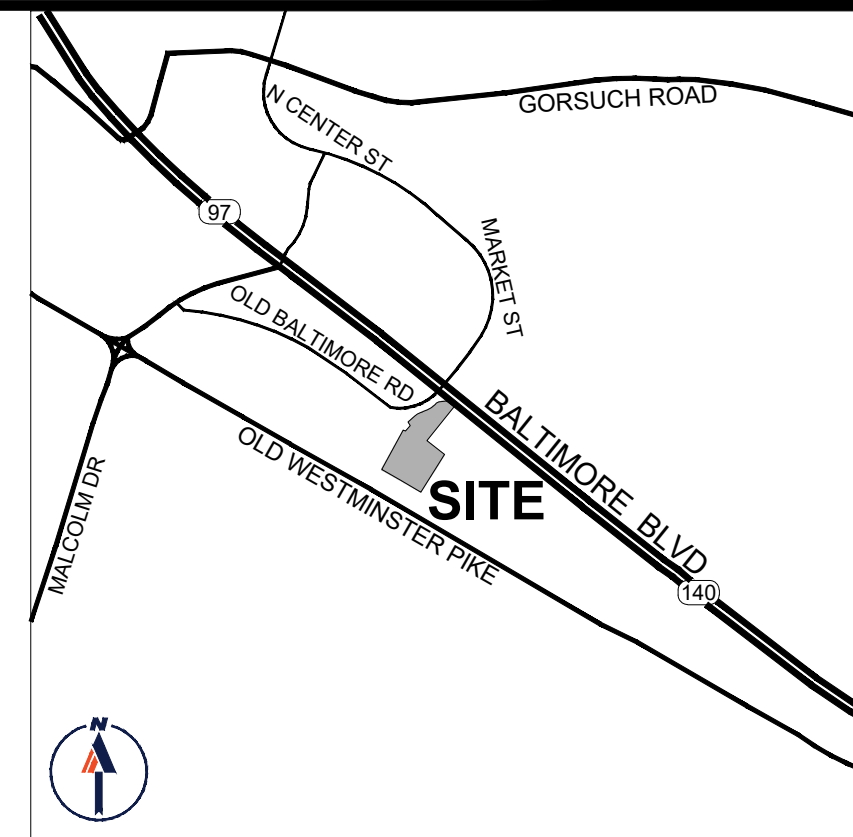
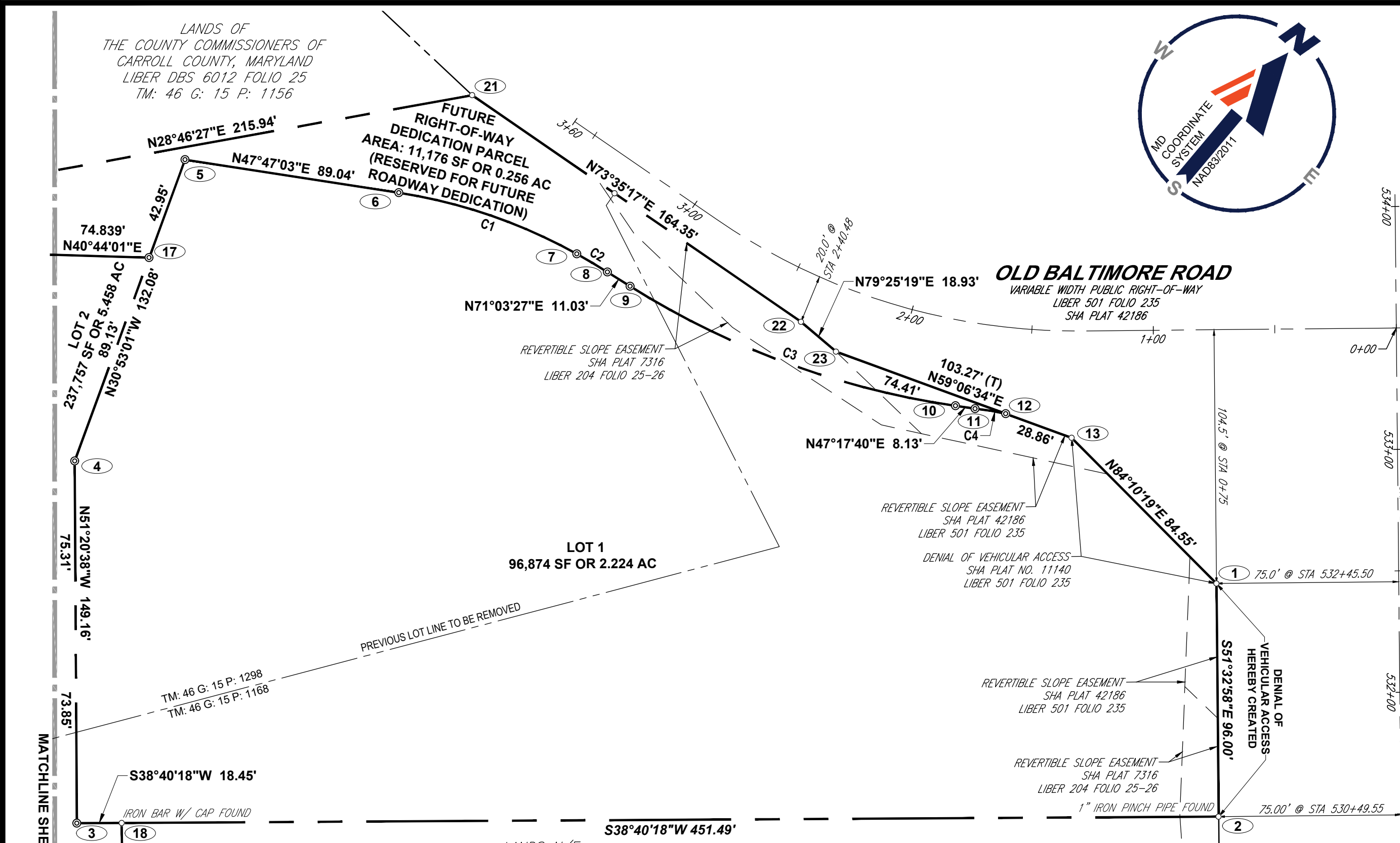


LANDS OF THE COUNTY COMMISSIONERS OF CARROLL COUNTY, MARYLAND
LIBER DBS 6012 FOLIO 25
TM: 46 G: 15 P: 1156



VICINITY MAP
SCALE: 1" = 2,000'

NOTES

- THE PROPERTIES SHOWN HEREON ARE OWNED BY BALTIMORE BLVD REALTY, LLC, BY DEED DATED SEPTEMBER 29, 2023 RECORDED IN LIBER 11130 FOLIO 89, AMONG THE LAND RECORDS OF CARROLL COUNTY, MARYLAND.
- NO GRADING, FILLING OR CONSTRUCTION SHALL BE PERMITTED WHICH OBSTRUCTS OR INHIBITS THE SURFACE FLOW OF WATER WITHIN DRAINAGE AND UTILITY EASEMENTS AS SHOWN HEREON.
- NOTHING SHOWN OR STATED ON THIS PLAT SHALL CREATE A COVENANT OR RESTRICTION OF TITLE.
- THIS PLAT WAS PREPARED WITH REFERENCE TO COMMITMENT FOR TITLE INSURANCE PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY COMMITMENT NO. 5129303-F-MD-MP-GRS, WITH A COMMITMENT DATE OF AUGUST 28, 2023.
- ALL DRIVEWAYS SHALL BE PAVED ACCORDING TO CARROLL COUNTY ZONING REGULATIONS AND SPECIFICATIONS.
- NO BUILDING PERMIT OR ZONING CERTIFICATE SHALL BE ISSUED FOR ANY LOT SHOWN HEREON UNTIL SUCH TIME AS THE SITE DEVELOPMENT PLAN HAS BEEN APPROVED BY THE TOWN OF MOUNT AIRY PLANNING COMMISSION.
- ANY MODIFICATION OR PLAT REASSEMBLY SHALL BE SUBJECT TO APPROVAL BY THE CARROLL COUNTY PLANNING AND ZONING COMMISSION.
- IF AND WHEN PUBLIC/COMMUNITY WATER AND/OR SEWERAGE FACILITIES BECOME AVAILABLE TO THE LOTS IN THIS SUBDIVISION, THE LOT OWNER(S) SHALL BE REQUIRED TO CONNECT TO THE SYSTEM IN ACCORDANCE WITH APPLICABLE LAW.

OWNER'S CERTIFICATE

WE, OWNERS OF THE PROPERTY SHOWN HEREON, AND DESCRIBED IN THE SURVEYOR'S CERTIFICATE, HEREBY ADOPT THIS PLAT OF CONSOLIDATION, ESTABLISH THE BUILDING LINES AS SHOWN, AND CERTIFY THAT THE REQUIREMENTS OF SECTION 3-108 OF THE REAL PROPERTY ARTICLE OF THE ANNOTATED CODE OF MARYLAND AS AMENDED AS PERTAINING TO THE PREPARATION OF THIS PLAT AND THE SETTING OF MARKERS HAVE BEEN COMPLIED WITH.

OWNER: BALTIMORE BLVD REALTY, LLC
BY: _____
NAME _____ DATE _____

PURPOSE NOTE:
THE PURPOSE OF THIS PLAT IS TO COMBINE THE LANDS OF BALTIMORE BLVD REALTY, LLC TO CREATE LOTS 1, 2, AND RIGHT-OF-WAY DEDICATION PARCEL.

No.	DESCRIPTION OF REVISION	DATE
1.	REVISED PER CLIENT COMMENTS	05/02/2025
2.	REVISED PER COUNTY COMMENTS	01/22/2026

AREA TABULATION

TM: 46 P: 1298	171,335 SF OR 3.933 AC
TM: 46 P: 1168	174,472 SF OR 4.005 AC
TOTAL:	345,807 SF OR 7.938 AC
LOT 1	96,874 SF OR 2.224 AC
LOT 2	237,757 SF OR 5.458 AC
ROW DEDICATION PARCEL	11,176 SF OR 0.256 AC
TOTAL	345,807 SF OR 7.938 AC

COORDINATE LIST

NO.	NORTHING	EASTING	NO.	NORTHING	EASTING
1	689710.562	1321364.611	13	689701.976	1321280.497
2	689650.863	1321439.795	14	688998.639	1320685.89
3	689283.964	1321146.150	15	689409.773	1320911.672
4	689377.131	1321029.675	16	689396.913	1320935.09
5	689490.488	1320961.876	17	689453.623	1320983.925
6	689550.318	1321027.824	18	689298.363	1321157.679
7	689591.360	1321093.479	19	689154.284	1321340.800
8	689596.464	1321107.223	20	688762.053	1321095.812
9	689600.046	1321117.657	21	688762.053	1321015.615
10	689673.156	1321240.185	22	689645.484	1321173.271
11	689678.668	1321246.157	23	689648.959	1321191.879
12	689687.159	1321255.731			

CURVE TABLE

CURVE NO	RADIUS	LENGTH	CHORD BEARING	CHORD LENGTH	DELTA	TANGENT
C1	218.50'	77.84'	N57°59'23"E	77.43'	020°24'40"	39.34'
C2	293.50'	14.66'	N69°37'35"E	14.66'	002°51'44"	7.33'
C3	346.50'	143.71'	N59°10'34"E	142.68'	023°45'48"	72.90'
C4	104.65'	12.81'	N48°25'51"E	12.80'	007°00'40"	6.41'

SURVEYOR'S CERTIFICATE

I, ROBERT C. HARR, JR., A REGISTERED LAND SURVEYOR OF THE STATE OF MARYLAND DO HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS A FINAL PLAT OF THE LANDS CONVEYED BY DIANE GAIL SCHULTE TO BALTIMORE BLVD REALTY, LLC, A MARYLAND LIMITED LIABILITY COMPANY BY DEED DATED SEPTEMBER 29, 2023 AND RECORDED IN LIBER 11130 FOLIO 89 AND HAS BEEN LAID OUT AND THE PLAT PREPARED IN COMPLIANCE WITH SEC. 3-108 OF THE REAL PROPERTY ARTICLE OF THE ANNOTATED CODE OF MARYLAND (1974), AS AMENDED, PERTAINING TO THE PREPARATION OF RECORD PLATS.



ROBERT C. HARR, JR., PROFESSIONAL LAND SURVEYOR
MARYLAND REGISTRATION No. 21587
EXP. JANUARY 16, 2027
DATE _____

PLATBOOK H.S.D. _____	DATE _____
CITY OF WESTMINSTER, MAYOR	
APPROVED: _____	DATE: _____
CITY OF WESTMINSTER, PLANNING AND ZONING COMMISSION	
APPROVED: _____	DATE: _____
CITY OF WESTMINSTER, DIRECTOR OF COMMUNITY PLANNING AND DEVELOPMENT	
APPROVED: _____	DATE: _____
CITY OF WESTMINSTER, DIRECTOR OF PUBLIC WORKS	
APPROVED: _____	DATE: _____
CARROLL COUNTY HEALTH DEPARTMENT	
APPROVED: _____	DATE: _____

LEGEND

- REBAR W/CAP SET (11/14/22) UNLESS NOTED OTHERWISE
- ⊙ MONUMENT TO BE SET
- (T) TOTAL

DATA TABULATIONS

- A. TOTAL NUMBER OF EXISTING LOTS: 2
- B. TOTAL AREA OF LOTS: 7.938 AC
- C. TOTAL AREA OF PARCELS FOR ROAD WIDENING: N/A
- D. TOTAL AREA OF OTHER PARCELS: N/A
- E. ACREAGE OF EACH NEW STREET: N/A
- F. TOTAL AREA OF NEW STREETS: N/A
- G. TOTAL AREA OF OPEN SPACE: N/A
- H. TOTAL AREA OF PLAT: 7.938 AC

OWNER/DEVELOPER

BALTIMORE BLVD REALTY, LLC
4521 SHARON ROAD, SUITE 275
CHARLOTTE NC 28211-0000

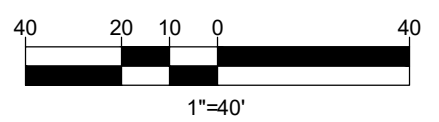


FINAL PLAT

THE LANDS OF
BALTIMORE BLVD REALTY, LLC
LIBER HD 11130 FOLIO 89
TM: 46 G: 15 P: 1168 & 1298
7TH ELECTION DISTRICT
CARROLL COUNTY, MARYLAND

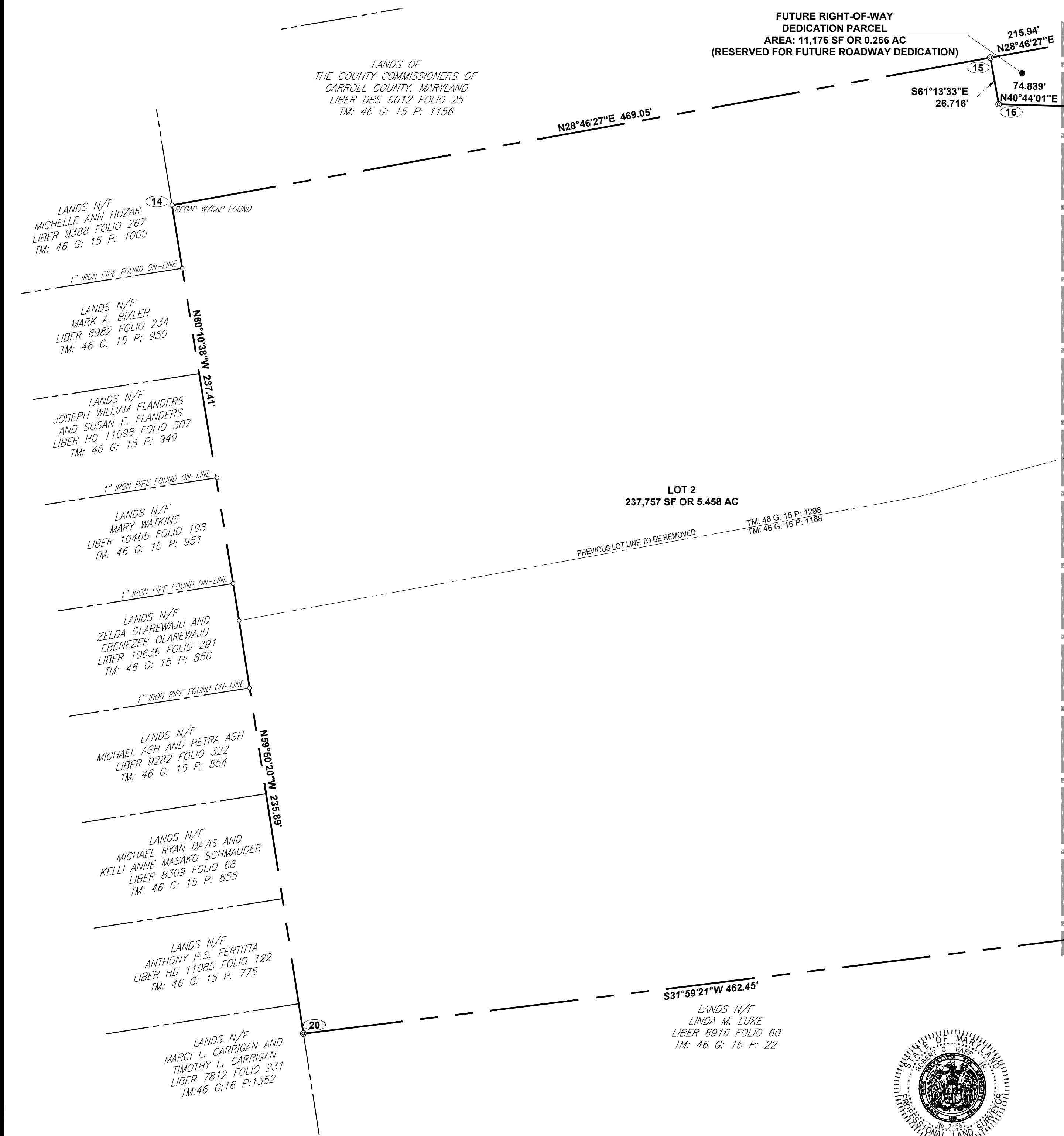
CARROLL COUNTY FILE NO AP- _____

DRAWN BY: ID	SCALE: 1" = 40'	PROJECT NO: MDA220021.01
CHECKED BY: EB	DATE: MARCH 17, 2025	1 OF 2
APPROVED: JB		

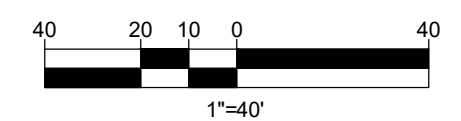




FUTURE RIGHT-OF-WAY
DEDICATION PARCEL
AREA: 11,176 SF OR 0.256 AC
(RESERVED FOR FUTURE ROADWAY DEDICATION)



LEGEND
 ○ REBAR W/CAP SET (11/14/22)
 UNLESS NOTED OTHERWISE
 ⊙ MONUMENT TO BE SET
 (T) TOTAL



1.	REVISED PER CLIENT COMMENTS	05/02/2025
2.	REVISED PER COUNTY COMMENTS	01/22/2026
No.	DESCRIPTION OF REVISION	DATE

BOHLER 12825 WORLDGATE DRIVE, SUITE 700
 HERNDON, VIRGINIA 20170
 703.709.9500
 www.bohlerengineering.com

■ UPSTATE NEW YORK ■ BOSTON, MA ■ NEW YORK METRO ■ WARREN, NJ ■ PHILADELPHIA/SOUTHERN NJ ■ LEHIGH VALLEY, PA ■ SOUTHEASTERN PA
 ■ BALTIMORE, MD ■ SOUTHERN MARYLAND ■ NORTHERN VIRGINIA ■ WASHINGTON, DC ■ CENTRAL VIRGINIA ■ CHARLOTTE, NC ■ RALEIGH, NC

FINAL PLAT
 THE LANDS OF
BALTIMORE BLVD REALTY, LLC
 LIBER HD 11130 FOLIO 89
 TM: 46 G: 15 P: 1168 & 1298
 7TH ELECTION DISTRICT
 CARROLL COUNTY, MARYLAND
 CARROLL COUNTY FILE NO AP- - -



ROBERT C. HARR, JR., PROFESSIONAL LAND SURVEYOR
 MARYLAND REGISTRATION No. 21587
 EXP. JANUARY 16, 2027
 DATE

DRAWN BY: ID	SCALE: 1" = 40'	PROJECT NO: MDA220021.01
CHECKED BY: EB	DATE: MARCH 17, 2025	2 OF 2
APPROVED: JB		