

FOR SALE

Carroll County, Maryland

TWO (2) LAND PARCELS

DAVIS ROAD | WOODBINE, MARYLAND 21797

AVAILABLE

Lot 1: 3.02 acres

Lot 3: 3.02 acres

ZONING

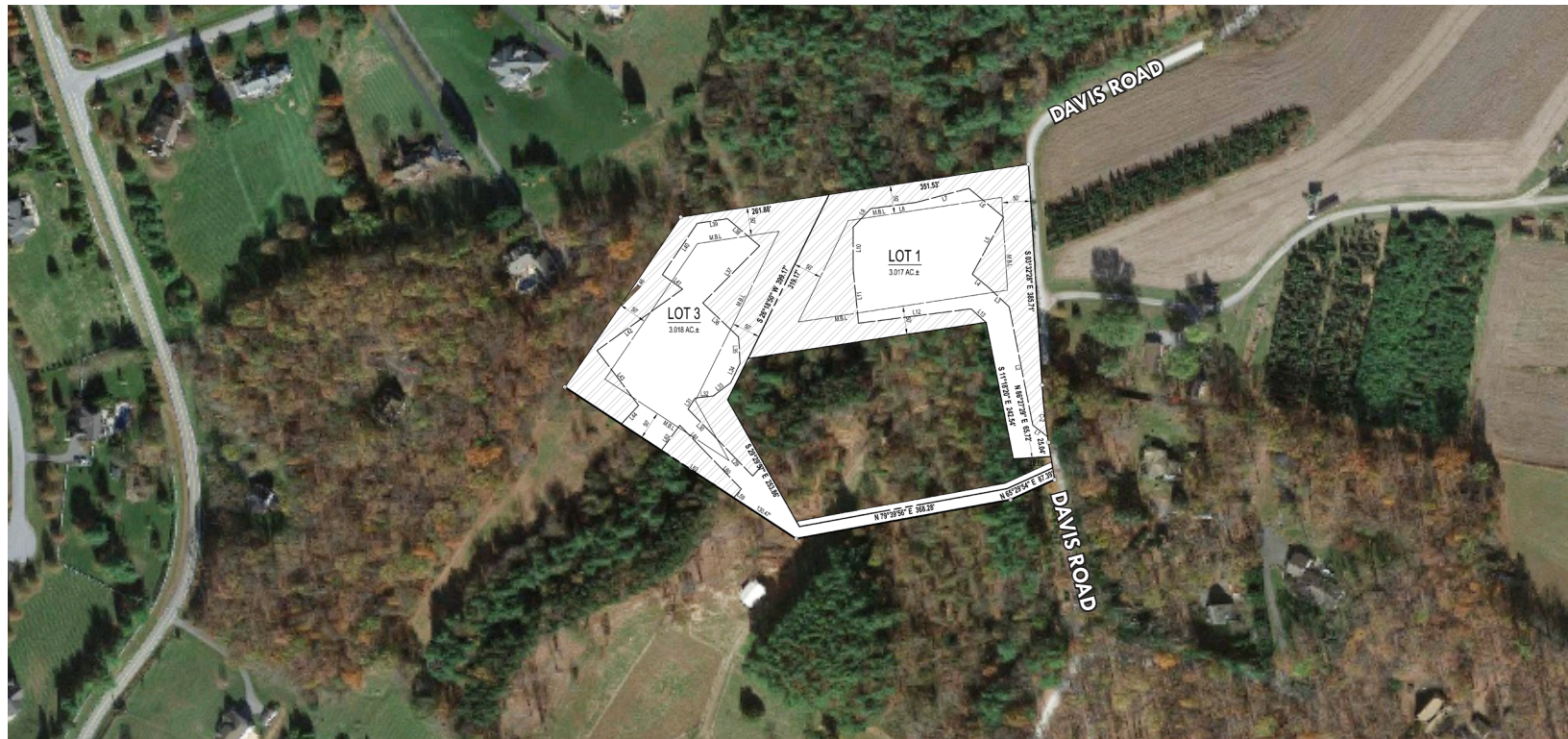
Residential

SALE PRICE

\$249,900 per parcel

HIGHLIGHTS

- ▶ Private mostly wooded lots
- ▶ Great location with easy access to Route 70
- ▶ Approved perc and well installed
- ▶ Ready to build



LOT 1



LOT 3

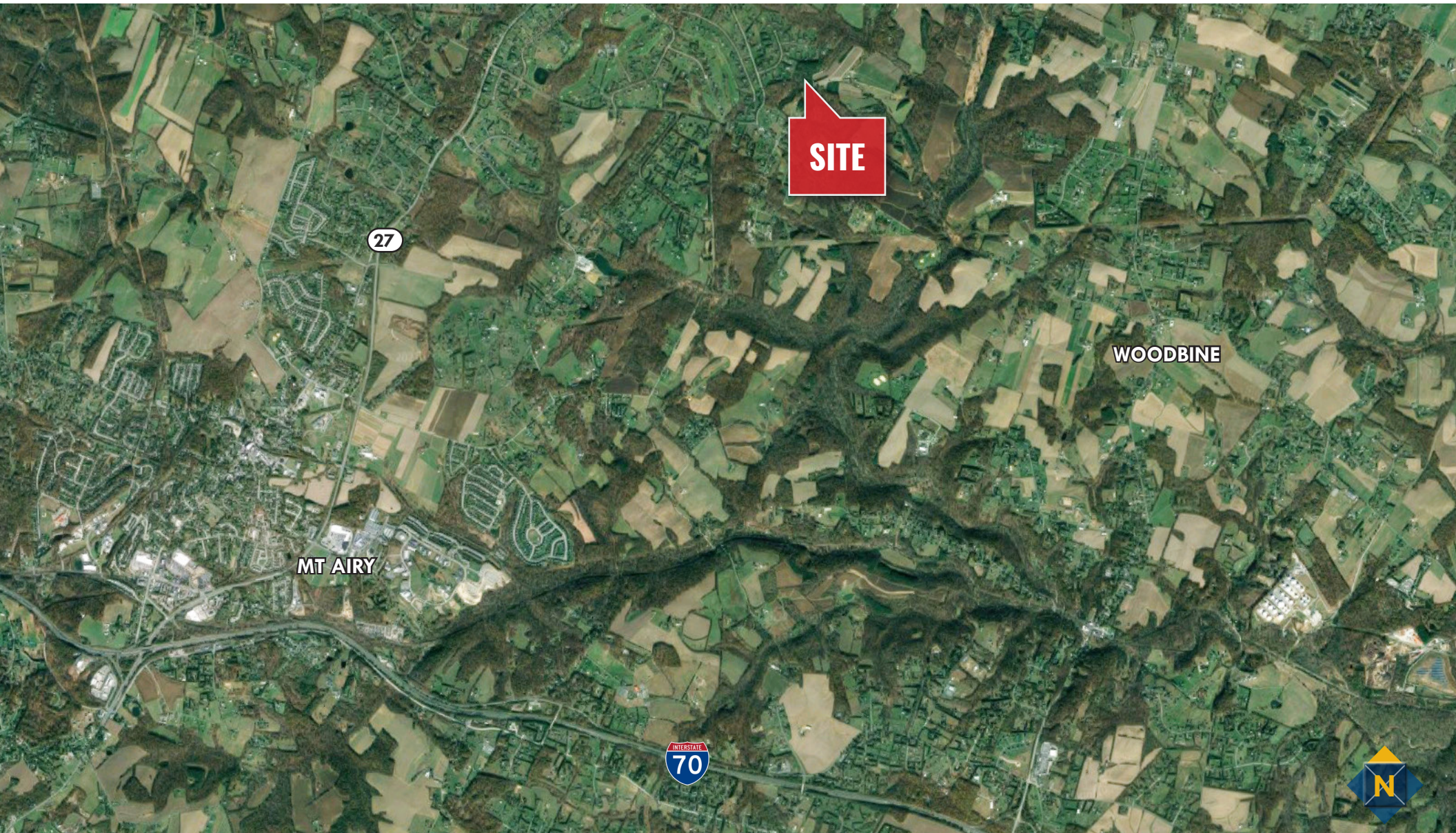


FOR SALE

 Carroll County, Maryland

LOCATION

DAVIS ROAD | WOODBINE, MARYLAND 21797



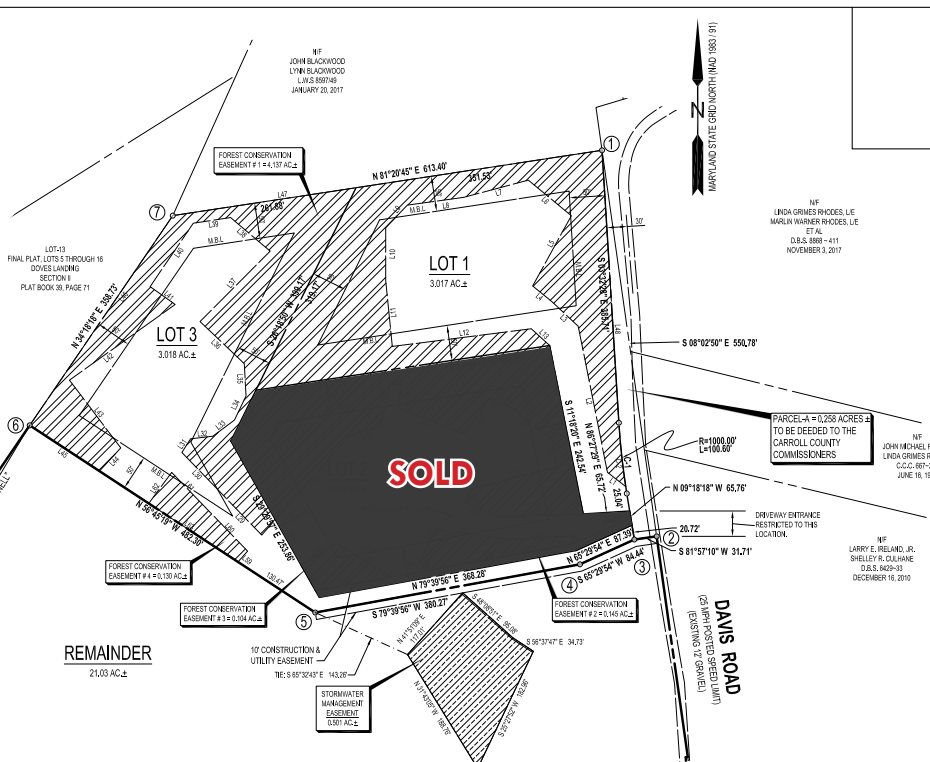
FOR SALE SITE PLAN

Carroll County, Maryland

DAVIS ROAD | WOODBINE, MARYLAND 21797

FOREST CONSERVATION EASEMENT

| LINE BEARING | DISTANCE | LINE BEARING | DISTANCE |
|-------------------|----------|-------------------|----------|
| L1 N 37°03'41" E | 125.11 | L13 N 22°24'29" E | 139.97 |
| L2 N 11°18'30" W | 210.44 | L14 N 22°24'29" E | 139.97 |
| L3 N 46°57'40" W | 150.58 | L15 N 02°28'37" W | 145.71 |
| L4 N 50°24'22" W | 135.99 | L16 N 02°28'37" W | 145.71 |
| L5 N 26°51'41" E | 111.21 | L17 N 24°24'24" E | 1140.40 |
| L6 N 02°28'37" W | 145.71 | L18 N 02°28'37" W | 145.71 |
| L7 N 70°04'11" W | 104.29 | L19 S 81°20'25" W | 1053.16 |
| L8 S 82°10'00" W | 80.68 | L20 S 34°18'15" W | 1108.39 |
| L9 S 43°36'54" W | 144.31 | L21 S 43°36'54" W | 144.44 |
| L10 S 00°00'00" W | 74.17 | L22 S 24°23'56" W | 183.78 |
| L11 S 05°17'50" E | 83.99 | L23 S 37°07'03" E | 1120.69 |
| L12 N 52°43'26" E | 119.81 | L24 S 32°54'56" W | 144.44 |
| L13 S 47°38'21" E | 35.18 | L25 N 56°45'19" W | 1117.77 |
| L14 S 11°18'20" E | 122.54 | L26 N 34°18'15" W | 1358.74 |
| L15 S 8°30'48" W | 111.13 | L27 N 81°20'25" E | 1613.40 |
| L16 N 66°46'51" W | 154.68 | L28 S 03°22'29" E | 1365.77 |
| L17 N 25°13'29" E | 119.22 | L29 N 25°21'39" W | 119.07 |
| L18 N 75°19'04" E | 125.17 | L30 S 86°43'48" W | 83.97 |
| L19 N 07°44'51" E | 137.84 | L31 N 22°24'29" E | 1108.58 |
| L20 N 51°19'51" W | 174.78 | L32 S 28°41'53" W | 149.16 |
| L21 N 8°13'30" E | 131.50 | L33 S 11°11'00" E | 116.92 |
| L22 S 32°23'37" W | 131.71 | L34 N 39°39'59" E | 1211.58 |
| L23 N 68°19'43" W | 101.80 | L35 N 26°06'55" W | 90.42 |
| L24 N 09°24'22" E | 130.09 | L36 S 38°42'31" W | 1059.23 |
| L25 N 8°22'11" W | 116.01 | L37 S 32°29'51" E | 141.91 |
| L26 N 11°15'29" E | 161.89 | L38 N 72°59'59" E | 1108.50 |
| L27 S 75°37'26" W | 145.59 | L39 N 41°29'25" W | 120.30 |
| L28 S 41°29'25" W | 187.45 | L40 N 43°54'04" E | 196.43 |
| L29 N 44°01'13" W | 194.33 | L41 N 44°01'13" W | 195.26 |
| L30 N 44°01'13" W | 188.19 | L42 S 36°33'14" W | 154.41 |
| L31 N 39°24'43" E | 122.84 | L43 S 39°24'43" E | 122.84 |
| L32 N 85°22'09" E | 151.83 | L44 S 39°24'43" E | 1150.80 |



- GENERAL NOTES
- CURRENT TITLE REFERENCE: OWNER - EARL V. POST & ROSE M. POST DEED REFERENCE - D.S. 8, 843-171 DATE - JANUARY 28, 2011 GRANOR - ELLEN H. JOSEPH ETAL
 - ANY MODIFICATION OR PLAT REASSEMBLY SHALL BE SUBJECT TO APPROVAL BY THE CARROLL COUNTY PLANNING AND ZONING COMMISSION, WATER AND SEWERAGE FACILITIES - IF AND WHEN PUBLIC COMMUNITY WATER AND/OR SEWERAGE FACILITIES BECOME AVAILABLE TO THE LOTS IN THIS SUBDIVISION, THE LOT OWNERS SHALL BE REQUIRED TO CONNECT TO THE SYSTEM IN ACCORDANCE WITH APPLICABLE LAW.
 - THE AREA SHOWN AS PARCEL A, CONTAINING 0.257 ACRES IS TO BE CONVEYED TO THE CARROLL COUNTY COMMISSIONERS BY DEED INTENDED TO BE RECORDED SIMULTANEOUSLY HERewith.
 - THE DRIVEWAY ENTRANCES FOR LOTS 1, 2 & 3 ARE RESTRICTED TO THE LOCATION SHOWN HEREON.
 - LOTS 1, 2 & 3 AND REMAINDER CONTAIN PRIVATE STORMWATER MANAGEMENT FACILITIES. A STORMWATER MANAGEMENT EASEMENT AND MAINTENANCE AGREEMENT IS TO BE GRANTED TO THE COUNTY COMMISSIONERS OF CARROLL COUNTY AS AN EASEMENT OF ACCESS TO THE COUNTY COMMISSIONERS OR AUTHORIZED REPRESENTATIVES BY A DEED INTENDED TO BE RECORDED SIMULTANEOUSLY HERewith.
 - THE AREA SHOWN HEREON AS STORMWATER MANAGEMENT CONSERVATION EASEMENT, WITH A TOTAL ACREAGE OF 0.501 ACRES, SHALL BE GRANTED TO THE CARROLL COUNTY COMMISSIONERS BY A DEED TO BE RECORDED SIMULTANEOUSLY HERewith.
 - THE AREAS SHOWN HEREON AS FOREST CONSERVATION EASEMENT, WITH A TOTAL ACREAGE OF 4.516 ACRES, SHALL BE GRANTED TO THE CARROLL COUNTY COMMISSIONERS BY A DEED TO BE RECORDED SIMULTANEOUSLY HERewith.
 - THE AREA SHOWN HEREON AS 10 FOOT CONSTRUCTION AND UTILITY EASEMENT (PRIVATE) SHALL BE RECORDED IN A DEED SIMULTANEOUSLY HERewith.
 - ALTHOUGH NO FLOOD PLAIN EASEMENT IS DEPICTED, A FLOOD PLAIN DOES EXIST ON THE REMAINDER.
 - SIGHT DISTANCE WAIVER FOR DRIVEWAY ENTRANCE FOR LOTS 1, 2 & 3 WAS APPROVED BY DEPARTMENT OF PUBLIC WORKS MARCH 12, 2021

DATA TABULATION

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| NUMBER OF BUILDING SITES - 3 |
| TOTAL AREA OF LOTS - 8.053 AC. |
| TOTAL AREA OF PARCEL A FOR ROAD WIDENING - 0.258 AC. |
| TOTAL AREA OF PLAT - 8.283 AC. |

COORDINATE CHART

| Point | Northing | Easting |
|-------|-----------|------------|
| 1 | 634103.06 | 1286005.06 |
| 2 | 633557.70 | 1286082.16 |
| 3 | 633553.26 | 1286050.76 |
| 4 | 633518.25 | 1285973.93 |
| 5 | 633450.03 | 1285599.82 |
| 6 | 633714.43 | 1285196.46 |
| 7 | 634010.76 | 1285398.64 |

CURVE DATA

| CURVE | ARC LENGTH | RADIUS | DELTA ANGLE | CHORD BEARING | CHORD LENGTH |
|-------|------------|----------|-------------|---------------|--------------|
| C-1 | 100.60' | 1000.00' | 05°45'50" | N 06°25'23" W | 100.56' |
| C-2 | 90.63' | 1000.00' | 05°11'33" | S 06°08'14" E | 90.59' |

OWNER/DEVELOPER

EARL V. POST
ROSE M. POST
6270 DAVIS ROAD
WOODBINE, MARYLAND 21797
PHONE NUMBER: 410-564-2122

RECORD PLAT OF POST MANOR WEST SIDE OF DAVIS ROAD 13TH ELECTION DISTRICT, CARROLL CO. MD TAX MAP: T1, GRID: 10, PART OF PARCEL: 287

CARROLL COUNTY PLANNING AND ZONING COMMISSION:

BY _____ DATE _____

CARROLL COUNTY DEPARTMENT OF PUBLIC WORKS, BUREAU OF UTILITIES:

BY _____ DATE _____

CARROLL COUNTY HEALTH DEPARTMENT:

BY _____ DATE _____

RECORDED IN PLATBOOK: H.S.D. _____ PAGE _____ DATE _____

CERTIFICATE

THE OWNER(S), TO THE BEST OF HIS (THEIR) KNOWLEDGE, AND THE SURVEYOR DO HEREBY CERTIFY THAT THE LAND SHOWN HEREON HAS BEEN Laid OUT AND THE PLAT PREPARED IN COMPLIANCE WITH SECTION 5-08 OF THE REAL PROPERTY ARTICLE OF THE ANNOTATED CODE OF MARYLAND AS AMENDED, PERTAINING TO THE PREPARATION OF RECORD PLATS.

EARL V. POST ROSE M. POST DATE _____

JOHN E. LEWISMAN, PROF. L.S. # 21098, EXP. 8-3-23 DATE _____

142 EAST MAIN STREET
WESTMINSTER, MD 21157
410-848-2040 410-876-1222
FAX# 443-289-8942
EMAIL: RTF142@GMAIL.COM
WWW.RTF142SURVEYING.COM

RTF associates, Inc. LAND SURVEYORS & PLANNERS

CHECKED BY: JEL DATE: 8/1/2020 DRAWN BY: AR DATE: 12/21/2020 SCALE: 1"=100' R.T.T. 308-15-104 CO. FILE #: 8320-0309 SHEET 1 OF 1