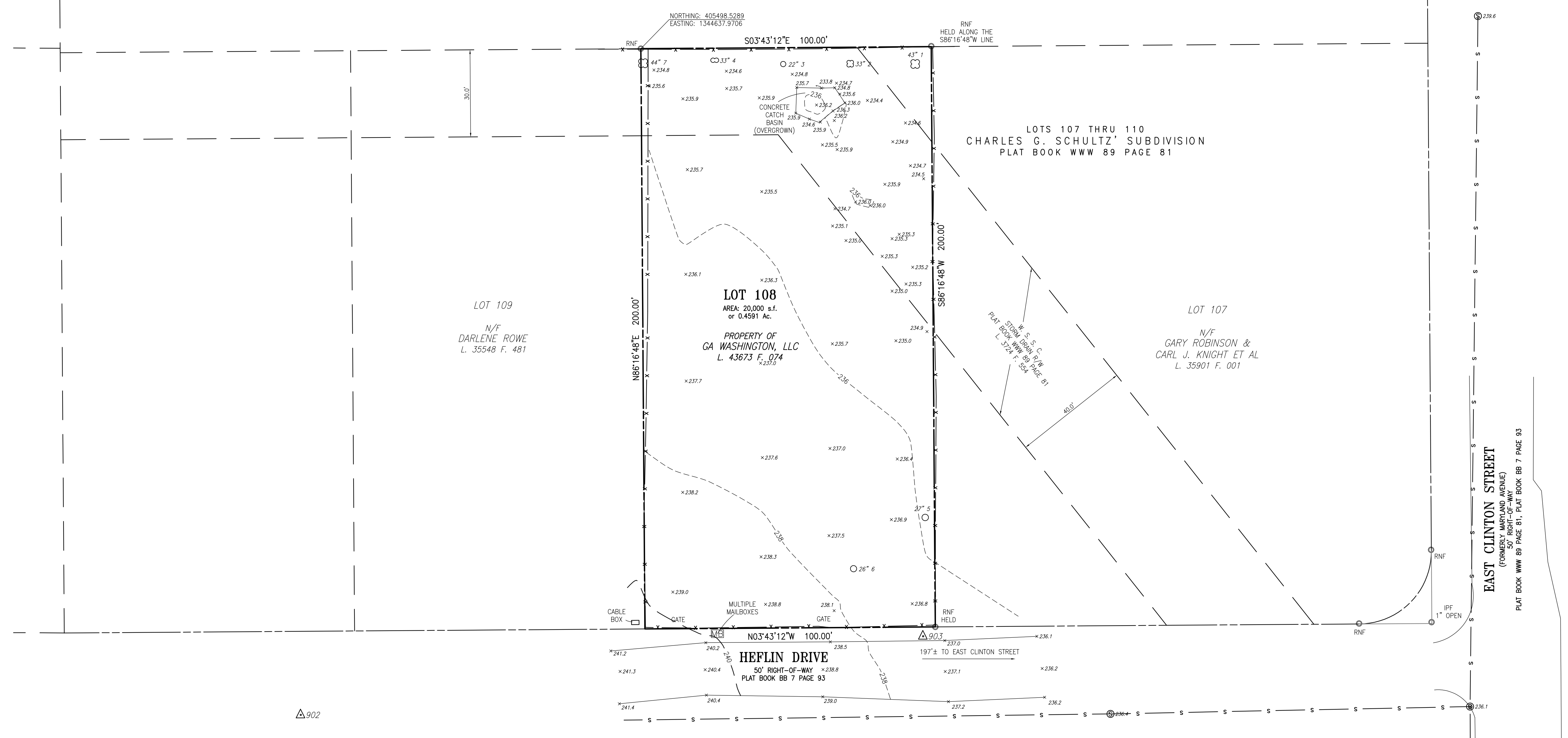


SCALE: 1"=20'
 MARYLAND COORDINATE SYSTEM NAD83 (2011) DATUM
 NAVD88

LOT 36
 N/F
 GEORGIA MONIQUE POLACK--PURCELL
 L. 44537 F. 186

CHARLES G. SCHULTZ' SUBDIVISION
 PLAT BOOK BB 7 PAGE 93



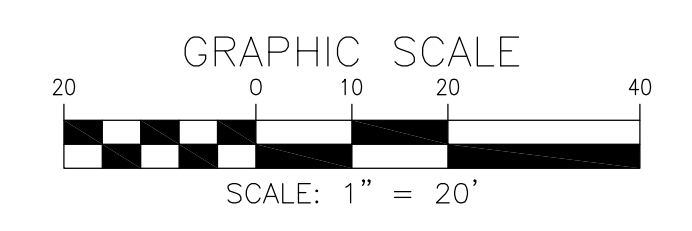
- NOTES:**
- FOR THE PURPOSES OF ASSESSMENT AND TAXATION, THE SUBJECT PROPERTY IS IDENTIFIED AS LOT 108, CHARLES G. SCHULTZ' SUBDIVISION, AS SHOWN ON TAX MAP 0107 GRID D0E4 FOR PRINCE GEORGE'S COUNTY, MARYLAND, WHOSE TAX ID No. IS 09-0979815, WITH A STREET ADDRESS OF 8004 HEFLIN DRIVE, CLINTON, MARYLAND 20735.
 - THE SUBJECT PROPERTY LIES WITHIN FLOOD ZONE X-- AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN AS SHOWN ON THE FEMA FLOOD INSURANCE RATE MAP FOR PRINCE GEORGE'S COUNTY, MARYLAND, MAP No. 2403300245E, EFFECTIVE DATE SEPTEMBER 16, 2016.
 - THE FIELDWORK FOR THIS SURVEY WAS PERFORMED ON DECEMBER 03, 2021.
 - ACCORDING TO [HTTPS://WWW.PGATLAS.COM/](https://www.pgatlas.com/), THE SUBJECT PROPERTY IS ZONED R-80.
 - THE TOTAL AREA OF THE SUBJECT PROPERTY IS 20,000 SQUARE FEET OR 0.4591 OF AN ACRE OF LAND.
 - THERE IS NO OBSERVABLE EVIDENCE OF CEMETERIES OR BURIAL GROUNDS ON THE SUBJECT PROPERTY.
 - COORDINATES SHOWN HEREON WERE ESTABLISHED USING TRIMBLE'S REAL-TIME KINETOPS AND THEIR VIRTUAL REFERENCE STATION SYSTEM (VRS) AND ARE BASED ON THE MARYLAND COORDINATE SYSTEM NAD83 (2011) DATUM. THE AVERAGE SCALE FACTOR FOR THE SUBJECT PROPERTY IS 0.99995124. THE AVERAGE PROPERTY ELEVATION BASED UPON NAVD88 VERTICAL DATUM IS 236 FEET. FOR AN ELEVATION FACTOR OF 0.99999371. THE COMBINED FACTOR FOR THE SUBJECT PROPERTY IS 0.99994495. ALL BEARINGS AND DISTANCES SHOWN ARE BASED ON GRID COORDINATES.
 - BEARINGS SHOWN HEREON ARE SUBJECT TO A 06°08'12" COUNTERCLOCKWISE ROTATION FROM PLAT MERIDIAN (PLAT BOOK WWW 89 PAGE 81) INTO THE MARYLAND COORDINATE SYSTEM NAD83 (2011) DATUM.
 - ALL DRIVE SURFACES ARE ASPHALT AND ALL CURBS & GUTTERS AND WALKWAYS ARE CONCRETE UNLESS OTHERWISE NOTED.
 - THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT.

SURVEYOR'S CERTIFICATE:
 I HEREBY CERTIFY THAT THE INFORMATION SHOWN HEREON WAS OBTAINED USING ACCEPTED LAND SURVEYING PRACTICES; THAT THE BOUNDARY INFORMATION SHOWN HEREON IS TAKEN FROM AVAILABLE DEEDS AND RECORDS; THAT THIS PLAT AND THE SURVEY ON WHICH IT IS BASED WERE PREPARED UNDER MY RESPONSIBLE CHARGE AND ARE IN COMPLIANCE WITH COMAR REGULATION 09.13.06.12.

DATE: 1/5/2022
 WILLIAM L. PUGH
 PROFESSIONAL LAND SURVEYOR
 MD LIC. # 21941 EXP. 04/24/2023



- LEGEND**
- ⊙ SEWER MANHOLE
 - MB MAILBOX
 - X CHAIN LINK FENCE
 - RNF REBAR NO CAP FOUND
 - IPF IRON PIPE FOUND
 - SINGLE TREE WITH SIZE
 - ⊖ TWIN TREE WITH SIZE
 - ⊞ QUADRUPLE TREE WITH SIZE



UTILITY STATEMENT:
 THE UNDERGROUND UTILITIES SHOWN HEREON (IF ANY) HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION, MAPS AS MAY BE AVAILABLE FROM MUNICIPALITIES OR UTILITY COMPANIES, AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED, ALTHOUGH HE DOES STATE THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. UNLESS OTHERWISE NOTED, THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.

BENCHMARK CHART

POINT NUMBER	NORTHING	EASTING	ELEVATION	DESCRIPTION
901	405164.6733	1344415.5182	236.60	REBAR & CAP
902	405602.1743	1344401.9399	242.24	REBAR & CAP
903	405589.7561	1344441.4262	237.13	REBAR & CAP

BOUNDARY & TOPOGRAPHIC SURVEY
 8004 HEFLIN DRIVE
 LOT 108

CHARLES G. SCHULTZ' SUBDIVISION
 SURRATTS (9th) ELECTION DISTRICT
 PRINCE GEORGE'S COUNTY, MARYLAND

CPJ Associates Charles P. Johnson & Associates, Inc.
 Civil and Environmental Engineers • Planners • Landscape Architects • Surveyors
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 www.cpj.com • Silver Spring, MD • Gaithersburg, MD • Annapolis, MD • Greenbelt, MD • Frederick, MD • Fairfax, VA

CLIENT: EFFECTS INC.	TAX MAP/WSSC 0107	SITE PLAN NO.
DESIGN WLP	SHEET 1	OF 1
DRAFT WAL	DATE 01/05/2022	FILE NO: 2021-1572.080
SCALE 1" = 20'		

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