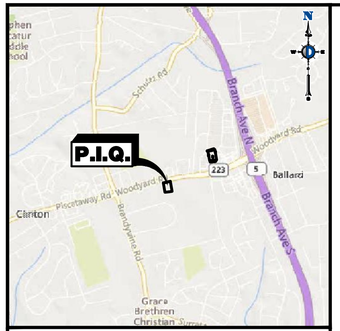


KEY MAP
1" = 2000'

GENERAL NOTES

1. THE LOT AND BLOCK NUMBERS SHOWN ARE BASED ON THE ASSESSORS MAP OF CLINTON, PRINCE GEORGE'S COUNTY, MARYLAND.
2. HORIZONTAL DATUM – MDSCPCS NAD 83 (2011).
3. VERTICAL DATUM – NAVD 88 (GEOID 18). BASED ON GPS FIELD OBSERVATIONS PERFORMED BY DYNAMIC SURVEY ON FEBRUARY 25, 2025, UTILIZING THE LSCA RTK CORS NETWORK.
4. FIELD WORK PERFORMED BY DYNAMIC SURVEY ON FEBRUARY 25 & 26, 2025
5. DYNAMIC SURVEY MAKES NO GUARANTEES THAT ALL UTILITIES ARE SHOWN AND THAT THE SHOWN UTILITIES MAY NOT COMPRISE ALL UTILITIES EITHER IN SERVICE OR ABANDONED RELATED TO THE SITE. ANY LOCATIONS SHOWN ARE APPROXIMATE BASED ON VISIBLE STRUCTURES OR UTILITY MARKOUT UNLESS NOTED OTHERWISE. ALL UTILITY LOCATIONS MUST BE VERIFIED WITH THE PROPER UTILITY COMPANIES PRIOR TO ADDITIONAL DESIGN, EXCAVATION OR CONSTRUCTION. CONTACT UTILITIES TOLL FREE 1-800-272-1000.

   THE COLLECTION AND DEPICTION OF THE SUBSURFACE UTILITIES SHOWN HEREON ARE IN ACCORDANCE WITH STANDARD UTILITY QUALITY LEVEL GUIDELINES AS OUTLINED BELOW AND DEPICTED ON THE SURVEY BY LINE TYPES AS SHOWN IN THE DRAWING LEGEND.

   UTILITY QUALITY LEVEL A: HORIZONTAL AND VERTICAL LOCATION OF UTILITIES OBTAINED BY THE ACTUAL EXPOSURE (OR VERIFICATION OF PREVIOUSLY EXPOSED AND SURVEYED UTILITIES) AND SUBSEQUENT MEASUREMENT OF SUBSURFACE UTILITIES, USUALLY AT A SPECIFIC POINT. MINIMALLY INTRUSIVE EXCAVATION EQUIPMENT OR OTHER METHOD(S).

   UTILITY QUALITY LEVEL B: INFORMATION OBTAINED THROUGH THE APPLICATION OF APPROPRIATE SURFACE GEOPHYSICAL METHODS TO DETERMINE THE EXISTENCE AND APPROXIMATE HORIZONTAL POSITION OF SUBSURFACE UTILITIES. THIS INFORMATION IS SURVEYED AND REDUCED ONTO PLAN DOCUMENTS.

   UTILITY QUALITY LEVEL C: INFORMATION OBTAINED BY SURVEYING AND PLOTTING VISIBLE ABOVE-GROUND UTILITY FEATURES AND BY USING PROFESSIONAL JUDGEMENT IN CORRELATING THIS INFORMATION TO QUALITY LEVEL D INFORMATION.

   UTILITY QUALITY LEVEL D: INFORMATION DERIVED FROM EXISTING RECORDS OR ORAL RECOLLECTIONS AND IS NOT FIELD VERIFIED.
6. NOT ALL LOT LINES OUTSIDE THE BOUNDARY OF THE SUBJECT PROPERTY SHOWN HEREON HAVE BEEN FIELD SURVEYED AND ARE SHOWN AS A GRAPHICAL REPRESENTATION OF EXISTING LOT LINES BASED ON DEED, FIELD MAPS AND TAX MAP INFORMATION.
7. BY GRAPHICAL PLOTTING THE PREMISES IS LOCATED IN ZONE 'X' (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) PER FLOOD INSURANCE RATE MAP NUMBER: 24033C0245E, COMMUNITY NAME: PRINCE GEORGE'S COUNTY, EFFECTIVE DATE: 09/16/2016.
8. NO WETLANDS DELINEATION MARKERS WERE OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK. THE EXISTENCE OR NONEXISTENCE OF WETLANDS OR OPEN WATERS THAT MAY BE REGULATED BY THE STATE OF MARYLAND AND/OR THE GOVERNMENT OF THE UNITED STATES IS NOT A PART OF THIS SURVEY.
9. NO ATTEMPT WAS MADE OR LIABILITY IS ASSUMED TO DETERMINE IF ANY PORTION OF THIS PROPERTY IS CLAIMED BY THE STATE OF MARYLAND AS TIDELANDS.
10. THE OFFSETS SHOWN ON THIS PLAN SHALL NOT BE USED AS THE BASIS FOR THE CONSTRUCTION OF FENCES OR ANY OTHER PERMANENT STRUCTURES.
11. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE COMMITMENT. OTHER DOCUMENTS OF RECORD MAY EXIST THAT WOULD AFFECT THIS PARCEL.
12. SUBJECT TO ROAD RIGHT-OF-WAY, ALL EASEMENTS, ORDINANCES, COVENANTS AGREEMENTS AND/OR RESTRICTIONS OF RECORD. PERTINENT DOCUMENTS OF RECORD REVIEWED AND CONSIDERED AS A PART OF THIS SURVEY ARE NOTED HEREON. OTHER DOCUMENTS OF RECORD MAY EXIST THAT WOULD AFFECT THIS PARCEL.

MAP REFERENCES

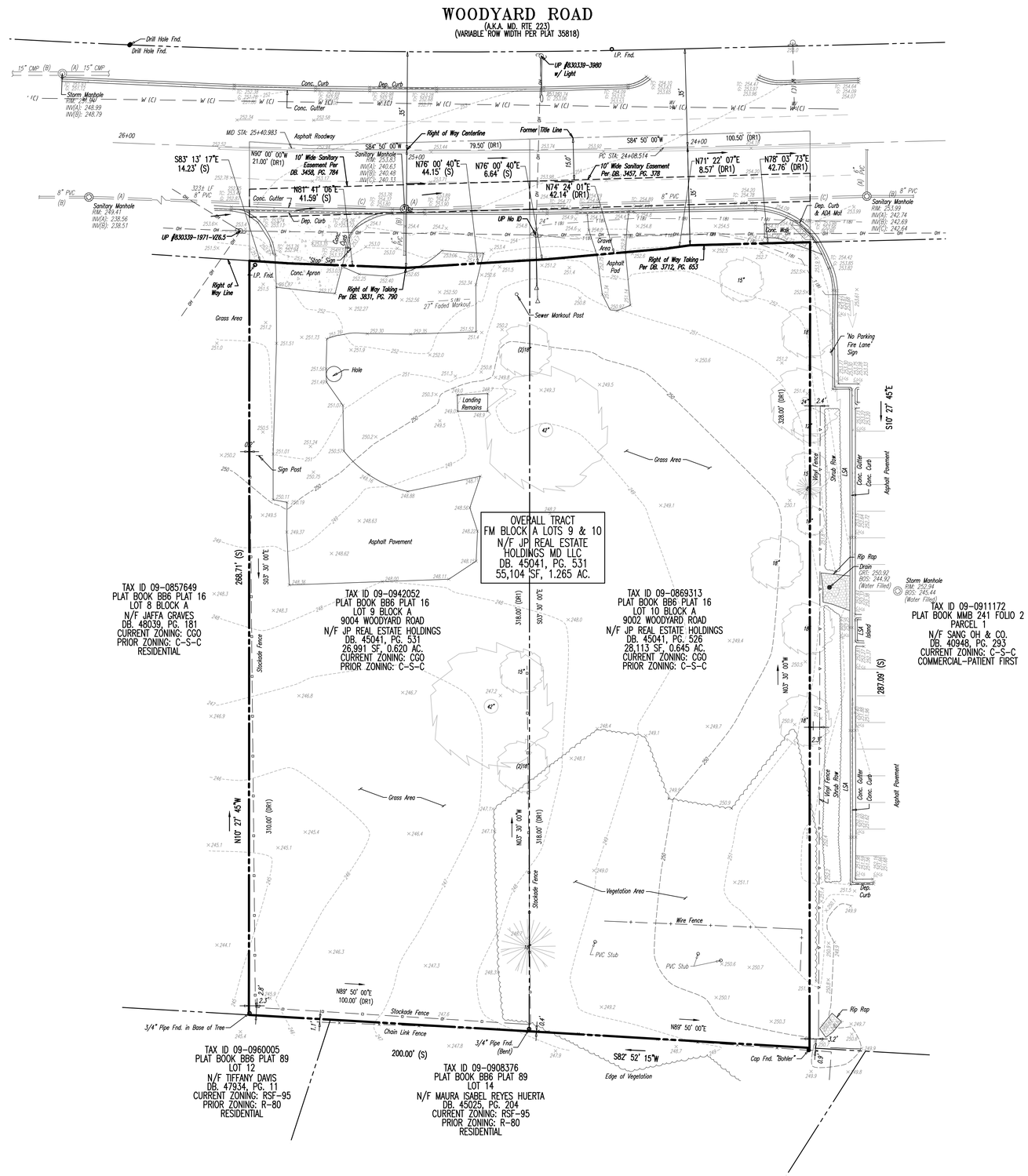
1. A PLAN ENTITLED "CLINTON GARDENS, PRINCE GEORGE'S COUNTY, MARYLAND". FILED IN THE PRINCE GEORGE'S COUNTY CLERKS OFFICE ON 10/22/1937 AS PLAT #BB6-16.
2. A PLAN ENTITLED "MD. ROUTE 223 FROM MD. RTE. 5 TO STEED ROAD, PRINCE GEORGES COUNTY, MARYLAND". PREPARED BY STATE ROADS COMMISION OF MARYLAND, ISSUED 05/29/1967 AND REVISED THROUGH 05/18/1967. FILED IN THE PRINCE GEORGE'S COUNTY CLERKS OFFICE AS PLAT #35818.
3. A PLAN ENTITLED "PARCEL 1, PATIENT FIRST CLINTON, A RESUBDIVISION OF REMAINDER OF LOTS 11 AND 12, BLOCK A CLINTON GARDENS, BB 6 AT PAGE 16, NINTH (9TH) ELECTION DISTRICT, PRINCE GEORGE'S COUNTY, MARYLAND", PREPARED BY BOHLER ENGINEERING, DATED 06/12/2014. FILED IN THE PRINCE GEORGE'S COUNTY CLERKS OFFICE ON 09/09/2014 AS PLAT #241-2.

SUBJECT TO:

1. 10' WIDE SANITARY EASEMENT PER DEED BOOK 3457 PAGE 378
2. 10' WIDE SANITARY EASEMENT PER DEED BOOK 3458 PAGE 784
3. ROW TAKING PER DEED BOOK 3712 PAGE 653
4. ROW TAKING PER DEED BOOK 3831 PAGE 790

DEED REFERENCES

1. DEED BOOK 45041, PAGE 531 – LOT 9
2. DEED BOOK 45041, PAGE 526 – LOT 10



LEGEND

	PROPERTY LINES
	OFF-SITE PROPERTY LINES
15	EXISTING MAJOR CONTOUR & ELEVATION
13	EXISTING MINOR CONTOUR & ELEVATION
C	APPROX. LOC. EXIST UNDERGROUND CABLE LINES
E	APPROX. LOC. EXIST UNDERGROUND ELECTRIC LINES
FO	APPROX. LOC. EXIST UNDERGROUND FIBER OPTIC LINES
G	APPROX. LOC. EXIST UNDERGROUND GAS LINES
OH	APPROX. LOC. EXIST OVERHEAD LINES
FM	APPROX. LOC. EXIST UNDERGROUND FORCEMAIN LINES
S	APPROX. LOC. EXIST UNDERGROUND SANITARY SEWER LINES
SS	APPROX. LOC. EXIST UNDERGROUND STORM SEWER LINES
T	APPROX. LOC. EXIST UNDERGROUND TELEPHONE LINES
W	APPROX. LOC. EXIST UNDERGROUND WATER LINES
	EXISTING BARBWIRE FENCE
	EXISTING BOARD ON BOARD FENCE
	EXISTING CHAIN LINK FENCE
	EXISTING POST AND RAIL FENCE
	EXISTING STOCKADE FENCE
	EXISTING VINYL FENCE
	EXISTING EDGE OF WATER
	EXISTING WETLANDS LINES
8" CIP	EXISTING SANITARY SEWER
15" RCP	EXISTING STORM SEWER
(A) (B) (C) (D)	UNDERGROUND UTILITY QUALITY LEVEL
UTILITY POLE	TRANSFORMER
GUY WIRE	MW MONITORING WELL
SIGN	AIR AIR PUMP
SIGN DOUBLE POST	FIRE HYDRANT
"A"-INLET	WV WATER VALVE
"B"-INLET	WM WATER METER
"C"-INLET	GV GAS VALVE
ROUND INLET	GM GAS METER
YARD INLET	EM ELECTRIC METER
MANHOLE	Elbox ELECTRIC BOX
FLARED END SECTION	WELL
HEADWALL	C/O CLEAN OUT
DECIDUOUS TREE	WSO WATER SHUT OFF VALVE
EVERGREEN TREE	DS DOWN SPOUT
SHRUB	TEL TELEPHONE BOX
	VLVK VALVE UNKNOWN
	EGRESS/INGRESS
	WETLAND FLAG
	BORING LOCATION
	TEST PIT LOCATION
	MAIL BOX
	BOLLARD
	LIGHTED BOLLARD
	LIGHT POLE
	BUILDING LIGHT
	SHOE BOX LIGHT
	COBRA LIGHT POLE
	TRAFFIC LIGHT
	EXCEPTION
	PARKING STALL COUNT

DYNAMIC ENGINEERING CONSULTANTS · SURVEY · TRAFFIC

REV.	DATE	COMMENTS	BY

SURVEY LEGEND:

(MR)	MAP REFERENCE		BENCHMARK
(DR)	DEED REFERENCE		CONC. MONUMENT FND
(S)	SURVEY		CONC. MONUMENT SET
(BOS)	BOTTOM OF STRUCTURE		I.P. / I.B. FND
(TOS)	TOP OF STRUCTURE		I.P. / I.B. SET
(AKA)	ALSO KNOWN AS		STAKE FND
(FKA)	FORMERLY KNOWN AS		STAKE SET
(C/L)	CENTERLINE		PK NAIL FND
LSA	LANDSCAPE AREA		PK NAIL SET
× 0.00	SPOT ELEVATIONS		DRILL HOLE FND
× G: 0.00	GUTTER ELEV.		DRILL HOLE SET
× TC: 0.00	TOP OF CURB ELEV.		SURVEY STONE FND
× FF: 0.00	FINISH FLOOR ELEV.		SURVEY CAP FND
× GF: 0.00	GARAGE FLOOR ELEV.		CROSS CUT FOUND
× BW: 0.00	BOTTOM OF WALL ELEV.		CROSS CUT SET
× TW: 0.00	TOP OF WALL ELEV.	P.O.B.	POINT OF BEGINNING
× WSE: 0.00	WATER SURFACE ELEV.		

GRAPHIC SCALE
–20 0 10 20
(IN FEET)
1 INCH = 20 FT.

DYNAMIC SURVEY, LLC
BOUNDARY & TOPOGRAPHIC SURVEY • FINAL SURVEYS
HYDROGRAPHIC SURVEY • CONSTRUCTION STAKEOUT
ALTA/NSPS LAND TITLE • FOUNDATION LOCATION
125 West Street
Suite 201
Annapolis, MD 21401
T: 732.749.8780
Offices conveniently located throughout the United States:
New Jersey | Delaware | Florida | Maryland | Pennsylvania | Texas
www.dynamic-surveyservices.com

PROJECT:
JP REAL ESTATE HOLDINGS MD, LLC
BLOCK A, LOTS 9 AND 10
9002 & 9004 WOODYARD ROAD, CLINTON, PRINCE GEORGE'S COUNTY, MARYLAND

CRAIG BLACK
PROFESSIONAL LAND SURVEYOR
MARYLAND LICENSE NO. 21339
EXPIRATION DATE: 06/11/2026

I hereby certify that this survey has been performed under my supervision and to the best of my knowledge, belief and information, that this survey has been performed in accordance with currently accepted accuracy standards. Only copies of the original survey with an original land surveyor's embossed seal shall be considered to be valid copies. Signature and embosses seal signify that this certification was prepared in accordance with the Existing Code of Practice for Land Surveyor's adopted by the Maryland Board of Professional Land Surveyors. Certifications indicated hereon shall run only to the person for whom the certification is prepared and listed hereon.

TITLE:
BOUNDARY AND TOPO SURVEY

PROJECT No:	SCALE:	DATE:
5560 25-00245	1"=20'	03/10/2025
DRAWN BY: MKS/RLG	FIELD BY: JRH	CHECKED BY: DAB

SHEET No: 1 OF 1
Rev. #: 0

Plotted: 03/10/25 – 5:02 PM, By: dbretz
File: Y:\JOBS\REF PROJECTS\5560 JP Real Estate Holdings MD LLC\25-00245 Clinton MD\Dwg\SS560250024SV0.dwg, ----> 24x36 BTL

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