SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY THAT TO THE BEST OF MY PROFESSIONAL KNOWLEDGE AND BELIEF, THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS A SUBDIVISION OF LANDS CONVEYED BY THE FOLLOWING DEEDS:

1. MARIANNE C. RODERICK, TRUSTEE OF THE MARIANNE C. RODERICK DECLARATION OF TRUST UNTO NANCY C. NEWTON BY DEED DATED APRIL 10, 2000 AND RECORDED IN LIBER 2701 AT FOLIO 1276.
2. ANNA MARY RODERICK AND RAYMOND L. RODERICK UNTO NANCY RODERICK NEWTON AND MARIANNE C. RODERICK BY DEED DATED NOVEMBER 8, 2005 AND RECORDED IN LIBER 5692 AT FOLIO 319.

ALL 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 REQUIREMNETS 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.

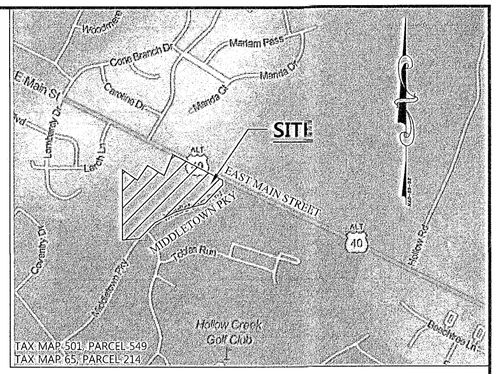
7-9-13

MARK S. CRISSMAN — DATE
MD PROFESSIONAL LAND SURVEYOR, No. 20,008
LICENSE EXPIRATION DATE: SEPT. 26, 2014

STATE OF MARYLAND — MARK STEVEN CRISSMAN — 20008 — PROFESSIONAL LAND SURVEYOR — 7-9-13

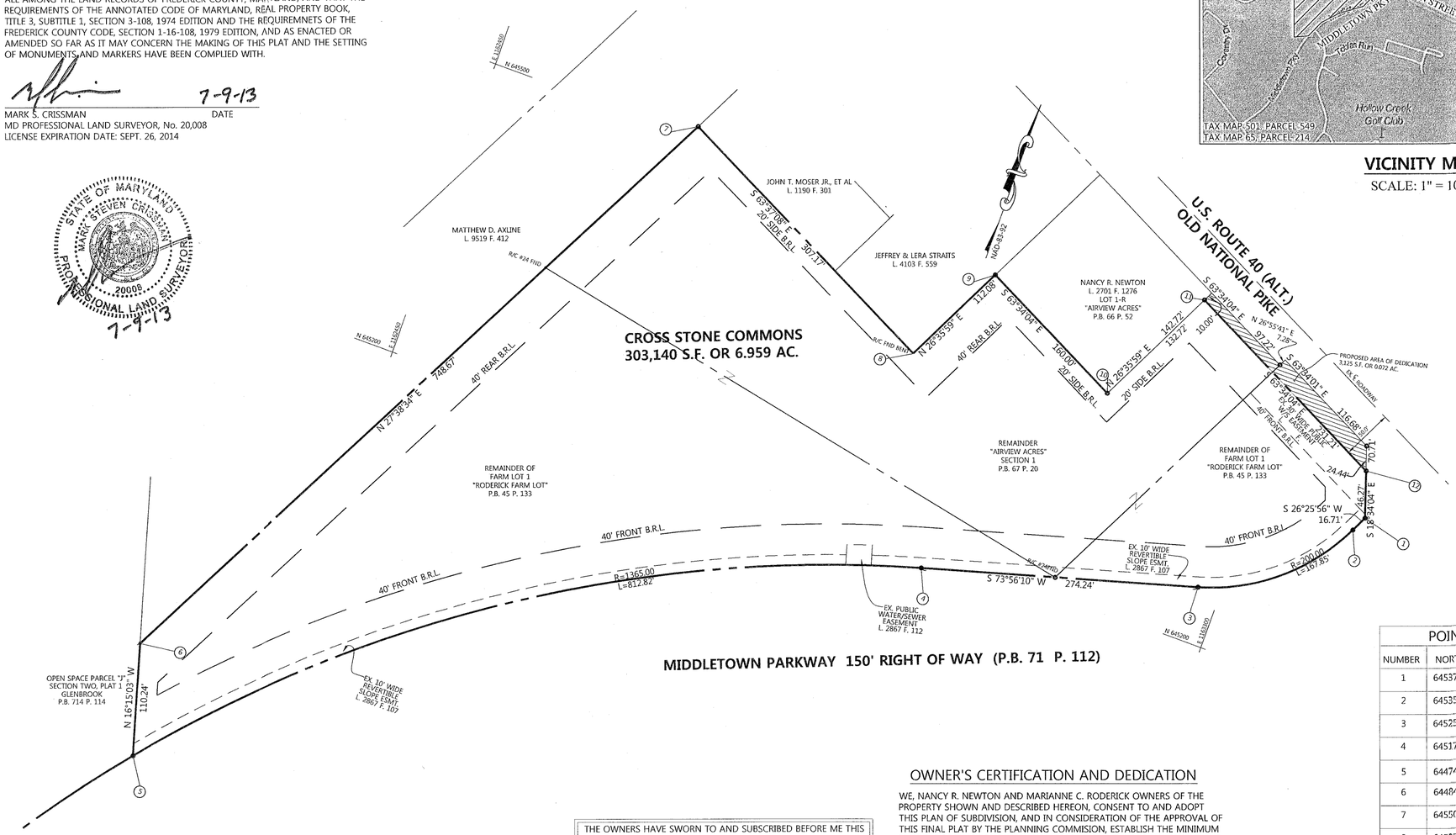
AREA SUMMARY

REMAINDER - AIR VIEW ACRES (P.B. 67, P. 20) =	114,211 SQ. FT. OR 2.622 AC.
REMAINDER OF RODERICK FARM LOT 1 (P.B. 45, P. 133) =	192,054 SQ. FT. OR 4.409 AC.
TOTAL PLAT AREA =	306,265 SQ. FT. OR 7.031 AC.
RIGHT OF WAY DEDICATION AREA =	3,125 SQ. FT OR 0.072 AC.
CROSS STONE COMMONS (NET LOT AREA) =	303,140 SQ. FT. OR 6.959 AC.



VICINITY MAP

SCALE: 1" = 1000'



POINT TABLE

NUMBER	NORTHING	EASTING
1	645374.2279	1163409.4487
2	645359.2647	1163402.0104
3	645254.2794	1163277.3654
4	645178.3949	1163013.8334
5	644740.7739	1162343.1103
6	644846.6125	1162312.2596
7	645509.8357	1162659.6035
8	645373.3476	1162934.7842
9	645473.5646	1162984.9686
10	645402.3423	1163128.2424
11	645521.0129	1163187.6379
12	65418.0917	1163394.7144

NOTES

1. A 6' WIDE DRAINAGE AND UTILITY EASEMENT IS RESERVED ALONG ALL LOT LINES.
2. THE PURPOSE OF THIS PLAT IS TO COMBINE THE REMAINDER OF FARM LOT 1, RODERICK FARM LOT (P.B. 45, P. 133) WITH REMAINDER AIRVIEW ACRES SECTION 1, (P.B. 67, P. 20) INTO ONE BUILDING LOT. A CONFIRMATORY DEED SHALL BE RECORDED AND THE ADDITION PLAT SHALL BE REFERENCED IN THIS AND ALL SUCCESSIVE DEEDS.
3. PROPERTY ZONED: GC - GENERAL COMMERCIAL.
4. A "SHOPPING CENTER" USE HAS BEEN GRANTED TO THIS PROJECT BY THE MIDDLETOWN BOARD OF APPEALS ON MAY 8, 2013.
5. FREDERICK COUNTY WATER AND SEWER CLASSIFICATION: W-1/S-1.

THE OWNERS HAVE SWORN TO AND SUBSCRIBED BEFORE ME THIS

_____ DAY OF _____

NOTARY PUBLIC — MY COMMISSION EXPIRES

Notary Seal

OWNER'S CERTIFICATION AND DEDICATION

WE, NANCY R. NEWTON AND MARIANNE C. RODERICK 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 COMMISION, ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES AND DEDICATE THE STREETS, WALKWAYS AND OTHER EASEMENTS, TO PUBLIC USE UNLESS OTHERWISE NOTED ON THIS PLAT. WE ALSO CERTIFY THAT THERE ARE NO SUITS, ACTIONS OF LAW, LEASES, LIENS, MORTGAGES, TRUSTS, EASEMENTS OR RIGHTS-OF-WAY AFFECTING THE PROPERTY INCLUDED IN THIS PLAN OF SUBDIVISION, EXCEPT AS HEREON INDICATED.

NANCY R. NEWTON — DATE

MARIANNE C. RODERICK — DATE

APPROVED:
MIDDLETOWN PLANNING COMMISSION

DATE — 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 — APPROVING AUTHORITY

SYMBOLS

- EX. UTILITY POLE
- COR. TO BE SET
- CONC. MON. TO BE SET
- COR. TO BE SET

MINIMUM BUILDING RESTRICTION LINES

FRONT: 40'
REAR: N/A
SIDE: 20'

DMW
DAFT McCUNE WALKER INC
8 EAST SECOND STREET * SUITE 201 * FREDERICK, MD 21701
P: 301 696 9040 F: 301 696 9041 WWW.DMW.COM
A TEAM OF LAND PLANNERS, LANDSCAPE ARCHITECTS, ENGINEERS, SURVEYORS & ENVIRONMENTAL PROFESSIONALS

OWNER:
NANCY R. NEWTON, ET. AL.
800 EAST MAIN STREET
MIDDLETOWN, MD. 21769
301-371-5752

Scale: 1" = 80'	Field Crew: N/A
	Processed by:
Date: 7/3/13	Drawn by: JNS
	Project Manager: MSC
Project No: 12706	Checked by: MSC Date: 7/3/13

Addition Plat
Cross Stone Commons

REMAINDER - AIRVIEW ACRES, SECTION ONE
TO
REMAINDER OF FARM LOT 1,
RODERICK FARM

SITUATED AT U.S. RTE 40-A (OLD NATIONAL PIKE)
AND MIDDLETOWN PARKWAY
TOWN OF MIDDLETOWN
MIDDLETOWN ELECTION DISTRICT No. 3
FREDERICK COUNTY, MARYLAND