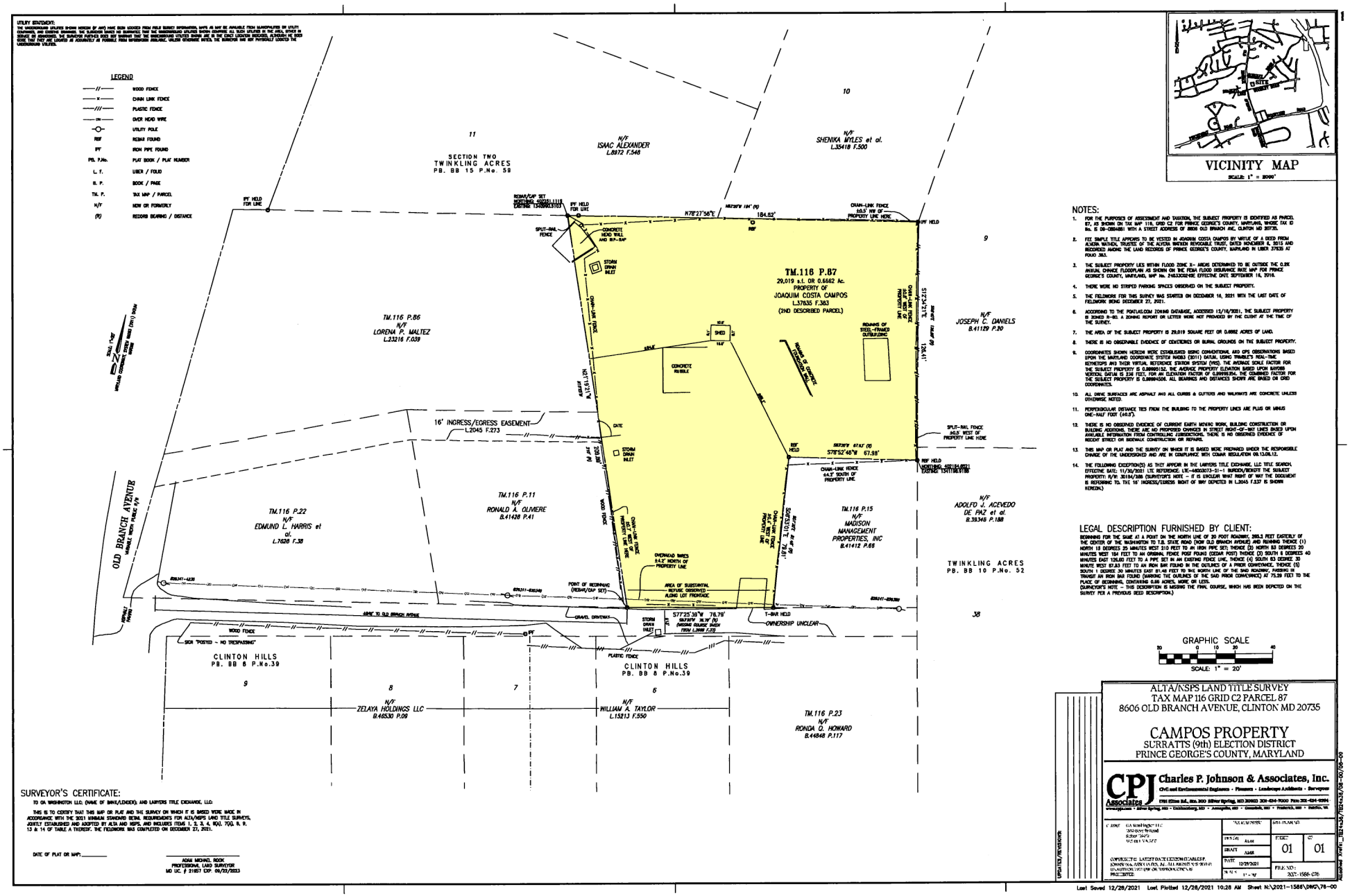

NOTES:

1. FOR THE PURPOSES OF ASSESSMENT AND TAXATION, THE SUBJECT PROPERTY IS IDENTIFIED AS PARCEL 87, AS SHOWN ON TAX MAP 116, GRID C2 FOR PRINCE GEORGE'S COUNTY, MARYLAND, WHOSE TAX ID No. IS 08-0884881 WITH A STREET ADDRESS OF 8606 OLD BRANCH AVE, CLINTON MD 20735.
2. FEE SIMPLE TITLE APPEARS TO BE VESTED IN JOAQUIM COSTA CAMPOS BY VIRTUE OF A DEED FROM ALYSON WATSON, TRUSTEE OF THE ALYSON WATSON REVOCABLE TRUST, DATED NOVEMBER 6, 2015 AND RECORDED AMONG THE LAND RECORDS OF PRINCE GEORGE'S COUNTY, MARYLAND IN LIBER 37635 AT FOLIO 383.
3. THE SUBJECT PROPERTY LIES WITHIN FLOOD ZONE X- AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN AS SHOWN ON THE FEMA FLOOD INSURANCE RATE MAP FOR PRINCE GEORGE'S COUNTY, MARYLAND, MAP No. 24033C0041E EFFECTIVE DATE SEPTEMBER 16, 2016.
4. THERE WERE NO STRIPED PARKING SPACES OBSERVED ON THE SUBJECT PROPERTY.
5. THE FIELDWORK FOR THIS SURVEY WAS STARTED ON DECEMBER 16, 2021 WITH THE LAST DATE OF FIELDWORK BEING DECEMBER 27, 2021.
6. ACCORDING TO THE PONTAS.COM ZONING DATABASE, ACCESSED 12/16/2021, THE SUBJECT PROPERTY IS ZONED R-80. A ZONING REPORT OR LETTER WERE NOT PROVIDED BY THE CLIENT AT THE TIME OF THE SURVEY.
7. THE AREA OF THE SUBJECT PROPERTY IS 29,019 SQUARE FEET OR 0.6662 ACRES OF LAND.
8. THERE IS NO OBSERVABLE EVIDENCE OF CEMETERIES OR BURIAL GROUNDS ON THE SUBJECT PROPERTY.
9. COORDINATES SHOWN HEREON WERE ESTABLISHED USING CONVENTIONAL AND GPS OBSERVATIONS BASED UPON THE MARYLAND COORDINATE SYSTEM NAD83 (2011) DATUM, USING TRIMBLE'S REAL-TIME NETWORKS AND THEIR VIRTUAL REFERENCE STATION SYSTEM (VRS). THE AVERAGE SCALE FACTOR FOR THE SUBJECT PROPERTY IS 0.9999951152. THE AVERAGE PROPERTY ELEVATION BASED UPON NAVD88 VERTICAL DATUM IS 338 FEET. FOR AN ELEVATION FACTOR OF 0.9999918184, THE COMBINED FACTOR FOR THE SUBJECT PROPERTY IS 0.9999843061. ALL BEARINGS AND DISTANCES SHOWN ARE BASED ON GRID COORDINATES.
10. ALL DRIVE SURFACES ARE ASPHALT AND ALL CURBS & GUTTERS AND WALKWAYS ARE CONCRETE UNLESS OTHERWISE NOTED.
11. PERPENDICULAR DISTANCE TIES FROM THE BUILDING TO THE PROPERTY LINES ARE PLUS OR MINUS ONE-HALF FOOT (±0.5').
12. THERE IS NO OBSERVED EVIDENCE OF CURRENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS. THERE ARE NO PROPOSED CHANGES IN STREET RIGHT-OF-WAY LINES BASED UPON AVAILABLE INFORMATION FROM CONTROLLING JURISDICTIONS. THERE IS NO OBSERVED EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS.
13. THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE PREPARED UNDER THE RESPONSIBLE CHARGE OF THE UNDERSIGNED AND ARE IN COMPLIANCE WITH COMAR REGULATION 09.13.06.12.
14. THE FOLLOWING EXCEPTION(S) AS THEY APPEAR IN THE LAWYERS TITLE EXCHANGE, LLC TITLE SEARCH, EFFECTIVE DATE: 11/30/2021 LTE REFERENCE: LTE-46053073-31-1 BURDEN/BENEFIT THE SUBJECT PROPERTY: R/W: 3018/438 (SURVEYOR'S NOTE – IT IS SIMILAR WHAT RIGHT OF WAY THE DOCUMENT IS REFERRING TO. THE 16' INGRESS/EGRESS RIGHT OF WAY DEPICTED IN L.2045 F.337 IS SHOWN HEREON.)

LEGAL DESCRIPTION FURNISHED BY CLIENT:

BEGINNING FOR THE SAME AT A POINT ON THE NORTH LINE OF 20 FOOT ROADWAY, 388.2 FEET EASTERLY OF THE CENTER OF THE WASHINGTON TO B. STATE ROAD (NOW OLD BRANCH AVENUE) AND RUNNING THENCE (1) NORTH 18 DEGREES 29 MINUTES WEST 310 FEET TO AN IRON PIPE SET; THENCE (2) NORTH 83 DEGREES 20 MINUTES WEST 184 FEET TO AN ORIGINAL FENCE POST FOUND (CEDAR POST) THENCE (3) SOUTH 8 DEGREES 40 MINUTES EAST 126.80 FEET TO A PIPE SET IN AN EXISTING FENCE LINE, THENCE (4) SOUTH 83 DEGREE 30 MINUTE WEST 67.83 FEET TO AN IRON BAR FOUND IN THE OUTLINES OF A PRIOR CONVEYANCE, THENCE (5) SOUTH 1 DEGREE 30 MINUTES EAST 81.40 FEET TO THE NORTH LINE OF THE SAID ROADWAY, PASSING IN TRANSIT AN IRON BAR FOUND (BARING THE OUTLINES OF THE SAID PRIOR CONVEYANCE) AT 75.29 FEET TO THE PLACE OF BEGINNING, CONTAINING 0.66 ACRES, MORE OR LESS.
(SURVEYOR'S NOTE – THIS DESCRIPTION IS MISSING THE FINAL COURSE, WHICH HAS BEEN DEPICTED ON THE SURVEY PER A PREVIOUS DEED DESCRIPTION.)

SURVEYOR'S CERTIFICATE:

TO GA WASHINGTON LLC; (NAME OF BANK/LENDER); AND LAWYERS TITLE EXCHANGE, LLC:

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE "2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS," JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 6(a), 7(a), 8, 9, 13 & 14 OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED ON DECEMBER 27, 2021.

DATE OF PLAT OR MAP: _____

ADAM MOHAMED, BOOK
PROFESSIONAL LAND SURVEYOR
MD LIC. # 21657 EXP. 09/22/2023

ALTA/NSPS LAND TITLE SURVEY
TAX MAP 116 GRID C2 PARCEL 87
8606 OLD BRANCH AVENUE, CLINTON MD 20735

CAMPOS PROPERTY

SURRATTS (9th) ELECTION DISTRICT
PRINCE GEORGE'S COUNTY, MARYLAND

CPJ Associates — Charles P. Johnson & Associates, Inc.
Civil and Environmental Engineers • Planners • Landscape Architects • Surveyors
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1751 Elton Rd., Ste. 300 Silver Spring, MD 20903 301-434-7000 Fax: 301-434-0394

CLIENT	SCALE AS SHOWN	ARE PLAN NO.
GA Washington LLC 2000 Duke St Ste 300 Alexandria VA 22314	DESIGN ALAM DRAFT AMM DATE 12/29/2021	SHEET 01 OF 01 FILE NO: 2021-1586-076

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UPDATES/REVISIONS

Last Saved 12/28/2021 Last Plotted 12/28/2021 10:28 AM Sheet N:\2021-1586\DWG\76-00

Attached Xref: _TEXT+XS/TEXT+XS/76-00/76-00