

COORDINATES - NAD 83/91		
Point	Northing	Easting
204	632485.0628	1184618.7329
205	631508.6774	1184782.7767
206	631355.4242	1184543.0397
207	631206.1550	1184316.9959
211	632619.9655	1183698.5692

MD STATE PLANE DATUM PER
FREDERICK COUNTY
MONUMENTS VALLEY AND
VALLY AZ.

AREA SUMMARY

ORIGINAL PARCEL 2	19.752 Ac±
-LOT 1	8.216 Ac±
-LOT 2	10.262 Ac±
-OPEN SPACE	0.675 Ac±
-DEDICATION	0.599 Ac±
REMAINDER	0.000 Ac±

TOTAL LOTS	804,922 sq. ft. or 18,478 Ac±
+DEDICATION	26,086 sq. ft. or 0.599 Ac±
+OPEN SPACE	29,379 sq. ft. or 0.675 Ac±
TOTAL PLAT	860,387 sq. ft. or 19.752 Ac±

NUMBER LOTS: 2 & OPEN SPACE

OWNER'S CERTIFICATION & DEDICATION

WE, G. KENEL, LLC & S. KENEL, LLC, OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY CONSENT TO AND ADOPT THIS PLAN, AND IN CONSIDERATION OF THE APPROVAL OF THIS 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 OF LAW LEASES, LIENS, MORTGAGES, TRUST, EASEMENTS, OR RIGHTS OF WAY AFFECTING THE PROPERTY INCLUDED IN THIS PLAN, EXCEPT AND THAT THE REQUIREMENTS OF THE ANNOTATED CODE OF MARYLAND, REAL PROPERTY BOOK, TITLE 3, SUBTITLE 1, SECTION 3-108, 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.

PLANS FOR COMMUNITY WATER AND SEWAGE SYSTEMS AND FOR A POINT OF DISCHARGE HAVE BEEN APPROVED BY THE MARYLAND DEPARTMENT OF THE ENVIRONMENT AND ALL LOTS WILL BE SERVED BY PUBLIC WATER AND SEWER. FACILITIES WILL BE AVAILABLE TO ALL LOTS OFFERED FOR SALE.

G. KENEL, LLC

DATE _____ GREGORY J. KENEL, AUTHORIZED PERSON

S. KENEL, LLC

DATE _____ STEVEN M. KENEL, AUTHORIZED PERSON

G. KENEL, LLC
THE TRUSTEE HAS SWORN TO AND
SUBSCRIBED BEFORE ME THIS ____ DAY
OF _____ 2024.

SIGNATURE: _____ NOTARY PUBLIC
PRINTED NAME: _____
MY COMMISSION EXPIRES _____

S. KENEL, LLC
THE OWNER HAS SWORN TO AND
SUBSCRIBED BEFORE ME THIS ____ DAY
OF _____ 2024.

SIGNATURE: _____ NOTARY PUBLIC
PRINTED NAME: _____
MY COMMISSION EXPIRES _____

NOTES:

- THIS PLAT PREPARED WITH REVIEW OF TITLE COMMITMENT No. NCS-1109032-MD61, DATED JANUARY 11, 2024 AND PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY.
- SITE IS ZONED AGRICULTURAL "A".
- A 6' WIDE DRAINAGE AND UTILITY EASEMENT IS RESERVED ALONG ALL LOT LINES.
- SITE WATER & SEWER CLASSIFICATION W-4, S-4.
- NO WETLANDS HEREON ACCORDING TO THE NATIONAL WETLANDS INVENTORY MAP.
- PARCEL SHOWN HEREON ARE NOT WITHIN A FEMA FLOODPLAIN. PER FEMA MAP #24021C0289E, DATED AUGUST 1, 2023.
- PLAT CONFORMS WITH PRELIMINARY PLAN A/P #PP275688 APPROVED ON 04/10/24.
- FUTURE DEVELOPMENT OF THE LOTS ARE SUBJECT TO SITE DEVELOPMENT PLAN APPROVAL.

SYMBOLS:

- REBAR & CAP SET UNLESS NOTED OTHERWISE
- CONC. MON. SET UNLESS NOTED OTHERWISE

MINIMUM BUILDING RESTRICTION LINES

FRONT: 10'
REAR : 10'
SIDE : 8'

DATE	REVISIONS

COMBINED PRELIMINARY / FINAL PLAT

JEFFERSON EXCHANGE (KENEL)

LOTS 1, 2 & OPEN SPACE

PREVIOUSLY RECORDED IN LIBER 12345 AT FOLIO 495
SITUATED AT 6126 JEFFERSON PIKE
FREDERICK ELECTION DISTRICT No.23
FREDERICK COUNTY, MARYLAND
SCALE: 1"=100' APRIL, 2024

Harris, Smariga & Associates, Inc.
Planners/Engineers/Surveyors
125 South Carroll Street/Suite 100/Frederick, MD 21701
301-662-4488/Fax 301-662-4906

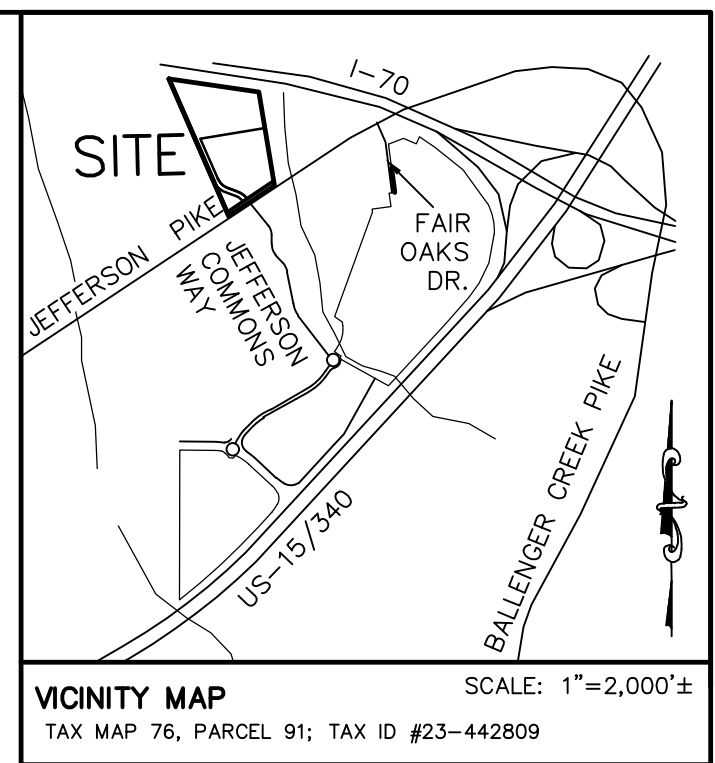
FILE #:	PL276537
A/P #:	
RECORDED:	
P.B.:	

CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA	TANGENT	BEARING	CHORD
C1	95.17'	170.00'	32°04'30"	48.87'	N53°57'09"W	93.93'
C2	186.12'	230.00'	46°21'52"	98.49'	N46°48'28"W	181.08'
C3	145.66'	180.00'	46°21'52"	77.08'	S46°48'28"E	141.72'
C4	126.79'	220.00'	33°01'12"	65.21'	S53°28'48"E	125.04'

SOIL TYPES

KeC	KLINESVILLE VERY CHANNERY LDAM	RESTRICTED
PrB	PENN-REAVILLE SILT LDAMS	RESTRICTED
RgA	READINGTON SILT LDAM	RESTRICTED



SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY THAT THE PLAT SHOWN HEREON IS CORRECT; THAT IT IS CREATED UNDER MY DIRECT SUPERVISION AND A SUBDIVISION OF ALL OF THE LANDS CONVEYED UNTO G. KENEL, LLC & S. KENEL, LLC MARYLAND LIMITED LIABILITY COMPANIES BY DEED DATED MARCH 30, 2018 AND RECORDED AMONG THE LAND RECORDS OF FREDERICK COUNTY, MARYLAND IN LIBER 12345 AT FOLIO 495 ON APRIL 2, 2018 AND THAT THE REQUIREMENTS OF THE ANNOTATED CODE OF MARYLAND, REAL PROPERTY BOOK, TITLE 3, SUBTITLE 1, SECTION 3-108, 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 _____ DAVID THOMAS BEARD
PROPERTY LINE SURVEYOR
MD. REG. NO. 578; EXPIRES 03/23/25
FOR HARRIS, SMARIGA, & ASSOC., INC.
MD. REG. NO. 24

OWNER:
G. KENEL, LLC
#6126 JEFFERSON PIKE
FREDERICK, MD 21701

OWNER:
S. KENEL, LLC
#6126 JEFFERSON PIKE
FREDERICK, MD 21701

APPROVED:
FREDERICK COUNTY 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

CHECKED BY: //