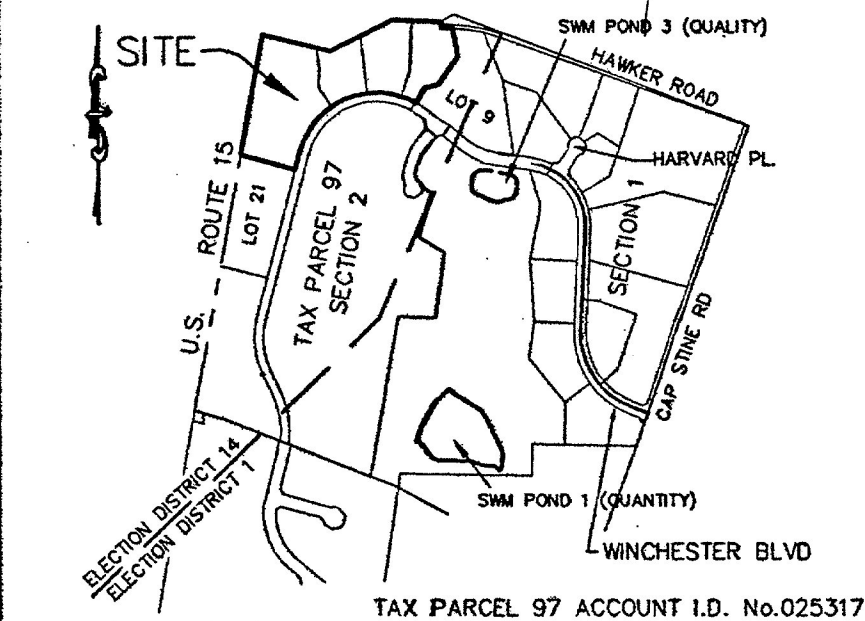


CHECKED SCO 02/03/04  
 CHECKED SCO 04/21/04  
 CHECKED SCO 09/07/04  
 CHECKED SCO 01/05/05

81/190

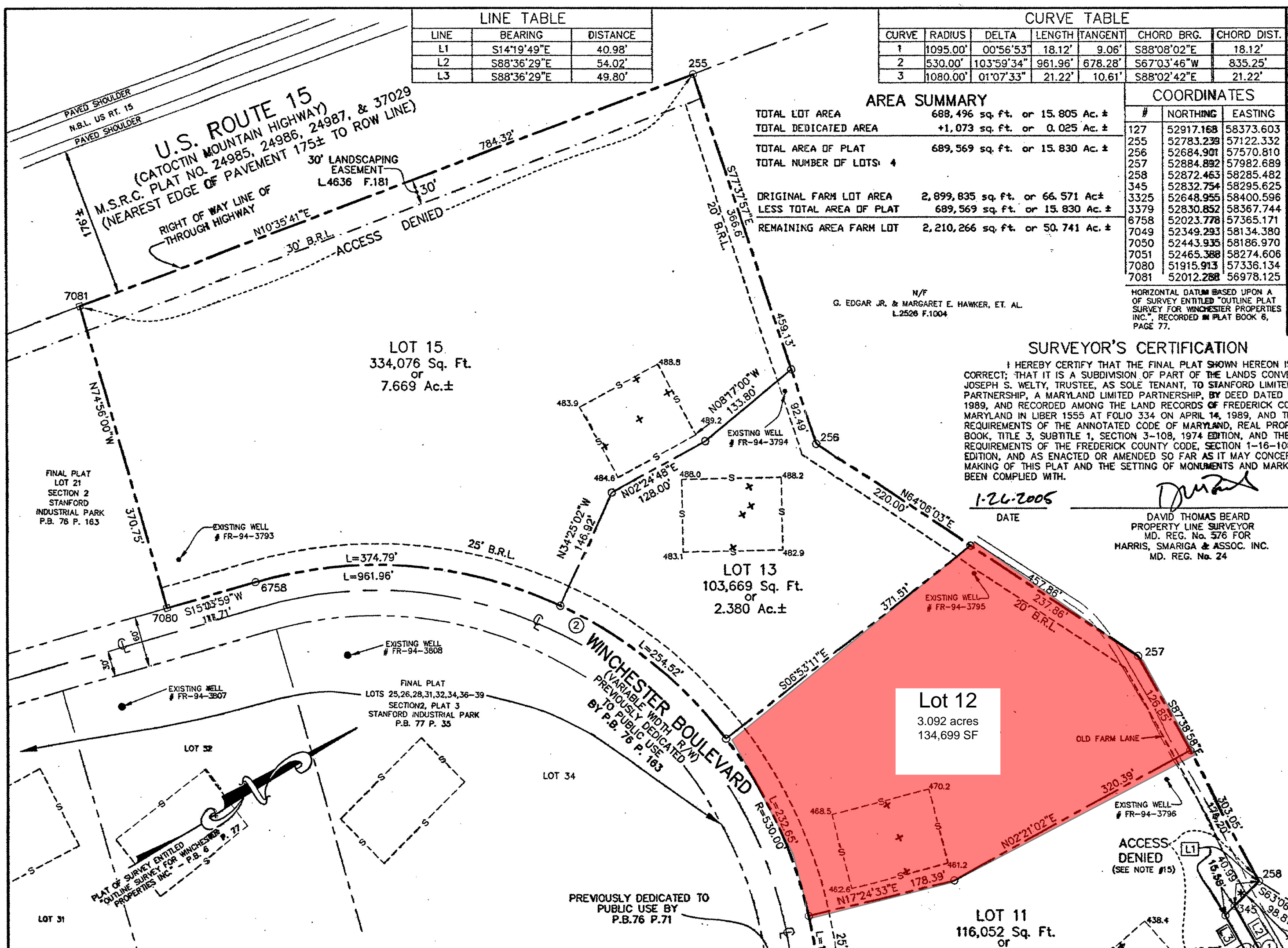
LINE TABLE		
LINE	BEARING	DISTANCE
L1	S14°19'49"E	40.98'
L2	S88°36'29"E	54.02'
L3	S88°36'29"E	49.80'

CURVE TABLE						
CURVE	RADIUS	DELTA	LENGTH	TANGENT	CHORD BRG.	CHORD DIST.
1	1095.00'	00°56'53"	18.12'	9.06'	S88°08'02"E	18.12'
2	530.00'	103°59'34"	961.96'	678.28'	S67°03'46"W	835.25'
3	1060.00'	01°07'33"	21.22'	10.61'	S88°02'42"E	21.22'



AREA SUMMARY	
TOTAL LOT AREA	688,496 sq. ft. or 15.805 Ac. ±
TOTAL DEDICATED AREA	+1,073 sq. ft. or 0.025 Ac. ±
TOTAL AREA OF PLAT	689,569 sq. ft. or 15.830 Ac. ±
TOTAL NUMBER OF LOTS	4
ORIGINAL FARM LOT AREA	2,899,835 sq. ft. or 66.571 Ac. ±
LESS TOTAL AREA OF PLAT	689,569 sq. ft. or 15.830 Ac. ±
REMAINING AREA FARM LOT	2,210,266 sq. ft. or 50.741 Ac. ±

COORDINATES		
#	NORTHING	EASTING
127	52917.168	58373.603
255	52783.239	57122.332
256	52684.901	57570.810
257	52884.892	57982.689
258	52872.463	58285.482
345	52832.754	58295.625
3325	52648.955	58400.596
3379	52830.852	58367.744
6758	52023.778	57365.171
7049	52349.293	58134.380
7050	52443.935	58186.970
7051	52465.388	58274.606
7080	51915.913	57336.134
7081	52012.288	56978.125



W/F  
 G. EDGAR JR. & MARGARET E. HAWKER, ET AL.  
 L.2526 F.1004

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

**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: 1-26-2005  
 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 528 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: *James E. Fitzgerald*  
 CORPORATION, GENERAL PARTNER  
 JAMES E. FITZGERALD, PRESIDENT

NBRS FINANCIAL, A MARYLAND  
 BANKING CORPORATION  
 DATE: 1/21/05  
 BY: *John Groff*  
 TRUSTEE  
 LISA CONNELLY GROFF, TRUSTEE

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

(NOTES CONTINUED)  
 16. 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.  
 17. NO ADDITIONAL IMPROVEMENTS ON HAWKER  
 ROAD ARE REQUIRED PER FIVE YEAR  
 CONDITIONAL APPROVAL EXTENSION LETTER  
 DATED OCTOBER 23, 2001 FROM FcPc.  
 OWNER:  
 STANFORD LIMITED PARTNERSHIP  
 C/O FITZGERALD REALTY GROUP, INC.  
 241 WEST PATRICK STREET  
 FREDERICK, MARYLAND 21701  
 PHONE: (301) 698-1080

- NOTES:**
- THIS PLAT IS ZONED LIMITED INDUSTRIAL (L.I.)
  - THE APPROVAL OF THIS SUBDIVISION DOES NOT GUARANTEE AN ADEQUATE OR POTABLE WATER WELL SUPPLY FOR THESE LOTS.
  - THERE MUST BE A GRAVITY FLOW OF SEWERAGE FROM THE PRINCIPAL STRUCTURE LOCATION TO ENTIRE SEPTIC SYSTEM.
  - NO BUILDINGS, EASEMENTS, RIGHTS-OF-WAY, WELLS OR OTHER PERMANENT OR PHYSICAL OBJECTS (MAN MADE STRUCTURES) ARE ALLOWED IN THE SEPTIC AREA.
  - A 6 FOOT DRAINAGE AND UTILITY EASEMENT IS RESERVED ALONG ALL LOT LINES.
  - THERE ARE NO WELLS OR SEPTICS WITHIN 100' OF THE BOUNDARY UNLESS OTHERWISE SHOWN OR NOTED.
  - 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).
  - 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.
  - 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.
  - NO FLOOD PLAIN OR WETLANDS OVER SITE.
  - FRO AND APO REQUIREMENTS FOR EACH LOT ARE TO BE ADDRESSED ON SITE PLANS FOR FOR INDIVIDUAL LOTS AS THEY ARE SUBMITTED (SP89-6).
  - SEWER AND WATER CLASSIFICATION IS S-5 AND W-5.
  - ALL STORM WATER MUST BE CONTROLLED ON SITE (STANFORD INDUSTRIAL PARK, SECTION 2) AND MAY NOT BE DIVERTED TO SHA RIGHT-OF-WAY.
  - A 30' WIDE REVERTIBLE CONSTRUCTION EASEMENT IS HEREBY RESERVED ALONG LOTS 11-13 AND 15 FRONTAGE.
  - ALL ACCESS TO HAWKER ROAD DENIED EXCEPT FOR AGRICULTURAL PURPOSES AT EXISTING FIELD ENTRANCE, PER PLAT BOOK 46 AT PAGE 118. FIELD ENTRANCE AT REAR OF LOT 11 TO BE REMOVED BY LOT OWNER AT TIME OF LOT 11 SITE DEVELOPMENT. EXISTING FARM LANE AT REAR OF LOTS 11 AND 12 TO BE ABANDONED AS TO ACCESS PURPOSES AND REMOVED BY LOT OWNERS AT TIME OF INDIVIDUAL SITE DEVELOPMENT.

APPROVED:  
 FREDERICK COUNTY PLANNING COMMISSION  
 DATE: 8/31/06  
*Jason F. Brown*  
 SECRETARY OR CHAIRMAN  
 APPROVED:  
 FREDERICK COUNTY HEALTH DEPARTMENT  
 DATE: 8/30/06  
*Raymond R.S.*  
 APPROVING AUTHORITY

**SYMBOLS:**  
 [Symbol] SEPTIC AREA  
 [Symbol] CONC. MONUMENT TO BE SET  
 [Symbol] T-BAR TO BE SET  
 [Symbol] ACCEPTABLE PERC.  
 MINIMUM BUILDING RESTRICTION LINES  
 FRONT: 25'  
 REAR: 20' OR AS SHOWN  
 SIDE: EQUALS HEIGHT OF STRUCTURE

**DATE REVISIONS**

04/22/04	REVISED PER COUNTY COMMENTS DATED 03/19/04
09/07/04	REVISED PER COUNTY COMMENTS DATED 06/03/04
01/07/05	REVISED PER COUNTY COMMENTS DATED 10/07/04

STATE OF MARYLAND  
 DAVID THOMAS BEARD  
 REGISTERED  
 PROPERTY LINE SURVEYOR

**FINAL PLAT**  
 LOTS 11-13 & 15  
 SECTION 2, PLAT 1  
**STANFORD INDUSTRIAL PARK**  
 (A RESUBDIVISION OF STANFORD FARM LOT AS RECORDED IN P.B. 46, P. 118).  
 SITUATED ON WINCHESTER BLVD., MARYLAND ROUTE 15 & HAWKER ROAD  
 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