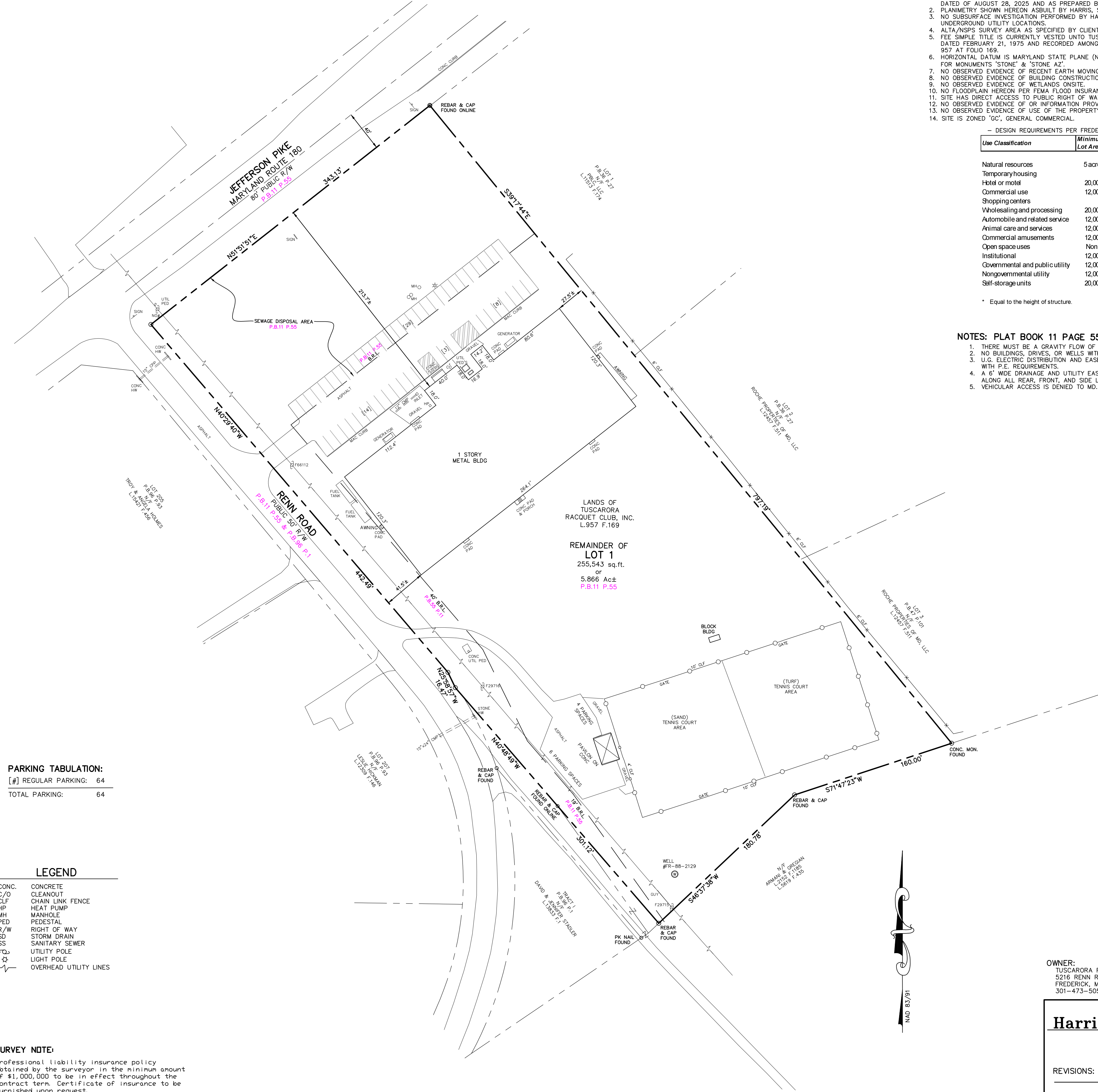




PARKING TABULATION:

[#] REGULAR PARKING:	64
TOTAL PARKING:	64

LEGEND

CONC.	CONCRETE
C/D	CLEANOUT
CLF	CHAIN LINK FENCE
HP	HEAT PUMP
MH	MANHOLE
PED	PEDESTAL
R/W	RIGHT OF WAY
SD	STORM DRAIN
SS	SANITARY SEWER
UTL	UTILITY POLE
☆	LIGHT POLE
—	OVERHEAD UTILITY LINES

SURVEY NOTE:
Professional liability insurance policy obtained by the surveyor in the minimum amount of \$1,000,000 to be in effect throughout the contract term. Certificate of insurance to be furnished upon request.

- GENERAL NOTES:**
- THIS ALTA/NSPS LAND TITLE SURVEY PREPARED IN CONJUNCTION WITH A REVIEW OF COMMITMENT FOR TITLE No.5882 DATED OF AUGUST 28, 2025 AND AS PREPARED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY.
 - PLANIMETRY SHOWN HEREON ASBUILT BY HARRIS, SMARIGA AND ASSOCIATES.
 - NO SUBSURFACE INVESTIGATION PERFORMED BY HARRIS, SMARIGA & ASSOCIATES, INC. TO VERIFY OR LOCATE SITE UNDERGROUND UTILITY LOCATIONS.
 - ALTA/NSPS SURVEY AREA AS SPECIFIED BY CLIENT.
 - FEE SIMPLE TITLE IS CURRENTLY VESTED UNTO TUSCARORA RACQUET CLUB, INC. A MARYLAND CORPORATION BY DEED DATED FEBRUARY 21, 1975 AND RECORDED AMONG THE LAND RECORDS OF FREDERICK COUNTY, MARYLAND IN LIBER 957 AT FOLIO 169.
 - HORIZONTAL DATUM IS MARYLAND STATE PLANE (NAD 83/91) BASED ON DATA SUPPLIED BY THE FREDERICK COUNTY FOR MONUMENTS 'STONE' & 'STONE AZ'.
 - NO OBSERVED EVIDENCE OF RECENT EARTH MOVING WORK.
 - NO OBSERVED EVIDENCE OF BUILDING CONSTRUCTION, OR BUILDING ADDITIONS.
 - NO OBSERVED EVIDENCE OF WETLANDS ONSITE.
 - NO FLOODPLAIN HEREON PER FEMA FLOOD INSURANCE MAP #24021C0288E, DATED AUGUST 1, 2023.
 - SITE HAS DIRECT ACCESS TO PUBLIC RIGHT OF WAY ON RENN ROAD.
 - NO OBSERVED EVIDENCE OF OR INFORMATION PROVIDED FOR CHANGES TO THE ADJACENT RIGHT OF WAY.
 - NO OBSERVED EVIDENCE OF USE OF THE PROPERTY AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL.
 - SITE IS ZONED 'GC', GENERAL COMMERCIAL.

— DESIGN REQUIREMENTS PER FREDERICK COUNTY ZONING ORDINANCE, § 1-19-6.100.

Use Classification	Minimum Lot Area	Lot Width	Front Yard	Side Yard	Rear Yard	Height
Natural resources	5 acres	300	40	50	50	30'
Temporary housing						
Hotel or motel	20,000	100	25	15	40	60'
Commercial use	12,000	100	25	8	25	60'
Shopping centers			25	*	*	60'
Wholesaling and processing	20,000	100	25	*	25	60'
Automobile and related service	12,000	100	25	8	25	60'
Animal care and services	12,000	100	25	8	25	60'
Commercial amusements	12,000	100	25	8	25	60'
Open space uses	None					
Institutional	12,000	200	40	40	40	30'
Governmental and public utility	12,000	200	40	40	40	30'
Nongovernmental utility	12,000	200	40	40	40	30'
Self-storage units	20,000	100	25	10	25	60'

* Equal to the height of structure.

- NOTES: PLAT BOOK 11 PAGE 55**
- THERE MUST BE A GRAVITY FLOW OF SEWAGE TO SEPTIC AREA.
 - NO BUILDINGS, DRIVES, OR WELLS WITHIN SEWAGE RESERVATION AREA.
 - U.G. ELECTRIC DISTRIBUTION AND EASEMENT THEREFORE IN ACCORDANCE WITH P.E. REQUIREMENTS.
 - A 6' WIDE DRAINAGE AND UTILITY EASEMENT IS HEREBY RESERVED ALONG ALL REAR, FRONT, AND SIDE LOT LINES.
 - VEHICULAR ACCESS IS DENIED TO MD. ROUTE 180.

NOTES CORRESPONDING TO SCHEDULE B, PART II, EXCEPTIONS, FIDELITY NATIONAL TITLE INSURANCE COMPANY, COMMITMENT #5882, DATED AUGUST 28, 2025

ITEM #	LIBER/FOLIO	EASEMENT TYPE	AFFECT	PLOTTED
ITEM 7	Plat Book 11, Page 55	Matters of Record Plat (B.R.L.)	AFFECTS	PLOTTED
ITEM 8	Liber 968, Folio 411	Potomac Edison Co. Right of Way	AFFECTS	No - Inadequate Information to Locate
ITEM 8	Liber 1363, Folio 682	Potomac Edison Co. Right of Way	AFFECTS	No - Inadequate Information to Locate
ITEM 9	Plat Book 11, Page 55	Matters of Record Plat (Note)	AFFECTS	PLOTTED
ITEM 10	Plat Book 11, Page 55	Matters of Record Plat (Note)	AFFECTS	PLOTTED
ITEM 11	Plat Book 11, Page 55	Matters of Record Plat (Note)	AFFECTS	PLOTTED

SURVEYOR'S CERTIFICATION

To TUSCARORA RACQUET CLUB, INC., a Maryland corporation, NEXCURT HOLDINGS, LLC, a Maryland limited liability company and FIDELITY NATIONAL TITLE INSURANCE COMPANY:

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements of ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes items 2, 3, 4, 6(a), 7(a), 8, 9, 10, 11, 13, 14, 15, 16, 17, 18, and 19 of Table A thereof. The field work was completed on October 1, 2025.

DRAFT

DATE	DAVID THOMAS BEARD REGISTERED PROPERTY LINE SURVEYOR MD. REGISTRATION #576, EXPIRES 03/23/27 FOR HARRIS SMARIGA & ASSOCIATES, INC. MD. REGISTRATION #24
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OWNER:
TUSCARORA RACQUET CLUB, INC
5216 RENN RD.
FREDERICK, MARYLAND 21703
301-473-5050

Harris, Smariga & Associates, Inc.

Planners/Engineers/Surveyors

125 South Carroll Street, Frederick, MD 21701

301-662-4488 / FAX 301-662-4906

REVISIONS:

ALTA/NSPS LAND TITLE SURVEY

LOT 1

TUSCARORA TENNIS CLUB

5216 RENN ROAD
BALLENGER ELECTION DISTRICT No. 23
FREDERICK COUNTY, MARYLAND

SCALE: 1"=50'

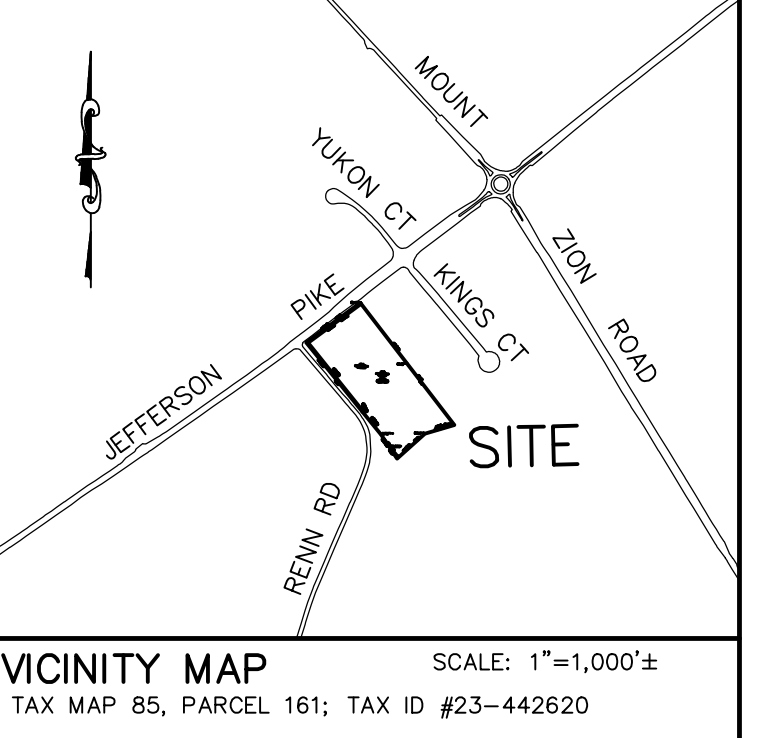
DRAWN BY: SWL

CHECKED BY: WOH

DATE: OCTOBER, 2025

SHEET: 1 OF: 1

PROJECT: **7540**



VICINITY MAP
SCALE: 1"=1,000'±
TAX MAP 85, PARCEL 161; TAX ID #23-442620

LEGAL DESCRIPTION

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN FREDERICK COUNTY, MARYLAND, AND IS DESCRIBED AS FOLLOWS:

Lot 1, Section 1, per plat of subdivision titled "Land Subdivision" recorded among the land records of Frederick County, Maryland, in Plat Book 11 at Plat 55.

SAVING AND EXCEPTING those parcels of real property described in Deeds recorded in Liber 5619 at Folio 435 and Liber 7089 at Folio 192.