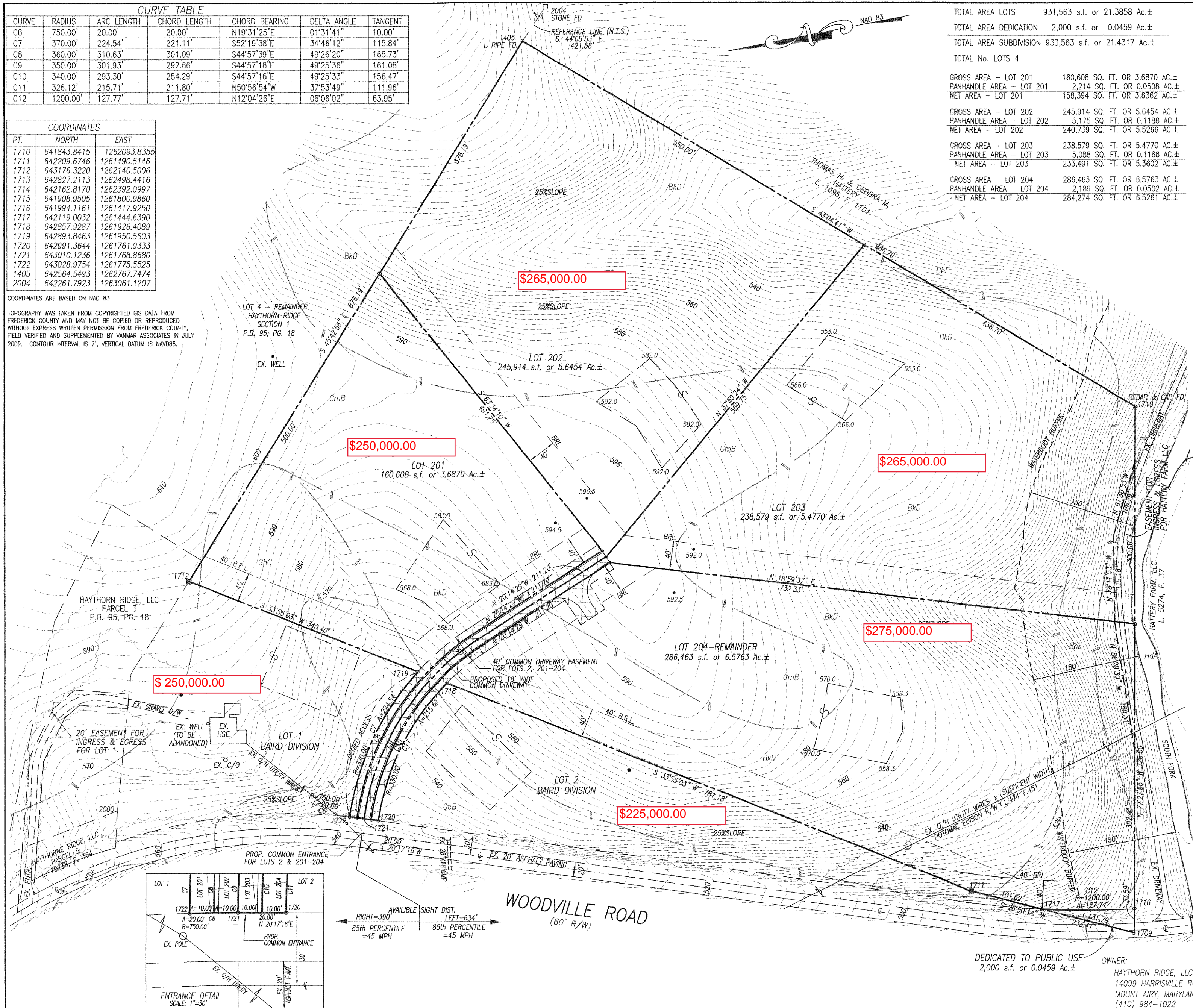


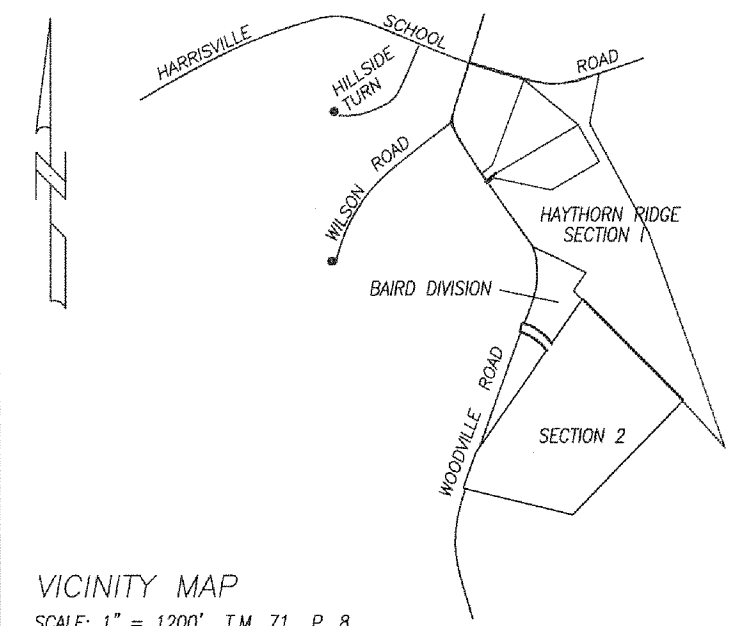
CURVE TABLE						
CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE	TANGENT
C6	750.00'	20.00'	20.00'	N19°31'25"E	01°31'41"	10.00'
C7	370.00'	224.54'	221.11'	S52°19'38"E	34°46'12"	115.84'
C8	360.00'	310.63'	301.09'	S44°57'39"E	49°26'20"	165.73'
C9	350.00'	301.93'	292.66'	S44°57'18"E	49°25'36"	161.08'
C10	340.00'	293.30'	284.29'	S44°57'16"E	49°25'33"	156.47'
C11	326.12'	215.71'	211.80'	N50°56'54"W	37°53'49"	111.96'
C12	1200.00'	127.77'	127.71'	N12°04'26"E	06°06'02"	63.95'

COORDINATES		
PT.	NORTH	EAST
1710	641843.8415	1262093.8355
1711	642209.6746	1261490.5146
1712	643176.3220	1262140.5006
1713	642827.2113	1262498.4416
1714	642162.8170	1262392.0997
1715	641908.9505	1261900.9860
1716	641994.1161	1261417.9250
1717	642119.0032	1261444.6390
1718	642857.9287	1261926.4089
1719	642893.8463	1261950.5603
1720	642991.3644	1261761.9333
1721	643010.1236	1261768.8680
1722	643028.9754	1261775.5525
1405	642564.5493	1262767.7474
2004	642261.7923	1263061.1207

COORDINATES ARE BASED ON NAD 83  
 TOPOGRAPHY WAS TAKEN FROM COPYRIGHTED GIS DATA FROM  
 FREDERICK COUNTY AND MAY NOT BE COPIED OR REPRODUCED  
 WITHOUT EXPRESS WRITTEN PERMISSION FROM FREDERICK COUNTY.  
 FIELD VERIFIED AND SUPPLEMENTED BY VANMAR ASSOCIATES IN JULY  
 2009. CONTOUR INTERVAL IS 2'. VERTICAL DATUM IS NAVD83.



TOTAL AREA LOTS	931,563 s.f. or 21.3858 Ac.±
TOTAL AREA DEDICATION	2,000 s.f. or 0.0459 Ac.±
TOTAL AREA SUBDIVISION	933,563 s.f. or 21.4317 Ac.±
TOTAL No. LOTS	4
GROSS AREA - LOT 201	160,608 SQ. FT. OR 3.6870 AC.±
PANHANDLE AREA - LOT 201	2,214 SQ. FT. OR 0.0508 AC.±
NET AREA - LOT 201	158,394 SQ. FT. OR 3.6362 AC.±
GROSS AREA - LOT 202	245,914 SQ. FT. OR 5.6454 AC.±
PANHANDLE AREA - LOT 202	5,175 SQ. FT. OR 0.1188 AC.±
NET AREA - LOT 202	240,739 SQ. FT. OR 5.5266 AC.±
GROSS AREA - LOT 203	238,579 SQ. FT. OR 5.4770 AC.±
PANHANDLE AREA - LOT 203	5,088 SQ. FT. OR 0.1168 AC.±
NET AREA - LOT 203	233,491 SQ. FT. OR 5.3602 AC.±
GROSS AREA - LOT 204	286,463 SQ. FT. OR 6.5763 AC.±
PANHANDLE AREA - LOT 204	2,189 SQ. FT. OR 0.0502 AC.±
NET AREA - LOT 204	284,274 SQ. FT. OR 6.5261 AC.±



**SURVEYOR'S CERTIFICATION**  
 I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT;  
 THAT IT IS A SUBDIVISION OF PART OF THE LANDS CONVEYED BY MARK L.  
 VANSANT AND BRIAN W. VANSANT UNTO HAYTHORN RIDGE, LLC BY DEED DATED  
 SEPTEMBER 30, 2014 AND RECORDED AMONG THE LAND RECORDS OF  
 FREDERICK COUNTY, MARYLAND IN LIBER 10236 AT FOLIO 364; 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 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. 21266, EXPIRATION DATE OF SEPTEMBER 9, 2017.

*T. Michael Vansant* 2/17/2016  
 T. MICHAEL VANSANT, PROFESSIONAL LAND SURVEYOR DATE  
 MD. REGISTRATION NO. 21266

**OWNER'S CERTIFICATION AND DEDICATION**  
 WE, HAYTHORN RIDGE, LLC, 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.  
 WE CERTIFY THAT THERE ARE NO SUITS, ACTIONS AT LAWS, 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 ARTICLE 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 SETTING OF  
 MONUMENTS AND MARKERS, HAVE BEEN COMPLIED WITH.

HAYTHORN RIDGE, LLC

MARK L. VANSANT, MEMBER DATE \_\_\_\_\_

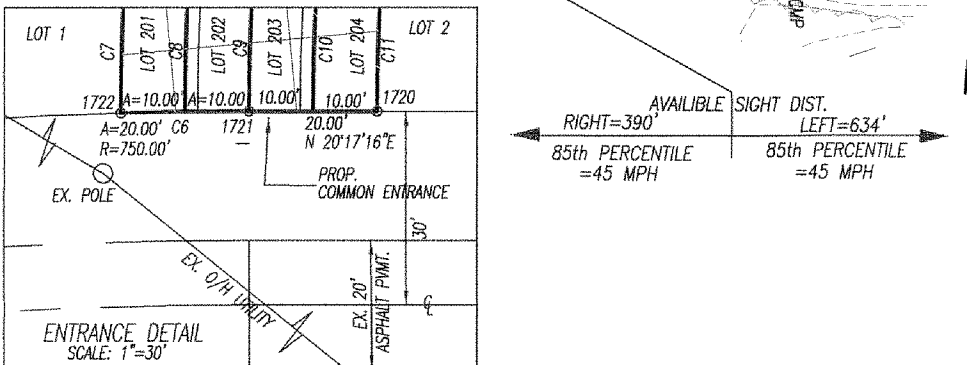
BRIAN W. VANSANT, MEMBER DATE \_\_\_\_\_

THE OWNERS HAVE SWORN TO AND SUBSCRIBED BEFORE  
 ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 2016.

\_\_\_\_\_  
 NOTARY PUBLIC  
 (PRINTED NAME OF NOTARY)

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

FILE # : \_\_\_\_\_  
 A/P # : \_\_\_\_\_  
 RECORDED : \_\_\_\_\_  
 P.B. PG. \_\_\_\_\_



**APPROVED:**  
 FREDERICK COUNTY  
 PLANNING COMMISSION

SECRETARY OR CHAIRMAN DATE \_\_\_\_\_

**APPROVED:**  
 DEPARTMENT OF HEALTH

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

- NOTES:**
- EXISTING ZONING: AGRICULTURE
  - THE APPROVAL OF THIS SUBDIVISION DOES NOT GUARANTEE AN ADEQUATE OR POTABLE WATER WELL SUPPLY FOR THESE LOTS.
  - NO BUILDINGS, EASEMENTS, RIGHTS OF WAYS, WELLS OR OTHER PERMANENT OR PHYSICAL OBJECTS (MAN MADE) ARE ALLOWED IN THE SEPTIC AREA.
  - A 5' FOOT DRAINAGE & UTILITY EASEMENT IS RESERVED ALONG ALL LOT LINES.
  - THERE ARE NO EXISTING OR PROPOSED WELLS OR SEPTIC SYSTEMS WITHIN 100' OF ANY PROPOSED SUBDIVISION BOUNDARIES UNLESS SHOWN HEREON.
  - SOIL TYPE: (GmB) GLENELG-MT. AIRY, (BhE) BLOCKTOWN, (BkD) BRINKLOW, (GoB) GLENVILLE, (HdA) HATBORO-CODORUS ANY STRUCTURE WITH A BASEMENT WITHIN 100' OF WETLAND SOILS (Gub, HdA) BOUNDARY MUST COMPLY WITH SECTION 1-16-8(B)(5&6) OF SUB. REG.
  - DURING A FIELD INVESTIGATION PERFORMED BY VMA, INC. ON 8/14/09, NO WETLANDS WERE FOUND TO EXIST ON THIS PROPERTY.
  - THIS PROPERTY IS NOT LOCATED WITHIN A KNOWN FLOOD HAZARD AREA ACCORDING TO NATIONAL FLOOD INSURANCE FLOOD PROGRAM INSURANCE RATE MAP, COMMUNITY PANEL NUMBER 240027 0225A\*\*
  - LOT OWNERS ARE RESPONSIBLE FOR MAINTENANCE OF ANY COMMON DRIVEWAYS SERVING THEIR LOTS. THE COUNTY WILL NOT BE RESPONSIBLE FOR MAINTENANCE.
  - THESE PERPETUAL FOREST EASEMENT IS ESTABLISHED IN ACCORDANCE WITH THE FREDERICK COUNTY FOREST RESOURCE ORDINANCE (FRO), AS SPECIFICALLY SET FORTH IN THE TERMS OF THE RECORDED FRO EASEMENT, L. F.
  - WOODVILLE ROAD MEETS THE ROAD ADEQUACY REQUIREMENTS PER SECTION 1-16-12(B)(c)(1) OF THE SUBDIVISION REGULATIONS.
  - THE WATERBODY BUFFER IS SHOWN IN ACCORDANCE WITH SECTION 1-19-9.400 OF THE ZONING ORDINANCE.
  - STORMWATER MANAGEMENT FOR INDIVIDUAL HOME CONSTRUCTION SHALL BE ADDRESSED IN COMPLIANCE TO THE REGULATIONS IN PLACE AT TIME OF CONSTRUCTION.

**SYMBOLS:**

- IRON PIN SET
- CONC. MON.
- PROP. WELL
- SEPTIC AREA

**MINIMUM BUILDING RESTRICTION LINES**

FRONT: AS SHOWN  
 REAR: 30'  
 SIDES: 10'

DATE	REVISIONS



**COMBINED PRELIMINARY/FINAL PLAT**  
 LOTS 201, 202, 203 & 204 - REMAINDER, SECTION 2  
**HAYTHORN RIDGE**  
 PREVIOUSLY RECORDED IN PLAT BOOK 85 AT PAGE 121  
 SITUATED ON WOODVILLE ROAD  
 WOODVILLE ELECTION DISTRICT #18  
 FREDERICK COUNTY, MARYLAND  
 SCALE: 1" = 100' FEBRUARY, 2016

**VANMAR ASSOCIATES, INC.**  
 Engineers Surveyors Planners  
 310 South Main Street P.O. box 328 Mount Airy, Maryland 21771  
 (301) 829 2890 (301)831 5015 (410) 549 2751

RECORDED PLAT BOOK PAGE  
 JOB# A4-4868