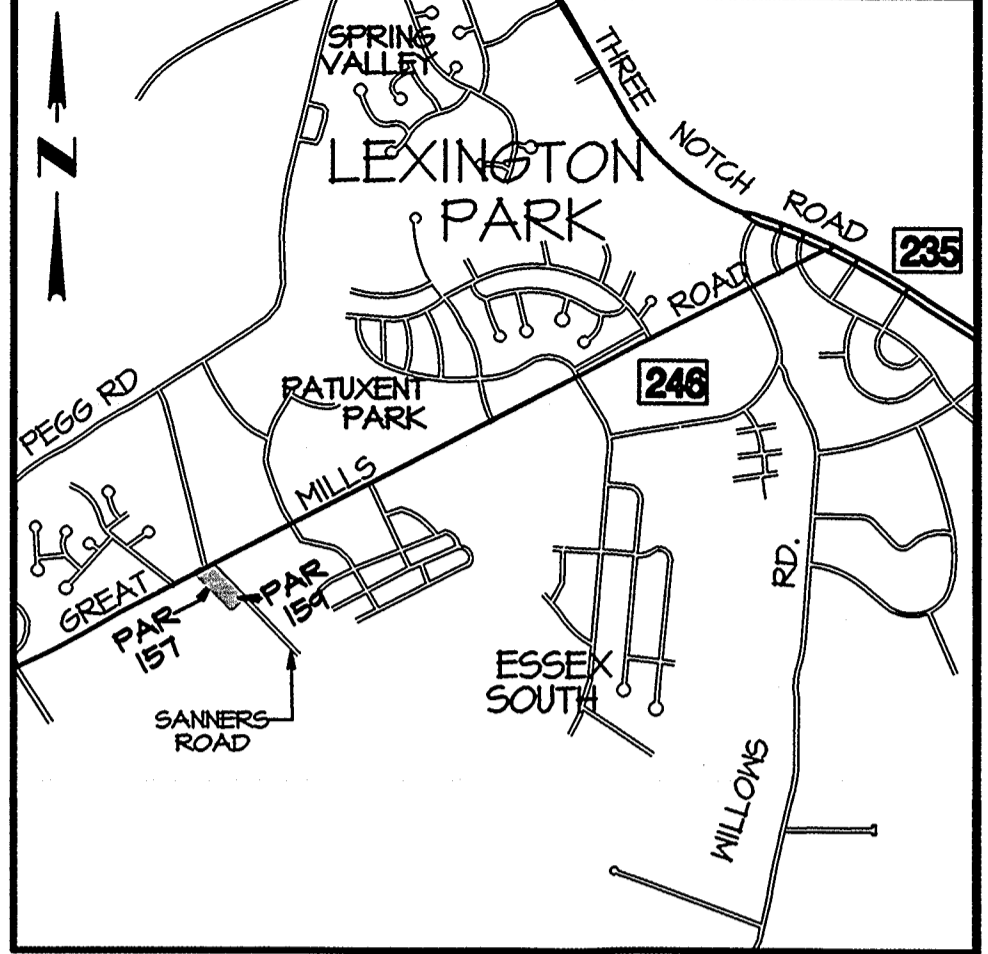
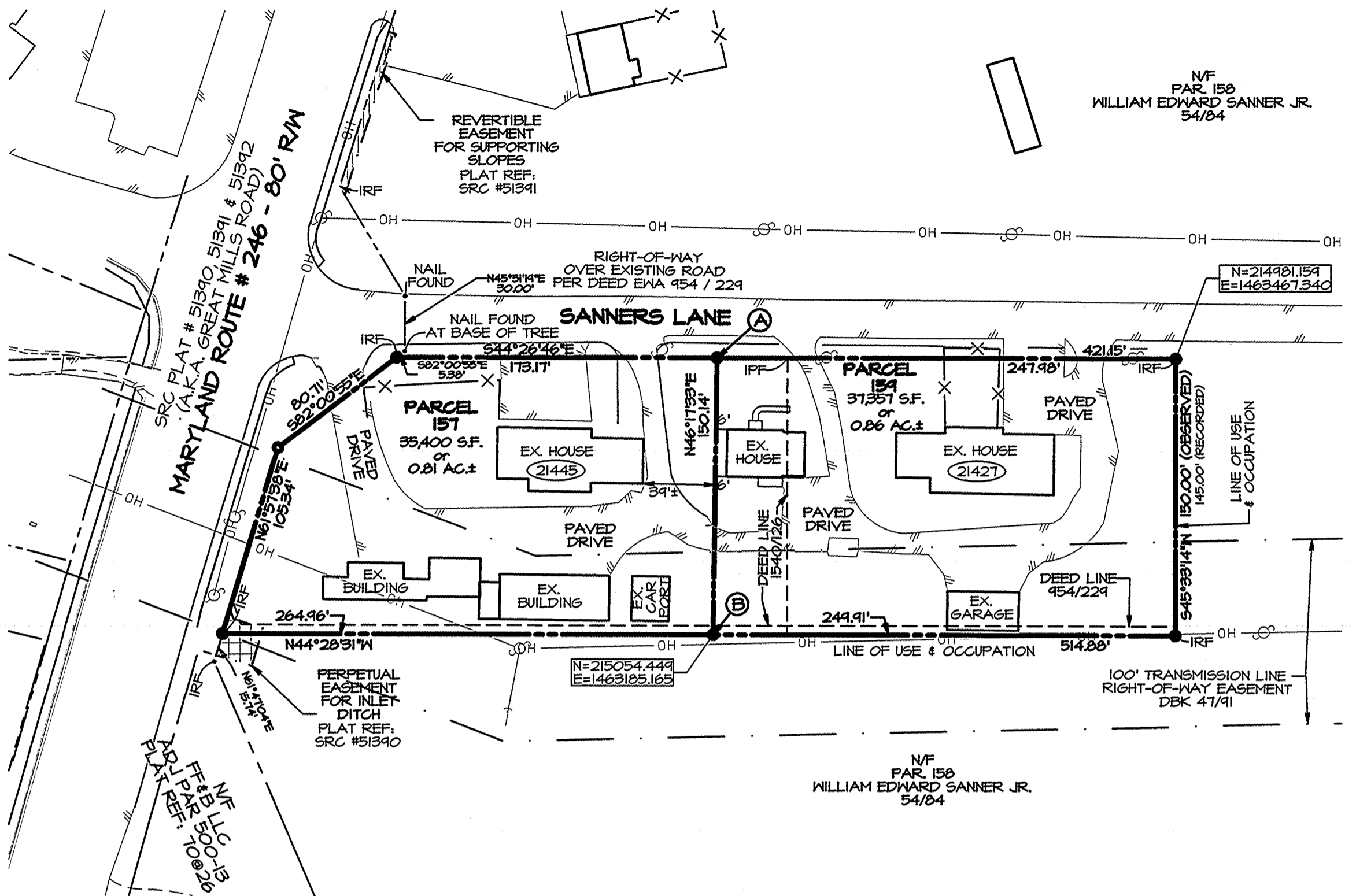
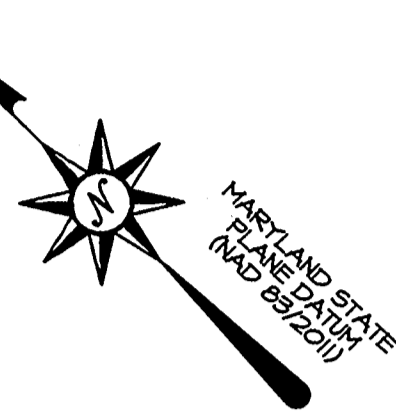




SR - Plat Fee - 5.00
 Subdivision Name: BLAP
 Subdivision: 5.00
 Add/Dear: 5.00
 Ref: LSR RACHEL
 7/31/15
 Tol: 1.00
 12/23/2020 09:34
 CCR-IR
 #14212562 CCR704 - SR
 MSA's
 County/CC07, 04, 04 - SR
 8801587 04



VICINITY MAP
SCALE: 1" = 2000'

GENERAL NOTES

1. Subject property appears to lie within the MXH zoning district.
2. This Boundary Survey was prepared without the benefit of a Title Report which may show additional conveyances, easements, covenants, rights-of-way or building restriction lines not shown hereon.
3. This Boundary Survey is based on field observations collected by LSR, Inc. dated September 24, 2020.
4. Bearings and coordinates shown hereon are referenced to the Maryland State Plane Datum of 1983, 2011 revision (NAD 83/2011). Contours and spot elevations are referenced to the North American Vertical Datum of 1988 (NAVD88). Both datums were established by a global positioning system survey performed by LSR, Inc., in January of 2020.
5. Utility locations shown hereon are based upon visual evidence and may not accurately reflect underground locations or all existing utilities. All utility locations are to be verified in the field prior to any construction.

SURVEYOR'S CERTIFICATE

I, the undersigned, a Licensed Surveyor in the State of Maryland, hereby certify, to the best of my knowledge, information and belief, that: this Boundary Survey was prepared under my direct responsible charge; this plat and the survey work it reflects are in compliance with COMAR 09.13.06.12; this a Boundary Survey of all of the lands conveyed unto Charles E. Aud, Sr. by deed dated February, 21, 1995, from Charles E. Aud and Katherine Aud as recorded among the Land Records for St. Mary's County, Maryland, in Liber EWA 954 at Folio 229. And all of the lands conveyed unto Jerome D Dean by deed dated June, 1, 2000, from Charles E. Aud Sr. as recorded among the Land Records for St. Mary's County, Maryland, in Liber EWA 1540 at Folio 126. The requirements of Section 3-108 of the Annotated Code of Maryland (Real Property Article) as far as it concerns the making of the plan and setting of the markers required therein have been complied with to the best of my knowledge, information and belief.

Steven M. Vaughan
 Professional Land Surveyor
 MD. Registration # 21596
 Expires January 17, 2021

10-16-20
 Date



BOUNDARY LINE AGREEMENT

We:
 Jarome D. Dean
 the owner of Tax Parcel 157 on Tax Map 51 recorded among the Land Records for St. Mary's County, Maryland, Liber EWA 1540 at Folio 126
 AND
 The Estate of Charles E. Aud Sr.
 the owner of Tax Parcel 159 on Tax Map 51 recorded among the Land Records for St. Mary's County, Maryland, Liber EWA 954 at Folio 229,
 respectively,
 BEING
 landowners of adjacent properties separated by common boundary lines, and in consideration of the permanent establishment of said boundary lines,

DO HEREBY AGREE
 on and place our common boundary line between our properties as indicated by line "A" to "B" as shown and described by this Boundary Survey.
 In witness thereof and intending this to be a legal and binding agreement amongst ourselves, we further agree to execute such assurances and documents appropriate to carry out the terms of this Boundary Line Agreement.

Jarome D. Dean
 Date 10-16-2020

 George M. Aud
 The Representative of the Estate of Charles E. Aud Sr.
 Date 10/16/2020

DATUM INFORMATION

DATUM	NAD 83/ 2011
DISTANCES	GROUND
VRS	RTCM-ref 0340
NORTHING	215364.3034
EASTING	1465719.1923
ELEVATION	91.71
CONVERGENCE	00°20'06.9126"
SCALE FACTOR	1.000007198
ELEV. FACTOR	1.000008813

LEGEND

- PROPERTY LINE
- PROPERTY LINE ADJOINING
- - - ACCESS/UTILITY EASMT.
- WELL
- UTILITY POLE
- UTILITY LINE - OVERHEAD
- GUY WIRE
- SHA EASEMENT



LAND SURVEYING PLANNING
 ENGINEERING * PERMITS
 ENVIRONMENTAL SERVICES
LITTLE SILENCES REST, INC.
 41650 COURT HOUSE DRIVE - SUITE 101 - P.O. BOX 2340
 LEONARDTOWN, MD 20650
 PHONE: (301) 475-2236 ~ WWW.LSRCORP.COM

DATE	12/30/19
JOB#	0098-20
FOLDER	M51B3
SCALE	AS SHOWN
DRAWN	MDRAKE
CHECKED	SV
DATE PLOTTED	10/16/2020

BOUNDARY SURVEY
AND LINE OF AGREEMENT
LANDS OF AUD
AND LANDS OF DEAN
 TAX MAP 51 GRID 3 PARCEL 157 AND
 TAX MAP 51 GRID 3 PARCEL 159
 8th ELECTION DISTRICT - ST. MARY'S COUNTY, MARYLAND
 FOR: MATTHEW AUD

SHEET: 1 OF 1

2238997

MSA S1252-10702

LIBER 78 FOLIO 45