

Point#	Northing	Easting
168	559573.4911	753403.2438
169	559621.0952	753440.8137
172	559756.8953	753154.3513
3110	559306.5691	753765.4758
3111	559261.6656	753724.9696
3112	559704.4000	753124.1476
3114	559279.5496	753700.6998
3373	559369.0581	753761.4428

SURVEYOR'S CERTIFICATION

I hereby certify that the Amended Final Plat shown hereon is correct; that it is a subdivision of all of the lands conveyed by BKS Properties, LLC, a Limited Liability Corporation of the State of Maryland, unto Gosnell Properties, LLC, a Maryland Limited Liability Corporation, by deed dated September 28, 2017 and recorded in Liber 12070 at Folio 136 among the Land Records of Frederick County, Maryland, and that the requirements of the Annotated Code of Maryland, Real Property Code Book, Title 3, Subtitle 1, Section 3-108, 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 further certify that this document was 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. 21266, expiration date September 9, 2021, in accordance with COMAR 09.13.06.12

T. Michael VanSant
 T. Michael VanSant, Professional Land Surveyor
 Maryland Reg. No. 21266
 Date: 5/5/2021

OWNER'S CERTIFICATION AND DEDICATION

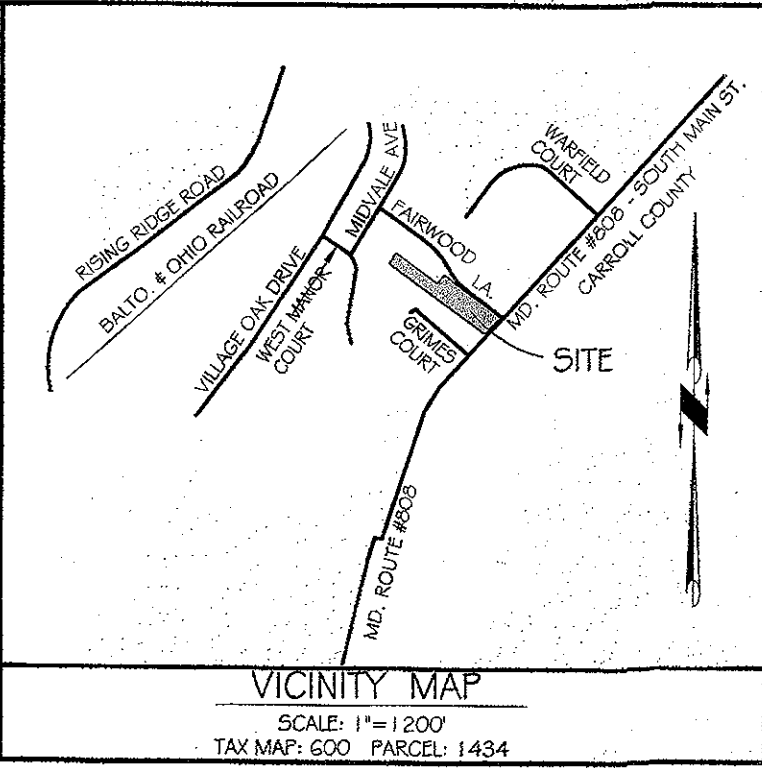
We, Gosnell Properties, LLC, owners of the property shown hereon, consent to adopt this plan of subdivision, and in consideration of the approval of this Final Plat by the Planning Commission, establish the minimum building restriction lines; and dedicate the streets, walkways and other easements, to 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; and that the requirements of the Annotated Code of Maryland, Real Property Code Book, Title 3, Subtitle 1, Section 3-108, 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.

Gosnell Properties, LLC
 a Maryland limited liability corporation

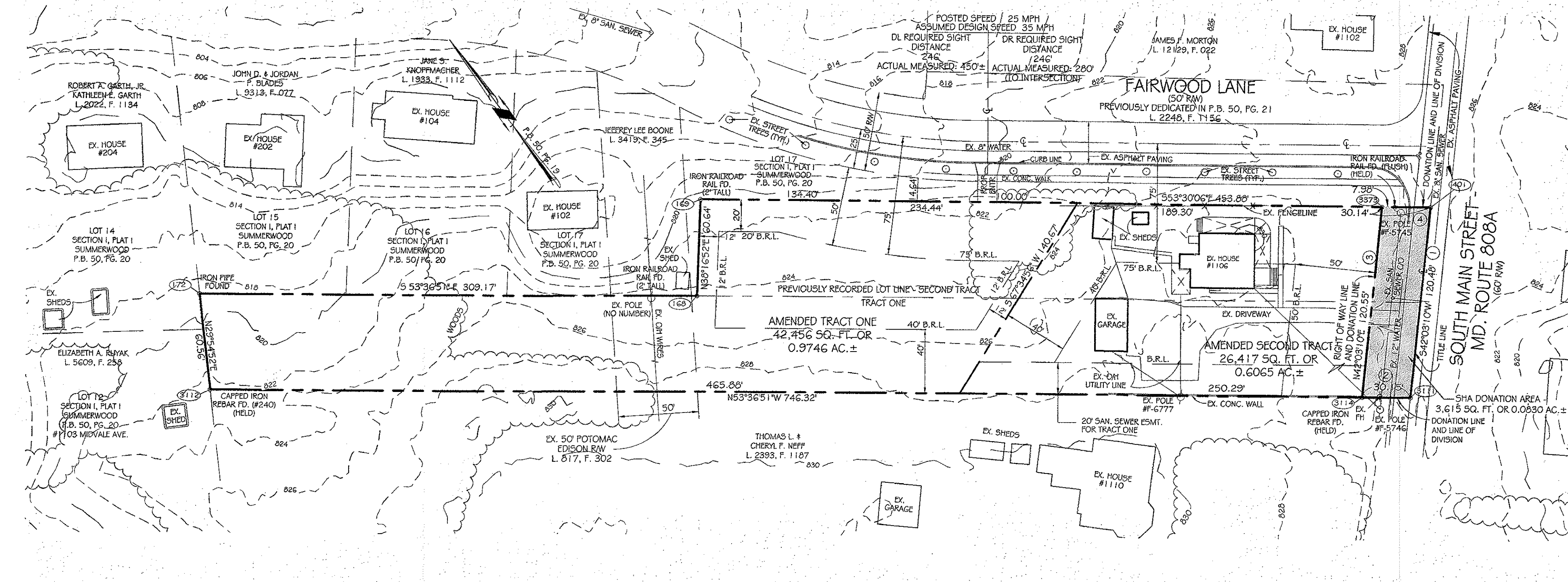
By: Steven Gosnell, Member
 Date:



OWNER/DEVELOPER

GOSNELL PROPERTIES, LLC
 c/o STEVEN GOSNELL
 6162 WOODVILLE ROAD
 MOUNT AIRY, MARYLAND 21771
 (301) 748-2080

COORDINATES ARE BASED ON NAD 27
 TOPOGRAPHY WAS TAKEN FROM COPYRIGHTED GIS DATA FROM FREDERICK COUNTY AND MAY NOT BE COPIED OR REPRODUCED WITHOUT EXPRESS WRITTEN PERMISSION FROM FREDERICK COUNTY. FIELD VERIFIED AND SUPPLEMENTED BY VANMAR ASSOCIATES IN NOVEMBER, 2015. CONTOUR INTERVAL IS 2', VERTICAL DATUM IS NAVD88.



TOTAL AREA OF LOTS:	68,873 SQ. FT. OR 1.5811 AC. ±
TOTAL AREA OF SHA DONATION:	3,615 SQ. FT. OR 0.0830 AC. ±
TOTAL AREA OF SUBDIVISION:	72,488 SQ. FT. OR 1.6641 AC. ±
TOTAL NUMBER OF LOTS:	2

AREA TO BE CONVEYED TO THE MARYLAND STATE HIGHWAY ADMINISTRATION	
1	S 42° 03' 10" W 120.48'
2	N 53° 36' 51" W 30.15'
3	N 42° 03' 10" E 120.55'
4	S 53° 30' 06" E 30.14'

FEE SIMPLE AREA
 3,615 SQ. FT. OR 0.0830 AC. ±
 SHOW THIS

NOTE:
 THE PURPOSE OF THIS AMENDED PLAT IS TO REVISE THE LOT LINE BETWEEN TRACT ONE AND SECOND TRACT ON PLAT OF RIDGEVILLE HEIGHTS RECORDED IN LIBER 868 AT FOLIO 293 SHOWING ORIGINAL TRACT ONE AND SECOND TRACT PER DEED DATED JUNE 14, 1955 AND RECORDED IN LIBER 549 AT FOLIO 3 AND TO INCREASE THE STREET FRONTAGE OF TRACT ONE FROM 60.47 FEET TO 100.00 FEET.

THE OWNERS HAVE SWORN TO AND SUBSCRIBED BEFORE ME THIS _____ DAY OF _____, 2021.

NOTARY PUBLIC

MY COMMISSION EXPIRES _____

FILE #:	AP-19-0028
AP #:	19-0028
RECORDED:	
P.B.	PG.

APPROVED:
 MOUNT AIRY PLANNING COMMISSION

DATE _____ CHAIRPERSON _____

APPROVED:
 FREDERICK COUNTY HEALTH DEPARTMENT

DATE _____ APPROVING AUTHORITY _____

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

- NOTES:
- THE PROPERTY SHOWN HEREON IS OWNED BY GOSNELL PROPERTIES, LLC BY DEED DATED SEPTEMBER 28, 2017 AND RECORDED AMONG THE LAND RECORDS OF FREDERICK COUNTY, MARYLAND IN LIBER 12070 AT FOLIO 136.
 - 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
 - ALL DRIVEWAYS SHALL BE PAVED ACCORDING TO TOWN OF MOUNT AIRY ZONING REGULATIONS AND SPECIFICATIONS.
 - SHA DONATION AREA TO BE RECORDED SIMULTANEOUSLY WITH THIS AMENDED PLAT.

SYMBOLS:

- IRON PIN SET
- CONC. MON.
- EXIST. WATER LINE
- EXIST. SAN SEWER

* UNLESS OTHERWISE NOTED

MINIMUM BUILDING RESTRICTION LINES

FRONT: 50'
 REAR: 40'
 SIDES: 12'

DATE: 03/09/2020, 12/14/2020, 03/22/2021, 05/05/2021
 REVISIONS: REVIEW COMMENTS, NOTE, B.R., LOTLINE ADJUSTMENT, NOTE 7

AMENDED FINAL PLAT
 TRACT ONE & SECOND TRACT
RIDGEVILLE HEIGHTS
 PREVIOUSLY RECORDED IN LIBER 868 AT FOLIO 293
 1106 SOUTH MAIN STREET
 TOWN OF MOUNT AIRY
 WOODVILLE ELECTION DISTRICT #18
 FREDERICK COUNTY, MARYLAND
 SCALE: 1"=50' APRIL, 2019

VANMAR ASSOCIATES, INC.
 Engineers Surveyors Planners

310 South Main Street Mount Airy, Maryland 21771
 (301) 829-2890 (301) 831-5015 (410) 549-2751
 Fax (301) 831-5803 ©Copyright, Latest Date Shown

C.C. FILE NO. AP-19-0028

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