491.
 2. A "STORMWATER MANAGEMENT EASEMENT AND MAINTENANCE AGREEMENT" IS TO BE GRANTED TO THE TOWN OF MOUNT AIRY AS AN EASEMENT OF ACCESS TO THE TOWN OF MOUNT AIRY OR AUTHORIZED REPRESENTATIVES BY A DEED INTENDED TO BE RECORDED WITH SITE PLAN PWA.
 3. ANY MODIFICATION OR PLAT REASSEMBLY SHALL BE SUBJECT TO APPROVAL BY THE TOWN OF MOUNT AIRY PLANNING COMMISSION.
 4. NOTHING SHOWN OR STATED ON THIS PLAT SHALL CREATE A COVENANT OR RESTRICTION OF TITLE.
 5. TOWN OF MOUNT AIRY MASTER PLAN FOR WATER AND SEWER: WATER: EXISTING SERVICE AREA SEWER: EXISTING SERVICE AREA
 6. A TEN FOOT DRAINAGE AND UTILITY EASEMENT IS HEREBY RESERVED ALONG ALL STREET FRONTAGE LOT LINES AND A SIX FOOT DRAINAGE AND UTILITY EASEMENT ALONG ALL OTHER LOT LINES.
 7. NO BUILDING PERMIT OR ZONING CERTIFICATE SHALL BE ISSUED FOR ANY LOT SHOWN HEREON UNTIL SUCH TIME AS A SITE DEVELOPMENT PLAN HAS BEEN APPROVED BY THE TOWN OF MOUNT AIRY PLANNING COMMISSION.

- SYMBOLS:**
- ⊙ IRON PIN SET
 - CONC. MON.
 - EX. WATER LINE
 - EX. SAN SEWER
 - * UNLESS OTHERWISE NOTED

MINIMUM BUILDING RESTRICTION LINES

FRONT: 40'
REAR: 40'
SIDES: 25'

DATE	REVISIONS



C.C. FILE NO. AP-19-0073

AMENDED FINAL PLAT
LOT 14A AND LOT 16A
SECTION FOUR
TWIN ARCH BUSINESS PARK
SITUATED ON BACK ACRE CIRCLE
TOWN OF MOUNT AIRY
MOUNT AIRY ELECTION DISTRICT #13
CARROLL COUNTY, MARYLAND
SCALE: 1"=100' MARCH, 2020
SHEET 1 OF 1



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