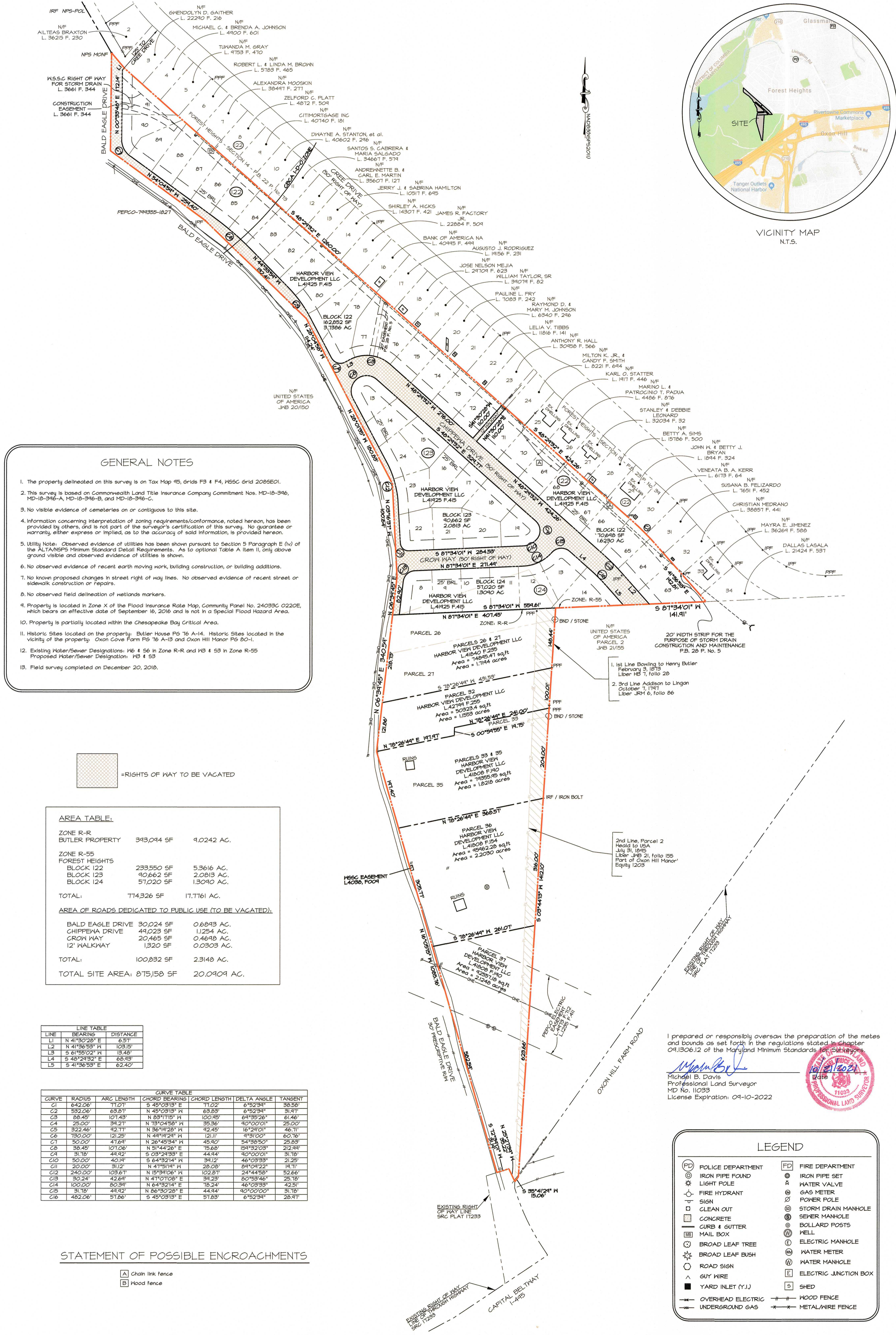




VICINITY MAP
N.T.S.



GENERAL NOTES

- The property delineated on this survey is on Tax Map 95, Grids F3 & F4, H&S&C Grid 2006501.
- This survey is based on Commonwealth Land Title Insurance Company Commitment Nos. MD-18-346, MD-18-346-A, MD-18-346-B, and MD-18-346-C.
- No visible evidence of cemeteries on or contiguous to this site.
- Information concerning interpretation of zoning requirements/conformance, noted hereon, has been provided by others, and is not part of the surveyor's certification of this survey. No guarantee or warranty, either express or implied, as to the accuracy of said information, is provided hereon.
- Utility Note: Observed evidence of utilities has been shown pursuant to Section 5 Paragraph E (iv) of the ALTA/NSPS Minimum Standard Detail Requirements. As to optional Table A Item II, only above ground visible and observed evidence of utilities is shown.
- No observed evidence of recent earth moving work, building construction, or building additions.
- No known proposed changes in street right of way lines. No observed evidence of recent street or sidewalk construction or repairs.
- No observed field delineation of wetlands markers.
- Property is located in Zone X of the Flood Insurance Rate Map, Community Panel No. 24033C-0220E, which bears an effective date of September 16, 2016 and is not in a Special Flood Hazard Area.
- Property is partially located within the Chesapeake Bay Critical Area.
- Historic Sites located on the property: Butler House PG 76 A-14, Historic Sites located in the vicinity of the property: Oxon Cove Farm PG 76 A-13 and Oxon Hill Manor PG 80-1.
- Existing Water/Sewer Designations: M6 & S6 in Zone R-R and M3 & S3 in Zone R-55
Proposed Water/Sewer Designation: M3 & S3
- Field survey completed on December 20, 2018.

= RIGHTS OF WAY TO BE VACATED

AREA TABLE:

ZONE R-R BUTLER PROPERTY	343,094 SF	9.0242 AC.
ZONE R-55 FOREST HEIGHTS		
BLOCK 122	233,550 SF	5.3616 AC.
BLOCK 123	90,662 SF	2.0813 AC.
BLOCK 124	57,020 SF	1.3090 AC.
TOTAL:	774,326 SF	17.7761 AC.

AREA OF ROADS DEDICATED TO PUBLIC USE (TO BE VACATED):

BALD EAGLE DRIVE	30,024 SF	0.6893 AC.
CHIPPEWA DRIVE	49,023 SF	1.1254 AC.
CROWN WAY	20,465 SF	0.4698 AC.
12' WALKWAY	1,320 SF	0.0303 AC.
TOTAL:	100,832 SF	2.3148 AC.

TOTAL SITE AREA: 875,158 SF 20.0909 AC.

LINE TABLE

LINE	BEARING	DISTANCE
L1	N 41°30'28" E	6.57'
L2	N 41°36'53" W	103.15'
L3	S 61°58'02" W	13.48'
L4	S 48°24'32" E	68.43'
L5	S 41°36'53" E	62.40'

CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH	DELTA ANGLE	TANGENT
C1	642.06'	71.07'	S 45°03'13" E	71.02'	6°52'34"	38.58'
C2	582.06'	63.87'	N 45°03'13" W	63.83'	6°52'34"	31.47'
C3	88.43'	107.43'	N 83°11'19" W	100.45'	64°35'26"	61.46'
C4	25.00'	34.27'	N 13°04'58" W	35.36'	90°00'01"	25.00'
C5	322.46'	42.77'	N 36°19'28" W	42.45'	16°24'01"	46.71'
C6	730.00'	121.25'	N 44°14'24" W	121.11'	4°31'00"	60.76'
C7	50.00'	47.64'	N 26°45'34" W	45.40'	54°38'50"	25.83'
C8	38.45'	107.06'	N 51°44'26" E	75.68'	154°32'03"	212.34'
C9	31.78'	44.92'	S 03°24'33" E	44.94'	90°00'01"	31.78'
C10	50.00'	40.14'	S 64°32'14" W	34.12'	46°03'33"	21.25'
C11	20.00'	31.12'	N 47°51'14" W	28.08'	84°04'22"	14.71'
C12	240.00'	103.67'	N 15°34'06" W	102.87'	24°44'58"	52.66'
C13	38.24'	42.84'	N 47°07'03" E	34.23'	80°53'46"	25.78'
C14	100.00'	82.34'	N 64°32'14" E	78.24'	46°03'33"	42.51'
C15	31.78'	44.92'	N 86°30'28" E	44.94'	90°00'00"	31.78'
C16	482.06'	57.86'	S 45°03'13" E	57.83'	6°52'34"	28.97'

STATEMENT OF POSSIBLE ENCROACHMENTS

Chain link fence
 Wood fence

I prepared or responsibly oversaw the preparation of the metes and bounds as set forth in the regulations stated in Chapter 09.1306.12 of the Maryland Minimum Standards for Surveyors.

Michael B. Davis
 Michael B. Davis
 Professional Land Surveyor
 MD No. 11033
 License Expiration: 09-10-2022

LEGEND

POLICE DEPARTMENT	FIRE DEPARTMENT
IRON PIPE FOUND	IRON PIPE SET
LIGHT POLE	WATER VALVE
FIRE HYDRANT	GAS METER
SIGN	POWER POLE
CLEAN OUT	STORM DRAIN MANHOLE
CONCRETE	SEWER MANHOLE
CURB & GUTTER	BOLLARD POSTS
MAIL BOX	WELL
BROAD LEAF TREE	ELECTRIC MANHOLE
BROAD LEAF BUSH	WATER METER
ROAD SIGN	WATER MANHOLE
GUY WIRE	ELECTRIC JUNCTION BOX
YARD INLET (Y.I.)	SHED
OVERHEAD ELECTRIC	WOOD FENCE
UNDERGROUND GAS	METAL/WIRE FENCE