

LEASE

RETAIL PAD SITE

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Corner of Interstate 70 & Route 144, Hancock, MD 21750

PROPERTY HIGHLIGHTS:

- Located at the entrance to the Town of Hancock immediately off I-70
- Site borders I-70 with Tremendous unobstructed visibility and ease of access
- Pylon/Pole sign will be easily seen on I-70 East and West
- Zoned by right for Retail
- Public Utilities



Exclusively Represented By: **DEREK HECKMAN** | 301.991.1235 | derek@heckmancommercial.com

LEASE

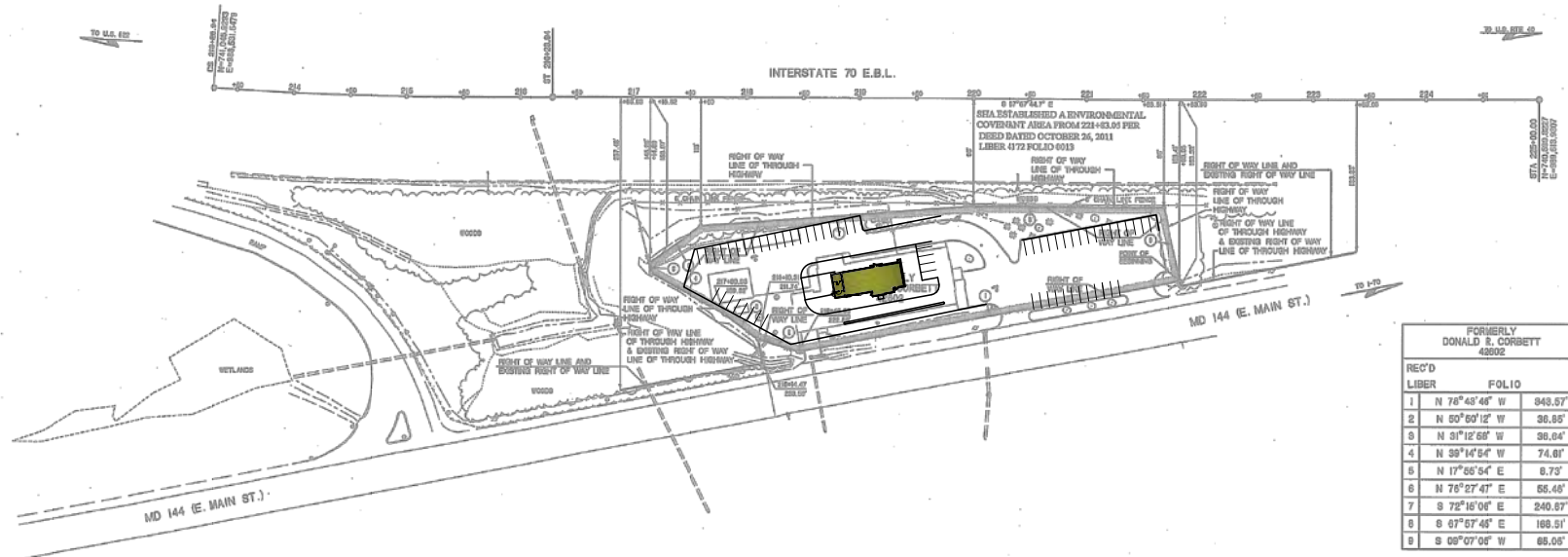
RETAIL PAD SITE

CONCEPT PLAN

Interstate 70 & Route 144, Hancock, MD 21750

167/88 OWN
COMMON SHELVEYS EXHIBIT

SPIRAL CURVE DATA
 $\Delta = 29^{\circ}18'02.5"$
 $\Delta_s = 39^{\circ}18'02.5"$
 $D = 62^{\circ}02'00.0"$
 $T = 108.85'$
 $T_s = 142.87'$
 $L = 682.02'$
 $E = 68.30'$
 $O_s = 62^{\circ}02'00.0"$
 $L_s = 682.02'$
 $T_s = 142.87'$
 $T = 108.85'$



FORMERLY DONALD S. CORBETT 48902	
REC'D LIBER	FOLIO
1	N 78°48'40" W 348.57'
2	N 80°50'12" W 36.85'
3	N 81°12'58" W 36.04'
4	N 89°14'54" W 74.81'
5	N 17°55'54" E 8.73'
6	N 76°27'47" E 56.48'
7	S 72°16'04" E 240.87'
8	S 87°57'48" E 168.51'
9	S 00°07'08" W 85.05'

AREA CONVEYED OR TO BE CONVEYED BY THE STATE HIGHWAY ADMINISTRATION -- STATE ROADS COMMISSION OF MARYLAND, 40,848 SQ. FT. OR 0.9308 ACRES: SHOWN THUS :

IF DOCUMENT HAS BEEN PREPARED FROM THE STATE HIGHWAY ADMINISTRATION PLATS J FIELD SURVEY NOTES BUT IS NOT THE FULL OF A CURRENT FIELD SURVEY, THIS PLAT WAS DEVELOPED TO THE BEST OF MY PROFESSIONAL KNOWLEDGE AND JUDGEMENT.



LEGEND
 [Symbol] PERMITTED EASEMENT FOR SUPPORTED EGRESS
 [Symbol] PERMITTED EASEMENT ON RIGHT-OF-WAY FOR SPECIAL PURPOSE AS INDICATED BY NOTATION ON PLAT
 [Symbol] PERMITTED EASEMENT FOR SPECIAL PURPOSE AS INDICATED ON THIS PLAT
 [Symbol] PERMITTED EASEMENT FOR CHANGING FRONTY AS INDICATED BY NOTATION ON THIS PLAT
 [Symbol] (AROUND EXISTING EXHAUST DUCTS)
 [Symbol] PERMITTED EASEMENT TO EXISTING RIGHT-OF-WAY FROM AN EXISTING UNDERWAY ON NATURAL EXISTING COURSE
 [Symbol] PERMITTED EASEMENT TO EXISTING RIGHT-OF-WAY FROM AN EXISTING UNDERWAY ON NATURAL EXISTING COURSE
 [Symbol] APPROXIMATE GENERAL OVERLAP PLAT PATTERNS (NOT TO BE USED FOR EXPLANATORY PURPOSES ONLY)

A PORTION OF THE RIGHT-OF-WAY IS FOR A CONTROLLED ACCESS AT-RURAL HIGHWAY AND NO ACCESS OTHER THAN VEHICULAR, PEDESTRIAN, AND/OR ANIMAL, WILL BE PERMITTED ACROSS THE LINES DESCRIBED "RIGHT-OF-WAY LINE OF THROUGH HIGHWAY" EXCEPT BY MEANS OF SUCH PUBLIC ROAD CONNECTIONS AS ARE AUTHORIZED BY LAW.

SENT TO RECORD OFFICE: MICHAEL B. DAVIS, 03/11
 APPROVED BY CHIEF: _____, 03/11

BOOK	REVISION	PART OF PLAT
LIBER CL		REVISION 01-01-01
LIBER 20V		01-01-01
LIBER CL		REVISION 02-01-01
LIBER CL		01-01-01
LIBER CL		REVISION 03-01-01
LIBER CL		01-01-01

LOCATED IN: WASHINGTON COUNTY
 PREPARED BY: PLATS AND SURVEYS DIVISION
MICHAEL B. DAVIS
 PLAT ENGINEER
 CONSTRUCTION PROJECT: I-70 GREAT TONOLOWAY CREEK TO MILL STONE
 CONSTRUCTION PROJECT NO.: W-653-S-623

STATE OF MARYLAND
 DEPARTMENT OF TRANSPORTATION
 STATE HIGHWAY ADMINISTRATION
 STATE ROADS COMMISSION

RIGHT OF WAY PROJECT: I-70 GREAT TONOLOWAY CREEK TO MILL STONE
 FEDERAL AID PROJECT NO.: W-653-S-623
 ISSUED: Mar 24, 2011 SCALE: 1"=50'
 SHEET, PLATS AND SURVEYS DIVISION **PLAT No. 58782**

COUNTED BY: ML, CHECKED BY: ML, SURVEY VERIFICATION NUMBER: 201103010001, 03/11, 10:00 AM, APPROVED FOR: _____, 03/11, 10:00 AM

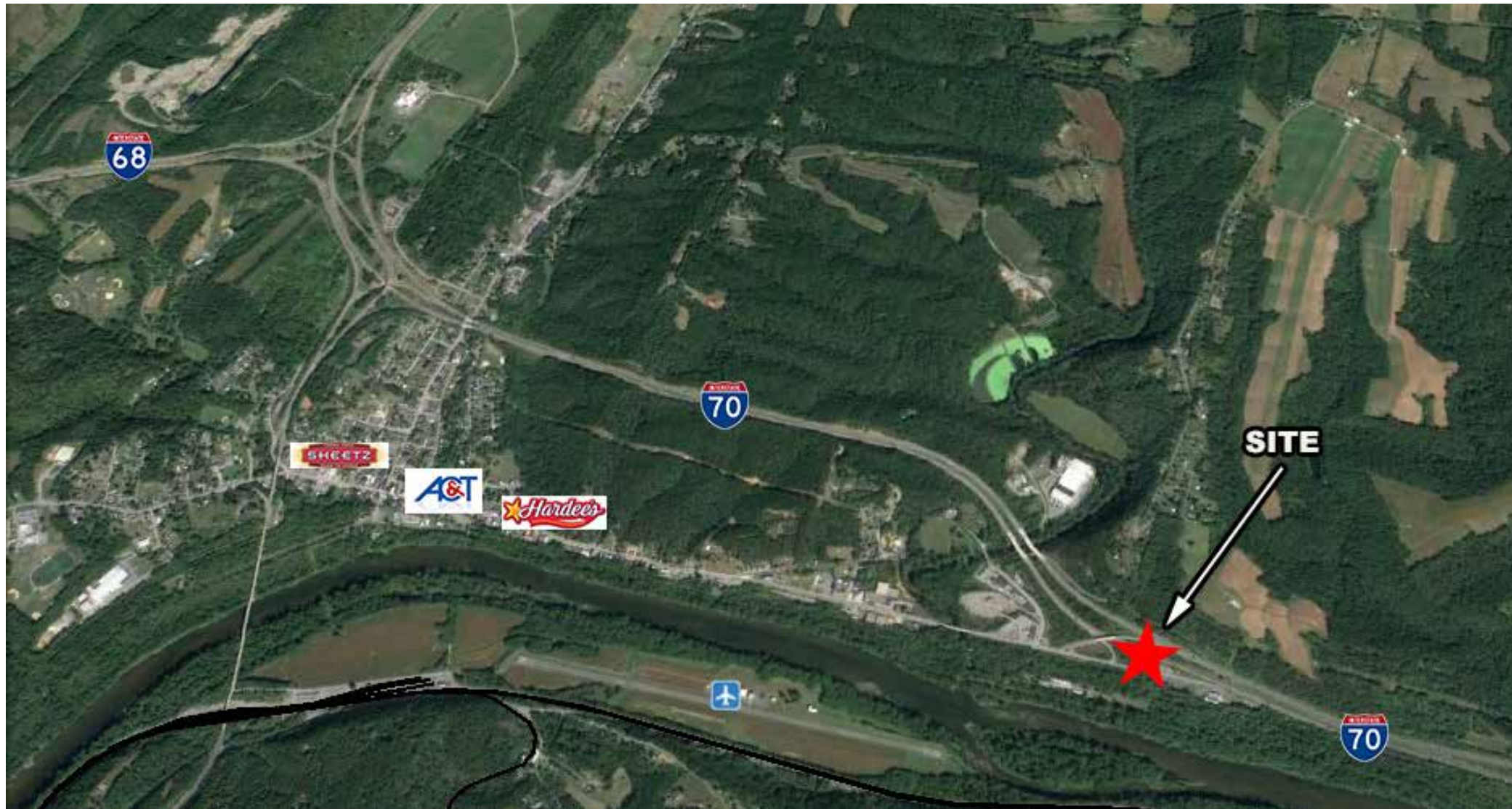


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AREA RETAILERS

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