LOCATION MAP 1"=2000'

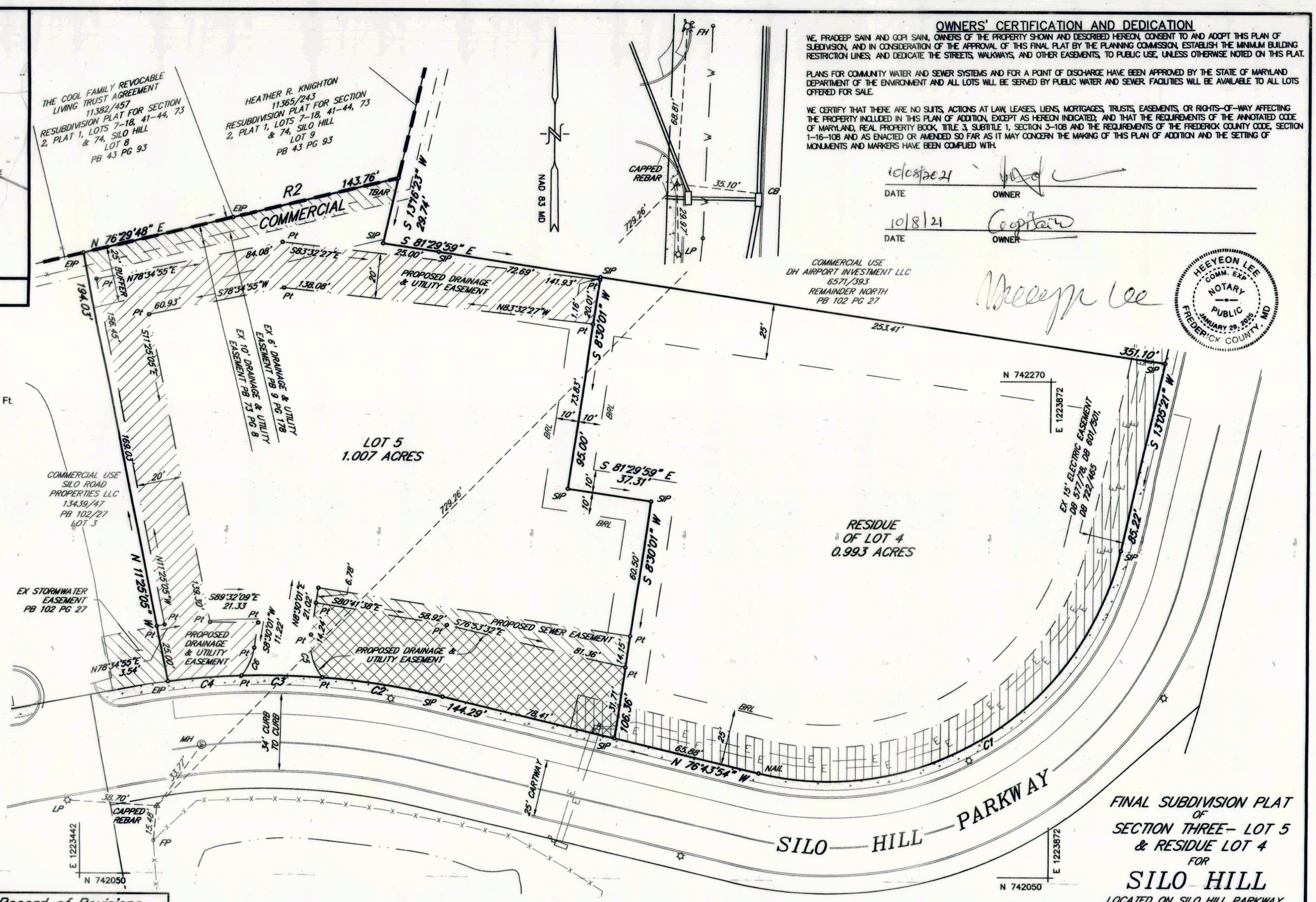
TAX MAP 300 PARCEL 1894

AREA TABULATION

LOT 5 = 1.007 Ac.; 43,845.458 Sq. Ft.
RESIDUE OF LOT 4 = 0.993 Ac.; 43,262.746 Sq. Ft.

TOTAL AREA THIS PLAT = 2.000 Ac.; 87,108.204 Sq. Ft.

NOTES:
1. THIS SITE IS ZONED B2- GENERAL COMMERCIAL.
2. THIS SITE HAS BEEN PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT.
3. THE WATER CLASS IS W-1 AND THE SEWER CLASS IS S-3.
4. WATER AND SEWER SERVICES SHALL BE SUPPLIED BY THE TOWN OF EMMITSBURG.
5. THE PURPOSE OF THIS PLAT IS TO CREATE LOT 5 AND RESIDUE FROM LOT 4 ON THE PLAT ENTITLED "FINAL SUBDIVISION PLAT OF SECTION THREE- LOT 3&4 AND REMAINDER NORTH FOR SILO HILL" AS RECORDED IN PLAT BOOK 102 PAGE 27.
6. A 6' DRAINAGE AND UTILITY EASEMENT IS RESERVED ON ALL LOT LINES.
7. LOT 5 IS FUTURE COMMERCIAL USE. RESIDUE IS FUTURE COMMERCIAL USE.
8. THE FOREST CONSERVATION PLAN WAS APPROVED AUGUST 13, 2021.
9. PUBLIC WATER AND SEWER ARE IN CONFORMANCE WITH THE FREDERICK COUNTY MASTER WATER AND SEWER PLAN.



Curve Table				
Curve	Bearing	Chord	Radius	Arc
C1	S 58°10'44" W	188.38'	133.00'	209.33'
C2	N 81°16'50" W	54.09'	341.00'	54.15'
C3	N 88°50'21" W	35.80'	341.00'	35.82'
C4	S 85°23'36" W	32.82'	341.00'	32.83'
C5	S 14°42'59" E	19.71'	25.00'	20.26'
C6	S 24°22'31" W	13.68'	25.00'	13.85'

OWNERS' CERTIFICATION AND DEDICATION

WE, PRADEEP SAINI AND GOPI SAINI, OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON, CONSENT TO AND 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.

PLANS FOR COMMUNITY WATER AND SEWER SYSTEMS AND FOR A POINT OF DISCHARGE HAVE BEEN APPROVED BY THE STATE OF MARYLAND DEPARTMENT OF THE ENVIRONMENT AND ALL LOTS WILL BE SERVED BY PUBLIC WATER AND SEWER. FACILITIES WILL BE AVAILABLE TO ALL LOTS OFFERED FOR SALE.

WE 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 ADDITION, EXCEPT AS HEREON INDICATED; 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 AND AS ENACTED OR AMENDED SO FAR AS IT MAY CONCERN THE MAKING OF THIS PLAN OF ADDITION AND THE SETTING OF MONUMENTS AND MARKERS HAVE BEEN COMPLIED WITH.

10/08/2021 — DATE — OWNER

10/8/21 — DATE — OWNER

HEEYEON LEE COMM. EXP. NOTARY PUBLIC JANUARY 29, 2025 FREDERICK COUNTY, MD

FINAL SUBDIVISION PLAT OF SECTION THREE- LOT 5 & RESIDUE LOT 4 FOR

SILO HILL

LOCATED ON SILO HILL PARKWAY
TOWN OF EMMITSBURG
ELECTION DISTRICT 5
FREDERICK COUNTY
MARYLAND

APPROVED
EMMITSBURG MAYOR

2/3/2022
DATE

APPROVED
EMMITSBURG PLANNING COMMISSION

2/4/22
DATE — CHAIRMAN
MAYOR

Record of Revisions		
Date	Initials	Revision Made
11/8/21	DCS	PLANNING COMMISSION COMMENTS
12/2/21	DCS	PLANNING COMMISSION COMMENTS

APPROVED
FREDERICK COUNTY HEALTH DEPARTMENT

THE USE OF COMMUNITY WATER AND SEWERAGE SYSTEMS CONFORMS TO THE FREDERICK COUNTY MASTER SEWERAGE AND WATER PLANS.

1-31-22
DATE — APPROVING AUTHORITY

SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, INFORMATION AND BELIEF, THAT THE PLAT SHOWN HEREON IS CORRECT: THAT IT IS A SUBDIVISION OF THE LANDS CONVEYED BY SAINI HOLDINGS, LLC TO PRADEEP SAINI AND GOPI SAINI BY DEED DATED AUGUST 27, 2020 AMONG THE LAND OF RECORDS OF FREDERICK COUNTY, MARYLAND IN LIBER 14068 FOLIO 386 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 AND AS ENACTED OR AMENDED SO FAR AS IT MAY CONCERN THE MAKING OF THIS PLAN OF ADDITION AND THE SETTING OF MONUMENTS AND MARKERS HAVE BEEN COMPLIED WITH.

12-2-21
DATE

R. LEE ROYER
MD PROPERTY LINE SURVEYOR #163
LICENSE EXPIRES MAY 5, 2022

GRAPHIC SCALE

30 0 15 30 60 120

(IN FEET)
1 inch = 30 ft.

OWNER:
PRADEEP & GOPI SAINI
3516 TIMBER GREEN DR
FREDERICK, MD 21704
(301) 676-5400

SITE DATA

ZONE B2 - GENERAL COMMERCIAL

FRONT YARD: 25 FT
SIDE YARD: 10 FT
REAR YARD: 25 FT

R LEE ROYER & ASSOCIATES
SURVEYING
PENNSYLVANIA - MARYLAND
10764 BUCHANAN TRAIL EAST
WAYNESBORO, PA 17268
717-762-5619

SHEET 1

Area	2.000 AC.
Scale	1"=30'
Date	9/29/21
Drawn	DCS
Checked	PLB
File	7817

STATE OF MARYLAND ROBERT LEE ROYER No. 163 REGISTERED PROPERTY LINE SURVEYOR

\\WORKSTATION\Civil 3D Projects\7817 SILO HILL\dwg\LDP.dwg, LOT4 SUB SHEET1