

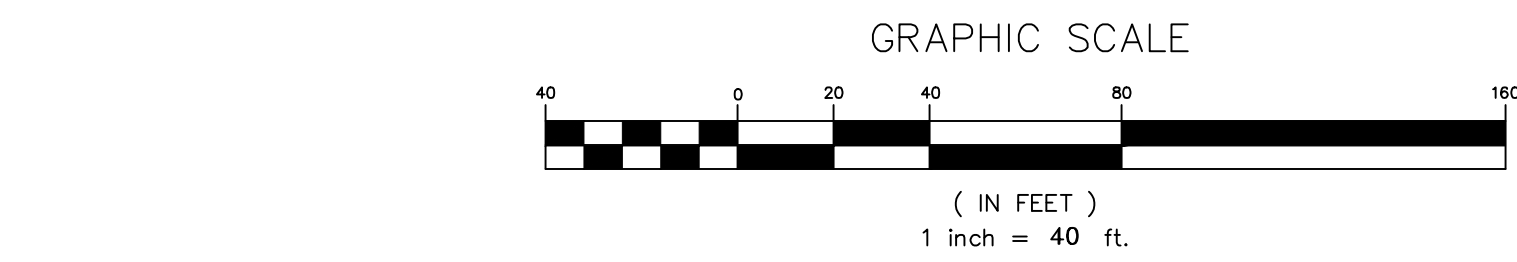
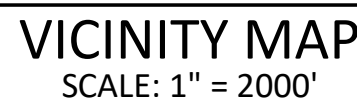
A map showing the location of the site. The site is marked with a circle containing the number 650 and the word SITE. It is located near the intersection of Bonifant Rd and Interstate 370. Other roads shown include Nottley Rd, Copley L.A., Randolph Rd, and New Hampshire Ave. A north arrow is present on the left side of the map.

20251 Century Blvd., Suite 400
Germantown, MD 20874
301.916.4100 | vika.com
Our Site Set on the Future.

1) THE SUBJECT PROPERTY IS LOCATED TAX ASSESSMENT MAP NO. JR52 WITH A TAX ACCOUNT NUMBER'S OF 05-00267476, 05-03794635, 05-00267465, 05-00276414 AND 05-00276130. THE ADDRESS IS #13704 AND #13716 NEW HAMPSHIRE AVENUE AND #13711, #13715 AND #13715 NOTLEY ROAD, SILVER SPRING, MARYLAND AND IS ZONED "R-20".

2) THE HORIZONTAL DATUM IS MARYLAND STATE PLANE (NAD83/91 PER PLAT NO. 25250.

3) THE SUBJECT PROPERTY IS LOCATED IN ZONE "X" (AREA OF 0.2% ANNUAL CHANCE OF FLOOD) AS SHOWN ON FLOOD INSURANCE RATE MAP (FIRM) COMPANY PANEL NO. 24031C03600, DATED SEPTEMBER 29, 2006, FOR MONTGOMERY COUNTY, MARYLAND.



CTV

— E — E — E — E — E —

— G — G — G —

— DHW — DHV — DHV —

— S — S — S —


— T — T — T — T — T —

— W — W — W —


— X — X — X — X — X —

CABLE TELEVISION CONDUIT
ELECTRICAL CONDUIT
NATURAL GAS CONDUIT
OVERHEAD WIRES
SANITARY SEWER CONDUIT
STORM DRAIN CONDUIT
TELEPHONE/COMMUNICATIONS CONDUIT
WATER CONDUIT
EDGE OF PAVEMENT
FENCE LINE
PROPERTY LINES
PUBLIC UTILITIES EASEMENTS

















SANITARY CLEANOUT
STORM DRAIN MANHOLE
SANITARY MANHOLE
WATER METER
WATER MANHOLE
WATER VALVE
FIRE DEPARTMENT CONNECTION
FIRE HYDRANT
GAS MANHOLE
GAS VALVE
PHONE MANHOLE
ELECTRICAL MANHOLE
ELECTRICAL BOX
TELEPHONE BOX

P/O	PART OF
TYP	TYPICAL
	
	HANDICAPPED PARKING SPACE
STY	STORY
TRANS.....	ELECTRICAL TRANSFORMER
RCP	REINFORCED CONCRETE PIPE
MW.....	MONITORING WELL
ABF.....	APPROX. BUILDING
	FOOTPRINT AREA
FND	FOUND
RBF	REBAR FOUND
MGN	MAG NAIL

. PART OF
TYPICAL


 HANDICAPPED PARKING SP

STY STORY
 TRANS..... ELECTRICAL TRANSFORMER
 RCP REINFORCED CONCRETE PIPE
 MW..... MONITORING WELL
 ABF..... APPROX. BUILDING
 FOOTPRINT AREA
 FND FOUND
 RBF REBAR FOUND
 MGN MAG NAIL

	GUY WIRE
	UTILITY POLE
	TRAFFIC CONTROL BOX
	TRAFFIC SIGNAL POLE
	LIGHT POLE
	PHONE PEDESTAL/BOX
	CABLE TELEVISION PEDESTAL
	ELECTRIC TRANSFORMER
	UNKNOWN UTILITY MANHOLE
	SIGN POST
	TREE
	BOLLARD
	CATCH BASIN, GRATE, INLETS
	UTILITY POLE WITH LIGHT FIXTURE
	STORMWATER MANAGEMENT STRUCTURE
	PARKING METER

CONC	CONCRETE
C&G	CURB AND GUTTER
ASPH	ASPHALT
BLDG	BUILDING
N.E.	NORTHEAST
N.W.	NORTHWEST

HEREBY CERTIFY THAT THE INFORMATION SHOWN HEREON IS CORRECT, TO THE BEST OF MY PROFESSIONAL KNOWLEDGE AND BELIEF, THAT IT IS BASED ON A FIELD RUN SURVEY USING ACCEPTED SURVEYING METHODS AND THAT IT MEETS THE MARYLAND MINIMUM STANDARDS FOR SURVEYING AS ESTABLISHED BY THE BOARD OF PROFESSIONAL LAND SURVEYORS. THE PROPERTY SHOWN HEREON IS ALL OF THE PROPERTY OF ZACHARY PARZOW AS RECORDED IN LIBER 15204 AT FOLIO 13 AND LIBER 16300 AT FOLIO 287 AND BEING ALL LOTS 1, 2, AND 3, PRICE'S SUBDIVISION, NORTH OF COLESVILLE, RECORDED AS PLAT NO. 1767 AND THE PROPERTY OF BERNARD B. KAPLAN RECORDED IN LIBER 4309 AT FOLIO 588 AND BEING ALL LOTS 4 AND 5, PRICE'S SUBDIVISION, NORTH OF COLESVILLE, RECORDED AS SAID PLAT NO. 1767 AND ALSO THE PROPERTY OF NOTLEY ASSEMBLAGE LLC, RECORDED IN BOOK 68666 AT PAGE 273 ALL AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND.

APRIL 1, 2025

DATE _____

HARRY L. JENKINS
PROPERTY LINE SURVEYOR
MARYLAND NO. 606
LICENSE EXPIRES: APRIL 21, 2027
E-MAIL: HJENKINS@MKA.COM



DESCRIPTION OF THE PROPERTY OF
ZACHARY PARZOW
LIBER 12004 FOLIO 13
LIBER 16300 FOLIO 287
AND BEING
LOTS 1, 2, AND 3
PRICE'S SUBDIVISION, NORTH OF COLESVILLE
PLAT NO. 1767
AND THE PROPERTY OF
BERNARD B. KARLAN
LIBER 4309 FOLIO 588
AND BEING
LOTS 4 AND 5
PRICE'S SUBDIVISION, NORTH OF COLESVILLE
PLAT NO. 1767
AND THE PROPERTY OF
NOTLEY ASSEMBLAGE LLC
BOOK 68666 PAGE 273
5TH ELECTION DISTRICT
MONTGOMERY COUNTY, MARYLAND

BEING PART OF THE PROPERTY ACQUIRED BY ZACHARY PAROW IN THE FOLLOWING TWO (2) CONVEYANCES; 1) FROM JAMES R. LOWERY AND CONSTANCE M. LOWERY BY DEED DATED SEPTEMBER 26, 1997 and RECORDED IN LIBER 15204 AT FOLIO 13 AND BEING LOTS 1 AND 3, PRICE'S SUBDIVISION, NORTH OF COLESVILLE, MARYLAND, BEING LOTS 1 AND 3, PRICE'S SUBDIVISION, NORTH OF COLESVILLE, RECORDED AS PLAT NO. 1767 AND THE PROPERTY ACQUIRED BY BERNARD B. KARLHAFER FROM HARRIET N. REISELBY BY DEED DATED NOVEMBER 22, 1972 and RECORDED IN LIBER 4309 AT FOLIO 588 AND BEING LOTS 4 AND 5, PRICE'S SUBDIVISION, NORTH OF COLESVILLE, RECORDED AS PLAT NO. 1767 AND THE PROPERTY ACQUIRED BY JACQUELINE C. CASTRO, PERSONAL REPRESENTATIVE OF THE ESTATE OF JOHN J. GUY, JR., BY DEED DATED NOVEMBER 25, 2024 and RECORDED IN BOOK 10000, PAGE 100, MONTGOMERY COUNTY, MARYLAND, AND BEING THE PROPERTY PARTICULARLY DESCRIBED IN THE DATUM TO MARYLAND STATE GRID NORTH (NAD83/2011) AS FOLLOWS:

BEGINNING FOR THE SAME AT A CONCRETE MONUMENT WITH A CROSS CUT FOUND (HELD) MARKING THE WESTERLY END OF THE FIRST (1) OR NORTH 68° 00' WEST 183.52 FOOT LINE PARCEL 1 OF SAID BOOK 68666 AT PAGE 273, SAID POINT ALSO MARKING THE COMMON SOUTHWESTERLY CORNER OF LOT 5, BLOCK G, COLESVILLE MANOR, RECORDED AS PLAT NO. 13111 AMONG THE AFORESAID LAND RECORDS; THENCE LEAVING SAID WESTERLY END OF THE FIRST (1) OR NORTH 68° 00' WEST 183.52 FOOT LINE PARCEL 1 OF SAID BOOK 68666 AT PAGE 273 AND THE COMMON SOUTHWESTERLY CORNER OF LOT 5, BLOCK G, COLESVILLE MANOR AND RUNNING REVERSELY WITH SAID LOT 5 AND WITH LOTS 6, 7 AND A PORTION OF LOT 8, BLOCK G

1. SOUTH 73° 38' 24" EAST, 367.04 FEET TO A POINT MARKING THE COMMON NORTHERLY CORNER OF LOT 15, BLOCK G, COLESVILLE MANOR, RECORDED AS PLAT NO. 25250 AMONG THE AFORESAID LAND RECORDS; THENCE LEAVING THE COMMON LINE OF SAID LOT B, BLOCK G AND RUNNING WITH THE COMMON LINE OF SAID LOT 15, BLOCK G, COLESVILLE MANOR, THE FOLLOWING TWO (2) COURSES AND DISTANCES

2.SOUTH 16° 21' 36" WEST, 296.72 FEET TO AN IRON PIPE FOUND (HELD); THENCE

3. SOUTH 73° 41' 24" EAST, 668.57 FEET TO A POINT ON THE WESTERLY LINE OF NEW HAMPSHIRE AVENUE, MARYLAND 650, WIDTH VARIES, AS SHOWN ON SAID PLAT NO. 1767 AND STATE ROAD COMMISSION PLATS 52913 AND 52914; THENCE LEAVING SAID COMMON LINE OF LOT 15, BLOCK G, COLESVILLE MANOR AND RUNNING WITH THE WESTERLY LINE OF NEW HAMPSHIRE AVENUE, MARYLAND 650, THE FOLLOWING THREE (3) COURSES AND DISTANCES

4.128.55 FEET ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 5,786.58 AND A CHORD BEARING AND DISTANCE OF SOUTH 13° 06' 14" WEST, 128.55 FEET TO A POINT ON THE COMMON LINE OF LOTS 1 AND 2, PRICE'S SUBDIVISION, NORTH OF COLESVILLE, RECORDED AS SAID PLAT NO. 1767; THENCE

5.88.27 FEET ALONG THE ARC OF A TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 5,786.58 AND A CHORD BEARING AND DISTANCE OF SOUTH 12° 01' 36" WEST, 88.27 FEET TO A POINT: THENCE

6. SOUTH 49° 55' 01" WEST, 48.42 FEET TO A POINT ON THE NORTHERLY LINE OF NOTLEY ROAD, WIDTH VARIES, AS RECORDED IN PLAT NO. 1767, PLAT NO. 1990, PLAT NO. 17947, PLAT NO. 22941 AND PLAT NO. 23280 ALL AMONG THE AFORESAID LAND RECORDS; THENCE LEAVING SAID WESTERLY LINE OF NEW HAMPSHIRE AVENUE, MARYLAND 650, AND RUNNING WITH SAID NORTHERLY LINE OF NOTLEY ROAD, THE FOLLOWING TWO (2) COURSES AND DISTANCES

7. NORTH 73° 41' 24" WEST, 655.78 FEET; THENCE

8. SOUTH 16° 21' 36" WEST, 39.98 FEET TO AN IRON PIPE WITH CAP FOUND (HELD) AT A POINT BEING SOUTHERLY OF THE PAVEMENT OF NOTLEY ROAD; THENCE RUNNING WITH SAID LINE BEING SOUTHERLY OF THE PAVEMENT OF NOTLEY ROAD

FEET; THENCE LEAVING SAID LINE BEING SOUTHERLY OF THE PAVEMENT OF NOTLEY ROAD AND RUNNING WITH THE COMMON LINE OF THE PROPERTY OF WASHINGTON SUBURBAN SANITARY COMMISSION PROPERTY RECORDED IN LIBER 5303 AT FOLIO 245 AND ALSO WITH THE COMMON LINE OF PARCEL A, AND LOTS 1 AND 4, BLOCK G, OF SAID COLESVILLE MANOR

10. NORTH 16° 21' 36" EAST, 593.40 FEET TO THE POINT OF BEGINNING, CONTAINING 390,812 SQUARE FEET OR 8.97181 ACRES OF LAND.

REVISIONS	DATE
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[illegible]

BOOK 68666 PAGE 273

5TH ELECTION DISTRICT
MONTGOMERY COUNTY
MARYLAND

TAX MAP: JR52

IDENTIFICATION
PLAT

PROFESSIONAL SEAL

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

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DESIGNED BY:

DATE ISSUED: _____

VIKA PROJECT 50728A

DRAWING NO. XXX

SHEET NO. 1 OF 1