

LEGEND

- PUBLIC DRAINAGE EASEMENT PER PB 53 PG. 296
- PER PLAT BOOK. ~ PER PB. PG. PAGE.
- IRON ROD SET ~ IRS
- ~ STREAM
- IRON ROD SET ~ ●

SURVEYOR'S NOTES

1. THE BOUNDARY SURVEY SHOWN HEREON WAS PREPARED WITHOUT THE BENEFIT OF A TITLE ABSTRACT.
2. THE BOUNDARY SHOWN HERON TO THE CENTER OF OLD MIDDLETOWN ROAD IS PER REAL PROPERTY ARTICLE 2-114 OF THE ANNOTATED CODE OF MARYLAND.
3. THE DATUM OF THIS PLAT IS MARYLAND COORDINATE SYSTEM WITH NORTH BEING NAD 83 HAVING A 2011 ADJUSTMENT; AND IT IS BASED UPON GNSS OBSERVATIONS USING LEICA SMARTNET RTN SOLUTIONS WITH A CONTROLLING STATION OF VALN. THE OBSERVATIONS WERE TAKEN ON MAY 4, 2023, BETWEEN 10:30AM AND 12:00PM. THE COMBINED SCALE FACTOR FOR THIS PROPERTY IS 0.999954428.

SURVEYOR'S CERTIFICATE

I HEREBY DECLARE THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME UNDER MY RESPONSIBLE CHARGE, AND THAT I AM A DULY LICENSED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE No. 21115, AND LICENSE EXPIRATION DATE: JANUARY 18, 2026.

I HEREBY CERTIFY THAT THE SURVEY SHOWN HEREON IS CORRECT; THAT IT IS A BOUNDARY SURVEY OF THE LAND CONVEYED TO RICHARD ALLEN HOWARD, FROM THE ESTATE OF HELEN L. HOWARD BY DEED DATED SEPTEMBER 23, 1975 AND RECORDED AMONG THE LAND RECORDS OF CHARLES COUNTY, MARYLAND IN LIBER 421 AT FOLIO 28.

Kevin S. Norris

December 19, 2025

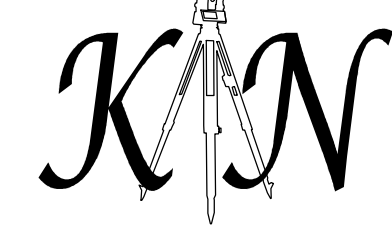
KEVIN S. NORRIS
PROFESSIONAL LAND SURVEYOR
MD LIC. #21115
DATE OF LAST FIELD NOTES: DECEMBER 3, 2025

DATE



TAX ACCOUNT #06-037445
BOUNDARY SURVEY
LAND OF
RICHARD ALLEN HOWARD
TAX MAP 07 GRID 10 PARCEL 232
FIFTH ELECTION DISTRICT
CHARLES COUNTY, MARYLAND
DECEMBER 16, 2025~ SCALE 1"=200'

KEVIN NORRIS SURVEYING, LLC



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