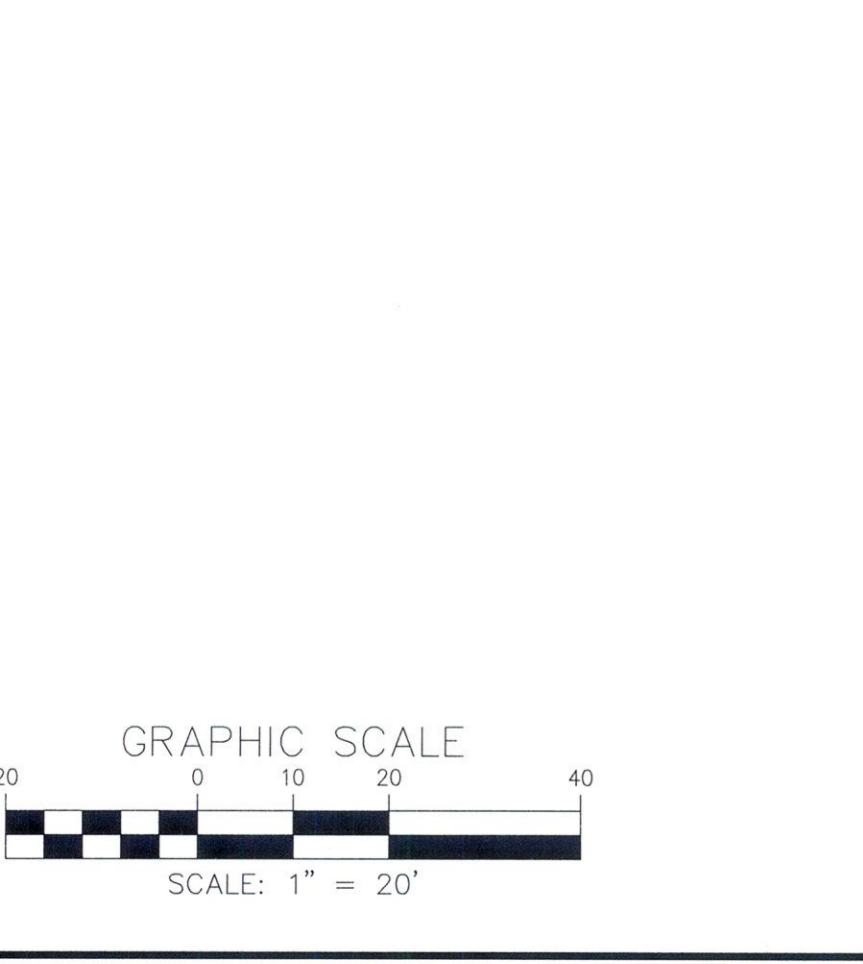
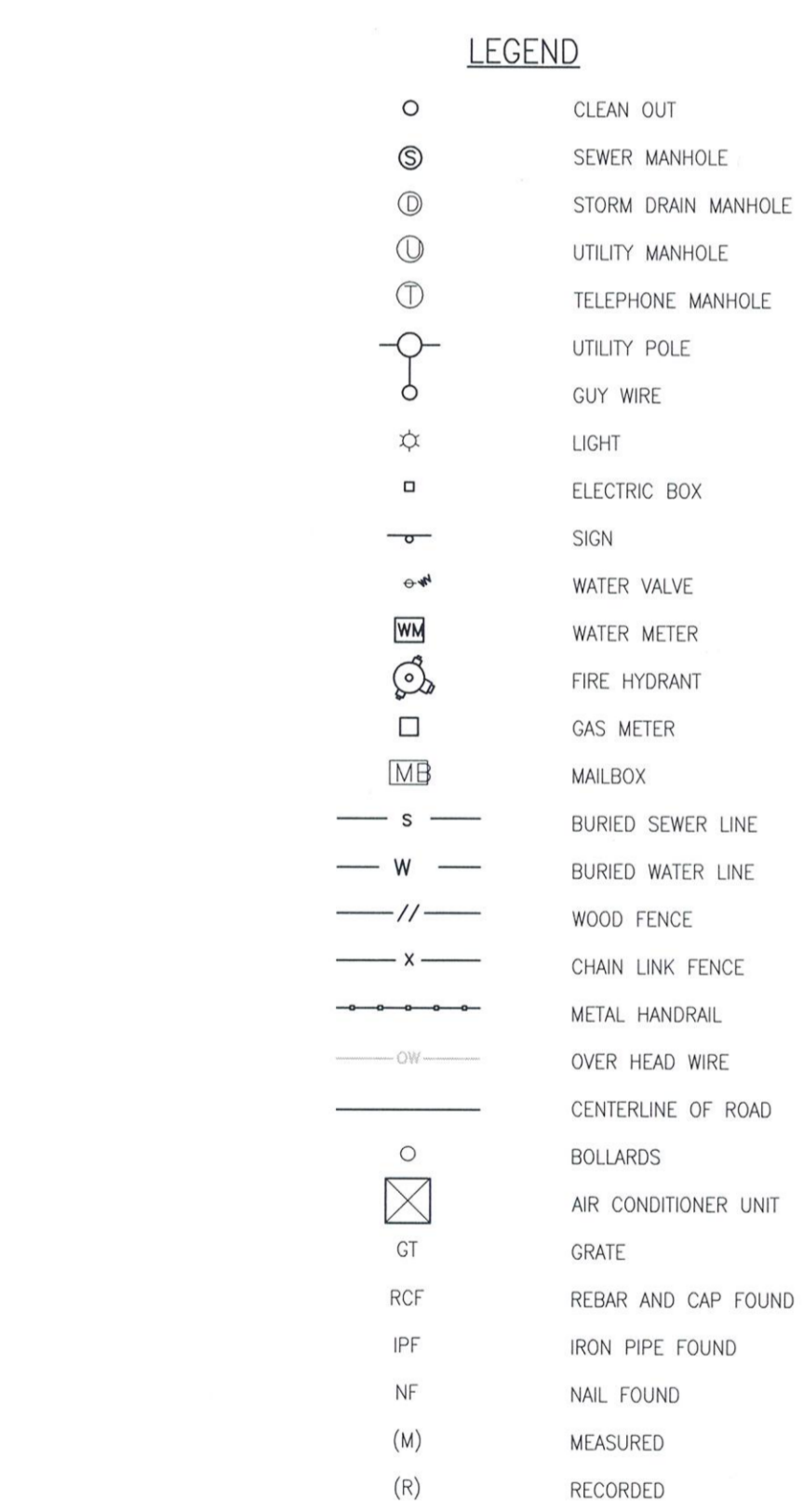


SCALE: 1" = 20'  
 MONTGOMERY COUNTY COORDINATE SYSTEM (2011) DATUM  
 (VARIABLE WIDTH PUBLIC R/W)  
 (44' PAVEMENT WIDTH)



**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.

- NOTES:**
- FOR THE PURPOSES OF ASSESSMENT AND TAXATION, THE SUBJECT PROPERTY IS IDENTIFIED AS LOT 22, BLOCK 11, SPRING LAKE PARK, AS SHOWN ON TAX MAP GQ63 FOR MONTGOMERY COUNTY, MARYLAND, WHOSE TAX ID NO. IS 01989943, WITH A STREET ADDRESS OF 12450 PARKLAWN DRIVE. ALSO IDENTIFIED AS LOT 1 & 2, BLOCK 11, SPRING LAKE PARK, AS SHOWN ON TAX MAP GQ63 FOR MONTGOMERY COUNTY, MARYLAND, WHOSE TAX ID NO. ARE 00080661 & 00080672, WITH A STREET ADDRESS OF 5701 WICOMICO AVENUE.
  - SEE SIMPLE TITLE APPEARS TO BE VESTED IN WIPARK, LLC BY VIRTUE OF A DEED FROM AGAR LIMITED PARTNERSHIP, DATED MAY 26, 2011 AND RECORDED AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND IN LIBER 41678 AT FOLIO 001.
  - SEE SIMPLE TITLE APPEARS TO BE VESTED IN HAIR EXPRESSIONS ACADEMY, INC. BY VIRTUE OF A DEED FROM HELEN K. BARBEE AND MICHAEL F. BARBEE, ALSO KNOWN AS MICHAEL FREDERICK BARBEE, DATED FEBRUARY 15, 2005 AND RECORDED AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND IN LIBER 2954 AT FOLIO 272.
  - THE SUBJECT PROPERTY LIES WITHIN FLOOD ZONE X- AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN AS SHOWN ON THE FEMA FLOOD INSURANCE RATE MAP FOR MONTGOMERY COUNTY, MARYLAND, MAP NO. 2403100361D, EFFECTIVE DATE 9/29/2006.
  - THE TOTAL NUMBER OF REGULAR STRIPED PARKING SPACES ASSOCIATED WITH THE SUBJECT PROPERTY IS 70, OF WHICH 2 SPACES ARE DEDICATED FOR DISABLED PARKING.
  - THE FIELDWORK FOR THIS SURVEY WAS STARTED ON 5/11/2018, WITH THE LAST DATE OF FIELDWORK BEING 5/24/2018.
  - ACCORDING TO MDMP, THE SUBJECT PROPERTY IS ZONED R4.
  - THE TOTAL AREA OF THE SUBJECT PROPERTY IS 41,806 SQUARE FEET OR 0.9597 ACRES OF LAND. LOT 1, BLK 11 BEING 4,800 SQUARE FEET OR 0.1102 ACRES OF LAND. LOT 2, BLK 11 BEING 4,800 SQUARE FEET OR 0.1102 ACRES OF LAND. LOT 22, BLK 11 BEING 32,206 SQUARE FEET OR 0.7393 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 KINETOPS AND THEIR VIRTUAL REFERENCE STATION SYSTEM. THE AVERAGE SCALE FACTOR FOR THE SUBJECT PROPERTY IS 0.99995507. THE AVERAGE PROPERTY ELEVATION BASED UPON NAVD83 VERTICAL DATUM IS 366 FEET, FOR AN ELEVATION FACTOR OF 0.99998726. THE COMBINED FACTOR FOR THE SUBJECT PROPERTY IS 0.99994233. ALL BEARINGS AND DISTANCES SHOWN ARE BASED ON GRID COORDINATES.
  - BEARINGS SHOWN HEREON ARE SUBJECT TO A 5'58"11" COUNTERCLOCKWISE ROTATION FROM PLAT MERIDIAN INTO MARYLAND COORDINATE SYSTEM NAD83 (2011) DATUM.
  - 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').
  - THERE IS NO OBSERVED EVIDENCE OF CURRENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS. THERE ARE NO PROPOSED CHANGES IN STREET RIGHT-OF-WAY LINES BASED UPON AVAILABLE INFORMATION FROM CONTROLLING JURISDICTIONS. THERE IS NO OBSERVED EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS.
  - 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.
  - THE FOLLOWING EXCEPTIONS AS THEY APPEAR IN THE OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY COMMITMENT FOR TITLE INSURANCE, COUNTERSIGNED BY GILL SIPPEL & GALLAGHER DATED MARCH 31, 2018, BURDEN/BENEFIT THE SUBJECT PROPERTY AND ARE SHOWN HEREON:
    - RIGHTS OF WAY TO MONTGOMERY COUNTY RECORDED IN LIBER 3574 AT FOLIO 468 AND LIBER 579 AT FOLIO 452.

- THE FOLLOWING EXCEPTION(S) AS THEY APPEAR IN THE AFORESAID COMMITMENT FOR TITLE INSURANCE BURDEN/BENEFIT THE SUBJECT PROPERTY, BUT ARE NON-GRAPHIC IN NATURE:
- REFERENCE TO - MINIMUM BUILDING RESTRICTION LINE PER OWNER'S DEDICATION - BUT NOT SPECIFICALLY ENUMERATED.
  - DECLARATION OF PARKING SPACE EASEMENT IN LIBER 18141 AT FOLIO 672 (BURDENS LOT 2, FOR THE BENEFIT OF LOT 1)
- THE FOLLOWING EXCEPTION(S) AS THEY APPEAR IN THE AFORESAID COMMITMENT FOR TITLE INSURANCE DO NOT BURDEN/BENEFIT THE SUBJECT PROPERTY:
- FIVE FOOT TEMPORARY SLOPE EASEMENT PER OWNERS DEDICATION.
  - NOTES PER PLAT BOOK 110 AT PLAT 12813.
  - RIGHTS OF WAY TO MONTGOMERY COUNTY RECORDED IN LIBER 3937 AT FOLIO 477 AND LIBER 3937 AT FOLIO 480.
  - COVENANTS RECORDED IN LIBER 5219 AT FOLIO 346

**LEGAL DESCRIPTION:**

**WIPARK, LLC PROPERTY**

LOT NUMBERED 22 IN BLOCK NUMBERED 11 IN THE SUBDIVISION KNOWN AS "SPRING LAKE PARK", AS PER PLAT THEREOF RECORDED IN PLAT BOOK 110 AT PLAT NUMBERED 12813 AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND.

PROPERTY ADDRESS: 12450 PARKLAWN DRIVE, ROCKVILLE, MD 20852

TAX ID#: 4-7-1969943

**HAIR EXPRESSIONS ACADEMY, INC. PROPERTY**

LOTS NUMBERED ONE (1) AND TWO (2), IN BLOCK NUMBERED ELEVEN (11) IN THE RESUBDIVISION KNOWN AS "SPRING LAKE PARK", AS PER PLAT OF SAID SUBDIVISION RECORDED IN PLAT BOOK B AT PLAT 3, ONE OF THE LAND RECORDS FOR MONTGOMERY COUNTY, MARYLAND.

PROPERTY ADDRESS: 5701 WICOMICO AVENUE, ROCKVILLE, MD 20852

TAX ID#: 4-7-80661 (LOT 1); 4-7-80672 (LOT 2)

**SURVEYOR'S CERTIFICATE:**

TO 9604 COLLEGE PARK, LLC, WIPARK, LLC PROPERTY, HAIR EXPRESSIONS ACADEMY, INC., OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, AND GILL SIPPEL & GALLAGHER:

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 ARCHITECTS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 2, 3, 4, 6(A), 7(A), 8, 9, 13, 14 OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED ON 05/24/2018.

DATE OF PLAT OR MAP: 05/29/2018

*Charles P. Johnson*  
 CHARLES P. JOHNSON  
 PROFESSIONAL LAND SURVEYOR  
 MD LIC. # 21072 EXP. 02/08/2019



**ALTA/NSPS LAND TITLE SURVEY**  
 12450 PARKLAWN DR, LOT 22 BLK 11  
 5701 WICOMICO AVE., LOT 1 & 2 BLK 11  
 ROCKVILLE, MARYLAND  
 TAX MAP GQ63  
**SPRING LAKE PARK**  
 ROCKVILLE (4th) ELECTION DISTRICT  
 MONTGOMERY COUNTY, MARYLAND

**CPJ Associates**  
 Charles P. Johnson & Associates, Inc.  
 Civil and Environmental Engineers • Planners • Landscape Architects • Surveyors  
 1751 Elton Rd., Ste. 300 Silver Spring, MD 20903 301-434-7000 Fax: 301-434-9394  
 www.cpja.com • Silver Spring, MD • Gaithersburg, MD • Annapolis, MD • College Park, MD • Frederick, MD • Fairfax, VA

CLIENT: GILL, SIPPEL & GALLAGHER THE B & O RAILROAD STATION 98 CHURCH STREET ROCKVILLE, MD 20850	TAX MAP/WSSC	SITE PLAN NO.
ATTN: MR. THOMAS SIPPEL	DESIGN SWJ DRAFT WLP	SHEET 1 OF 1
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UPDATES/REVISIONS :