



COORDINATES

Point	Northing	Easting
1	609983.3551	639341.5480
2	610006.3361	639100.6416
3	609776.1762	638984.5933
7	609939.9962	638871.9999
8	610100.4380	638880.7453
9	610393.6658	639671.8974
10	610911.8429	638247.3094
11	611214.8150	638544.9990
12	611096.1927	638721.4931
13	611087.8292	638716.0101
14	610984.6964	638869.4578
15	610992.9960	638875.0360
16	610805.5876	639150.6208
17	610906.5811	639271.8858
18	610865.8845	639431.0503
19	610841.2067	639589.1358
20	610801.4702	639566.7879
21	610798.1864	639584.4266
22	610424.9037	639646.5843
23	610383.8057	639352.4416
24	609990.1540	639417.9911
25	610159.0836	638838.9757
26	610332.9707	639018.5955
27	610376.3626	639045.9708
28	610468.6476	639067.8219
29	610605.8526	639025.5220
30	609847.9991	638818.0018
32	610839.8859	639941.5010
33	610917.6612	639820.7086
34	610961.9558	638843.9147
35	610987.3048	638787.7433
36	611019.7835	638702.7963
37	611050.5353	638691.6404
38	611055.4862	638694.8066
39	610864.5363	639066.6815
40	610658.7874	639572.1589
41	610516.7961	639595.8008
42	610466.7065	639237.3038
43	610699.5586	639241.5158
44	610690.1665	639157.2792
45	610673.3450	639131.9287
46	610656.3221	639084.9157
47	610591.1574	638865.2159
64	609782.2151	63939.6649
66	610649.8451	638976.8706
67	610719.3746	638922.1638
68	610804.0579	638886.4977
69	610934.7192	638784.5384
70	610575.7445	639154.7010

AREA TABULATION

ORIGINAL AREA REMAINDER (P.B. 102 PG. 184)	169,347 SQ. FT. OR	3.8877 AC.
ORIGINAL AREA PARCEL 'C' (P.B. 102 PG. 184)	344,943 SQ. FT. OR	7.9188 AC.
TOTAL AREA	514,290 SQ. FT. OR	11.8065 AC.
TOTAL AREA OF LOTS	145,147 SQ. FT. OR	3.3321 AC.
TOTAL AREA RIGHT-OF-WAY DEDICATION	42,853 SQ. FT. OR	0.9838 AC.
TOTAL AREA PARCEL 'D' (DEDICATION TO TOWN)	26,201 SQ. FT. OR	0.6015 AC.
TOTAL AREA PARCEL 'C' (DEDICATION TO TOWN)	327,761 SQ. FT. OR	7.5243 AC.
TOTAL AREA REMAINDER	0	0
TOTAL AREA OF THIS PLAT	541,962 SQ. FT. OR	12.4417 AC.

CURVE TABLE

CURVE	RADIUS	LENGTH	TANGENT	DELTA	BEARING	CHORD
C1	260.00'	5.88'	2.94'	01°17'42"	S32°36'02"W	5.88'
C2	125.00'	7.09'	3.55'	03°15'00"	S82°00'47"W	7.09'
C3	425.00'	177.06'	89.84'	23°52'14"	N44°09'34"W	175.79'
C4	525.00'	118.95'	59.73'	12°58'53"	N62°35'08"W	118.69'
C5	525.00'	57.29'	28.67'	06°15'07"	S59°13'15"E	57.26'
C6	190.00'	98.78'	50.53'	29°47'16"	S81°28'05"E	97.67'
C7	25.00'	19.26'	10.14'	44°09'03"	S88°38'58"E	18.79'
C8	60.00'	299.50'	45.21'	286°00'22"	S32°16'42"W	72.21'
C9	25.00'	30.42'	17.42'	69°43'25"	N39°34'50"W	28.58'
C10	140.00'	53.56'	27.11'	21°55'10"	N85°24'08"W	53.23'
C11	375.00'	236.86'	122.53'	36°11'24"	N37°59'59"W	232.95'
C12	475.00'	91.83'	46.06'	11°04'36"	S61°37'59"E	91.69'
C13	475.00'	100.40'	20.02'	04°49'30"	S64°45'33"E	39.99'
C14	425.00'	100.46'	50.46'	13°32'34"	N13°08'00"W	100.22'

LINE TABLE

LINE	BEARING	DISTANCE
L1	S33°14'53"W	10.00'
L2	N33°54'19"E	10.00'
L3	S82°20'41"E	45.33'
L4	S83°38'17"W	15.24'
L5	N68°21'10"W	47.18'
L6	N19°58'22"W	32.71'

OWNER / DEVELOPER
 DAN RYAN
 7945 WORMANS MILL ROAD
 FREDERICK, MARYLAND 21701

HALLER-BLANCHARD & ASSOCIATES
 SURVEYORS AND PLANNERS
 P.O. BOX 1774
 FREDERICK, MARYLAND 21702
 (301)846-7788 FAX: (240)629-8071

APPROVED
 TOWN OF MYERSVILLE
 PLANNING COMMISSION

DATE _____ SECRETARY or CHAIRMAN _____

APPROVED FREDERICK COUNTY
 HEALTH DEPARTMENT
 FOR PUBLIC WATER & SEWER, AND IS IN
 CONFORMANCE WITH THE FREDERICK COUNTY
 MASTER WATER & SEWER PLAN

DATE _____ APPROVING AUTHORITY _____

NOTES:

- ZONING - R-1 (RESIDENTIAL)
- A 6" DRAINAGE AND UTILITY EASEMENT IS RESERVED ALONG ALL LOT LINES.
- THIS PLAT IS IN ACCORDANCE WITH THE PRELIMINARY SUBDIVISION PLAN APPROVED BY THE TOWN OF MYERSVILLE PLANNING COMMISSION, SIGNED FEBRUARY 13, 2019.
- WATER CLASSIFICATION W-3, SEWER CLASSIFICATION S-3.
- THE FINAL FOREST CONSERVATION PLAN WAS APPROVED BY THE TOWN OF MYERSVILLE ON FEBRUARY 5, 2019.
- THIS PLATTED AREA SHOWN DOES NOT LIE WITHIN A 100 YEAR FLOODPLAIN PER FEMA MAP #24021C01150, DATED SEPTEMBER 19, 2007.
- THIS PLAT WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND THEREFORE MAY NOT INDICATE ALL ENCUMBRANCES ON THE PROPERTY.
- THERE IS ONE OPEN-WATER, INTERMITTENTLY EXPOSED POND ON THE SITE AS PER THE MYERSVILLE, MARYLAND WETLAND INVENTORY MAP. THE WETLANDS SHOWN HEREON ARE AS DELINEATED ON THE PRELIMINARY PLAT.
- THE HORIZONTAL DATUM IS BASED ON PLAT BOOK 51 AT PAGE 175 AND IS RECORDED AMONG THE LAND RECORDS OF FREDERICK COUNTY.
- LOTS 17-21 TO HAVE A LAMP POST VISIBLE FROM THE FRONT OF HOUSE.

MINIMUM BUILDING RESTRICTION LINES (BRL)	DATE	REVISIONS
FRONT 25'		
REAR 50'		
SIDE 10'		

LEGEND

- IRON PIPE
- 5/8" RE-BAR WITH CAP

FINAL / CORRECTION PLAT
 LOTS 17-21 AND
 PARCELS 'C' & 'D'
MEADOWRIDGE KNOLL
 SECTION II

SITUATED ON THE NORTH SIDE OF MONUMENT ROAD
 TOWN OF MYERSVILLE, ELECTION DISTRICT No. 16
 FREDERICK COUNTY, MARYLAND

DATE: JUNE 2025 SCALE: 1" = 100' P.B. _____ PG. _____ RECORDED _____

OWNERS' CERTIFICATION AND DEDICATION

I, DAN RYAN, THE OWNER 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 RIGHT-OF-WAYS AFFECTING THE PROPERTY INCLUDED IN THIS PLAN OF SUBDIVISION, EXCEPT AS HEREON INDICATED:

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 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 OFFERED FOR SALE WILL BE SERVED BY PUBLIC WATER AND SEWER SYSTEMS.

DATE _____ DAN RYAN

DATE _____ WALTER C. MARTZ
 MORTGAGEE

THE OWNERS HAVE SWORN TO AND SUBSCRIBED BEFORE ME THIS _____ DAY OF _____, 2025.

MY COMMISSION EXPIRES _____ NOTARY PUBLIC

THE OWNERS HAVE SWORN TO AND SUBSCRIBED BEFORE ME THIS _____ DAY OF _____, 2025.

MY COMMISSION EXPIRES _____ NOTARY PUBLIC

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 ALL OF THE LANDS CONVEYED BY RANDALL H. LINQVIST UNTO LINQVIST PROPERTIES, LLC ACCORDING TO A DEED RECORDED IN DEED BOOK 11364, PAGE 127 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.

THE UNDERSIGNED, BEING A LICENSED SURVEYOR, PERSONALLY PREPARED OR WAS IN RESPONSIBLE CHARGE OF THE PREPARATION AND THE SURVEY WORK REFLECTED ON THIS PLAT, IN COMPLIANCE WITH THE REQUIREMENTS SET FORTH IN "COMAR" TITLE 09, SUBTITLE 13, CHAPTER 06, REGULATION 12.

DAVID L. HALLER, PROPERTY LINE SURVEYOR
 MARYLAND REG. No. 240
 EXPIRATION DATE 7-7-26

DATE _____