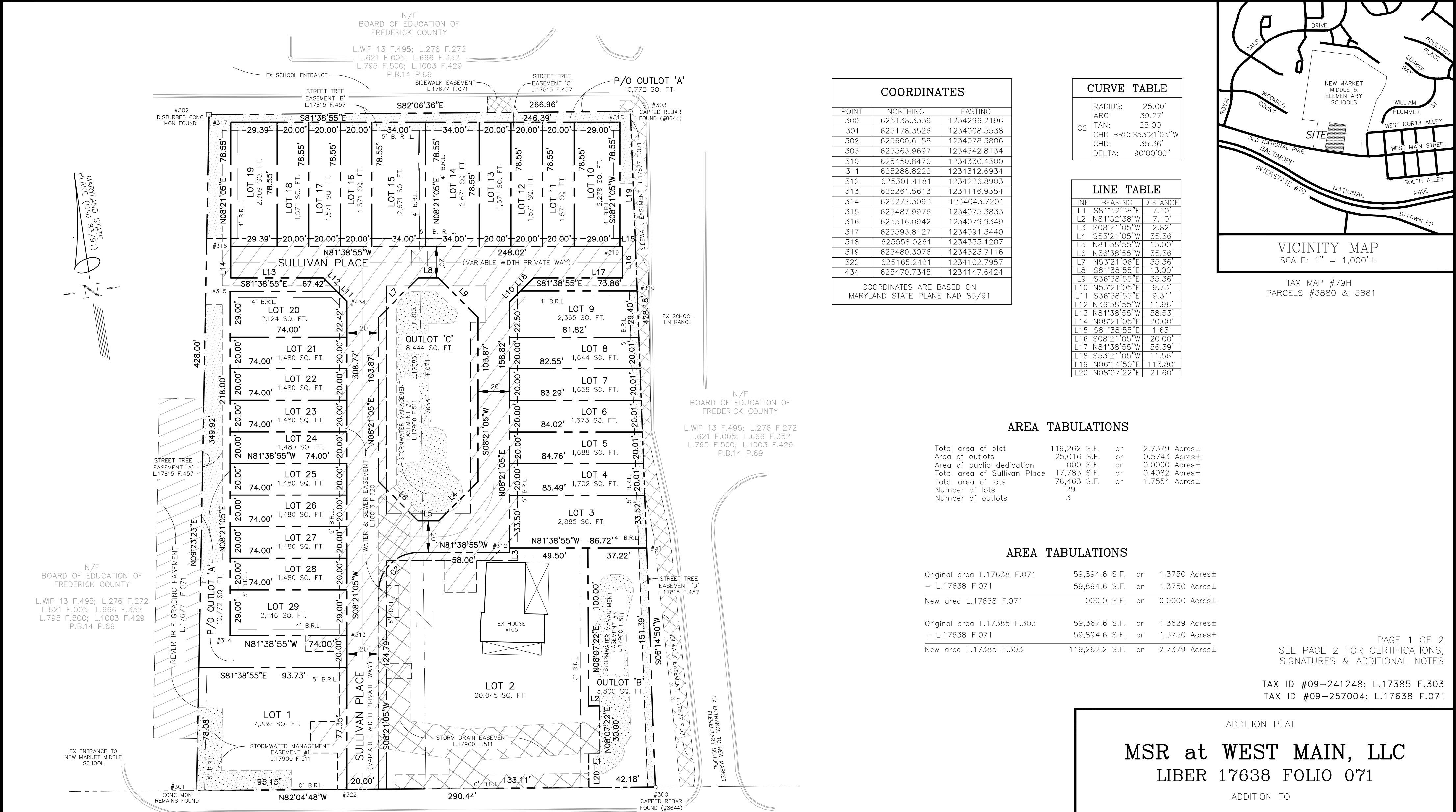


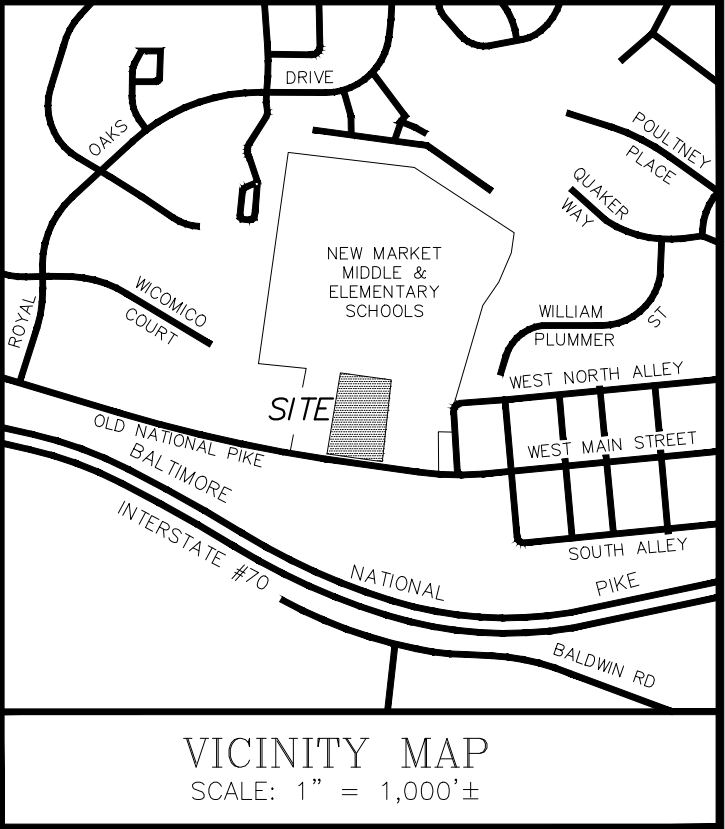
X:\DWG Files\20-962 Lawson Property, #103 West Main Street, New Market\Carlson Project\SUBDIVISION PLAT.dwg, 8/28/2026 7:24:40 AM



COORDINATES		
POINT	NORTHING	EASTING
300	625138.3339	1234296.2196
301	625178.3526	1234008.5538
302	625600.6158	1234078.3806
303	625563.9697	1234342.8134
310	625450.8470	1234330.4300
311	625288.8222	1234312.6934
312	625301.4181	1234226.8903
313	625261.5613	1234116.9354
314	625272.3093	1234043.7201
315	625487.9976	1234075.3833
316	625516.0942	1234079.9349
317	625593.8127	1234091.3440
318	625558.0261	1234335.1207
319	625480.3076	1234323.7116
322	625165.2421	1234102.7957
434	625470.7345	1234147.6424
COORDINATES ARE BASED ON MARYLAND STATE PLANE NAD 83/91		

CURVE TABLE	
RADIUS:	25.00'
ARC:	39.27'
TAN:	25.00'
CHD BRG: S53°21'05"W	
CHD:	35.36'
DELTA:	90°00'00"

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S81°52'38"E	7.10'
L2	N81°52'38"W	7.10'
L3	S08°21'05"W	2.82'
L4	S53°21'05"W	35.36'
L5	N81°38'55"W	13.00'
L6	N36°38'55"W	35.36'
L7	N53°21'06"E	35.36'
L8	S81°38'55"E	13.00'
L9	S36°38'55"E	35.36'
L10	N53°21'05"E	9.73'
L11	S36°38'55"E	9.31'
L12	N36°38'55"W	11.96'
L13	N81°38'55"W	58.53'
L14	N08°21'05"E	20.00'
L15	S81°38'55"E	1.63'
L16	S08°21'05"W	20.00'
L17	N81°38'55"W	56.39'
L18	S53°21'05"W	11.56'
L19	N06°14'50"E	113.80'
L20	N08°07'22"E	21.60'



VICINITY MAP
SCALE: 1" = 1,000'±

TAX MAP #79H
PARCELS #3880 & 3881

AREA TABULATIONS

Total area of plat	119,262 S.F.	or	2.7379 Acres±
Area of outlots	25,016 S.F.	or	0.5743 Acres±
Area of public dedication	000 S.F.	or	0.0000 Acres±
Total area of Sullivan Place	17,783 S.F.	or	0.4082 Acres±
Total area of lots	76,463 S.F.	or	1.7554 Acres±
Number of lots	29		
Number of outlots	3		

AREA TABULATIONS

Original area L.17638 F.071	59,894.6 S.F.	or	1.3750 Acres±
- L.17638 F.071	59,894.6 S.F.	or	1.3750 Acres±
New area L.17638 F.071	000.0 S.F.	or	0.0000 Acres±
Original area L.17385 F.303	59,367.6 S.F.	or	1.3629 Acres±
+ L.17638 F.071	59,894.6 S.F.	or	1.3750 Acres±
New area L.17385 F.303	119,262.2 S.F.	or	2.7379 Acres±

PAGE 1 OF 2
SEE PAGE 2 FOR CERTIFICATIONS,
SIGNATURES & ADDITIONAL NOTES

TAX ID #09-241248; L.17385 F.303
TAX ID #09-257004; L.17638 F.071

ADDITION PLAT

MSR at WEST MAIN, LLC
LIBER 17638 FOLIO 071

ADDITION TO

MSR at WEST MAIN, LLC
LIBER 17385 FOLIO 303

AND

FINAL PLAT

LOTS 1-29 & OUTLOTS 'A'-'C'
'WEST MAIN'

SITUATED ON WEST MAIN STREET (OLD NATIONAL PIKE)
TOWN OF NEW MARKET
NEW MARKET ELECTION DISTRICT No. 9
NEW MARKET PLANNING REGION
FREDERICK COUNTY, MARYLAND

SCALE: 1" = 40' MARCH 2026 JOB No. 20-962

APPROVED:

Town of New Market
Planning Commission

DATE SECRETARY or CHAIRMAN

APPROVED:

Frederick County Health Department
Public water and sewer are in
conformance with the Frederick County
Master water and sewer plan.

OWNER:

MSR at West Main, LLC
1960 Gallows Road, Suite 200
Vienna, VA 22182
703-821-2500

NOTES:

- This plat was prepared without the benefit of a title report and therefore may not indicate all encumbrances on this property.
- Current Zoning: TRC (Town Residential/Commercial Mixed Use District).
- A six foot Town of New Market drainage and utility easement exists along all lot lines. Total easement width: 12' feet, centered on lot lines, except where shown otherwise.
- Plans for any structure or appurtenance to be erected, demolished or changed on the lands shall be subject to the approval of the New Market Historic District Commission/Architectural Review committee pursuant to Article III, of the New Market, Maryland Zoning Ordinance, except that the buildings existing at the time of the annexation can be demolished.
- Frederick County Water & Sewer Easement with Private Improvements, the terms and conditions of which are recorded in Liber 18013 Folio 320, are contained in the easement shown hereon.

MINIMUM BUILDING
RESTRICTION LINES

FRONT: 5' OR
AS NOTED
SIDE: 4' (END UNITS)
REAR: 5'

© CBMC, 2026

CBM Consulting

300 West Patrick Street | Frederick, MD 21701
Office: 240-578-4010 | cbm-consulting.com

RECORDED PLAT BOOK PAGE

SURVEYOR'S CERTIFICATION

I hereby certify, to the best of my professional knowledge and belief, that the plat shown hereon is correct; that it is all of the lands conveyed by Jabez Properties, LLC, a Maryland limited liability company, unto MSR At West Main, LLC, a Maryland Limited Liability Company, by deed dated May 30, 2025 and recorded in Liber 17385 Folio 303, also being all of the lands conveyed by Jabez Properties, LLC, a Maryland limited liability company, unto MSR At West Main, LLC, a Maryland Limited Liability Company, by deed dated November 25, 2025 and recorded in Liber 17638 Folio 071, both 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 the requirements of the Town of New Market subdivision regulations, as enacted or amended, so far as it may concern the setting of monuments and markers have been complied with.

I hereby certify that I personally prepared or was in responsible charge over the preparation of this plat and the survey work reflected in it and it is in compliance with COMAR Section 09.13.06.12 of the Minimum Standards of Practice as adopted by the Maryland Board of Professional Land Surveyors.

26 Aug 2026

Date

For CBM Consulting #22162
Carl F. Thomas
Property Line Surveyor #411
License expiration: 11/16/2026



OWNER'S CERTIFICATION AND DEDICATION

We, MSR At West Main, LLC, a Maryland limited liability company, owners of the properties shown and described hereon, consent to and adopt this plat 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. We 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, except as hereon indicated, and that the requirements of the Annotated Code of Maryland, Real Property Book, Title 3, Subtitle 1, Section 3-108, 1974 Edition, and the requirements of the Town of New Market subdivision regulations, as enacted or 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 State of Maryland Department of the Environment and all lots will be served by public water and sewer. Facilities will be available to all lots offered for sale.

The owner has sworn and subscribed before me,
in my presence, this _____ day of _____, 2026,
a notary public in and for the Commonwealth of Virginia.

Notary Public: _____
My commission expires: _____

Date

MSR at West Main, LLC
by: Miller & Smith Homes, Inc., Manager
Thomas Hyde, Jr., Vice President
Liber 17385 Folio 303

Date

MSR at West Main, LLC
by: Miller & Smith Homes, Inc., Manager
Thomas Hyde, Jr., Vice President
Liber 17368 Folio 071

ATLANTIC UNION BANK
by UNION SERVICE CORP, TRUSTEE

I hereby assent to this plat of subdivision

Aubrey McNichols Jha
Senior Vice President

The undersigned has sworn and subscribed before me,
in my presence, this _____ day of _____, 2026,
a notary public in and for the Commonwealth of Virginia.

Notary Public: _____
My commission expires: _____

PAGE 2 OF 2

TAX ID #09-241248; L.17385 F.303
TAX ID #09-257004; L.17638 F.071

ADDITION PLAT

MSR at WEST MAIN, LLC
LIBER 17638 FOLIO 071

ADDITION TO

MSR at WEST MAIN, LLC
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AND

FINAL PLAT

LOTS 1-29 & OUTLOTS 'A'-'C'
'WEST MAIN'

SITUATED ON WEST MAIN STREET (OLD NATIONAL PIKE)
TOWN OF NEW MARKET
NEW MARKET ELECTION DISTRICT No. 9
NEW MARKET PLANNING REGION
FREDERICK COUNTY, MARYLAND

NOTES:

6. Outlots 'A', 'B' & 'C' & Sullivan Place are to be conveyed to, and maintained by, the Homeowner's Association (HOA). HOA documents are to be recorded in the Frederick County Land Records subsequent to the recording of this plat.
7. Water & sewer classifications: Liber 17385 Folio 303: W-3, S-1; Liber 17638 Folio 071: W-1, S-1.

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SCALE: 1" = 40' MARCH 2026 JOB No. 20-962

RECORDED PLAT BOOK PAGE