

COORDINATES

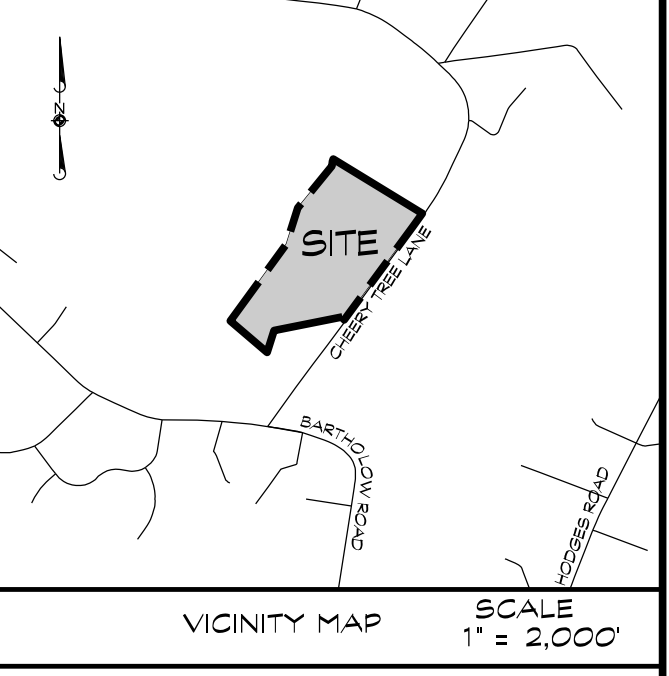
NAME	NORTHING	EASTING
RW1	645155.7780	1324371.5833
RW2	645087.5418	1324322.6319
RW3	644750.7841	1324074.0896
RW4	644626.2523	1323982.6676
RW5	644477.7071	1323872.3089
RW6	644354.2671	1323782.0843
RW7	644166.4025	1323642.9953
RW8	644049.1401	1323556.4559
LC14	644835.7264	1324136.7808
LC15	644873.3018	1324085.8686
LC16	644953.5568	1324030.0697
LC17	645017.3553	1323948.2062
LC18	645073.2041	1323803.7427
LC19	645193.4000	1323662.6274
LC20	645411.4317	1323683.6698
LC21	645578.8389	1323678.4151
LC22	644819.6345	1324124.9043
LC23	644859.1720	1324071.3337
LC24	644939.6475	1324015.3814
LC25	644974.4907	1323970.6722
LC26	644705.4303	1323714.9118
LC27	644549.0937	1323925.3442
LC34	644829.7881	1324144.8267
LC35	644813.6962	1324132.9502
OL14	644040.2513	1323562.3244
OL15	644160.4583	1323651.0369
OL16	644348.3414	1323790.1395
OL17	644471.7748	1323880.3593
OL18	644620.3115	1323990.7117
OL19	644744.8561	1324082.1430
OL20	645081.6578	1324330.7179
OL21	645150.5539	1324380.1428

DRAINAGE & UTILITY EASEMENT LINE DATA

LINE NO.	BEARING	DISTANCE
DU1	S 43°32'54" W	220.23'
DU2	S 70°26'21" W	56.13'
DU3	S 58°18'39" E	13.35'
DU4	S 18°24'02" W	67.75'
DU5	S 43°32'54" W	16.24'
DU6	N 53°23'25" W	17.63'
DU7	N 44°16'27" W	131.57'
DU8	N 81°42'20" W	4.75'
DU9	N 2°52'59" W	33.14'
DU10	N 87°07'01" E	39.99'
DU11	S 31°12'11" E	111.60'
DU12	N 18°24'02" E	57.01'
DU13	N 58°18'39" E	29.78'
DU14	N 70°26'21" E	51.48'
DU15	N 43°32'54" E	208.41'
DU16	S 52°04'11" E	35.17'

SUBDIVISION/SITE Bradley's Overlook

Test #	Test Type	Percolation Rate	Percolation Rate	Comments	Date	Test #	San.
1-1	DT	24 min at 4 ft.	5 min at 9 ft.	>2 minutes at 13 feet	05/08/18	1-1	387,388
1-2	DT	5 min at 4 ft.	4 min at 9 ft.	>2 minutes at 13 feet	05/08/18	1-2	387,388
1-3	OH			Satisfactory soils to 13 feet	05/08/18	1-3	387,388
2-1	MTF	9 min at 3.5 ft.		>2 minutes at 7.5 feet	05/08/18	2-1	387,388
2-2	MTF	>30 min at 3.5 ft.		>2 minutes at 7.5 feet	05/08/18	2-2	387,388
2-3	MTF	>30 min at 3.5 ft.		>50% rock at 2.5 feet	05/08/18	2-3	387,388
2-4	MTF	>30 min at 3.5 ft.		>2 minutes at 7.5 feet	05/08/18	2-4	387,388
2-5	MTF	>30 min at 4 ft.	3 min at 7 ft.	>2 minutes at 11 feet	05/08/18	2-5	387,388
2-6	MTF	3 min at 7 ft.		>2 minutes at 14 feet	05/08/18	2-6	387,388
2-7	MTF	3 min at 4 ft.	3 min at 7 ft.	>2 minutes at 12 feet	05/08/18	2-7	387,388
4-1	ST	14 min at 3 ft.		>2 minutes at 12 feet	05/09/18	4-1	388
4-2	ST	4 min at 3 ft.		>2 minutes at 7 feet	05/09/18	4-2	388
4-3	ST	6 min at 3 ft.		>2 minutes at 7 feet	05/09/18	4-3	388
A	DT	3 min at 5 ft.	4 min at 8 ft.	>2 minutes at 12 feet	10/12/21	A	388,403
B	DT	6 min at 5 ft.	5 min at 8 ft.	>2 minutes at 12 feet	10/12/21	B	388,403
C	TZ			>2 minutes at 12 feet	10/12/21	C	388,403
D	MTF	6 min at 5 ft.		>2 minutes at 9 feet	10/12/21	D	388,403
E	MTF	3 min at 5 ft.		>2 minutes at 10.5 feet	10/12/21	E	388,403
F	OH			Satisfactory soils to 8 feet	10/12/21	F	388,403
G	DT	9 min at 4 ft.	5 min at 9 ft.	>2 minutes at 13 feet	10/12/21	G	388,403
L	DT	7 min at 4 ft.	7 min at 9 ft.	>2 minutes at 13 feet	10/12/21	L	388,403



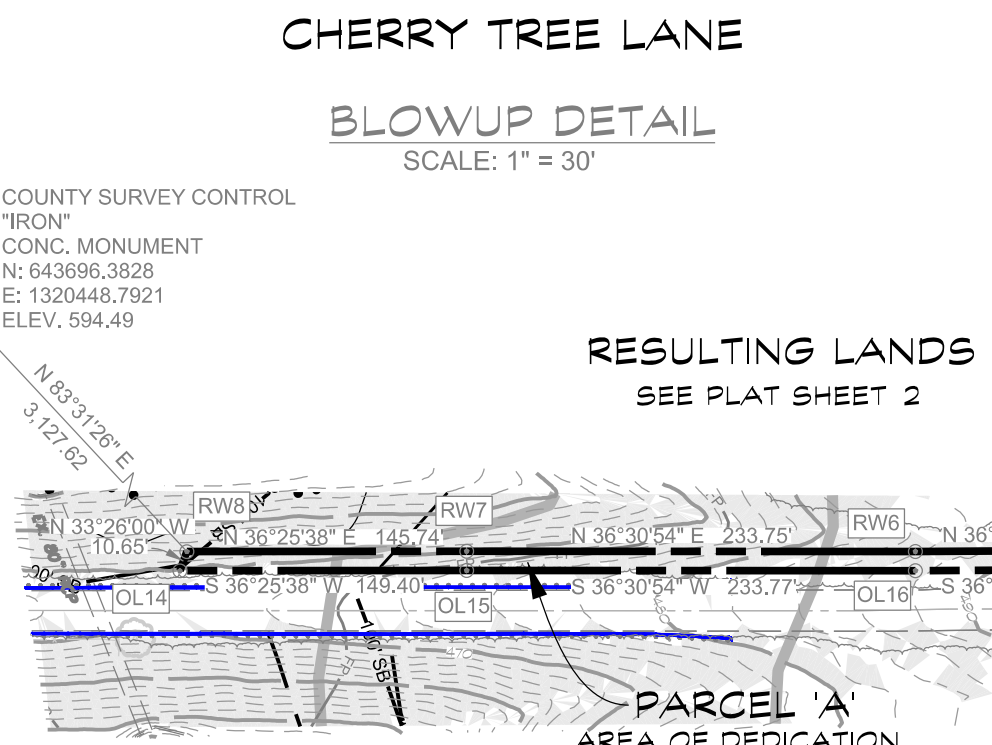
GENERAL NOTES

- OWNER: CHERRY TREE LLC
DEED REFERENCE: LIBER 10803, FOLIO 021
DATE: JANUARY 4, 2022
GRANTOR: JGK, LLC
- NO GRADING, FILLING OR CONSTRUCTION SHALL BE PERMITTED WHICH OBSTRUCTS OR INHIBITS THE SURFACE FLOW OF WATER WITHIN DRAINAGE AND UTILITY EASEMENTS AS SHOWN HEREON.
- ANY MODIFICATION OR PLAT REASSEMBLY SHALL BE SUBJECT TO APPROVAL BY THE CARROLL COUNTY PLANNING AND ZONING COMMISSION.
- IF AND WHEN PUBLIC/COMMUNITY WATER AND/OR SEWERAGE FACILITIES BECOME AVAILABLE TO THE LOTS IN THIS SUBDIVISION, THE LOT OWNER(S) SHALL BE REQUIRED TO CONNECT TO THE SYSTEM IN ACCORDANCE WITH APPLICABLE LAW.
- THE AREAS SHOWN AS PARCEL 'A' CONTAINING 0.2202 ACRES AND PARCEL 'B' CONTAINING 0.0912 ACRES, IS TO BE CONVEYED TO THE CARROLL COUNTY COMMISSIONERS BY A DEED TO BE RECORDED SIMULTANEOUSLY HERewith.
- LOTS 1, 2, 3, 4, OFF CONVEYANCE 1 AND OFF CONVEYANCE 2 SHALL UTILIZE THE USE-IN-COMMON DRIVEWAY AS SHOWN HEREON AS KENARD DRIVE. A DECLARATION OF MAINTENANCE OF OBLIGATIONS SETTING FORTH THE RESPONSIBILITIES FOR MAINTENANCE OF THE USE-IN-COMMON DRIVEWAY AND DELINEATING AN EASEMENT FOR INGRESS AND EGRESS IS INTENDED TO BE RECORDED SIMULTANEOUSLY HERewith.
- LOT 3 CONTAIN A PRIVATE STORMWATER MANAGEMENT FACILITY. A STORMWATER MANAGEMENT EASEMENT AND MAINTENANCE AGREEMENT SHALL BE GRANTED TO THE COUNTY COMMISSIONERS OF CARROLL COUNTY AS AN EASEMENT OF ACCESS TO THE COUNTY COMMISSIONERS OR AUTHORIZED REPRESENTATIVES BY A DEED TO BE RECORDED SIMULTANEOUSLY HERewith.
- A "STORMWATER MANAGEMENT EASEMENT" IS TO BE GRANTED TO THE COUNTY COMMISSIONERS OF CARROLL COUNTY AS AN EASEMENT OF ACCESS TO THE DRAINAGE AND UTILITY EASEMENT FOR THE COUNTY COMMISSIONERS OR AUTHORIZED REPRESENTATIVES BY A DEED INTENDED TO BE RECORDED SIMULTANEOUSLY HERewith.
- THE AREA SHOWN HEREON AS FOREST CONSERVATION EASEMENT, WITH A TOTAL ACREAGE OF 26.5982 ACRES, SHALL BE GRANTED TO THE CARROLL COUNTY COMMISSIONERS BY A DEED TO BE RECORDED SIMULTANEOUSLY HERewith.
- THE AREA SHOWN HEREON AS FORESTED WATER RESOURCE PROTECTION EASEMENT, WITH A TOTAL ACREAGE OF 14.1014 ACRES, SHALL BE GRANTED TO THE CARROLL COUNTY COMMISSIONERS BY A DEED TO BE RECORDED SIMULTANEOUSLY HERewith.
- THE AREA SHOWN HEREON AS FLOODPLAIN EASEMENT, WITH A TOTAL ACREAGE OF 11.3025 ACRES, SHALL BE GRANTED TO THE CARROLL COUNTY COMMISSIONERS BY A DEED TO BE RECORDED SIMULTANEOUSLY HERewith.
- THE AREA SHOWN HEREON AS DRAINAGE AND UTILITY EASEMENT, WITH A TOTAL ACREAGE OF 0.7683 ACRES, SHALL BE GRANTED TO THE CARROLL COUNTY COMMISSIONERS BY A DEED TO BE RECORDED SIMULTANEOUSLY HERewith.
- THE AREA SHOWN HEREON AS OPEN SPACE CONSERVATION EASEMENT, WITH A TOTAL ACREAGE OF 4.4610 ACRES, SHALL BE GRANTED TO THE CARROLL COUNTY COMMISSIONERS BY A DEED TO BE RECORDED SIMULTANEOUSLY HERewith.
- THE ENTIRE TRACT IS LOCATED WITHIN THE CONSERVATION DISTRICT ESTABLISHED BY THE CARROLL COUNTY ZONING ORDINANCE, THE REGULATIONS FOR CLUSTER SUBDIVISIONS WITHIN THE CONSERVATION DISTRICT PROHIBIT FURTHER SUBDIVISION OF THE AREA DESIGNATED ON THIS PLAT AS OPEN SPACE AND LOTS SHOWN HEREON
- THE PROPERTY IS WITHIN A SURFACE WATER PROTECTION AREA AND PARTIALLY IN A SURFACE WATER MANAGEMENT ZONE.

NOTE:
A PERCOLATION TEST IS ONLY ONE OF THE CRITERIA USED IN CONSIDERING A LOT FOR INSTALLATION OF A SEPTIC SYSTEM. ADDITIONAL TESTING CAN BE REQUIRED AND MAY BE SUBJECT TO SCHEDULING DURING THE WET WEATHER PERIOD. THE ENTIRE LOT IS EVALUATED WHEN APPLICATION FOR A SEPTIC PERMIT IS MADE. ADJOINING PROPERTY HISTORY, PERCOLATION TEST METHODOLOGY, ADJOINING WELLS AND SEPTIC SYSTEMS, PROPOSED NUMBER OF BEDROOMS, HISTORY OF FAILING SEPTIC SYSTEMS AND WELLS, DESIGN, SOIL AND GEOLOGICAL CONDITIONS, AND TOPOGRAPHY IN THE IMMEDIATE AREA ARE THEN USED TO DETERMINE IF THE LOT IS SUITABLE FOR THE UNDERGROUND DISPOSAL OF SEWAGE. ISSUANCE OF A SEPTIC SYSTEM PERMIT CONSTITUTES LOT APPROVAL BY THE HEALTH DEPARTMENT.

NOTE:
FOR CONSTRUCTION OF A DWELLING (OR OTHER FACILITIES), EXCEEDING A FOUR BEDROOM HOUSE SIZE (600 GPD) IT MUST BE DEMONSTRATED THAT THERE IS ADEQUATE AREA FOR AN INITIAL SEPTIC SYSTEM AND TWO REPLACEMENT SEPTIC SYSTEMS IN ACCORDANCE WITH COMAR 26.04.02.04F (EFFECTIVE 11/16/1985)

COORDINATES SHOWN HEREON ARE BASED UPON THE MARYLAND COORDINATE SYSTEM AND ARE DESIGNATED THUS: XXXX



DATA TABULATIONS

- (THIS SHEET)
- TOTAL NUMBER OF LOTS: 4
 - TOTAL AREA OF LOTS: 7.6217 AC.
 - TOTAL AREA OF PARCELS:
PARCEL 'A' AREA OF DEDICATION: 0.2202 AC.
PARCEL 'B' AREA OF DEDICATION: 0.0912 AC.
 - TOTAL AREA OF PLAT: 7.9331 AC.

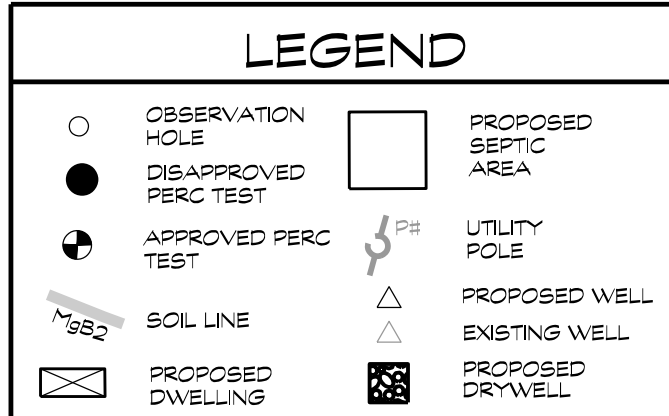
DATA TABULATIONS

- (TOTAL SUBDIVISION)
- TOTAL NUMBER OF LOTS: 5 (4 LOTS + RESULTING LANDS)
 - TOTAL AREA OF LOTS: 35.0177 AC.
 - TOTAL AREA OF PARCELS:
PARCEL 'A' AREA OF DEDICATION: 0.2202 AC.
PARCEL 'B' AREA OF DEDICATION: 0.0912 AC.
 - TOTAL AREA OF EASEMENTS:
FORESTED WATER RESOURCE PROTECTION EASEMENT: 14.1014 AC.
FLOODPLAIN EASEMENT: 11.3025 AC.
FOREST CONSERVATION EASEMENT: 25.0333 AC.
OPEN SPACE CONSERVATION EASEMENT: 4.4610 AC.
DRAINAGE & UTILITY EASEMENT: 0.7683 AC.
 - TOTAL AREA OF SUBDIVISION: 35.3291 AC.

INGRESS/EGRESS CURVE DATA

NUMBER	RADIUS	ARC	DELTA	TAN	CHORD BEARING	DIST
C1	50.00'	261.41'	299°33'07"	0.00'	N 27°46'55" E	50.34'

CURVES ARE DESIGNATED AS THUS:



OWNER/ DEVELOPER
CHERRY TREE LLC
112 S. MAIN STREET
MOUNT AIRY, MD 21771

THERE ARE NO WELLS OR SEPTIC AREAS WITHIN 100 FEET OF THE PROPERTY UNLESS OTHERWISE SHOWN HEREON.

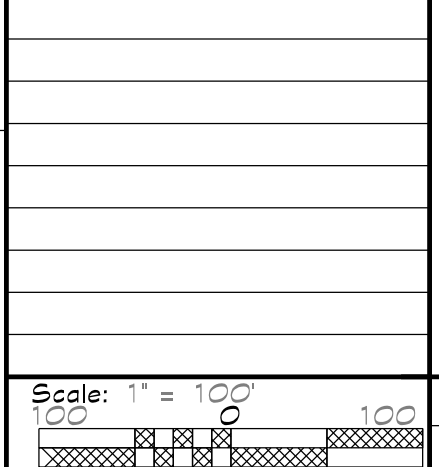
Javier Morales Roldán
Professional Land Surveyor Reg. No. 21885
License Expires 08/09/2025

PERC TESTS SHOWN HEREON HAVE BEEN FIELD LOCATED BY CARROLL LAND SERVICES, INC.

Javier Morales Roldán
Professional Land Surveyor Reg. No. 21885
License Expires 08/09/2025

THE SAID PERC TESTS WERE OBSERVED BY OF THE CARROLL COUNTY HEALTH DEPARTMENT AND THE RESULTS OF THE SAME ARE SHOWN HEREON.

Date	Revision	By
8/30/24	REVD	COUNTY COMMS



FINAL PRELIMINARY PLAN
SHEET 1 OF 2
BRADLEYS OVERLOOK

A CLUSTER SUBDIVISION
CHERRY TREE LANE
TAX MAP: 68 * BLOCK: 10 * PARCEL: 580
5th ELECTION DISTRICT * CARROLL COUNTY, MD

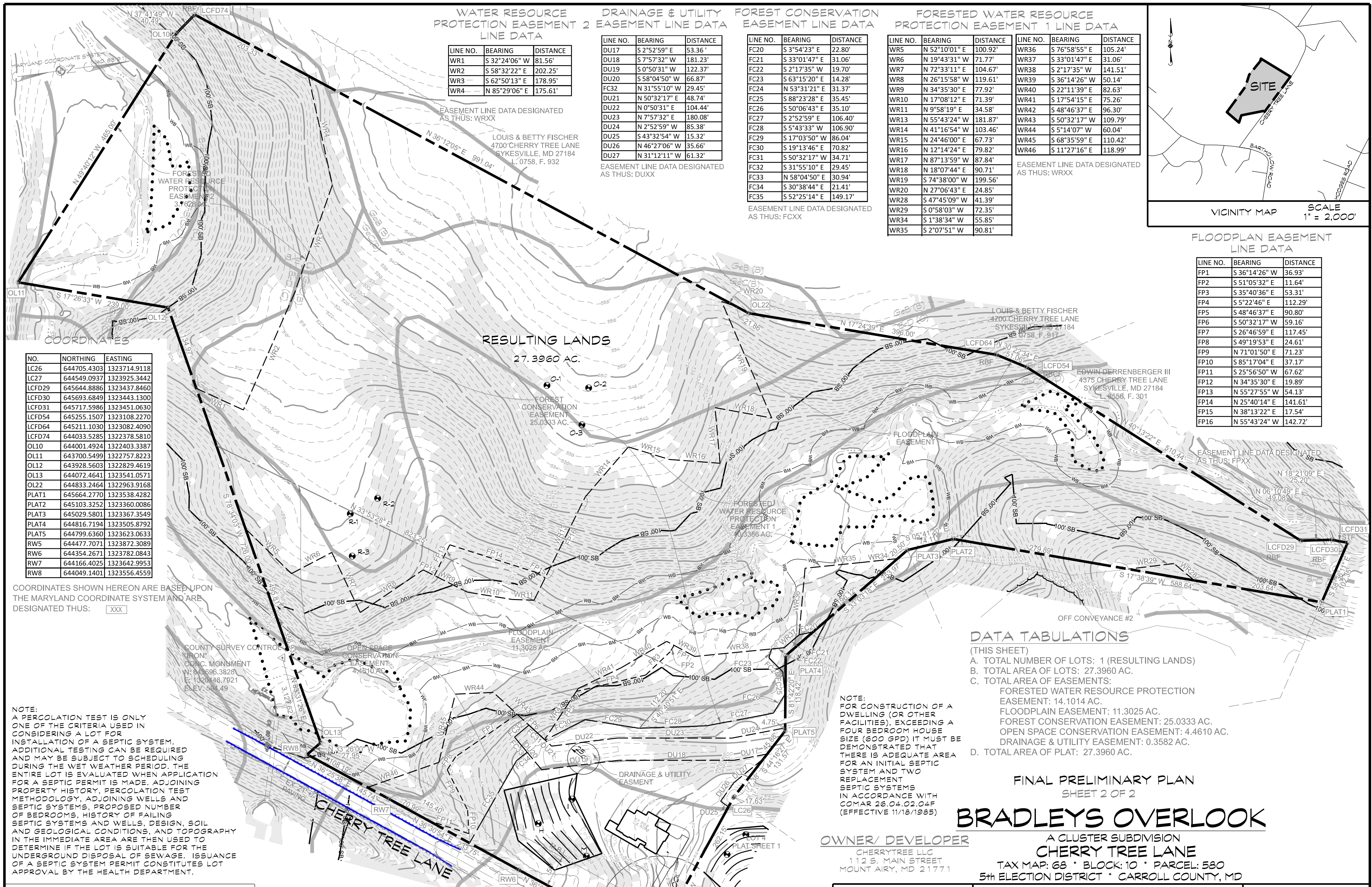


439 East Main Street Westminster, MD 21157-5539
(410) 848-1790 FAX (410) 848-1791

Surveyed By: BMM
Computed By: BMM
Checked By: BMM
Date: FEBRUARY, 2024
Drawing No.: 2021082
County File No.: FX-23-0003

Javier Morales Roldán
Professional Land Surveyor
Registration No. 21885
License Expires 08/09/2025

CAD Drawing File Name:



WATER RESOURCE PROTECTION EASEMENT 2 EASEMENT LINE DATA

LINE NO.	BEARING	DISTANCE
WR1	S 32°24'06" W	81.56'
WR2	S 58°32'22" E	202.25'
WR3	S 62°50'13" E	178.95'
WR4	N 85°29'06" E	175.61'

DRAINAGE & UTILITY EASEMENT LINE DATA

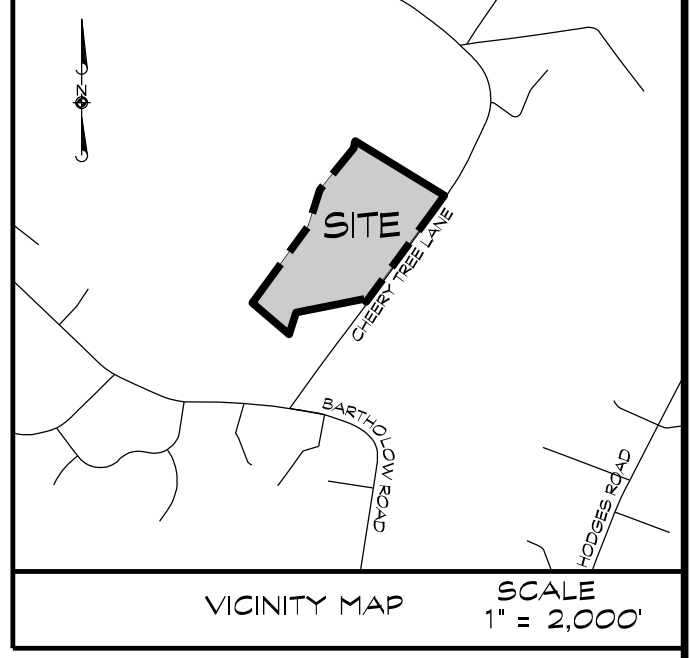
LINE NO.	BEARING	DISTANCE
DU17	S 2°52'59" E	53.36'
DU18	S 7°57'32" W	181.23'
DU19	S 0°50'31" W	122.37'
DU20	S 58°04'50" W	66.87'
FC32	N 31°55'10" W	29.45'
DU21	N 50°32'17" E	48.74'
DU22	N 0°50'31" E	104.44'
DU23	N 7°57'32" E	180.08'
DU24	N 2°52'59" W	85.38'
DU25	S 43°32'54" W	15.32'
DU26	N 46°27'06" W	35.66'
DU27	N 31°12'11" W	61.32'

FOREST CONSERVATION EASEMENT LINE DATA

LINE NO.	BEARING	DISTANCE
FC20	S 3°54'23" E	22.80'
FC21	S 33°01'47" E	31.06'
FC22	S 2°17'35" W	19.70'
FC23	S 63°15'20" W	14.28'
FC24	N 53°31'21" E	31.37'
FC25	S 88°23'28" E	35.45'
FC26	S 50°06'43" E	35.10'
FC27	S 2°52'59" E	106.40'
FC28	S 5°43'33" W	106.90'
FC29	S 17°03'50" W	86.04'
FC30	S 19°13'46" E	70.82'
FC31	S 50°32'17" W	34.71'
FC32	S 31°55'10" E	29.45'
FC33	N 58°04'50" E	30.94'
FC34	S 30°38'44" E	21.41'
FC35	S 52°25'14" E	149.17'

FORESTED WATER RESOURCE PROTECTION EASEMENT 1 LINE DATA

LINE NO.	BEARING	DISTANCE	LINE NO.	BEARING	DISTANCE
WR5	N 52°10'01" E	100.92'	WR36	S 76°58'55" E	105.24'
WR6	N 19°43'31" W	71.77'	WR37	S 33°01'47" E	31.06'
WR7	N 72°33'11" E	104.67'	WR38	S 2°17'35" W	141.51'
WR8	N 26°15'58" W	119.61'	WR39	S 36°14'26" W	50.14'
WR9	N 34°35'30" E	77.92'	WR40	S 22°11'39" E	82.63'
WR10	N 17°08'12" E	71.39'	WR41	S 17°54'15" E	75.26'
WR11	N 9°58'19" E	34.58'	WR42	S 48°46'37" E	96.30'
WR13	N 55°43'24" W	181.87'	WR43	S 50°32'17" W	109.79'
WR14	N 41°16'54" W	103.46'	WR44	S 5°14'07" W	60.04'
WR15	N 24°46'00" E	67.73'	WR45	S 68°35'59" E	110.42'
WR16	N 12°14'24" E	79.82'	WR46	S 11°27'16" E	118.99'
WR17	N 87°13'59" W	87.84'			
WR18	N 18°07'44" E	90.71'			
WR19	S 74°38'00" W	199.56'			
WR20	N 27°06'43" E	24.85'			
WR28	S 47°45'09" W	41.39'			
WR29	S 0°58'03" W	72.35'			
WR34	S 1°38'34" W	55.85'			
WR35	S 2°07'51" W	90.81'			



FLOODPLAN EASEMENT LINE DATA

LINE NO.	BEARING	DISTANCE
FP1	S 36°14'26" W	36.93'
FP2	S 51°05'32" E	11.64'
FP3	S 35°40'36" E	53.31'
FP4	S 5°22'46" E	112.29'
FP5	S 48°46'37" E	90.80'
FP6	S 50°32'17" W	59.16'
FP7	S 26°46'59" E	117.45'
FP8	S 49°19'53" E	24.61'
FP9	N 71°01'50" E	71.23'
FP10	S 85°17'04" E	37.17'
FP11	S 25°56'50" W	67.62'
FP12	N 34°35'30" E	19.89'
FP13	N 55°27'55" W	54.13'
FP14	N 25°40'14" E	141.61'
FP15	N 38°13'22" E	17.54'
FP16	N 55°43'24" W	142.72'

COORDINATES

NO.	NORTHING	EASTING
LC26	644705.4303	1323714.9118
LC27	644549.0937	1323925.3442
LCFD29	645644.8886	1323437.8460
LCFD30	645693.6849	1323443.1300
LCFD31	645717.5986	1323451.0630
LCFD54	645255.1507	1323108.2270
LCFD64	645211.1030	1323082.4090
LCFD74	644033.5285	1322378.5810
OL10	644001.4924	1322403.3387
OL11	643700.5499	1322757.8223
OL12	643928.5603	1322829.4619
OL13	644072.4641	1323541.0571
OL22	644833.2464	1322963.9168
PLAT1	645664.2770	1323538.4282
PLAT2	645103.3252	1323360.0086
PLAT3	645029.5801	1323367.3549
PLAT4	644816.7194	1323505.8792
PLAT5	644799.6360	1323623.0633
RW5	644477.7071	1323872.3089
RW6	644354.2671	1323782.0843
RW7	644166.4025	1323642.9953
RW8	644049.1401	1323556.4559

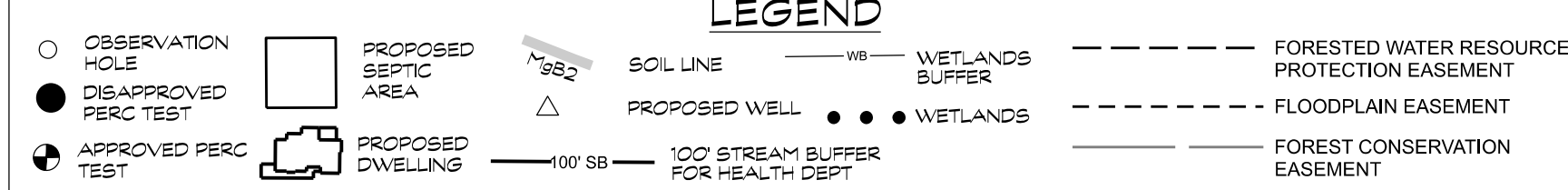
COORDINATES SHOWN HEREON ARE BASED UPON THE MARYLAND COORDINATE SYSTEM AND ARE DESIGNATED THUS: **XXX**

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THERE ARE NO WELLS OR SEPTIC AREAS WITHIN 100 FEET OF THE PROPERTY UNLESS OTHERWISE SHOWN HEREON.

SUBDIVISION/SITE Bradley's Overlook

Test #	Test Type	Percolation Rate	Percolation Rate	Comments	Date	Test #	San.
R-1	TZ			>2 minutes at 12 feet	05/09/18	R-1	388
R-2	DT	3 min at 4 ft.	2 min at 8 ft.	>2 minutes at 12 feet	05/09/18	R-2	388
R-3	DT	3 min at 4 ft.	2 min at 8 ft.	>2 minutes at 12 feet	05/09/18	R-3	388
O-1	DT	9 min at 4 ft.	4 min at 8 ft.	>2 minutes at 12 feet	05/09/18	O-1	388
O-2	TZ			>2 minutes at 12 feet	05/09/18	O-2	388
O-3	TZ			>50% rock 1.8 to 5 feet	05/09/18	O-3	388
H	MTF	15 min at 3.5 ft.		>2 minutes at 7.5 feet	10/19/21	H	388, 403
I	MTF	14 min at 3.5 ft.		>2 minutes at 7.5 feet, >50% rock at	10/19/21	I	388, 403
J	OH			>50% rock at 5 feet		J	388, 403
M	MTF	24 min at 3.5 ft.		>2 minutes at 7.5 feet	10/19/21	M	388, 403



NOTE:
IF GRAVITY FLOW TO THE SEWAGE DISPOSAL AREA CANNOT BE ENSURED A PUMPED SEWAGE DISPOSAL SYSTEM WILL BE REQUIRED.

DATA TABULATIONS

- (THIS SHEET)
- A. TOTAL NUMBER OF LOTS: 1 (RESULTING LANDS)
 - B. TOTAL AREA OF LOTS: 27.3960 AC.
 - C. TOTAL AREA OF EASEMENTS:
 - FORESTED WATER RESOURCE PROTECTION EASEMENT: 14.1014 AC.
 - FLOODPLAIN EASEMENT: 11.3025 AC.
 - FOREST CONSERVATION EASEMENT: 25.0333 AC.
 - OPEN SPACE CONSERVATION EASEMENT: 4.4610 AC.
 - DRAINAGE & UTILITY EASEMENT: 0.3582 AC.
 - D. TOTAL AREA OF PLAT: 27.3960 AC.

FINAL PRELIMINARY PLAN
SHEET 2 OF 2

BRADLEYS OVERLOOK

A CLUSTER SUBDIVISION
CHERRY TREE LANE
TAX MAP: 68 * BLOCK: 10 * PARCEL: 580
5th ELECTION DISTRICT * CARROLL COUNTY, MD

OWNER/ DEVELOPER
CHERRYTREE LLC
112 S. MAIN STREET
MOUNT AIRY, MD 21771

Date	Revision	By
8/30/24	REVD COUNTY COMMS	



439 East Main Street Westminster, MD 21157-5539
(410) 848-1790 FAX (410) 848-1791

Surveyed By: BMM
Computed By: BMM
Drawn By: BMM
Checked By:

Javier Morales Roldan
Professional Land Surveyor
Registration No. 21885
License Expires 08/09/2025
Date: FEBRUARY, 2024
Drawing No.: 2021082
County File No.: FX-23-0003

CAD Drawing File Name: