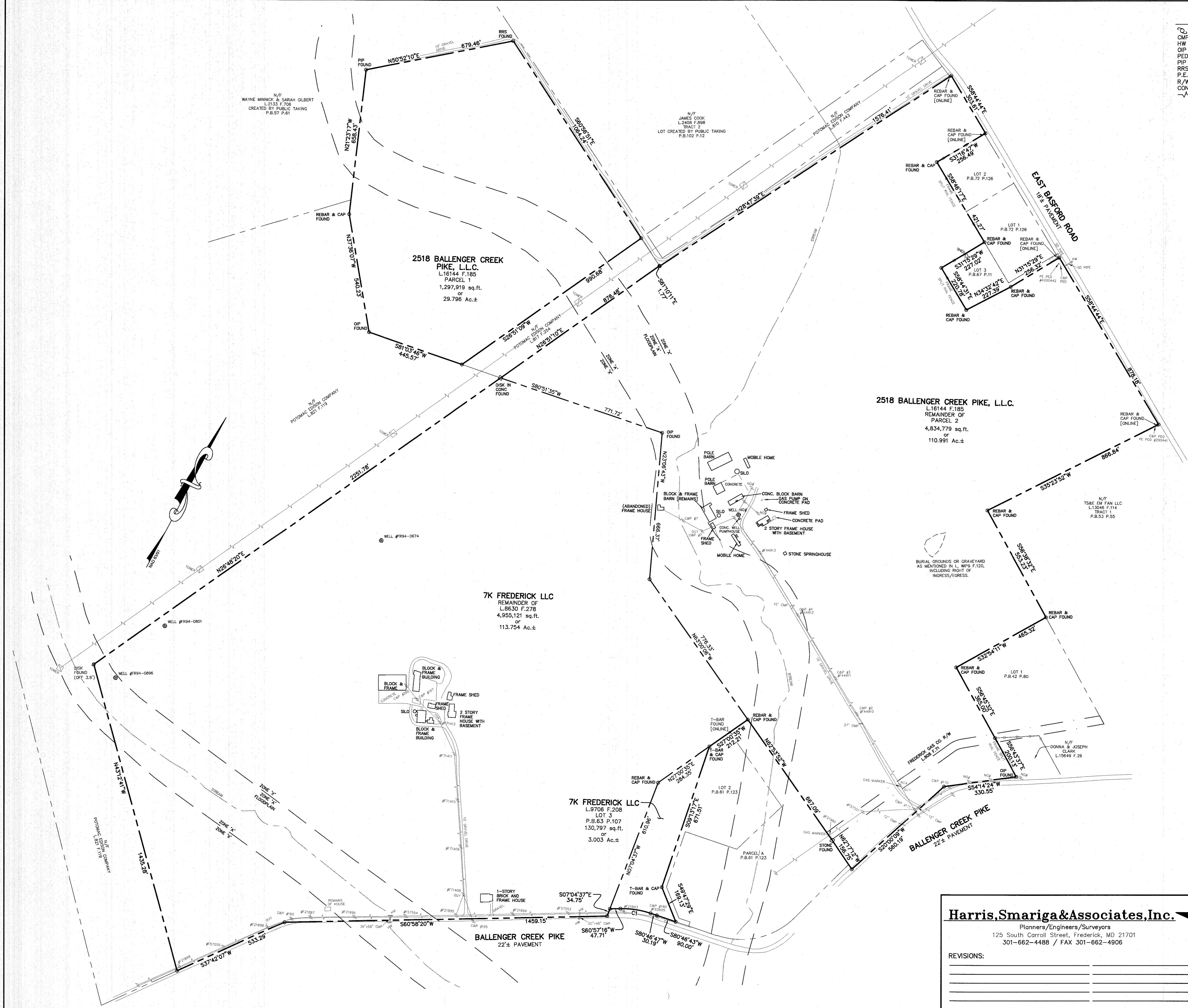
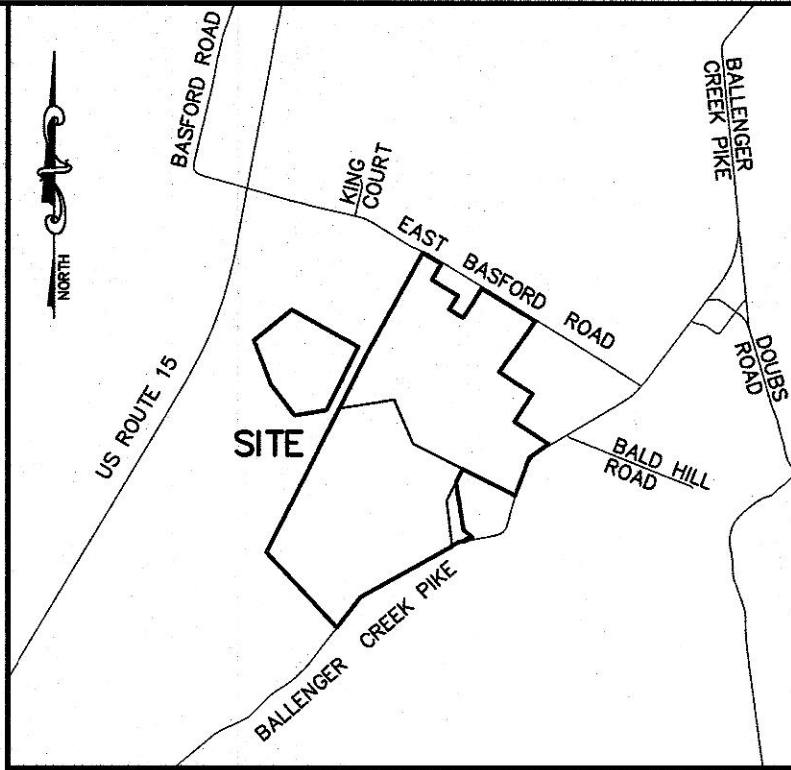




- LEGEND**
- UTILITY POLE
 - CORRUGATED METAL PIPE
 - HEAD WALL
 - OPEN IRON PIPE
 - PEDESTAL
 - PINCHED IRON PIPE
 - RAILROAD SPIKE
 - POTOMAC EDISON
 - RIGHT OF WAY
 - CONCRETE
 - OVERHEAD UTILITY LINES



VICINITY MAP
TAX MAP: 103 PARCEL 38; TAX ID NO. 01-005154
PARCEL 145; TAX ID NO. 01-032100
TAX MAP: 102 PARCEL 12; TAX ID NO. 01-012630

- NOTES:**
1. SURVEY PERFORMED WITHOUT THE BENEFIT OF A REVIEW OF TITLE REPORT OR ABSTRACT.
 2. FLOOD PLAIN SHOWN HEREON PER FEMA FLOOD INSURANCE RATE MAP #24021C04200 DATED SEPT. 19, 2007.
 3. HORIZONTAL DATUM IS MARYLAND STATE PLANE, NAD 83/91 PER U.S.G.S. MONUMENTS 'ADAM' AND 'ADAM AZ'.
 4. TOTAL AREA OF PROPERTY IS 11,218,616 sq.ft. or 257,544 Ac±.
 5. CURRENTLY ZONED 'A' (AGRICULTURAL).

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	TANGENT	BEARING
C1	400.55'	138.60'	019°49'33"	70.00'	S70°52'01" W

2518 BALLENGER CREEK PIKE, L.L.C.
L.16144 F.185
REMAINDER OF
PARCEL 2
4,834,779 sq.ft.
or
110.991 Ac.±

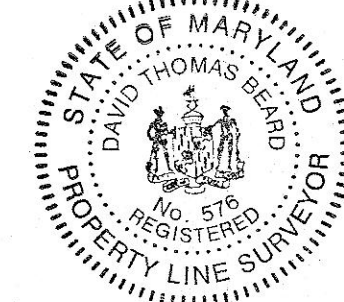
7K FREDERICK LLC
REMAINDER OF
L.8630 F.278
4,955,121 sq.ft.
or
113.754 Ac.±

7K FREDERICK LLC
L.9708 F.208
LOT 3
P.B.63 P.107
130,797 sq.ft.
or
3.003 Ac.±

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 AS CONVEYED BY 7K L.C. A MARYLAND LIMITED LIABILITY COMPANY UNTO 7K FREDERICK LLC, A MARYLAND LIMITED LIABILITY COMPANY BY DEED DATED OCTOBER 26, 2011 AND RECORDED AMONG THE LAND RECORDS OF FREDERICK COUNTY, MARYLAND IN LIBER 8630 AT FOLIO 278 AND ALL OF THE LANDS AS CONVEYED BY BLUE RIDGE GENERATION LLC, A MARYLAND LIMITED LIABILITY COMPANY UNTO 7K FREDERICK LLC, A MARYLAND LIMITED LIABILITY COMPANY BY DEED DATED JULY 1, 2013 AND RECORDED AMONG THE LAND RECORDS OF FREDERICK COUNTY, MARYLAND IN LIBER 9708 AT FOLIO 208 AND ALL OF THE LANDS AS CONVEYED BY EASTALCO TOWNE, LLP UNTO 2518 BALLENGER CREEK PIKE, L.L.C. BY DEED DATED SEPTEMBER 16, 2022 AND RECORDED AMONG THE LAND RECORDS OF FREDERICK COUNTY, MARYLAND IN LIBER 16144 AT FOLIO 185 AND THAT CORNER MARKERS NOT REFERENCED AS FOUND HEREON ARE T-BAR WITH CAP #24 OR OTHER REFERENCE MARKER TO BE SET.

DATE
3-10-2023



DAVID THOMAS BEARD
PROPERTY LINE SURVEYOR
MD. REG. NO. 576
(EXPIRES 03/23/23)
FOR HARRIS, SMARIGA & ASSOC., INC.
MD. REG. NO. 24

Harris, Smariga & Associates, Inc.
Planners/Engineers/Surveyors
125 South Carroll Street, Frederick, MD 21701
301-662-4488 / FAX 301-662-4906

REVISIONS:	

BOUNDARY SURVEY	
2518 BALLENGER CREEK PIKE, LLC & 7K FREDERICK LLC	
SITUATED ALONG BALLENGER CREEK PIKE AND EAST BASFORD ROAD, BUCKEYSTOWN ELECTION DISTRICT No. 1, FREDERICK COUNTY, MARYLAND	
SCALE: 1" = 200'	DRAWN BY: SWL
CHECKED BY: DTB	DATE: MARCH, 2023
SHEET: 1 OF: 1	PROJECT: 6731