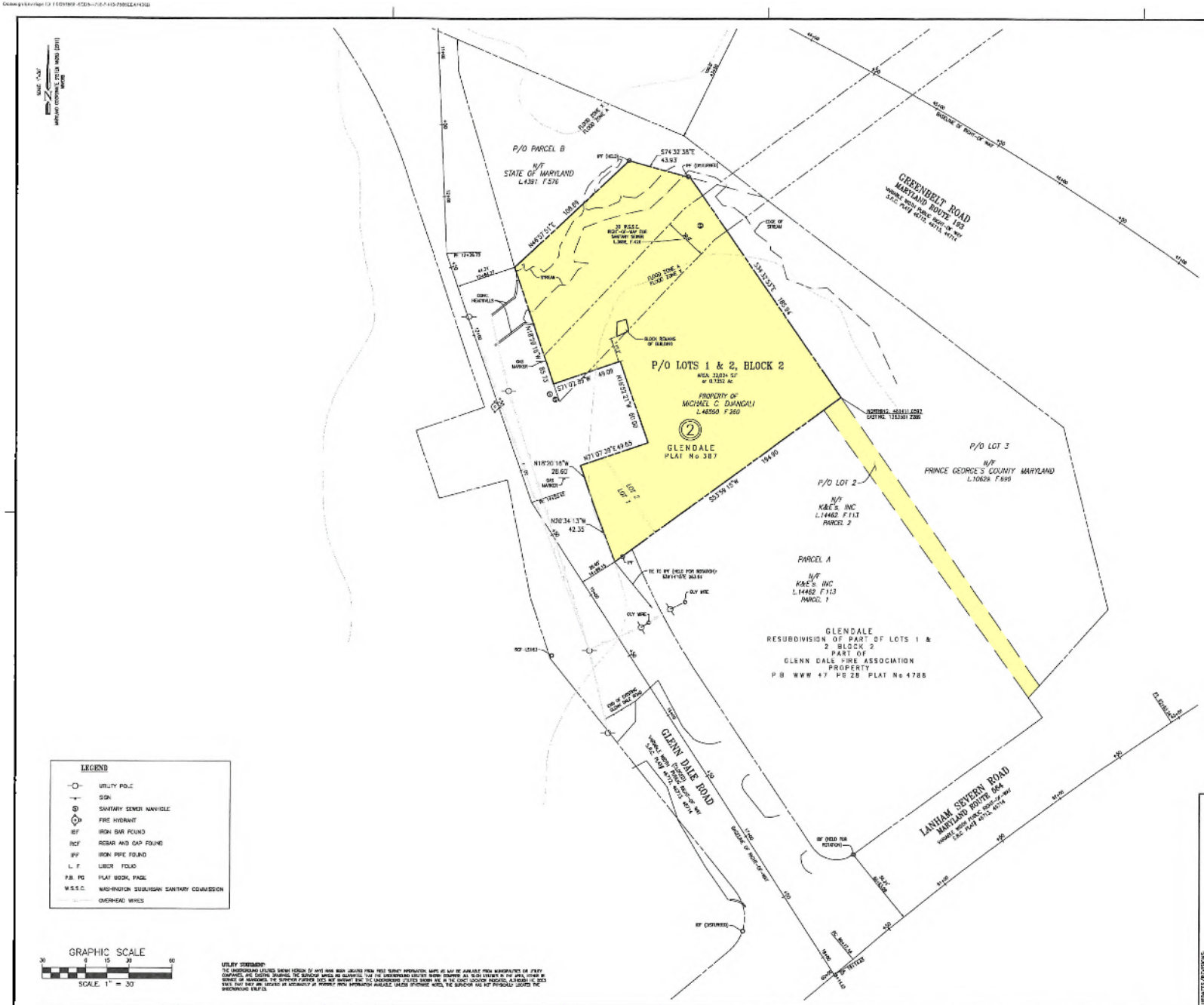


NOTES

1. FOR THE PURPOSES OF ASSESSMENT AND TAXATION THE SUBJECT PROPERTY IS IDENTIFIED AS PART OF LOTS 1 & 2 BLOCK 2 GLENDALE AS SHOWN ON TAX MAP 34 GRID 6B FOR PRINCE GEORGE'S COUNTY MARYLAND WHOSE TAX ID No. IS 4-1878988 WITH AN 8,910,828.00 STREET ADDRESS OF 6911 GLENN DALE, MARYLAND 20769
2. THE SUBJECT PROPERTY LIES WITHIN FLOOD ZONE X AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN AND FLOOD ZONE A, AS SHOWN ON THE FEMA FLOOD INSURANCE RATE MAP FOR PRINCE GEORGE'S COUNTY MARYLAND AND INC. 24033C0155C, EFFECTIVE DATE SEPTEMBER 18 2016. THE FLOOD ZONE DELINEATION LINE SHOWN HEREON IS BASED UPON THE FEMA NATIONAL FLOOD HAZARD LAYER (NFHL) ONLINE GIS DATABASE.
3. THE FIELDWORK FOR THIS SURVEY WAS STARTED ON JUNE 26, 2024 WITH THE LAST DATE OF FIELDWORK BEING MARCH 27, 2025
4. ACCORDING TO HTTPS://WWW.PGATLAS.COM THE SUBJECT PROPERTY IS ZONED CGO
5. THE TOTAL AREA OF THE SUBJECT PROPERTY IS 32,034 SQUARE FOOT OR 0.7352 OF AN ACRE OF LAND
6. THERE IS NO OBSERVABLE EVIDENCE OF CEMETERIES OR BURIAL GROUNDS ON THE SUBJECT PROPERTY
7. COORDINATES SHOWN HEREON WERE ESTABLISHED USING HYBRID'S REAL TIME NETWORKS ARE THEIR VIRTUAL REFERENCE STATION SYSTEM (VRS) AND ARE BASED ON THE MARYLAND COORDINATE SYSTEM NAD83 (2011) DATUM. THE AVERAGE SCALE FACTOR FOR THE SUBJECT PROPERTY IS 0.99993976. THE AVERAGE PROPERTY ELEVATION BASED UPON AVERAGE VERTICAL DATUM IS 130 FEET FOR AN ELEVATION FACTOR OF 0.99992850 THE COMBINED FACTOR FOR THE SUBJECT PROPERTY IS 0.99986845. ALL BEARINGS AND DISTANCES SHOWN ARE BASED ON GRID COORDINATES.
8. ALL UPRIC SURFACES ARE ASPHALT AND ALL CURBS & GUTTERS AND WALKWAYS ARE CONCRETE UNLESS OTHERWISE NOTED
9. THERE WERE NO BUILDINGS OR STRUCTURES OBSERVED ON THE SUBJECT PROPERTY AT THE TIME OF SURVEY
10. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE INFORMATION SHOWN HEREON WAS OBTAINED USING ACCEPTED LAND SURVEYING PRACTICES. THAT THE BOUNDARY INFORMATION SHOWN HEREON IS TAKEN FROM AVAILABLE DEEDS AND RECORDS. THAT THIS PLAT AND THE SURVEY ON WHICH IT IS BASED WERE PREPARED UNDER MY RESPONSIBLE CHARGE AND ARE IN COMPLIANCE WITH COMAR REGULATION 09.13.06.12.

DATE: 4/3/2025

WILLIAM L. FEIN
PROFESSIONAL LAND SURVEYOR
MD LIC # 21547 EXP 04/14/2025

UTILITY STATEMENT

THE UNDERGROUND UTILITIES SHOWN HEREON IF ANY HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION, MAPS AS MAY BE AVAILABLE FROM ASSOCIATIONS OR UTILITY COMPANIES, AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER BY REASON OF OMISSIONS. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED, ALTHOUGH HE DOES STATE THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. UNLESS OTHERWISE NOTED, THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.

SPECIAL PURPOSE SURVEY
PROPERTY LINE EXHIBIT
GLENN DALE ROAD
PART OF LOTS 1 & 2 BLOCK 2
GLENDALE
GLENDALE 14TH ELECTION DISTRICT
PRINCE GEORGE'S COUNTY, MARYLAND

CPJ Associates
Charles P Johnson & Associates, Inc.

	DESIGN	
	DRAFT	
	CHK	
	DATE 04/03/2025	
	SCALE 1" = 30'	SHEET 1 OF 1
	JOB NO. 2024-160-060	