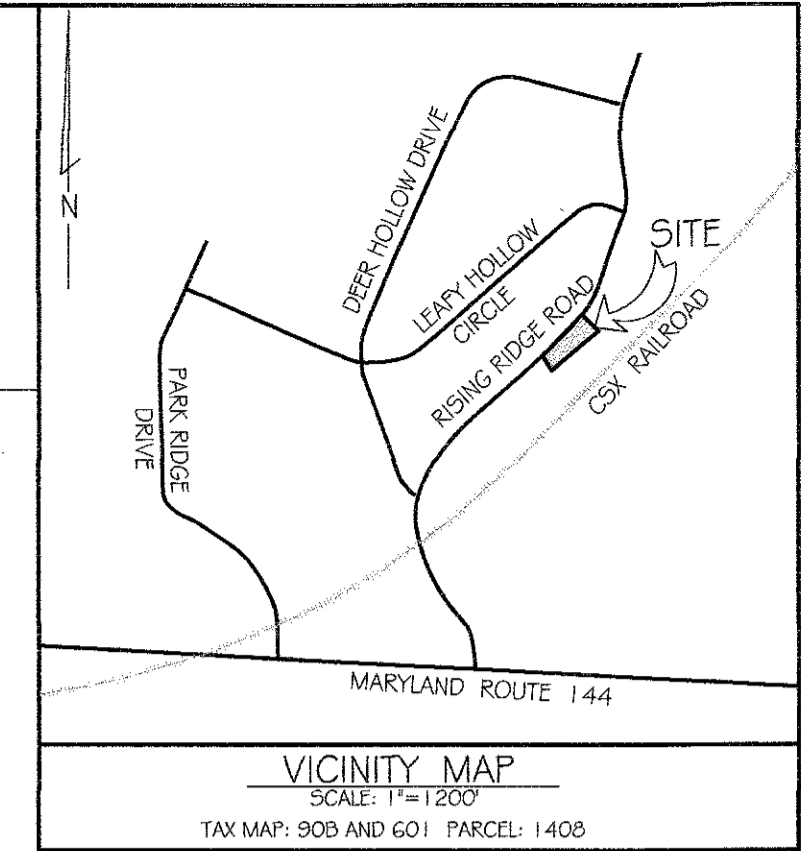


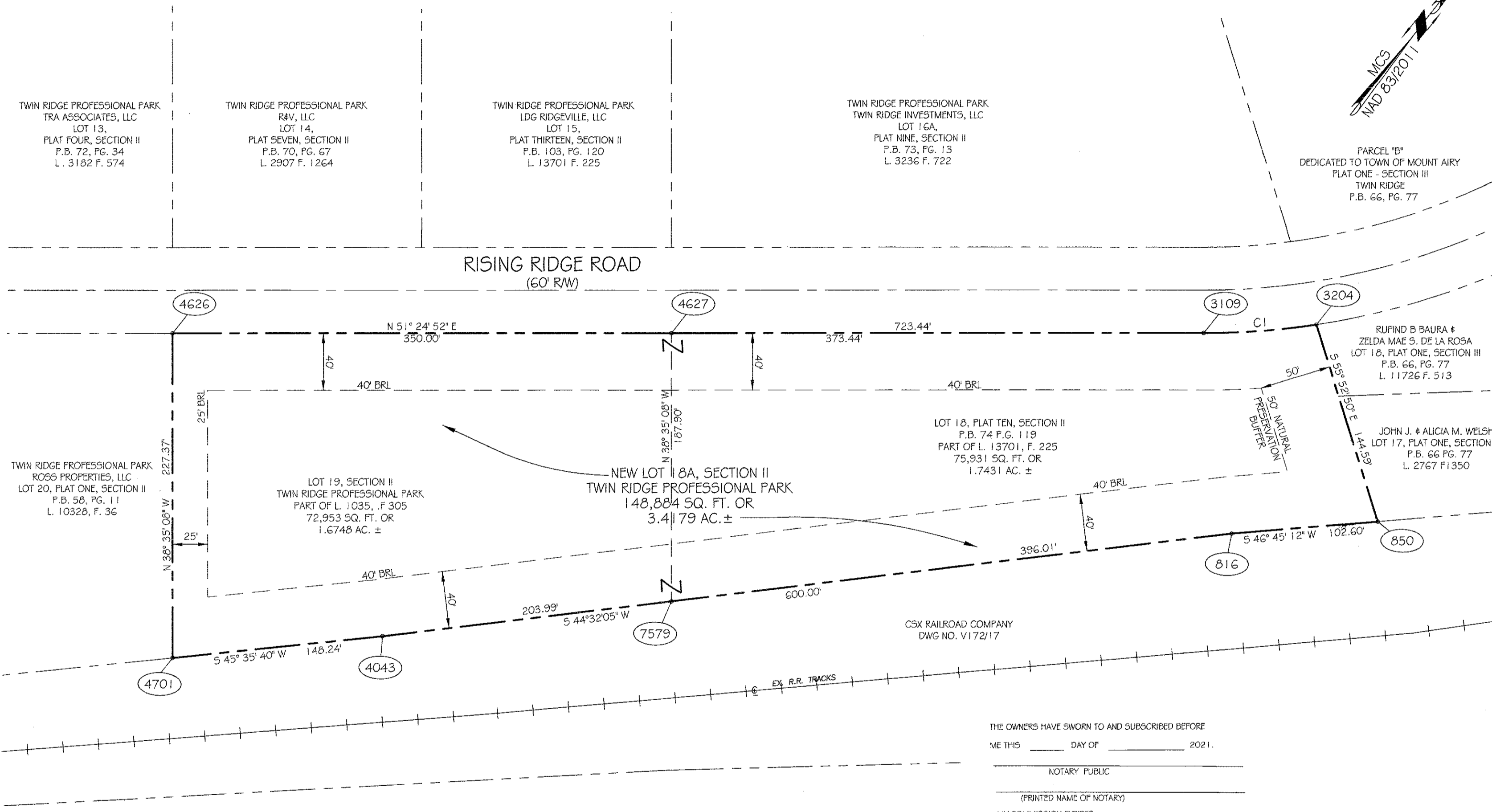
COORDINATES		
POINT	NORTHING	EASTING
3204	620993.410	1264629.773
850	620912.307	1264749.474
816	620842.015	1264674.741
7579	620559.733	1264397.006
4043	620414.320	1264253.936
4701	620310.593	1264148.034
4626	620488.323	1264006.227
3109	620939.520	1264571.721
4627	620706.613	1264279.813

CURVE DATA						
CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD BEARING	CHORD LENGTH	TANGENT
C1	530.00'	79.28'	08° 34' 15"	N 47° 07' 44" E	79.21'	39.72'

**OWNER/DEVELOPER**  
 LDG RIDGEVILLE, LLC  
 E. BROOKE LEE, JR. PROPERTIES, INC. AND  
 LDG INC.  
 8601 GEORGIA AVENUE, SUITE 200  
 SILVER SPRING, MD 20910



THE BASIS OF BEARINGS FOR THIS PLAT IS THE MARYLAND COORDINATE SYSTEM (NAD 83/2011)



**SURVEYOR'S CERTIFICATION**

I HEREBY CERTIFY THAT THE AMENDED FINAL PLAT SHOWN HEREON IS CORRECT, THAT IT IS A CONSOLIDATION OF PART OF THE LANDS CONVEYED BY E. BROOKE LEE, JR. PROPERTIES, INC., A MARYLAND CORPORATION AND LDG, INC., A MARYLAND CORPORATION, UNTO RIDGEVILLE JOINT VENTURE, A MARYLAND GENERAL PARTNERSHIP AND LDG RIDGEVILLE, LLC, A MARYLAND LIMITED LIABILITY COMPANY, BY DEED DATED APRIL 6, 2020, AND RECORDED AMONG THE LAND RECORDS OF FREDERICK COUNTY, MARYLAND, IN LIBER 13701 AT FOLIO 225; WHICH THIS PARTICULAR PARCEL IS SHOWN AND DESIGNATED AS "LOT 18" ON A PLAT OF RECORD ENTITLED, "FINAL PLAT, LOT 18, PLAT TEN, SECTION II, TWIN RIDGE PROFESSIONAL PARK", AND RECORDED AMONG THE LAND RECORDS OF FREDERICK COUNTY, MARYLAND, IN PLAT BOOK NO. 74, PAGE 119; AND ALSO PART OF THE LANDS CONVEYED BY E. BROOKE LEE, JR. AND CAMILLA E. LEE, HIS WIFE, UNTO E. BROOKE LEE, JR. PROPERTIES, INC., A MARYLAND CORPORATION BY A DEED DATED SEPTEMBER 24, 1977, AND RECORDED AMONG THE LAND RECORDS OF FREDERICK COUNTY, MARYLAND, IN LIBER 1035 AT FOLIO 305; AND THROUGH ARTICLES OF NAME CHANGE AND ARTICLES OF CONSOLIDATION FILED WITH THE STATE DEPARTMENT OF ASSESSMENTS AND TAXATION, SAID LANDS ARE NOW OWNED BY E. BROOKE LEE, JR. PROPERTIES, INC. AND LDG, INC., AND THAT THE REQUIREMENTS OF THE ANNOTATED CODE OF MARYLAND, REAL PROPERTY BOOK, TITLE 3, SUBTITLE 1, SECTION 3-108, 1981 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.

I HEREBY CERTIFY THAT THESE DOCUMENTS WERE 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. 21512, EXPIRATION DATE: AUGUST 4, 2023, IN COMPLIANCE WITH THE REQUIREMENTS SET FORTH IN COMAR 09.03.06.12.

*Jeffery W. Elkins* 9/24/2021  
 JEFFERY W. ELKINS, PROF. LAND SURVEYOR  
 MARYLAND LICENSE NO. 21512

**OWNER'S CERTIFICATION AND DEDICATION**

WE, LDG RIDGEVILLE, LLC, AND E. BROOKE LEE, JR. PROPERTIES, INC. AND LDG, INC., OWNERS OF THE PROPERTY SHOWN 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.

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 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, 1981 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 SEWER.

LDG RIDGEVILLE, LLC

BY: BRUCE H. LEE, PRESIDENT \_\_\_\_\_ DATE \_\_\_\_\_  
 E. BROOKE LEE, JR. PROPERTIES, INC.

BY: BRUCE H. LEE, VICE PRESIDENT \_\_\_\_\_ DATE \_\_\_\_\_  
 LDG, INC.

BY: BRUCE H. LEE, PRESIDENT \_\_\_\_\_ DATE \_\_\_\_\_

THE OWNERS HAVE SWORN TO AND SUBSCRIBED BEFORE  
 ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 2021.  
 \_\_\_\_\_  
 NOTARY PUBLIC  
 (PRINTED NAME OF NOTARY)  
 MY COMMISSION EXPIRES \_\_\_\_\_

**DEVELOPMENT DATA:**

1. NUMBER OF BUILDING SITES: ..... 2 (EXISTING) - 1 (NEW)  
 2. TOTAL AREA OF LOTS: ..... 148,884 SQ. FT. OR 3.4179 AC. ±  
 3. TOTAL AREA OF DEDICATION: ..... 0 SQ. FT. OR 0 AC. ±  
 4. TOTAL AREA OF PLAT: ..... 148,884 SQ. FT. OR 3.4179 AC. ±

**PURPOSE NOTE:**  
 THE SOLE PURPOSE OF THIS AMENDED PLAT IS TO CONSOLIDATE UNRECORDED LOT 19 WITH RECORDED LOT 18 INTO LOT 18A AS ONE LOT OF LAND.

**APPROVED:**  
 MOUNT AIRY PLANNING COMMISSION

DATE \_\_\_\_\_ CHAIRPERSON \_\_\_\_\_

**APPROVED:**  
 FREDERICK COUNTY HEALTH DEPARTMENT

BY \_\_\_\_\_ DATE \_\_\_\_\_

COMMUNITY WATER AND/OR SEWERAGE SYSTEMS ARE IN CONFORMANCE WITH THE 2021 FREDERICK COUNTY MASTER PLAN FOR WATER AND SEWER.

**NOTES:**

- THE PROPERTY SHOWN HEREON IS OWNED BY LDG RIDGEVILLE, LLC, BY DEED DATED APRIL 6, 2020, AND RECORDED AMONG THE LAND RECORDS OF FREDERICK COUNTY, MARYLAND IN LIBER 13701 AT FOLIO 225, OF LANDS CONVEYED BY E. BROOKE LEE, JR. PROPERTIES, INC. AND LDG, INC., AND ALSO OWNED BY E. BROOKE LEE, JR. PROPERTIES, INC. AND LDG, INC., THROUGH ARTICLES OF NAME CHANGE AND ARTICLES OF CONSOLIDATION FILED WITH THE STATE DEPARTMENT OF ASSESSMENT AND TAXATION, BY DEED DATED SEPTEMBER 24, 1977, AND RECORDED AMONG THE LAND RECORDS OF FREDERICK COUNTY, MARYLAND IN LIBER 1035 AT FOLIO 305, OF LANDS CONVEYED BY E. BROOKE LEE, JR., AND CAMILLA E. LEE, HIS WIFE.
- NO GRADING, FILLING, OR CONSTRUCTION SHALL BE PERMITTED WHICH 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: SITE HAS WATER AND SEWER CLASSIFICATION OF W-1 / S-1.  
 WATER - EXISTING SERVICE AREA  
 SEWER - EXISTING SERVICE AREA  
 PUBLIC WATER AND SEWER WILL BE AVAILABLE, AND NO INDIVIDUAL WATER OR SEWER SYSTEMS SHALL BE PERMITTED.
- A 6 FOOT DRAINAGE AND UTILITY EASEMENT IS HEREBY RESERVED ALONG ALL LOT LINES.
- ALL DRIVEWAYS SHALL BE PAVED ACCORDING TO TOWN OF MOUNT AIRY ZONING REGULATIONS AND SPECIFICATIONS.
- NO BUILDING PERMIT OR ZONING CERTIFICATE SHALL BE ISSUED FOR ANY LOT SHOWN HEREON UNTIL SUCH TIME AS A SITE DEVELOPMENT PLAN HAS BEEN APPROVED BY THE TOWN OF MOUNT AIRY PLANNING COMMISSION.
- EXISTING ZONING - INDUSTRIAL
- ALL STORMWATER MANAGEMENT ON LOT 18A IS THE RESPONSIBILITY OF THE OWNER / DEVELOPER AND NOT THE RESPONSIBILITY OF THE TOWN OF MOUNT AIRY.

**SYMBOLS:**

- IRON PIN SET \*
- CONC. MON. \*
- EX. WATER LINE
- EX. SAN SEWER
- \* UNLESS OTHERWISE NOTED

**MINIMUM BUILDING RESTRICTION LINES**

FRONT: 40'  
 REAR: 40'  
 SIDES: 25'

DATE	REVISIONS

STATE OF MARYLAND  
 JEFFERY WAYNE ELKINS  
 No. 21512  
 PROFESSIONAL LAND SURVEYOR

C.C. FILE NO. AP-20-0080

**AMENDED FINAL PLAT**  
 LOT 18A, PLAT FIFTEEN, SECTION II  
 TWIN RIDGE PROFESSIONAL PARK  
 A CONSOLIDATION OF LOT 18 AND LOT 19, SECTION II, PLAT BOOK 74, PAGE 119

SITUATED ON RISING RIDGE ROAD  
 TOWN OF MOUNT AIRY  
 WOODVILLE ELECTION DISTRICT #18  
 FREDERICK COUNTY, MARYLAND  
 SCALE: 1"=60' JUNE, 2021 SHEET 1 OF 1

**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) 831-5603 ©Copyright, Latest Date Shown

RECORDED \_\_\_\_\_ PLAT BOOK \_\_\_\_\_ PAGE \_\_\_\_\_ JOB No. 251-569

C:\AutoDesk\Ubs\251-569 Twin Ridge\dwg\CONCEPT LOT18-19\PLAT\AMENDED PLAT FOR PAR 18 19.dwg, 9/24/2021 8:35:18 AM, HP Designjet 1790ps 44th HPCL2