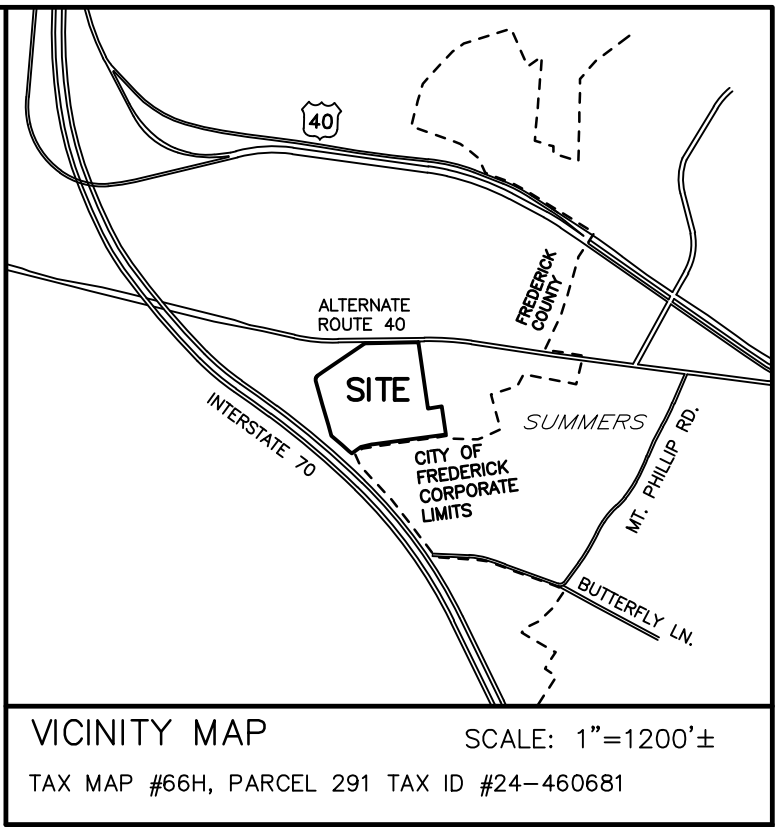


COORDINATES		
Point	Northing	Easting
200	638027.112	1177237.358
202	638222.709	1177012.071
203	638827.070	1176847.240
204	639162.750	1177313.930
205	639175.371	1177929.538
206	638494.470	1178022.886
207	638523.037	1178165.319
208	638227.527	1178226.810
209	638121.807	1177445.306
210	638094.804	1177333.008

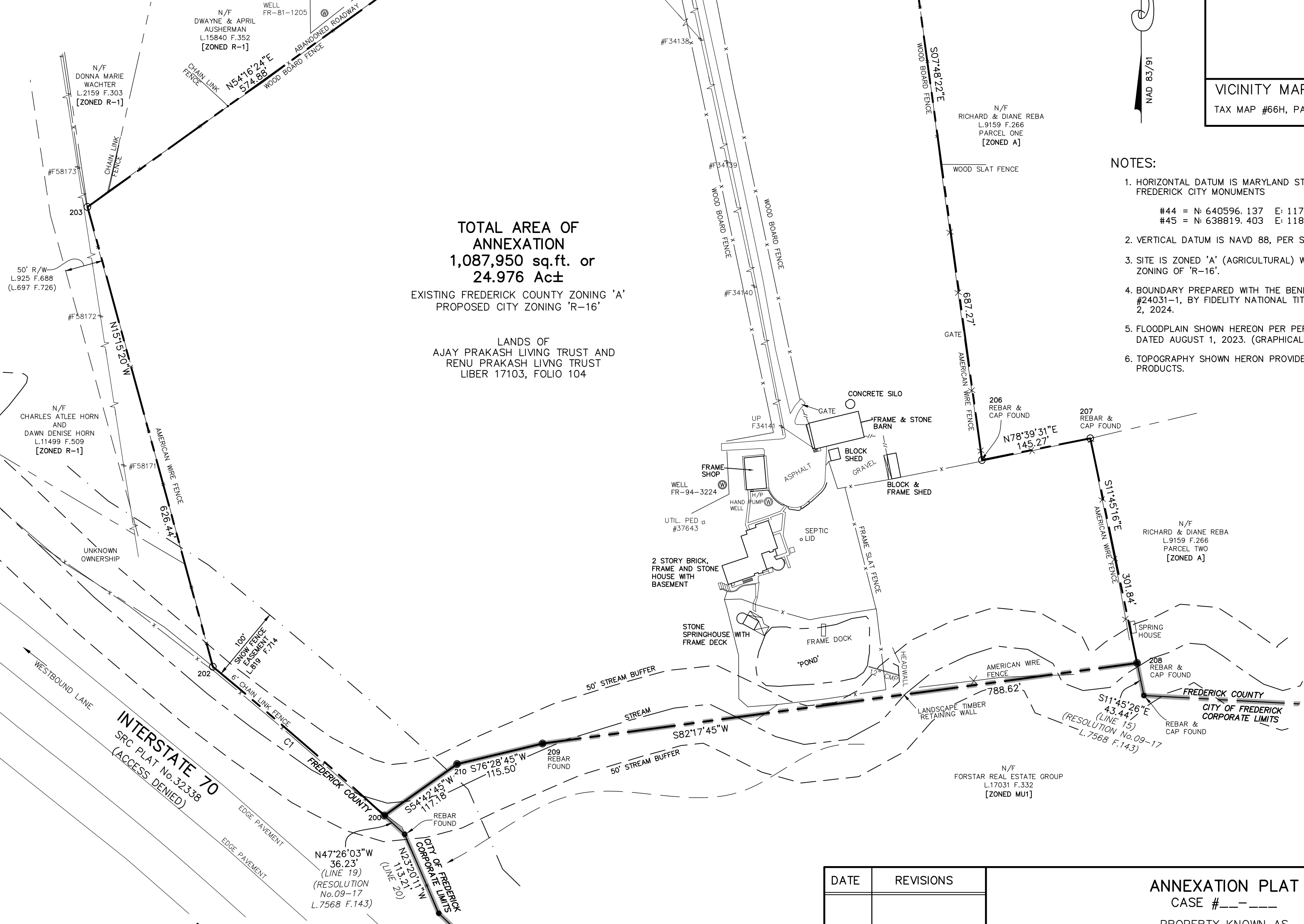
CURVE TABLE						
CURVE	RADIUS	LENGTH	DELTA	TANGENT	BEARING	CHORD
C1	5974.58'	298.38'	2°51'41"	149.22'	N49°02'07"W	298.35'

MARYLAND ROUTE ALTERNATE #40
(OLD NATIONAL PIKE)
SRC PLAT No.8936, 8937, 8938
VARIABLE WIDTH R/W

EXHIBIT 2



MARYLAND STATE PLANE (NAD 83/91)



TOTAL AREA OF ANNEXATION
1,087,950 sq.ft. or
24.976 Ac±
EXISTING FREDERICK COUNTY ZONING 'A'
PROPOSED CITY ZONING 'R-16'

LANDS OF
AJAY PRAKASH LIVING TRUST AND
RENU PRAKASH LIVING TRUST
LIBER 17103, FOLIO 104

- NOTES:
- HORIZONTAL DATUM IS MARYLAND STATE PLANE, NAD 83/91, BASED ON FREDERICK CITY MONUMENTS
#44 = N: 640596.137 E: 1179189.184 Z=445.05'
#45 = N: 638819.403 E: 1181669.575 Z=383.06'
 - VERTICAL DATUM IS NAVD 88, PER SAME MONUMENTS.
 - SITE IS ZONED 'A' (AGRICULTURAL) WITH A PROPOSED CITY OF FREDERICK ZONING OF 'R-16'.
 - BOUNDARY PREPARED WITH THE BENEFIT OF A REVIEW OF TITLE COMMITMENT #24031-1, BY FIDELITY NATIONAL TITLE INSURANCE COMPANY, DATED DECEMBER 2, 2024.
 - FLOODPLAIN SHOWN HEREON PER PER FEMA FLOOD RATE MAP #24021C0286E, DATED AUGUST 1, 2023. (GRAPHICALLY PLOTTED.)
 - TOPOGRAPHY SHOWN HEREON PROVIDED BY FREDERICK COUNTY GIS DATA PRODUCTS.

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 THE UNDERSIGNED SURVEYOR WAS IN RESPONSIBLE CHARGE OF THE MAKING OF THIS PLAT; THAT IT IS A BOUNDARY SURVEY OF ALL OF THE LAND CONVEYED UNTO AJAY PRAKASH, TRUSTEE OF THE AJAY PRAKASH LIVING TRUST AND RENU PRAKASH, TRUSTEE OF THE RENU PRAKASH LIVING TRUST BY DEED DATED SEPTEMBER 20, 2024 AND RECORDED AMONG THE LAND RECORDS OF FREDERICK COUNTY, MARYLAND IN LIBER 17103 AT FOLIO 104 AND THAT CORNER MARKERS NOT REFERENCED AS FOUND HEREON ARE REBAR WITH CAP #24 OR OTHER REFERENCE MARKER TO BE SET.

DATE _____
DAVID THOMAS BEARD, PROPERTY LINE SURVEYOR
MD. REG. NO. 576, EXPIRES 03/23/25
FOR HARRIS, SMARIGA & ASSOC. INC.
MD. REG. NO. 24

LEGEND:
○ REBAR & CAP SET
○ EXCEPT WHERE NOTED

DATE	REVISIONS

ANNEXATION PLAT
CASE #_____
PROPERTY KNOWN AS
THE SAGEWAY
TO BE ANNEXED TO CITY OF FREDERICK
5509 OLD NATIONAL PIKE
CITY OF FREDERICK
FREDERICK COUNTY, MARYLAND
FREDERICK ELECTION DISTRICT NO. 2
SCALE 1"=100' DECEMBER, 2024

Harris, Smariga & Associates, Inc.
Planners/Engineers/Surveyors
125 South Carroll Street, Suite 100, Frederick, MD 21701
301-662-4488/Fax 301-662-4906

