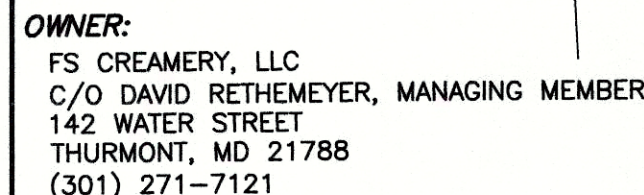


HORIZONTAL DATUM PER P.B.87 PG.174

AREA TABLE				
TOTAL AREA OF LOTS	8.1365	Ac±		
TOTAL AREA OF DEDICATION	0.9066	Ac±		
TOTAL AREA OF OUTLOT	3.0926	Ac±		
REMAINDER	26.8858	Ac±		
TOTAL AREA OF THIS PLAT	39.0215	Ac±		

TOTAL No. LOTS 1



DATE \_\_\_\_\_ APPROVING AUTHORITY \_\_\_\_\_

**NOTES:**

1. ZONING: I-P; INDUSTRIAL PARK DISTRICT.
2. A SIX-FOOT DRAINAGE AND UTILITY EASEMENT IS RESERVED ALONG ALL LOT LINES.
3. COMPLIANCE WITH THE FOREST RESOURCE ORDINANCE (FRO) IS PROPOSED TO BE PAYMENT OF A LIEU OF COMPLIANCE OR PURCHASE OF FOREST BANKING CREDITS.
4. WETLANDS ARE PRESENT ON THIS SITE, BUT FALL ENTIRELY WITHIN THE 100 YEAR FLOODPLAIN SHOWN HEREON.
5. EXTERIOR BOUNDARY IS PER AN ADDITION PLAT PREPARED BY FOX & ASSOCIATES ENTITLED, "ADDITION PLAT, EMMITSBURG EAST INDUSTRIAL PARK, LLC ADDITIONS TO EMMITSBURG EAST INDUSTRIAL PARK, LLC" RECORDED AT PLAT BOOK 37 PAGE 174. 6. THE 100 YEAR FLOODPLAIN IS SHOWN PER FEMA FLOOD INSURANCE RATE MAP No.24021C0055D & 24021C0060D EFFECTIVE DATE SEPT. 19, 2007.

**SYMBOLS:**

	T-BAR & CAP#603 SET
	CON. MONUMENT#603 SET
	OVERHEAD ELECTRIC
	EXISTING FENCE

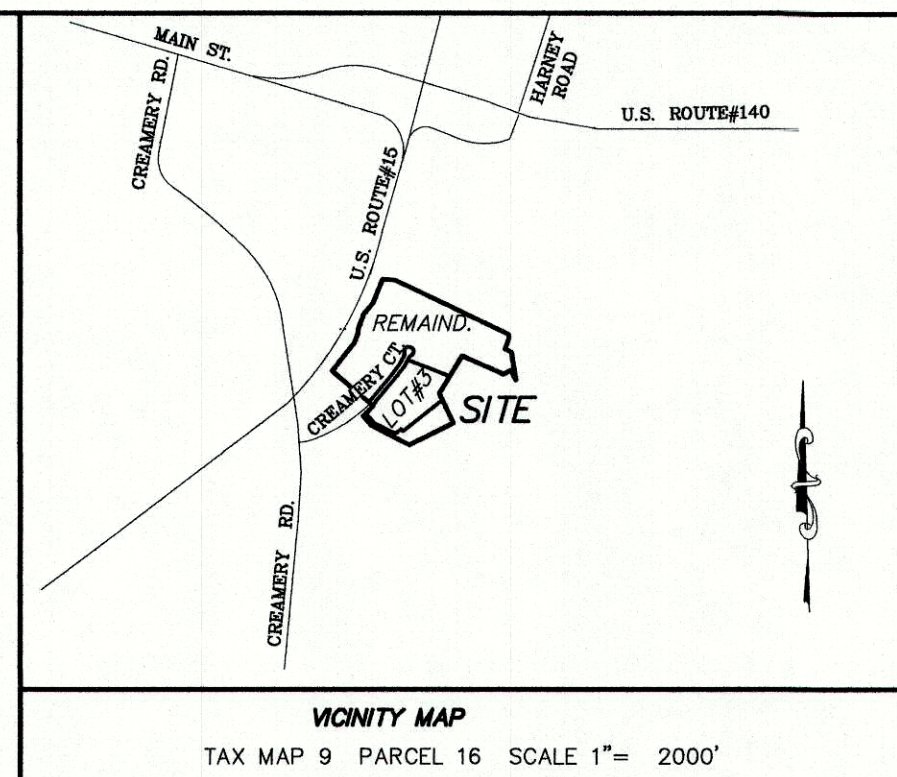
### MINIMUM BUILDING RESTRICTION LINES

FRONT: 25'  
REAR: 25'  
SIDE: 1/3 BUILDING HEIGHT;  
NOT LESS THAN 10'  
MAX BUILDING HEIGHT: 45'

DATE	REVISIONS
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FINAL PLAT  
LOT 3 & REMAINDER  
***FS CREAMERY, LLC***  
PREVIOUSLY RECORDED AT P.B.51 PG.125 & P.B.87 OG,174  
SITUATED ALONG CREAMERY COURT & U.S. ROUTE#15  
EMMITSBURG ELECTION DISTRICT No. 5  
FREDERICK COUNTY, MARYLAND  
SCALE 1"=200' JANUARY, 2022  
***CATOCTIN MOUNTAIN SURVEYS, INC.***  
11802 RENNER ROAD  
KEYMAR, MD 21757  
(301) 447-3344 : EMAIL: KMPRYOR@AOL.COM



***SURVEYOR'S CERTIFICATION***

I HEREBY CERTIFY THAT THE PLAT SHOWN HEREON IS CORRECT; THAT IT IS A SUBDIVISION OF ALL OF LANDS CONVEYED BY EMMITSBURG EAST INDUSTRIAL PARK, LLC TO FS CREAMERY, LLC BY DEED DATED NOVEMBER 16, 2021 AND RECORDED NOVEMBER 18, 2021 IN DEED BOOK 15505 PAGE 376 AMONG THE LAND RECORDS OF FREDERICK COUNTY, MARYLAND, 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, 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.

1/24/22

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DATE KARL GORDON PRYOR  
MD PROPERTY LINE SURVEYOR #603  
LICENSE EXPIRES 4/18/2023

**OWNER'S CERTIFICATION AND DEDICATION**

WE, FS CREAMERY, LLC, OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON, CONSENT TO AND ADOPT THIS PLAN OF SUBDIVISION, AND CONSIDERATION OF THE APPROVAL OF THIS PLAN BY THE PLANNING COMMISSION, ESTABLISHES A MINIMUM BUILDING RESTRICTION LINES; AND DEDICATE THE STREETS, WALKWAYS, AND OTHER EASEMENTS, TO PUBLIC USE, UNLESS OTHERWISE NOTED ON THIS PLAN.

I CERTIFY THAT THERE ARE NO SUITS, ACTIONS AT LAW, LEASES, LIENS, MORTGAGES, TRUSTS, EASEMENTS, OR RIGHTS-OF-WAY AFFECTING THE PROPERTY INCLUDED IN THIS PLAN OF SUBDIVISION, EXCEPT AS HEREON INDICATED: DEED OF TRUST TO WOODSBORO BANK, RECORDED AT DEED BOOK 15505 PAGE 382, 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, 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 SEWAGE SYSTEMS.

DATE	DAVID RETHMEYER, MANAGING MEMBER FS CREAMERY, LLC
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WE HEREBY CONSENT TO THIS PLAT OF SUBDIVISION

DATE LINDA S. WAREHIME, TRUSTEE  
FOR WOODSBORO BANK

THE OWNERS HAVE SWORN TO AND SUBSCRIBED BEFORE ME THIS

\_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_

NOTARY PUBLIC

MY COMMISSION EXPIRES \_\_\_\_\_