LET
LAWYERS EXPRESS TITLE

PERTY ADDRESS:
ESTMINSTER ROAD, REISTERSTOWN, MARYLAND 21136

VEY NUMBER: 2403.3024

IFIED TO:
GRAM RE, LLC; LAWYERS EXPRESS TITLE, LLC;

ER: INGRAM RE, LLC

DER:

E COMPANY: LAWYERS EXPRESS TITLE, LLC

AMENT DATE: NOT REVIEWED | CLIENT FILE NO: ELS-2024-910

AL DESCRIPTION:
THAT PIECE OF PARCEL OF LAND BEING DESCRIBED IN LIBER 6, FOLIO 85, RECORDED AMONG THE LAND RECORDS OF TIMORE COUNTY, MARYLAND

SPECIFIC SURVEYOR NOTES
DIMENSIONS AND DIRECTIONS SHOWN HEREON HAVE BEEN ERENCED TO A DEED AS RECORDED IN LIBER FOLIO AMONG THE D RECORDS OF BALTIMORE COUNTY, MARYLAND

URACY EQUALS ONE FOOT PLUS OR MINUS

SIGNED: 04/11/24 | FIELD WORK DATE: 4/15/2024

SION DATE(S):
4/15/2024) (REV1 4/11/2024)

TS OF INTEREST
E VISIBLE

SURVEYORS CERTIFICATE

I HEREBY CERTIFY THAT THIS PLAT WAS PREPARED UNDER MY DIRECT SUPERVISION IN ACCORDANCE WITH COMAR SECTION 09.13.06.12 AS NOW ADOPTED BY THE MARYLAND BOARD OF PROFESSIONAL LAND SURVEYORS AND THE INFORMATION DEPICTED HEREON WAS BASED UPON THE RESULTS OF A FIELD INSPECTION PURSUANT TO THE DEED ON PLAT OF RECORD.

STATE OF MARYLAND
MATTHEW NIGEL BRIEN
No. 21401
PROFESSIONAL LAND SURVEYOR

Matthew Nigel Brien
State of Maryland Professional Land Surveyor
License Number 21401

EXACTA Land Surveyors, LLC

Exacta Land Surveyors, LLC
LM023937
office: 443.818.3994
4424 Ventura Way, Apt L1, Aberdeen, MD 21001

SurveySTARS

2403.3024
BOUNDARY SURVEY
BALTIMORE COUNTY

NOTES:

1. THE PROPERTY SHOWN HEREON IS IDENTIFIED AS TAX ID #04-19-071834 AMONG THE ASSESSMENT RECORDS OF BALTIMORE COUNTY, MARYLAND

GENERAL SURVEYORS NOTES:

1. This plat is of benefit to the consumer insofar as it is required by a lender or title insurance company or its agent in connection with contemplated transfer, financing or refinancing.
2. If this is a House Location Drawing, it is not to be relied upon for the establishment or location of fences, garages, buildings, or other existing or future improvements.
3. If this is a House Location Drawing, it does not provide for the accurate identification of the property boundary lines, but this identification might not be required for the transfer of title or securing financing or refinancing.
4. Unless otherwise noted, no title report was reviewed by the surveyor. Easements, restrictions, and/or right-of-way may exist that are not shown.
5. Underground facilities not shown, may exist.
6. This survey does not address wetlands, contaminated waste or toxic soil conditions, nor have any reports studies or information regarding such been provided to this surveyor.
7. The information contained on this survey has been performed exclusively, and is the sole responsibility, of Exacta Surveyors. Additional logos or references to third party firms are for informational purposes only.
8. Structures are measured at ground level.
9. Points of Interest (POIs) are selected above-ground improvements which may be an conflict with boundary, building setback or easement lines, as defined by the parameters of this survey. There may be additional POIs which are not shown, not called-out as POI's, or which are otherwise unknown to the surveyor. These POI's may not represent all items of interest to the viewer.
10. Utilities shown on the subject property may or may not indicate the existence of recorded or unrecorded utility easements.
11. Building measurements should not be used for new construction or planning. Measurements should be verified prior to such activity.
12. If this is a House Location Drawing, it is for informational purposes only. Per Maryland State code it may NOT be relied upon to determine boundaries and may NOT be used for building permits or construction.

SURVEYORS LEGEND:

LINETYPES
- Boundary Line
- Center Line
- Chain Link or Wire Fence
- Easement
- Edge of Water
- Iron Fence
- Overhead Lines
- Structure
- Survey Tie Line
- Vinyl Fence
- Wall or Party Wall
- Wood Fence

SURFACE TYPES
- Asphalt
- Brick or Tile
- Concrete
- Covered Area
- Water
- Wood

SYMBOLS
- Benchmark
- Center Line
- Central Angle or Delta
- Common Ownership
- Control Point
- Catch Basin
- Elevation
- Fire Hydrant
- Find or Set Monument
- Guywire or Anchor
- Manhole
- Tree
- Utility or Light Pole
- Well

ABBREVIATIONS
(C) - Calculated
(D) - Deed
(F) - Field
(M) - Measured
(P) - Plat
(R) - Record
(S) - Survey
A/C - Air Conditioning
AE - Access Easement
ANE - Anchor Easement
ASBL - Accessory Setback Line
B/W - Bay/Box Window
BC - Block Corner
BFP - Backflow Preventer
BLDG - Building
BLK - Block
BM - Benchmark
BR - Bearing Reference
BRL - Building Restriction Line
BSMT - Basement
C - Curve
C/L - Center Line
C/P - Covered Porch
C/S - Concrete Slab
CATV - Cable TV Riser
CB - Concrete Block
CH - Chord Bearing
CHIM - Chimney
CLF - Chain Link Fence
CME - Canal Maintenance Easement
CO - Clean Out
CONC - Concrete
COR - Corner
CSW - Concrete Sidewalk
CUE - Central Utility Easement
CVG - Concrete Valley Gutter
D/W - Driveway
DE - Drainage Easement
DF - Drain Field
DH - Drill Hole
DUE - Drainage & Utility Easement
ELEV - Elevation
EM - Electric Meter
ENCL - Enclosure
ENT - Entrance
EOP - Edge of Pavement
EOW - Edge of Water
ESMT - Easement
EUB - Electric Utility Box
F/DH - Found Drill Hole
FCM - Found Concrete Monument
FF - Finished Floor
FIP - Found Iron Pipe
FIPC - Found Iron Pipe & Cap
FIR - Found Iron Rod
FIRC - Found Iron Rod & Cap
FN - Found Nail
FN&D - Found Nail & Disc
FRRSPK - Found Railroad Spike
GAR - Garage
GM - Gas Meter
ID - Identification
IE/IEE - Ingress/Egress Easement
ILL - Illegible
INST - Instrument
INT - Intersection
IRRE - Irrigation Easement
L - Length
LAE - Limited Access Easement
LBR - License No. (Business)
LBE - Limited Buffer Easement
LE - Landscape Easement
LME - Lake Landscape Maintenance Easement
LSN - License No. (Surveyor)
MB - Map Book
ME - Maintenance Easement
MES - Mitered End Section
MF - Metal Fence
MH - Manhole
MHWL - Mean High Water Line
NR - Non-Radial
NTS - Not to Scale
NAVD88 - North American Vertical Datum 1988
NGVD29 - National Geodetic Vertical Datum 1929
OG - On Ground
ORB - Official Records Book
ORV - Official Record Volume
O/A - Overall
O/S - Offset
OFP - Outside Subject Property
OH - Overhang
OHL - Overhead Utility Lines
OHWL - Ordinary High Water Line
ON - Inside Subject Property
P/E - Pool Equipment
PB - Plat Book
PC - Point of Curvature
PCC - Point of Compound Curvature
PCP - Permanent Control Point
PI - Point of Intersection
PLS - Professional Land Surveyor
PLT - Planter
POB - Point of Beginning
POC - Point of Commencement
PRC - Point of Reverse Curvature
PRM - Permanent Reference Monument
PSM - Professional Surveyor & Mapper
PT - Point of Tangency
PUE - Public Utility Easement
R - Radius or Radial
R/W - Right of Way
RES - Residential
RGE - Range
RGE - Roof Overhang Easement
RP - Radius Point
S/W - Sidewalk
SBL - Setback Line
SCL - Survey Closure Line
SCR - Screen
SEC - Section
SEP - Septic Tank
SEW - Sewer
SIRC - Set Iron Rod & Cap
SMWE - Storm Water Management Easement
SN&D - Set Nail and Disc
SQFT - Square Feet
STL - Survey Tie Line
STY - Story
SV - Sewer Valve
SWE - Sidewalk Easement
TBM - Temporary Bench Mark
TEL - Telephone Facilities
TOB - Top of Bank
TUE - Technological Utility Easement
TWP - Township
TX - Transformer
TYP - Typical
UE - Utility Easement
UG - Underground
UP - Utility Pole
UR - Utility Riser
VF - Vinyl Fence
WIC - Witness Corner
WFP - Wallet Paper
WF - Wood Fence
WM - Water Meter/Valve Box
WV - Water Valve

FLOOD ZONE INFORMATION: