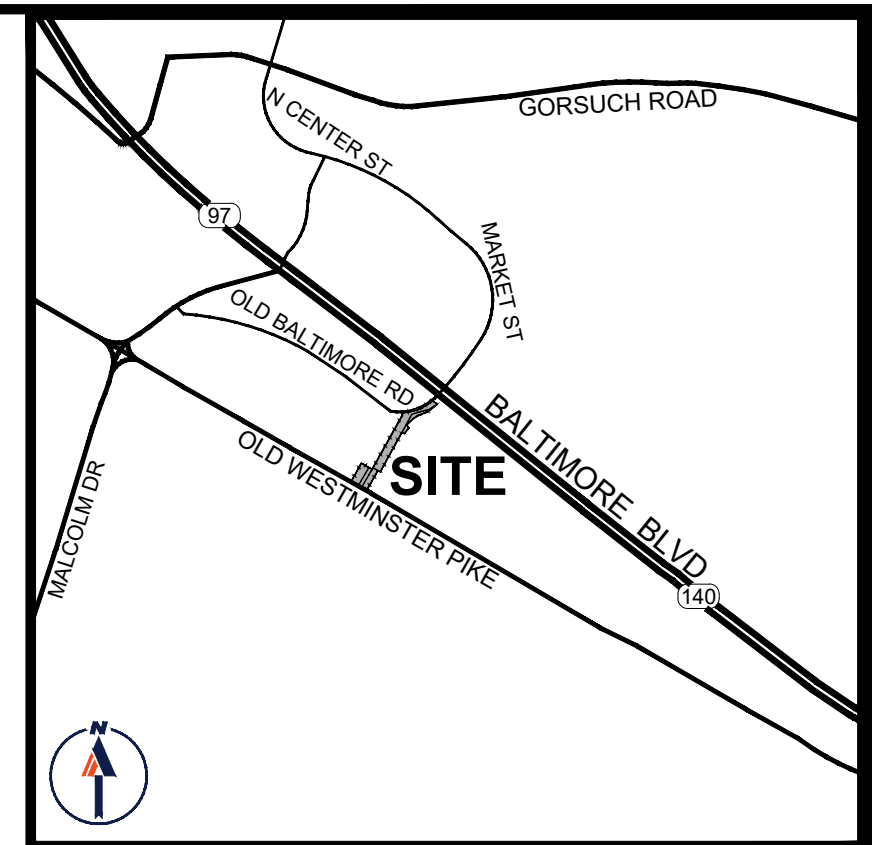


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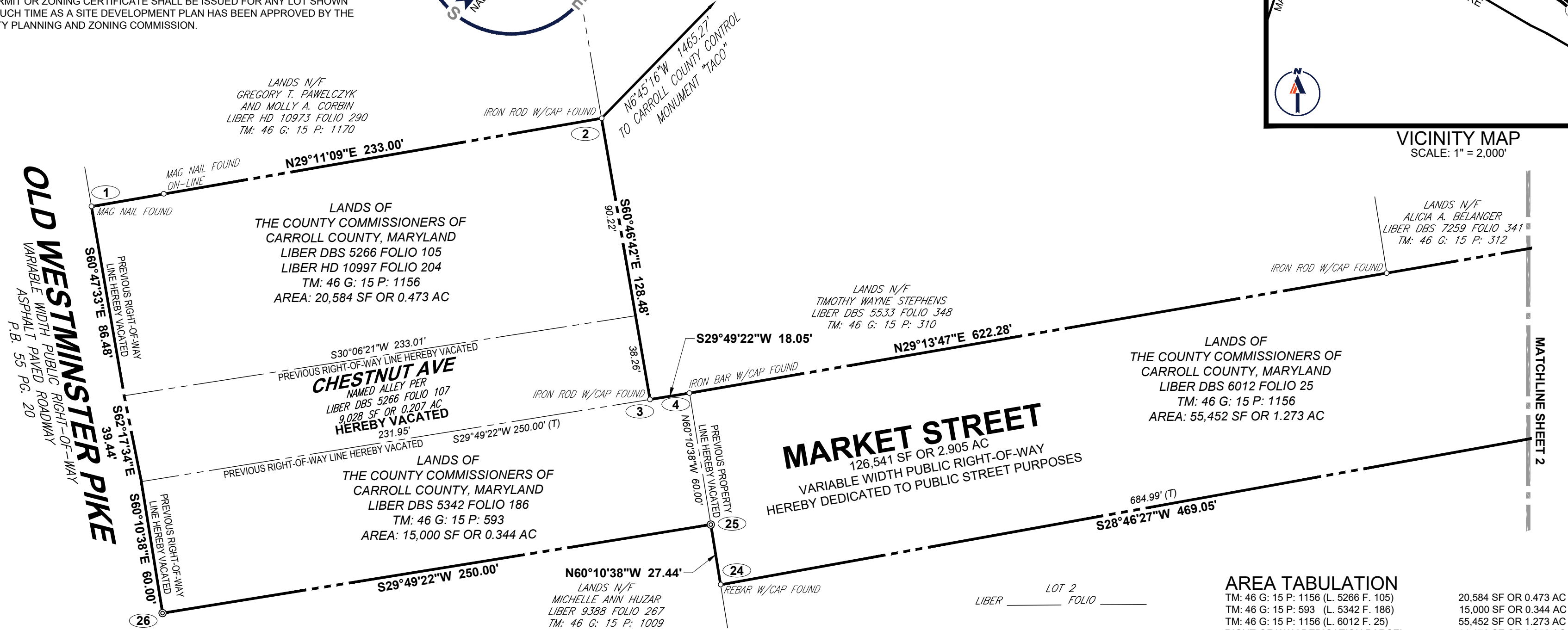
- THE PROPERTIES SHOWN HEREON ARE OWNED BY THE COUNTY COMMISSIONERS OF CARROLL COUNTY BY DEEDS DATED JUNE 06, 2007 AND RECORDED IN LIBER DBS 5266 FOLIO 105, MARCH 10, 2023 AND RECORDED IN LIBER HD 10997 FOLIO 204 AUGUST 30, 2007 AND RECORDED IN LIBER DBS 5342 FOLIO 186, OCTOBER 13, 2009 AND RECORDED IN LIBER DBS 6012 FOLIO 25, AND BY BALTIMORE BLVD REALTY, LLC, BY DEED DATED SEPTEMBER 29, 2023 RECORDED IN LIBER HD 11130 FOLIO 89, ALL RECORDED 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.
- ANY MODIFICATION OR PLAT REASSEMBLY SHALL BE SUBJECT TO APPROVAL BY THE CARROLL COUNTY PLANNING AND ZONING COMMISSION.
- THIS PLAT WAS PREPARED WITHOUT THE BENEFIT OF A COMMITMENT FOR TITLE INSURANCE.
- NO BUILDING PERMIT OR ZONING CERTIFICATE SHALL BE ISSUED FOR ANY LOT SHOWN HEREON UNTIL SUCH TIME AS A SITE DEVELOPMENT PLAN HAS BEEN APPROVED BY THE CARROLL COUNTY PLANNING AND ZONING COMMISSION.

COORDINATE LIST

NO.	NORTHING	EASTING	NO.	NORTHING	EASTING	NO.	NORTHING	EASTING
1	688885.820	1320375.232	10	689666.829	1321126.971	19	689550.319	1321027.824
2	689089.190	1321439.795	11	689753.850	1321217.057	20	689490.488	1320961.876
3	689026.466	1320601.051	12	689701.977	1321280.497	21	689453.623	1320983.925
4	689042.059	1320609.989	13	689687.160	1321255.731	22	689396.914	1320935.090
5	689585.101	1320913.856	14	689678.669	1321246.157	23	689409.774	1320911.672
6	689590.774	1320916.299	15	689673.157	1321240.185	24	688998.639	1320685.890
7	689612.864	1320922.514	16	689600.046	1321117.657	25	689012.287	1320662.081
8	689636.728	1321032.318	17	689596.465	1321107.223	26	688795.395	1320537.752
9	689656.937	1321101.795	18	689591.361	1321093.479			



VICINITY MAP
SCALE: 1" = 2,000'



OWNER'S CERTIFICATE

THE OWNER(S), TO THE BEST OF HIS (THEIR) KNOWLEDGE, AND THE SURVEYOR DO HEREBY CERTIFY THAT THE LAND SHOWN HEREON HAS BEEN LAID OUT AND THE PLAT PREPARED IN COMPLIANCE WITH SECTION 3-108 OF THE REAL PROPERTY ARTICLE OF THE ANNOTATED CODE OF MARYLAND, AS AMENDED, PERTAINING TO THE PREPARATION OF RECORD PLATS.

OWNER: BALTIMORE BLVD REALTY, LLC
BY: _____

NAME _____ DATE _____

OWNER: THE COUNTY COMMISSIONERS OF CARROLL COUNTY, MARYLAND
BY: _____

NAME _____ DATE _____

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 DORIS M. DOBSON TO THE COUNTY COMMISSIONERS OF CARROLL COUNTY, MARYLAND BY DEED DATED JUNE 06, 2007 AND RECORDED IN LIBER DBS 5266 FOLIO 105 AND DIANE GAIL SCHULTE TO THE COUNTY COMMISSIONERS OF CARROLL COUNTY, MARYLAND BY DEED DATED MARCH 10, 2023 AND RECORDED IN LIBER HD 10997 FOLIO 204, JOHN C. GILBERT AND RENEE N. GILBERT TO THE COUNTY COMMISSIONERS OF CARROLL COUNTY, MARYLAND BY DEED DATED AUGUST 30, 2007 AND RECORDED IN LIBER DBS 5342 FOLIO 186, ROGER LARRY MANN TO THE COUNTY COMMISSIONERS OF CARROLL COUNTY, MARYLAND BY DEED DATED OCTOBER 13, 2009 AND RECORDED IN LIBER DBS 6012 FOLIO 25, AND BY DIANE GAIL SCHULTE TO BALTIMORE BLVD REALTY, LLC, A MARYLAND LIMITED LIABILITY COMPANY BY DEED DATED SEPTEMBER 29, 2023 AND RECORDED IN LIBER HD 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.

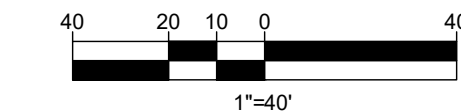


ROBERT C. HARR, JR., PROFESSIONAL LAND SURVEYOR MARYLAND REGISTRATION No. 21587 EXP. JANUARY 16, 2027 DATE _____

CURVE TABLE						
CURVE NO	RADIUS	LENGTH	CHORD BEARING	CHORD LENGTH	DELTA	TANGENT
C1	104.65'	12.81'	S48°25'51"W	12.80'	007°00'40"	6.41'
C2	346.50'	143.71'	S59°10'34"W	142.68'	023°45'48"	72.90'
C3	293.50'	14.66'	S69°37'35"W	14.66'	002°51'44"	7.33'
C4	218.50'	77.84'	S57°59'23"W	77.43'	020°24'40"	39.34'

LEGEND

- REBAR W/CAP SET (11/14/22) UNLESS NOTED OTHERWISE
- ⊙ MONUMENT TO BE SET
- (T) TOTAL
- ▨ REVERTIBLE SLOPE EASEMENT SHA PLAT 7316 LIBER 204 FOLIO 25
- ▩ REVERTIBLE SLOPE EASEMENT SHA PLAT 7316 LIBER 204 FOLIO 25-26



DATA TABULATIONS

- A. TOTAL NUMBER OF EXISTING LOTS: 4
- B. TOTAL AREA OF LOTS: 2.345 AC
- C. TOTAL AREA OF OTHER PARCELS: 0.560 AC
- D. ACREAGE OF EACH NEW STREET: 2.905 AC
- E. TOTAL AREA OF NEW STREETS: 2.905 AC
- F. TOTAL AREA OF OPEN SPACE: N/A
- G. TOTAL AREA OF PLAT: 2.905 AC

OWNER/DEVELOPER

BALTIMORE BLVD REALTY, LLC
4521 SHARON ROAD, SUITE 275
CHARLOTTE, NC 28211-0000
THE COUNTY COMMISSIONERS OF CARROLL COUNTY, MARYLAND
P.O. BOX 417
OXFORD, MD 21654-0417

AREA TABULATION

TM: 46 G: 15 P: 1156 (L. 5266 F. 105)	20,584 SF OR 0.473 AC
TM: 46 G: 15 P: 593 (L. 5342 F. 186)	15,000 SF OR 0.344 AC
TM: 46 G: 15 P: 1156 (L. 6012 F. 25)	55,452 SF OR 1.273 AC
RIGHT-OF-WAY DEDICATION PARCEL	11,176 SF OR 0.256 AC
CHESTNUT AVE	9,028 SF OR 0.207 AC
PORTION OF OLD BALTIMORE ROAD	15,301 SF OR 0.352 AC
TOTAL:	126,541 SF OR 2.905 AC

MARKET STREET 126,541 SF OR 2.905 AC

2	REVISED PER COUNTY COMMENTS	06/26/2025
1	REVISED PER CLIENT COMMENTS	05/02/2025

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
THE COUNTY COMMISSIONERS OF CARROLL COUNTY, MARYLAND

LIBER DBS 5266 FOLIO 105
LIBER 10997 FOLIO 204
TM: 46 G: 15 P: 1156
LIBER DBS 5342 FOLIO 186
TM: 46 G: 15 P: 593
LIBER DBS 6012 FOLIO 25
TM: 46 G: 15 P: 1156

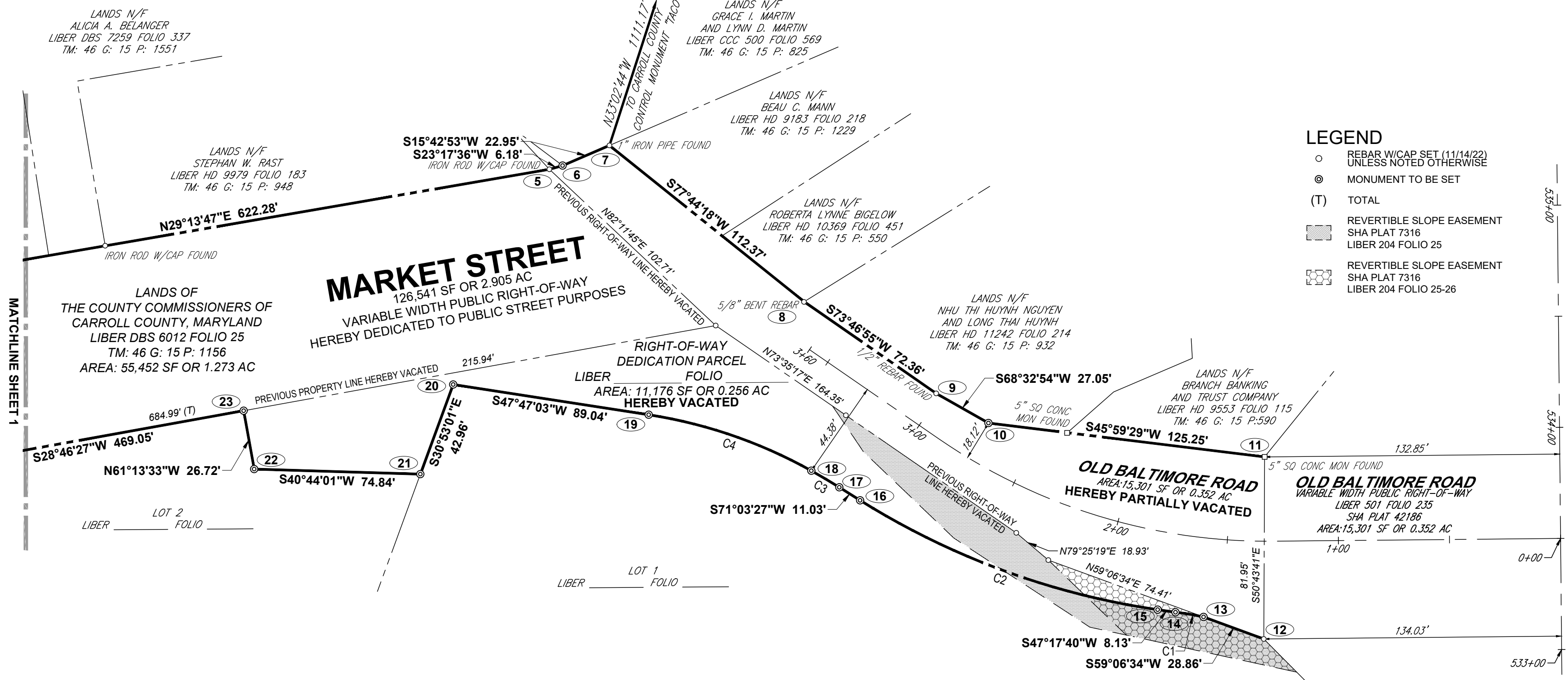
AND
BALTIMORE BLVD REALTY, LLC

LIBER HD 11130 FOLIO 89
TM: ___ G: ___ P: ___
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: APRIL 30, 2025	1 OF 2
APPROVED: JB		

PURPOSE NOTE:

THE PURPOSE OF THIS PLAT IS TO VACATE THE PROPERTY LINES OF EXISTING PARCELS OF LAND AND TO DEDICATE MARKET STREET AS PUBLIC RIGHT-OF-WAY.



- LEGEND**
- REBAR W/CAP SET (11/14/22) UNLESS NOTED OTHERWISE
 - ⊙ MONUMENT TO BE SET
 - (T) TOTAL
 - ▭ REVERTIBLE SLOPE EASEMENT SHA PLAT 7316 LIBER 204 FOLIO 25
 - ▭ REVERTIBLE SLOPE EASEMENT SHA PLAT 7316 LIBER 204 FOLIO 25-26

BALTIMORE BOULEVARD - MD RTE 97 & 140
150' WIDE PUBLIC RIGHT-OF-WAY
LIBER 204 FOLIO 25
LIBER 501 FOLIO 235
SHA PLAT 42186

MATCHLINE SHEET 1

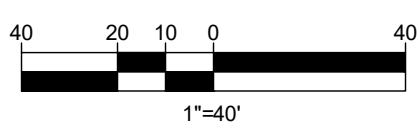
2	REVISED PER COUNTY COMMENTS	06/26/2025
1	REVISED PER CLIENT COMMENTS	05/02/2025
No.	DESCRIPTION OF REVISION	DATE

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FINAL PLAT
THE LANDS OF
THE COUNTY COMMISSIONERS OF CARROLL COUNTY, MARYLAND
LIBER DBS 5266 FOLIO 105
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TM: 46 G: 15 P: 1156
LIBER DBS 5342 FOLIO 186
TM: 46 G: 15 P: 593
LIBER DBS 6012 FOLIO 25
TM: 46 G: 15 P: 1156
AND
BALTIMORE BLVD REALTY, LLC
LIBER HD 11130 FOLIO 89
TM: ___ G: ___ P: ___
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: APRIL 30, 2025	2 OF 2
APPROVED: JB		



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

DATE

