

COORDINATES		
PT.	NORTH	EAST
1044	977.5934	8102.5976
1047	3977.8752	8050.2162
1051	4539.3477	8228.9072
1103	5813.2815	8176.3205
1104	5656.2845	8111.2438
1114	5161.9370	7924.5338
1113	5345.7047	7429.5454
1112	5578.0772	7708.4217
1109	5863.2908	8001.8461
1110	5652.9212	8020.5561
1111	5546.6825	8140.8374
1121	5197.2369	7944.3794
1122	5193.8708	7953.4462
1123	4542.5038	8271.8885

CURVE DATA						
CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	TANGENT	CHORD BEARING	CHORD
C1	600.00'	52.40'	05°00'13"	26.22'	S 89°41'30" E	52.38'

TOTAL AREA OF LOTS: 287,450 s.f. or 6.5989 Ac.±  
TOTAL AREA OF DEDICATION: -0- s.f. or -0- Ac.±  
TOTAL AREA OF SUBDIVISION: 287,450 s.f. or 6.5989 Ac.±  
TOTAL NUMBER OF LOTS: 4

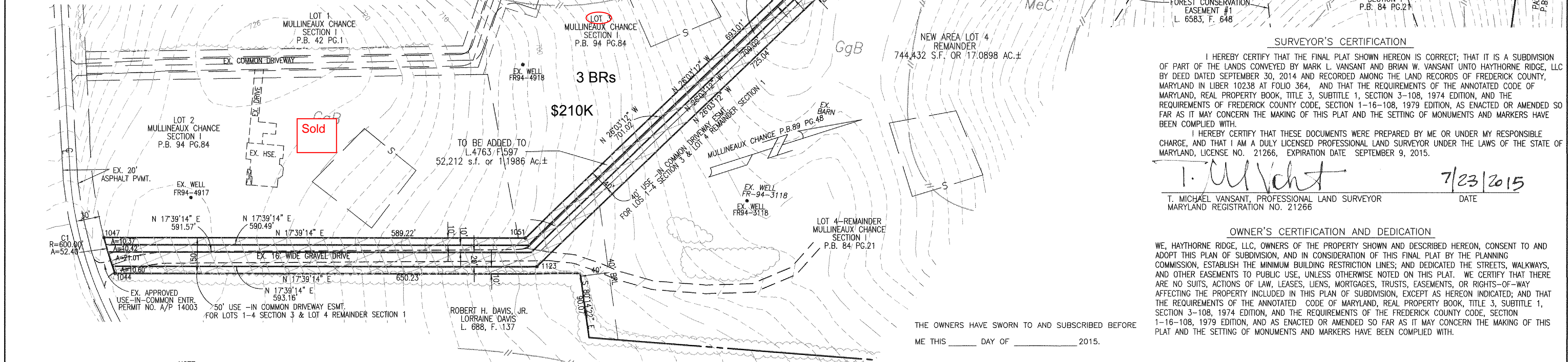
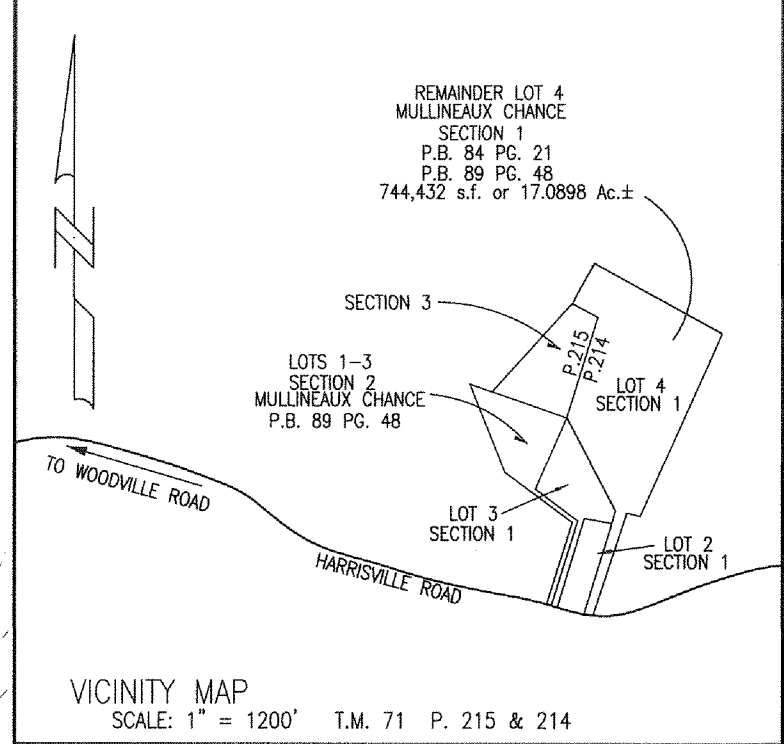
ORIGINAL AREA L.10238 F.364 PARCEL 11  
+ AREA ADDITION FROM LOT 4 P.B. 84 PG. 21  
NEW AREA L.10238 F.364 PARCEL 11  
235,238 s.f. or 5.4003 Ac.±  
52,212 s.f. or 1.1986 Ac.±

ORIGINAL AREA LOT 4 P.B. 84 PG. 21  
-AREA ADDITION TO L.10238 F.364 PARCEL 11  
NEW AREA LOT 3 P.B. 84 PG. 21  
796,644 s.f. or 18.2884 Ac.±  
52,212 s.f. or 1.1986 Ac.±  
744,432 s.f. or 17.0898 Ac.±

FOREST EASEMENT LINE TABLE		
LINE	BEARING	DISTANCE
F1	N50°11'51"E	207.56'
F2	N45°49'45"E	66.85'
F3	S15°51'12"E	41.33'
F4	S46°11'18"W	235.64'
F5	N64°16'27"W	54.01'
F6	N45°48'47"E	211.04'
F7	S05°04'57"E	211.20'
F8	N87°52'34"E	90.75'
F9	S75°55'41"E	44.08'
F10	S07°34'52"W	99.76'
F11	S29°20'41"W	42.39'
F12	N45°02'30"W	66.94'
F13	N63°43'36"W	72.21'
F14	S23°24'03"W	190.52'
F15	N69°50'54"W	78.57'
F16	N35°45'19"W	70.46'
F17	N41°50'09"E	109.20'
F18	N02°04'30"W	120.38'
F19	N65°26'44"W	38.82'

TOTAL AREA-LOT 1:	64,852 s.f. or 1.4888 Ac.±
AREA PANHANDLE:	15,087 s.f. or 0.3463 Ac.±
NET AREA-LOT 1:	49,765 s.f. or 1.1424 Ac.±
TOTAL AREA-LOT 2:	80,221 s.f. or 1.8416 Ac.±
AREA PANHANDLE:	18,506 s.f. or 0.4248 Ac.±
NET AREA-LOT 2:	61,715 s.f. or 1.4168 Ac.±
TOTAL AREA-LOT 3:	80,745 s.f. or 1.8537 Ac.±
AREA PANHANDLE:	28,709 s.f. or 0.6591 Ac.±
NET AREA-LOT 3:	52,036 s.f. or 1.1946 Ac.±

OWNER:  
HAYTHORNE RIDGE, LLC  
C/O BRIAN VANSANT &  
MARK VANSANT  
14099 HARRISVILLE ROAD  
MT. AIRY, MARYLAND 21771  
(410) 984-1022



**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 HAYTHORNE RIDGE, LLC BY DEED DATED SEPTEMBER 30, 2014 AND RECORDED AMONG THE LAND RECORDS OF FREDERICK COUNTY, MARYLAND IN LIBER 10238 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 FREDERICK COUNTY CODE, SECTION 1-16-108, 1979 EDITION, 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. 21266, EXPIRATION DATE SEPTEMBER 9, 2015.

*T. Michael Vansant*  
T. MICHAEL VANSANT, PROFESSIONAL LAND SURVEYOR  
MARYLAND REGISTRATION NO. 21266  
DATE 7/23/2015

**OWNER'S CERTIFICATION AND DEDICATION**  
WE, HAYTHORNE RIDGE, LLC, OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON, CONSENT TO AND ADOPT THIS PLAN OF SUBDIVISION, AND IN CONSIDERATION OF THIS FINAL PLAT BY THE PLANNING COMMISSION, ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES; AND DEDICATED THE STREETS, WALKWAYS, AND OTHER EASEMENTS TO PUBLIC USE, UNLESS OTHERWISE NOTED ON THIS PLAT. WE CERTIFY THAT THERE ARE NO SUITS, ACTIONS OF 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, 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 THE SETTING OF MONUMENTS AND MARKERS HAVE BEEN COMPLIED WITH.

THE OWNERS HAVE SWORN TO AND SUBSCRIBED BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 2015.

NOTARY PUBLIC \_\_\_\_\_  
(PRINTED NAME OF NOTARY)  
MY COMMISSION EXPIRES \_\_\_\_\_

MARK VANSANT, MEMBER \_\_\_\_\_ DATE \_\_\_\_\_  
BRIAN VANSANT, MEMBER \_\_\_\_\_ DATE \_\_\_\_\_

NOTE:  
THE SEPTIC AREA FOR LOTS 1, 2 & 3 CAN SUPPORT A HOUSE OF NO MORE THAN FOUR (4) BEDROOMS.  
THE SEPTIC AREA FOR LOT 4 CAN SUPPORT A HOUSE OF NO MORE THAN FIVE (5) BEDROOMS.

TO BE ADDED TO L.14763 F.1597  
52,212 s.f. or 1.1986 Ac.±

FOR LOTS 1-4 SECTION 3 & LOT 4 REMAINDER SECTION 1

APPROVED:  
FREDERICK COUNTY  
PLANNING COMMISSION

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

APPROVED:  
DEPARTMENT OF HEALTH

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

NOTE:  
APPLICATION IS HEREBY MADE FOR YOUR APPROVAL OF THE INDICATED TRANSFER OF LAND SOLELY FOR THE PURPOSE OF ADDING TO ADJOINING ( HOLDINGS / FARM ) 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 EXISTING SUBDIVISION REGULATIONS.

TO THE CLERK OF THE COURT  
THIS PLAT COMPLIES WITH SECTION 1-16-7 OF THE FREDERICK COUNTY CODE , 1979

- 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.
  - THERE MUST BE GRAVITY FLOW OF SEWER FROM THE HOUSE LOCATION TO THE ENTIRE SEPTIC AREA.
  - A 6' 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: (BkD) BRINKLOW-BLOCKTOWN, (GgB) GLENELG, (BkD) BRINKLOW, (McC) MT. AIRY
  - LOT OWNERS ARE RESPONSIBLE FOR MAINTENANCE OF ANY COMMON DRIVEWAYS SERVING THEIR LOTS. THE COUNTY WILL NOT BE RESPONSIBLE FOR MAINTENANCE OF COMMON DRIVES.
  - THESE PERPETUAL FOREST EASEMENTS ARE 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.
  - HOUSES MUST BE CONSTRUCTED FACING THE COMMON DRIVEWAY TO PREVENT THE FRONT OF HOUSES FACING THE REAR OF OTHER HOUSES.
  - THERE ARE NO KNOWN FLOODPLAINS OR WETLANDS ON THIS SITE.
  - HARRISVILLE ROAD MEETS THE ROAD ADEQUACY REQUIREMENTS PER SECTION 1-16-12(b)(c)(1) OF THE SUBDIVISION REGULATIONS.
  - NO FURTHER SUBDIVISION ALLOWED ON REMAINDER-LOT 4.

SYMBOLS:	DATE	REVISIONS
○ IRON PIN SET	01/13/14	PER 10/23/12 COMMENTS
□ CONC. MON.	12/31/14	PER COMMENTS
● EX. WELL (OR AS INDICATED)	07/17/15	PER COMMENTS
⊞ SEPTIC AREA		

MINIMUM BUILDING RESTRICTION LINES  
FRONT: AS SHOWN  
REAR: 30'  
SIDES: 10'

COMBINED PRELIMINARY/FINAL PLAT  
LOTS 1-4, SECTION III  
**MULLINEAUX CHANCE**  
ADDITION PLAT  
LOT 4, SECTION I, MULLINEAUX CHANCE ADDITION TO VANSANT

PREVIOUSLY RECORDED P.B. 84 PG. 21  
SITUATED ON HARRISVILLE ROAD  
WOODVILLE ELECTION DISTRICT NO. 18  
FREDERICK COUNTY, MARYLAND  
SCALE: 1" = 100' SEPTEMBER, 2012

VANMAR ASSOCIATES, INC.  
Engineers Surveyors Planners  
310 South Main Street Mount Airy, Maryland 21771  
(301) 829-2890 (301) 831-5015 (410) 548-2751  
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RECORDED \_\_\_\_\_ PLAT BOOK \_\_\_\_\_ PAGE \_\_\_\_\_  
JOB# 209-05

