

LEGEND

REVISIONS

COMMENT	DRAWN BY CHECKED BY
COMMENTS FROM MNCPPC	SK
	CR
COMMENTS FROM MNCPPC	HS
	CR
COMMENTS FROM MNCPPC	HS
	CR



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PROJECT No.:	MDB230082.00
DRAWN BY:	HS
CHECKED BY:	AW
DATE:	02/02/2024
CAD I.D.:	EXDM

PROJECT:

FOR :

PROPOSED
DEVELOPMENT

2501 & 2405 CRAIN HIGHWAY
BOWIE, MD 20716
PRINCE GEORGE'S COUNTY

THE FOLLOWING EXCEPTIONS AFFECT PARCEL TWO:

- UTILITY EASEMENT TO CONSOLIDATED GAS RECORDED AT LIBER 559, FOLIO 185 AND LIBER 560, FOLIO 104; **MAY AFFECT PARCEL TWO, VAGUE AND INSUFFICIENT INFORMATION IN THE RECORD DOCUMENT, THERE ARE NO POLE LINES RUNNING ALONG THE EASTERN SIDE OF THE ORIGINAL CROWN HIGHWAY.**
- STATE ROAD COMMISSIONS BY INQUIRY RECORDED IN LIBER 2228, FOLIO 74, SHOWN ON STATE HIGHWAY PLAT 19195; **AFFECT TITLE PARCEL TWO, EASEMENTS AND LIMITS OF DENIAL OF VEHICULAR ACCESS ARE SHOWN.**
- RIGHT OF WAY TO BALTIMORE GAS & ELECTRIC RECORDED IN LIBER 2398, FOLIO 236; **NOT AFFECT TITLE PARCEL TWO, THERE ARE NO POLE LINES RUNNING ALONG THE EASTERN SIDE OF THE ORIGINAL CROWN HIGHWAY.**

THE FOLLOWING EXCEPTIONS AFFECT PARCEL TWO

12. THIS REALTY OF WAY DATED DECEMBER 5, 2006, MADE BY AND BETWEEN BOWIE 2501 RICHLY LLC, OWNER, A MARYLAND LIMITED LIABILITY COMPANY AND WASHINGTON SUBURBAN SANITARY COMMISSION, A MARYLAND PUBLIC CORPORATION, AND RECORDED ON SEPTEMBER 25, 2007 AMONG THE LAND RECORDS OF PRINCE GEORGE'S COUNTY, MARYLAND IN LIBER 28710, FOLIO 120; **AFFECT TITLE PARCEL TWO, EASEMENT IS SHOWN.**

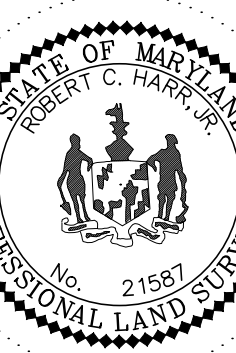
13. ANY FACTS, RIGHTS, INTERESTS OR CLAIMS THAT MAY EXIST OR ARISE BY REASON OF THE FOLLOWING MATTERS DISCLOSED BY AN ALTA/ACSM SURVEY MADE BY JOYCE ENGINEERING CORPORATION ON AUGUST 25, 2015, LAST REVISED NOVEMBER 20, 2015, DESIGNATED JOB NUMBER 015041:

3 SECTIONS OF METAL GUARD RAILS CROSS THE SOUTHERLY BOUNDARY LINE BY UNDISCLOSED DISTANCES ONTO THE SUBJECT PROPERTY.

SEE CURRENT SURVEY

16701 MELFORD BLVD , SUITE 430
BOWIE, MARYLAND 20715

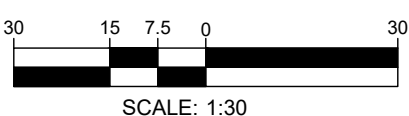
Phone: (301) 809-4500
Fax: (301) 809-4501
MD@BohlerEng.com



SHEET NUMBER

C-201

REVISION 3 - 3/17/25



LEGEND

AnB

AfB

1. THE SUBJECT PROPERTY IS THE LANDS OF WHITRO BOWIE #1, LLC AS RECORDED IN LAND 37712 FOLIO 590, AMONG THE LAND RECORDS OF PRINCE GEORGE'S COUNTY, MARYLAND AND SHOWN ON TAX MAP 63 AS PARCEL 33.
2. AREA = 75.357 SQUARE FEET OR 1.730 ACRES (RECORDED)
75.583 SQUARE FEET OR 1.730 ACRES (MEASURED)
3. LOCATION OF ALL UNDERGROUND UTILITIES ARE APPROXIMATE. ALL LOCATIONS AND SIZES BASED ON RECORDS, FIELD SURVEY, AND AROUND STRUCTURES THAT WERE VISIBLE & ACCESSIBLE. THE FIELD, AND MAPS AS LISTED IN THE REFERENCES AVAILABLE AT THE TIME OF THE SURVEY, ABOVE-AS-BUILT PLANS AND UTILITY MARK OUT DOES NOT ENSURE MAPPING OF ALL UNDERGROUND UTILITIES AND STRUCTURES. BEFORE ANY EXCAVATION IS TO BEGIN, ALL UNDERGROUND UTILITIES SHOULD BE VERIFIED AS TO THEIR LOCATION, SIZE AND TYPE BY THE PROPER UTILITY COMPANIES.
4. APPROXIMATE LOCATION OF UNDERGROUND UTILITIES ARE SHOWN PER PRIVATE UTILITY MARKOUT PERFORMED BY INSIGHT, LLC ON NOVEMBER 03, 2023 AND FIELD LOCATED WITH CONVENTIONAL METHODS UNLESS OTHERWISE NOTED.
5. THIS SURVEY WAS PERFORMED IN THE FIELD ON JANUARY 03, 2024 UTILIZING THE REFERENCE DOCUMENTS AS LISTED HEREON AND DEPICTS BUILDINGS, STRUCTURES AND OTHER IMPROVEMENTS.
ELEVATIONS ARE BASED ON NGVD29 DATUM AND CONVERTED FROM GPS OBSERVATIONS. NAVD83 IS TIED INTO WSSC MONUMENT #5040 WITH A PUBLISHED ELEVATION OF 112.116 FEET (NGVD29).
6. THE PROPERTY IS LOCATED IN OTHER AREAS ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) PER MAP ENTITLED "FIRM, FLOOD INSURANCE RATE MAP, PRINCE GEORGE'S COUNTY, MARYLAND AND INCORPORATED AREAS, PANEL 190 OF 466", MAP NUMBER 240330190E, WITH AN EFFECTIVE DATE OF OCTOBER 16, 2019.
7. THE UNDERSIGNED WAS IN RESPONSIBLE CHARGE OVER THE PREPARATION OF THIS SURVEY AND THE SURVEYING WORK REFLECTED IN IT, ALL IN COMPLIANCE WITH REQUIREMENTS SET FORTH IN "COMAR" SECTION 09.10.06.12.

THIS SURVEY IS PREPARED WITH REFERENCE TO AM OWNER'S POLICY OF TITLE INSURANCE PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY POLICY NO. 5011400-NC8742849 AND RECORD DECEMBER 24, 2015 IN LIBER 37712, FOLIO 648. HAS REVIEWED THE FOLLOWING SURVEY RELATED EXCEPTIONS IN SCHEDULE B. EXCEPTIONS FROM COVERAGE:

3. A DEED OF TRUST TO SECURE AN INDEBTMENT IN THE ORIGINAL PRINCIPAL AMOUNT OF \$2,235,500.00 RECORDED DECEMBER 24, 2015 AS DOCUMENT NO. LIBER 37712, FOLIO 608 OF OFFICIAL RECORDS.

DATE: DECEMBER 4, 2015
TRUSTOR: WHITRO BOWIE #1, LLC, A MARYLAND LIMITED LIABILITY COMPANY
TRUSTEE: BRIAN FRANK AND K. ROGER CLORE
BENEFICIARY: SUNTRUST BANK

AFFECTS TITLE PARCELS ONE AND TWO, NOT PLOTTABLE, NOT SURVEY RELATED.

4. ASSIGNMENT OF LEASES AND RENTS BY AND BETWEEN WHITRO BOWIE #1, LLC, A MARYLAND LIMITED LIABILITY COMPANY AND SUNTRUST BANK. DATED DECEMBER 4, 2015 AND RECORDED DECEMBER 24, 2015 IN LIBER 37712, FOLIO 648. **AFFECTS TITLE PARCELS ONE AND TWO, NOT PLOTTABLE, NOT SURVEY RELATED.**

5. INSTRUMENT DATED APRIL 23, 1937 MADE BY AND BETWEEN JOHN L. INGALLS AND CONSOLIDATED GAS ELECTRIC LIGHT AND POWER COMPANY OF BALTIMORE, AND RECORDED APRIL 29, 1937, AMONG THE LAND RECORDS OF PRINCE GEORGE'S COUNTY, MARYLAND IN LIBER 471, FOLIO 233; **MAY AFFECT PARCEL ONE AND PARCEL TWO, VAGUE AND INSUFFICIENT INFORMATION IN THE RECORD DOCUMENT, THERE ARE NO POLE LINES RUNNING ALONG THE EASTERN SIDE OF THE ORIGINAL CRAIN HIGHWAY.**

6. DEED DATED AUGUST 14, 1957 MADE BY AND AMONG JOHN L. INGALLS, UNMARRIED, P.H. MOORE AND STATE ROADS COMMISSION OF MARYLAND, ACTING FOR AND ON BEHALF OF THE STATE OF MARYLAND, AND RECORDED AUGUST 22, 1957, AMONG THE LAND RECORDS OF PRINCE GEORGE'S COUNTY, MARYLAND IN LIBER 2135, FOLIO 401: SEE SRC PLATS 17158 & 17159; **DOES NOT AFFECT TITLE PARCEL ONE, AFFECTS THE LAND TO THE EAST ACROSS CRAIN HIGHWAY NORTH BOUND AND THE WEST ACROSS CRAIN HIGHWAY SOUTHBOUND.**

ANY FACTS, RIGHTS, INTERESTS OR CLAIMS THAT MAY EXIST OR ARISE BY REASON OF THE FOLLOWING MATTERS DISCLOSED BY AN ALTA/ACSM SURVEY MADE BY JOYCE ENGINEERING CORPORATION ON AUGUST 2015, LAST REVISED NOVEMBER 20, 2015, DESIGNATED JOB NUMBER 015041:

(A) SIX FOOT CHAIN LINK FENCE ACROSS THE NORTH-WESTERLY SUBJECT PROPERTY BOUNDARY; OWNERSHIP UNKNOWN;

(B) SIX FOOT CHAIN LINK FENCE ACROSS THE SOUTHEASTERLY SUBJECT BOUNDARY AT TWO LOCATIONS; OWNERSHIP UNKNOWN;

(C) A DITCH AND A WOOD PILE LOCATED AT AN UNDETERMINED DISTANCE NORTH OF THE NORTHWESTERLY SUBJECT BOUNDARY WITHIN THE CROSS-OVER RIGHT-OF-WAY; OWNERSHIP UNKNOWN;

(D) OVERHEAD WIRE, GUY WIRES AND UTILITY POLE, LOCATED IN THE NORTHWESTERLY SUBJECT PROPERTY BOUNDARY AND EXTENDING ALONG THE PROPERTY AND EXTENDING OVER THE NORTHEASTERLY SUBJECT BOUNDARY INTO THE U.S. ROUTE 301 - CRAIN HIGHWAY NORTHBOUND RIGHT-OF-WAY WITHOUT PROVIDING ADDITIONAL BENEFIT TO THE SUBJECT PROPERTY AND WITHOUT BENEFIT OF KNOWN EASEMENT;

(E) OVERHEAD WIRE, GUY WIRES AND UTILITY POLE, LOCATED IN THE NORTHWESTERLY SUBJECT PROPERTY WITHOUT BENEFITING THE PROPERTY AND WITHOUT BENEFIT OF KNOWN EASEMENT;

(F) "GRAVEL PAVEMENT" DRIVEWAY SURFACE IS DESIGNATED TO GO THROUGH THE DRIVEWAY PORTION OF THE VEHICULAR ACCESS PORTION BARNER SECTION OF THE NORTHWESTERLY AND NORTHEASTERLY SUBJECT PROPERTY BOUNDARIES; SURFACE CONTINUES TO THE CROSS-OVER RIGHT-OF-WAY.

SEE CURRENT SURVEY

REVISIONS



FOR CONCEPT
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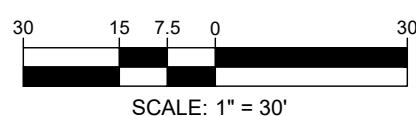
FOR :

PROPOSED
DEVELOPMENT**BOHLER //**

SHEET NUMBER

C-202

REVISION 3 - 3/17/25



BOHLER

THE

SITE CIVIL AND CONSULTING ENGINEERING

LAND SURVEYING
 PROJECT MANAGEMENT
 LANDSCAPE ARCHITECTURE
 SUSTAINABLE DESIGN
 PERMITTING SERVICES
 TRANSPORTATION SERVICES

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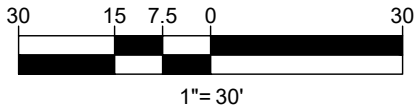
_____ FOR _____

PROPOSED
DEVELOPMENT

2501 & 2405 CRAIN HIGHWAY
BOWIE, MD 20716
PRINCE GEORGE'S COUNTY

SHEET NUMBER: _____

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PROJECT:

FOR —

BOHLER //

A circular professional seal for Robert C. Hare, Jr., a Professional Land Surveyor in the State of Maryland. The seal features a central shield with a ship, flanked by two figures. The text around the border reads "STATE OF MARYLAND" at the top, "ROBERT C. HARE, JR." below it, and "PROFESSIONAL LAND SURVEYOR" at the bottom. The number "No. 21587" is inscribed at the bottom center.

SHEET TITLE:

SHEET NUMBER

C-302

REVISION 3 - 3/17/25