PLAT - 26i

EAST STREET INDUSTRIAL PARK
LOTS 2B & 2C, SECTION 1

## CURVE DATA

| CURVE | RADIUS | LENGTH | TANGENT | CHORD | BEARING | DELTA |
|---|---|---|---|---|---|---|
| C1 | 244.36' | 142.63' | 73.41' | 140.62' | N17°11'53"W | 33°26'41" |

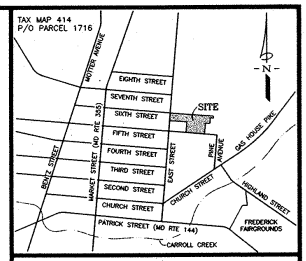
## AREA TABULATION

| | | | |
|---|---|---|---|
| Area of lots | 298,838 S.F. | or | 6.8604 Acres ± |
| Area of dedication | 0 S.F. | or | 0.0000 Acres ± |
| Total area of plat | 298,838 S.F. | or | 6.8604 Acres ± |
| Total number of lots | 2 | | |

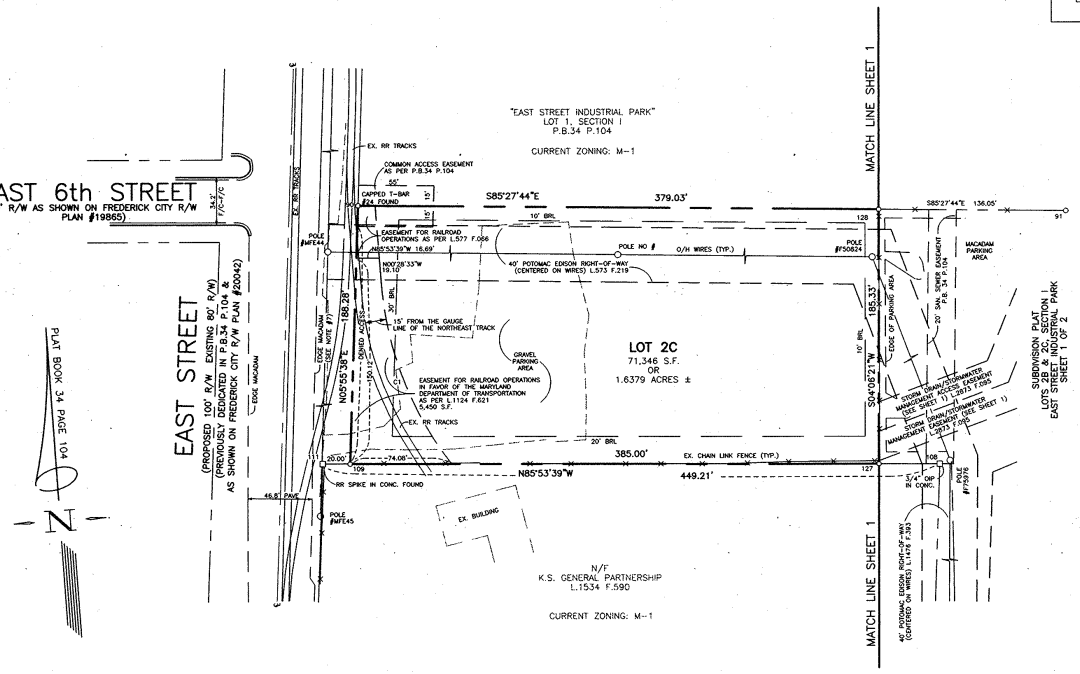
## COORDINATES

| PT | NORTHING | EASTING |
|---|---|---|
| 87 | 5475.8254 | 4934.1165 |
| 88 | 5433.3141 | 4941.2939 |
| 89 | 5425.0765 | 4942.6543 |
| 90 | 5555.8120 | 3878.3390 |
| 91 | 5515.0610 | 4391.8020 |
| 102 | 5296.8520 | 4853.1110 |
| 103 | 5304.8499 | 4742.5629 |
| 104 | 5062.6515 | 4723.1364 |
| 107 | 5098.9500 | 4261.9160 |
| 108 | 5337.8090 | 4287.0060 |
| 110 | 5430.9550 | 4861.4026 |
| 111 | 5369.9727 | 3838.9374 |
| 127 | 5340.9745 | 4242.9079 |
| 128 | 5525.8249 | 4256.1770 |

COORDINATES ARE BASED ON "EAST STREET INDUSTRIAL PARK" P.B.34 P.104




VICINITY MAP
SCALE: 1" = 2000' +/-




## SURVEYOR'S CERTIFICATION

I hereby certify to the best of my professional knowledge and belief that the plan shown hereon is correct; that it is all of the lands conveyed by Mae K. Baker unto Baer Brothers and Company of Frederick, Inc., a body corporate, by deed dated May 27, 1946 and recorded in Liber 454 Folio 495; also being all of the lands conveyed by Price-Wilhoite Company, a body corporate, unto Frederick Produce Company, Inc. by deed dated January 17, 1950 and recorded in Liber 482 Folio 282; also being part of the lands conveyed by J. O'Neill Jenkins unto Frederick Produce Company, Inc., a body corporate, by deed dated December 30, 1986 and recorded in Liber 1388 Folio 018; also being all of the lands conveyed by DCA Food Industries, Inc., a New York corporation, unto Frederick Produce Company Inc., a Maryland corporation, by deed dated August 26, 1994 and recorded in Liber 2040 Folio 861; also being all of the lands as shown on a plat entitled "Consolidation Plat, Case #99-41, Frederick Produce Co., Inc., Liber 2040 Folio 861 Addition to Lot 2A, Section I, East Street Industrial Park" and recorded in Plat Book 67 Page 42; all being 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 as amended so far as it may concern the making of this plat and the setting of monuments and markers have been complied with.

31 July 2002
Date

Thomas, Moore & Associates, Inc.
Carl F. Thomas
Property Line Surveyor
MD Reg. No. 411

STATE OF MARYLAND
CARL FREDERICK THOMAS
REG. NO. 411
PROPERTY LINE SURVEYOR

## OWNER'S CERTIFICATION AND DEDICATION

I, J. Edwin Furbee, President of Frederick Produce Company, Inc., owner of the property shown and described hereon, consent to and adopt this plan of subdivision, and in consideration of the approval of this plat by the Planning Commission, establish the minimum building restriction lines, and dedicate the streets, walkways and other easements to the public use, unless otherwise noted on this plat. I also certify that there are no suits, actions of law, leases, liens, mortgages, trusts, easements or rights-of-way affecting the property in this plan of subdivision; and that the requirements of the Annotated Code of Maryland, Real Property Book, Title 3, Subtitle 1, Section 3-108, 1974 Edition and as 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 sewer systems and for a point of discharge have been approved by the Maryland Department of the Environment. All lots will be served by public water and sewer systems.

7/31/02
Date

J. Edwin Furbee, President

**APPROVED:**
Frederick County Health Department
The use of community water and sewerage systems conforms to the Frederick County Master Sewerage and Water Plans

8 Aug 2002
DATE

James E. Bonner, MS
APPROVING AUTHORITY

For Farmers and Mechanics National Bank
I hereby assent to this plan of subdivision

Veronica M. Cleveland
Veronica M. Cleveland
Senior Vice President

The owner has sworn to and subscribed before me, in my presence, this 31st day of July, 2002. A Notary Public in and for the State of Maryland.

Carl F. Thomas
Carl F. Thomas, Notary Public
My commission expires November 10, 2003

CARL F. THOMAS
NOTARY
PUBLIC
FREDERICK COUNTY

REVISED AS PER CITY OF FREDERICK COMMENTS DATED 01-19-01
REVISED AS PER PLANNING DEPARTMENT COMMENTS DATED 06-27-01

SHEET 2 OF 2

**OWNER:**
Frederick Produce Co., Inc.
321 East Fifth Street
Frederick, MD 21701
Attn: J. Edwin Furbee
301-663-3171

**APPROVED:**
City of Frederick Planning Commission

22 Aug 02
DATE

CHAIRMAN

## NOTES (CONT. FROM PAGE 1)

6. The Streets and Sanitation Committee, at their July 20, 1999 meeting, recommended approval of a deferral of frontage improvements along East Street; the Mayor and Board of Aldermen, at their August 19, 1999 meeting granted the deferral.
7. The Planning Commission, at their July 19, 1999 meeting, approved the request for modification from Section 11.05(3)(a) which requires Level 1 landscaping along East Fifth Street.
8. The Streets and Sanitation Committee, at their July 20, 1999 meeting, recommended approval of a waiver of Section 13.01(1) of the City Zoning Ordinance (referencing backing onto a lot from a public right-of-way); the Mayor and Board of Aldermen, at their August 19, 1999 meeting, granted the waiver.
9. This property is subject to the following easements and/or agreements:
   L.2661 F.534 An agreement with the City of Frederick regarding the deferral of public improvements along East Street.
10. Recordation of this Plat has been approved by the City of Frederick pursuant to Section 3(g) of Amended Executive Order No. 1-02. Recordation of the Plat will not in and of itself create any right of the property owner to the issuance of a building permit, which permit would require water connections issued by the City of Frederick. The property will not be eligible for permits which require water connections until such time as the water moratorium referenced in Amended Executive Order No. 1-02 is lifted, modified or amended to allow for water connections to be issued for this property. The request for recordation of this plat was approved by the Mayor & Board of Alderman at their July 18, 2002 meeting.

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SYMBOLS
○ Capped rebar set #411 (unless noted otherwise)
□ Concrete monument (unless noted otherwise)

MINIMUM BUILDING RESTRICTION LINES
FRONT: 30'
SIDE: 30' SUM OF BOTH SIDES - MINIMUM OF 10' ON ONE SIDE
REAR: 10'

**Thomas, Moore & Associates, Inc.**
LAND SURVEYORS - CIVIL ENGINEERS - LAND PLANNERS
129 WEST PATRICK STREET, SUITE 13
FREDERICK, MD 21701
301-698-9788

FINAL SUBDIVISION PLAT
FREDERICK CITY CASE No. PC00-217FSU

# LOTS 2B & 2C, SECTION I
# EAST STREET INDUSTRIAL PARK

(PREVIOUSLY RECORDED IN PLAT BOOK 67 PAGE 42)
SITUATED ON EAST STREET AND EAST FIFTH STREET
CITY OF FREDERICK
FREDERICK ELECTION DISTRICT No. 2
FREDERICK COUNTY, MARYLAND

26-i

| SCALE: 1" = 60' | DECEMBER, 2000 | JOB No. 1428 |
|---|---|---|

RECORDED 8/26/02 PLAT BOOK 73 PAGE 86