

BUILDING LOT

FOR SALE



Ball Road, Frederick, Maryland 21704

Build Your Dream Home

This 8.69 acre wooded lot features a very private homesite in mature woods. Perc test approved for a 4 BR conventional septic system; well is in place, a stream crosses the lot and **owner financing** is possible with approved credit.

- Conventional perc for 4 BR Home
- Existing well
- 4 miles from Frederick City
- 3 miles from FSK Mall
- 2 miles from Urbana
- Desirable school district
- Private house location

NEW PRICE
\$245,000



Dave Wilkinson

Vice President

MacRo
LTD.
REAL ESTATE SERVICES™



www.macroltd.com



Brokerage • Consultation • Development • Management

5300 Westview Drive, Suite 302, Frederick, MD 21703

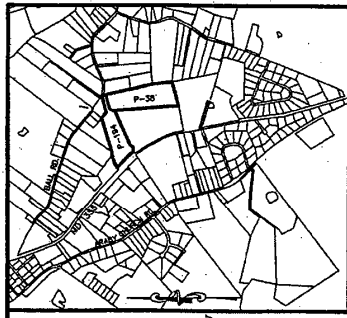
Office: 301-698-9696 ext. 203 • Cell: 301-748-5670

Email: dave@macroltd.com

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Recorded plat

INDEXED 94/132



TAX MAP 87 P-98 & 184 SCALE 1" = 1000'

NOTE: SURVEY PERFORMED AND PLAT PREPARED WITHOUT BENEFIT OF TITLE REPORT, NONE FURNISHED.

NOTE: A 5% (5) FOOT WIDE DRAINAGE ALONG NEW LOT LINES.

ZONING - "A" AGRICULTURAL
 BUILDING RESTRICTION LINES:
 FRONT - 40'
 REAR - 30'
 SIDES - 10'

NO ROADS GUARANTEED NEEDED

R. F. GAUSS & ASSOCIATES, INC.
 PROFESSIONAL LAND SURVEYORS
 103 E. MAIN ST., P.O. BOX 128
 LAUREL, MARYLAND 21702
 301-747-2222 FAX 301-747-3168

ORIGINAL AREA MCCLELLAN PAR. 184 = 38313.5 SQ.FT. OR 0.8776 AC.
 + PARCEL C = 9723.8 SQ.FT. OR 0.2188 AC.
 NEW AREA OF MCCLELLAN PAR. 184 = 37888.1 SQ.FT. OR 0.8690 AC.

ORIGINAL AREA CHILTON PAR. 38 = 42744.0 SQ.FT. OR 0.9658 AC.
 - PARCEL "C" = 9723.8 SQ.FT. OR 0.2188 AC.
 NEW AREA OF CHILTON PAR. 38 = 41762.2 SQ.FT. OR 0.9589 AC.

ADDITION PLAT

CHILTON'S ADDITION TO MCCLELLAN
 PREVIOUSLY RECORDED IN P.B. 90/88 & P.B. 90/140
 SITUATED ON BALL RD.
 URBANA ELECTION DISTRICT # 7
 FREDERICK COUNTY, MARYLAND

DATE: 23 JANUARY 2013 SCALE: 1" = 100'
 PLAT NO. 87P38 ADD. ACCT# 07-202423

MSA C931-17983

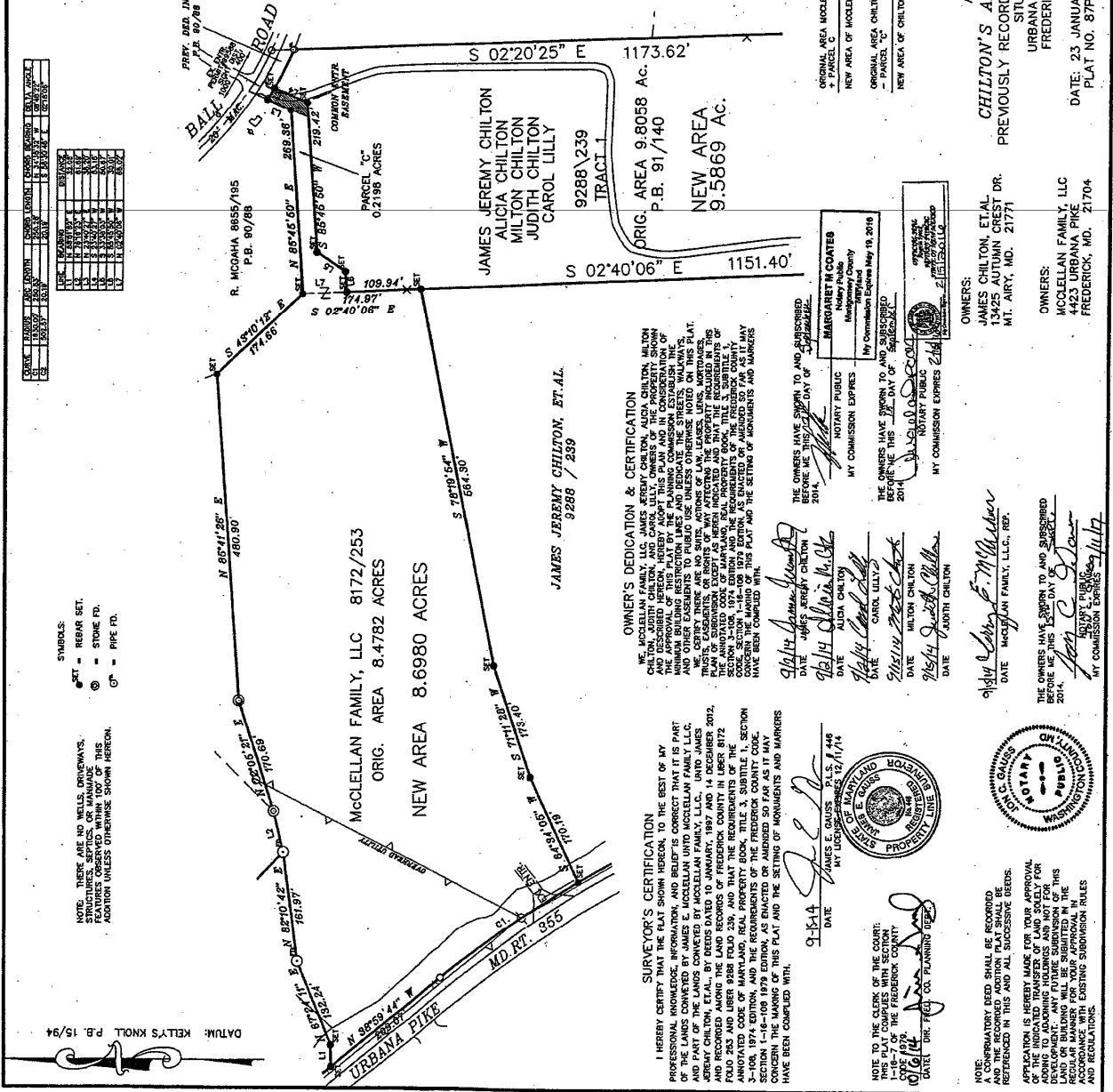
m3054 (133E3)

CODE	SYMBOL	DESCRIPTION	REMARKS
C1		CONCRETE CURB	AS SHOWN
C2		STONE CURB	AS SHOWN
P1		PIPE FENCE	AS SHOWN
R1		REAR SET	AS SHOWN
S1		STRUCTURE	AS SHOWN
T1		TITLE BOUNDARY	AS SHOWN

SYMBOLS:
 R1 - REAR SET
 S1 - STONE FENCE
 P1 - PIPE FENCE

NOTE: THERE ARE NO WELLS, DRIVEWAYS, STRUCTURES, SEPTICS, OR MANHOLES SHOWN ON THIS ADDITION UNLESS OTHERWISE SHOWN HEREON.

DATUM: KELLY'S KNOLL P.B. 15/94



OWNER'S DEDICATION & CERTIFICATION

WE, MCCLELLAN FAMILY, LLC, JAMES JEREMY CHILTON, ALICIA CHILTON, MILTON CHILTON, JUDITH CHILTON, and CAROL LILLY, who are the owners and possessors of the lands shown herein, HEREBY ADAPT THIS PLAN AND IN CONSIDERATION OF THE NECESSITY TO ESTABLISH THE BOUNDARIES AND SETTING OF MONUMENTS AND MARKERS, THE MINIMUM BUILDING RESTRICTION LINES, AND RECORD OF THE SUBDIVISION, AND OTHER EASEMENTS TO PUBLIC USE UNLESS OTHERWISE NOTED ON THIS PLAT, TRUSTS, EASEMENTS, OR RIGHTS OF WAY VESTED IN THE FUTURE, HEREBY DEDICATE AND WARRANT AS HEREN SHOWN AND THAT THE REQUIREMENTS OF SECTION 3-108, 3-109, 3-107 EDITION, AND THE REQUIREMENTS OF THE FREDERICK COUNTY ZONING ORDINANCES, AND THE REQUIREMENTS OF THE FREDERICK COUNTY SUBDIVISION CODE, TITLE 2, SUBTITLE 1, SECTION 2-101 AND 2-102, 1-16-108 1979 EDITION, AS ENACTED OR AMENDED SO FAR AS THEY CONCERN THE MAKING OF THIS PLAT AND THE SETTING OF MONUMENTS AND MARKERS HAVE BEEN COMPLIED WITH.

DATE: 9/14/14 JAMES E. GAUSS
 DATE: 9/14/14 ALICIA CHILTON
 DATE: 9/14/14 MILTON CHILTON
 DATE: 9/14/14 JUDITH CHILTON
 DATE: 9/14/14 CAROL LILLY

NOTARY PUBLIC
 MARGARET M COATES
 Montgomery County
 My Commission Expires May 19, 2016

MY COMMISSION EXPIRES BEFORE THE THIS DAY OF SEPTEMBER 2014.

NOTARY PUBLIC
 MY COMMISSION EXPIRES 2/28/2014

NOTARY PUBLIC
 JAMES E. GAUSS
 P.L.S. 1448
 MY COMM. EXPIRES 1/1/14

NOTARY PUBLIC
 MARYLAND HOUSING PROPERTY LINE

NOTARY PUBLIC
 JAMES E. GAUSS
 P.L.S. 1448
 MY COMM. EXPIRES 1/1/14

NOTE: A CONFIRMATORY DEED SHALL BE RECORDED WITH THIS PLAT. THE CONFIRMATORY DEED SHALL BE PREPARED BY THE OWNER AND SHALL BE FILED WITH THIS PLAT. THE CONFIRMATORY DEED SHALL BE RECORDED IN THE PUBLIC RECORDS OF THE CLERK OF THE COURT OF THE JUDICIAL SYSTEM OF THE STATE OF MARYLAND, URBANA PIKE, FREDERICK COUNTY, MARYLAND.

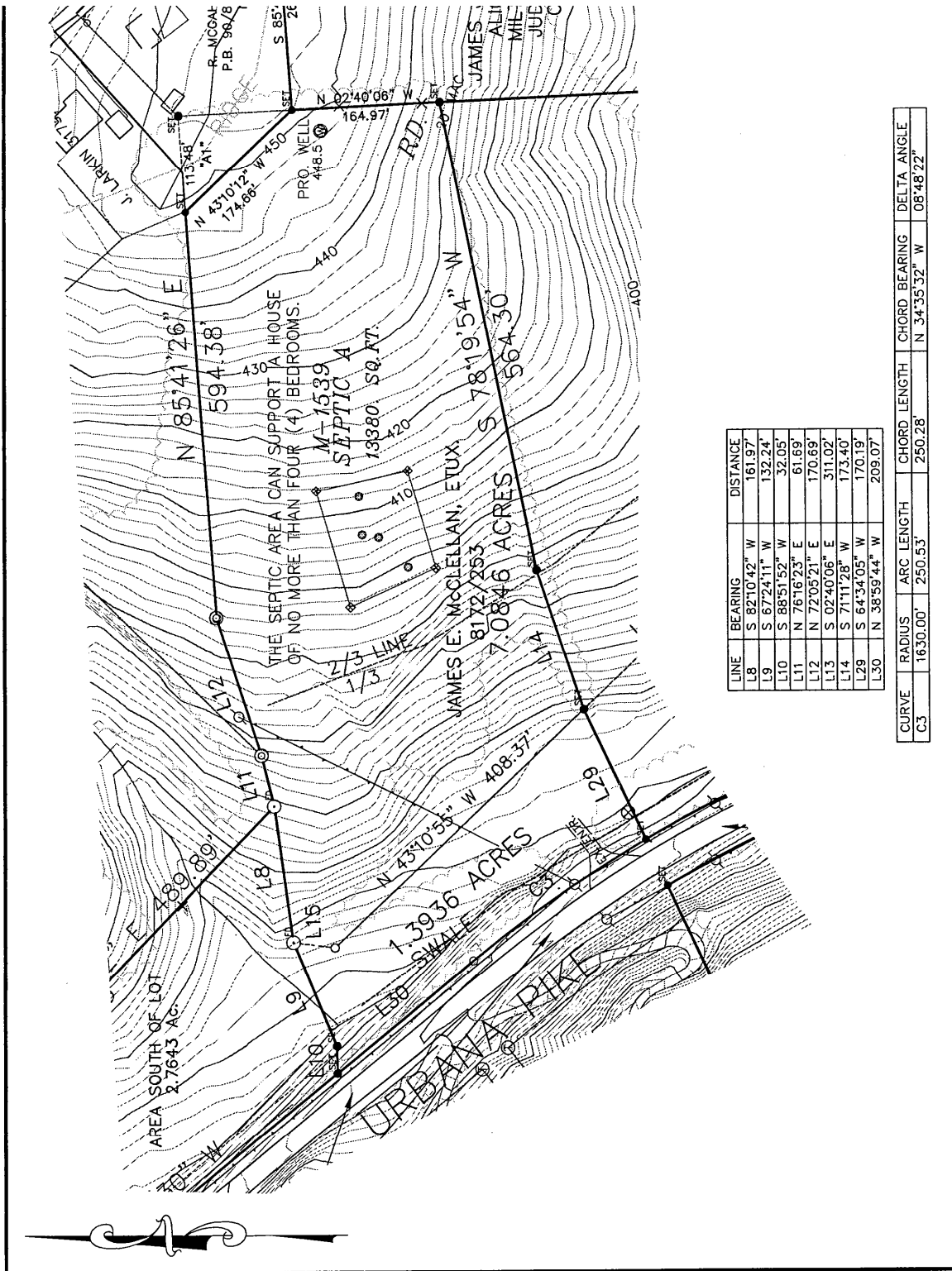
THE OWNERS HAVE APPROVED AND SUBSCRIBED TO THE MAKING OF THIS PLAT AND THE SETTING OF MONUMENTS AND MARKERS ON THIS DATE.

Jean C. O'Leary
 JAMES E. GAUSS
 BY COMMISSION EXPIRES July 7

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.

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Health Department Site Plan



LINE	BEARING	DISTANCE
L8	S 82°10'42" W	161.97'
L9	S 67°24'11" W	132.24'
L10	S 88°51'52" W	32.05'
L11	N 76°16'23" E	61.69'
L12	N 72°05'21" E	170.69'
L13	S 02°40'06" E	311.02'
L14	S 71°11'28" W	173.40'
L29	S 64°34'05" W	170.19'
L30	N 38°59'44" W	209.07'

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C3	1630.00'	250.53'	250.28'	N 34°35'32" W	08°48'22"

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