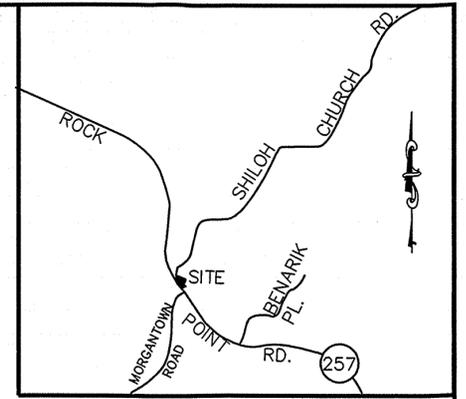




GENERAL NOTES

- 1) THE SUBJECT PROPERTY IS ZONED "CV", VILLAGE COMMERCIAL.
- 2) THE SUBJECT PROPERTY APPEARS ON CHARLES COUNTY TAX MAP 82, GRID 16, PARCEL 76.
- 3) THE REFERENCED INFORMATION FOR ADJACENT PROPERTIES SHOWN ON THIS PLAT HAS BEEN COMPILED FROM THE CURRENT MARYLAND ASSESSMENT & TAXATION REAL PROPERTY SYSTEM OF CHARLES COUNTY, AND MAY NOT ACCURATELY REPRESENT THE CURRENT LAND OWNERS OR DEED REFERENCES.
- 4) LINES DRAWN TO REPRESENT DIVISION LINES BETWEEN ADJACENT PROPERTIES ARE TAKEN FROM MAPS PREPARED BY THE MARYLAND DEPARTMENT OF PLANNING PROPERTY MAPPING DIVISION AND HAVE NOT BEEN FIELD VERIFIED.
- 5) THIS PLAT WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT WHICH MAY REVEAL ADDITIONAL CONVEYANCES, EASEMENTS, RIGHTS-OF-WAY OR BUILDING RESTRICTION LINES NOT SHOWN AND IS SUBJECT TO COVENANTS, RESTRICTIONS, RIGHTS-OF-WAY, EASEMENTS AND OTHER CONDITIONS CONTAINED IN DEED AND INSTRUMENTS FORMING THE CHAIN OF TITLE TO THE PROPERTY SHOWN HEREON.



VICINITY MAP - SCALE: 1" = 2000'
TAX MAP 82, GRID 16, PARCEL 76

LP - Plat Fee - 5.00
 Subdivision -
 Subdivision Name - Land
 of Effect Inc
 Ref: bk 62 pp 144

Total: 5.00
 03/15/2022 02:17
 C0410-8C

#15060032 CC0702
 Charles County, MD
 Register 02

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY, TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, THAT THE PROPERTY SHOWN HEREON IS CORRECT; THAT IT IS THE ALL OF THE LANDS CONVEYED BY ERIC L. JACKSON, COLLECTOR OF TAXES FOR THE STATE OF MARYLAND AND CHARLES COUNTY TO EFFECT, INC., BY DEED DATED FEBRUARY 26, 2020 AND RECORDED AMONG THE LAND RECORDS OF CHARLES COUNTY, MARYLAND, IN LIBER 11027 AT FOLIO 470; THAT SURVEY MARKERS HAVE BEEN OR WILL BE SET AS SHOWN THUS -●-, THIS PLAT WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND IS SUBJECT TO ANY AND ALL CONVEYANCES, EASEMENTS AND/OR RIGHTS-OF-WAY OF RECORD WHICH MAY NOT BE INCLUDED THERE IN OR SHOWN HEREON.

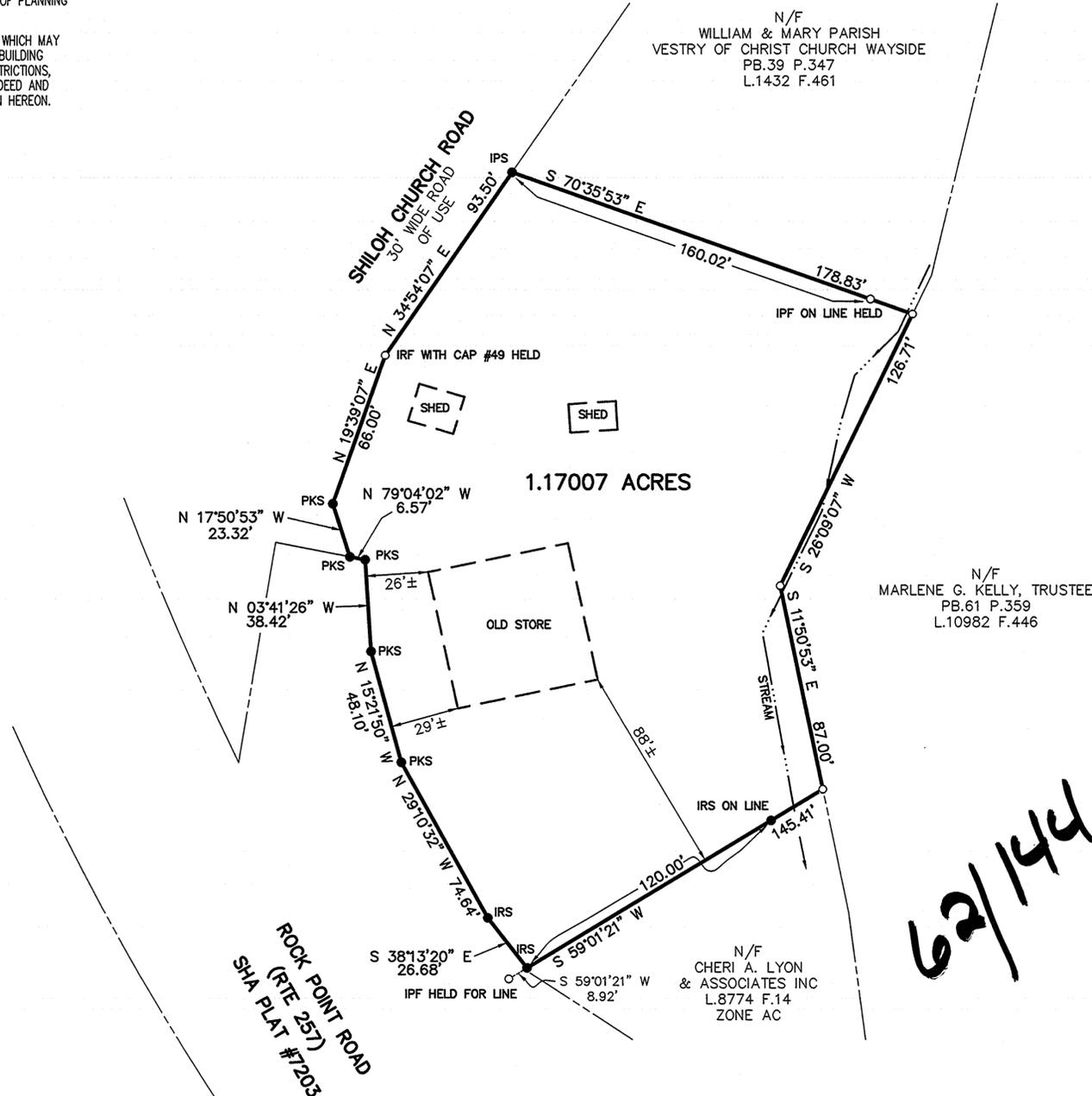
I HEREBY CERTIFY THAT THIS SURVEY SHOWN HEREON FOR THE ABOVE DESCRIBED PROPERTY HAS BEEN CAREFULLY ESTABLISHED IN ACCORDANCE WITH THE ANNOTATED CODE OF MARYLAND, TITLE 09, SUBTITLE 13, CHAPTER 09-13.03 MINIMUM STANDARDS OF PRACTICES FOR BOUNDARY SURVEYING.

Philip A. Wilk PROF. L.S.

PHILIP A. WILK
 REG. MD. PROFESSIONAL LAND SURVEYOR
 EXPIRATION DATE MARCH 01, 2024



03/11/2023



62/144

LEGEND

- IPF=IRON PIPE FOUND
- IRF=IRON ROD FOUND
- IPS=IRON ROD SET
- IRS=IRON ROD SET WITH CAP
Labeled "PROP MARK CORP.49"
- PKS=PK NAIL SET WITH WASHER LABELED
"PROP MARK CORP.10797"
- N/F= NOW or FORMERLY
- L.-F.=LIBER-FOLIO
- PB.-P.=PLAT BOOK - PLAT

DATE RECORDED _____ BY _____
 LIBER NO. _____ FOLIO NO. _____

FILED
 MAR 15 2022
 CIRCUIT COURT
 FOR CHARLES COUNTY

**BOUNDARY SURVEY
 LAND OF
 EFFECT, INC.**
 5th ELECTION DISTRICT
 CHARLES COUNTY, MARYLAND

DH Steffens Co.
 ESTABLISHED 1923
 ENGINEERS - SURVEYORS - PLANNERS
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 (301) 864-3295

22335 Exploration Drive
 Suite 1020
 Lexington Park, Maryland 20653
 Telephone: (301) 862-2226
 Toll Free: (800) 331-1568
 (301) 862-2350

OWNERS			
EFFECT, INC. 1350 BEVERLY RD STE 115-316 MCLEAN VA 22101			
DESIGN	SHEET 1 OF 1		
DRAFT	LP	DATE	02/2022 C0410-2021-01
CHECKED	PAW	SCALE	1" = 40' C0410

P247 330

MSA S1242-7058