

WE ASSENT TO THIS PLAN OF SUBDIVISION
BRANCH BANKING AND TRUST COMPANY

Joseph Schmidt
JOSEPH SCHMIDT (TRUSTEE) DATE *8/7/2015*

Lindsey Anne Banks
The owners have sworn to and subscribed before me this *7th* day of *August 2015* in *Anne Arundel County* State of *Maryland*
Blanch My Commission Expires *1/28/17*
Notary Public My Commission Expires *1/28/17*

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 APPROVE 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 CITY 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. LOT 2 IS SERVED BY PUBLIC WATER AND SEWER AND FACILITIES WILL BE OFFERED TO ALL LOTS OFFERED FOR SALE.

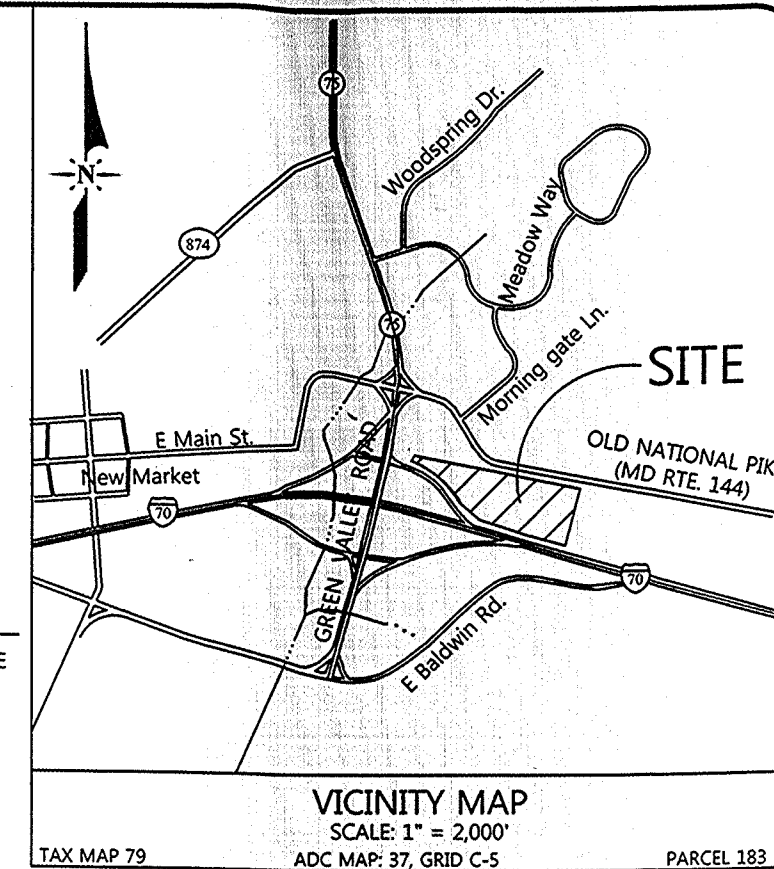
BY: NEW MARKET RETAIL CENTER, LLC.

Brett M. Guy
BRETT M. GUY (CHIEF EXECUTIVE OFFICER) DATE *8/7/15*

SURVEYOR'S 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, L.L.C., 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 CITY CODE, AND AS ENACTED OR AMENDED SO FAR AS IT MAY CONCERN THE MAKING OF THIS PLAT AND THE SETTING OF MONUMENTS AND MARKERS HAVE BEEN COMPLIED WITH.

Mark S. Crissman
MARK S. CRISSMAN
PROFESSIONAL LAND SURVEYOR
MARYLAND REG. NO. 20,008 DATE *8-11-15*



The mortgagee has sworn to and subscribed before me this *7th* day of *August, 2015* in *Prince George's County* State of *Maryland*
Regina Arnold My Commission Expires *June 7, 2017*
Notary Public My Commission Expires *June 7, 2017*

Regina Arnold
REGINA ARNOLD
Notary Public
Prince George's County
Maryland
My Commission Expires *June 7, 2017*

"NEW MARKET SHOPPING CENTER"
P.B. 36 P. 30

(OLD NATIONAL PIKE)

"NEW MARKET SHOPPING CENTER"
P.B. 36 P. 30

(VARIABLE WIDTH R/W - SHA PLATS 42106, 42197, 40358 & P.B. 88 P. 161)

LINE TABLE

LINE	BEARING	DISTANCE
L1	S 77°11'32" E	89.48'
L2	S 77°21'33" E	51.80'
L3	N 73°19'00" W	68.54'
L4	N 19°40'35" E	15.38'
L5	N 10°39'37" W	74.78'
L6	N 49°53'42" W	74.63'

CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C2	450.00'	8.20'	8.20'	S 76°50'14" E	1°02'38"

AREA SUMMARY

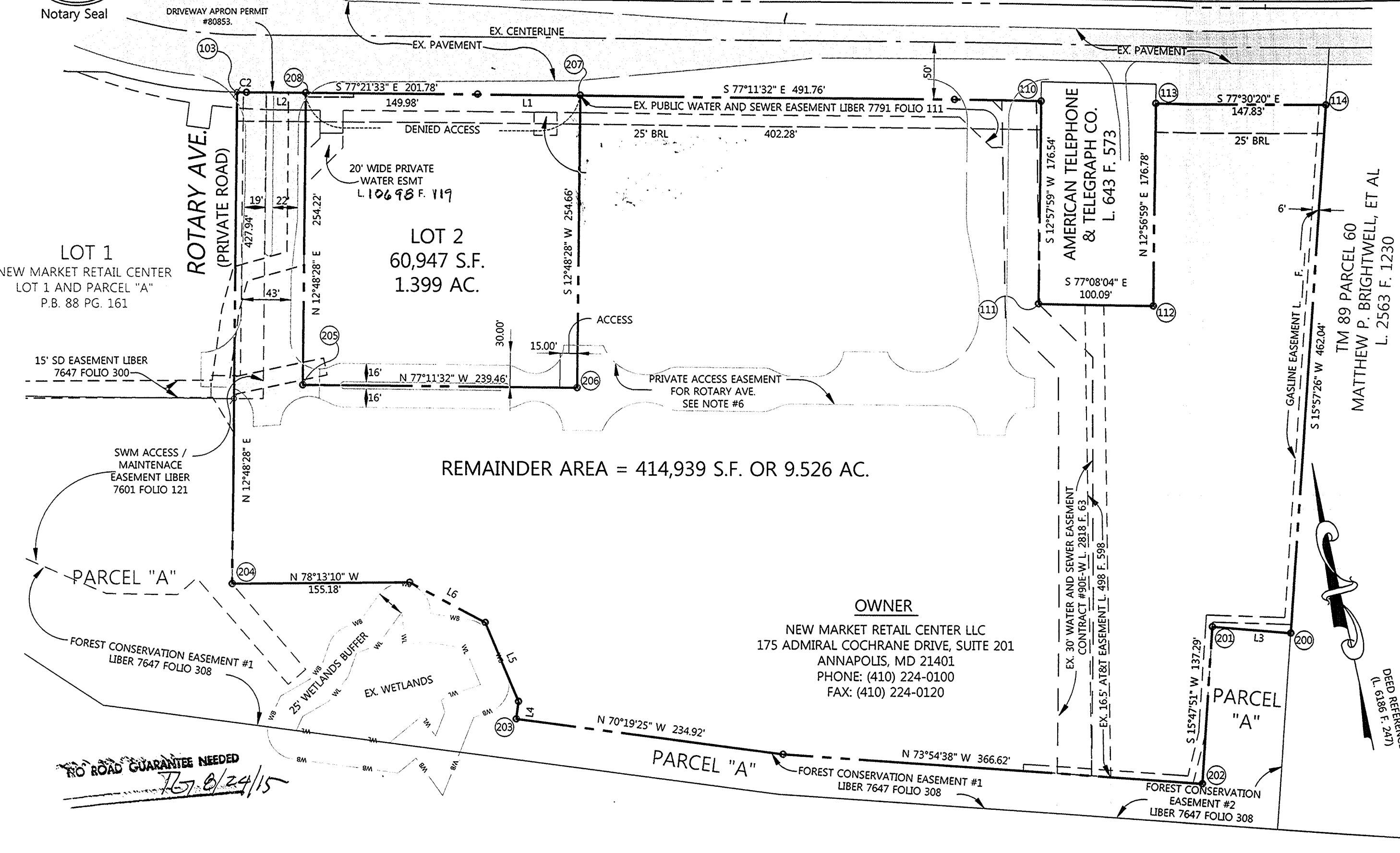
AREA OF LOT 2 = 60,947 S.F. OR 1.399 AC.
AREA OF REMAINDER = 414,939 S.F. OR 9.526 AC.
AREA OF PLAT = 475,885 S.F. OR 10.925 AC.
NUMBER OF LOTS = 1

COORDINATE TABLE

Point	Northing	Eastng
103	625095.13	1240143.83
110	624940.09	1240828.22
111	624768.05	1240788.61
112	624745.76	1240886.19
113	624918.05	1240925.80
114	624886.07	1241070.13
200	624441.83	1240943.11
201	624461.51	1240877.45
202	624329.40	1240840.07
203	624510.11	1240266.61
204	624677.84	1240048.96
205	624834.03	1240146.00
206	624780.95	1240379.50
207	625029.27	1240435.96
208	625081.93	1240202.36

PLAT PREPARED BY:

DMW
DAFT MCCUNE WALKER INC.
8 EAST SECOND STREET SUITE 201 FREDERICK, MD 21701
P: 301 696 9040 F: 301 696 9041 WWW.DMW.COM

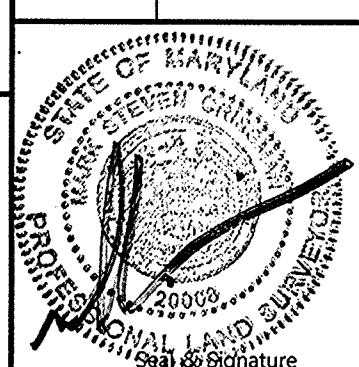


APPROVED
FREDERICK COUNTY
PLANNING COMMISSION
Anthony J. Bunn 8/28/15
SECRETARY OR CHAIRMAN DATE
APPROVED FREDERICK COUNTY
HEALTH DEPARTMENT
FOR PUBLIC WATER AND SEWER. THE USE OF COMMUNITY
WATER AND SEWER CONFORMS TO THE FREDERICK COUNTY
WATER AND SEWER PLAN.
Tom 8-24-15
APPROVING AUTHORITY DATE

NOTES
1) THIS PLAT WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT.
2) THIS PROPERTY IS ZONED "GC" (GENERAL COMMERCIAL).
3) A 6' WIDE DRAINAGE AND UTILITY EASEMENT IS RESERVED ALONG ALL LOT LINES.
4) WATER AND SEWER CLASSIFICATION: S3 AND W3
5) THESE LOTS ARE SERVED BY A PRIVATE ROAD (ROTARY AVENUE). LOT OWNERS ARE RESPONSIBLE FOR MAINTENANCE OF THE PRIVATE ROAD. FREDERICK COUNTY SHALL NOT BE RESPONSIBLE FOR MAINTENANCE OF PRIVATE ROADS.
6) A DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS WAS RECORDED ON JANUARY 12, 2010 IN LIBER 7675 AT FOLIO 340.
7) AN APPROVED PERMIT TO CONSTRUCT A DRIVEWAY APRON WAS ISSUED ON MARCH 2, 2010. THE PERMIT NUMBER IS #80853.
8) 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 1 AND PARCEL "A", AS RECORDED IN P.B. 88, P. 161.
9) STORM WATER MANAGEMENT FOR LOT 2 IS PROVIDED BY THE EXISTING SEDIMENT BASIN / STORM WATER MANAGEMENT POND LOCATED ON PARCEL "A".
10) VEHICULAR ACCESS TO LOT 2 SHALL BE DENIED FROM OLD NATIONAL PIKE.
11) 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.
12) THIS SUBDIVISION SHALL COMPLY WITH PRELIMINARY PLAN, PHASES 1 & 2 NEW MARKET RETAIL CENTER, AS APPROVED ON SEPT. 21, 2009, WITH EXTENSION APPROVED UNTIL JAN. 10, 2016.

SYMBOLS
○ DENOTES CORNER TO BE SET
□ DENOTES MONUMENT FOUND
● DENOTES REBAR FND (#21103)
MINIMUM BUILDING RESTRICTION LINES
FRONT: 25' (SHOWN)
SIDE: 8'
REAR: 25'
MAX. BLDG HEIGHT: 60'

DATE REVISIONS
4-8-15 REVIEW COMMENTS
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



FILED
2015 AUG 31 P 2:44
FREDERICK COUNTY CIRCUIT COURT (Subdivision Plats, FR) Plat Book 95, p. 193, MSA_S1244_14994. Date available 2015/08/31. Printed 07/19/2016.

03/6/15

P211417

MSA S1244-14994 S1142(15345) DMW #08724