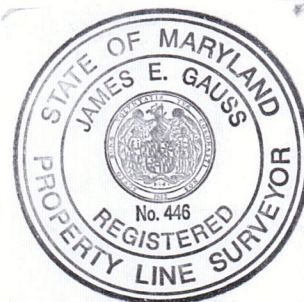


DATUM: MARYLAND GRID NORTH

SYMBOLS:  
● = REBAR FD./SET  
○ = I-PIPE FD.  
⊙ = STONE FD.  
⊖ = EX. WELL  
⊗ = EX. SEPTIC

### SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY THAT THE ADDITION PLAT SHOWN HEREON, TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, INFORMATION, AND BELIEF, IS CORRECT, THAT IT IS A PLAN OF ADDITION OF ALL OF THE LAND CONVEYED BY EMMITSBURG EAST INDUSTRIAL PARK, LLC AND DAVID S. WEINBERG & PHOENIX, INC. AND B. DAVID MARTIN, ET.AL. UNTO THE TOWN OF EMMITSBURG, BY DEEDS DATED 7 AUGUST, 2009, 22 APRIL 1987, 24 AUGUST 1938 AND 10 FEBRUARY 1936 AND RECORDED AMONG THE LAND RECORDS OF FREDERICK COUNTY IN LIBER 7486 FOLIO 285, LIBER 1496 FOLIO 613, LIBER 414 FOLIO 333 AND & LIBER 401 FOLIO 317, AND THAT THE REQUIREMENTS OF THE ANNOTATED CODE OF MARYLAND, REAL PROPERTY BOOK, TITLE 3, SUBTITLE 1, SECTION 3-108, AND THE REQUIREMENTS OF THE FREDERICK COUNTY CODE, SECTION 1-16-108, 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.



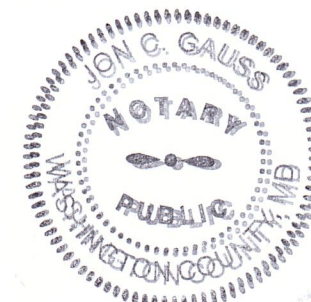
DATE 29 OCT. 2021  
JAMES E. GAUSS P.L.S. #446  
MY LICENSE EXPIRES 12/11/22

NOTE: SURVEY PERFORMED AND PLAT PREPARED WITHOUT BENEFIT OF TITLE REPORT, NONE FURNISHED.

### OWNER'S DEDICATION & CERTIFICATION

WE, TOWN OF EMMITSBURG, OWNERS OF THE PROPERTY SHOWN & DESCRIBED HEREON HEREBY ADOPT THIS PLAN OF ADDITION AND IN CONSIDERATION OF THE APPROVAL OF THIS ADDITION 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 THERE ARE NO SUITS, ACTIONS OF LAW, LEASES, LIENS, MORTGAGES, TRUSTS, EASEMENTS, OR RIGHTS OF WAY AFFECTING THE PROPERTY INCLUDED IN THIS PLAN OF ADDITION AND THAT THE REQUIREMENTS OF THE ANNOTATED CODE OF MARYLAND, REAL PROPERTY BOOK, TITLE 3, SUBTITLE 1, SECTION 3-108, AND THE REQUIREMENTS OF THE FREDERICK COUNTY CODE, SECTION 1-16-108, 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.

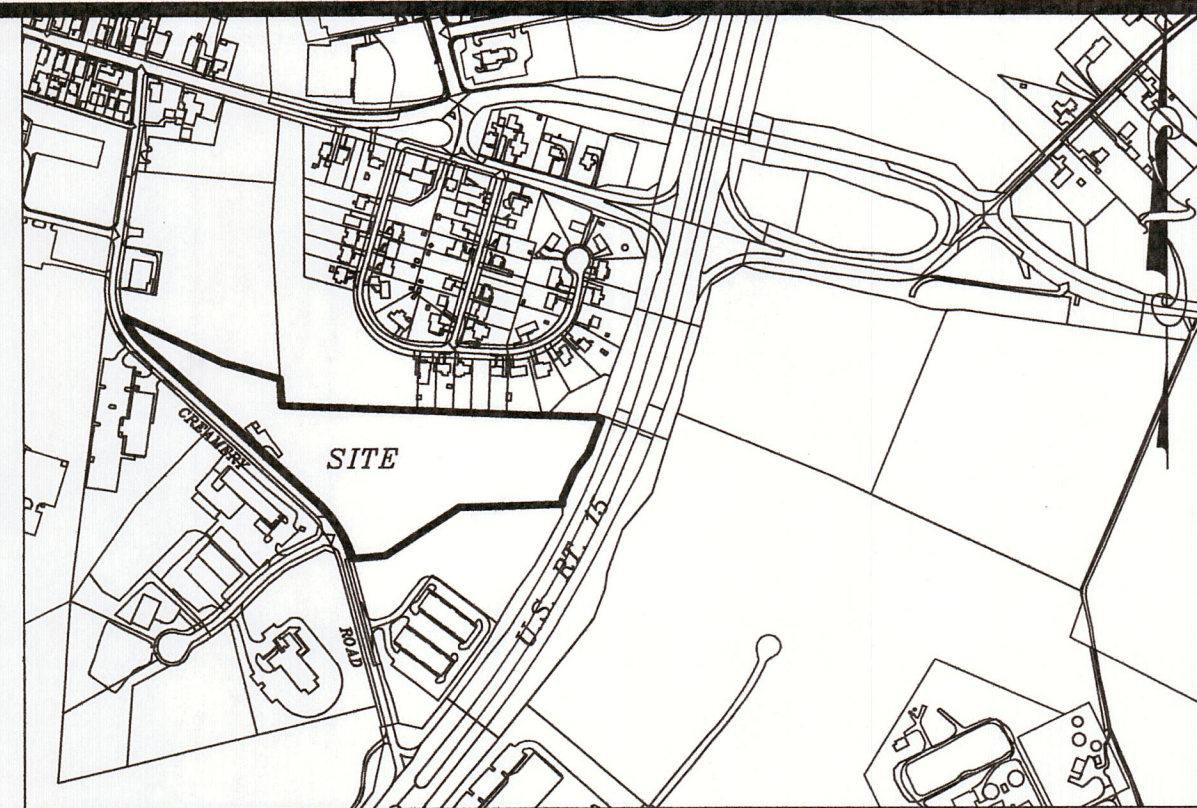
10/29/21  
DATE MAYOR, TOWN OF EMMITSBURG



THE OWNERS HAVE SWORN TO AND SUBSCRIBED BEFORE ME THIS 29 DAY OF OCTOBER, 2021.

NOTARY PUBLIC

MY COMMISSION EXPIRES 9/11/24



TAX MAP 8 PARCEL 1896 SCALE: 1" = 600'+/-

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	40.28	425.00	5°25'51"	S 44°59'20" E	40.27
C2	144.96	3706.72	2°14'27"	S 22°38'09" W	144.96
C3	195.36	425.00	26°20'13"	N 29°06'18" W	193.64
C4	120.59	248.20	27°50'15"	N 33°46'55" W	119.41
C5	235.64	425.00	31°46'04"	N 31°49'14" W	232.63

LINE	BEARING	DISTANCE
L1	N 31°51'51" W	10.00'
L2	N 58°08'25" E	22.30'
L3	S 33°19'03" W	19.69'
L4	S 31°51'35" E	10.00'
L5	S 33°19'03" W	69.98'
L6	S 02°40'37" E	90.02'
L7	S 65°29'37" E	11.77'
L8	S 38°02'39" W	49.91'
L9	S 24°39'51" W	96.74'
L10	S 00°04'10" W	24.09'
L11	N 33°19'03" E	50.29'
L12	S 58°08'25" W	80.78'

ORIG. AREA TOWN OF EMMITSBURG P.B.87/174 = 415188. SQ.FT. OR 9.5314 Ac.  
+ PARCEL "A" = 21232. SQ.FT. OR 0.4874 Ac.

NEW AREA TOWN OF EMMITSBURG = 436420. SQ.FT. OR 10.0188 Ac.

ORIG. TOWN OF EMMITSBURG = 30467. SQ.FT. OR 0.6994 Ac.  
- PARCEL "A" = 21232. SQ.FT. OR 0.4874 Ac.  
- DEDICATED AREA = 9235. SQ.FT. OR 0.2120 Ac.

TOWN OF EMMITSBURG = 0. SQ.FT. OR 0 Ac.

1. THE SITE IS ZONED "IP" INDUSTRIAL PARK
2. 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 WILL BE SUBMITTED IN THE REGULAR MANNER FOR YOUR APPROVAL IN ACCORDANCE WITH ALL APPLICABLE REGULATIONS.
3. THERE ARE NO WELLS, DRIVEWAYS, STRUCTURES, SEPTICS, OR MANMADE FEATURES OBSERVED WITHIN 100' OF THIS ADDITION UNLESS OTHERWISE SHOWN HEREON.
4. A SIX (6) FOOT WIDE DRAINAGE AND UTILITY EASEMENT IS RESERVED ALONG ALL RESULTING EXTERNAL LOT LINES.
5. A CONFIRMATORY DEED SHALL BE RECORDED AND THE RECORDED ADDITION PLAT SHALL BE REFERENCED IN THIS AND ALL SUCCESSIVE DEEDS. THE ADDITION AREAS SHALL NOT BE SOLD, TRANSFERRED, OR DEVELOPED AS A SEPARATE LOT, PARCELS, OR TRACTS.
6. MINIMUM BUILDING RESTRICTION LINES:  
A: 25' FRONT, 25' REAR, 10' SIDES.
7. FUTURE DEVELOPMENT OF THIS PROPERTY MAY REQUIRE ROAD LAYBACK WORK TO BE DONE ALONG PREVIOUSLY DEDICATED ROAD RIGHT OF WAY.
8. FUTURE ACCESS TO THIS PROPERTY SHALL BE IN ACCORDANCE WITH REGULATIONS IN EFFECT AT THE TIME OF DEVELOPMENT.
9. BOUNDARY LINES SHOWN HEREON IS FROM P.B. 87/174.
10. THIS PROPERTY SUBJECT TO MULTIPLE EASEMENTS NOT SHOWN, SEE PLAT BOOK 87 PAGE 174 & 175.

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 301-447-3158

OWNERS:  
TOWN OF EMMITSBURG  
300A SOUTH SETON AVE.  
EMMITSBURG, MD 21727

### ADDITION PLAT TOWN OF EMMITSBURG ADDITION TO TOWN OF EMMITSBURG

P. B 87/174  
SITUATED ON CREAMERY ROAD AND U.S. RT.15  
EMMITSBURG ELECTION DISTRICTS # 5  
FREDERICK COUNTY, MARYLAND

DATE: 28 SEPTEMBER, 2021 SCALE: 1" = 100'  
PLAT NO. 8 P-1896  
ACCT. No.05-165040,

File #:  
A/P #:  
Recorded:  
P.B. Pg.

APPROVED:  
11/1/21  
DATE PLANNING COMMISSION CHAIRPERSON  
10/29/21  
DATE MAYOR