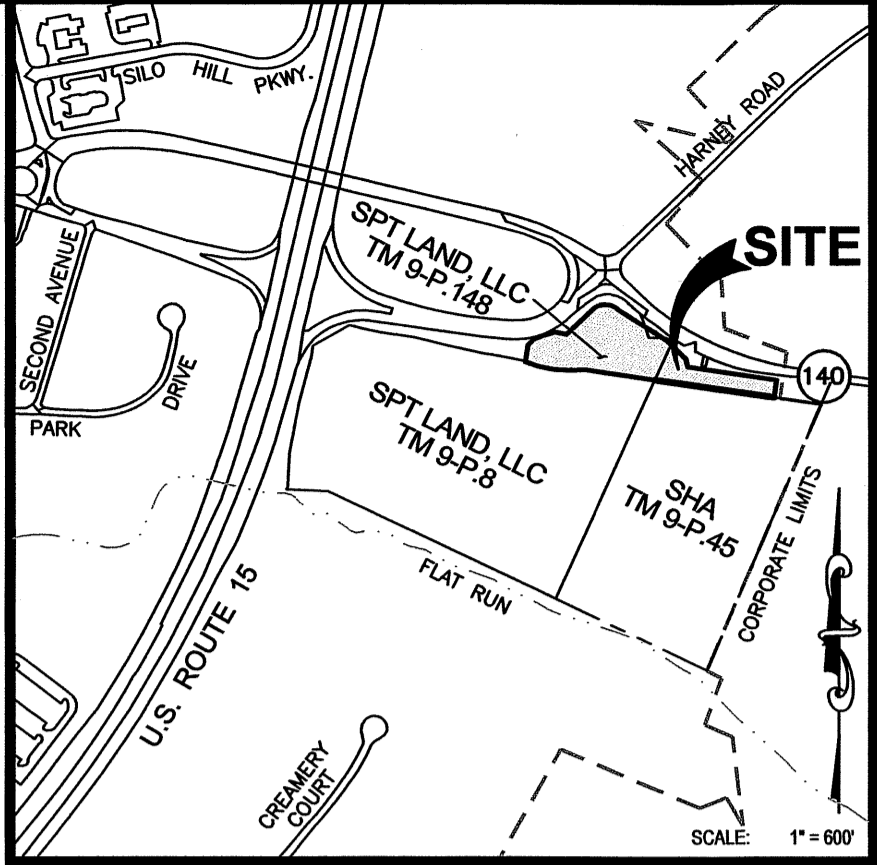


CURVE	RADIUS	LENGTH	TANGENT	DELTA	BEARING	CHORD
C1	58.00'	85.75'	52.88'	84°42'27"	S86°13'25"E	78.15'



AREA TABULATION

SPT LAND, LLC - TAX MAP 9 PARCEL 148	
DEED BOOK 9995 PAGE 443 - PARCEL ONE	
ORIGINAL AREA PER DEED	88,408 SQ. FT. OR 2.0296 AC.
- MINUS PARCEL A TO SPT LAND, LLC	65,216 SQ. FT. OR 1.4972 AC.
- MINUS PARCEL B TO M.S.H.A.	23,192 SQ. FT. OR 0.5324 AC.
REMAINING AREA SPT LAND, LLC	0 SQ. FT. OR 0.000 AC.
SPT LAND, LLC - TAX MAP 9 PARCEL 8	
DEED BOOK 9995 PAGE 443 - PARCEL TWO	
ORIGINAL AREA PER DEED	601,028 SQ. FT. OR 13.7977 AC.
+ PLUS PARCEL A FROM SPT, LLC	65,216 SQ. FT. OR 1.4972 AC.
REMAINING AREA SPT LAND, LLC	666,244 SQ. FT. OR 15.2949 AC.
STATE OF MARYLAND TO THE USE OF	
STATE HIGHWAY ADMINISTRATION OF THE MD. DEPT. OF TRANS.(M.S.H.A.)	
DEED BOOK 9992 PAGE 16	
ORIGINAL AREA PER DEED	492,228 SQ. FT. OR 11.3 AC.±
+ ADDITION AREA PARCEL A FROM SPT LAND, LLC	23,192 SQ. FT. OR 0.5324 AC.
NEW AREA M.S.H.A.	515,420 SQ. FT. OR 11.8324 AC.±

OWNER :
 SPT LAND, LLC
 1201 OLD NATIONAL PIKE
 NEW MARKET, MARYLAND 21774

SPT LAND, LLC
 BK. 9995 PG. 443
PARCEL ONE
 TM 9 - P.148

PARCEL A
 AREA TO BE ADDED TO SPT LAND, LLC
 TAX MAP 9 - P.8
 65,216 SQ. FT.
 OR
 1.4972 AC.

PARCEL B
 AREA TO BE ADDED TO M.S.H.A.
 23,192 SQ. FT.
 OR
 0.5324 AC.

OTHER LANDS OF SPT LAND, LLC
 BK. 9995 PG. 443
PARCEL TWO
 TM 9 - P.8
 NEW AREA
 666,244 SQ. FT.
 OR
 15.2949 AC.

STATE OF MARYLAND
STATE HIGHWAY ADMINISTRATION
OF THE DEPARTMENT OF TRANSPORTATION
 BK. 9992 PG. 16
 SHA PLAT No. 59401
 TM 9 - P.45
 NEW AREA
 11.8326 AC. ±

OWNERS' CERTIFICATION AND DEDICATION

WE, SPT LAND, LLC, THE OWNERS OF THE PROPERTIES SHOWN AND DESCRIBED HEREON, CONSENT TO AND ADOPT THIS PLAN OF SUBDIVISION, 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 THAT THERE ARE NO SUITS, ACTIONS AT LAW, LEASES, LIENS, MORTGAGES, TRUSTS, EASEMENTS, RIGHT-OF-WAYS OR COVENANTS OF RECORD 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 BOOK, TITLE 3, SUBTITLE 1, SECTION 3-108 AND THE REQUIREMENTS OF THE FREDERICK COUNTY CODE, SECTION 1-16-7, 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.

DATE _____ OWNER _____

THE OWNERS HAVE SWORN TO AND SUBSCRIBED BEFORE ME THIS _____ DAY OF _____, 2020.

MY COMMISSION EXPIRES _____ NOTARY PUBLIC _____

SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY THAT, TO THE BEST OF MY PROFESSIONAL KNOWLEDGE AND BELIEF, THE PLAT SHOWN HEREON IS CORRECT; THAT IT IS AN ADDITION OF PART OF THE LANDS CONVEYED BY SUSTAINABLE CONSERVATION, INC., UNTO SPT LAND, LLC ACCORDING TO A DEED RECORDED IN DEED BOOK 9995 AT PAGE 443 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 AND THE REQUIREMENTS OF THE FREDERICK COUNTY CODE, SECTION 1-16-7, 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.

THE UNDERSIGNED, BEING A LICENSED SURVEYOR, PERSONALLY PREPARED OR WAS IN RESPONSIBLE CHARGE OF THE PREPARATION AND THE SURVEY WORK REFLECTED ON THIS PLAT, IN COMPLIANCE WITH THE REQUIREMENTS SET FORTH IN "COMAR" TITLE 06, SUBTITLE 13, CHAPTER 06, REGULATION 12.

JAMES A. ZANELLI
 MARYLAND REGISTERED PROFESSIONAL
 LAND SURVEYOR No. 21503
 (EXPIRATION/RENEWAL DATE: JULY 13, 2021)
 FOR: FOX & ASSOCIATES, INC. No. 123



File # -	
A/P # -	
Date:	
PB:	PG:

PREPARED BY:
FOX & ASSOCIATES, INC.
 ENGINEERS • SURVEYORS • PLANNERS
 981 MT. AETNA ROAD SUITE 'G'
 HAGERSTOWN, MD. 21740
 PHONE: (301)733-8503 FREDERICK, MD. 21701
 or (301)416-7250 PHONE: (301)895-0880
 FAX: (301)733-1853 FAX: (301)293-8009
 WWW.FOXASSOCIATESINC.COM Email: FOX@FREDERICKFOXASSOCIATESINC.COM

APPROVED:
 EMMITSBURG PLANNING COMMISSION

DATE _____ CHAIRMAN _____

- NOTES:**
- CURRENT ZONING - B2 - GENERAL BUSINESS
 - A 6" DRAINAGE EASEMENT IS RESERVED ALONG ALL LOT LINES.
 - THE HORIZONTAL DATUM IS BASED ON FREDERICK COUNTY CONTROL WITH A HORIZONTAL DATUM OF (MD NAD83/91).
 - THIS PLAT WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND THEREFORE MAY NOT INDICATE ALL ENCUMBRANCES ON THE PROPERTY.
 - SUBJECT TO ANY AND ALL RESTRICTIONS, EASEMENTS, COVENANTS AND CONDITIONS OF RECORD.
 - WETLANDS ON THE OVERALL PARCEL WERE DELINEATED BY TRIAD ENGINEERING, INC. DATED APRIL, 2019.
 - FEMA FLOODPLAIN INFORMATION IS DERIVED FROM FEDERAL INSURANCE RATE MAP, COMMUNITY PANEL NO. 60 OF 510, MAP NO. 24021C0060D WITH AN EFFECTIVE DATE OF SEPTEMBER 19, 2007.
 - APPLICATION IS HEREBY MADE FOR YOUR APPROVAL OF THE INDICATED TRANSFER OF LAND SOLELY FOR THE PURPOSE OF ADDING TO ADJOINING HOLDINGS AND NOT FOR DEVELOPMENT. ANY FUTURE SUBDIVISION OF THIS LAND OR BUILDING DEVELOPMENT WILL BE SUBMITTED IN THE REGULAR MANNER FOR APPROVAL IN ACCORDANCE WITH THE PROVISION OF THE EXISTING SUBDIVISION REGULATIONS.
 - A DEED CONFIRMING THE ACTIVITY REFLECTED OF THIS ADDITION PLAT SHALL BE RECORDED AFTER PLAT RECORDATION, AND THE RECORDED PLAT SHALL BE REFERENCED IN ALL SUCCESSIVE DEEDS. THE ADDITION PARCELS SHALL NOT BE SOLD, TRANSFERRED, OR DEVELOPED AS SEPARATE LOTS, PARCELS OR TRACTS.

LEGEND	DATE	REVISIONS
• IRON PIPE		
○ 5/8" RE-BAR WITH FOX CAP		
MINIMUM BUILDING RESTRICTION LINES (BRL)		
FRONT 25'		
REAR 25'		
SIDE 10'		

ADDITION PLAT
 PART OF THE LANDS OF
SPT LAND, LLC
 BOOK 9995 AT PAGE 443 - PARCEL ONE
 ADDITION TO
MARYLAND STATE HIGHWAY ADMINISTRATION
 BOOK 9992 AT PAGE 16
 &
SPT LAND, LLC
 BOOK 9995 AT PAGE 443 - PARCEL ONE
 ADDITION TO
SPT LAND, LLC
 BOOK 9995 AT PAGE 443 - PARCEL TWO
 SITUATED ON THE SOUTH SIDE OF MD. ROUTE 140
 THURMONT PLANNING REGION
 TOWN OF EMMITSBURG, ELECTION DISTRICT No. 5
 FREDERICK COUNTY, MARYLAND
 SCALE: 1" = 50'

DATE: OCTOBER 2020

DWG. No. C-4139

H:\Cadd\Projects\19\31407 Rutter - Emmitsburg\Plan\ADD PLAT.dwg Nov 09, 2020 - 1:27pm User: jzanelli