

COORDINATES		
Number	Northing	Easting
110	636587.791	1197158.618
121	636213.723	1197232.197
122	636221.922	1197120.464
123	636578.266	1197270.212

COORDINATES ARE MARYLAND STATE PLANE (NAD 83/91)

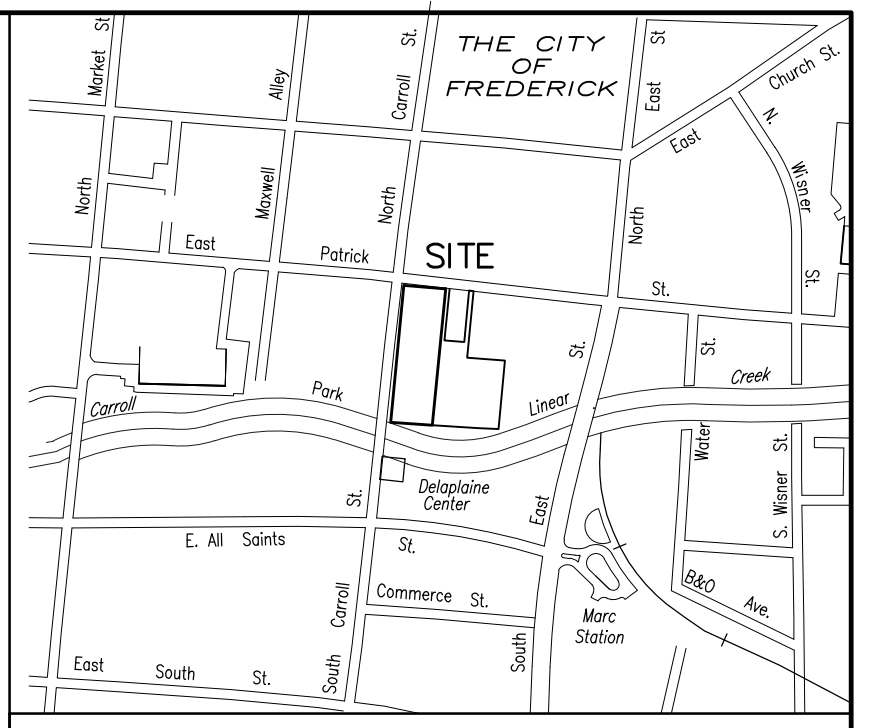
The City of Frederick has instituted a Capacity Management Program governing the allocation of potable water capacity to comply with Annotated Code of Maryland, Environment Article, § 9-512. The allocation of water capacity for the development of the property depicted on this plat/site plan will be made in accordance with Chapter 25, Article IX of The Code of the City of Frederick, 1966 (as amended). Final allocation of water capacity is generally made at the time of building permit application, subject to the availability of such capacity and the payment of all required fees. The ability to permit and develop lots will be dependent on potable water supply capacity available at the time of building permit application. Federal, State, or City action, including operational moratoria, may temporarily suspend, delay or otherwise affect an allocation. Recordation of this plat or approval of this site plan is in conformance with the Frederick County Ten Year Water Plan.

For the provisions of this plat, Water Treatment Capacity will be provided by the City of Frederick and Sewer Treatment Capacity will be provided by the City of Frederick.

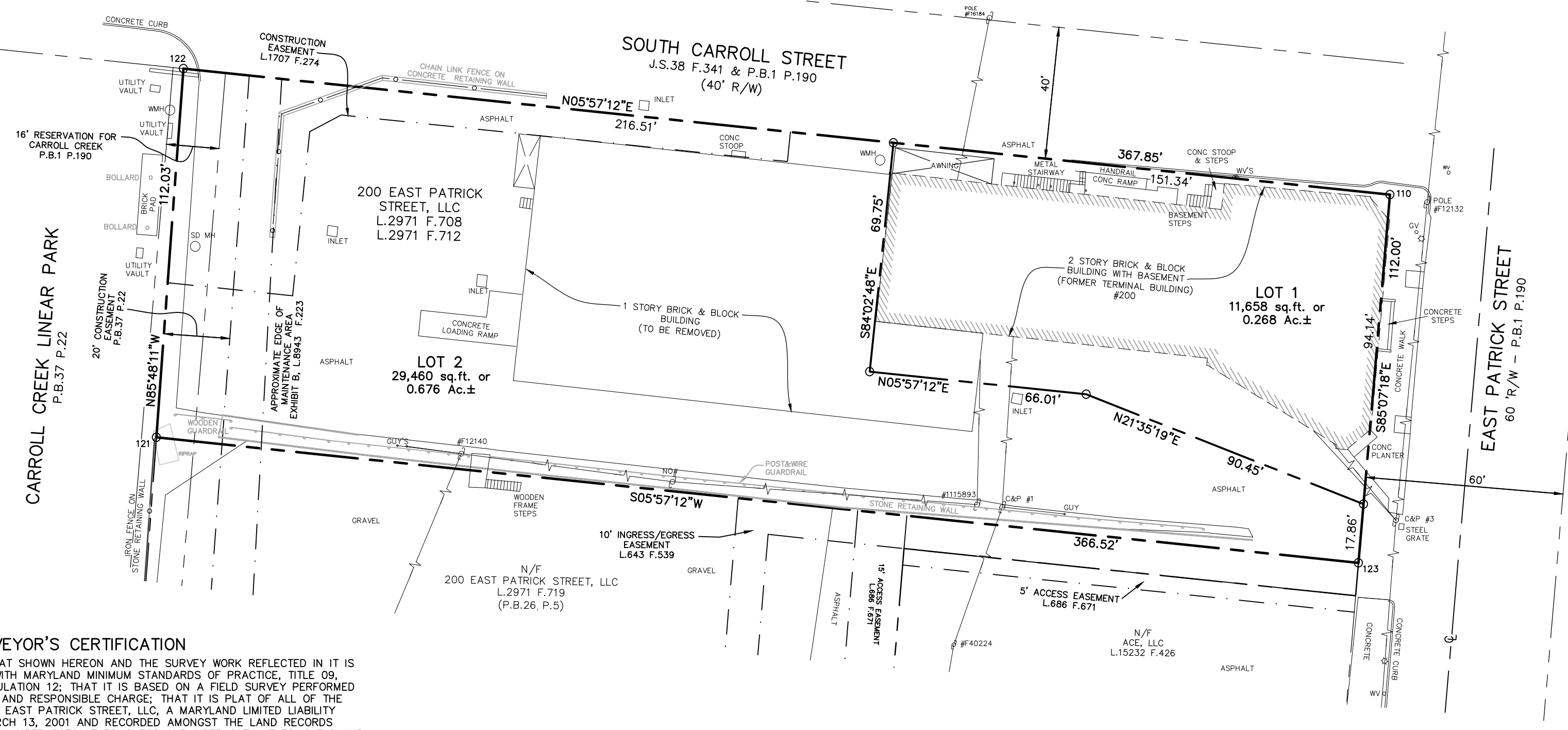
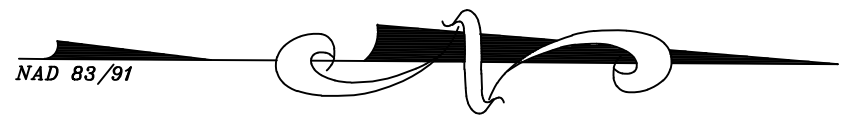
200 EAST PATRICK STREET, LLC
 THE OWNER HAS SWORN TO AND SUBSCRIBED BEFORE ME THIS ____ DAY OF ____ 2024.
 SIGNATURE: _____ NOTARY PUBLIC
 PRINTED NAME: _____
 MY COMMISSION EXPIRES _____

OWNER'S CERTIFICATION & DEDICATION
 I, 200 EAST PATRICK STREET, A MARYLAND LIMITED LIABILITY COMPANY, OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON, CONSENT TO AND ADOPT THIS PLAN OF SUBDIVISION, AND IN CONSIDERATION OF THE APPROVAL OF THIS PLAN 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 PLAN.
 OWNER, CERTIFIES THAT THERE ARE NO SUITS, ACTIONS AT LAW, LEASES, LIENS, MORTGAGES, TRUSTS, EASEMENTS, OR RIGHTS-OF-WAY AFFECTING THE PROPERTY INCLUDED IN THIS FINAL PLAT EXCEPT AS SHOWN HEREON AND THAT THE REQUIREMENTS OF THE ANNOTATED CODE OF MARYLAND, REAL PROPERTY BOOK, TITLE 3, SUBTITLE 1, SECTION 3-108, AND THE REQUIREMENTS OF THE CITY OF FREDERICK LAND MANAGEMENT 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.
 PLANS FOR COMMUNITY WATER AND SEWAGE SYSTEMS AND FOR A POINT OF DISCHARGE HAVE BEEN APPROVED BY THE MARYLAND DEPARTMENT OF THE ENVIRONMENT. LOTS ARE SERVED BY PUBLIC WATER AND SEWER SYSTEMS. FACILITIES WILL BE AVAILABLE TO ALL LOTS OFFERED FOR SALE.

200 EAST PATRICK STREET, LLC
 _____ DATE AUTHORIZED SIGNOR



VICINITY MAP
 TAX MAP 418, PARCEL 106B
 200 E. PATRICK ST. - TAX ID #02-035618 SCALE 1"=1000'



SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY THAT THE PLAT SHOWN HEREON AND THE SURVEY WORK REFLECTED IN IT IS CORRECT AND IN COMPLIANCE WITH MARYLAND MINIMUM STANDARDS OF PRACTICE, TITLE 09, SUBTITLE 13, CHAPTER 06, REGULATION 12; THAT IT IS BASED ON A FIELD SURVEY PERFORMED UNDER MY DIRECT SUPERVISION AND RESPONSIBLE CHARGE; THAT IT IS PLAT OF ALL OF THE LANDS AS CONVEYED UNTO 200 EAST PATRICK STREET, LLC, A MARYLAND LIMITED LIABILITY COMPANY BY DEEDS DATED MARCH 13, 2001 AND RECORDED AMONGST THE LAND RECORDS FREDERICK COUNTY, MARYLAND IN LIBER 2971 AT FOLIO 708 AND LIBER 2971 AT FOLIO 712 AND THAT THE REQUIREMENTS OF THE ANNOTATED CODE OF MARYLAND, REAL PROPERTY BOOK, TITLE 3, SUBTITLE 1, SECTION 3-108, AND THE REQUIREMENTS OF THE CITY OF FREDERICK LAND MANAGEMENT CODE 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.

DATE _____ DAVID THOMAS BEARD
 PROPERTY LINE SURVEYOR
 MD. REG. NO. 576, (EXPIRES 03/23/25)
 FOR HARRIS, SMARIGA & ASSOC., INC.
 MD. REG. NO. 24

AREA SUMMARY

ORIGINAL DEED AREA	41,118 sq. ft.
LOT 1	11,658 sq. ft. or 0.268 Ac. ±
+LOT 2	29,460 sq. ft. or 0.676 Ac. ±
+DEDICATION	0 sq. ft. or 0.000 Ac. ±
TOTAL AREA OF PLAT	41,118 sq. ft. or 0.944 Ac. ±
NUMBER OF LOTS	2

OWNER:
 200 EAST PATRICK STREET, LLC
 8010 RIDGE ROAD,
 FREDERICK, MARYLAND 21702
 240-446-9866

APPROVED: FREDERICK COUNTY HEALTH DEPARTMENT PUBLIC WATER AND SEWER ARE IN CONFORMANCE WITH THE FREDERICK COUNTY MASTER WATER AND SEWER PLAN.
DATE _____ APPROVING AUTHORITY _____
APPROVED: THE CITY OF FREDERICK PLANNING COMMISSION
DATE _____ SECRETARY OR CHAIRMAN _____

NOTES:

- ZONING CLASSIFICATION: 'DB' DOWNTOWN BUSINESS WITH A 'HPO' HISTORIC PRESERVATION DISTRICT OVERLAY AND 'CCO' CARROLL CREEK OVERLAY.
- A SIX FOOT WIDE PUBLIC DRAINAGE AND UTILITY EASEMENT IS RESERVED ALONG ALL LOT LINES.
- THIS PLAN PREPARED WITH THE BENEFIT OF A TITLE REPORT PREPARED BY _____ TITLE INSURANCE COMPANY, COMMITMENT NO. _____, WITH EFFECTIVE DATE OF _____ 20____.
- NO FLOODPLAIN HEREON PER PER FEMA, FIRM #24021C0292E WITH EFFECTIVE DATE OF AUGUST 1, 2023.
- WATER CLASSIFICATION: W-3, SEWER CLASSIFICATION S-3.

SYMBOLS: <input type="checkbox"/> CONCRETE MONUMENT SET <input type="checkbox"/> REBAR AND CAP NO. 24 SET (UNLESS OTHERWISE NOTED)	DATE	REVISIONS
MINIMUM BUILDING RESTRICTION LINES: FRONT: 0' SIDE: 0' REAR: 10'		

FINAL SUBDIVISION PLAT # _____
 LOTS 1 & 2
200 EAST PATRICK
 #200 EAST PATRICK STREET
 CITY OF FREDERICK
 FREDERICK ELECTION DISTRICT NO. 2
 FREDERICK COUNTY, MARYLAND
 SCALE: 1"=30' FEBRUARY, 2024

Harris, Smariga & Associates, Inc.
 Planners/Engineers/Surveyors
 125 South Carroll Street/Suite 100/Frederick, MD 21701
 301-662-4488/Fax 301-662-4906

CHECKED BY DTB 02/23/24