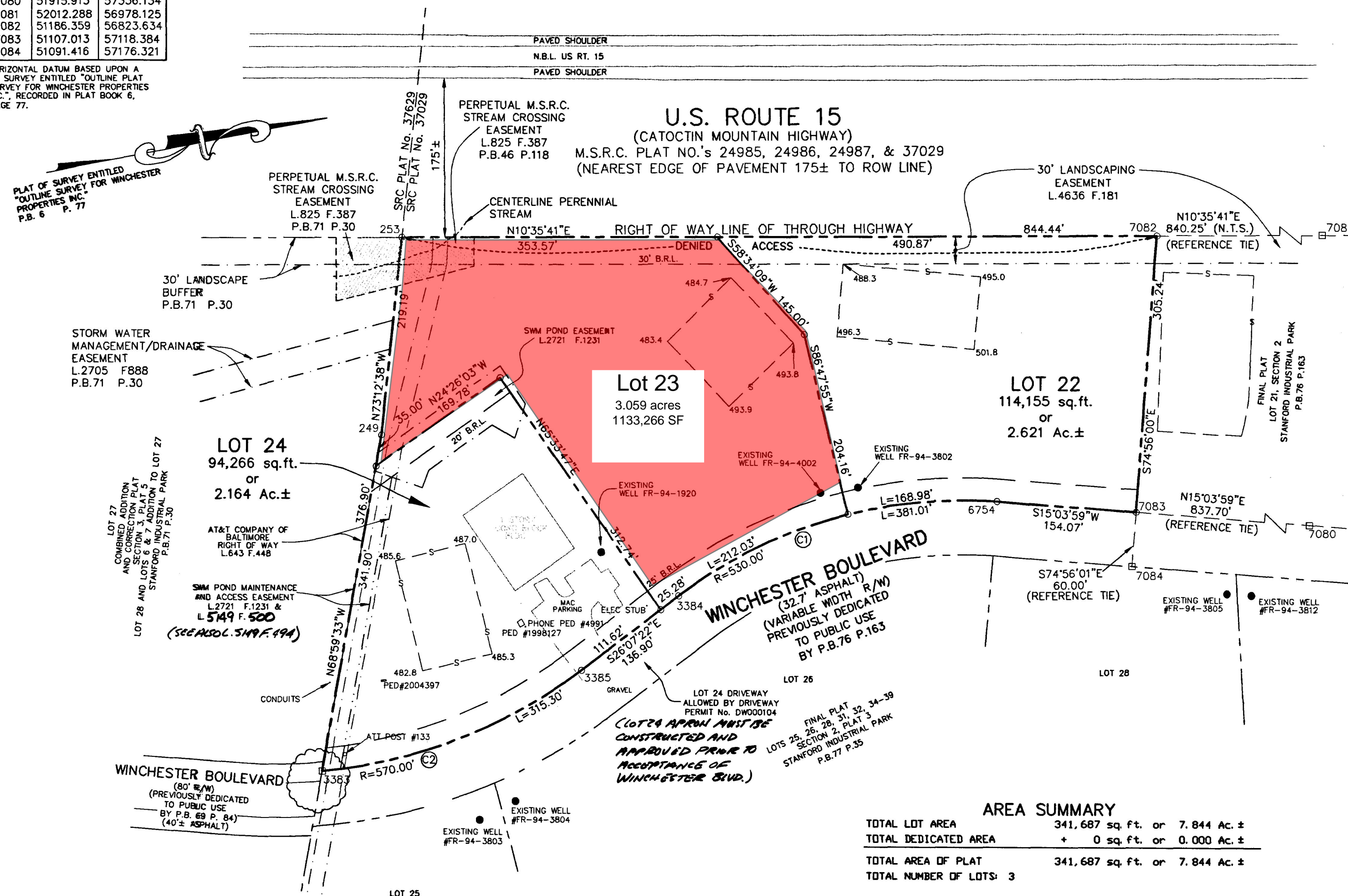


COORDINATES			CURVE TABLE					
Number	Northing	Easting	CURVE	RADIUS	DELTA	LENGTH	TANGENT	CHORD BRG.
249	50293.005	56878.216	C1	530.00'	41°11'21"	381.01'	199.16'	S05°31'41"E
253	50356.318	56668.374	C2	570.00'	31°41'36"	315.30'	161.80'	S10°16'34"E
3383	50157.891	57230.064						
3384	50587.111	57114.253						
3385	50464.190	57174.532						
6754	50958.236	57078.334						
7080	51915.913	57336.134						
7081	52012.288	56978.125						
7082	51186.359	56823.634						
7083	51107.013	57118.384						
7084	51091.416	57176.321						

HORIZONTAL DATUM BASED UPON A  
OF SURVEY ENTITLED "OUTLINE PLAT  
SURVEY FOR WINCHESTER PROPERTIES  
INC.", RECORDED IN PLAT BOOK 6,  
PAGE 77.

PLAT OF SURVEY ENTITLED  
"OUTLINE SURVEY FOR WINCHESTER  
PROPERTIES INC."  
P.B. 6 P. 77



GUARANTEE OF IMPROVEMENTS  
APPROVED

*M. W. Williams*  
03/02/05

OWNER:  
STANFORD LIMITED PARTNERSHIP  
C/O FITZGERALD REALTY GROUP, INC.  
241 WEST PATRICK STREET  
FREDERICK, MARYLAND 21701  
PHONE: (301) 698-1080

APPROVED:  
FREDERICK COUNTY PLANNING COMMISSION

*James E. Fitzgerald*  
DATE SECRETARY OR CHAIRMAN

APPROVED:  
FREDERICK COUNTY HEALTH DEPARTMENT

*James E. Fitzgerald*  
DATE APPROVING AUTHORITY

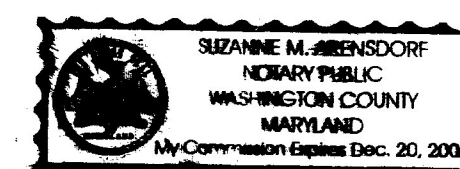
#### NOTES:

1. THIS PLAT IS ZONED LIMITED INDUSTRIAL (L.I.)
2. THE APPROVAL OF THIS SUBDIVISION DOES NOT GUARANTEE AN ADEQUATE OR POTABLE WATER WELL SUPPLY FOR THESE LOTS.
3. THERE MUST BE A GRAVITY FLOW OF SEWERAGE FROM THE PRINCIPAL STRUCTURE LOCATION TO ENTIRE SEPTIC SYSTEM.
4. NO BUILDINGS, EASEMENTS, RIGHTS-OF-WAY, WELLS OR OTHER PERMANENT OR PHYSICAL OBJECTS (MAN MADE STRUCTURES) ARE ALLOWED IN THE SEPTIC AREA.
5. A 6 FOOT DRAINAGE AND UTILITY EASEMENT IS RESERVED ALONG ALL LOT LINES.
6. THERE ARE NO WELLS OR SEPTICS WITHIN 100' OF THE BOUNDARY UNLESS OTHERWISE SHOWN OR NOTED.
7. LOT ACCESS TO BE APPROVED AS PART OF SITE PLAN APPROVAL IN COMPLIANCE WITH SECTION 1-19-304 OF THE FREDERICK COUNTY CODE (SP-89-6).
8. THIS PLAT PREPARED IN CONJUNCTION WITH A COMMITMENT FOR TITLE INSURANCE POLICY COMMITMENT NO. 28442/98 EFFECTIVE DATE APRIL 18, 1988 AT 4:00 PM BY CHICAGO TITLE INSURANCE COMPANY OF MARYLAND. NO UPDATED TITLE PROVIDED.
9. THESE LOTS ARE SUBJECT TO DECLARATION OF PROTECTIVE COVENANTS AND RESTRICTIONS RECORDED AMONG THE LAND RECORDS OF FREDERICK COUNTY, MARYLAND LIBER 1684 AT FOLIO 946.
10. NO FLOOD PLAIN OR WETLANDS OVER SITE.
11. FRO AND APFO REQUIREMENTS FOR EACH LOT ARE TO BE ADDRESSED ON SITE PLANS FOR INDIVIDUAL LOTS AS THEY ARE SUBMITTED (SP89-6).
12. SEWER AND WATER CLASSIFICATION IS S-5 AND W-5.
13. ALL STORM WATER MUST BE CONTROLLED ON SITE (STANFORD INDUSTRIAL PARK, SECTION 2) AND MAY NOT BE DIVERTED TO SHA RIGHT-OF-WAY.
14. ELEVATIONS ARE U.S.G. & G.S. 1929 VERTICAL DATUM AS BASED ON U.S.G.S. MARKER NO. 84 N.B.C. 1965 WITH BRASS DISC WITH AN ELEVATION OF 481.31. BRASS MARKER FOUND ON EAST SIDE OFF ELMER DERR ROAD AND MOUNTVILLE ROAD.

#### AREA SUMMARY

TOTAL LOT AREA	341,687 sq. ft. or 7.844 Ac. ±
TOTAL DEDICATED AREA	+ 0 sq. ft. or 0.000 Ac. ±
TOTAL AREA OF PLAT	341,687 sq. ft. or 7.844 Ac. ±
TOTAL NUMBER OF LOTS:	3

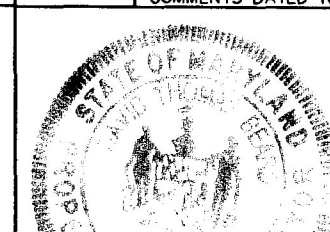
ORIGINAL FARM LOT AREA	2,210,266 sq. ft. or 50.741 Ac. ±
LESS TOTAL AREA OF PLAT	341,687 sq. ft. or 7.844 Ac. ±
REMAINING AREA FARM LOT	1,868,579 sq. ft. or 42.897 Ac. ±



#### SYMBOLS:

- SEPTIC AREA
- CONC. MONUMENT TO BE SET
- T-BAR TO BE SET
- ACCEPTABLE PERC.

MINIMUM BUILDING  
RESTRICTION LINES  
FRONT: 25'  
REAR: 20' OR AS SHOWN  
SIDE: EQUALS HEIGHT OF  
STRUCTURE



DATE	REVISIONS
04/30/04	REVISED PER COUNTY COMMENTS DATED 3/19/04
09/07/04	REVISED PER COUNTY COMMENTS DATED 05/28/04
12/08/04	REVISED PER COUNTY COMMENTS DATED 10/01/04

#### SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT THAT IT IS A SUBDIVISION OF PART OF THE LANDS CONVEYED BY JOSEPH S. WELTY, TRUSTEE, AS SOLE TENANT, TO STANFORD LIMITED PARTNERSHIP, A MARYLAND LIMITED PARTNERSHIP, BY DEED DATED APRIL 14, 1989, AND RECORDED AMONG THE LAND RECORDS OF FREDERICK COUNTY, MARYLAND IN LIBER 1555 AT FOLIO 334 ON APRIL 14, 1989, 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 *2-28-05*  
DAVID THOMAS BEARD  
PROPERTY LINE SURVEYOR  
MD. REG. NO. 576 FOR  
HARRIS, SMARIGA & ASSOC. INC.  
MD. REG. NO. 24

#### OWNERS' CERTIFICATION AND DEDICATION

WE, STANFORD LIMITED PARTNERSHIP, A MARYLAND LIMITED PARTNERSHIP, OWNERS 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.

WE 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: A CERTAIN INDEMNITY DEED OF TRUST AND SECURITY AGREEMENT AMONG STANFORD LIMITED PARTNERSHIP, A MARYLAND LIMITED PARTNERSHIP AND JACK H. GOLDSTEIN AND LISA CONNELLY GROFF, TRUSTEES FOR NBRS FINANCIAL, A MARYLAND BANKING CORPORATION, DATED AUGUST 13, 2003 AND RECORDED AMONG THE LAND RECORDS OF FREDERICK COUNTY, MARYLAND IN LIBER 4040 AT FOLIO 628 ON AUGUST 22, 2003; 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.

STANFORD LIMITED PARTNERSHIP, A  
MARYLAND LIMITED PARTNERSHIP

DATE *1/18/05*  
BY: STANFORD, INC., A MARYLAND CORPORATION, GENERAL PARTNER  
JAMES E. FITZGERALD, PRESIDENT

NBRS FINANCIAL, A MARYLAND  
BANKING CORPORATION

DATE *12/1/04*  
JACK H. GOLDSTEIN, TRUSTEE  
DATE *1/21/05*  
LISA CONNELLY GROFF, TRUSTEE

THE OWNER HAS SWORN TO AND  
SUBSCRIBED BEFORE ME THIS 18 DAY  
OF JAN 2005  
Suzanne M. Jurensdorf  
NOTARY PUBLIC  
MY COMMISSION EXPIRES: 12-20-2006

FINAL PLAT  
LOTS 22-24  
SECTION 2, PLAT 2  
STANFORD INDUSTRIAL PARK  
(A RESUBDIVISION OF STANFORD FARM LOT AS RECORDED IN P.B. 46, P. 118).  
SITUATED ON WINCHESTER BLVD. & MARYLAND RT. 15  
BUCKEYSTOWN ELECTION DISTRICT NO.1 &  
JEFFERSON ELECTION DISTRICT NO.14  
FREDERICK COUNTY, MARYLAND

SCALE: 1" = 100'  
Harris, Smariga & Associates, Inc.  
Planners/Engineers/Surveyors  
125 South Carroll Street/Frederick, MD 21701  
301-662-4488  
FEBRUARY, 2004