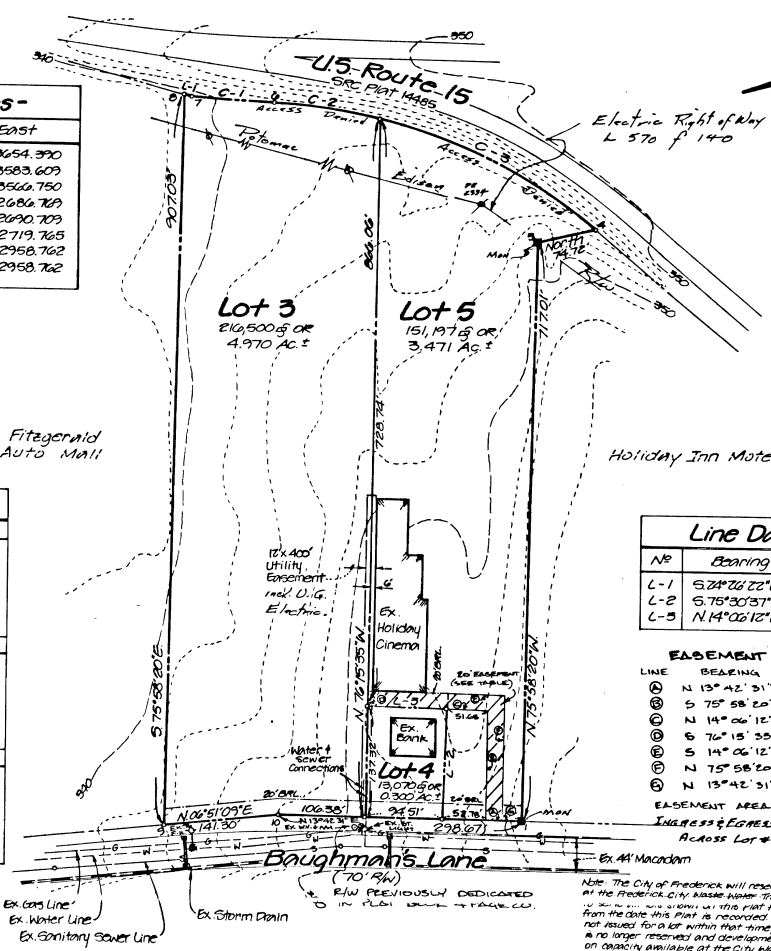
INDEXED 183



-Coordinates-

Pt. №	North	East
1	-385.100	-3654.390
10	-94.934	-3583.609
9	45.356	-3566.750
8	-174.501	-2686.769
7	-183.178	-2690.709
6	-281.567	-2719.765
4	-633.618	-2958.762
3	-558.898	-2958.762

Curve Data

(C-1)	
Radius:	3918.71'
Arc.:	102.99'
Delta:	01°30'00"
Tan.:	51.50
Chd. Brg.:	S.16°27'09"W.
Dist.:	102.99'
(C-2)	
Radius:	671.61'
Arc.:	131.63'
Delta:	11°13'47"
Tan.:	66.03
Chd. Brg.:	S.21°19'04"W.
Dist.:	131.42'
(C-3)	
Radius:	671.61'
Arc.:	301.34'
Delta:	25°42'27"
Tan.:	153.25
Chd. Brg.:	S.33°47'11"W.
Dist.:	298.82'

Line Data

№	Bearing	Dist.
L-1	S.24°26'22"W.	9.53'
L-2	S.75°58'37"E.	136.67'
L-3	N.14°06'12"E.	96.30'

EASEMENT TABLE

LINE	BEARING	DISTANCE
A	N 13°42'31"E	20.00'
B	S 75°58'20"E	136.30'
C	N 14°06'12"E	147.98'
D	S 76°15'35"E	20.00'
E	S 14°06'12"W	168.08'
F	N 75°58'20"W	156.17'
G	N 13°42'31"E	25.00'

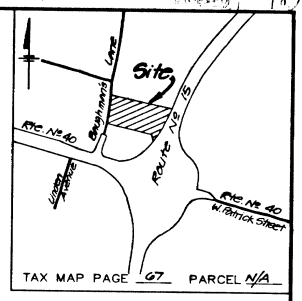
EASEMENT AREA = 6085 S.F.±
INGRESS & EGRESS & BENEFIT LOT 4 ACROSS LOT #5.

Note: The City of Frederick will reserve treatment capacity at the Frederick City Waste Water Treatment Plant sufficient to serve the lots shown on this plat for a period of 6 months from the date this Plat is recorded. If a building permit is not issued for a lot within that time, then treatment capacity is no longer reserved and development of lots will be dependent on capacity available at the City Waste Water Treatment Plant when building permits are requested. Federal or State action, including operational moratoria, may temporarily suspend, delay, or otherwise affect an allocation which is granted.

TOTAL AREA OF LOTS	8.741 Ac.±
TOTAL DEDICATED AREA	None
TOTAL AREA OTHER	None
TOTAL AREA OF SUBDIVISION	8.741 Ac.±
TOTAL NO. OF LOTS	3

1 FOOT = 0.3048 METERS

METERS 30.48 0 30.48 60.96
FEET 100' 0 100' 200'



TAX MAP PAGE 67 PARCEL N/A

VICINITY MAP

SCALE: 1" = 1200'±

OWNER'S CERTIFICATION AND DEDICATION

ESTATE OF DANIEL H. WEINBERG, owner(s) of the property shown and described hereon, hereby adopt this plan of sub-division, 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 (I) certify that there are no suits, actions of laws, leases, liens, mortgages, trusts, easements or rights-of-way affecting the property included in this plan of sub-division, except as herein 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 City 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. All lots to be served by public water and sewer.

APRIL 21, 1994 — Date

Danyce W. Huffman — (Name And Title Of Signer)
DANYCE W. HUFFMAN
PERSONAL REPRESENTATIVE

SURVEYORS CERTIFICATION

I hereby certify that the Final Plat shown hereon is correct; that it is a sub-division of part of the lands conveyed by Paul E. & Mabel E. Foutz, Henry B. & G. Margaret Foutz & William S. & Louise S. Foutz to Dan & Alyce T. Weinberg (Both Deceased) by deed dated June 2, 1962, and recorded in the Land Records of Frederick County, in Liber 668, Folio 566, 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.

Robert J. Rothenhoefer, Md. Reg. № 5453

FS 93-13

APPROVED FREDERICK City PLANNING COMMISSION
(Sec./Chairman)
DATE 5/8/94

NOTES:
1) A Six foot drainage and utility easement is reserved along all lot lines.
2) Property is zoned B-3 "General Commercial"
3) Topography - Frederick City Datum.
4) Access Agreement Recorded in Liber 2005 of Folio 444.
5) THE OWNER HAS EXECUTED A FOREST CONSERVATION AGREEMENT & AGREED TO CONTRIBUTE TO THE FOREST CONSERVATION FUND IN LIEU OF CONDUCTING REFORESTATION OR AFFORESTATION. RECORDED IN LIBER 2005 FOLIO 444.

MINIMUM BUILDING RESTRICTION LINES
FRONT 20'
REAR 6'
SIDE 6'
B-3

SYMBOLS:
■ MONUMENT
O STEEL BAR & CAP

OWNER:
Estate of:
Daniel H. Weinberg
6140 Jefferson Boulevard
Braddock Heights, Md. 21714
1 (301) 371-7132

Combined Preliminary / Final Plat
Lots 3, 4 & 5, Section One
Weinberg Subdivision
Situated on Baughmans Lane
— City of Frederick —
Frederick Election District № 2
FREDERICK COUNTY, MARYLAND

REVISIONS: Rev. per City Plat 9/27/93 RCH

ROTHENHOEFER ENGINEERS INC.
3 COLLEGE AVENUE — SUITE NO. 4
FREDERICK, MARYLAND 21701
301-662-0202 RCH

DWG. NO. 93-07-84-01

SCALE: 1" = 100' DATE: September 1, 1993

PLAT BOOK PAGE

DRAWING BOARD PLUS 301-695-3810