



**SOILS MAP**  
SCALE: 1"=2,000'±

AIB - Adamstown-Funkstown complex, floodplain, 0-8% slopes  
DIB - Duffield-Ryder silt loams, non restricted, 3-8% slopes

**VICINITY MAP**  
SCALE: 1"=2,000'±

TAX MAP #86; PARCEL 161, TAX ID 23-436213,  
PARCEL 49, TAX ID 23-443155  
PARCEL 50, TAX ID 23-443163  
PARCEL 171, TAX ID 23-438003

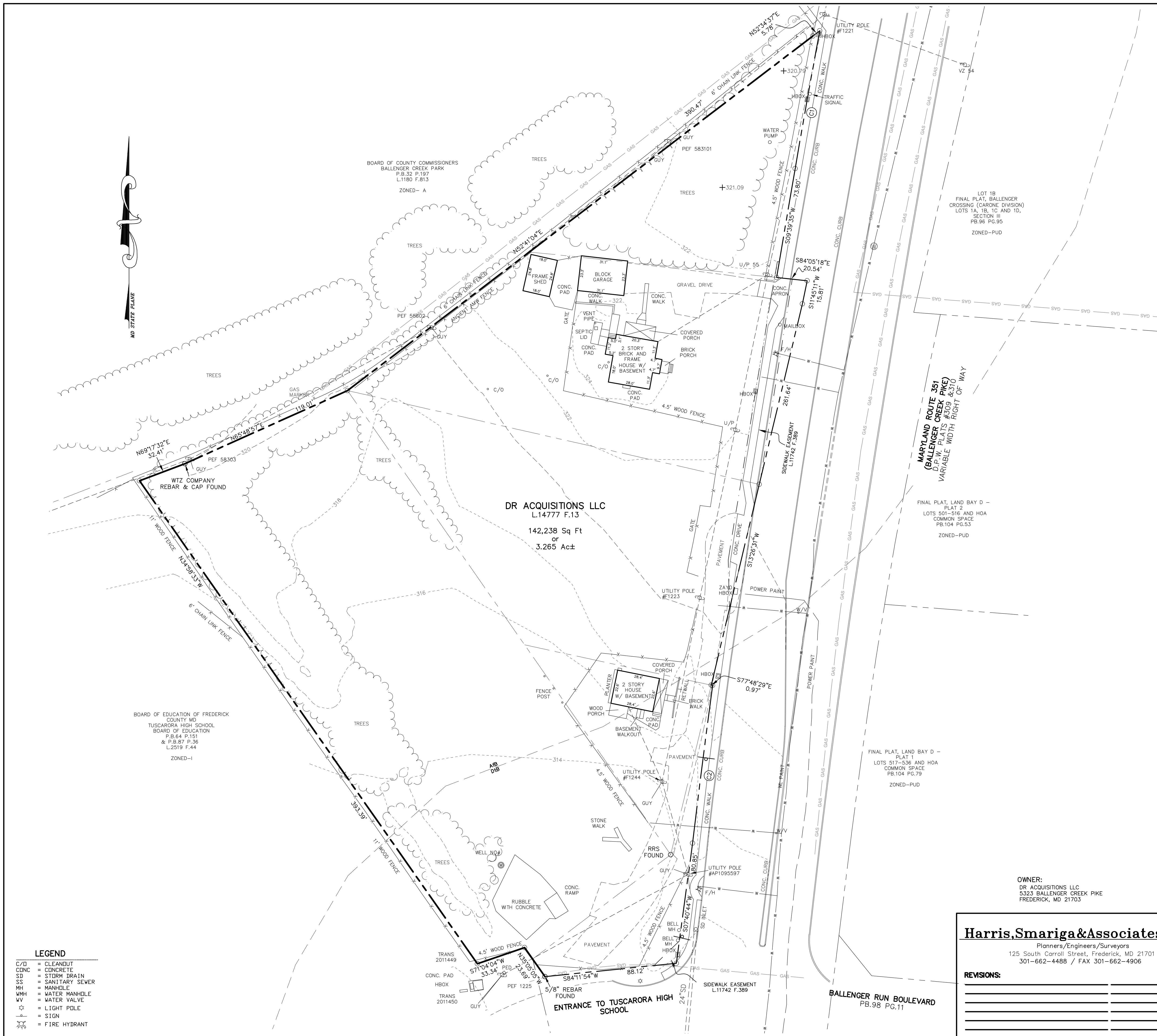
| CURVE DATA |          |         |          |         |             |             |
|------------|----------|---------|----------|---------|-------------|-------------|
| CURVE      | RADIUS   | LENGTH  | DELTA    | TANGENT | BEARING     | CHORD DIST. |
| C1         | 5761.58' | 93.46'  | 0°55'46" | 46.73'  | S10°07'28"W | 93.46'      |
| C2         | 6413.19' | 106.13' | 0°56'53" | 53.07'  | S07°15'26"W | 106.13'     |

- NOTES:**
- HORIZONTAL DATUM & COORDINATES MARYLAND STATE PLANE (NAD 83/91); BASED ON FREDERICK COUNTY CONTROL MONUMENTS "BALL" & "BALL AZ".
  - VERTICAL DATUM: NAVD 88; BASED ON SAME MONUMENTS.
  - TOPOGRAPHY AND PLANIMETRY PROVIDED BY HSA, SEPTEMBER, 2021
  - UTILITIES SHOWN ARE FIELD RUN ASBUILT LOCATIONS BY HARRIS, SMARIGA & ASSOCIATES, INC. AND SUPPLEMENTED BY AVAILABLE UTILITY DRAWINGS. THEIR LOCATION SHOULD BE FIELD VERIFIED PRIOR TO CONSTRUCTION.
  - SITE IS ALL OF THE LANDS OF DR ACQUISITIONS, LLC AS RECORDED IN LIBER 14777 AT FOLIO 13.
  - THIS PLAN PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT.
  - SITE IS ZONED "MDR" (MEDIUM DENSITY RESIDENTIAL).
  - NO FLOODPLAIN ON SITE PER FEMA MAP #24021C02890, DATED SEPTEMBER 19, 2007.

**SURVEYOR'S CERTIFICATION**

I HEREBY CERTIFY TO THE BEST OF MY PROFESSIONAL KNOWLEDGE AND BELIEF THAT THIS PLAT DELINEATES THE RESULTS OF A BOUNDARY SURVEY AS ESTABLISHED BY FIELD SURVEYS ACTUALLY MADE ON THE GROUND, AND THAT IT IS A BOUNDARY SURVEY OF ALL OF THE LANDS CONVEYED UNTO DR ACQUISITIONS, LLC BY DEED DATED APRIL 2, 2021 AND RECORDED AMONG THE LAND RECORDS OF FREDERICK COUNTY, MARYLAND IN LIBER 14777 AT FOLIO 13 AND THAT CORNER MARKERS NOT REFERENCED AS FOUND HEREON ARE T-BAR WITH CAP #24 OR OTHER REFERENCE MARKER TO BE SET.

DATE: \_\_\_\_\_  
 DAVID THOMAS BEARD  
 PROPERTY LINE SURVEYOR  
 MD. REG. NO. 576, EXPIRES 03/23/23  
 FOR HARRIS, SMARIGA, & ASSOC., INC.  
 MD. REG. NO. 24



BOARD OF COUNTY COMMISSIONERS  
 BALLENGER CREEK PARK  
 P.B. 32 P.197  
 L.1180 F.813  
 ZONED-A

BOARD OF EDUCATION OF FREDERICK COUNTY MD  
 TUSCARORA HIGH SCHOOL  
 BOARD OF EDUCATION  
 P.B.64 P.151 & P.B.87 P.36  
 L.2519 F.44  
 ZONED-I

DR ACQUISITIONS LLC  
 L.14777 F.13  
 142,238 Sq Ft  
 or  
 3.265 Ac±

OWNER:  
 DR ACQUISITIONS LLC  
 5323 BALLENGER CREEK PIKE  
 FREDERICK, MD 21703

**Harris, Smariga & Associates, Inc.**

Planners/Engineers/Surveyors  
 125 South Carroll Street, Frederick, MD 21701  
 301-662-4488 / FAX 301-662-4906

BOUNDARY SURVEY  
 LANDS OF  
**DR ACQUISITIONS, LLC**  
 RECORDED IN LIBER 14777 AT FOLIO 13

5328 & 5344 BALLENGER CREEK PIKE  
 CITY OF FREDERICK  
 FREDERICK ELECTION DISTRICT No. 28  
 FREDERICK COUNTY, MARYLAND

- LEGEND**
- C/D = CLEANDOUT
  - CONC = CONCRETE
  - SD = STORM DRAIN
  - SS = SANITARY SEWER
  - MH = MANHOLE
  - WMH = WATER MANHOLE
  - WV = WATER VALVE
  - = LIGHT POLE
  - = SIGN
  - ⊗ = FIRE HYDRANT

**REVISIONS:**

| NO. | DATE | DESCRIPTION |
|-----|------|-------------|
|     |      |             |
|     |      |             |
|     |      |             |
|     |      |             |

SCALE: 1"=30'  
 DRAWN BY: JDB/WOH  
 CHECKED BY:  
 DATE: SEPTEMBER, 2021  
 SHEET: 1  
 OF: 1  
 PROJECT: 7685