



VICINITY MAP
SCALE: 1" = 2,000'

9600

APPROVED BY:

FREDERICK COUNTY SUBDIVISION ADMINISTRATOR

DATE 13 Nov 09

FREDERICK COUNTY SANITATION AUTHORITY

DATE 10 SEP 09

VIRGINIA DEPARTMENT OF TRANSPORTATION

DATE 7/16/09

OWNER'S CERTIFICATION:

THE ABOVE AND FOREGOING SUBDIVISION OF THE PROPERTY OF CAMPFIELD LLC, AS APPEARS ON THE ACCOMPANYING PLATS, IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS, PROPRIETORS AND TRUSTEES, IF ANY. THE OWNER(S) FURTHER AGREE THAT PERMANENT MONUMENTATION WILL BE SET AT ALL PROPERTY CORNERS UNDER THE SUPERVISION OF A LICENSED LAND SURVEYOR IN ACCORDANCE WITH COMMONWEALTH OF VIRGINIA AND FREDERICK COUNTY REGULATIONS.

John C. Carr
John C. Carr, Manager
PRINTED NAME & TITLE

9/3/09
(DATE)

NOTARY PUBLIC

STATE OF Virginia

CITY/COUNTY OF Winchester

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON

9/3/09 BY
(DATE)

John P. Carr, Manager

Anita E. Markle

MY COMMISSION EXPIRES

7/3/2012
(DATE)

SURVEYOR'S CERTIFICATION:

I, CORY M. HAYNES, A DULY LICENSED LAND SURVEYOR IN THE COMMONWEALTH OF VIRGINIA, HEREBY CERTIFY, TO THE BEST OF MY KNOWLEDGE AND BELIEF, THAT THE PROPERTY CONTAINED IN THIS SUBDIVISION IS THE SAME PROPERTY CONVEYED TO CAMPFIELD LLC BY DEED RECORDED AS INSTRUMENT #050000700 AMONG THE LAND RECORDS OF FREDERICK COUNTY, VIRGINIA. I FURTHER CERTIFY THAT SHOULD MY SERVICES BE RETAINED FOR THE PURPOSE OF SETTING PERMANENT MONUMENTATION AT THE PROPERTY CORNERS, SUCH MONUMENTATION SHALL BE SET IN COMPLIANCE WITH COMMONWEALTH OF VIRGINIA AND FREDERICK COUNTY REGULATIONS.

FINAL PLAT
ABRAMS POINTE
PHASE 1A

RED BUD MAGISTERIAL DISTRICT
FREDERICK COUNTY, VIRGINIA

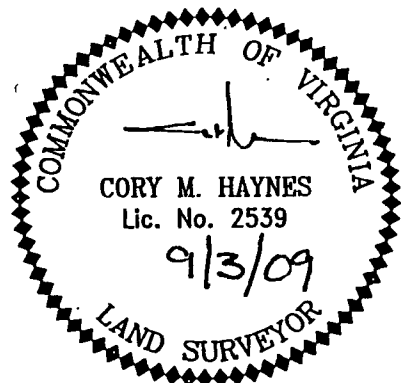
SCALE: AS NOTED DATE: AUGUST 6, 2009
REVISED: SEPT. 3, 2009

Patton Harris Rust & Associates
Engineers. Surveyors. Planners. Landscape Architects.

PHR+A

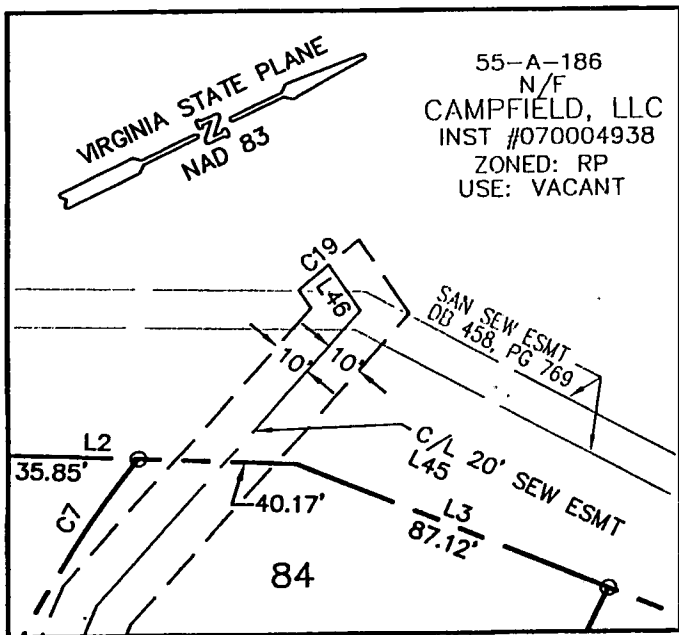
117 East Piccadilly Street
Winchester, Virginia 22601
T 540.667.2139

F 540.665.0493 SHEET 1 OF 10

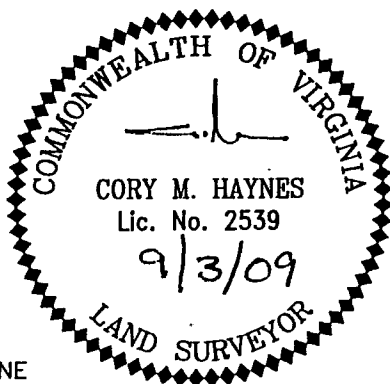


NOTES:

1. PARENT TRACT – FREDERICK COUNTY PIN: 55-A-185; ZONED: RP.
2. PREPARED WITHOUT BENEFIT OF A TITLE REPORT.
3. UNLESS OTHERWISE NOTED; BOUNDARY AND MERIDIAN (NAD83, VIRGINIA STATE PLANE, NORTH ZONE) ARE AS DEPICTED ON THE BOUNDARY SURVEY PLAT ATTACHED TO INST #050000700.
4. * $\pm$ CORRECTION TO ANNOTATION (RADIUS) SHOWN ON BOUNDARY LINE ADJUSTMENT RECORDED AS INST #070004938.
5. PERMANENT MONUMENTATION WILL BE SET AT ALL PROPERTY CORNERS IN COMPLIANCE WITH COMMONWEALTH OF VIRGINIA AND FREDERICK COUNTY REGULATIONS (REFERENCE OWNER'S AND SURVEYOR'S CERTIFICATIONS).
6. ADJOINING PROPERTY INFORMATION SHOWN HEREIN IS DERIVED FROM INFORMATION OBTAINED FROM THE FREDERICK COUNTY MAPPING SERVICE (INTERNET WEBSITE gis.co.frederick.va.us) AUGUST, 2009.
7. PURSUANT TO AN EXAMINATION OF FEMA FLOOD INSURANCE RATE MAP NUMBER 510069C0240P AND MAP NUMBER 51069C0217D, BOTH EFFECTIVE SEPT. 2, 2009; THE SUBJECT PROPERTIES LIE WITHIN ZONE X (OTHER AREAS) (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD PLAIN).
8. ALL LOTS AND OPEN SPACE PARCELS ARE SUBJECT TO A 1.0' WIDE INGRESS/EGRESS, ACCESS AND SIDEWALK ESMT CONTIGUOUS WITH, PARALLEL AND CONCENTRIC TO ANY RIGHT OF WAY DEDICATED FOR PUBLIC STREET PURPOSES.
9. ALL LOTS AND OPEN SPACE PARCELS ARE SUBJECT TO A NON-EXCLUSIVE 15' WIDE DRAINAGE AND UTILITY ESMT CONTIGUOUS WITH, PARALLEL AND CONCENTRIC TO ANY RIGHT OF WAY DEDICATED FOR PUBLIC STREET PURPOSES.
10. ALL OPEN SPACE PARCELS ARE SUBJECT TO (MINIMUM) 20' STORM DRAINAGE ESMTS AS MAY BE REQUIRED.
11. REFERENCE NOTE 3 ON SHEET 1 OF THE ABRAMS POINTE SITE DEVELOPMENT PLANS; LOTS 63-65, 67-71, 73-78 AND 81-84 MAY REQUIRE ADDITIONAL ENGINEERING OF FOUNDATION DUE TO DRAINAGE ESMTS OR STEEP SLOPES.



DETAIL
SCALE: 1"=50'



LEGEND:

BRL	BUILDING RESTRICTION LINE
ESMT	EASEMENT
SEW	SANITARY SEWER
DRN	STORM DRAINAGE
WTR	WATER LINE
PRW	PRIVATE RETAINING WALL
DB, PG	DEED BOOK, PAGE
INST #	INSTRUMENT NUMBER
C/L	CENTERLINE
B/L	BASELINE
R/W	RIGHT OF WAY
WGLCO	WASHINGTON GAS LIGHT COMPANY

AREA SUMMARY:

AREA IN LOTS = 9.6750 ACRES
 AREA DEDICATED FOR PUBLIC R/W = 1.8499 ACRES
 AREA IN OPEN SPACE = 2.4074 ACRES
 TOTAL AREA SUBDIVDED = 13.9323 ACRES
 (PIN 55-A-185, NO RESIDUAL AREA)
 NUMBER OF LOTS = 30
 AVERAGE LOT SIZE = 0.3225 ACRES
 SMALLEST LOT SIZE = 0.2755 ACRES

MINIMUM SETBACK REQUIREMENTS:

FRONT 35'
 SIDE 10' (ADJOINING DETACHED URBAN LOTS)
 REAR 25'

PROPOSED DEVELOPMENT TYPE:

ZONED: RP
 SINGLE FAMILY DETACHED URBAN

FINAL PLAT ABRAMS POINTE PHASE 1A

RED BUD MAGISTERIAL DISTRICT
 FREDERICK COUNTY, VIRGINIA
 SCALE: AS NOTED DATE: AUGUST 6, 2009
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LINE TABLE		
LINE	BEARING	LENGTH
L1	N18°55'13"E	149.57'
L2	N28°23'59"E	188.46'
L3	N48°46'04"E	335.11'
L4	N47°04'24"E	496.97'
L5	S55°55'43"E	447.04'
L6	S34°05'11"W	60.19'
L7	S36°36'55"W	454.26'
L8	S41°11'17"W	150.52'
L9	S36°36'55"W	197.28'
L10	S83°02'17"W	62.38'
L11	S36°36'55"W	60.00'
L12	S11°48'25"E	60.41'
L13	S29°21'50"W	95.07'
L14	S36°36'55"W	34.91'
L15	N56°42'05"W	538.52'
L16	S29°46'32"W	54.80'
L17	S43°35'59"E	93.67'
L31	N36°36'55"E	14.20'
L32	S36°36'55"W	20.00'
L33	N23°21'07"E	8.92'
L34	N66°38'53"W	16.59'
L35	N36°36'55"E	15.71'
L36	N53°23'05"W	20.00'
L37	S36°36'55"W	33.76'
L38	S23°21'07"W	2.64'
L39	N53°23'05"W	14.19'
L40	N75°53'05"W	4.88'
L41	S59°06'55"W	91.21'
L42	S81°36'55"W	7.00'
L43	N53°23'05"W	16.06'
L44	N41°28'58"W	75.00'
L45	N23°02'59"W	102.84'
L46	S82°01'35"W	14.56'
L47	N53°23'05"W	1.50'
L48	N30°37'33"E	10.24'
L49	S59°22'27"E	7.18'
L50	S00°15'32"W	96.51'
L51	S29°12'22"E	41.90'
L52	S53°23'05"E	2.14'
L53	N75°35'58"E	83.48'
L54	N70°14'20"E	89.39'
L55	S75°15'32"E	49.19'
L56	S05°43'27"W	68.26'
L57	N06°11'34"W	55.20'
L58	N77°15'17"E	122.17'
L59	N88°43'00"E	67.31'
L60	S06°11'09"W	83.42'
L61	S01°21'00"W	36.05'
L62	N42°48'56"E	108.99'
L63	S36°36'55"W	45.81'
L64	N53°23'05"W	12.45'

L18-L30 WERE INTENTIONALLY OMITTED.

FINAL PLAT
ABRAMS POINTE
PHASE 1A

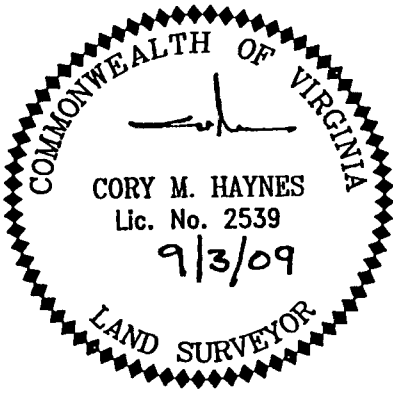
RED BUD MAGISTERIAL DISTRICT
FREDERICK COUNTY, VIRGINIA

SCALE: N/A DATE: AUGUST 6, 2009
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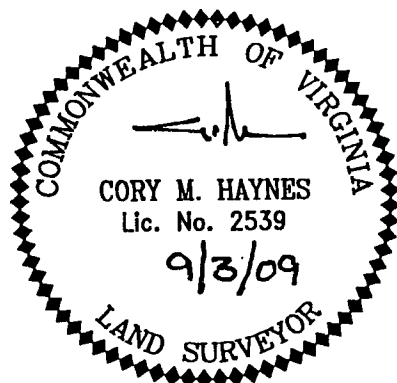


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CURVE TABLE						
CURVE	RADIUS	DELTA	LENGTH	TANGENT	CHORD BEARING	CHORD
C1	2000.00'	3°52'04"	135.01'	67.53'	N55°19'07"W	134.98'
C2	350.00'	27°12'56"	166.25'	84.72'	N43°38'40"W	164.69'
C3	250.00'	45°26'14"	198.26'	104.67'	N55°27'59"E	193.10'
C4	250.00'	41°34'10"	181.38'	94.89'	N57°24'00"E	177.43'
C5	1970.00'	3°52'03"	132.98'	66.52'	S55°19'07"E	132.95'
C6*	380.00'	24°28'34"	162.33'	82.42'	S45°00'52"E	161.10'
C7	320.00'	18°26'03"	102.96'	51.93'	N35°53'29"W	102.51'
C8	35.00'	101°09'48"	61.80'	42.58'	S84°18'35"W	54.08'
C9	275.00'	44°27'25"	213.38'	112.38'	S55°57'23"W	208.07'
C10	225.00'	41°34'10"	163.24'	85.40'	S57°24'00"W	159.69'
C11	35.00'	47°36'41"	29.08'	15.44'	S12°48'35"W	28.25'
C12	54.00'	275°13'21"	259.39'	49.29'	N53°23'05"W	72.81'
C13	35.00'	47°36'41"	29.08'	15.44'	N60°25'16"E	28.25'
C14	275.00'	41°34'10"	199.52'	104.38'	N57°24'00"E	195.17'
C15	225.00'	46°01'26"	180.74'	95.56'	N55°10'23"E	175.92'
C16	35.00'	87°44'53"	53.60'	33.65'	N11°42'47"W	48.52'
C17	2030.00'	2°12'08"	78.03'	39.02'	N54°29'09"W	78.02'
C18	511.31'	37°06'30"	331.16'	171.62'	N56°52'15"E	325.40'
C19	320.00'	3°36'06"	20.12'	10.06'	S14°02'25"E	20.11'

*SEE NOTE 4



FINAL PLAT ABRAMS POINTE PHASE 1A

RED BUD MAGISTERIAL DISTRICT
FREDERICK COUNTY, VIRGINIA

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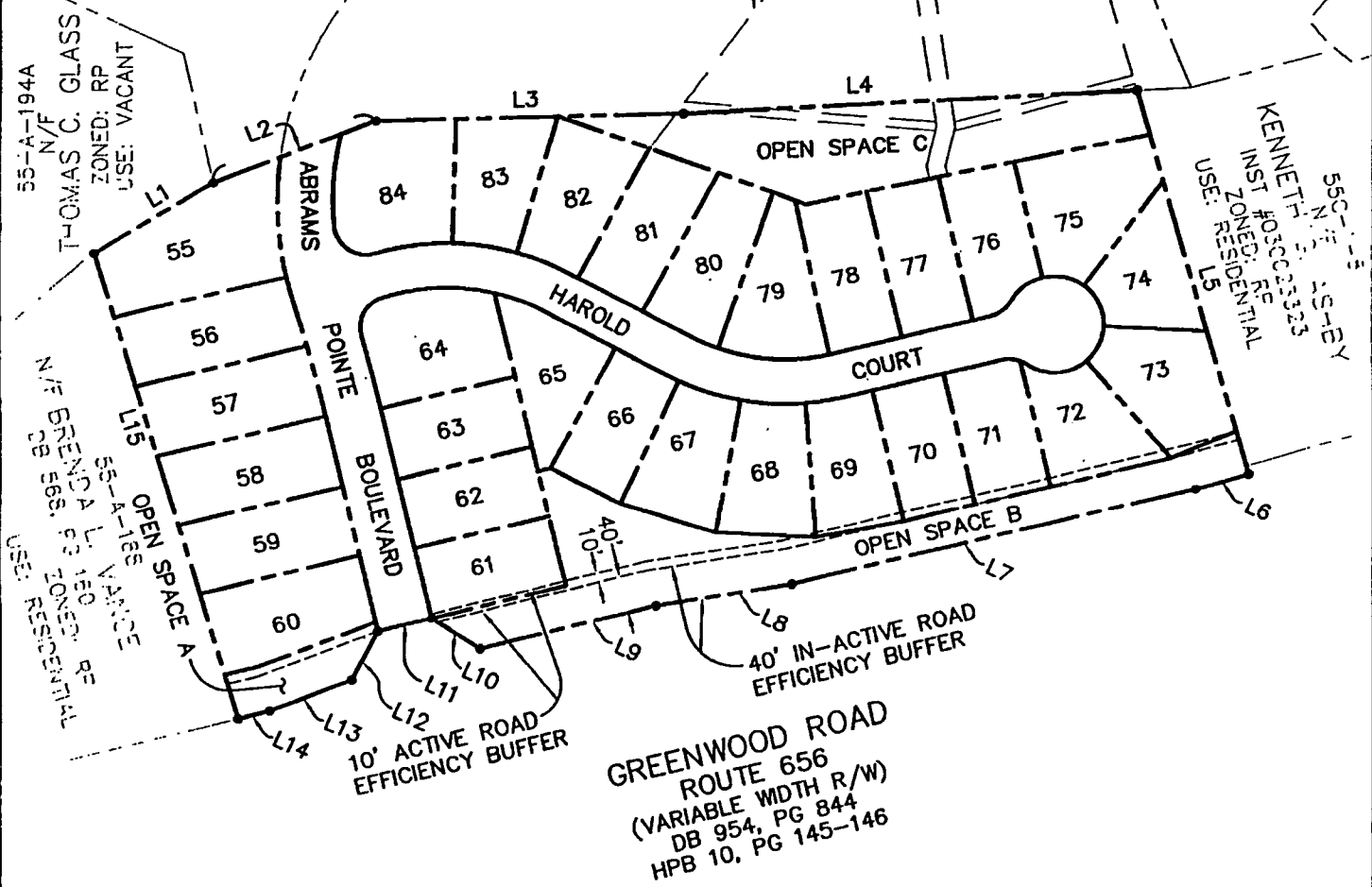
117 East Piccadilly Street
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55-A-187
CAMPFIELD, LLC
INST #070004938
ZONED: RP
USE: VACANT

55-A-186
CAMPFIELD, LLC
INST #070004938
ZONED: RP
USE: VACANT

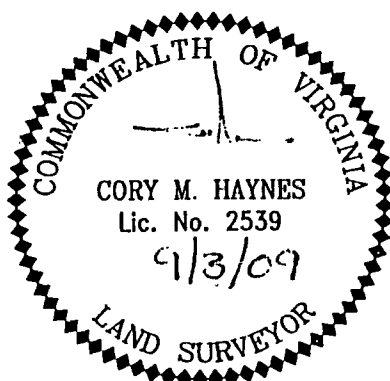
55-2-2
N/F
DOUBLE S
ASSOCIATES, LC
DB 881, PG 1389
ZONED: RP
USE: VACANT



SHEET INDEX:

- 2 NOTES & LEGEND
- 3 LINE TABLE
- 4 CURVE TABLE
- 5 OVERALL SITE
- 6 LOTS 58-63
- 7 LOTS 55-57, 64 & 84
- 8 LOTS 65-67 & 81-83
- 9 LOTS 68-70 & 77-80
- 10 LOTS 71-76

ABRAMS POINTE BOULEVARD AND
HAROLD COURT, 1.8499 ACRES
HEREBY DEDICATED FOR PUBLIC
STREET PURPOSES



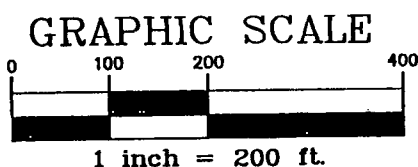
**FINAL PLAT
ABRAMS POINTE
PHASE 1A**

RED BUD MAGISTERIAL DISTRICT
FREDERICK COUNTY, VIRGINIA
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2010

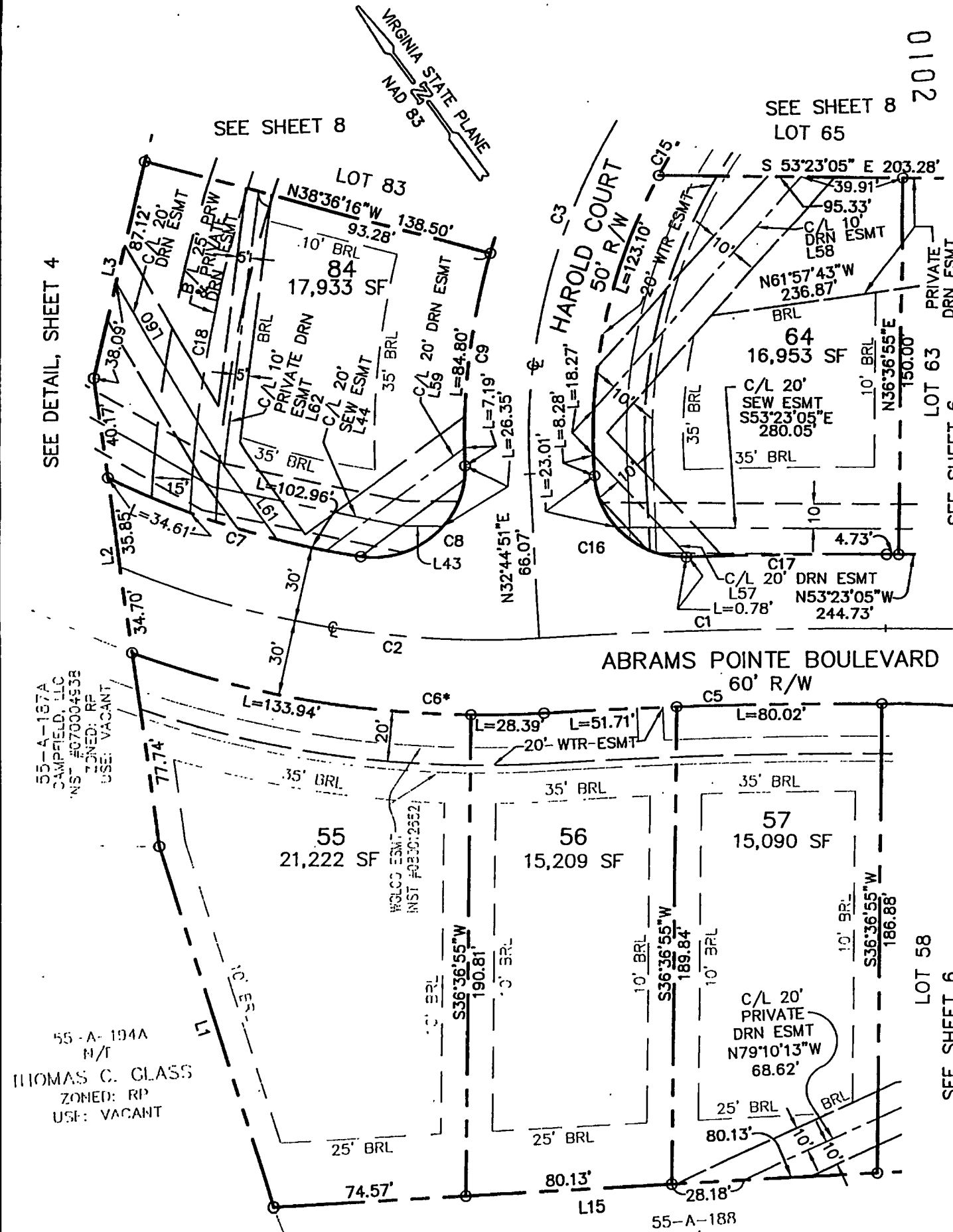
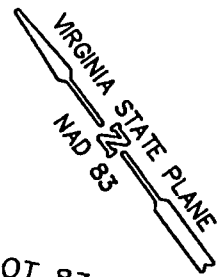
SEE SHEET 8
LOT 65

SEE SHEET 6
LOT 63

SEE SHEET 6
LOT 58

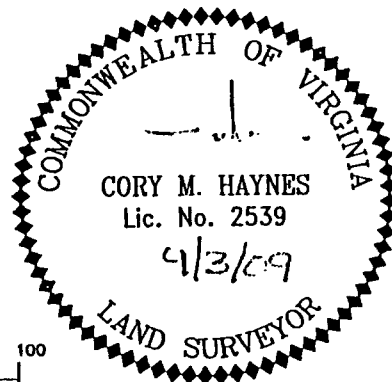
SEE DETAIL, SHEET 4

SEE SHEET 8



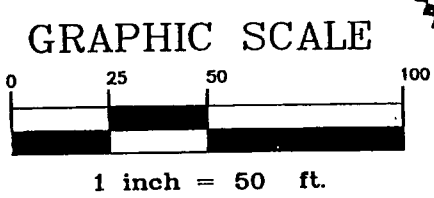
55-A-194A
N/T
THOMAS C. GLASS
ZONED: RP
USE: VACANT

55-A-188
N/F
BRENDA L. VANCE
DB 568, PG 160
ZONED: RP
USL: RESIDENTIAL

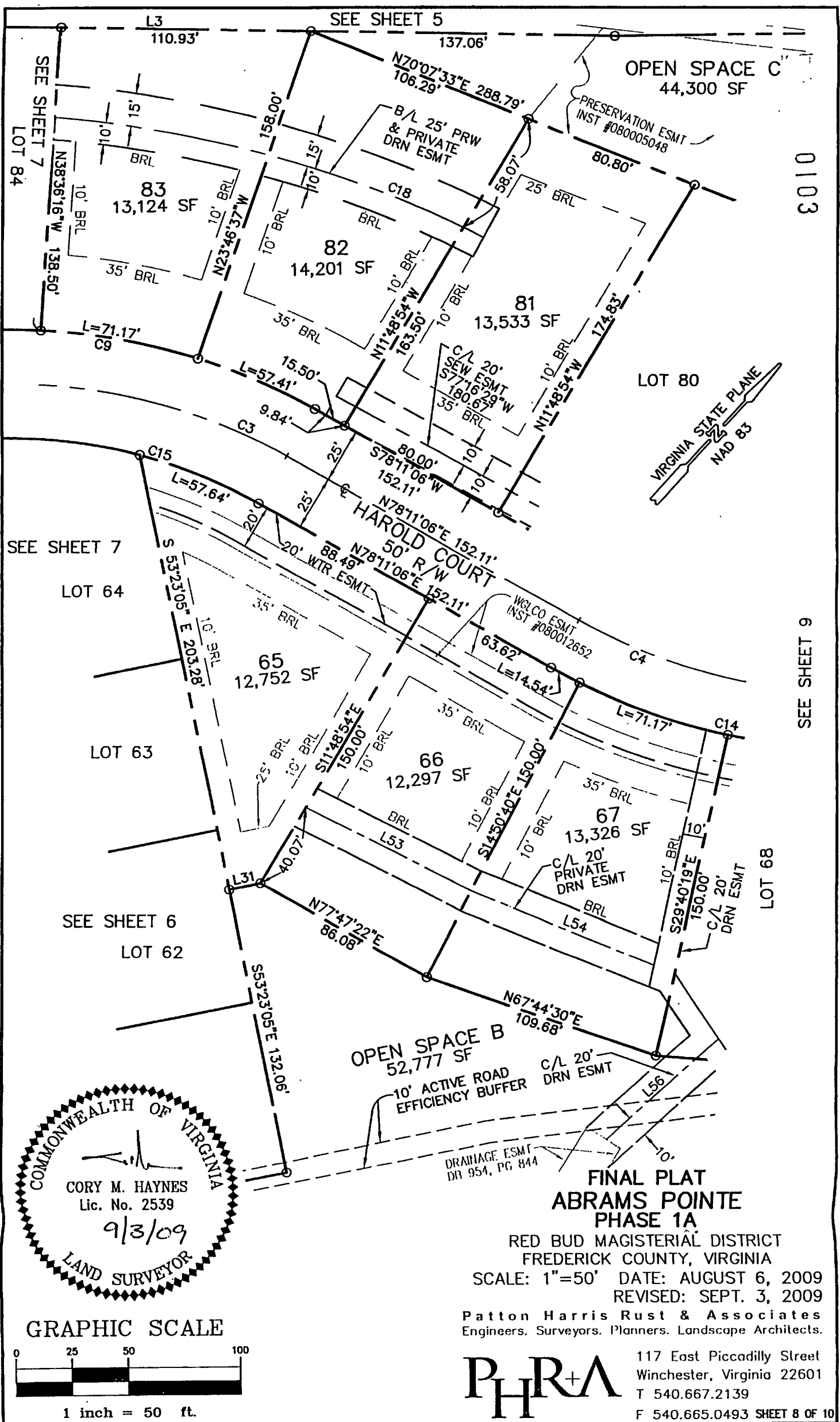


**FINAL PLAT
ABRAMS POINTE
PHASE 1A**

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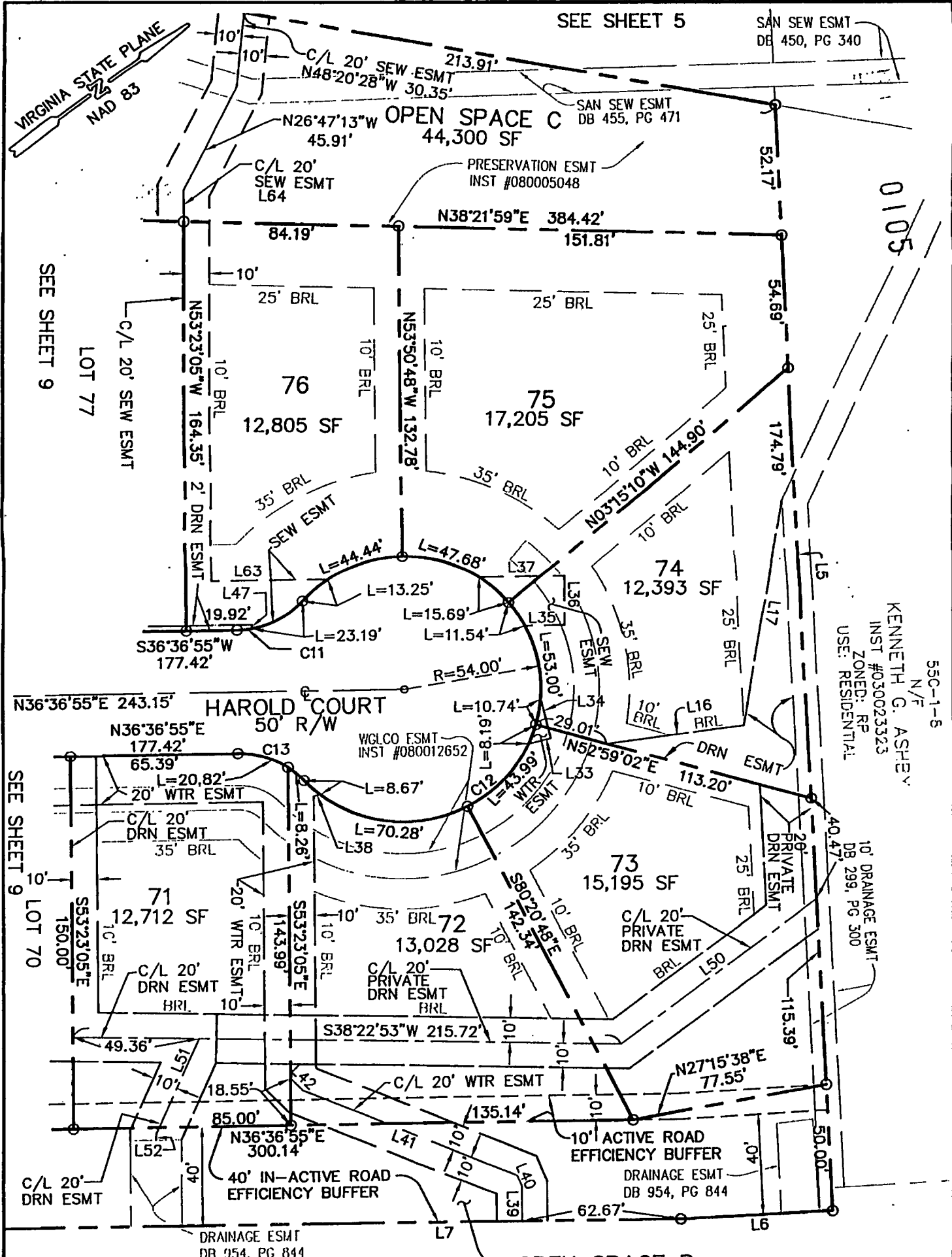
4010



251920--FINAL1A.DWG

$$P_H R^+ \Lambda$$

© PHR+A 2009



SEE SHEET 5

SAN SEW ESMT
DB 450, PG 340

0105

55C-1-6
N/F
KENNETH G. ASHEV
INST #030023323
ZONED: RP
USE: RESIDENTIAL

10' DRAINAGE ESMT
DB 299, PG 300

GREENWOOD ROAD
ROUTE 656
(VARIABLE WIDTH R/W)
DB 954, PG 844
HPB 10, PG 145-146

OPEN SPACE B
52,777 SF

FINAL PLAT ABRAMS POINTE PHASE 1A

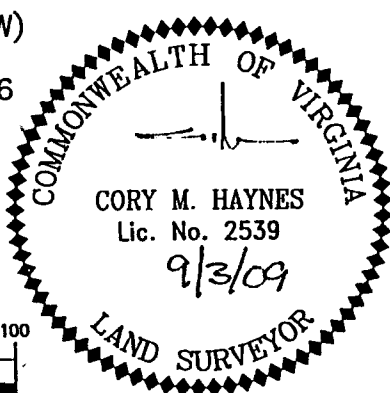
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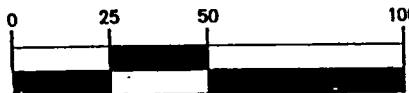
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GRAPHIC SCALE



1 inch = 50 ft.

VIRGINIA: FREDERICK COUNTY SCT.
This instrument of writing was produced to me on

11-16-2009 at 11:52 AM
and with certificate acknowledgement thereto annexed
was admitted to record. Tax imposed by Sec. 58.1-802 of

\$ NA, and 58.1-801 have been paid, if assessable.

Rebecca P. Hogan, Clerk

COMMONWEALTH OF VIRGINIA



OFFICIAL RECEIPT FREDERICK CIRCUIT COURT DEED RECEIPT

DATE: 11/14/09 TIME: 11:52:09 ACCOUNT: 045015090012544 RECEIPT: 09000022317
 CASHIER: M.R. REE: NE17 TYPE: JCC PAYMENT: FULL PAYMENT
 INSTRUMENT : 090012546 BOOK: PAGE: REFERRED: 11/14/09 AT 11:52
 GRANTOR: CAMPFIELD LLC EX: N 130: 02
 GRANTEE: COUNTY OF FREDERICK VIRGINIA EX: N FCI: 100%

AND ADDRESS :
 RECEIVED OF : CAMPFIELD/COUNTY
 CHECK: \$53.00
 DESCRIPTION 1: S B DIST PAGES: 35 1/P 0
 2: ABRAMS POINTE, PHASE 1A NAME: 0
 CONSIDERATION: .00 A/VAL: .00 MAP: MISC
 FIN:

30% REELS	48.00	105	VSLE	1.50
10% TECHNOLOGY TEST FND	5.00	855	VOF FEE	1.00
TENDERED :				22.00
AMOUNT PAID:				22.00
CHANGE AMT :				0.00

CLERK OF COURT: REBECCA F. HOBAN