



COORDINATES

No.	Northing	Easting
243	660557.7485	1210434.6481
408	661987.2874	1210507.5070
409	661937.2806	1210334.5928
414	662105.9258	1210473.1967
416	661913.0578	1209746.9080
417	660938.9916	1210241.1896
422	660952.9126	1210718.4890
423	661098.2720	1210637.3123
424	661249.5332	1210552.8398
430	662345.6097	1211167.5148
432	662056.2517	1210300.1861
433	661891.4558	1209757.8734
434	662307.9232	1211146.3825
435	662079.4776	1210293.4691
1427	661891.5152	1209758.0688

Coordinates are NAD 83. Topography is Frederick County GIS.

OWNER
 ARTHUR & SHIRLEY GRAHAM
 C/O PATRICIA GRAHAM
 11100 COPPERMINE ROAD
 WOODSBORO MD 21798

DEVELOPER
 VERDANT DEVELOPMENT
 5310 SPECTRUM DRIVE
 SUITE C
 FREDERICK, MD 21703

4253 OLD NATIONAL PIKE
 MIDDLETOWN, MARYLAND 21769
 (301) 663-1776 WWW.JFBROWN.COM

J. F. BROWN III & ASSOCIATES, INC.
 SURVEYORS | ENGINEERS | PLANNERS | DEVELOPERS

OWNERS' CERTIFICATION AND DEDICATION

We, Arthur Graham and Shirley Graham, owners of the property shown and described hereon, consent to and adopt this plan of Subdivision Plan and in consideration of approval of this 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 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; and that there are no suits, actions of law, leases, liens, mortgages, trusts, easements, or right-of-way affecting the property included in this plan of subdivision.

Arthur Graham Shirley Graham

CURVE TABLE

CURVE	RADIUS	ARC	TAN	DELTA	CHD. BRG.	DIST.
C1	227.50'	27.37'	13.70'	6°53'32"	N13°29'27"W	27.35'
C2	227.50'	37.91'	19.00'	9°32'47"	N05°16'17"W	37.86'
C3	122.50'	56.21'	28.61'	26°17'29"	S13°38'38"E	55.72'
C4	472.50'	56.58'	28.32'	6°51'40"	N59°46'48"E	56.55'
C5	472.50'	157.59'	79.53'	19°06'32"	N46°47'42"E	156.86'
C6	472.50'	44.93'	22.48'	5°26'53"	N34°30'59"E	44.91'
C7	50.00'	39.02'	20.57'	44°43'09"	S54°09'07"W	38.04'
C8	50.00'	30.77'	15.89'	35°15'44"	N85°51'26"W	30.29'
C9	50.00'	20.14'	10.21'	23°04'28"	N56°41'20"W	20.00'
C10	50.00'	54.27'	30.16'	62°11'23"	N14°03'25"W	51.65'
C11	50.00'	44.04'	23.57'	50°28'18"	N42°16'26"E	42.63'
C12	50.00'	18.25'	9.23'	20°54'56"	N77°58'03"E	18.15'
C13	50.00'	49.42'	26.94'	56°37'59"	S60°06'32"W	47.43'
C14	527.85'	61.34'	30.71'	6°39'31"	N35°13'11"E	61.31'
C15	527.85'	97.31'	48.79'	10°33'46"	N43°49'49"E	97.17'
C16	527.50'	93.41'	46.83'	10°08'45"	N54°11'25"E	93.29'
C17	527.50'	36.34'	18.18'	3°56'50"	N61°14'12"E	36.33'
C18	50.00'	28.45'	14.62'	32°36'11"	S43°05'28"E	28.07'
C19	50.00'	5.71'	2.86'	6°32'48"	S62°39'57"E	5.71'
C20	50.00'	76.35'	47.86'	87°29'32"	N22°11'35"W	69.15'
C21	50.00'	15.99'	8.07'	18°19'38"	N30°43'00"E	15.93'
C22	50.00'	56.40'	31.62'	64°37'27"	N72°11'32"E	53.45'
C23	50.00'	76.75'	48.24'	87°56'46"	S31°31'21"E	69.43'
C24	50.00'	34.24'	17.82'	39°14'25"	N07°10'10"W	33.58'
C25	177.50'	42.71'	21.46'	13°47'14"	S19°53'46"E	42.61'
C26	177.50'	38.74'	19.45'	12°30'15"	S06°45'01"E	38.66'
C27	172.50'	11.93'	5.97'	3°57'45"	N02°28'46"W	11.93'
C28	172.50'	37.56'	18.86'	12°28'34"	N10°41'56"W	37.49'

LINE TABLE

LINE	BEARING	DIST
L 1	N28°04'48"E	42.44
L 2	S16°56'13"E	84.98
L 3	S16°56'13"E	72.70
L 4	S00°29'54"E	52.53
L 5	S26°47'23"E	21.39
L 6	S71°47'23"E	42.43
L 7	N63°12'37"E	107.01
L 8	N63°12'37"E	77.85
L 9	N31°47'32"E	82.67
L 10	S63°12'37"W	63.84
L 11	S63°12'37"W	121.03
L 12	S18°12'37"W	42.43
L 13	S26°47'23"E	90.00
L 14	N26°46'55"W	74.22
L 15	N26°47'41"W	97.08
L 16	N26°47'27"W	54.97
L 17	N00°29'54"W	52.53
L 18	N16°56'13"W	72.73
L 19	N16°56'13"W	85.02
L 20	N61°55'11"W	42.41
L 21	S02°53'59"W	69.29
L 22	S59°25'01"E	91.27
L 23	N57°39'18"E	29.54
L 24	N65°02'53"E	161.05
L 25	N73°32'54"E	108.33
L 26	N18°41'14"E	100.35
L 27	N36°58'39"E	66.29
L 28	N62°45'32"E	122.83
L 29	S35°53'22"W	118.12
L 30	S35°53'22"W	124.94
L 31	S35°53'22"W	129.28
L 32	S20°14'31"W	59.34
L 33	S81°23'16"E	101.67
L 34	S70°05'44"E	115.58
L 35	S28°23'48"W	154.63
L 36	S06°20'39"W	61.36
L 37	S42°31'41"W	41.40
L 38	N32°54'50"E	104.50
L 39	N32°54'50"E	107.33
L 40	N62°19'05"E	30.55
L 41	N73°03'47"E	133.96
L 42	N54°47'41"E	127.59

SURVEYOR'S CERTIFICATION

I hereby certify that the Plat shown hereon is correct to the best of my professional knowledge and belief; that it is a Subdivision of the lands conveyed by Lillian Graham unto Arthur Graham and Shirley Graham, by Deed, dated August 11, 1975, and recorded in Liber 966, folio 862 in 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, 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.

Date _____ Joseph F. Brown III
 MD Property Line Surveyor No. 157 - Expiration Date 4/30/16

NOTES:

- A wet soils study conducted by Matapeake Soil and Environmental Consultants on August 29, 2014, made the following determinations regarding the citing and construction of homes:
- Any Lots with proposed building sites within 100' of the wet soils boundary contained some temporary saturation from perching or slow water movement that should be taken into consideration when building. A gravity drainage system or another similar solution should be constructed for houses with basements. So long as the building site is 100' from the designated soil line, no additional precautions will be necessary.
- AfB Soil types were not found present on the site. The Soil Atlas is mis-mapped and an amended map is being filed.
- The MmA floodplain soil was also mis-mapped. The correct delineation follows the FEMA 100 Year floodplain line. This soil line has been remapped per the onsite soil study.

APPROVED DEPARTMENT OF HEALTH	SYMBOLS ○ Well □ Septic Area ● Steel Bar & Survey Cap No. 8644 PL Plat Line	DATE	REVISIONS
DATE		APPROVING AUTHORITY	
APPROVED TOWN OF WALKERSVILLE PLANNING COMMISSION	ZONED: RESIDENTIAL - R1		
DATE	SECRETARY OR CHAIRMAN		
MINIMUM BUILDING RESTRICTION LINES Front 40' Rear 30' Side 10' Floodplain 25'			

TOTAL LOT AREA : 23.247 ACRES±
 R/W DEDICATION : 00.809 ACRES±
 TOTAL # OF LOTS : 24

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

FINAL SUBDIVISION PLAT
 SECTION 1 LOTS 1 - 24, PARCEL 'A' & 'B', AND OUTLOT 'C'

Parkside

SITUATED ON BIGGS FORD ROAD
 WALKERSVILLE ELECTION DISTRICT NO. 26
 FREDERICK COUNTY, MARYLAND

SCALE: 1" = 100' APRIL 9, 2015