

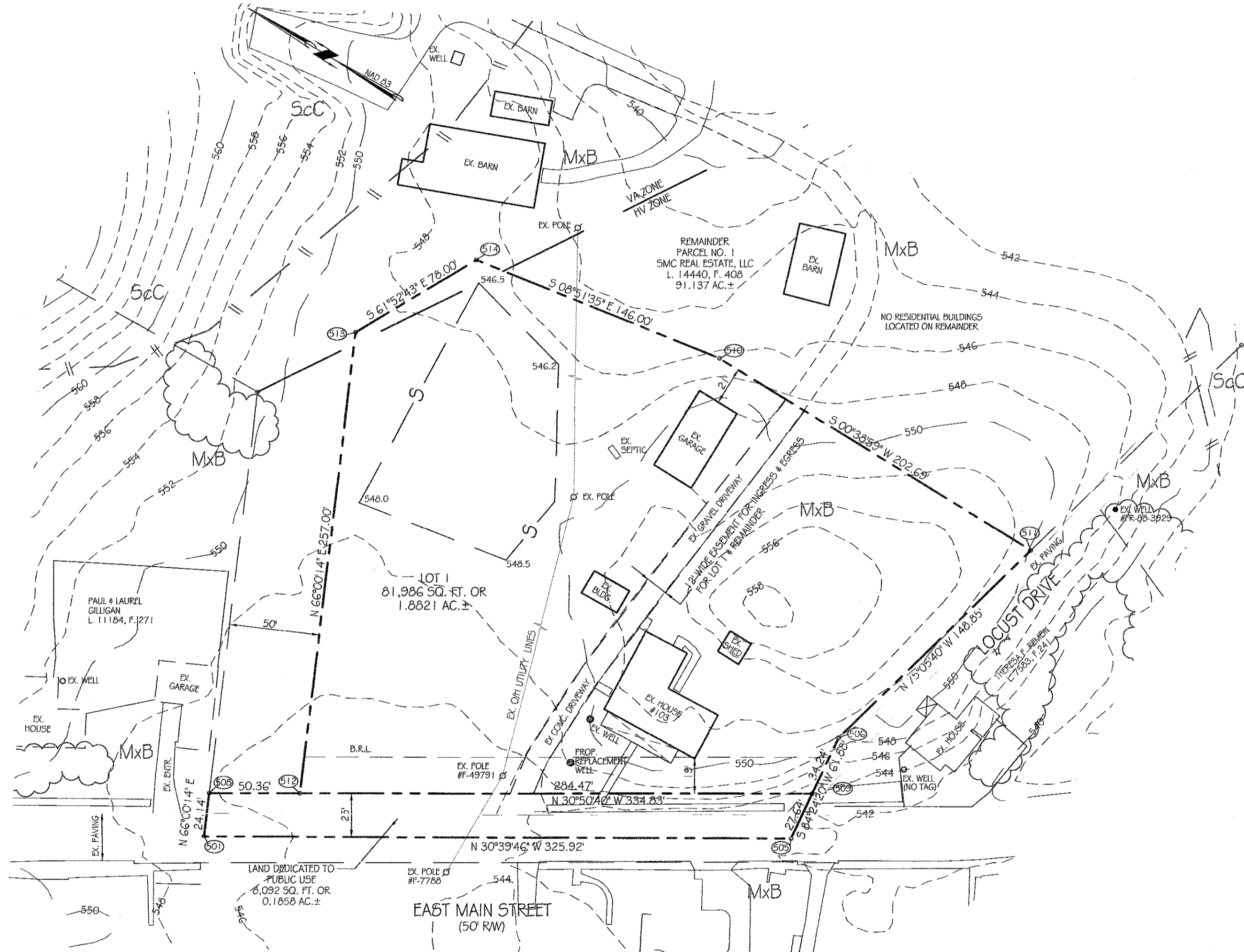
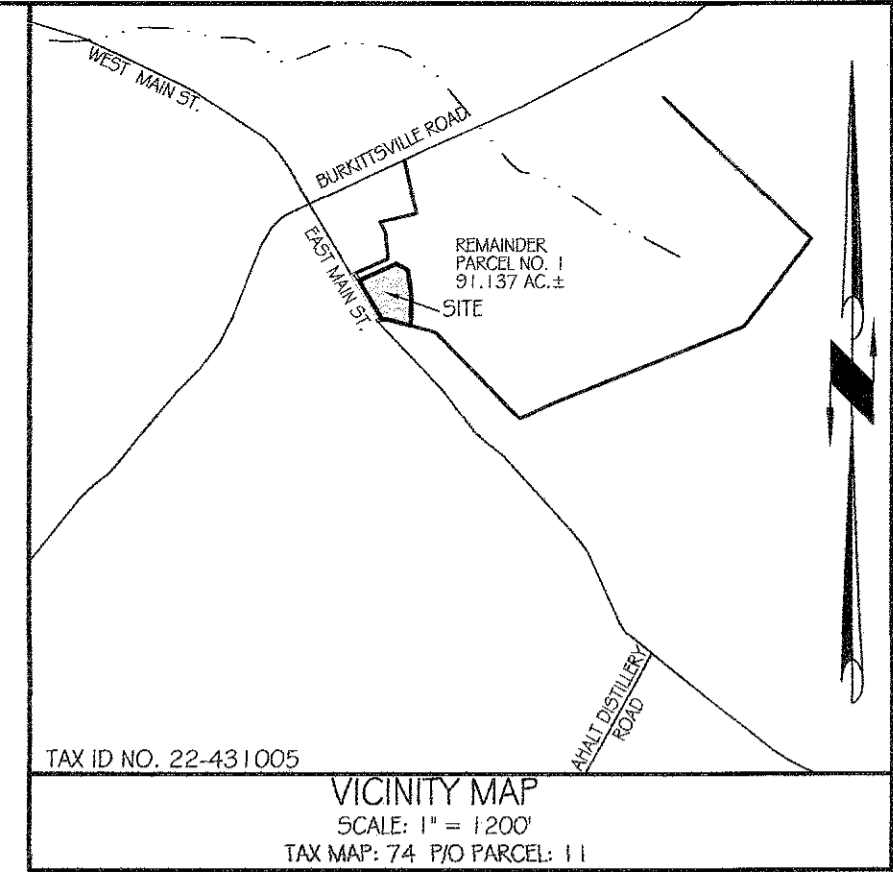
Point#	Northing	Easting
501	629183.1780	1134706.8739
505	628902.8287	1134873.0862
506	628908.8610	1134934.6714
508	629192.9946	1134728.9265
509	628905.5233	1134900.5955
510	629073.2523	1135080.8118
511	628870.5723	1135078.5138
512	629149.7580	1134754.7461
513	629254.2732	1134989.5345
514	629217.5090	1135058.3260

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 OCTOBER, 2018. CONTOUR INTERVAL IS 2', VERTICAL DATUM IS NAVD88.

TOTAL AREA OF LOTS: 81,986 SQ. FT. OR 1.8821 AC.±  
 TOTAL AREA OF DEDICATION: 8,092 SQ. FT. OR 0.1858 AC.±  
 TOTAL AREA OF SUBDIVISION: 90,078 SQ. FT. OR 2.0679 AC.±  
 TOTAL NUMBER OF LOTS: 1

NOTE:  
 TREATMENT UNITS AND PUMP CHAMBERS FOR SEPTIC SYSTEMS MUST BE 100' AWAY FROM THE WELL AND PLACED OUTSIDE OF THE SEPTIC AREA

OWNER:  
 SMC REAL ESTATE, LLC  
 c/o BENJAMIN SOWERS  
 8505 BOLIVER ROAD  
 MIDDLETOWN, MARYLAND 21759  
 (240) 409-0675



**SURVEYOR'S CERTIFICATION**  
 I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS A SUBDIVISION OF PART OF THE LAND CONVEYED BY DENISE BOYER, PERSONAL REPRESENTATIVE OF THE ESTATE OF ESTATE OF WAYNE Z. GUYTON UNTO SMC REAL ESTATE, LLC BY DEED DATED DECEMBER 9, 2020 AND RECORDED AMONG THE LAND RECORDS OF FREDERICK COUNTY, MARYLAND IN LIBER 14440 AT FOLIO 408, AND THAT THE REQUIREMENTS OF THE ANNOTATED CODE OF MARYLAND, REAL PROPERTY BOOK, TITLE 3, SUBTITLE 1, SECTION 3-108, AND THE REQUIREMENTS OF THE FREDERICK COUNTY CODE, SECTION 1-16-108, 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 SEPTEMBER 9, 2021.

*T. Michael Vansant* 2/4/2022  
 T. MICHAEL VANSANT, PROFESSIONAL LAND SURVEYOR, MD. REGISTRATION NO. 21266 DATE

**OWNER'S CERTIFICATION AND DEDICATION**  
 I, SMC REAL ESTATE, LLC, OWNER 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.  
 I 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, AND THE REQUIREMENTS OF THE FREDERICK COUNTY CODE, SECTION 1-16-108, 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.

BENJAMIN SOWERS, MEMBER DATE

THE OWNERS HAVE SWORN TO AND SUBSCRIBED BEFORE

ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 2022.

NOTARY PUBLIC

(PRINTED NAME OF NOTARY)

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

FILE #:
APP #:
RECORDED:
P.B. PG.

APPROVED:  
 TOWN OF BURKITTSVILLE

APPROVING AUTHORITY DATE

APPROVED:  
 DEPARTMENT OF HEALTH

APPROVING AUTHORITY DATE

- NOTES:
- EXISTING ZONING: RURAL RESIDENTIAL / HISTORIC VILLAGE CENTER FOR TOWN OF BURKITTSVILLE.
  - 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 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.
  - THIS PLAT WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT.
  - THE FREDERICK COUNTY HEALTH DEPARTMENT RESERVES THE RIGHT TO REQUIRE THAT WATER WELLS BE DRILLED AND A WELL COMPLETION CERTIFICATE BE SUBMITTED BY THE DRILLER WHICH NOTES A WATER YIELD AMPLE FOR DOMESTIC PURPOSES, PRIOR TO HEALTH DEPARTMENT APPROVAL OF BUILDING AND SEWERAGE PERMITS.
  - THESE LOTS ARE EXEMPT FROM THE FOREST RESOURCE ORDINANCE (FRO) BEING CREATED FOR REAL ESTATE TRANSFERS UNDER THE CONDITION THAT THE LAND USE IS NOT SIGNIFICANTLY CHANGED AND/OR INTENSIFIED FOR AT LEAST FIVE YEARS FOLLOWING THE DATE OF THE PLAT RECORDATION, AND NO MORE THAN 20,000 SQUARE FEET OF FOREST WILL BE REMOVED AND IN ACCORDANCE WITH THE SIGNED FRO DECLARATION OF INTENT.
  - SUBJECT PROPERTY IS ENCUMBERED BY A PERPETUAL RURAL LEGACY EASEMENT, L. 7205, F. 20.
  - SEWER CLASSIFICATION: NO PLANNED SERVICE. WATER CLASSIFICATION: NO PLANNED SERVICE
  - THERE ARE NO KNOWN WETLANDS OR FLOODPLAINS ON SITE.
  - SOIL TYPES: (MxB) MYERSVILLE - BURKITTSVILLE. (ScC) SPOOLSVILLE - BURKITTSVILLE

- SYMBOLS:
- IRON PIN SET
  - CONC. MON.
  - EX. OR PROPOSED WELL
  - ⊞ SEPTIC AREA

MINIMUM BUILDING RESTRICTION LINES (HV)  
 FRONT: AS SHOWN  
 REAR: 20'  
 SIDES: 0'

DATE	REVISIONS



**COMBINED PRELIMINARY/FINAL PLAT**  
**LOT 1, SECTION II**  
**GUYTON FARM**  
 103 EAST MAIN STREET  
 BURKITTSVILLE ELECTION DISTRICT #22  
 BRUNSWICK PLANNING REGION  
 FREDERICK COUNTY, MARYLAND  
 SCALE: 1" = 50' FEBRUARY, 2022

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