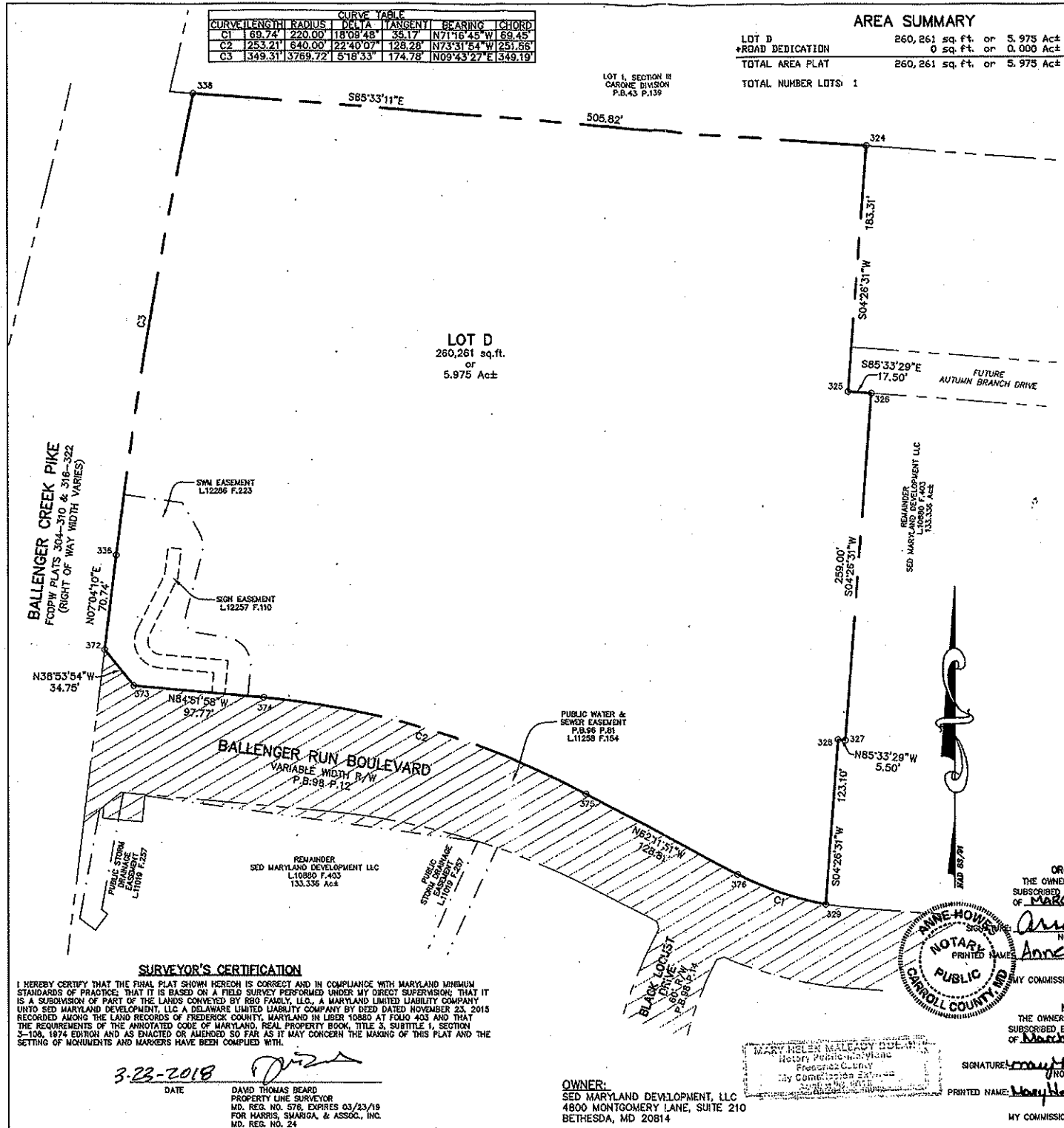
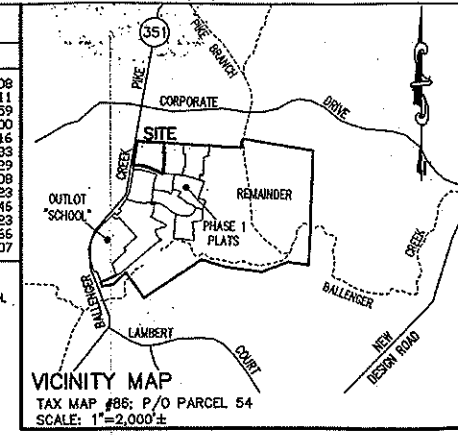


CHECKED WOH 06/15/17

CURVE LENGTH	RADIUS	DELTA	TANGENT	BEARING	CHORD
C1 69.74'	220.00'	110°09'43"	35.17'	N71°16'45"W	69.45'
C2 253.21'	840.00'	122°40'07"	128.28'	N73°31'54"W	251.35'
C3 349.31'	3769.72'	5°18'33"	174.78'	N09°43'27"E	349.19'

AREA SUMMARY	
LOT D + ROAD DEDICATION	260,261 sq. ft. or 5.975 Ac±
TOTAL AREA PLAT	0 sq. ft. or 0.000 Ac±
TOTAL NUMBER LOTS	1

COORDINATES		
Point	Northing	Easting
324	624572.795	1187492.708
325	624390.035	1187476.511
326	624388.680	1187495.959
327	624130.458	1187475.900
328	624130.894	1187470.416
329	624008.158	1187460.889
329	624267.845	1186929.429
338	624612.015	1186908.408
372	624197.639	1186920.723
373	624170.592	1186942.545
374	624161.843	1187039.923
375	624090.529	1187281.166
376	624030.449	1187395.107



**OWNER'S CERTIFICATION & DEDICATION**

WE, SED MARYLAND DEVELOPMENT, LLC, OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY CONSENT TO AND ADOPT THIS PLAN, AND IN CONSIDERATION OF THE APPROVAL OF THIS PLAN 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 PLAN.

WE CERTIFY THAT THERE ARE NO SUITS, ACTIONS OF LAW LEASES, LIENS, MORTGAGES, TRUST, EASEMENTS, OR RIGHTS OF WAY AFFECTING THE PROPERTY INCLUDED IN THIS PLAN, EXCEPT AS SHOWN BELOW. A CERTAIN PURCHASE MONEY DEED OF TRUST RECORDED IN LIBER 10880 AT FOLIO 432 AND A CERTAIN DEED OF TRUST, ASSIGNMENT AND SECURITY AGREEMENT RECORDED IN LIBER 10880 AT FOLIO 415 AND THAT THE REQUIREMENTS OF THE ANNOTATED CODE OF MARYLAND, REAL PROPERTY BOOK, TITLE 3, SUBTITLE 1, SECTION 3-108, 1974 EDITION, AND AS ENACTED OR AMENDED SO FAR AS IT MAY CONCERN THE MAKING OF THIS PLAN AND THE SETTING OF MONUMENTS AND MARKERS HAVE BEEN COMPLIED WITH.

PLANS FOR COMMUNITY WATER AND SEWER SYSTEMS AND FOR A POINT OF DISCHARGE HAVE BEEN APPROVED BY THE MARYLAND DEPARTMENT OF THE ENVIRONMENT. LOT IS SERVED BY PUBLIC WATER AND SEWER SYSTEMS, FACILITIES WILL BE AVAILABLE TO ALL LOTS OFFERED FOR SALE.

SED MARYLAND DEVELOPMENT, LLC, A DELAWARE LIMITED LIABILITY COMPANY,  
 BY: SED DEVELOPMENT MANAGEMENT, LLC, MANAGER  
 DATE: 3/22/18  
 BY: CHARLES W.S. MCGONIGLE, MANAGER

NVR, INC. A VIRGINIA CORPORATION  
 DATE: 3/9/18  
 BY: DAVID PETERSON

XENITH BANK, A DIVISION OF UNION BANK & TRUST OF RICHMOND, VIRGINIA  
 DATE: 3/12/18  
 BY: JOHN S. PEARSALL, JR. SENIOR VICE PRESIDENT

ORCHARD DEVELOPMENT CORPORATION  
 DATE: 3-16-18  
 BY: L. SCOTT ARMIGER, PRESIDENT

**SURVEYOR'S CERTIFICATION**

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT AND IN COMPLIANCE WITH MARYLAND MINIMUM STANDARDS OF PRACTICE. THAT IT IS BASED ON A FIELD SURVEY PERFORMED UNDER MY DIRECT SUPERVISION; THAT IT IS A SUBDIVISION OF PART OF THE LANDS CONVEYED BY R90 FAMILY, LLC, A MARYLAND LIMITED LIABILITY COMPANY UNTO SED MARYLAND DEVELOPMENT, LLC A DELAWARE LIMITED LIABILITY COMPANY BY DEED DATED NOVEMBER 23, 2015 RECORDED ALONG THE LAND RECORDS OF FREDERICK COUNTY, MARYLAND IN LIBER 10880 AT FOLIO 403 AND THAT THE REQUIREMENTS OF THE ANNOTATED CODE OF MARYLAND, REAL PROPERTY BOOK, TITLE 3, SUBTITLE 1, SECTION 3-108, 1974 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: 3-23-2018  
 DAVID THOMAS BEARD  
 PROPERTY LINE SURVEYOR  
 MD. REG. NO. 576, EXPIRES 03/23/19  
 FOR HARRIS, SMARIGA, & ASSOC., INC.  
 MD. REG. NO. 24

**GUARANTEE OF IMPROVEMENTS APPROVED**

ORCHARD DEV.  
 THE OWNERS HAVE SWORN TO AND SUBSCRIBED BEFORE ME THIS 12 DAY OF MARCH 2018.  
 SIGNATURE: Anne Hovess  
 NOTARY PUBLIC  
 MY COMMISSION EXPIRES 9-9-20

NVR, INC.  
 THE OWNERS HAVE SWORN TO AND SUBSCRIBED BEFORE ME THIS 9 DAY OF March 2018.  
 SIGNATURE: Mary Helen Maloney Dobson  
 NOTARY PUBLIC  
 PRINTED NAME: Mary Helen Maloney Dobson  
 MY COMMISSION EXPIRES 8-26-18

SED MARYLAND DEV.  
 THE OWNERS HAVE SWORN TO AND SUBSCRIBED BEFORE ME THIS 22 DAY OF March 2018.  
 SIGNATURE: Christina Norwood  
 NOTARY PUBLIC  
 PRINTED NAME: Christina Norwood  
 MY COMMISSION EXPIRES 7-6-20

**GUARANTEE OF IMPROVEMENTS APPROVED**

BANK  
 THE OWNERS HAVE SWORN TO AND SUBSCRIBED BEFORE ME THIS 12 DAY OF March 2018.  
 SIGNATURE: Jon Paul Fad  
 NOTARY PUBLIC  
 PRINTED NAME: Jon Paul Fad  
 MY COMMISSION EXPIRES 5/31/19

SED MARYLAND DEV.  
 THE OWNERS HAVE SWORN TO AND SUBSCRIBED BEFORE ME THIS 22 DAY OF March 2018.  
 SIGNATURE: Christina Norwood  
 NOTARY PUBLIC  
 PRINTED NAME: Christina Norwood  
 MY COMMISSION EXPIRES 7-6-20

**APPROVED:**  
 FREDERICK COUNTY PLANNING COMMISSION  
 DATE: 04/18/18  
 SECRETARY OR CHAIRMAN

**APPROVED:**  
 FREDERICK COUNTY HEALTH DEPARTMENT  
 PUBLIC WATER AND SEWER ARE IN CONFORMANCE WITH THE FREDERICK COUNTY MASTER WATER AND SEWER PLAN.  
 DATE: 4-9-18  
 APPROVING AUTHORITY

**NOTES:**

1. THIS PLAT PREPARED WITH A REVIEW OF TITLE ABSTRACT PREPARED BY EXECUTIVE ABSTRACTS, INC. DATED 11/22/2015.
2. SITE IS ZONED "PUD", (PLANNED URBAN DEVELOPMENT).
3. A 6' WIDE DRAINAGE AND UTILITY EASEMENT IS RESERVED ALONG ALL LOT LINES.
4. NO FLOODPLAIN HEREON PER FEMA FLOODPLAIN, PER FEMA MAPS #24021002800, #24021002930, #24021004300 & #24021004350, DATED SEPTEMBER 19, 2007.
5. DEVELOPMENT ON LAND BAY D IS SUBJECT TO SITE PLAN REVIEW.
6. COMBINED PRELIMINARY/SITE PLAN A/P #14623 WAS APPROVED ON 10/08/15, AND IMPROVEMENT PLAN A/P #15470 WAS APPROVED ON 10/15/16.
7. WATER AND SEWER CLASSIFICATION IS W-3 & S-3.
8. NO WETLANDS ON SITE PER THE NATIONAL WETLANDS INVENTORY.
9. THE FINAL FOREST CONSERVATION PLAN A/P#5822 WAS APPROVED ON SEPTEMBER 3, 2015.
10. LOT IS REQUIRED TO BE DEVELOPED AS A MAX 200 UNIT CORC OR AS A MAX 200 AGE-RESTRICTED MULTI-FAMILY UNITS AT THE DISCRETION OF THE DEVELOPER PER ZONING R-05-09(A).

**SYMBOLS:**  
 ○ - TBAR & CAP TO BE SET  
 □ - CONCRETE MONUMENT

**MINIMUM BUILDING RESTRICTION LINES**  
 TO BE DETERMINED WITH SITE PLAN APPROVAL

**FINAL PLAT**  
 LOT D  
**BALLENGER RUN**  
 SITUATED ON BALLENGER CREEK PIKE  
 FREDERICK ELECTION DISTRICT No.28  
 FREDERICK COUNTY, MARYLAND  
 SCALE: 1"=60'  
 OCTOBER, 2017

Harris, Smariga & Associates, Inc.  
 Planners/Engineers/Surveyors  
 125 South Carroll Street/Suite 100/Fredrick, MD 21701  
 301-652-4488/Fax 301-662-4906