NOTES:

1.) THE SUBJECT PROPERTY IS LOCATED ON TAX ASSESSMENT MAP NO. GQ563 WITH A TAX ACCOUNT NOS. OF 04-00134890 AND IS ZONED C-4 (COMMERCIAL).

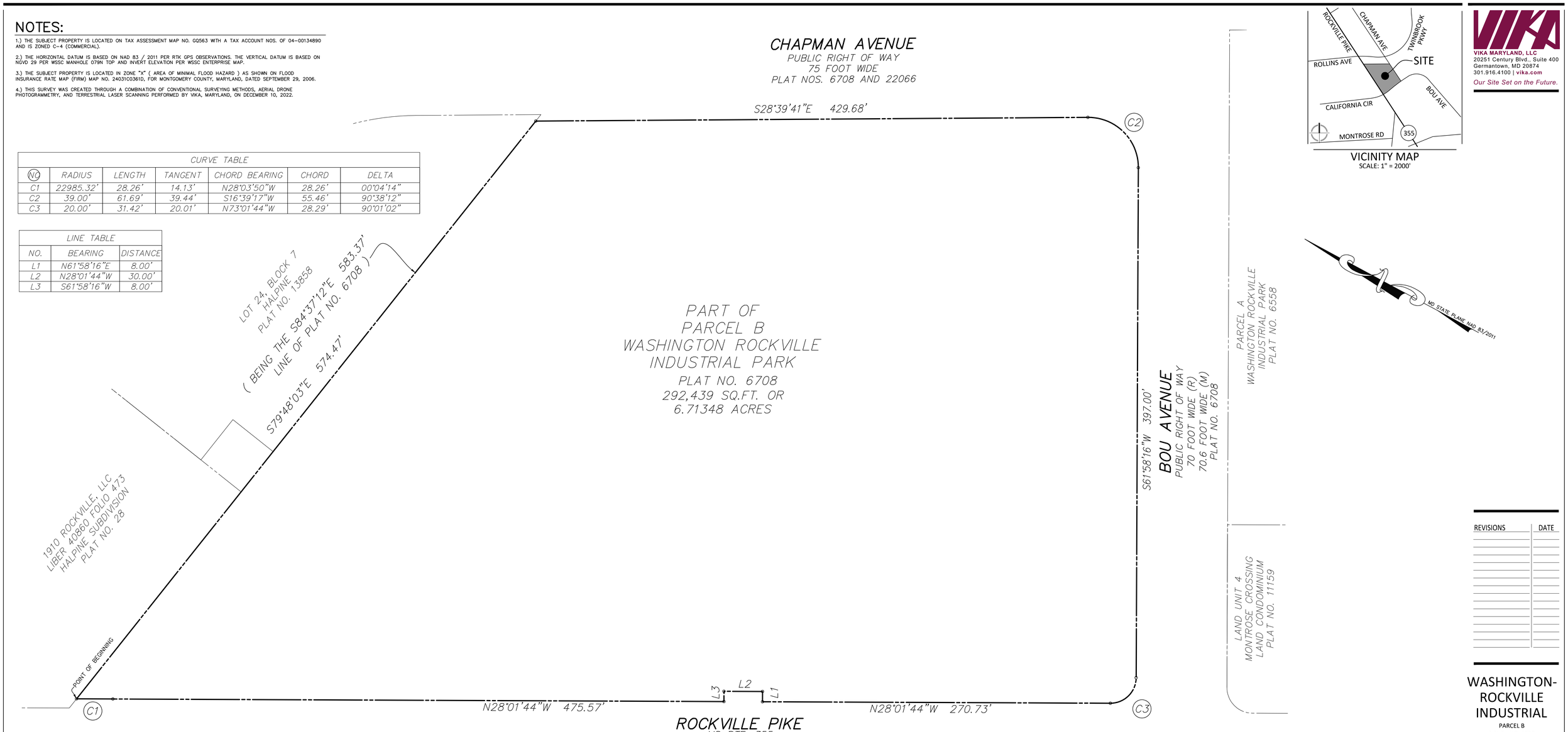
2.) THE HORIZONTAL DATUM IS BASED ON NAD 83 / 2011 PER RTK GPS OBSERVATIONS. THE VERTICAL DATUM IS BASED ON NGVD 29 PER WSSC MANHOLE 079N TOP AND INVERT ELEVATION PER WSSC ENTERPRISE MAP.

3.) THE SUBJECT PROPERTY IS LOCATED IN ZONE "X" (AREA OF MINIMAL FLOOD HAZARD) AS SHOWN ON FLOOD INSURANCE RATE MAP (FIRM) MAP NO. 24031C0361D, FOR MONTGOMERY COUNTY, MARYLAND, DATED SEPTEMBER 29, 2006.

4.) THIS SURVEY WAS CREATED THROUGH A COMBINATION OF CONVENTIONAL SURVEYING METHODS, AERIAL DRONE PHOTOGRAMMETRY, AND TERRESTRIAL LASER SCANNING PERFORMED BY VIKA, MARYLAND, ON DECEMBER 10, 2022.

CURVE TABLE						
NO.	RADIUS	LENGTH	TANGENT	CHORD BEARING	CHORD	DELTA
C1	22985.32'	28.26'	14.13'	N28°03'50"W	28.26'	00°04'14"
C2	39.00'	61.69'	39.44'	S16°39'17"W	55.46'	90°38'12"
C3	20.00'	31.42'	20.01'	N73°01'44"W	28.29'	90°01'02"

LINE TABLE		
NO.	BEARING	DISTANCE
L1	N61°58'16"E	8.00'
L2	N28°01'44"W	30.00'
L3	S61°58'16"W	8.00'



VICINITY MAP
SCALE: 1" = 2000'

LEGAL DESCRIPTION:

DESCRIPTION OF THE PROPERTY OF
PIKE CENTER FEE 1807, LLC
BOOK 66083 PAGE 489
AND
BEING PART OF
PARCEL B
WASHINGTON-ROCKVILLE INDUSTRIAL PARK
PLAT NO. 6708
4TH ELECTION DISTRICT
MONTGOMERY COUNTY, MARYLAND

BEING THE PROPERTY ACQUIRED BY PIKE CENTER FEE 1807, LLC, A DELAWARE LIMITED LIABILITY COMPANY, FROM PIKE CHAPMAN, LLC, A MARYLAND LIMITED LIABILITY COMPANY AND KELLY FAMILY PIKE, LLC, A MARYLAND LIMITED LIABILITY COMPANY, BY DEED DATED JULY 14, 2022 AND RECORDED IN BOOK 66083 AT PAGE 489 AND ALSO BEING PART OF PARCEL B, WASHINGTON-ROCKVILLE INDUSTRIAL PARK, RECORDED AS PLAT NO. 6708 ALL AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND, AND BEING MORE PARTICULARLY DESCRIBED IN THE DATUM OF MARYLAND GRID NORTH (NAD83/2011) AS FOLLOWS:

BEGINNING FOR THE SAME AT A POINT ON THE NORTH 84° 37' 12" WEST, 583.37 FOOT LINE OF SAID PLAT NO. 6708, BEING 574.47 FEET WESTERLY FROM THE EASTERLY END THEREOF, SAID POINT ALSO MARKING THE COMMON LINE OF HALPINE SUBDIVISION AS RECORDED IN PLAT BOOK B AS PLAT NO. 28 AND ALSO MARKING THE NORTHEASTERLY LINE OF ROCKVILLE PIKE, MARYLAND 355, WIDTH VARIES, AS SHOWN ON STATE HIGHWAY ADMINISTRATION PLATS 12966, 12967, 25791, 25792 AND 58021; THENCE LEAVING SAID NORTHEASTERLY LINE OF ROCKVILLE PIKE, MARYLAND 355 AND RUNNING WITH SAID COMMON LINE OF HALPINE RECORDED IN PLAT BOOK B AS PLAT NO. 28 AND LOT 24, BLOCK 7, HALPINE SUBDIVISION, AS RECORDED AS PLAT NO. 13858

1. SOUTH 79° 48' 03" EAST, 574.47 FEET TO A POINT ON THE SOUTHWESTERLY LINE OF CHAPMAN AVENUE, 75 FOOT WIDE, AS SHOWN ON SAID PLAT NO. 6708 AND PLAT NO. 22066 AMONG THE AFORESAID LAND RECORDS; THENCE LEAVING SAID COMMON LINE OF LOT 24, BLOCK 7, HALPINE AND RUNNING WITH SAID SOUTHWESTERLY LINE OF CHAPMAN AVENUE, THE FOLLOWING TWO (2) COURSES AND DISTANCES

2. SOUTH 28° 39' 41" EAST, 429.68 FEET TO A POINT; THENCE

3. 61.69 FEET ALONG THE ARC OF A TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 39.00 FEET AND A CHORD BEARING AND DISTANCE OF SOUTH 16° 39' 17" WEST, 55.46 FEET TO A POINT ON THE NORTHWESTERLY LINE OF BOU AVENUE, 70 FEET WIDE, RECORDED IN SAID PLAT NO. 6708; THENCE LEAVING SAID SOUTHWESTERLY LINE OF CHAPMAN AVENUE AND RUNNING WITH SAID NORTHWESTERLY LINE OF BOU AVENUE, THE FOLLOWING TWO (2) COURSES AND DISTANCES

4. SOUTH 61° 58' 16" WEST, 397.00 FEET TO A POINT; THENCE

5. 31.42 FEET ALONG THE ARC OF A TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 20.00 FEET AND A CHORD BEARING AND DISTANCE OF NORTH 73° 01' 44" WEST, 28.29 FEET TO A POINT ON THE AFORESAID NORTHEASTERLY LINE OF ROCKVILLE PIKE, MARYLAND 355; THENCE LEAVING SAID NORTHWESTERLY LINE OF BOU AVENUE AND RUNNING WITH SAID NORTHEASTERLY LINE OF ROCKVILLE PIKE, MARYLAND 355, THE FOLLOWING SIX (6) COURSES AND DISTANCES

6. NORTH 28° 01' 44" WEST, 270.73 FEET TO A POINT; THENCE

7. NORTH 61° 58' 16" EAST, 8.00 FEET TO A POINT; THENCE

8. NORTH 28° 01' 44" WEST, 30.00 FEET TO A POINT; THENCE

9. SOUTH 61° 58' 16" WEST, 8.00 FEET TO A POINT; THENCE

10. NORTH 28° 01' 44" WEST, 475.57 FEET TO THE POINT; THENCE

11. 28.26 FEET ALONG THE ARC OF A TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 22,985.32 AND A CHORD BEARING AND DISTANCE OF NORTH 28° 03' 50" WEST, 28.26 FEET TO THE POINT OF BEGINNING, CONTAINING 292,439 SQUARE FEET OR 6.71348 ACRES OF LAND.

GRAPHIC SCALE

30 0 15 30 60 120

(IN FEET)
1 inch = 30 ft.

Exhibit 9
H-155

SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY THAT THE INFORMATION SHOWN ON THIS IDENTIFICATION PLAT IS CORRECT, TO THE BEST OF MY PROFESSIONAL KNOWLEDGE AND BELIEF, THAT IT IS BASED ON A FIELD SURVEY, USING ACCEPTED SURVEYING METHODS, AND THAT IT IS PART OF PARCEL B, WASHINGTON ROCKVILLE INDUSTRIAL PARK, RECORDED AS PLAT NO. 6708 AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND.

MAY 7, 2024
DATE

HARRY L. JENKINS
PROPERTY LINE SURVEYOR
MARYLAND NO. 606
LICENSE EXPIRES: APRIL 21, 2025
E-MAIL: HJENKINS@VIKA.COM

STATE OF MARYLAND · HARRY L. JENKINS · 606 · PROPERTY LINE SURVEYOR

VIKA MARYLAND, LLC
20251 Century Blvd., Suite 400
Germantown, MD 20874
301.916.4100 | vika.com

Our Site Set on the Future.

REVISIONS | DATE

WASHINGTON-ROCKVILLE INDUSTRIAL
PARCEL B
P.B. 71 NO. 6708
4TH ELECTION DISTRICT
MONTGOMERY COUNTY,
MARYLAND

IDENTIFICATION PLAT

PROFESSIONAL SEAL

SURVEYOR NAME
TITLE
LICENSE NUMBER
LICENSE EXPIRATION
EMAIL @VIKA.COM

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DRAWN BY:
DESIGNED BY:
DATE ISSUED:
VIKA PROJECT VM50594
DRAWING NO. 1" = 30'
SHEET NO. ID-1