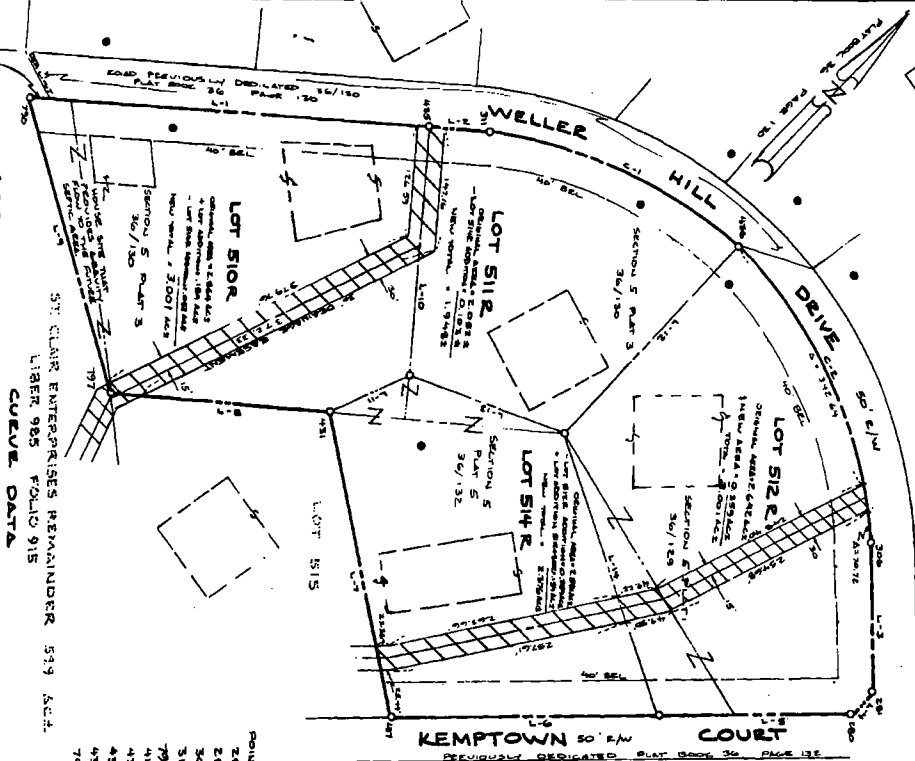




**DRAINAGE EASEMENT**



- DEED INFORMATION**
- A) A PART OF THE LANDS CONVEYED BY SIDEWAY PROPERTIES TO ST CLAIR ENTERPRISES, INC. BY DEED DATED APRIL 26, 1976 RECORDED 1785 F.915.
  - B) ALL OF THE LANDS CONVEYED BY ST. CLAIR ENTERPRISES TO NINA CONSTRUCTION CORPORATION BY DEED DATED NOVEMBER 19, 1987 RECORDED L1428 F.456.

**LINE DATA**

LINE	DISTANCE	BEARING
L1	462.00'	N 54° 46' 39" E
L2	63.00'	N 54° 46' 39" E
L3	170.00'	S 04° 32' 55" E
L4	36.36'	S 04° 27' 25" W
L5	210.26'	S 43° 27' 25" W
L6	309.64'	S 43° 27' 25" W
L7	358.79'	N 51° 44' 14" W
L8	251.16'	S 53° 03' 52" W
L9	351.19'	N 53° 14' 37" E
L10	282.28'	S 35° 13' 17" E
L11	103.14'	S 26° 10' 53" W
L12	291.44'	S 02° 45' 21" W
L13	187.44'	S 70° 39' 28" W
L14	343.17'	N 59° 14' 40" W

**OUTLINE COORDINATES**

POINT NO.	NORTHING	EASTING
200	19,873.275	15,773.630
201	19,808.591	15,776.438
202	19,697.727	15,645.934
203	19,777.003	15,031.015
204	19,273.597	14,930.667
205	17,185.282	15,378.534
206	17,412.408	15,094.821
207	17,740.668	14,979.550
208	17,825.143	15,332.781
209	17,479.207	14,602.134

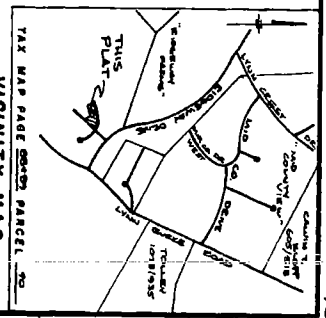
NOTE: THE PURPOSE OF THIS PLAT IS TO CORRECT LOT LINES AND DEEDS. ALSO TO ADD A DRAINAGE EASEMENT TO LOT 512.

ST. CLAIR ENTERPRISES REMAINDER 539 AC.  
LIBER 985 FOLIO 915

TOTAL AREA OF LOTS... 10,327 AC.  
TOTAL OCEANATED AREA... 10,327 AC.  
TOTAL AREA OTHER... 10,327 AC.  
TOTAL AREA OF SUBDIVISION... 10,327 AC.  
TOTAL NO. OF LOTS... 4

APPROVED FREDERICK COUNTY PLANNING COMMISSION  
DATE: March 19, 1988

APPROVED FREDERICK COUNTY DEPARTMENT OF HEALTH  
DATE: 3-1-88



**OWNERS CERTIFICATION AND DEDICATION**

We (I), ST. CLAIR ENTERPRISES, INC., AND NINA CONSTRUCTION CORPORATION, owner(s) of the property described herein, hereby adopt this plan of subdivision, and the approval of this final plat by the Planning Commission, and the plat and the setting of monuments and markers have been complied with.

We (I) certify that there are no suits, actions of law, leases, mortgages, trusts, easements, or rights-of-way affecting the property included in this plan of subdivision, except as herein indicated.

Code of Maryland, Real Property Book, Title 3, Subtitle 1, Section 3-108, 1539 and the requirements of the Frederick County Code Section 1-16-108, 1539 are hereby adopted and amended so far as they may concern the making of this plat and the setting of monuments and markers have been complied with.

Date: March 1, 1988  
S. David R. St. Clair  
 President  
N. Persson  
 Vice President

**SURVEYORS CERTIFICATION**

I hereby certify that the final plat shown herein is correct, that it is a subdivision of 10,327 AC. of land, and that the same has been surveyed and returned to the Frederick County, in Liber 985 and recorded in the Public Records of Frederick County, in Folio 915.

and that the requirements of the Annotated Code of Maryland, Real Property Book, Title 3, Subtitle 1, Section 3-108, 1539 and the requirements of the Frederick County Code Section 1-16-108, 1539 are hereby adopted and amended so far as they may concern the making of this plat and the setting of monuments and markers have been complied with.

**NOTARY CERTIFICATION**

The owner(s) have shown to and subscribed before me this 19 day of MARCH, 1988.

Carol P. Allen  
 Notary Public

**COLLECTION PLAT RIDGEWAY FARMS**

SECTION 5 LOTS SIDE-STEP-4 SIDE FRONT REAR SIDE  
 THE PURPOSE OF THIS PLAT IS TO CORRECT LINES AND DEEDS.  
 SECTION 5 LOTS SIDE-STEP-4 SIDE FRONT REAR SIDE  
 FREDERICK COUNTY, MARYLAND

ROTHENHOEFER ENGINEERS INC.  
 102 WEST CHURCH STREET  
 FREDERICK, MARYLAND 21701

DWG NO. 980-112

DATE: 3-1-88

COMMUNITY PANEL

# 240027-0195B.

LOT 510R  
N 26° 10' 53" E  
103.15'

N 70° 39' 38" E

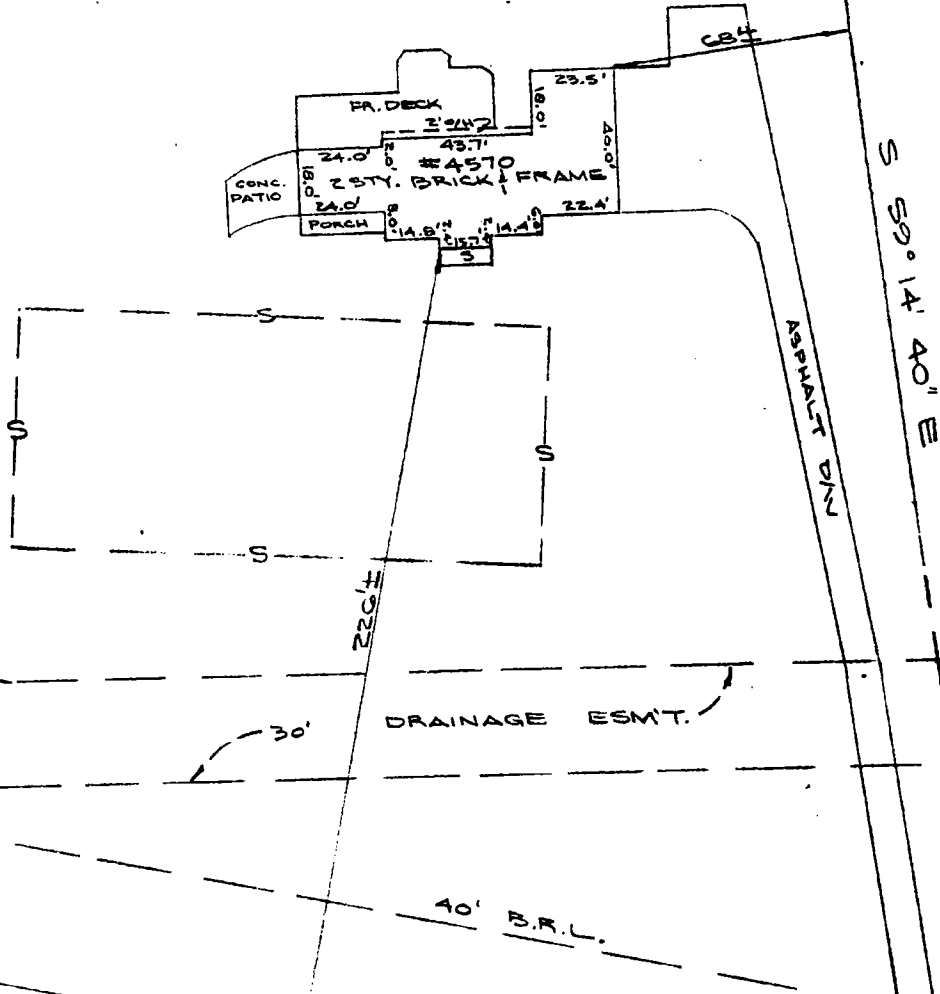
LOT 511R

SHED  
24.0'

LOT 514R  
2.376 Ac. ±

CURRENT OWNERS  
HAL M. & ELIZABETH E. TEMPLETON

LOT 515  
358.79'



HOUSE LOCATION  
LOT 514R - SECTION 5  
RIDGEWAY FARMS  
#4570 KEMPTOWN COURT  
NEW MARKET (#9) ELECTION  
DISTRICT  
FREDERICK COUNTY, MD.

309.64'  
S 49° 27' 25" W



KEMPTOWN COURT  
50' R/W

CERTIFICATE

I hereby certify that the property delineated hereon is in accordance with the Plat of Subdivision and/or deed of record, that the improvements were located by accepted field prac-

REFERENCES

PLAT BK. 37

ZENITH SURVEYS

SURVEYING • PLANNING  
P.O. Box 165 • Adamstown, MD 21710

8/2/09

FREDERICK COUNTY HEALTH DEPARTMENT  
ENVIRONMENTAL HEALTH SERVICES  
350 Montevue Lane, Frederick, MD 21702-8245  
(301) 600-1715 (Information) / (301) 600-3180 (Fax #)

**INFORMATION RESEARCH REQUEST FORM**

Date: Oct 2 2009

This letter serves as a formal request for information on the property located at:

Street Address: 4570 Kempton Court  
Subdivision Name: Redaway Farms  
Lot #: 518 Section: 5 Block: \_\_\_\_\_  
Tax Map: 89 Parcel #: \_\_\_\_\_

Well Identification Tag Number: FR-\_\_\_\_\_  
(Tag should be attached to well casing)

Name of property owner who had well and septic system installed (must be supplied):  
St Clare Enterprises (maybe)  
OR

Current Owner's Names Ronald and Kathryn Wilson  
AND  
Previous Owners Names St Clare Enterprises  
back to 1950 Mrs. M. Elizabeth Tompkins

Please provide me with the following information:  
 Well Completion Report       Septic Location  
 Other \_\_\_\_\_

Requested by:  
Name: Jan West  
Address: \_\_\_\_\_  
Phone: (H) \_\_\_\_\_  
(W) 301 624 5427  
(F) 410 423 1785

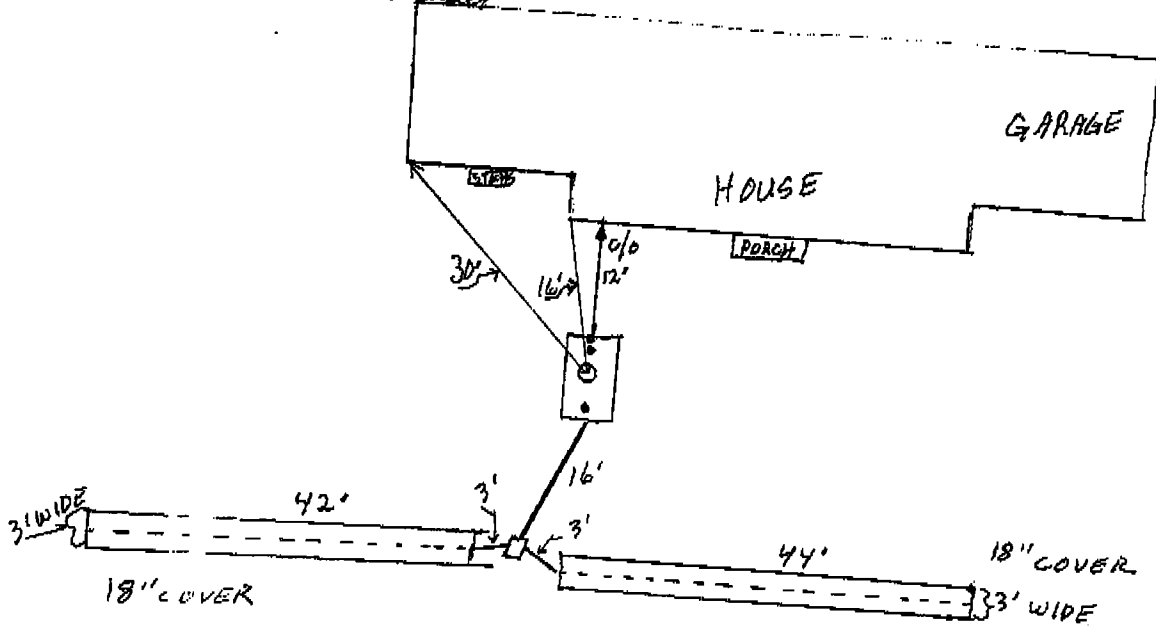
Information to be:  
\_\_\_\_\_ Picked up  
\_\_\_\_\_ Faxed  
\_\_\_\_\_ Mailed

NOTE: Requested information will be returned to you within five (5) working days. A minimum of ten (10) working days must be allowed for percolation verification information.

1250 gal

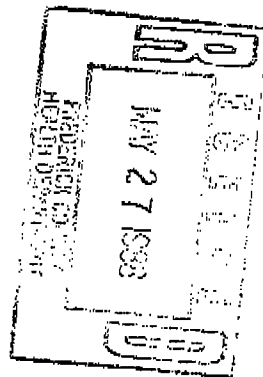
1 deep trench: 80' long  
3' wide 5' high  
7' total  
Fall

broken tank baffle  
will install PVC T  
at inlet



David Hattell  
Oct 5, 1988

KEMPTOWN COURT



FREDERICK COUNTY WELL COMPLETION REPORT  
Frederick County Health Department  
12 East Church Street, Winchester Hall  
Frederick, Maryland 21701

Completion Date 10-15-87

Well Tag No. FR-81-5122 Maryland Coordinate Location - North 055 East 0727

TO BE COMPLETED BY WELL DRILLER AND SUBMITTED TO THE FREDERICK COUNTY HEALTH DEPARTMENT WITHIN 45 DAYS AFTER COMPLETION OF WELL.

OWNER St. Clair Bill ADDRESS 12608 Juniperwood Rd., Monrovia  
Last First  
LOCATION OF PROPERTY N/W side Remington Court

If Subdivision (Name) Ridgeway Farms Lot 514 Section 5 Block \_\_\_\_\_

REASON FOR DRILLING WELL: (Circle One) - (1) New Well (First Water Supply On Lot) (2) Replace Drilled Well Which Was Not Adequate Or Went Dry (3) Replaced A Drilled Well Which Was Contaminated (4) Replace Drilled Well (Other Reasons \_\_\_\_\_) (5) Replaces A Hand Dug Well (6) Replaces A Spring (7) Replaces A Cistern (8) A Well Which Is Drilled Deeper.

CONSTRUCTION CHARACTERISTICS

(1) Total Depth of Well 180 ft. Static Water Level 48' (When Not Pumping) Amount of Reservoir 198 Gallons (Depth of Water Column x 1.5/Gal/Ft.)

(2) All Depths At Which Water Was Encountered \_\_\_\_\_  
(3) Number of Dry Holes \_\_\_\_\_ Depths \_\_\_\_\_ Cased Off 1 60-64 Flowing Into Well

(4) Amount of Casing Used 40 ft. Size 6 5/8 (Diameter/Inches) Type dub  
(Metal/Plastic) What Type of Joints welded (Threaded, Welded, Glued, Etc)

Amount of Casing Above Ground 18 Inches.

(5) Type of Grout cement Amount of Grout Used 8 (Bags, Gallons)

Bit Size Through Overburden 9 Inches Other 6 Inches.

PERFORMANCE CHARACTERISTICS

(1) Yield of Well 6 Gallons Per Minute (Exact) Type of Test - (Rig) \_\_\_\_\_ (Pump) \_\_\_\_\_

(2) Number of Hours Tested 2 Draw Down Water Level At The Time of Test 180

Any Additional Comments or Conditions Concerning The Well: \_\_\_\_\_

I Hereby Certify That The Above Information Concerning This Well Is True And Correct.

License Number MWD 303

WBJ  
Driller's Signature

FREDERICK COUNTY WELL COMPLETION REPORT  
Frederick County Health Department  
12 East Church Street, Winchester Hall  
Frederick, Maryland 21701

COMPLETION DATE \_\_\_\_\_

Well Tag No. FR-81-5647 Maryland Coordinate Location - North 555 East 0727

TO BE COMPLETED BY WELL DRILLER AND SUBMITTED TO THE FREDERICK COUNTY HEALTH DEPARTMENT WITHIN 45 DAYS AFTER COMPLETION OF WELL.

OWNER De. Chair Last BILL First ADDRESS 12608 Fingertwood Rd., Thurmont

LOCATION OF PROPERTY N/W side Kumtown Ct.

If subdivision (Name) Pedgway Farms Lot 514 Section 5 Blk. \_\_\_\_\_

REASON FOR DRILLING WELL: (Circle One) - (1) New well (first water supply on property) (2) Replace drilled well which was not adequate or went dry (3) Replaced a drilled well which was contaminated (4) Replace drilled well (other reason \_\_\_\_\_) (5) Replaces a hand dug well (6) Replaces a spring (7) Replaces a cistern (8) A well which is drilled deeper (9) Second well-double system to meet minimum yield standard.

CONSTRUCTION CHARACTERISTICS

- (1) Total depth of well \_\_\_\_\_ ft. Static water level \_\_\_\_\_ (when not pumping). Amount of reservoir \_\_\_\_\_ gallons (depth of water column x 1.5/gal./ft.)
- (2) All depths at which water was encountered \_\_\_\_\_ Cased off \_\_\_\_\_ Flowing into well \_\_\_\_\_
- (3) Number of dry holes 1 Depths 300
- (4) Amount of casing used \_\_\_\_\_ ft. Size \_\_\_\_\_ (diameter/inches) Type \_\_\_\_\_ (metal/plastic) What type of joints \_\_\_\_\_ (threaded, welded, glued, etc.) Amount of casing above ground \_\_\_\_\_ inches.
- (5) Type of grout \_\_\_\_\_ Amount of grout used \_\_\_\_\_ (bags, gallons). Bit size through overburden \_\_\_\_\_ inches Other \_\_\_\_\_ inches.

PERFORMANCE CHARACTERISTICS

- (1) Yield of well \_\_\_\_\_ gallons/per/minute (exact) Type of test - (Rig) \_\_\_\_\_ (Pump) \_\_\_\_\_
  - (2) Number of hours tested \_\_\_\_\_ Draw down water level at the time of test \_\_\_\_\_
- Any additional comments or conditions concerning the well: \_\_\_\_\_

I HEREBY CERTIFY THAT THE ABOVE INFORMATION CONCERNING THIS WELL IS TRUE AND CORRECT.

Name - Well Drilling Firm Raynor-Cornwell

License Number 303

WBD  
Drillers Signature



MARYLAND RESIDENTIAL PROPERTY DISCLOSURE AND DISCLAIMER STATEMENT

Property Address: 4570 Kemptown Court, Monrovia, MD 21770

Legal Description: \_\_\_\_\_

NOTICE TO SELLER AND PURCHASER

Section 10-702 of the Real Property Article, Annotated Code of Maryland, requires the owner of certain residential real property to furnish to the purchaser either (a) a RESIDENTIAL PROPERTY DISCLAIMER STATEMENT stating that the owner is selling the property "as is" and makes no representations or warranties as to the condition of the property or any improvements on the real property, except as otherwise provided in the contract of sale, or in a listing of latent defects; or (b) a RESIDENTIAL PROPERTY DISCLOSURE STATEMENT disclosing defects or other information about the condition of the real property actually known by the owner. Certain transfers of residential property are excluded from this requirement (see the exemptions listed below).

10-702. EXEMPTIONS. The following are specifically excluded from the provisions of §10-702:

- 1. The initial sale of single family residential real property:
A. that has never been occupied; or
B. for which a certificate of occupancy has been issued within 1 year before the seller and buyer enter into a contract of sale;
2. A transfer that is exempt from the transfer tax under §13-207 of the Tax-Property Article, except land installment contracts of sales under §13-207(a) (11) of the Tax-Property Article and options to purchase real property under §13-207(a)(12) of the Tax-Property Article;
3. A sale by a lender or an affiliate or subsidiary of a lender that acquired the real property by foreclosure or deed in lieu of foreclosure;
4. A sheriff's sale, tax sale, or sale by foreclosure, partition, or by court appointed trustee;
5. A transfer by a fiduciary in the course of the administration of a decedent's estate, guardianship, conservatorship, or trust;
6. A transfer of single family residential real property to be converted by the buyer into use other than residential use or to be demolished; or
7. A sale of unimproved real property.

Section 10-702 also requires the owner to disclose information about latent defects in the property that the owner has actual knowledge of. The owner must provide this information even if selling the property "as is." "Latent defects" are defined as: Material defects in real property or an improvement to real property that:

- (1) A purchaser would not reasonably be expected to ascertain or observe by a careful visual inspection of the real property; and
(2) Would pose a direct threat to the health or safety of:
(i) the purchaser; or
(ii) an occupant of the real property, including a tenant or invitee of the purchaser.

MARYLAND RESIDENTIAL PROPERTY DISCLOSURE STATEMENT

NOTICE TO OWNERS: Complete and sign this statement only if you elect to disclose defects, including latent defects, or other information about the condition of the property actually known by you; otherwise, sign the Residential Property Disclaimer Statement. You may wish to obtain professional advice or inspections of the property; however, you are not required to undertake or provide any independent investigation or inspection of the property in order to make the disclosure set forth below. The disclosure is based on your personal knowledge of the condition of the property at the time of the signing of this statement.

NOTICE TO PURCHASERS: The information provided is the representation of the Owners and is based upon the actual knowledge of Owners as of the date noted. Disclosure by the Owners is not a substitute for an inspection by an independent home inspection company, and you may wish to obtain such an inspection. The information contained in this statement is not a warranty by the Owners as to the condition of the property of which the Owners have no knowledge or other conditions of which the Owners have no actual knowledge.

How long have you owned the property? 1996

Property System: Water, Sewage, Heating & Air Conditioning (Answer all that apply)

Water Supply: [ ] Public, [x] Well, [ ] Other
Sewage Disposal: [ ] Public, [x] Septic System approved for (# bedrooms)
Garbage Disposal: [x] Yes, [ ] No
Dishwasher: [x] Yes, [ ] No
Heating: [ ] Oil, [ ] Natural Gas, [ ] Electric, [x] Heat Pump Age
Air Conditioning: [ ] Oil, [ ] Natural Gas, [ ] Electric, [x] Heat Pump Age
Hot Water: [ ] Oil, [ ] Natural Gas, [x] Electric Capacity 80/50 Age original

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**Please indicate your actual knowledge with respect to the following:**

1. Foundation: Any settlement or other problems?  Yes  No  Unknown  
 Comments: \_\_\_\_\_

2. Basement: Any leaks or evidence of moisture?  Yes  No  Unknown  Does Not Apply  
 Comments: \_\_\_\_\_

3. Roof: Any leaks or evidence of moisture?  Yes  No  Unknown  
 Type of Roof: \_\_\_\_\_ Age \_\_\_\_\_  
 Comments: \_\_\_\_\_  
 Is there any existing fire retardant treated plywood?  Yes  No  Unknown  
 Comments: \_\_\_\_\_

4. Other Structural Systems, including exterior walls and floors:  
 Comments: \_\_\_\_\_  
 Any defects (structural or otherwise)?  Yes  No  Unknown  
 Comments: \_\_\_\_\_

5. Plumbing System: Is the system in operating condition?  Yes  No  Unknown  
 Comments: \_\_\_\_\_

6. Heating Systems: Is heat supplied to all finished rooms?  Yes  No  Unknown  
 Comments: 2 zone heat  
 Is the system in operating condition?  Yes  No  Unknown  
 Comments: \_\_\_\_\_

7. Air Conditioning System: Is cooling supplied to all finished rooms?  Yes  No  Unknown  Does Not Apply  
 Comments: \_\_\_\_\_  
 Is the system in operating condition?  Yes  No  Unknown  Does Not Apply  
 Comments: \_\_\_\_\_

8. Electric Systems: Are there any problems with electrical fuses, circuit breakers, outlets or wiring?  
 Yes  No  Unknown  
 Comments: \_\_\_\_\_  
 Will the smoke detectors provide an alarm in the event of a power outage?  Yes  No  Does Not Apply  
 Comments: unknown

9. Septic Systems: Is the septic system functioning properly?  Yes  No  Unknown  Does Not Apply  
 When was the system last pumped? Date unknown  Unknown  
 Comments: \_\_\_\_\_

10. Water Supply: Any problem with water supply?  Yes  No  Unknown  
 Comments: \_\_\_\_\_  
 Home water treatment system:  Yes  No  Unknown  
 Comments: neutralizer  
 Fire sprinkler system:  Yes  No  Unknown  Does Not Apply  
 Comments: \_\_\_\_\_  
 Are the systems in operating condition?  Yes  No  Unknown  
 Comments: \_\_\_\_\_

11. Insulation:  
 In exterior walls?  Yes  No  Unknown  
 In ceiling/attic?  Yes  No  Unknown  
 In any other areas?  Yes  No  Unknown Where? \_\_\_\_\_  
 Comments: \_\_\_\_\_

12. Exterior Drainage: Does water stand on the property for more than 24 hours after a heavy rain?  
 Yes  No  Unknown  
 Comments: \_\_\_\_\_  
 Are gutters and downspouts in good repair?  Yes  No  Unknown  
 Comments: \_\_\_\_\_

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13. Wood-destroying insects: Any infestation and/or prior damage?  Yes  No  Unknown  
 Comments: \_\_\_\_\_  
 Any treatments or repairs?  Yes  No  Unknown  
 Any warranties?  Yes  No  Unknown  
 Comments: \_\_\_\_\_

14. Are there any hazardous or regulated materials (including, but not limited to, licensed landfills, asbestos, radon gas, lead-based paint, underground storage tanks, or other contamination) on the property?  Yes  No  Unknown  
 If yes, specify below  
 Comments: \_\_\_\_\_

15. If the property relies on the combustion of a fossil fuel for heat, ventilation, hot water, or clothes dryer operation, is a carbon monoxide alarm installed in the property?  Yes  No  Unknown  
 Comments: \_\_\_\_\_

16. Are there any zoning violations, nonconforming uses, violation of building restrictions or setback requirements or any recorded or unrecorded easement, except for utilities, on or affecting the property?  Yes  No  Unknown  
 If yes, specify below  
 Comments: \_\_\_\_\_

17. Is the property located in a flood zone, conservation area, wetland area, Chesapeake Bay critical area or Designated Historic District?  Yes  No  Unknown If yes, specify below.  
 Comments: \_\_\_\_\_

18. Is the property subject to any restriction imposed by a Home Owners Association or any other type of community association?  Yes  No  Unknown If yes, specify below.  
 Comments: \_\_\_\_\_

19. Are there any other material defects, including latent defects, affecting the physical condition of the property?  Yes  No  Unknown  
 Comments: \_\_\_\_\_

NOTE: Owner(s) may wish to disclose the condition of other buildings on the property on a separate RESIDENTIAL PROPERTY DISCLOSURE STATEMENT.

The owner(s) acknowledge having carefully examined this statement, including any comments, and verify that it is complete and accurate as of the date signed. The owner(s) further acknowledge that they have been informed of their rights and obligations under §10-702 of the Maryland Real Property Article.

Owner *Ronald B Wilson* Date 9/30/09  
**Ronald B Wilson**  
 Owner *Kathryn E Wilson* Date 9/30/09  
**Kathryn E Wilson**

The purchaser(s) acknowledge receipt of a copy of this disclosure statement and further acknowledge that they have been informed of their rights and obligations under §10-702 of the Maryland Real Property Article.

Purchaser \_\_\_\_\_ Date \_\_\_\_\_  
 Purchaser \_\_\_\_\_ Date \_\_\_\_\_

