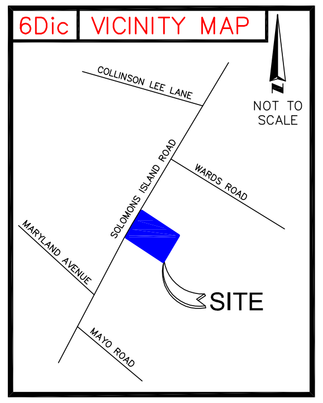
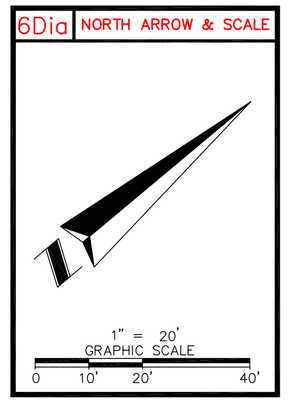
6Dic VICINITY MAP



6Dia NORTH ARROW & SCALE



5Ciii SURVEYOR OBSERVED POSSIBLE ENCROACHMENTS

(A) FENCE CROSSES NORTHERLY PROPERTY LINE BY NO MORE THAN 0.1'.

(B) BUILDING CROSSES INTO FRONT SETBACK BY NO MORE THAN 26.2'.

3 FLOOD INFORMATION

BY GRAPHIC PLOTTING ONLY, THIS PROPERTY LIES WITHIN ZONE "C", AS SHOWN ON THE FLOOD INSURANCE RATE MAP, COMMUNITY-PANEL NO. 240008 0043C, WHICH BEARS AN EFFECTIVE DATE OF FEBRUARY 6, 1983, WITH FLOOD INSURANCE HAZARD AREA. NO FIELD SURVEYING WAS PERFORMED TO DETERMINE THIS ZONE. ZONE "C" DENOTES AREA OUTSIDE THE FLOOD PLAIN.

6Dib LEGEND & ABBREVIATIONS

- P.O.B. POINT OF BEGINNING
- CONCRETE SURFACE
- NO PARKING ZONE
- BRICK PAVERS
- —x— FENCE LINE
- —t— UNDERGROUND PHONE LINES
- —ohu— OVERHEAD POWER LINES
- —uge— UNDER GROUND POWER LINES
- LIGHT POLE
- DRAIN GRATE
- POWER POLE
- SANITARY MANHOLE
- REGULATORY SIGN
- CHANGE IN DIRECTION
- BOLLARD
- TF TRANSFORMER
- EM ELECTRIC METER
- CO SEWER CLEANOUT
- (D) PER DESCRIPTION
- FND. FOUND
- (TYP.) TYPICAL
- PC POINT OF CURVATURE
- POC POINT ON CURVE
- MSHA MARYLAND STATE HIGHWAY ADMINISTRATION
- ER ELECTRIC RISER

22 ZONING INFORMATION

ITEM	REQUIRED	OBSERVED
PERMITTED USE	C3(IDA/LDA)	RESTAURANT
MINIMUM LOT AREA	10,000SqFt	37,587SqFt
MINIMUM FRONTAGE	–	160'
MINIMUM LOT WIDTH	–	160'
MAX BUILDING COVERAGE	–	13%
MAX BUILDING HEIGHT	60'	19'
MINIMUM SETBACKS		
FRONT	60'	33.8'
SIDE	NONE	53.2'
REAR	NONE	76.9'
PARKING REQUIREMENTS	1 SPACE PER 3 SEATS OR 1 SPACE PER 200 SqFt WHICH EVER IS GREATER	

ZONING: C3(IDA/LDA) – GENERAL COMMERCIAL DISTRICTS (CRITICAL OVERLAY)

ZONING INFORMATION SHOWN HEREON WAS NOT PROVIDED BY INSURED, INFORMATION WAS OBTAINED BY ASM, INC.

CONTACT:
SARAH, ANNE ARUNDEL COUNTY ZONING

DATE CONTACTED: 05/17/12

PHONE/FAX/EMAIL:
410-222-7450
www.amlegal.com

6B RECORDED SETBACKS/RESTRICTIONS

NONE PROVIDED TO THIS SURVEYOR

5Ei SCHEDULE "B-2" ITEMS

(6) — FIFTEEN FOOT (15') RIGHT OF WAY DESCRIBED IN DEED DATED MAY 31, 1911 BETWEEN AMANDA C. WALKER, ET AL, AND RECORDED AMONG THE AFORESAID LAND RECORDS IN LIBER GW 82, FOLIO 385. (UNABLE TO DETERMINE LOCATION OF EASEMENT BASED ON RECORDED DOCUMENT)

(7) — RIGHTS AND EASEMENTS DATED APRIL 6, 1944 AND RECORDED AMONG THE AFORESAID LAND RECORDS IN LIBER JHH 306, FOLIO 83 BETWEEN STATE ROADS COMMISSION OF MARYLAND AND THOMAS H. KIRBY AND LUCY E. KIRBY. (50' STRIP FOR RIGHT OF WAY, UNABLE TO PLOT, NO DESCRIPTION GIVEN FOR RIGHT OF WAY, ONLY REFERENCES FIELD STAKED OUT CENTERLINE WHICH ITS LOCATION IS UNKOWN)

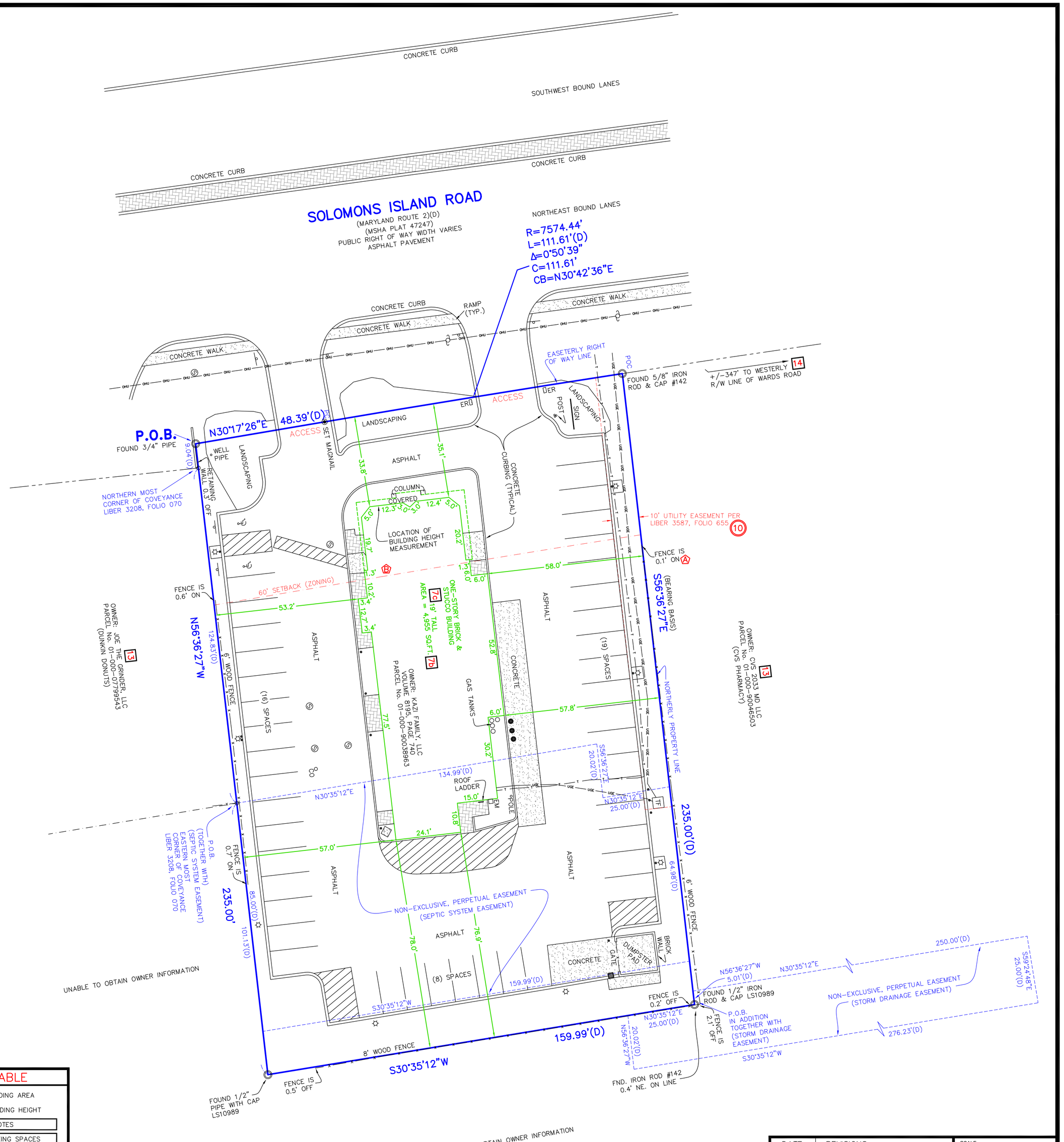
(8) — RIGHT OF WAY GRANTED TO BALTIMORE GAS AND ELECTRIC COMPANY BY AGREEMENT DATED JANUARY 10, 1956 FROM WILMER SMITH AND ANNIE E. SMITH AND RECORDED AMONG THE AFORESAID LAND RECORDS IN LIBER 999, FOLIO 166. (BLANKET IN NATURE ALONG SOLOMONS ISLAND ROAD FOR UTILITY LINES AND EQUIPMENT)

(9) — RIGHTS AND EASEMENTS CONTAINED IN DEED DATED JUNE 21, 1982 AND RECORDED AMONG THE AFORESAID LAND RECORDS IN LIBER 3504, FOLIO 90 BETWEEN ANNIE E. SMITH AND STATE HIGHWAY ADMINISTRATION OF THE DEPARTMENT OF TRANSPORTATION, AND AS SHOWN ON STATE ROADS COMMISSION PLAT NO. 47247. (EASEMENTS APPEAR TO FALL WITHIN EXISTING RIGHT OF WAY)

(10) — RIGHT OF WAY GRANTED TO BALTIMORE GAS AND ELECTRIC COMPANY BY AGREEMENT DATED MAY 29, 1983 FROM MCDONALD'S CORPORATION AND RECORDED AMONG THE AFORESAID LAND RECORDS IN LIBER 3587, FOLIO 655. (APPROXIMATE LOCATION AS SHOWN)

ALTA/ACSM LAND TITLE SURVEY IDENTIFICATION TABLE

2	"TABLE A" PROPERTY ADDRESS	6Bvii	CONTIGUITY STATEMENT	7b	"TABLE A" BUILDING AREA
3	"TABLE A" FLOOD INFORMATION	6Bx	TITLE INFORMATION	7c	"TABLE A" BUILDING HEIGHT
4	"TABLE A" LAND AREA	6Bi	TITLE DESCRIPTION	8	SURVEYOR'S NOTES
5Biii	ACCESS TO PROPERTY	6Biv	BEARING BASIS	9	"TABLE A" PARKING SPACES
5Ciii	SURVEYOR OBSERVED POSSIBLE ENCROACHMENT	6Dia	NORTH ARROW & SCALE	13	"TABLE A" ADJOINING OWNERS
5Ei	SCHEDULE "B-2" ITEMS	6Dib	LEGEND & ABBREVIATIONS	14	"TABLE A" INTERSECTING STREET
5F	CEMETERY NOTE	6Dic	VICINITY MAP	16	"TABLE A" EARTH MOVING NOTE
6B	RECORDED SETBACKS/RESTRICTIONS PROVIDED BY INSURED	6Dvi	TYPE OF SURVEY	18	"TABLE A" DUMP, SUMP OR LANDFILL NOTE
		7	SURVEYOR'S CERTIFICATE	22	"TABLE A" ZONING INFORMATION



DATE	REVISIONS	
05/18/12	UPDATE SURVEY/TITLE	UB

SCALE: 1" = 20'
DRAWN BY: KFQ
APPROVED BY: DH
DRAWING FILE NAME: 1062903 EDGEWATER, MD.dwg

6Bx TITLE INFORMATION

THE TITLE DESCRIPTION AND SCHEDULE B-2 ITEMS HEREON ARE FROM, **CHICAGO TITLE INSURANCE COMPANY, COMMITMENT No. 21121165, HAVING AN EFFECTIVE DATE OF MAY 20, 2011.**

SHEET 1 OF 1

6Bi TITLE DESCRIPTION

BEGINNING FOR THE SAME AT A PIPE SET IN THE EASTERLY RIGHT OF WAY LINE OF SOLOMAN'S ISLAND ROAD, MARYLAND ROUTE 2, SAID POINT BEING LOCATED 64.88 FEET RIGHT OF STATION 219+50.46, BASELINE OF SURVEY AND BASELINE OF RIGHT OF WAY; MARYLAND ROUTE 2; AS SHOWN ON MARYLAND STATE HIGHWAY ADMINISTRATION RIGHT OF WAY PLAT NO. 47247, SAID POINT BEING FURTHER LOCATED NORTH 56 DEGREES 36 MINUTES 27 SECONDS WEST 9.04 FEET FROM THE NORTHERNMOST CORNER OF THE CONVEYANCE FROM ANNIE E. SMITH TO CHRIS COILE BY DEED DATED JUNE 1, 1979 AND RECORDED IN AND AMONG THE LAND RECORDS OF ANNE ARUNDEL COUNTY, MARYLAND IN LIBER 3208, FOLIO 070; THENCE FROM SAID POINT OF BEGINNING BEING SO FIXED AND LEAVING THE CONVEYANCE FROM SMITH TO COILE (3208/070) AND RUNNING WITH COURSES REFERRED TO MARYLAND STATE GRID AS SHOWN ON THE ABOVE MENTIONED MARYLAND STATE HIGHWAY ADMINISTRATION RIGHT OF WAY PLAT WITH THE SAID RIGHT OF WAY LINE OF MARYLAND ROUTE 2, NORTH 30 DEGREES 17 MINUTES 26 SECONDS EAST 48.39 FEET TO A PIPE SET AT THE POINT OF CURVATURE OF SAID RIGHT OF LINE; THENCE STILL WITH SAID RIGHT OF WAY LINE WITH A CURVE TO THE RIGHT HAVING A RADIUS OF 7574.44 FEET FOR AN ARC LENGTH OF 111.61 FEET AND A CHORD BEARING AND DISTANCE OF NORTH 30 DEGREES 42 MINUTES 36 SECONDS EAST 111.61 FEET TO A PIPE SET; THENCE LEAVING SAID RIGHT OF WAY LINE OF MARYLAND ROUTE 2 AND RUNNING THROUGH PART OF THE CONVEYANCE FROM WILLIAM W. TOWSHEND, JR., TRUSTEE TO WILMER SMITH AND ANNIE E. SMITH BY DEED DATED APRIL 15, 1952 AND RECORDED IN AND AMONG THE LAND RECORDS OF ANNE ARUNDEL COUNTY, MARYLAND IN LIBER 676, FOLIO 225; SOUTH 56 DEGREES 36 MINUTES 27 SECONDS EAST 235.0 FEET TO A PIPE SET; THENCE SOUTH 30 DEGREES 35 MINUTES 12 SECONDS WEST 159.99 FEET TO A PIPE SET; THENCE NORTH 56 DEGREES 36 MINUTES 27 SECONDS WEST 101.13 FEET TO A PIPE FOUND AT THE EASTERNMOST CORNER OF THE AFOREMENTIONED CONVEYANCE FROM SMITH TO COILE (3208/070); THENCE RUNNING WITH THE LINE OF DIVISION BETWEEN COILE (3208/070) AND SMITH (676/225) NORTH 56 DEGREES 36 MINUTES 27 SECONDS WEST 124.83 FEET TO THE AFOREMENTIONED PIPE FOUND AT THE NORTHERNMOST CORNER OF THE CONVEYANCE FROM SMITH TO COILE (3208/070); THENCE NORTH 56 DEGREES 36 MINUTES 27 SECONDS WEST 9.04 FEET TO THE POINT BEGINNING. CONTAINING 37,588 SQUARE FEET OR 0.862 ACRES ACCORDING TO A SURVEY AND PLAT MADE IN JUNE, 1982 BY J.R. MCCRONE, JR., INC., REGISTERED PROFESSIONAL ENGINEERS AND LAND SURVEYORS, ANNAPOLIS, MARYLAND.

TOGETHER WITH A PERPETUAL, NON-EXCLUSIVE EASEMENT APPURTENANT TO THE 0.862 ACRE PARCEL DESCRIBED ABOVE FOR THE PURPOSES OF INSTALLING, OPERATING, MAINTAINING, REPAIRING, REPLACING AND RENEWING THE GRANTEE'S SEPTIC SYSTEM OVER, ABOVE, ALONG, UNDER, IN AND ACROSS THE AREA DESCRIBED AS FOLLOWS AND HEREINAFTER REFERRED TO AS SEPTIC SYSTEM EASEMENT:

BEGINNING FOR THE SAME AT AN IRON PIPE FOUND WHICH MARKS THE SOUTHERNMOST CORNER OF THE FUTURE MCDONALD'S SITE (0.862 ACRE PARCEL); SAID IRON PIPE BEING LOCATED SOUTH 56 DEGREES 36 MINUTES 27 SECONDS EAST 101.13 FEET FROM THE EASTERNMOST CORNER OF THE CONVEYANCE FROM ANNIE E. SMITH TO CHRIS COILE BY DEED DATED JUNE 1, 1979 AND RECORDED AMONG THE LAND RECORDS OF ANNE ARUNDEL COUNTY, MARYLAND IN LIBER 3208, FOLIO 70; THENCE RUNNING FROM SAID POINT OF BEGINNING SO FIXED AND RUNNING THROUGH THE WILMER SMITH PROPERTY AND WITH THE REAR OUTLINE OF THE 0.862 ACRE, MORE OR LESS, PARCEL PROPERTY AND WITH THE REAR OUTLINE OF THE 0.862 ACRE, MORE OR LESS, PARCEL NORTH 30 DEGREES 35 MINUTES 12 SECONDS EAST 134.99 FEET TO AN IRON PIPE SET, THENCE LEAVING SAID 0.862 ACRE PARCEL AND RUNNING THROUGH THE WILMER SMITH PROPERTY THE FOLLOWING FIVE (5) COURSES AND DISTANCES: (1) SOUTH 56 DEGREES 36 MINUTES 27 SECONDS EAST 20.02 FEET TO AN IRON PIPE SET; (2) NORTH 30 DEGREES 35 MINUTES 12 SECONDS EAST 25.00 FEET TO AN IRON PIPE SET; SOUTH 56 DEGREES 36 MINUTES 27 SECONDS EAST 64.98 FEET TO AN IRON PIPE SET; (4) SOUTH 30 DEGREES 35 MINUTES 12 SECONDS WEST 159.99 FEET TO AN IRON PIPE SET; (5) NORTH 56 DEGREES 36 MINUTES 27 SECONDS WEST 85.00 FEET TO THE POINT OF BEGINNING. CONTAINING 0.300 ACRES, MORE LESS, ACCORDING TO A SURVEY PREPARED BY J.R. MCCRONE, JR., INC., REGISTERED PROFESSIONAL LAND SURVEYORS AND ENGINEERS IN JANUARY, 1983.

IN ADDITION TOGETHER WITH A NON-EXCLUSIVE, PERPETUAL EASEMENT APPURTENANT TO THE 0.862 ACRE PARCEL FOR THE PURPOSE OF DRAINING ANY AND ALL STORM WATER RUN OFF FROM THE 0.862 ACRE PARCEL OR ANY AFTER ACQUIRED PROPERTY FOR USE IN CONJUNCTION THEREWITH AND THE IMPROVEMENTS WHICH MAY, FROM TIME TO TIME, BE CONSTRUCTED, ALTERED, MODIFIED AND MAINTAINED THEREON, WHICH EASEMENT, HEREINAFTER REFERRED TO AS THE STORM DRAINAGE EASEMENT, HALL RUN OVER, UPON AND ACROSS THE FOLLOWING DESCRIBED PROPERTY:

BEGINNING FOR THE SAME AT THE IRON PIPE SET WHICH MARKS THE EASTERNMOST CORNER OF THE FUTURE MCDONALD'S SITE (0.862 ACRE PARCEL); SAID IRON PIPE BEING LOCATED THE FOLLOWING TWO COURSES AND DISTANCES FROM THE EASTERNMOST CORNER OF THE CONVEYANCE FROM ANNIE E. SMITH TO CHRIS COILE BY DEED DATED JUNE 1, 1979 AND RECORDED AMONG THE LAND RECORDS OF ANNE ARUNDEL COUNTY IN LIBER 3208, FOLIO 70; (1) SOUTH 56 DEGREES 36 MINUTES 27 SECONDS EAST 101.13 FEET; (2) NORTH 30 DEGREES 35 MINUTES 12 SECONDS EAST 159.99 FEET; THENCE RUNNING FROM SAID POINT OF BEGINNING SO FIXED AND RUNNING THROUGH THE WILMER SMITH PROPERTY THE FOLLOWING SIX (6) COURSES AND DISTANCES (1) NORTH 56 DEGREES 36 MINUTES 27 SECONDS WEST 5.01 FEET TO AN IRON PIPE SET; (2) NORTH 30 DEGREES 35 MINUTES 12 SECONDS EAST 250.00 FEET TO AN IRON PIPE SET; (3) SOUTH 59 DEGREES 24 MINUTES 48 SECONDS EAST 25.00 FEET TO AN IRON PIPE SET; (4) SOUTH 30 DEGREES 35 MINUTES 12 SECONDS WEST 276.23 FEET TO AN IRON PIPE SET; (5) NORTH 56 DEGREES 36 MINUTES 27 SECONDS WEST 20.02 FEET TO AN IRON PIPE SET; (6) NORTH 30 DEGREES 35 MINUTES 12 SECONDS EAST 25.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 0.155 ACRES, MORE OR LESS, ACCORDING TO A SURVEY PREPARED BY J.R. MCCRONE, JR., INC., REGISTERED PROFESSIONAL ENGINEERS AND LAND SURVEYORS IN JANUARY, 1983.

8 SURVEYOR'S NOTES

1. NO UNDERGROUND UTILITIES ARE SHOWN ON THIS SURVEY, ONLY ABOVE GROUND VISIBLE EVIDENCE OF UTILITIES ARE SHOWN.
2. ALL STATEMENTS WITHIN THE CERTIFICATION, AND OTHER REFERENCES LOCATED ELSEWHERE HEREON, RELATED TO: UTILITIES, IMPROVEMENTS, STRUCTURES, BUILDINGS, PARTY WALLS, PARKING, EASEMENTS, SERVITUDES, AND ENCROACHMENTS; ARE BASED SOLELY ON ABOVE GROUND, VISIBLE EVIDENCE, UNLESS ANOTHER SOURCE OF INFORMATION IS SPECIFICALLY REFERENCED HEREON.
3. THIS SURVEY MEETS OR EXCEEDS THE SURVEY STANDARDS/STANDARDS OF CARE AS SET FORTH IN SECTION 3 OF THE 2011 ALTA/ACSM SURVEY REQUIREMENTS.

4 LAND AREA

±37,587 SQUARE FEET ±0.863 ACRES

6Biv BEARING BASIS

BEARINGS SHOWN HEREON ARE BASED ON THE NORTHERLY PROPERTY LINE AS BEING S56°36'27"E, PER DESCRIPTION.

5F CEMETERY NOTE

NO VISIBLE EVIDENCE OF CEMETERIES ON SUBJECT PROPERTY.

9 PARKING SPACES

REGULAR= 43 HANDICAP= 2

5Biii ACCESS TO PROPERTY

THE SUBJECT PROPERTY HAS DIRECT PHYSICAL ACCESS TO SOLOMONS ISLAND ROAD, A DEDICATED PUBLIC STREET OR HIGHWAY.

16 EARTH MOVING NOTE

NO OBSERVABLE EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS WITHIN RECENT MONTHS.

18 DUMP, SUMP OR LANDFILL NOTE

NO OBSERVABLE EVIDENCE OF SITE USE AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL.

6Bvii CONTIGUITY STATEMENT

THE PARCELS CONTAINED IN THE LEGAL DESCRIPTION ARE CONTIGUOUS WITHOUT ANY GAPS, GORES OR OVERLAPS

7 SURVEYOR'S CERTIFICATE

TO: CHICAGO TITLE INSURANCE COMPANY

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE 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 1, 2, 3, 4, 7(a), 7(b)(1), 7(c), 8, 9, 10(a), 11(a), 12, 13, 14, 16, 18, 21 AND 22 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON 05/15/12. DATE OF PLAT OR MAP: 05/16/12.

REGISTERED SURVEYOR: NICKOLAS R. FUSCO _____ DATE
PROFESSIONAL LAND SURVEYOR NO.: 10774
STATE OF MARYLAND
PROJECT NO.: 1200473

SURVEY PREPARED BY:
AMERICAN SURVEYING AND MAPPING, INC.
1030 N. ORLANDO AVE. SUITE B
WINTER PARK, FL 32789
PHONE: (407) 426-7979
FAX: (407) 426-9741

6Dvi ALTA/ACSM LAND TITLE SURVEY
2 OF
KAZI PROPERTIES
3029 SOLOMONS ISLAND ROAD
EDGEWATER MARYLAND

AMERICAN SURVEYING & MAPPING INC.
1030 N. ORLANDO AVE. SUITE B WINTER PARK, FLORIDA 32789
PHONE (407) 426-7979 WWW.ASMCORPORATE.COM