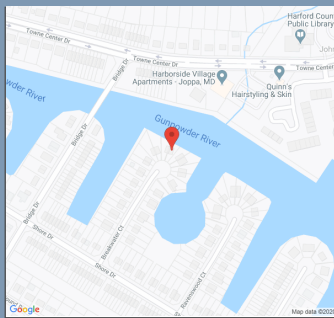


ORDERED BY:



PROPERTY ADDRESS: 135 BREAKWATER COURT, JOPPA, MARYLAND 21085

SURVEY NUMBER: 2003.4610

FIELD WORK DATE: 4/7/2020

REVISION HISTORY: (REV.0 4/14/2020)

2003.4610  
BOUNDARY SURVEY  
LOT 49, BLOCK 23  
RUMSEY ISLAND  
HARFORD COUNTY, MARYLAND  
04-13-2020 SCALE 1"=30'

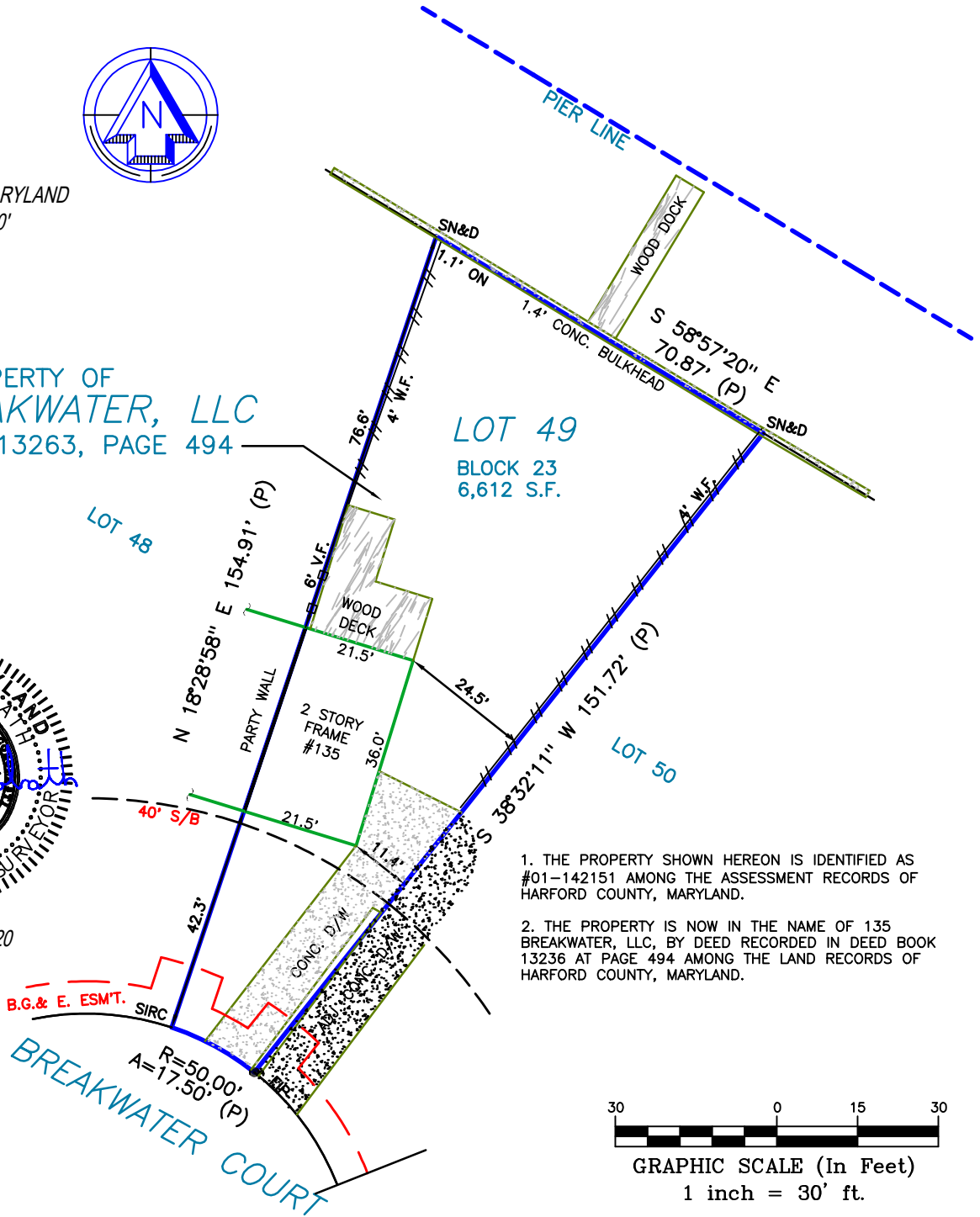


PROPERTY OF  
**135 BREAKWATER, LLC**  
DEED BOOK 13263, PAGE 494

**LOT 49**  
BLOCK 23  
6,612 S.F.



EXPIRES 5-26-2020



1. THE PROPERTY SHOWN HEREON IS IDENTIFIED AS #01-142151 AMONG THE ASSESSMENT RECORDS OF HARFORD COUNTY, MARYLAND.
2. THE PROPERTY IS NOW IN THE NAME OF 135 BREAKWATER, LLC, BY DEED RECORDED IN DEED BOOK 13236 AT PAGE 494 AMONG THE LAND RECORDS OF HARFORD COUNTY, MARYLAND.



GRAPHIC SCALE (In Feet)  
1 inch = 30' ft.

POINTS OF INTEREST:  
NONE VISIBLE

CLIENT NUMBER: ELS-2020-359

DATE: 04/13/20

BUYER: JENNIFER LYNN RIVAS

SELLER: 135 BREAKWATER LLC

CERTIFIED TO:

JENNIFER LYNN RIVAS; REAL ESTATE SETTLEMENTS & ESCROW, LLC ;  
SUN WEST MORTGAGE COMPANY, INC.

POWERED BY:



www.surveystars.com

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MARYLAND SURVEYORS

o: 443.819.3994 | 1220 E Churchville Road, Suite 100 | Bel Air, MD 21014

LB# 21535  
www.exactamd.com

THIS IS A TWO PAGE DOCUMENT. THE ADVICE FOUND ON THE AFFIXED PAGE (PAGE 2 OF 2) IS AN INTEGRAL PART OF THE PLAT.

**LEGAL DESCRIPTION:**

LOT NUMBERED 49 IN BLOCK 23 IN THE SUBDIVISION KNOWN AS "RUMSEY ISLAND" AS PER PLAT RECORDED IN PLAT BOOK HDC 34 AT PLAT NO. 21 AMONG THE LAND RECORDS OF HARFORD COUNTY, MARYLAND.

**JOB SPECIFIC SURVEYOR NOTES:**

THE DIMENSIONS AND DIRECTIONS SHOWN HEREON HAVE BEEN REFERENCED TO A PLAT AS RECORDED IN PLAT BOOK HDC 34 AT PAGE 21 AMONG THE LAND RECORDS OF HARFORD COUNTY, MARYLAND

**GENERAL SURVEYOR NOTES:**

1. Unless otherwise noted, no Title Report was furnished to this surveyor. Easements, restrictions, and/or right-of-way may not exist that are shown.
2. Underground facilities not shown, may exist.
3. 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.
4. 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 rms are for informational purposes only.
5. Points of Interest (POI's) are selected above-ground improvements which may be in conict with boundary, building setback or easement lines, as dened 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.
6. Utilities shown on the subject property may or may not indicate the existence of recorded or unrecorded utility easements.
7. If there is a septic tank, or drain eld shown on this survey, the location is approximate as the location was either shown to Exacta by a third party or it was estimated by metal detection, probing rods, and visual above ground inspection only. No excavation was performed in order to determine the exact and accurate location, unless otherwise noted.
8. House measurements are taken by eld personnel using cloth tape in a level position from corner to corner. Due to varying construction standards, methods and materials, house measurements may vary when taken by others from any dierent vertical position. Before using this survey for planning or construction purposes, these measurements should be validated from the vertical level necessary for the purposes of those specic plans and/ or permits.

**LEGEND:**

**LINETYPES: (UNLESS OTHERWISE NOTED)**

BOUNDARY LINE	IRON FENCE
STRUCTURE	OVERHEAD LINES
CENTERLINE	SURVEY TIE LINE
CHAIN-LINK or WIRE FENCE	WALL OR PARTY WALL
EASEMENT	WOOD FENCE
EDGE OF WATER	VINYL FENCE

**SURVEYOR'S LEGEND**

**SURFACE TYPES: (UNLESS OTHERWISE NOTED)**

ASPHALT	BRICK or TILE
CONCRETE	COVERED AREA
WATER	WOOD

**SYMBOLS: (UNLESS OTHERWISE NOTED)**

	BENCH MARK		FIRE HYDRANT
	CENTERLINE		FND OR SET MONUMENT
	CENTRAL ANGLE or DELTA		GUYWIRE OR ANCHOR
	COMMON OWNERSHIP		MANHOLE
	CONTROL POINT		TREE
	CONCRETE MONUMENT		UTILITY OR LIGHT POLE
	CATCH BASIN		WELL
	ELEVATION		

(C) CALCULATED	E.O.W. EDGE OF WATER	N.T.S. NOT TO SCALE	R.P. RADIUS POINT
(D) DEED	ELEV. ELEVATION	NAV88 NORTH AMERICAN VERTICAL	R/W RIGHT OF WAY
(F) FIELD	EM ELECTRIC METER	DATUM OF 1988	RES. RESIDENCE
(M) MEASURED	ENCL. ENCLOSURE	NGVD29 NATIONAL GEODETIC	RGE. RANGE
(P) PLAT	ENT. ENTRANCE	VERTICAL DATUM OF 1929	S.B.L. SET BACK LINE
(R) RECORD	EUB ELECTRIC UTILITY BOX	O.C.S. ON CONCRETE SLAB	S.C.L. SURVEY CLOSURE LINE
(S) SURVEY	F.F. FINISHED FLOOR	O.G. ON GROUND	S.T.L. SURVEY TIE LINE
A.S.B.L. ACCESSORY SETBACK LINE	F.O.P. EDGE OF PAVEMENT	O.R.B. OFFICIAL RECORD BOOK	S.W. SEAWALL
A/C AIR CONDITIONING	F/DH FOUND DRILL HOLE	O.R.V. OFFICIAL RECORD VOLUME	S/GD SET GLUE DISC
B.C. BLOCK CORNER	FND. CONCRETE MONUMENT	O/A OVERALL	S/W SIDEWALK
B.F.P. BACKFLOW PREVENTOR	FIP FOUND IRON PIPE	O/S OFFSET	SCR. SCREEN
B.R. BEARING REFERENCE	FIPC FOUND IRON PIPE & CAP	OFF OUTSIDE OF SUBJECT PARCEL	SEC. SECTION
B.R.L. BUILDING RESTRICTION LINE	FIR FOUND IRON ROD	OH. OVERHANG	SEP. SEPTIC TANK
B/W BAY/BOX WINDOW	FIRC FOUND IRON ROD & CAP	OHL OVERHEAD LINES	SEW. SEWER
BLDG. BUILDING	FN FOUND NAIL	ON INSIDE OF SUBJECT PARCEL	SIRC SET IRON ROD & CAP
BLK. BLOCK	FN&D FOUND NAIL AND DISC	PB. PLAT BOOK	SN&D SET NAIL & DISC
BM BENCHMARK	FND. FOUND	P.C. POINT OF CURVATURE	SQ.FT. SQUARE FEET
BSMT. BASEMENT	FPM FOUND PARKER-KALON NAIL	P.C.C. POINT OF COMPOUND	STY. STORY
C CURVE	FPM&D FOUND PK NAIL & DISC	P.C.P. CURVATURE	SV SEWER VALVE
C.B. CONCRETE BLOCK	FRSPK FOUND RAILROAD SPIKE	P. PERMANENT CONTROL POINT	T.O.B. TOP OF BANK
C.L.F. CHAIN LINK FENCE	GAR. GARAGE	PI. POINT OF INTERSECTION	TBM TEMPORARY BENCHMARK
C.O. CLEAN OUT	GM GAS METER	P.O.B. POINT OF BEGINNING	TEL. TELEPHONE FACILITIES
C.V.G. CONCRETE VALLEY GUTTER	ID. IDENTIFICATION	P.O.C. POINT OF COMMENCEMENT	TWP. TOWNSHIP
C/L CENTER LINE	ILL. ILLEGIBLE	PP. PINCHED PIPE	TX TRANSFORMER
C/P COVERED PORCH	INST. INSTRUMENT	P.R.C. POINT OF REVERSE CURVATURE	TY. TYPICAL
C/S CONCRETE SLAB	INT. INTERSECTION	P.R.M. PERMANENT REFERENCE	U.R. UTILITY RISER
CATV CABLE TV RISER	L LENGTH	MONUMENT	UG UNDERGROUND
CH CHORD BEARING	LB# LICENSE # - BUSINESS	P.T. POINT OF TANGENCY	UR UTILITY RISER
CHIM. CHIMNEY	LS# LICENSE # - SURVEYOR	P/E POOL EQUIPMENT	V.F. VINYL FENCE
CONC. CONCRETE	M.B. MAP BOOK	PG. PAGE	W.F. WOODEN FENCE
COR. CORNER	M.E.S. MITERED END SECTION	PLS. PROFESSIONAL LAND SURVEYOR	W/C WITNESS CORNER
CS/W CONCRETE SIDEWALK	M.F. METAL FENCE	PLT. PLANTER	W/F WATER FILTER
D.F. DRAIN HOLE	MES MITERED END SECTION	PSM PROFESSIONAL SURVEYOR AND MAPPER	WM WATER METER/VALVE BOX
D.H. DRILL HOLE	MH MANHOLE	R RADIUS or RADIAL	WV WATER VALVE
D/W DRIVEWAY	N.R. NON RADIAL		

**ELECTRONIC SIGNATURE:**

In order to "Electronically Sign" all of the PDFs sent by STARS, you must use a hash calculator. A free online hash calculator is available at <http://www.fileformat.info/tool/md5sum.htm>

To Electronically Sign any survey PDF:

1. Save the PDF onto your computer.
2. Use the online tool at <http://www.fileformat.info/tool/md5sum.htm> to browse for the saved PDF on your computer.
3. Select the Hash Method as SHA.
4. Click Submit.

Your PDF is electronically signed if all of the characters in the SHA-1 code submitted by STARS matches the code which is produced by the hash calculator. If they match exactly, your PDF is electronically signed. If the codes do not match exactly, your PDF is not authentic.

**PRINTING INSTRUCTIONS:**

While viewing the survey in Adobe Reader, select the "Print" button under the "File" tab.

Select a color printer with legal sized paper.

Under "Print Range," click select the "All" toggle.

Under the "Page Handling" section, select the number of copies that you would like to print.

Under the "Page Scaling" selection drop down menu, select "None."

Uncheck the "Auto Rotate and Center" checkbox.

Check the "Choose Paper size by PDF" checkbox. Click OK to print.

# EXACTA

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