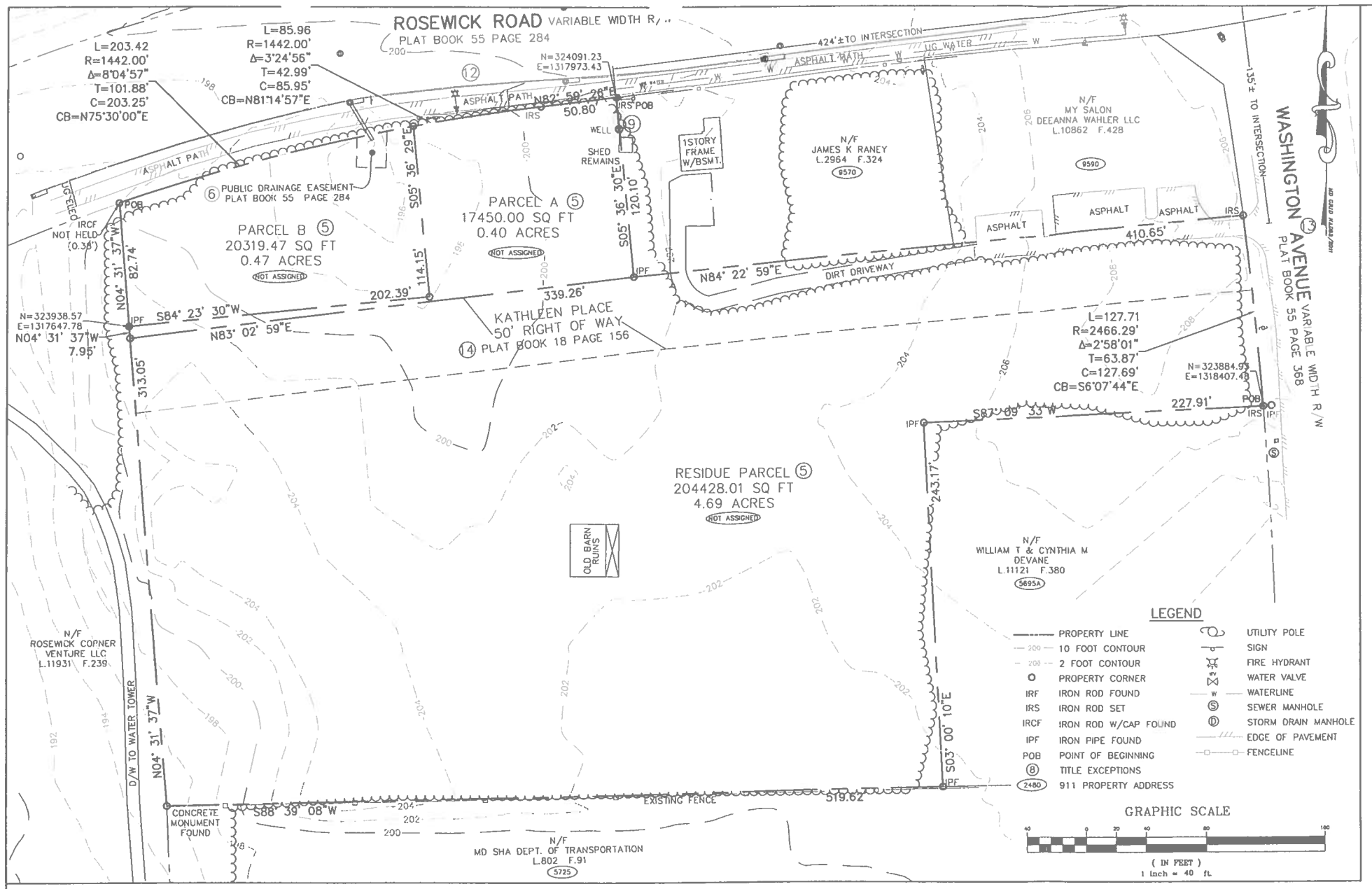


LEGEND

PROPERTY LINE	UTILITY POLE
10 FOOT CONTOUR	SIGN
2 FOOT CONTOUR	FIRE HYDRANT
PROPERTY CORNER	WATER VALVE
IRF IRON ROD FOUND	WATERLINE
IRS IRON ROD SET	SEWER MANHOLE
IRCF IRON ROD W/CAP FOUND	STORM DRAIN MANHOLE
IPF IRON PIPE FOUND	EDGE OF PAVEMENT
POB POINT OF BEGINNING	FENCELINE
(8) TITLE EXCEPTIONS	
(2480) 911 PROPERTY ADDRESS	

GRAPHIC SCALE

40 0 20 40 80 160

(IN FEET)
1 inch = 40 ft.

SCHEDULE B EXCEPTIONS

A. ANY FACTS, RIGHTS, INTERESTS, OR CLAIMS WHICH ARE NOT SHOWN BY THE PUBLIC RECORDS BUT WHICH COULD BE ASCERTAINED BY AN INSPECTION OF SAID LAND OR BY MAKING INQUIRY OF PERSONS IS POSSESSION THEREOF.
SUBJECT TO: UNABLE TO SHOW ON SURVEY.

B. DISCREPANCIES, CONFLICTS IN BOUNDARY LINES, SHORTAGE IN AREA, ENCROACHMENTS, OR ANY OTHER FACTS WHICH A CORRECT SURVEY WOULD DISCLOSE, AND WHICH A NOT SHOWN BY PUBLIC RECORDS.
SUBJECT TO: UNABLE TO SHOW ON SURVEY.

C. ANY LIEN OR RIGHT TO A LIEN FOR SERVICES, LABOR, MATERIAL OR EQUIPMENT, UNLESS SUCH LIEN IS SHOWN BY THE PUBLIC RECORDS AT DATE OF POLICY AND NOT OTHERWISE EXCEPTED FROM COVERAGE HEREIN.
SUBJECT TO: UNABLE TO SHOW ON SURVEY.

D. ROADS, WAYS, STREAMS OR EASEMENTS, IF ANY, NOT SHOWN BY THE PUBLIC RECORDS, RIPARIAN RIGHTS AND THE TITLE TO ANY FILLED-IN LANDS.
SUBJECT TO: UNABLE TO SHOW ON SURVEY.

E. ANY DEFECT, LIEN, ENCUMBRANCE, ADVERSE CLAIM, OR MATTER THAT APPEARS FOR THE FIRST TIME IN THE PUBLIC RECORDS OR IS CREATED, ATTACHES, OR IS DISCLOSED BETWEEN THE COMMITMENT DATE AND THE DATE ON WHICH ALL OF THE SCHEDULE B, PART I-REQUIREMENTS ARE MET.
SUBJECT TO: UNABLE TO SHOW ON SURVEY.

1. STATE, COUNTY AND MUNICIPAL TAXES AND OTHER CHARGES (INCLUDING, BUT NOT LIMITED TO, ASSESSMENTS BY ANY STATE, COUNTY, MUNICIPALITY, METROPOLITAN DISTRICT OR COMMISSION) SUBSEQUENT TO JUNE 30, 2021. IN ADDITION THIS POLICY OF TITLE INSURANCE DOES NOT INSURE AGAINST POSSIBLE FUTURE TAX LEVIES AND/OR FRONT FOOT BENEFIT ASSESSMENTS, NOR AGAINST SUCH PUBLIC CHARGES AND ASSESSMENTS, OR THE BALANCE THEREOF FOR EXISTING OR PROPOSED IMPROVEMENTS, WHICH MAY HAVE BEEN LEVIED OR ASSESSED, OR TO BE LEVIED OR ASSESSED, BUT WHICH ARE NOT NOW DUE AND PAYABLE TO SAID STATE, COUNTY, MUNICIPALITY, METROPOLITAN DISTRICT OR COMMISSION.
SUBJECT TO: UNABLE TO SHOW ON SURVEY

2. FRONT FOOT BENEFIT CHARGES DUE AND PAYABLE AFTER DECEMBER 31, 2020.
SUBJECT TO: UNABLE TO SHOW ON SURVEY.

3. RIGHTS OF TENANTS IN POSSESSION UNDER UNRECORDED LEASES.
SUBJECT TO: UNABLE TO SHOW ON SURVEY.

4. WATER CHARGES, SANITARY SEWER SERVICE CHARGES AND SOLID WASTE CHARGES ARISING IN CONNECTION WITH THE LAND SUBSEQUENT TO THE DATE OF POLICY.
SUBJECT TO: UNABLE TO SHOW ON SURVEY.

(5) DEED DATED JUNE 2, 1993 MADE BY AND AMONG JOHN W. BAIR, KATHLEEN MARIE VINSON AND CHARLES CORDELL VINSON, HER HUSBAND, AND RECORDED JUNE 2, 1993 AMONG THE LAND RECORDS OF CHARLES COUNTY, MARYLAND IN LIBER 1793, FOLIO 209.
SUBJECT TO: PARCELS SHOWN ON SURVEY.

6. DEED DATED SEPTEMBER 8, 2004 MADE BY AND CHARLES CORDELL VINSON AND KATHLEEN MARIE VINSON AND COUNTY COMMISSIONERS OF CHARLES COUNTY, MARYLAND, A BODY CORPORATE AND POLITIC, AND RECORDED SEPTEMBER 24, 2004, AMONG THE LAND RECORDS OF CHARLES COUNTY, MARYLAND IN LIBER 4917, FOLIO 722.
SUBJECT TO: AND SHOWN HEREON.

7. DEED DATED SEPTEMBER 8, 2004 MADE BY AND CHARLES CORDELL VINSON AND KATHLEEN MARIE VINSON AND COUNTY COMMISSIONERS OF CHARLES COUNTY, MARYLAND, A PUBLIC BODY CORPORATE AND POLITIC, AND RECORDED SEPTEMBER 24, 2004, AMONG THE LAND RECORDS OF CHARLES COUNTY, MARYLAND IN LIBER 4917, FOLIO 726.
SUBJECT TO: CONSTRUCTION COMPLETED-TEMPORARY EASEMENTS NOT SHOWN.

8. ANNEXATION AGREEMENT DATED JUNE 13, 2006 MADE BY AND AMONG TOWN OF LA PLATA, A MUNICIPAL CORPORATION OF THE STATE OF MARYLAND AND ROSEWICK LIMITED PARTNERSHIP, ET AL. AND RECORDED OCTOBER 10, 2006, AMONG THE LAND RECORDS OF CHARLES COUNTY, MARYLAND IN LIBER 6034, FOLIO 554.
SUBJECT TO: UNABLE TO SHOW ON SURVEY.

(9) SHARED WELL USE AND MAINTENANCE AGREEMENT DATED AUGUST 5, 1992 MADE BY AND BETWEEN JOHN W. BAIR AND CATHY M. BOWLING, AND RECORDED AUGUST 7, 1992, AMONG THE LAND RECORDS OF CHARLES COUNTY, MARYLAND IN LIBER 1683, FOLIO 387.
SUBJECT TO: AND SHOWN HEREON.

10. INDENTURE DATED MAY 27, 1955 MADE BY AND BETWEEN W. A. WENK AND SOUTHERN MARYLAND ELECTRIC COOPERATIVE INC., A CORPORATION, AND RECORDED JUNE 27, 1959, AMONG THE LAND RECORDS OF CHARLES COUNTY, MARYLAND IN LIBER 118, FOLIO 390.
SUBJECT TO: UNABLE TO SHOW ON SURVEY.

11. INDENTURE DATED OCTOBER 15, 1959 MADE BY AND BETWEEN W. A. WENK AND SOUTHERN MARYLAND ELECTRIC COOPERATIVE INC., A CORPORATION, AND RECORDED NOVEMBER 12, 1959, AMONG THE LAND RECORDS OF CHARLES COUNTY, MARYLAND IN LIBER 145, FOLIO 363.
SUBJECT TO: UNABLE TO SHOW ON SURVEY.

(12) SUBJECT TO NOTES, NOTATIONS, RIGHTS OF WAY, EASEMENTS, SETBACKS, RESERVATIONS, BUILDING RESTRICTION LINES AND RESTRICTIONS AS SET FORTH UPON A PLAT ENTITLED "RIGHT OF WAY PLAT ROSEWICK ROAD PHASE 1" AND RECORDED IN PLAT BOOK 55, PAGE 283.
SUBJECT TO: AND SHOWN HEREON.

(13) SUBJECT TO NOTES, NOTATIONS, RIGHTS OF WAY, EASEMENTS, SETBACKS, RESERVATIONS, BUILDING RESTRICTION LINES AND RESTRICTIONS AS SET FORTH UPON A PLAT ENTITLED "RIGHT OF WAY PLAT ROSEWICK ROAD PHASE 2" AND RECORDED IN PLAT BOOK 55, PAGE 366.
SUBJECT TO: AND SHOWN HEREON.

(14) SUBJECT TO NOTES, NOTATIONS, RIGHTS OF WAY, EASEMENTS, SETBACKS, RESERVATIONS, BUILDING RESTRICTION LINES AND RESTRICTIONS AS SET FORTH UPON A PLAT ENTITLED "PARCELS "A" AND "B" LAND OF ALBERTA M. BLAIR" AND RECORDED IN PLAT BOOK 18, PAGE 156.
SUBJECT TO: AND SHOWN HEREON.

15. NOTWITHSTANDING THE RECITATION OF ACREAGE CONTAINED IN SCHEDULE A HEREOF, NOTHING HEREIN CONTAINED SHALL BE CONSTRUED AS GUARANTEE OF THE ACREAGE, SQUARE FOOTAGE OR VOLUME OF LAND.
SUBJECT TO: UNABLE TO SHOW ON SURVEY.

16. ANY DEFECT, LIEN, ENCUMBRANCE, ADVERSE CLAIM, OR OTHER MATTER CREATED BY OR ARISING OUT OF THE INACCESSIBILITY OF THE PUBLIC RECORDS OF CHARLES COUNTY, INCLUDING, BUT NOT LIMITED TO, (i) AN INABILITY TO SEARCH THE PUBLIC RECORDS AFTER AUGUST 26, 2021, OR (ii) ANY DELAY IN RECORDATION OF ANY DEED IN THE PUBLIC RECORDS.
SUBJECT TO: UNABLE TO SHOW ON SURVEY.

17. ANY INVALIDITY, UNENFORCEABILITY, LACK OF PRIORITY, DEFECT, LIEN, ENCUMBRANCE, ADVERSE CLAIM, OR OTHER MATTER CREATED BY OR ARISING OUT OF INACCESSIBILITY OF THE PUBLIC RECORDS OF CHARLES COUNTY, INCLUDING, BUT NOT LIMITED TO, (i) AN INABILITY TO SEARCH THE PUBLIC RECORDS AFTER AUGUST 26, 2021, (ii) ANY DELAY IN RECORDATION OF THE DOCUMENTS [OR] CREATING THE LIEN OF THE INSURED MORTGAGE IN THE PUBLIC RECORDS, OR (iii) ANY CLAIM BASED ON AN ASSERTION THAT THE RECORDING OF THE INSURED MORTGAGE FAILED TO BE TIMELY.
SUBJECT TO: UNABLE TO SHOW ON SURVEY.

COORDINATE SYSTEM NOTE

THE COORDINATES SHOWN HEREON ARE REFERENCED TO THE MARYLAND COORDINATE SYSTEM, NAD 83(2011) AND ESTABLISHED BY USING GNSS OBSERVATIONS TAKEN BY LORENZI, DODDS & GUNNILL, INC. USING KEYNETGPS AND THE CONTROLLING STATION "GB01". THE COMBINED SCALE FACTOR FOR THIS SITE IS 0.999970499

FLOODPLAIN NOTES

1. THERE IS NO 100-YEAR FLOODPLAIN ON-SITE PER FIRM PANEL 24017C0186C, EFFECTIVE SEPTEMBER 4, 2013.

2. THE SITE IS LOCATED IN ZONE X OF THE FEMA FIRM MAP.

LEGAL DESCRIPTION

BEING ALL THE PIECES OR PARCELS OF LAND CONVEYED TO KATHLEEN MARIE VINSON AND CHARLES CORDELL VINSON, BY DEED DATED JUNE 2, 1993 AND RECORDED AMONG THE LAND RECORDS OF CHARLES COUNTY, MARYLAND IN LIBER 1793 AT FOLIO 209;

BEING KNOWN AND DESIGNATED PARCEL A AND PARCEL B CONTAINING 1.00 ACRES AS SHOWN ON THE PLAT ENTITLED "LAND OF ALBERTA M. BAIR" WHICH PLAT IS RECORDED AMONG THE LAND RECORDS OF CHARLES COUNTY, MARYLAND, IN PLAT BOOK 18 AT FOLIO 156 AND BEING KNOWN AND DESIGNATED AS THIRD AND FOURTH IN A DEED TO JOHN BAIR RECORDED IN SAID LAND RECORDS IN LIBER 1635 AT FOLIO 255 CONTAINING 3.98 ACRES.

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY TO ZIFF REAL ESTATE PARTNERS, LLC, ITS SUCCESSORS AND/OR ASSIGNS, AND FIRST AMERICAN TITLE INSURANCE COMPANY NATIONAL COMMERCIAL SERVICES ITS SUCCESSORS AND ASSIGNS, THAT TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF THAT THIS PLAT AND SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH "MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS" JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS IN 2021, AND INCLUDES ITEMS 1, 2, 3, 4, 6a, 6b, 7a, 7b, 7c, 8, 9, 11a, 11b 13, 14, 16, 17, OF TABLE A. I FURTHER CERTIFY THAT I WAS IN RESPONSIBLE CHARGE AS DEFINED IN COMAR REGULATIONS FOR THE STATE OF MARYLAND IN SECTION 9.13.06.12. FIELD WORK COMPLETED DECEMBER 02, 2021

JANUARY 20, 2022
DATE

JAMES C. LORENZI
REGISTERED LAND SURVEYOR
MARYLAND REG. NO. 10798
EXPIRATION DATE MARCH 02, 2022
DATE OF MAP JANUARY 20, 2022

STATE OF MARYLAND
JAMES CHRISTOPHER LORENZI
No. 10798
REGISTERED
PROPERTY LINE SURVEYOR

LEGAL DESCRIPTION OF THREE PARCELS OF LAND IN THE 6TH ELECTION DISTRICT TOWN OF LA PLATA, CHARLES COUNTY, MARYLAND

PARCEL 336
CHARLES C. AND KATHLEEN M. VINSON
RESIDUE PARCEL

BEGINNING FOR THE SAME AT AN IRON ROD SET ON THE WEST SIDE OF WASHINGTON AVENUE, A VARIABLE WIDTH RIGHT-OF-WAY. BEING THE EASTERN MOST CORNER OF THE HEREIN DESCRIBED PARCEL OF LAND, AND BEING THE NORTHEAST CORNER OF A PARCEL OF LAND IN THE NAME OF WILLIAM T. AND CYNTHIA M. DEVANE, AND RECORDED IN THE LAND RECORDS OF CHARLES COUNTY, MARYLAND, IN LIBER 11121 AT FOLIO 380.

THENCE LEAVING SAID POINT OF BEGINNING, SO FIXED, AND RUNNING WITH THE LAND OF WILLIAM T. AND CYNTHIA M. DEVANE THE FOR TWO COURSES AND DISTANCES:

L-1) SOUTH 87° 09' 33" WEST – 227.91 FEET TO AN IRON PIPE FOUND; AND
L-2) SOUTH 03° 00' 10" EAST – 243.17 FEET TO AN IRON PIPE FOUND.

THENCE LEAVING THE LAND OF WILLIAM T. AND CYNTHIA M. DEVANE AND RUNNING WITH THE LAND OF THE MARYLAND STATE HIGHWAY ADMINISTRATION, DEPARTMENT OF TRANSPORTATION, RECORDED IN LIBER 802 AT FOLIO 91, FOR ONE COURSE AND DISTANCE:

L-3) SOUTH 88° 39' 08" WEST – 519.62 FEET TO A CONCRETE MONUMENT FOUND.

THENCE LEAVING THE LAND OF THE MARYLAND STATE HIGHWAY ADMINISTRATION, DEPARTMENT OF TRANSPORTATION AND RUNNING WITH THE LAND OF ROSEWICK CORNER VENTURE, LLC, RECORDED IN LIBER 11931 AT FOLIO 239, FOR ONE COURSE AND DISTANCE:

L-4) NORTH 04° 31' 37" WEST – 313.05 FEET TO A POINT.

THENCE LEAVING THE LAND OF ROSEWICK CORNER VENTURE, LLC AND RUNNING WITH THE LAND OF CHARLES C. AND KATHLEEN M. VINSON, PARCEL A, RECORDED IN LIBER 1793 AT FOLIO 209, FOR ONE COURSE AND DISTANCE:

L-5) NORTH 83° 02' 59" EAST – 339.26 FEET TO AN IRON PIPE FOUND.

THENCE LEAVING THE LAND OF CHARLES C. AND KATHLEEN M. VINSON AND RUNNING WITH THE LAND OF JAMES K. RANEY, RECORDED IN LIBER 2964 AT FOLIO 324 AND THE LAND OF MY SALON DEEANNA WAHLER, LLC, RECORDED IN LIBER 10862 AT FOLIO 428, FOR ONE COURSE AND DISTANCE:

L-6) NORTH 84° 22' 59" EAST – 410.65 FEET TO AN IRON ROD SET ON THE WEST SIDE OF THE WASHINGTON AVENUE VARIABLE WIDTH RIGHT-OF-WAY.

THENCE LEAVING THE LAND OF MY SALON DEEANNA WAHLER, LLC AND RUNNING WITH THE WEST SIDE OF THE WASHINGTON AVENUE VARIABLE WIDTH RIGHT-OF-WAY RECORDED IN PLAT BOOK 55 AT PAGE 368, THE FOLIO, FOR ONE COURSE AND DISTANCE:

C-1) SOUTHEASTERLY 127.71 FEET ALONG THE ARC OF A TANGENT CURVE DEFLECTING TO THE RIGHT, HAVING A RADIUS OF 2466.29 FEET, A DELTA OF 02° 58' 01", A TANGENT OF 63.87 FEET, AND A CHORD BEARING AND DISTANCE OF SOUTH 06° 07' 44" EAST –127.69 FEET TO AN IRON ROD SET BEING THE POINT OF BEGINNING.

CONTAINING 4.69 ACRES OF LAND, MORE OR LESS.

PARCEL 48
CHARLES C. AND KATHLEEN M. VINSON
PARCEL A

BEGINNING FOR THE SAME AT AN IRON ROD SET ON THE SOUTH SIDE OF ROSEWICK ROAD, A VARIABLE WIDTH RIGHT-OF-WAY, BEING THE NORTHEAST CORNER OF THE HEREIN DESCRIBED PARCEL OF LAND, AND BEING THE NORTHWEST CORNER OF A PARCEL OF LAND IN THE NAME OF JAMES K. RANEY, RECORDED IN THE LAND RECORDS OF CHARLES COUNTY, MARYLAND, LIBER 2964 AT FOLIO 324.

THENCE LEAVING THE ROSEWICK ROAD RIGHT-OF-WAY AND RUNNING WITH THE LAND OF JAMES K. RANEY FOR ONE COURSE AND DISTANCE:

L-1) SOUTH 05° 36' 30" EAST – 120.10 FEET TO AN IRON PIPE FOUND.

THENCE LEAVING THE LAND OF JAMES K. RANEY AND RUNNING WITH THE LAND OF CHARLES C. AND KATHLEEN M. VINSON RESIDUE PARCEL (PARCEL 336), RECORDED IN LIBER 1793 AT FOLIO 209 FOR ONE COURSE AND DISTANCE:

L-2) SOUTH 83° 02' 59" WEST – 339.26 FEET TO A POINT.

THENCE LEAVING THE LAND OF CHARLES C. AND KATHLEEN M. VINSON AND RUNNING WITH THE LAND OF ROSEWICK CORNER VENTURE, LLC, RECORDED IN LIBER 11931 AT FOLIO 239, FOR ONE COURSE AND DISTANCE:

L-3) NORTH 04° 31' 37" WEST – 7.95 FEET TO AN IRON PIPE FOUND.

THENCE LEAVING THE LAND OF ROSEWICK CORNER VENTURE, LLC AND RUNNING WITH THE LAND OF CHARLES C. AND KATHLEEN M. VINSON, PARCEL B, RECORDED IN LIBER 1793 AT FOLIO 209, FOR TWO COURSES AND DISTANCES:

L-4) NORTH 84° 23' 30" EAST - 202.39 FEET TO A POINT; AND
L-5) NORTH 05° 36' 29" WEST – 114.15 FEET TO A POINT ON THE SOUTH SIDE OF THE ROSEWICK ROAD RIGHT-OF-WAY.

THENCE LEAVING THE LAND OF CHARLES C. AND KATHLEEN M. VINSON, PARCEL B AND RUNNING WITH THE SOUTH SIDE OF THE ROSEWICK ROAD VARIABLE WIDTH RIGHT-OF-WAY RECORDED IN PLAT BOOK 55 AT PAGE 284 FOR TWO COURSES AND DISTANCES:

C-2) NORTHEASTERLY 85.96 FEET ALONG THE ARC OF A TANGENT CURVE DEFLECTING TO THE RIGHT, HAVING A RADIUS OF 1442.00 FEET, A DELTA OF 03° 24' 56", A TANGENT OF 42.99 FEET, AND A CHORD BEARING AND DISTANCE OF NORTH 81° 14' 57" EAST – 85.95 FEET TO A POINT; AND
L-6) NORTH 82° 59' 26" EAST – 50.80 FEET TO AN IRON ROD SET BEING THE POINT OF BEGINNING.

CONTAINING 0.40 ACRE OF LAND, MORE OR LESS.

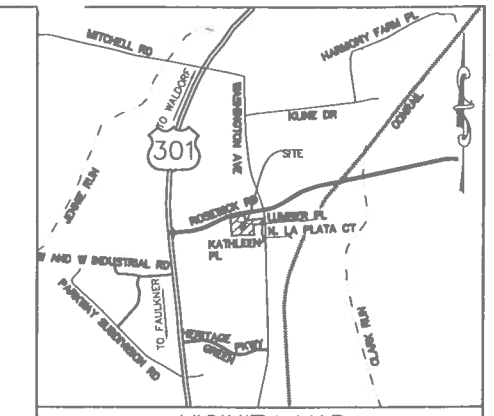
PARCEL 48
CHARLES C. AND KATHLEEN M. VINSON
PARCEL B

BEGINNING FOR THE SAME AT AN IRON PIPE FOUND BEING THE SOUTHWEST CORNER OF THE PARCEL HEREIN DESCRIBED, AND THE NORTHWEST CORNER OF THE LAND OF CHARLES C. AND KATHLEEN M. VINSON, PARCEL A, AND BEING A CORNER ON THE EAST BOUNDARY OF A PARCEL OF LAND IN THE NAME OF ROSEWICK CORNER VENTURE, LLC RECORDED IN THE LAND RECORDS OF CHARLES COUNTY, MARYLAND LIBER 11931 AT FOLIO 239.

THENCE LEAVING THE LAND OF CHARLES C. AND KATHLEEN M. VINSON, PARCEL A AND RUNNING WITH THE LAND OF ROSEWICK CORNER VENTURE, LLC FOR ONE COURSE AND DISTANCE:

L-1) NORTH 04° 31' 37" WEST – 82.74 FEET TO A POINT 0.38 FEET FROM AN IRON ROD AND CAP FOUND ON THE SOUTH SIDE OF THE VARIABLE WIDTH ROSEWICK ROAD RIGHT-OF-WAY.

THENCE LEAVING THE LAND OF ROSEWICK CORNER VENTURE, LLC, AND RUNNING WITH THE SOUTH SIDE OF THE VARIABLE WIDTH ROSEWICK ROAD RIGHT-OF-WAY, RECORDED IN PLAT BOOK 55 AT PAGE 284, FOR ONE COURSE AND DISTANCE:



VICINITY MAP
1"=2000'

C-1) NORTHEASTERLY 203.42 FEET ALONG THE ARC OF A TANGENT CURVE DEFLECTING TO THE RIGHT, HAVING A RADIUS OF 1442.00 FEET, A DELTA OF 08° 04' 57", A TANGENT OF 101.88 FEET, AND A CHORD BEARING AND DISTANCE OF NORTH 75° 30' 00" EAST – 203.25 FEET TO A POINT.

THENCE LEAVING THE ROSEWICK ROAD RIGHT-OF-WAY AND RUNNING WITH THE LAND OF CHARLES C. AND KATHLEEN M. VINSON, PARCEL A, RECORDED IN LIBER 1793 AT FOLIO 209 FOR TWO COURSES AND DISTANCES:

L-2) SOUTH 05° 36' 29" EAST – 114.15 FEET TO A POINT; AND
L-3) SOUTH 84° 23' 30" WEST – 202.39 FEET TO AN IRON PIPE FOUND BEING THE POINT OF BEGINNING.

CONTAINING 0.47 ACRE OF LAND, MORE OR LESS.

BEING PART OF THE SAME LAND CONVEYED TO KATHLEEN MARIE VINSON AND CHARLES CORDELL VINSON FROM JOHN W. BAIR BY DEED DATED JUNE 2, 1993 AND RECORDED IN THE LAND RECORDS OF CHARLES COUNTY, MARYLAND IN LIBER 1793 AT FOLIO 209.

GENERAL NOTES

1. THE PROPERTIES ARE LOCATED AT:
PARCELS 48 & 369: KATHLEEN PLACE
LA PLATA, MARYLAND 20646
2. THIS PLAT IS THE RESULT OF A BOUNDARY SURVEY BY LORENZI, DODDS & GUNNILL, INC.
3. THIS SURVEY IS BASED ON FIRST AMERICAN TITLE INSURANCE COMPANY FILE NO. NCS-1085300-DC72 DATED AUGUST 26, 2021.
4. UNDERGROUND UTILITY'S HAVE NOT BEEN LOCATED. EASEMENTS OF SUCH, IF SHOWN, ARE APPROXIMATE.
5. THIS PLAT IS NOT TO BE USED FOR CONSTRUCTION PURPOSES.
6. PARCEL A – 0.40 ACRES
PARCEL B – 0.47 ACRES
RESIDUE PARCEL – 4.69 ACRES
TOTAL SITE AREA: 5.56 ACRES
7. EXCEPT AS SHOWN ON THE SURVEY, THERE ARE NO OBSERVABLE, ABOVE THE GROUND ENCROACHMENTS (A) BY THE IMPROVEMENTS ON THE SUBJECT PROPERTY UPON ADJOINING PROPERTIES, STREETS OR ALLEYS, OR (B) BY THE IMPROVEMENTS ON ADJOINING PROPERTIES, STREETS OR ALLEYS UPON THE SUBJECT PROPERTY.
8. NO ZONING REPORT PROVIDED.
9. NO CEMETERIES ARE MAPPED ON THE SITE PER CHARLES COUNTY GIS INTERACTIVE MAP AND NO HEADSTONES WERE OBSERVED ON THE SITE.
10. TOPOGRAPHY SHOWN IS FROM FIELD SHOT BY LORENZI, DODDS & GUNNILL, INC., NOVEMBER 2021.

UTILITY NOTES

1. THE LOCATION OF UNDERGROUND UTILITIES SHOWN HEREON ARE FROM OBSERVED EVIDENCE OF ABOVE GROUND APPURTENANCES AND MISS UTILITY MARKINGS.

2. BEFORE DIGGING IN THIS AREA, CALL " MISS UTILITY " AT 1-800-257-7777 AT LEAST 48 HOURS PRIOR TO ANY EXCAVATION.

3. THIS SURVEY IS NOT TO BE RELIED UPON FOR EXACT LOCATION OF UNDERGROUND UTILITIES. CONTRACTOR SHOULD TEST PIT AND VERIFY THE LOCATION OF UNDERGROUND UTILITIES PRIOR TO EXCAVATION.

ZONING INFORMATION

1. PROPERTY IS ZONED "CH" COMMERCIAL HIGHWAY.

2. BUILDING RESTRICTION LINES PER THE CODE OF THE TOWN OF LA PLATA ARE (ALL OTHER PERMISSIBLE USES PER 191-30.F. (TABLE 4):
FRONT: 45'
SIDE: NONE NON-RESIDENTIAL LAND ABUTTING, 20' RESIDENTIAL LAND ABUTTING
REAR: 25'

3. TOTAL NUMBER OF EXISTING PARKING SPACES ON SITE = 0

REVISIONS	PARCELS 48 AND 369	
	KATHLEEN PLACE 6TH Election District CHARLES COUNTY, MARYLAND	
	ALTA / NSPS LAND TITLE SURVEY	SCALE 1"=40'
	JANUARY 2022 / 219127	
	LORENZI, DODDS, AND GUNNILL, INC 3475 LEONARDTOWN RD., SUITE 100 WALDORF, MARYLAND 20602	1 OF 1