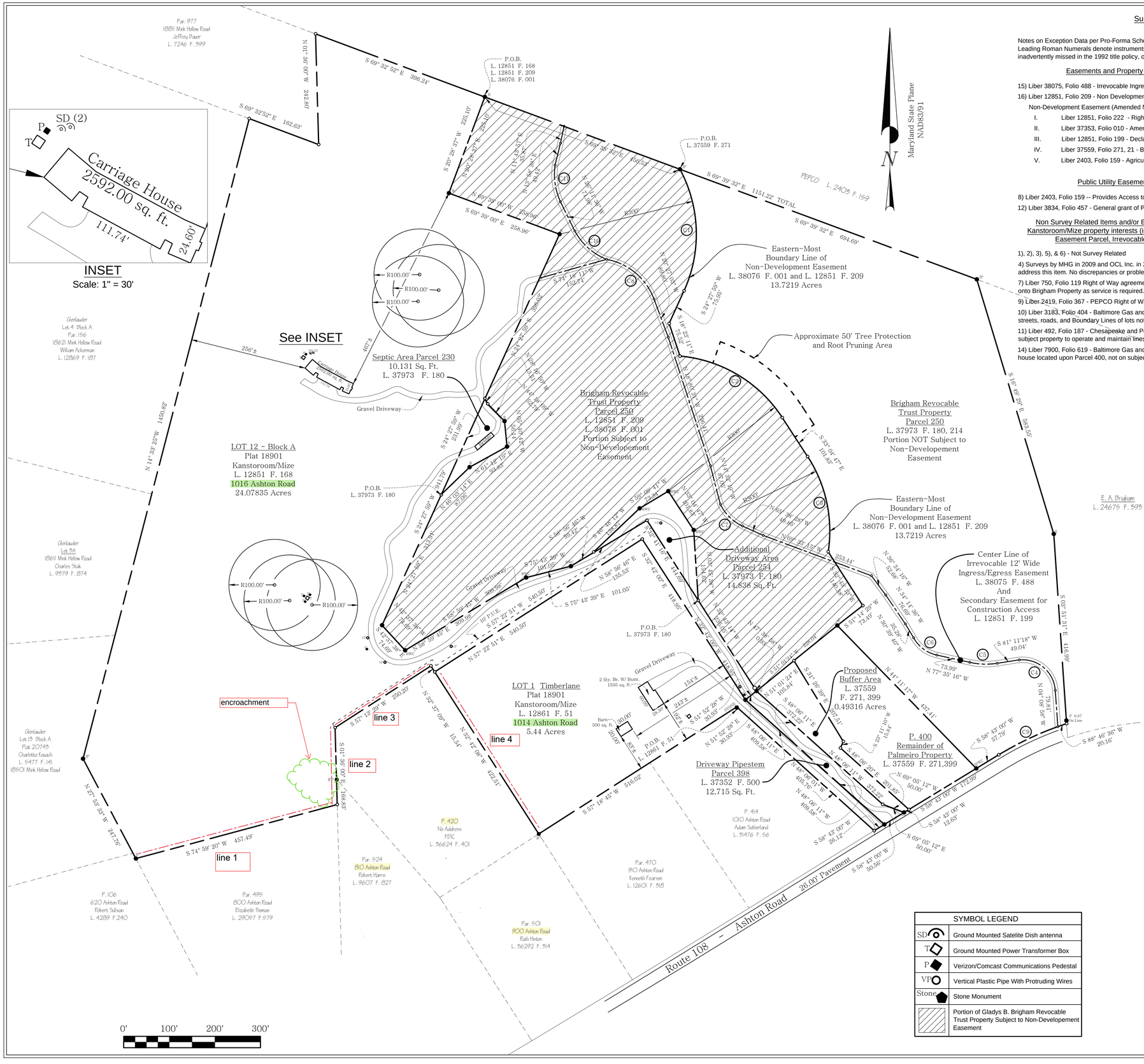
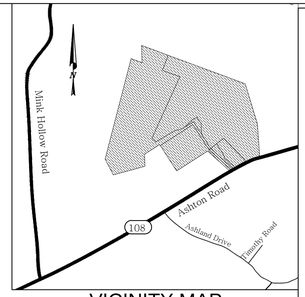



VICINITY MAP
Scale: 1" = 1000'

## Survey Notes - March 2010

Notes on Exception Data per Pro-Forma Schedule B (Leading numerals correspond to Fidelity Schedule B data. Leading Roman Numerals denote instruments that were (i) in the 1992 Title Policy Schedule B, (ii) which were inadvertently missed in the 1992 title policy, or (iii) which were acquired by Kanstoroom/Mize in 2009).

### Easements and Property Rights Benefiting the Kanstoroom/Mize Property

15) Liber 38075, Folio 488 - Irrevocable Ingress/Egress Easement as shown hereon.

16) Liber 12851, Folio 209 - Non Development Easement and Liber 38076, Folio 001 - Amendment to Non-Development Easement (Amended Non-Development Easement as shown here on).

- I. Liber 12851, Folio 222 - Right of First Offer and First Refusal
- II. Liber 37353, Folio 010 - Amendment to the Right of First Offer and First Refusal
- III. Liber 12851, Folio 199 - Declaration of Secondary Easement for Construction Access
- IV. Liber 37559, Folio 271, 21 - Buffer Area [Outlot 1] Protection
- V. Liber 2403, Folio 159 - Agricultural Rights and Ingress/Egress Rights

### Public Utility Easements Burdening the Kanstoroom/Mize Property

8) Liber 2403, Folio 159 -- Provides Access to PEPCO Right of Way adjoining property on north side. (Shown)

12) Liber 3834, Folio 457 - General grant of Public Utility Easements, as to Lot 12 per plat 18901.

### Non Survey Related Items and/or Easements not burdening the Kanstoroom/Mize property or Kanstoroom/Mize property interests (including the Non-Development Easement, Non-Development Easement Parcel, Irrevocable Ingress/Egress Easement and Proposed Outlot B):

1), 2), 3), 5), & 6) - Not Survey Related

4) Surveys by MHG in 2009 and OCL Inc. in 2007 and updated by Jefferson D. Lawrence in February 2010 to address this item. No discrepancies or problems found.

7) Liber 750, Folio 119 Right of Way agreement for Pole Line along north side of Ashton Road (MD Rte. 108) and onto Brigham Property as service is required. (Not Plottable.)

9) Liber 2419, Folio 367 - PEPCO Right of Way not over subject property.

10) Liber 3183, Folio 404 - Baltimore Gas and Electric Company Right of Way granted along and adjacent to streets, roads, and Boundary Lines of lots not further described. (Not Plottable.)

11) Liber 492, Folio 187 - Chesapeake and Potomac Telephone Company of Baltimore Right of Way across subject property to operate and maintain lines of telephone and telegraph. (Not Plottable.)

14) Liber 7900, Folio 619 - Baltimore Gas and Electric Company Right of Way on Parcel 400. Pole Line to serve house located upon Parcel 400, not on subject property.

### Non-Developement Easement Curve Table

| Curve | Radius | Length | Delta | Tangent | Chord Bearing | Chord |
|---|---|---|---|---|---|---|
| C1 | 300.00' | 276.46' | 52° 47' 57" | 148.92' | S 01° 55' 59" E | 266.78' |
| C2 | 300.00' | 271.22' | 51° 47' 57" | 145.67 | S 58° 58' 46" E | 262.08' |
| C3 | 300.00' | 218.50' | 41° 43' 49" | 114.35 | S 12° 12' 53" E | 213.70' |

### Centerline 12' Wide Ingress/Egress Easement Curve Table

| Curve | Radius | Length | Delta | Tangent | Chord Bearing | Chord |
|---|---|---|---|---|---|---|
| C4 | 72.32' | 115.25' | 91° 18' 25" | 73.99' | N 49° 48' 10" W | 103.44 |
| C5 | 160.30' | 60.60' | 21° 39' 38" | 30.67' | N 87° 58' 53" W | 60.24' |
| C6 | 76.91' | 65.38' | 48° 42' 38" | 34.81' | N 53° 13' 37" W | 63.43' |
| C7 | 98.71' | 69.81' | 40° 31' 17" | 36.44' | N 45° 22' 50" W | 68.37' |
| C8 | 136.95' | 141.88' | 59° 21' 32" | 78.05' | N 50° 07' 49" W | 135.62' |
| C10 | 137.68' | 95.04' | 39° 33' 10" | 49.50' | N 48° 16' 54" W | 93.17' |
| C11 | 145.71' | 82.04' | 32° 15' 36" | 42.14' | N 08° 17' 22" W | 80.96' |

### Gladys B. Brigham Revocable Trust Property
### Liber 37973 Folio 180, 214
### Curve Table

| Curve | Radius | Length | Delta | Tangent | Chord Bearing | Chord |
|---|---|---|---|---|---|---|
| C9 | 710.24' | 164.03' | 13° 13' 56" | 82.38' | S 65° 19' 40 W | 163.66" |

### Surveyor's Certificate

The undersigned certifies to Fidelity National Title Insurance Company, Steven J. Kanstoroom, and Susan C. Mize that: This map or plat and the survey on which it is based were made in accordance with the "Minimum Standard Detail Requirements for ALTA/ASCM Land Title Surveys" jointly established and adopted by ALTA and NSPS in 2005, and includes Items 2, 4, 7(b), and 13 of Table A thereof. Pursuant to the Accuracy Standards as adopted by ALTA and NSPS and in effect on the date of this certification, the undersigned further certifies that in my professional opinion, as a Land Surveyor registered in the state of Maryland, the relative positional accuracy of this survey does not exceed that which is specified therein.

All recorded easements and other exceptions as noted in the Fidelity National Title Insurance Company's "Commitment For Title Insurance" No. 1-87-843581 have been correctly plotted hereon.

Jefferson D. Lawrence, Professional Land Surveyor #5216 MD — Date

### LEGAL DESCRIPTION

Fee Simple properties of Steven J. Kanstoroom and Susan C. Mize
and properties in which Steven J. Kanstoroom and Susan C. Mize hold beneficial interests

All of those lots or parcels of land located in Montgomery County Maryland and described as follows:

| | |
|---|---|
| 1) Lot 12, Block A, Glenlauder, Plat# 18901, recorded in Liber 12851 at Folio 168. | 24.07835 Acres |
| 2) Lot 1, Timberlane, Plat# 10847, recorded in Liber 12865 at Folio 51. | 5.44 Acres |
| 3) Septic Area Parcel, Parcel 230, Tax Map JT63, recorded in Liber 37973 at Folio 180. | 10,131 sq. ft. |
| 4) Driveway Area Parcel, Parcel 254, Tax Map JT63, recorded in Liber 37973 at Folio 180. | 14,838 sq. ft. |
| 5) Driveway Pipe Stem Parcel, Parcel 398, Tax Map JT63, recorded in Liber 37352 at Folio 500. | 12,715 sq. ft. |
| 6) Non Development Easement Property, recorded in Liber 38076 at Folio 001, Liber 12851 at Folio 209 | 13.7219 Acres |
| 7) Proposed Outlot B, (Buffer Area), recorded in Liber 37559 at Folio 271,399 | 0.49316 Acres |
| 8) Declaration of a Secondary Easement for Construction Access recorded in Liber 12851 at Folio 199 | |
| 9) Irrevocable 12' wide Ingress/Egress Easement, recorded in Liber 38075 at Folio 488. | 25,008 sq. ft. |
| 10) Parcel 250, Tax Map JT63, subject to Right of First Offer and First Refusal, recorded in Liber 12851 at Folio 222 and Amendment thereto, recorded in Liber 37353 at Folio 010. | 27.01707 Acres |
| 11) Agricultural and Ingress/Egress Rights, recorded in Liber 2403 Folio 159. | 16.075 Acres |

| SYMBOL LEGEND | |
|---|---|
| SD | Ground Mounted Satelite Dish antenna |
| T | Ground Mounted Power Transformer Box |
| P | Verizon/Comcast Communications Pedestal |
| VP | Vertical Plastic Pipe With Protruding Wires |
| Stone | Stone Monument |
| | Portion of Gladys B. Brigham Revocable Trust Property Subject to Non-Developement Easement |


**Jefferson D. Lawrence**
**Professional Land Surveyor # 5216 MD**
**15301 Pine Orchard Drive, # 3H**
**Silver Spring, Maryland**


Property of
Steven J. Kanstoroom And Susan C. Mize
1014 & 1016 Ashton Road
Sandy Spring, Maryland

# ALTA/ACSM LAND TITLE SURVEY

| ITEM | REVISION | DATE | BY |
|---|---|---|---|
| | | | |

| | |
|---|---|
| DESIGNED BY: | |
| DRAWN BY: | D. E. W. |
| CHECKED BY: | J. D. L. |
| DATE: | 4/5/2010 |
| SCALE: | 1" = 100' |
| PROJECT: | Kanstoroom/Mize |
| SHEET NO. | 1 of 1 |