

LEGEND

EXISTING FEATURES

EXISTING CURB & GUTTER	
EXISTING CONTOUR	
EXISTING PROPERTY LINE	
EXISTING EASEMENT	
EXISTING WATER	
EXISTING SEWER	
EXISTING GAS	
EXISTING STORMDRAIN	
EXISTING ELECTRIC	
EXISTING UTILITY POLE	
EXISTING SEWER MANHOLE	
EXISTING FIRE HYDRANT	
EXISTING WATER VALVE	
EXISTING SPOT ELEVATION	340x2

GENERAL NOTES

- 1) WATER CATEGORY - 1 SEWER CATEGORY - 1
- 2) THE ILLUSTRATED BOUNDARY IS BASED ON A SURVEY CONDUCTED BY JNM ENGINEERING DATED DECEMBER, 2022.
- 3) TWO-FOOT CONTOUR ILLUSTRATED WITHIN THE PROPERTY BOUNDARY ARE BASED ON A SURVEY CONDUCTED BY JNM ENGINEERING DATED NOVEMBER, 2022.
- 4) TOTAL LOT AREA: LOT 9 = 38,900 SQ. FT. (0.89 ACRES)
- 5) PROPERTY SHOWN ON TAX MAP FX43, PARCEL N819, PLAT 12452
- 6) PROPERTY SHOWN ON WSSC 200' SHEET 237 NW 10.
- 7) ONSITE SOILS CONSIST OF 'B', LINGANORE-HYATTSTOWN CHANNERY SILT LOAM (3%-8%)
- 8) FLOOD ZONE 'X' PER CURRENT F.E.M.A. FIRM MAP.
- 9) SITE IS LOCATED IN THE UPPER GREAT SENECA CREEK AND LITTLE BENNETT CREEK WATERSHEDS.
- 10) THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT.
- 11) LOCAL UTILITIES INCLUDE:
WATER & SEWER - WSSC
ELECTRIC - PEPCO
TELEPHONE - VERIZON
GAS - WASHINGTON GAS

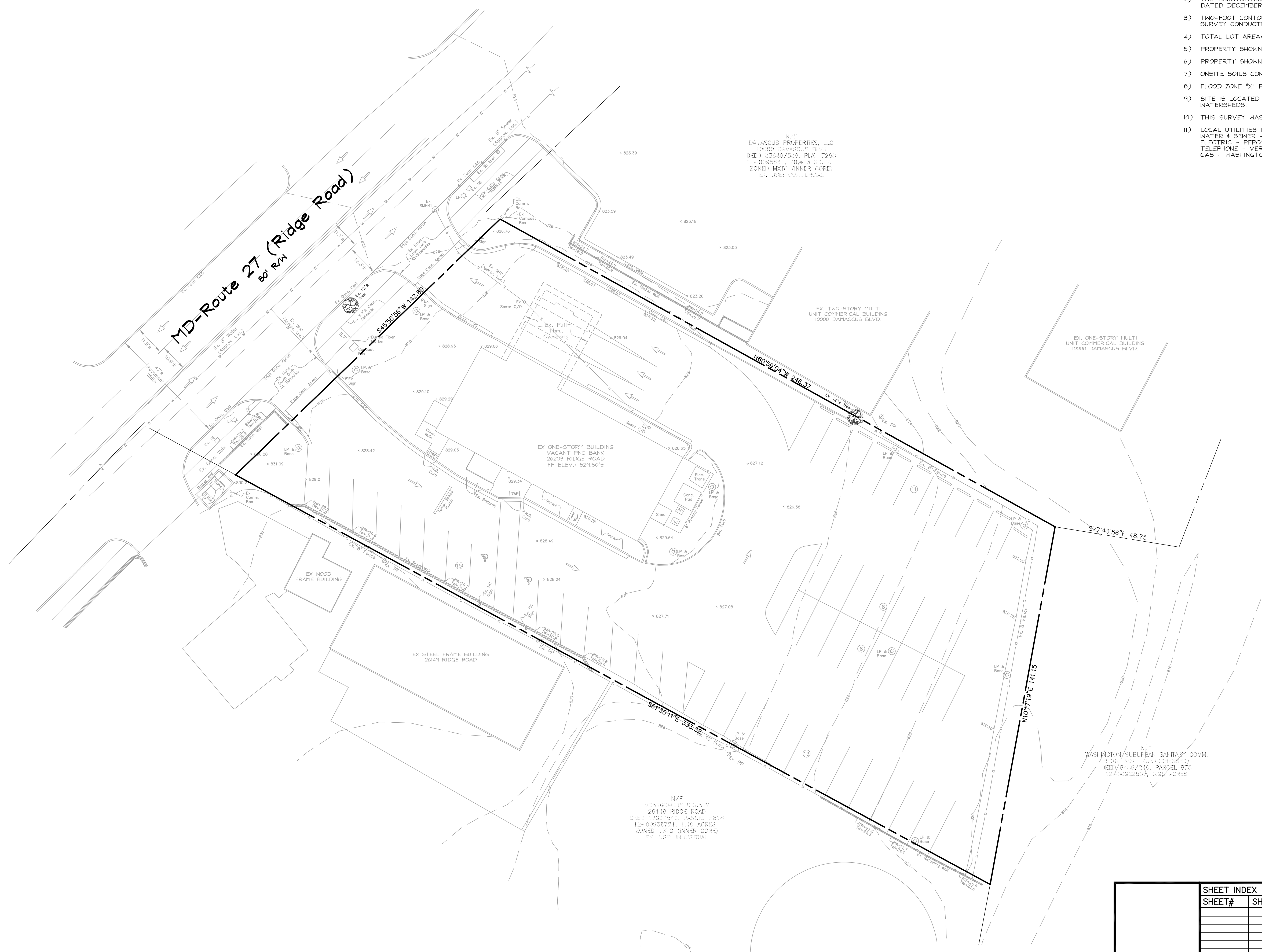


Exhibit 9
OZAH Case No: CU 25-03

SURVEYOR'S CERTIFICATION:
To: Owner/Seller: PNC Bank, National Association
Buyer: 26203 Ridge, LLC (MD Limited Liability Company)
Lender: Prosperity 2, LLC
Underwriter: First American Title Insurance Company

SHEET INDEX	
SHEET#	SHEET TITLE

DATE	BY	REVISION

JNM ENGINEERING, LLC
CIVIL ENGINEERING, SURVEYING, LAND PLANNING,
ENVIRONMENTAL, ARBORICULTURE, LEED PROFESSIONALS
1105 LEAFY HOLLOW CIRCLE, MOUNT AIRY, MD 21771
(301) 514-2808, JNMEENGINEERINGLLC.COM

PROFESSIONAL CERTIFICATION:
I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL SURVEYOR UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 21931, EXPIRATION 12/18/2024.

James Witmer
JAMES WITMER, P.S.
5/30/2023
DATE



CALL "MISS UTILITY" AT 1-800-257-7777
36 HOURS BEFORE THE START OF ANY CONSTRUCTION ACTIVITIES
THE EXCAVATOR MUST NOTIFY ALL PUBLIC UTILITY COMPANIES WITH UNDERGROUND FACILITIES IN THE AREA OF PROPOSED EXCAVATION AND HAVE THOSE FACILITIES LOCATED BY THE UTILITY COMPANIES.

**BOUNDARY & TOPO SURVEY
BASE SHEET**
MONTGOMERY COUNTY
PARCEL A, PLAT 12452, PLAT OF DAMASCUS
26201 RIDGE ROAD
TAX MAP FX43, PARCEL A, ZONING: CRT-1.75,C-1.0, R-0.75
12TH ELECTION DISTRICT, 38,900 SQUARE FEET
DAMASCUS, MONTGOMERY COUNTY, MARYLAND

DATE: MAY, 2023 SCALE: 1"=20' SHEET 1 OF 1