

LEGEND:

- MV = WATER VALVE
- FH = FIRE HYDRANT
- WP = WATER PIPE LINES
- SSMH = SANITARY SEWER MAN HOLE
- SDM = SANITARY SEWER PIPE LINES & DIRECTION OF FLOW
- SDI = STORM DRAIN MAN HOLE
- SDI = STORM DRAIN INLET
- SD = STORM DRAIN PIPE LINES & DIRECTION OF FLOW
- CO = CLEAN OUT
- LP = LIGHT POLE
- SLP = SURFACE LIGHT FIXTURE
- BOL = BOLLARD
- HCR = HAND-CAP RAMP
- CONC. CURB LINE

LINE	DISTANCE
L1	2.01
L2	4.01
L3	0.17
L4	0.17
L5	0.17
L6	0.17
L7	0.17
L8	0.17
L9	0.17
L10	0.17
L11	0.17
L12	0.17
L13	0.17
L14	0.17
L15	0.17
L16	0.17
L17	0.17
L18	0.17
L19	0.17
L20	0.17
L21	0.17
L22	0.17
L23	0.17
L24	0.17
L25	0.17
L26	0.17
L27	0.17
L28	0.17
L29	0.17
L30	0.17
L31	0.17
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L37	0.17
L38	0.17
L39	0.17
L40	0.17
L41	0.17
L42	0.17
L43	0.17
L44	0.17
L45	0.17
L46	0.17
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L62	0.17
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L83	0.17
L84	0.17
L85	0.17
L86	0.17
L87	0.17
L88	0.17
L89	0.17
L90	0.17
L91	0.17
L92	0.17
L93	0.17
L94	0.17
L95	0.17
L96	0.17
L97	0.17
L98	0.17
L99	0.17
L100	0.17

**LEGAL DESCRIPTION**

All those lots or parcels of land located in the 7th Election District of Prince George's County, Maryland and being more particularly described as follows:

Lot II, as shown on a plat entitled "Plat of Correction, Plat Five, Lots 9 through 11 and Outlots 1 and 2, Plat Book VJ 190 at Plat No. 46, Bowtie Town Center, a Resubdivision of Parcel 'N', Bowtie New Town Center, Plat Book 176 at Plat No. 13", which plats recorded among the Land Records of Prince George's County, Maryland in Plat Book REP 143 at Plat 62, and

and

Lot 12, as shown on a plat entitled "Plat of Resubdivision, Plat 6, Bowtie New Town Center", Lot 12 and Parcel 'Y', (a Resubdivision of Lot 9, Plat Book REP 143-01; Parcel 'Y', Plat Book VJ 171-100; and Vacation V-02004", recorded April 23, 2003 in Plat Book REP 146 at Plat 62, and

and

Lot 13, as shown on a plat entitled "Plat of Resubdivision Plat Seven Bowtie New Town Center, Lot 13 (a Resubdivision of Lot 10, Plat Book REP 143-01; and Vacation Petition V-02004) and recorded April 6, 2004 in Plat Book 144, at Plat 63.

Being the land conveyed to The Shoppes at Bowtie Town Center, LLC by Deed recorded August 22, 2002 in Liber 16184 at folio 715, together with that part of Evergreen Parkway, vacated by Vacation V-02004, and as shown on the Plat recorded August 23, 2003 in Plat Book REP 146 at Plat 62, and on the Plat recorded April 6, 2004 in Plat Book REP 144 at Plat 63.

CURVE	RADIUS	ARC	CHORD BEARING	CHORD
C-1	2624.00'	150.30'	N85°05'23"E	150.21'
C-2	1631.16'	21.25'	S44°54'46"W	21.25'
C-3	35.00'	48.82'	S53°23'12"E	84.78'
C-4	438.36'	320.96'	S63°23'24"W	314.34'
C-5	61.64'	120.85'	N54°55'21"E	110.21'
C-6	838.36'	600.23'	N81°23'07"E	587.44'
C-7	61.64'	120.85'	N43°22'40"W	110.21'
C-8	61.64'	45.21'	N85°44'51"W	44.64'
C-9	838.36'	253.44'	S86°36'21"W	252.41'
C-10	838.36'	346.78'	N72°52'32"W	344.32'

**GENERAL NOTES**

- This plan is based on a field-run survey performed by Morris & Ritchie Associates, Inc. in February 2003, July 2004, and updated and field-verified in August 2011.
- Bearings depicted hereon are referred to the N.S.S.C. Datum.
- This Plat of Survey was prepared based on matters of public record described in Commitment for Title Insurance No. 17-0303-PN issued by Fidelity National Title Insurance Company with Effective Date July 17, 2011. A title, easement and/or public land record search was not conducted by the Land Surveyor.
- Location of utilities as shown hereon is based on field location of observed evidence, together with the utilization of utility site plans.
- The subject property lies within Flood Hazard Zone 'X' (Areas determined to be outside the 0.2% annual chance floodplain) as shown on F.I.R.M. Flood Insurance Rate Map No. 24033-0103C, effective date September 16, 2010, Prince George's County, Maryland.
- The Premises Address per Maryland Department of Assessments and Taxation (MDAT) is as shown hereon.
- Existing Zoning: M-A-C (Major Activity Center - Town Center District) (per PZR Report Site No. 106178-2 dated 4/14/2011).  
Minimum Structure and Use Setback Requirements:  
Front Setback - None Required  
Side Setback - None Required  
Rear Setback - None Required  
Maximum Building Height Requirements - No Restrictions  
Existing Building Height - 1 Story  
Required Parking Spaces - 416, including 4 Handicap Spaces
- Existing Parking Tabulation: 502 Total Spaces  
5 Handicap Spaces  
487 Regular Spaces

**SURVEYOR'S CERTIFICATION**

To: Hauppauge Properties, LLC, Fidelity National Title Insurance Company, Island Abstract Inc., Bowie Holdings LLC, TIAA, FSB and together with their respective successors, nominees and assigns.  
This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes items 2, 3, 4, 6(a), 7(a), 7(b), 7(c)(1), 8, 9, 11, and 14 of Table A thereof. The field work was completed on August 23, 2011.

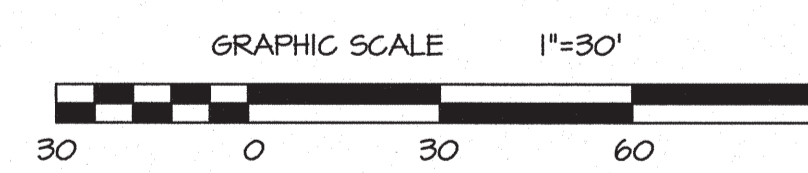
*Kenneth L. Evans Jr.* 11/30/2011 DATE  
Kenneth L. Evans Jr., Professional Land Surveyor  
MD. Reg. No. 21005 (Exp. 02/19/2014)



**TITLE REPORT INFORMATION**

- Undersigned has reviewed that certain Commitment for Title Insurance No. 17-0303-PN issued by Fidelity National Title Insurance Company with Effective Date of July 17, 2011 and offers the following as it relates to Items 1 thru 15 Schedule B - Part II contained therein:
- Declaration of Terms and Provisions of Public Utility Easements dated February 18, 1964 by Potomac Electric Power Company and recorded among the aforesaid Land Records in Liber 3103, folio 748. (Pertains to the right to construct, operate, maintain, etc., underground electric power and energy facilities, to keep clear, ingress and egress thereto. Non-plottable Agreement).
  - Agreement dated August 14, 1986 between Mark R. Vogel, Trustee and the City of Bowie, Maryland and recorded among the aforesaid Land Records in Liber 6414, folio 515, as amended by Amendment to the Agreement dated April 16, 1988 and recorded among the aforesaid Land Records in Liber 6780, folio 301 (Non-plottable Agreement pertaining to the Bowtie New Town Center development and the Comprehensive Plan).
  - Covenants, restrictions, easements, charges and liens established by Amended and Restatement of Declaration of Covenants dated February 27, 1987 by the Bowtie New Town Center Architectural Review Committee, Inc. and recorded among the aforesaid Land Records in Liber 6564, folio 346, as affected by the following:
    - Amendment to Declaration of Covenants dated June 24, 1987 and recorded among the aforesaid Land Records in Liber 6692, folio 16.
    - Corrective Declaration dated November 1, 1987 and recorded among the aforesaid Land Records in Liber 6893, folio 60, and
    - Reaffirmation, Correction and Clarification to Declaration of Covenants dated July 30, 1986 by RBM-Bowie New Town Limited Partnership and recorded among the aforesaid Land Records in Liber 10425, folio 512. (Non-plottable Agreement pertaining to Bowtie New Town Center development).
  - Agreement dated February 13, 1987 between Mark R. Vogel, Trustee and City of Bowie, Maryland and recorded among the aforesaid Land Records in Liber 6611, folio 611, as amended by First Amendment to Road Agreement dated May 19, 2002 and recorded among the aforesaid Land Records in Liber 19144, folio 544. (Non-plottable Agreement pertaining to the Bowtie New Town Center development and the Comprehensive Plan).
  - Maintenance Agreement dated August 24, 2000 between Bowie Mall Associates and the City of Bowie and recorded among the aforesaid Land Records in Liber 14021, folio 212. (Non-plottable Agreement pertaining to storm drain facilities).
  - Right of Way granted to Washington Suburban Sanitary Commission by Agreement dated November 3, 2000 from Bowie Mall Associates and recorded among the aforesaid Land Records in Liber 14163, folio 518. (SHOWN HEREON).
  - Right of Way granted to Baltimore Gas and Electric Company by Agreement dated March 15, 2001 from Bowie Mall Company, LLC and Safeway, Inc. and recorded among the aforesaid Land Records in Liber 14444, folio 314. (SHOWN HEREON).

- Assessment Agreement dated April 21, 2001 between Bowie Mall Company, LLC, Safeway, Inc. and Washington Suburban Sanitary Commission and recorded among the aforesaid Land Records in Liber 14631, folio 709. (Non-plottable Agreement pertaining to water and sewer assessments).
- Agreement dated May 24, 2003 between Shoppes at Bowtie Town Center LLC and Washington Suburban Sanitary Commission and recorded among the aforesaid Land Records in Liber 17851, folio 631. (Non-plottable Agreement pertaining to Plumbing Regulations).
- Maintenance Agreement dated September 5, 2003 between The Shoppes at Bowtie Town Center and the City of Bowie, Maryland and recorded among the aforesaid Land Records in Liber 19172, folio 500. (Non-plottable Agreement pertaining to the stormwater management system).
- Terms, conditions, easements, setbacks, notes and restrictions contained in the following:
  - Plat entitled "Plat One a Road Dedication for Realigned Evergreen Parkway, BOWTIE TOWN CENTER" and recorded among the aforesaid Land Records in Plat Book 140, Page 42; (SHOWN HEREON)
  - Plat entitled "Plat Five Lots 9 through 11 and Outlots 1 and 2 BOWTIE TOWN CENTER" and recorded among the aforesaid Land Records in Plat Book 140, page 46; (SHOWN HEREON)
  - Plat entitled "Plat of Correction Plat Five Lots 9 through 11 and Outlots 1 and 2 Plat Book VJ 190 at Plat No. 46 BOWTIE TOWN CENTER" and recorded among the aforesaid Land Records in Plat Book 143, page 1; (SHOWN HEREON)
  - Plat entitled "Plat of Resubdivision Plat Six BOWTIE NEW TOWN CENTER Lot 12 and Parcel 'Y'" (a Resubdivision of Lot 9 Plat Book REP 143-01; Parcel 'Y', Plat Book VJ 171-100 and Vacation Petition V-02004) and recorded among the aforesaid Land Records in Plat Book 146, page 62; (SHOWN HEREON) and
  - Plat entitled "Plat of Resubdivision Plat Seven BOWTIE NEW TOWN CENTER Lot 13 (a Resubdivision of Lot 10, Plat Book REP 143-01; and Vacation Petition V-02004) and recorded among the aforesaid Land Records in Plat Book 144, page 63. (SHOWN HEREON)



**MORRIS & RITCHIE ASSOCIATES, INC.**  
ENGINEERS, PLANNERS, SURVEYORS AND LANDSCAPE ARCHITECTS

14230 PARK CENTER DRIVE, SUITE A  
LAUREL, MARYLAND 20701  
(410) 742-4742  
FAX (410) 742-1945

**ALTA/NSPS Land Title Survey**  
**LOT II & "BOWTIE TOWN CENTER"**  
**LOTS 12 & 13 "BOWTIE NEW TOWN CENTER"**  
3801, 3901 & 3951 EVERGREEN PARKWAY  
Queen Anne (7th) Election District - Prince George's County, Maryland

DATE	REVISIONS	JOB NO.	12217x08
		SCALE:	1" = 30'
		DATE:	11/30/2011
		DRAWN BY:	DDA
		DESIGN BY:	
		REVIEW BY:	KLE
		SHEET:	1 OF 1