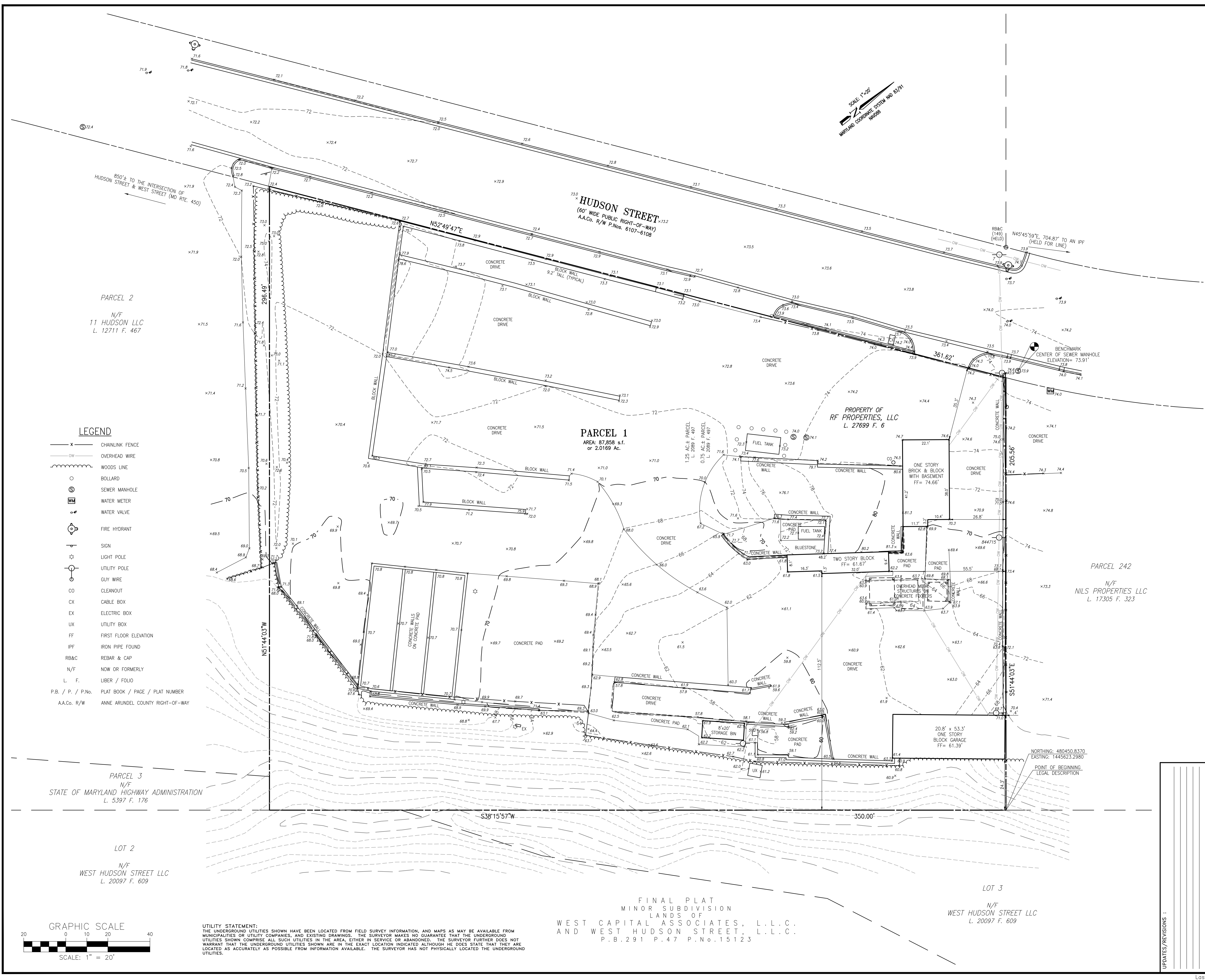




- NOTES:**
1. FOR THE PURPOSES OF ASSESSMENT AND TAXATION, THE SUBJECT PROPERTY IS IDENTIFIED AS PARCEL 1, AS SHOWN ON TAX MAP 51B GRID 2 FOR ANNE ARUNDEL COUNTY, MARYLAND, WHOSE TAX ID No. IS 02-000-04231519, WITH A STREET ADDRESS OF HUDSON STREET, ANNAPOLIS, MARYLAND 21401.
 2. FEE SIMPLE TITLE APPEARS TO BE VESTED IN RF PROPERTIES, LLC, A MARYLAND LIMITED LIABILITY COMPANY, BY VIRTUE OF A DEED FROM E.L. GARDNER, INC., A MARYLAND CORPORATION, DATED SEPTEMBER 30, 2014 AND RECORDED AMONG THE LAND RECORDS OF ANNE ARUNDEL COUNTY, MARYLAND IN LIBER 27699 AT FOLIO 6.
 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 ANNE ARUNDEL COUNTY, MARYLAND, MAP Nos. 24003C0231F & 24003C0232F, BOTH WITH REVISED DATE FEBRUARY 18, 2015.
 4. THE FIELDWORK FOR THIS SURVEY WAS STARTED ON OCTOBER 12, 2015, WITH THE LAST DATE OF FIELDWORK BEING OCTOBER 14, 2015.
 5. THE TOTAL AREA OF THE SUBJECT PROPERTY IS 87,858 SQUARE FEET OR 2.0169 ACRES OF LAND.
 6. THERE IS NO OBSERVABLE EVIDENCE OF CEMETERIES OR BURIAL GROUNDS ON THE SUBJECT PROPERTY.
 7. COORDINATES & ELEVATIONS SHOWN HEREON WERE ESTABLISHED USING CONVENTIONAL AND GPS OBSERVATIONS BASED UPON THE MARYLAND COORDINATE SYSTEM NAD 83/91 HORIZONTAL DATUM & NAVD83 VERTICAL DATUM, USING NGS CORS STATIONS ANP1, CODE & USNO, HOLDING ANP1 FOR CONTROL. THE AVERAGE SCALE FACTOR FOR THE SUBJECT PROPERTY IS 0.999951652. THE AVERAGE PROPERTY ELEVATION BASED UPON NAVD83 VERTICAL DATUM IS 75 FEET, FOR AN ELEVATION FACTOR OF 1.00001622. THE COMBINED FACTOR FOR THE SUBJECT PROPERTY IS 0.999953274. ALL BEARINGS AND DISTANCES SHOWN ARE BASED ON GRID COORDINATES.
 8. BEARINGS SHOWN HEREON ARE SUBJECT TO A 0°02'53" COUNTERCLOCKWISE ROTATION FROM DEED MERIDIAN (L. 27699 F. 6) INTO THE MARYLAND COORDINATE SYSTEM NAD 83/91 HORIZONTAL DATUM.
 9. ALL DRIVE SURFACES ARE ASPHALT AND ALL CURBS & GUTTERS AND WALKWAYS ARE CONCRETE UNLESS OTHERWISE NOTED.
 10. PERPENDICULAR DISTANCE TIES FROM THE BUILDING TO THE PROPERTY LINES ARE PLUS OR MINUS ONE-HALF FOOT (±0.5').
 11. THE SURVEYOR WAS UNABLE TO DIRECTLY ACCESS THE REAR OF THE SUBJECT PROPERTY, THE LOCATION OF THE CONTOUR LINES ALONG THE REAR OF THE SUBJECT PROPERTY, AND SHOWN HEREON, ARE BASED UPON CONTOUR LINES OBTAINED FROM THE ANNE ARUNDEL COUNTY, MARYLAND DEPARTMENT OF PUBLIC WORKS BUREAU OF ENGINEERING UTILITIES AND MONUMENTS MAP 05 DATABASE.
 12. THE FOLLOWING EXCEPTION AS IT APPEARS IN THE CHICAGO LAND TITLE INSURANCE COMPANY COMMITMENT FOR TITLE INSURANCE (COMMITMENT No. 8222-15), COUNTERSIGNED BY HYATT & WEBER, P.A. AND DATED AUGUST 10, 2015, DO NOT BURDEN/BENEFIT THE SUBJECT PROPERTY:
 - (7) SUBJECT TO AN AGREEMENT BY AND BETWEEN CONSOLIDATED GAS ELECTRIC LIGHT AND POWER COMPANY OF BALTIMORE AND WALTER W. RIGGINS, ET AL, RECORDED AMONG THE AFORESAID LAND RECORDS IN LIBER FAM 141, FOLIO 580. (OFF-SITE TRANSMISSION LINE)
 - (8) SUBJECT TO AN AGREEMENT BY AND BETWEEN CONSOLIDATED GAS ELECTRIC LIGHT AND POWER COMPANY OF BALTIMORE AND WALTER W. RIGGINS, ET AL, RECORDED AMONG THE AFORESAID LAND RECORDS IN LIBER FAM 150, FOLIO 58. (OFF-SITE TRANSMISSION LINE)
 - (9) SUBJECT TO AN AGREEMENT BY AND BETWEEN CONSOLIDATED GAS ELECTRIC LIGHT AND POWER COMPANY OF BALTIMORE AND WALTER W. RIGGINS, ET AL, RECORDED AMONG THE AFORESAID LAND RECORDS IN LIBER 721, FOLIO 572. (OFF-SITE TRANSMISSION LINE)
 - (10) SUBJECT TO ALL MATTERS SET FORTH ON A PLAT RECORDED AMONG THE AFORESAID LAND RECORDS IN LIBER 2089, FOLIO 497.

LEGAL DESCRIPTION:

BEGINNING FOR THE SAME AT A PIPE SET SOUTH 38 DEGREES 18 MINUTES 50 SECONDS WEST 613.54 FEET FROM THE END OF THE NORTH 38 DEGREES 18 MINUTES 50 SECONDS EAST 1290.63 FOOT LINE OF THE CONVEYANCE FROM WALTER W. RIGGINS AND DASHY RIGGINS, HIS WIFE, TO F. G. & H. REALTY COMPANY BY A DEED DATED MARCH 11, 1955, AND RECORDED AMONG THE LAND RECORDS OF ANNE ARUNDEL COUNTY IN LIBER J.H.H. 909, FOLIO 249, AND RUNNING FROM SAID BEGINNING POINT WITH PART OF SAID LINE REVERSELY, SOUTH 38 DEGREES 18 MINUTES 50 SECONDS WEST 350 FEET TO A PIPE SET, THENCE RUNNING THROUGH SAID CONVEYANCE NORTH 51 DEGREES 41 MINUTES 10 SECONDS WEST 206.49 FEET TO INTERSECT THE SOUTH SIDE OF HUDSON STREET, EXTENDED (NOW 60 FEET WIDE); THENCE WITH SAID SOUTH SIDE NORTH 52 DEGREES 52 MINUTES 40 SECONDS EAST 361.62 FEET TO A PIPE SET, THENCE LEAVING SAID ROAD SOUTH 51 DEGREES 41 MINUTES 10 SECONDS EAST 205.56 FEET TO THE POINT OF BEGINNING, CONTAINING 2 ACRES OF GROUND, MORE OR LESS.

THE PROPERTY DESCRIBED ABOVE IS THE SAME PROPERTY AS DESCRIBED IN THE CHICAGO LAND TITLE INSURANCE COMPANY COMMITMENT FOR TITLE INSURANCE (COMMITMENT No. 8222-15), COUNTERSIGNED BY HYATT & WEBER, P.A. AND DATED AUGUST 10, 2015.

SURVEYOR'S CERTIFICATE:

I HEREBY CERTIFY THAT THE INFORMATION SHOWN HEREON IS CORRECT; THAT IT WAS OBTAINED USING ACCEPTED LAND SURVEYING PRACTICES; THAT THE BOUNDARY INFORMATION SHOWN HEREON IS CORRECT AND TAKEN FROM AVAILABLE DEEDS AND RECORDS; 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: OCTOBER 19, 2015

STEVEN W. JONES
PROFESSIONAL LAND SURVEYOR
MD LIC. # 21072 EXP. 2/08/2017



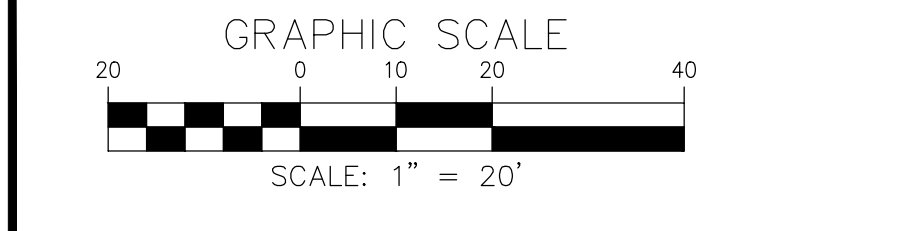
BOUNDARY & TOPOGRAPHIC SURVEY
HUDSON STREET
TAX MAP 51B GRID 2 PARCEL 1
THE PROPERTY OF
RF PROPERTIES, LLC
SECOND (2nd) ASSESSMENT DISTRICT
ANNE ARUNDEL COUNTY, MARYLAND

CPJ Charles P. Johnson & Associates, Inc.
Civil and Environmental Engineers • Planners • Landscape • Architects • Surveyors
1751 Elton Rd., Ste 300 Silver Spring, MD 20903 301-434-7000 Fax: 301-434-9394
www.cpja.com • Silver Spring, MD • Gaithersburg, MD • Annapolis, MD • College Park, MD • Frederick, MD • Fairfax, VA

CLIENT: Ward and Smith, P.A.
1001 College Court
P.O. Box 867
New Bern, N.C. 28563-0867
ATTN: Mr. Clint Rousson

TAX MAP SITE PLAN NO.
DESIGN SWJ SHEET OF
DRAFT DBJ 1 1
DATE 10/07/2015
SCALE 1" = 20' FILE NO: 2015-1388-060

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UTILITY STATEMENT:
THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION, AND MAPS AS MAY BE AVAILABLE FROM MUNICIPALITIES OR UTILITY COMPANIES, AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEE 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 STATE THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.

FINAL PLAT
MINOR SUBDIVISION
LANDS OF
WEST CAPITAL ASSOCIATES, L.L.C.
AND WEST HUDSON STREET, L.L.C.
P.B. 291 P. 47 P. No. 15123

N/F
WEST HUDSON STREET LLC
L. 20097 F. 609