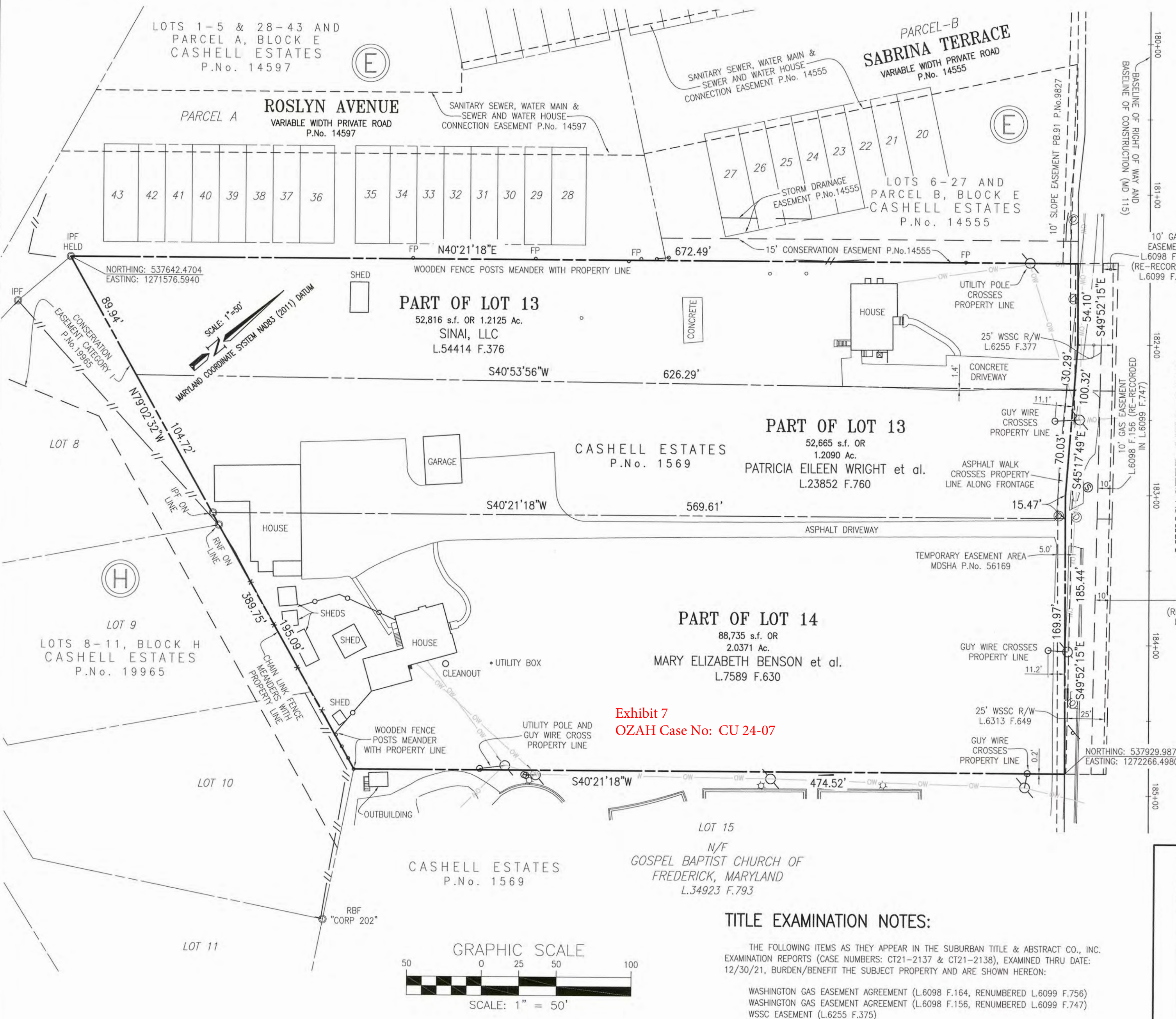
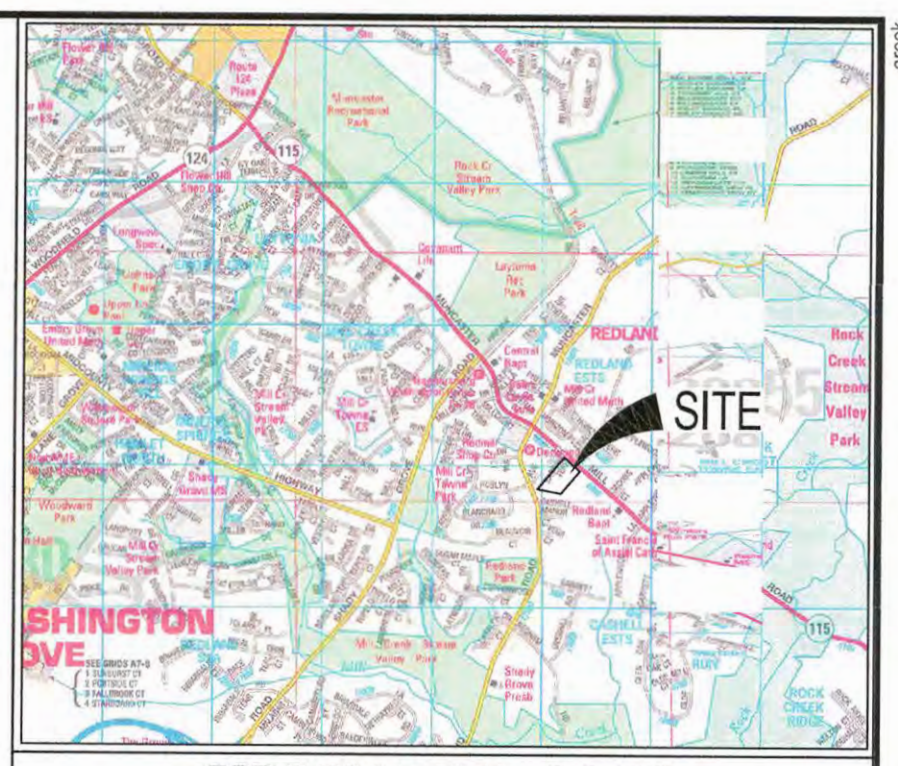


UTILITY STATEMENT:
 THE UNDERGROUND UTILITIES SHOWN HEREON (IF ANY) HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION, MAPS AS MAY BE AVAILABLE FROM MUNICIPALITIES OR UTILITY COMPANIES, AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES 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. UNLESS OTHERWISE NOTED, THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.



- LEGEND**
- ⊙ SEWER MANHOLE
 - ⊕ STORM DRAIN MANHOLE
 - UTILITY POLE
 - ☆ GUY WIRE
 - ⊛ LIGHT
 - //— WOOD FENCE
 - x— CHAIN LINK FENCE
 - |— WIRE FENCE
 - FP FENCE POST
 - OVER HEAD WIRE
 - RBF REBAR AND CAP FOUND
 - RNF REBAR NO CAP FOUND
 - IPF IRON PIPE FOUND



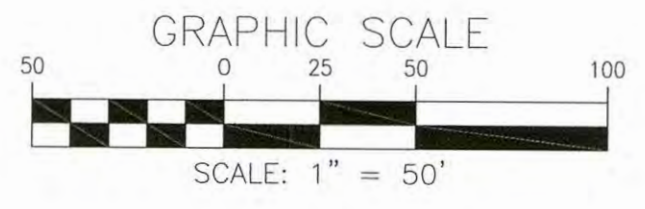
VICINITY MAP
 MO.CO. MAP PAGE 20 GRID D-9
 NOT TO SCALE

- NOTES:**
- FOR THE PURPOSES OF ASSESSMENT AND TAXATION, THE SUBJECT PROPERTY IS IDENTIFIED AS:
 - LOT P13 SUBDIVISION 0025, AS SHOWN ON TAX MAP GT342 FOR MONTGOMERY COUNTY, MARYLAND, WHOSE TAX ID No. IS 04-00117601 WITH A STREET ADDRESS OF 7106 MUNCASTER MILL ROAD ROCKVILLE MD 20855-1213.
 - LOT P13 SUBDIVISION 0025, AS SHOWN ON TAX MAP GT342 FOR MONTGOMERY COUNTY, MARYLAND, WHOSE TAX ID No. IS 04-00117485 WITH AN UN-NUMBERED STREET ADDRESS OF MUNCASTER MILL ROAD ROCKVILLE MD 20855-1213.
 - LOT P14 SUBDIVISION 0025, AS SHOWN ON TAX MAP GT342 FOR MONTGOMERY COUNTY, MARYLAND, WHOSE TAX ID No. IS 04-00117496 WITH A STREET ADDRESS OF 7100 MUNCASTER MILL ROAD ROCKVILLE MD 20855-1213.
 - FEE SIMPLE TITLE APPEARS TO BE VESTED IN:
 - SINAI, LLC BY VIRTUE OF A DEED FROM RENE HERNANDEZ DATED DECEMBER 29, 2016 AND RECORDED AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND IN DEED BOOK 54414 AT PAGE 376.
 - PATRICIA EILEEN WRIGHT, MARY TERESA MYERS AND PAUL EDWARD BENSON BY VIRTUE OF A DEED FROM PATRICIA E. WRIGHT et al. DATED MARCH 25, 2003 AND RECORDED AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND IN LIBER 23852 AT FOLIO 760; AND
 - MARY ELIZABETH BENSON, MARY TERESA MYERS, PATRICIA EILEEN BENSON, AND PAUL EDWARD BENSON BY VIRTUE OF A DEED FROM MARY ELIZABETH BENSON, SURVIVING TENANT OF THE TENANTS BY THE ENTIRETY WITH EDWARD J. BENSON AND MARY ELIZABETH BENSON DATED MARCH 11, 1987 AND RECORDED AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND IN LIBER 7589 AT FOLIO 630.
 - THE FIELDWORK FOR THIS SURVEY WAS STARTED ON DECEMBER 14, 2021 WITH THE LAST DATE OF FIELDWORK BEING JANUARY 12, 2022.
 - THE AREA OF THE SUBJECT PROPERTY IS 194,216 SQUARE FEET OR 4.4586 ACRES OF LAND.
 - THERE IS NO OBSERVABLE EVIDENCE OF CEMETERIES OR BURIAL GROUNDS ON THE SUBJECT PROPERTY.
 - COORDINATES SHOWN HEREON WERE ESTABLISHED USING CONVENTIONAL AND GPS OBSERVATIONS BASED UPON THE MARYLAND COORDINATE SYSTEM NAD83 (2011) DATUM, USING TRIMBLE'S REAL-TIME KEYNETGPS AND THEIR VIRTUAL REFERENCE STATION SYSTEM (VRS). THE AVERAGE SCALE FACTOR FOR THE SUBJECT PROPERTY IS 0.99996072. THE AVERAGE PROPERTY ELEVATION BASED UPON NAVD88 VERTICAL DATUM IS 480 FEET, FOR AN ELEVATION FACTOR OF 0.99998198. THE COMBINED FACTOR FOR THE SUBJECT PROPERTY IS 0.99994271. ALL BEARINGS AND DISTANCES SHOWN ARE BASED ON GRID COORDINATES.
 - ALL DRIVE SURFACES ARE ASPHALT AND ALL CURBS & GUTTERS AND WALKWAYS ARE CONCRETE UNLESS OTHERWISE NOTED.
 - PERPENDICULAR DISTANCE TIES FROM THE BUILDING TO THE PROPERTY LINES ARE PLUS OR MINUS ONE-HALF FOOT (±0.5').
 - THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE PREPARED UNDER THE RESPONSIBLE CHARGE OF THE UNDERSIGNED AND ARE IN COMPLIANCE WITH COMAR REGULATION 09.13.06.12.

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: 02/14/22

Adam Michael Rook
 ADAM MICHAEL ROOK
 PROFESSIONAL LAND SURVEYOR
 MD LIC. # 21957 EXP. 09/22/2023



TITLE EXAMINATION NOTES:

THE FOLLOWING ITEMS AS THEY APPEAR IN THE SUBURBAN TITLE & ABSTRACT CO., INC. EXAMINATION REPORTS (CASE NUMBERS: CT21-2137 & CT21-2138), EXAMINED THRU DATE: 12/30/21, BURDEN/BENEFIT THE SUBJECT PROPERTY AND ARE SHOWN HEREON:

- WASHINGTON GAS EASEMENT AGREEMENT (L.6098 F.164, RENUMBERED L.6099 F.756)
- WASHINGTON GAS EASEMENT AGREEMENT (L.6098 F.156, RENUMBERED L.6099 F.747)
- WSSC EASEMENT (L.6255 F.375)
- WSSC EASEMENT (L.6313 F.649)
- DEED TO SHA (L.29039 F.762)
- DEED TO SHA (L.31751 F.349)
- SHA PLAT (P.No.56169)

THE FOLLOWING EXCEPTION(S) AS THEY APPEAR IN THE AFORESAID SUBURBAN TITLE & ABSTRACT CO., INC. EXAMINATION REPORTS BURDEN/BENEFIT THE SUBJECT PROPERTY, BUT ARE NON-GRAPHIC IN NATURE:

- C & P TELEPHONE COMPANY EASEMENT (L.258 F.08)
- RIGHT OF WAY IN DEED (L.909 F.167)
- COVENANTS PER DEED (L.914 F.74) NOTE: 100' BUILDING RESTRICTION LINE IS SUBJECT TO INTERPRETATION AND THEREFORE NOT SHOWN HEREON.
- COVENANTS PER DEED (L.1021 F.442) NOTE: 100' BUILDING RESTRICTION LINE IS SUBJECT TO INTERPRETATION AND THEREFORE NOT SHOWN HEREON.

BOUNDARY SURVEY
 PART OF LOTS 13 & 14
 7100 - 7106 MUNCASTER MILL ROAD

CASHELL ESTATES
 ROCKVILLE (4th) DISTRICT
 MONTGOMERY COUNTY, MARYLAND

CPJ Charles P. Johnson & Associates, Inc.
 Civil and Environmental Engineers • Planners • Landscape Architects • Surveyors

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 www.cpj.com • Silver Spring, MD • Gaithersburg, MD • Annapolis, MD • Greenbelt, MD • Frederick, MD • Fairfax, VA

CLIENT: Craftmark Homes 1555 Beverly Road Suite 530 McLean, VA 22101	WSSC NO:	TAX MAP:
	DESIGN CPJ	SHEET 01 OF 01
	DRAFT AMR	
	DATE 02/14/2021	FILE NO: 2021-1588-060
	SCALE 1" = 50'	

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UPDATES/REVISIONS: