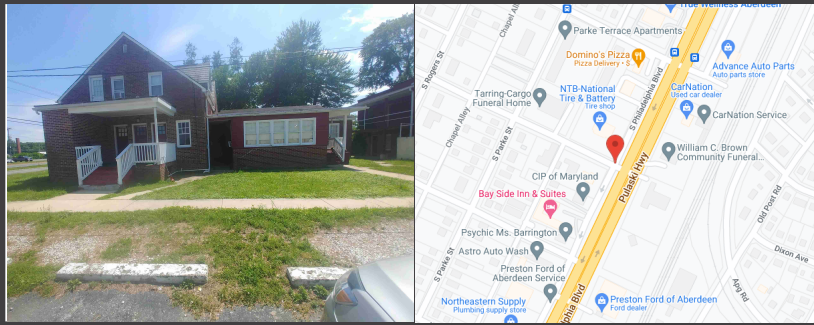




www.exactalands.com | office: 443.819.3994



PROPERTY ADDRESS:
404 PHILADELPHIA BOULEVARD, ABERDEEN, MARYLAND 21001

SURVEY NUMBER: 2206.2315

DATE SIGNED: 06/16/22 **FIELD WORK DATE:** 6/15/2022

REVISION DATE(S):
(REV.1 6/16/2022)

POINTS OF INTEREST
NONE VISIBLE

SURVEYORS CERTIFICATE
A LICENSEE EITHER PERSONALLY PREPARED THIS DRAWING OR WAS IN RESPONSIBLE CHARGE OVER ITS PREPARATION AND THE SURVEYING WORK REFLECTED IN IT, ALL IN COMPLIANCE WITH REQUIREMENTS SET FORTH IN REGULATION .12 OF CHAPTER 09.13.06 OF THE CODE OF MARYLAND ANNOTATED REGULATIONS.

STATE OF MARYLAND
JOHN E. KROBATH
PROFESSIONAL LAND SURVEYOR
10908
John E. Krobath
State of Maryland Professional Land Surveyor
License Number 10908 | Expires 5-26-2024

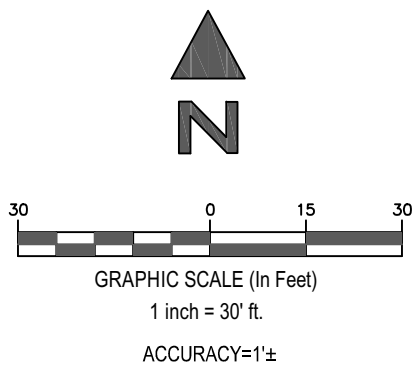
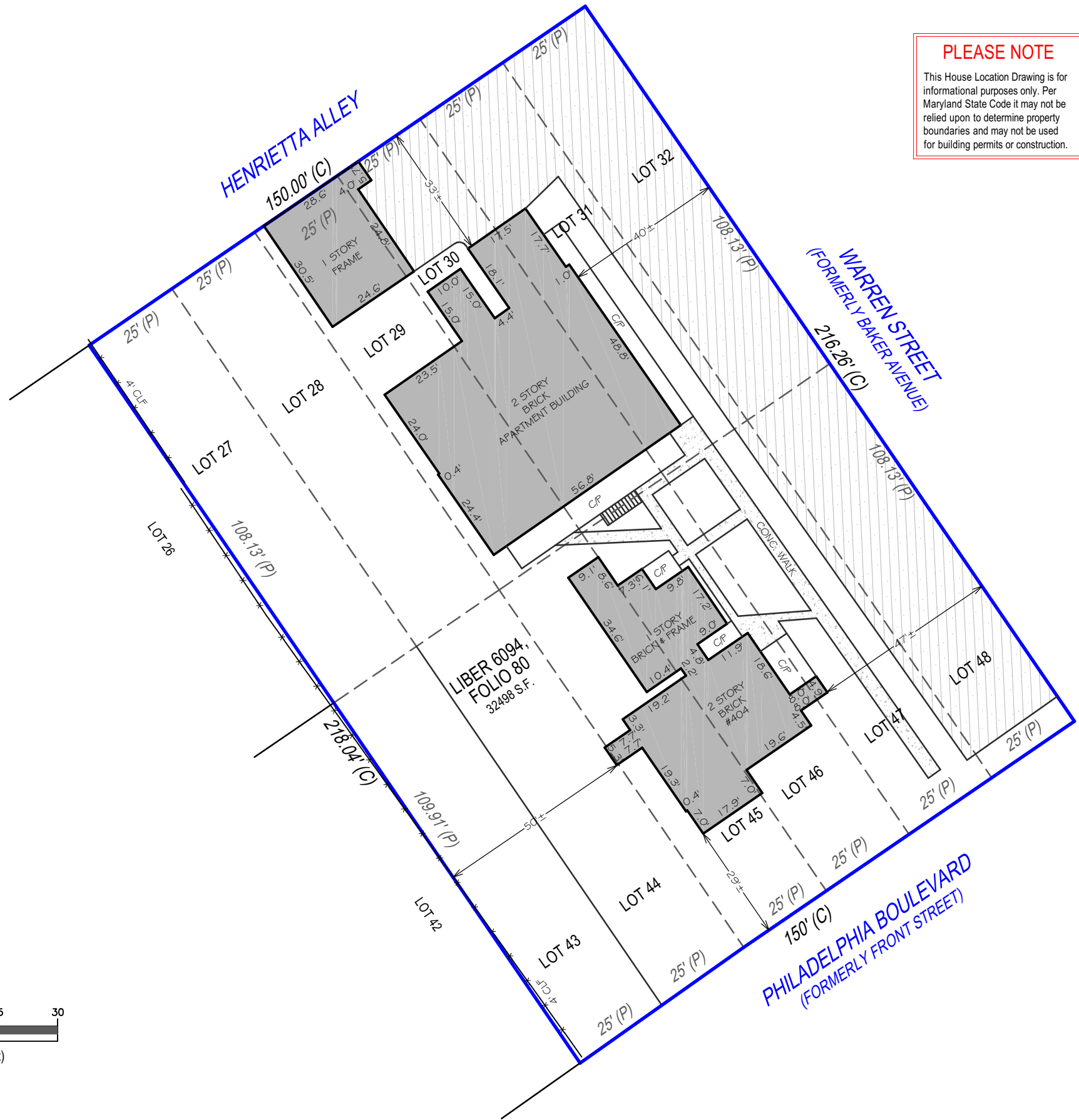


Exacta Land Surveyors, LLC
LB#21535
office: 443.819.3994
1220 E. Churchville Rd, Suite 100 | Bel Air, MD 21014



2206.2315
LOCATION DRAWING
HARFORD COUNTY

PLEASE NOTE
This House Location Drawing is for informational purposes only. Per Maryland State Code it may not be relied upon to determine property boundaries and may not be used for building permits or construction.



SEE PAGE 2 OF 2 FOR LEGAL DESCRIPTION
PAGE 1 OF 2 - NOT VALID WITHOUT ALL PAGES

PROPERTY ADDRESS:
404 PHILADELPHIA BOULEVARD, ABERDEEN, MARYLAND 21001

SURVEY NUMBER: 2206.2315

CERTIFIED TO:
AA BEHB INVESTMENTS, LLC; REXTAR TITLE SERVICES;

DATE SIGNED: 06/16/22

BUYER: AA BEHB Investments, LLC

LENDER:

TITLE COMPANY: REXTAR TITLE SERVICES

COMMITMENT DATE: NOT REVIEWED | **CLIENT FILE NO:** ELS-2022-1671

LEGAL DESCRIPTION:
ALL THAT PIECE OF PARCEL OF LAND BEING DESCRIBED IN LIBER 6094, FOLIO 80, RECORDED AMONG THE LAND RECORDS OF HARFORD COUNTY, MARYLAND.

FLOOD ZONE INFORMATION:

- GENERAL SURVEYORS NOTES:**
- This plat is of benefit to the consumer insofar as it is required by a lender or title insurance company or its agent in connection with contemplated transfer, financing or refinancing.
 - If this is a House Location Drawing, it is not to be relied upon for the establishment or location of fences, garages, buildings, or other existing or future improvements.
 - If this is a House Location Drawing, it does not provide for the accurate identification of the property boundary lines, but this identification might not be required for the transfer of title or securing financing or refinancing.
 - Unless otherwise noted, no title report was reviewed by the surveyor. Easements, restrictions, and/ or right-of-way may exist that are not shown.
 - Underground facilities not shown, may exist.
 - This survey does not address wetlands, contaminated waste or toxic soil conditions, nor have any reports, studies or information regarding such been provided to this surveyor.
 - The information contained on this survey has been performed exclusively, and is the sole responsibility, of Exacta Surveyors. Additional logos or references to third party firms are for informational purposes only.
 - Structures are measured at ground level.
 - Points of Interest (POI's) are selected above-ground improvements which may be in conflict with boundary, building setback or easement lines, as defined by the parameters of this survey. There may be additional POI's which are not shown, not called-out as POI's, or which are otherwise unknown to the surveyor. These POI's may not represent all items of interest to the viewer.
 - Utilities shown on the subject property may or may not indicate the existence of recorded or unrecorded utility easements.
 - Building measurements should not be used for new construction or planning. Measurements should be verified prior to such activity.
 - If this is a House Location Drawing, it is for informational purposes only. Per Maryland State code it may NOT be relied upon to determine boundaries and may NOT be used for building permits or construction.

SURVEYORS LEGEND:

LINETYPES	
	Boundary Line
	Center Line
	Chain Link or Wire Fence
	Easement
	Edge of Water
	Iron Fence
	Overhead Lines
	Structure
	Survey Tie Line
	Vinyl Fence
	Wall or Party Wall
	Wood Fence
SURFACE TYPES	
	Asphalt
	Brick or Tile
	Concrete
	Covered Area
	Water
	Wood
SYMBOLS	
	Benchmark
	Center Line
	Central Angle or Delta
	Common Ownership
	Control Point
	Catch Basin
	Elevation
	Fire Hydrant
	Find or Set Monument
	Guywire or Anchor
	Manhole
	Tree
	Utility or Light Pole
	Well

<p>ABBREVIATIONS</p> <p>(C) - Calculated (D) - Deed (F) - Field (M) - Measured (P) - Plat (S) - Survey</p> <p>A/C - Air Conditioning AE - Access Easement ANE - Anchor Easement ASBL - Accessory Setback Line B/W - Bay/Box Window BC - Block Corner BFP - Backflow Preventer BLDG - Building BLK - Block BM - Benchmark BR - Bearing Reference BRL - Building Restriction Line BSMT - Basement C - Curve C/L - Center Line C/P - Covered Porch C/S - Concrete Slab CATV - Cable TV Riser CB - Concrete Block CH - Chord Bearing CHIM - Chimney CLF - Chain Link Fence CME - Canal Maintenance Easement CO - Clean Out CONC - Concrete COR - Corner CS/W - Concrete Sidewalk CUE - Control Utility Easement CVG - Concrete Valley Gutter D/W - Driveway DE - Drainage Easement DF - Drain Field DH - Drill Hole DUE - Drainage & Utility Easement ELEV - Elevation EM - Electric Meter ENCL - Enclosure ENT - Entrance EOP - Edge of Pavement EOW - Edge of Water ESMT - Easement EUB - Electric Utility Box F/DH - Found Drill Hole FCM - Found Concrete Monument FF - Finished Floor FIP - Found Iron Pipe</p>	<p>FIPC - Found Iron Pipe & Cap FIR - Found Iron Rod FIRC - Found Iron Rod & Cap FN - Found Nail FN&D - Found Nail & Disc FRRSPK - Found Rail Road Spike GAR - Garage GM - Gas Meter ID - Identification IE/EE - Ingress/Egress Easement ILL - Illegible INST - Instrument INT - Intersection IRRE - Irrigation Easement L - Length LAE - Limited Access Easement LB# - License No. (Business) LBE - Limited Buffer Easement LE - Landscape Easement LME - Lake/Landscape Maintenance Easement LS# - License No. (Surveyor) MB - Map Book ME - Maintenance Easement MES - Mitered End Section MF - Metal Fence MH - Manhole MHWL - Mean High Water Line NR - Non-Radial NTS - Not to Scale NAVD88 - North American Vertical Datum 1988 NGVD29 - National Geodetic Vertical Datum 1929 OG - On Ground ORB - Official Records Book ORV - Official Record Volume O/A - Overall O/S - Offset OFF - Outside Subject Property OH - Overhang OHL - Overhead Utility Lines OHWL - Ordinary High Water Line ON - Inside Subject Property P/E - Pool Equipment PB - Plat Book PC - Point of Curvature PCC - Point of Compound Curvature PCP - Permanent Control Point PI - Point of Intersection PLS - Professional Land Surveyor</p>	<p>PLT - Planter POB - Point of Beginning POC - Point of Commencement PRC - Point of Reverse Curvature PRM - Permanent Reference Monument PSM - Professional Surveyor & Mapper PT - Point of Tangency PUE - Public Utility Easement R - Radius or Radial R/W - Right of Way RES - Residential RGE - Range ROE - Roof Overhang Easement RP - Radius Point S/W - Sidewalk SBL - Setback Line SCL - Survey Closure Line SCR - Screen SEC - Section SEP - Septic Tank SEW - Sewer SIRC - Set Iron Rod & Cap SMWE - Storm Water Management Easement SN&D - Set Nail and Disc SQFT - Square Feet STL - Survey Tie Line STY - Story SV - Sewer Valve SWE - Sidewalk Easement TBM - Temporary Bench Mark TEL - Telephone Facilities TOB - Top of Bank TUE - Technological Utility Easement TWP - Township TX - Transformer TYP - Typical UE - Utility Easement UG - Underground UP - Utility Pole UR - Utility Riser VF - Vinyl Fence W/C - Witness Corner W/F - Water Filter WF - Wood Fence WM - Water Meter/Valve Box WV - Water valve</p>
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JOB SPECIFIC SURVEYOR NOTES:
THE DIMENSIONS AND DIRECTIONS SHOWN HEREON HAVE BEEN REFERENCED TO A DEED AS RECORDED IN LIBER FOLIO AMONG THE LAND RECORDS OF HARFORD COUNTY, MARYLAND

ACCURACY EQUALS ONE FOOT PLUS OR MINUS



Exacta Land Surveyors, LLC
LB# 21535
office: 443.819.3994
1220 E. Churchville Rd, Suite 100 | Bel Air, MD 21014

SEE PAGE 1 OF 2 FOR MAP OF PROPERTY
PAGE 2 OF 2 - NOT VALID WITHOUT ALL PAGES



Exacta Land Surveyors, LLC
1220 E Churchville Road | Suite 100
Bel Air, MD 21014LB# 21535

Contact Us
444.692.6523
Toll Free: 866.735.1916
www.exactamd.com

STATE OF MARYLAND REQUIRED APPROVAL FORM

Prior to closing, please sign & email this page to orders@exactamd.com for comar compliance

Exacta Land Surveyors, LLC. has been requested to prepare a location drawing. A location drawing shows the property inspected and the locations of buildings or other visible improvements affecting the property. **A location drawing is not a boundary survey and cannot be relied upon by anyone to show where the property's boundaries lie.**

The only purpose of a location drawing is to provide some assurance that improvements are located on the property. This assurance is for the use of a lender or an insurer only. If a boundary survey, which could be relied upon for various purposes (for example setting the property markers, erecting a fence, building a garage, or making other improvements on the property) is desired, a surveyor should be contacted independently.

The cost of a boundary survey will be greater than the cost of a location drawing. For further information, contact: Exacta Land Surveyors, LLC at 1220 E Churchville Road, Suite 100, Bel Air, MD 20613, (443) 692-6523 or www.exactamd.com.

I/we have read and understand that, in the absence of any problem revealed by or during the preparation of this drawing, it will be all that is required by the lending institutions and title companies for settlement

I/we request a boundary survey that will include a location drawing, and will identify property boundary lines and mark property boundary corners. I/we have read and understand that this may not be required for settlement purposes.

Customer(s) Signature: _____

Date: _____

Phone Number: _____

This form is in connection with the purchase or refinancing of the property located at:

Property Address: 404 PHILADELPHIA BOULEVARD, ABERDEEN, MARYLAND 21001

Client Name: QUALIA - REXTAR TITLE SERVICES

Job Number: 2206.2315

Legal Description:

ALL THAT PIECE OF PARCEL OF LAND BEING DESCRIBED IN LIBER 6094, FOLIO 80, RECORDED AMONG THE LAND RECORDS OF HARFORD, COUNTY, MARYLAND.