Curve Table						
Curve	Radius	Length	Tangent	Chord	Bearing	Delta
1	470.00'	13.80'	6.90'	13.80'	S41°57'02"W	1°40'58"
2	4483.66'	2480.58'	1272.93'	2449.07'	N50°46'12"W	31°41'56"
3	8694.37'	139.35'	69.67'	139.35'	N34°07'47"W	0°55'06"
4	1095.00'	153.79'	77.02'	153.66'	S48°48'15"E	8°02'49"
5	1937.00'	438.86'	220.37'	437.92'	S46°20'13"E	12°58'53"
6	1946.00'	411.30'	206.42'	410.54'	S33°42'20"E	12°06'36"
7	1288.23'	479.64'	242.63'	476.88'	S38°19'01"E	21°19'58"

Line Table		
Line	Bearing	Length
L1	N34°47'59"W	19.58'
L2	N34°34'29"W	19.63'
L3	N34°22'29"W	19.67'
L4	N34°11'59"W	19.72'
L5	N34°02'59"W	19.76'
L6	N33°55'29"W	19.80'
L7	N33°49'29"W	19.85'
L8	N33°44'59"W	19.89'
L9	N33°41'59"W	19.93'
L10	N33°40'29"W	19.98'

Surveyor's Certificate

I hereby certify that this Property Identification Plat is correct; that it is part of the property acquired by Urbana Investment Properties II, LLC, a Maryland limited liability company, from Monocacy Land Company, LLC a Maryland limited liability company, by a deed dated September 20, 2012, and recorded among the Land Records of Frederick County, Maryland, in Liber 9116 at folio 189; also being part of the property acquired by the State of Maryland to the use of the State Highway Administration of the Maryland Department of Transportation, from Urbana Investment Properties II, LLC, a Maryland limited liability company, by a deed dated February 13, 2013, and recorded among the Land Records of Frederick County, Maryland, in Liber 9492 at folio 256; also being all of the property acquired by the Board of Education of Frederick County, Maryland, a body corporate and politic of the State of Maryland, from Urbana Investment Properties II, LLC, a Maryland limited liability company, by a deed dated October 17, 2013, and recorded among the Land Records of Frederick County, Maryland, in Liber 9825 at folio 61; also being part of the Conveyance Area (Urbana Pike) as shown on State of Maryland, Department of Transportation, State Highway Administration, State Roads Commission Plat No. 59950; said Conveyance Area being part of the property acquired by Frederick County, Maryland, a body corporation and politic, from the State Highway Administration of the Maryland Department of Transportation, acting for and on behalf of the State of Maryland, and the Board of Public Works of Maryland, by a road conveyance deed dated June 3, 2015, and recorded among the Land Records of Frederick County, Maryland, in Liber 10647 at folio 289; also being all of Outlot B, Parcel A and the Area Dedicated to Public Use for Stone Barn Drive (80 foot wide right of way) as shown on a plat of subdivision entitled "Final Plat, Outlot B, Parcel A and Stone Barn Drive, Urbana Town Center" and recorded among the Land Records of Frederick County, Maryland, in Plat Book 93 at Page 57; and that the work reflected hereon was prepared under my direct responsible charge and is an accordance with COMAR Title 09, Subtitle 13, Chapter 06, Regulation .12.

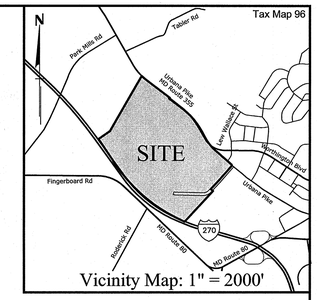
7-6-2016
Date of Signature

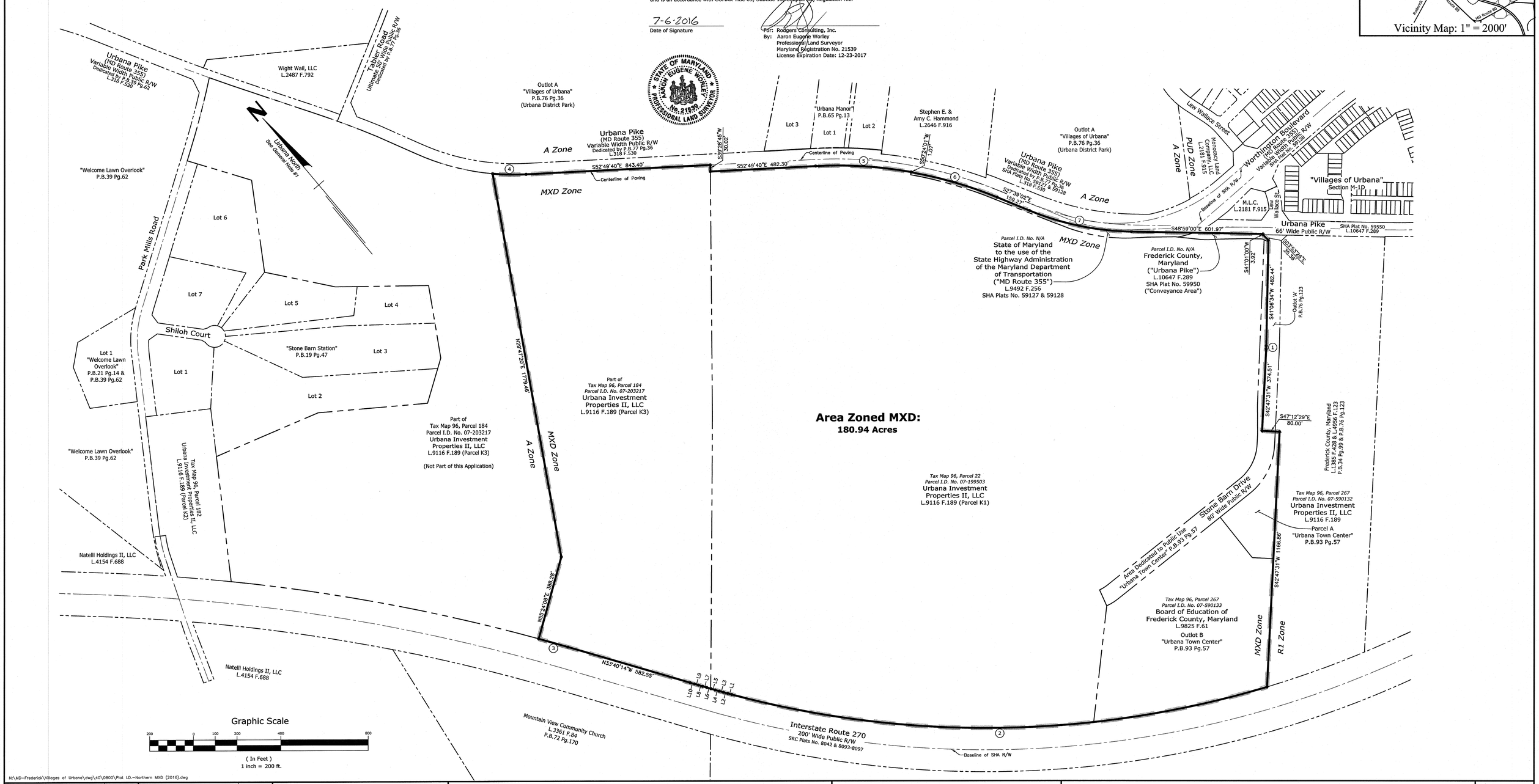
For: Rodgers Consulting, Inc.
By: Aaron Eugene Worley
Professional Land Surveyor
Maryland Registration No. 21539
License Expiration Date: 12-23-2017

STATE OF MARYLAND · AARON EUGENE WORLEY · No. 21539 · PROFESSIONAL LAND SURVEYOR

General Notes:

1. Bearings and distances shown hereon are at the surface based on a ground-scale coordinate system projected from the Maryland Coordinate System (NAD83/91, State Plane Coordinate System zone 1900 (Maryland) as established by the National Geodetic Survey). NAD83/91 control stations used are Reels with Maryland State Plane grid coordinates of North 617,655.41 feet, East 1,199,541.10 feet and Hope with Maryland State Plane grid coordinates of North 612,005.44 feet, East 1,202,159.54 feet. All references to feet shown hereon are U.S. Survey feet as defined by the National Geodetic Survey.
2. The area described hereon is currently zoned Mixed Use Development (MXD).
3. Adjoiner information was taken from Maryland Department of Assessments and Taxation records.
4. Existing features and structures are not shown hereon.
5. This Property Identification Plat is based upon a field run survey by Rodgers Consulting, Inc., dated February, 2012.
6. This Property Identification Plat was prepared without the benefit of a title examination. Existing easements are not shown hereon.





N:\MD-Frederick\Villages of Urbana\dwg\40\0800\Plat I.D.-Northern MXD (2016).dwg

REVISION	DATE	REVISION	DATE

Prepared For:
Monocacy Land Company, LLC
506 Main Street, Suite 300
Gaithersburg, Maryland 20878
Mr. Thomas A. Natelli

Property Identification Plat
Urbana MXD
(Northern Town Center)

RODGERS CONSULTING
19847 Century Boulevard, Suite 200, Germantown, Maryland 20874
Ph: 301.948.4700, Fx: 301.948.6256, www.rodgers.com

Parts of the Properties Acquired by
Urbana Investment Properties II, LLC (Liber 9116, folio189);
State of Maryland / State Highway Administration (Liber 9492, folio 256);
Board of Education of Frederick County, Maryland (Liber 9825, folio 61);
and **Frederick County, Maryland** (Liber 10647, folio 289)
Urbana (No. 7) Election District, Frederick County, Maryland

SCALE: 1"=200'
JOB No. 590R
DATE: July 2016
SHEET No. 1 OF 1