

MacRo^{LTD.}

REAL ESTATE SERVICESTM



FOR SALE

BAKER ROAD PROPERTY

12 Acres of cleared land
Subdivision potential: up to 4 single family residential lots
3 approved percolation tests

Fantastic rural location
Peaceful—no highway noise!
12 miles to major retail center - Wegmans, Lowes, Home Goods etc.
5 miles to convenience retail stores in Woodsboro

\$239,900

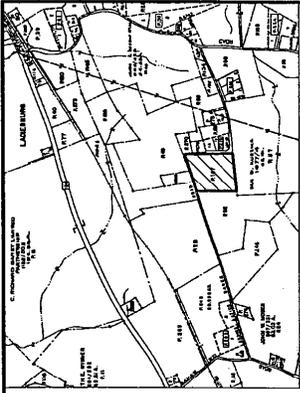


DAVE WILKINSON | **VICE PRESIDENT**

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Land & Commercial Real Estate Services | www.macroltd.com



OWNER'S DEDICATION & CERTIFICATION
WE, RONALD I. SEWELL, SR. & LORI S. SEWELL, OWNERS OF THE PARCEL SHOWN HEREON, DO HEREBY DEDICATE TO THE PUBLIC THE RIGHT OF ALL OF THE LAND CONVEYED BY JOHN W. ADAMS, TRUST, UNTO RONALD I. SEWELL, ET AL., TO BE USED AS A DEDICATED ROAD, 66 FEET WIDE, TO BE KNOWN AS BAKER ROAD, AND TO BE BOUNDARIED BY THE LINES AND MARKERS SHOWN ON THIS PLAN. WE, THE SAID OWNERS, DO HEREBY CERTIFY THAT THE SAID DEDICATION IS MADE VOLUNTARILY AND WITHOUT RESERVE, AND THAT THE SAID DEDICATION IS NOT SUBJECT TO ANY MORTGAGES, TRUSTS, EASEMENTS, OR RIGHTS OF ANY KIND, AND THAT THE SAID DEDICATION IS NOT SUBJECT TO ANY OTHER RESTRICTIONS, EASEMENTS, OR RIGHTS OF ANY KIND. WE, THE SAID OWNERS, DO HEREBY CERTIFY THAT THE SAID DEDICATION IS NOT SUBJECT TO ANY OTHER RESTRICTIONS, EASEMENTS, OR RIGHTS OF ANY KIND. WE, THE SAID OWNERS, DO HEREBY CERTIFY THAT THE SAID DEDICATION IS NOT SUBJECT TO ANY OTHER RESTRICTIONS, EASEMENTS, OR RIGHTS OF ANY KIND. WE, THE SAID OWNERS, DO HEREBY CERTIFY THAT THE SAID DEDICATION IS NOT SUBJECT TO ANY OTHER RESTRICTIONS, EASEMENTS, OR RIGHTS OF ANY KIND.

SURVEYOR'S CERTIFICATION
I, RICHARD L. SEWELL, JR., A PROFESSIONAL SURVEYOR LICENSED IN THE STATE OF MARYLAND, DO HEREBY CERTIFY THAT I HAVE PERSONALLY EXAMINED THE FIELD DATA AND INSTRUMENTS USED IN THE PREPARATION OF THIS PLAN, AND THAT THE SAID DATA AND INSTRUMENTS ARE TRUE AND CORRECT. I HAVE ALSO PERSONALLY EXAMINED THE PARCEL SHOWN HEREON, AND THAT THE SAID PARCEL IS ACCURATELY DESCRIBED BY THE LINES AND MARKERS SHOWN ON THIS PLAN. I HAVE ALSO PERSONALLY EXAMINED THE RECORDS OF THE REGISTERED INSTRUMENTS OF THE FREDEBURG COUNTY DEPARTMENT OF RECORDS, AND THAT THE SAID PARCEL IS ACCURATELY DESCRIBED BY THE LINES AND MARKERS SHOWN ON THIS PLAN. I HAVE ALSO PERSONALLY EXAMINED THE RECORDS OF THE REGISTERED INSTRUMENTS OF THE FREDEBURG COUNTY DEPARTMENT OF RECORDS, AND THAT THE SAID PARCEL IS ACCURATELY DESCRIBED BY THE LINES AND MARKERS SHOWN ON THIS PLAN.

SURVEY & PLAT BY
R.F. GAUSS & ASSOCIATES, INC.
103 E. MAIN ST., P.O. BOX 129
EMMITSBURG, MARYLAND 21727
301-447-2222 FAX 301-447-3158

COMBINED PRELIMINARY / FINAL PLAT
LOTS 1-3, SECTION ONE
SEWELL PROPERTY
SITUATED ON BAKER ROAD
WOODSBORO ELECTION DISTRICT # 11
FREDERICK COUNTY, MARYLAND
DATE: JANUARY 29, 2013 SCALE: 1" = 100'
PLAT NO.: 34P147SUB ACCT# 01-281956

LINE	BEARING	DISTANCE
1-2	N 89° 00' 00" W	15.00
2-3	N 89° 00' 00" W	15.00
3-4	N 89° 00' 00" W	15.00
4-5	N 89° 00' 00" W	15.00
5-6	N 89° 00' 00" W	15.00
6-7	N 89° 00' 00" W	15.00
7-8	N 89° 00' 00" W	15.00
8-9	N 89° 00' 00" W	15.00
9-10	N 89° 00' 00" W	15.00
10-11	N 89° 00' 00" W	15.00
11-12	N 89° 00' 00" W	15.00
12-13	N 89° 00' 00" W	15.00
13-14	N 89° 00' 00" W	15.00
14-15	N 89° 00' 00" W	15.00
15-16	N 89° 00' 00" W	15.00
16-17	N 89° 00' 00" W	15.00
17-18	N 89° 00' 00" W	15.00
18-19	N 89° 00' 00" W	15.00
19-20	N 89° 00' 00" W	15.00
20-21	N 89° 00' 00" W	15.00
21-22	N 89° 00' 00" W	15.00
22-23	N 89° 00' 00" W	15.00
23-24	N 89° 00' 00" W	15.00
24-25	N 89° 00' 00" W	15.00
25-26	N 89° 00' 00" W	15.00
26-27	N 89° 00' 00" W	15.00
27-28	N 89° 00' 00" W	15.00
28-29	N 89° 00' 00" W	15.00
29-30	N 89° 00' 00" W	15.00
30-31	N 89° 00' 00" W	15.00

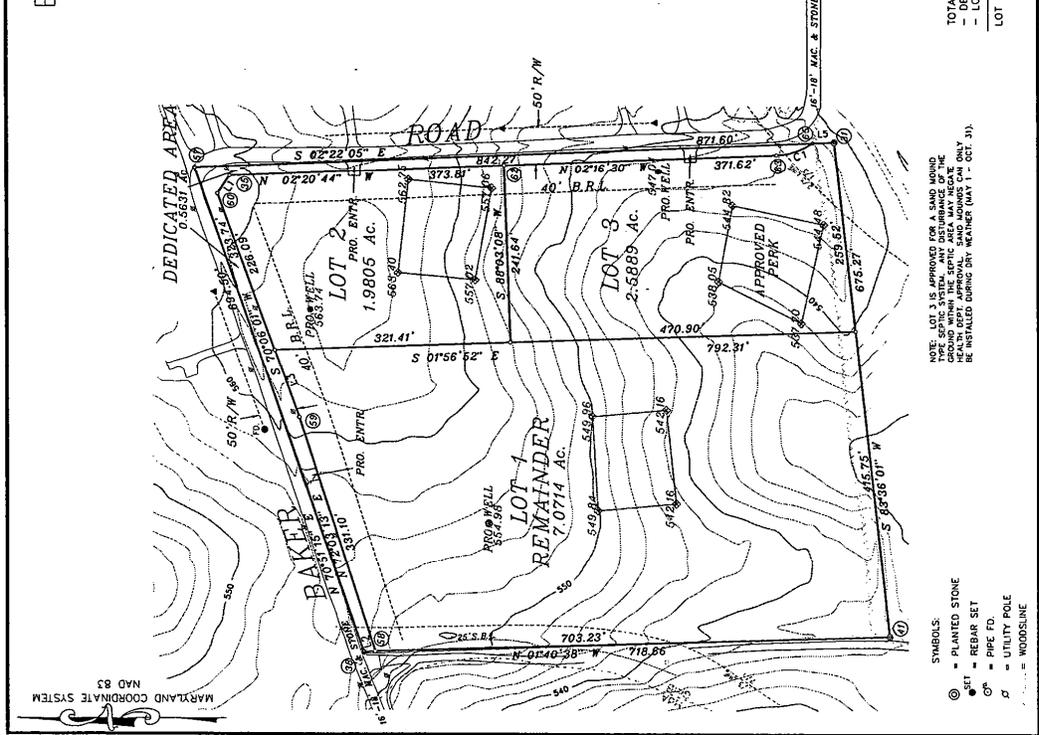
POINT	NORTHING	EASTING
31	691822.5811	1235756.4066
38	622465.6005	1235064.3067
47	622634.4389	1235720.5922
58	622450.2451	1235064.7580
59	622552.2661	1235379.7505
60	622682.4611	1235684.7545
62	622272.4957	1235723.9934
63	621901.1735	1235738.7441
65	621851.8812	1235755.1949

NOTE: SURVEY REFERENCED HAS PLAT PREPARED WITHOUT BENEFIT OF TITLE REPORT, NONE FURNISHED.
NOTE: NO WELLS OR SEPTICS FOUND WITHIN 100' OF SITE, EXCEPT AS SHOWN.

SOIL TYPES - OHB UPPER 2/3
ZONING - "A" AGRICULTURAL
TOTAL NO. OF LOTS - 3
CONTIGUOUS AERIAL MAPPING
CONTOUR INTERVALS - 2'

NOTE: ANY STRUCTURE PROPOSED WITHIN LOT OF THE PARCEL SHOWN HEREON SHALL BE CONFORMANT WITH THE ZONING REGULATIONS OF THE SUBDIVISION REGULATIONS.
NOTE: ROAD IS ADEQUATE FOR MAJOR SUBDIVISION PER SECTION 1-16-12(1)(6)(N1).

TOTAL AREA = 531601.0 SQ.FT. OR 12.2039 AC.
- DEDICATED AREA 1 = 24393.9 SQ.FT. OR 0.5631 AC.
- LOTS 2 & 3 = 195922.6 SQ.FT. OR 4.5084 AC.
LOT 1 REMAINDER = 308028.5 SQ.FT. OR 7.0714 AC.



THE OWNERS HAVE SWORN TO AND SUBSCRIBED BEFORE ME THIS _____ 2013 DAY OF _____ BY COMMISSION EXPIRES 09/17/2013

NOTARY PUBLIC

REASONS:

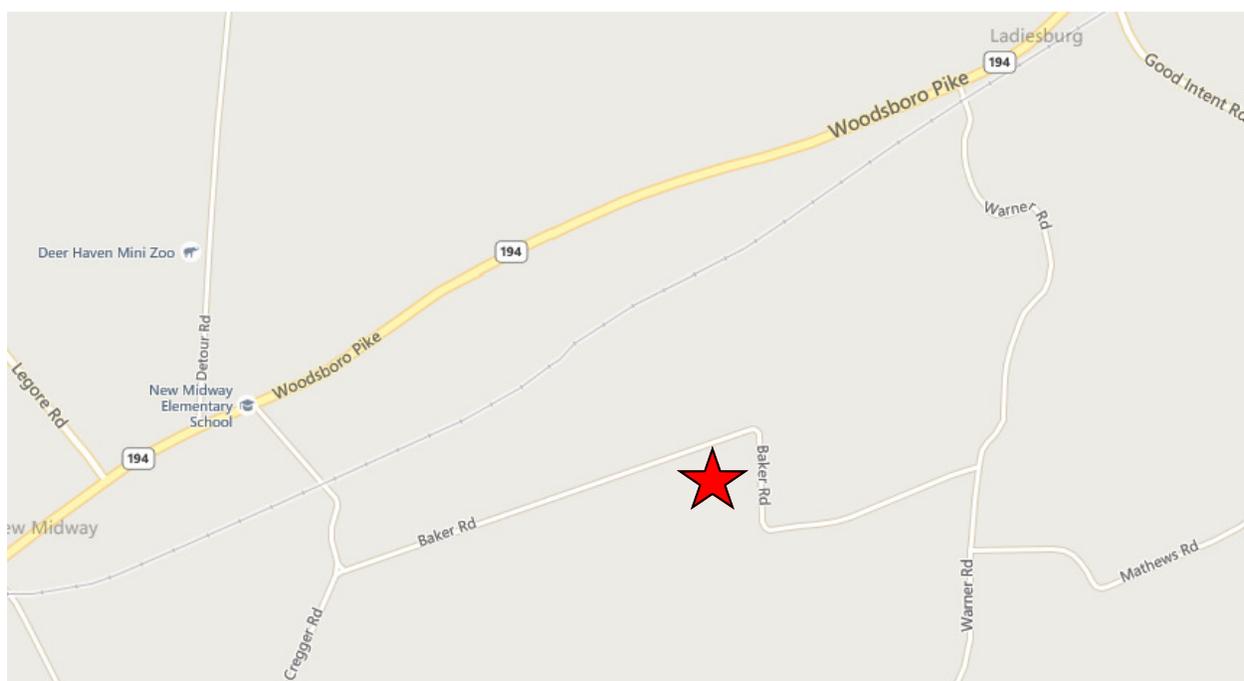
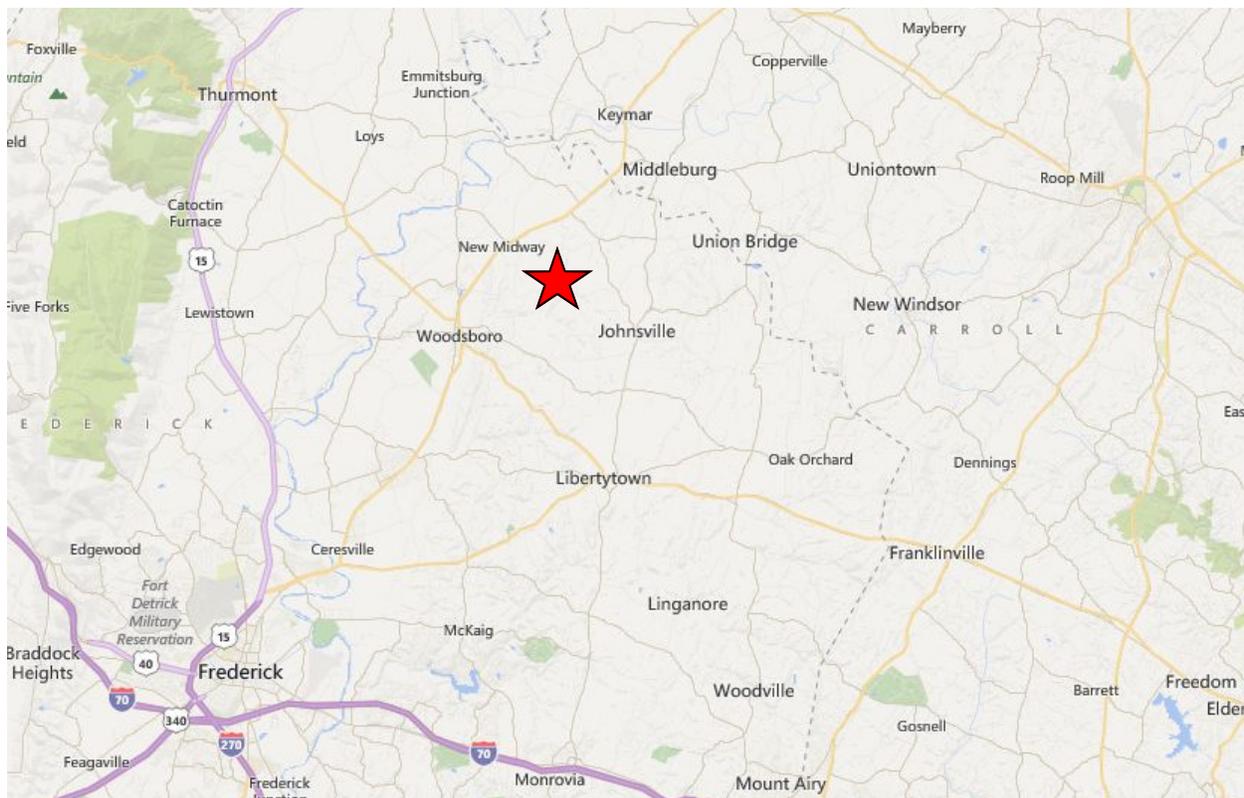
MINIMUM BUILDING RESTRICTION LINES:
 REAR - 30'
 SIDES - 10'

APPROVED
 FREDEBURG COUNTY PLANNING COMMISSION
 DATE: SECRETARY OR CHAIRMAN
 DEPARTMENT OF HEALTH
 DATE: APPROVING AUTHORITY

MacRo

LTD. REAL ESTATE SERVICES™

FOR SALE
Baker Road Parcel
12 acres w/subdivision potential



Disclaimer: Information obtained from sources deemed to be reliable. However, we make no guarantee, warranty or representation. Information, prices, and other data may change without notice.

ZONING

Frederick County Zoning – Agricultural (A)

Agricultural (A)

The purpose of the Agricultural District (A) is to preserve productive agricultural land and the character and quality of the rural environment and to prevent urbanization where roads and other public facilities are scaled to meet only rural needs.

Possible usage under zoning (permitted and some permitted use subject to site dev. plan approval) includes, but not limited to:

- Agricultural Activities
- Apiary
- Agricultural Value Added Processing
- Agritourism Expertise
- Nursery Retail or Wholesale
- Farm Winery
- Farm Winery Tasting Room
- Farm Brewery
- Farm Brewery Tasting Room
- Limited/Commercial Roadside Stand
- Forestry
- Sawmill
- Single-Family Detached
- Two-Family Dwelling
- Mobile Homes
- Caretaker Residence in Conjunction with Permitted Use
- Accessory Apartment
- Bed and Breakfast
- Farm Equipment Sales or Service
- Feed and Grain Mill
- Communication Towers
- Limited Landscape Contractor
- Landscape Contractor
- Country Inn
- Agricultural Products Processing
- School Bus Parking
- Recreational Vehicle Storage Facility
- Animal Hospital or Veterinary Clinic
- Kennel
- Auction Sales – Animals
- Outdoor Sports Recreation Facility
- Rodeo
- Cemetery/Memorial Gardens
- Shooting Range/Club – Trap, Skeet, Rifle, Archery
- Aircraft Landing and Storage Areas, Private
- Aircraft Landing and Storage Areas, Private – Commercial Use
- Tent Campground
- Rustic Retreat/Camp/
- Outdoor Club
- Child Care Center/Nursery School
- Civic Community Center
- Civic Service Clubs
- Group Homes, Small Private
- Group Home, Large
- Place of Worship
- Private School
- Community Fire and Rescue Service
- Public School
- Nongovernmental Utility
- Borrow Pit Operations
- Industrial Waste Landfill
- Limited Wood Waste Recycling Facility
- Sludge Pit
- And more...