

SALE

LOT 9 SECTION 2
STANFORD INDUSTRIAL PARK
\$499,000



4890 Winchester Boulevard | Frederick, MD

PROPERTY HIGHLIGHTS

LOT 9 • 6.49 ± ACRES

- Zoned LI (Frederick County Limited Industrial)
- Easy Access to MD Suburbs and Northern VA
- Convenient to Rt. 15, Rt. 340, I-70, and I-270
- Outside Storage Permitted within Regulations
- Regional stormwater management is in place for all lots.

Stanford Industrial Park is an established business setting that offers business owners and investors conveniently located industrial lots at an attractive price. Easy access to Maryland suburbs, Northern Virginia and major thoroughfares, makes it perfect for businesses and trades of all kinds including, contractors, plumbing, electrical, manufacturing, and warehousing and distribution.



"Quality Real Estate Since 1976"

**SALES
INQUIRIES**

Seamus Fitzgerald
(301) 787-4050
seamus@frg.us
www.frg.us

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STANFORD INDUSTRIAL PARK
\$499,000

SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY THAT THE ORIGINAL SURVEY WAS CONDUCTED BY JOHN H. FITZGERALD, A LICENSED SURVEYOR IN THE STATE OF MARYLAND, AND THAT THE SURVEY WAS CONDUCTED IN ACCORDANCE WITH THE MARYLAND SURVEYING AND MAPPING ACT OF 1996, AS AMENDED, AND THAT THE SURVEY WAS CONDUCTED IN ACCORDANCE WITH THE MARYLAND SURVEYING AND MAPPING ACT OF 1996, AS AMENDED, AND THAT THE SURVEY WAS CONDUCTED IN ACCORDANCE WITH THE MARYLAND SURVEYING AND MAPPING ACT OF 1996, AS AMENDED.

AREA SUMMARY

TOTAL LOT AREA	283,026 Sq. Ft.	6.497 Ac.
TOTAL LOT AREA - HIGHWAY RIGHT-OF-WAY	283,026 Sq. Ft.	6.497 Ac.
TOTAL LOT AREA - PUBLIC UTILITY RIGHT-OF-WAY	283,026 Sq. Ft.	6.497 Ac.
TOTAL LOT AREA - FUTURE ROADWAY	283,026 Sq. Ft.	6.497 Ac.
TOTAL REMAINING FARM LOT AREA	283,026 Sq. Ft.	6.497 Ac.
TOTAL REMAINING FARM LOT AREA - HIGHWAY RIGHT-OF-WAY	283,026 Sq. Ft.	6.497 Ac.
TOTAL REMAINING FARM LOT AREA - PUBLIC UTILITY RIGHT-OF-WAY	283,026 Sq. Ft.	6.497 Ac.
TOTAL REMAINING FARM LOT AREA - FUTURE ROADWAY	283,026 Sq. Ft.	6.497 Ac.

CURVE TABLE

STATION	CHORD BEARING	CHORD DISTANCE	ARC DISTANCE	ARC BEARING	ARC RADIUS	ARC CENTER
1+00.00	S 89° 58' 00" W	100.00	100.00	89° 58' 00"	100.00	100.00
1+100.00	S 89° 58' 00" W	100.00	100.00	89° 58' 00"	100.00	100.00
1+200.00	S 89° 58' 00" W	100.00	100.00	89° 58' 00"	100.00	100.00
1+300.00	S 89° 58' 00" W	100.00	100.00	89° 58' 00"	100.00	100.00
1+400.00	S 89° 58' 00" W	100.00	100.00	89° 58' 00"	100.00	100.00
1+500.00	S 89° 58' 00" W	100.00	100.00	89° 58' 00"	100.00	100.00
1+600.00	S 89° 58' 00" W	100.00	100.00	89° 58' 00"	100.00	100.00
1+700.00	S 89° 58' 00" W	100.00	100.00	89° 58' 00"	100.00	100.00
1+800.00	S 89° 58' 00" W	100.00	100.00	89° 58' 00"	100.00	100.00
1+900.00	S 89° 58' 00" W	100.00	100.00	89° 58' 00"	100.00	100.00
2+000.00	S 89° 58' 00" W	100.00	100.00	89° 58' 00"	100.00	100.00

COORDINATE

STATION	NORTHING	EASTING
1+00.00	1525.18	100.00
1+100.00	1525.18	100.00
1+200.00	1525.18	100.00
1+300.00	1525.18	100.00
1+400.00	1525.18	100.00
1+500.00	1525.18	100.00
1+600.00	1525.18	100.00
1+700.00	1525.18	100.00
1+800.00	1525.18	100.00
1+900.00	1525.18	100.00
2+000.00	1525.18	100.00

FLOODPLAIN DATA

LINE	SECTION	WIDTH	DEPTH	VELOCITY
A	1	20'	3'	1.5
B	1	20'	3'	1.5
C	1	20'	3'	1.5
D	1	20'	3'	1.5
E	1	20'	3'	1.5
F	1	20'	3'	1.5
G	1	20'	3'	1.5
H	1	20'	3'	1.5

OWNERS' CERTIFICATION AND DEDICATION

WE HEREBY CERTIFY THAT THE ORIGINAL SURVEY WAS CONDUCTED BY JOHN H. FITZGERALD, A LICENSED SURVEYOR IN THE STATE OF MARYLAND, AND THAT THE SURVEY WAS CONDUCTED IN ACCORDANCE WITH THE MARYLAND SURVEYING AND MAPPING ACT OF 1996, AS AMENDED, AND THAT THE SURVEY WAS CONDUCTED IN ACCORDANCE WITH THE MARYLAND SURVEYING AND MAPPING ACT OF 1996, AS AMENDED.

STANFORD LIMITED PARTNERSHIP, A MARYLAND LIMITED PARTNERSHIP (FARM LOT)

NAME: STANFORD LIMITED PARTNERSHIP
ADDRESS: 341 WEST PATTERSON STREET, FREDERICK, MARYLAND 21701
PHONE: (301) 698-1080

REMAINDER (CARR PROPERTY):

NAME: HARVARD PLACE
ADDRESS: 100 HARVARD PLACE, FREDERICK, MARYLAND 21701
PHONE: (301) 698-1080

WE HEREBY ASSENT TO THIS PLAT OF SUBDIVISION:

NAME: JOHN H. FITZGERALD
ADDRESS: 125 SOUTH CAROLINA STREET, FREDERICK, MARYLAND 21701
PHONE: (301) 698-1080

FINAL PLAT
LOT 9
SECTION 2
STANFORD INDUSTRIAL PARK
(A RESUBDIVISION OF STANFORD FARM LOT AS RECORDED IN P.B. 46, P. 118)
SITUATED ON WINCHESTER BLVD. & HAWKER ROAD,
BUCKETSTOWN ELECTION DISTRICT NO. 1 & JEFFERSON ELECTION DISTRICT NO. 14
FREDERICK COUNTY, MARYLAND.
SCALE: 1" = 100'
Harris, Sina Higa & Associates, Inc.
125 South Carolina Street, Frederick, MD 21701
OCTOBER, 2003

RECORDED LOTS • PRICED TO SELL
IDEAL FOR BUSINESS OWNERS OR INVESTORS



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