BITUMINOUS PAVEMENT

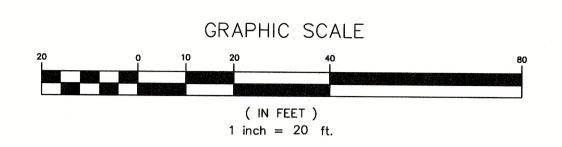
CONC CURB & GUTTER

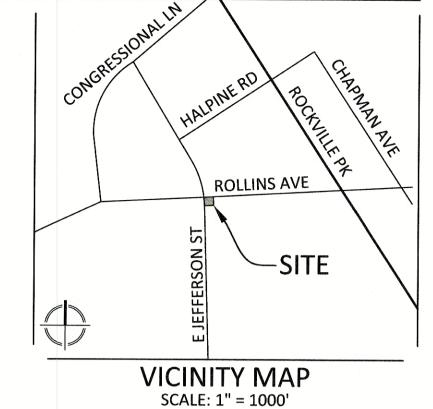
ROLLINS AVE.

PLAT NO. 7974 LA CARRA & DIRECTORIO LLC L.17737 F.443

PLAT NO. 8308

(EXCEPTION #6)







TITLE REPORT NOTE

TITLE COMMITMENT PROVIDED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY EFFECTIVE DATE : OCTOBER 1, 2021 COMMITMENT NO. DC2102653

THE FOLLOWING SURVEY RELATED TITLE EXCEPTIONS ARE LISTED IN SCHEDULE B, SECTION II, OF THIS COMMITMENT:

- 6. THE FOLLOWING MATTERS AS SHOWN OR ESTABLISHED BY PLAT BOOK 81 AT PLAT NO. 8308: A. MINIMUM BUILDING RESTRICTION LINE(S) ARE ESTABLISHED BY OWNER'S DEDICATION BUT ARE B. FIFTEEN (15) FOOT BY FIFTEEN (15) FOOT STORM DRAINAGE EASEMENT AS SHOWN. (AFFECTS SUBJECT PROPERTY - SHOWN ON SURVEY)
- 7. COVENANT THAT PROPERTY WILL NOT BE USED FOR THE PURPOSE OF A GASOLINE SERVICE STATION AS SET FORTH IN DEED DATED SEPTEMBER 24, 1965 AND RECORDED ON OCTOBER 14, 1965 IN LIBER 3422 AT FOLIO 490. (AFFECTS SUBJECT PROPERTY - NOT PLOTTABLE)
- 8. SLOPE EASEMENT GRANTED TO MONTGOMERY COUNTY, MARYLAND, BY DEED DATED APRIL 22, 1985 AND RECORDED ON MAY 23, 1985 IN LIBER 6742 AT FOLIO 372, TO THE EXTENT SHOWN ON MONTGOMERY COUNTY RIGHT OF WAY PLAT/FILE NO. 32. (AFFECTS SUBJECT PROPERTY - SHOWN ON

LEGAL DESCRIPTION

LOT NUMBERED FIVE (5) IN BLOCK LETTERED "A" IN THE SUBDIVISION KNOWN AS "MONTROSE PARK". PER PLAT THEREOF RECORDED AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND IN PLAT BOOK 81 AT PLAT 8308. SAVING AND EXCEPTING THEREFROM, 803 SQUARE FEET OF LAND CONVEYED TO MONTGOMERY COUNTY. MARYLAND BY DEED DATED APRIL 22, 1985 AND RECORDED ON MAY 23, 1985 IN LIBER 6742 AT FOLIO 372, TO THE EXTENT SHOWN ON RIGHT OF WAY PLAT, EAST JEFFERSON STREET, C.I.P. PROJECT NO. 833892, BEING MONTGOMERY COUNTY RIGHT OF WAY PLAT/FILE NO. 32.

NOTE FOR INFORMATIONAL PURPOSES ONLY: TAX I.D. NO. 04-00146807

PARKING TABULATION:

TOTAL STRIPED PARKING SPACES: 48

* PARKING SPACES SHOWN HEREON ARE BASED ON FIELD LOCATIONS AND VISUAL INSPECTION, VIKA MARYLAND DOES NOT CERTIFY THAT SPACES ARE STRIPED IN ACCORDANCE WITH REQUIRED JURISDICTIONAL STANDARDS.

ZONING NOTE:

THE SUBJECT PROPERTY IS ZONED "MXCT (MIXED-USE CORRIDOR TRANSITION)" AS SHOWN ON THE ROCKVILLE ZONING GIS WEBSITE.

THIS INFORMATION DOES NOT CONSTITUTE A "ZONING OPINION" AND IS NOT THE SUBJECT OF THE SURVEYOR'S CERTIFICATION SHOWN HEREON.

M MEASURED

L LIBER

F FOLIO

HC HANDICAP

P/0 PART OF

NOTES:

- 1.) THE SUBJECT PROPERTY IS LOCATED ON TAX ASSESSMENT MAP NO. GQ563 WITH AS TAX ACCOUNT NO. 04-00146807.
- 2.) THE HORIZONTAL DATUM IS NAD 83/2011 PER REAL-TIME KINEMATIC GPS OBSERVATIONS.
- 3.) THE SUBJECT PROPERTY IS LOCATED IN ZONE "X" (AREA OF MINIMAL FLOOD HAZARD) AS SHOWN ON FLOOD INSURANCE RATE MAP (FIRM) MAP NO. 24031C0342D, FOR MONTGOMERY COUNTY, MARYLAND, DATED SEPTEMBER 29, 2006.
- 4.) THERE IS NO OBSERVABLE EVIDENCE OF EARTH MOVING, BUILDING CONSTRUCTION OR BUILDING ADDITIONS WITHIN RECENT MONTHS.
- 5.) THERE IS NO OBSERVABLE EVIDENCE OF SITE USE AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL.
- 6.) THERE IS NO OBSERVABLE EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIR.
- 7.) THIS SURVEY WAS CREATED THROUGH A COMBINATION OF GROUND BASED LASER SCANNING AND CONVENTIONAL SURVEYING MÉTHODS BY VIKA, MARYLAND ON OCTOBER 23, 2021.

UTILITY NOTE

THE UNDERGROUND UTILITY LOCATIONS SPECIFICALLY NOTED IN THE TABLE BELOW AND GRAPHICALLY SHOWN HEREON HAVE BEEN LOCATED FROM A COMBINATION OF FIELD SURVEY INFORMATION AND/OR EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE INDICATED FROM THE INFORMATION NOTED IN THE TABLE BELOW WHICH COMPRISES THE RECORD INFORMATION OBTAINED BY THE SURVEYOR. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES, UNLESS SPECIFICALLY NOTED ON THE DRAWING. THE FOLLOWING UTILITY COMPANIES HAVE BEEN SOLICITED FOR THEIR PLANS AND RECORD UTILITY DRAWINGS, LISTED BELOW ARE SPECIFIC PLAN/SHEET NUMBERS OF DRAWINGS PROVIDED BY THE UTILITY COMPANY OR LACK OF RESPONSE IS NOTED.

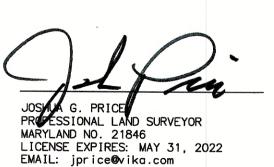
UTILITY COMPANY	PLAN # / SHEET #
AT&T (CORE, LEGACY, LONG DISTANCE) 4800 WINCHESTER BOULEVARD FREDERICK, MD 21703 ATTN: GARY WIGFIELD (301) 874-1180 GW1349@ATT.COM	NO REPLY AT THIS TIME
AT&T (LOCAL, METRO, TCA) ATTN: DAVE ROSS (256) 366-6166 DR905H@ATT.COM	NO REPLY AT THIS TIME
PEPCO DEDC@PEPCO.COM	NO REPLY AT THIS TIME
COMCAST 8098 SANDPIPER CIRCLE WHITE MARSH, MD 21236 ATTN: BRYAN RAMOS NED-BLT_BELTWAYREGIONDESIGNREQUESTS @CABLE.COMCAST.COM	NO REPLY AT THIS TIME
VERIZON BUSINESS 2400 N. GLENVILLE DR. RICHARDSON, TX 75082 INVESTIGATIONS@VERIZON.COM	NO FACILITIES ON SITE - 11/17/2021
VERIZON 13101 COLUMBIA PIKE CONDUIT GROUP - LOWER LEVEL SILVER SPRING, MD 20904	NO REPLY AT THIS TIME
FIBERLIGHT, LLC 7500 GREENWAY CENTER DRIVE, SUITE 1110 GREENBELT, MD 20770 ATTN: KARL STROOTMAN, DIRECTOR OF OPERATIONS MD/DC (301) 220-2175 KARL.STROOTMAN@FIBERLIGHT.COM	NO FACILITIES ON SITE - 11/10/2021
LUMEN OSP RELOCATIONS, GLOBAL FIELD SERVICES 1025 ELDORADO BOULEVARD BROOMFIELD, CO 80021 (720) 888-1000 RELOGLEVEL3.COM	AMBIGUOUS SKETCH PROVIDED, LINE APPEARS TO RUN ALONG BOTH RIGHT OF WAYS - 11/17/2021
ZAYO GROUP 8684 VIRGINIA MEADOWS DRIVE MANASSAS, VA 20109 (571) 328-8190 ATTN: STEVE NORRIS STEVE.NORRIS@ZAYO.COM HTTP: //WWW.ZAYO.COM/INTERACTIVE-NETWORK-MAP	NO REPLY AT THIS TIME
WASHINGTON GAS	SKETCH PROVIDED, LINES ALONG RIGHT OF WAYS - 11/15/2021

THE OWNER/DEVELOPER OF THE SUBJECT PROPERTY IS RESPONSIBLE FOR OBTAINING INFORMATION AND COORDINATING WITH ALL OTHER UTILITIES NOT LISTED IN THE TABLE ABOVE. THE OWNER/DEVELOPER IS ALSO RESPONSIBLE FOR CONTACTING "MISS UTILITY" 48 HOURS PRIOR TO CONSTRUCTION.

SURVEYOR'S CERTIFICATION

TO: FIDELITY NATIONAL TITLE INSURANCE COMPANY; 174-188 ROLLINS AVE, LLC; RYAN STUART DEVELOPMENT, LLC; THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 2, 3, 4, 6(a), 7(a), 7(b)(1), 8, 9, 13, 14, 16, AND 19 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON OCTOBER 23, 2021.

OCTOBER 23, 2021 DATE





LAND TITLE **SURVEY**

DRAWINGS OR DOCUMENTS ARE PROPRIETARY TO VIK MARYLAND, LLC AND CONSTITUTE ITS PROPRIETARY INTELLECTUAL PROPERTY, THESE DRAWINGS AND/OR DOCUMENTS MUST NOT BE FORWARDED, SHARED,
COPIED, DIGITALLY CONVERTED, MODIFIED OR USED FOR ANY PURPOSE, IN ANY FORMAT, WITHOUT PRIOR WRITTEN AUTHORIZATION FROM VIKA MARYLAND, LLC. VIOLATIONS MAY RESULT IN PROSECUTION, ONLY APPROVED, SIGNED AND SEALED PLANS OR DRAWINGS MAY BE UTILIZED FOR CONSTRUCTION PURPOSES.

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DRAWN BY: BW DESIGNED BY: _____JP DATE ISSUED: <u>12/3/2021</u>

50568 PROJECT 1" = 20'

SHEET NO. 1 OF 1

CONC	1/2" REBAR	UTIL F	PED		S85°22'44"W 16	54.58'		An in the second
	FOUND 0.3'				PART OF	CONC CURB		
	H _C	GRASS	s	PL FEL INVE	PART OF LOT 2 MONTROSE AT NO. 1040 DERAL REALT ESTMENT TRU .47829 F.85	7 Y !ST	BITUMINOUS PAVEMENT	
•				,	17000 E 0E			
		CONC CU & GUTTE	IRB ER	L	47829 F.83			
		CONC CU & GUTTE	IRB ER	L	47829 F.63			
		CONC CU & GUTTE	IRB ER	L	47829 F.83			
		CONC CU & GUTTE	IRB ER	L		VE TABLE		
		CONC CU & GUTTE	RADIUS	LENGTH			CHORD	DEL TA
					CUR	VE TABLE	CHORD 134.16'	DELTA 02°28'56'

CONC WALK

LOT 5

5' SLOPE EASEMENT R.O.W. PLAT NO. 32

(EXCEPTION #8)

ROLLINS AVENUE

72' WIDE PUBLIC R.O.W. PLAT NOS. 5977 & 6013

WOODEN SHED

LEGEND

EDGE OF PAVEMENT

- ALIGNATURE CONTRACTOR CONTRACTO

___ x ___ x ___ x ___ x ___ FENCE LINE

CABLE TELEVISION CONDUIT SANITARY CLEANOUT ELECTRICAL CONDUIT STORM DRAIN MANHOLE NATURAL GAS CONDUIT SANITARY MANHOLE OVERHEAD WIRES WATER METER SANITARY SEWER CONDUIT STORM DRAIN CONDUIT TELEPHONE/COMMUNICATIONS CONDUIT WATER CONDUIT

WATER MANHOLE WATER VALVE FIRE DEPARTMENT CONNECTION FIRE HYDRANT GAS MANHOLE GAS VALVE PHONE MANHOLE ELECTRICAL MANHOLE ELECTRICAL JUNCTION BOX

GUY WIRE UTILITY POLE TRAFFIC CONTROL BOX TRAFFIC SIGNAL POLE LIGHT POLE PHONE PEDESTAL CABLE TELEVISION PEDESTAL ELECTRIC TRANSFORMER OMH UNKNOWN UTILITY MANHOLE SIGN POST TREE

CONC CONCRETE ASPH ASPHALT BLDG BUILDING STY STORY RCP REINFORCED CONCRETE PIPE HDPE HIGH-DENSITY POLYETHYLENE PIPE TYP TYPICAL R/W RIGHT-OF-WAY IPF IRON PIPE FOUND TRANS TRANSFORMER

BOLLARD CATCH BASIN, GRATE, INLETS UTILITY POLE WITH LIGHT FIXTURE

LAYOUT: Survey Sheets, Plotted By: wood

MARYLAND WSSC GRID: 216NW06

REVISIONS

DATE

ALTA/NSPS

MONTROSE

PARK

PART OF LOT 5, BLOCK A PLAT NO. 8308

4TH ELECTION DISTRICT MONTGOMERY COUNTY,