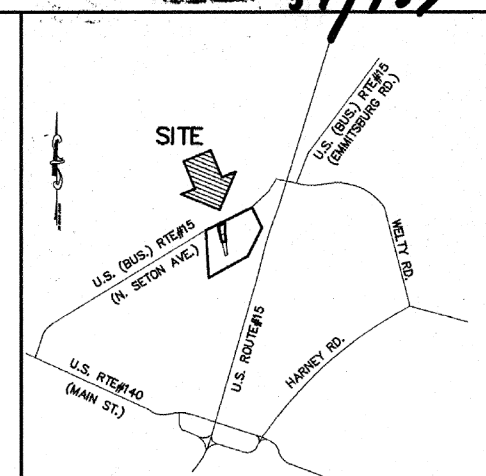
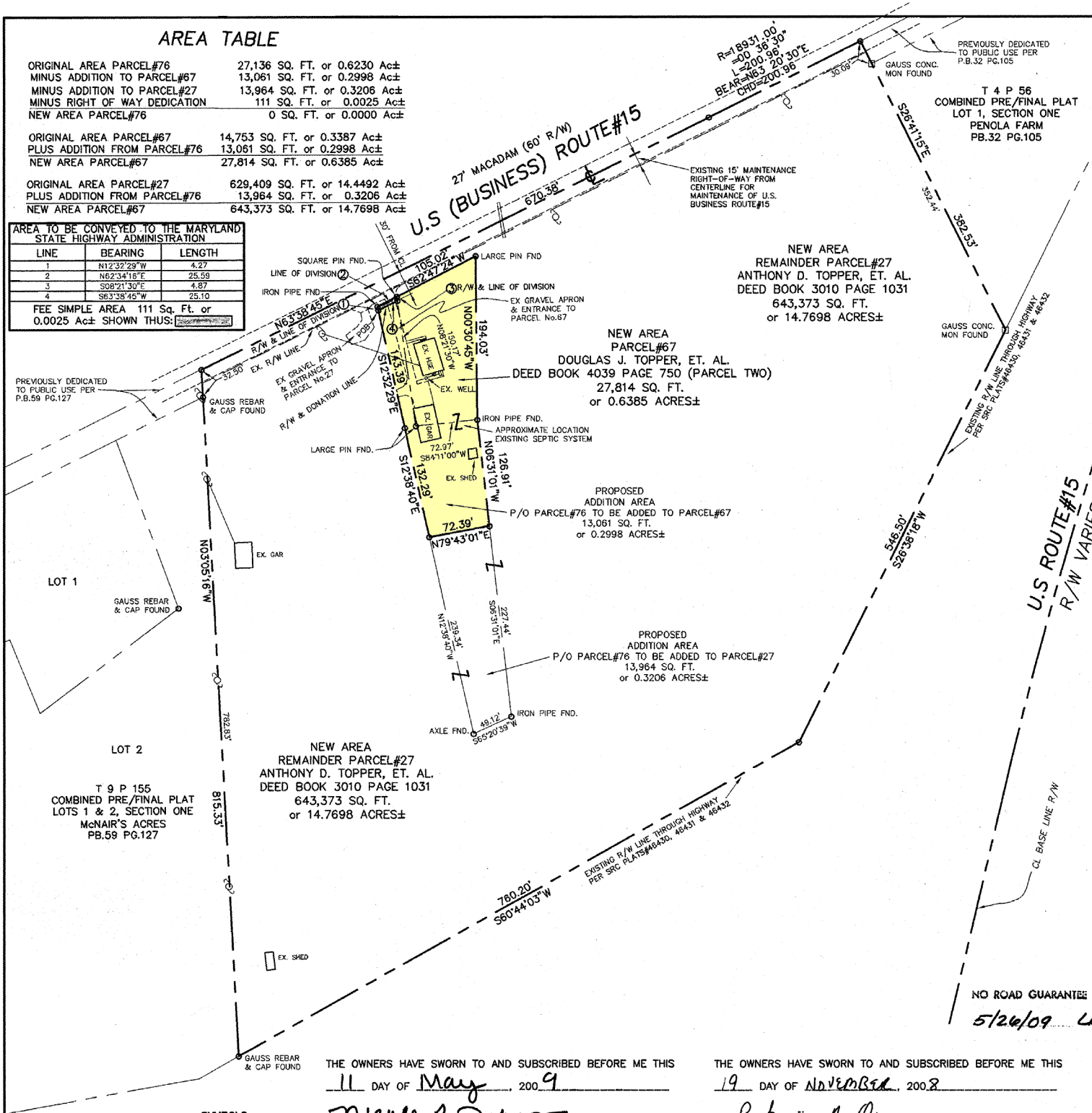


AREA TABLE

ORIGINAL AREA PARCEL#76	27,136 SQ. FT. or 0.6230 Ac±
MINUS ADDITION TO PARCEL#67	13,061 SQ. FT. or 0.2998 Ac±
MINUS ADDITION TO PARCEL#27	13,964 SQ. FT. or 0.3206 Ac±
MINUS RIGHT OF WAY DEDICATION	111 SQ. FT. or 0.0025 Ac±
NEW AREA PARCEL#76	0 SQ. FT. or 0.0000 Ac±
ORIGINAL AREA PARCEL#67	14,753 SQ. FT. or 0.3387 Ac±
PLUS ADDITION FROM PARCEL#76	13,061 SQ. FT. or 0.2998 Ac±
NEW AREA PARCEL#67	27,814 SQ. FT. or 0.6385 Ac±
ORIGINAL AREA PARCEL#27	629,409 SQ. FT. or 14.4492 Ac±
PLUS ADDITION FROM PARCEL#76	13,964 SQ. FT. or 0.3206 Ac±
NEW AREA PARCEL#27	643,373 SQ. FT. or 14.7698 Ac±

LINE	BEARING	LENGTH
1	N12°32'29"W	4.27
2	N62°34'16"E	25.59
3	S08°21'30"E	4.87
4	S63°38'45"W	25.10

FEE SIMPLE AREA 111 Sq. Ft. or 0.0025 Ac± SHOWN THUS:



SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY THAT THE PLAT SHOWN HEREON IS CORRECT; THAT IT IS A SUBDIVISION OF ALL OF LANDS CONVEYED BY MARY F. STARNER, BY HER GUARDIAN, DOLORES RODGERS TO DOUGLAS J. TOPPER, ANTHONY D. TOPPER, AND STEPHEN E. TOPPER BY DEED DATED AUGUST 19, 2003 AND RECORDED IN DEED BOOK 4039 PAGE 750 ((PARCEL ONE (TAX MAP 4 PARCEL 76) & PARCEL TWO (TAX MAP 4 PARCEL 67)), AND ALL REMAINDER OF THE LANDS CONVEYED FROM CURTIS D. TOPPER TO ANTHONY D. TOPPER, GWENDOLYN M. TOPPER, STEPHEN E. TOPPER, KAREN M. TOPPER, DOUGLAS J. TOPPER AND MATTHEW D. TOPPER BY DEED DATED AUGUST 17, 2001 AND RECORDED IN DEED BOOK 3010 PAGE 1031 (TAX MAP 4 PARCEL 27) AMONG THE LAND RECORDS OF FREDERICK COUNTY, MARYLAND, 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.

11/13/08 *Karl Gordon Pryor*  
 DATE KARL GORDON PRYOR  
 MD PROPERTY LINE SURVEYOR #603

OWNER'S CERTIFICATION AND DEDICATION

WE, ANTHONY D. TOPPER, GWENDOLYN M. TOPPER, STEPHEN E. TOPPER, KAREN M. TOPPER, DOUGLAS J. TOPPER AND MATTHEW D. TOPPER, 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.

I 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: DEED FROM DOUGLAS J. TOPPER, ANTHONY D. TOPPER AND STEPHEN E. TOPPER TO WACHOVIA MORTGAGE CORPORATION DATED AUGUST 19, 2003 AND RECORDED AUGUST 22, 2003 IN DEED BOOK 4039 PAGE 753 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.

11/19/08 *Anthony D. Topper*  
 DATE ANTHONY D. TOPPER  
 11/19/08 *Gwendolyn M. Topper*  
 DATE GWENDOLYN M. TOPPER  
 11/19/08 *Stephen E. Topper*  
 DATE STEPHEN E. TOPPER  
 11/19/08 *Karen M. Topper*  
 DATE KAREN M. TOPPER  
 11/19/08 *Douglas J. Topper*  
 DATE DOUGLAS J. TOPPER  
 11/19/08 *Matthew D. Topper*  
 DATE MATTHEW D. TOPPER  
 5/16/09 *Melinda A. Clayton*  
 DATE TRUSTEE FOR WACHOVIA MORTGAGE CORP. Mortgage Electronic Registrations Systems, Inc.

THE OWNERS HAVE SWORN TO AND SUBSCRIBED BEFORE ME THIS  
 11 DAY OF May, 2009  
*Nicole L. Johns*  
 NOTARY PUBLIC  
 MY COMMISSION EXPIRES 4/30/2013

THE OWNERS HAVE SWORN TO AND SUBSCRIBED BEFORE ME THIS  
 19 DAY OF November, 2008  
*Patricia A. Orner*  
 NOTARY PUBLIC  
 MY COMMISSION EXPIRES 3/01/2009

OWNER:  
 C/O ANTHONY TOPPER  
 P.O. BOX 132  
 EMMITSBURG, MD 21727  
 (301) 447-2713

TO THE CLERK OF THE COURT:  
 THIS PLAT COMPLIES WITH SECTION 1-16-7 OF THE FREDERICK COUNTY CODE 1979.

6-5-09 *Jay M. Amy*  
 DATE FREDERICK COUNTY PLANNING DIRECTOR

- NOTES:
- SITE IS ZONED R-3 RESIDENTIAL
  - UPON RECORDATION OF THIS PLAT A CONFIRMATORY DEED SHALL BE RECORDED AND THE RECORDED ADDITION PLAT SHALL BE REFERENCED IN THIS AND ALL SUCCESSIVE DEEDS.
  - APPLICATION IS HEREBY MADE FOR YOUR APPROVAL OF THE INDICATED TRANSFER OF LAND SOLELY FOR THE PURPOSE OF ADDING TO ADJOINING HOLDINGS AND NOT FOR DEVELOPMENT. ANY FUTURE SUBDIVISION OF THIS LAND OR BUILDING DEVELOPMENT WILL BE SUBMITTED IN THE REGULAR MANNER FOR APPROVAL IN ACCORDANCE WITH THE EXISTING SUBDIVISION REGULATIONS.
  - A SIX-FOOT DRAINAGE AND UTILITY EASEMENT IS RESERVED ALONG ALL LOT LINES.
  - NO WELLS OR SEPTICS ARE WITHIN 100 FEET OF THIS SUBDIVISION, EXCEPT AS SHOWN.
  - FUTURE SUBDIVISION OF THE NEW AREA FOR PARCELS 27 & 67 MAY REQUIRE ROAD FRONTAGE IMPROVEMENTS ON THE PREVIOUSLY DEDICATED RIGHT-OF-WAY.

NICOLE L. JOHNS  
 NOTARY PUBLIC  
 COMMONWEALTH OF VIRGINIA  
 REG. #7257999  
 MY COMMISSION EXPIRES 04-30-2013

SYMBOLS:  
 T-BAR & CAP#603 SET EXCEPT WHERE NOTED

MINIMUM BUILDING RESTRICTION LINES  
 FRONT: 30' OR AS SHOWN  
 REAR: 30'  
 SIDE: 10'



ADDITION PLAT  
**TOPPER, ET. AL. ADDITION TO TOPPER, ET. AL.**

PREVIOUSLY RECORDED AT DEED BOOK 4039 PAGE 750 (P#67 & 76) AND DEED BOOK 3010 PAGE 1031 (P#27)  
 SITUATED ALONG U.S. BUSINESS ROUTE#15  
 EMMITSBURG ELECTION DISTRICT No. 5  
 FREDERICK COUNTY, MARYLAND  
 SCALE 1"=100' SEPTEMBER, 2008  
**CATOCTIN MOUNTAIN SURVEYS, INC.**  
 8423 HORNETS NEST ROAD  
 EMMITSBURG, MD 21727  
 (301) 447-3344 FAX: (301) 447-2444