



- NOTES**
- THE PROPERTIES SHOWN HEREON ARE OWNED BY QH RIDGESIDE, LLC, BY DEED DATED AUGUST 20, 2018 RECORDED AMONG THE LAND RECORDS OF CARROLL COUNTY, IN LIBER 9105 FOLIO 193 AND TOWN OF MOUNT AIRY BY DEED DATED JULY 09, 1993 RECORDED AMONG THE LAND RECORDS OF CARROLL COUNTY, IN LIBER 1571 FOLIO 805.
 - NO GRADING, FILLING OR CONSTRUCTION SHALL BE PERMITTED WHICH OBSTRUCTS OR INHIBITS THE SURFACE FLOW OF WATER WITHIN DRAINAGE AND UTILITY EASEMENTS AS SHOWN HEREON.
 - ANY MODIFICATION OR PLAT REASSEMBLY SHALL BE SUBJECT TO APPROVAL BY THE TOWN OF MOUNT AIRY PLANNING COMMISSION.
 - NOTHING SHOWN OR STATED ON THIS PLAT SHALL CREATE A COVENANT OR RESTRICTION OF TITLE.
 - TOWN OF MOUNT AIRY MASTER PLAN FOR WATER AND SEWER: WATER - EXISTING SERVICE AREA
SEWER - EXISTING SERVICE AREA
PUBLIC WATER AND SEWER WILL BE AVAILABLE, AND NO INDIVIDUAL WATER OR SEWERAGE SYSTEMS SHALL BE PERMITTED.
 - A SIX (6) FOOT DRAINAGE AND UTILITY EASEMENT IS HEREBY RESERVED ALONG ALL LOT LINES.
 - THIS PLAT WAS PREPARED WITH REFERENCE TO A COMMITMENT FOR TITLE INSURANCE PREPARED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY COMMITMENT NO. DC1900248, WITH AN EFFECTIVE DATE OF FEBRUARY 1, 2019, V3.
 - ALL DRIVEWAYS SHALL BE PAVED ACCORDING TO TOWN OF MOUNT AIRY ZONING REGULATIONS AND SPECIFICATIONS.
 - THE AREA SHOWN AS PART OF THE LANDS OF THE TOWN OF MOUNT AIRY MARYLAND, LIBER 1571 FOLIO 805, CONTAINING 7,305 SQUARE FEET FOR 0.168 ACRES IS TO BE CONVEYED TO QH RIDGESIDE, LLC BY DEED TO BE RECORDED SIMULTANEOUSLY HEREWITH.
 - NO BUILDING PERMIT OR ZONING CERTIFICATE SHALL BE ISSUED FOR ANY LOT SHOWN HEREON UNTIL SUCH TIME AS THE SITE DEVELOPMENT PLAN HAS BEEN APPROVED BY THE TOWN OF MOUNT AIRY PLANNING COMMISSION.

SURVEYOR'S CERTIFICATE

I, ROBERT C. HARR, JR., A REGISTERED LAND SURVEYOR OF THE STATE OF MARYLAND DO HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS A FINAL PLAT OF THE LANDS CONVEYED BY S&W MANAGEMENT, INC TO QH RIDGESIDE, LLC, A DELAWARE LIMITED LIABILITY COMPANY BY DEED DATED AUGUST 20, 2018 AND RECORDED IN LIBER 9105 FOLIO 193 AND PART OF THE LANDS CONVEYED BY THE STATE HIGHWAY ADMINISTRATION OF THE DEPARTMENT OF TRANSPORTATION TO THE TOWN OF MOUNT AIRY, MARYLAND BY DEED DATED JULY 9, 1993 AS RECORDED IN LIBER 1571 FOLIO 805 AND HAS BEEN LAID OUT AND THE PLAT PREPARED IN COMPLIANCE WITH SEC. 3-108 ANNOTATED CODE OF MARYLAND AS AMENDED AS OF THE REAL PROPERTY ARTICLE OF THE ANNOTATED CODE OF MARYLAND (1974), AS AMENDED, PERTAINING TO THE PREPARATION OF RECORD PLATS.

ROBERT C. HARR, JR., PROFESSIONAL LAND SURVEYOR
MARYLAND REGISTRATION No. 21587
EXP. JANUARY 16, 2021

OWNER'S CERTIFICATE

WE, OWNERS OF THE PROPERTY SHOWN HEREON, AND DESCRIBED IN THE SURVEYOR'S CERTIFICATE, HEREBY ADOPT THIS PLAT OF CONSOLIDATION, ESTABLISH THE BUILDING LINES AS SHOWN, AND CERTIFY THAT THE REQUIREMENTS OF SECTION 3-108 OF THE REAL PROPERTY ARTICLE OF THE ANNOTATED CODE OF MARYLAND AS AMENDED AS OF THE SETTING OF MARKERS HAVE BEEN COMPLIED WITH.

OWNER QH RIDGESIDE, LLC
BY: MATTHEW AILLEY

NAME _____ DATE _____

TOWN OF MOUNT AIRY, MD
BY: _____

NAME _____ DATE _____

DATA TABULATIONS

A. TOTAL NUMBER OF LOTS: 1 (EXISTING)
B. TOTAL AREA OF LOTS: 1.087 AC.
C. TOTAL AREA OF PARCELS FOR ROAD WIDENING: N/A
D. TOTAL AREA OF OTHER PARCELS: N/A
E. ACREAGE OF EACH NEW STREET: N/A
F. TOTAL AREA OF NEW STREETS: N/A
G. TOTAL AREA OF OPEN SPACE: N/A
H. TOTAL AREA OF PLAT: 1.087 AC.

OWNER/DEVELOPER

QH RIDGESIDE, LLC
10 E 53RD STREET
NEW YORK, NY 10022

TOWN OF MOUNT AIRY
110 S MAIN STREET
MOUNT AIRY MD 21771-0772

PURPOSE NOTE:
THE PURPOSE OF THIS PLAT IS TO COMBINE EXISTING LOT 1 AND THE LANDS OF THE TOWN OF MOUNT AIRY, MARYLAND TO CREATE LOT 1-A, RIDGESIDE BUSINESS CENTER.

PLATBOOK H.S.D. _____ DATE _____

CARROLL COUNTY HEALTH DEPARTMENT

BY: _____ DATE: _____
COMMUNITY WATER AND/OR SEWERAGE SYSTEMS ARE IN CONFORMANCE WITH THE CARROLL COUNTY MASTER PLAN FOR WATER AND SEWER (2014)

TOWN OF MOUNT AIRY PLANNING COMMISSION

BY: _____ DATE _____
CHAIRPERSON

1	REVISED PER COUNTY AND TOWN COMMENTS	09/17/2020
No.	DESCRIPTION OF REVISION	DATE

BOHLER 12825 WORLDGATE DRIVE, SUITE 700
HERNDON, VIRGINIA 20170
703.709.9500
www.bohlerengineering.com

FINAL PLAT
RIDGEVILLE BUSINESS CENTER, SECTION I
LOT 1 AMENDED
LANDS OF QH RIDGESIDE, LLC
LIBER 9105 FOLIO 193
LOT 1, SECTION 1
RIDGEVILLE BUSINESS CENTER
P.B. 26 PG. 129
AND PART OF THE LANDS OF
TOWN OF MOUNT AIRY MARYLAND
LIBER 1571 FOLIO 805
13th ELECTION DISTRICT
TOWN OF MOUNT AIRY
CARROLL COUNTY, MARYLAND

CARROLL COUNTY FILE NO AP-20-0050

DRAWN BY: BAS II	SCALE: 1" = 30'	PROJECT NO.: SD186513FIN1.DWG
CHECKED BY: JB	DATE: 07/01/2020	
APPROVED: JSC		1 OF 1