

LINE TABLE

LINE	BEARING	SLOPE	DIST
L1	N 04°56'53" W		78.40'
L2	N 84°20'43" E		37.59'
L3	N 25°26'25" W		30.65'
L4	N 06°33'08" E		43.59'
L5	N 80°05'08" E		50.73'
L6	N 43°28'00" E		67.92'
L7	S 55°42'41" E		71.90'
L8	S 43°28'00" W		30.09'
L9	S 43°28'00" W		30.48'
L10	S 43°28'00" W		30.06'

OWNER'S DEDICATION

WE, BETTER WORLD BUILDERS, LLC., 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 OF LAW, LEASES, LIENS, MORTGAGES, TRUSTS, EASEMENTS OR RIGHTS-OF-WAY AFFECTING THE PROPERTY INCLUDED IN THIS PLAT OF SUBDIVISION EXCEPT AS HEREON INDICATED; AND THAT THE REQUIREMENTS OF FREDERICK COUNTY CODE, AND AS ENACTED OR AMENDED SO FAR AS IT MAY CONCERN THE MAKING OF THIS PLAT AND THAT THE SETTING OF MONUMENTS AND MARKERS HAVE BEEN COMPLIED WITH.

BETTER WORLD BUILDERS, LLC.
 BY: _____ Date _____

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, INFORMATION AND BELIEF, THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS A SUBDIVISION OF PART OF THE LANDS CONVEYED BY NICOLA MICHAEL C. TAURASO, TRUSTEE OF THE TAURUS TRUST UNTO BETTER WORLD BUILDERS, LLC., BY DEED DATED OCTOBER 10, 2013 AND RECORDED IN LIBER 9810 AT FOLIO 001 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, 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.

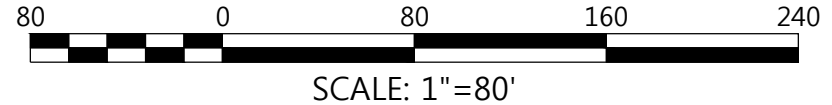
MARK S. CRISSMAN
 MARYLAND PROFESSIONAL LAND SURVEYOR No. 20,008
 EXPIRES ON SEPTEMBER 26, 2016

Date _____

The owners have sworn to and subscribed before me this _____ day of _____

Notary seal Notary Public My Commission Expires _____

- GENERAL NOTES:**
- THIS PLAT WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT.
 - THIS PROPERTY IS ZONED R3.
 - A 6' WIDE DRAINAGE AND UTILITY EASEMENT IS RESERVED ALONG ALL LOT LINES.
 - THIS PROPERTY IS NOT LOCATED IN THE 100-YEAR FLOODPLAIN.
 - THERE ARE NO WETLANDS ON THIS SITE.
 - THIS PLAT IS A RESUBDIVISION OF "NEW PARCEL A" AS SHOWN ON A PLAT OF ADDITION ENTITLED "ADDITION PLAT, TAURUS TRUST ADDITION TO TAURUS TRUST" AND RECORDED IN P.B. 71 AT P. 13.
 - WATER / SEWER CLASSIFICATION W-5 / S-1.
 - THE BOUNDARY INFORMATION SHOWN HEREON IS BASED UPON A BOUNDARY SURVEY PERFORMED BY DAFT - McCUNE - WALKER INC., ON FEBRUARY 6, 2014.
 - LOTS 1 - 11 SHALL BE SUBJECT TO RESTRICTIVE COVENANTS RECORDED IN L. 9872 AT F. 001 OF THE FREDERICK COUNTY LAND RECORDS.
 - THE HORIZONTAL DATUM FOR THIS PLAT IS MARYLAND STATE PLANE (NAD 83/91) AND IS BASED UPON RECOVERY AND SURVEY OF THE TWO (2) FREDERICK CONTROL MONUMENTS.



NOTE
NO ROAD GUARANTEE NEEDED

Director _____ Date _____

APPROVED DEPARTMENT OF HEALTH
PUBLIC WATER AND SEWER ARE IN CONFORMANCE WITH THE FREDERICK COUNTY MASTER WATER AND SEWER PLAN

Director _____ Date _____

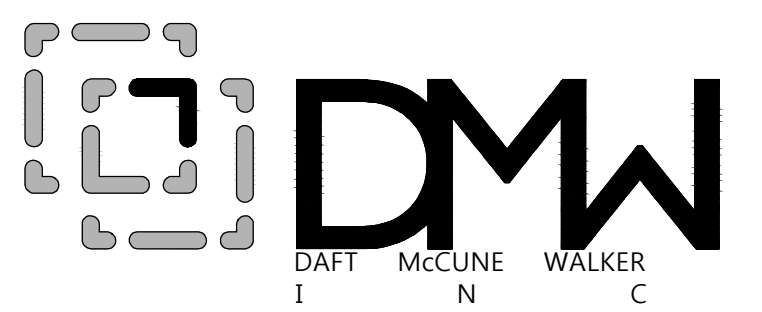
APPROVED FREDERICK COUNTY PLANNING COMMISSION

Director _____ Date _____

AREA SUMMARY

TOTAL AREA OF LOTS:
435,142 S.F. OR 9.89 ACRES

TOTAL NUMBER OF PROPOSED LOTS: 11



8 EAST SECOND STREET SUITE 201 FREDERICK, MD 21701
 P: 301 696 9040 F: 301 696 9041 WWW.DMW.COM

SYMBOLS	DATE	REVISIONS

MINIMUM BUILDING RESTRICTION LINES (SEE GENERAL NOTE #9)
 FRONT: 40'
 SIDE: 8'
 REAR: 30'

Seal & Signature _____

ENCLAVE AT CLOVER HILL
 LOTS 1 - 11
 A RE-SUBDIVISION OF PARCEL A AS SHOWN ON AN ADDITION PLAT ENTITLED "TAURUS TRUST ADDITION TO TAURUS TRUST"

TUSCARORA ELECTION DISTRICT No. 21
 FREDERICK COUNTY, MARYLAND

SCALE: 1" = 80' DATE: MARCH, 2015

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