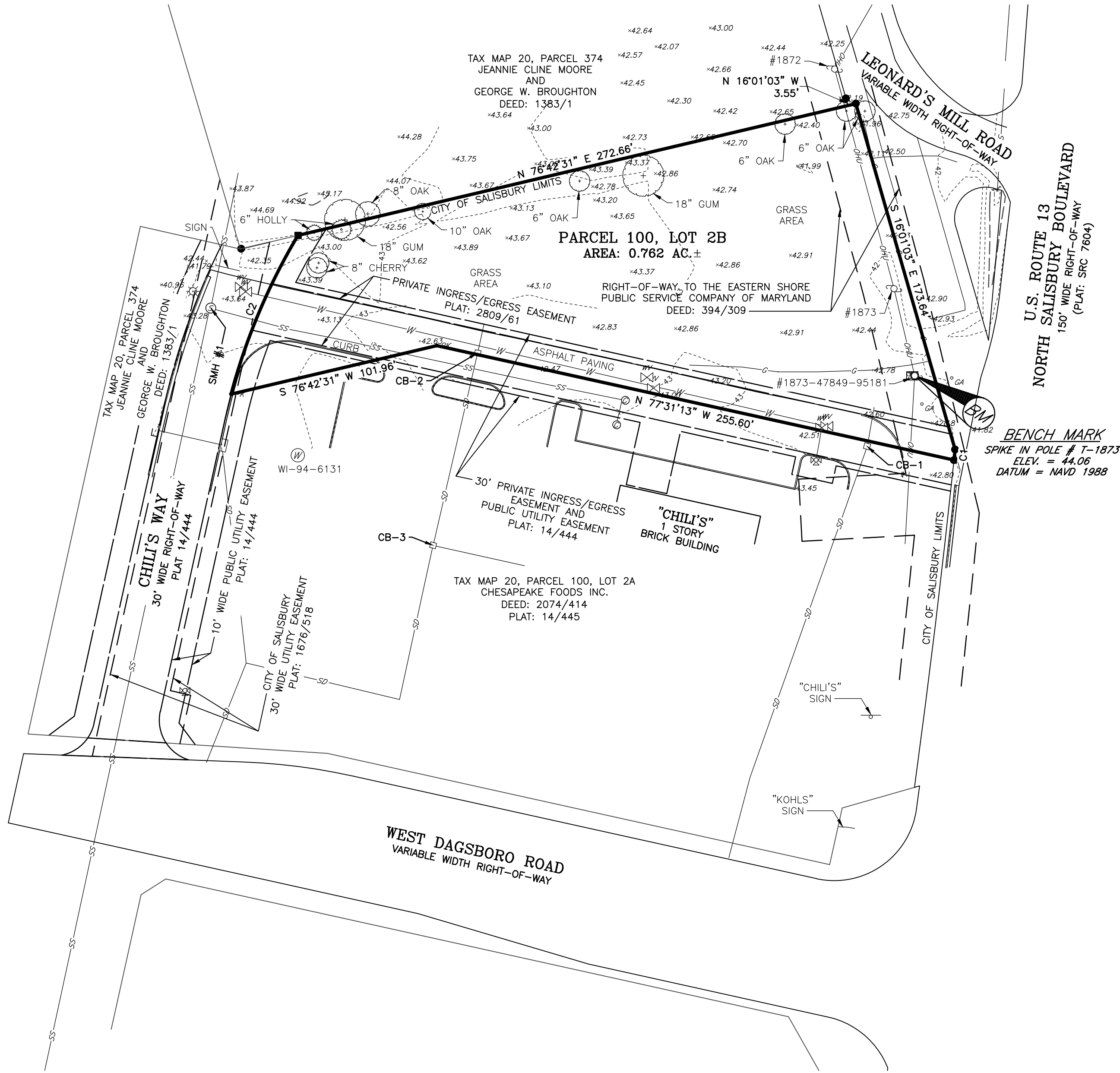


PROPERTY BOUNDARY CURVE TABLE					
CURVE	RADIUS	ARC LENGTH	TANGENT	CHD. BEARING	CHD. LENGTH
C1	5616.58'	5.10'	2.55'	S 05°56'00" W	5.10'
C2	300.00'	83.39'	41.96'	N 22°50'45" E	83.12'

EXISTING SANITARY STRUCTURE TABLE				
STRUCTURE	RIM ELEV (FT)	INV IN (FT)	INV OUT (FT)	NOTES
SMH-1	43.43	35.07 (N) 35.19 (E)	35.31 (S)	

EXISTING STORMDRAIN STRUCTURE TABLE				
STRUCTURE	RIM ELEV (FT)	INV IN (FT)	INV OUT (FT)	NOTES
CB-1	42.05	39.75 (S)	39.71 (N)	
CB-2	42.27	39.76 (S)	39.61 (N)	
CB-3	42.12	39.61 (S) 39.62 (E)	39.42 (N)	



TAX MAP 20, PARCEL 100, LOT 2B  
PROPERTY OWNER: PEARL PLAZA OF SALISBURY, LLC  
PROPERTY ADDRESS: NORTH SALISBURY BOULEVARD  
SALISBURY, MARYLAND 21801  
DEED REFERENCE: 2809/46  
PLAT REFERENCE: 14/444

SITE NOTES

ZONING CLASSIFICATION: S-GC (GENERAL COMMERCIAL)  
SETBACKS:  
FRONT- 25'  
SIDE- 2' (NOT LESS THAN 20' TOTAL IN ANY COMBINATION)  
REAR- 15'

THE PROPERTY SHOWN HEREON LIES ENTIRELY OUTSIDE OF THE CHESAPEAKE BAY CRITICAL AREA AS SHOWN ON THE DEPARTMENT OF NATURAL RESOURCES CRITICAL AREA MAPS OF 1972.

THE IMPROVEMENTS SHOWN HEREON WERE FIELD LOCATED BY LANE ENGINEERING, LLC ON 01-04-16.

THERE ARE NO BUILDINGS ON THE SURVEYED PROPERTY.

THE DIMENSIONS OF BUILDINGS, STRUCTURES AND SETBACKS WERE MEASURED TO THE NEAREST 0.1 FOOT.

THE UNDERGROUND UTILITIES (SEWER, WATER, ELECTRIC, CABLE TV, COMMUNICATIONS, FIBER OPTICS, ETC.) SHOWN HEREON ARE FROM MARKS IN THE FIELD BY MISS UTILITY LOCATED BY LANE ENGINEERING, LLC ON 01-04-16.

THE ELEVATIONS SHOWN HEREON ARE NAVD 1988 DATUM AS ESTABLISHED BY GPS METHODOLOGY TO CORS STATIONS DEMI (PID DK7741) COMBINED FACTOR: 1.00000337 AND LS09 (NGS CERTIFICATE PENDING)

THE COORDINATES SHOWN HEREON ARE BASED ON THE MARYLAND COORDINATE SYSTEM NAD83 (2011), AS ESTABLISHED BY GPS METHODOLOGY TO CORS STATIONS DEMI (PID DK7741) COMBINED FACTOR: 1.00000337 AND LS09 (NGS CERTIFICATE PENDING). THE DISTANCES SHOWN HEREON ARE GROUND BASED.

FLOOD DATA

THE PROPERTY SHOWN HEREON IS NOT LOCATED IN THE NATIONAL FLOOD INSURANCE PROGRAM (NFIP) SPECIAL FLOOD HAZARD AREA (SFHA) SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD. THE PROPERTY IS MAPPED IN THE "X" FLOOD ZONE(S) AS SHOWN ON THE FEDERAL INSURANCE RATE MAPS FOR COMMUNITY NO. 240080, MAP NO. 24045C0112E FOR WICOMICO COUNTY, MARYLAND. THE 1% ANNUAL CHANCE FLOOD (100-YEAR FLOOD), ALSO KNOWN AS THE BASE FLOOD, IS THE FLOOD THAT HAS A 1% CHANCE OF BEING EQUALLED OR EXCEEDED IN ANY GIVEN YEAR. THE SFHA IS THE AREA SUBJECT TO FLOODING BY THE 1% ANNUAL CHANCE FLOOD. THE SFHA INCLUDES ZONES A, AE, AH, AO, AR, A99, V & VE. THE BASE FLOOD ELEVATION (BFE) IS THE WATER SURFACE ELEVATION OF THE 1% ANNUAL CHANCE FLOOD. FLOOD INSURANCE MAY BE REQUIRED FOR STRUCTURES LOCATED IN THE SPECIAL FLOOD HAZARD AREA.

FLOOD ZONE LEGEND  
ZONES A, AE, AH, AO, AR, A99, V & VE - 1% ANNUAL CHANCE FLOOD  
ZONE X (SHADED) - 0.2% ANNUAL CHANCE FLOOD  
ZONE X - AREA OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD

THE FLOOD DATA SHOWN HEREON IS BASED ON AVAILABLE MAPPED AND/OR DIGITAL INFORMATION AND IS DEPICTED AS DIRECTED AND REQUIRED BY FEDERAL, STATE AND LOCAL REGULATIONS. IT IS SUBJECT TO DATA INACCURACIES AND REGULATORY CHANGE AND SHOULD BE VERIFIED PRIOR TO FINALIZING DEVELOPMENT OR IMPROVEMENT PLANS FOR THE SUBJECT LANDS.

SURVEYOR'S CERTIFICATE

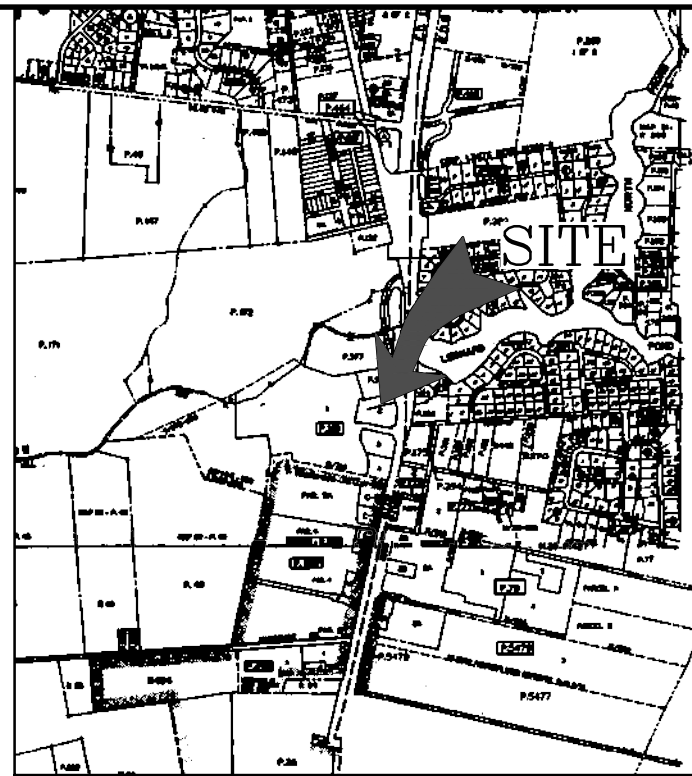
TO: (NAME OF INSURED)

THIS IS TO CERTIFY THAT THIS PLAT AND SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2011 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS \_\_\_\_\_ OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON 01-04-16.

JEFFERSON EWELL HUBBARD  
REGISTERED PROPERTY LINE SURVEYOR  
MARYLAND REGISTRATION No. 363  
LANE ENGINEERING, LLC  
117 BAY STREET  
EASTON, MARYLAND 21601

DATE

I HAVE REVIEWED (NAME) COMPANY COMMITMENT FOR TITLE INSURANCE FILE NO. \_\_\_\_\_ EFFECTIVE DATE \_\_\_\_\_ AND OFFER THE FOLLOWING ITEM BY ITEM COMMENTS ON THE EXCEPTIONS CONTAINED IN SCHEDULE B.



VICINITY MAP

SCALE: 1" = 2000'

LEGEND	
	GAS MAIN
	GUY WIRE ANCHOR
	LAMP POLE
	UTILITY POLE
	OVER HEAD UTILITY LINES
	SANITARY SEWER CLEAN OUT
	SANITARY SEWER MANHOLE
	SANITARY SEWER MAIN
	STORM DRAIN LINE
	TELEPHONE PEDESTAL
	SINGLE POST SIGN
	CONIFEROUS TREE
	DECIDUOUS TREE
	APPROXIMATE TREE LINE
	FIRE HYDRANT
	DRINKING WATER SUPPLY WELL
	WATER VALVE
	WATER MAIN
	IRON ROD FOUND
	PK NAIL SET
	COMPUTED POINT
	CONCRETE MONUMENT FOUND

Lane Engineering, LLC

Established 1986  
Civil Engineers • Land Planning • Land Surveyors



E-mail: general@laneinc.com  
117 Bay St. Easton, MD 21601 (410) 822-8003  
15 Washington St. Cambridge, MD 21613 (410) 221-0818  
354 Pennsylvania Ave. Centreville, MD 21617 (410) 758-2095

NOT VALID FOR CONSTRUCTION  
UNLESS SIGNED AND DATED HERE:

SEAL

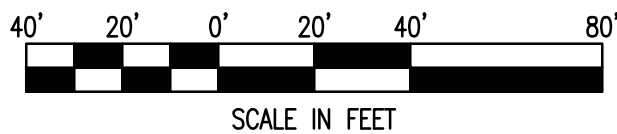
DATE

ALTA/ACSM  
LAND TITLE SURVEY  
ON THE LANDS OF  
PEARL PLAZA OF  
SALISBURY LLC

IN THE CITY OF SALISBURY  
WICOMICO COUNTY, MARYLAND  
TAX MAP 20, GRID 23, PARCEL 100, LOT 2B

ISSUED FOR: CLIENT REVIEW DATE: 01-20-16 JEH

SHEET No. 1 OF 1	DATE: 01-20-16
SCALE: AS NOTED	JOB No. 150388
	FILE No. D055



NAD 83 (2011)  
MD COORDINATE SYSTEM