



RADIUS	LENGTH	BEARING
C1	2235.00	723.40'
C2	2417.00	421.81'
C3	2352.00	121.30'
C4	4730.74	431.11'
C5	4700.74	417.41'
C6	760.00	126.00'
		N51°14'22"E 125.85'

SITE NOTES

1. THE OWNER OF THE SITE IS RJD DEVELOPMENT AT PO BOX 228, CLARKSVILLE MD. 21029-0228 BY DEED 3430/524.
2. THE HORIZONTAL DATUM OF THE SURVEY IS ROTHENHOEFER ENGINEERS DRAWING NO. 770-940.
3. THE BOUNDARY LINES SHOWN HEREON ARE FROM THE RECORD PLAT ENTITLED, "PROPERTY OF NEW MARKET ASSOCIATES" DATED OCTOBER 2002 WHICH IS RECORDED AMONG THE LAND RECORDS OF FREDERICK COUNTY MARYLAND IN PLAT BOOK 74 AT FOLIO 4.
4. THERE ARE NO PARKING SPACES ON SITE.
5. THE NAMES OF ADJOINING OWNERS SHOWN HEREON WERE TAKEN FROM MARYLAND STATE DEPARTMENT OF ASSESSMENT AND TAXATION RECORDS.
6. THERE ARE NO PROPOSED CHANGES TO STREET RIGHT-OF-WAY LINES KNOWN OR AWARE OF. THE SITE HAS ACCESS TO BALDWIN ROAD EAST WHICH IS A PUBLIC ROAD.
7. THE PROPERTY SHOWN HEREON LIES IN FLOOD ZONE X, (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) AS SHOWN ON FEMA FLOOD MAPS 2402IC-0320D AND 2402IC-0460D.
8. THE PURPOSE OF THIS SURVEY PLAT IS FOR REZONING.
9. THE SURVEY WAS PREPARED WITH THE BENEFIT OF TITLE COMMITMENT • 1002-361026-RTT, DATED, MARCH 28, 2022 AND PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY. THE PLOTTABLE EXCEPTIONS ARE SHOWN HEREON.
10. ACCESS IS DENIED ACROSS THE RIGHT OF WAY LINES EXCEPT BY MEANS OF SUCH PUBLIC ROAD CONNECTIONS AS THE STATE HIGHWAY ADMINISTRATION MAY CONSTRUCT OR PERMIT TO BE CONSTRUCTED.

SURVEYOR CERTIFICATE

THIS IS TO CERTIFY THAT THIS MAP OR PLAT SHOWN HEREON IS THE BOUNDARY LINES FROM THE RECORD PLAT ENTITLED, "PROPERTY OF NEW MARKET ASSOCIATES" DATED OCTOBER 2002 WHICH IS RECORDED AMONG THE LAND RECORDS OF FREDERICK COUNTY MARYLAND IN PLAT BOOK 74 AT FOLIO 4.

C. ALLEN PAUGH
PROPERTY LINE SURVEYOR
MARYLAND LICENSE No. 475
EXP 01-08-2023



ENGINEERS
PLANNERS
SCIENTISTS
CONSTRUCTION MANAGERS
KCI
TECHNOLOGIES

11830 W. MARKET PLACE
SUITE F
FULTON, MD 20759
PHONE: 410/792-8086
WWW.KCI.COM

REVISIONS			
NO.	DATE	DESCRIPTION	BY
			5-22-22
			SCALE 1" = 200'
			DESIGNED BY
			DRAWN BY KNT

PROPERTY LINE EXHIBIT OF
RJD DEVELOPMENT CORP
FREDERICK COUNTY, MARYLAND

DRAWING NO.
SHEET 1 OF 1
KCI JOB NUMBER
27-210623