

JOB NOTES:

- 1) PROPERTY ZONED I-1 (LIGHT INDUSTRIAL)
- 2) TAX ID# 20-2170926
- 3) ROAD FRONTAGE OF MARTIN LUTHER KING JR HIGHWAY: 262'±
ROAD FRONTAGE OF SHARP STREET: 4'±
TOTAL ROAD FRONTAGE: 266'±
- 4) NO DIGITAL BILLBOARDS WERE OBSERVED WITHIN 1,000' OF THE EXISTING BILLBOARD. THE NEAREST STATIC BILLBOARD IS 340'± FROM THE EXISTING BILLBOARD.
- 5) OVERGROWN FENCING AND MOBILE OFFICE TRAILER ARE NOT SHOWN HEREON DUE TO SITE CONDITIONS.

SIGN HEIGHTS:

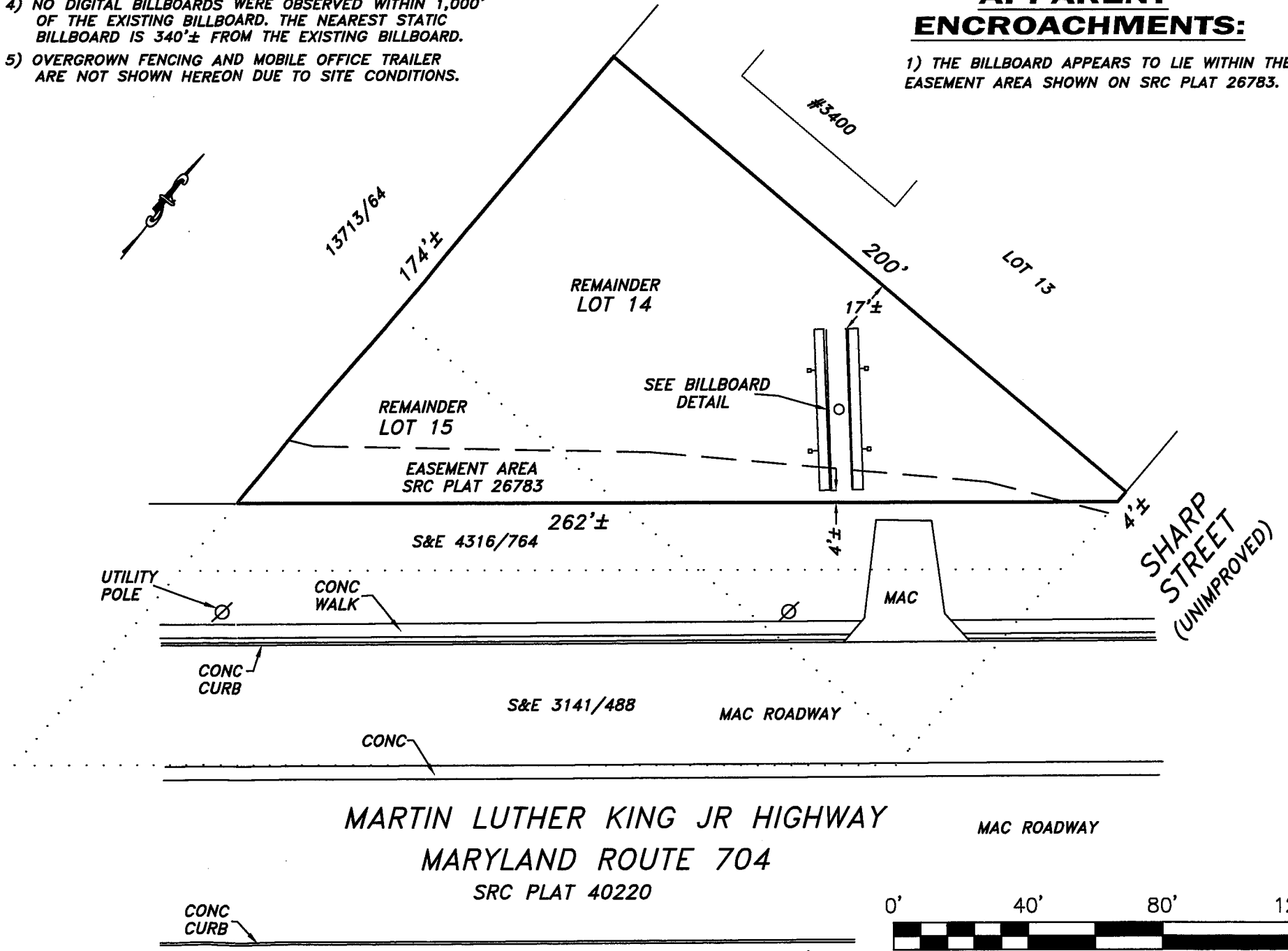
SIGN #100465 TOP: 39.5'
BOTTOM: 25.5'
SIGN #100466 TOP: 39.5'
BOTTOM: 25.5'
(HEIGHT AT ROAD)

SIGN LENGTHS:

SIGN #100465: 48.0'
SIGN #100466: 48.0'

APPARENT ENCROACHMENTS:

- 1) THE BILLBOARD APPEARS TO LIE WITHIN THE EASEMENT AREA SHOWN ON SRC PLAT 26783.



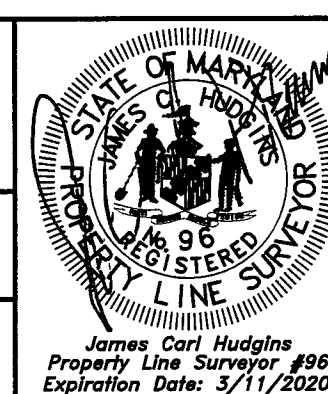
GENERAL NOTES:

- 1) The accuracy of the distances shown from any structure to any apparent property line is 2'±.
- 2) This drawing does not represent a Boundary Survey. Any property markers labeled property markers hereon are not guaranteed by NTT Associates, Inc.
- 3) This plat is of benefit to a consumer only insofar as it is required by a lender, a title insurance company or its agent in connection with contemplated transfer, financing, or refinancing.
- 4) This plat does not provide for the accurate identification of property boundary lines, but such identification may not be required, for the transfer of title or securing financing or refinancing.
- 5) This plat is not to be relied upon for the establishment or location of fences, garages, buildings, or other existing or future improvements.
- 6) Unless noted on the drawing, no title report was provided. This drawing was prepared by examining the current title deed or record plat. Any easements, restrictions, rights of way, or any other property alterations not referred to in the current title deed may not be shown.
- 7) Unless otherwise noted, the bearings and north arrow shown hereon are in the meridian of the current title deed or record plat.
- 8) Building Restriction Line Information, if shown, was obtained from existing records only and is not guaranteed by NTT Associates, Inc.
- 9) Flood Zone Information shown on FIRM maps is subject to interpretation.
- 10) Improvements which in the surveyor's opinion appear to be in a state of disrepair or considered "temporary" may not be shown.
- 11) If it appears encroachments may exist, a Boundary Survey is recommended to determine the exact location of the property boundary lines and improvements.
- 12) The locations of fence lines, if shown, are approximate.

The purpose of this drawing is to locate, describe, and represent the positions of the billboard and buildings affecting the property shown hereon, being known as: The Remainder of Lots 14 and 15, Block B as shown on the plat entitled "DIXIE-DALE" recorded among the Land Records of Prince George's County, Maryland in Plat Book 1, folio 40, Saving and Excepting Liber 3141, folio 488 and Liber 4316, folio 764.

This is to certify that I either personally prepared or was in responsible charge over the preparation of this drawing and the surveying work reflected in it, all set forth in Regulation .12 of Chapter 09.13.06 of the Code of Maryland Annotated Regulations.

Subject property is shown in Zone X on the FIRM Map of Prince George's County, Maryland on Community Panel Number 24033C0165 E, effective 9/16/2016



SPECIAL PURPOSE SURVEY
8550 MARTIN LUTHER KING JR HIGHWAY
20th ELECTION DISTRICT
PRINCE GEORGE'S COUNTY, MARYLAND

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Scale: 1"= 40'
Date: 5/20/2019
Field By: TOM
Drawn By: SCK
File No.: MISC 12796
Page No.: 1 of 1

