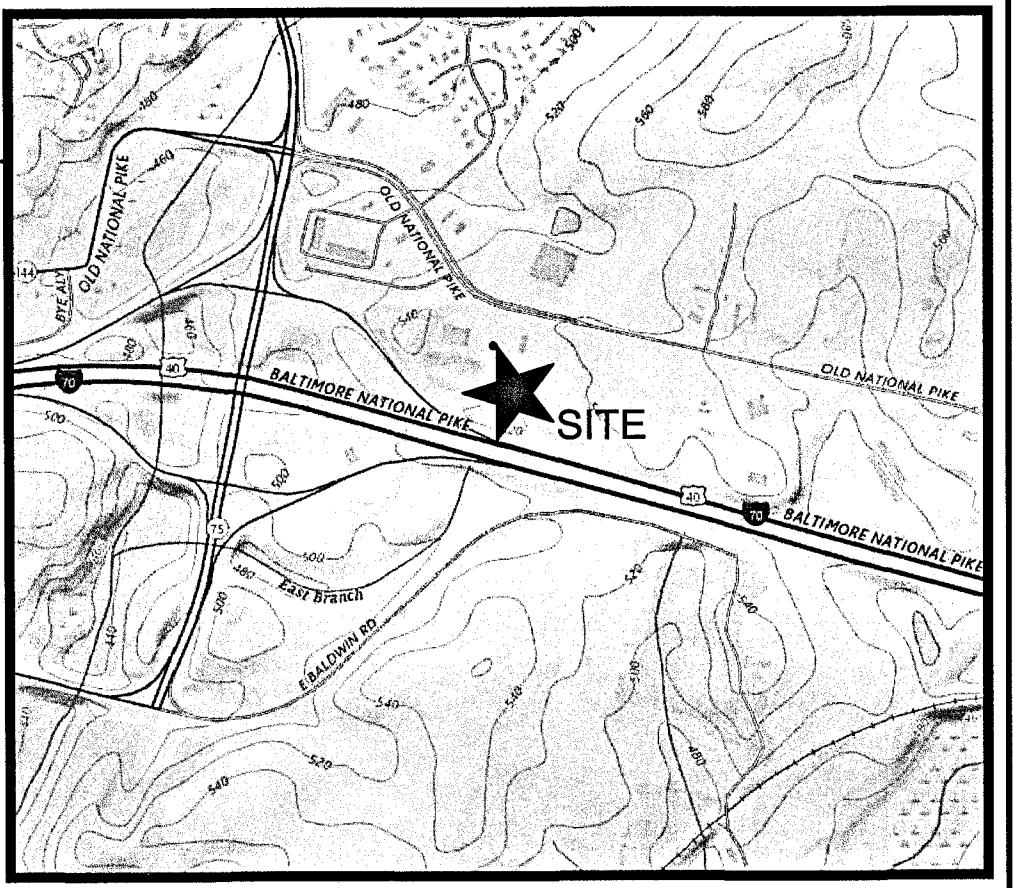


**FINAL PLAT
LOT 3, LOT 4, LOT 5 AND LOT 6
SE INTERSECTION OF OLD NATIONAL
PIKE AND ROTARY AVENUE
NEW MARKET, MARYLAND**

C:\1293\01\1



LOCATION MAP

1" = 2,000'

**TAX MAP #: 79, PARCEL 183
 PARCEL ID #: 09262040
 PROPERTY ACCOUNT #: 09262040
 A/P: PL274963**

SURVEY CERTIFICATION

I HEREBY CERTIFY TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, INFORMATION AND BELIEF, THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS A SUBDIVISION OF PART OF THE LANDS CONVEYED BY NEW MARKET PROPERTIES, INC., A MARYLAND CORPORATION, UNTO NEW MARKET RETAIL CENTER, LLC, A MARYLAND LIMITED LIABILITY COMPANY BY DEED DATED AUGUST 21, 2006 AND RECORDED AMONG THE LAND RECORDS OF FREDERICK COUNTY, MARYLAND IN LIBER 6186 AT FOLIO 240, AND PART OF THE LANDS CONVEYED BY 144 PROPERTIES, LLC, A MARYLAND LIMITED LIABILITY COMPANY, AS AN UNDIVIDED TWO-THIRD INTEREST, UNTO NEW MARKET RETAIL CENTER, LLC, A MARYLAND LIMITED LIABILITY COMPANY BY DEED RECORDED IN LIBER 6186 AT FOLIO 247 ON AUGUST 21, 2006 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 QTY CODE, AND AS ENACTED OR AMENDED, BOTH AS IT MAY CONCERN THE MAKING OF THIS PLAT AND THE SETTING OF MONUMENTS AND MARKERS HAVE BEEN COMPLIED WITH.

7/21/2025

SIGNED: DAVID W. ANDERSON, PROFESSIONAL LAND SURVEYOR #22125

** NOTE CERTIFICATION IS FOR PAGES 1 AND 2

STATE OF Wyoming
COUNTY OF Washakie

A NOTARY PUBLIC, DO HEREBY CERTIFY THAT DAVID W. ANDERSON PERSONALLY APPEARED BEFORE ME THIS DAY AND ACKNOWLEDGED THE DUE EXECUTION OF THE FOREGOING INSTRUMENT. WITNESS MY HAND AND (WHERE AN OFFICIAL SEAL IS REQUIRED BY LAW) OFFICIAL SEAL.

THIS THE 21 DAY OF July (YEAR) 2025

OFFICIAL SEAL
Patty L. Deromedi

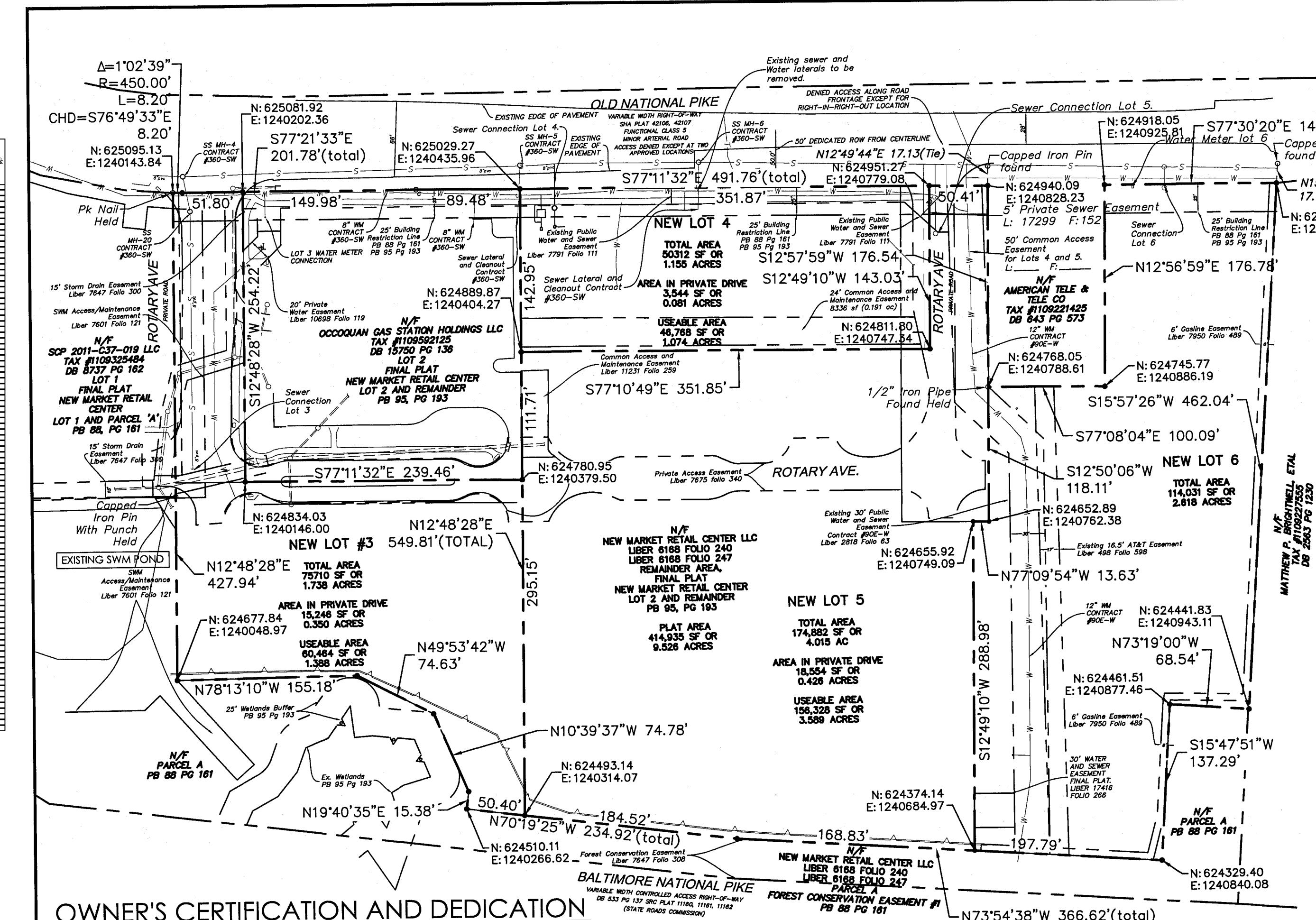
NOTARY PUBLIC
PRINTED NAME: Patty L. Deromedi
MY COMMISSION EXPIRES: 8-28-2027

FRO #: F274922
 APFO #: A274924
 FILE #: S1142
 A/P #: PL275586
 DATE:
 PB: PG:

FINAL PLAT
Sheet No. 1 OF 2

SB-01

Ref ID: XY220131901-SUBDIVISION; BD220131903



OWNER'S CERTIFICATION AND DEDICATION

WE, NEW MARKET RETAIL CENTER LLC, A MARYLAND LIMITED LIABILITY COMPANY, 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 SUITS, ACTIONS OF LAW, LEASES, LIENS, MORTGAGES, TRUSTS, EASEMENTS OR RIGHTS-OF-WAY AFFECTING THE PROPERTY INCLUDED IN THIS PLAN OF SUBDIVISION EXCEPT AS HEREON INDICATED (A CERTAIN DEED OF TRUST RECORDED IN LIBER 6186 AT FOLIO 254); AND THAT THE REQUIREMENTS OF FREDERICK COUNTY CODE, AND AS ENACTED OR AMENDED SO FAR AS IT MAY CONCERN THE MAKING OF THIS PLAT AND THAT 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. ALL LOTS ARE SERVED BY DWSU OF FREDERICK COUNTY PUBLIC WATER AND SEWER FACILITIES WILL BE OFFERED TO ALL LOTS OFFERED FOR SALE.

BY: NEW MARKET RETAIL CENTER, LLC.

[Signature] **J-23-25**
 DATE

** NOTE CERTIFICATION SIGNED FOR PAGES 1 AND 2

STATE OF Maryland
COUNTY OF Baltimore

I, A NOTARY PUBLIC, DO HEREBY CERTIFY THAT **Brett Gun** PERSONALLY APPEARED BEFORE ME THIS DAY AND ACKNOWLEDGED THE DUE EXECUTION OF THE FOREGOING INSTRUMENT. WITNESS MY HAND AND (WHERE AN OFFICIAL SEAL IS REQUIRED BY LAW) OFFICIAL SEAL

THIS THE 23RD DAY OF July (YEAR) 2025

(OFFICIAL SEAL)
[Signature]

NOTARY PUBLIC
PRINTED NAME: Shalonda Catrice Gamble

MY COMMISSION EXPIRES:
09/01/2028

SHALONDA CATRICE GAMBLE
Notary Public - Maryland
Baltimore County
My Commission Expires
09/01/2028

OWNER

NEW MARKET RETAIL CENTER LLC
175 ADMIRAL COCHRANE DRIVE, SUITE 201
ANNAPOLIS, MD 21401
PHONE: (410) 224-0100
FAX: (410) 224-0120

PATTY L. DEROMEDI
NOTARY PUBLIC
STATE OF WYOMING
COMMISSION ID: 96387
MY COMMISSION EXPIRES: 08/28/2027
PRINTED NAME: Patty L. Deromedi
MY COMMISSION EXPIRES: 8-28-2027

LEGEND

GRAPHIC SCALE
80 40 0 80
SCALE IN FEET
1' = 80"

Property Line
Easement Line
Setback Line
Survey Monumentation (as described)
#4 Rebar To Be Set
Calculated Point

FINAL PLAT
FOR
NEW MARKET RETAIL CENTER, LLC
LOT 3, LOT 4, LOT 5, AND REMAINDER
SITUATED ON THE SOUTH SIDE OF OLD NATIONAL PIKE (MD RTE. 144)
NEW MARKET ELECTION DISTRICT NO. 9
FREDERICK COUNTY, STATE OF MARYLAND

MSA C2311-21595

**FINAL PLAT
NEW MARKET RETAIL CENTER, LLC
LOT 3, LOT 4, LOT 5 AND LOT 6
SE INTERSECTION OF OLD NATIONAL
PIKE AND ROTARY AVENUE
NEW MARKET, MARYLAND**

C:\61\29\121\1

Desc.	LR - Plat Fee - Subdivision 5.00 Subdivision Name: New Market Retail Center of 2 Ref: 112/154
Total:	10.00
Date:	08/25/2025 01:27
Ref:	#19106521 CC00601 - Frederick County, MD Register 04
Surveyed:	SC/RL/TW
Drawn:	JH
Reviewed:	DB
Scale:	1"=80'
Project No.:	2201319
Date:	07/17/2025
CAD File:	SB220131902-FINAL PLAT
Title:	

FINAL PLAT	
Sheet No. 2 OF 2	
Ref. #: XY220131901-SUBDIVISION:SB220131902	FRO #: F274922 APFO #: A274924 FILE #: S1142 A/P #: PL275586 DATE: PB: PG:

SB-01

Ref. #: XY220131901-SUBDIVISION:SB220131902

GENERAL NOTES

1. NORTH ARROW AND BEARINGS BASED ON MARYLAND STATE PLANE COORDINATE SYSTEM (US.FT NAD1983) AND REFERENCED TO THE KEYNET VRS SYSTEM BY GPS READINGS BY BL COMPANIES IN JULY 2022.
2. THE PARCEL HEREON SHOWN IS DETERMINED TO BE ZONE 'X' ACCORDING TO THE FLOOD INSURANCE RATE MAP FOR RICHLAND COUNTY, COMMUNITY PANEL NO. 3710452100K, EFFECTIVE DATE SEPTEMBER 02, 2015.
3. THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN COMprise ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED THOUGH THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE CONTRACTOR SHALL CONFIRM THE LOCATION OF ALL UTILITIES PRIOR TO THE COMMENCEMENT OF EXCAVATION.
4. REFERENCE IS MADE TO THE FOLLOWING DEEDS (OR MAPS): DB 643 PG 573; DB 2563 PG 1230; DB 8737 PG 162; DB 15750 PG 136; PB 88, PG 161; PB 95, PG 193;
5. EXCEPT AS SHOWN HEREON, THERE ARE NO APPARENT ENCROACHMENTS ONTO ADJOINING PROPERTIES, STREETS, OR EASEMENT AREAS BY ANY BUILDINGS, STRUCTURES OR OTHER IMPROVEMENTS, AND NO ENCROACHMENTS ONTO THE PROPERTY BY BUILDINGS, STRUCTURES OR OTHER IMPROVEMENTS SITUATED ON ADJOINING PROPERTIES.
6. THIS PROPERTY IS IN FREDERICK COUNTY ZONING JURISDICTION, ZONING "GC" (GENERAL COMMERCIAL).
7. COMPREHENSIVE LAND USE DESIGNATION: GENERAL COMMERCIAL
8. BUILDING SETBACKS: FRONT 25 FT., REAR 25 FT., SIDE 8 FT.
9. AREA BY COORDINATE GEOMETRY.
10. THERE ARE NO OBSERVED GAPS, GORES, OR HIATUSES.
11. A 6' WIDE DRAINAGE AND UTILITY EASEMENT IS RESERVED ALONG ALL LOT LINES.
12. FUTURE DEVELOPMENT OF THIS PROPERTY SHALL BE IN ACCORDANCE WITH REGULATIONS IN EFFECT AT THE TIME OF DEVELOPMENT.
13. WATER AND SEWER CLASSIFICATION FOR LOT 3, LOT 4 AND LOT 5: S3 AND W3.
14. WATER AND SEWER CLASSIFICATION FOR LOT 6: S3 AND W3.
15. PUBLIC WATER AND SEWER ARE IN CONFORMANCE WITH THE FREDERICK COUNTY MASTER WATER AND SEWER PLAN.
16. THESE LOTS ARE SERVED BY A PRIVATE ROAD. LOT OWNERS ARE RESPONSIBLE FOR MAINTENANCE OF THE PRIVATE ROAD. FREDERICK COUNTY SHALL NOT BE RESPONSIBLE FOR MAINTENANCE OF PRIVATE ROADS.
17. A DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS WAS RECORDED ON JANUARY 12, 2010 IN LIBER 7675 AT FOLIO 340.
18. AN APPROVED PERMIT TO CONSTRUCT A DRIVEWAY APRON WAS ISSUED ON MARCH 2, 2010. THE PERMIT NUMBER LS #80853.
20. THIS PLAT IS A RESUBDIVISION OF THE REMAINDER AREA AS SHOWN ON A PREVIOUSLY RECORDED FINAL PLAT OF SUBDIVISION ENTITLED "FINAL PLAT NEW MARKET RETAIL CENTER, LOT 2 AND REMAINDER, AS RECORDED IN P.B. 95, P. 193.
21. FOREST CONSERVATION FOR THIS PROJECT WAS APPROVED ON JULY 17, 2009 (AP #8693). THE PERPETUAL FOREST EASEMENTS SHOWN ON PARCEL "A" HAVE BEEN ESTABLISHED IN ACCORDANCE WITH THE FREDERICK COUNTY FOREST RESOURCE ORDINANCE (FRO), AS SPECIFICALLY SET FORTH IN THE TERMS OF THE RECORDED FRO EASEMENT.
22. ALL SITE STORMWATER MANAGEMENT WILL BE IN ACCORDANCE WITH THE MARYLAND STORMWATER DESIGN MANUAL. THE STORMWATER POND HAS BEEN SIZED TO SERVE AS A REGIONAL POND TO ACCOMMODATE ALL IMPROVEMENTS, INCLUDING PROPOSED AND EXISTING PAVEMENT IN THE RIGHT-OF-WAY. ALL ONSITE RUNOFF MUST BE DIRECTED TO THE REGIONAL POND.
23. ROTARY AVENUE EXISTING PRIVATE ACCESS EASEMENT (LIBER 7675 FOLIO 340) IS ±1139 L.F.
24. THERE ARE NO ENVIRONMENTAL FEATURES INCLUDING BUT NOT LIMITED TO FLOODPLAIN, WETLANDS, STEEP SLOPES LOCATED ON THE SITE.

FINAL PLAT FOR NEW MARKET RETAIL CENTER, LLC LOT 3, LOT 4, LOT 5, AND REMAINDER SITUATED ON THE SOUTH SIDE OF OLD NATIONAL PIKE (MD RTE. 144) NEW MARKET ELECTION DISTRICT NO. 9 FREDERICK COUNTY, STATE OF MARYLAND	
Ref. #: XY220131901-SUBDIVISION:SB220131902	

MSA C2311-21596

P266671

sheet 2 of 2

UTILITY FLOW TABLE			
PARCEL	USE	GROSS FLOOR (SF)	PRELIMINARY FLOW (GPD)
NEW LOT 3	RETAIL	10000	480
NEW LOT 4	RETAIL	6889	330
NEW LOT 5	RETAIL	21930	1052
NEW LOT 6	RETAIL	10000	480

ULTIMATE USE FOR LOT 3 AND LOT 6 ARE TO BE DECIDED.
ASSUMING 10,000 SF GFA.

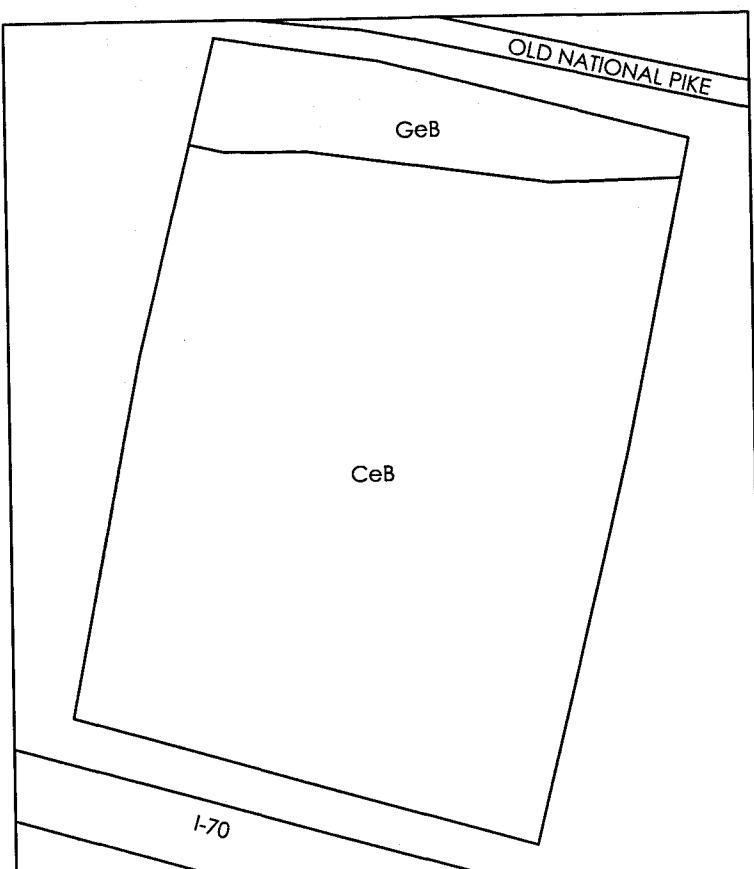
AREA TABLE		
ITEM	SF	ACRES
NEW LOT 3	60,428	1.738
NEW LOT 4	50,313	1.155
NEW LOT 5	134,658	3.319
NEW LOT 6	139,236	2.618
TOTAL R/W	30,300	0.696
TOTAL AREA	414,935	9.526

PLAT REFERENCES

- A. FINAL PLAT NEW MARKET RETAIL CENTER LOT 1 AND PARCEL "A", SITUATED ON THE SOUTH SIDE OF OLD NATIONAL PIKE (MD RTE. 144) NEW MARKET ELECTION DISTRICT NO. 9 FREDERICK COUNTY, MARYLAND, SCALE: 1" = 100', DATE: MARCH, 2010, PREPARED BY JOHN THOMAS LEBHERZ
- B. FINAL PLAT NEW MARKET RETAIL CENTER LOT 2 AND REMAINDER, SITUATED ON THE SOUTH SIDE OF OLD NATIONAL PIKE (MD RTE. 144) NEW MARKET ELECTION DISTRICT NO. 9 FREDERICK COUNTY, MARYLAND, SCALE: 1" = 80', DATE: AUGUST 3, 2015, PREPARED BY MARK STEVEN CRIGGMAN
- C. PRELIMINARY PLAT NEW MARKET RETAIL CENTER LOT 3, LOT 4 LOT 5 AND LOT 6, SITUATED ON THE SOUTH SIDE OF OLD NATIONAL PIKE (MD RTE. 144) NEW MARKET ELECTION DISTRICT NO. 9 FREDERICK COUNTY, MARYLAND, SCALE: 1" = 50', DATE JUNE 21, 2023, PREPARED BY FULTON V. CLINKSCALE, JR.

PURPOSE STATEMENT

THIS PLAN IS TO PROPOSE 4 NEW LOTS (LOT 3, LOT 4, LOT 5 AND LOT 6) FOR RETAIL DEVELOPMENT.



SOIL MAP

1" = 2,000'