

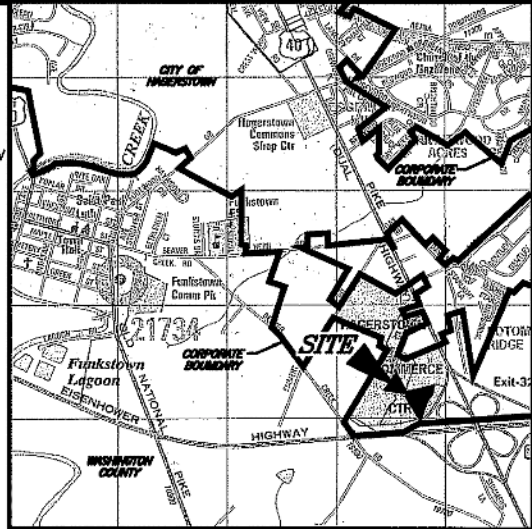
CERTIFICATE OF OWNERSHIP AND DEDICATION
 I, WE, HAGERSTOWN COMMERCE CENTER LLC, DO HEREBY CERTIFY THAT WE ARE THE LEGAL AND TRUE OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON AND THAT WE ADOPT THE PLAN OF SUBDIVISION AND ESTABLISH THE MINIMUM BUILDING RESTRICTIONS LINES.
 WE DO HEREBY DEDICATE ALL UTILITY EASEMENTS AND DRAINAGE AREAS UNTO THE MAYOR AND CITY COUNCIL OF HAGERSTOWN, MARYLAND FOR THE USE OF THE PUBLIC IN GENERAL. SAID OFFER SHALL NOT BE DEEMED TO BE ACCEPTED BY THE CITY UNTIL SAID OFFER IS FORMERLY ACCEPTED IN THE MANNER PRESCRIBED BY LAW.
 THIS DEED AND AGREEMENT OF DEDICATION SHALL BE BINDING UPON OUR GRANTEEES, ASSIGNS, SUCCESSORS, HEIRS, AND PERSONAL REPRESENTATIVES AND ALL PARTIES AND INTERESTS THERETO HAVE HERETO AFFIXED THEIR SIGNATURES INDICATING THEIR ASSENT TO THIS PLAN OF SUBDIVISION
 WITNESS OUR HANDS AND SEALS THIS 15TH DAY OF JANUARY, 2018.

Anne Jeanes
 WITNESS
 HAGERSTOWN COMMERCE CENTER, INC.

CERTIFICATE OF ACCURACY
 I HEREBY CERTIFY THAT THE PLAN SHOWN AND DESCRIBED HEREON IS A TRUE AND CORRECT SURVEY TO THE ACCURACY REQUIRED BY THE HAGERSTOWN PLANNING COMMISSION AND THAT THE MONUMENTS HAVE BEEN PLACED AS SHOWN HEREON TO THE SPECIFICATIONS OF THE HAGERSTOWN SUBDIVISION ORDINANCE, FURTHER THAT THIS PLAN WAS PERSONALLY PREPARED BY ME, OR THAT I WAS IN RESPONSIBLE CHARGE OVER ITS PREPARATION AND THE SURVEYING WORK REFLECTED HEREON, ALL IN COMPLIANCE WITH THE REQUIREMENTS SET FORTH IN COMAR 09.13.06.12 IN EFFECT AT THE TIME THAT THIS SURVEY WAS PERFORMED.

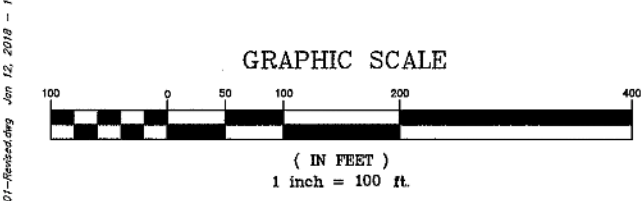
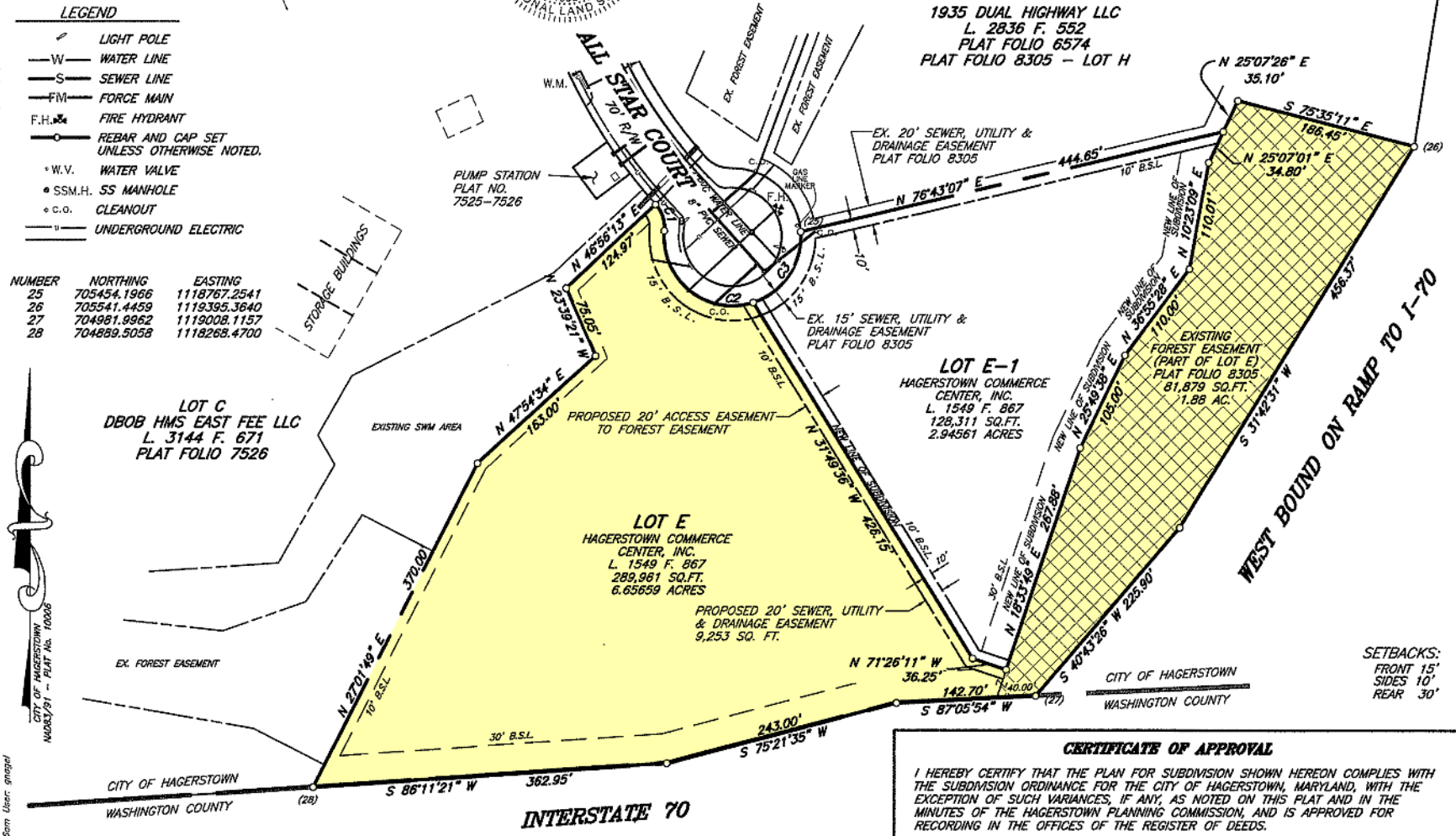
01/12/2018
 DATE
 GEORGE E. NAGEL
 PROFESSIONAL LAND SURVEYOR
 MARYLAND REGISTRATION No. 21052
 EXPIRATION/RENEW DATE: 08/24/2018

- NOTES:**
1. THE PROPERTY SHOWN HEREON IS ZONED CG (COMMERCIAL GENERAL).
 2. THE SITE IS COMPOSED FROM PART OF THE LAND DESCRIBED IN A DEED RECORDED IN LIBER 1549 AT FOLIO 867. LOT E WAS PREVIOUSLY SUBDIVIDED FROM A LARGER PARCEL AND IS SHOWN ON A PRELIMINARY/FINAL PLAT (FILE #S-2011-03) ENTITLED "LANDS OF HAGERSTOWN COMMERCE CENTER, LLC, LOTS A AND E" RECORDED AS PLAT NUMBER 10006 AMONG THE LAND RECORDS OF WASHINGTON COUNTY, MARYLAND.
 3. THERE ARE NO 100 YEAR FLOODPLAINS MAPPED ON THIS SITE PER FEMA FLOOD INSURANCE RATE MAP NUMBER 24043C0306D, EFFECTIVE DATE AUGUST 15, 2017.
 4. CITY UNIQUE ID NUMBERS:
 CITY TAX MAP - 69
 CITY UNIQUE ID NUMBER - 069-01-021
 5. LOT E IS SERVED BY PUBLIC WATER AND PUBLIC SEWER. WHILE THERE ARE WATER AND SEWER MAINS IN THE STREET ALONG THE FRONTAGE, LOT E-1 DOES NOT CURRENTLY HAVE WATER OR SEWER SERVICE.
 6. THE DEVELOPER OF LOT E-1 MUST APPLY FOR A CITY DRIVEWAY ENTRANCE PERMIT.
 7. THE ADDRESS FOR LOT E-1 WILL BE ASSIGNED WHEN THE OWNER APPLIES FOR PERMITS.
 8. THE EXISTING FOREST EASEMENT ON LOT E IS PART OF FOREST RETENTION AREA 'B' ON THE APPROVED FOREST CONSERVATION PLAN (FILE # W99-06, APPROVED 3/22/99).



- LEGEND**
- LIGHT POLE
 - W WATER LINE
 - S SEWER LINE
 - FM FORCE MAIN
 - F.H. FIRE HYDRANT
 - REBAR AND CAP SET UNLESS OTHERWISE NOTED.
 - W.V. WATER VALVE
 - SSM.H. SS MANHOLE
 - C.O. CLEANOUT
 - UNDERGROUND ELECTRIC

NUMBER	NORTHING	EASTING
25	705454.1966	1118767.2541
26	705541.4459	1119395.3640
27	704981.9962	1119008.1157
28	704889.5058	1118268.4700



AREA TABULATION:

ORIGINAL AREA OF LOT E	=	9.60 AC.
(-) LOT E-1	=	2.94 AC.
REVISED LOT E	=	6.66 AC.

AREA TABULATION FOR REVISED LOT E:

GROSS AREA REVISED LOT E	=	6.66 AC.
(-) FOREST EASEMENT	=	1.88 AC.
NET AREA OF REVISED LOT E	=	4.77 AC.

CERTIFICATE OF APPROVAL
 I HEREBY CERTIFY THAT THE PLAN FOR SUBDIVISION SHOWN HEREON COMPLIES WITH THE SUBDIVISION ORDINANCE FOR THE CITY OF HAGERSTOWN, MARYLAND, WITH THE EXCEPTION OF SUCH VARIANCES, IF ANY, AS NOTED ON THIS PLAT AND IN THE MINUTES OF THE HAGERSTOWN PLANNING COMMISSION, AND IS APPROVED FOR RECORDING IN THE OFFICES OF THE REGISTER OF DEEDS.

HAGERSTOWN PLANNING COMMISSION

1/30/18
 DATE
Deborah S. Wink
 BY PLANNING COMMISSION CHAIRMAN

VOID IF NOT RECORDED IN THE LAND RECORDS OFFICE OF WASHINGTON COUNTY WITHIN ONE HUNDRED EIGHTY (180) DAYS OF THE ABOVE SIGNATURE. THE CLERK OF THE COURT SHALL NOT RECORD THIS DOCUMENT MORE THAN ONE HUNDRED EIGHTY (180) DAYS AFTER THE ABOVE DATE.

ADDITIONAL OWNER'S STATEMENT
 THE UNDERSIGNED GRANTED TO THE CITY OF HAGERSTOWN, MARYLAND (HEREIN CALLED CITY) A PERPETUAL EASEMENT FOR THE PURPOSE OF CONSTRUCTING, RECONSTRUCTING, INSPECTING, OPERATING, MAINTAINING, REPAIRING, ALTERING, AND REMOVING ELECTRIC AND COMMUNICATION LINES INCLUDING ALL NECESSARY POLES, WIRES, ANCHORS, CABLES, CONDUITS, METERS AND OTHER FACILITIES OVER, UNDER, UPON, AND ALONG EITHER OR BOTH PARCELS; TOGETHER WITH THE PERPETUAL RIGHT OF INGRESS AND EGRESS AT ALL TIMES OVER EITHER OR BOTH PARCELS, FOR PEDESTRIAN, VEHICLE, AND EQUIPMENT TRAFFIC TO AND FROM SAID FACILITIES.

SAID ELECTRIC AND COMMUNICATION LINES MAY BE LOCATED AS FOLLOWS:

1. FACILITIES MAY BE LOCATED WITHIN THE UTILITY EASEMENT INDICATED ON THE PLAT.
2. FACILITIES MAY ALSO BE LOCATED ALONG, IN, AND ADJACENT TO PUBLIC DEDICATED ROADWAYS, STREETS, ALLEYS, AND SIMILAR RESERVATIONS. WIRES MAY BE STRUNG BETWEEN ANY POLES; AND ANCHORS, WHERE NECESSARY, MAY BE PLACED NOT MORE THAN FIFTEEN (15) FEET INSIDE OF BOUNDARY LINES OF LOTS.
3. SERVICE LINES MAY ALSO BE EXTENDED BY THE MOST DIRECT PRACTICAL ROUTE TO ANY BUILDINGS ON THE HEREIN DESCRIBED PROPERTY OR PROPERTIES ADJACENT THERETO.

THE CITY SHALL HAVE THE RIGHT TO PERMIT THE JOINT OCCUPANCY AND INSTALLATION OF WIRES, CABLES, CONDUITS, OR OTHER FACILITIES OF ANY COMPANY OR PERSONS.
 THE CITY SHALL HAVE THE RIGHT AT ALL TIMES TO CUT, TRIM, REMOVE, OR BY ANY OTHER MEANS CLEAR AND KEEP CLEAR TREES, SHRUBS, FENCES, STRUCTURES, OR ANY OTHER OBSTRUCTIONS OVER, UNDER, AND ALONGSIDE THE CITY'S FACILITIES SUFFICIENTLY FOR THE SAFE AND PROPER OPERATION, MAINTENANCE, AND USE THEREOF. THE CITY WILL RESEED THOSE PORTIONS OF GRASS LAWNS ANYWHERE ON SAID PREMISES DUG UP OR DESTROYED IN CONNECTION WITH THE CITY'S WORK WHEN ITS WORK AT ANY TIME OR TIMES IS COMPLETED.
 IF NOTICE IN WRITING OF ANY DAMAGES SUSTAINED BY THE GRANTORS IS NOT GIVEN TO THE CITY WITHIN SIX (6) MONTHS AFTER SUCH DAMAGES ARE SUFFERED, IT IS UNDERSTOOD AND AGREED THAT SUCH DAMAGES ARE WAIVED.
 TREES, STRUCTURES, BUILDINGS, AND OTHER OBSTRUCTIONS SHALL NOT BE PLACED UNDER OR OVER SAID FACILITIES, AND ADEQUATE HORIZONTAL CLEARANCES, WITH A FIVE (5) FOOT MINIMUM, MUST BE MAINTAINED. GARDENS, SHRUBBERY, AND THE USUAL FENCES MAY BE PLACED BELOW OVERHEAD SERVICE LINES, PROVIDED SUCH OBSTRUCTIONS DO NOT INTERFERE WITH THE SAFE AND PROPER OPERATION AND MAINTENANCE OF THE CITY'S FACILITIES. NO FENCES, SHRUBBERY, OR OTHER OBSTRUCTIONS WHATSOEVER MAY BE PLACED WITHIN THE UTILITY EASEMENT SHOWN ON THE PLAT.
 THE PROVISIONS HEREOF INURE TO THE BENEFIT OF AND BIND THE SUCCESSORS, HEIRS, LICENSEES, AND/OR ASSIGNS OF THE RESPECTIVE PARTIES HERETO, AND ALL COVENANTS SHALL APPLY TO AND RUN WITH THE LAND.

01-15-2018
 DATE
 OWNER

CERTIFICATE OF APPROVAL OF WATER AND SEWERAGE SYSTEM
 I HEREBY CERTIFY THAT THE USE OF THE WATER AND SEWAGE DISPOSAL UTILITY SYSTEMS INSTALLED, OR PROPOSED FOR INSTALLATION, IN THE SUBDIVISION PLAT ENTITLED "PRELIMINARY/FINAL PLAT FOR HAGERSTOWN COMMERCE CENTER, FULLY MEET THE REQUIREMENTS OF THE MARYLAND HEALTH DEPARTMENT, AND ARE HEREBY APPROVED AS SHOWN.

1/29/18
 DATE
Carl E. Shover
 COUNTY HEALTH OFFICER
 OR HIS AUTHORIZED REPRESENTATIVE

ADDRESS
 LOT E ALL STAR COURT
 LOT E-1 ALL STAR COURT

CURVE TABLE

CURVE	RADIUS	ARC	TANGENT	CHD-BEARING	CHORD	DELTA
C1	35.00'	29.17'	15.49'	S 18°29'37" E	28.34'	47°45'28"
C2	70.00'	231.71'	828.46'	S 89°26'39" E	139.90'	189°39'34"
C3	70.00'	93.93'	55.24'	N 34°00'14" E	86.23'	76°33'20"

OWNER/DEVELOPER
 C/O RANDY COHEN
 P.O. BOX 278
 MONROVIA, MD 21770
 301-865-0605

DRAWN BY: G.E.N.
 DATE: 09/11/17
 CHECKED BY: G.E.N.
 DATE: 09/11/17
 SCALE: 1" = 100'

FOX & ASSOCIATES, INC.
 ENGINEERS • SURVEYORS • PLANNERS
 881 MT. AETNA ROAD
 HAGERSTOWN, MARYLAND 21740
 PHONE: (301)733-8503
 FAX: (301)733-1853

DISTRICT 17
 TAX MAP No. 318
 DWG. No. C-3508

PLAT No. 10792
 DATE JAN 31 2018
 WASHINGTON COUNTY

FINAL PLAT
 LANDS OF
HAGERSTOWN COMMERCE CENTER, INC.
 REVISED LOT E AND LOT E-1