

**\$250,000**

223 E. Sixth Street  
Frederick, MD 21701

**FOR SALE**



Beautifully Renovated all-brick Townhome located in downtown Frederick with plenty of off-street parking at an affordable price! Remodeled kitchen w/granite, new cabinets & appliances. Updated bath w/granite, ceramic tile, new cabinets & fixtures, freshly painted, neutral & light throughout. Spacious backyard w/patio & lovely front yard. A rare City find! Within walking distance of restaurants, shops, night life & all that downtown has to offer. Plus, adjacent to a peaceful neighborhood park. Market financing is available with as little as 3% down making your mortgage payment less than rent! Call to tour the model in this enclave of 10 townhomes being renovated .  
Which one will you choose ?

10 W. College Terr., Suite 220 Frederick MD 21701

**Robert Sheets, REALTOR®**  
(o) 301-662-6111 (c) 301-964-7063

RobertSheetsJr@msn.com





**CITY OF FREDERICK WATER AND SEWERAGE NOTE**

The City of Frederick has instituted a Capacity Management Program governing the allocation of potable water and sewerage capacity to comply with Executive Code of the City of Frederick, Article 18-12. The program is designed to ensure that the City's water and sewerage treatment facilities are not overloaded and that the public health, safety and welfare of the City of Frederick, 1961 (as amended). Final allocation of water and sewerage treatment capacity is generally made at the time of building permit application, subject to the availability of such capacity and the payment of all required fees. The ability to permit and develop lots will be dependent on potable water supply and sewerage treatment capacity available at the time of building permit application. Federal, State, or City action, including operational malfunctions, may temporarily suspend, delay or otherwise affect and allocation. Reconsideration of this plan or approval of this plan is in conformance with the Frederick County Ten Year Water and Sewerage Plan.

For the provisions of this plan, Water Treatment Capacity will be provided by The City of Frederick and Sewer Treatment Capacity will be provided by The City of Frederick.

**AREA TABULATION**

ORIGINAL AREA LAW FAMILY PROPERTIES, LLC PARCEL 1620 - BK 10974 PC-300 LESS ADDITION TO LAW FAMILY PROPERTIES, LLC PARCEL 1772	12,129 S.F. or 0.2784 AC± 6,059 S.F. or 0.1380 AC±
NEW REMAINING AREA LAW FAMILY PROPERTIES, LLC PARCEL 1620 - BK 10974 PC-300	6,074 S.F. or 0.1384 AC±
ORIGINAL AREA LAW FAMILY PROPERTIES, LLC PARCEL 1621 - BK 11164 PC-11 LESS ADDITION TO LAW FAMILY PROPERTIES, LLC PARCEL 1772	6,188 S.F. or 0.1429 AC± 3,129 S.F. or 0.0718 AC±
NEW REMAINING AREA LAW FAMILY PROPERTIES, LLC PARCEL 1621 - BK 11164 PC-11	3,059 S.F. or 0.0702 AC±
ORIGINAL AREA LAW FAMILY PROPERTIES, LLC PARCEL 1622 - BK 11164 PC-22 LESS ADDITION TO LAW FAMILY PROPERTIES, LLC PARCEL 1772	6,477 S.F. or 0.1487 AC± 3,285 S.F. or 0.0737 AC±
NEW REMAINING AREA LAW FAMILY PROPERTIES, LLC PARCEL 1622 - BK 11164 PC-22	3,192 S.F. or 0.0720 AC±
ORIGINAL AREA LAW FAMILY PROPERTIES, LLC PARCEL 1772 - BK 10974 PC-316 PLUS ADDITION AREA FROM LAW FAMILY PROPERTIES, LLC PARCEL 1620 - BK 10974 PC-300 PLUS ADDITION AREA FROM LAW FAMILY PROPERTIES, LLC PARCEL 1621 - BK 11164 PC-11 PLUS ADDITION AREA FROM LAW FAMILY PROPERTIES, LLC PARCEL 1622 - BK 11164 PC-22	5,903 S.F. or 0.1358 AC± 6,085 S.F. or 0.1380 AC± 3,129 S.F. or 0.0718 AC± 3,285 S.F. or 0.0737 AC±
NEW AREA LAW FAMILY PROPERTIES, LLC PARCEL 1772 TOTAL AREA OF THIS PLAT AND REMAINING DEEDITION BY THIS PLAT	16,382 S.F. or 0.3720 AC± 30,687 S.F. or 0.7047 AC±

**OWNERS:**

JAMES R. HUDSON, JR.  
7725 SOLDBURY TERRACE  
ARLINGTON, VA 22113  
PHONE: 804-507-5738

**FOX & ASSOCIATES, INC.**  
ENGINEERS - SURVEYORS - PLANNERS

1000 W. MARKET STREET, SUITE 200  
FREDERICK, MD 21701  
PHONE: 301-799-1200  
FAX: 301-799-1201  
WWW.FOXANDASSOCIATES.COM  
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**NOTES:**

**LEGEND**

- IRON PIPE
- APPEAR WITH FOX CAP EXCEPT WHERE NOTED

**DATE**  
02/17/17  
1/26/18

**REVISIONS**  
REVISED TO ADD  
AND

**DATE: FEBRUARY 2017**  
**SCALE: 1" = 20'**  
**P.A. 99, PL. 181**  
**RECORDED 5/23/18 DMC, No. C-4016**

**RESUBDIVISION PLAT**  
**LJM FAMILY PROPERTIES, LLC**  
**BOOK 10974 PAGE 516**  
**BOOK 10974 PAGE 390, BOOK 11164 PAGE 11**  
**AND BOOK 11164 PAGE 22**  
**ADDITION TO**  
**LJM FAMILY PROPERTIES, LLC**  
**BOOK 10974 PAGE 516**  
**SITUATED AT 423, 427, 429 NORTH MARKET STREET & 438 KUNZMARTS ALLEY**  
**CITY OF FREDERICK, ELECTION DISTRICT NO. 2**  
**FREDERICK COUNTY, MARYLAND**

**SHEET 2 OF 2**



**SURVEYOR'S CERTIFICATION**

I HEREBY CERTIFY THAT TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, BELIEF AND UNDERSTANDING THE PLAT SHOWN HEREON IS CORRECT; THAT IT IS A SUBDIVISION OF THE LANDS CONVEYED BY MARC A. HUDSON AND JAMES R. HUDSON, SR. INTO LAW FAMILY PROPERTIES, LLC, BY DEEDS DATED DECEMBER 20, 2015 AND RECORDED IN BOOK 10974 AT PAGE 390, BOOK 11164 AT PAGE 11, BOOK RECORDS OF FREDERICK COUNTY, MARYLAND; AND THAT THE RECORDS OF THE UNDIVIDED COARCE OF MARYLAND, REAL PROPERTY BOOK, TITLE 3, SUBTITLE 1, SECTION 3-108, 1924 EDITION, AND RECORDS OF TITLE, SECTION 100, 1924 EDITION, SHOW THAT THE PLAT IS CORRECTLY LAYED OUT AND THAT THE PLAT IS CORRECTLY LAYED OUT AND THAT THE SETTINGS OF MONUMENTS AND MARKERS HAVE BEEN COMPALED WITH THE UNDERSTANDING, BEING A LICENSED SURVEYOR, PERSONALLY PREPARED OR WAS AN RESPONSIBLE CHANGE OF THE PREPARATION AND THE SURVEY WORK REFLECTED ON THIS PLAT IN COMPLIANCE WITH THE REGULATIONS SET FORTH IN COMAR TITLE 08, SUBTITLE 13, CHAPTER 08, REGULATION 13.

JAMES R. HUDSON, JR.  
LAND SURVEYOR No. 21933  
EXPIRATION/RENEWAL DATE (A.Y. 13, 2018)  
FOR FOX & ASSOCIATES, INC. No. 123

1/26/18  
DATE



THE OWNERS HAVE SHOWN TO AND SUBSCRIBED BEFORE ME THIS 13th DAY OF DECEMBER, 2017,  
**James R. Hudson, Jr.**  
AT COMMISSIONER CAPACITY  
**Stacy Jean Bullock**  
ATTORNEY AT LAW

LJM FAMILY PROPERTIES, LLC  
DATE: 12/13/17  
TRUSTEE

**OWNERS' CERTIFICATION & DEDICATION**  
WE, LJM FAMILY PROPERTIES, LLC OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON, CONSENT TO THE RECORDATION OF THIS PLAT AND TO ESTABLISH THE ANNUAL BUILDING RESTRICTION LINES, AND DEDICATE THE STREETS, WALKWAYS, AND OTHER EASEMENTS TO PUBLIC USE, UNLESS OTHERWISE NOTED ON THIS PLAT.  
WE CERTIFY THAT THERE ARE NO OPEN ACTIONS OR LITIGATION, LITIGATION, INCLUDING THE RECORDATION OF THIS PLAT, THAT MAY AFFECT THE PROPERTY SHOWN ON THIS PLAT, SECTION 3-108, 1924 EDITION, AND THE PROPERTY RECORD TITLE 3, SUBTITLE 1, SECTION 3-108, 1924 EDITION, AND THE RECORDS OF TITLE, SECTION 100, 1924 EDITION, SHOW THAT THE PLAT IS CORRECTLY LAYED OUT AND THAT THE SETTINGS OF MONUMENTS AND MARKERS HAVE BEEN COMPALED WITH