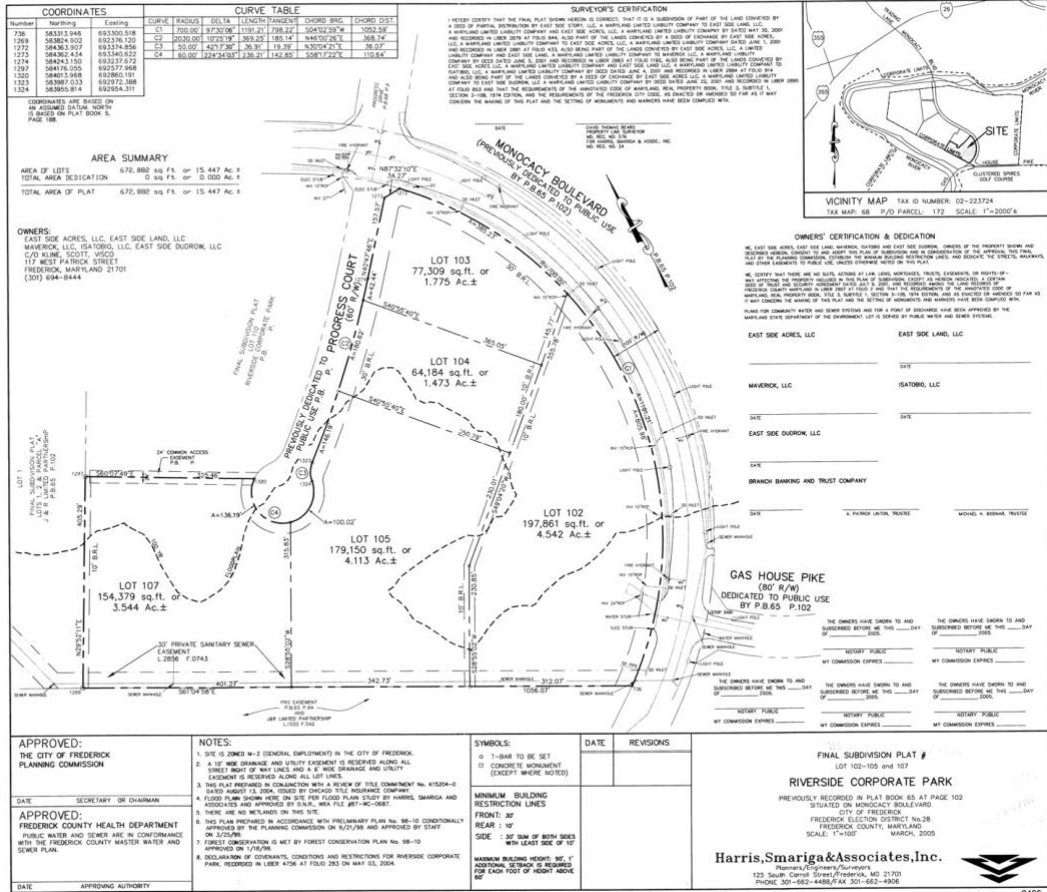
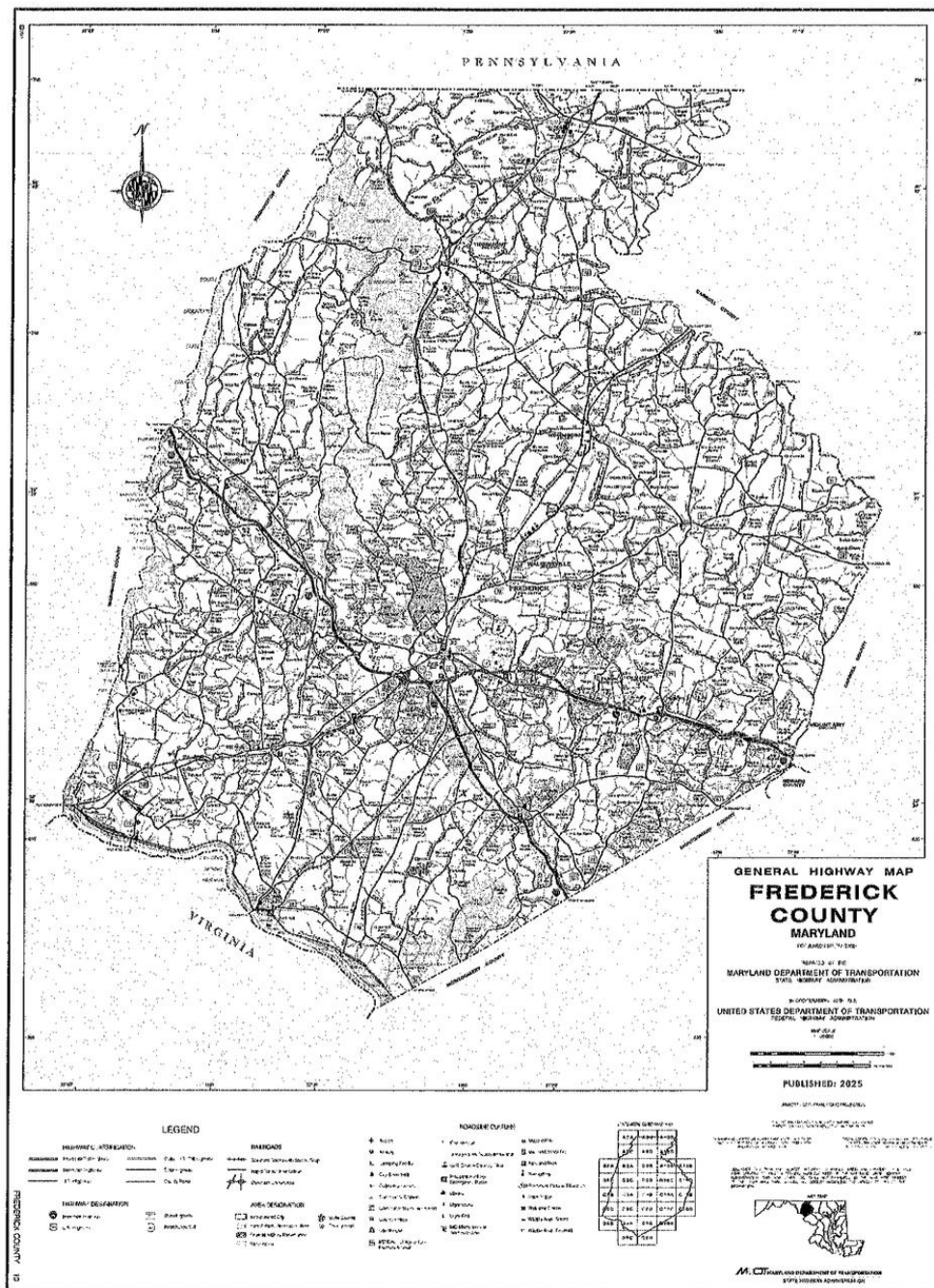


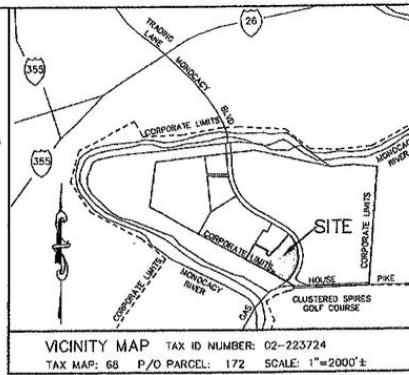
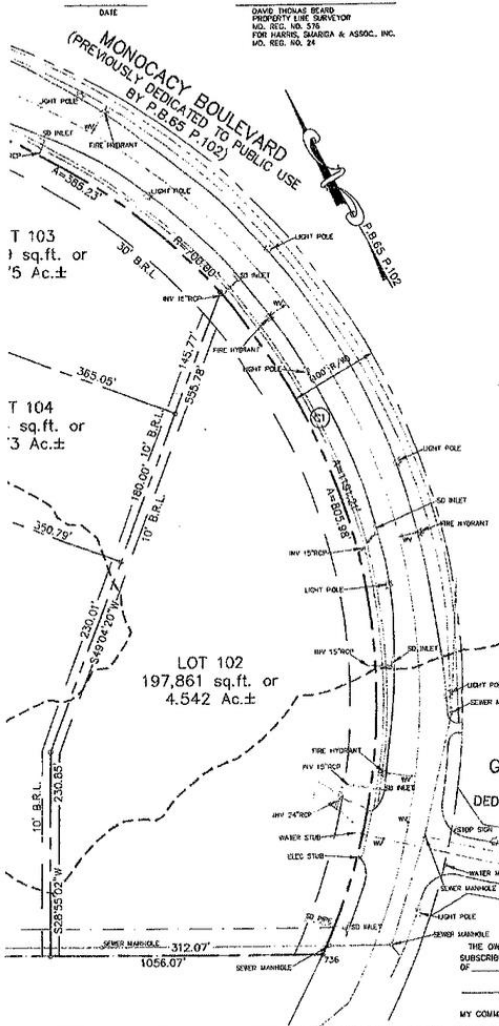
08/08/05





SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT, THAT IT IS A SUBDIVISION OF PART OF THE LAND CONVEYED BY A DEED OF PARTIAL DISTRIBUTION BY EAST SIDE STORY, LLC, A MARYLAND LIMITED LIABILITY COMPANY TO EAST SIDE LAND, LLC, A MARYLAND LIMITED LIABILITY COMPANY AND EAST SIDE ACRES, LLC, A MARYLAND LIMITED LIABILITY COMPANY BY DATED MAY 30, 2001 AND RECORDED IN LIBER 2879 AT FOLIO 844; ALSO PART OF THE LANDS CONVEYED BY A DEED OF EXCHANGE BY EAST SIDE ACRES, LLC, A MARYLAND LIMITED LIABILITY COMPANY TO EAST SIDE ACRES, LLC, A MARYLAND LIMITED LIABILITY COMPANY DATED JUNE 1, 2001 AND RECORDED IN LIBER 2881 AT FOLIO 433; ALSO BEING PART OF THE LANDS CONVEYED BY EAST SIDE ACRES, LLC, A LIMITED LIABILITY COMPANY AND EAST SIDE LAND, A MARYLAND LIMITED LIABILITY COMPANY TO MAVERICK, LLC, A MARYLAND LIMITED LIABILITY COMPANY BY DEED DATED JUNE 5, 2001 AND RECORDED IN LIBER 2883 AT FOLIO 1192; ALSO BEING PART OF THE LANDS CONVEYED BY EAST SIDE ACRES, LLC, A MARYLAND LIMITED LIABILITY COMPANY AND EAST SIDE LAND, A MARYLAND LIMITED LIABILITY COMPANY TO MAVERICK, LLC, A MARYLAND LIMITED LIABILITY COMPANY BY DEED DATED JUNE 5, 2001 AND RECORDED IN LIBER 2884 AT FOLIO 914; ALSO BEING PART OF THE LANDS CONVEYED BY A DEED OF EXCHANGE BY EAST SIDE ACRES, LLC, A MARYLAND LIMITED LIABILITY COMPANY TO EAST SIDE DUDROW, LLC, A MARYLAND LIMITED LIABILITY COMPANY BY DEED DATED JUNE 22, 2001 AND RECORDED IN LIBER 2885 AT FOLIO 853 AND THAT THE REQUIREMENTS OF THE ANNOTATED CODE OF MARYLAND, REAL PROPERTY BOOK, TITLE 3, SUBTITLE 1, SECTION 3-105, 1974 EDITION, AND THE REQUIREMENTS OF THE FREDERICK CITY CODE, 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.



OWNERS' CERTIFICATION & DEDICATION

WE, EAST SIDE ACRES, LLC, EAST SIDE LAND, LLC, MAVERICK, LLC, AND EAST SIDE DUDROW, 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 DEEDS, AGREEMENTS, EASEMENTS, TRUSTS, OR RIGHTS-OF-WAY AFFECTING THE PROPERTY INCLUDED IN THIS PLAN OF SUBDIVISION, EXCEPT AS HEREON INDICATED. A CERTAIN DEED OF TRUST AND SECURITY AGREEMENT DATED JULY 9, 2001, AND RECORDED AMONG THE LAND RECORDS OF FREDERICK COUNTY MARYLAND IN LIBER 2807 AT FOLIO 2 AND THAT THE REQUIREMENTS OF THE ANNOTATED CODE OF MARYLAND, REAL PROPERTY BOOK, TITLE 3, SUBTITLE 1, SECTION 3-105, 1974 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 SEWER SYSTEMS AND FOR A POINT OF DISCHARGE HAVE BEEN APPROVED BY THE MARYLAND STATE DEPARTMENT OF THE ENVIRONMENT. LOT 102 IS SERVED BY PUBLIC WATER AND SEWER SYSTEMS.

EAST SIDE ACRES, LLC

EAST SIDE LAND, LLC

MAVERICK, LLC

ISATORIO, LLC

EAST SIDE DUDROW, LLC

BRANCH BANKING AND TRUST COMPANY

DATE _____ A. PATRICK LINTON, TRUSTEE MICHAEL H. BOGDAN, TRUSTEE

GAS HOUSE PIKE
(80' R/W)
DEDICATED TO PUBLIC USE
BY P.8.65 P.102

THE OWNERS HAVE SHOWN TO AND SUBSCRIBED BEFORE ME THIS _____ DAY OF _____ 2005.

NOTARY PUBLIC MY COMMISSION EXPIRES _____

THE OWNERS HAVE SHOWN TO AND SUBSCRIBED BEFORE ME THIS _____ DAY OF _____ 2005.

NOTARY PUBLIC MY COMMISSION EXPIRES _____

FINAL SUBDIVISION PLAT #
LOT 102-105 and 107

RIVERSIDE CORPORATE PARK

PREVIOUSLY RECORDED IN PLAT BOOK 65 AT PAGE 102
SITUATED ON MONOCACY BOULEVARD
CITY OF FREDERICK
FREDERICK ELECTION DISTRICT No.28
FREDERICK COUNTY, MARYLAND
SCALE: 1"=100' MARCH, 2005

Harris, Smariga & Associates, Inc.

Planners/Engineers/Surveyors
125 South Carroll Street/Frederick, MD 21701
PHONE 301-662-4488/FAX 301-662-4906



SYMBOLS:	DATE	REVISIONS
o T-BAR TO BE SET		
□ CONCRETE MONUMENT (EXCEPT WHERE NOTED)		
34-0		
AND		
MINIMUM BUILDING RESTRICTION LINES		
FRONT: 30'		
REAR: 10'		
SIDE: 20' SUM OF BOTH SIDES WITH LEAST SIDE OF 10'		
ORATE		
MAXIMUM BUILDING HEIGHT: 60', 1' ADDITIONAL SETBACK IS REQUIRED FOR EACH FOOT OF HEIGHT ABOVE 60'		

Recorded _____ Plat Book _____ Page _____ Job No. 2496